

# August 2025



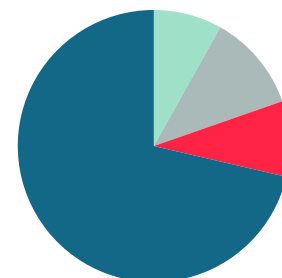
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                               | 2024    | August 2025 | +/-%   |
|--|---------|-------------|--------|
| Closed Listings                                | 17      | 19          | 11.76% |
| Pending Listings                               | 21      | 27          | 28.57% |
| New Listings                                   | 36      | 34          | -5.56% |
| Average List Price                             | 217,359 | 251,489     | 15.70% |
| Average Sale Price                             | 208,047 | 231,295     | 11.17% |
| Average Percent of Selling Price to List Price | 95.20%  | 90.41%      | -5.03% |
| Average Days on Market to Sale                 | 59.00   | 78.84       | 33.63% |
| End of Month Inventory                         | 119     | 167         | 40.34% |
| Months Supply of Inventory                     | 5.85    | 10.12       | 72.94% |



**Absorption:** Last 12 months, an Average of **17** Sales/Month  
**Active Inventory** as of August 31, 2025 = **167**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **40.34%** to 167 existing homes available for sale. Over the last 12 months this area has had an average of 17 closed sales per month. This represents an unsold inventory index of **10.12** 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 **11.17%** in August 2025 to \$231,295 versus the previous year at \$208,047.

#### Average Days on Market Lengthens

The average number of **78.84** days that homes spent on the market before selling increased by 19.84 days or **33.63%** in August 2025 compared to last year's same month at **59.00** DOM.

#### Sales Success for August 2025 is Positive

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

There were 34 New Listings in August 2025, down **5.56%** from last year at 36. Furthermore, there were 19 Closed Listings this month versus last year at 17, a **11.76%** increase.

Closed versus Listed trends yielded a **55.9%** ratio, up from previous year's, August 2024, at **47.2%**, a **18.34%** upswing. 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>Average Days on Market to Sale</b>                 | <b>7</b>  |
| <b>Average List Price at Closing</b>                  | <b>8</b>  |
| <b>Average Sale Price at Closing</b>                  | <b>9</b>  |
| <b>Average 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

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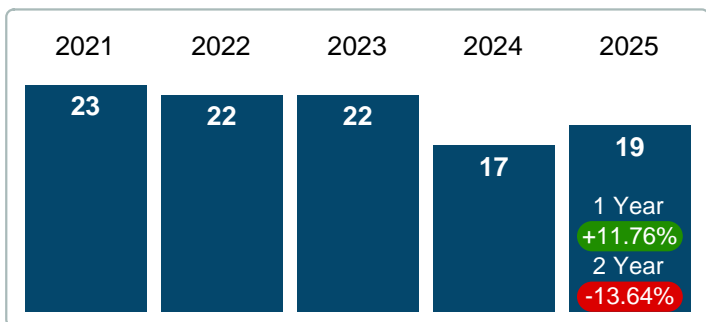
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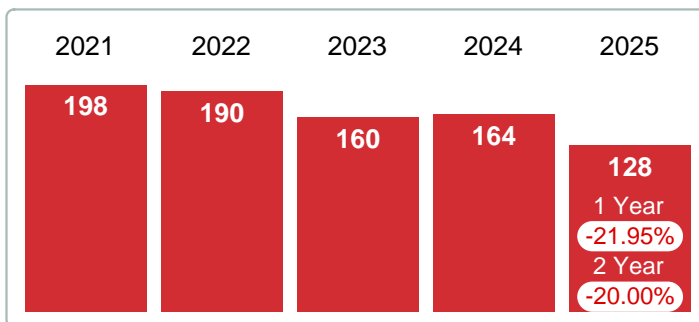
## CLOSED LISTINGS

