



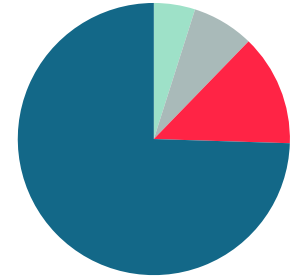
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	20	10	-50.00%
Pending Listings	10	15	50.00%
New Listings	22	32	45.45%
Average List Price	292,580	240,290	-17.87%
Average Sale Price	294,245	234,500	-20.30%
Average Percent of Selling Price to List Price	104.19%	94.31%	-9.48%
Average Days on Market to Sale	52.05	121.80	134.01%
End of Month Inventory	124	152	22.58%
Months Supply of Inventory	6.17	9.40	52.28%



■ Closed (4.90%)
■ Pending (7.35%)
■ Other OffMarket (13.24%)
■ Active (74.51%)

Absorption: Last 12 months, an Average of **16 Sales/Month Active Inventory** as of November 30, 2025 = **152**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **22.58%** to 152 existing homes available for sale. Over the last 12 months this area has had an average of 16 closed sales per month. This represents an unsold inventory index of **9.40** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **20.30%** in November 2025 to \$234,500 versus the previous year at \$294,245.

Average Days on Market Lengthens

The average number of **121.80** days that homes spent on the market before selling increased by 69.75 days or **134.01%** in November 2025 compared to last year's same month at **52.05** DOM.

Sales Success for November 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 32 New Listings in November 2025, up **45.45%** from last year at 22. Furthermore, there were 10 Closed Listings this month versus last year at 20, a **-50.00%** decrease.

Closed versus Listed trends yielded a **31.3%** ratio, down from previous year's, November 2024, at **90.9%**, a **65.63%** downswing. 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

November 2025



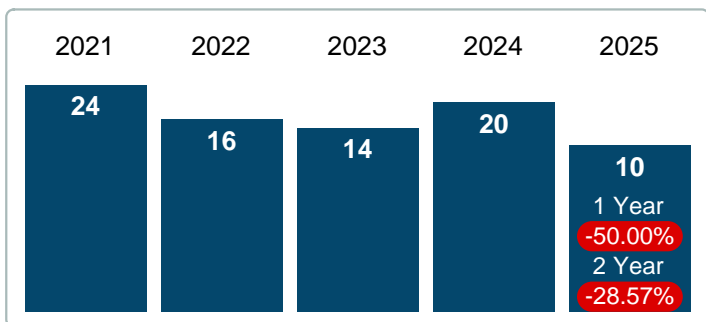
Area Delimited by County Of McIntosh - Residential Property Type



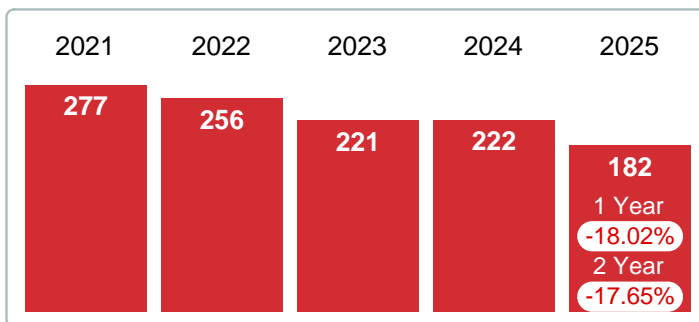
CLOSED LISTINGS

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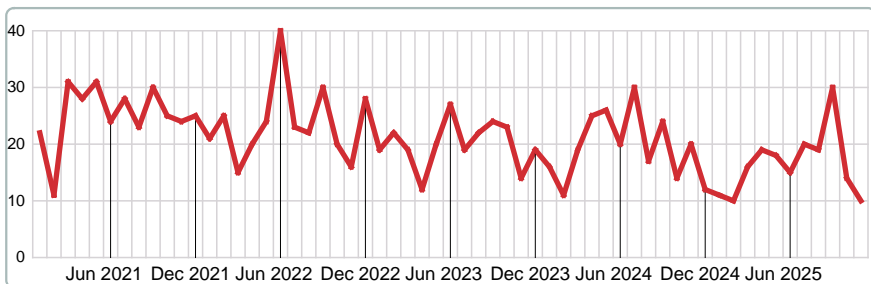
NOVEMBER



YEAR TO DATE (YTD)

