

# November 2025



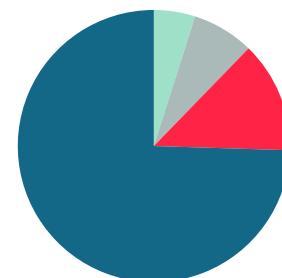
Area Delimited by County Of McIntosh - Residential Property Type



## 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%
Median List Price	271,500	167,450	-38.32%
Median Sale Price	267,500	159,250	-40.47%
Median Percent of Selling Price to List Price	95.25%	95.15%	-0.11%
Median Days on Market to Sale	37.50	131.00	249.33%
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.

#### 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 **40.47%** in November 2025 to \$159,250 versus the previous year at \$267,500.

#### Median Days on Market Lengthens

The median number of **131.00** days that homes spent on the market before selling increased by 93.50 days or **249.33%** in November 2025 compared to last year's same month at **37.50** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Median 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.

### 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

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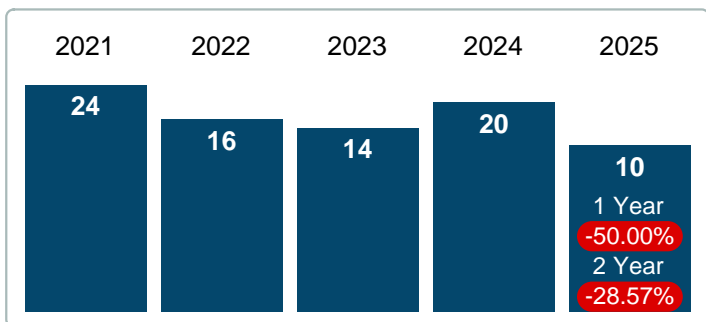
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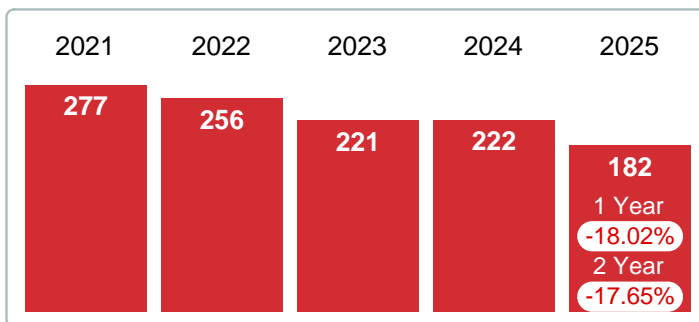
## CLOSED LISTINGS

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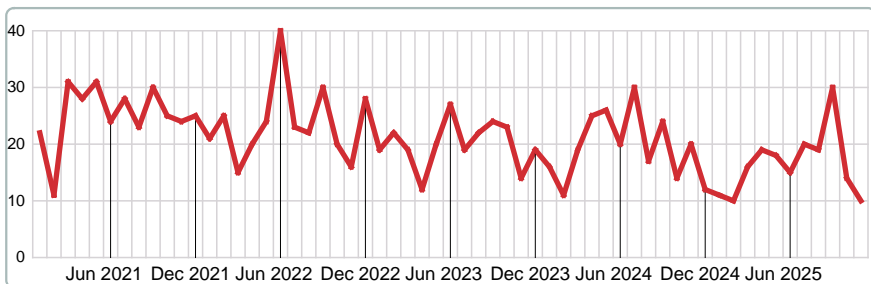
### NOVEMBER



### YEAR TO DATE (YTD)

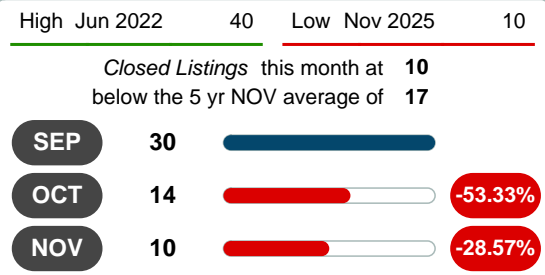


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 17



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	104.0	1	2	0	0
\$275,001 - \$275,000	0	0.00%	104.0	0	0	0	0
\$275,001 - \$650,000	3	30.00%	164.0	0	2	1	0
\$650,001 and up	1	10.00%	169.0	0	0	1	0
<b>Total Closed Units</b>	<b>10</b>			<b>4</b>	<b>4</b>	<b>2</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>2,345,000</b>	<b>100%</b>	<b>131.0</b>	<b>343.00K</b>	<b>1.04M</b>	<b>962.50K</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$159,250</b>			<b>\$87,250</b>	<b>\$232,500</b>	<b>\$481,250</b>	<b>\$0</b>

