

March 2025



Area Delimited by County Of McIntosh - Residential Property Type

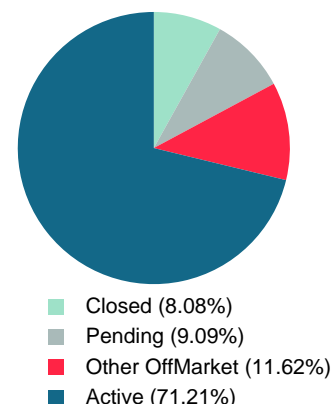


MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	19	16	-15.79%
Pending Listings	29	18	-37.93%
New Listings	47	60	27.66%
Average List Price	231,005	299,106	29.48%
Average Sale Price	219,448	285,375	30.04%
Average Percent of Selling Price to List Price	95.13%	95.61%	0.51%
Average Days on Market to Sale	60.89	75.56	24.09%
End of Month Inventory	102	141	38.24%
Months Supply of Inventory	5.42	7.52	38.85%

Absorption: Last 12 months, an Average of **19** Sales/Month
Active Inventory as of March 31, 2025 = **141**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **38.24%** to 141 existing homes available for sale. Over the last 12 months this area has had an average of 19 closed sales per month. This represents an unsold inventory index of **7.52** 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 **30.04%** in March 2025 to \$285,375 versus the previous year at \$219,448.

Average Days on Market Lengthens

The average number of **75.56** days that homes spent on the market before selling increased by 14.67 days or **24.09%** in March 2025 compared to last year's same month at **60.89** DOM.

Sales Success for March 2025 is Positive

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

There were 60 New Listings in March 2025, up **27.66%** from last year at 47. Furthermore, there were 16 Closed Listings this month versus last year at 19, a **-15.79%** decrease.

Closed versus Listed trends yielded a **26.7%** ratio, down from previous year's, March 2024, at **40.4%**, a **34.04%** downswing. This will certainly create pressure on an increasing Monthly 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

March 2025



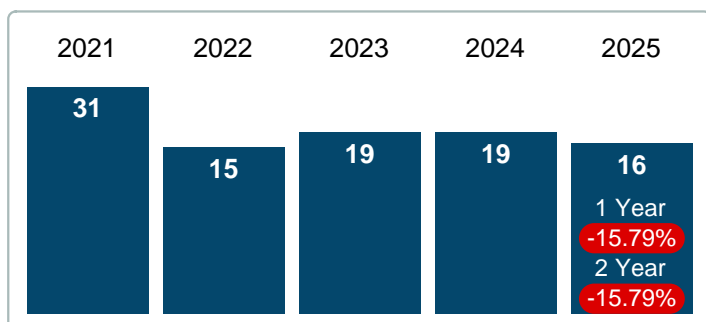
Area Delimited by County Of McIntosh - Residential Property Type



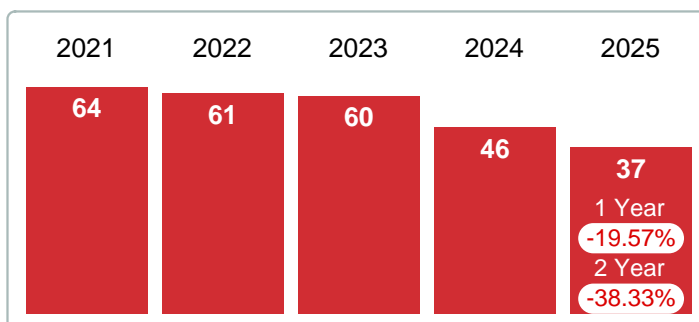
CLOSED LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

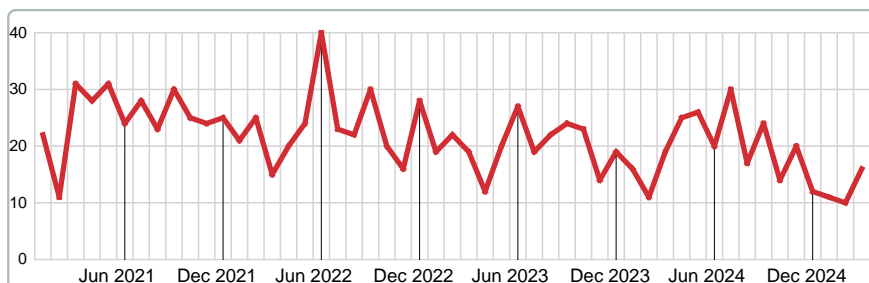
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 20