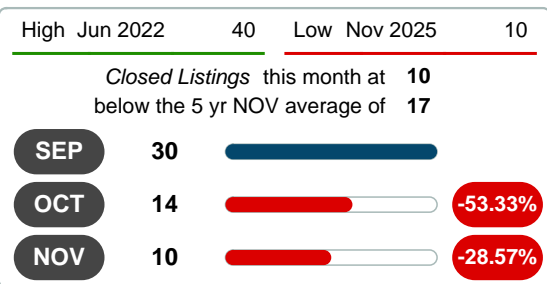


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 17



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	10.00%	67.0	1	0	0	0
\$50,001 - \$100,000	1	10.00%	61.0	1	0	0	0
\$100,001 - \$125,000	1	10.00%	133.0	1	0	0	0
\$125,001 - \$275,000	3	30.00%	93.7	1	2	0	0
\$275,001 - \$275,000	0	0.00%	0.0	0	0	0	0
\$275,001 - \$650,000	3	30.00%	169.0	0	2	1	0
\$650,001 and up	1	10.00%	169.0	0	0	1	0
Total Closed Units	10			4	4	2	0
Total Closed Volume	2,345,000	100%	121.8	343.00K	1.04M	962.50K	0.00B
Average Closed Price	\$234,500			\$85,750	\$259,875	\$481,250	\$0

November 2025



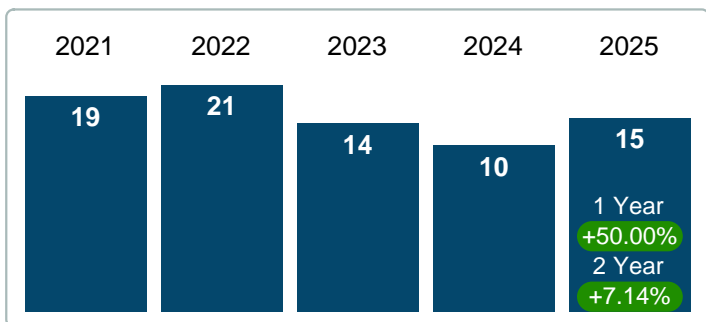
Area Delimited by County Of McIntosh - Residential Property Type



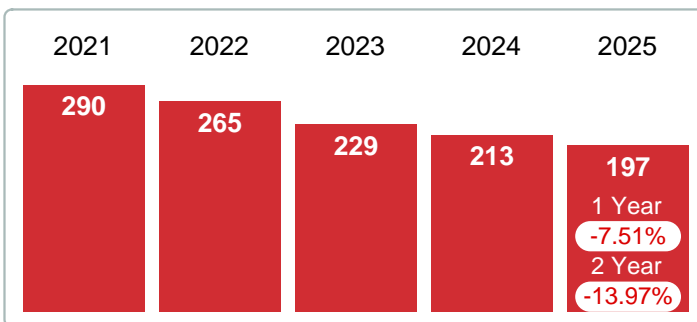
PENDING LISTINGS

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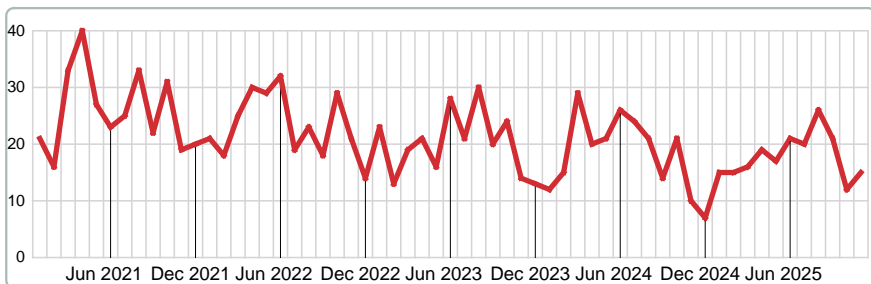
NOVEMBER



YEAR TO DATE (YTD)

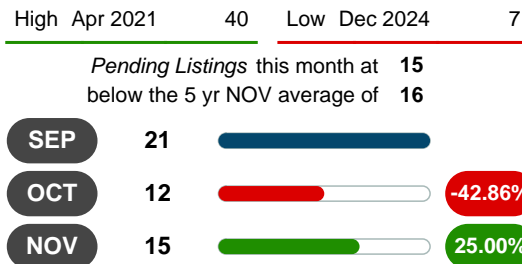


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 16



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	3	20.00%	111.3	0	3	0	0
\$175,001 - \$200,000	2	13.33%	58.5	0	2	0	0
\$200,001 - \$250,000	4	26.67%	16.0	1	3	0	0
\$250,001 - \$275,000	2	13.33%	66.5	1	0	1	0
\$275,001 - \$550,000	2	13.33%	144.5	1	1	0	0
\$550,001 and up	2	13.33%	113.0	0	0	1	1
Total Pending Units	15			3	9	2	1
Total Pending Volume	4,314,400	100%	77.5	782.40K	2.06M	827.00K	649.00K
Average Listing Price	\$287,627			\$260,800	\$228,444	\$413,500	\$649,000

