

September 2025



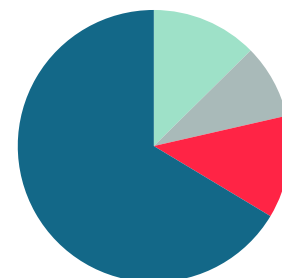
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	24	30	25.00%
Pending Listings	14	21	50.00%
New Listings	38	39	2.63%
Average List Price	284,129	296,009	4.18%
Average Sale Price	263,655	279,583	6.04%
Average Percent of Selling Price to List Price	93.80%	93.36%	-0.46%
Average Days on Market to Sale	53.71	45.93	-14.48%
End of Month Inventory	127	158	24.41%
Months Supply of Inventory	6.25	9.29	48.80%



Absorption: Last 12 months, an Average of **17 Sales/Month Active Inventory** as of September 30, 2025 = **158**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **24.41%** to 158 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 **9.29** 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 **6.04%** in September 2025 to \$279,583 versus the previous year at \$263,655.

Average Days on Market Shortens

The average number of **45.93** days that homes spent on the market before selling decreased by 7.78 days or **14.48%** in September 2025 compared to last year's same month at **53.71** DOM.

Sales Success for September 2025 is Positive

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

There were 39 New Listings in September 2025, up **2.63%** from last year at 38. Furthermore, there were 30 Closed Listings this month versus last year at 24, a **25.00%** increase.

Closed versus Listed trends yielded a **76.9%** ratio, up from previous year's, September 2024, at **63.2%**, a **21.79%** 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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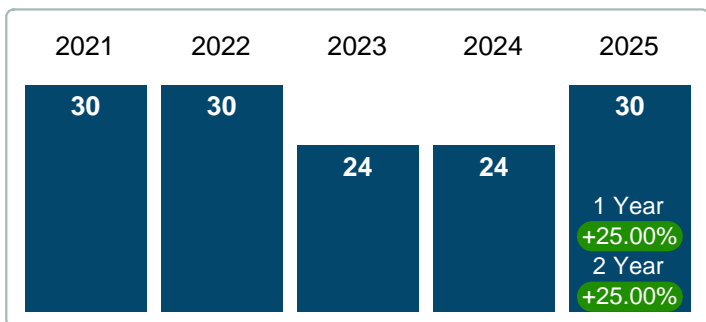
Area Delimited by County Of McIntosh - Residential Property Type



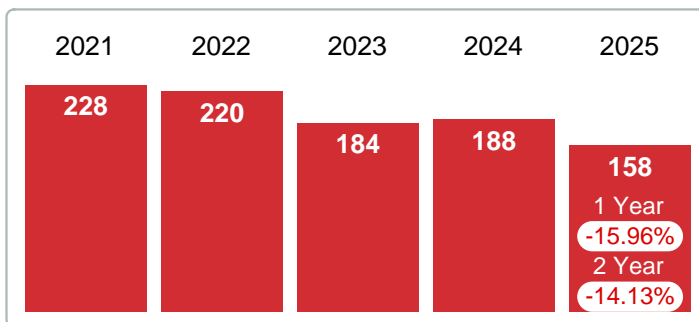
CLOSED LISTINGS

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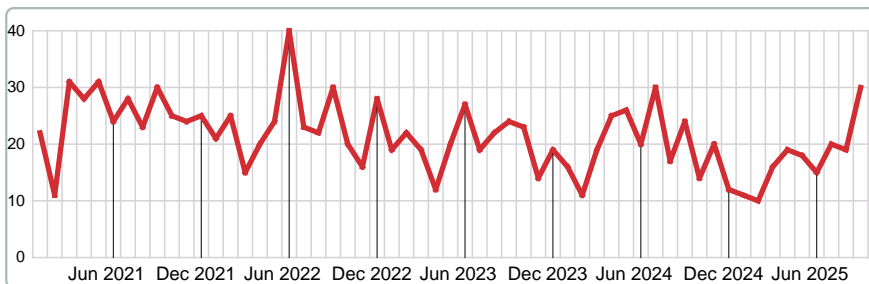
SEPTEMBER



YEAR TO DATE (YTD)

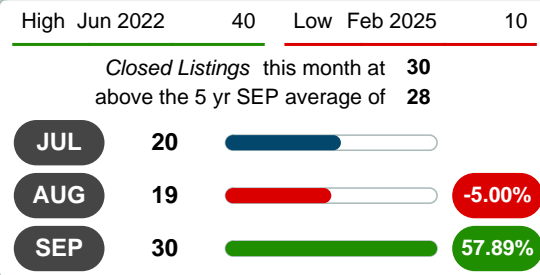


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 28



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	6.67%	18.0	0	2	0	0
\$75,001 - \$125,000	2	6.67%	30.0	1	1	0	0
\$125,001 - \$175,000	6	20.00%	29.8	2	4	0	0
\$175,001 - \$250,000	7	23.33%	21.7	3	4	0	0
\$250,001 - \$325,000	5	16.67%	86.0	2	1	2	0
\$325,001 - \$600,000	5	16.67%	50.0	0	2	3	0
\$600,001 and up	3	10.00%	90.3	0	2	0	1
Total Closed Units	30			8	16	5	1
Total Closed Volume	8,387,500	100%	45.9	1.57M	3.98M	1.84M	1.00M
Average Closed Price	\$279,583			\$195,750	\$248,688	\$368,500	\$1,000,000

