

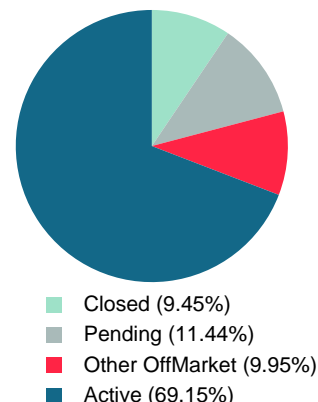
**April 2025**

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%
Median List Price	270,000	280,000	3.70%
Median Sale Price	254,000	240,000	-5.51%
Median Percent of Selling Price to List Price	100.00%	96.67%	-3.33%
Median Days on Market to Sale	12.00	37.00	208.33%
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.

**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 **5.51%** in April 2025 to \$240,000 versus the previous year at \$254,000.

**Median Days on Market Lengthens**

The median number of **37.00** days that homes spent on the market before selling increased by 25.00 days or **208.33%** in April 2025 compared to last year's same month at **12.00** DOM.

**Sales Success for April 2025 is Positive**

Overall, with Median Prices falling 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.

**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

April 2025



Area Delimited by County Of McIntosh - Residential Property Type

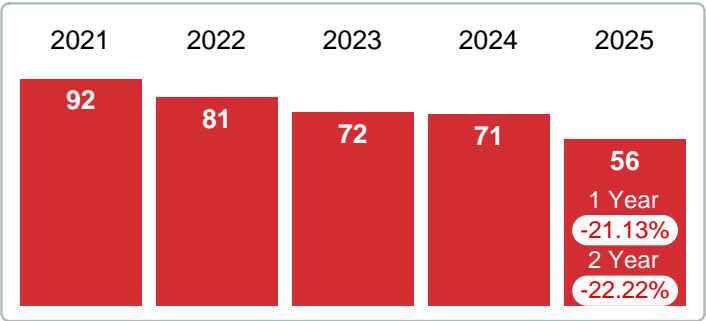
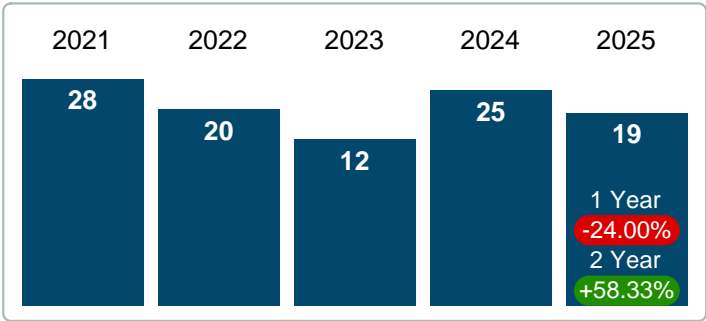


CLOSED LISTINGS

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

APRIL

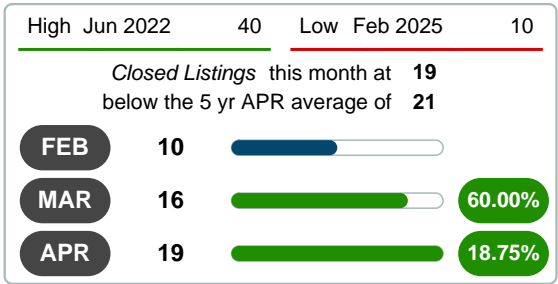
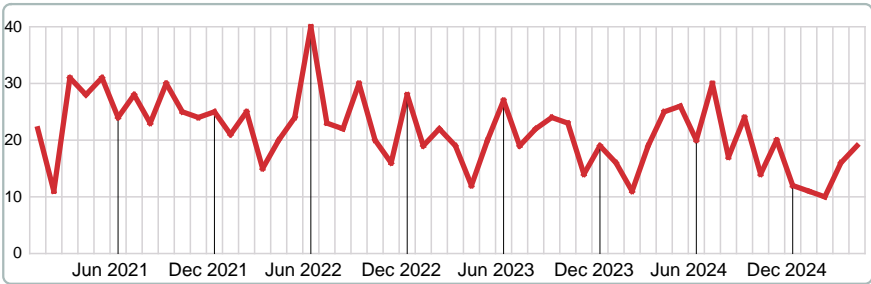
YEAR TO DATE (YTD)