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

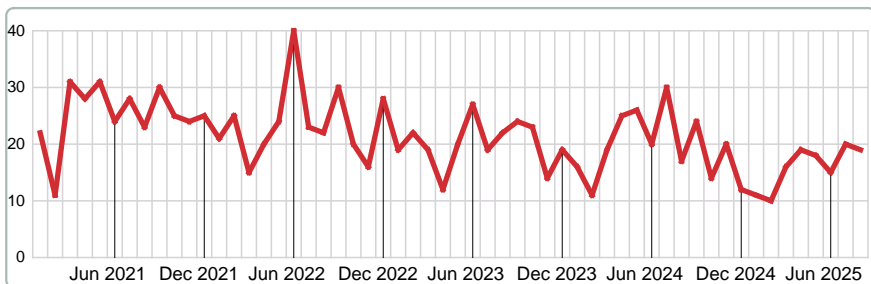
### AUGUST



### YEAR TO DATE (YTD)

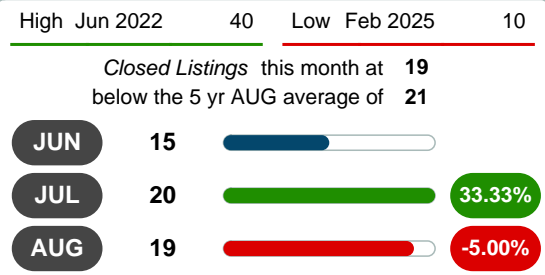


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG 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          |
|--|------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$50,000 and less                              | 0                | 0.00%       | 0.0         | 0                | 0                | 0                | 0                |
| \$50,001 - \$100,000                           | 3                | 15.79%      | 63.7        | 0                | 2                | 1                | 0                |
| \$100,001 - \$175,000                          | 4                | 21.05%      | 54.8        | 1                | 2                | 1                | 0                |
| \$175,001 - \$250,000                          | 4                | 21.05%      | 70.8        | 3                | 0                | 1                | 0                |
| \$250,001 - \$300,000                          | 3                | 15.79%      | 88.3        | 0                | 1                | 2                | 0                |
| \$300,001 - \$475,000                          | 3                | 15.79%      | 125.7       | 1                | 2                | 0                | 0                |
| \$475,001 and up                               | 2                | 10.53%      | 81.5        | 0                | 1                | 0                | 1                |
| <b>Total Closed Units</b>                      | <b>19</b>        |             |             | <b>5</b>         | <b>8</b>         | <b>5</b>         | <b>1</b>         |
| <b>Total Closed Volume</b>                     | <b>4,394,600</b> | <b>100%</b> | <b>78.8</b> | <b>1.05M</b>     | <b>1.91M</b>     | <b>950.00K</b>   | <b>490.00K</b>   |
| <b>Average Closed Price</b>                    | <b>\$231,295</b> |             |             | <b>\$209,500</b> | <b>\$238,388</b> | <b>\$190,000</b> | <b>\$490,000</b> |

# August 2025



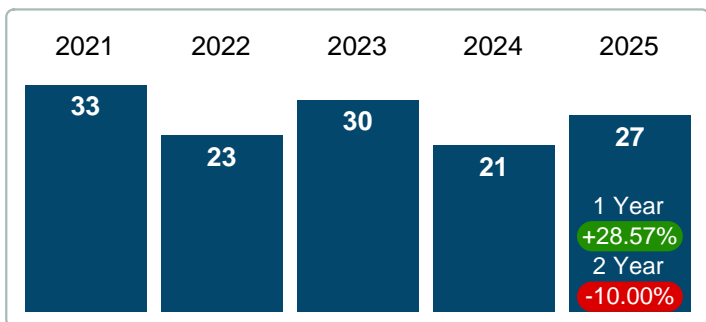
Area Delimited by County Of McIntosh - Residential Property Type



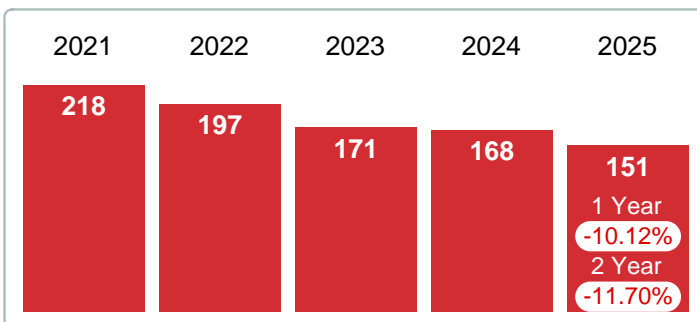
## PENDING LISTINGS

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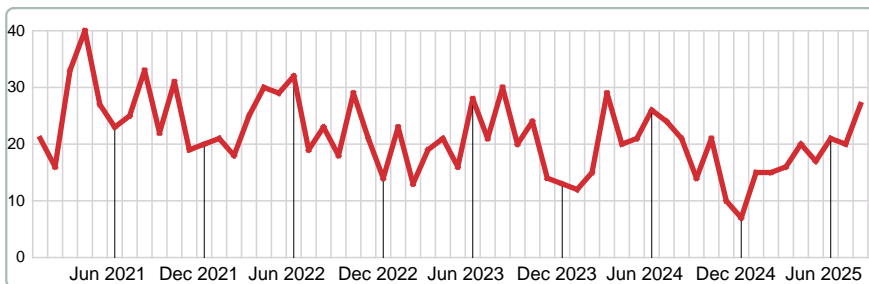
### AUGUST



### YEAR TO DATE (YTD)

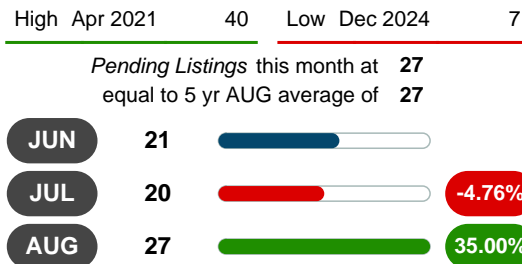


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG 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      |
|---|------------------|-------------|-------------|------------------|------------------|------------------|--------------|
| \$100,000 and less                              | 1                | 3.70%       | 30.0        | 0                | 1                | 0                | 0            |
| \$100,001 - \$125,000                           | 3                | 11.11%      | 41.0        | 2                | 1                | 0                | 0            |
| \$125,001 - \$150,000                           | 4                | 14.81%      | 49.5        | 1                | 2                | 1                | 0            |
| \$150,001 - \$225,000                           | 8                | 29.63%      | 31.6        | 4                | 4                | 0                | 0            |
| \$225,001 - \$300,000                           | 4                | 14.81%      | 62.0        | 1                | 1                | 2                | 0            |
| \$300,001 - \$500,000                           | 4                | 14.81%      | 115.3       | 2                | 2                | 0                | 0            |
| \$500,001 and up                                | 3                | 11.11%      | 40.7        | 0                | 2                | 1                | 0            |
| <b>Total Pending Units</b>                      | <b>27</b>        |             |             | <b>10</b>        | <b>13</b>        | <b>4</b>         | <b>0</b>     |
| <b>Total Pending Volume</b>                     | <b>6,854,884</b> | <b>100%</b> | <b>53.1</b> | <b>2.06M</b>     | <b>3.58M</b>     | <b>1.21M</b>     | <b>0.00B</b> |
| <b>Average Listing Price</b>                    | <b>\$253,885</b> |             |             | <b>\$206,298</b> | <b>\$275,300</b> | <b>\$303,250</b> | <b>\$0</b>   |

