

September 2025



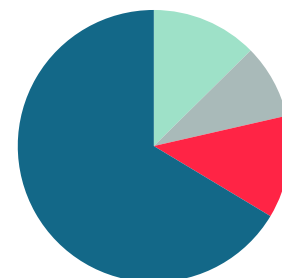
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	180,000	230,750	28.19%
Median Sale Price	163,500	224,250	37.16%
Median Percent of Selling Price to List Price	95.07%	94.99%	-0.08%
Median Days on Market to Sale	35.50	29.00	-18.31%
End of Month Inventory	127	158	24.41%
Months Supply of Inventory	6.25	9.29	48.80%



■ Closed (12.61%)
■ Pending (8.82%)
■ Other OffMarket (12.18%)
■ Active (66.39%)

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.

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 **37.16%** in September 2025 to \$224,250 versus the previous year at \$163,500.

Median Days on Market Shortens

The median number of **29.00** days that homes spent on the market before selling decreased by 6.50 days or **18.31%** in September 2025 compared to last year's same month at **35.50** DOM.

Sales Success for September 2025 is Positive

Overall, with Median 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

September 2025



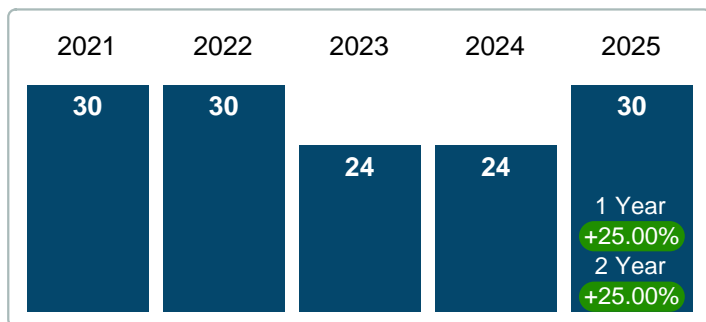
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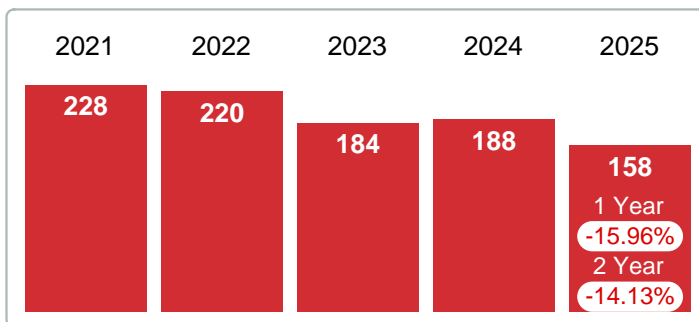
CLOSED LISTINGS

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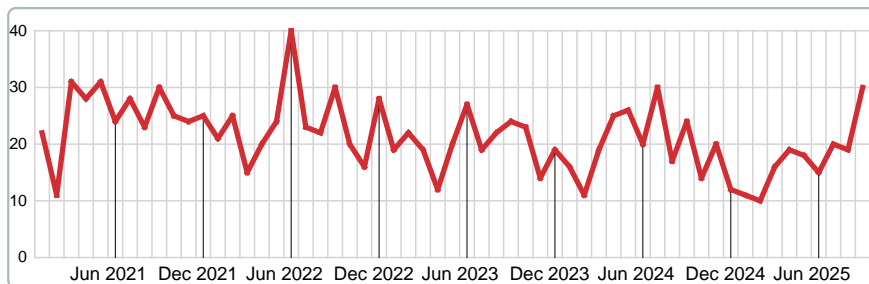
SEPTEMBER



YEAR TO DATE (YTD)

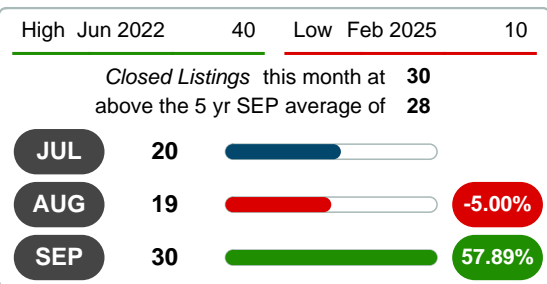


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 28



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	18.5	2	4	0	0
\$175,001 - \$250,000	7	23.33%	16.0	3	4	0	0
\$250,001 - \$325,000	5	16.67%	33.0	2	1	2	0
\$325,001 - \$600,000	5	16.67%	71.0	0	2	3	0
\$600,001 and up	3	10.00%	85.0	0	2	0	1
Total Closed Units	30			8	16	5	1
Total Closed Volume	8,387,500	100%	29.0	1.57M	3.98M	1.84M	1.00M
Median Closed Price	\$224,250			\$189,250	\$202,500	\$348,500	\$1,000,000

