

June 2022



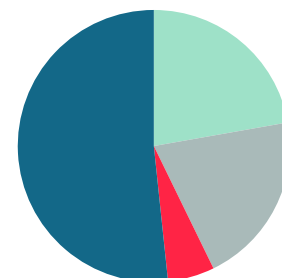
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	June 2022	+/-%
Closed Listings	24	40	66.67%
Pending Listings	23	37	60.87%
New Listings	42	49	16.67%
Average List Price	262,525	253,197	-3.55%
Average Sale Price	258,600	245,945	-4.89%
Average Percent of Selling Price to List Price	97.29%	97.79%	0.51%
Average Days on Market to Sale	30.42	26.38	-13.29%
End of Month Inventory	123	93	-24.39%
Months Supply of Inventory	4.99	3.72	-25.40%



■ Closed (22.22%)
■ Pending (20.56%)
■ Other OffMarket (5.56%)
■ Active (51.67%)

Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of June 30, 2022 = **93**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **24.39%** to 93 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 **3.72** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **4.89%** in June 2022 to \$245,945 versus the previous year at \$258,600.

Average Days on Market Shortens

The average number of **26.38** days that homes spent on the market before selling decreased by 4.04 days or **13.29%** in June 2022 compared to last year's same month at **30.42** DOM.

Sales Success for June 2022 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 49 New Listings in June 2022, up **16.67%** from last year at 42. Furthermore, there were 40 Closed Listings this month versus last year at 24, a **66.67%** increase.

Closed versus Listed trends yielded a **81.6%** ratio, up from previous year's, June 2021, at **57.1%**, a **42.86%** 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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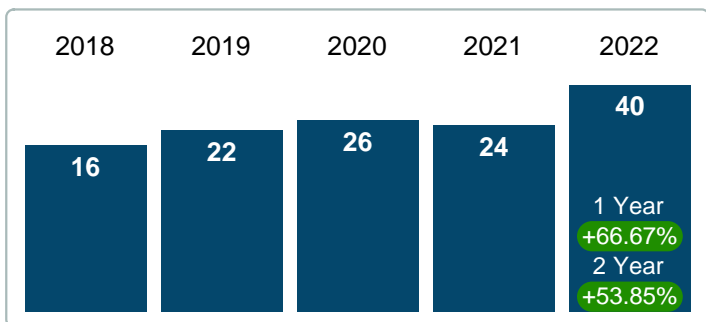
Area Delimited by County Of McIntosh - Residential Property Type



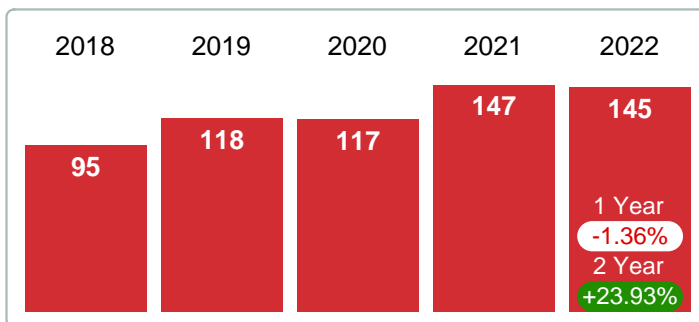
CLOSED LISTINGS

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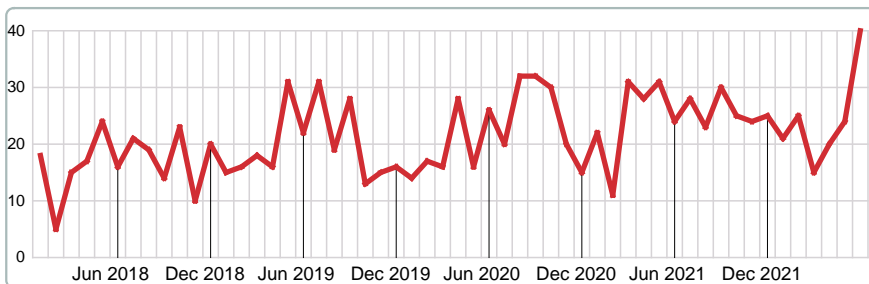
JUNE



YEAR TO DATE (YTD)