November 2025



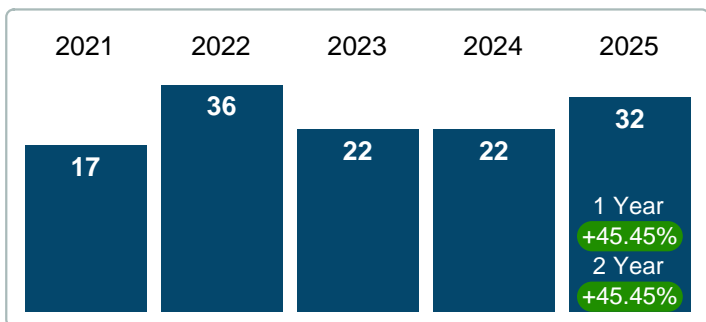
Area Delimited by County Of McIntosh - Residential Property Type



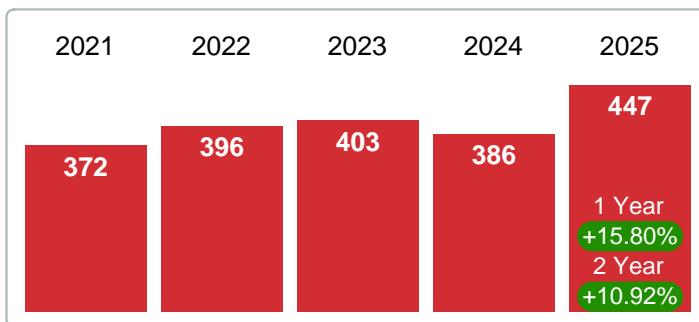
NEW LISTINGS

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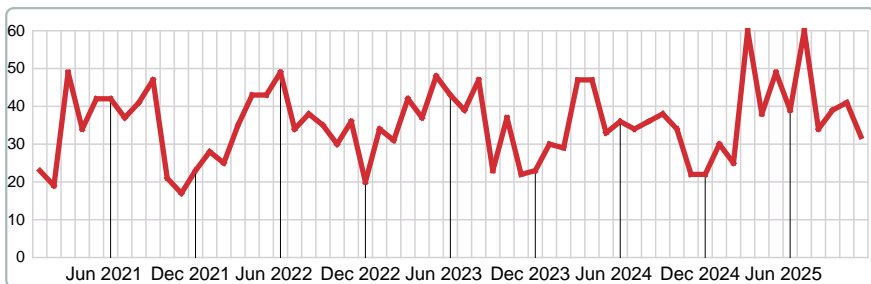
NOVEMBER



YEAR TO DATE (YTD)

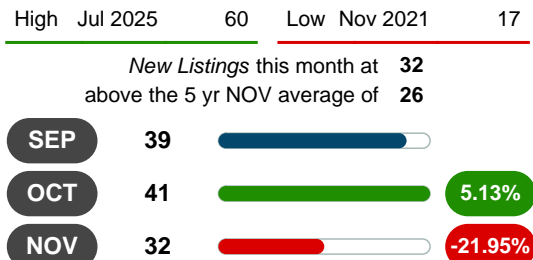


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 26



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	6.25%	2	0	0	0
\$75,001 - \$150,000	5	15.63%	1	3	1	0
\$150,001 - \$225,000	5	15.63%	1	4	0	0
\$225,001 - \$275,000	8	25.00%	1	6	1	0
\$275,001 - \$325,000	3	9.38%	1	2	0	0
\$325,001 - \$475,000	5	15.63%	0	2	3	0
\$475,001 and up	4	12.50%	1	1	1	1
Total New Listed Units	32		7	18	6	1
Total New Listed Volume	12,895,799	100%	1.35M	4.36M	2.49M	4.70M
Average New Listed Listing Price	\$402,994		\$192,700	\$242,111	\$414,817	\$4,700,000

November 2025



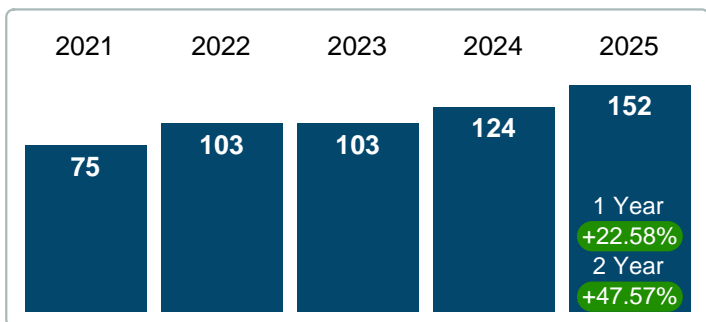
Area Delimited by County Of McIntosh - Residential Property Type



