

August 2022



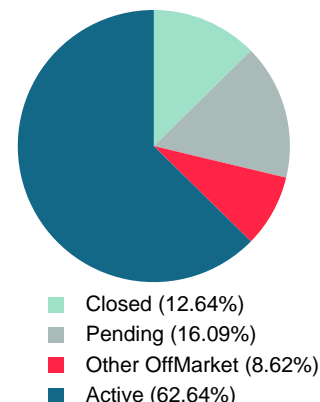
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	23	22	-4.35%
Pending Listings	33	28	-15.15%
New Listings	41	38	-7.32%
Average List Price	200,143	232,645	16.24%
Average Sale Price	195,300	220,405	12.85%
Average Percent of Selling Price to List Price	97.50%	94.98%	-2.59%
Average Days on Market to Sale	34.48	40.95	18.78%
End of Month Inventory	140	109	-22.14%
Months Supply of Inventory	5.69	4.45	-21.88%



Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of August 31, 2022 = **109**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **22.14%** to 109 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **4.45** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.85%** in August 2022 to \$220,405 versus the previous year at \$195,300.

Average Days on Market Lengthens

The average number of **40.95** days that homes spent on the market before selling increased by 6.48 days or **18.78%** in August 2022 compared to last year's same month at **34.48** DOM.

Sales Success for August 2022 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 38 New Listings in August 2022, down **7.32%** from last year at 41. Furthermore, there were 22 Closed Listings this month versus last year at 23, a **-4.35%** decrease.

Closed versus Listed trends yielded a **57.9%** ratio, up from previous year's, August 2021, at **56.1%**, a **3.20%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

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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

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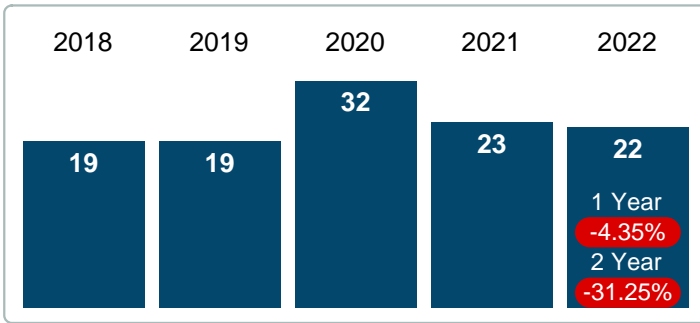
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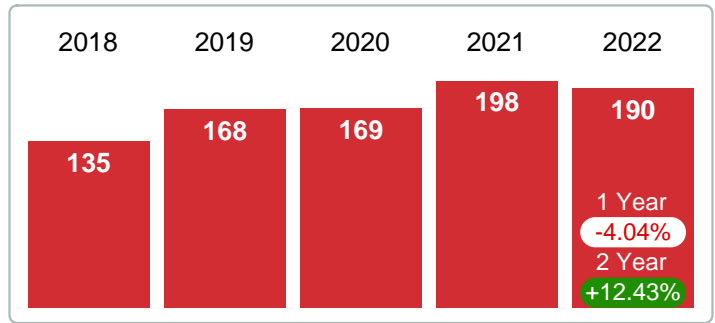
CLOSED LISTINGS

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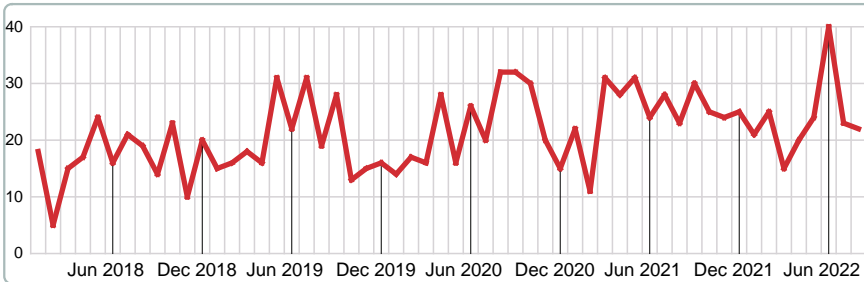
AUGUST



YEAR TO DATE (YTD)

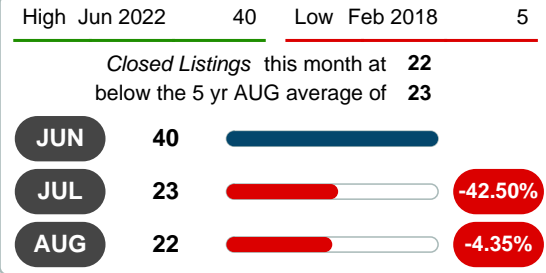


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 23



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	9.09%	77.0	1	1	0	0
\$75,001 - \$100,000	2	9.09%	10.0	1	1	0	0
\$100,001 - \$125,000	3	13.64%	48.3	0	3	0	0
\$125,001 - \$200,000	6	27.27%	39.7	3	3	0	0
\$200,001 - \$300,000	4	18.18%	46.0	1	3	0	0
\$300,001 - \$375,000	2	9.09%	43.0	0	2	0	0
\$375,001 and up	3	13.64%	24.7	1	1	1	0
Total Closed Units	22			7	14	1	0
Total Closed Volume	4,848,900	100%	41.0	1.24M	2.78M	825.00K	0.00B
Average Closed Price	\$220,405			\$177,500	\$198,671	\$825,000	\$0