September 2025



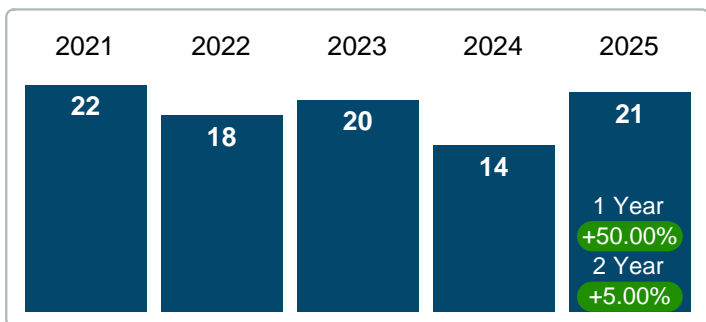
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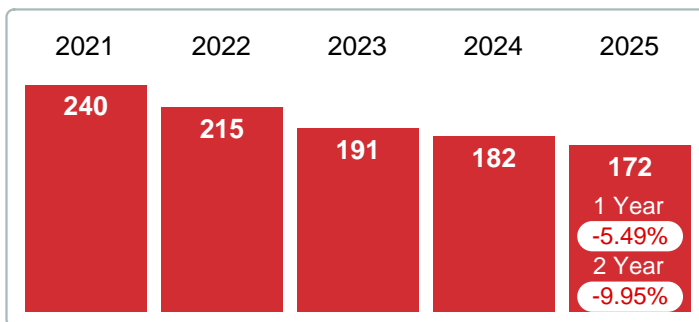
PENDING LISTINGS

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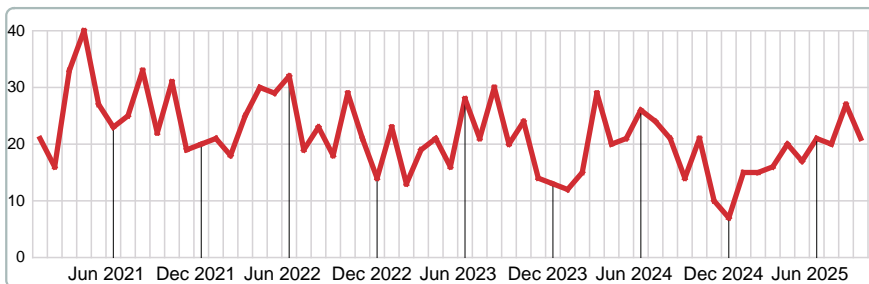
SEPTEMBER



YEAR TO DATE (YTD)

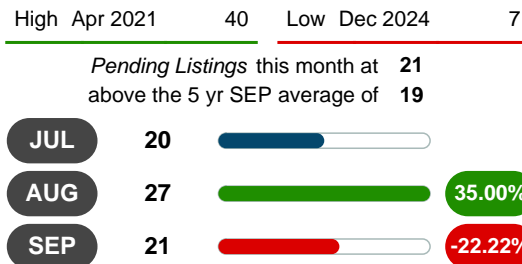


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 19



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	9.52%	88.5	1	1	0	0
\$75,001 - \$100,000	1	4.76%	230.0	1	0	0	0
\$100,001 - \$125,000	3	14.29%	91.7	3	0	0	0
\$125,001 - \$325,000	7	33.33%	69.4	1	5	1	0
\$325,001 - \$425,000	4	19.05%	155.0	0	1	3	0
\$425,001 - \$725,000	1	4.76%	142.0	0	0	1	0
\$725,001 and up	3	14.29%	139.7	0	2	0	1
Total Pending Units	21			6	9	5	1
Total Pending Volume	6,816,400	100%	111.9	656.90K	3.20M	1.86M	1.10M
Average Listing Price	\$324,590			\$109,483	\$355,278	\$372,400	\$1,100,000