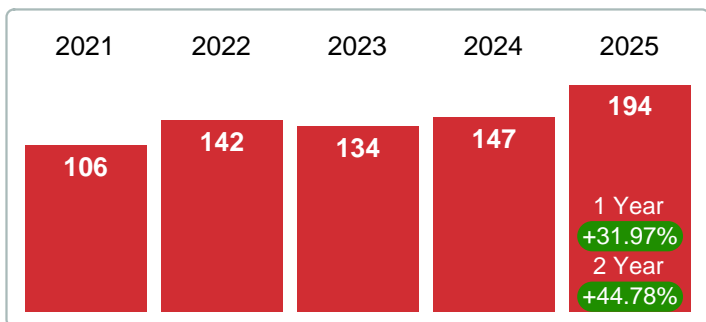
ACTIVE INVENTORY

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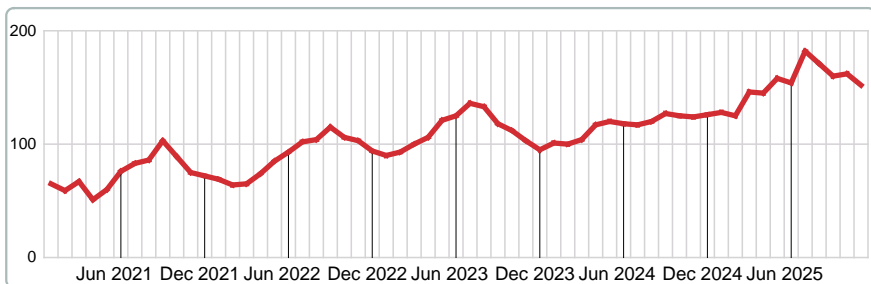
END OF NOVEMBER



ACTIVE DURING NOVEMBER

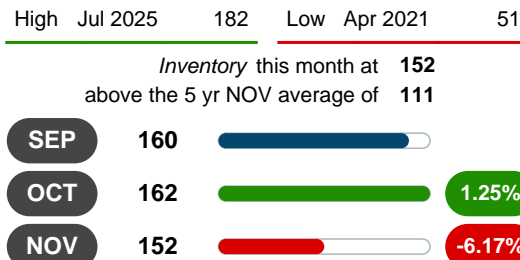


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 111



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	13	8.55%	61.6	9	3	1	0
\$100,001 - \$150,000	16	10.53%	116.1	8	6	2	0
\$150,001 - \$225,000	21	13.82%	80.9	7	14	0	0
\$225,001 - \$325,000	39	25.66%	98.9	8	25	6	0
\$325,001 - \$450,000	28	18.42%	92.9	3	15	9	1
\$450,001 - \$625,000	19	12.50%	80.8	2	9	6	2
\$625,001 and up	16	10.53%	81.6	0	3	8	5
Total Active Inventory by Units	152			37	75	32	8
Total Active Inventory by Volume	55,460,382	100%	89.9	7.19M	24.11M	14.79M	9.37M
Average Active Inventory Listing Price	\$364,871			\$194,221	\$321,525	\$462,125	\$1,171,475

November 2025



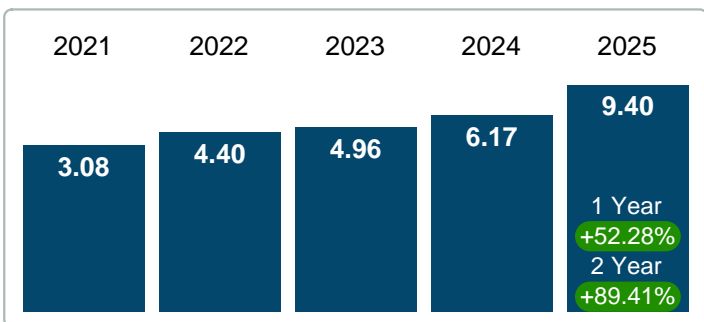
Area Delimited by County Of McIntosh - Residential Property Type



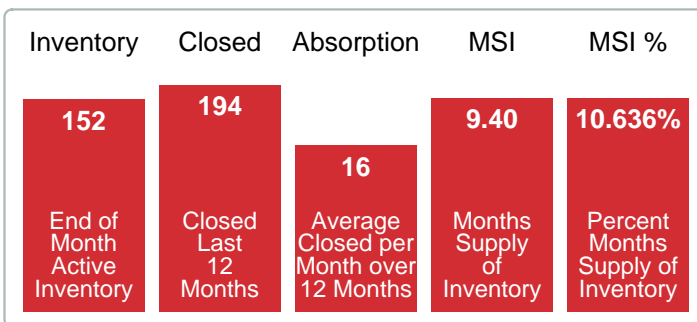
MONTHS SUPPLY of INVENTORY (MSI)

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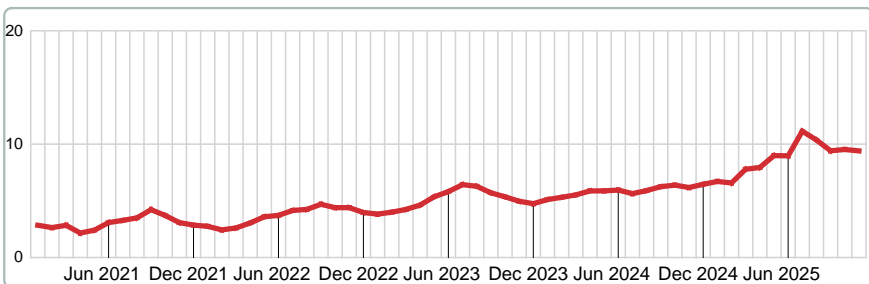
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 5.60

