

August 2025



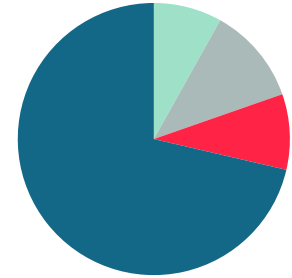
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	159,000	225,000	41.51%
Median Sale Price	157,500	185,000	17.46%
Median Percent of Selling Price to List Price	95.45%	92.31%	-3.30%
Median Days on Market to Sale	43.00	48.00	11.63%
End of Month Inventory	119	167	40.34%
Months Supply of Inventory	5.85	10.12	72.94%



- Closed (8.12%)
- Pending (11.54%)
- Other OffMarket (8.97%)
- Active (71.37%)

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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **17.46%** in August 2025 to \$185,000 versus the previous year at \$157,500.

Median Days on Market Lengthens

The median number of **48.00** days that homes spent on the market before selling increased by 5.00 days or **11.63%** in August 2025 compared to last year's same month at **43.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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.

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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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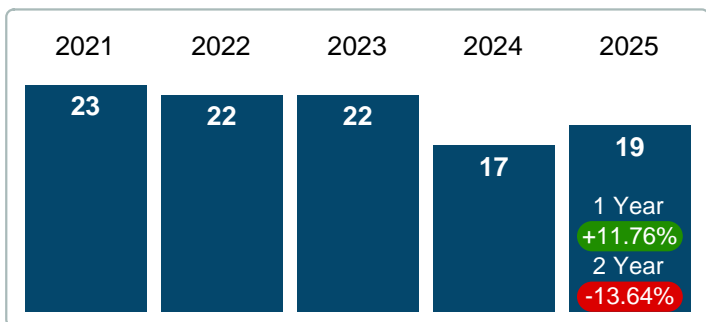
Area Delimited by County Of McIntosh - Residential Property Type



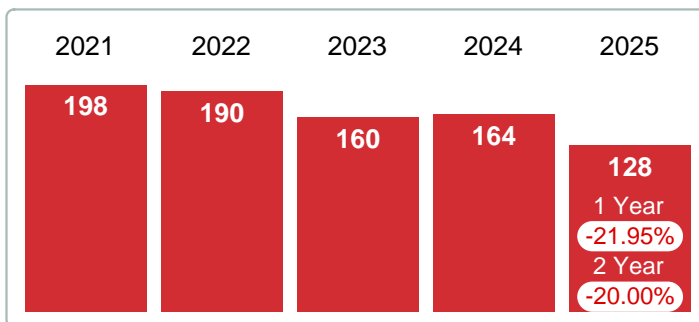
CLOSED LISTINGS

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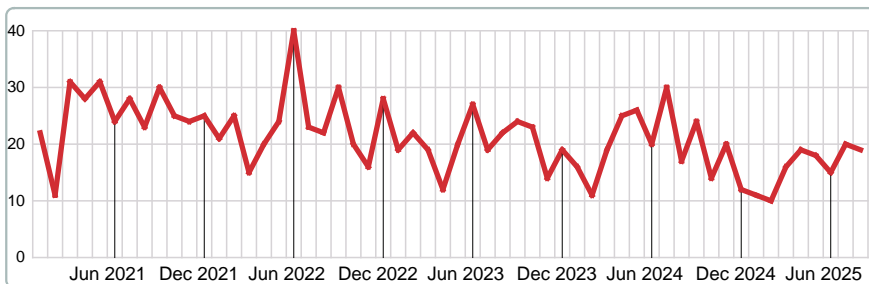
AUGUST



YEAR TO DATE (YTD)

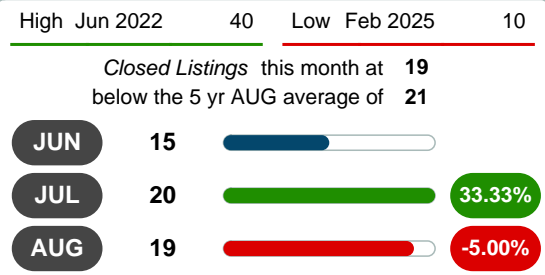


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	72.0	0	2	1	0
\$100,001 - \$175,000	4	21.05%	47.0	1	2	1	0
\$175,001 - \$250,000	4	21.05%	65.0	3	0	1	0
\$250,001 - \$300,000	3	15.79%	113.0	0	1	2	0
\$300,001 - \$475,000	3	15.79%	36.0	1	2	0	0
\$475,001 and up	2	10.53%	81.5	0	1	0	1
Total Closed Units	19			5	8	5	1
Total Closed Volume	4,394,600	100%	48.0	1.05M	1.91M	950.00K	490.00K
Median Closed Price	\$185,000			\$185,000	\$192,500	\$180,000	\$490,000

