

# August 2022



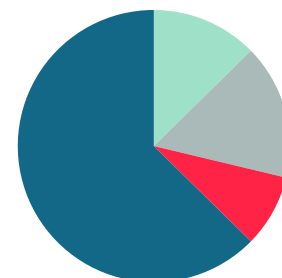
Area Delimited by County Of McIntosh - Residential Property Type



## 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%
Median List Price	173,000	158,450	-8.41%
Median Sale Price	165,000	152,500	-7.58%
Median Percent of Selling Price to List Price	100.00%	97.51%	-2.49%
Median Days on Market to Sale	41.00	28.50	-30.49%
End of Month Inventory	140	109	-22.14%
Months Supply of Inventory	5.69	4.45	-21.88%



■ Closed (12.64%)  
■ Pending (16.09%)  
■ Other OffMarket (8.62%)  
■ Active (62.64%)

**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.

#### 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 **7.58%** in August 2022 to \$152,500 versus the previous year at \$165,000.

#### Median Days on Market Shortens

The median number of **28.50** days that homes spent on the market before selling decreased by 12.50 days or **30.49%** in August 2022 compared to last year's same month at **41.00** DOM.

#### Sales Success for August 2022 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

### What's in this Issue

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

### 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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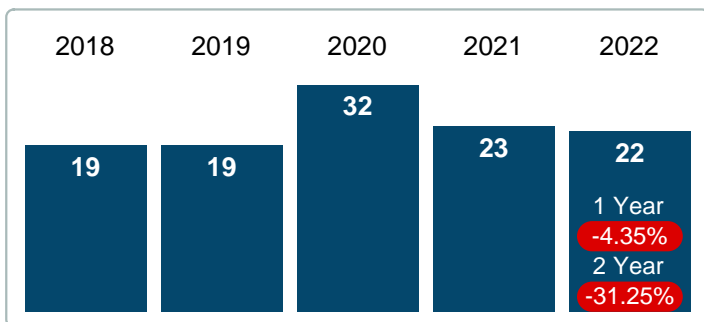
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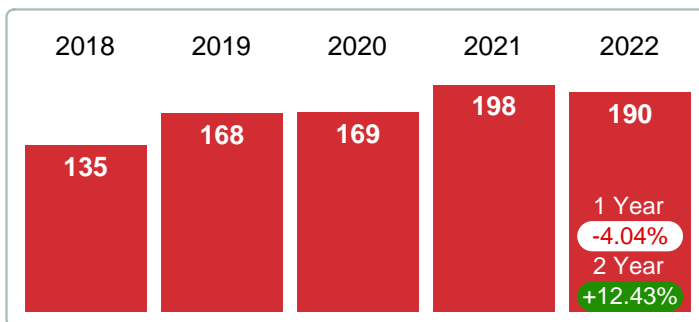
## CLOSED LISTINGS

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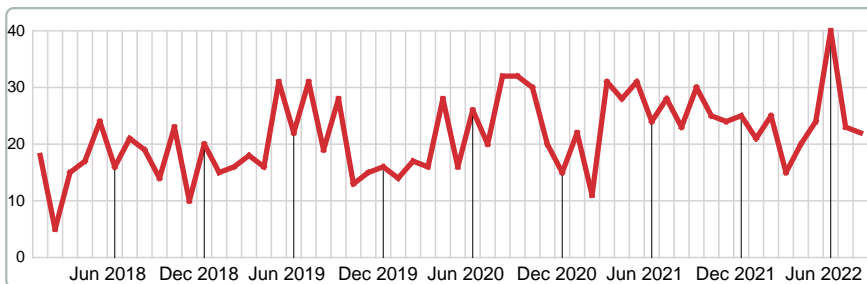
### AUGUST



### YEAR TO DATE (YTD)

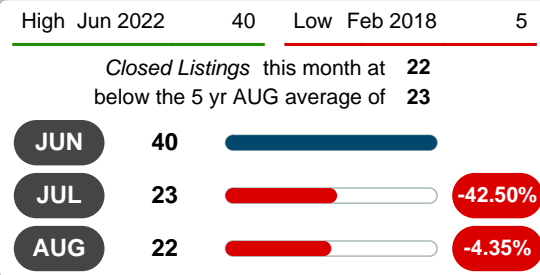


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 23



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	55.0	0	3	0	0
\$125,001 - \$200,000	6	27.27%	21.5	3	3	0	0
\$200,001 - \$300,000	4	18.18%	18.0	1	3	0	0
\$300,001 - \$375,000	2	9.09%	43.0	0	2	0	0
\$375,001 and up	3	13.64%	33.0	1	1	1	0
<b>Total Closed Units</b>	<b>22</b>			<b>7</b>	<b>14</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>4,848,900</b>	<b>100%</b>	<b>28.5</b>	<b>1.24M</b>	<b>2.78M</b>	<b>825.00K</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$152,500</b>			<b>\$148,000</b>	<b>\$154,000</b>	<b>\$825,000</b>	<b>\$0</b>