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				%	MDOM	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%	36.0	3	1	0	0
\$175,001 - \$275,000	3			15.79%	37.0	0	1	2	0
\$275,001 - \$375,000	5			26.32%	13.0	0	3	2	0
\$375,001 - \$500,000	3			15.79%	42.0	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
Median Closed Price				\$240,000		\$130,000	\$277,000	\$290,000	\$0

April 2025



Area Delimited by County Of McIntosh - Residential Property Type

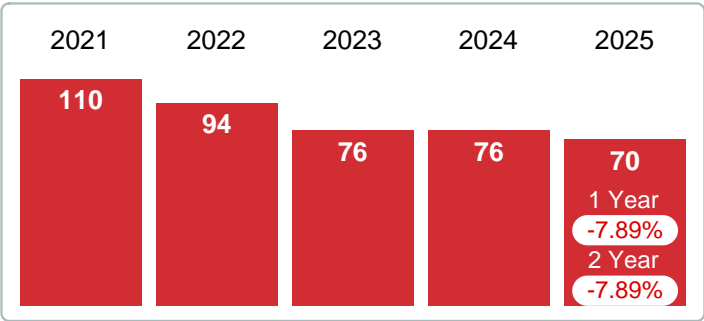
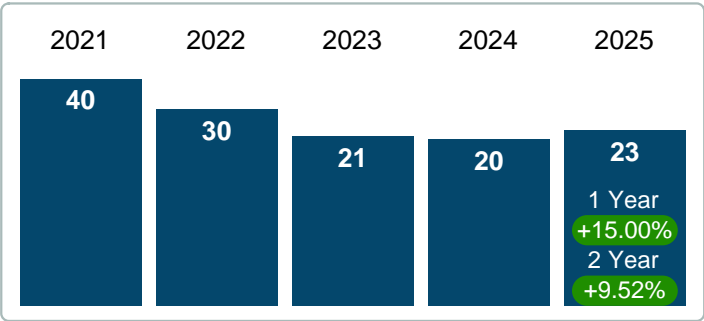


PENDING LISTINGS

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

APRIL

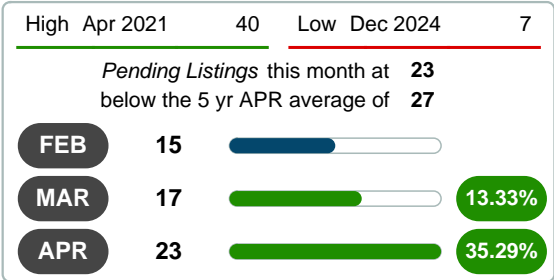
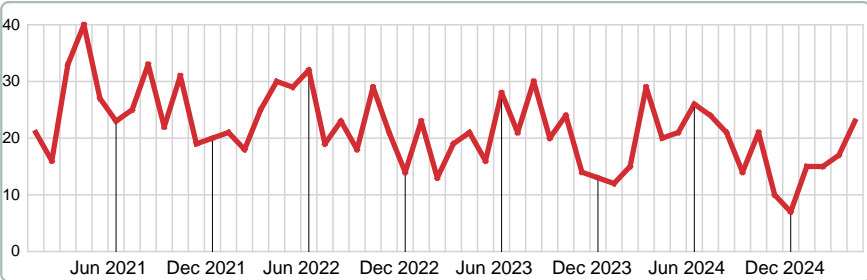
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 27



