

# October 2025

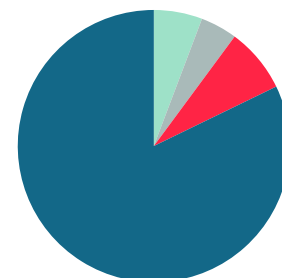
Area Delimited by County Of McIntosh



## 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%
Median List Price	117,400	119,999	2.21%
Median Sale Price	117,750	95,000	-19.32%
Median Percent of Selling Price to List Price	94.28%	93.79%	-0.52%
Median Days on Market to Sale	57.00	54.00	-5.26%
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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **19.32%** in October 2025 to \$95,000 versus the previous year at \$117,750.

#### Median Days on Market Shortens

The median number of **54.00** days that homes spent on the market before selling decreased by 3.00 days or **5.26%** in October 2025 compared to last year's same month at **57.00** DOM.

#### Sales Success for October 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# October 2025



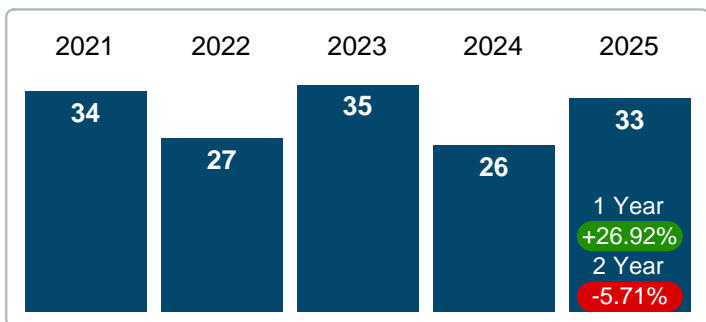
Area Delimited by County Of McIntosh



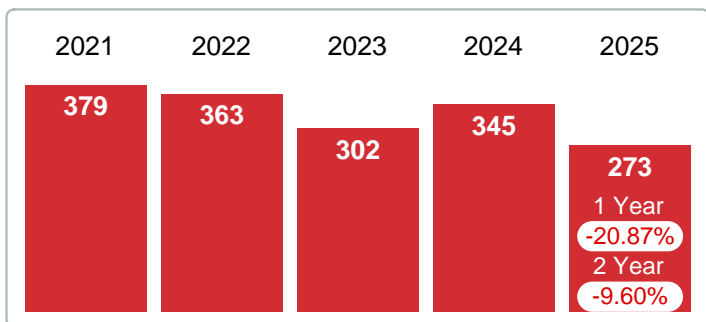
## CLOSED LISTINGS

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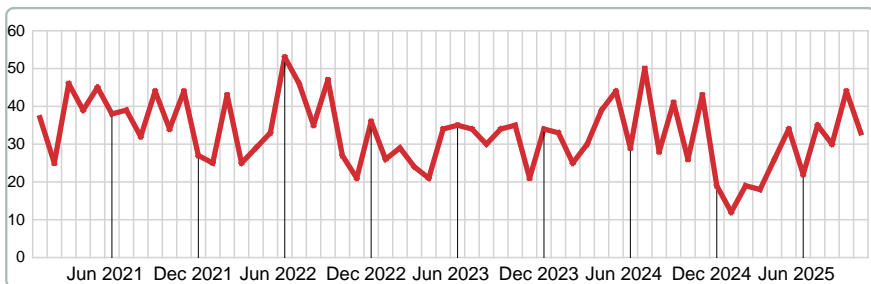
### OCTOBER



### YEAR TO DATE (YTD)

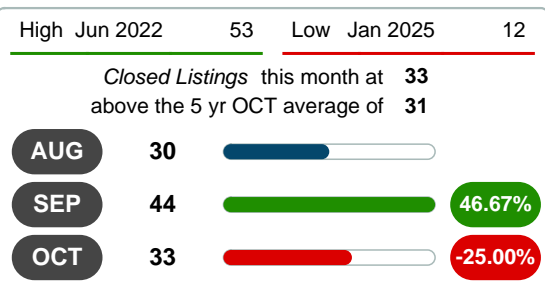


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 31



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	2	6.06%	80.5	2	0	0	0
\$10,001 - \$20,000	2	6.06%	14.5	2	0	0	0
\$20,001 - \$50,000	8	24.24%	135.0	8	0	0	0
\$50,001 - \$230,000	9	27.27%	20.0	6	3	0	0
\$230,001 - \$300,000	4	12.12%	80.0	0	3	1	0
\$300,001 - \$350,000	5	15.15%	19.0	3	1	1	0
\$350,001 and up	3	9.09%	29.0	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>54.0</b>	<b>5.09M</b>	<b>1.49M</b>	<b>1.42M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$95,000</b>			<b>\$45,000</b>	<b>\$260,000</b>	<b>\$366,500</b>	<b>\$0</b>