# November 2025



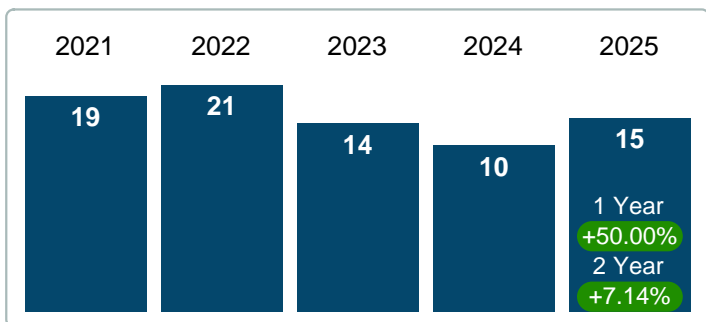
Area Delimited by County Of McIntosh - Residential Property Type



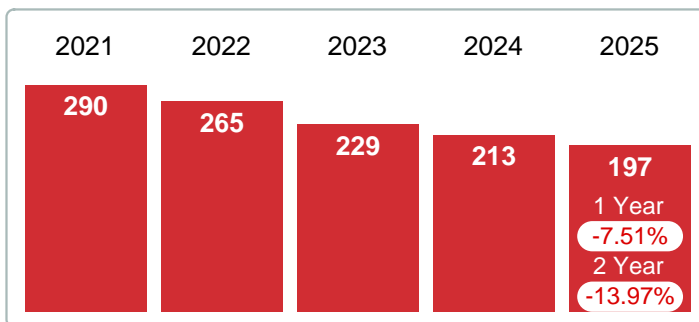
## PENDING LISTINGS

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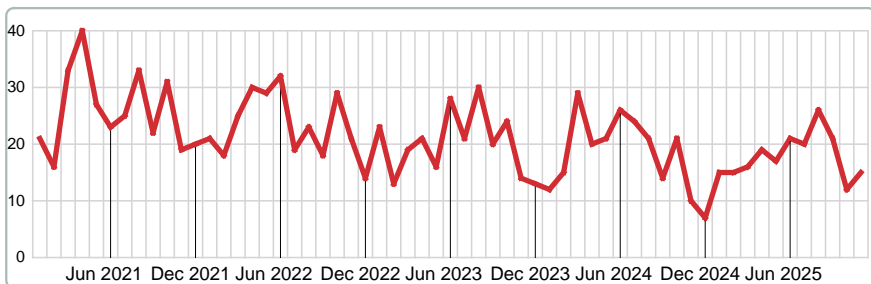
### NOVEMBER



### YEAR TO DATE (YTD)

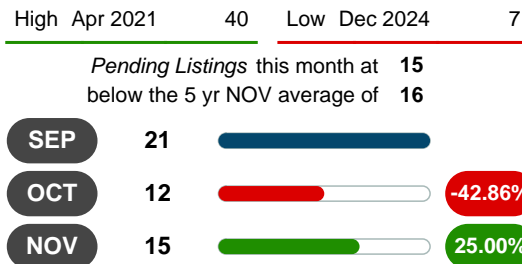


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 16



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	0	0.00%	169.0	0	0	0	0
\$125,001 - \$175,000	3	20.00%	73.0	0	3	0	0
\$175,001 - \$200,000	2	13.33%	58.5	0	2	0	0
\$200,001 - \$250,000	4	26.67%	13.0	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
<b>Total Pending Units</b>	<b>15</b>			<b>3</b>	<b>9</b>	<b>2</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>4,314,400</b>	<b>100%</b>	<b>61.0</b>	<b>782.40K</b>	<b>2.06M</b>	<b>827.00K</b>	<b>649.00K</b>
<b>Median Listing Price</b>	<b>\$235,000</b>			<b>\$254,500</b>	<b>\$195,000</b>	<b>\$413,500</b>	<b>\$649,000</b>