High Jul 2025 11.14 Low Apr 2021 2.16

Months Supply this month at **9.40**
above the 5 yr NOV average of **5.60**



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	8.55%	6.24	7.71	4.00	6.00	0.00
\$100,001 - \$150,000	16	10.53%	5.33	5.65	4.24	12.00	0.00
\$150,001 - \$225,000	21	13.82%	6.46	5.60	9.33	0.00	0.00
\$225,001 - \$325,000	39	25.66%	10.17	12.00	13.04	4.80	0.00
\$325,001 - \$450,000	28	18.42%	15.27	0.00	12.86	13.50	0.00
\$450,001 - \$625,000	19	12.50%	12.67	24.00	13.50	10.29	12.00
\$625,001 and up	16	10.53%	24.00	0.00	12.00	24.00	60.00
Market Supply of Inventory (MSI)			9.40	8.07	9.78	8.73	32.00
Total Active Inventory by Units		100%	9.40	37	75	32	8

November 2025



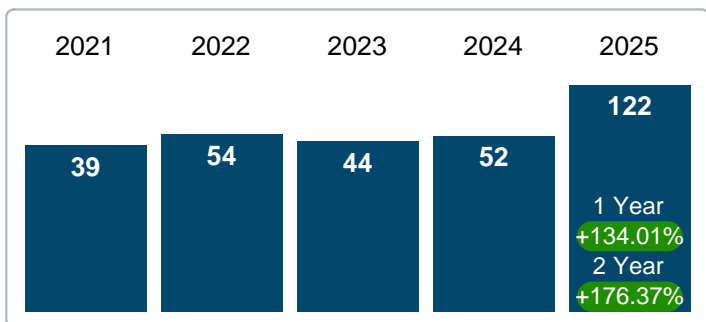
Area Delimited by County Of McIntosh - Residential Property Type



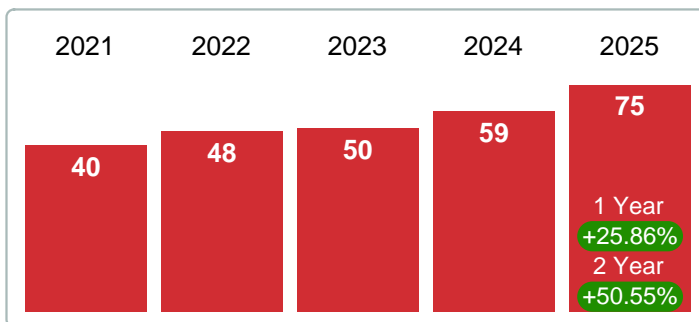
AVERAGE DAYS ON MARKET TO SALE

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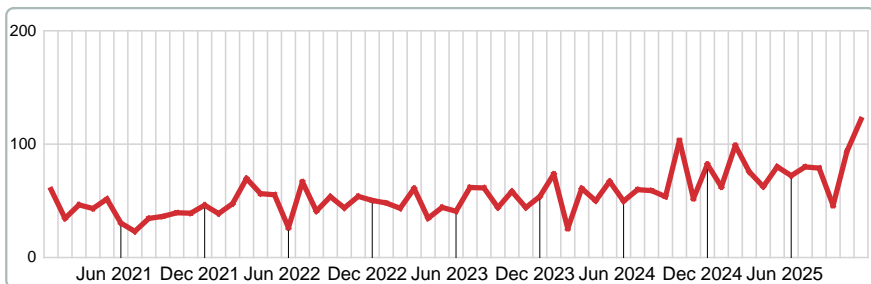
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

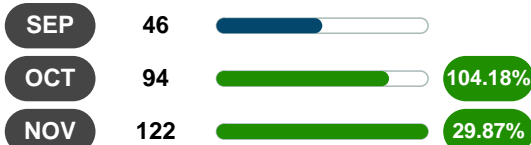


3 MONTHS

5 year NOV AVG = 62

High Nov 2025 122 Low Jul 2021 23

Average Days on Market to Sale this month at 122 above the 5 yr NOV average of 62



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
\$50,000 and less	10.00%	67	67	0	0	0
\$50,001 - \$100,000	10.00%	61	61	0	0	0
\$100,001 - \$125,000	10.00%	133	133	0	0	0
\$125,001 - \$275,000	30.00%	94	104	89	0	0
\$275,001 - \$275,000	0.00%	0	0	0	0	0
\$275,001 - \$650,000	30.00%	169	0	189	129	0
\$650,001 and up	10.00%	169	0	0	169	0
Average Closed DOM		122	91	139	149	0
Total Closed Units	100%	122	4	4	2	
Total Closed Volume		2,345,000	343.00K	1.04M	962.50K	0.00B