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

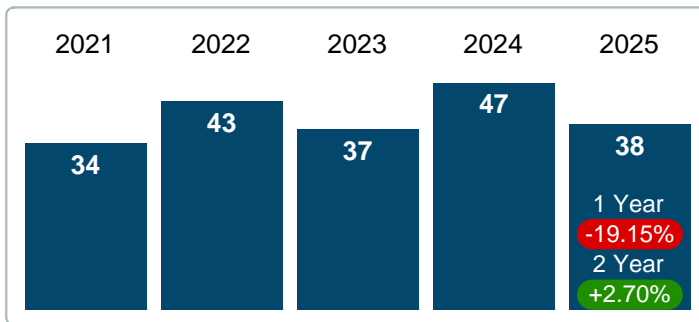
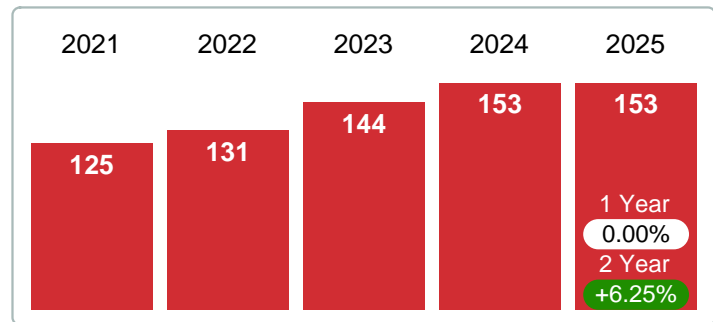
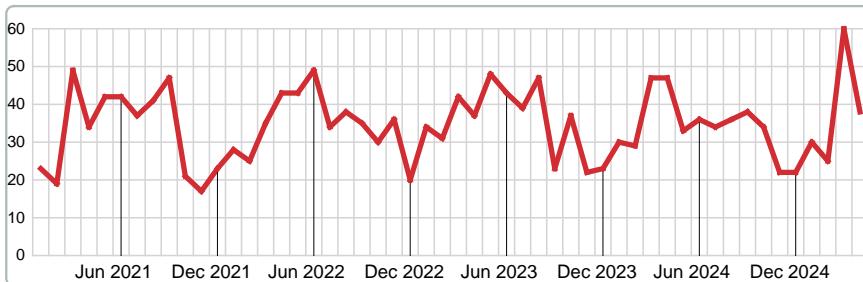
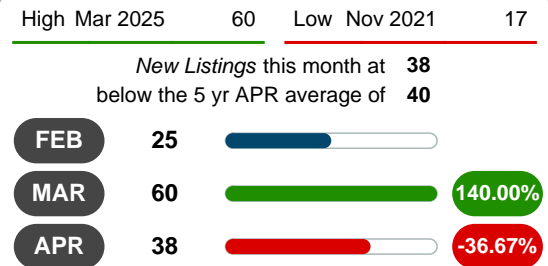
Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0			0.00%	29.0	0	0	0	0
\$25,001 - \$100,000	5			21.74%	41.0	4	1	0	0
\$100,001 - \$125,000	1			4.35%	50.0	0	1	0	0
\$125,001 - \$275,000	8			34.78%	49.5	4	3	1	0
\$275,001 - \$350,000	3			13.04%	99.0	0	2	1	0
\$350,001 - \$475,000	2			8.70%	8.5	0	2	0	0
\$475,001 and up	4			17.39%	47.5	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
Median Listing Price					\$179,999	\$109,500	\$275,000	\$480,000	\$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		%
\$100,000 and less	2	5.26%
\$100,001 - \$150,000	6	15.79%
\$150,001 - \$200,000	6	15.79%
\$200,001 - \$300,000	9	23.68%
\$300,001 - \$450,000	7	18.42%
\$450,001 - \$575,000	5	13.16%
\$575,001 and up	3	7.89%
Total New Listed Units	38	
Total New Listed Volume	11,488,298	100%
Median New Listed Listing Price	\$263,750	

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	0	0	0
4	2	0	0
1	5	0	0
3	3	3	0
0	6	1	0
0	2	3	0
0	0	3	0
10	18	10	0
1.66M	5.13M	4.70M	0.00B
\$147,250	\$254,300	\$474,000	\$0

April 2025



Area Delimited by County Of McIntosh - Residential Property Type

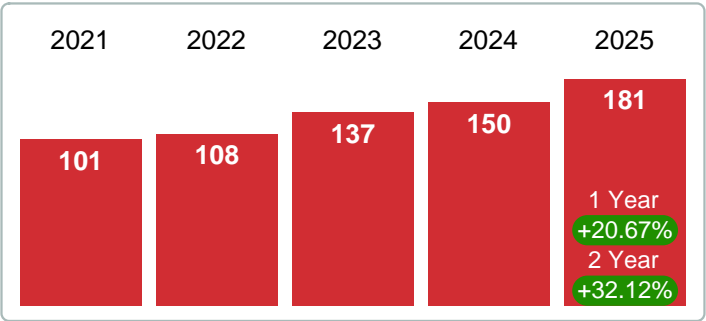
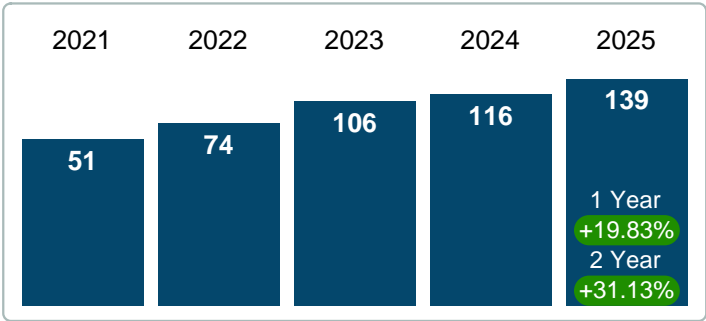