# August 2022



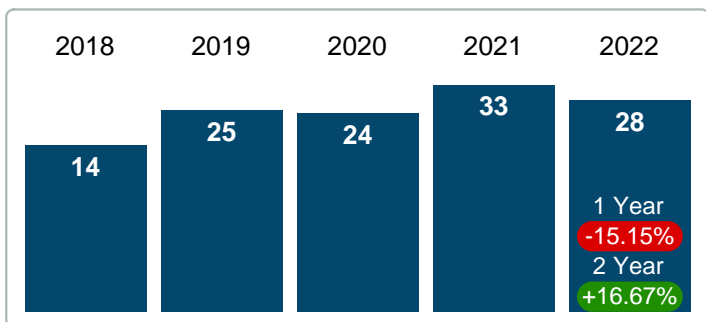
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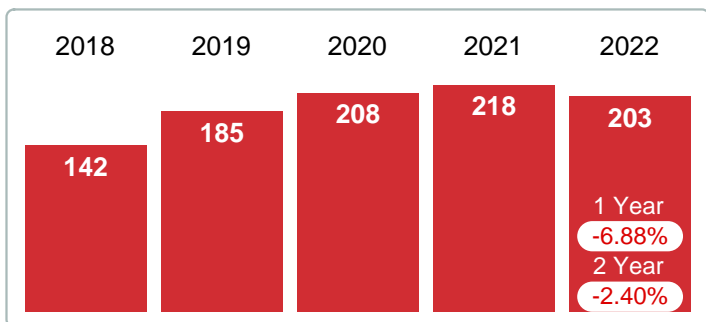
## PENDING LISTINGS

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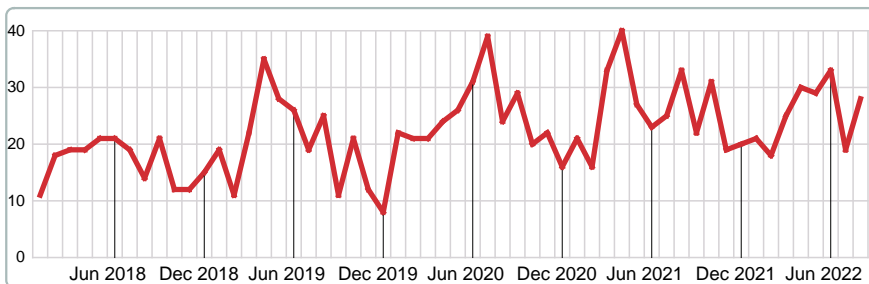
### AUGUST



### YEAR TO DATE (YTD)

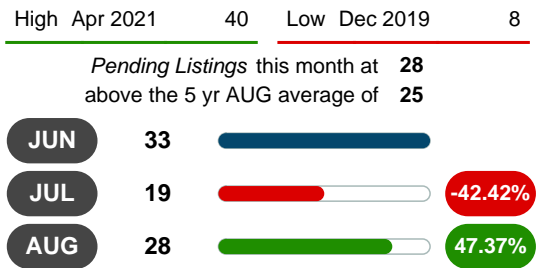


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 25



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	3.57%	50.0	1	0	0	0
\$50,001 - \$100,000	5	17.86%	51.0	3	2	0	0
\$100,001 - \$125,000	1	3.57%	143.0	1	0	0	0
\$125,001 - \$175,000	5	17.86%	81.0	1	4	0	0
\$175,001 - \$325,000	9	32.14%	8.0	4	3	2	0
\$325,001 - \$425,000	4	14.29%	72.5	0	1	3	0
\$425,001 and up	3	10.71%	107.0	0	1	2	0
<b>Total Pending Units</b>	<b>28</b>			<b>10</b>	<b>11</b>	<b>7</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>5,967,099</b>	<b>100%</b>	<b>51.0</b>	<b>1.38M</b>	<b>2.19M</b>	<b>2.40M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$187,000</b>			<b>\$133,700</b>	<b>\$167,900</b>	<b>\$357,999</b>	<b>\$0</b>