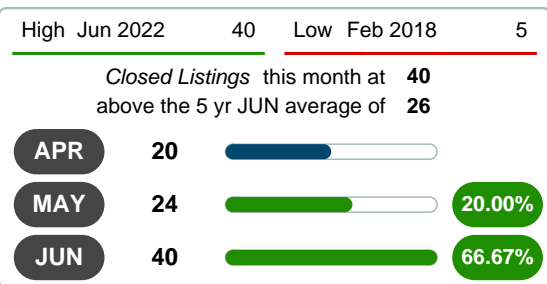


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 26



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	5.00%	16.0	2	0	0	0
\$75,001 - \$125,000	7	17.50%	23.3	2	4	1	0
\$125,001 - \$175,000	6	15.00%	8.2	1	4	1	0
\$175,001 - \$250,000	10	25.00%	17.7	4	4	2	0
\$250,001 - \$325,000	6	15.00%	23.0	1	4	1	0
\$325,001 - \$450,000	4	10.00%	64.0	0	2	2	0
\$450,001 and up	5	12.50%	48.0	1	2	1	1
Total Closed Units	40			11	20	8	1
Total Closed Volume	9,837,800	100%	26.4	2.06M	4.90M	2.20M	675.00K
Average Closed Price	\$245,945			\$187,455	\$244,845	\$275,488	\$675,000

June 2022



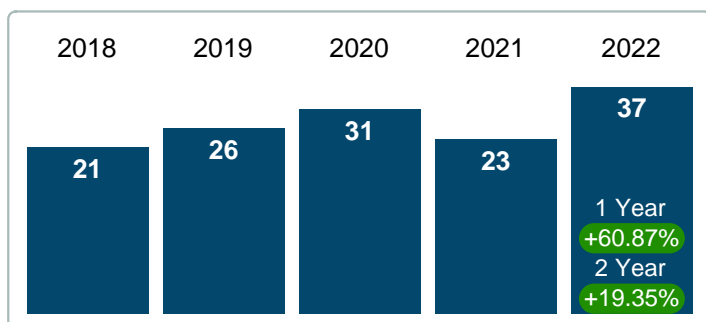
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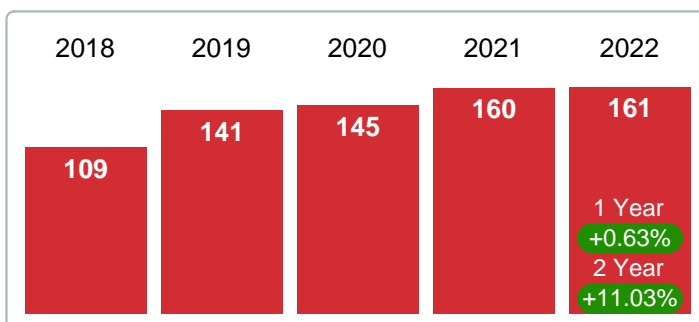
PENDING LISTINGS

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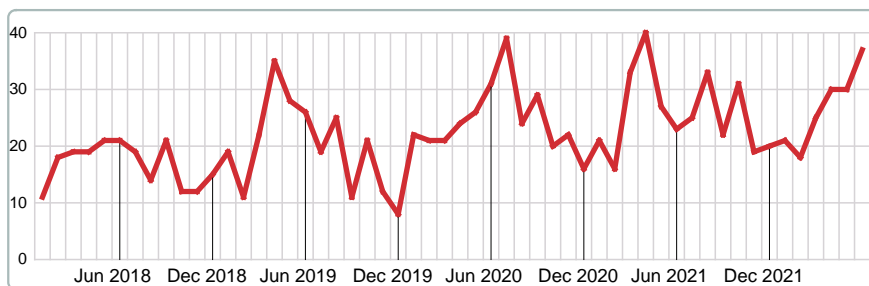
JUNE



YEAR TO DATE (YTD)

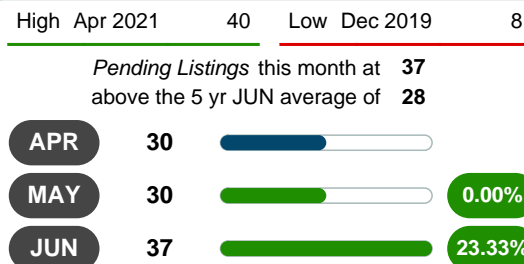


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 28



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	2.70%	20.0	0	1	0	0
\$100,001 - \$150,000	5	13.51%	66.8	0	3	2	0
\$150,001 - \$200,000	5	13.51%	22.4	3	2	0	0
\$200,001 - \$275,000	12	32.43%	73.9	0	12	0	0
\$275,001 - \$325,000	5	13.51%	66.2	2	3	0	0
\$325,001 - \$500,000	5	13.51%	23.6	1	3	1	0
\$500,001 and up	4	10.81%	20.0	0	2	1	1
Total Pending Units	37			6	26	4	1
Total Pending Volume	10,688,299	100%	27.5	1.46M	6.79M	1.45M	989.90K
Average Listing Price	\$220,000			\$243,133	\$261,254	\$361,750	\$989,900