# November 2025



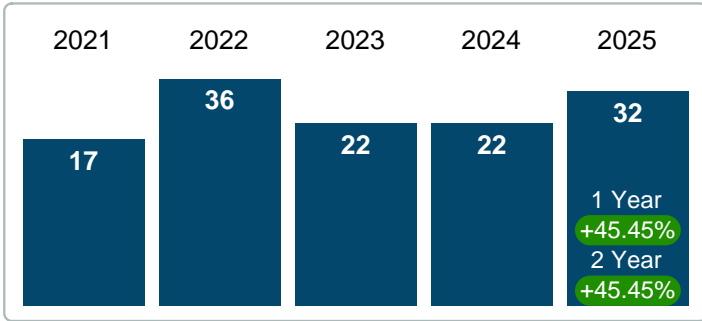
Area Delimited by County Of McIntosh - Residential Property Type



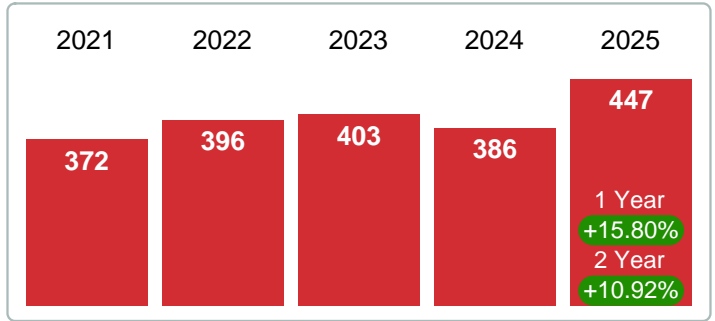
## NEW LISTINGS

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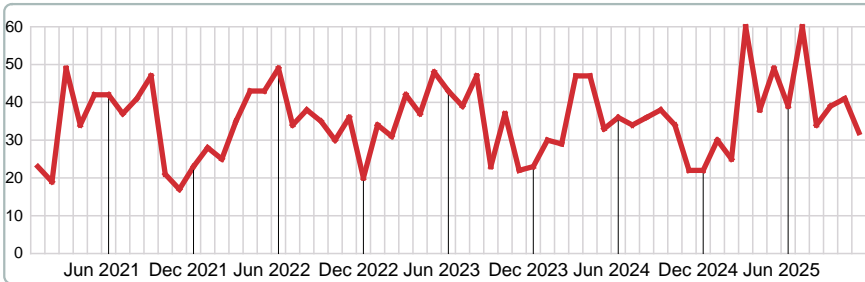
### NOVEMBER



### YEAR TO DATE (YTD)

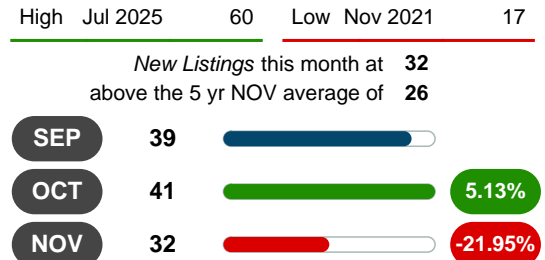


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>32</b>		<b>7</b>	<b>18</b>	<b>6</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>12,895,799</b>	<b>100%</b>	<b>1.35M</b>	<b>4.36M</b>	<b>2.49M</b>	<b>4.70M</b>
<b>Median New Listed Listing Price</b>	<b>\$235,000</b>		<b>\$159,000</b>	<b>\$235,000</b>	<b>\$380,500</b>	<b>\$4,700,000</b>