High Jun 2022 40 Low Feb 2025 10

Closed Listings this month at **16**
below the 5 yr MAR average of **20**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1		6.25%	20.0	1	0	0	0
\$100,001 - \$125,000	2		12.50%	38.5	2	0	0	0
\$125,001 - \$200,000	3		18.75%	106.3	2	1	0	0
\$200,001 - \$300,000	3		18.75%	19.0	1	2	0	0
\$300,001 - \$350,000	2		12.50%	42.0	0	2	0	0
\$350,001 - \$475,000	4		25.00%	142.5	0	3	1	0
\$475,001 and up	1		6.25%	82.0	0	1	0	0
Total Closed Units				16	6	9	1	0
Total Closed Volume				4,566,000	805.00K	3.39M	370.00K	0.00B
Average Closed Price				\$285,375	\$134,167	\$376,778	\$370,000	\$0

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



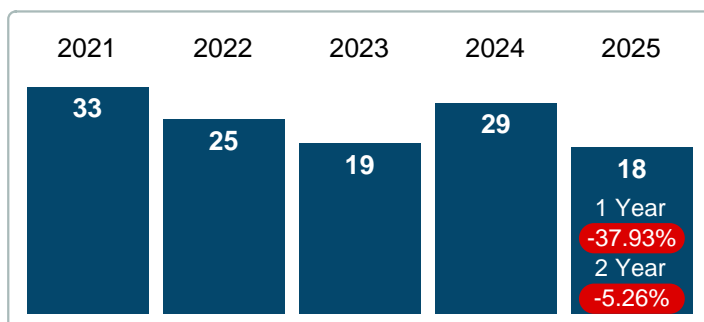
Area Delimited by County Of McIntosh - Residential Property Type



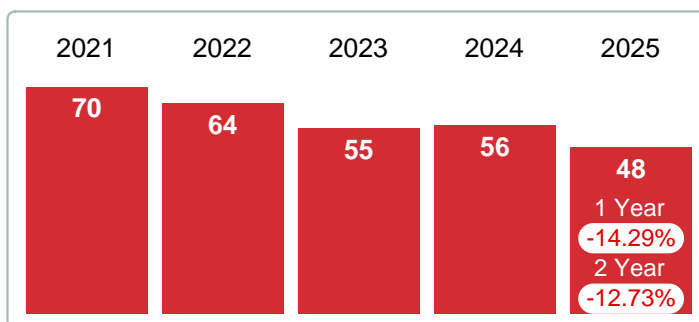
PENDING LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

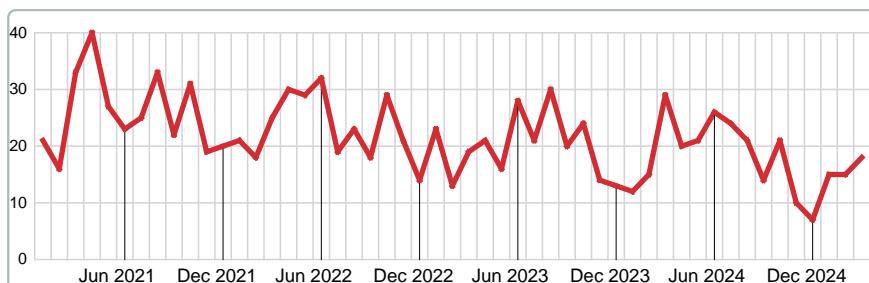
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 25

High Apr 2021 40 Low Dec 2024 7

Pending Listings this month at **18**
below the 5 yr MAR average of **25**

JAN	15		
FEB	15		0.00%
MAR	18		20.00%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	1	5.56%	20.0	1	0	0	0
\$80,001 - \$130,000	3	16.67%	37.7	2	1	0	0
\$130,001 - \$170,000	2	11.11%	115.5	2	0	0	0
\$170,001 - \$280,000	6	33.33%	32.0	2	2	2	0
\$280,001 - \$300,000	1	5.56%	3.0	0	0	1	0
\$300,001 - \$640,000	3	16.67%	59.0	0	1	2	0
\$640,001 and up	2	11.11%	50.0	0	1	1	0
Total Pending Units	18			7	5	6	0
Total Pending Volume	6,008,300	100%	20.0	977.40K	1.60M	3.43M	0.00B
Average Listing Price	\$39,000			\$139,629	\$320,500	\$571,400	\$0

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



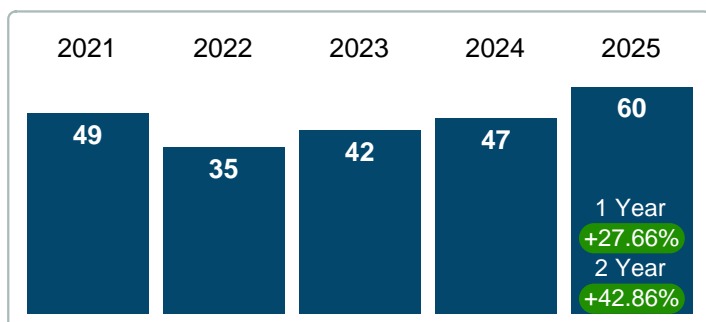
Area Delimited by County Of McIntosh - Residential Property Type