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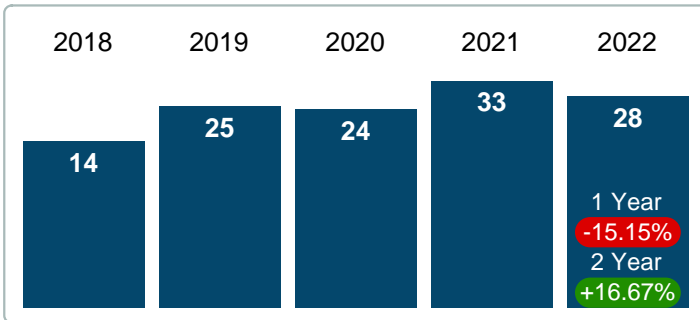
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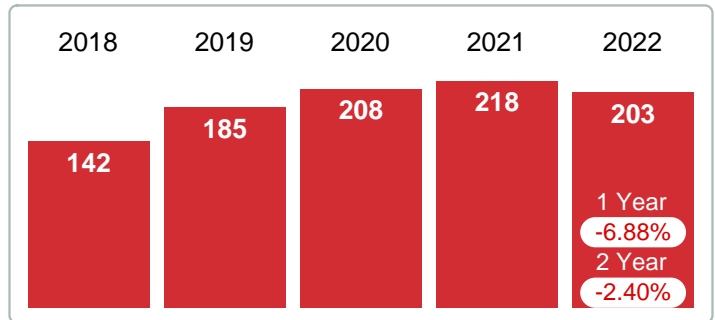
PENDING LISTINGS

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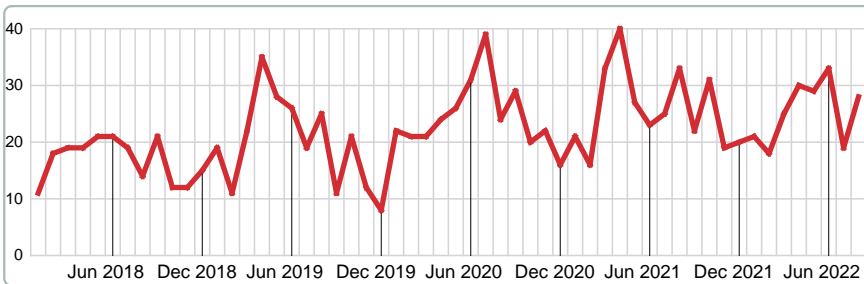
AUGUST



YEAR TO DATE (YTD)

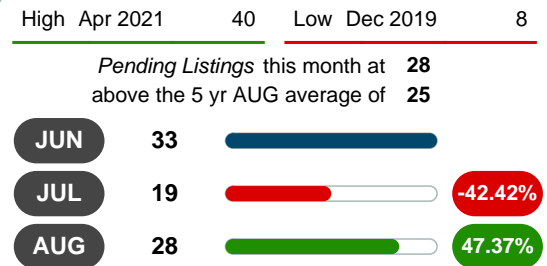


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 25



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	2	7.14%	50.5	2	0	0	0
\$60,001 - \$110,000	4	14.29%	44.0	2	2	0	0
\$110,001 - \$140,000	2	7.14%	75.5	1	1	0	0
\$140,001 - \$190,000	9	32.14%	39.1	3	5	1	0
\$190,001 - \$320,000	4	14.29%	35.8	2	1	1	0
\$320,001 - \$440,000	4	14.29%	59.0	0	1	3	0
\$440,001 and up	3	10.71%	104.7	0	1	2	0
Total Pending Units	28			10	11	7	0
Total Pending Volume	5,967,099	100%	0.0	1.38M	2.19M	2.40M	0.00B
Average Listing Price	\$0			\$137,590	\$199,291	\$342,714	\$0

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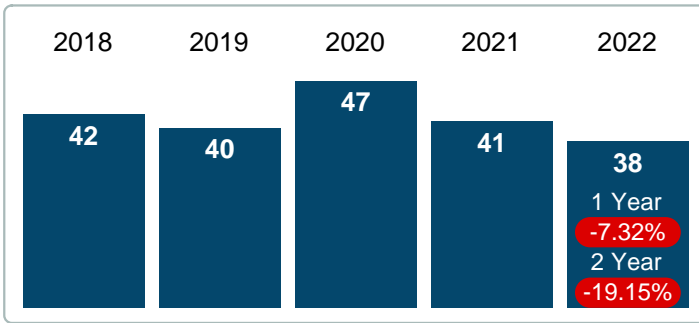
Area Delimited by County Of McIntosh - Residential Property Type