# August 2025



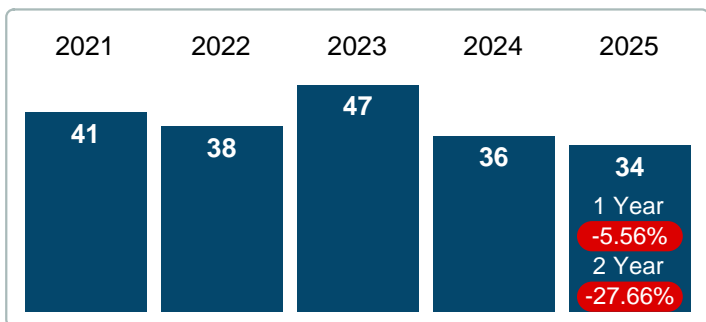
Area Delimited by County Of McIntosh - Residential Property Type



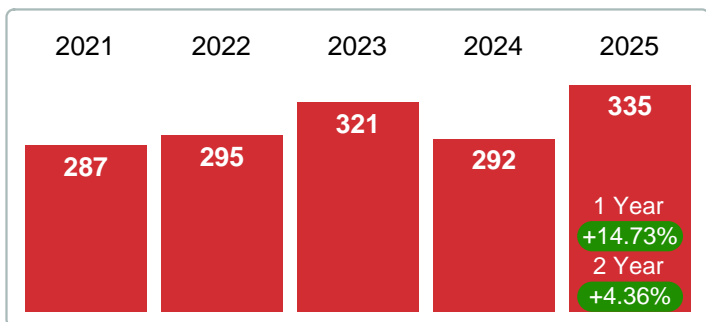
## NEW LISTINGS

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

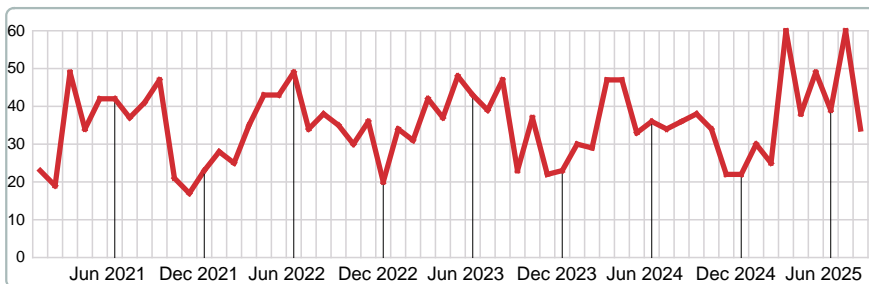
### AUGUST



### YEAR TO DATE (YTD)

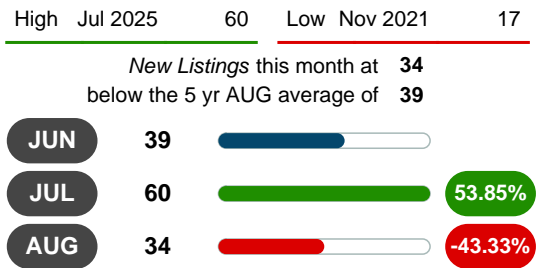


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 39



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less                          | 2                 | 5.88%       | 1                | 1                | 0                | 0                |
| \$125,001 - \$150,000                       | 4                 | 11.76%      | 1                | 2                | 1                | 0                |
| \$150,001 - \$225,000                       | 6                 | 17.65%      | 1                | 5                | 0                | 0                |
| \$225,001 - \$275,000                       | 5                 | 14.71%      | 1                | 3                | 1                | 0                |
| \$275,001 - \$375,000                       | 9                 | 26.47%      | 2                | 5                | 2                | 0                |
| \$375,001 - \$525,000                       | 4                 | 11.76%      | 0                | 2                | 2                | 0                |
| \$525,001 and up                            | 4                 | 11.76%      | 0                | 2                | 1                | 1                |
| <b>Total New Listed Units</b>               | <b>34</b>         |             | <b>6</b>         | <b>20</b>        | <b>7</b>         | <b>1</b>         |
| <b>Total New Listed Volume</b>              | <b>10,188,495</b> | <b>100%</b> | <b>1.22M</b>     | <b>5.99M</b>     | <b>2.45M</b>     | <b>529.00K</b>   |
| <b>Average New Listed Listing Price</b>     | <b>\$299,662</b>  |             | <b>\$202,983</b> | <b>\$299,685</b> | <b>\$349,700</b> | <b>\$529,000</b> |

# August 2025



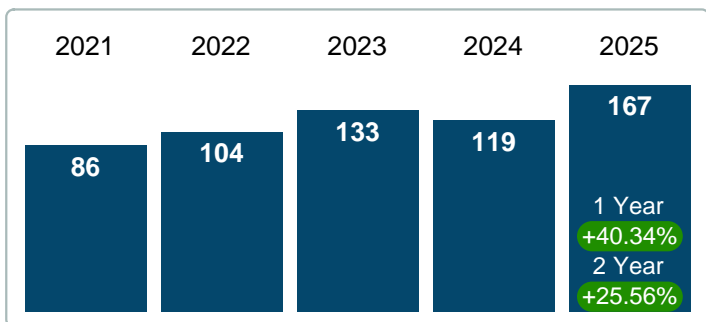
Area Delimited by County Of McIntosh - Residential Property Type