# October 2025



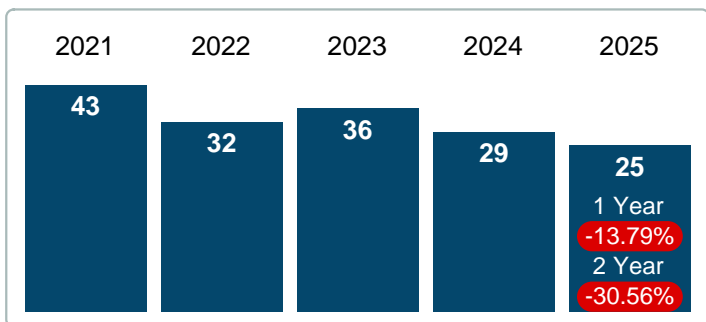
Area Delimited by County Of McIntosh



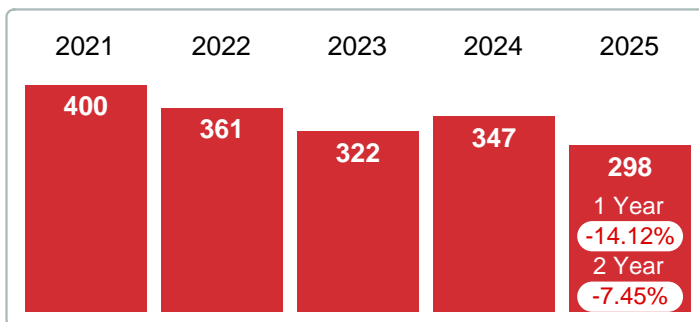
## PENDING LISTINGS

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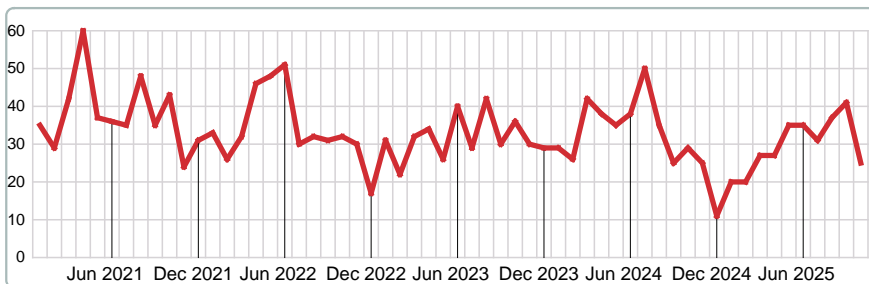
### OCTOBER



### YEAR TO DATE (YTD)

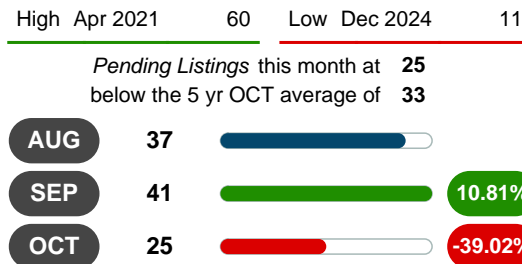


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 33



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	16.00%	62.5	4	0	0	0
\$25,001 - \$25,000	0	0.00%	62.5	0	0	0	0
\$25,001 - \$125,000	4	16.00%	100.0	3	1	0	0
\$125,001 - \$250,000	6	24.00%	19.5	3	3	0	0
\$250,001 - \$300,000	5	20.00%	129.0	1	2	2	0
\$300,001 - \$675,000	2	8.00%	37.0	1	0	1	0
\$675,001 and up	4	16.00%	27.0	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>42.0</b>	<b>5.30M</b>	<b>1.13M</b>	<b>2.38M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$195,000</b>			<b>\$124,750</b>	<b>\$164,450</b>	<b>\$465,000</b>	<b>\$0</b>