November 2025



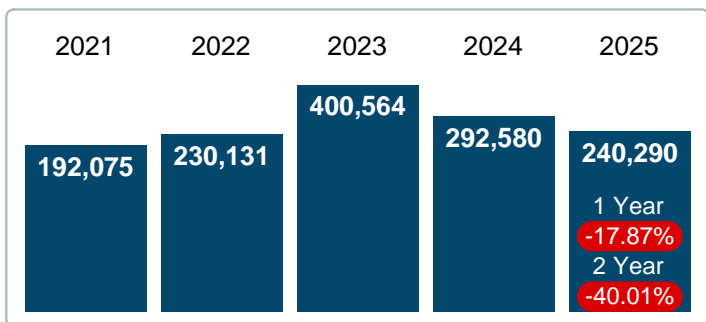
Area Delimited by County Of McIntosh - Residential Property Type



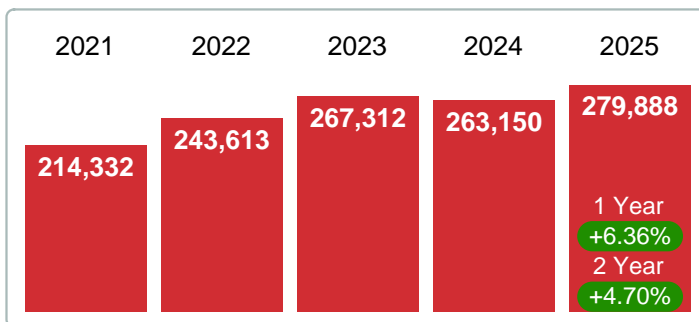
AVERAGE LIST PRICE AT CLOSING

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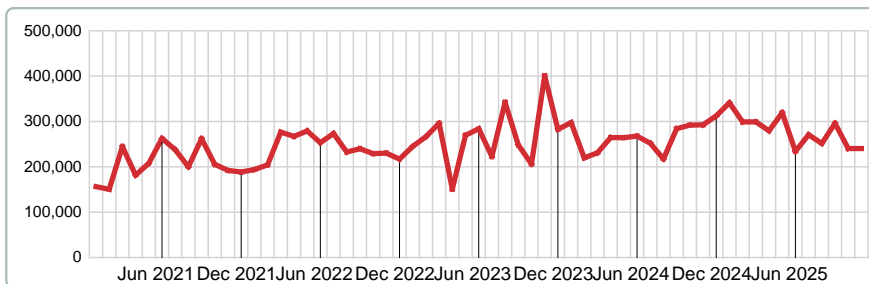
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

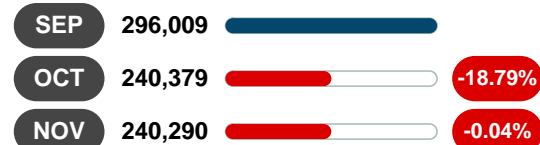


3 MONTHS

5 year NOV AVG = 271,128

High Nov 2023 400,564 Low Feb 2021 150,527

Average List Price at Closing this month at **240,290**
below the 5 yr NOV average of **271,128**



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
\$50,000 and less	10.00%	25,000	25,000	0	0	0
\$50,001 - \$100,000	10.00%	75,000	75,000	0	0	0
\$100,001 - \$125,000	10.00%	115,000	115,000	0	0	0
\$125,001 - \$275,000	30.00%	161,300	155,000	164,450	0	0
\$275,001 - \$275,000	0.00%	0	0	0	0	0
\$275,001 - \$650,000	30.00%	339,833	0	362,250	295,000	0
\$650,001 and up	10.00%	684,500	0	0	684,500	0
Average List Price		240,290	92,500	263,350	489,750	0
Total Closed Units	100%	240,290	4	4	2	
Total Closed Volume		2,402,900	370.00K	1.05M	979.50K	0.00B

November 2025



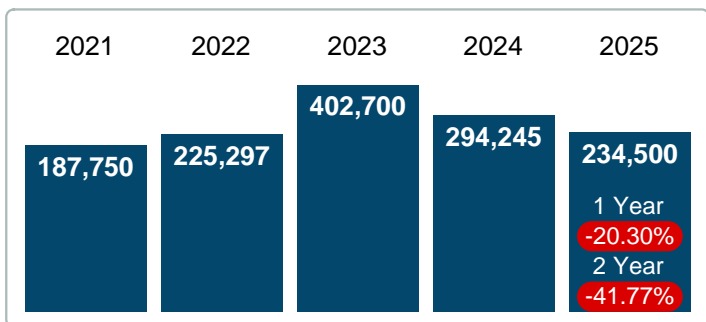
Area Delimited by County Of McIntosh - Residential Property Type