September 2025



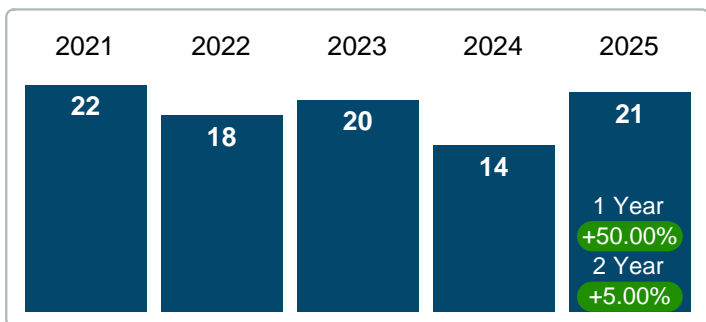
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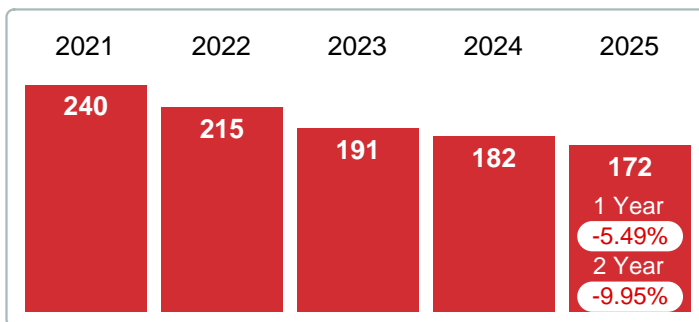
PENDING LISTINGS

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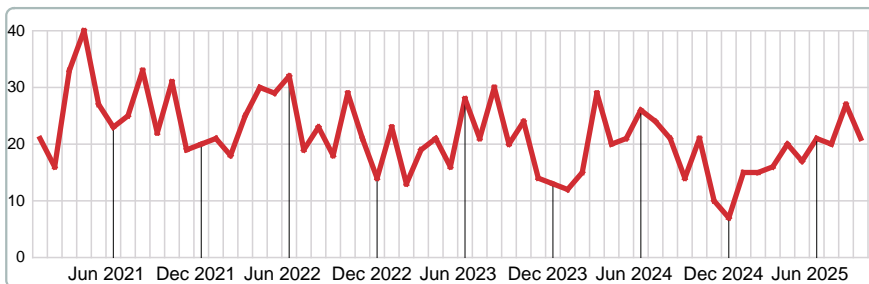
SEPTEMBER



YEAR TO DATE (YTD)

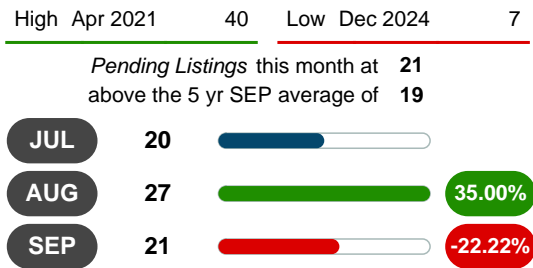


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 19



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	126.0	3	0	0	0
\$125,001 - \$325,000	7	33.33%	35.0	1	5	1	0
\$325,001 - \$425,000	4	19.05%	148.0	0	1	3	0
\$425,001 - \$725,000	1	4.76%	142.0	0	0	1	0
\$725,001 and up	3	14.29%	169.0	0	2	0	1
Total Pending Units	21			6	9	5	1
Total Pending Volume	6,816,400	100%	104.0	656.90K	3.20M	1.86M	1.10M
Median Listing Price	\$265,000			\$109,950	\$265,000	\$375,500	\$1,100,000

September 2025



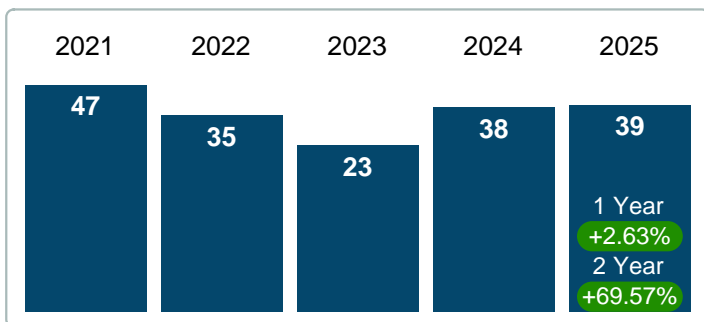
Area Delimited by County Of McIntosh - Residential Property Type



