

# October 2025

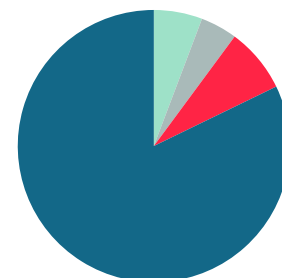
Area Delimited by County Of McIntosh



## MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	26	33	26.92%
Pending Listings	29	25	-13.79%
New Listings	65	76	16.92%
Average List Price	188,550	246,420	30.69%
Average Sale Price	179,558	242,274	34.93%
Average Percent of Selling Price to List Price	94.92%	94.10%	-0.86%
Average Days on Market to Sale	76.62	87.21	13.83%
End of Month Inventory	408	471	15.44%
Months Supply of Inventory	12.24	16.87	37.84%



■ Closed (5.76%)  
■ Pending (4.36%)  
■ Other OffMarket (7.68%)  
■ Active (82.20%)

**Absorption:** Last 12 months, an Average of **28** Sales/Month  
**Active Inventory** as of October 31, 2025 = **471**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2025 rose **15.44%** to 471 existing homes available for sale. Over the last 12 months this area has had an average of 28 closed sales per month. This represents an unsold inventory index of **16.87** 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 **34.93%** in October 2025 to \$242,274 versus the previous year at \$179,558.

#### Average Days on Market Lengthens

The average number of **87.21** days that homes spent on the market before selling increased by 10.60 days or **13.83%** in October 2025 compared to last year's same month at **76.62** DOM.

#### Sales Success for October 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 76 New Listings in October 2025, up **16.92%** from last year at 65. Furthermore, there were 33 Closed Listings this month versus last year at 26, a **26.92%** increase.

Closed versus Listed trends yielded a **43.4%** ratio, up from previous year's, October 2024, at **40.0%**, a **8.55%** upswing. This will certainly create pressure on an increasing Monthly Months 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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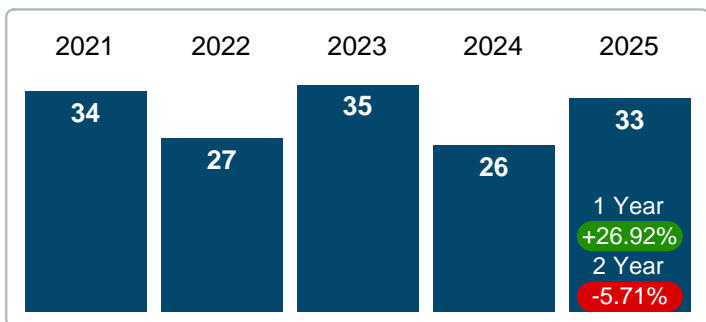
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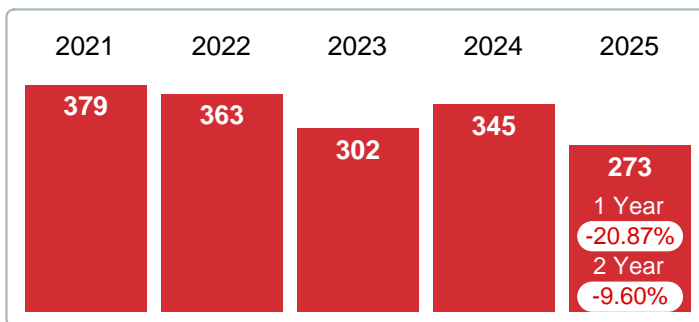
## CLOSED LISTINGS

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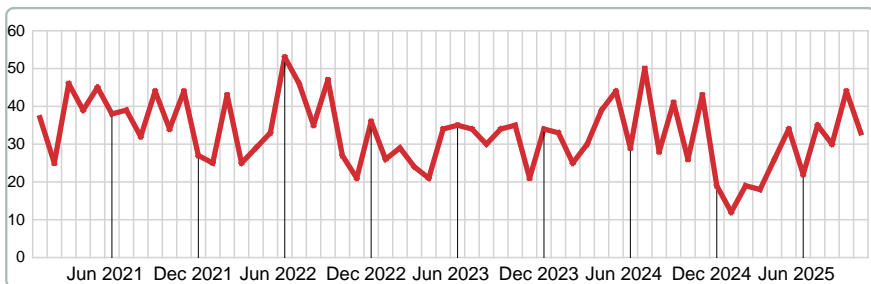
### OCTOBER