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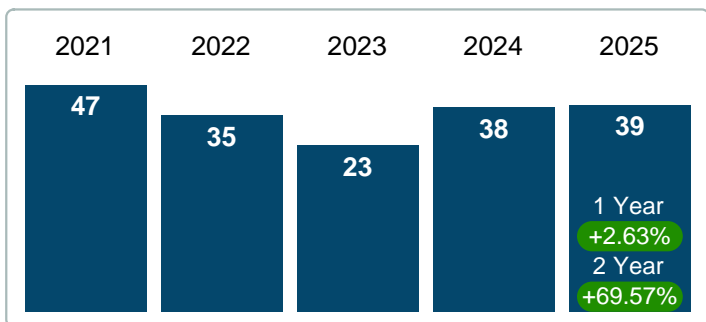
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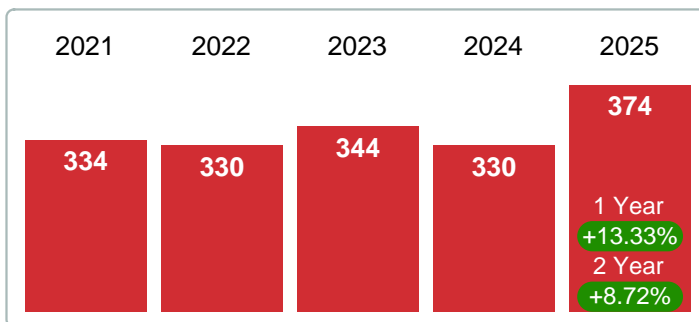
NEW LISTINGS

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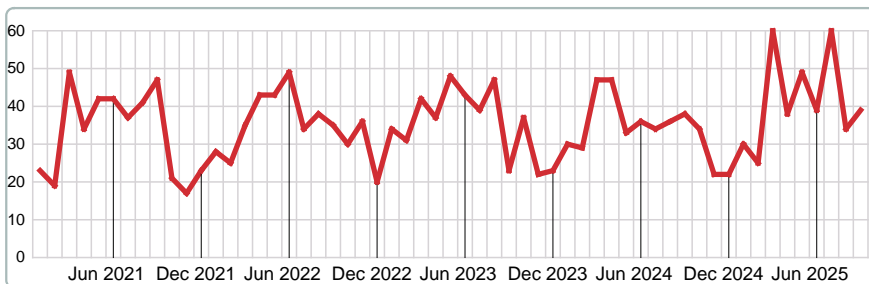
SEPTEMBER



YEAR TO DATE (YTD)

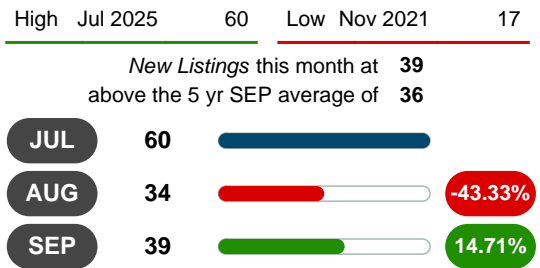


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 36



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	4	10.26%	4	0	0	0
\$125,001 - \$150,000	4	10.26%	0	3	1	0
\$150,001 - \$225,000	7	17.95%	4	3	0	0
\$225,001 - \$350,000	10	25.64%	3	6	1	0
\$350,001 - \$575,000	4	10.26%	0	2	1	1
\$575,001 - \$675,000	4	10.26%	0	3	1	0
\$675,001 and up	6	15.38%	0	1	4	1
Total New Listed Units	39		11	18	8	2
Total New Listed Volume	15,172,600	100%	2.00M	7.18M	4.79M	1.20M
Average New Listed Listing Price	\$389,041		\$181,536	\$399,100	\$599,238	\$599,000

September 2025



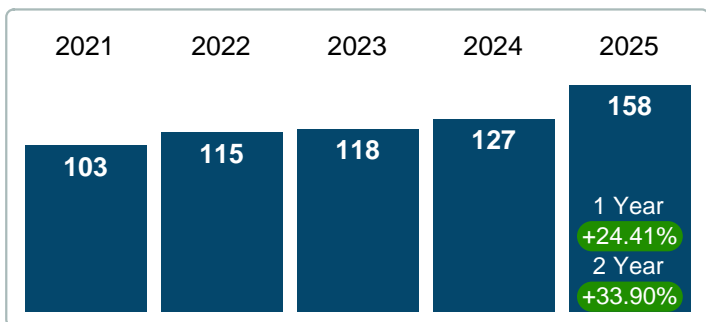
Area Delimited by County Of McIntosh - Residential Property Type



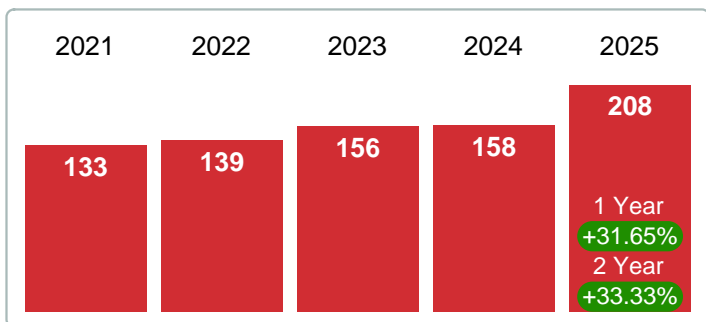
ACTIVE INVENTORY

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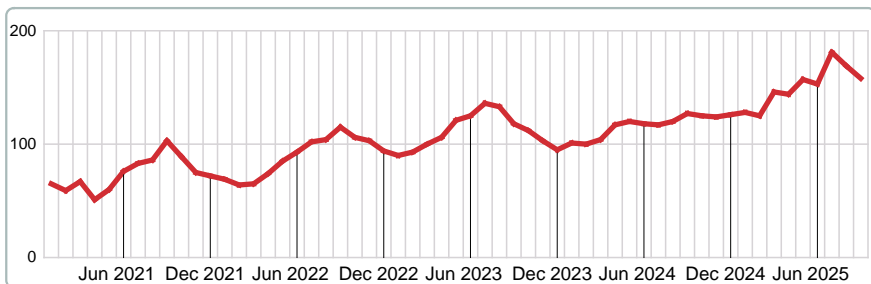
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

