

December 2024



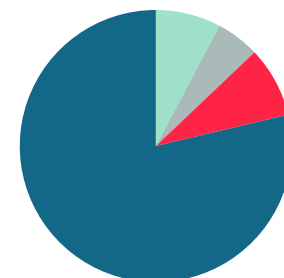
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	19	12	-36.84%
Pending Listings	13	8	-38.46%
New Listings	23	22	-4.35%
Median List Price	205,000	204,500	-0.24%
Median Sale Price	205,000	200,000	-2.44%
Median Percent of Selling Price to List Price	95.20%	97.99%	2.93%
Median Days on Market to Sale	62.00	85.50	37.90%
End of Month Inventory	93	122	31.18%
Months Supply of Inventory	4.65	6.26	34.55%



■ Closed (7.74%)
■ Pending (5.16%)
■ Other OffMarket (8.39%)
■ Active (78.71%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of December 31, 2024 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **31.18%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 20 closed sales per month. This represents an unsold inventory index of **6.26** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.44%** in December 2024 to \$200,000 versus the previous year at \$205,000.

Median Days on Market Lengthens

The median number of **85.50** days that homes spent on the market before selling increased by 23.50 days or **37.90%** in December 2024 compared to last year's same month at **62.00** DOM.

Sales Success for December 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 22 New Listings in December 2024, down **4.35%** from last year at 23. Furthermore, there were 12 Closed Listings this month versus last year at 19, a **-36.84%** decrease.

Closed versus Listed trends yielded a **54.5%** ratio, down from previous year's, December 2023, at **82.6%**, a **33.97%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

December 2024



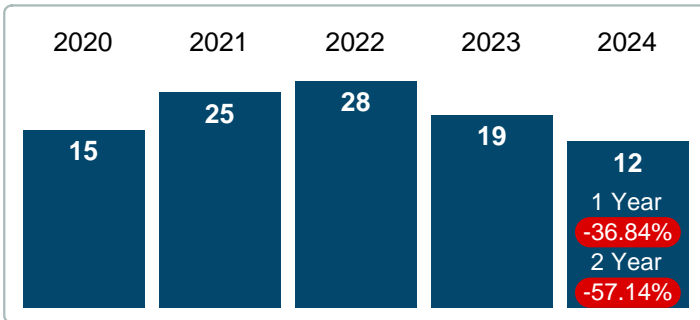
Area Delimited by County Of McIntosh - Residential Property Type



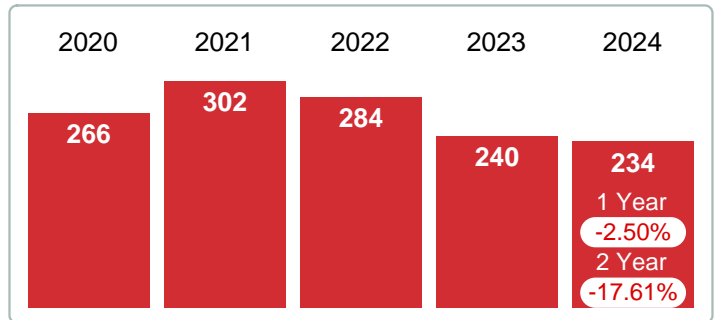
CLOSED LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

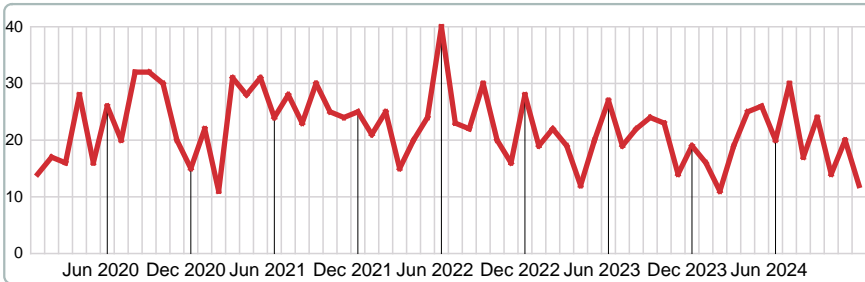
DECEMBER



YEAR TO DATE (YTD)

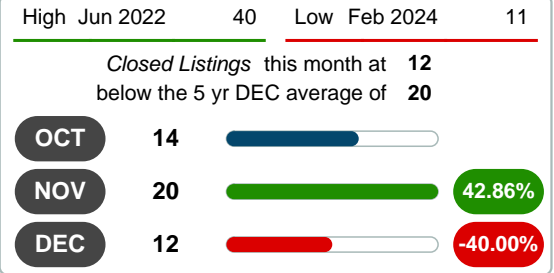


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 20



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	8.33%	82.0	1	0	0	0
\$100,001 - \$125,000	1	8.33%	80.0	1	0	0	0
\$125,001 - \$150,000	1	8.33%	100.0	0	1	0	0
\$150,001 - \$250,000	4	33.33%	53.5	2	1	1	0
\$250,001 - \$275,000	2	16.67%	99.5	1	0	1	0
\$275,001 - \$500,000	1	8.33%	10.0	0	1	0	0
\$500,001 and up	2	16.67%	136.5	1	0	1	0
Total Closed Units	12			6	3	3	0
Total Closed Volume	3,524,000	100%	85.5	1.28M	608.00K	1.64M	0.00B
Median Closed Price	\$200,000			\$160,500	\$175,000	\$265,000	\$0