### YEAR TO DATE (YTD)

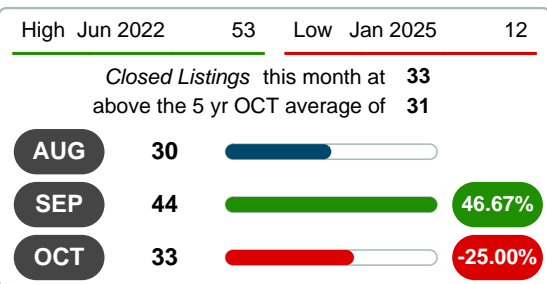


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 31



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1 \$0	0	0.00%	0.0	0	0	0	0
\$1 \$50,000	12	36.36%	107.8	12	0	0	0
\$50,001 \$225,000	8	24.24%	68.5	5	3	0	0
\$225,001 \$300,000	5	15.15%	72.4	1	3	1	0
\$300,001 \$350,000	5	15.15%	100.6	3	1	1	0
\$350,001 and up	3	9.09%	57.3	1	0	2	0
<b>Total Closed Units</b>	<b>33</b>			<b>22</b>	<b>7</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>7,995,050</b>	<b>100%</b>	<b>87.2</b>	<b>5.09M</b>	<b>1.49M</b>	<b>1.42M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$242,274</b>			<b>\$231,348</b>	<b>\$212,486</b>	<b>\$354,500</b>	<b>\$0</b>

# October 2025



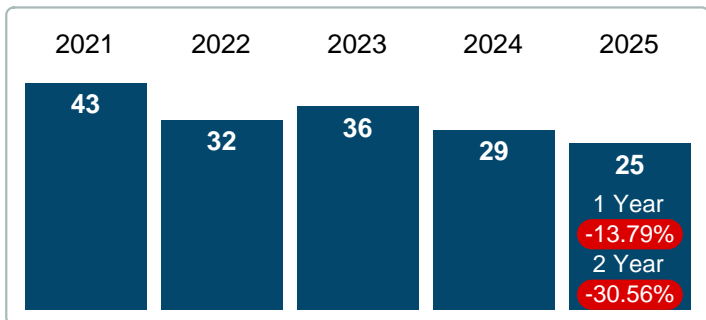
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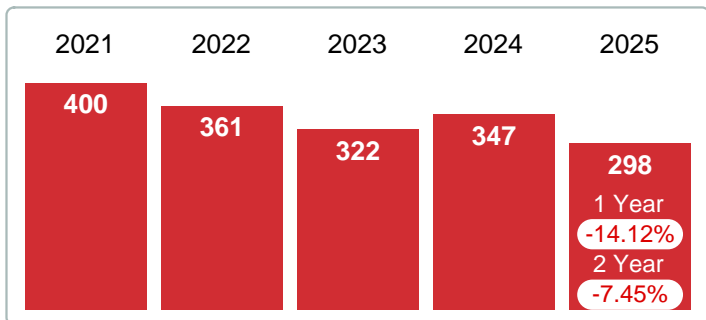
## PENDING LISTINGS

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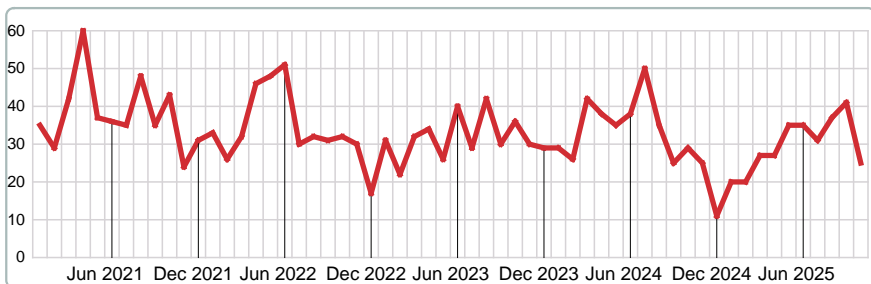
### OCTOBER



### YEAR TO DATE (YTD)

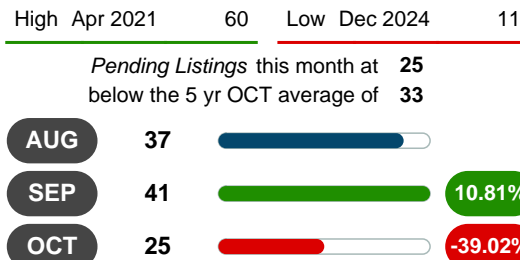


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 33



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	16.00%	88.5	4	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$125,000	4	16.00%	93.8	3	1	0	0
\$125,001 - \$250,000	6	24.00%	47.5	3	3	0	0
\$250,001 - \$300,000	5	20.00%	96.2	1	2	2	0
\$300,001 - \$675,000	2	8.00%	37.0	1	0	1	0
\$675,001 and up	4	16.00%	55.8	2	0	2	0
<b>Total Pending Units</b>	<b>25</b>			<b>14</b>	<b>6</b>	<b>5</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>8,813,050</b>	<b>100%</b>	<b>71.7</b>	<b>5.30M</b>	<b>1.13M</b>	<b>2.38M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$352,522</b>			<b>\$378,796</b>	<b>\$188,467</b>	<b>\$475,820</b>	<b>\$0</b>