# August 2022



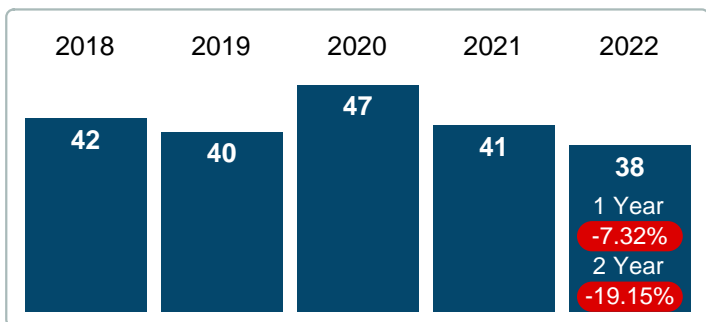
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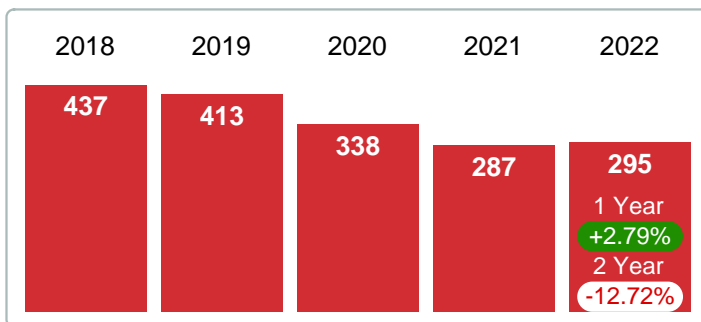
## NEW LISTINGS

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

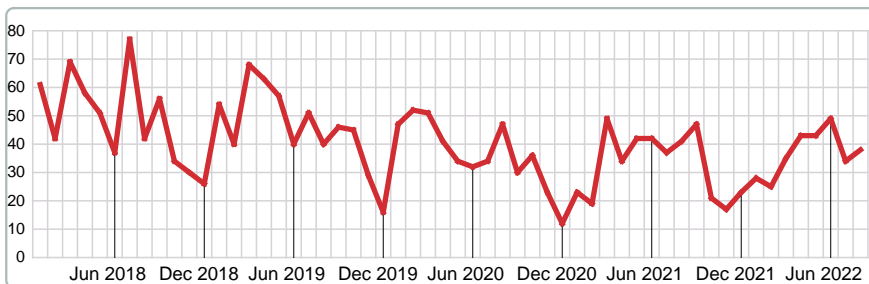
### AUGUST



### 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 - \$175,000	6	15.79%	2	4	0	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$275,000	14	36.84%	4	7	3	0
\$275,001 - \$450,000	6	15.79%	2	3	1	0
\$450,001 - \$625,000	7	18.42%	0	4	3	0
\$625,001 and up	2	5.26%	0	0	1	1
<b>Total New Listed Units</b>	<b>38</b>		<b>9</b>	<b>20</b>	<b>8</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>11,295,310</b>	<b>100%</b>	<b>1.73M</b>	<b>5.43M</b>	<b>3.36M</b>	<b>775.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$235,000</b>		<b>\$190,000</b>	<b>\$217,500</b>	<b>\$407,500</b>	<b>\$775,000</b>

# August 2022



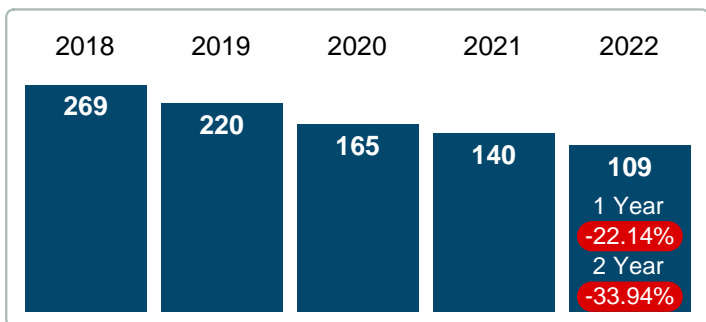
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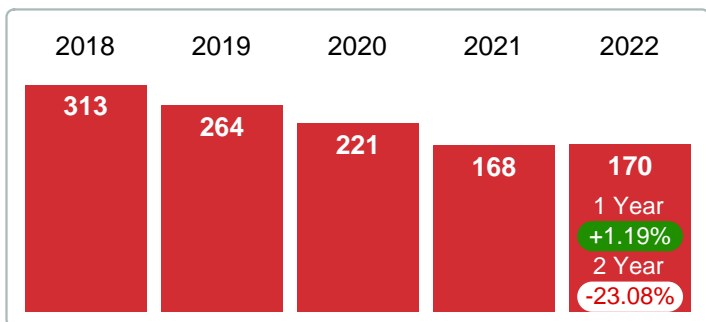
## ACTIVE INVENTORY