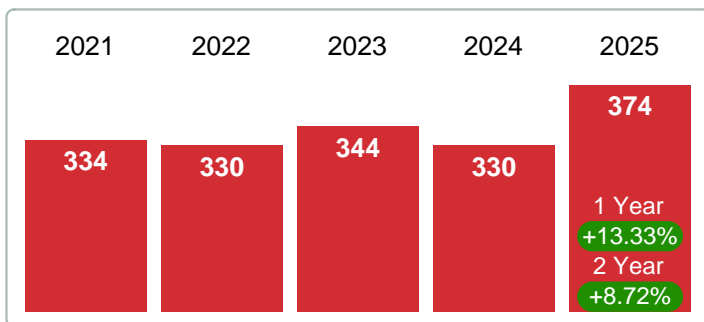
NEW LISTINGS

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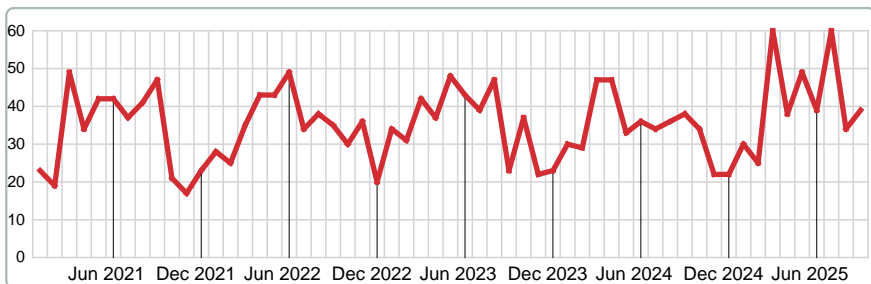
SEPTEMBER



YEAR TO DATE (YTD)

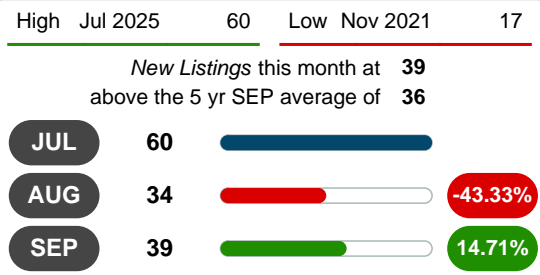


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$265,000		\$189,000	\$281,000	\$664,750	\$599,000

September 2025



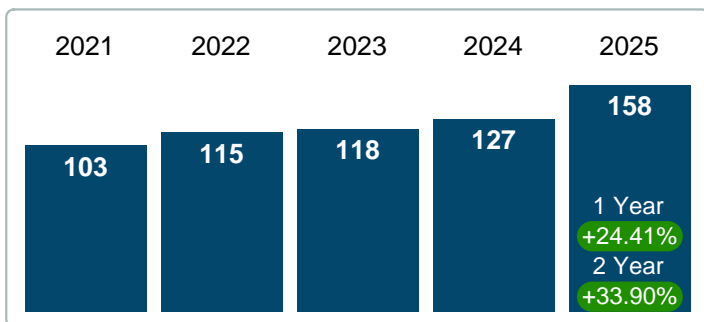
Area Delimited by County Of McIntosh - Residential Property Type



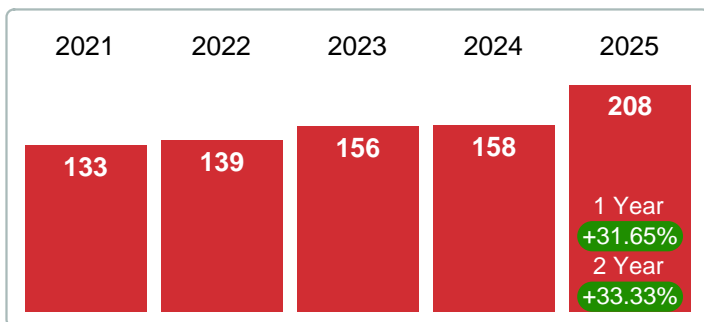
ACTIVE INVENTORY

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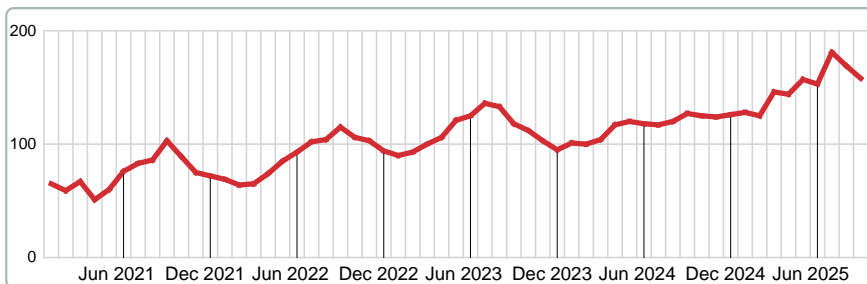
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