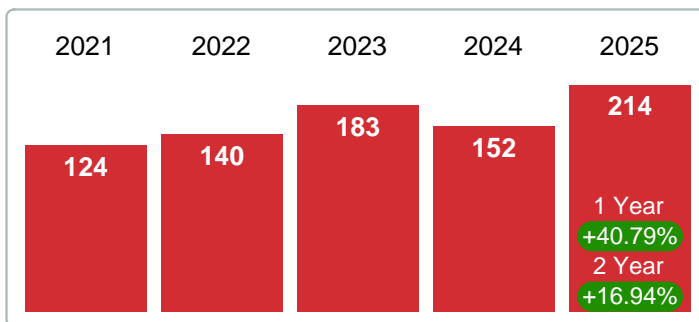
## ACTIVE INVENTORY

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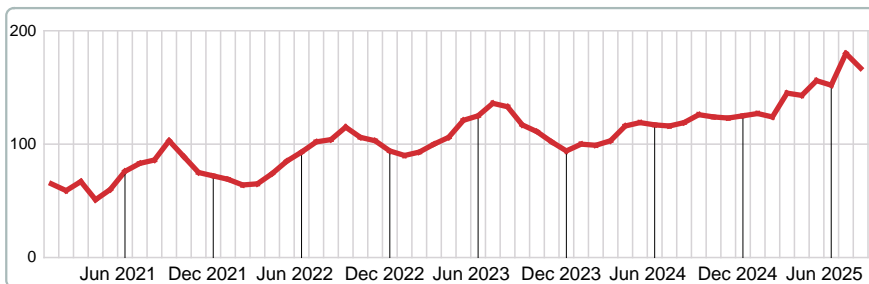
### END OF AUGUST



### ACTIVE DURING AUGUST

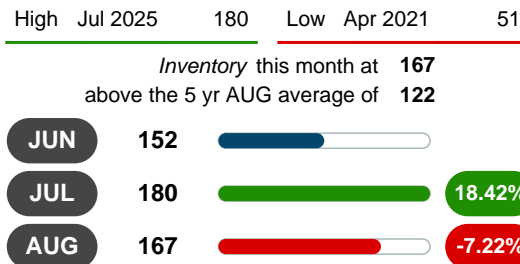


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 122



### 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                | 7.78%       | 137.0       | 11               | 2                | 0                | 0                |
| \$100,001 - \$150,000                         | 19                | 11.38%      | 97.4        | 13               | 5                | 1                | 0                |
| \$150,001 - \$225,000                         | 25                | 14.97%      | 94.2        | 7                | 16               | 2                | 0                |
| \$225,001 - \$350,000                         | 47                | 28.14%      | 68.6        | 10               | 28               | 9                | 0                |
| \$350,001 - \$450,000                         | 22                | 13.17%      | 93.2        | 1                | 12               | 8                | 1                |
| \$450,001 - \$675,000                         | 23                | 13.77%      | 98.2        | 5                | 8                | 8                | 2                |
| \$675,001 and up                              | 18                | 10.78%      | 105.1       | 0                | 8                | 7                | 3                |
| <b>Total Active Inventory by Units</b>        | <b>167</b>        |             |             | <b>47</b>        | <b>79</b>        | <b>35</b>        | <b>6</b>         |
| <b>Total Active Inventory by Volume</b>       | <b>58,718,687</b> | <b>100%</b> | <b>92.3</b> | <b>9.32M</b>     | <b>28.36M</b>    | <b>16.64M</b>    | <b>4.40M</b>     |
| <b>Average Active Inventory Listing Price</b> | <b>\$351,609</b>  |             |             | <b>\$198,208</b> | <b>\$359,019</b> | <b>\$475,388</b> | <b>\$733,633</b> |

# August 2025



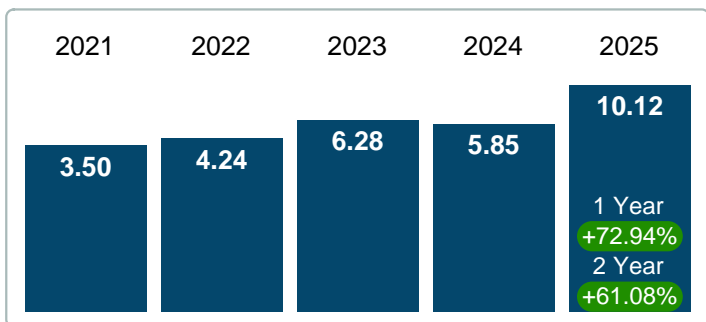
Area Delimited by County Of McIntosh - Residential Property Type



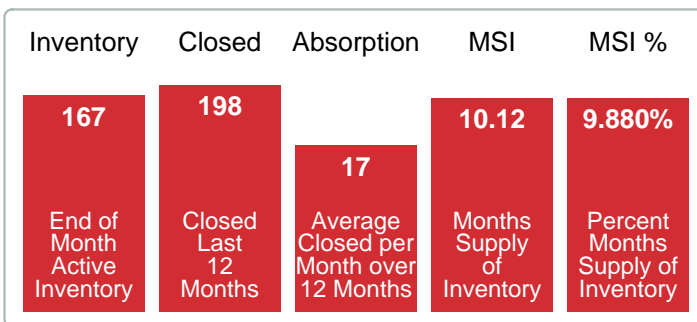
## MONTHS SUPPLY of INVENTORY (MSI)

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

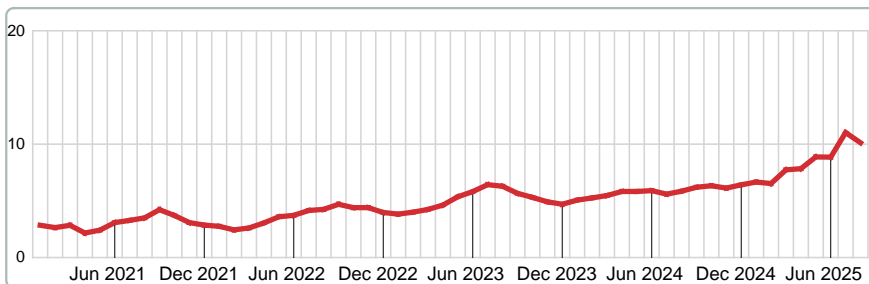
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2025



