

September 2022



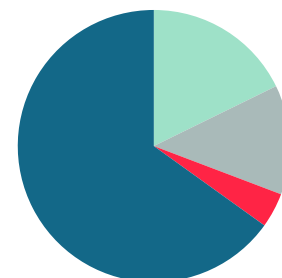
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	30	30	0.00%
Pending Listings	22	22	0.00%
New Listings	47	35	-25.53%
Average List Price	261,930	239,853	-8.43%
Average Sale Price	251,068	229,667	-8.52%
Average Percent of Selling Price to List Price	93.71%	93.63%	-0.08%
Average Days on Market to Sale	36.27	53.70	48.07%
End of Month Inventory	148	110	-25.68%
Months Supply of Inventory	6.06	4.49	-25.93%



■ Closed (17.75%)
■ Pending (13.02%)
■ Other OffMarket (4.14%)
■ Active (65.09%)

Absorption: Last 12 months, an Average of **25 Sales/Month Active Inventory** as of September 30, 2022 = **110**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **25.68%** to 110 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 **4.49** 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 **8.52%** in September 2022 to \$229,667 versus the previous year at \$251,068.

Average Days on Market Lengthens

The average number of **53.70** days that homes spent on the market before selling increased by 17.43 days or **48.07%** in September 2022 compared to last year's same month at **36.27** DOM.

Sales Success for September 2022 is Positive

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

There were 35 New Listings in September 2022, down **25.53%** from last year at 47. Furthermore, there were 30 Closed Listings this month versus last year at 30, a **0.00%** decrease.

Closed versus Listed trends yielded a **85.7%** ratio, up from previous year's, September 2021, at **63.8%**, a **34.29%** 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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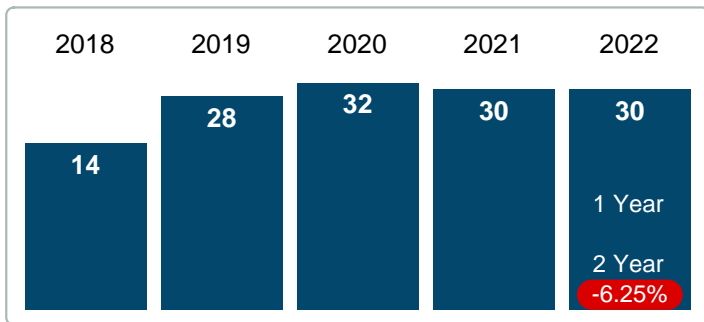
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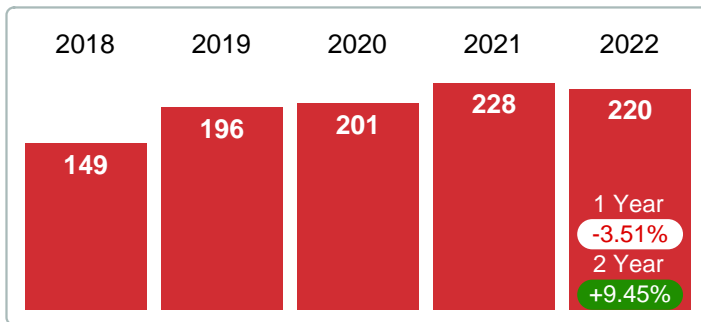
CLOSED LISTINGS

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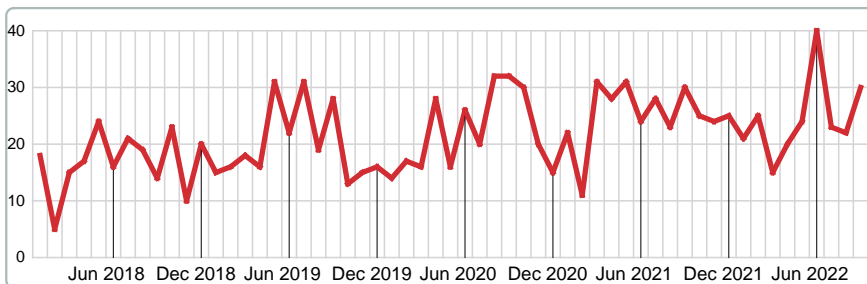
SEPTEMBER



YEAR TO DATE (YTD)

