

July 2025



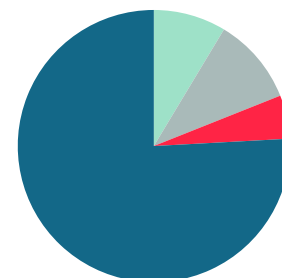
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	30	20	-33.33%
Pending Listings	24	24	0.00%
New Listings	34	60	76.47%
Average List Price	252,070	270,685	7.39%
Average Sale Price	235,620	256,840	9.01%
Average Percent of Selling Price to List Price	101.97%	93.97%	-7.85%
Average Days on Market to Sale	59.87	79.95	33.55%
End of Month Inventory	116	176	51.72%
Months Supply of Inventory	5.59	10.78	92.75%



■ Closed (8.62%)
■ Pending (10.34%)
■ Other OffMarket (5.17%)
■ Active (75.86%)

Absorption: Last 12 months, an Average of **16** Sales/Month
Active Inventory as of July 31, 2025 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **51.72%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 16 closed sales per month. This represents an unsold inventory index of **10.78** 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 **9.01%** in July 2025 to \$256,840 versus the previous year at \$235,620.

Average Days on Market Lengthens

The average number of **79.95** days that homes spent on the market before selling increased by 20.08 days or **33.55%** in July 2025 compared to last year's same month at **59.87** DOM.

Sales Success for July 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 July 2025, up **76.47%** from last year at 34. Furthermore, there were 20 Closed Listings this month versus last year at 30, a **-33.33%** decrease.

Closed versus Listed trends yielded a **33.3%** ratio, down from previous year's, July 2024, at **88.2%**, a **62.22%** 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

July 2025



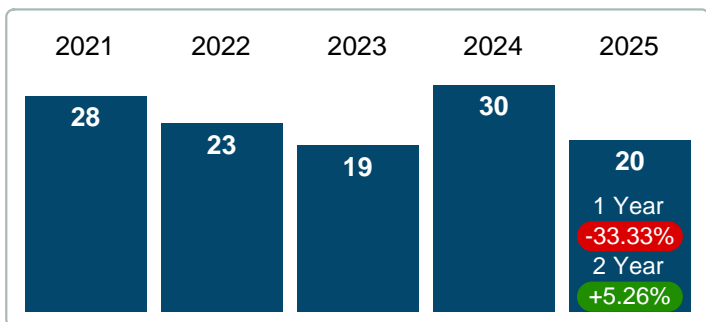
Area Delimited by County Of McIntosh - Residential Property Type



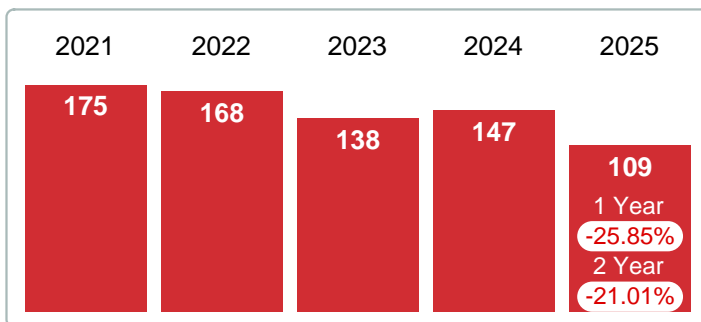
CLOSED LISTINGS

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

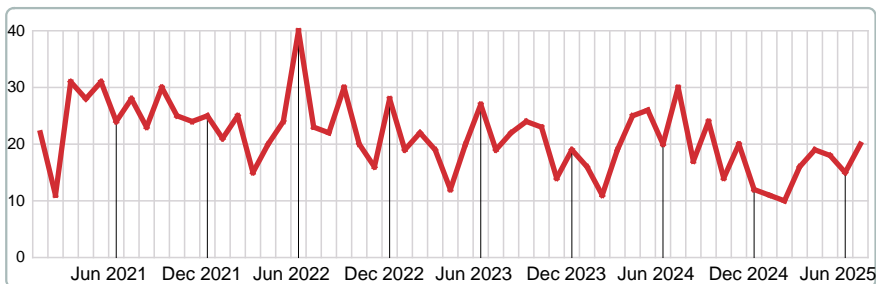
JULY



YEAR TO DATE (YTD)