August 2025



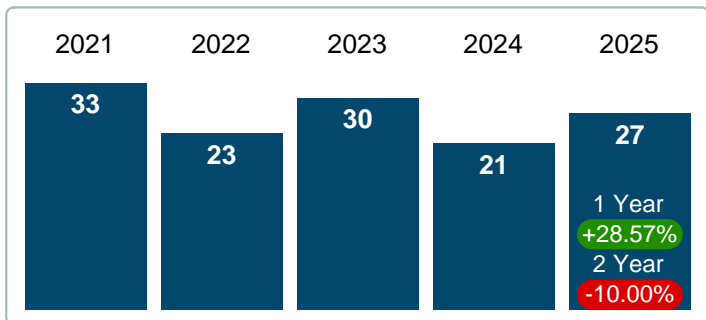
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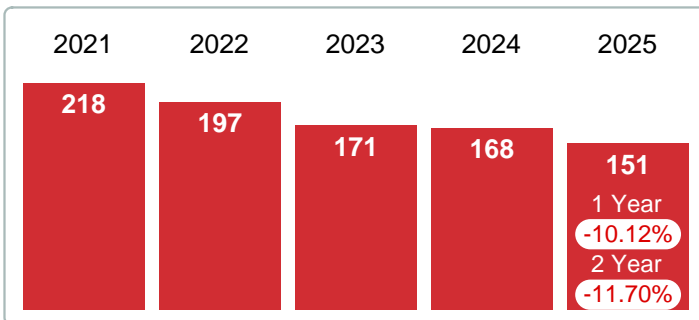
PENDING LISTINGS

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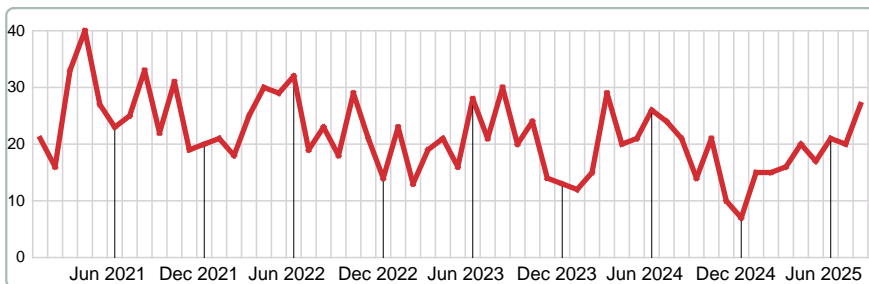
AUGUST



YEAR TO DATE (YTD)

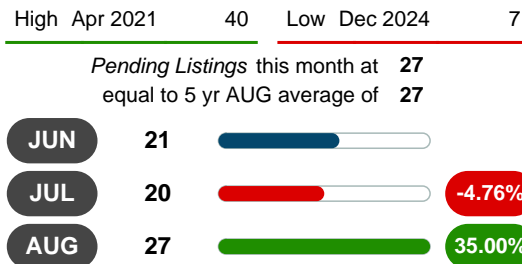


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 27



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	30.0	2	1	0	0
\$125,001 - \$150,000	4	14.81%	48.0	1	2	1	0
\$150,001 - \$225,000	8	29.63%	18.5	4	4	0	0
\$225,001 - \$300,000	4	14.81%	35.0	1	1	2	0
\$300,001 - \$500,000	4	14.81%	58.0	2	2	0	0
\$500,001 and up	3	11.11%	28.0	0	2	1	0
Total Pending Units	27			10	13	4	0
Total Pending Volume	6,854,884	100%	30.0	2.06M	3.58M	1.21M	0.00B
Median Listing Price	\$220,000			\$181,995	\$220,000	\$279,500	\$0