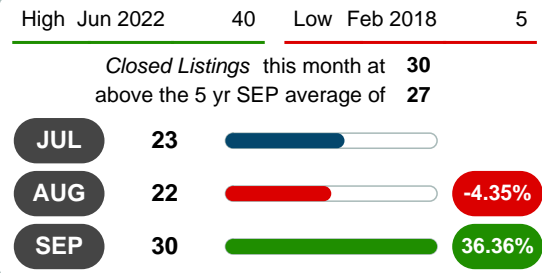


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 27



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	6.67%	54.5	1	1	0	0
\$75,001 - \$100,000	3	10.00%	50.3	3	0	0	0
\$100,001 - \$125,000	3	10.00%	27.0	1	2	0	0
\$125,001 - \$200,000	9	30.00%	30.8	2	6	1	0
\$200,001 - \$350,000	6	20.00%	97.0	2	2	2	0
\$350,001 - \$475,000	5	16.67%	59.8	0	1	4	0
\$475,001 and up	2	6.67%	56.0	0	1	1	0
Total Closed Units	30			9	13	8	0
Total Closed Volume	6,889,999	100%	53.7	1.36M	2.72M	2.82M	0.00B
Average Closed Price	\$229,667			\$150,833	\$209,038	\$351,875	\$0

September 2022



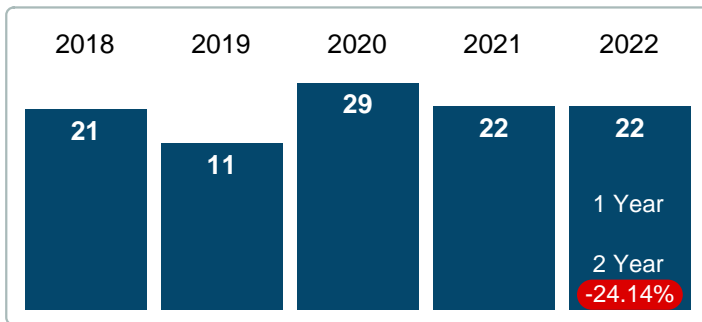
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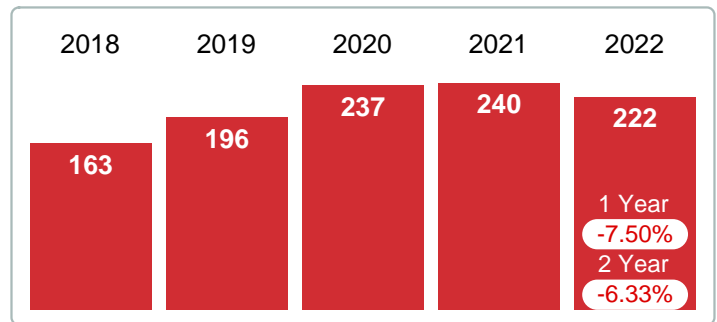
PENDING LISTINGS

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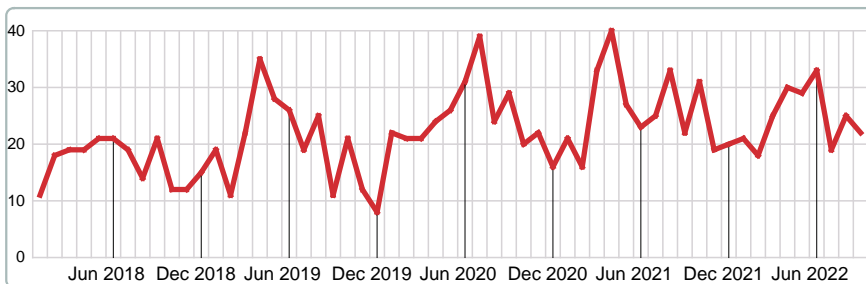
SEPTEMBER



YEAR TO DATE (YTD)

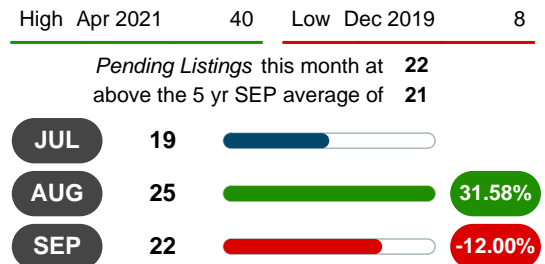


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 21



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	4.55%	21.0	1	0	0	0
\$50,001 - \$100,000	3	13.64%	8.3	1	2	0	0
\$100,001 - \$175,000	4	18.18%	46.3	1	3	0	0
\$175,001 - \$225,000	5	22.73%	48.2	2	3	0	0
\$225,001 - \$475,000	3	13.64%	64.7	0	2	1	0
\$475,001 - \$525,000	4	18.18%	30.5	0	3	1	0
\$525,001 and up	2	9.09%	45.0	0	0	1	1
Total Pending Units	22			5	13	3	1
Total Pending Volume	6,083,610	100%	2.0	693.90K	3.34M	1.50M	549.90K
Average Listing Price	\$525,000			\$138,780	\$257,285	\$498,370	\$549,900