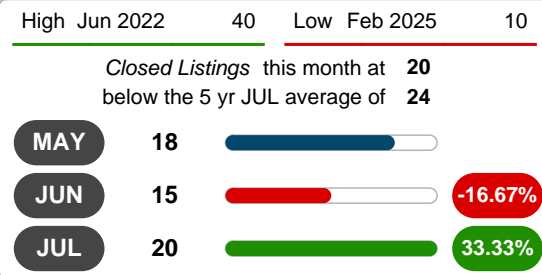


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



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	2	10.00%	114.5	1	0	1	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$175,000	5	25.00%	79.4	2	1	2	0
\$175,001 - \$250,000	5	25.00%	56.6	0	5	0	0
\$250,001 - \$325,000	3	15.00%	98.7	0	0	3	0
\$325,001 - \$525,000	2	10.00%	132.0	0	1	0	1
\$525,001 and up	3	15.00%	43.3	0	3	0	0
Total Closed Units	20			3	10	6	1
Total Closed Volume	5,136,800	100%	80.0	291.00K	3.14M	1.22M	485.00K
Average Closed Price	\$256,840			\$97,000	\$314,490	\$202,650	\$485,000

July 2025



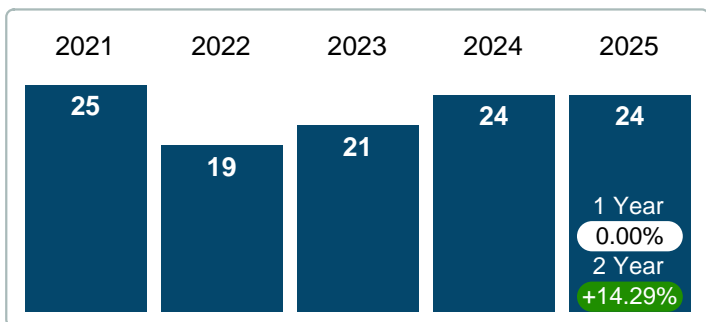
Area Delimited by County Of McIntosh - Residential Property Type



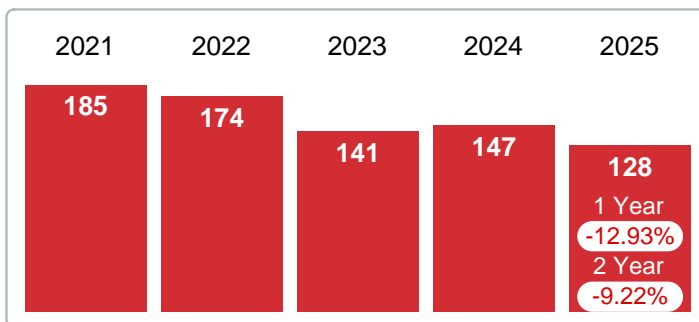
PENDING LISTINGS

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

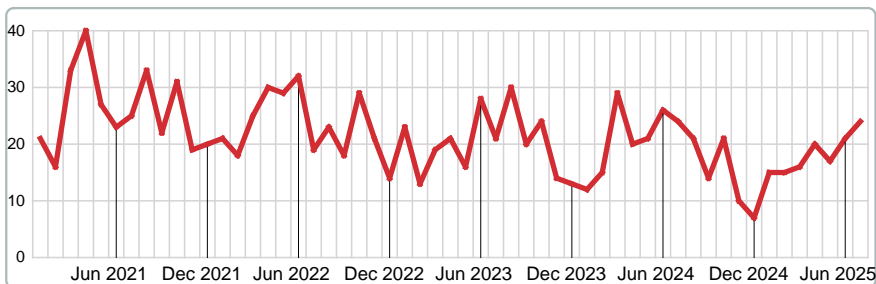
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

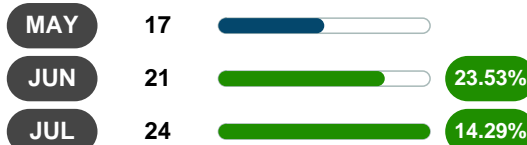


3 MONTHS

5 year JUL AVG = 23

High Apr 2021 40 Low Dec 2024 7

Pending Listings this month at 24 above the 5 yr JUL average of 23



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	8.33%	83.5	0	2	0	0
\$75,001 - \$175,000	3	12.50%	48.7	0	2	1	0
\$175,001 - \$200,000	4	16.67%	69.5	3	0	1	0
\$200,001 - \$275,000	5	20.83%	72.4	2	2	1	0
\$275,001 - \$325,000	5	20.83%	104.4	0	3	2	0
\$325,001 - \$425,000	3	12.50%	31.7	0	2	1	0
\$425,001 and up	2	8.33%	38.5	0	0	1	1
Total Pending Units	24			5	11	7	1
Total Pending Volume	6,121,694	100%	68.6	1.05M	2.46M	2.12M	490.00K
Average Listing Price	\$255,071			\$210,080	\$223,481	\$303,286	\$490,000

July 2025



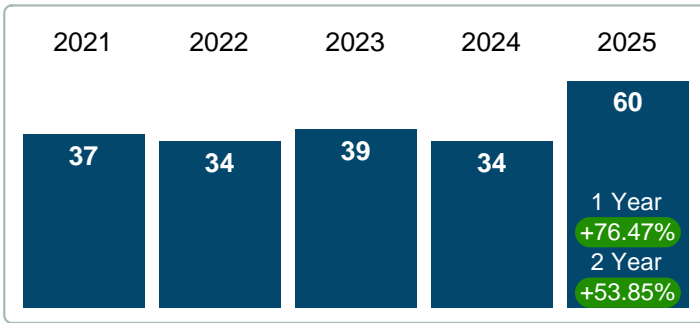
Area Delimited by County Of McIntosh - Residential Property Type