### 5 YEAR MARKET ACTIVITY TRENDS

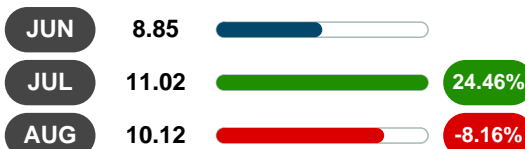


### 3 MONTHS

5 year AUG AVG = 6.00

High Jul 2025 11.02 Low Apr 2021 2.16

Months Supply this month at 10.12 above the 5 yr AUG average of 6.00



### 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 | 7.78%  | 6.50  | 8.80     | 3.43   | 0.00   | 0.00    |
| \$100,001 - \$150,000                                   | 19 | 11.38% | 5.56  | 8.21     | 3.16   | 4.00   | 0.00    |
| \$150,001 - \$225,000                                   | 25 | 14.97% | 7.50  | 6.46     | 9.14   | 4.00   | 0.00    |
| \$225,001 - \$350,000                                   | 47 | 28.14% | 12.00 | 12.00    | 14.00  | 8.31   | 0.00    |
| \$350,001 - \$450,000                                   | 22 | 13.17% | 16.50 | 0.00     | 14.40  | 16.00  | 0.00    |
| \$450,001 - \$675,000                                   | 23 | 13.77% | 13.14 | 60.00    | 9.60   | 12.00  | 12.00   |
| \$675,001 and up  | 18 | 10.78% | 24.00 | 0.00     | 32.00  | 21.00  | 18.00   |
| Market Supply of Inventory (MSI)                        |    |        | 10.12 | 9.72     | 10.09  | 10.00  | 18.00   |
| Total Active Inventory by Units                         |    | 100%   | 10.12 | 47       | 79     | 35     | 6       |

# August 2025



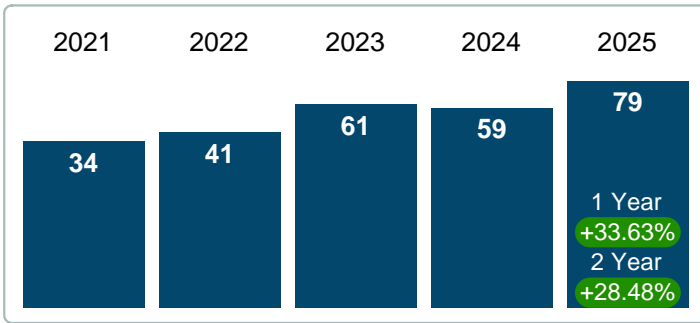
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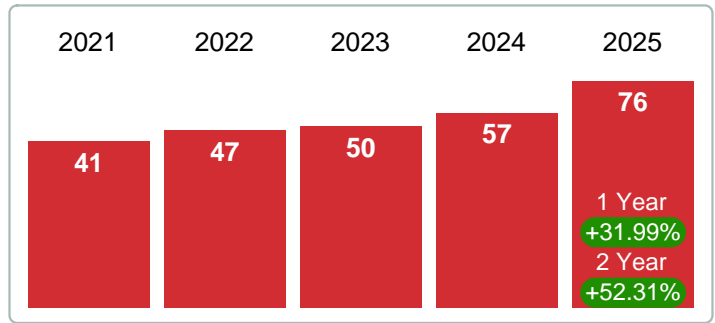
## AVERAGE DAYS ON MARKET TO SALE

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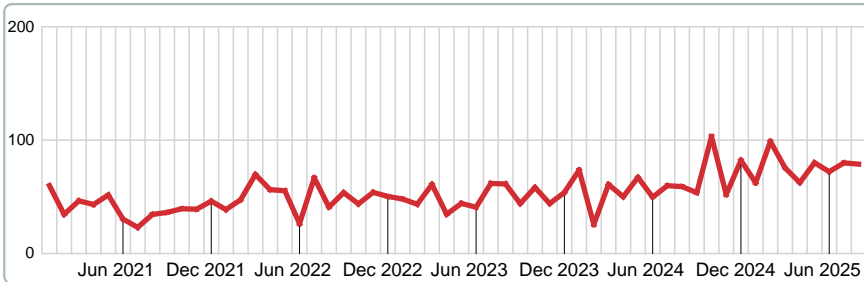
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 55

High Oct 2024 103 Low Jul 2021 23

Average Days on Market to Sale this month at 79 above the 5 yr AUG average of 55



### 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 |         |   |
|---|---|-----------|----------|--------|--------|---------|---------|---|
| \$50,000 and less   | 0 | 0.00%     | 0        | 0      | 0      | 0       |         |   |
| \$50,001 - \$100,000  | 3 | 15.79%    | 64       | 0      | 60     | 72      |         |   |
| \$100,001 - \$175,000   | 4 | 21.05%    | 55       | 46     | 63     | 48      |         |   |
| \$175,001 - \$250,000   | 4 | 21.05%    | 71       | 44     | 0      | 152     |         |   |
| \$250,001 - \$300,000   | 3 | 15.79%    | 88       | 0      | 113    | 76      |         |   |
| \$300,001 - \$475,000   | 3 | 15.79%    | 126      | 335    | 21     | 0       |         |   |
| \$475,001 and up  | 2 | 10.53%    | 82       | 0      | 157    | 0       |         |   |
| Average Closed DOM  |   | 79        |          | 102    | 70     | 85      | 6       |   |
| Total Closed Units  |   | 19        | 100%     | 79     | 5      | 8       | 5       | 1 |
| Total Closed Volume   |   | 4,394,600 |          | 1.05M  | 1.91M  | 950.00K | 490.00K |   |