# November 2025



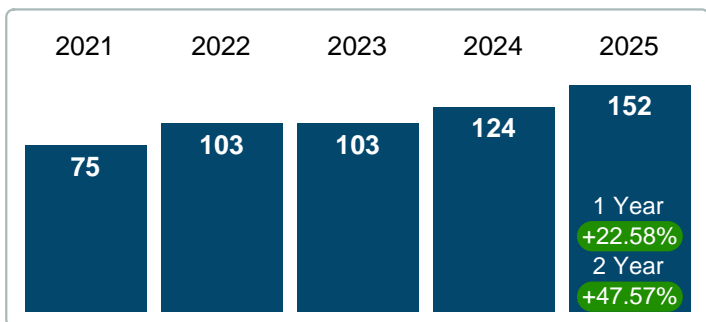
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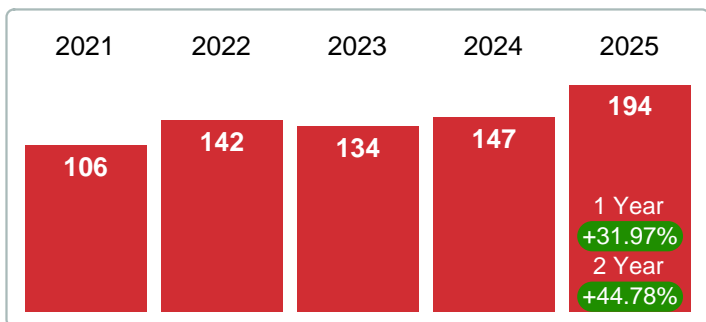
## ACTIVE INVENTORY

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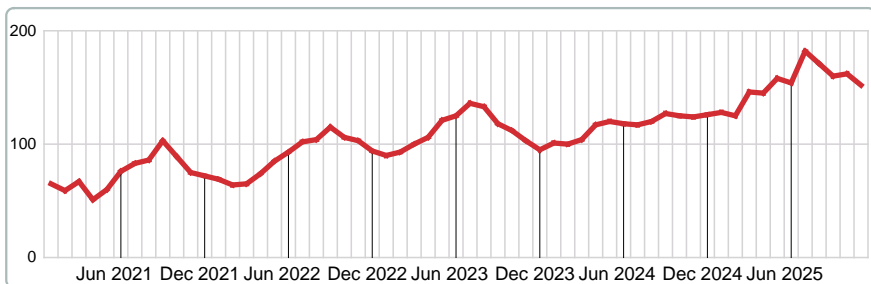
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

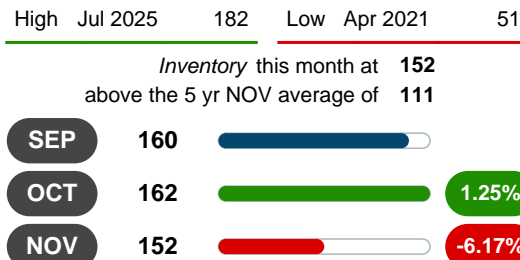


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 111



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	8.55%	34.0	9	3	1	0
\$100,001 - \$150,000	16	10.53%	109.5	8	6	2	0
\$150,001 - \$225,000	21	13.82%	62.0	7	14	0	0
\$225,001 - \$325,000	39	25.66%	106.0	8	25	6	0
\$325,001 - \$450,000	28	18.42%	75.0	3	15	9	1
\$450,001 - \$625,000	19	12.50%	72.0	2	9	6	2
\$625,001 and up	16	10.53%	71.0	0	3	8	5
<b>Total Active Inventory by Units</b>	<b>152</b>			<b>37</b>	<b>75</b>	<b>32</b>	<b>8</b>
<b>Total Active Inventory by Volume</b>	<b>55,460,382</b>	<b>100%</b>	<b>78.5</b>	<b>7.19M</b>	<b>24.11M</b>	<b>14.79M</b>	<b>9.37M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$284,500</b>			<b>\$165,000</b>	<b>\$275,000</b>	<b>\$405,500</b>	<b>\$740,000</b>

# November 2025



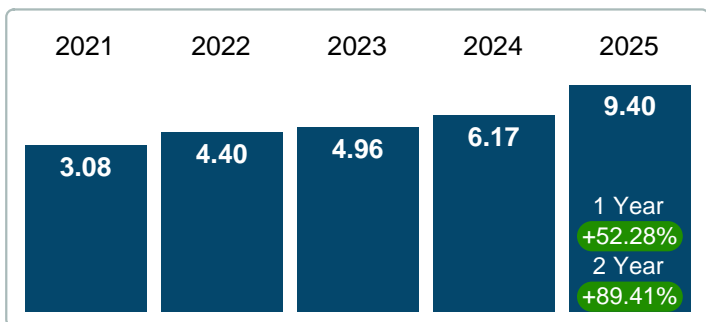
Area Delimited by County Of McIntosh - Residential Property Type