# October 2025



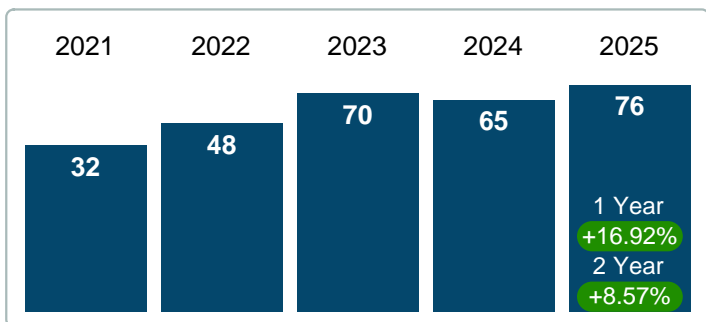
Area Delimited by County Of McIntosh



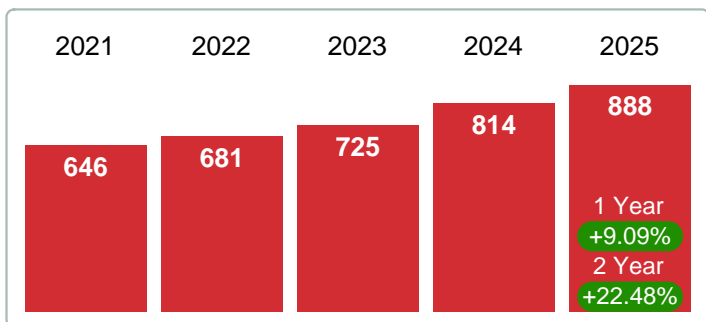
## NEW LISTINGS

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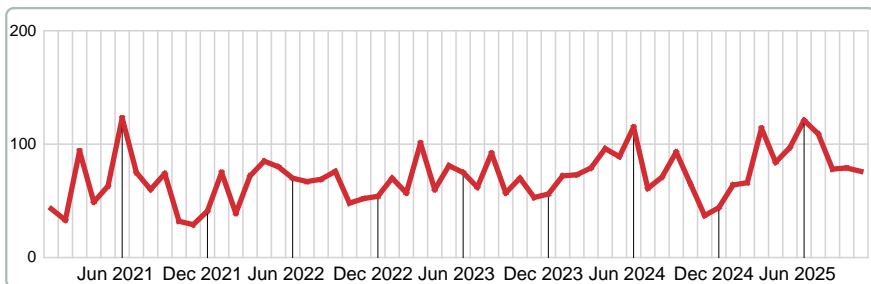
### OCTOBER



### YEAR TO DATE (YTD)

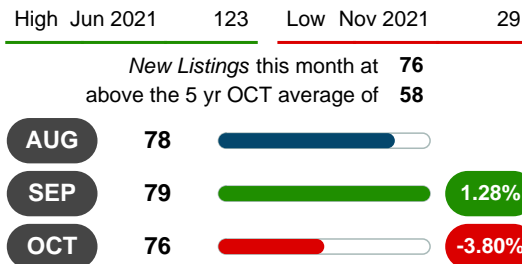


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 58



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	11.84%	9	0	0	0
\$50,001 - \$100,000	10	13.16%	8	2	0	0
\$100,001 - \$150,000	6	7.89%	4	2	0	0
\$150,001 - \$275,000	19	25.00%	12	7	0	0
\$275,001 - \$375,000	14	18.42%	7	5	2	0
\$375,001 - \$650,000	11	14.47%	1	4	6	0
\$650,001 and up	7	9.21%	3	1	0	3
<b>Total New Listed Units</b>	<b>76</b>		<b>44</b>	<b>21</b>	<b>8</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>24,962,350</b>	<b>100%</b>	<b>12.70M</b>	<b>6.08M</b>	<b>3.81M</b>	<b>2.37M</b>
<b>Average New Listed Listing Price</b>	<b>\$328,452</b>		<b>\$288,681</b>	<b>\$289,648</b>	<b>\$475,975</b>	<b>\$790,000</b>

# October 2025



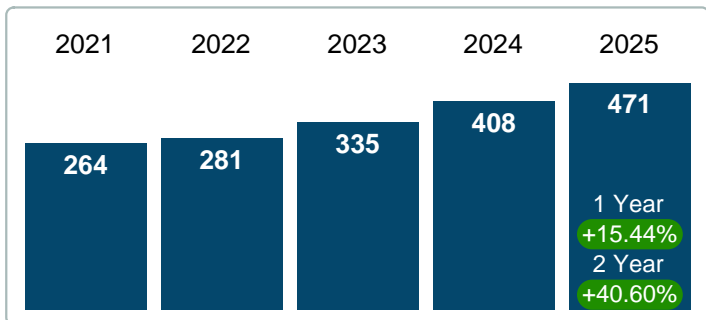
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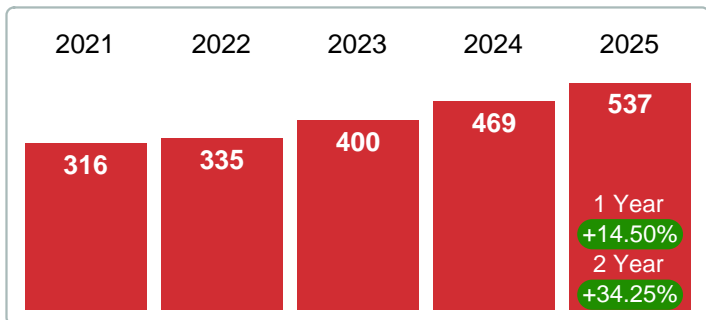
## ACTIVE INVENTORY