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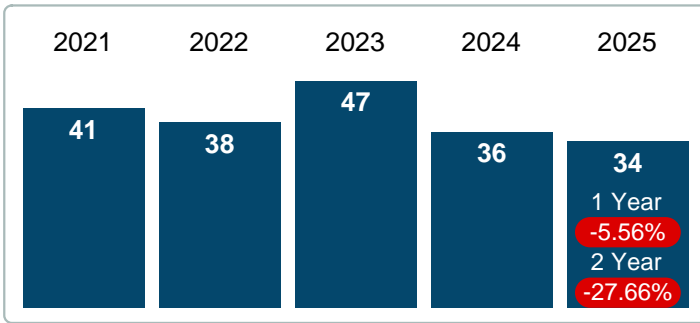
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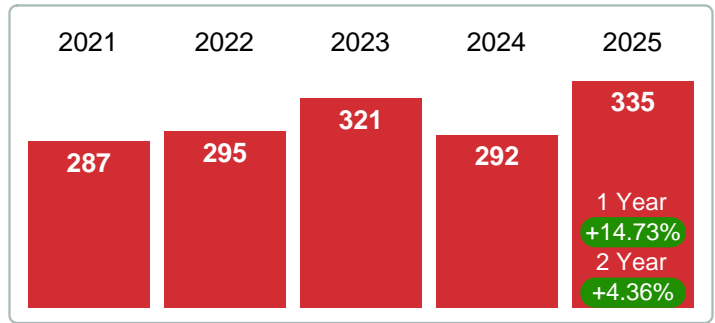
NEW LISTINGS

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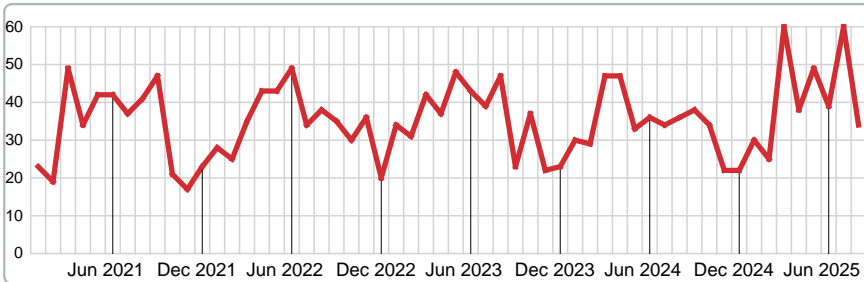
AUGUST



YEAR TO DATE (YTD)

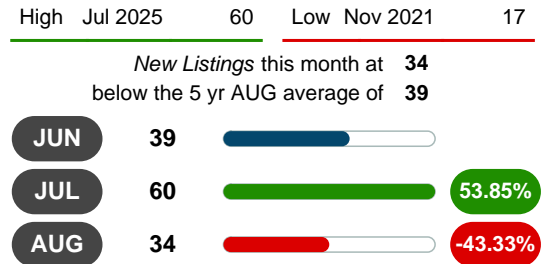


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	34		6	20	7	1
Total New Listed Volume	10,188,495	100%	1.22M	5.99M	2.45M	529.00K
Median New Listed Listing Price	\$272,500		\$237,498	\$252,500	\$325,000	\$529,000

August 2025



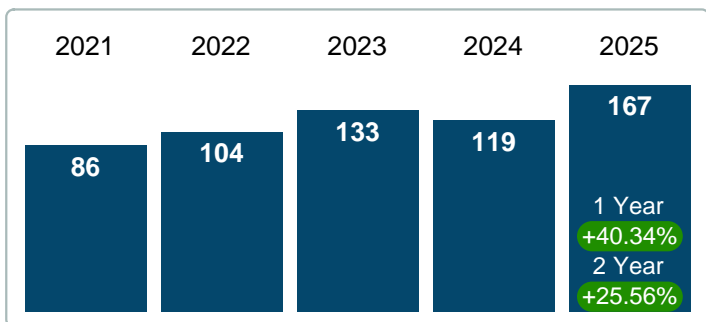
Area Delimited by County Of McIntosh - Residential Property Type