ACTIVE INVENTORY

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

END OF APRIL

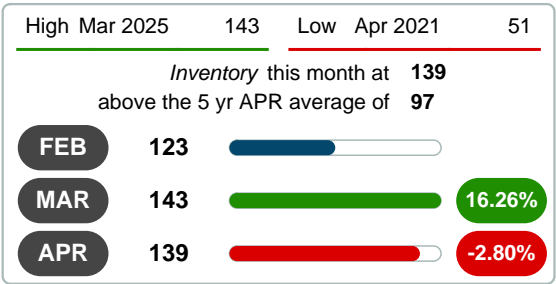
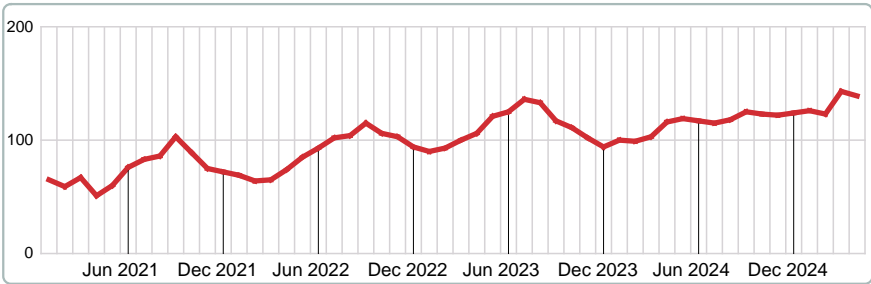
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 97



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

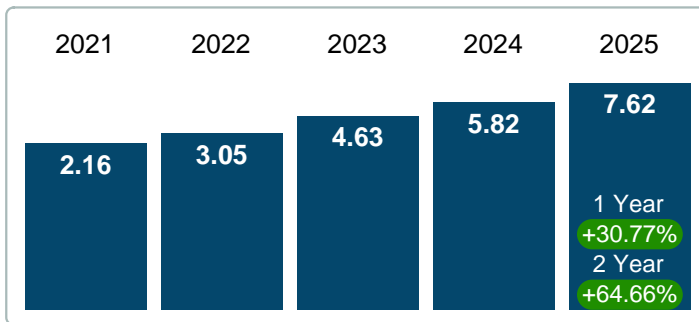
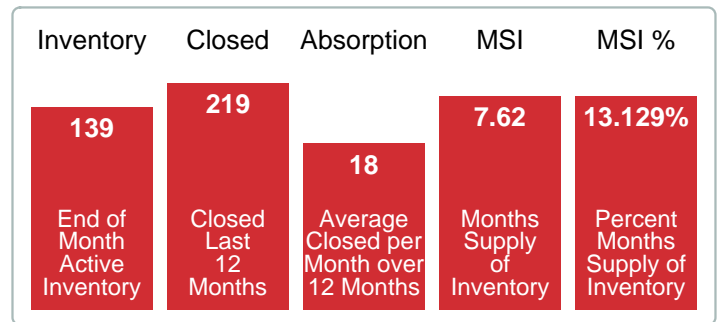
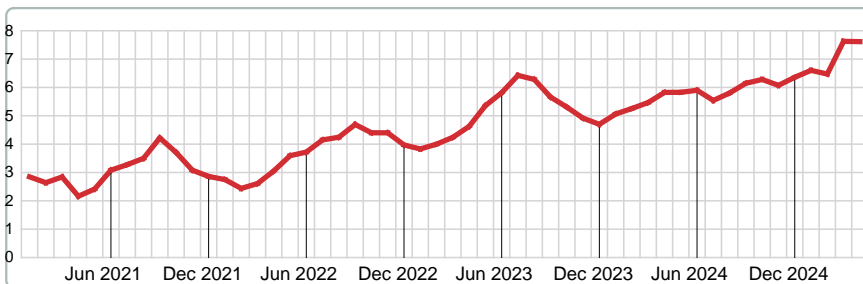
Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10			7.19%	125.5	7	3	0	0
\$100,001 - \$150,000	18			12.95%	50.5	9	8	1	0
\$150,001 - \$200,000	19			13.67%	56.0	5	13	1	0
\$200,001 - \$375,000	40			28.78%	55.5	6	22	12	0
\$375,001 - \$450,000	19			13.67%	64.0	3	10	5	1
\$450,001 - \$625,000	18			12.95%	58.5	3	7	5	3
\$625,001 and up	15			10.79%	42.0	0	6	7	2
Total Active Inventory by Units				139		33	69	31	6
Total Active Inventory by Volume				48,575,812	100%	7.07M	23.84M	13.90M	3.76M
Median Active Inventory Listing Price				\$298,995		\$164,900	\$285,000	\$399,900	\$499,450