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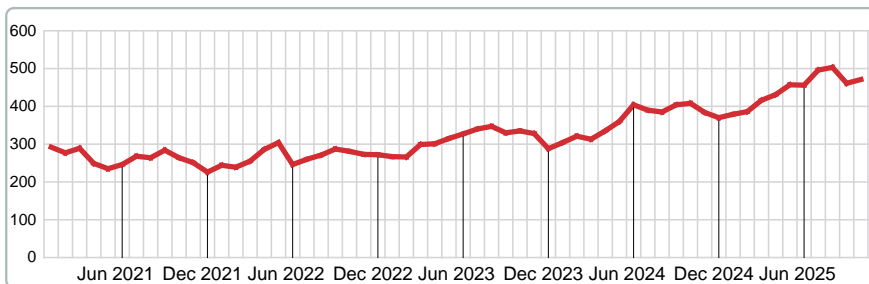
### END OF OCTOBER



### ACTIVE DURING OCTOBER

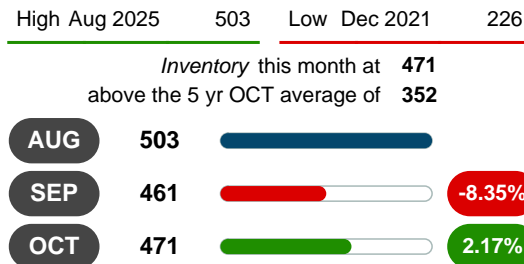


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 352



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	41	8.70%	95.5	41	0	0	0
\$25,001 - \$50,000	62	13.16%	150.8	62	0	0	0
\$50,001 - \$75,000	40	8.49%	138.6	40	0	0	0
\$75,001 - \$200,000	152	32.27%	127.0	129	21	2	0
\$200,001 - \$300,000	74	15.71%	106.0	41	29	4	0
\$300,001 - \$475,000	55	11.68%	93.2	22	20	12	1
\$475,001 and up	47	9.98%	94.6	17	9	13	8
<b>Total Active Inventory by Units</b>	<b>471</b>			<b>352</b>	<b>79</b>	<b>31</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>108,999,850</b>	<b>100%</b>	<b>117.9</b>	<b>62.06M</b>	<b>26.05M</b>	<b>14.79M</b>	<b>6.10M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$231,422</b>			<b>\$176,312</b>	<b>\$329,767</b>	<b>\$476,952</b>	<b>\$677,867</b>

# October 2025



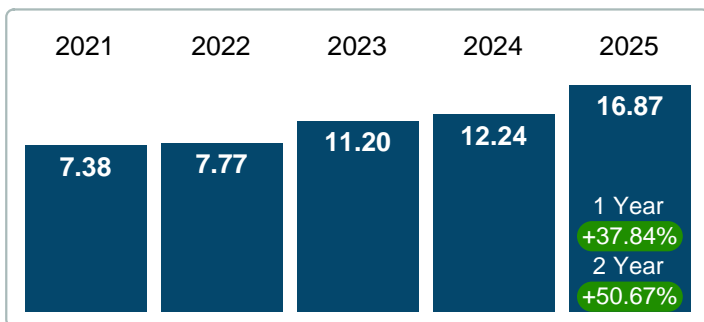
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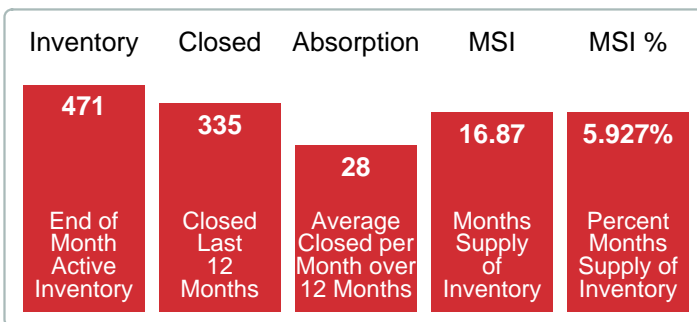
## MONTHS SUPPLY of INVENTORY (MSI)