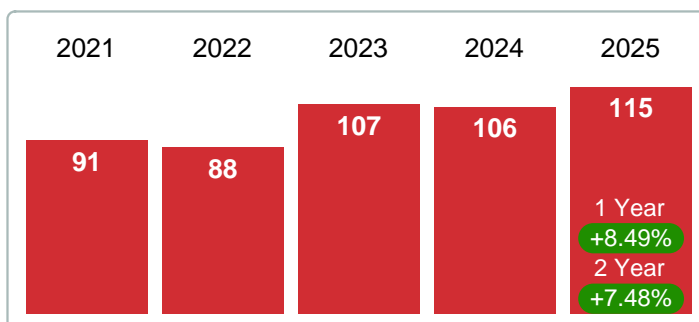
NEW LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

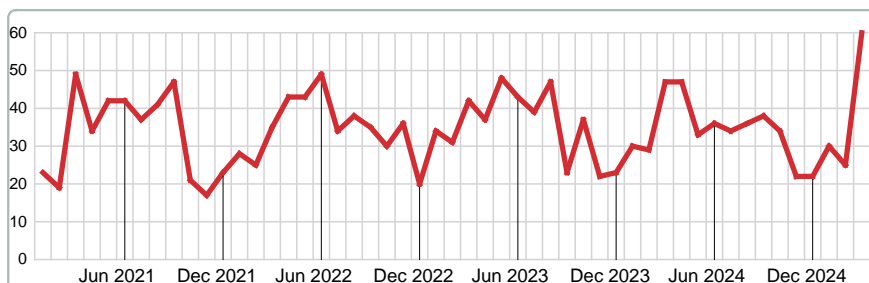
MARCH



YEAR TO DATE (YTD)

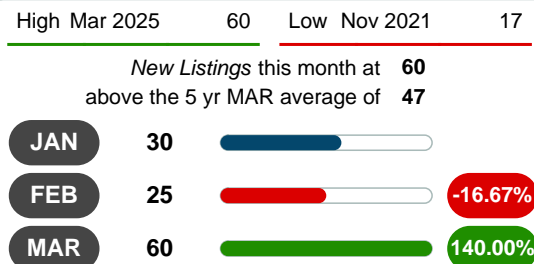


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 47



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$110,000 and less	6	10.00%
\$110,001 - \$140,000	7	11.67%
\$140,001 - \$210,000	10	16.67%
\$210,001 - \$330,000	15	25.00%
\$330,001 - \$470,000	8	13.33%
\$470,001 - \$810,000	8	13.33%
\$810,001 and up	6	10.00%
Total New Listed Units	60	
Total New Listed Volume	21,578,653	100%
Average New Listed Listing Price	\$39,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	1	0	0
3	4	0	0
2	6	2	0
3	6	6	0
1	4	3	0
1	2	3	2
1	1	3	1
16	24	17	3
3.60M	7.90M	7.69M	2.40M
\$224,705	\$329,092	\$452,187	\$799,333

March 2025



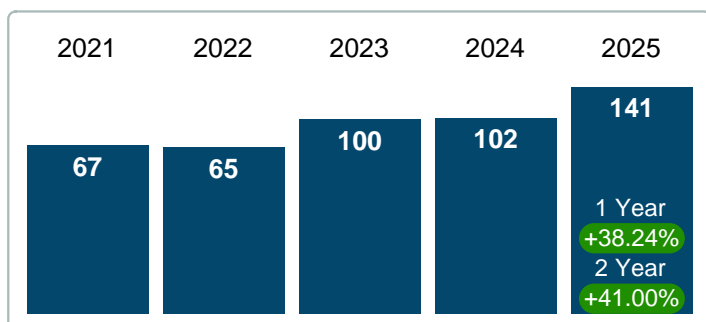
Area Delimited by County Of McIntosh - Residential Property Type



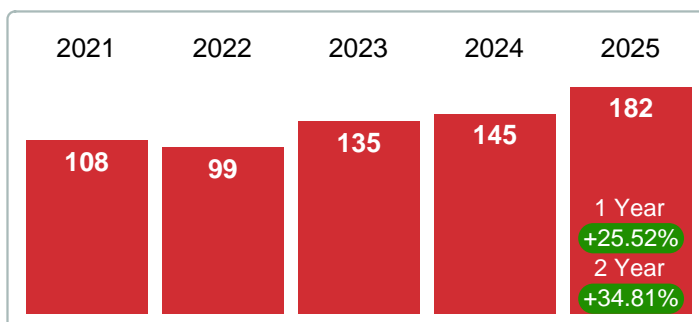
ACTIVE INVENTORY

Report produced on Apr 11, 2025 for MLS Technology Inc.