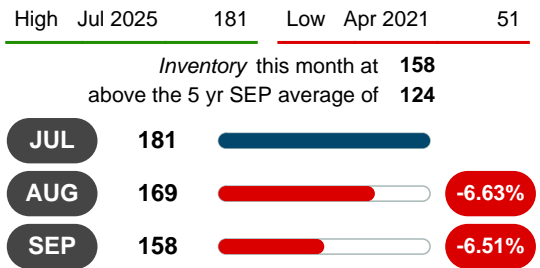


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 124



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	6.33%	155.0	9	1	0	0
\$100,001 - \$175,000	25	15.82%	82.2	14	9	2	0
\$175,001 - \$225,000	18	11.39%	79.2	6	11	1	0
\$225,001 - \$350,000	48	30.38%	77.0	11	29	8	0
\$350,001 - \$450,000	19	12.03%	95.6	1	12	5	1
\$450,001 - \$625,000	21	13.29%	89.4	4	8	7	2
\$625,001 and up	17	10.76%	68.6	0	6	8	3
Total Active Inventory by Units	158			45	76	31	6
Total Active Inventory by Volume	53,844,680	100%	86.0	9.02M	26.36M	14.74M	3.73M
Average Active Inventory Listing Price	\$340,789			\$200,355	\$346,845	\$475,410	\$621,800

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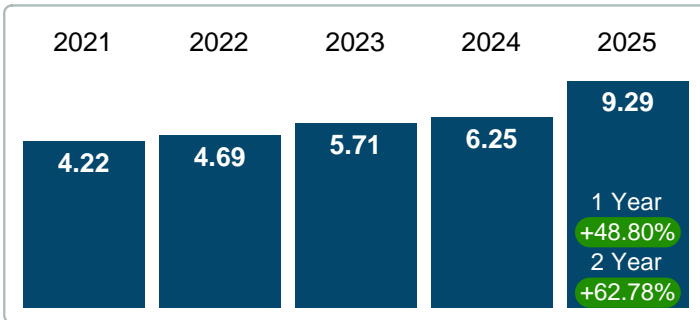
Area Delimited by County Of McIntosh - Residential Property Type



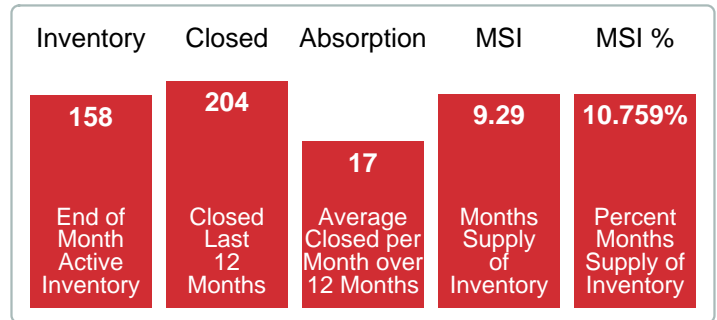
MONTHS SUPPLY of INVENTORY (MSI)

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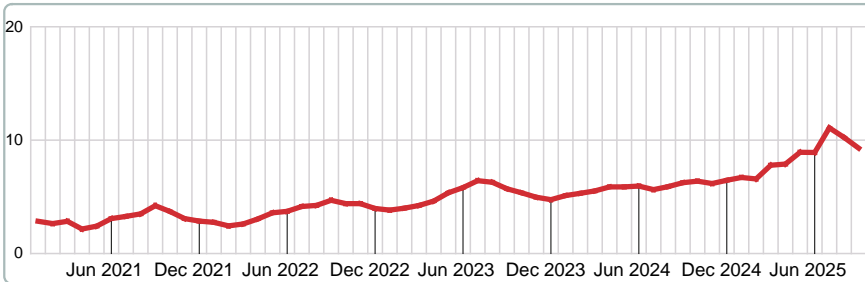
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