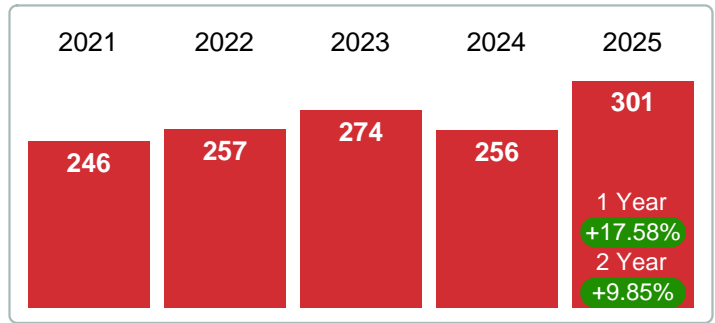
NEW LISTINGS

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

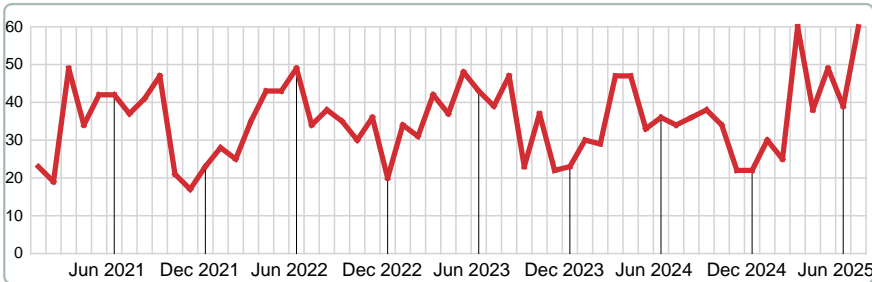
JULY



YEAR TO DATE (YTD)

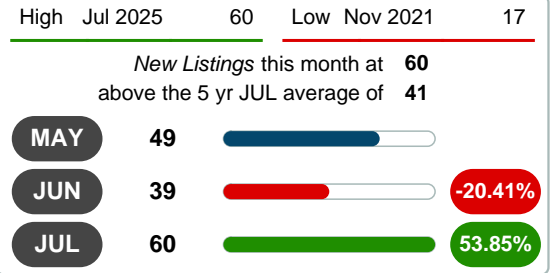


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 41



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	4	6.67%	2	2	0	0
\$100,001 - \$150,000	8	13.33%	5	3	0	0
\$150,001 - \$225,000	10	16.67%	6	4	0	0
\$225,001 - \$325,000	16	26.67%	5	9	2	0
\$325,001 - \$425,000	8	13.33%	1	4	3	0
\$425,001 - \$675,000	9	15.00%	3	3	2	1
\$675,001 and up	5	8.33%	0	2	2	1
Total New Listed Units	60		22	27	9	2
Total New Listed Volume	19,637,598	100%	5.45M	8.35M	4.35M	1.49M
Average New Listed Listing Price	\$327,293		\$247,614	\$309,263	\$483,444	\$744,500

July 2025



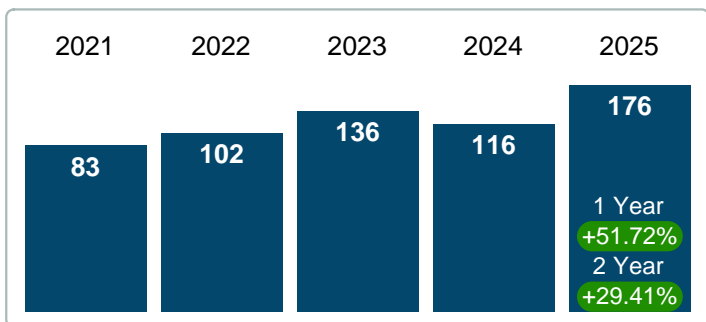
Area Delimited by County Of McIntosh - Residential Property Type