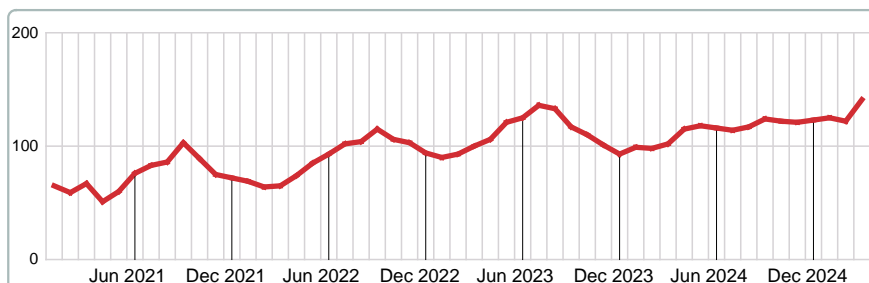
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 95

High Mar 2025 141 Low Apr 2021 51

Inventory this month at 141
above the 5 yr MAR average of 95

JAN	125		
FEB	122		-2.40%
MAR	141		15.57%

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	13		9.22%	81.3	9	4	0	0
\$100,001 - \$150,000	17		12.06%	91.3	7	9	1	0
\$150,001 - \$225,000	23		16.31%	89.7	7	14	2	0
\$225,001 - \$375,000	34		24.11%	68.1	4	19	11	0
\$375,001 - \$475,000	21		14.89%	91.6	4	10	6	1
\$475,001 - \$650,000	18		12.77%	94.8	2	7	6	3
\$650,001 and up	15		10.64%	64.6	1	7	5	2
Total Active Inventory by Units				141	34	70	31	6
Total Active Inventory by Volume				49,624,989	7.70M	24.60M	13.56M	3.78M
Average Active Inventory Listing Price				\$351,950	\$226,349	\$351,386	\$437,263	\$629,483

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



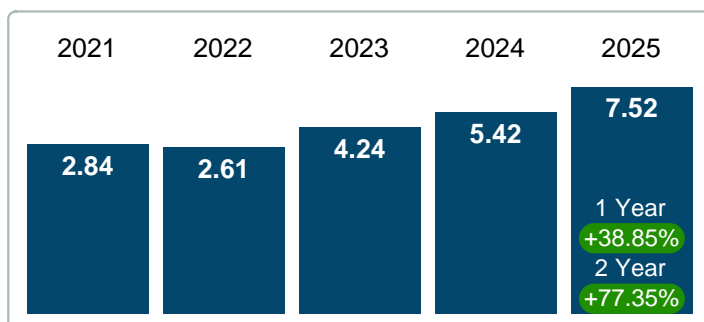
Area Delimited by County Of McIntosh - Residential Property Type



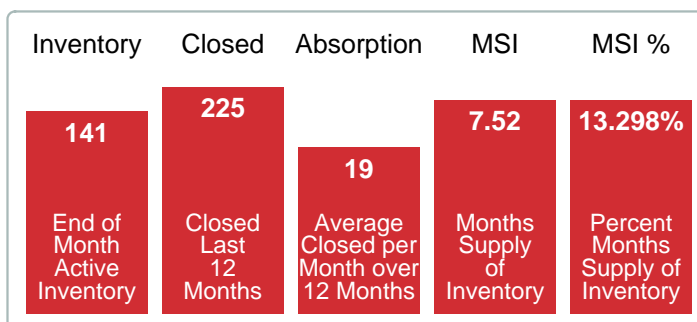
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Apr 11, 2025 for MLS Technology Inc.

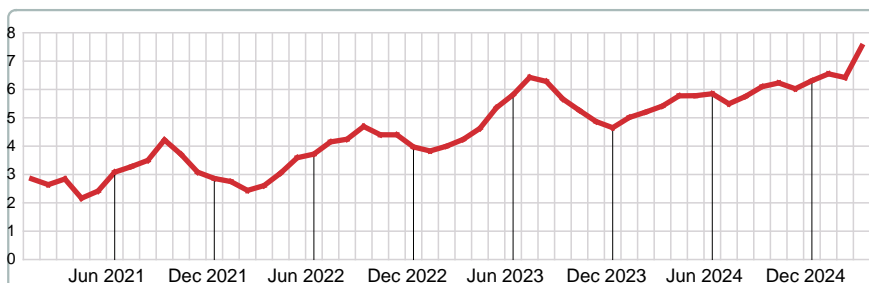
MSI FOR MARCH



INDICATORS FOR MARCH 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 4.53

High Mar 2025 7.52 Low Apr 2021 2.16

Months Supply this month at 7.52
above the 5 yr MAR average of 4.53

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	13	9.22%	6.24	6.35	6.00	0.00	0.00
\$100,001 - \$150,000	17	12.06%	4.16	4.20	4.15	4.00	0.00
\$150,001 - \$225,000	23	16.31%	5.31	6.46	4.67	8.00	0.00
\$225,001 - \$375,000	34	24.11%	6.80	6.86	5.30	14.67	0.00
\$375,001 - \$475,000	21	14.89%	19.38	24.00	17.14	18.00	0.00
\$475,001 - \$650,000	18	12.77%	15.43	24.00	12.00	12.00	0.00
\$650,001 and up	15	10.64%	15.00	0.00	16.80	12.00	12.00
Market Supply of Inventory (MSI)			7.52	6.80	6.36	12.40	24.00
Total Active Inventory by Units		100%	7.52	34	70	31	6