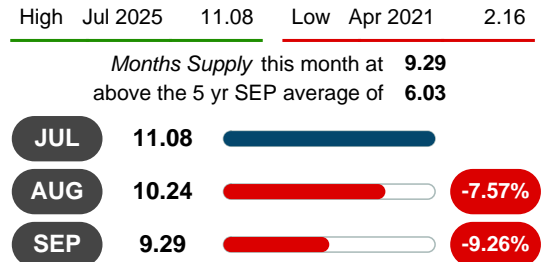


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 6.03



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	6.33%	5.00	8.31	1.33	0.00	0.00
\$100,001 - \$175,000	25	15.82%	5.66	6.22	4.91	6.00	0.00
\$175,001 - \$225,000	18	11.39%	7.71	9.00	8.80	2.40	0.00
\$225,001 - \$350,000	48	30.38%	10.87	13.20	12.43	6.40	0.00
\$350,001 - \$450,000	19	12.03%	15.20	0.00	13.09	15.00	0.00
\$450,001 - \$625,000	21	13.29%	12.00	48.00	9.60	10.50	12.00
\$625,001 and up	17	10.76%	20.40	0.00	18.00	24.00	18.00
Market Supply of Inventory (MSI)			9.29	9.15	9.21	8.86	18.00
Total Active Inventory by Units		100%	9.29	45	76	31	6

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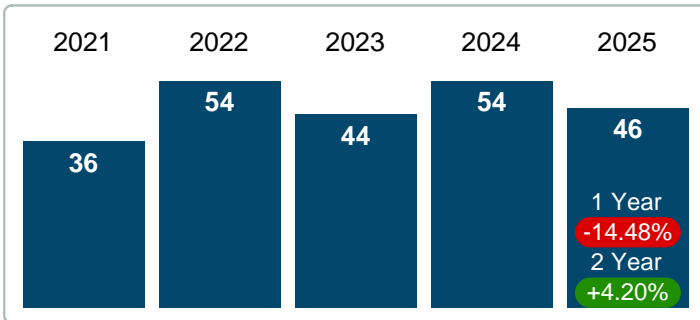
Area Delimited by County Of McIntosh - Residential Property Type



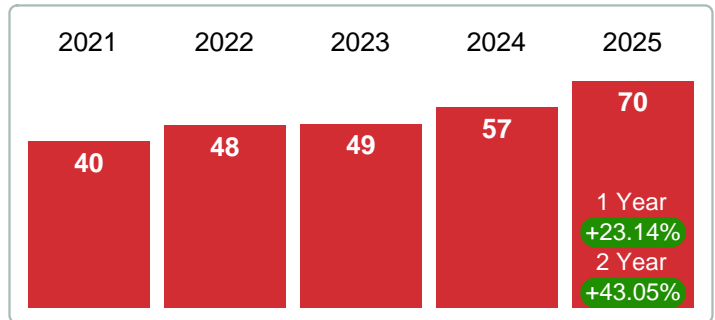
AVERAGE DAYS ON MARKET TO SALE

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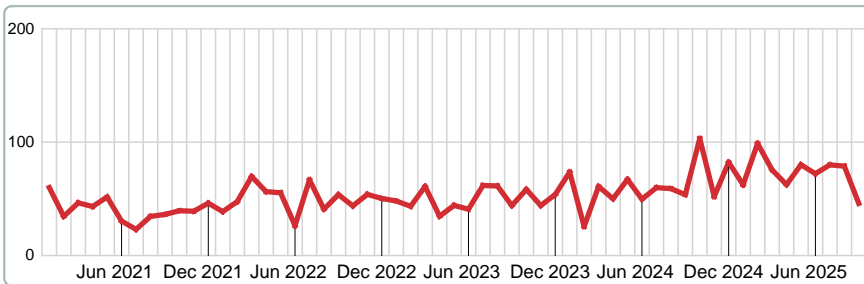
SEPTEMBER



YEAR TO DATE (YTD)

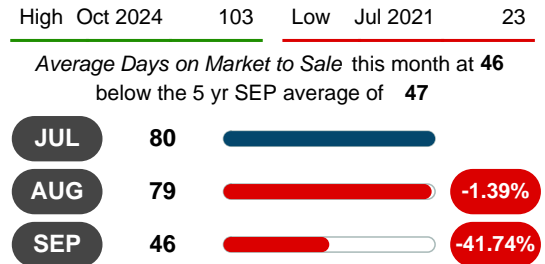


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 47



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
\$75,000 and less	6.67%	18	0	18	0	0
\$75,001 - \$125,000	6.67%	30	30	30	0	0
\$125,001 - \$175,000	20.00%	30	68	11	0	0
\$175,001 - \$250,000	23.33%	22	27	18	0	0
\$250,001 - \$325,000	16.67%	86	17	226	85	0
\$325,001 - \$600,000	16.67%	50	0	49	51	0
\$600,001 and up	10.00%	90	0	51	0	169
Average Closed DOM		46	35	38	64	169
Total Closed Units	100%	46	8	16	5	1
Total Closed Volume		8,387,500	1.57M	3.98M	1.84M	1.00M