September 2022



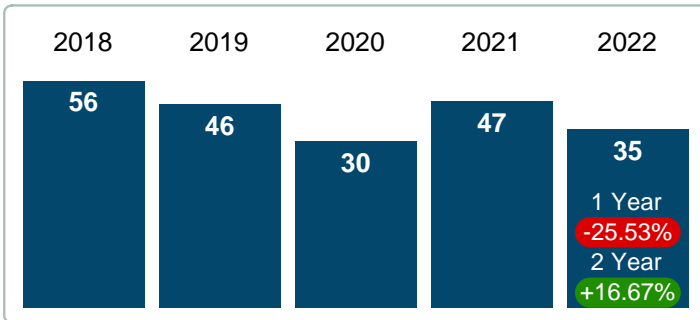
Area Delimited by County Of McIntosh - Residential Property Type



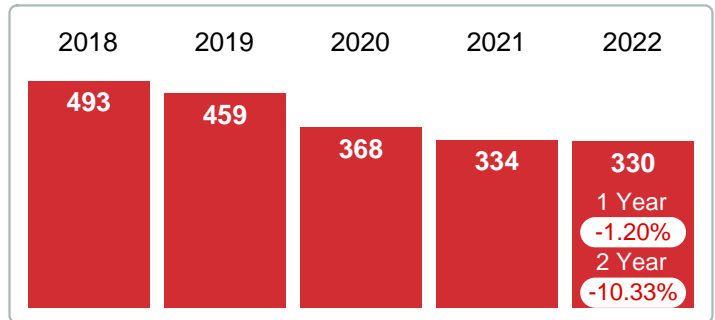
NEW LISTINGS

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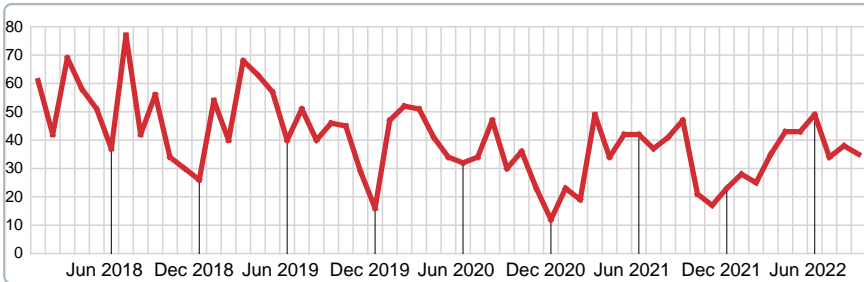
SEPTEMBER



YEAR TO DATE (YTD)

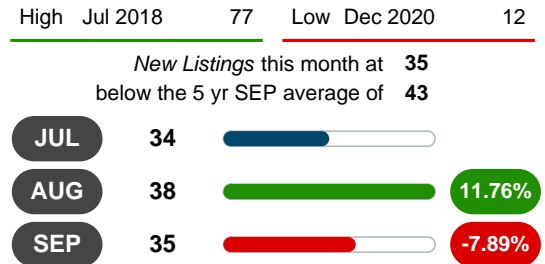


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 43



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	8.57%	2	1	0	0
\$100,001 - \$125,000	3	8.57%	2	1	0	0
\$125,001 - \$175,000	6	17.14%	2	3	1	0
\$175,001 - \$375,000	11	31.43%	2	6	3	0
\$375,001 - \$450,000	5	14.29%	1	3	1	0
\$450,001 - \$525,000	3	8.57%	0	2	1	0
\$525,001 and up	4	11.43%	0	0	3	1
Total New Listed Units	35		9	16	9	1
Total New Listed Volume	11,283,599	100%	1.56M	4.41M	4.62M	698.00K
Average New Listed Listing Price	\$525,000		\$173,211	\$275,606	\$513,000	\$698,000

September 2022



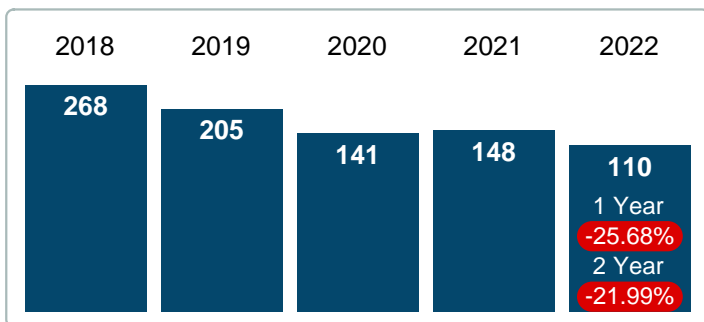
Area Delimited by County Of McIntosh - Residential Property Type