December 2024



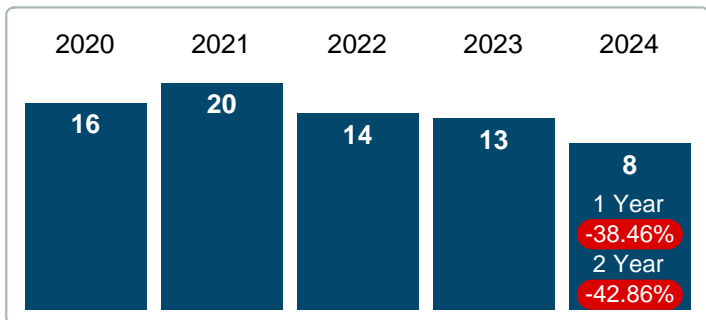
Area Delimited by County Of McIntosh - Residential Property Type



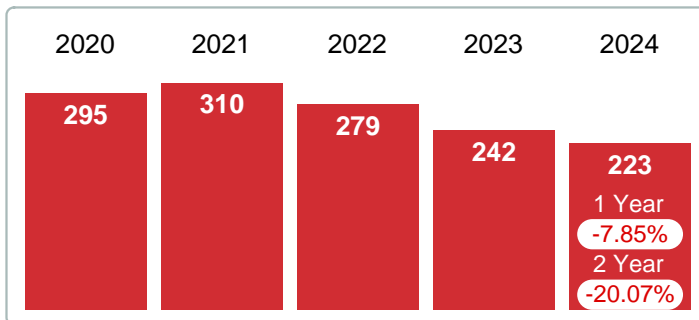
PENDING LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

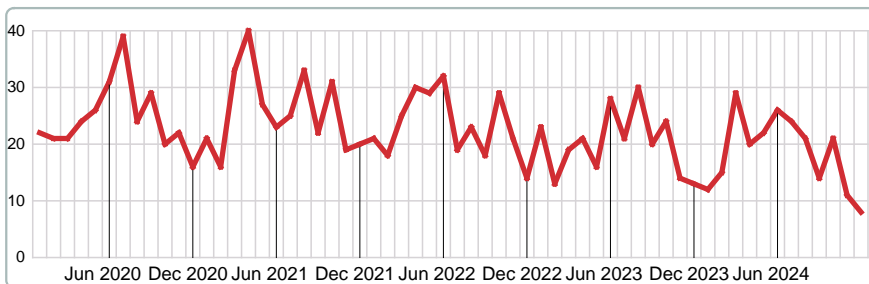
DECEMBER



YEAR TO DATE (YTD)

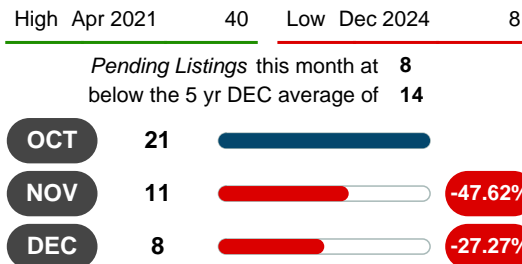


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 14



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	0	0.00%	136.5	0	0	0	0
\$150,001 - \$150,000	0	0.00%	136.5	0	0	0	0
\$150,001 - \$175,000	3	37.50%	70.0	0	3	0	0
\$175,001 - \$300,000	2	25.00%	47.5	1	1	0	0
\$300,001 - \$350,000	1	12.50%	33.0	0	1	0	0
\$350,001 - \$775,000	2	25.00%	19.5	0	2	0	0
\$775,001 and up	0	0.00%	19.5	0	0	0	0
Total Pending Units	8			1	7	0	0
Total Pending Volume	2,383,700	100%	31.0	230.00K	2.15M	0.00B	0.00B
Median Listing Price	\$214,450			\$230,000	\$198,900	\$0	\$0

December 2024



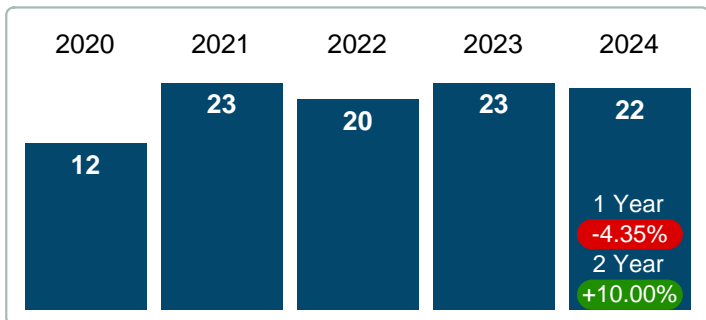
Area Delimited by County Of McIntosh - Residential Property Type