September 2025



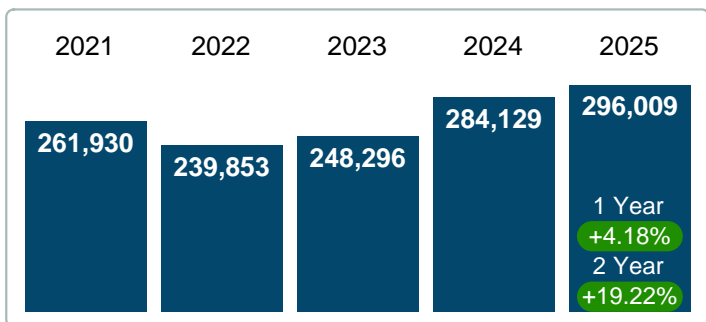
Area Delimited by County Of McIntosh - Residential Property Type



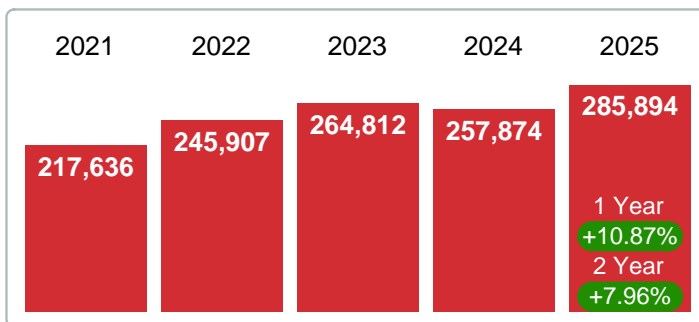
AVERAGE LIST PRICE AT CLOSING

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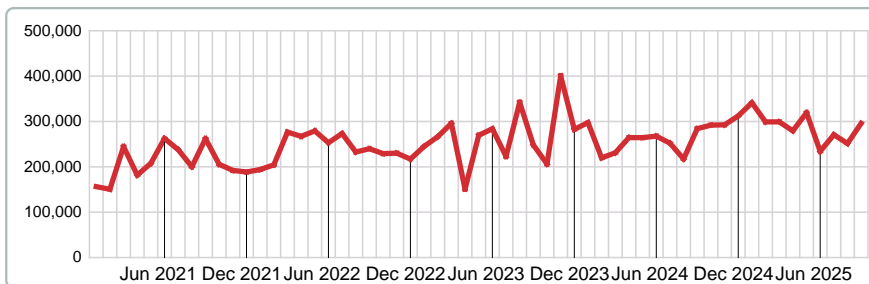
SEPTEMBER



YEAR TO DATE (YTD)

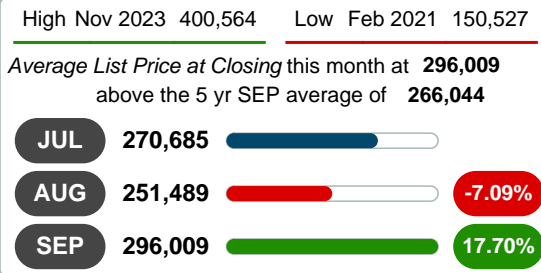


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 266,044



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
\$75,000 and less	2	6.67%	29,950	0	29,950	0	0
\$75,001 - \$125,000	2	6.67%	117,500	117,500	117,500	0	0
\$125,001 - \$175,000	6	20.00%	156,498	166,995	151,250	0	0
\$175,001 - \$250,000	7	23.33%	218,714	203,167	230,375	0	0
\$250,001 - \$325,000	5	16.67%	289,779	289,950	309,995	279,500	0
\$325,001 - \$600,000	5	16.67%	437,500	0	412,500	454,167	0
\$600,001 and up	3	10.00%	826,333	0	689,500	0	1,100,000
Average List Price			296,009	205,111	263,618	384,300	1,100,000
Total Closed Units		100%	296,009	8	16	5	1
Total Closed Volume			8,880,283	1.64M	4.22M	1.92M	1.10M

September 2025



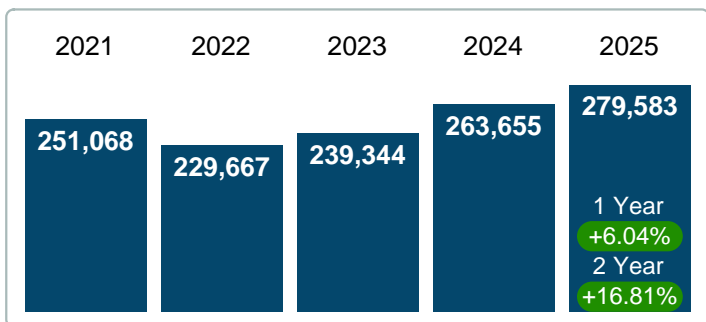
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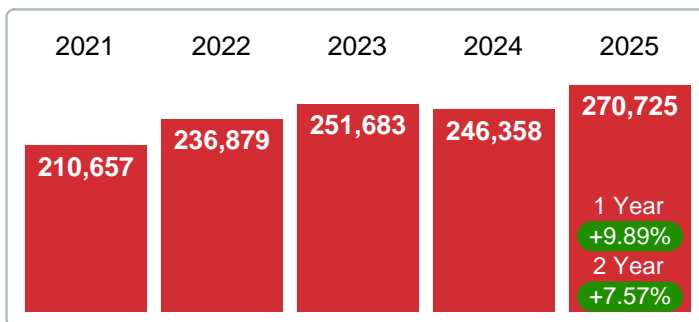
AVERAGE SOLD PRICE AT CLOSING