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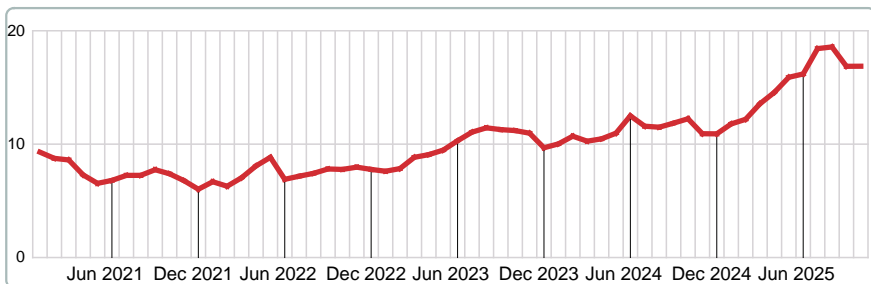
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2025

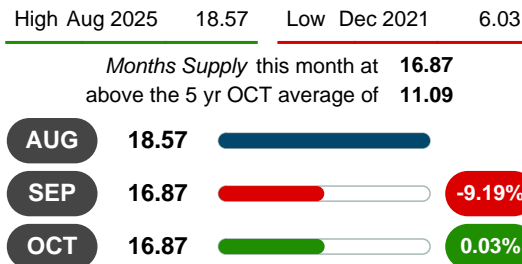


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 11.09



### 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
\$20,000 and less	27	5.73%	12.00	12.00	0.00	0.00	0.00
\$20,001 - \$50,000	76	16.14%	16.29	16.89	0.00	0.00	0.00
\$50,001 - \$90,000	62	13.16%	27.56	36.00	3.43	0.00	0.00
\$90,001 - \$200,000	130	27.60%	17.93	27.83	7.35	2.67	0.00
\$200,001 - \$300,000	74	15.71%	15.05	25.89	14.50	3.00	0.00
\$300,001 - \$470,000	51	10.83%	13.30	20.31	8.87	13.20	0.00
\$470,001 and up	51	10.83%	18.55	29.14	13.09	15.27	24.00
Market Supply of Inventory (MSI)			16.87	22.59	9.67	8.09	27.00
Total Active Inventory by Units		100%	16.87	352	79	31	9

# October 2025



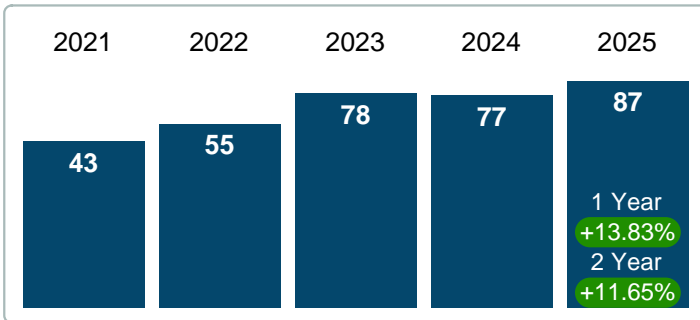
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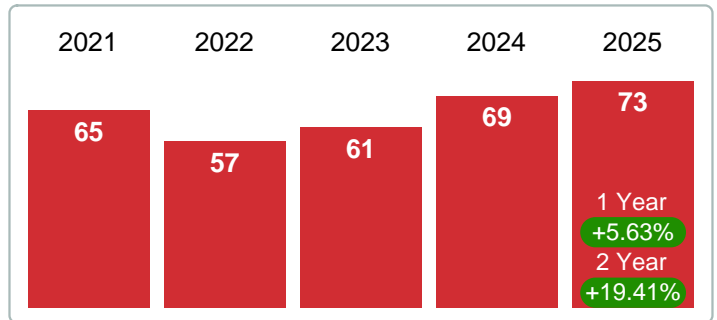
## AVERAGE DAYS ON MARKET TO SALE

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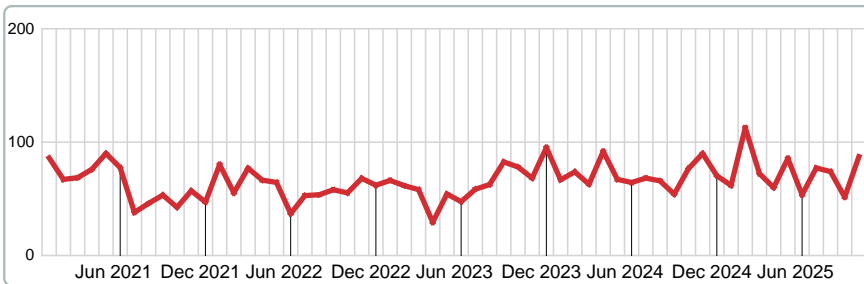
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 68