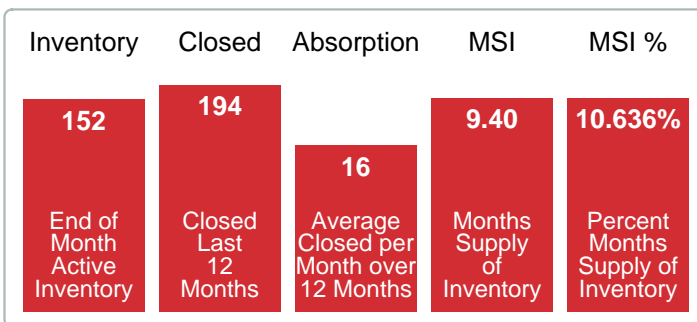
## MONTHS SUPPLY of INVENTORY (MSI)

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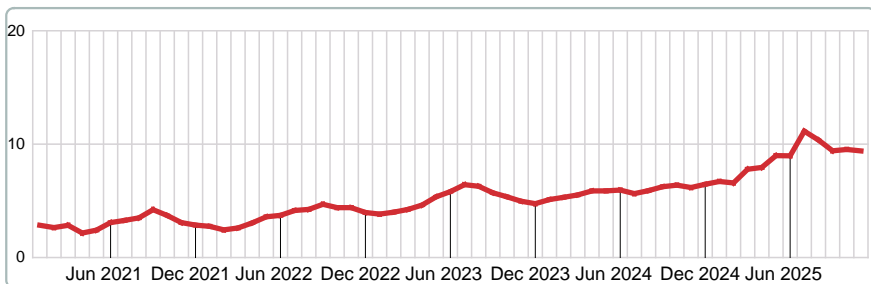
### MSI FOR NOVEMBER



### 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



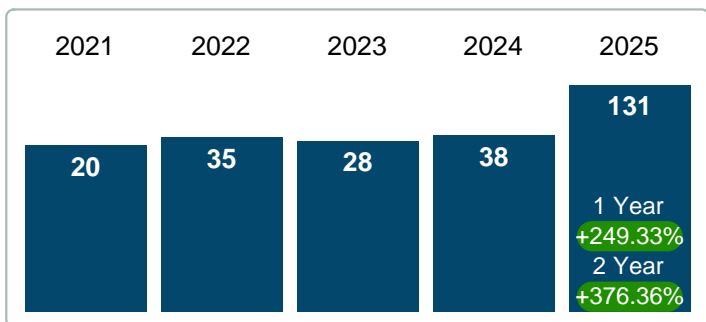
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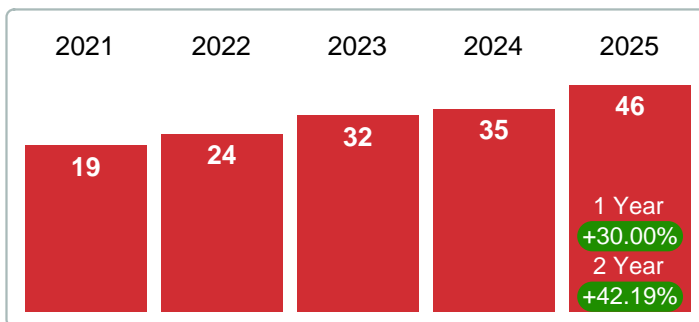
## MEDIAN DAYS ON MARKET TO SALE

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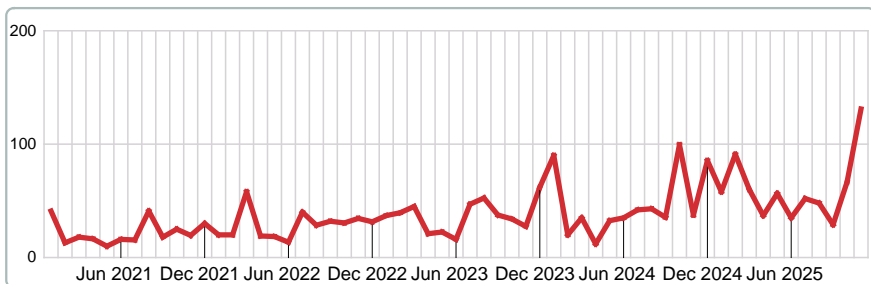
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