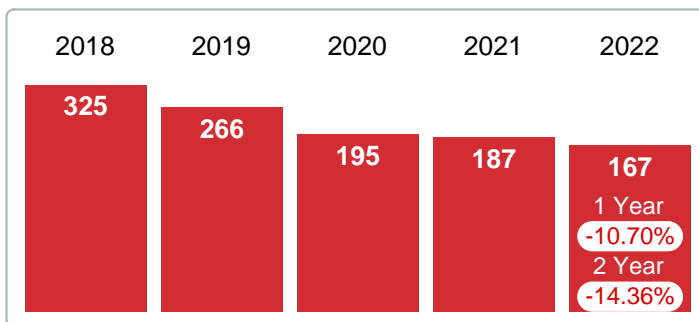
ACTIVE INVENTORY

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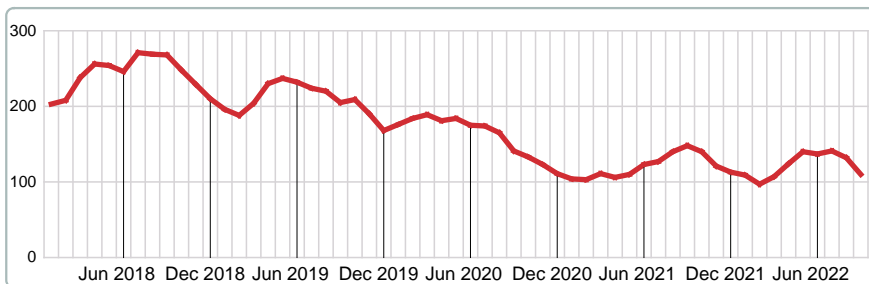
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS

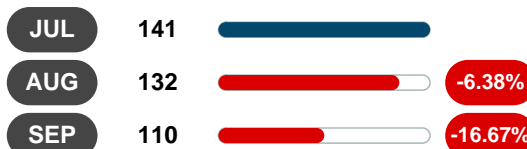


3 MONTHS

5 year SEP AVG = 174

High Jul 2018 271 Low Feb 2022 97

Inventory this month at 110
below the 5 yr SEP average of 174



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	8	7.27%	448.1	6	2	0	0
\$100,001 - \$150,000	20	18.18%	222.1	7	12	1	0
\$150,001 - \$200,000	10	9.09%	71.2	2	7	1	0
\$200,001 - \$325,000	31	28.18%	77.6	7	18	5	1
\$325,001 - \$450,000	17	15.45%	76.1	1	9	6	1
\$450,001 - \$650,000	14	12.73%	69.4	1	7	5	1
\$650,001 and up	10	9.09%	87.9	1	2	3	4
Total Active Inventory by Units	110			25	57	21	7
Total Active Inventory by Volume	37,892,798	100%	129.9	5.91M	17.96M	9.34M	4.68M
Average Active Inventory Listing Price	\$344,480			\$236,448	\$315,119	\$444,681	\$668,786

September 2022



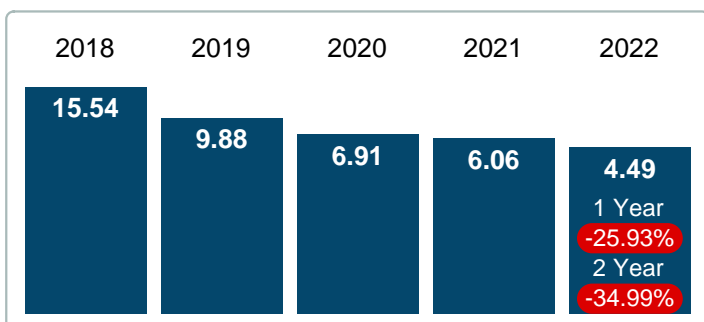
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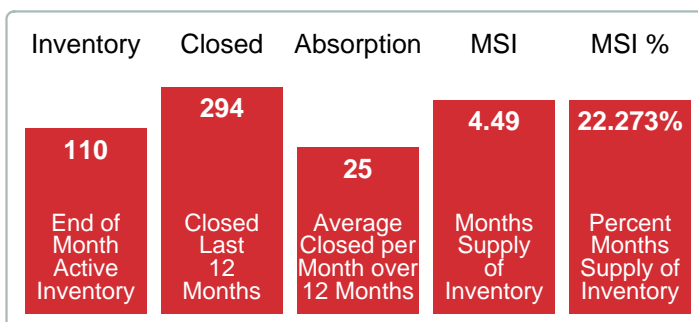
MONTHS SUPPLY of INVENTORY (MSI)

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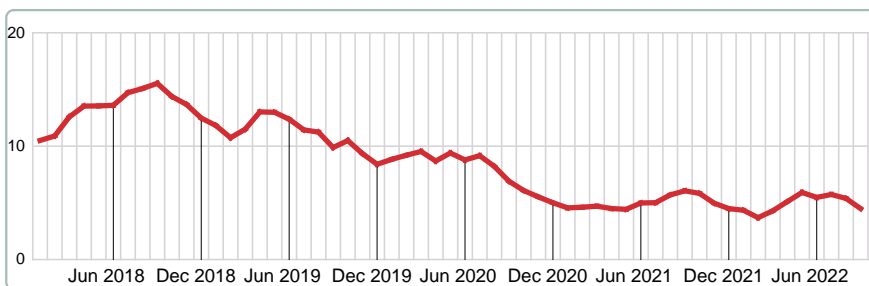
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