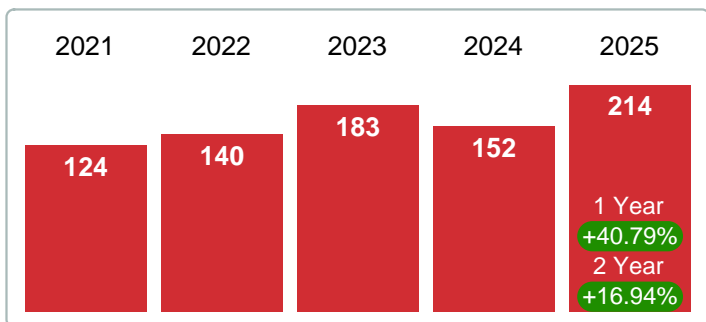
ACTIVE INVENTORY

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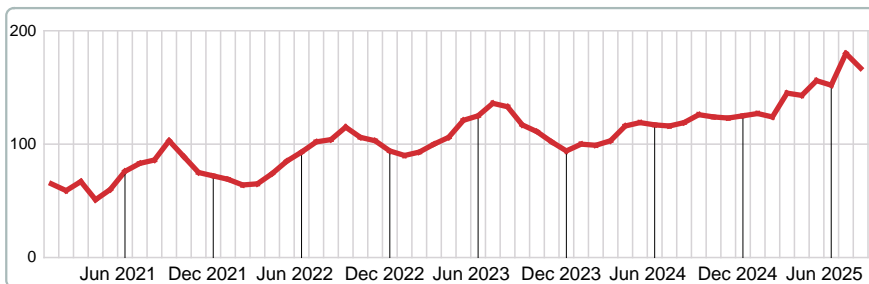
END OF AUGUST



ACTIVE DURING AUGUST

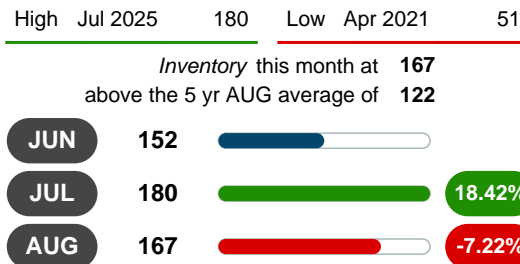


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 122



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.78%	118.0	11	2	0	0
\$100,001 - \$150,000	19	11.38%	86.0	13	5	1	0
\$150,001 - \$225,000	25	14.97%	93.0	7	16	2	0
\$225,001 - \$350,000	47	28.14%	59.0	10	28	9	0
\$350,001 - \$450,000	22	13.17%	85.0	1	12	8	1
\$450,001 - \$675,000	23	13.77%	86.0	5	8	8	2
\$675,001 and up	18	10.78%	96.5	0	8	7	3
Total Active Inventory by Units	167			47	79	35	6
Total Active Inventory by Volume	58,718,687	100%	85.0	9.32M	28.36M	16.64M	4.40M
Median Active Inventory Listing Price	\$295,000			\$140,000	\$295,000	\$424,999	\$699,500

August 2025



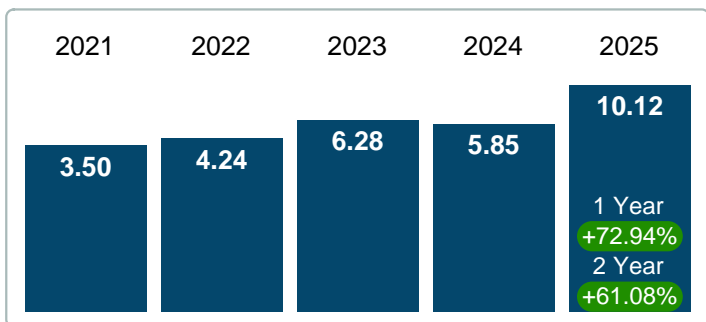
Area Delimited by County Of McIntosh - Residential Property Type



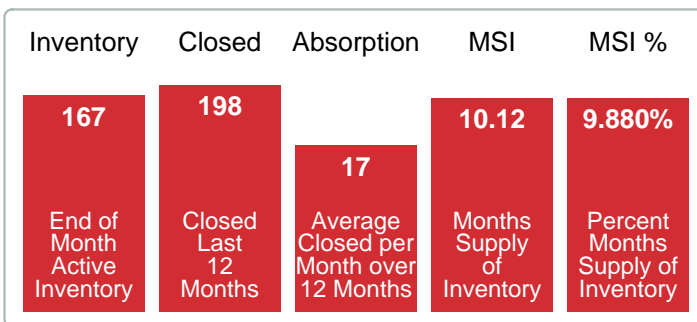
MONTHS SUPPLY of INVENTORY (MSI)

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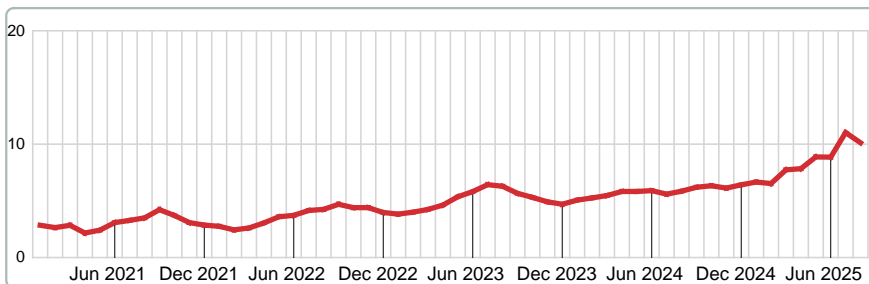
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025



