

April 2025



Area Delimited by County Of McIntosh - Residential Property Type

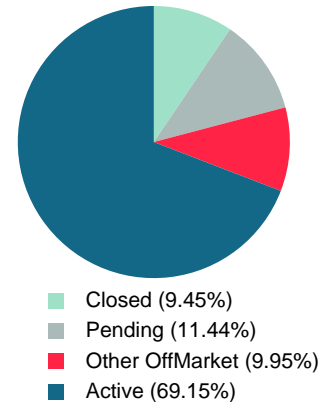


## MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	April 2025	+/- %
Closed Listings	25	19	-24.00%
Pending Listings	20	23	15.00%
New Listings	47	38	-19.15%
Average List Price	264,436	279,405	5.66%
Average Sale Price	259,980	270,005	3.86%
Average Percent of Selling Price to List Price	98.17%	96.60%	-1.60%
Average Days on Market to Sale	50.08	62.53	24.85%
End of Month Inventory	116	139	19.83%
Months Supply of Inventory	5.82	7.62	30.77%

**Absorption:** Last 12 months, an Average of **18** Sales/Month  
**Active Inventory** as of April 30, 2025 = **139**



## Analysis Wrap-Up

## Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2025 rose **19.83%** to 139 existing homes available for sale. Over the last 12 months this area has had an average of 18 closed sales per month. This represents an unsold inventory index of **7.62** 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 **3.86%** in April 2025 to \$270,005 versus the previous year at \$259,980.

## Average Days on Market Lengthens

The average number of **62.53** days that homes spent on the market before selling increased by 12.45 days or **24.85%** in April 2025 compared to last year's same month at **50.08** DOM.

## Sales Success for April 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 38 New Listings in April 2025, down **19.15%** from last year at 47. Furthermore, there were 19 Closed Listings this month versus last year at 25, a **-24.00%** decrease.

Closed versus Listed trends yielded a **50.0%** ratio, down from previous year's, April 2024, at **53.2%**, a **6.00%** downswing. This will certainly create pressure on an increasing 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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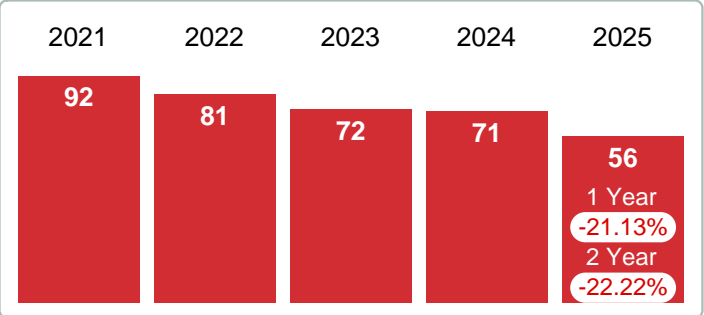
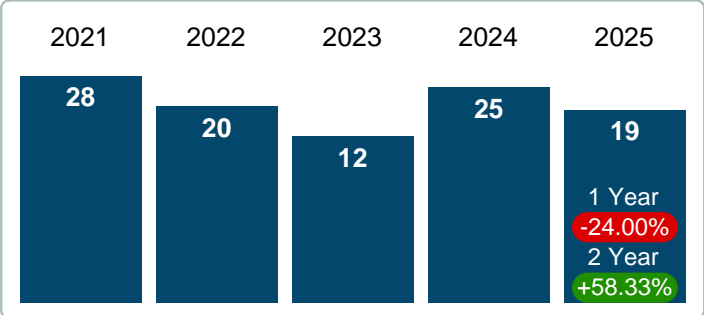


CLOSED LISTINGS

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

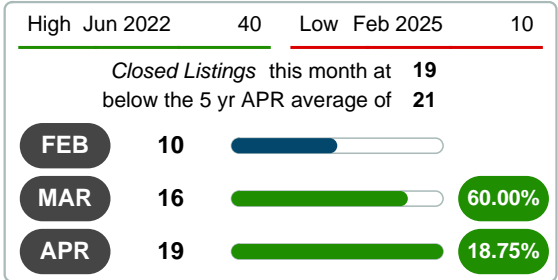
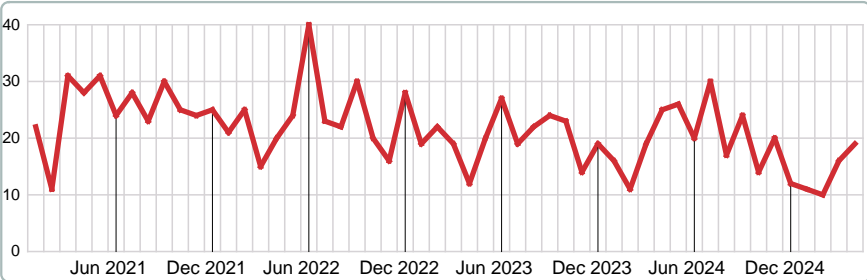
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 21