March 2025



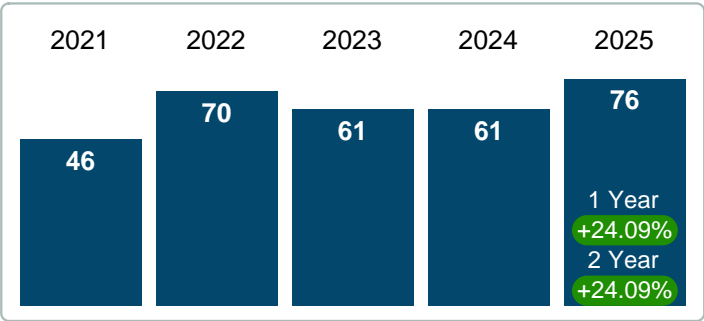
Area Delimited by County Of McIntosh - Residential Property Type



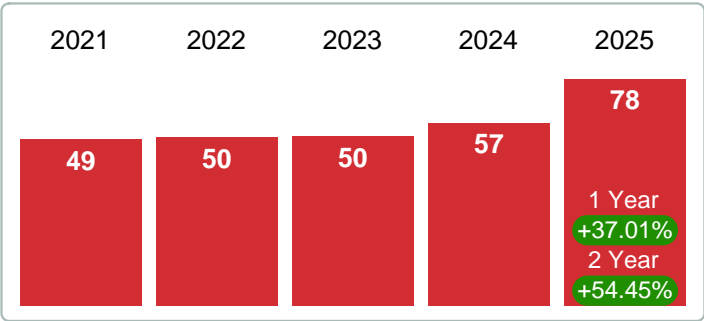
AVERAGE DAYS ON MARKET TO SALE

Report produced on Apr 11, 2025 for MLS Technology Inc.

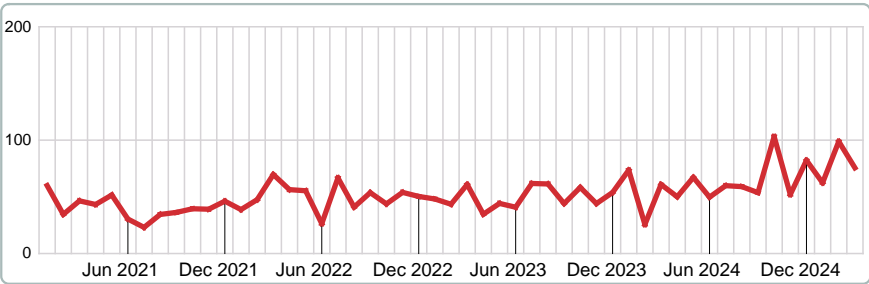
MARCH



YEAR TO DATE (YTD)

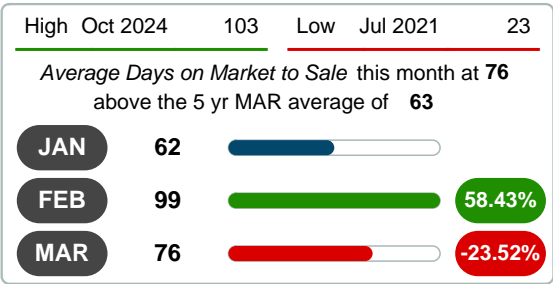


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 63



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
\$100,000 and less	1		6.25%	20	20	0	0	0
\$100,001 - \$125,000	2		12.50%	39	39	0	0	0
\$125,001 - \$200,000	3		18.75%	106	104	112	0	0
\$200,001 - \$300,000	3		18.75%	19	3	27	0	0
\$300,001 - \$350,000	2		12.50%	42	0	42	0	0
\$350,001 - \$475,000	4		25.00%	143	0	180	31	0
\$475,001 and up	1		6.25%	82	0	82	0	0
Average Closed DOM				76	51	97	31	0
Total Closed Units			100%	76	6	9	1	
Total Closed Volume				4,566,000	805.00K	3.39M	370.00K	0.00B

March 2025



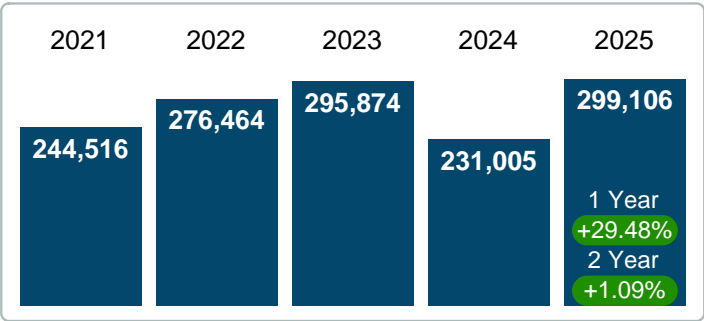
Area Delimited by County Of McIntosh - Residential Property Type