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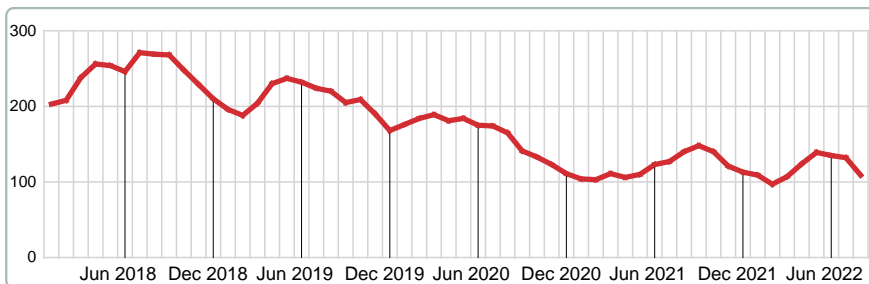
### END OF AUGUST



### ACTIVE DURING AUGUST

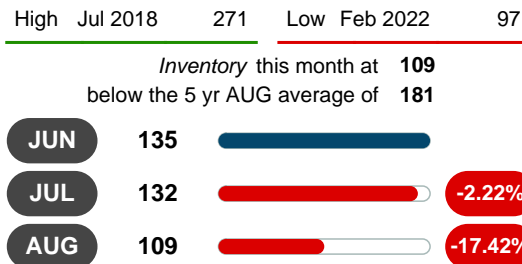


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 181



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	9.17%	80.5	6	4	0	0
\$100,001 - \$150,000	14	12.84%	64.0	2	12	0	0
\$150,001 - \$200,000	13	11.93%	50.0	4	8	1	0
\$200,001 - \$350,000	31	28.44%	62.0	5	17	7	2
\$350,001 - \$475,000	18	16.51%	96.5	0	11	6	1
\$475,001 - \$625,000	13	11.93%	33.0	1	6	4	2
\$625,001 and up	10	9.17%	94.0	1	3	3	3
<b>Total Active Inventory by Units</b>	<b>109</b>			<b>19</b>	<b>61</b>	<b>21</b>	<b>8</b>
<b>Total Active Inventory by Volume</b>	<b>38,295,009</b>	<b>100%</b>	<b>64.0</b>	<b>4.72M</b>	<b>19.32M</b>	<b>9.09M</b>	<b>5.16M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$269,000</b>			<b>\$175,000</b>	<b>\$250,000</b>	<b>\$399,000</b>	<b>\$574,450</b>

# August 2022



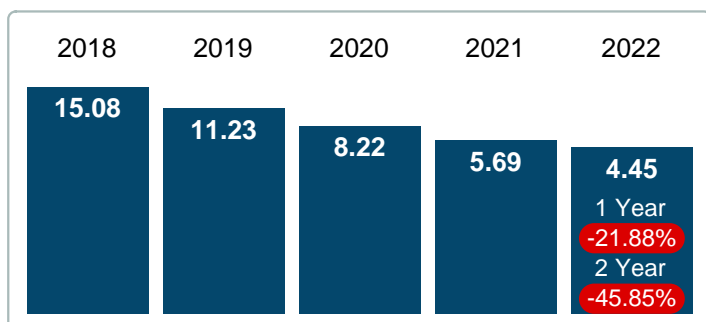
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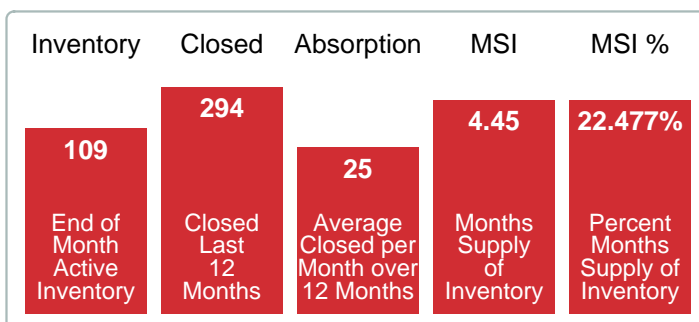
## MONTHS SUPPLY of INVENTORY (MSI)