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		5.26%	14.0	0	1	0	0
\$100,001 \$125,000	2		10.53%	103.0	2	0	0	0
\$125,001 \$175,000	4		21.05%	112.3	3	1	0	0
\$175,001 \$275,000	3		15.79%	29.3	0	1	2	0
\$275,001 \$375,000	5		26.32%	51.0	0	3	2	0
\$375,001 \$500,000	3		15.79%	49.0	0	0	3	0
\$500,001 and up	1		5.26%	29.0	0	1	0	0
Total Closed Units			19		5	7	7	0
Total Closed Volume			5,130,100	100%	669.60K	2.03M	2.43M	0.00B
Average Closed Price			\$270,005		\$133,920	\$290,357	\$346,857	\$0

April 2025



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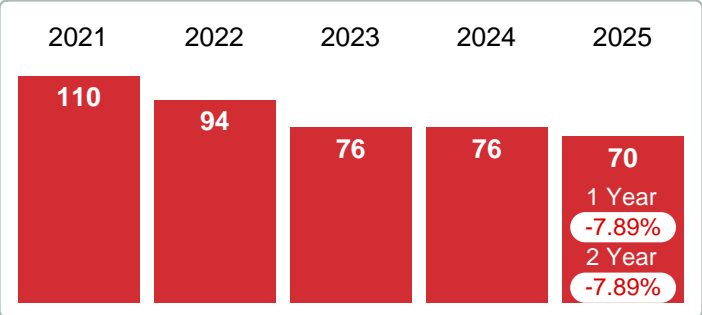
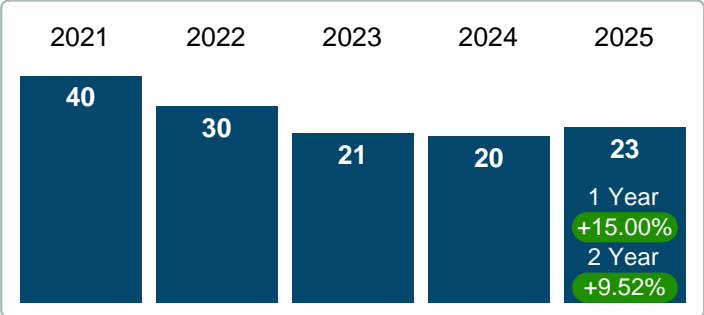


PENDING LISTINGS

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

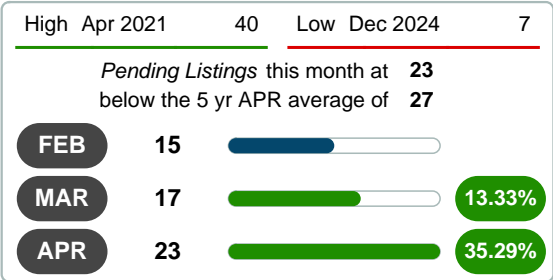
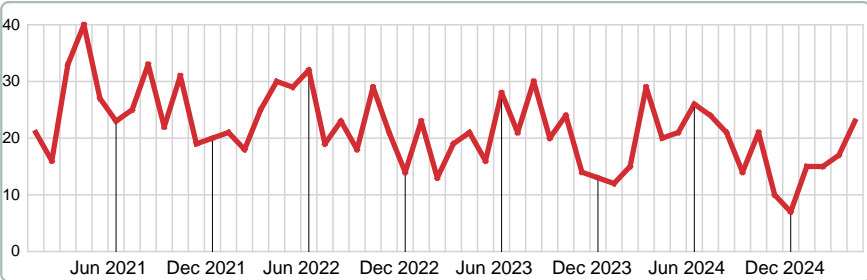
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 27