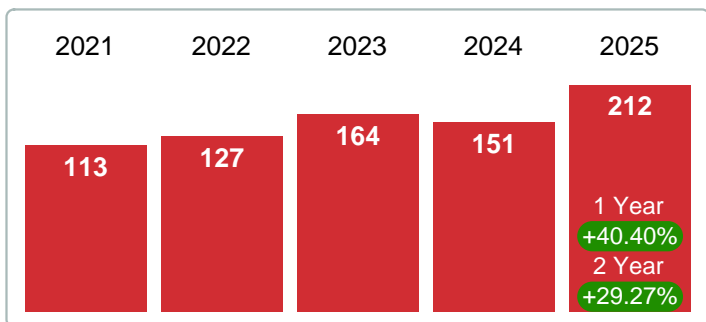
ACTIVE INVENTORY

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

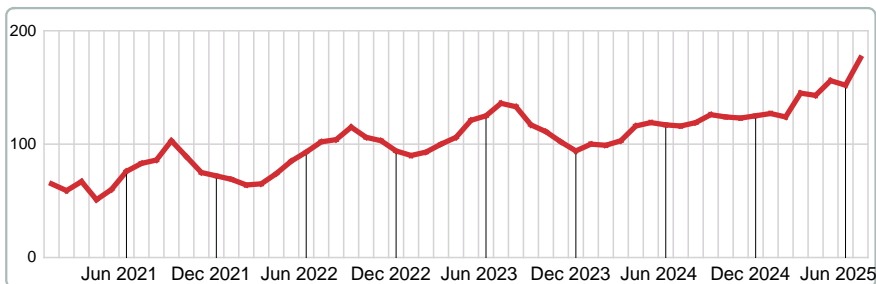
END OF JULY



ACTIVE DURING JULY

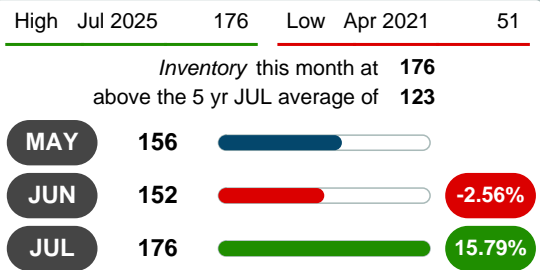


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 123



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	7.39%	107.2	10	3	0	0
\$100,001 - \$125,000	12	6.82%	98.7	10	2	0	0
\$125,001 - \$200,000	40	22.73%	73.8	16	22	2	0
\$200,001 - \$350,000	47	26.70%	64.6	11	27	9	0
\$350,001 - \$450,000	22	12.50%	80.9	2	13	6	1
\$450,001 - \$675,000	25	14.20%	83.9	6	9	8	2
\$675,001 and up	17	9.66%	81.4	0	7	7	3
Total Active Inventory by Units	176			55	83	32	6
Total Active Inventory by Volume	59,691,678	100%	78.6	11.44M	28.35M	15.54M	4.37M
Average Active Inventory Listing Price	\$339,157			\$207,916	\$341,587	\$485,525	\$727,967

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2025



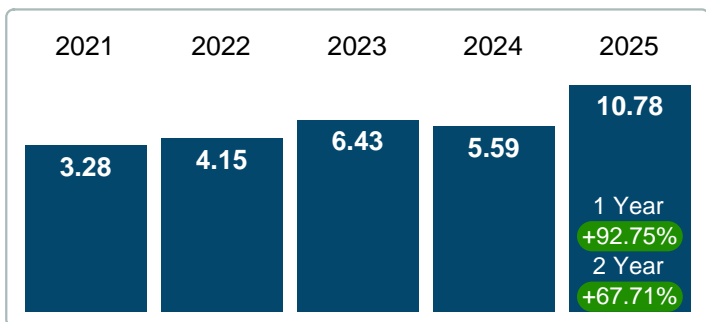
Area Delimited by County Of McIntosh - Residential Property Type



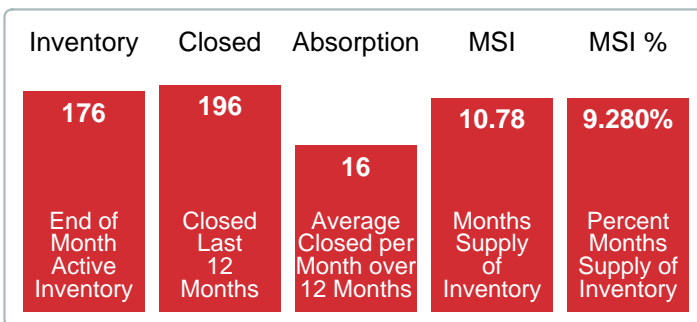
MONTHS SUPPLY of INVENTORY (MSI)