# October 2025



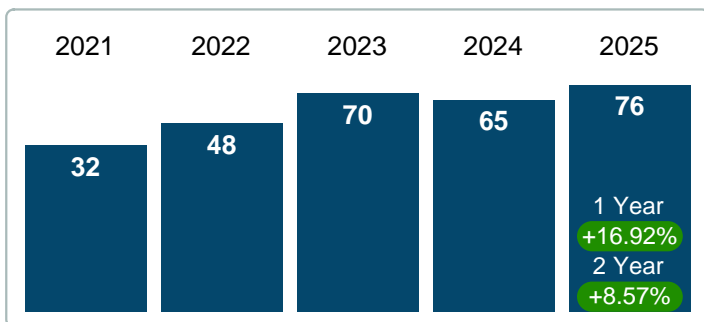
Area Delimited by County Of McIntosh



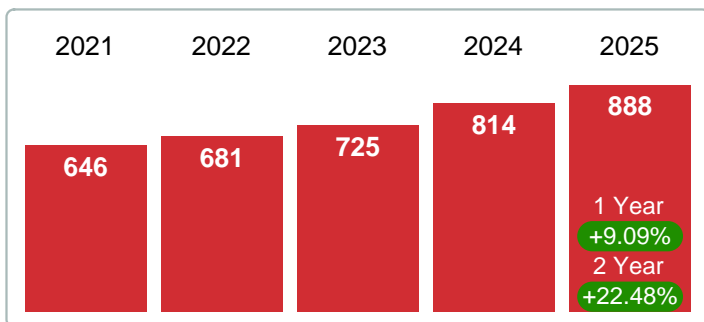
## NEW LISTINGS

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

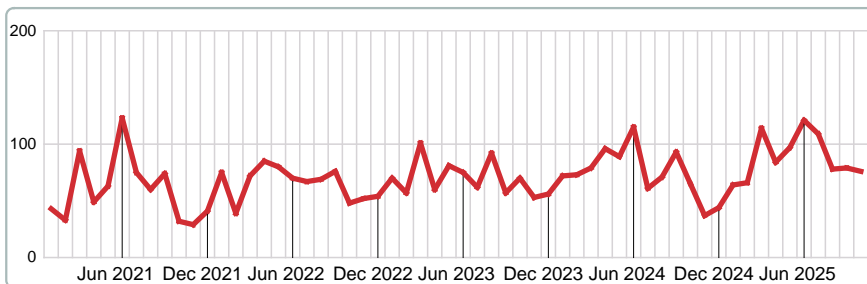
### OCTOBER



### YEAR TO DATE (YTD)

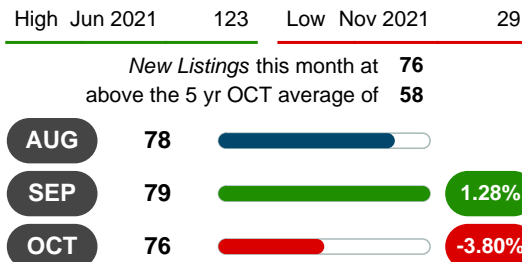


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$224,750</b>		<b>\$169,800</b>	<b>\$236,000</b>	<b>\$457,000</b>	<b>\$790,000</b>

# October 2025



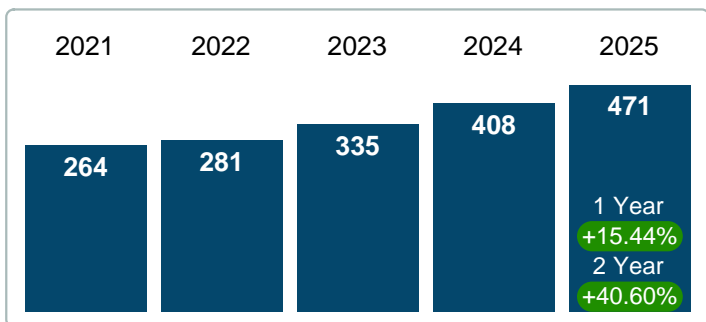
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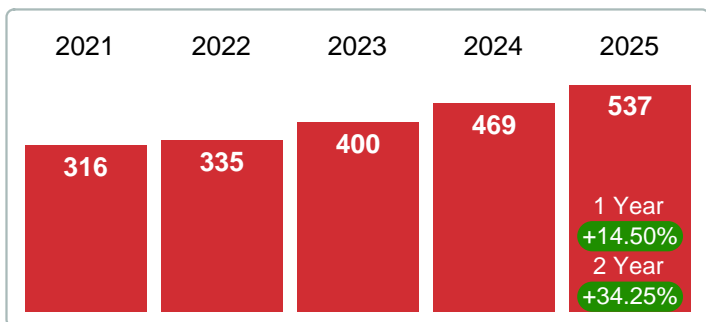
## ACTIVE INVENTORY

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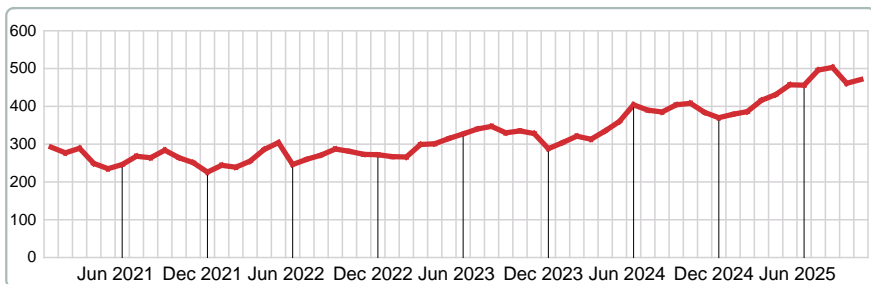
### END OF OCTOBER