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

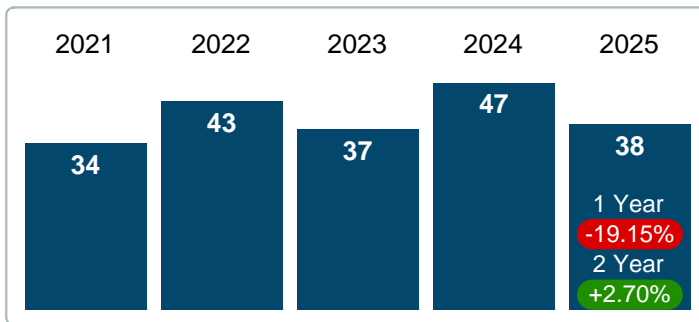
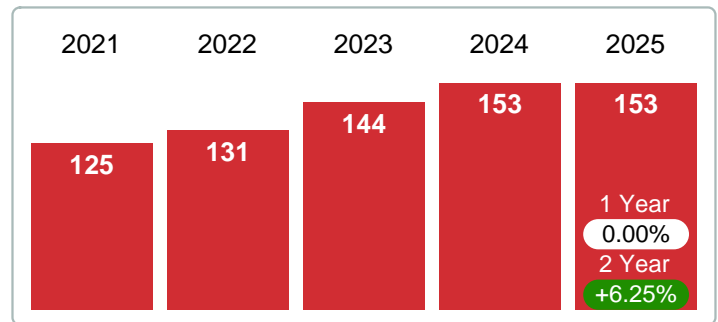
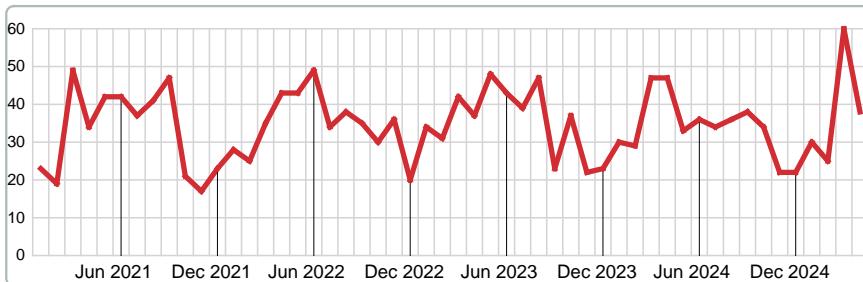
Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0		0.00%	0.0	0	0	0	0
\$25,001 - \$100,000	5		21.74%	44.8	4	1	0	0
\$100,001 - \$125,000	1		4.35%	50.0	0	1	0	0
\$125,001 - \$275,000	8		34.78%	95.3	4	3	1	0
\$275,001 - \$350,000	3		13.04%	102.3	0	2	1	0
\$350,001 - \$475,000	2		8.70%	8.5	0	2	0	0
\$475,001 and up	4		17.39%	104.8	0	1	3	0
Total Pending Units				23	8	10	5	0
Total Pending Volume				5,542,698	802.90K	2.72M	2.02M	0.00B
Average Listing Price				\$351,300	\$100,362	\$271,840	\$404,280	\$0

**April 2025**

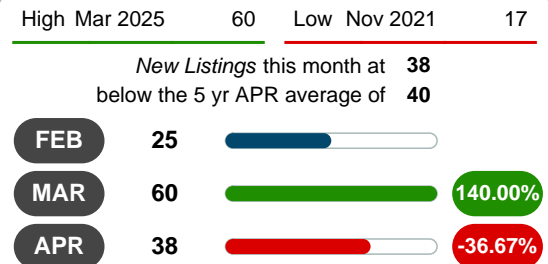
Area Delimited by County Of McIntosh - Residential Property Type

**NEW LISTINGS**

Report produced on May 13, 2025 for MLS Technology Inc.

**APRIL****YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS**

5 year APR AVG = 40

**NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of New Listings by Price Range		%
\$120,000 and less	4	10.53%
\$120,001 - \$160,000	6	15.79%
\$160,001 - \$200,000	4	10.53%
\$200,001 - \$310,000	9	23.68%
\$310,001 - \$450,000	7	18.42%
\$450,001 - \$570,000	4	10.53%
\$570,001 and up	4	10.53%
Total New Listed Units	38	
Total New Listed Volume	11,488,298	100%
Average New Listed Listing Price	\$0	

1-2 Beds	3 Beds	4 Beds	5+ Beds
3	1	0	0
3	3	0	0
1	3	0	0
3	3	3	0
0	6	1	0
0	1	3	0
0	1	3	0
10	18	10	0
1.66M	5.13M	4.70M	0.00B
\$165,790	\$285,083	\$469,890	\$0

April 2025



Area Delimited by County Of McIntosh - Residential Property Type

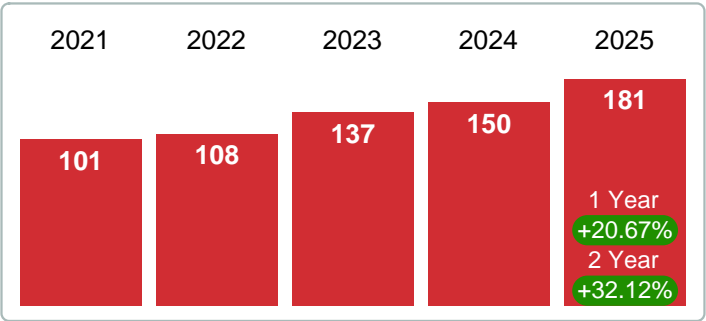
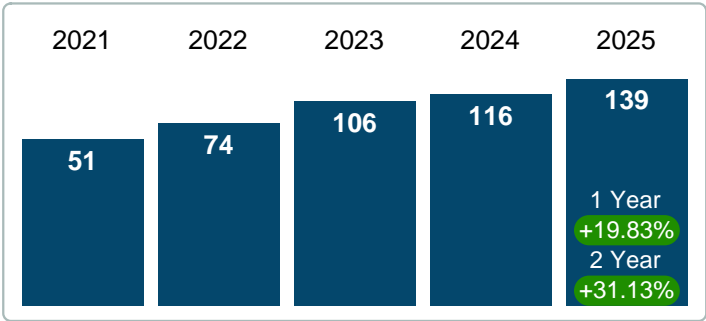


ACTIVE INVENTORY

Report produced on May 13, 2025 for MLS Technology Inc.