**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**

High Mar 2025 7.63 Low Apr 2021 2.16

Months Supply this month at **7.62**  
above the 5 yr APR average of **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

April 2025



Area Delimited by County Of McIntosh - Residential Property Type

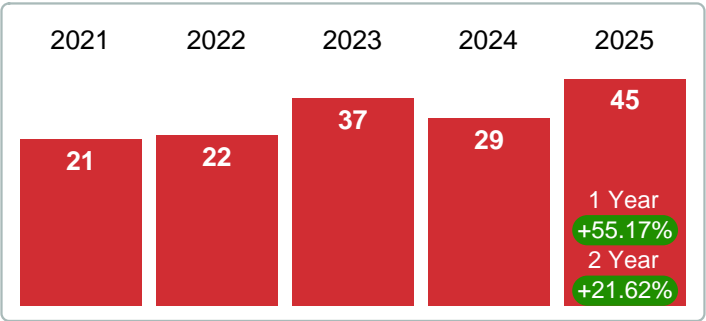
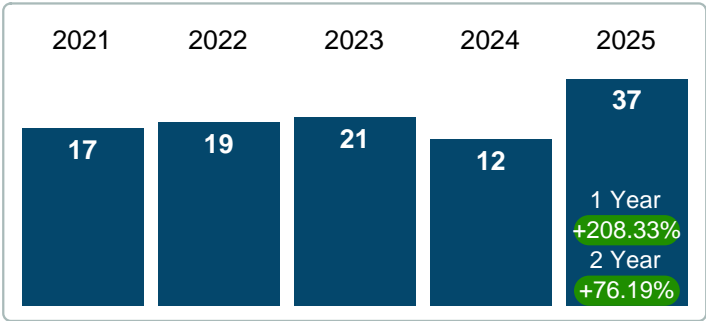


MEDIAN DAYS ON MARKET TO SALE

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

APRIL

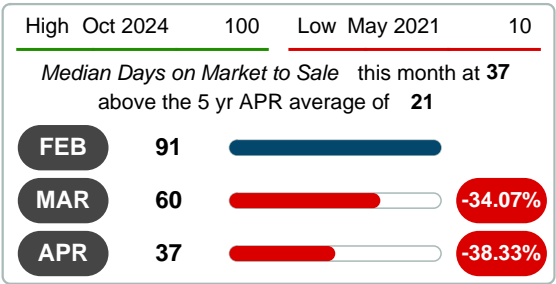
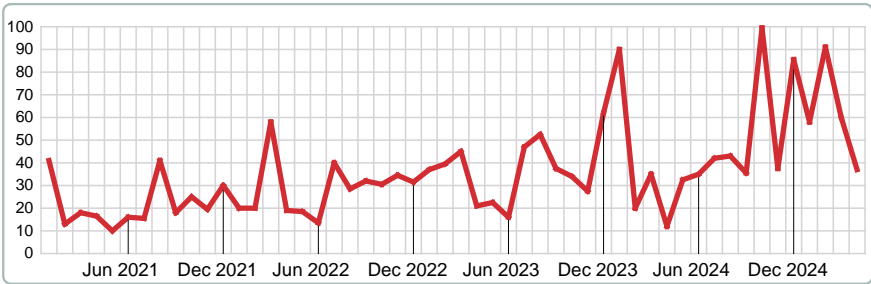
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 21



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
\$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%	36	29	43	0	0
\$175,001 \$275,000	3	15.79%	37	0	45	22	0
\$275,001 \$375,000	5	26.32%	13	0	13	40	0
\$375,001 \$500,000	3	15.79%	42	0	0	42	0
\$500,001 and up	1	5.26%	29	0	29	0	0
Median Closed DOM			37	29	29	40	0
Total Closed Units		100%	37.0	5	7	7	
Total Closed Volume			5,130,100	669.60K	2.03M	2.43M	0.00B