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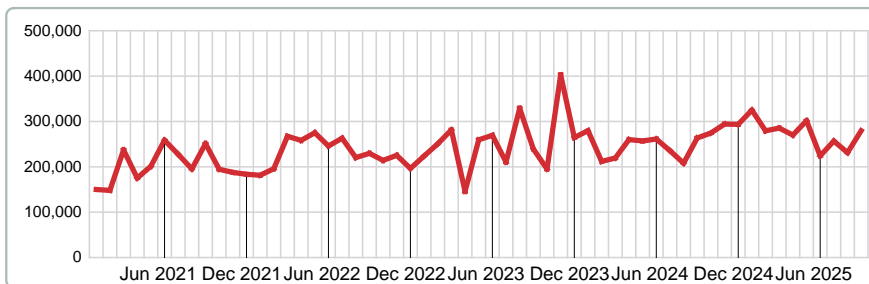
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

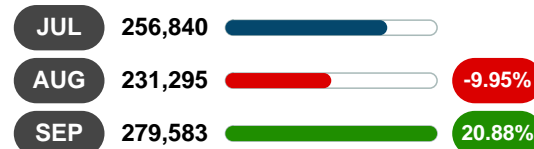


3 MONTHS

5 year SEP AVG = 252,663

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

Average Sold Price at Closing this month at **279,583** above the 5 yr SEP average of **252,663**



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
\$75,000 and less	6.67%	26,000	0	26,000	0	0
\$75,001 - \$125,000	6.67%	82,500	82,500	82,500	0	0
\$125,001 - \$175,000	20.00%	149,500	157,500	145,500	0	0
\$175,001 - \$250,000	23.33%	209,571	197,833	218,375	0	0
\$250,001 - \$325,000	16.67%	282,000	287,500	310,000	262,500	0
\$325,001 - \$600,000	16.67%	410,500	0	367,500	439,167	0
\$600,001 and up	10.00%	781,333	0	672,000	0	01,000,000
Average Sold Price		279,583	195,750	248,688	368,500	1,000,000
Total Closed Units	100%	279,583	8	16	5	1
Total Closed Volume		8,387,500	1.57M	3.98M	1.84M	1.00M

September 2025



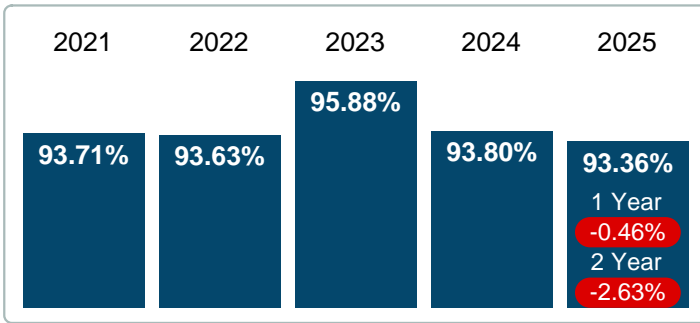
Area Delimited by County Of McIntosh - Residential Property Type



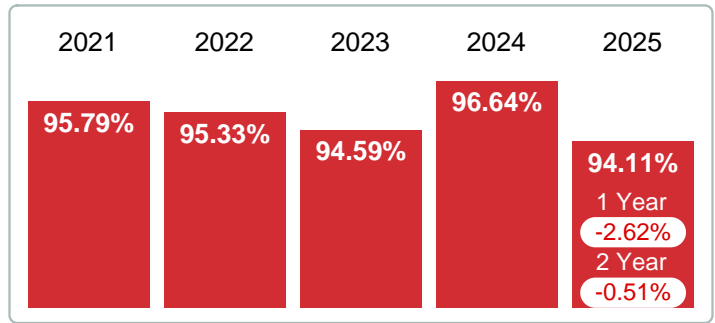
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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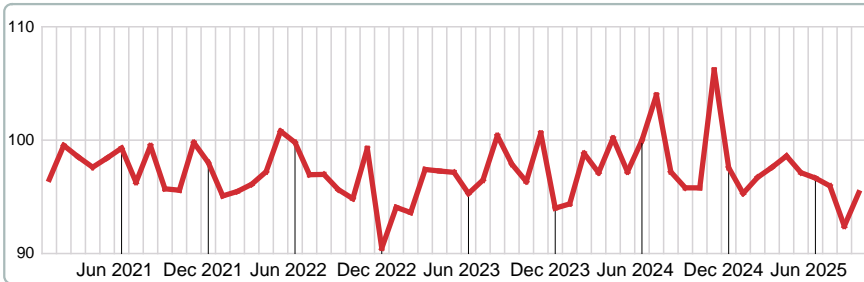
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