High Feb 2025 113 Low Apr 2023 29

Average Days on Market to Sale this month at 87 above the 5 yr OCT average of 68



### 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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$50,000	12	36.36%	108	108	0	0	0
\$50,001 \$225,000	8	24.24%	69	85	42	0	0
\$225,001 \$300,000	5	15.15%	72	1	55	196	0
\$300,001 \$350,000	5	15.15%	101	68	3	295	0
\$350,001 and up	3	9.09%	57	1	0	86	0
Average Closed DOM			87	87	42	166	0
Total Closed Units		100%	87	22	7	4	
Total Closed Volume			7,995,050	5.09M	1.49M	1.42M	0.00B

# October 2025



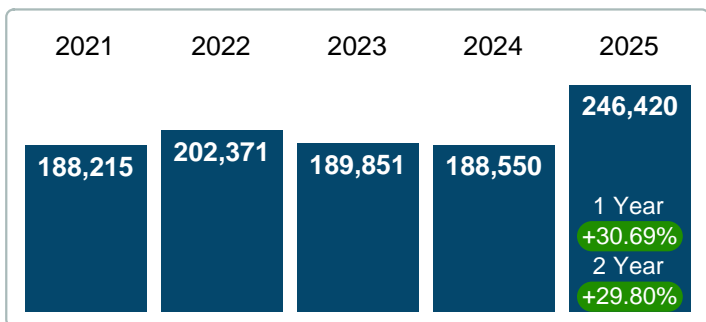
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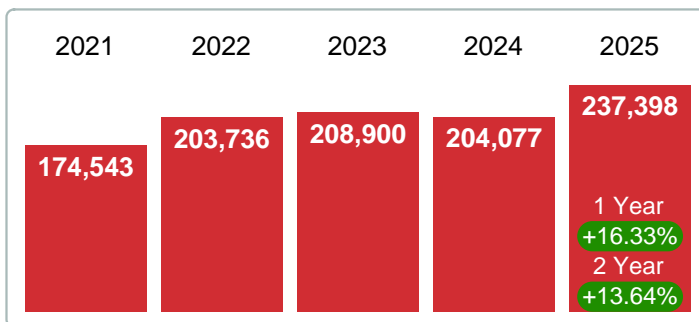
## AVERAGE LIST PRICE AT CLOSING

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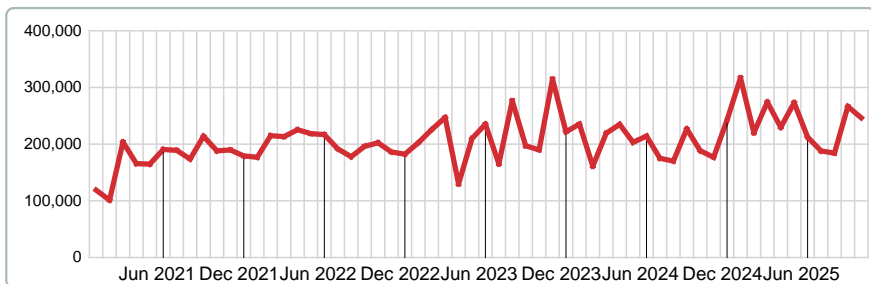
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

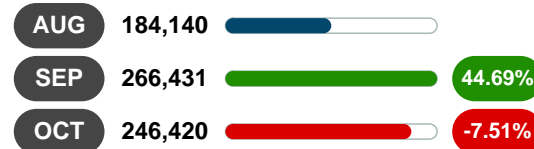


### 3 MONTHS

5 year OCT AVG = 203,081

High Jan 2025 316,833 Low Feb 2021 101,333

Average List Price at Closing this month at **246,420** above the 5 yr OCT average of **203,081**



### 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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$50,000	12	36.36%	26,325	26,325	0	0	0
\$50,001 \$225,000	9	27.27%	115,989	99,780	126,667	0	0
\$225,001 \$300,000	5	15.15%	273,780	230,000	279,967	299,000	0
\$300,001 \$350,000	2	6.06%	312,500	277,500	320,000	375,500	0
\$350,001 and up	5	15.15%	955,630	3,201,150	0	419,500	0
Average List Price			246,420	230,839	219,986	378,375	0
Total Closed Units		100%	246,420	22	7	4	
Total Closed Volume			8,131,849	5.08M	1.54M	1.51M	0.00B