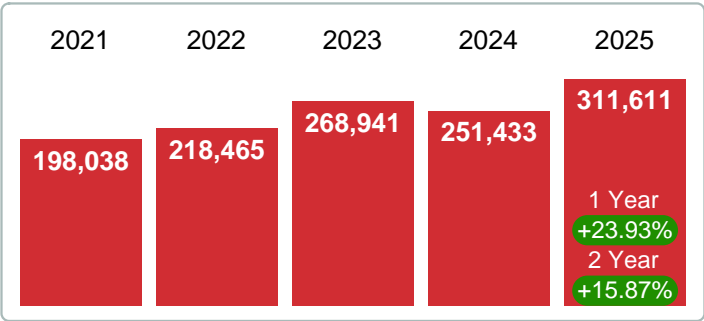
AVERAGE LIST PRICE AT CLOSING

Report produced on Apr 11, 2025 for MLS Technology Inc.

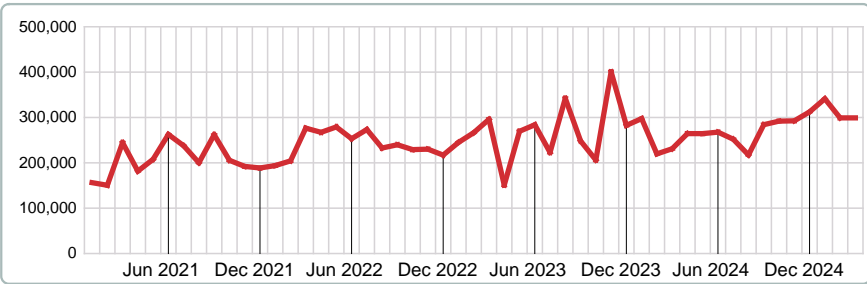
MARCH



YEAR TO DATE (YTD)

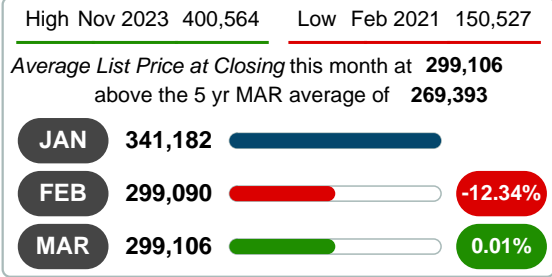


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 269,393



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
\$100,000 and less	1			6.25%	39,000	39,000	0	0	0
\$100,001 \$125,000	2			12.50%	120,000	120,000	0	0	0
\$125,001 \$200,000	2			12.50%	158,250	158,250	209,000	0	0
\$200,001 \$300,000	4			25.00%	218,000	229,000	217,000	0	0
\$300,001 \$350,000	2			12.50%	332,450	0	332,450	0	0
\$350,001 \$475,000	3			18.75%	418,133	0	443,133	424,900	0
\$475,001 and up	2			12.50%	699,450	0	899,000	0	0
Average List Price					299,106	137,417	392,922	424,900	0
Total Closed Units				100%	299,106	6	9	1	
Total Closed Volume					4,785,700	824.50K	3.54M	424.90K	0.00B

March 2025



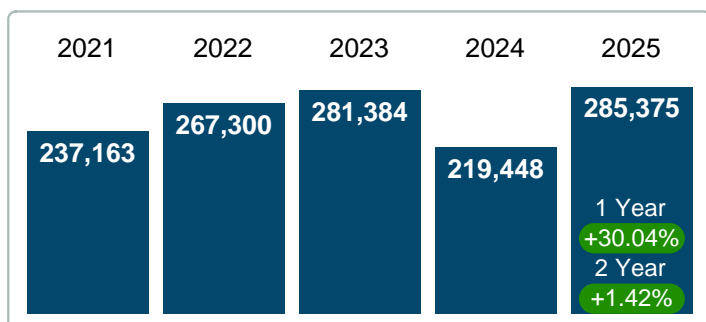
Area Delimited by County Of McIntosh - Residential Property Type



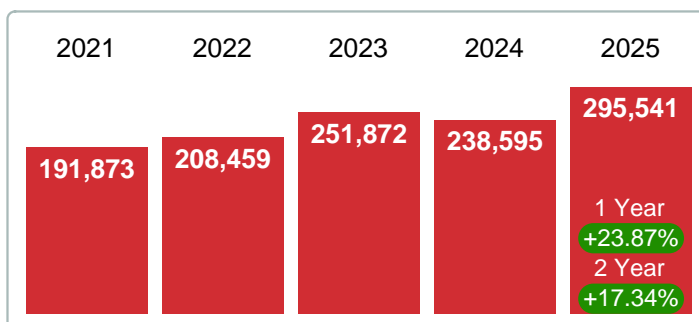
AVERAGE SOLD PRICE AT CLOSING

Report produced on Apr 11, 2025 for MLS Technology Inc.