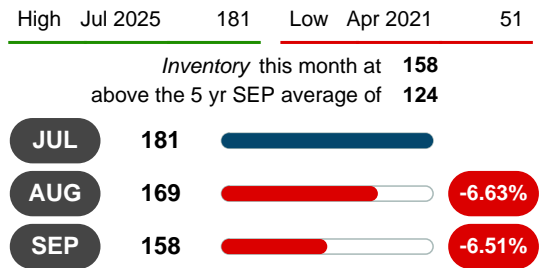


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 124



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	6.33%	147.0	9	1	0	0
\$100,001 - \$175,000	25	15.82%	63.0	14	9	2	0
\$175,001 - \$225,000	18	11.39%	77.0	6	11	1	0
\$225,001 - \$350,000	48	30.38%	66.5	11	29	8	0
\$350,001 - \$450,000	19	12.03%	104.0	1	12	5	1
\$450,001 - \$625,000	21	13.29%	67.0	4	8	7	2
\$625,001 and up	17	10.76%	67.0	0	6	8	3
Total Active Inventory by Units	158			45	76	31	6
Total Active Inventory by Volume	53,844,680	100%	71.0	9.02M	26.36M	14.74M	3.73M
Median Active Inventory Listing Price	\$290,750			\$167,000	\$290,750	\$450,000	\$579,500

September 2025



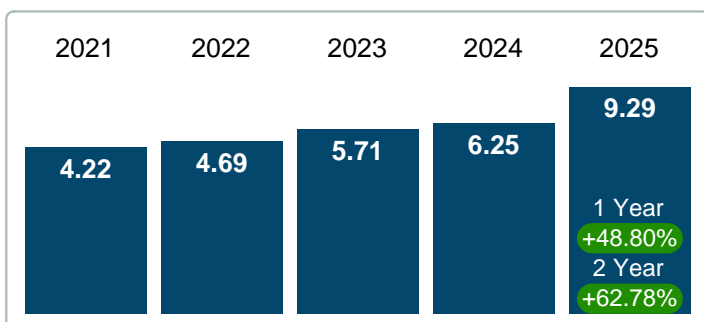
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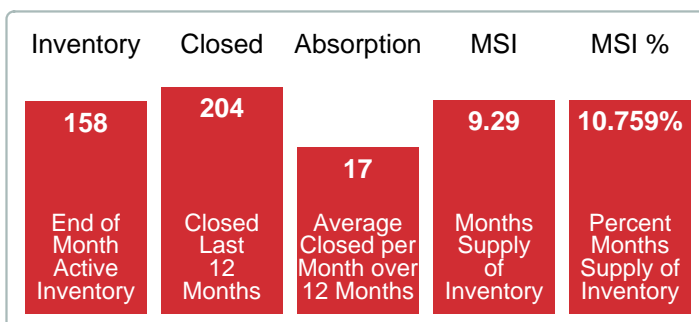
MONTHS SUPPLY of INVENTORY (MSI)

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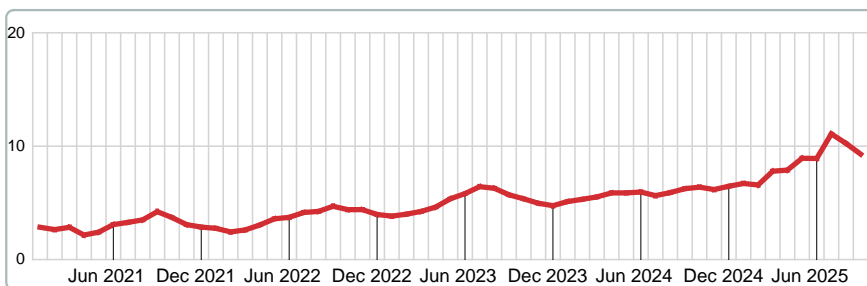
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