END OF APRIL

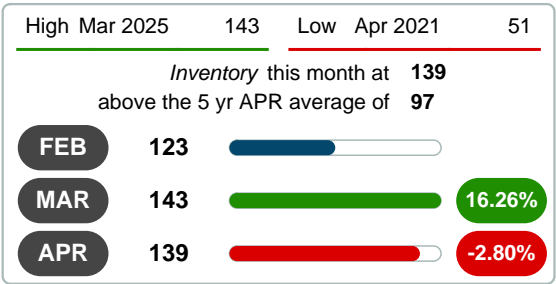
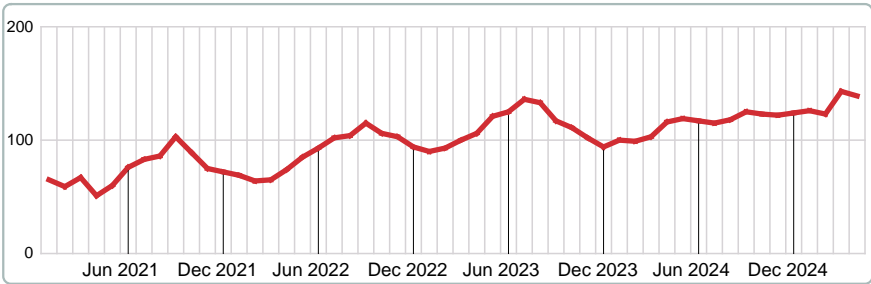
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 97



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

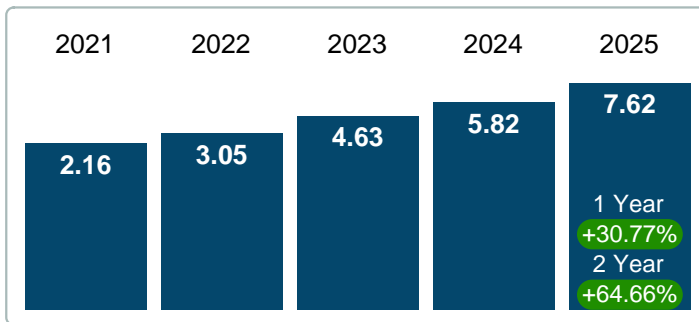
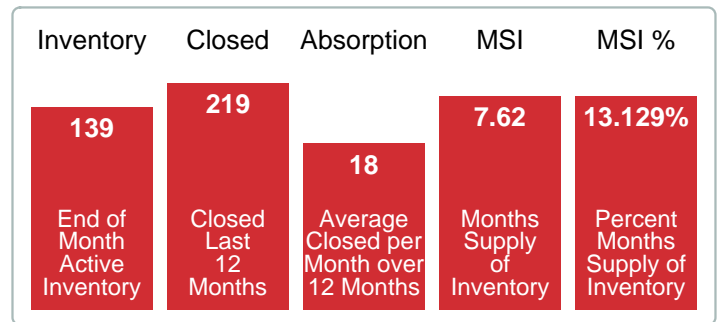
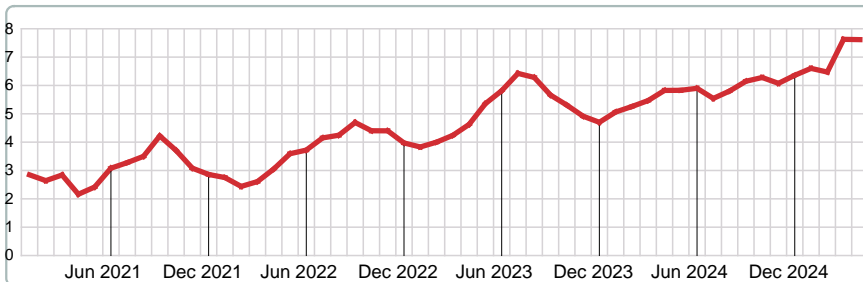
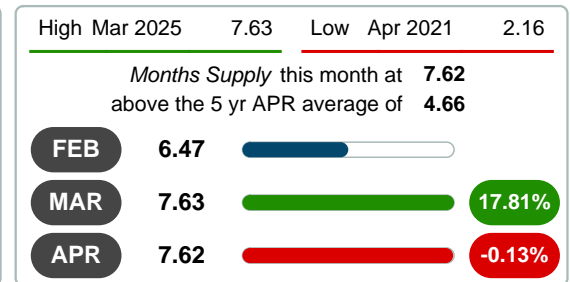
Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10		7.19%	128.0	7	3	0	0
\$100,001 - \$150,000	18		12.95%	92.2	9	8	1	0
\$150,001 - \$200,000	19		13.67%	109.1	5	13	1	0
\$200,001 - \$375,000	40		28.78%	72.3	6	22	12	0
\$375,001 - \$450,000	19		13.67%	91.5	3	10	5	1
\$450,001 - \$625,000	18		12.95%	75.8	3	7	5	3
\$625,001 and up	15		10.79%	72.8	0	6	7	2
Total Active Inventory by Units				139	33	69	31	6
Total Active Inventory by Volume				48,575,812	7.07M	23.84M	13.90M	3.76M
Average Active Inventory Listing Price				\$349,466	\$214,297	\$345,564	\$448,361	\$626,817

**April 2025**

Area Delimited by County Of McIntosh - Residential Property Type

**MONTHS SUPPLY of INVENTORY (MSI)**

Report produced on May 13, 2025 for MLS Technology Inc.