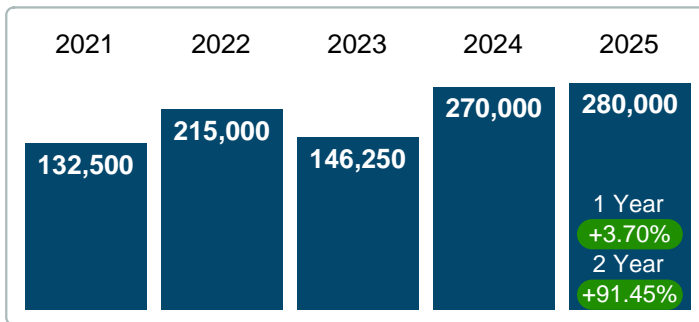
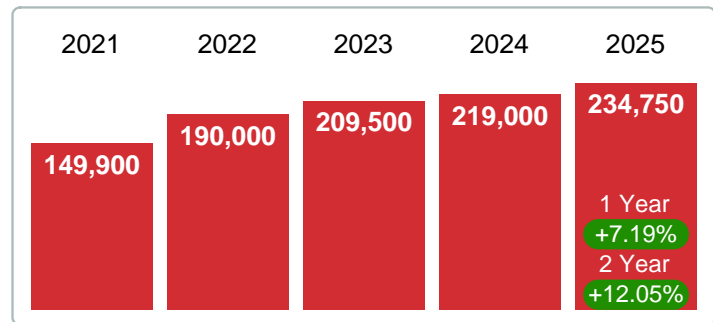
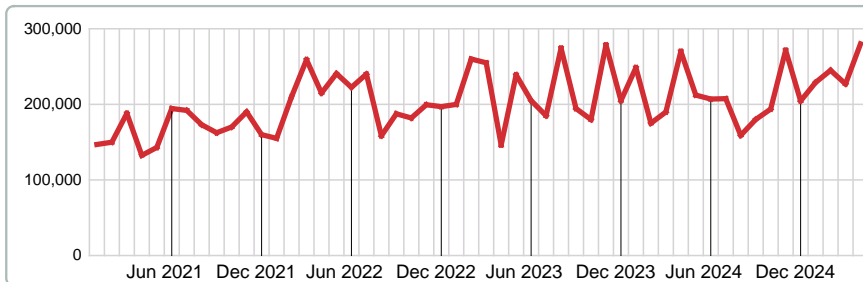
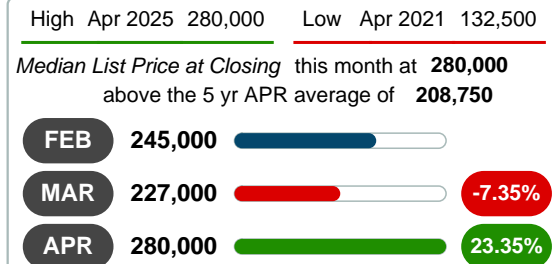


**April 2025**

Area Delimited by County Of McIntosh - Residential Property Type

**MEDIAN 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 = 208,750****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
\$100,000 and less	1	5.26%	89,000	0	89,000	0	0
\$100,001 - \$125,000	1	5.26%	115,000	115,000	0	0	0
\$125,001 - \$175,000	5	26.32%	135,000	142,500	134,900	0	0
\$175,001 - \$275,000	2	10.53%	219,000	0	239,500	198,500	0
\$275,001 - \$375,000	6	31.58%	310,000	0	335,000	298,900	0
\$375,001 - \$500,000	2	10.53%	422,500	0	0	422,500	0
\$500,001 and up	2	10.53%	599,000	0	649,000	549,000	0
Median List Price			280,000	135,000	315,000	305,000	0
Total Closed Units		100%	280,000	5	7	7	
Total Closed Volume			5,308,699	699.90K	2.13M	2.48M	0.00B