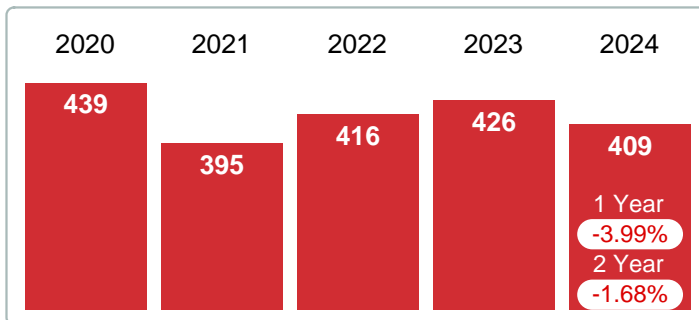
NEW LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

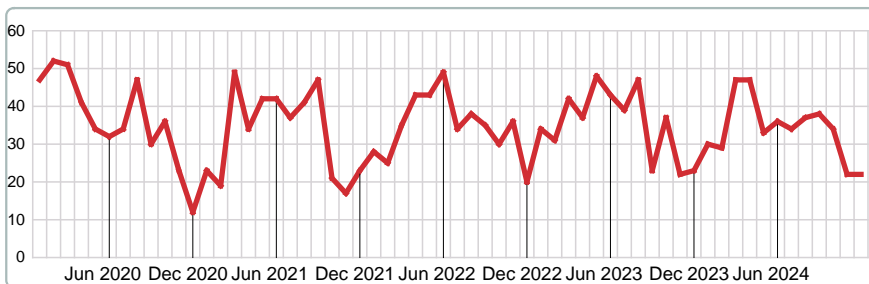
DECEMBER



YEAR TO DATE (YTD)

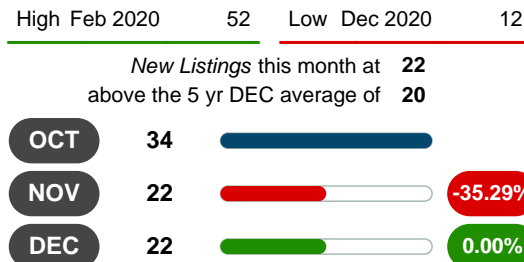


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 20



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	1	4.55%	0	1	0	0
\$125,001 - \$175,000	4	18.18%	2	2	0	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$350,000	8	36.36%	2	5	1	0
\$350,001 - \$475,000	4	18.18%	1	1	1	1
\$475,001 - \$675,000	2	9.09%	0	1	0	1
\$675,001 and up	3	13.64%	0	2	1	0
Total New Listed Units	22		5	12	3	2
Total New Listed Volume	7,495,400	100%	1.09M	4.22M	1.29M	898.90K
Median New Listed Listing Price	\$291,950		\$180,000	\$291,950	\$395,000	\$449,450

December 2024



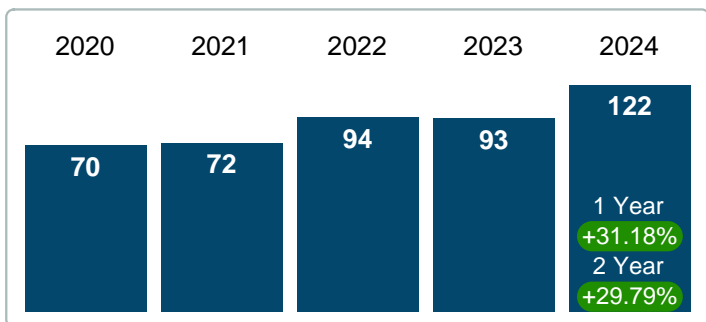
Area Delimited by County Of McIntosh - Residential Property Type



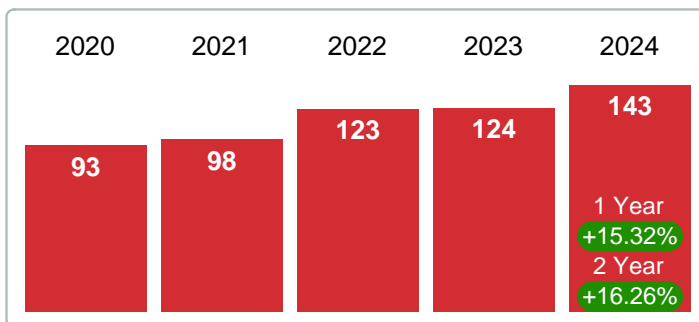
ACTIVE INVENTORY

Report produced on Jan 13, 2025 for MLS Technology Inc.