### ACTIVE DURING OCTOBER

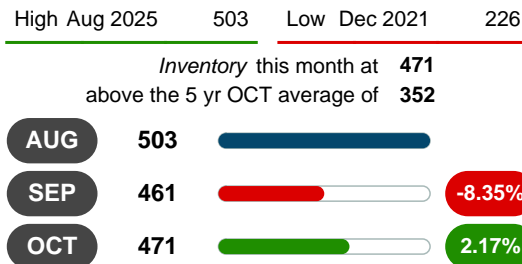


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 352



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	27	5.73%	115.0	27	0	0	0
\$20,001 \$50,000	76	16.14%	135.0	76	0	0	0
\$50,001 \$90,000	62	13.16%	135.0	60	2	0	0
\$90,001 \$200,000	130	27.60%	116.0	109	19	2	0
\$200,001 \$300,000	74	15.71%	104.5	41	29	4	0
\$300,001 \$470,000	51	10.83%	95.0	22	17	11	1
\$470,001 and up	51	10.83%	71.0	17	12	14	8
Total Active Inventory by Units	471			352	79	31	9
Total Active Inventory by Volume	108,999,850	100%	110.0	62.06M	26.05M	14.79M	6.10M
Median Active Inventory Listing Price	\$147,500			\$100,000	\$279,900	\$439,000	\$695,000

# October 2025



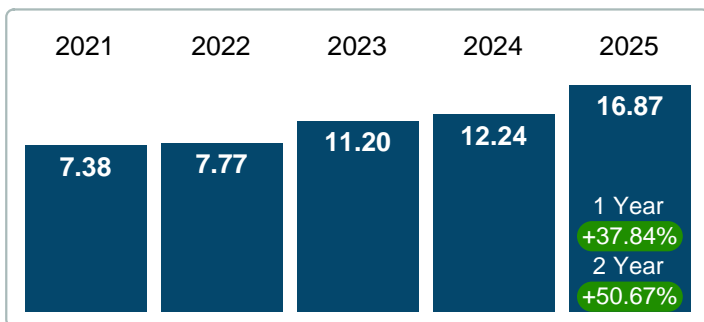
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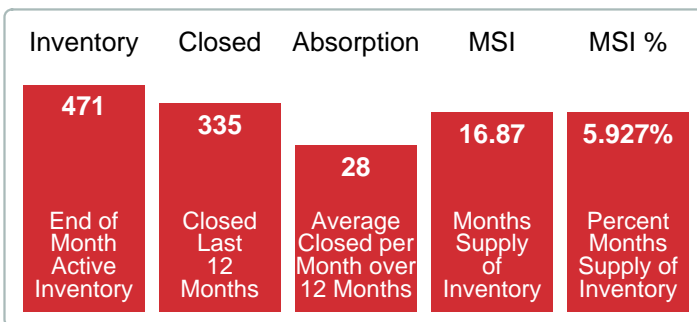
## MONTHS SUPPLY of INVENTORY (MSI)

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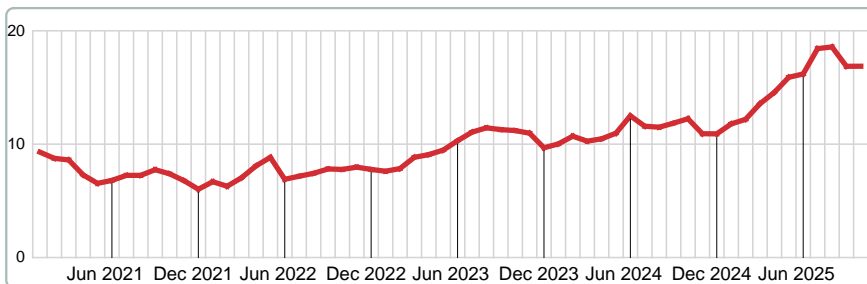
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2025