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

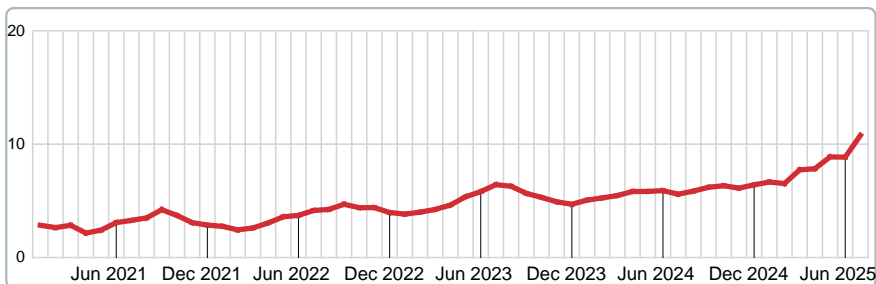
MSI FOR JULY



INDICATORS FOR JULY 2025

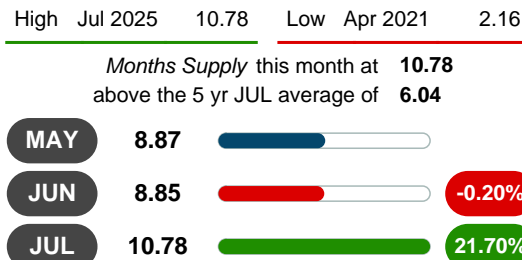


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 6.04



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	7.39%	6.78	7.50	6.00	0.00	0.00
\$100,001 - \$125,000	6.82%	7.20	10.91	3.00	0.00	0.00
\$125,001 - \$200,000	22.73%	9.06	10.67	8.52	6.00	0.00
\$200,001 - \$350,000	26.70%	10.07	13.20	10.13	7.71	0.00
\$350,001 - \$450,000	12.50%	17.60	0.00	17.33	12.00	0.00
\$450,001 - \$675,000	14.20%	15.00	72.00	10.80	12.00	24.00
\$675,001 and up	9.66%	22.67	0.00	28.00	21.00	18.00
Market Supply of Inventory (MSI)		10.78	11.79	10.06	10.11	24.00
Total Active Inventory by Units		176	55	83	32	6

July 2025



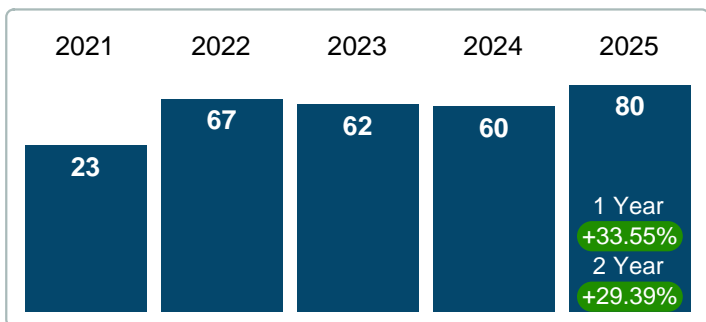
Area Delimited by County Of McIntosh - Residential Property Type



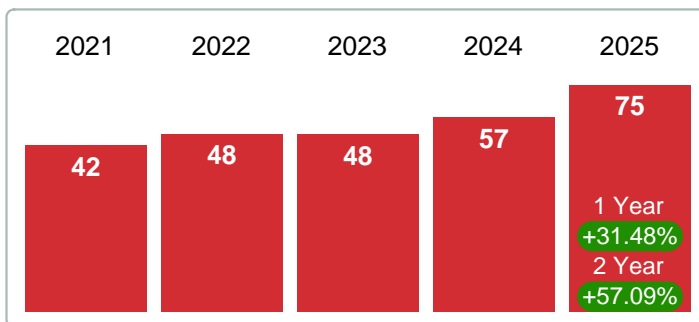
AVERAGE DAYS ON MARKET TO SALE

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

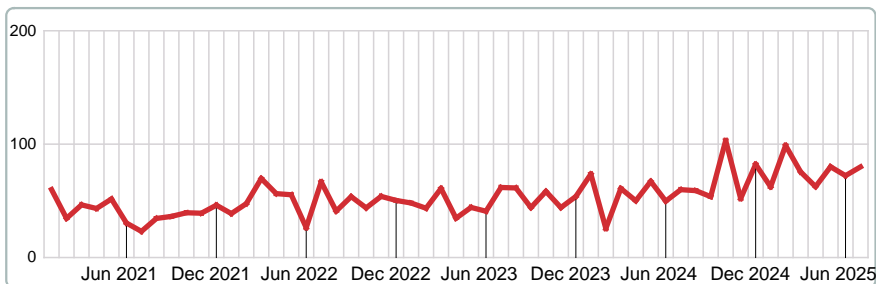
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

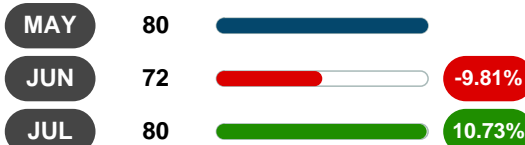


3 MONTHS

5 year JUL AVG = 58

High Oct 2024 103 Low Jul 2021 23

Average Days on Market to Sale this month at 80 above the 5 yr JUL average of 58



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	10.00%	115	209	0	20	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$175,000	25.00%	79	121	57	50	0
\$175,001 - \$250,000	25.00%	57	0	57	0	0
\$250,001 - \$325,000	15.00%	99	0	0	99	0
\$325,001 - \$525,000	10.00%	132	0	133	0	131
\$525,001 and up	15.00%	43	0	43	0	0
Average Closed DOM		80	150	60	69	131
Total Closed Units	100%	80	3	10	6	1
Total Closed Volume		5,136,800	291.00K	3.14M	1.22M	485.00K