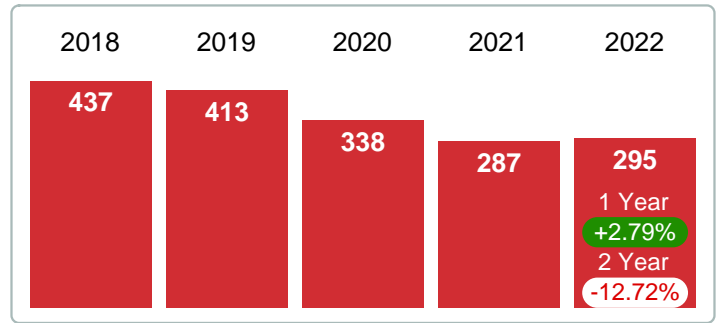
NEW LISTINGS

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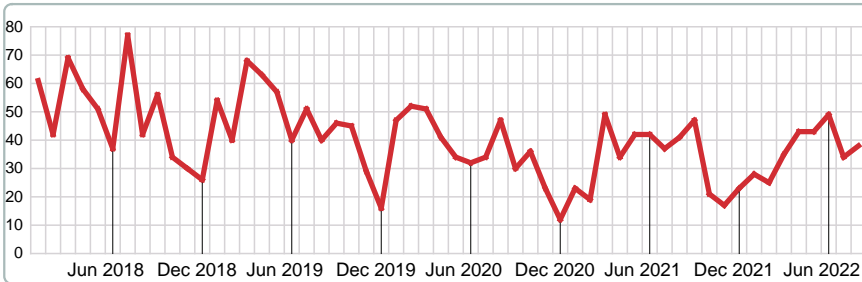
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 42

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 38
below the 5 yr AUG average of 42



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.89%	1	2	0	0
\$100,001 - \$170,000	5	13.16%	1	4	0	0
\$170,001 - \$190,000	5	13.16%	3	1	1	0
\$190,001 - \$290,000	11	28.95%	3	6	2	0
\$290,001 - \$450,000	5	13.16%	1	3	1	0
\$450,001 - \$620,000	5	13.16%	0	2	3	0
\$620,001 and up	4	10.53%	0	2	1	1
Total New Listed Units	38		9	20	8	1
Total New Listed Volume	11,295,310	100%	1.73M	5.43M	3.36M	775.00K
Average New Listed Listing Price	\$0		\$192,544	\$271,390	\$419,951	\$775,000

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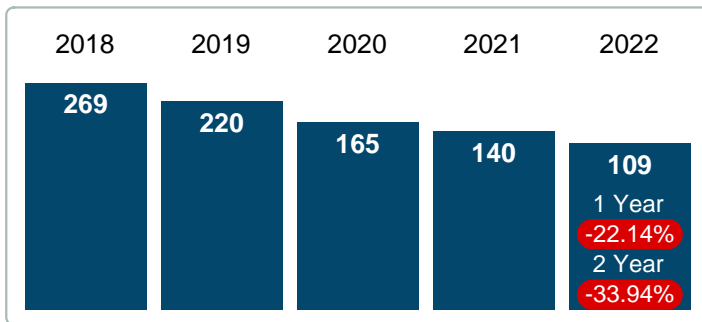
Area Delimited by County Of McIntosh - Residential Property Type



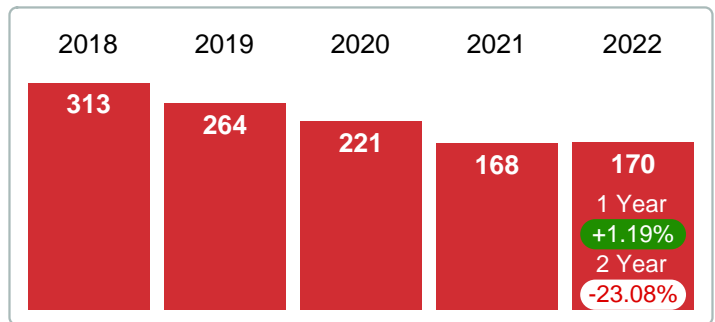
ACTIVE INVENTORY

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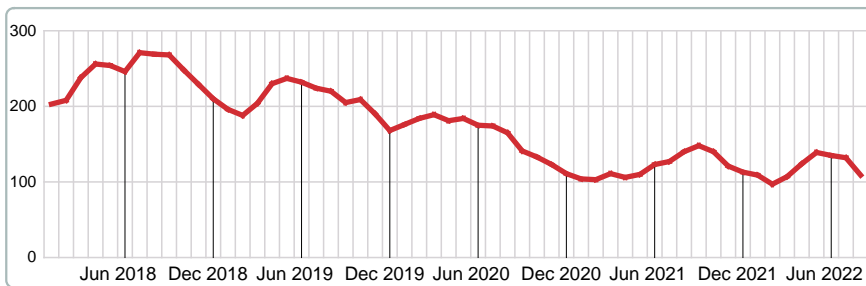
END OF AUGUST