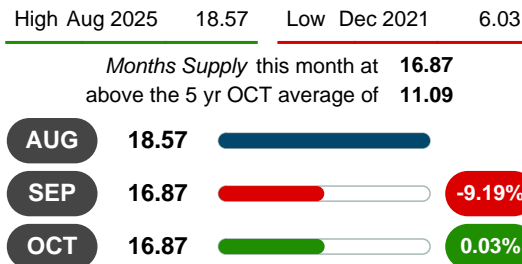


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



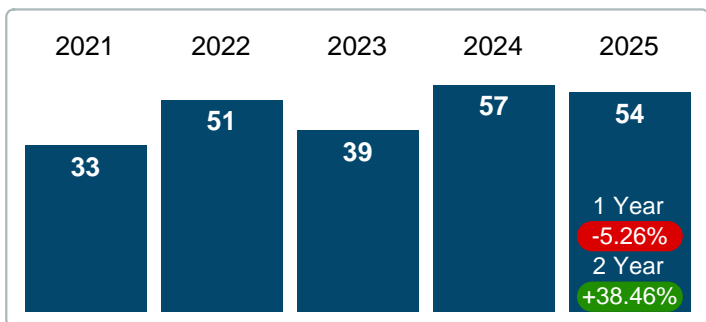
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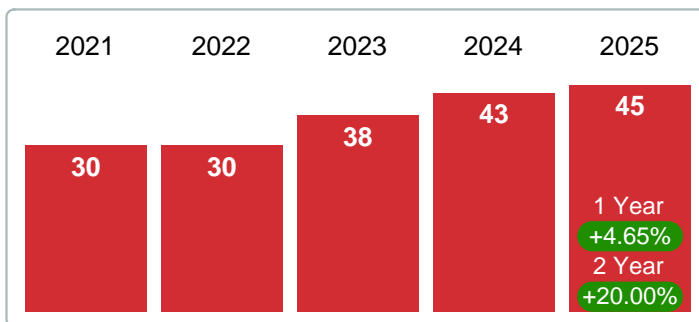
## MEDIAN DAYS ON MARKET TO SALE

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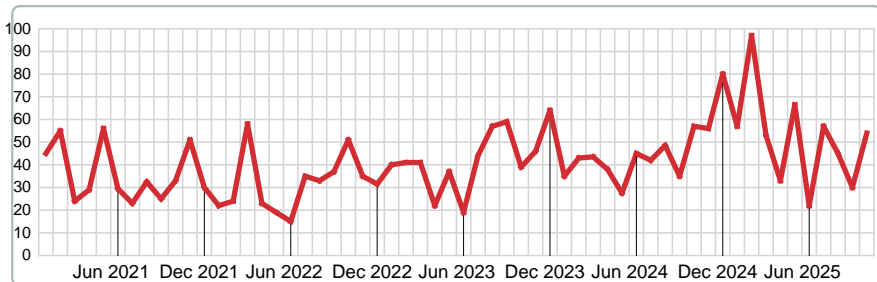
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

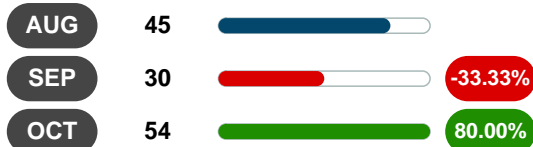


### 3 MONTHS

5 year OCT AVG = 47

High Feb 2025 97 Low Jun 2022 15

Median Days on Market to Sale this month at 54 above the 5 yr OCT average of 47



## 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
\$10,000 and less	2	6.06%	81	81	0	0	0
\$10,001 - \$20,000	2	6.06%	15	15	0	0	0
\$20,001 - \$50,000	8	24.24%	135	135	0	0	0
\$50,001 - \$230,000	9	27.27%	20	33	20	0	0
\$230,001 - \$300,000	4	12.12%	80	0	22	196	0
\$300,001 - \$350,000	5	15.15%	19	19	3	295	0
\$350,001 and up	3	9.09%	29	1	0	86	0
Median Closed DOM			54	59	20	169	0
Total Closed Units		100%	33	22	7	4	
Total Closed Volume			7,995,050	5.09M	1.49M	1.42M	0.00B

# October 2025



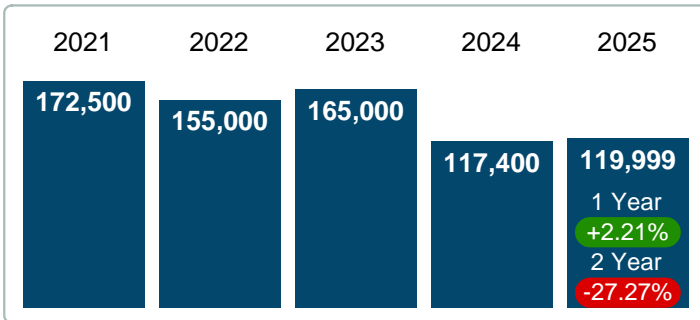
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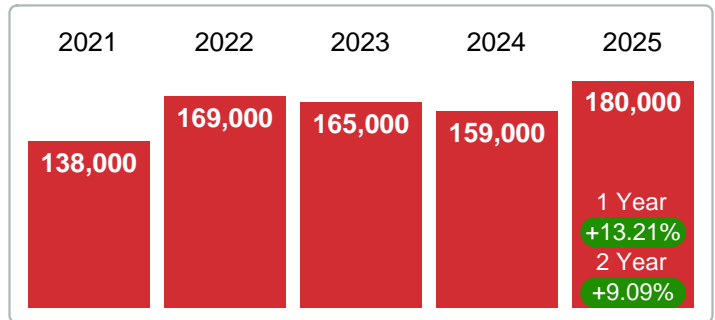
## MEDIAN LIST PRICE AT CLOSING