June 2022



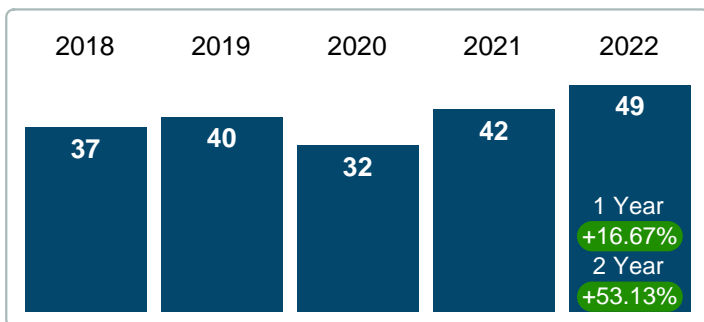
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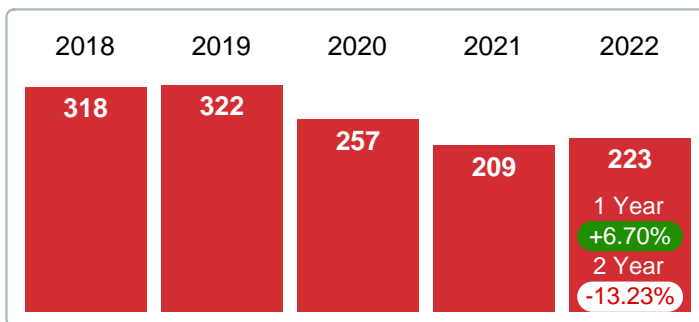
NEW LISTINGS

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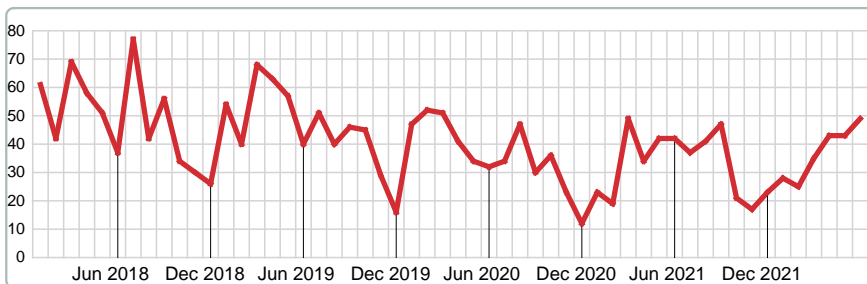
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

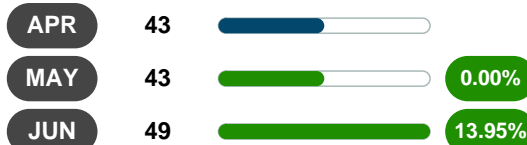


3 MONTHS

5 year JUN AVG = 40

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 49
above the 5 yr JUN average of 40



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.08%	2	0	0	0
\$50,001 - \$125,000	7	14.29%	6	1	0	0
\$125,001 - \$175,000	9	18.37%	2	7	0	0
\$175,001 - \$275,000	12	24.49%	2	9	1	0
\$275,001 - \$350,000	6	12.24%	1	3	2	0
\$350,001 - \$500,000	8	16.33%	1	3	4	0
\$500,001 and up	5	10.20%	1	3	0	1
Total New Listed Units	49		15	26	7	1
Total New Listed Volume	14,776,622	100%	2.68M	8.68M	2.43M	989.90K
Average New Listed Listing Price	\$265,000		\$178,720	\$333,805	\$346,714	\$989,900

June 2022



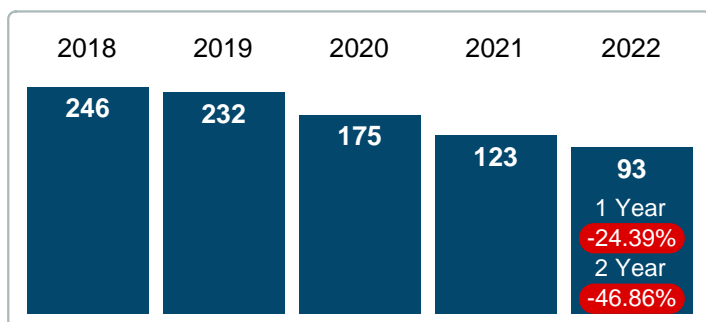
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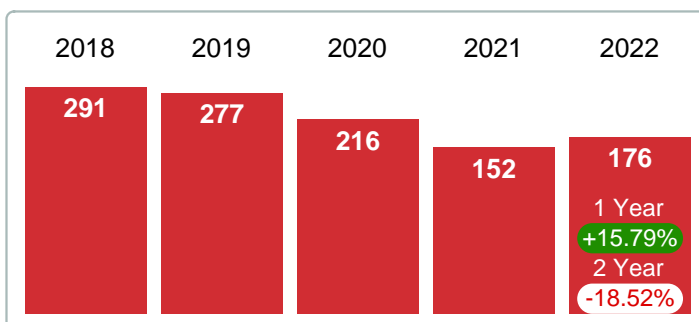
ACTIVE INVENTORY