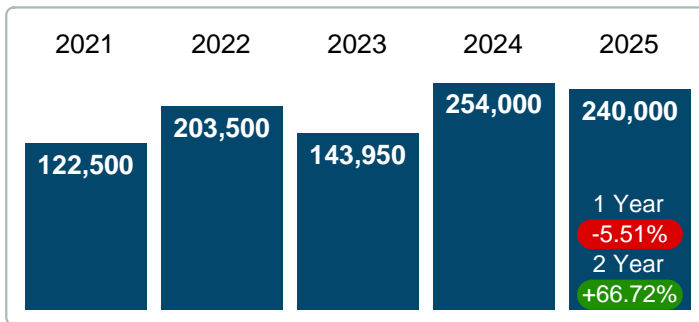
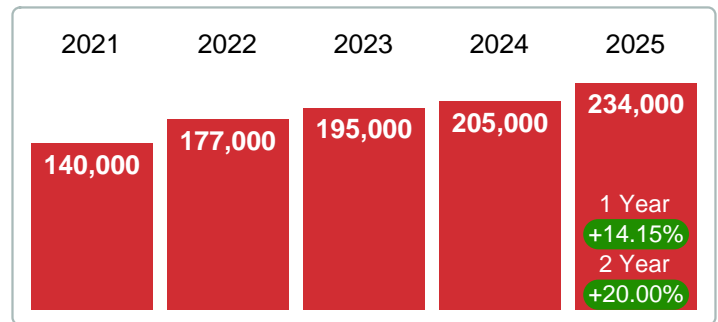
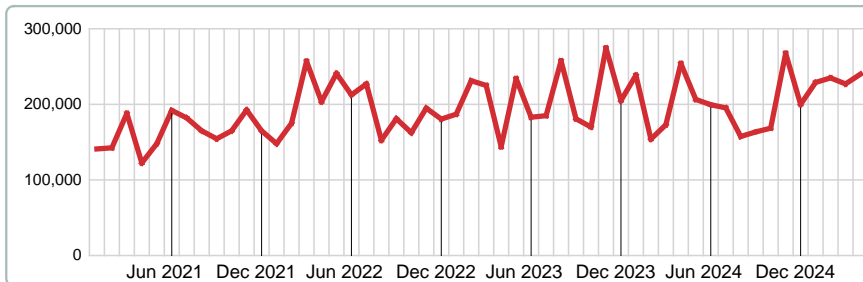


**April 2025**

Area Delimited by County Of McIntosh - Residential Property Type

**MEDIAN 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 = 192,790**

High Nov 2023 274,500 Low Apr 2021 122,500

Median Sold Price at Closing this month at **240,000**  
above the 5 yr APR average of **192,790****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
\$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%	137,500	145,000	126,500	0	0
\$175,001 - \$275,000	3	15.79%	239,000	0	239,000	219,250	0
\$275,001 - \$375,000	5	26.32%	290,000	0	325,000	289,750	0
\$375,001 - \$500,000	3	15.79%	480,000	0	0	480,000	0
\$500,001 and up	1	5.26%	600,000	0	600,000	0	0
Median Sold Price			240,000	130,000	277,000	290,000	0
Total Closed Units		100%	240,000	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

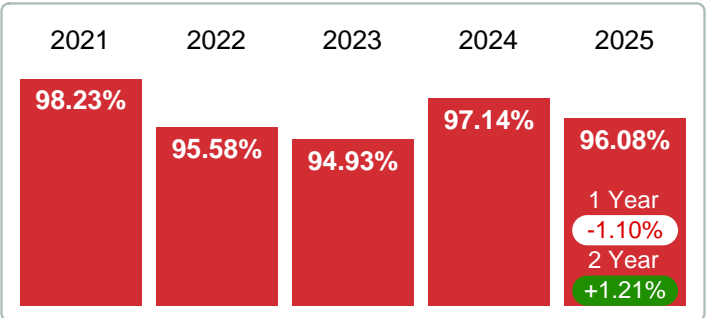
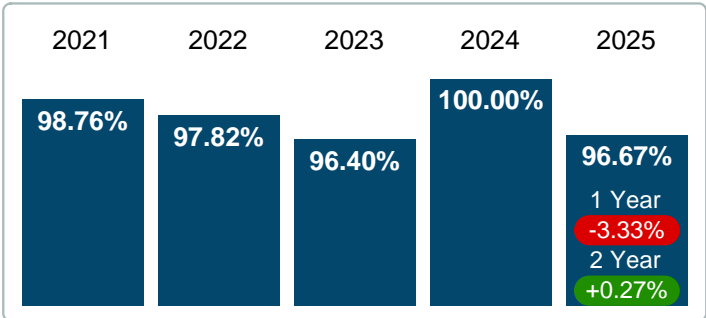