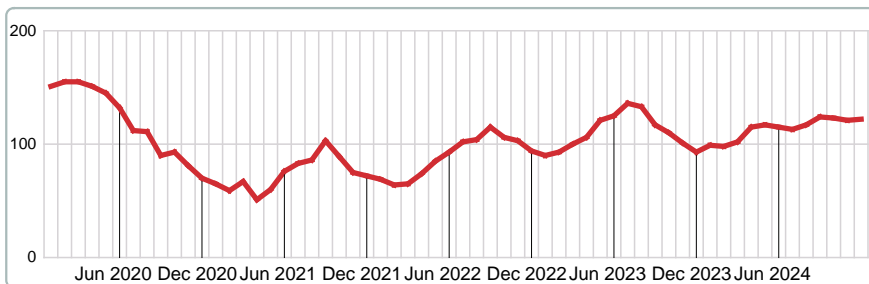
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 90

High Mar 2020 155 Low Apr 2021 51

Inventory this month at 122
above the 5 yr DEC average of 90

- OCT 123
- NOV 121 (-1.63%)
- DEC 122 (0.83%)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	9.02%	84.0	8	3	0	0
\$125,001 - \$150,000	11	9.02%	83.0	6	5	0	0
\$150,001 - \$200,000	21	17.21%	75.0	9	10	2	0
\$200,001 - \$375,000	32	26.23%	114.5	3	23	6	0
\$375,001 - \$475,000	17	13.93%	81.0	2	9	5	1
\$475,001 - \$675,000	16	13.11%	114.0	1	10	4	1
\$675,001 and up	14	11.48%	104.5	0	5	6	3
Total Active Inventory by Units	122			29	65	23	5
Total Active Inventory by Volume	44,246,739	100%	91.0	5.26M	22.77M	12.28M	3.94M
Median Active Inventory Listing Price	\$296,250			\$155,000	\$318,900	\$445,000	\$799,000

December 2024



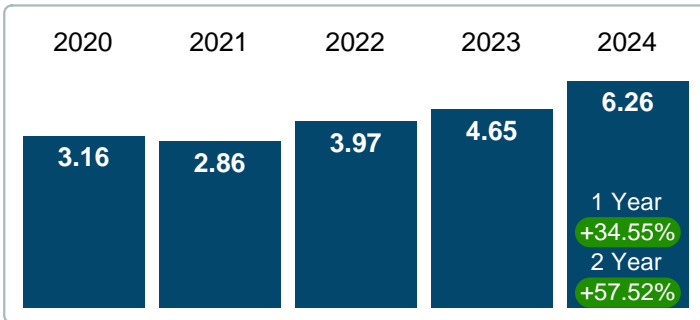
Area Delimited by County Of McIntosh - Residential Property Type



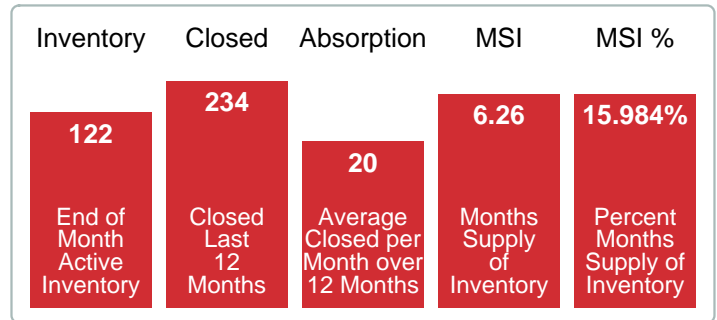
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 13, 2025 for MLS Technology Inc.

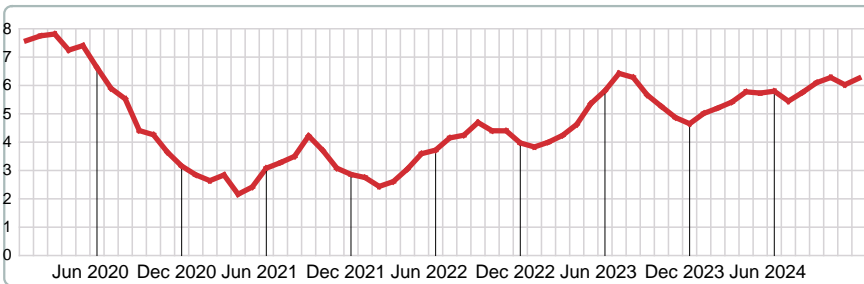
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024