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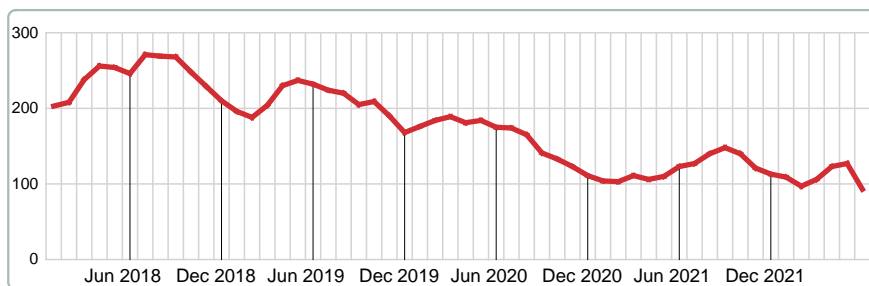
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 174

High Jul 2018 271 Low Jun 2022 93

Inventory this month at 93
below the 5 yr JUN average of 174



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.38%	79.2	4	1	0	0
\$50,001 - \$125,000	14	15.05%	478.6	9	5	0	0
\$125,001 - \$200,000	16	17.20%	32.3	4	11	1	0
\$200,001 - \$325,000	20	21.51%	61.1	2	14	4	0
\$325,001 - \$450,000	18	19.35%	69.9	2	8	7	1
\$450,001 - \$575,000	10	10.75%	57.8	0	6	4	0
\$575,001 and up	10	10.75%	62.5	1	3	3	3
Total Active Inventory by Units	93			22	48	19	4
Total Active Inventory by Volume	30,644,823	100%	121.5	3.38M	16.17M	7.91M	3.18M
Average Active Inventory Listing Price	\$329,514			\$153,777	\$336,903	\$416,232	\$795,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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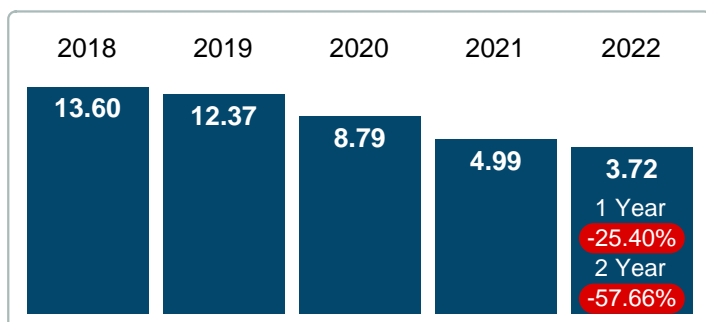
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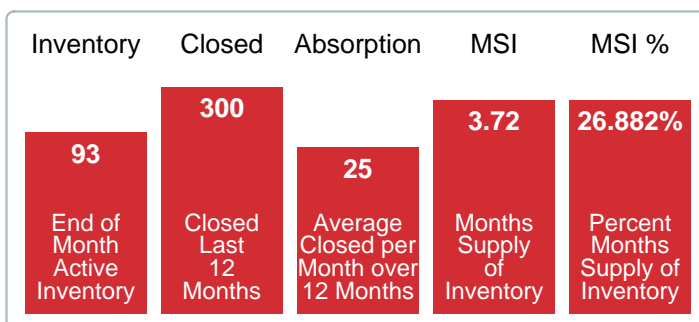
MONTHS SUPPLY of INVENTORY (MSI)

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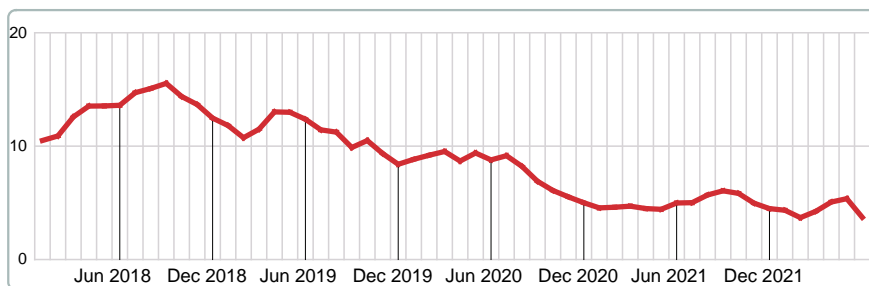
MSI FOR JUNE