ACTIVE DURING AUGUST

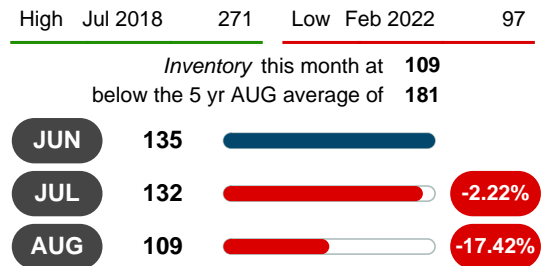


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 181



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	9.17%	354.3	6	4	0	0
\$100,001 - \$150,000	14	12.84%	300.1	2	12	0	0
\$150,001 - \$200,000	13	11.93%	41.8	4	8	1	0
\$200,001 - \$350,000	31	28.44%	84.7	5	17	7	2
\$350,001 - \$475,000	18	16.51%	86.0	0	11	6	1
\$475,001 - \$625,000	13	11.93%	52.4	1	6	4	2
\$625,001 and up	10	9.17%	89.0	1	3	3	3
Total Active Inventory by Units			109	19	61	21	8
Total Active Inventory by Volume			38,295,009	4.72M	19.32M	9.09M	5.16M
Average Active Inventory Listing Price			\$351,330	\$248,411	\$316,784	\$432,881	\$645,113

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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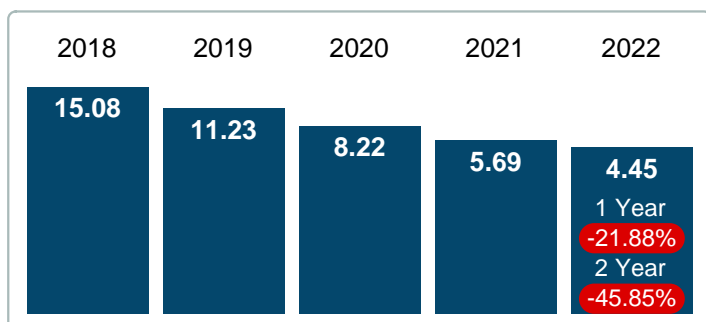
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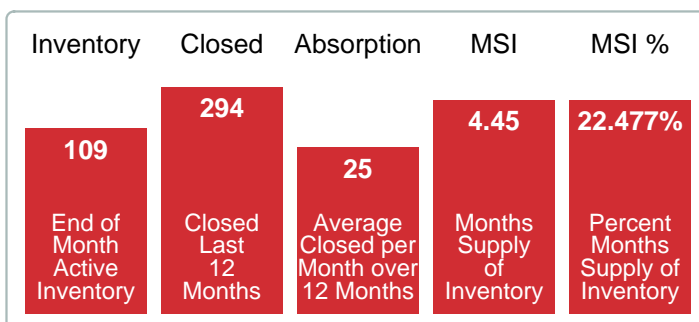
MONTHS SUPPLY of INVENTORY (MSI)

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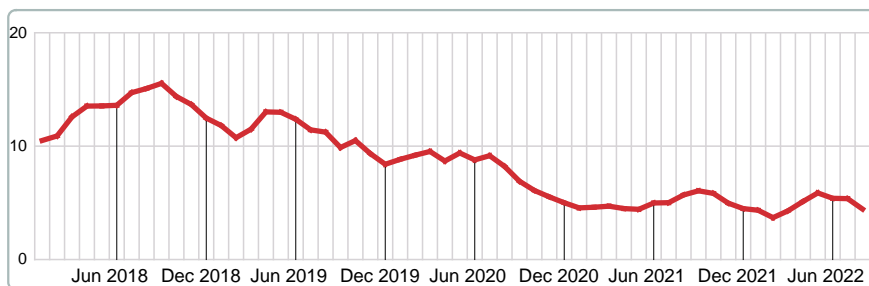
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