# August 2025



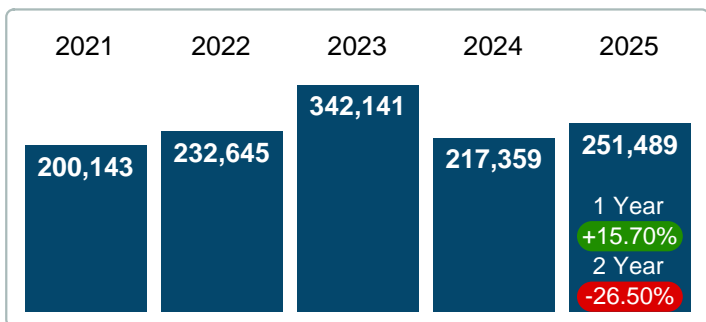
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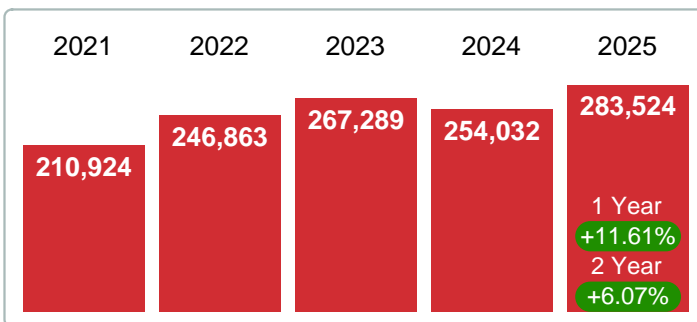
## AVERAGE LIST PRICE AT CLOSING

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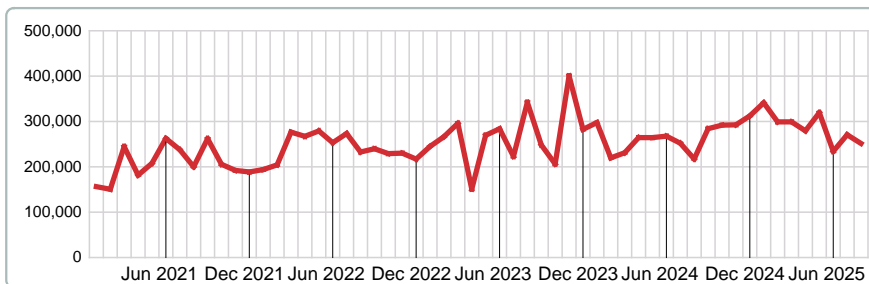
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 248,756

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

Average List Price at Closing this month at **251,489**  
above the 5 yr AUG average of **248,756**

|     |         |         |
|-----|---------|---------|
| JUN | 234,123 |         |
| JUL | 270,685 | +15.62% |
| AUG | 251,489 | -7.09%  |

### 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        |
|--|---|------------------|----------------|----------------|----------------|----------------|
| \$50,000 and less  | 0 | 0.00%            | 0              | 0              | 0              | 0              |
| \$50,001 - \$100,000   | 2 | 10.53%           | 78,300         | 0              | 78,300         | 139,000        |
| \$100,001 - \$175,000  | 5 | 26.32%           | 136,760        | 130,800        | 127,500        | 159,000        |
| \$175,001 - \$250,000  | 4 | 21.05%           | 212,500        | 218,333        | 0              | 195,000        |
| \$250,001 - \$300,000  | 3 | 15.79%           | 294,333        | 0              | 299,000        | 292,000        |
| \$300,001 - \$475,000  | 3 | 15.79%           | 363,300        | 365,000        | 362,450        | 0              |
| \$475,001 and up   | 2 | 10.53%           | 557,500        | 0              | 625,000        | 0              |
| <b>Average List Price</b>                                    |   | <b>251,489</b>   | <b>230,160</b> | <b>257,563</b> | <b>215,400</b> | <b>490,000</b> |
| <b>Total Closed Units</b>                                    |   | <b>19</b>        | <b>5</b>       | <b>8</b>       | <b>5</b>       | <b>1</b>       |
| <b>Total Closed Volume</b>                                   |   | <b>4,778,300</b> | <b>1.15M</b>   | <b>2.06M</b>   | <b>1.08M</b>   | <b>490.00K</b> |

# August 2025



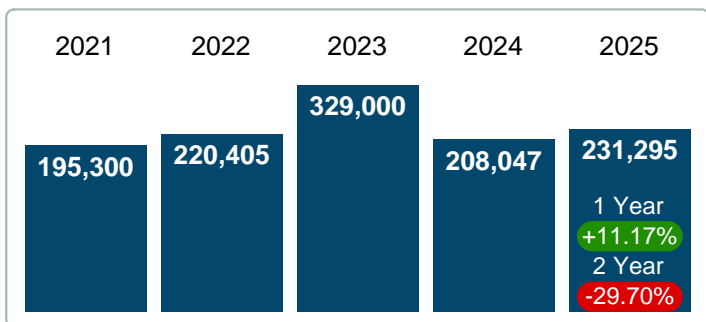
Area Delimited by County Of McIntosh - Residential Property Type