INDICATORS FOR JUNE 2022

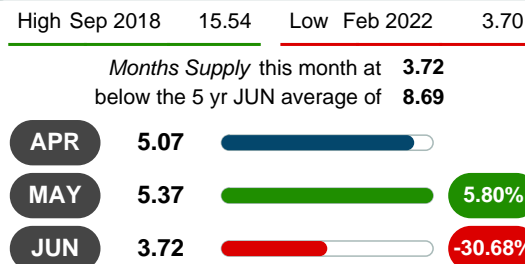


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 8.69



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
\$50,000 and less	5	5.38%	2.31	2.40	2.00	0.00	0.00
\$50,001 - \$125,000	14	15.05%	2.55	4.32	1.62	0.00	0.00
\$125,001 - \$200,000	16	17.20%	2.49	2.82	2.64	1.20	0.00
\$200,001 - \$325,000	20	21.51%	3.38	2.00	4.10	3.00	0.00
\$325,001 - \$450,000	18	19.35%	5.68	12.00	3.56	14.00	4.00
\$450,001 - \$575,000	10	10.75%	8.57	0.00	10.29	8.00	0.00
\$575,001 and up	10	10.75%	15.00	0.00	7.20	0.00	12.00
Market Supply of Inventory (MSI)			3.72	3.43	3.33	5.43	6.00
Total Active Inventory by Units		100%	3.72	22	48	19	4

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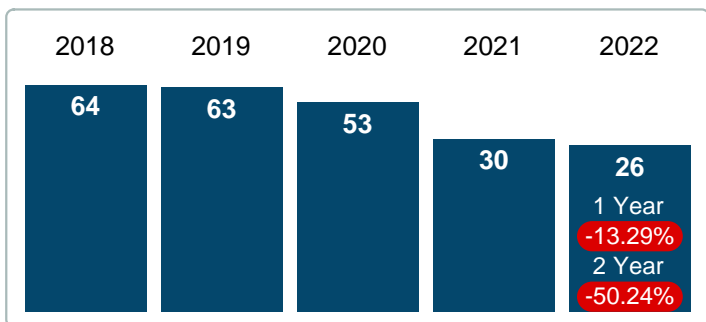
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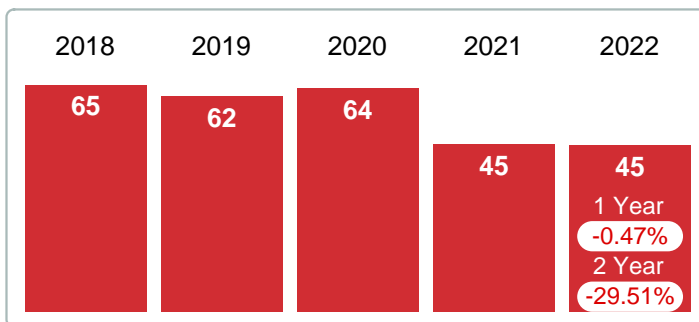
AVERAGE DAYS ON MARKET TO SALE

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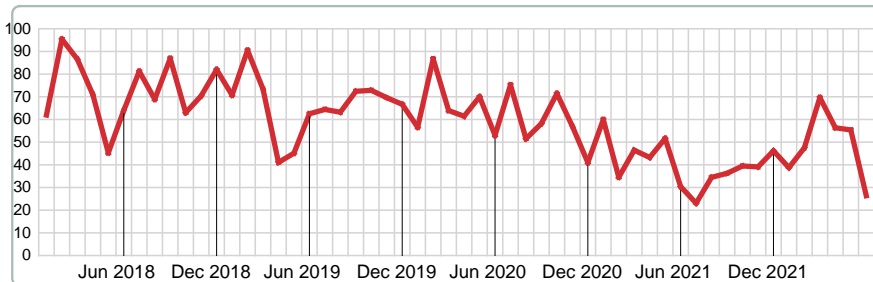
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

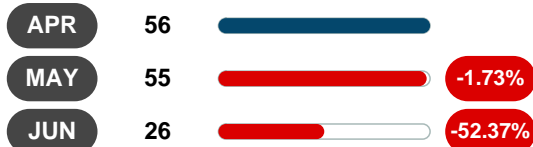


3 MONTHS

5 year JUN AVG = 47

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 26 below the 5 yr JUN average of 47



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	5.00%	16	16	0	0	0
\$75,001 - \$125,000	17.50%	23	58	8	17	0
\$125,001 - \$175,000	15.00%	8	1	9	13	0
\$175,001 - \$250,000	25.00%	18	12	25	15	0
\$250,001 - \$325,000	15.00%	23	6	15	74	0
\$325,001 - \$450,000	10.00%	64	0	80	49	0
\$450,001 and up	12.50%	48	6	90	21	33
Average Closed DOM		26	19	28	31	33
Total Closed Units	100%	26	11	20	8	1
Total Closed Volume		9,837,800	2.06M	4.90M	2.20M	675.00K