5 YEAR MARKET ACTIVITY TRENDS

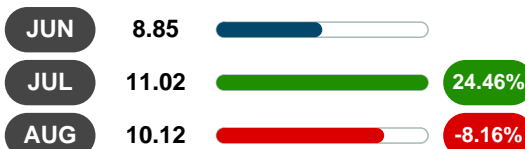


3 MONTHS

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

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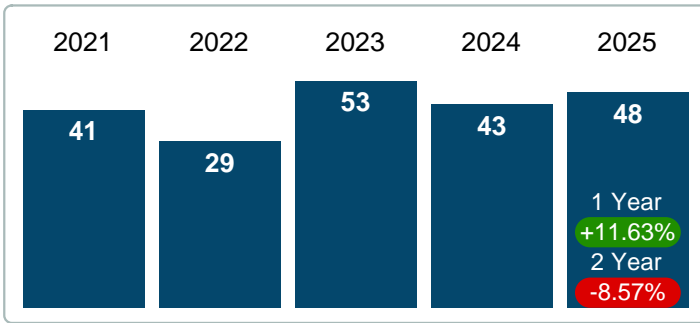
Area Delimited by County Of McIntosh - Residential Property Type



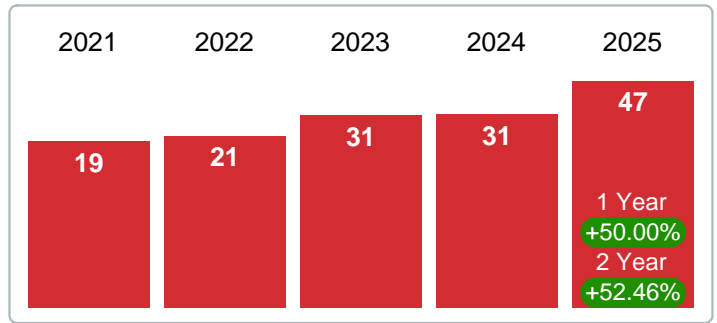
MEDIAN DAYS ON MARKET TO SALE

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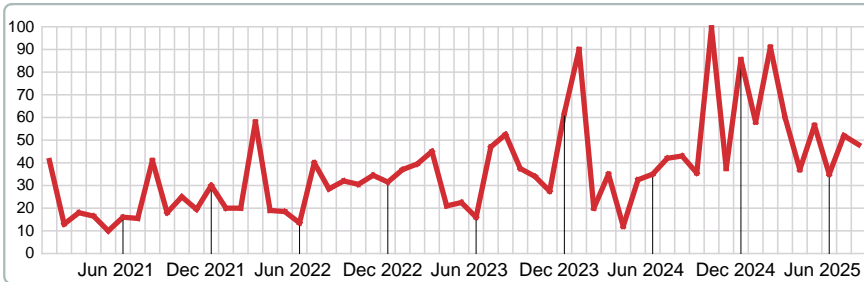
AUGUST



YEAR TO DATE (YTD)

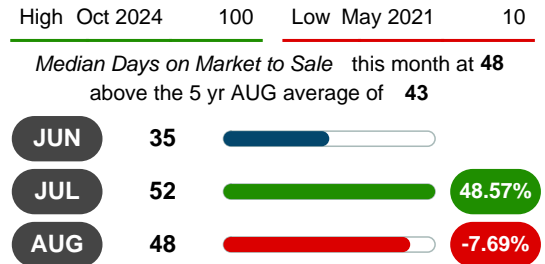


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 43



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
\$50,000 and less	0.00%	97	0	0	0	0
\$50,001 - \$100,000	15.79%	72	0	60	72	0
\$100,001 - \$175,000	21.05%	47	46	63	48	0
\$175,001 - \$250,000	21.05%	65	37	0	152	0
\$250,001 - \$300,000	15.79%	113	0	113	76	0
\$300,001 - \$475,000	15.79%	36	335	21	0	0
\$475,001 and up	10.53%	82	0	157	0	6
Median Closed DOM		48	46	63	72	6
Total Closed Units	100%	48.0	5	8	5	1
Total Closed Volume		4,394,600	1.05M	1.91M	950.00K	490.00K