**MSI FOR APRIL****INDICATORS FOR APRIL 2025****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 4.66****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		7.19%	5.22	5.60	4.50	0.00	0.00
\$100,001 - \$150,000	18		12.95%	4.08	4.50	3.69	4.00	0.00
\$150,001 - \$200,000	19		13.67%	7.35	6.67	8.21	4.00	0.00
\$200,001 - \$375,000	40		28.78%	6.58	7.20	5.39	11.08	0.00
\$375,001 - \$450,000	19		13.67%	25.33	18.00	40.00	15.00	0.00
\$450,001 - \$625,000	18		12.95%	12.00	36.00	9.33	7.50	0.00
\$625,001 and up	15		10.79%	15.00	0.00	14.40	16.80	12.00
Market Supply of Inventory (MSI)				7.62	6.49	6.96	10.33	24.00
Total Active Inventory by Units			100%	7.62	33	69	31	6

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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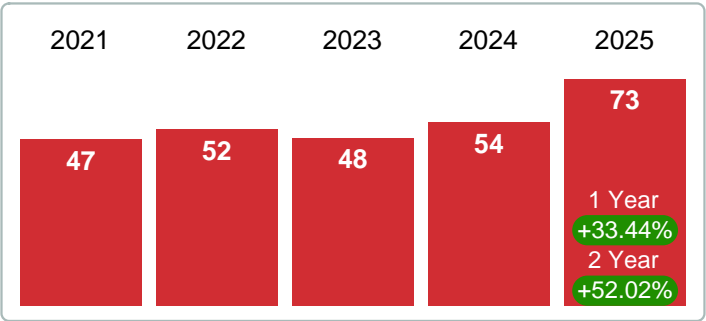
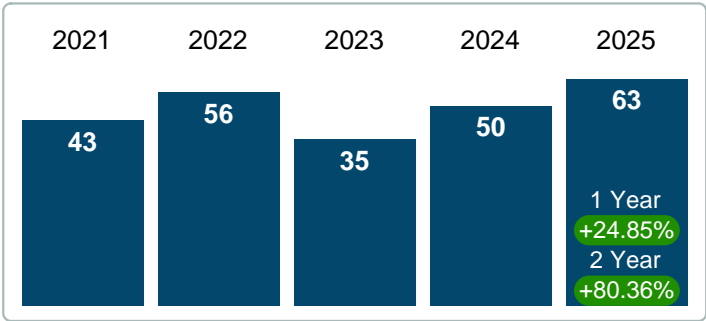


AVERAGE DAYS ON MARKET TO SALE

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

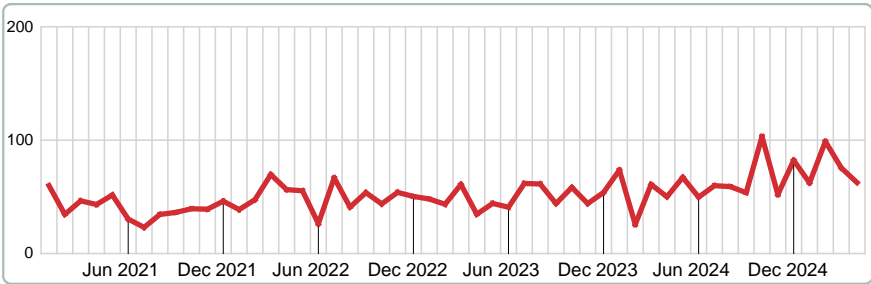
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 49



High Oct 2024 103 Low Jul 2021 23

Average Days on Market to Sale this month at 63 above the 5 yr APR average of 49

FEB 99

MAR 76

APR 63

-23.52%

-17.25%

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		5.26%	14	0	14	0	0
\$100,001 \$125,000	2		10.53%	103	103	0	0	0
\$125,001 \$175,000	4		21.05%	112	135	43	0	0
\$175,001 \$275,000	3		15.79%	29	0	45	22	0
\$275,001 \$375,000	5		26.32%	51	0	58	40	0
\$375,001 \$500,000	3		15.79%	49	0	0	49	0
\$500,001 and up	1		5.26%	29	0	29	0	0
Average Closed DOM				63	122	44	39	0
Total Closed Units			100%	63	5	7	7	
Total Closed Volume				5,130,100	669.60K	2.03M	2.43M	0.00B