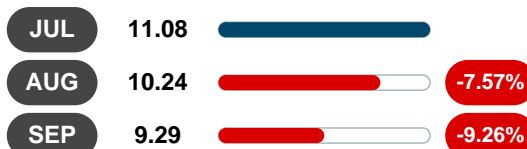


3 MONTHS

5 year SEP AVG = 6.03

High Jul 2025 11.08 Low Apr 2021 2.16

Months Supply this month at **9.29**
above the 5 yr SEP average of **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

September 2025



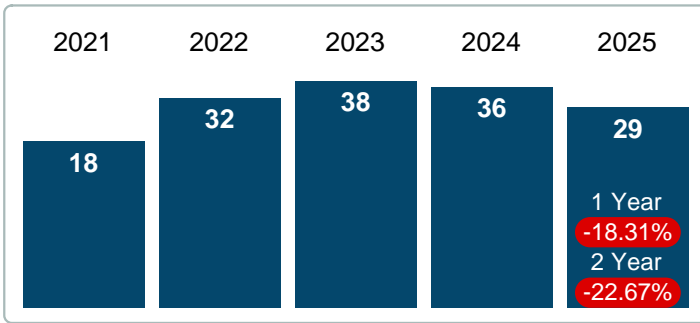
Area Delimited by County Of McIntosh - Residential Property Type



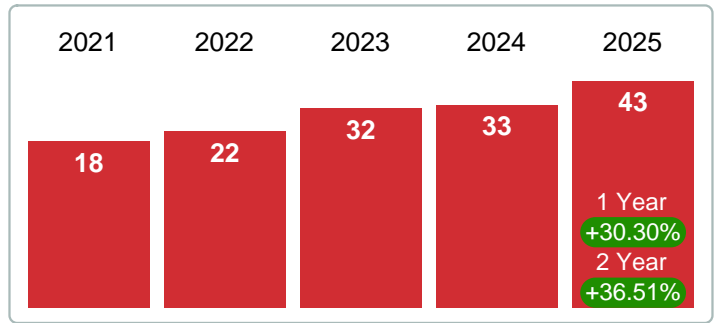
MEDIAN DAYS ON MARKET TO SALE

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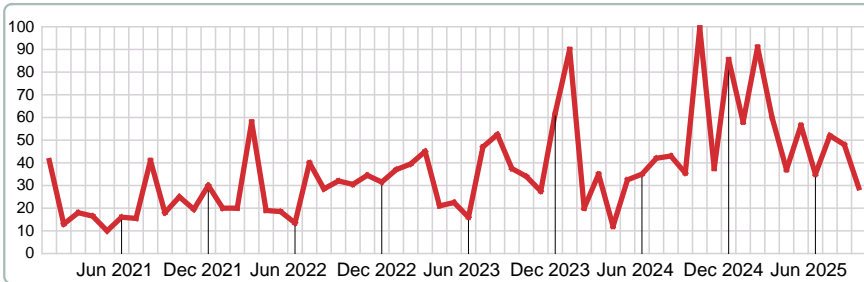
SEPTEMBER



YEAR TO DATE (YTD)

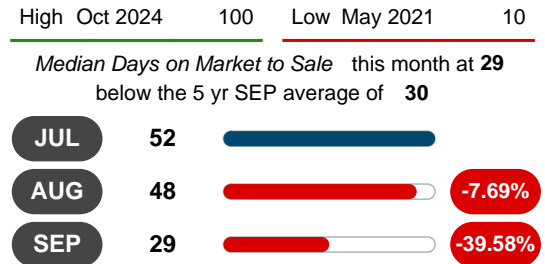


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 30



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
\$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%	19	68	8	0	0
\$175,001 - \$250,000	23.33%	16	16	18	0	0
\$250,001 - \$325,000	16.67%	33	17	226	85	0
\$325,001 - \$600,000	16.67%	71	0	49	71	0
\$600,001 and up	10.00%	85	0	51	0	169
Median Closed DOM		29	29	21	71	169
Total Closed Units	100%	30	8	16	5	1
Total Closed Volume		8,387,500	1.57M	3.98M	1.84M	1.00M

September 2025



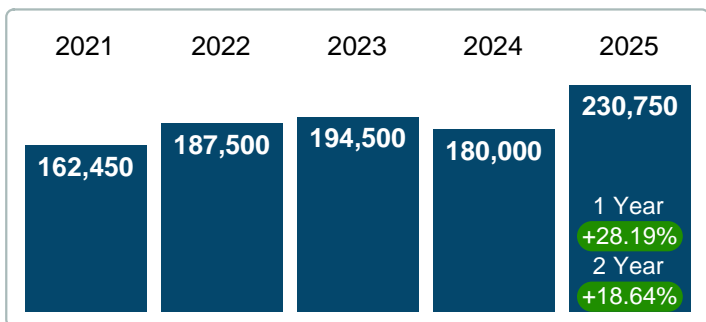
Area Delimited by County Of McIntosh - Residential Property Type