August 2025



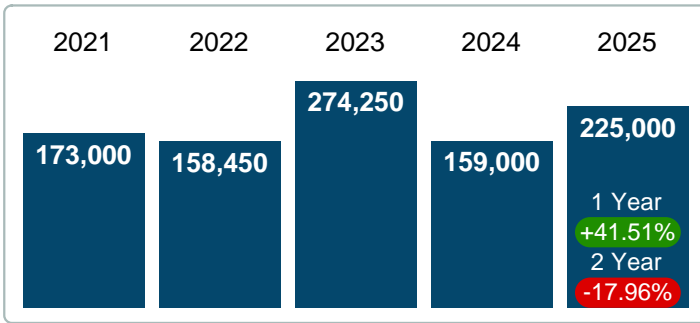
Area Delimited by County Of McIntosh - Residential Property Type



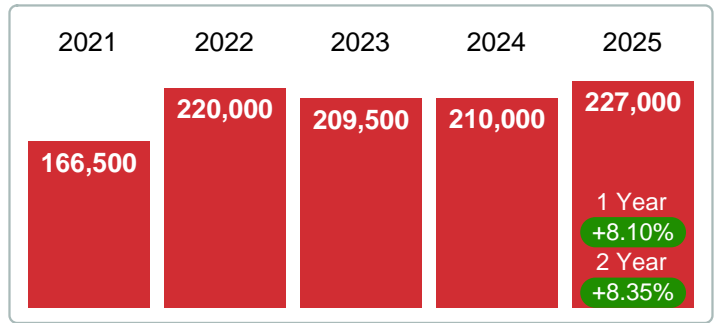
MEDIAN LIST PRICE AT CLOSING

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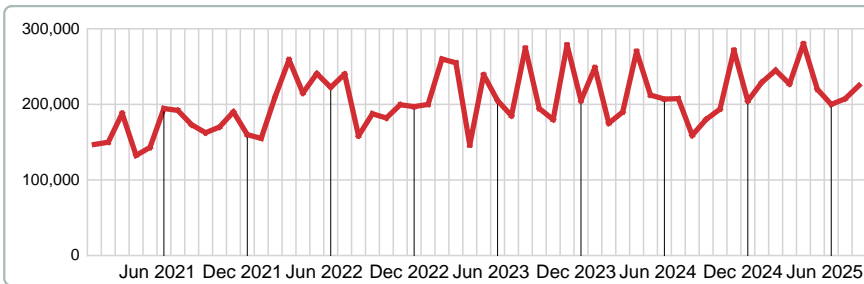
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

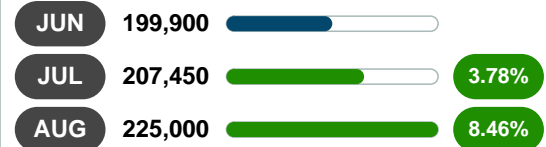


3 MONTHS

5 year AUG AVG = 197,940

High Apr 2025 280,000 Low Apr 2021 132,500

Median List Price at Closing this month at **225,000** above the 5 yr AUG average of **197,940**



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
\$50,000 and less	0	0.00%	82	0	0	0	0
\$50,001 - \$100,000	2	10.53%	78,300	0	78,300	0	0
\$100,001 - \$175,000	5	26.32%	139,000	130,800	127,500	149,000	0
\$175,001 - \$250,000	4	21.05%	210,000	225,000	0	195,000	0
\$250,001 - \$300,000	3	15.79%	299,000	0	299,000	292,000	0
\$300,001 - \$475,000	3	15.79%	365,000	365,000	362,450	0	0
\$475,001 and up	2	10.53%	557,500	0	625,000	0	490,000
Median List Price			225,000	225,000	219,500	195,000	490,000
Total Closed Units		100%	225,000	5	8	5	1
Total Closed Volume			4,778,300	1.15M	2.06M	1.08M	490.00K

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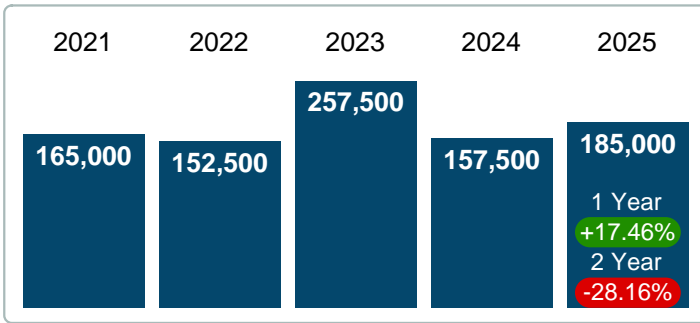
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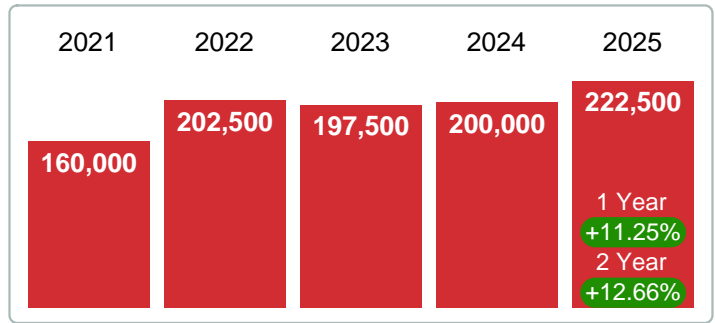
MEDIAN SOLD PRICE AT CLOSING