April 2025



Area Delimited by County Of McIntosh - Residential Property Type

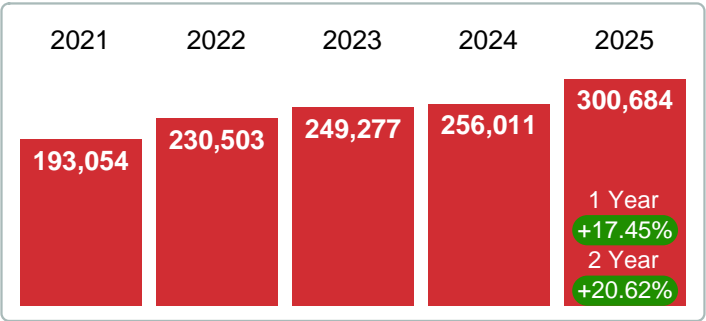
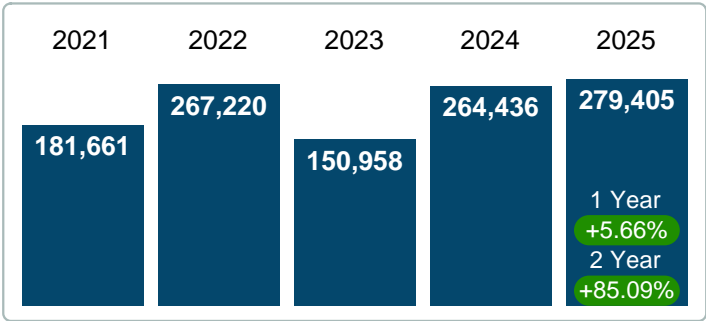


AVERAGE LIST PRICE AT CLOSING

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

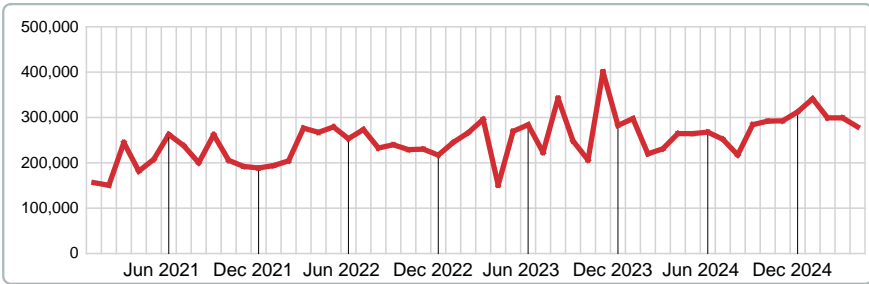
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 228,736



High Nov 2023 400,564    Low Feb 2021 150,527

Average List Price at Closing this month at **279,405**  
above the 5 yr APR average of **228,736**

FEB

299,090

MAR

299,106

0.01%

APR

279,405

-6.59%

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			5.26%	89,000	0	89,000	0	0
\$100,001 \$125,000	1			5.26%	115,000	125,000	0	0	0
\$125,001 \$175,000	5			26.32%	143,960	149,967	134,900	0	0
\$175,001 \$275,000	2			10.53%	219,000	0	239,500	239,250	0
\$275,001 \$375,000	6			31.58%	317,317	0	340,000	301,950	0
\$375,001 \$500,000	2			10.53%	422,500	0	0	464,667	0
\$500,001 and up	2			10.53%	599,000	0	649,000	0	0
Average List Price					279,405	139,980	304,628	353,771	0
Total Closed Units				100%	279,405	5	7	7	
Total Closed Volume					5,308,699	699.90K	2.13M	2.48M	0.00B

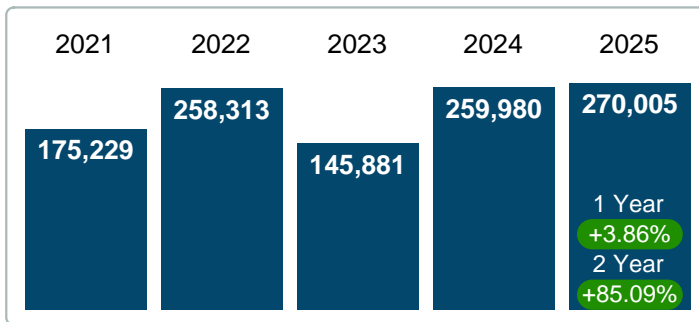
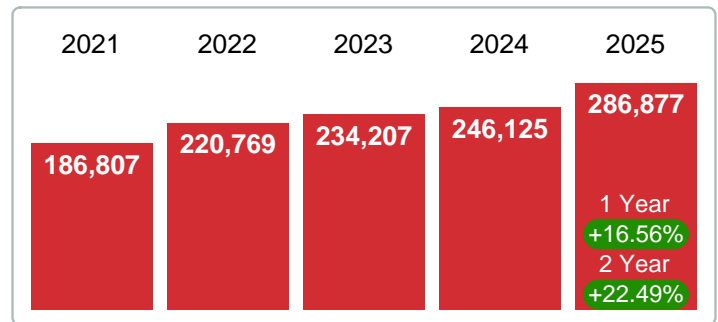
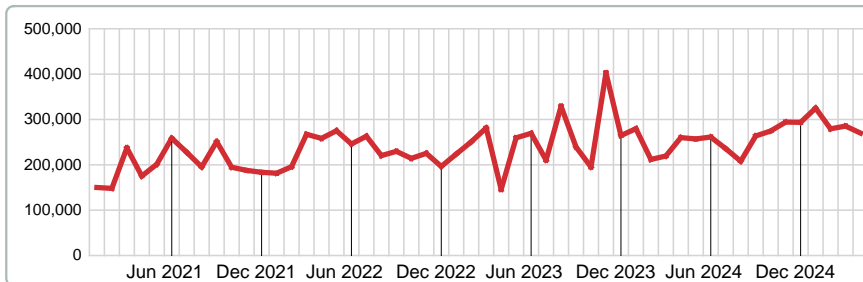