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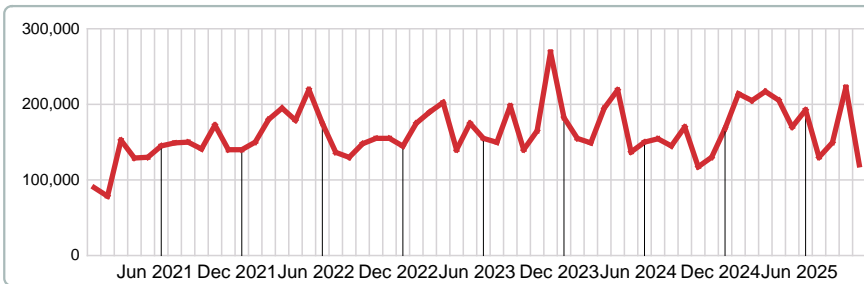
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

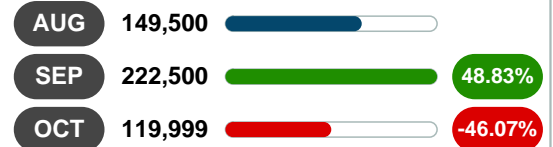


### 3 MONTHS

5 year OCT AVG = 145,980

High Nov 2023 269,000 Low Feb 2021 78,500

Median List Price at Closing this month at 119,999 below the 5 yr OCT average of 145,980



### 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
\$10,000 and less	1	3.03%	8,500	8,500	0	0	0
\$10,001 - \$20,000	3	9.09%	15,000	15,000	0	0	0
\$20,001 - \$50,000	8	24.24%	24,950	24,950	0	0	0
\$50,001 - \$230,000	10	30.30%	122,500	119,999	142,500	0	0
\$230,001 - \$300,000	4	12.12%	287,450	0	277,900	299,000	0
\$300,001 - \$350,000	2	6.06%	312,500	305,000	320,000	0	0
\$350,001 and up	5	15.15%	399,000	1,781,825	0	399,000	0
Median List Price			119,999	47,000	265,000	387,250	0
Total Closed Units		100%	119,999	22	7	4	
Total Closed Volume			8,131,849	5.08M	1.54M	1.51M	0.00B

# October 2025



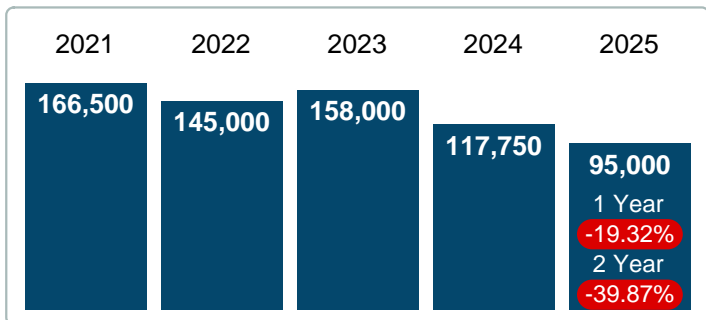
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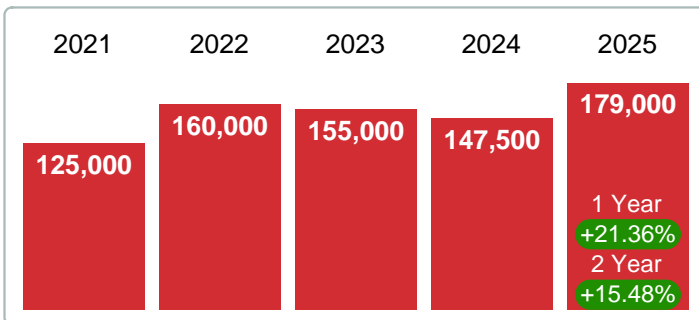
## MEDIAN SOLD PRICE AT CLOSING