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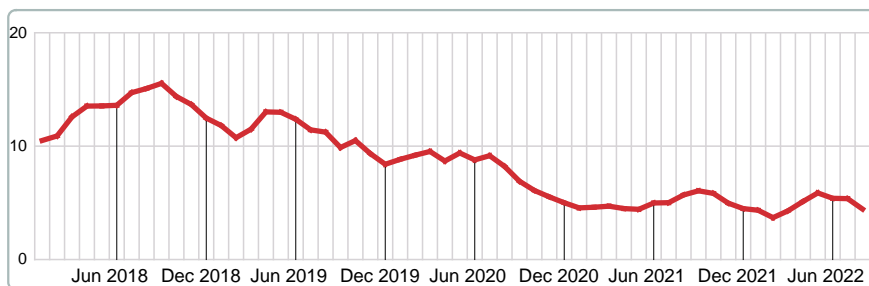
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2022



### 5 YEAR MARKET ACTIVITY TRENDS

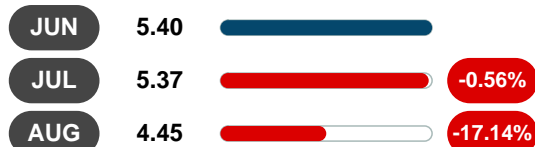


### 3 MONTHS

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

# August 2022



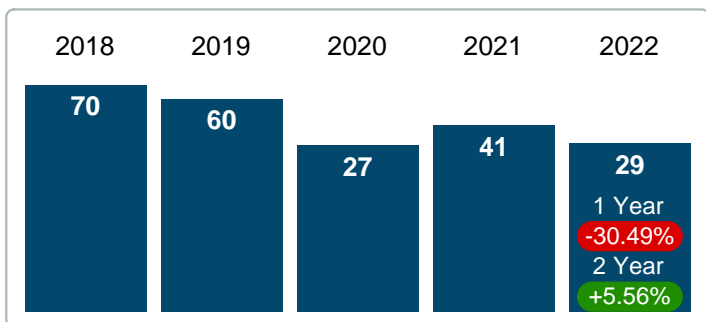
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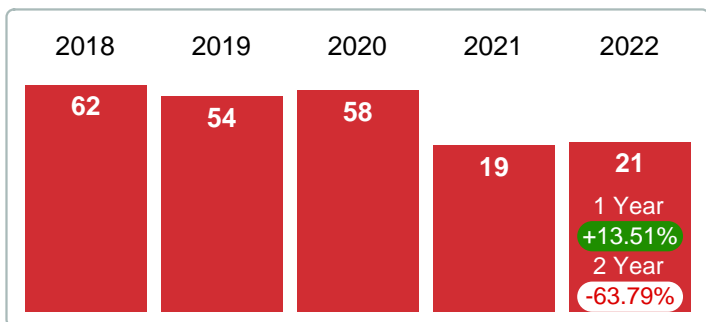
## MEDIAN DAYS ON MARKET TO SALE

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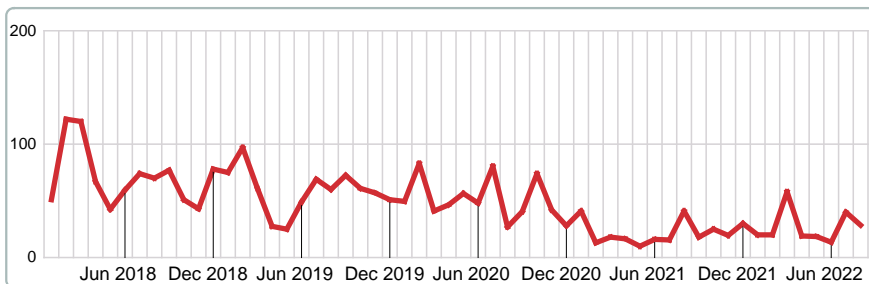
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

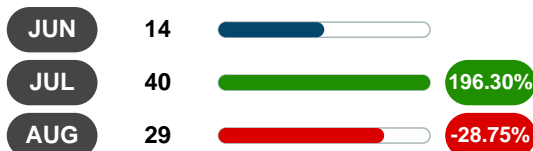


### 3 MONTHS

5 year AUG AVG = 45

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 29 below the 5 yr AUG average of 45



### 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
\$75,000 and less	2	9.09%	77	19	135	0	0
\$75,001 - \$100,000	2	9.09%	10	18	2	0	0
\$100,001 - \$125,000	3	13.64%	55	0	55	0	0
\$125,001 - \$200,000	6	27.27%	22	16	75	0	0
\$200,001 - \$300,000	4	18.18%	18	145	6	0	0
\$300,001 - \$375,000	2	9.09%	43	0	43	0	0
\$375,001 and up	3	13.64%	33	2	39	33	0
Median Closed DOM			29	18	40	33	0
Total Closed Units		100%	28.5	7	14	1	
Total Closed Volume			4,848,900	1.24M	2.78M	825.00K	0.00B