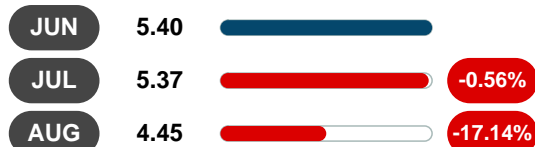


3 MONTHS

5 year AUG AVG = 8.94

High Sep 2018 15.54 Low Feb 2022 3.70

Months Supply this month at 4.45 below the 5 yr AUG average of 8.94



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
\$100,000 and less	10	9.17%	2.18	2.12	2.82	0.00	0.00
\$100,001 - \$150,000	14	12.84%	3.00	1.20	4.65	0.00	0.00
\$150,001 - \$200,000	13	11.93%	3.12	4.36	2.67	4.00	0.00
\$200,001 - \$350,000	31	28.44%	4.33	4.62	3.92	4.94	6.00
\$350,001 - \$475,000	18	16.51%	7.45	0.00	6.60	14.40	12.00
\$475,001 - \$625,000	13	11.93%	15.60	12.00	9.00	48.00	0.00
\$625,001 and up	10	9.17%	15.00	0.00	12.00	36.00	9.00
Market Supply of Inventory (MSI)			4.45	2.78	4.38	7.00	10.67
Total Active Inventory by Units		100%	4.45	19	61	21	8

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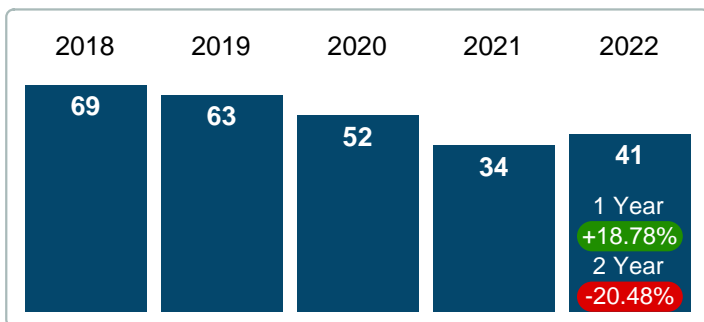
Area Delimited by County Of McIntosh - Residential Property Type



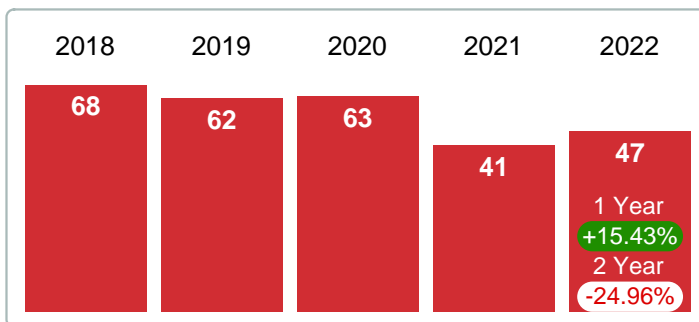
AVERAGE DAYS ON MARKET TO SALE

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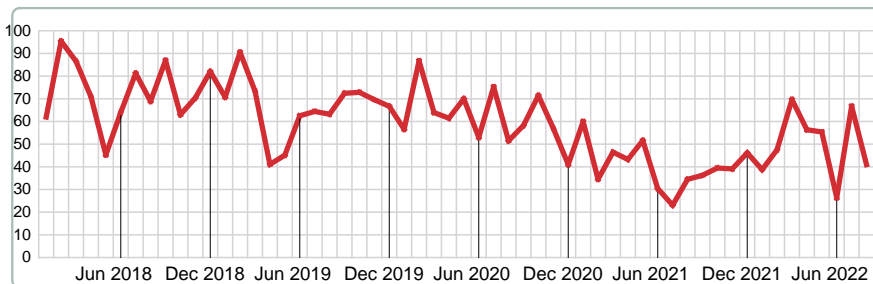
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

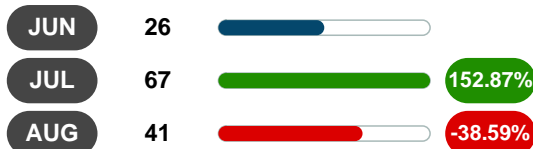


3 MONTHS

5 year AUG AVG = 52

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 41 below the 5 yr AUG average of 52



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9.09%	77	19	135	0	0
\$75,001 - \$100,000	9.09%	10	18	2	0	0
\$100,001 - \$125,000	13.64%	48	0	48	0	0
\$125,001 - \$200,000	27.27%	40	17	62	0	0
\$200,001 - \$300,000	18.18%	46	145	13	0	0
\$300,001 - \$375,000	9.09%	43	0	43	0	0
\$375,001 and up	13.64%	25	2	39	33	0
Average Closed DOM		41	34	45	33	0
Total Closed Units	100%	41	7	14	1	0
Total Closed Volume		4,848,900	1.24M	2.78M	825.00K	0.00B