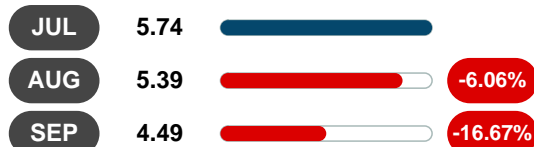


3 MONTHS

5 year SEP AVG = 8.57

High Sep 2018 15.54 Low Feb 2022 3.70

Months Supply this month at 4.49
below the 5 yr SEP average of 8.57



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	8	7.27%	1.85	2.25	1.50	0.00	0.00
\$100,001 - \$150,000	20	18.18%	4.21	4.20	4.65	2.00	0.00
\$150,001 - \$200,000	10	9.09%	2.35	2.00	2.27	6.00	0.00
\$200,001 - \$325,000	31	28.18%	4.89	6.46	4.50	4.62	6.00
\$325,001 - \$450,000	17	15.45%	6.00	6.00	5.14	7.20	12.00
\$450,001 - \$650,000	14	12.73%	9.33	12.00	7.00	12.00	0.00
\$650,001 and up	10	9.09%	20.00	0.00	12.00	36.00	16.00
Market Supply of Inventory (MSI)			4.49	3.75	4.10	6.15	14.00
Total Active Inventory by Units		100%	4.49	25	57	21	7

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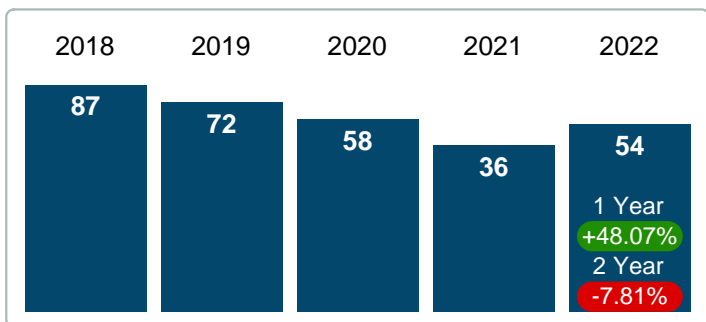
Area Delimited by County Of McIntosh - Residential Property Type



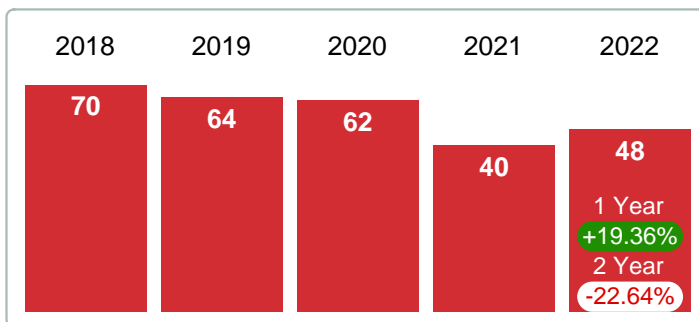
AVERAGE DAYS ON MARKET TO SALE

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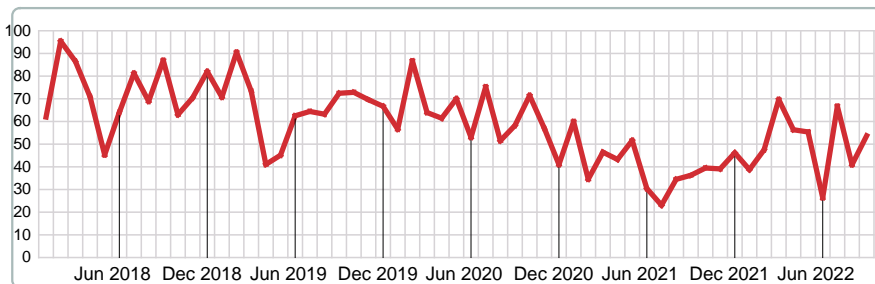
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 62

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 54 below the 5 yr SEP average of 62



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	6.67%	55	26	83	0	0
\$75,001 - \$100,000	10.00%	50	50	0	0	0
\$100,001 - \$125,000	10.00%	27	37	22	0	0
\$125,001 - \$200,000	30.00%	31	41	32	1	0
\$200,001 - \$350,000	20.00%	97	23	38	230	0
\$350,001 - \$475,000	16.67%	60	0	19	70	0
\$475,001 and up	6.67%	56	0	2	110	0
Average Closed DOM		54	38	32	106	0
Total Closed Units	100%	54	9	13	8	
Total Closed Volume		6,889,999	1.36M	2.72M	2.82M	0.00B