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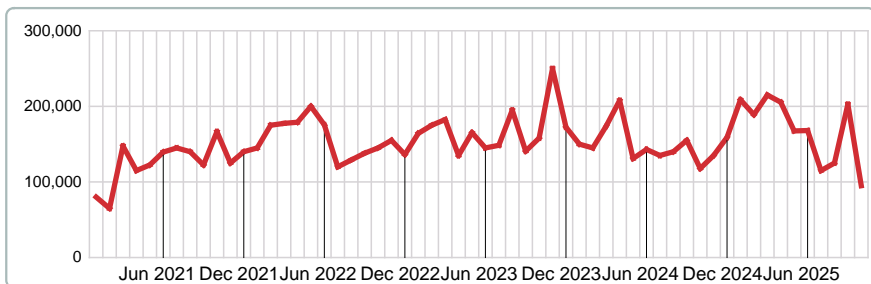
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

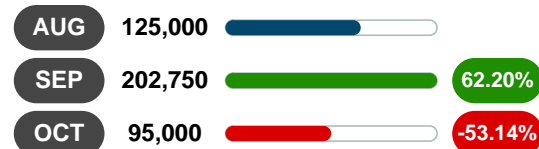


### 3 MONTHS

5 year OCT AVG = 136,450

High Nov 2023 250,000 Low Feb 2021 65,000

Median Sold Price at Closing this month at **95,000**  
below the 5 yr OCT average of **136,450**



## 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
\$10,000 and less	6.06%	7,750	7,750	0	0	0
\$10,001 - \$20,000	6.06%	14,000	14,000	0	0	0
\$20,001 - \$50,000	24.24%	23,000	23,000	0	0	0
\$50,001 - \$230,000	27.27%	95,000	92,500	140,000	0	0
\$230,001 - \$300,000	12.12%	281,450	0	277,900	285,000	0
\$300,001 - \$350,000	15.15%	320,000	315,000	320,000	350,000	0
\$350,001 and up	9.09%	400,000	3,201,150	0	391,500	0
<b>Median Sold Price</b>		<b>95,000</b>	<b>45,000</b>	<b>260,000</b>	<b>366,500</b>	<b>0</b>
<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>5.09M</b>	<b>1.49M</b>	<b>1.42M</b>	<b>0.00B</b>

# October 2025



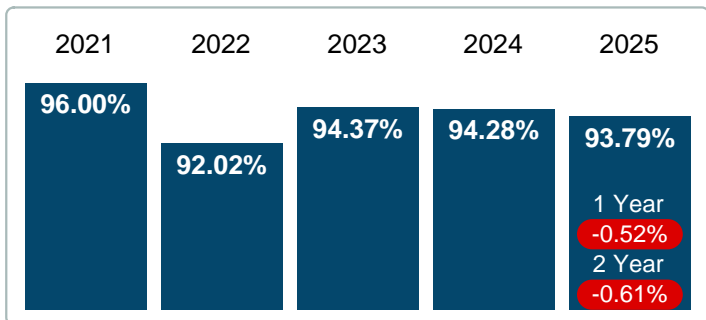
Area Delimited by County Of McIntosh



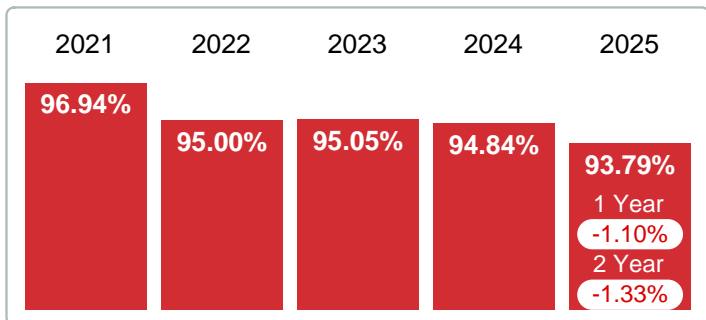
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

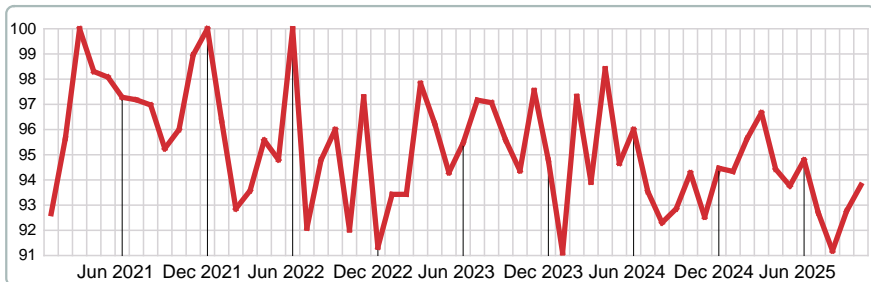
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