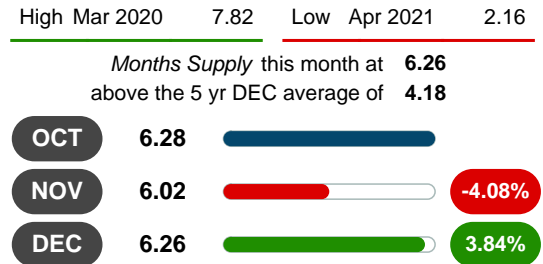


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.18



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	9.02%	2.54	3.31	1.64	0.00	0.00
\$125,001 - \$150,000	11	9.02%	4.55	8.00	3.75	0.00	0.00
\$150,001 - \$200,000	21	17.21%	6.46	7.71	6.00	6.00	0.00
\$200,001 - \$375,000	32	26.23%	5.41	4.50	5.31	7.20	0.00
\$375,001 - \$475,000	17	13.93%	12.00	8.00	15.43	10.00	12.00
\$475,001 - \$675,000	16	13.11%	12.80	12.00	15.00	8.00	0.00
\$675,001 and up	14	11.48%	15.27	0.00	15.00	14.40	18.00
Market Supply of Inventory (MSI)			6.26	5.44	6.05	7.67	12.00
Total Active Inventory by Units		100%	6.26	29	65	23	5

December 2024



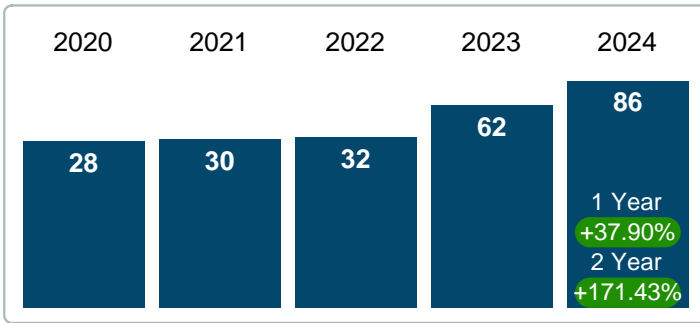
Area Delimited by County Of McIntosh - Residential Property Type



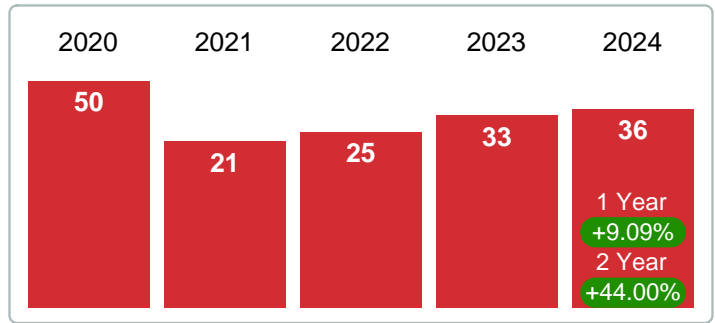
MEDIAN DAYS ON MARKET TO SALE

Report produced on Jan 13, 2025 for MLS Technology Inc.

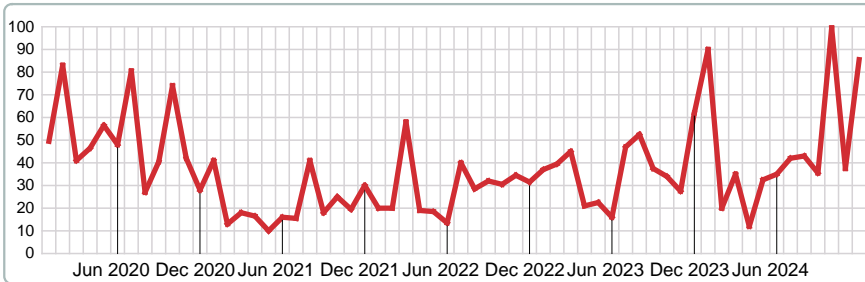
DECEMBER



YEAR TO DATE (YTD)

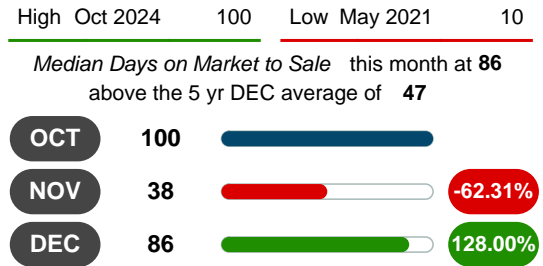


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 47



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.33%	82	82	0	0	0
\$100,001 - \$125,000	8.33%	80	80	0	0	0
\$125,001 - \$150,000	8.33%	100	0	100	0	0
\$150,001 - \$250,000	33.33%	54	76	1	89	0
\$250,001 - \$275,000	16.67%	100	119	0	80	0
\$275,001 - \$500,000	8.33%	10	0	10	0	0
\$500,001 and up	16.67%	137	177	0	96	0
Median Closed DOM		86	101	10	89	0
Total Closed Units	100%	85.5	6	3	3	
Total Closed Volume		3,524,000	1.28M	608.00K	1.64M	0.00B

December 2024



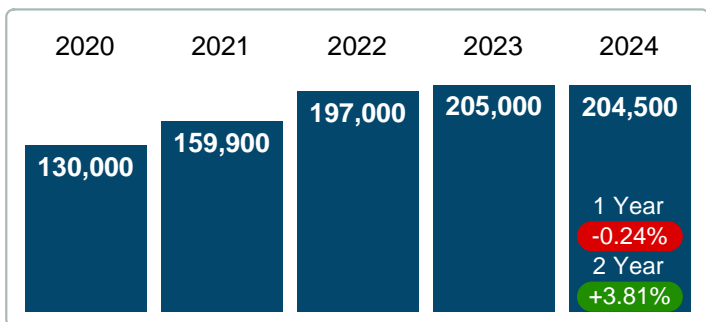
Area Delimited by County Of McIntosh - Residential Property Type