September 2022



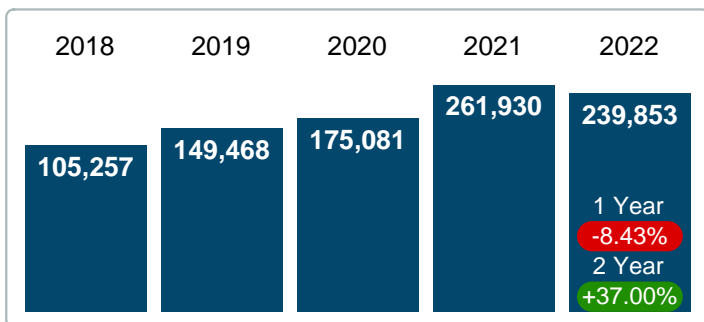
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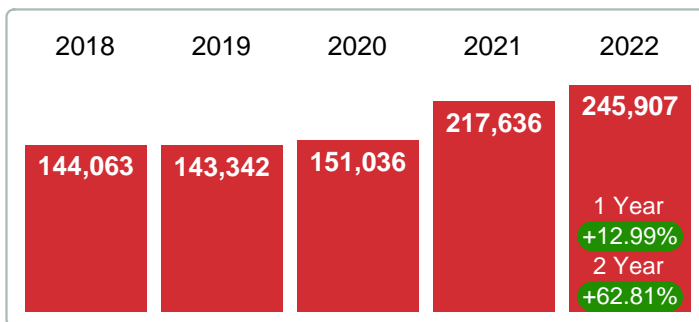
AVERAGE LIST PRICE AT CLOSING

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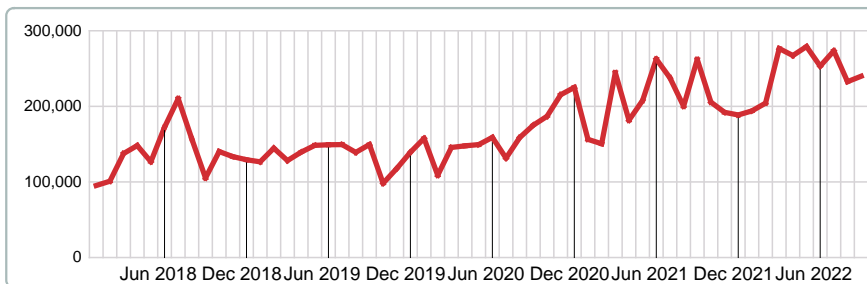
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

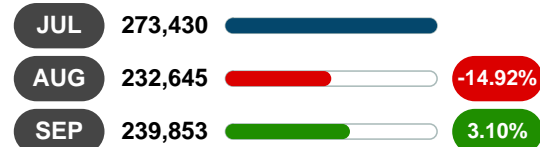


3 MONTHS

5 year SEP AVG = 186,318

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

Average List Price at Closing this month at **239,853** above the 5 yr SEP average of **186,318**



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	6.67%	57,000	49,500	64,500	0	0
\$75,001 - \$100,000	3.33%	95,000	109,833	0	0	0
\$100,001 - \$125,000	13.33%	118,350	120,000	134,950	0	0
\$125,001 - \$200,000	36.67%	165,155	168,950	157,300	185,000	0
\$200,001 - \$350,000	13.33%	282,125	294,500	264,250	304,500	0
\$350,001 - \$475,000	20.00%	409,667	0	475,000	396,000	0
\$475,001 and up	6.67%	555,000	0	525,000	585,000	0
Average List Price		239,853	158,433	215,900	370,375	0
Total Closed Units	100%	239,853	9	13	8	0
Total Closed Volume		7,195,599	1.43M	2.81M	2.96M	0.00B

September 2022



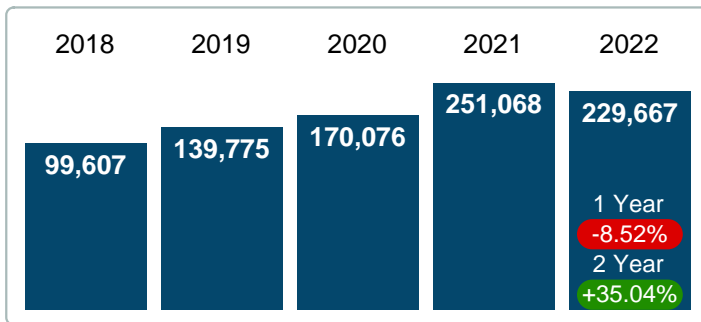
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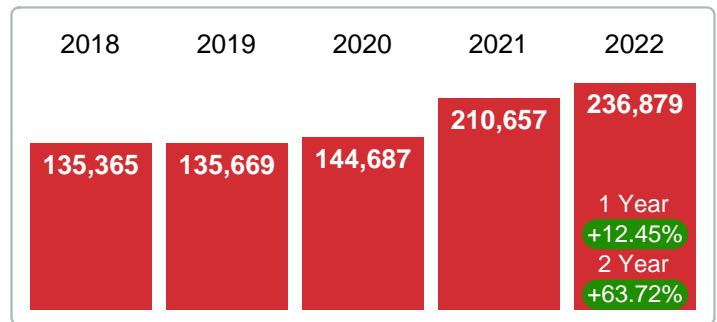
AVERAGE SOLD PRICE AT CLOSING