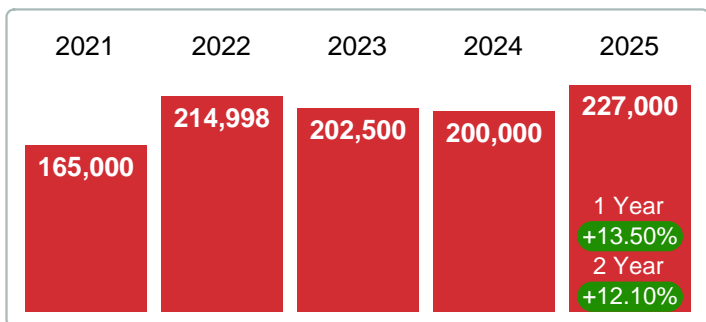
MEDIAN LIST PRICE AT CLOSING

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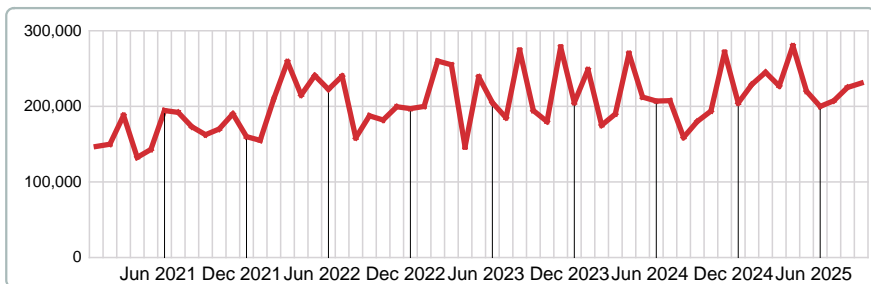
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 191,040

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

Median List Price at Closing this month at **230,750**
above the 5 yr SEP average of **191,040**

- JUL 207,450
- AUG 225,000 8.46%
- SEP 230,750 2.56%

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
\$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%	157,000	166,995	150,000	0	0
\$175,001 - \$250,000	7	23.33%	225,000	195,500	230,750	0	0
\$250,001 - \$325,000	5	16.67%	298,000	289,950	309,995	279,500	0
\$325,001 - \$600,000	5	16.67%	450,000	0	412,500	499,000	0
\$600,001 and up	3	10.00%	739,000	0	689,500	0	1,100,000
Median List Price			230,750	192,250	222,500	348,500	1,100,000
Total Closed Units		100%	230,750	8	16	5	1
Total Closed Volume			8,880,283	1.64M	4.22M	1.92M	1.10M

September 2025



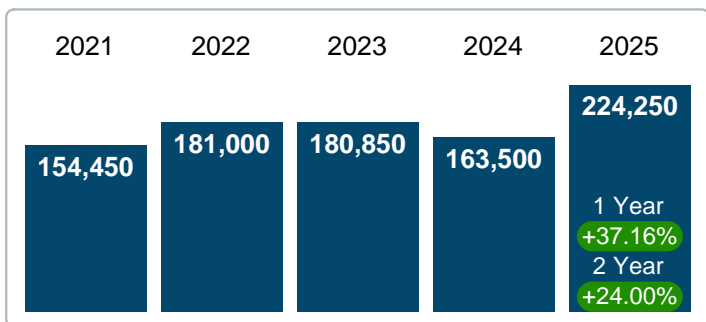
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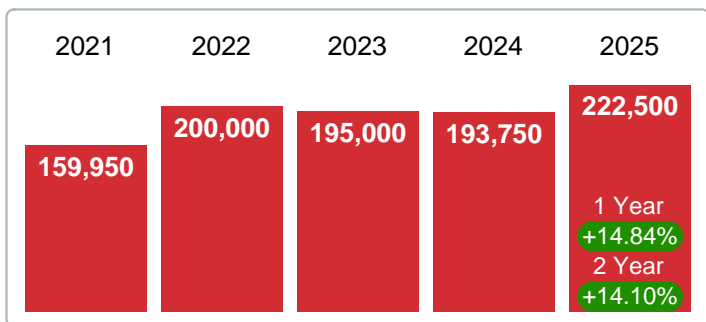
MEDIAN SOLD PRICE AT CLOSING