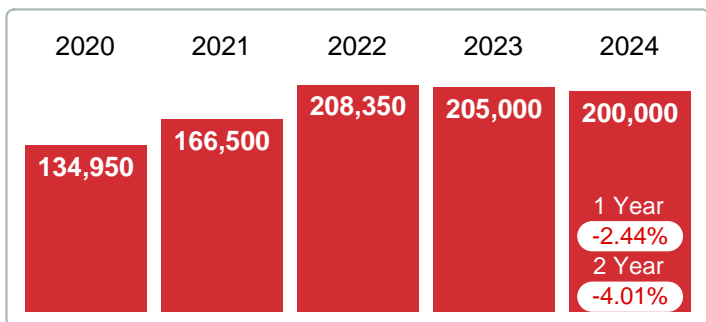
MEDIAN LIST PRICE AT CLOSING

Report produced on Jan 13, 2025 for MLS Technology Inc.

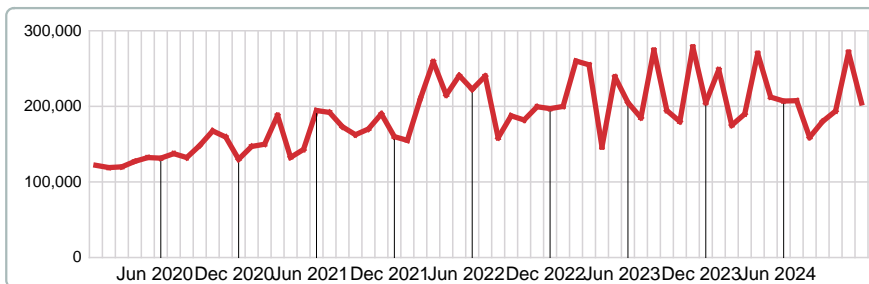
DECEMBER



YEAR TO DATE (YTD)

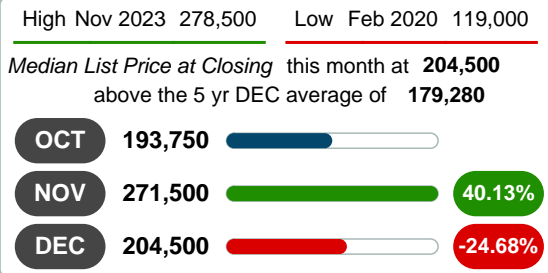


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 179,280



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	8.33%	68,500	68,500	0	0	0
\$100,001 - \$125,000	0	0.00%	68,500	0	0	0	0
\$125,001 - \$150,000	1	8.33%	135,000	135,000	0	0	0
\$150,001 - \$250,000	6	50.00%	177,000	166,000	179,000	230,000	0
\$250,001 - \$275,000	2	16.67%	269,950	269,900	0	270,000	0
\$275,001 - \$500,000	1	8.33%	499,000	499,000	0	0	0
\$500,001 and up	1	8.33%	1,350,000	0	0	1,350,000	0
Median List Price			204,500	166,000	179,000	270,000	0
Total Closed Units		100%	204,500	6	3	3	0
Total Closed Volume			3,747,400	1.30M	593.00K	1.85M	0.00B

December 2024



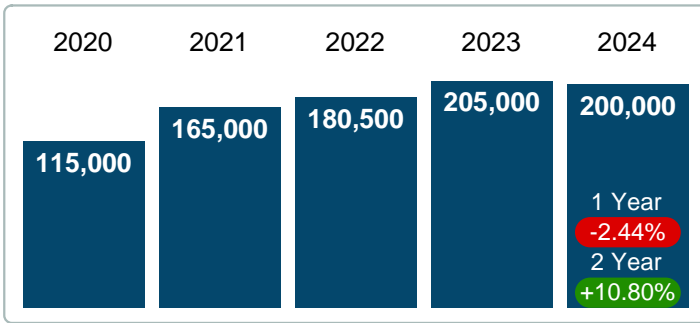
Area Delimited by County Of McIntosh - Residential Property Type



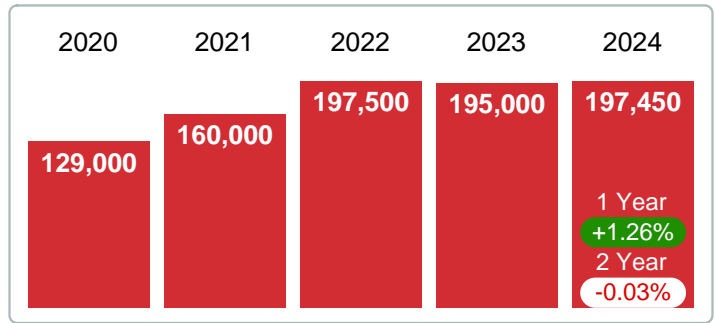
MEDIAN SOLD PRICE AT CLOSING

Report produced on Jan 13, 2025 for MLS Technology Inc.