June 2022



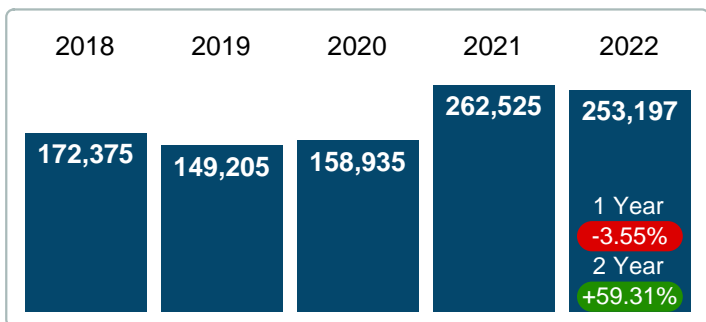
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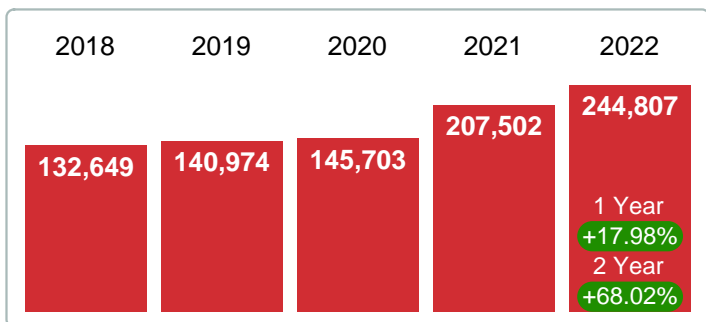
AVERAGE LIST PRICE AT CLOSING

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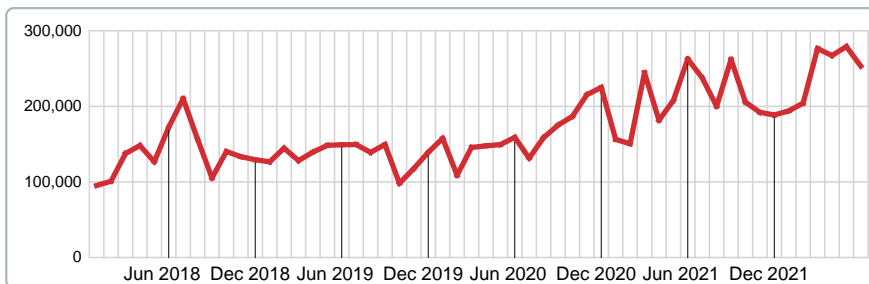
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

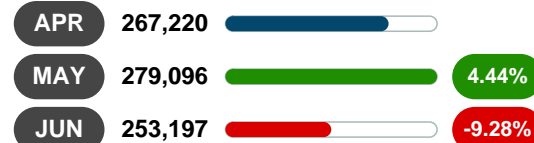


3 MONTHS

5 year JUN AVG = 199,247

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

Average List Price at Closing this month at **253,197** above the 5 yr JUN average of **199,247**



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	5.00%	46,250	46,250	0	0	0
\$75,001 - \$125,000	15.00%	106,900	103,400	115,500	99,500	0
\$125,001 - \$175,000	20.00%	154,050	160,000	159,250	139,000	0
\$175,001 - \$250,000	20.00%	219,613	203,000	224,625	237,450	0
\$250,001 - \$325,000	17.50%	275,829	259,900	274,225	315,000	0
\$325,001 - \$450,000	10.00%	395,725	0	432,500	358,950	0
\$450,001 and up	12.50%	578,200	525,000	586,000	495,000	699,000
Average List Price		253,197	186,927	256,570	280,163	699,000
Total Closed Units	100%	253,197	11	20	8	1
Total Closed Volume		10,127,899	2.06M	5.13M	2.24M	699.00K

June 2022



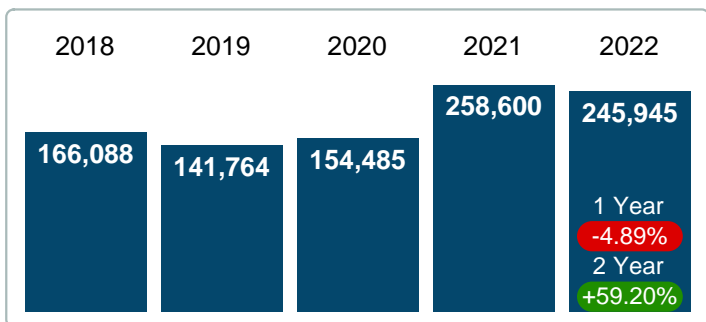
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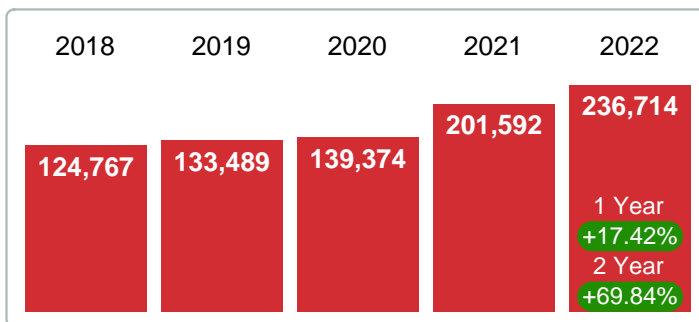
AVERAGE SOLD PRICE AT CLOSING