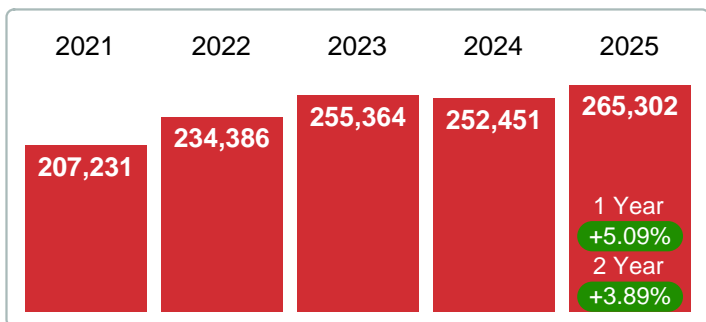
AVERAGE SOLD PRICE AT CLOSING

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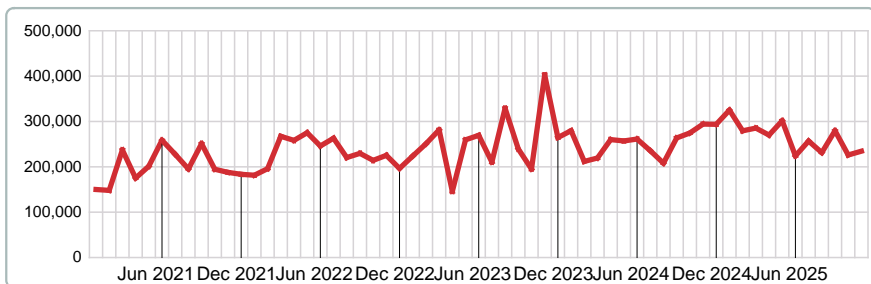
NOVEMBER



YEAR TO DATE (YTD)

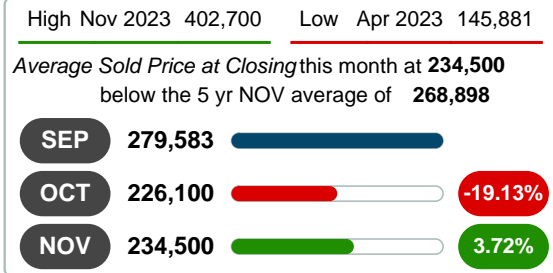


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 268,898



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
\$50,000 and less	10.00%	20,000	20,000	0	0	0
\$50,001 - \$100,000	10.00%	69,500	69,500	0	0	0
\$100,001 - \$125,000	10.00%	105,000	105,000	0	0	0
\$125,001 - \$275,000	30.00%	151,000	148,500	152,250	0	0
\$275,001 - \$275,000	0.00%	0	0	0	0	0
\$275,001 - \$650,000	30.00%	341,667	0	367,500	290,000	0
\$650,001 and up	10.00%	672,500	0	0	672,500	0
Average Sold Price		234,500	85,750	259,875	481,250	0
Total Closed Units	100%	234,500	4	4	2	
Total Closed Volume		2,345,000	343.00K	1.04M	962.50K	0.00B

November 2025



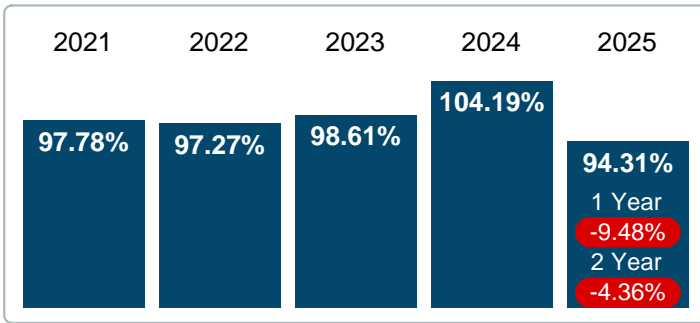
Area Delimited by County Of McIntosh - Residential Property Type



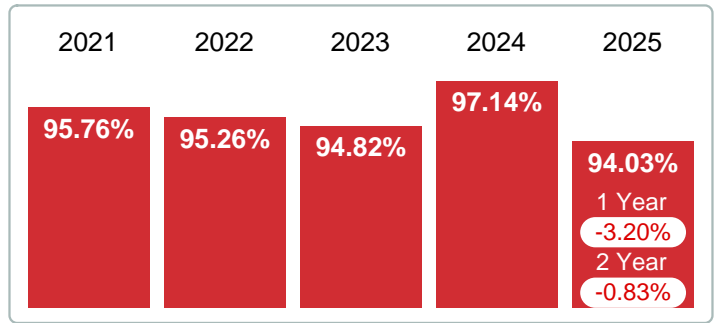
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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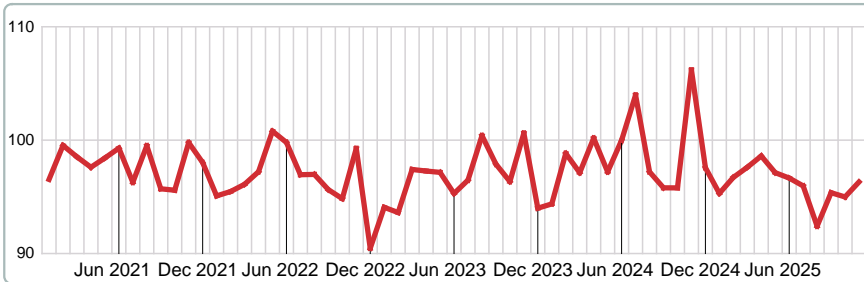
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