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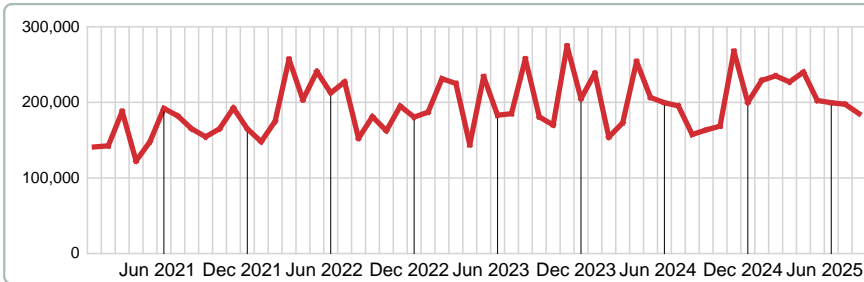
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

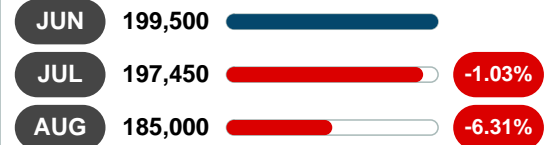


3 MONTHS

5 year AUG AVG = 183,500

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

Median Sold Price at Closing this month at **185,000** above the 5 yr AUG average of **183,500**



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
\$50,000 and less	0	0.00%	557,500	0	0	0	0
\$50,001 - \$100,000	3	15.79%	74,100	0	71,050	95,000	0
\$100,001 - \$175,000	4	21.05%	117,500	115,000	112,500	130,000	0
\$175,001 - \$250,000	4	21.05%	183,750	185,000	0	180,000	0
\$250,001 - \$300,000	3	15.79%	265,000	0	265,000	272,500	0
\$300,001 - \$475,000	3	15.79%	320,000	320,000	342,500	0	0
\$475,001 and up	2	10.53%	540,000	0	590,000	0	490,000
Median Sold Price			185,000	185,000	192,500	180,000	490,000
Total Closed Units		100%	185,000	5	8	5	1
Total Closed Volume			4,394,600	1.05M	1.91M	950.00K	490.00K

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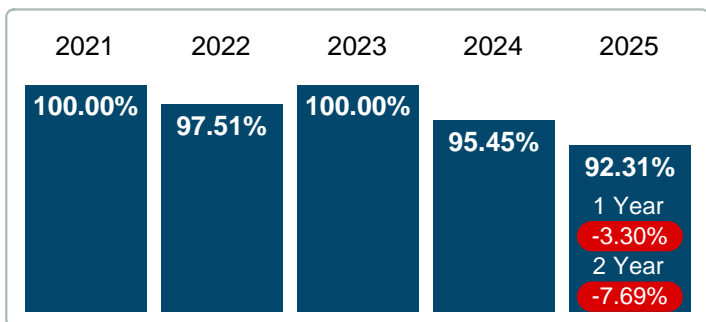
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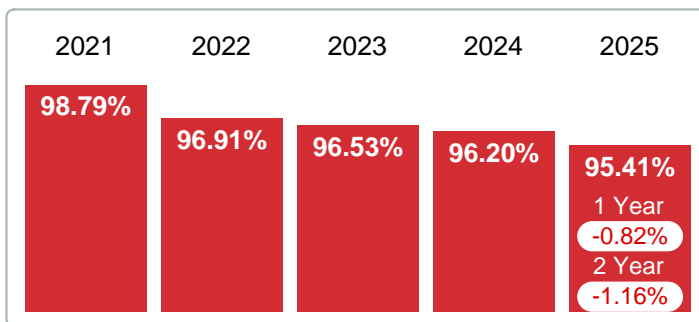
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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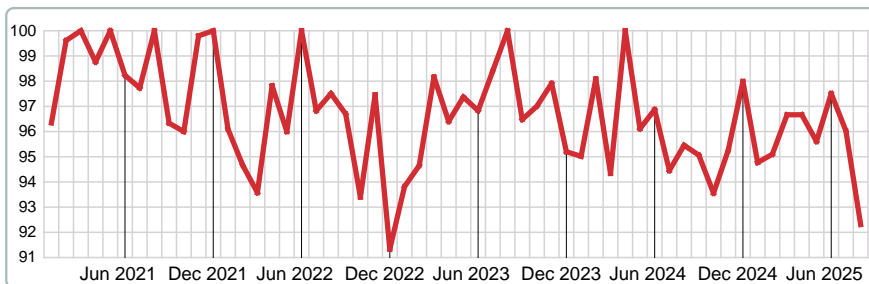
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