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

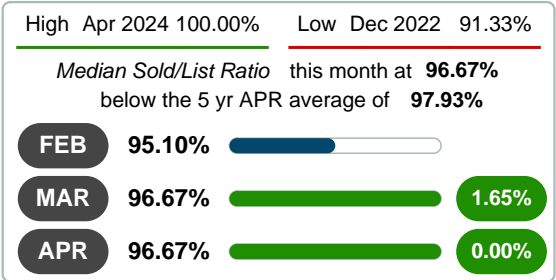
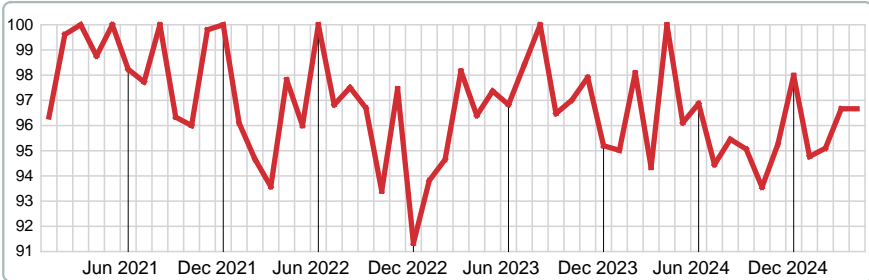
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 97.93%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

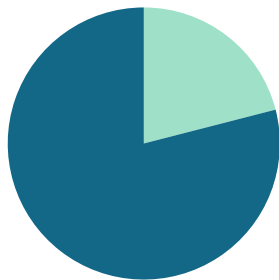
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	5.26%	101.12%	0.00%	101.12%	0.00%	0.00%
\$100,001 \$125,000	2	10.53%	90.10%	90.10%	0.00%	0.00%	0.00%
\$125,001 \$175,000	4	21.05%	98.25%	99.82%	93.77%	0.00%	0.00%
\$175,001 \$275,000	3	15.79%	99.79%	0.00%	99.79%	92.86%	0.00%
\$275,001 \$375,000	5	26.32%	96.86%	0.00%	97.01%	95.97%	0.00%
\$375,001 \$500,000	3	15.79%	96.63%	0.00%	0.00%	96.63%	0.00%
\$500,001 and up	1	5.26%	92.45%	0.00%	92.45%	0.00%	0.00%
Median Sold/List Ratio		96.67%		96.67%	97.01%	96.63%	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**

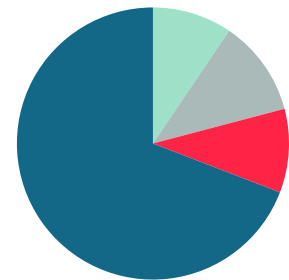
Report produced on May 13, 2025 for MLS Technology Inc.

**INVENTORY****Inventory**

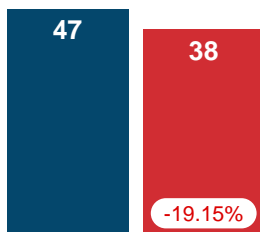
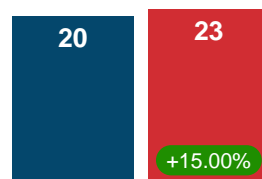
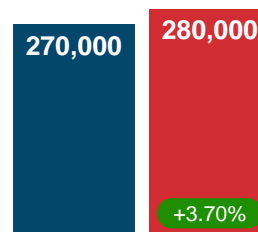
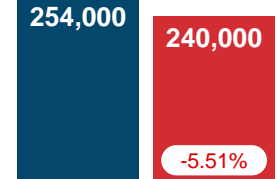
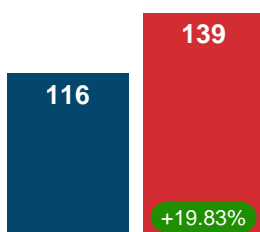
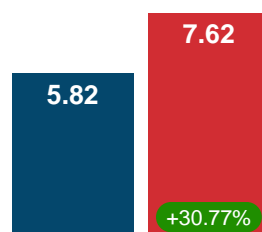
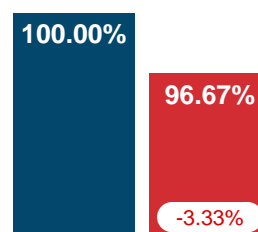
New Listings	38 = 20.99%
Start Inventory	143
Total Inventory Units	181
Volume	\$60,902,810

**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%
Median List Price	270,000	280,000	3.70%	219,000	234,750	7.19%
Median Sale Price	254,000	240,000	-5.51%	205,000	234,000	14.15%
Median Percent of Selling Price to List Price	100.00%	96.67%	-3.33%	97.14%	96.08%	-1.10%
Median Days on Market to Sale	12.00	37.00	208.33%	29.00	45.00	55.17%
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**2024** **2025****APRIL 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**