# August 2022



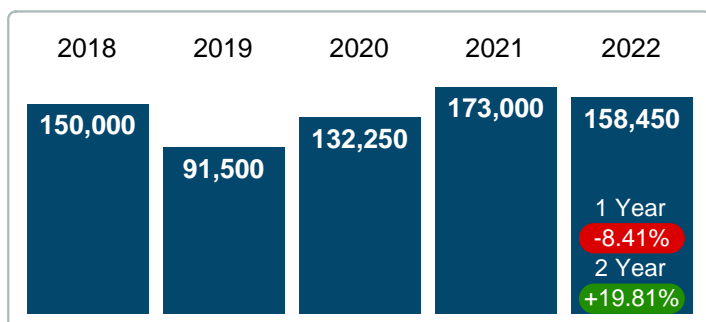
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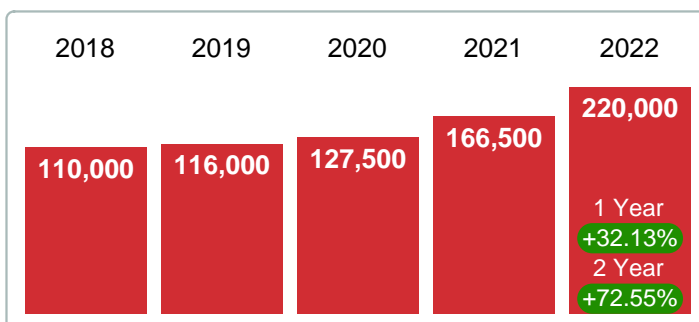
## MEDIAN LIST PRICE AT CLOSING

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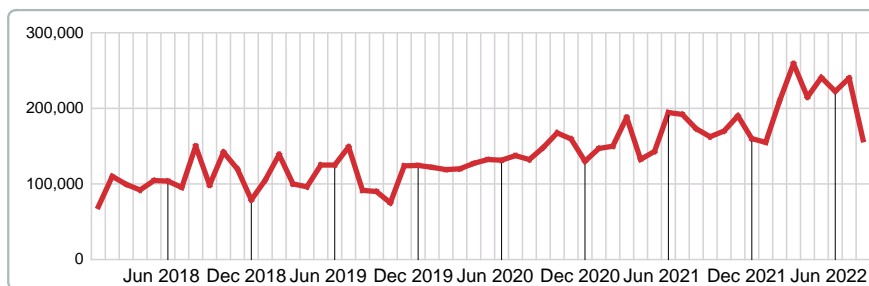
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

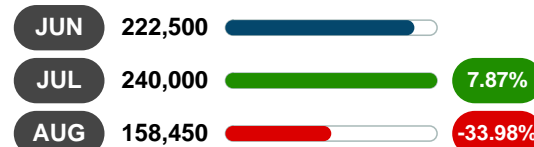


### 3 MONTHS

5 year AUG AVG = 141,040

High Mar 2022 259,000 Low Jan 2018 70,000

Median List Price at Closing this month at **158,450**  
above the 5 yr AUG average of **141,040**



### 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
\$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%	113,000	0	113,000	0	0
\$125,001 - \$200,000	22.73%	157,000	157,000	132,450	0	0
\$200,001 - \$300,000	22.73%	249,000	295,000	247,000	0	0
\$300,001 - \$375,000	9.09%	348,500	0	348,500	0	0
\$375,001 and up	13.64%	542,000	399,900	542,000	852,000	0
<b>Median List Price</b>		<b>158,450</b>	<b>157,000</b>	<b>172,000</b>	<b>852,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>158,450</b>	<b>7</b>	<b>14</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,118,200</b>	<b>1.31M</b>	<b>2.95M</b>	<b>852.00K</b>	<b>0.00B</b>



# August 2022



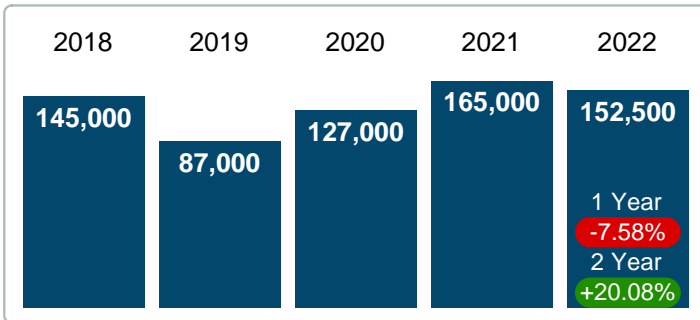
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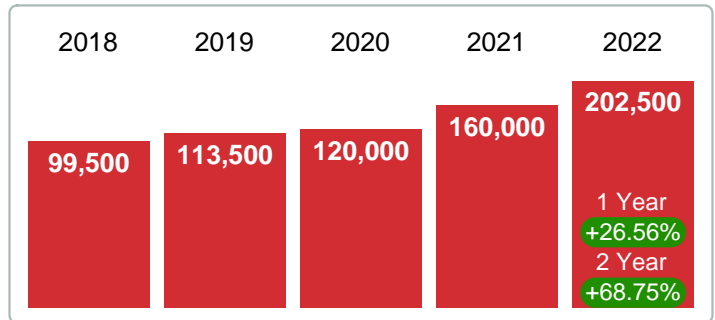
## MEDIAN SOLD PRICE AT CLOSING