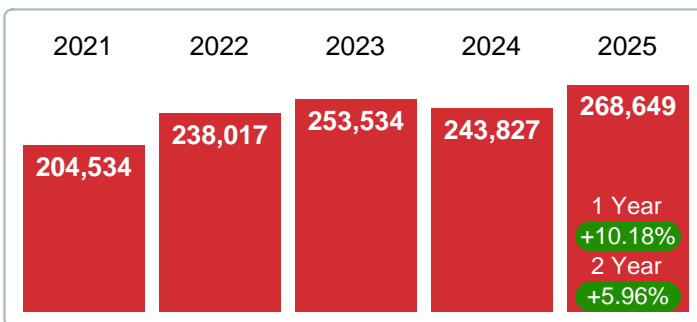
## AVERAGE SOLD PRICE AT CLOSING

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

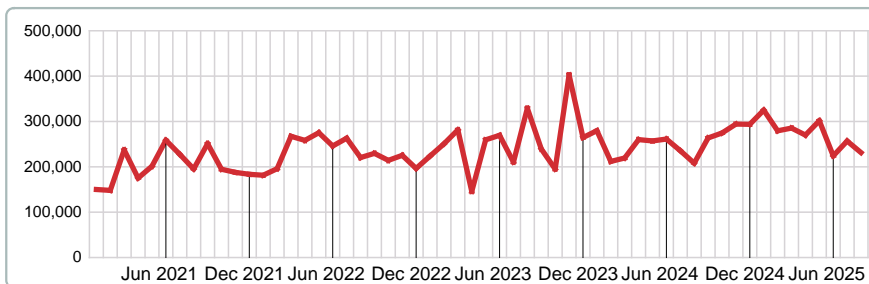
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

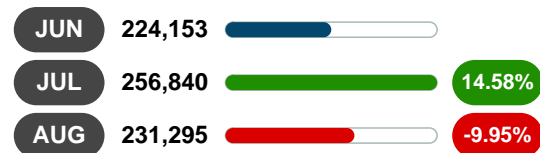


### 3 MONTHS

5 year AUG AVG = 236,809

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

Average Sold Price at Closing this month at 231,295 below the 5 yr AUG average of 236,809



### 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        |
|--|-------------|------------------|----------------|----------------|----------------|----------------|
| \$50,000 and less  | 0.00%       | 0                | 0              | 0              | 0              | 0              |
| \$50,001 - \$100,000   | 15.79%      | 79,033           | 0              | 71,050         | 95,000         | 0              |
| \$100,001 - \$175,000  | 21.05%      | 117,500          | 115,000        | 112,500        | 130,000        | 0              |
| \$175,001 - \$250,000  | 21.05%      | 198,125          | 204,167        | 0              | 180,000        | 0              |
| \$250,001 - \$300,000  | 15.79%      | 270,000          | 0              | 265,000        | 272,500        | 0              |
| \$300,001 - \$475,000  | 15.79%      | 335,000          | 320,000        | 342,500        | 0              | 0              |
| \$475,001 and up   | 10.53%      | 540,000          | 0              | 590,000        | 0              | 490,000        |
| <b>Average Sold Price</b>                                    |             | <b>231,295</b>   | <b>209,500</b> | <b>238,388</b> | <b>190,000</b> | <b>490,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>231,295</b>   | <b>5</b>       | <b>8</b>       | <b>5</b>       | <b>1</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>4,394,600</b> | <b>1.05M</b>   | <b>1.91M</b>   | <b>950.00K</b> | <b>490.00K</b> |

# August 2025



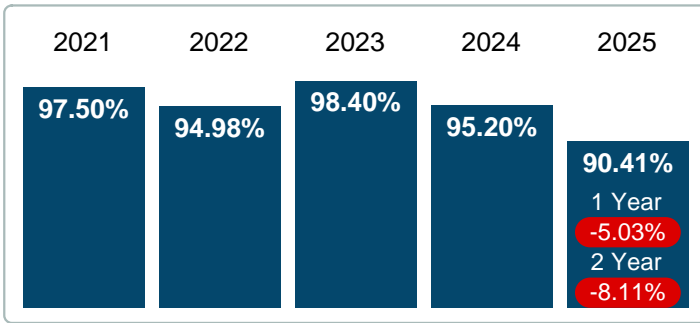
Area Delimited by County Of McIntosh - Residential Property Type



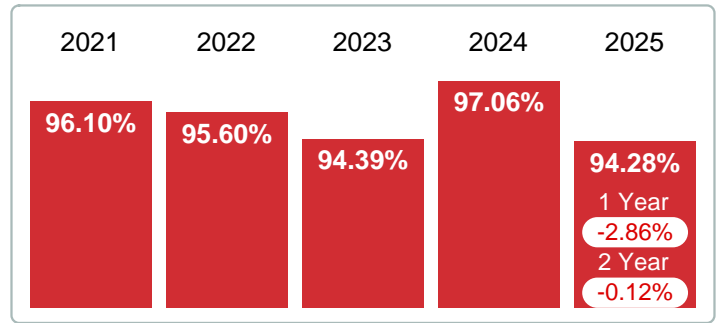
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

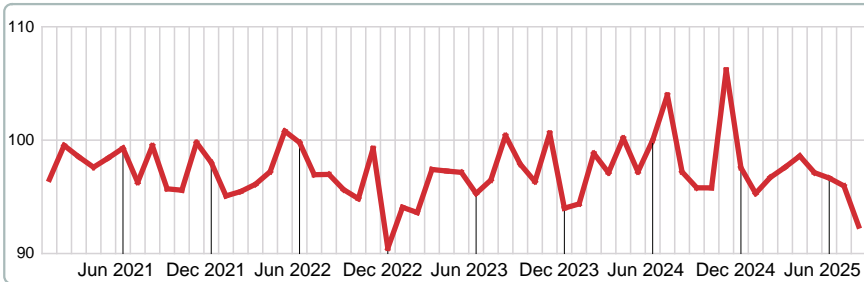
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

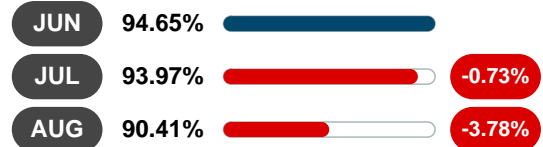


### 3 MONTHS

5 year AUG AVG = 95.30%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **90.41%**  
below the 5 yr AUG average of **95.30%**