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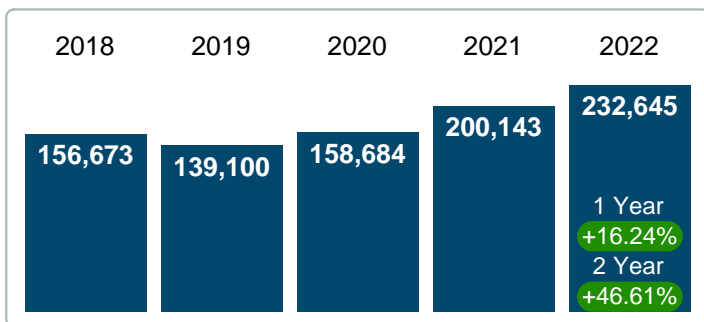
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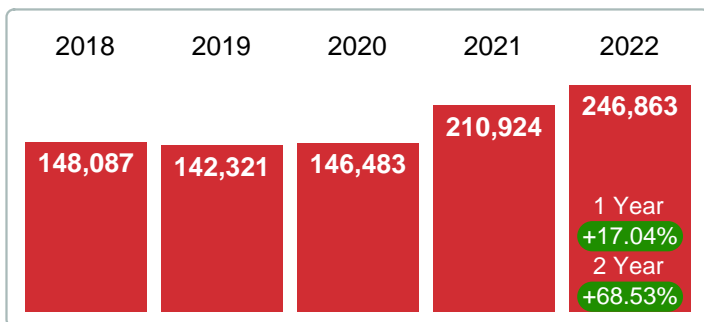
AVERAGE LIST PRICE AT CLOSING

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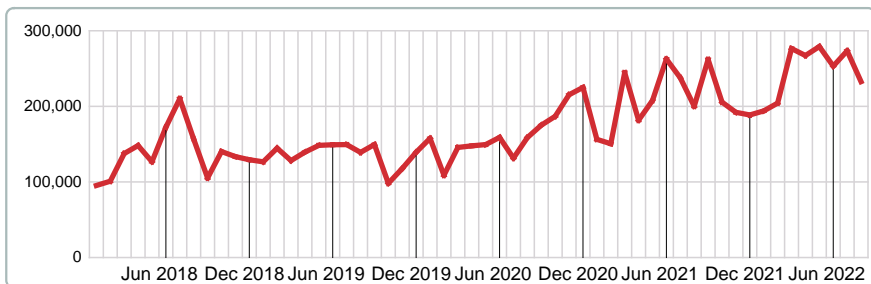
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

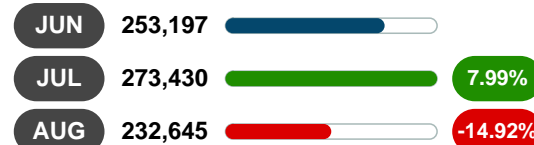


3 MONTHS

5 year AUG AVG = 177,449

High May 2022 279,096 Low Jan 2018 95,292

Average List Price at Closing this month at **232,645** above the 5 yr AUG average of **177,449**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9.09%	53,250	58,500	48,000	0	0
\$75,001 - \$100,000	9.09%	81,500	85,000	78,000	0	0
\$100,001 - \$125,000	13.64%	115,333	0	115,333	0	0
\$125,001 - \$200,000	22.73%	147,760	157,967	169,967	0	0
\$200,001 - \$300,000	22.73%	254,600	295,000	244,333	0	0
\$300,001 - \$375,000	9.09%	348,500	0	348,500	0	0
\$375,001 and up	13.64%	597,967	399,900	542,000	852,000	0
Average List Price		232,645	187,471	210,993	852,000	0
Total Closed Units	100%	232,645	7	14	1	0
Total Closed Volume		5,118,200	1.31M	2.95M	852.00K	0.00B

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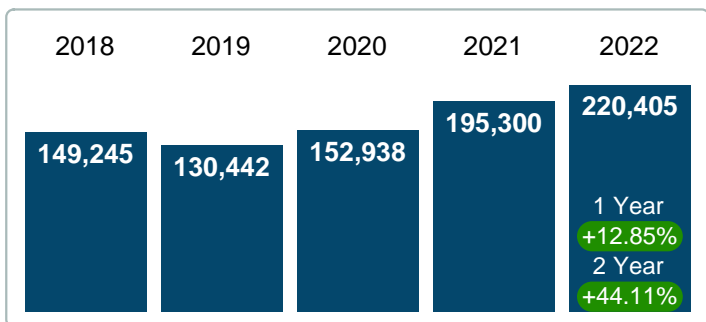
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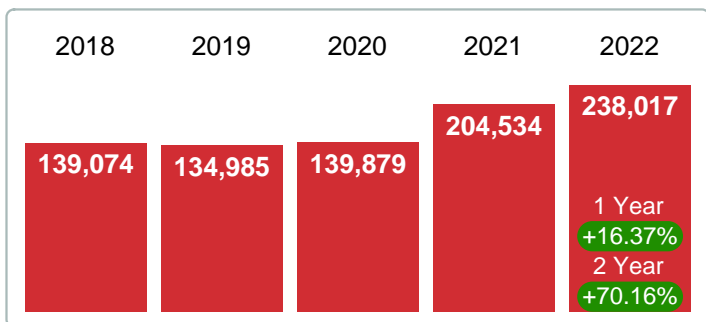
AVERAGE SOLD PRICE AT CLOSING