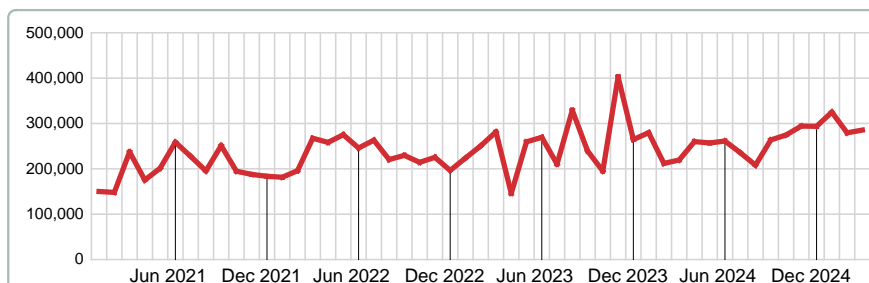
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 258,134

High Nov 2023 402,700 Low Apr 2023 145,881

Average Sold Price at Closing this month at **285,375**
above the 5 yr MAR average of **258,134**

JAN	325,000		
FEB	279,400		-14.03%
MAR	285,375		2.14%

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
\$100,000 and less	1		6.25%	35,000	35,000	0	0	0
\$100,001 - \$125,000	2		12.50%	115,000	115,000	0	0	0
\$125,001 - \$200,000	3		18.75%	170,333	155,500	200,000	0	0
\$200,001 - \$300,000	3		18.75%	219,667	229,000	215,000	0	0
\$300,001 - \$350,000	2		12.50%	315,500	0	315,500	0	0
\$350,001 - \$475,000	4		25.00%	406,250	0	418,333	370,000	0
\$475,001 and up	1		6.25%	875,000	0	875,000	0	0
Average Sold Price		285,375			134,167	376,778	370,000	0
Total Closed Units		16	100%	285,375	6	9	1	
Total Closed Volume		4,566,000			805.00K	3.39M	370.00K	0.00B

March 2025



Area Delimited by County Of McIntosh - Residential Property Type

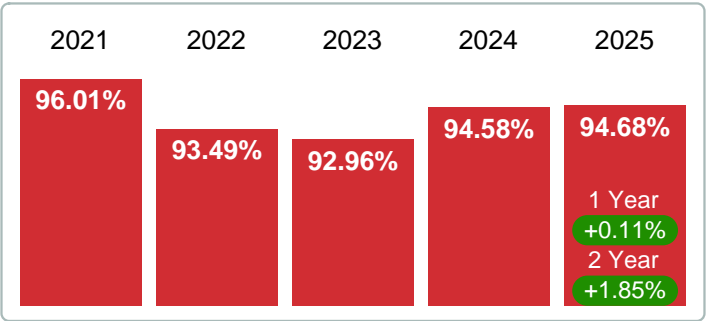
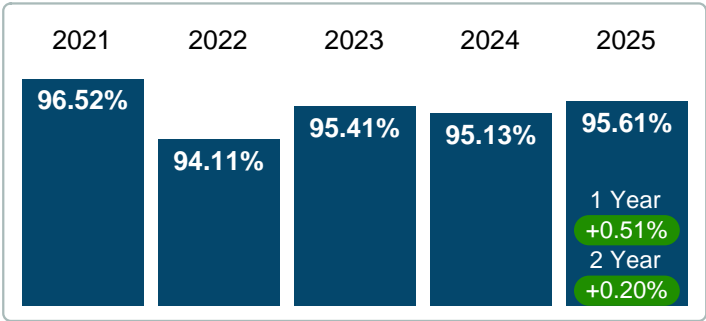


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Apr 11, 2025 for MLS Technology Inc.

MARCH

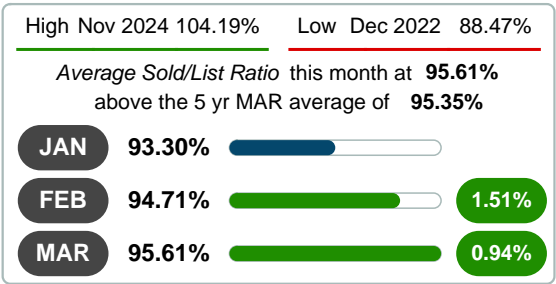
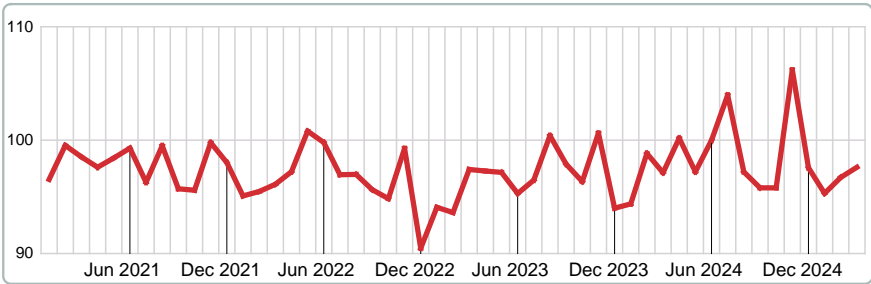
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 95.35%