### 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 |
|--|---|-----------|---------|----------|--------|---------|---------|
| \$50,000 and less                              | 0 | 0.00%     | 0.00%   | 0.00%    | 0.00%  | 0.00%   | 0.00%   |
| \$50,001 - \$100,000                           | 3 | 15.79%    | 83.59%  | 0.00%    | 91.21% | 68.35%  | 0.00%   |
| \$100,001 - \$175,000                          | 4 | 21.05%    | 86.68%  | 87.92%   | 88.51% | 81.76%  | 0.00%   |
| \$175,001 - \$250,000                          | 4 | 21.05%    | 93.48%  | 93.87%   | 0.00%  | 92.31%  | 0.00%   |
| \$250,001 - \$300,000                          | 3 | 15.79%    | 91.75%  | 0.00%    | 88.63% | 93.31%  | 0.00%   |
| \$300,001 - \$475,000                          | 3 | 15.79%    | 92.28%  | 87.67%   | 94.58% | 0.00%   | 0.00%   |
| \$475,001 and up                               | 2 | 10.53%    | 97.20%  | 0.00%    | 94.40% | 0.00%   | 100.00% |
| Average Sold/List Ratio                        |   | 90.40%    |         | 91.44%   | 91.45% | 85.81%  | 100.00% |
| Total Closed Units                             |   | 19        | 100%    | 5        | 8      | 5       | 1       |
| Total Closed Volume                            |   | 4,394,600 |         | 1.05M    | 1.91M  | 950.00K | 490.00K |

# August 2025



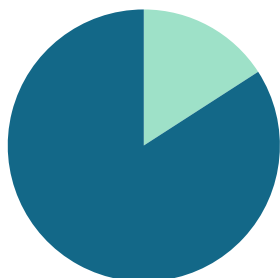
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

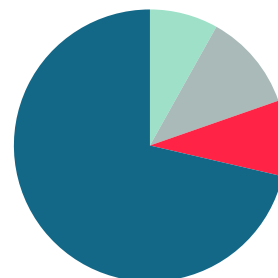


**Inventory**  
 New Listings  
**34 = 15.89%**  
 Start Inventory  
**180**  
 Total Inventory Units  
**214**  
 Volume  
**\$70,561,071**

### Market Activity

Closed Sales  
**19 = 8.12%**  
 Pending Sales  
**27 = 11.54%**  
 Other Off Market  
**21 = 8.97%**  
 Active Inventory  
**167 = 71.37%**

### MARKET ACTIVITY



| Compared Metrics                               | August  |         |        | Year to Date |         |         |
|--|---------|---------|--------|--------------|---------|---------|
|  | 2024    | 2025    | +/-%   | 2024         | 2025    | +/-%    |
| Closed Sales                                   | 17      | 19      | 11.76% | 164          | 128     | -21.95% |
| Pending Sales                                  | 21      | 27      | 28.57% | 168          | 151     | -10.12% |
| New Listings                                   | 36      | 34      | -5.56% | 292          | 335     | 14.73%  |
| Average List Price                             | 217,359 | 251,489 | 15.70% | 254,032      | 283,524 | 11.61%  |
| Average Sale Price                             | 208,047 | 231,295 | 11.17% | 243,827      | 268,649 | 10.18%  |
| Average Percent of Selling Price to List Price | 95.20%  | 90.41%  | -5.03% | 97.06%       | 94.28%  | -2.86%  |
| Average Days on Market to Sale                 | 59.00   | 78.84   | 33.63% | 57.37        | 75.72   | 31.99%  |
| Monthly Inventory                              | 119     | 167     | 40.34% | 119          | 167     | 40.34%  |
| Months Supply of Inventory                     | 5.85    | 10.12   | 72.94% | 5.85         | 10.12   | 72.94%  |

**Absorption:** Last 12 months, an Average of 17 Sales/Month

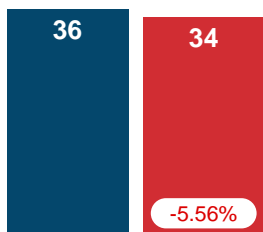
**Inventory on August 31, 2025 = 167**

**2024 2025**

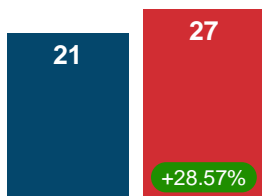
### AUGUST MARKET

### AVERAGE PRICES

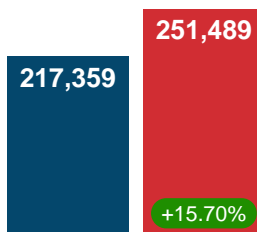
#### New Listings



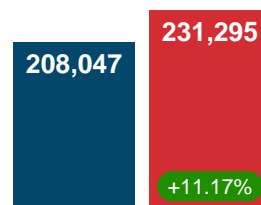
#### Pending Listings



#### List Price



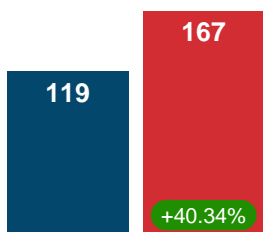
#### Sale Price



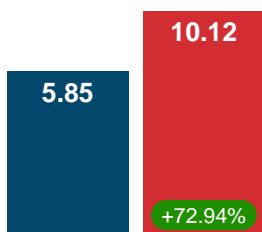
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

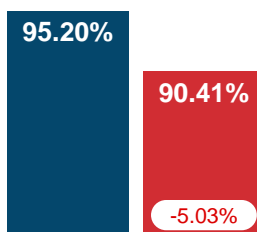
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