**April 2025**

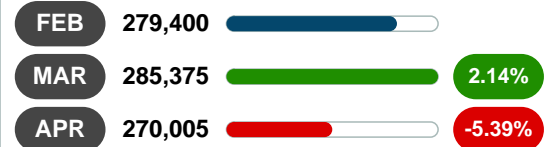
Area Delimited by County Of McIntosh - Residential Property Type

**AVERAGE SOLD PRICE AT CLOSING**

Report produced on May 13, 2025 for MLS Technology Inc.

**APRIL****YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 221,882**

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

Average Sold Price at Closing this month at **270,005**  
above the 5 yr APR average of **221,882****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		5.26%	90,000	0	90,000	0	0
\$100,001 - \$125,000	2		10.53%	112,500	112,500	0	0	0
\$125,001 - \$175,000	4		21.05%	142,775	148,200	126,500	0	0
\$175,001 - \$275,000	3		15.79%	225,833	0	239,000	219,250	0
\$275,001 - \$375,000	5		26.32%	311,300	0	325,667	289,750	0
\$375,001 - \$500,000	3		15.79%	470,000	0	0	470,000	0
\$500,001 and up	1		5.26%	600,000	0	600,000	0	0
Average Sold Price					133,920	290,357	346,857	0
Total Closed Units					5	7	7	
Total Closed Volume					669.60K	2.03M	2.43M	0.00B

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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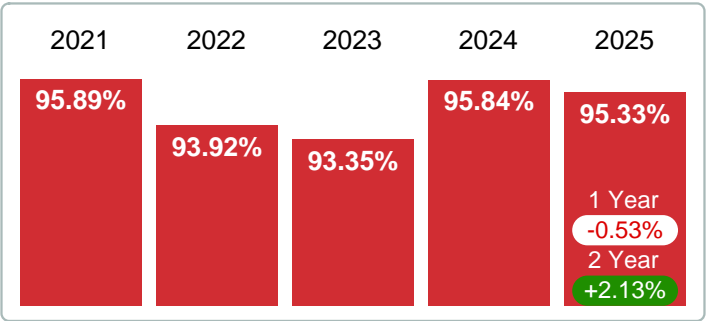
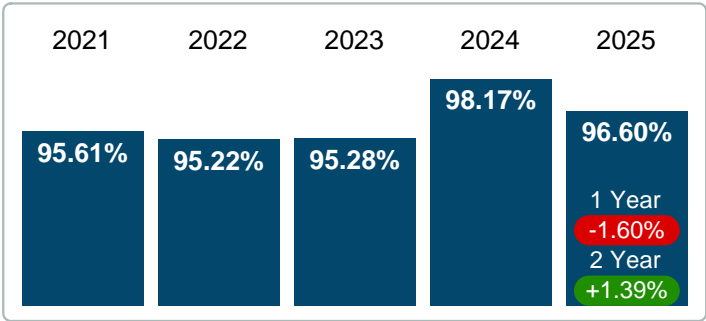


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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APRIL

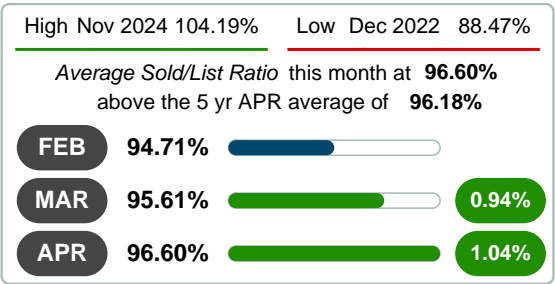
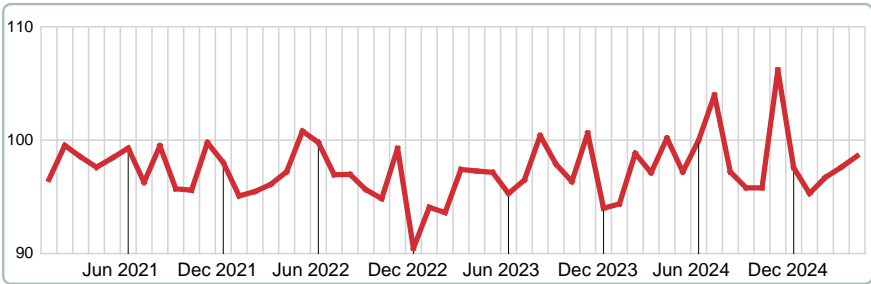
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 96.18%