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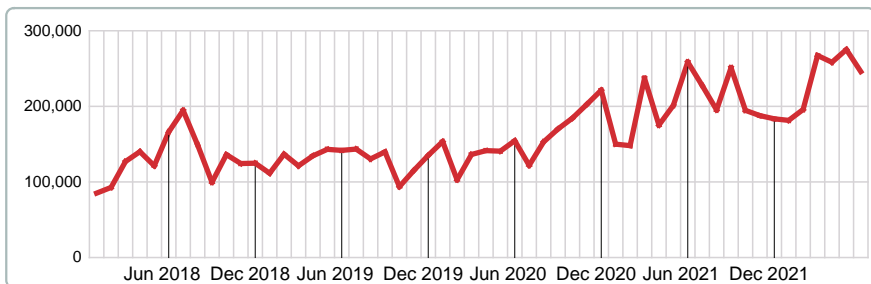
JUNE



YEAR TO DATE (YTD)

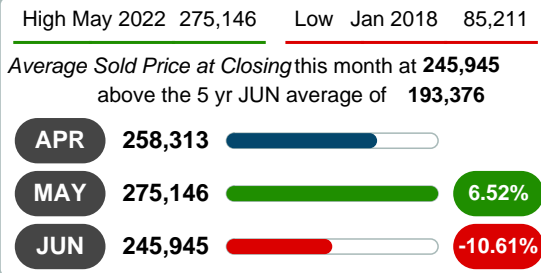


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 193,376



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	5.00%	42,000	42,000	0	0	0
\$75,001 - \$125,000	17.50%	106,714	102,500	113,000	90,000	0
\$125,001 - \$175,000	15.00%	156,333	170,000	157,250	139,000	0
\$175,001 - \$250,000	25.00%	215,350	203,250	217,625	235,000	0
\$250,001 - \$325,000	15.00%	279,650	255,000	274,475	325,000	0
\$325,001 - \$450,000	10.00%	381,225	0	407,500	354,950	0
\$450,001 and up	12.50%	542,500	535,000	516,250	470,000	675,000
Average Sold Price		245,945	187,455	244,845	275,488	675,000
Total Closed Units	100%	245,945	11	20	8	1
Total Closed Volume		9,837,800	2.06M	4.90M	2.20M	675.00K

June 2022



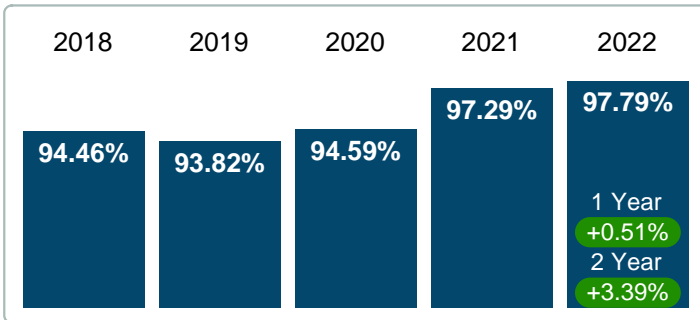
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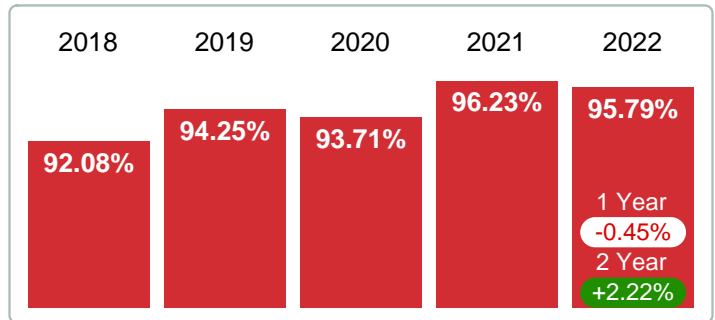
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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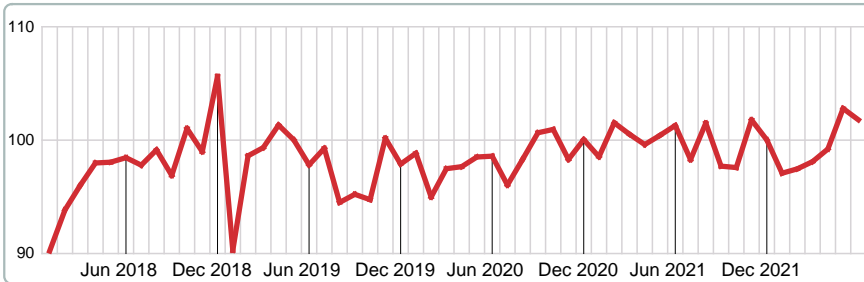
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