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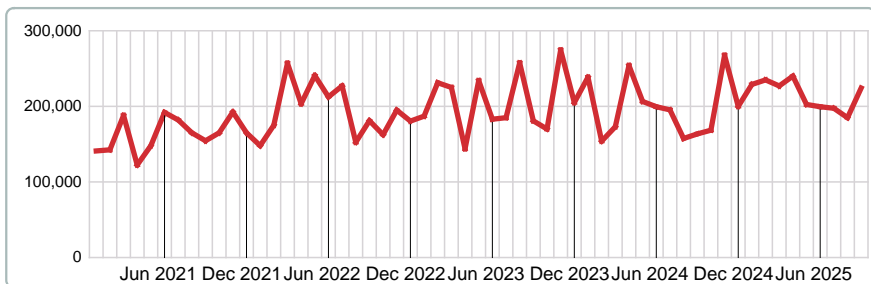
SEPTEMBER



YEAR TO DATE (YTD)

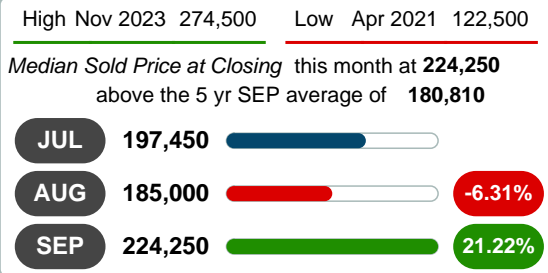


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 180,810



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
\$75,000 and less	2	6.67%	26,000	0	26,000	0	0
\$75,001 - \$125,000	2	6.67%	82,500	82,500	82,500	0	0
\$125,001 - \$175,000	6	20.00%	147,500	157,500	142,500	0	0
\$175,001 - \$250,000	7	23.33%	210,000	195,500	221,750	0	0
\$250,001 - \$325,000	5	16.67%	270,000	287,500	310,000	262,500	0
\$325,001 - \$600,000	5	16.67%	390,000	0	367,500	470,000	0
\$600,001 and up	3	10.00%	739,000	0	672,000	0	01,000,000
Median Sold Price			224,250	189,250	202,500	348,500	1,000,000
Total Closed Units		100%	224,250	8	16	5	1
Total Closed Volume			8,387,500	1.57M	3.98M	1.84M	1.00M

September 2025



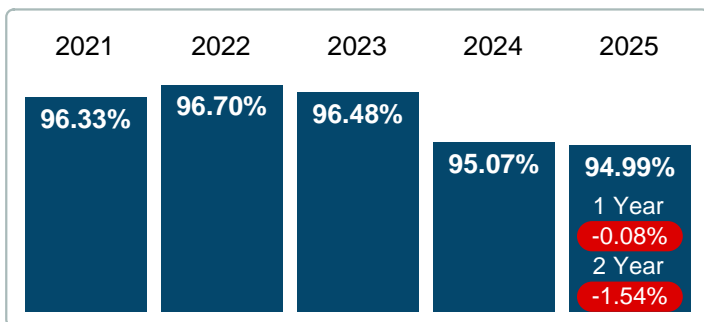
Area Delimited by County Of McIntosh - Residential Property Type



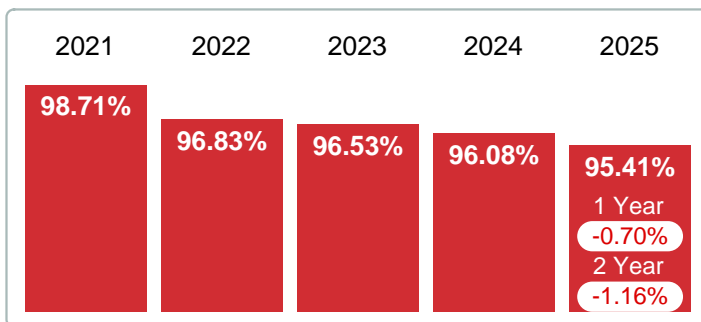
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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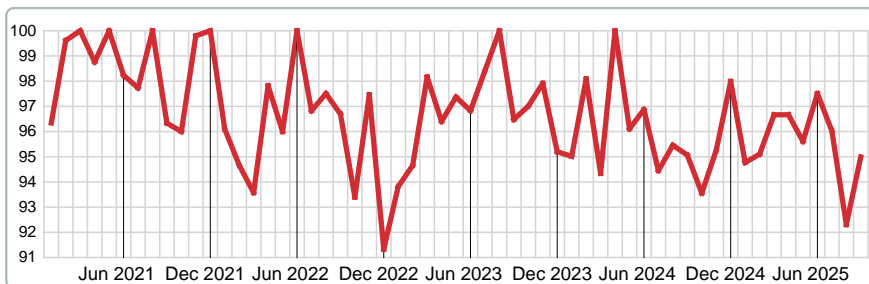
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