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	5.26%	101.12%	0.00%	101.12%	0.00%	0.00%
\$100,001 \$125,000	2	10.53%	90.10%	90.10%	0.00%	0.00%	0.00%
\$125,001 \$175,000	4	21.05%	97.57%	98.83%	93.77%	0.00%	0.00%
\$175,001 \$275,000	3	15.79%	95.17%	0.00%	99.79%	92.86%	0.00%
\$275,001 \$375,000	5	26.32%	95.65%	0.00%	95.43%	95.97%	0.00%
\$375,001 \$500,000	3	15.79%	102.57%	0.00%	0.00%	102.57%	0.00%
\$500,001 and up	1	5.26%	92.45%	0.00%	92.45%	0.00%	0.00%
Average Sold/List Ratio		96.60%		95.34%	96.21%	97.91%	0.00%
Total Closed Units		19	100%	5	7	7	
Total Closed Volume		5,130,100		669.60K	2.03M	2.43M	0.00B

April 2025



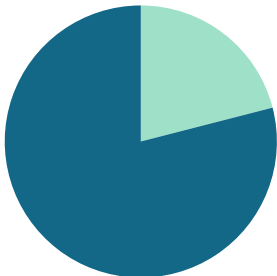
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY

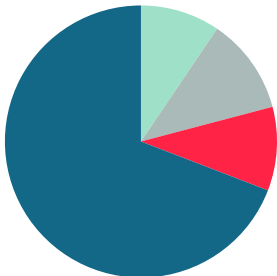


**Inventory**  
New Listings  
38 = 20.99%  
Start Inventory  
143  
Total Inventory Units  
181  
Volume  
\$60,902,810

Market Activity

Closed Sales  
19 = 9.45%  
Pending Sales  
23 = 11.44%  
Other Off Market  
20 = 9.95%  
Active Inventory  
139 = 69.15%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	25	19	-24.00%	71	56	-21.13%
Pending Sales	20	23	15.00%	76	70	-7.89%
New Listings	47	38	-19.15%	153	153	0.00%
Average List Price	264,436	279,405	5.66%	256,011	300,684	17.45%
Average Sale Price	259,980	270,005	3.86%	246,125	286,877	16.56%
Average Percent of Selling Price to List Price	98.17%	96.60%	-1.60%	95.84%	95.33%	-0.53%
Average Days on Market to Sale	50.08	62.53	24.85%	54.48	72.70	33.44%
Monthly Inventory	116	139	19.83%	116	139	19.83%
Months Supply of Inventory	5.82	7.62	30.77%	5.82	7.62	30.77%

Absorption: Last 12 months, an Average of 18 Sales/Month

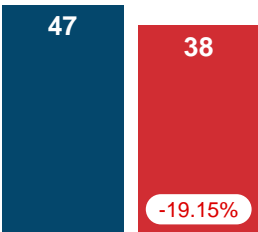
Inventory on April 30, 2025 = 139

20242025

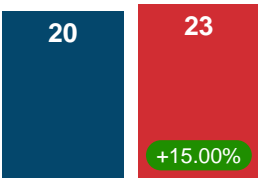
APRIL MARKET

AVERAGE PRICES

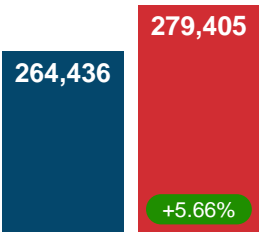
New Listings



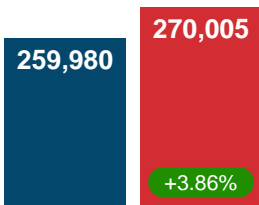
Pending Listings



List Price



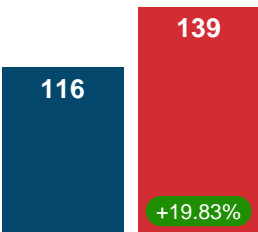
Sale Price



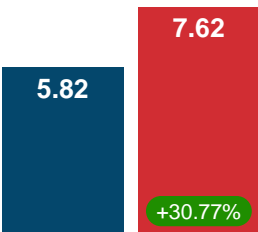
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

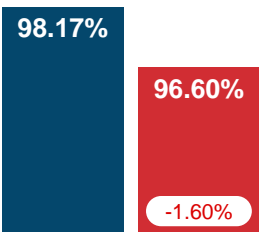
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