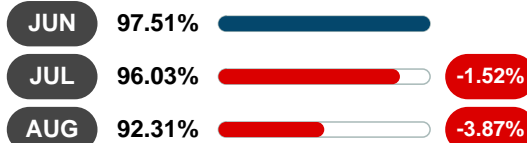


3 MONTHS

5 year AUG AVG = 97.05%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **92.31%**
below the 5 yr AUG average of **97.05%**



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
\$50,000 and less	0	0.00%	40.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	3	15.79%	82.42%	0.00%	91.21%	68.35%	0.00%
\$100,001 - \$175,000	4	21.05%	86.82%	87.92%	88.51%	81.76%	0.00%
\$175,001 - \$250,000	4	21.05%	95.15%	98.00%	0.00%	92.31%	0.00%
\$250,001 - \$300,000	3	15.79%	92.98%	0.00%	88.63%	93.31%	0.00%
\$300,001 - \$475,000	3	15.79%	93.77%	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%
Median Sold/List Ratio		92.31%		87.92%	92.54%	92.31%	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



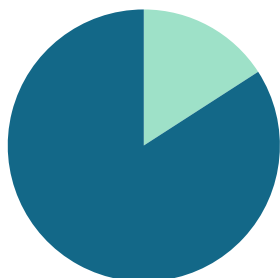
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

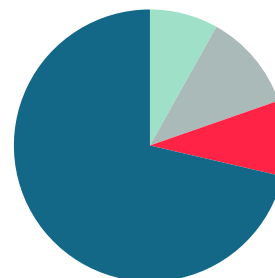


Inventory
 New Listings
34 = 15.89%
 Start Inventory
180
 Total Inventory Units
214
 Volume
\$70,561,071

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%
Median List Price	159,000	225,000	41.51%	210,000	227,000	8.10%
Median Sale Price	157,500	185,000	17.46%	200,000	222,500	11.25%
Median Percent of Selling Price to List Price	95.45%	92.31%	-3.30%	96.20%	95.41%	-0.82%
Median Days on Market to Sale	43.00	48.00	11.63%	31.00	46.50	50.00%
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

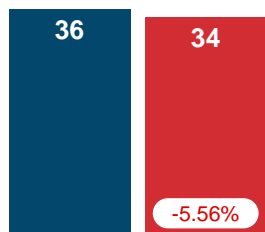
Inventory on August 31, 2025 = 167

2024 2025

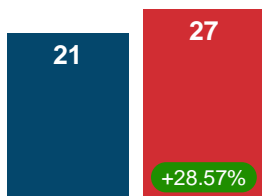
AUGUST MARKET

MEDIAN PRICES

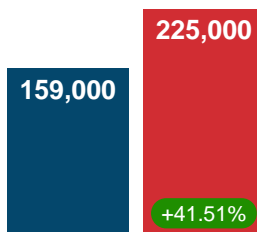
New Listings



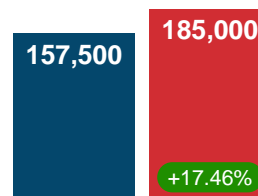
Pending Listings



List Price



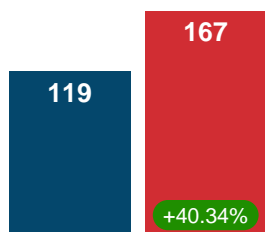
Sale Price



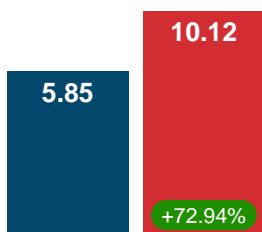
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

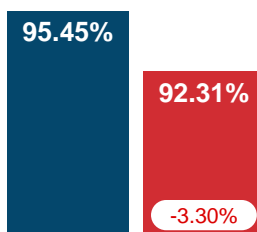
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