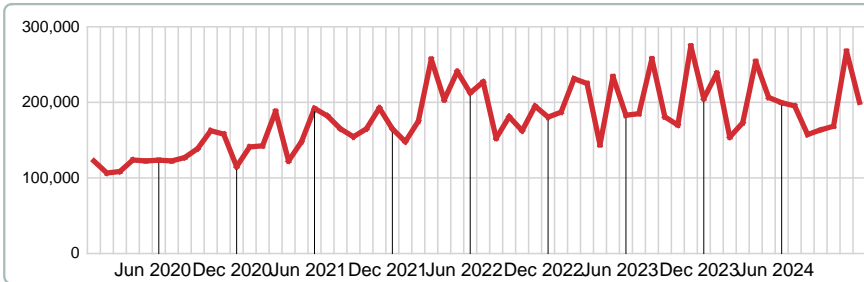
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

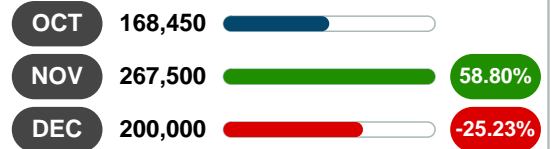


3 MONTHS

5 year DEC AVG = 173,100

High Nov 2023 274,500 Low Feb 2020 106,500

Median Sold Price at Closing this month at **200,000** above the 5 yr DEC average of **173,100**



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	8.33%	60,000	60,000	0	0	0
\$100,001 - \$125,000	1	8.33%	110,000	110,000	0	0	0
\$125,001 - \$150,000	1	8.33%	140,000	0	140,000	0	0
\$150,001 - \$250,000	4	33.33%	168,500	160,500	175,000	225,000	0
\$250,001 - \$275,000	2	16.67%	265,000	265,000	0	265,000	0
\$275,001 - \$500,000	1	8.33%	293,000	0	293,000	0	0
\$500,001 and up	2	16.67%	835,000	520,000	0	1,150,000	0
Median Sold Price			200,000	160,500	175,000	265,000	0
Total Closed Units		100%	200,000	6	3	3	
Total Closed Volume			3,524,000	1.28M	608.00K	1.64M	0.00B

December 2024



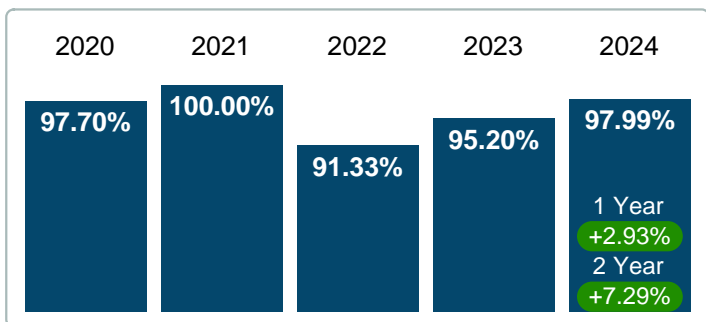
Area Delimited by County Of McIntosh - Residential Property Type



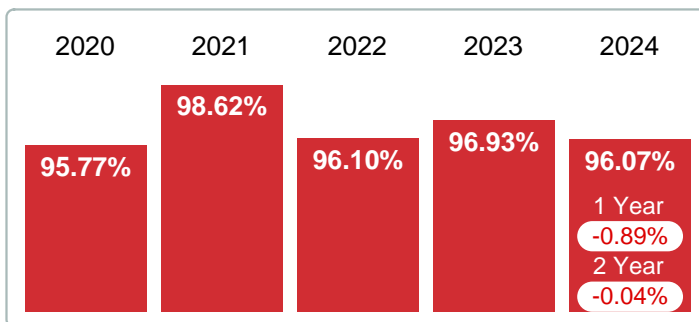
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

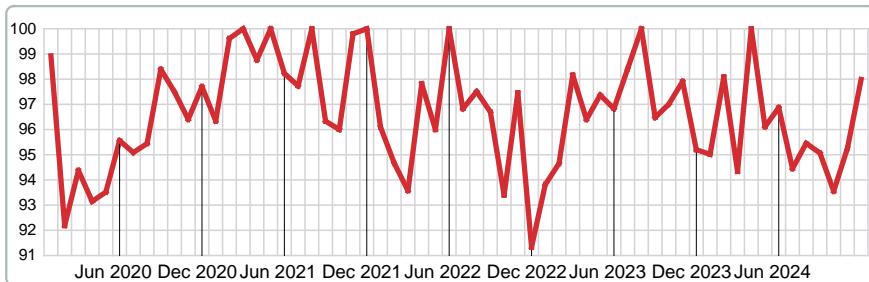
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