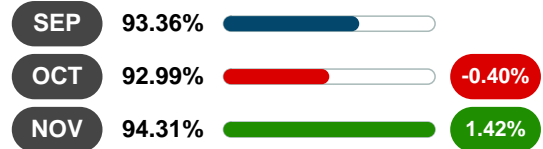


3 MONTHS

5 year NOV AVG = 98.43%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **94.31%**
below the 5 yr NOV average of **98.43%**



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
\$50,000 and less	1	10.00%	80.00%	80.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	1	10.00%	92.67%	92.67%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	1	10.00%	91.30%	91.30%	0.00%	0.00%	0.00%
\$125,001 - \$275,000	3	30.00%	93.52%	95.81%	92.38%	0.00%	0.00%
\$275,001 - \$275,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$275,001 - \$650,000	3	30.00%	100.11%	0.00%	101.01%	98.31%	0.00%
\$650,001 and up	1	10.00%	98.25%	0.00%	0.00%	98.25%	0.00%
Average Sold/List Ratio		94.30%		89.94%	96.70%	98.28%	0.00%
Total Closed Units		10	100%	4	4	2	
Total Closed Volume		2,345,000		343.00K	1.04M	962.50K	0.00B

November 2025



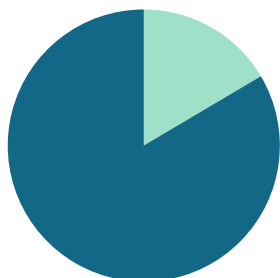
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

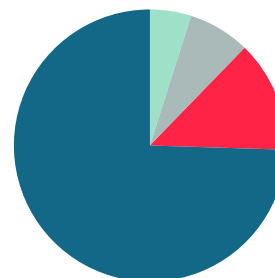


Inventory
 New Listings
32 = 16.49%
 Start Inventory
162
 Total Inventory Units
194
 Volume
\$67,871,979

Market Activity

Closed Sales
10 = 4.90%
 Pending Sales
15 = 7.35%
 Other Off Market
27 = 13.24%
 Active Inventory
152 = 74.51%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	20	10	-50.00%	222	182	-18.02%
Pending Sales	10	15	50.00%	213	197	-7.51%
New Listings	22	32	45.45%	386	447	15.80%
Average List Price	292,580	240,290	-17.87%	263,150	279,888	6.36%
Average Sale Price	294,245	234,500	-20.30%	252,451	265,302	5.09%
Average Percent of Selling Price to List Price	104.19%	94.31%	-9.48%	97.14%	94.03%	-3.20%
Average Days on Market to Sale	52.05	121.80	134.01%	59.38	74.73	25.86%
Monthly Inventory	124	152	22.58%	124	152	22.58%
Months Supply of Inventory	6.17	9.40	52.28%	6.17	9.40	52.28%

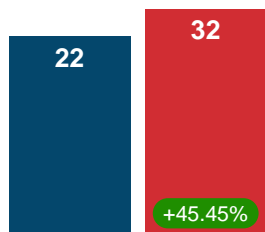
Absorption: Last 12 months, an Average of **16** Sales/Month

Inventory on November 30, 2025 = **152** 2024 2025

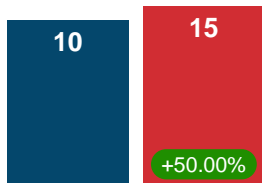
NOVEMBER MARKET

AVERAGE PRICES

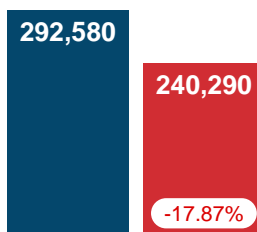
New Listings



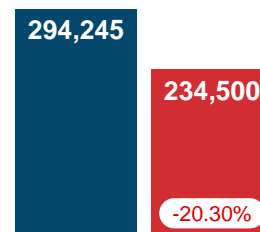
Pending Listings



List Price



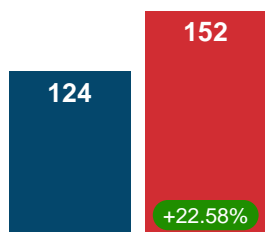
Sale Price



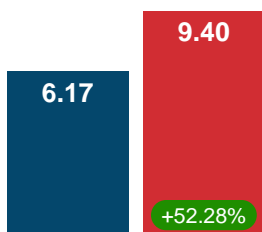
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

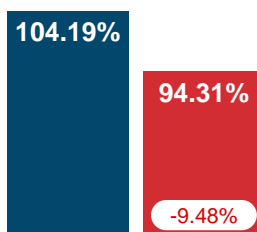
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