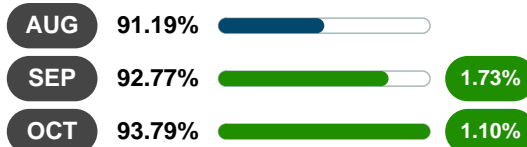


### 3 MONTHS

5 year OCT AVG = 94.09%

High Jun 2022 100.00% Low Jan 2024 91.11%

Median Sold/List Ratio this month at **93.79%**  
equal to 5 yr OCT average of **94.09%**



## 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
\$10,000 and less	<div style="width: 6.06%;"></div> 2	6.06%	73.33%	73.33%	0.00%	0.00%	0.00%
\$10,001 \$20,000	<div style="width: 6.06%;"></div> 2	6.06%	93.33%	93.33%	0.00%	0.00%	0.00%
\$20,001 \$50,000	<div style="width: 24.24%;"></div> 8	24.24%	85.71%	85.71%	0.00%	0.00%	0.00%
\$50,001 \$230,000	<div style="width: 27.27%;"></div> 9	27.27%	91.04%	88.42%	99.65%	0.00%	0.00%
\$230,001 \$300,000	<div style="width: 12.12%;"></div> 4	12.12%	97.88%	0.00%	98.11%	95.32%	0.00%
\$300,001 \$350,000	<div style="width: 15.15%;"></div> 5	15.15%	100.00%	100.00%	100.00%	93.21%	0.00%
\$350,001 and up	<div style="width: 9.09%;"></div> 3	9.09%	95.99%	100.00%	0.00%	93.45%	0.00%
Median Sold/List Ratio		93.79%		91.25%	99.65%	94.26%	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



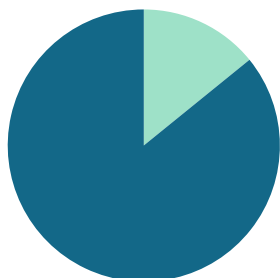
Area Delimited by County Of McIntosh



## MARKET SUMMARY

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

### INVENTORY

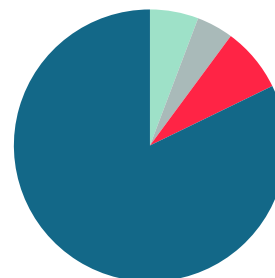


**Inventory**  
 New Listings  
**76 = 14.15%**  
 Start Inventory  
**461**  
 Total Inventory Units  
**537**  
 Volume  
**\$132,145,450**

### 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%
Median List Price	117,400	119,999	2.21%	159,000	180,000	13.21%
Median Sale Price	117,750	95,000	-19.32%	147,500	179,000	21.36%
Median Percent of Selling Price to List Price	94.28%	93.79%	-0.52%	94.84%	93.79%	-1.10%
Median Days on Market to Sale	57.00	54.00	-5.26%	43.00	45.00	4.65%
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

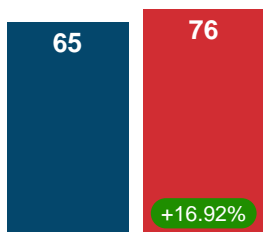
**Inventory** on October 31, 2025 = **471**

**2024** **2025**

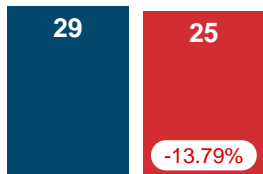
### OCTOBER MARKET

### MEDIAN PRICES

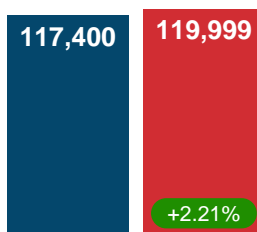
#### New Listings



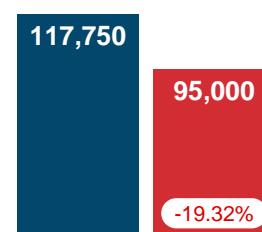
#### Pending Listings



#### List Price



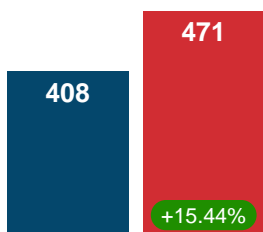
#### Sale Price



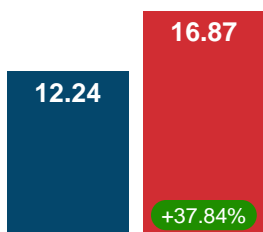
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

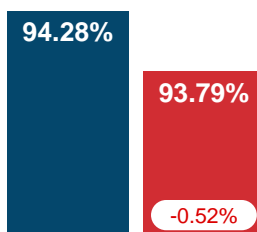
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