July 2025



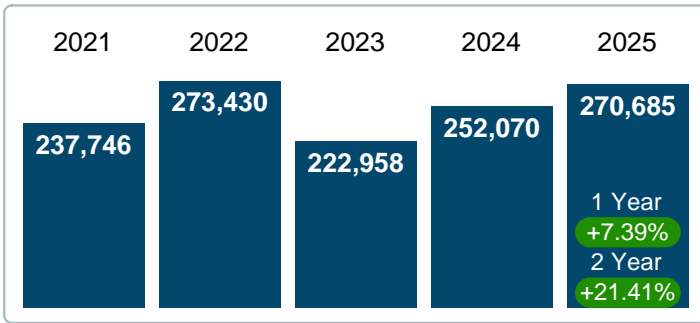
Area Delimited by County Of McIntosh - Residential Property Type



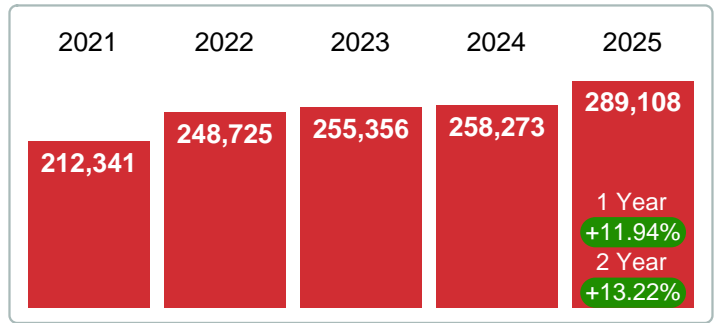
AVERAGE LIST PRICE AT CLOSING

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

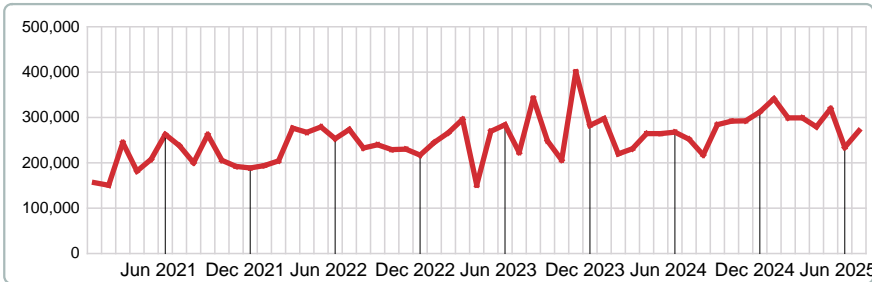
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 251,378

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

Average List Price at Closing this month at **270,685** above the 5 yr JUL average of **251,378**



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	10.00%	83,250	69,000	0	97,500	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$175,000	20.00%	126,750	123,500	130,000	154,000	0
\$175,001 - \$250,000	25.00%	194,680	0	210,480	0	0
\$250,001 - \$325,000	20.00%	285,475	0	0	309,967	0
\$325,001 - \$525,000	10.00%	432,450	0	320,000	0	499,900
\$525,001 and up	15.00%	586,667	0	586,667	0	0
Average List Price		270,685	105,333	326,240	222,567	499,900
Total Closed Units	100%	270,685	3	10	6	1
Total Closed Volume		5,413,700	316.00K	3.26M	1.34M	499.90K

July 2025



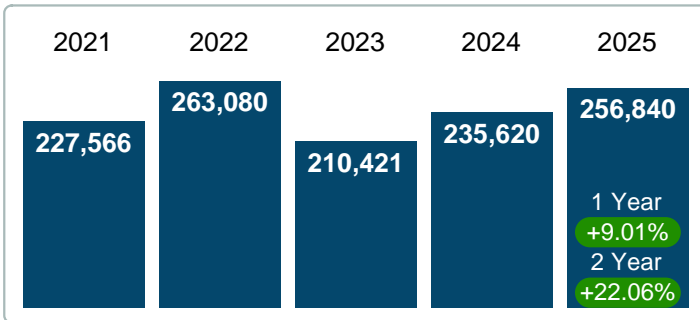
Area Delimited by County Of McIntosh - Residential Property Type