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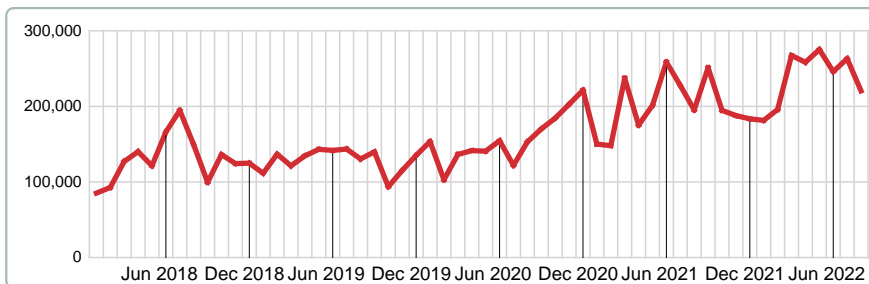
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

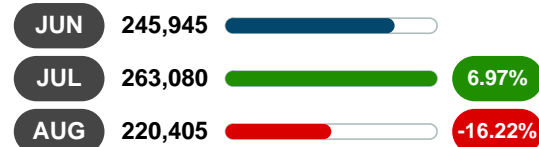


3 MONTHS

5 year AUG AVG = 169,666

High May 2022 275,146 Low Jan 2018 85,211

Average Sold Price at Closing this month at **220,405** above the 5 yr AUG average of **169,666**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9.09%	48,500	51,500	45,500	0	0
\$75,001 - \$100,000	9.09%	79,000	80,000	78,000	0	0
\$100,001 - \$125,000	13.64%	113,667	0	113,667	0	0
\$125,001 - \$200,000	27.27%	148,500	150,000	147,000	0	0
\$200,001 - \$300,000	18.18%	247,475	265,000	241,633	0	0
\$300,001 - \$375,000	9.09%	307,000	0	307,000	0	0
\$375,001 and up	13.64%	586,000	396,000	537,000	825,000	0
Average Sold Price		220,405	177,500	198,671	825,000	0
Total Closed Units	100%	220,405	7	14	1	0
Total Closed Volume		4,848,900	1.24M	2.78M	825.00K	0.00B

August 2022



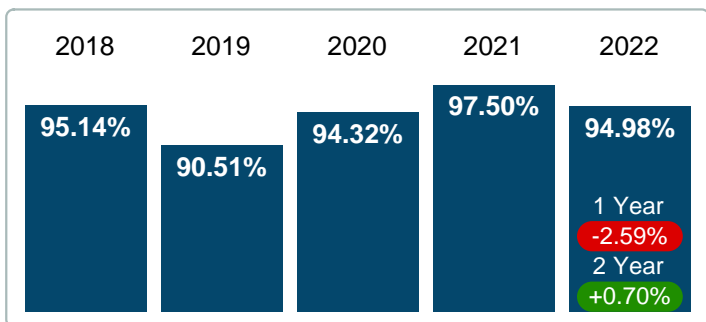
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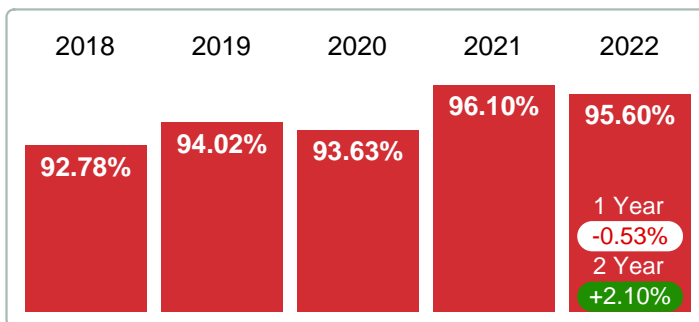
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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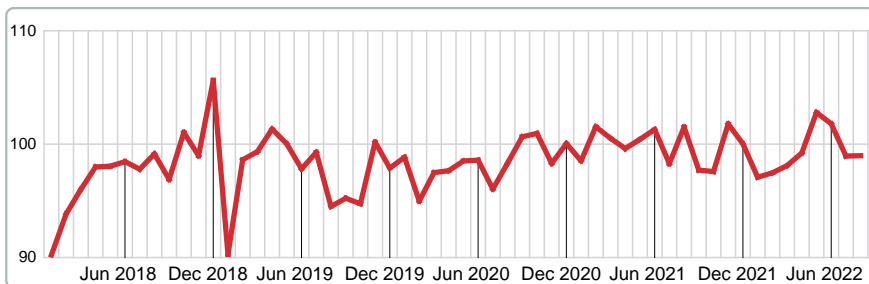
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