# October 2025



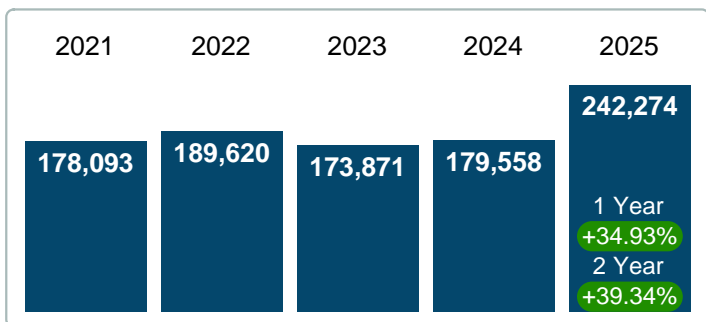
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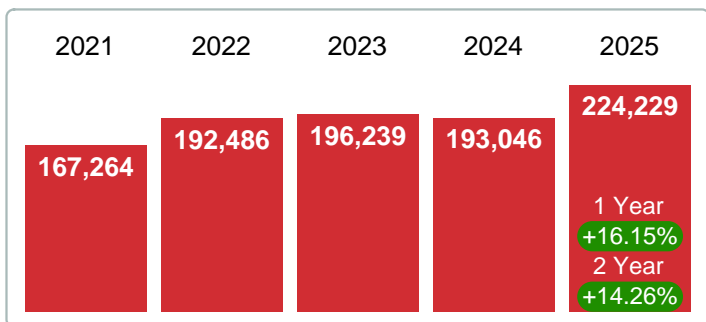
## AVERAGE SOLD PRICE AT CLOSING

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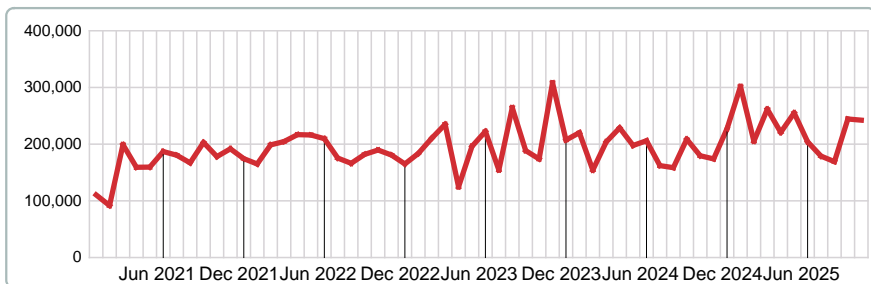
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 192,683

High Nov 2023 308,195    Low Feb 2021 91,661

Average Sold Price at Closing this month at **242,274**  
above the 5 yr OCT average of **192,683**

- AUG** 169,143
- SEP** 244,373 (+44.48%)
- OCT** 242,274 (-0.86%)

### 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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$50,000	12	36.36%	23,125	23,125	0	0	0
\$50,001 \$225,000	8	24.24%	95,063	84,200	113,167	0	0
\$225,001 \$300,000	5	15.15%	268,580	230,000	275,967	285,000	0
\$300,001 \$350,000	5	15.15%	326,000	320,000	320,000	350,000	0
\$350,001 and up	3	9.09%	1,328,050	3,201,150	0	391,500	0
<b>Average Sold Price</b>			<b>242,274</b>	<b>231,348</b>	<b>212,486</b>	<b>354,500</b>	<b>0</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>242,274</b>	<b>22</b>	<b>7</b>	<b>4</b>	
<b>Total Closed Volume</b>				<b>5.09M</b>	<b>1.49M</b>	<b>1.42M</b>	<b>0.00B</b>

# October 2025



Area Delimited by County Of McIntosh



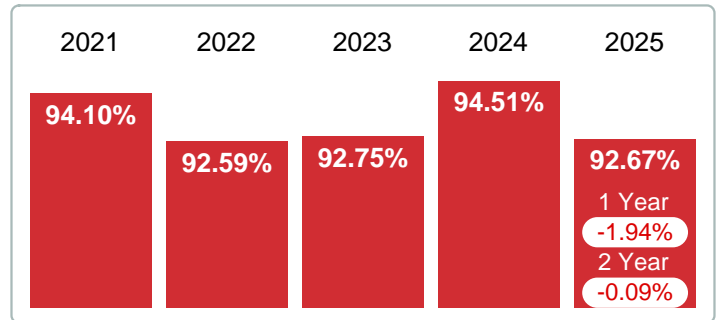
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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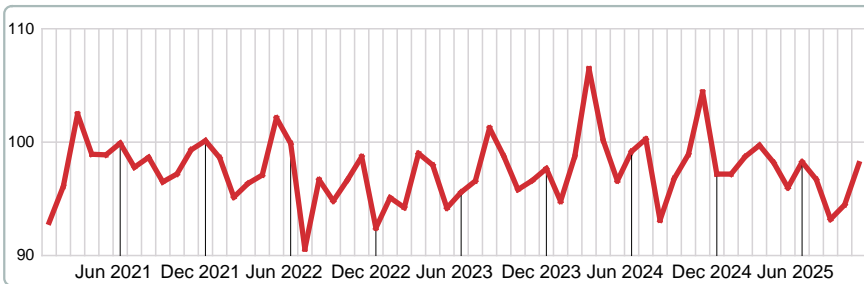
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