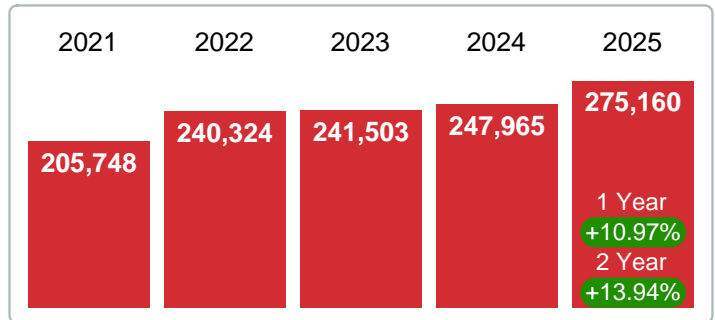
AVERAGE SOLD PRICE AT CLOSING

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

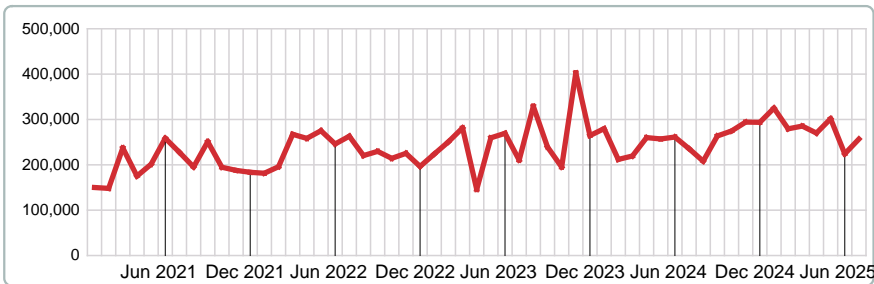
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

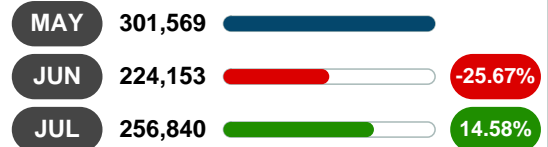


3 MONTHS

5 year JUL AVG = 238,705

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

Average Sold Price at Closing this month at **256,840** above the 5 yr JUL average of **238,705**



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	10.00%	81,000	69,000	0	93,000	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$175,000	25.00%	121,000	111,000	115,000	134,000	0
\$175,001 - \$250,000	25.00%	198,980	0	198,980	0	0
\$250,001 - \$325,000	15.00%	284,967	0	0	284,967	0
\$325,001 - \$525,000	10.00%	407,500	0	330,000	0	485,000
\$525,001 and up	15.00%	568,333	0	568,333	0	0
Average Sold Price		256,840	97,000	314,490	202,650	485,000
Total Closed Units	100%	256,840	3	10	6	1
Total Closed Volume		5,136,800	291.00K	3.14M	1.22M	485.00K

July 2025



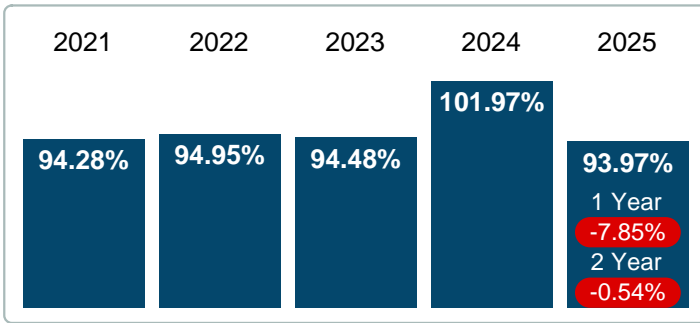
Area Delimited by County Of McIntosh - Residential Property Type



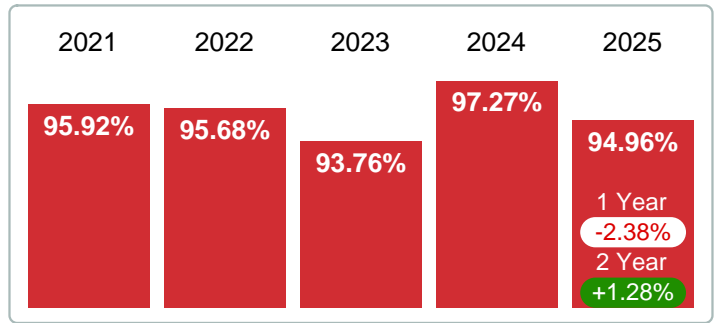
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

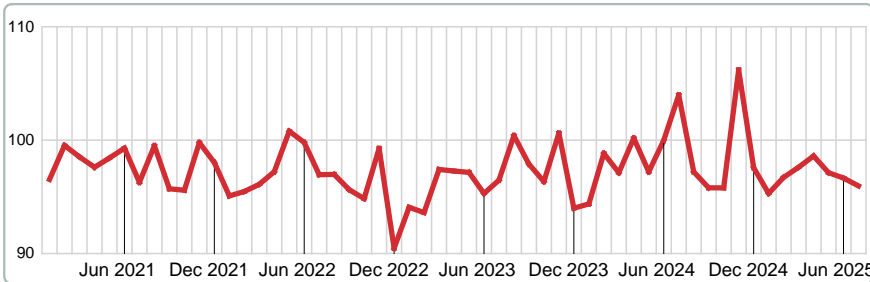
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