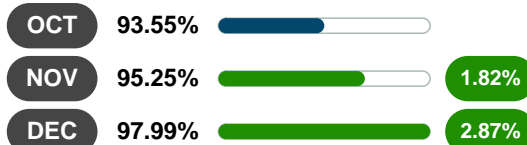


3 MONTHS

5 year DEC AVG = 96.44%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **97.99%**
above the 5 yr DEC average of **96.44%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	8.33%	87.59%	87.59%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	1	8.33%	81.48%	81.48%	0.00%	0.00%	0.00%
\$125,001 - \$150,000	1	8.33%	78.21%	0.00%	78.21%	0.00%	0.00%
\$150,001 - \$250,000	4	33.33%	98.30%	96.71%	100.00%	97.83%	0.00%
\$250,001 - \$275,000	2	16.67%	98.17%	98.18%	0.00%	98.15%	0.00%
\$275,001 - \$500,000	1	8.33%	122.59%	0.00%	122.59%	0.00%	0.00%
\$500,001 and up	2	16.67%	94.70%	104.21%	0.00%	85.19%	0.00%
Median Sold/List Ratio		97.99%		96.41%	100.00%	97.83%	0.00%
Total Closed Units		12	100%	6	3	3	
Total Closed Volume		3,524,000		1.28M	608.00K	1.64M	0.00B

December 2024



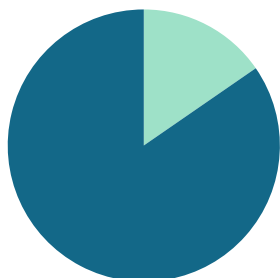
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

INVENTORY

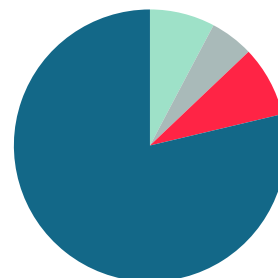


Inventory
 New Listings
22 = 15.38%
 Start Inventory
121
 Total Inventory Units
143
 Volume
\$51,198,439

Market Activity

Closed Sales
12 = 7.74%
 Pending Sales
8 = 5.16%
 Other Off Market
13 = 8.39%
 Active Inventory
122 = 78.71%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	19	12	-36.84%	240	234	-2.50%
Pending Sales	13	8	-38.46%	242	223	-7.85%
New Listings	23	22	-4.35%	426	409	-3.99%
Median List Price	205,000	204,500	-0.24%	205,000	200,000	-2.44%
Median Sale Price	205,000	200,000	-2.44%	195,000	197,450	1.26%
Median Percent of Selling Price to List Price	95.20%	97.99%	2.93%	96.93%	96.07%	-0.89%
Median Days on Market to Sale	62.00	85.50	37.90%	33.00	36.00	9.09%
Monthly Inventory	93	122	31.18%	93	122	31.18%
Months Supply of Inventory	4.65	6.26	34.55%	4.65	6.26	34.55%

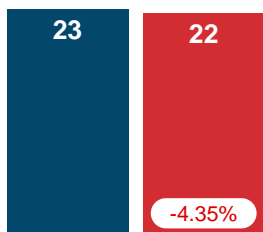
Absorption: Last 12 months, an Average of **20** Sales/Month

Inventory on December 31, 2024 = **122** 2023 2024

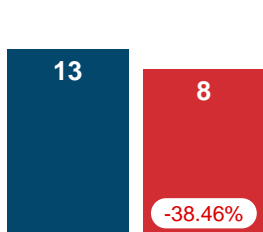
DECEMBER MARKET

MEDIAN PRICES

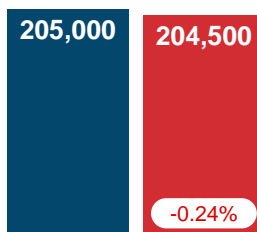
New Listings



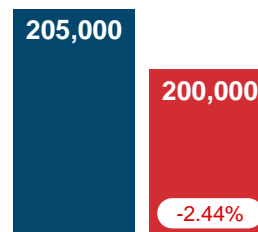
Pending Listings



List Price



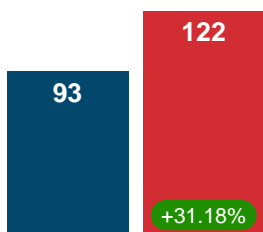
Sale Price



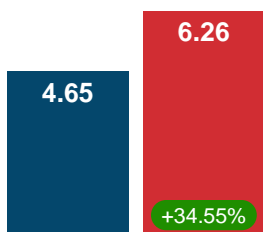
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

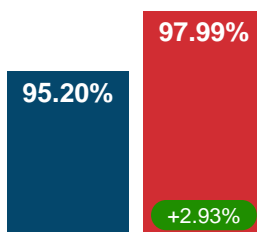
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