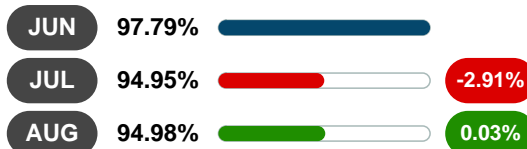


3 MONTHS

5 year AUG AVG = 94.49%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **94.98%** above the 5 yr AUG average of **94.49%**



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

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	9.09%	91.41%	88.03%	94.79%	0.00%	0.00%
\$75,001 - \$100,000	2	9.09%	97.06%	94.12%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	3	13.64%	98.46%	0.00%	98.46%	0.00%	0.00%
\$125,001 - \$200,000	6	27.27%	93.26%	94.97%	91.55%	0.00%	0.00%
\$200,001 - \$300,000	4	18.18%	96.63%	89.83%	98.90%	0.00%	0.00%
\$300,001 - \$375,000	2	9.09%	88.09%	0.00%	88.09%	0.00%	0.00%
\$375,001 and up	3	13.64%	98.31%	99.02%	99.08%	96.83%	0.00%
Average Sold/List Ratio		95.00%		93.70%	95.48%	96.83%	0.00%
Total Closed Units		22	100%	7	14	1	
Total Closed Volume		4,848,900		1.24M	2.78M	825.00K	0.00B

August 2022



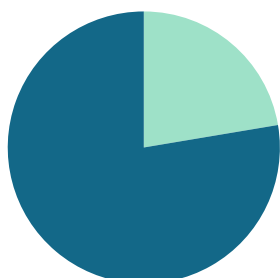
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

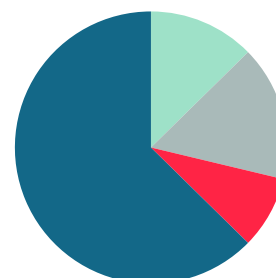


Inventory
 New Listings
38 = 22.35%
 Start Inventory
132
 Total Inventory Units
170
 Volume
\$53,773,008

Market Activity

Closed Sales
22 = 12.64%
 Pending Sales
28 = 16.09%
 Other Off Market
15 = 8.62%
 Active Inventory
109 = 62.64%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	23	22	-4.35%	198	190	-4.04%
Pending Sales	33	28	-15.15%	218	203	-6.88%
New Listings	41	38	-7.32%	287	295	2.79%
Average List Price	200,143	232,645	16.24%	210,924	246,863	17.04%
Average Sale Price	195,300	220,405	12.85%	204,534	238,017	16.37%
Average Percent of Selling Price to List Price	97.50%	94.98%	-2.59%	96.10%	95.60%	-0.53%
Average Days on Market to Sale	34.48	40.95	18.78%	41.01	47.33	15.43%
Monthly Inventory	140	109	-22.14%	140	109	-22.14%
Months Supply of Inventory	5.69	4.45	-21.88%	5.69	4.45	-21.88%

Absorption: Last 12 months, an Average of **25** Sales/Month

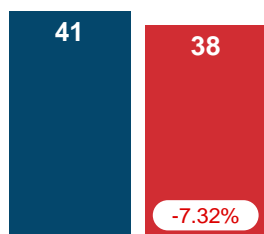
Inventory on August 31, 2022 = **109**

2021 **2022**

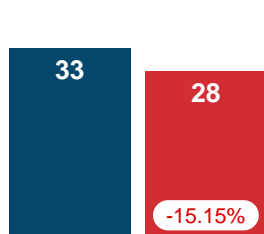
AUGUST MARKET

AVERAGE PRICES

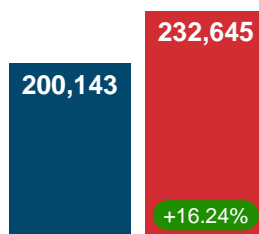
New Listings



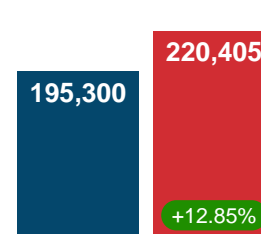
Pending Listings



List Price



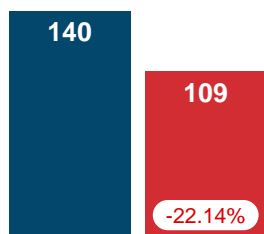
Sale Price



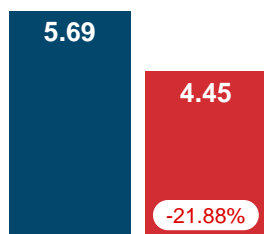
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

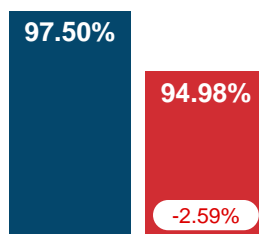
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