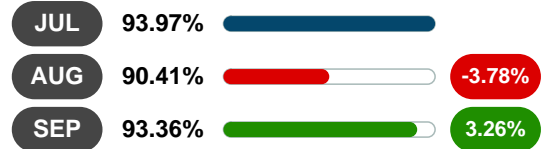


3 MONTHS

5 year SEP AVG = 94.08%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **93.36%**
below the 5 yr SEP average of **94.08%**



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	
\$75,000 and less	2	6.67%	86.82%	0.00%	86.82%	0.00%	0.00%	
\$75,001 - \$125,000	2	6.67%	70.21%	70.21%	70.21%	0.00%	0.00%	
\$125,001 - \$175,000	6	20.00%	95.54%	94.32%	96.15%	0.00%	0.00%	
\$175,001 - \$250,000	7	23.33%	95.88%	97.46%	94.69%	0.00%	0.00%	
\$250,001 - \$325,000	5	16.67%	97.43%	99.42%	100.00%	94.15%	0.00%	
\$325,001 - \$600,000	5	16.67%	93.99%	0.00%	89.33%	97.09%	0.00%	
\$600,001 and up	3	10.00%	95.15%	0.00%	97.27%	0.00%	90.91%	
Average Sold/List Ratio		93.40%		93.76%	92.52%	95.91%	90.91%	
Total Closed Units		30	100%	93.40%	8	16	5	1
Total Closed Volume		8,387,500			1.57M	3.98M	1.84M	1.00M

September 2025



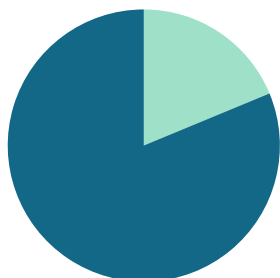
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

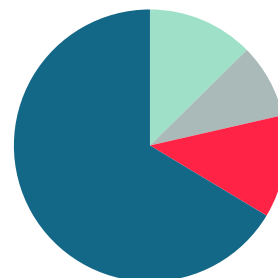


Inventory
 New Listings
39 = 18.75%
 Start Inventory
169
 Total Inventory Units
208
 Volume
\$73,488,470

Market Activity

Closed Sales
30 = 12.61%
 Pending Sales
21 = 8.82%
 Other Off Market
29 = 12.18%
 Active Inventory
158 = 66.39%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	24	30	25.00%	188	158	-15.96%
Pending Sales	14	21	50.00%	182	172	-5.49%
New Listings	38	39	2.63%	330	374	13.33%
Average List Price	284,129	296,009	4.18%	257,874	285,894	10.87%
Average Sale Price	263,655	279,583	6.04%	246,358	270,725	9.89%
Average Percent of Selling Price to List Price	93.80%	93.36%	-0.46%	96.64%	94.11%	-2.62%
Average Days on Market to Sale	53.71	45.93	-14.48%	56.90	70.06	23.14%
Monthly Inventory	127	158	24.41%	127	158	24.41%
Months Supply of Inventory	6.25	9.29	48.80%	6.25	9.29	48.80%

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

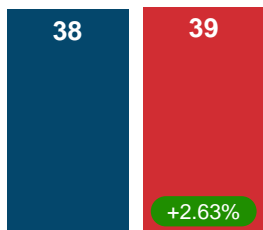
Inventory on September 30, 2025 = 158

2024 2025

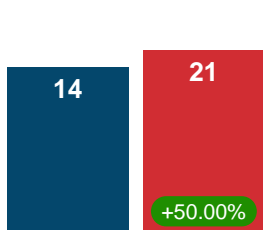
SEPTEMBER MARKET

AVERAGE PRICES

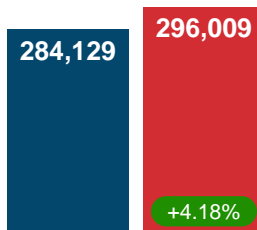
New Listings



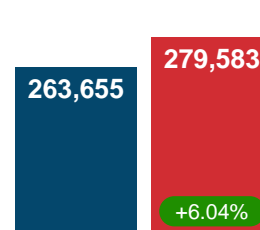
Pending Listings



List Price



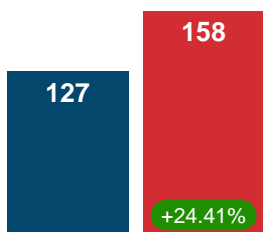
Sale Price



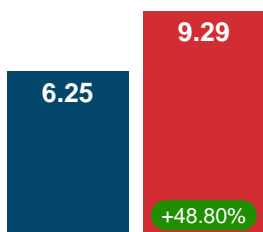
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

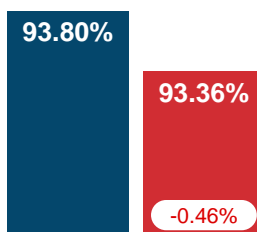
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