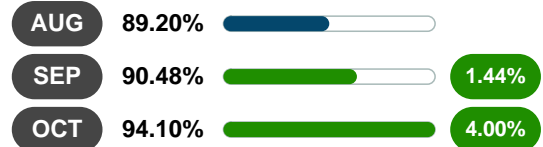


### 3 MONTHS

5 year OCT AVG = 93.34%

High Mar 2024 102.48% Low Jul 2022 86.58%

Average Sold/List Ratio this month at **94.10%**  
above the 5 yr OCT average of **93.34%**



## 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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$50,000	12	36.36%	87.04%	87.04%	0.00%	0.00%	0.00%
\$50,001 \$225,000	8	24.24%	88.13%	85.53%	92.48%	0.00%	0.00%
\$225,001 \$300,000	5	15.15%	98.21%	100.00%	98.59%	95.32%	0.00%
\$300,001 \$350,000	5	15.15%	115.58%	128.23%	100.00%	93.21%	0.00%
\$350,001 and up	3	9.09%	95.63%	100.00%	0.00%	93.45%	0.00%
Average Sold/List Ratio		94.10%		93.49%	96.17%	93.86%	0.00%
Total Closed Units		33	100%	22	7	4	
Total Closed Volume		7,995,050		5.09M	1.49M	1.42M	0.00B

# October 2025



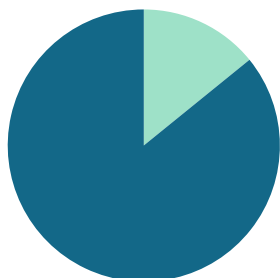
Area Delimited by County Of McIntosh



## MARKET SUMMARY

Report produced on Nov 13, 2025 for MLS Technology Inc.

### INVENTORY

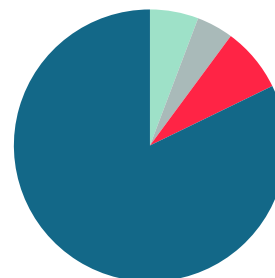


**Inventory**  
 New Listings  
**76 = 14.15%**  
 Start Inventory  
**461**  
 Total Inventory Units  
**537**  
 Volume  
**\$132,145,450**

### Market Activity

Closed Sales  
**33 = 5.76%**  
 Pending Sales  
**25 = 4.36%**  
 Other Off Market  
**44 = 7.68%**  
 Active Inventory  
**471 = 82.20%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	26	33	26.92%	345	273	-20.87%
Pending Sales	29	25	-13.79%	347	298	-14.12%
New Listings	65	76	16.92%	814	888	9.09%
Average List Price	188,550	246,420	30.69%	204,077	237,398	16.33%
Average Sale Price	179,558	242,274	34.93%	193,046	224,229	16.15%
Average Percent of Selling Price to List Price	94.92%	94.10%	-0.86%	94.51%	92.67%	-1.94%
Average Days on Market to Sale	76.62	87.21	13.83%	69.01	72.89	5.63%
Monthly Inventory	408	471	15.44%	408	471	15.44%
Months Supply of Inventory	12.24	16.87	37.84%	12.24	16.87	37.84%

**Absorption:** Last 12 months, an Average of **28** Sales/Month

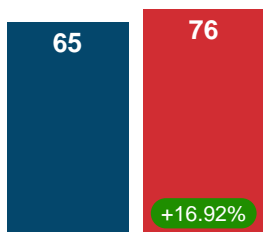
**Inventory** on October 31, 2025 = **471**

**2024** **2025**

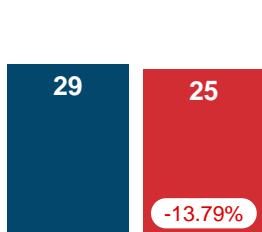
### OCTOBER MARKET

### AVERAGE PRICES

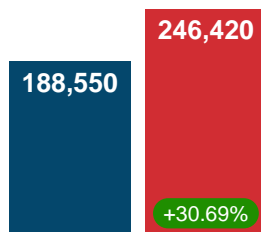
#### New Listings



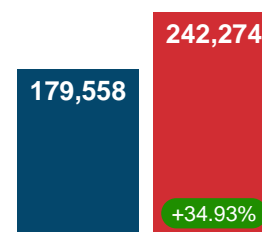
#### Pending Listings



#### List Price



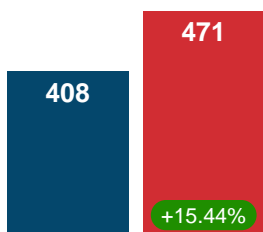
#### Sale Price



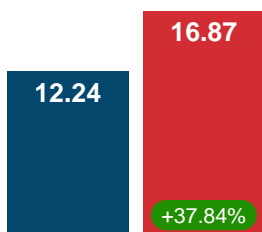
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

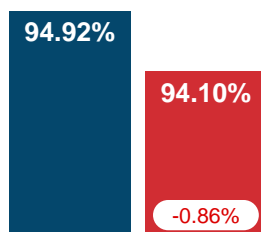
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