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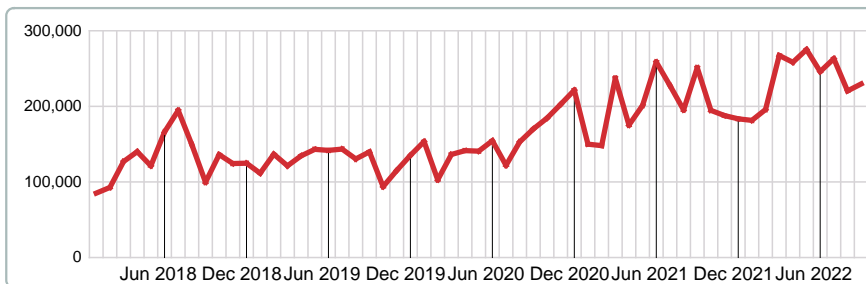
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

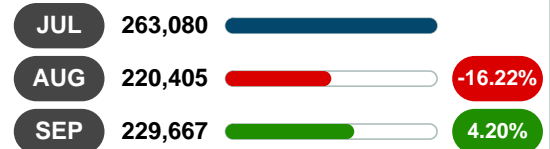


3 MONTHS

5 year SEP AVG = 178,039

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

Average Sold Price at Closing this month at **229,667** above the 5 yr SEP average of **178,039**



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	6.67%	41,500	48,000	35,000	0	0
\$75,001 - \$100,000	10.00%	90,333	90,333	0	0	0
\$100,001 - \$125,000	10.00%	117,833	122,500	115,500	0	0
\$125,001 - \$200,000	30.00%	155,944	166,500	154,250	145,000	0
\$200,001 - \$350,000	20.00%	278,167	291,500	263,000	280,000	0
\$350,001 - \$475,000	16.67%	404,000	0	475,000	386,250	0
\$475,001 and up	6.67%	545,000	0	525,000	565,000	0
Average Sold Price		229,667	150,833	209,038	351,875	0
Total Closed Units	100%	229,667	9	13	8	0
Total Closed Volume		6,889,999	1.36M	2.72M	2.82M	0.00B

September 2022



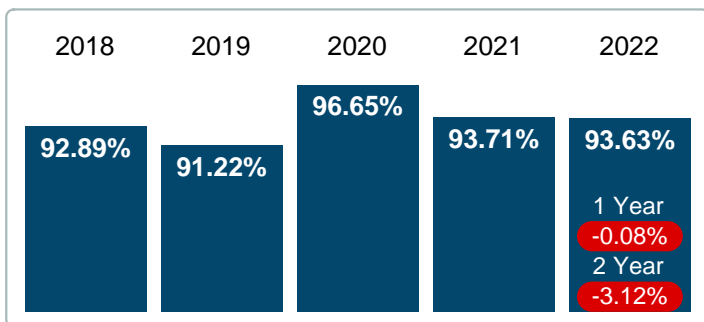
Area Delimited by County Of McIntosh - Residential Property Type



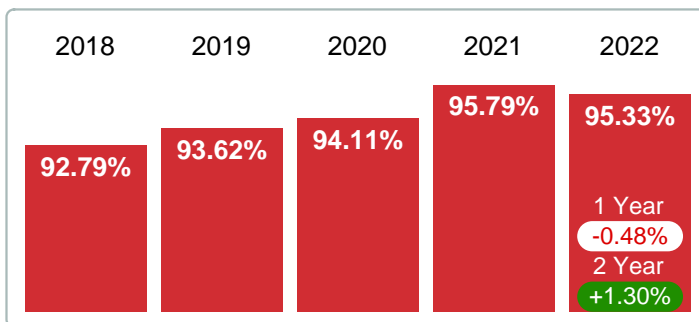
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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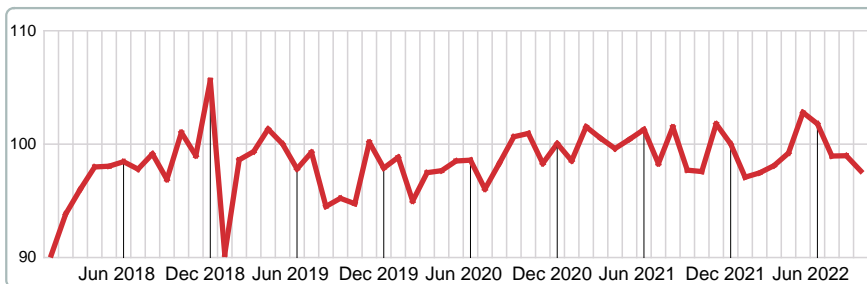
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