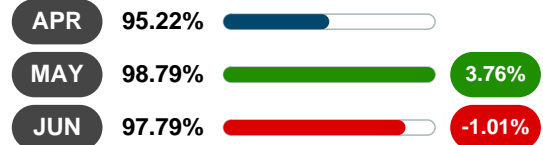


3 MONTHS

5 year JUN AVG = 95.59%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **97.79%** above the 5 yr JUN average of **95.59%**



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	5.00%	88.87%	88.87%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	7	17.50%	97.76%	100.47%	98.23%	90.45%	0.00%
\$125,001 - \$175,000	6	15.00%	100.23%	106.25%	98.78%	100.00%	0.00%
\$175,001 - \$250,000	10	25.00%	98.74%	100.13%	97.26%	98.91%	0.00%
\$250,001 - \$325,000	6	15.00%	100.28%	98.11%	100.10%	103.17%	0.00%
\$325,001 - \$450,000	4	10.00%	96.44%	0.00%	93.98%	98.91%	0.00%
\$450,001 and up	5	12.50%	94.70%	101.90%	90.03%	94.95%	96.57%
Average Sold/List Ratio		97.80%		98.68%	97.27%	98.03%	96.57%
Total Closed Units		40	100%	11	20	8	1
Total Closed Volume		9,837,800		2.06M	4.90M	2.20M	675.00K

June 2022



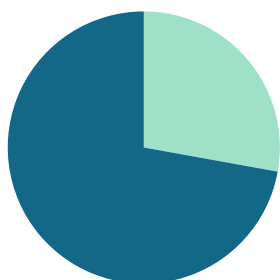
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Jul 11, 2022 for MLS Technology Inc.

INVENTORY

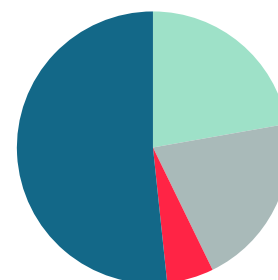


Inventory
 New Listings
49 = 27.84%
 Start Inventory
127
 Total Inventory Units
176
 Volume
\$52,518,071

Market Activity

Closed Sales
40 = 22.22%
 Pending Sales
37 = 20.56%
 Other Off Market
10 = 5.56%
 Active Inventory
93 = 51.67%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	24	40	66.67%	147	145	-1.36%
Pending Sales	23	37	60.87%	160	161	0.63%
New Listings	42	49	16.67%	209	223	6.70%
Average List Price	262,525	253,197	-3.55%	207,502	244,807	17.98%
Average Sale Price	258,600	245,945	-4.89%	201,592	236,714	17.42%
Average Percent of Selling Price to List Price	97.29%	97.79%	0.51%	96.23%	95.79%	-0.45%
Average Days on Market to Sale	30.42	26.38	-13.29%	45.44	45.23	-0.47%
Monthly Inventory	123	93	-24.39%	123	93	-24.39%
Months Supply of Inventory	4.99	3.72	-25.40%	4.99	3.72	-25.40%

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

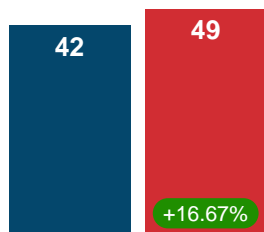
Inventory on June 30, 2022 = 93

2021 **2022**

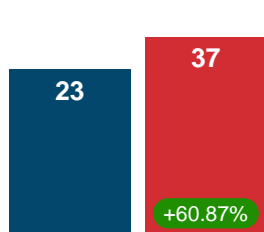
JUNE MARKET

AVERAGE PRICES

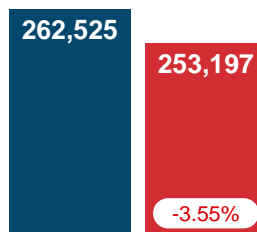
New Listings



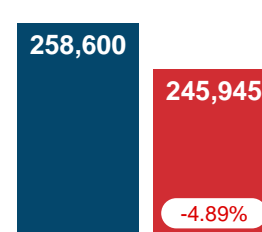
Pending Listings



List Price



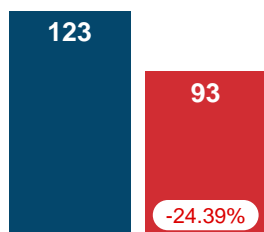
Sale Price



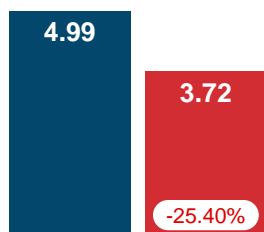
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

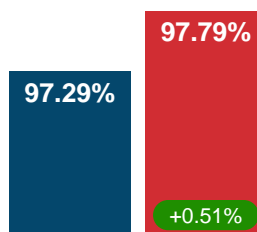
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