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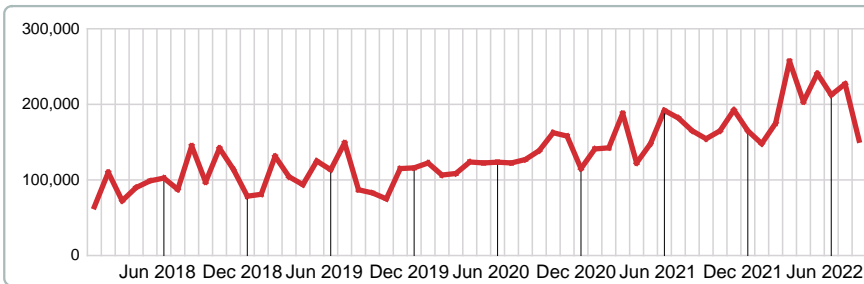
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

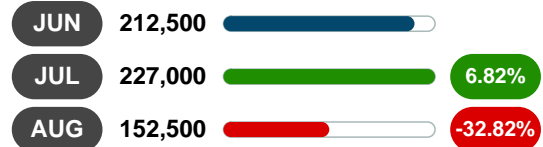


### 3 MONTHS

5 year AUG AVG = 135,300

High Mar 2022 257,000 Low Jan 2018 64,500

Median Sold Price at Closing this month at 152,500 above the 5 yr AUG average of 135,300



### 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
\$75,000 and less	2	9.09%	48,500	51,500	45,500	0	0
\$75,001 - \$100,000	2	9.09%	79,000	80,000	78,000	0	0
\$100,001 - \$125,000	3	13.64%	113,000	0	113,000	0	0
\$125,001 - \$200,000	6	27.27%	146,500	148,000	140,000	0	0
\$200,001 - \$300,000	4	18.18%	257,000	265,000	249,000	0	0
\$300,001 - \$375,000	2	9.09%	307,000	0	307,000	0	0
\$375,001 and up	3	13.64%	537,000	396,000	537,000	825,000	0
Median Sold Price			152,500	148,000	154,000	825,000	0
Total Closed Units		100%	152,500	7	14	1	
Total Closed Volume			4,848,900	1.24M	2.78M	825.00K	0.00B

# August 2022



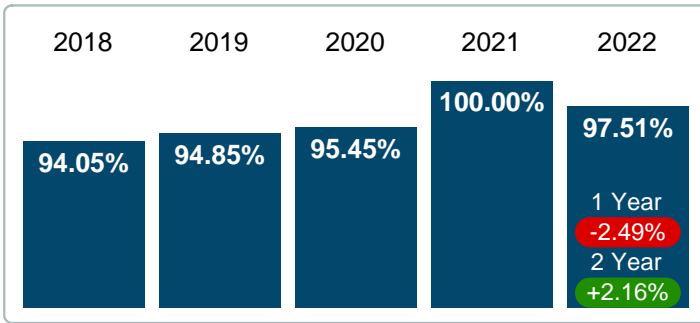
Area Delimited by County Of McIntosh - Residential Property Type



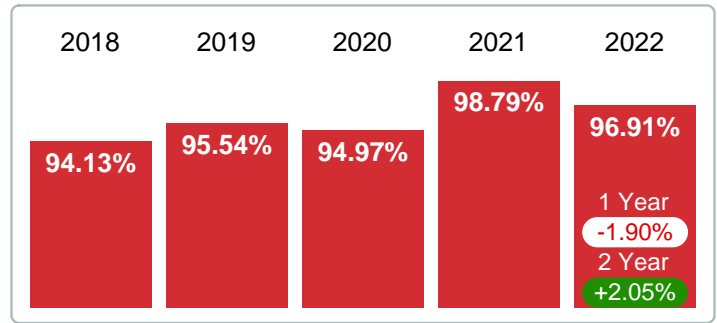
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