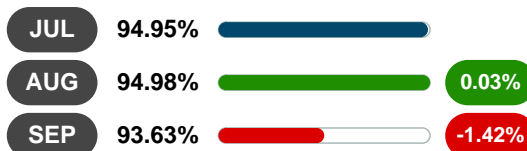


3 MONTHS

5 year SEP AVG = 93.62%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **93.63%**
equal to 5 yr SEP average of **93.62%**



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	6.67%	75.62%	96.97%	54.26%	0.00%	0.00%
\$75,001 - \$100,000	3	10.00%	82.40%	82.40%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	10.00%	91.15%	102.08%	85.69%	0.00%	0.00%
\$125,001 - \$200,000	9	30.00%	95.98%	97.97%	98.25%	78.38%	0.00%
\$200,001 - \$350,000	6	20.00%	97.76%	99.00%	100.42%	93.86%	0.00%
\$350,001 - \$475,000	5	16.67%	98.03%	0.00%	100.00%	97.54%	0.00%
\$475,001 and up	2	6.67%	98.29%	0.00%	100.00%	96.58%	0.00%
Average Sold/List Ratio		93.60%		93.35%	93.54%	94.10%	0.00%
Total Closed Units		30	100%	9	13	8	
Total Closed Volume		6,889,999		1.36M	2.72M	2.82M	0.00B

September 2022



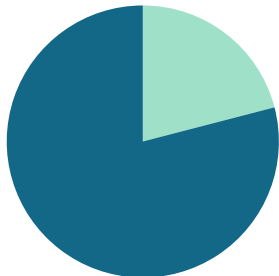
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

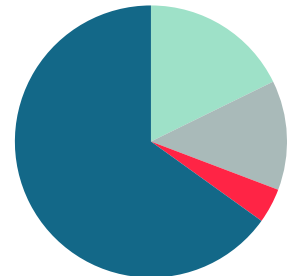
- New Listings **35 = 20.96%**
- Start Inventory **132**
- Total Inventory Units **167**
- Volume **\$53,039,507**

Market Activity

Market Activity

- Closed Sales **30 = 17.75%**
- Pending Sales **22 = 13.02%**
- Other Off Market **7 = 4.14%**
- Active Inventory **110 = 65.09%**

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	30	30	0.00%	228	220	-3.51%
Pending Sales	22	22	0.00%	240	222	-7.50%
New Listings	47	35	-25.53%	334	330	-1.20%
Average List Price	261,930	239,853	-8.43%	217,636	245,907	12.99%
Average Sale Price	251,068	229,667	-8.52%	210,657	236,879	12.45%
Average Percent of Selling Price to List Price	93.71%	93.63%	-0.08%	95.79%	95.33%	-0.48%
Average Days on Market to Sale	36.27	53.70	48.07%	40.38	48.20	19.36%
Monthly Inventory	148	110	-25.68%	148	110	-25.68%
Months Supply of Inventory	6.06	4.49	-25.93%	6.06	4.49	-25.93%

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

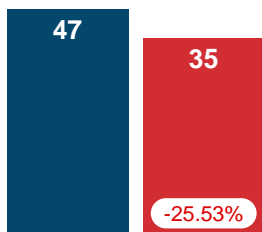
Inventory on September 30, 2022 = **110**

2021 **2022**

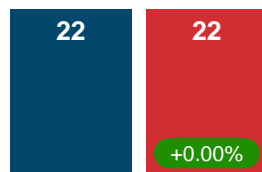
SEPTEMBER MARKET

AVERAGE PRICES

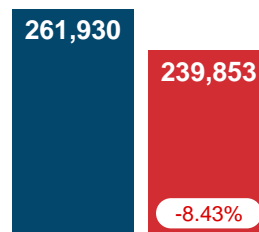
New Listings



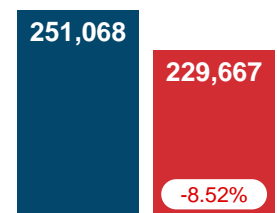
Pending Listings



List Price



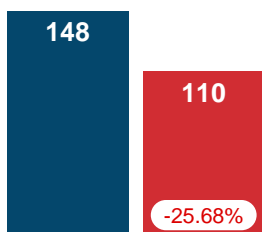
Sale Price



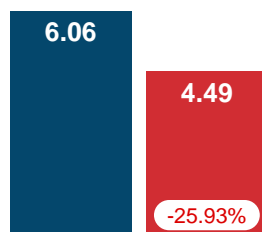
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

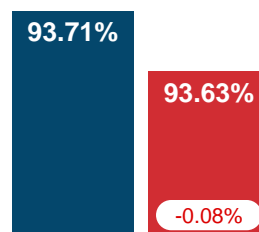
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