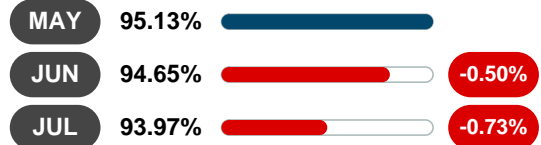


3 MONTHS

5 year JUL AVG = 95.93%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **93.97%** below the 5 yr JUL average of **95.93%**



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	2	10.00%	97.69%	100.00%	0.00%	95.38%	0.00%
\$100,001 - \$100,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$175,000	5	25.00%	88.04%	89.90%	88.46%	85.96%	0.00%
\$175,001 - \$250,000	5	25.00%	94.80%	0.00%	94.80%	0.00%	0.00%
\$250,001 - \$325,000	3	15.00%	92.95%	0.00%	0.00%	92.95%	0.00%
\$325,001 - \$525,000	2	10.00%	100.07%	0.00%	103.13%	0.00%	97.02%
\$525,001 and up	3	15.00%	96.91%	0.00%	96.91%	0.00%	0.00%
Average Sold/List Ratio		94.00%		93.27%	95.63%	91.03%	97.02%
Total Closed Units		20	100%	3	10	6	1
Total Closed Volume		5,136,800		291.00K	3.14M	1.22M	485.00K

July 2025



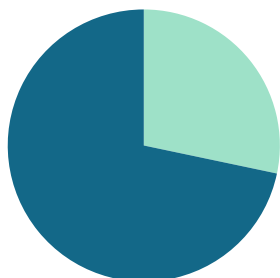
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

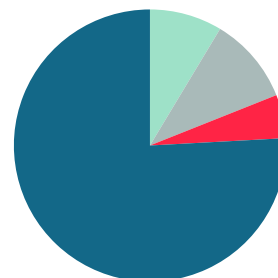


Inventory
 New Listings
60 = 28.30%
 Start Inventory
152
 Total Inventory Units
212
 Volume
\$69,951,267

Market Activity

Closed Sales
20 = 8.62%
 Pending Sales
24 = 10.34%
 Other Off Market
12 = 5.17%
 Active Inventory
176 = 75.86%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	30	20	-33.33%	147	109	-25.85%
Pending Sales	24	24	0.00%	147	128	-12.93%
New Listings	34	60	76.47%	256	301	17.58%
Average List Price	252,070	270,685	7.39%	258,273	289,108	11.94%
Average Sale Price	235,620	256,840	9.01%	247,965	275,160	10.97%
Average Percent of Selling Price to List Price	101.97%	93.97%	-7.85%	97.27%	94.96%	-2.38%
Average Days on Market to Sale	59.87	79.95	33.55%	57.18	75.17	31.48%
Monthly Inventory	116	176	51.72%	116	176	51.72%
Months Supply of Inventory	5.59	10.78	92.75%	5.59	10.78	92.75%

Absorption: Last 12 months, an Average of **16** Sales/Month

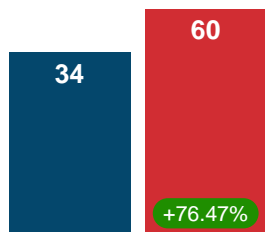
Inventory on July 31, 2025 = **176**

2024 **2025**

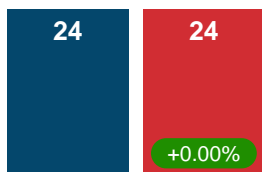
JULY MARKET

AVERAGE PRICES

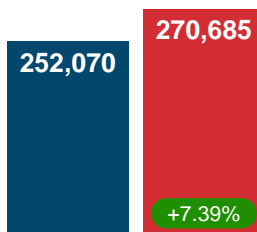
New Listings



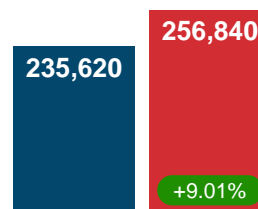
Pending Listings



List Price



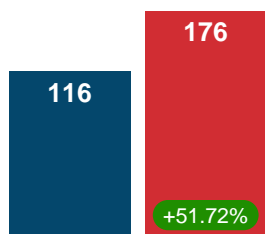
Sale Price



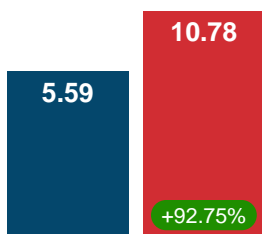
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

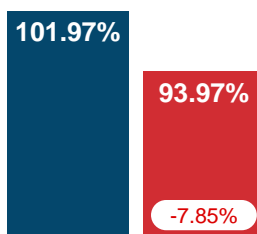
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