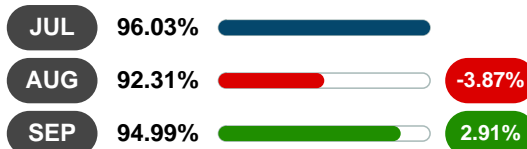


3 MONTHS

5 year SEP AVG = 95.91%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **94.99%**
below the 5 yr SEP average of **95.91%**



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	
\$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%	94.32%	94.32%	96.77%	0.00%	0.00%	
\$175,001 - \$250,000	7	23.33%	96.83%	96.83%	96.69%	0.00%	0.00%	
\$250,001 - \$325,000	5	16.67%	97.70%	99.42%	100.00%	94.15%	0.00%	
\$325,001 - \$600,000	5	16.67%	92.00%	0.00%	89.33%	100.00%	0.00%	
\$600,001 and up	3	10.00%	94.53%	0.00%	97.27%	0.00%	90.91%	
Median Sold/List Ratio		94.99%		96.19%	94.04%	97.70%	90.91%	
Total Closed Units		30	100%	94.99%	8	16	5	1
Total Closed Volume		8,387,500			1.57M	3.98M	1.84M	1.00M

September 2025



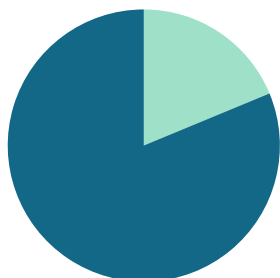
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

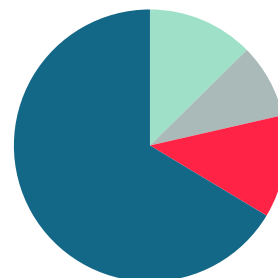


Inventory
 New Listings
39 = 18.75%
 Start Inventory
169
 Total Inventory Units
208
 Volume
\$73,488,470

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%
Median List Price	180,000	230,750	28.19%	200,000	227,000	13.50%
Median Sale Price	163,500	224,250	37.16%	193,750	222,500	14.84%
Median Percent of Selling Price to List Price	95.07%	94.99%	-0.08%	96.08%	95.41%	-0.70%
Median Days on Market to Sale	35.50	29.00	-18.31%	33.00	43.00	30.30%
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%

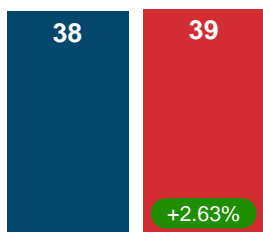
Absorption: Last 12 months, an Average of 17 Sales/Month

Inventory on September 30, 2025 = 158 2024 2025

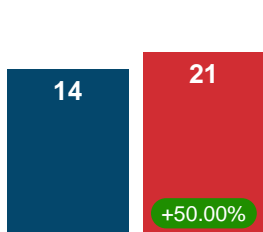
SEPTEMBER MARKET

MEDIAN PRICES

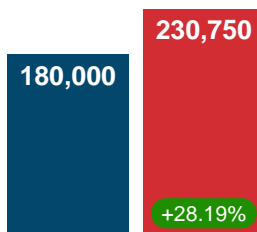
New Listings



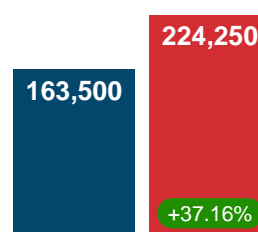
Pending Listings



List Price



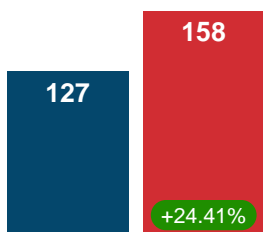
Sale Price



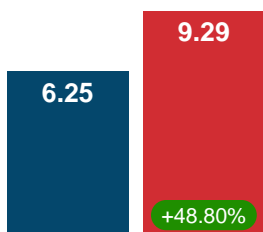
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

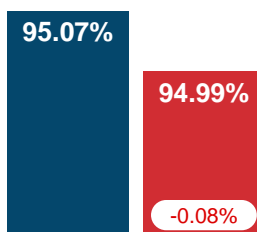
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