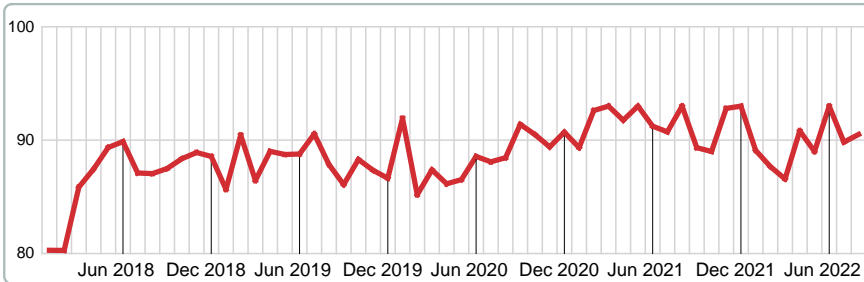
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

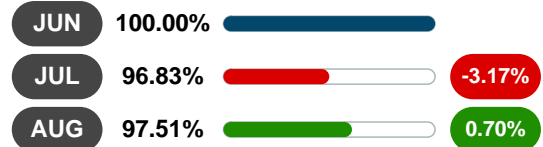


### 3 MONTHS

5 year AUG AVG = 96.37%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **97.51%**  
 above the 5 yr AUG average of **96.37%**



## 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
\$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%	100.00%	0.00%	100.00%	0.00%	0.00%
\$125,001 - \$200,000	6	27.27%	96.28%	92.56%	102.39%	0.00%	0.00%
\$200,001 - \$300,000	4	18.18%	98.35%	89.83%	98.52%	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%	99.02%	99.02%	99.08%	96.83%	0.00%
Median Sold/List Ratio		97.51%		92.56%	98.80%	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



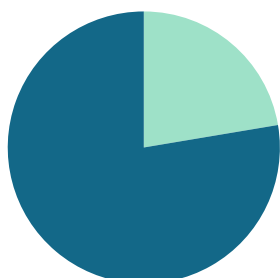
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

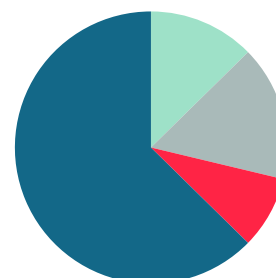


**Inventory**  
 New Listings  
**38 = 22.35%**  
 Start Inventory  
**132**  
 Total Inventory Units  
**170**  
 Volume  
**\$53,773,008**

### 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%
Median List Price	173,000	158,450	-8.41%	166,500	220,000	32.13%
Median Sale Price	165,000	152,500	-7.58%	160,000	202,500	26.56%
Median Percent of Selling Price to List Price	100.00%	97.51%	-2.49%	98.79%	96.91%	-1.90%
Median Days on Market to Sale	41.00	28.50	-30.49%	18.50	21.00	13.51%
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

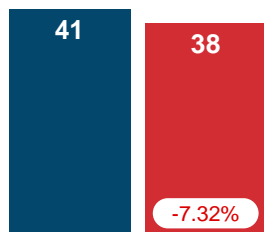
**Inventory** on August 31, 2022 = **109**

**2021** **2022**

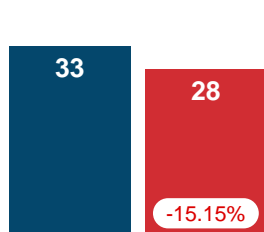
### AUGUST MARKET

### MEDIAN PRICES

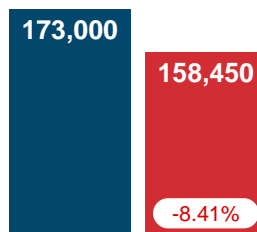
#### New Listings



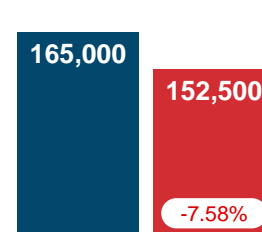
#### Pending Listings



#### List Price



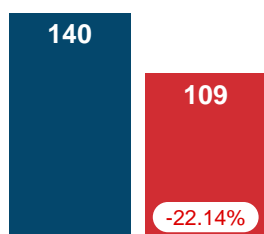
#### Sale Price



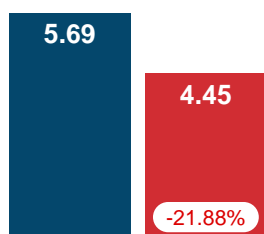
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

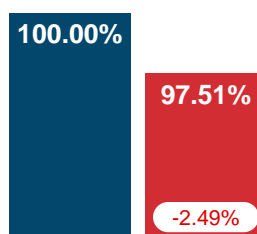
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