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
\$100,000 and less	1		6.25%	89.74%	89.74%	0.00%	0.00%	0.00%
\$100,001 \$125,000	2		12.50%	96.00%	96.00%	0.00%	0.00%	0.00%
\$125,001 \$200,000	3		18.75%	97.23%	98.00%	95.69%	0.00%	0.00%
\$200,001 \$300,000	3		18.75%	99.36%	100.00%	99.04%	0.00%	0.00%
\$300,001 \$350,000	2		12.50%	95.08%	0.00%	95.08%	0.00%	0.00%
\$350,001 \$475,000	4		25.00%	92.68%	0.00%	94.54%	87.08%	0.00%
\$475,001 and up	1		6.25%	97.33%	0.00%	97.33%	0.00%	0.00%
Average Sold/List Ratio			95.60%		96.29%	96.10%	87.08%	0.00%
Total Closed Units			16	100%	95.60%	6	9	1
Total Closed Volume			4,566,000			805.00K	3.39M	370.00K
							0.00B	

March 2025



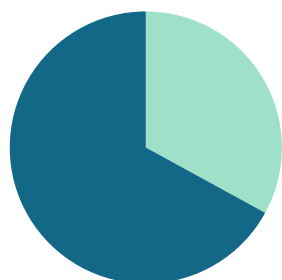
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

INVENTORY



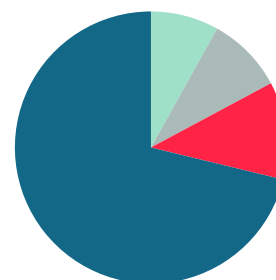
Inventory

New Listings	60 = 32.97%
Start Inventory	122
Total Inventory Units	182
Volume	\$65,750,724

Market Activity

Closed Sales	16 = 8.08%
Pending Sales	18 = 9.09%
Other Off Market	23 = 11.62%
Active Inventory	141 = 71.21%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	19	16	-15.79%	46	37	-19.57%
Pending Sales	29	18	-37.93%	56	48	-14.29%
New Listings	47	60	27.66%	106	115	8.49%
Average List Price	231,005	299,106	29.48%	251,433	311,611	23.93%
Average Sale Price	219,448	285,375	30.04%	238,595	295,541	23.87%
Average Percent of Selling Price to List Price	95.13%	95.61%	0.51%	94.58%	94.68%	0.11%
Average Days on Market to Sale	60.89	75.56	24.09%	56.87	77.92	37.01%
Monthly Inventory	102	141	38.24%	102	141	38.24%
Months Supply of Inventory	5.42	7.52	38.85%	5.42	7.52	38.85%

Absorption: Last 12 months, an Average of 19 Sales/Month

Inventory on March 31, 2025 = 141

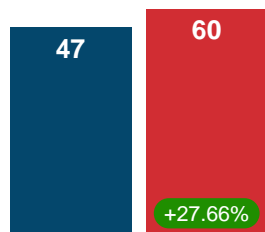
2024

2025

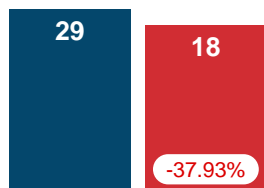
MARCH MARKET

AVERAGE PRICES

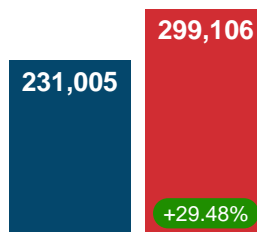
New Listings



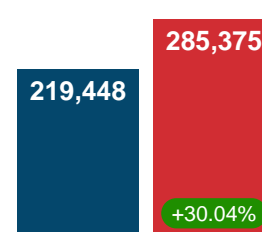
Pending Listings



List Price



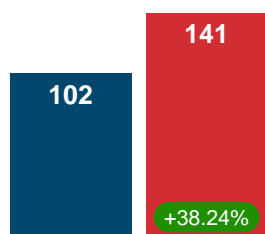
Sale Price



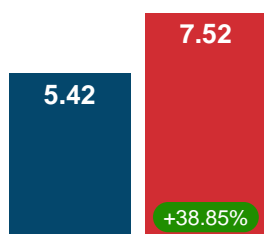
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

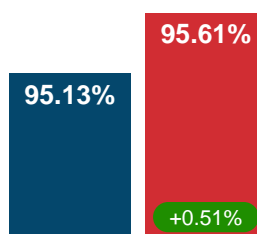
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