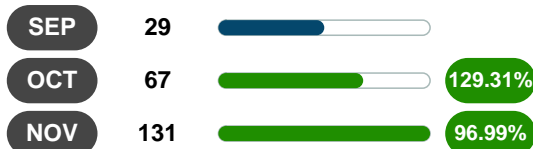


### 3 MONTHS

5 year NOV AVG = 50

High Nov 2025 131 Low May 2021 10

Median Days on Market to Sale this month at 131 above the 5 yr NOV average of 50



### 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
\$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%	104	104	89	0	0
\$275,001 - \$275,000	0.00%	104	0	0	0	0
\$275,001 - \$650,000	30.00%	164	0	189	129	0
\$650,001 and up	10.00%	169	0	0	169	0
Median Closed DOM		131	86	153	149	0
Total Closed Units	100%	131.0	4	4	2	
Total Closed Volume		2,345,000	343.00K	1.04M	962.50K	0.00B

# November 2025



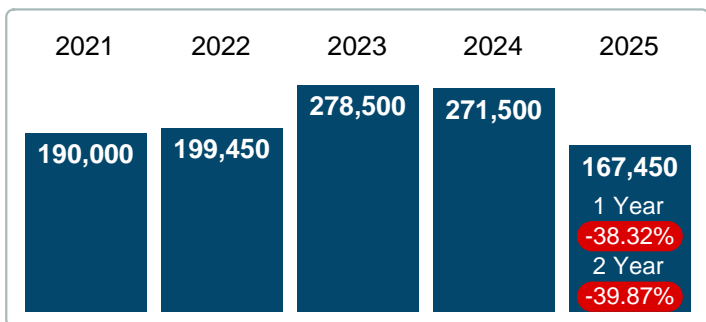
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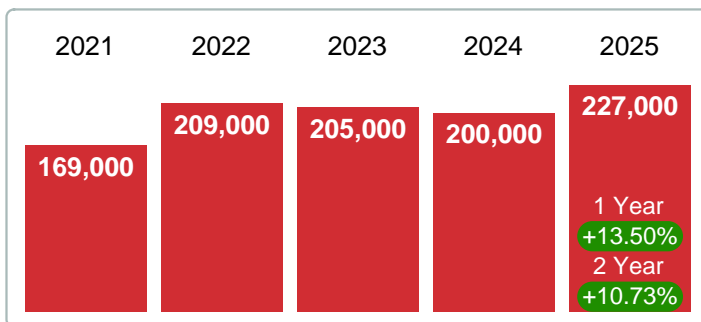
## MEDIAN LIST PRICE AT CLOSING

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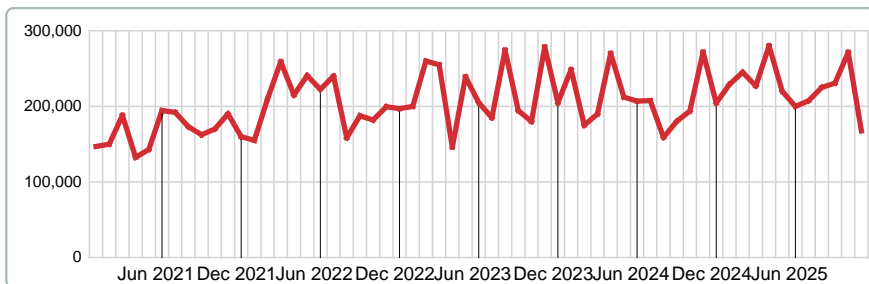
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 221,380

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

Median List Price at Closing this month at **167,450**  
 below the 5 yr NOV average of **221,380**

- SEP: 230,750
- OCT: 271,450 (+17.64%)
- NOV: 167,450 (-38.31%)

### 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
\$50,000 and less	1	10.00%	25,000	25,000	0	0	0
\$50,001 - \$100,000	1	10.00%	75,000	75,000	0	0	0
\$100,001 - \$125,000	1	10.00%	115,000	115,000	0	0	0
\$125,001 - \$275,000	3	30.00%	155,000	155,000	164,450	0	0
\$275,001 - \$275,000	0	0.00%	155,000	0	0	0	0
\$275,001 - \$650,000	3	30.00%	299,500	0	362,250	295,000	0
\$650,001 and up	1	10.00%	684,500	0	0	684,500	0
Median List Price			167,450	95,000	239,700	489,750	0
Total Closed Units		100%	167,450	4	4	2	
Total Closed Volume			2,402,900	370.00K	1.05M	979.50K	0.00B

# November 2025



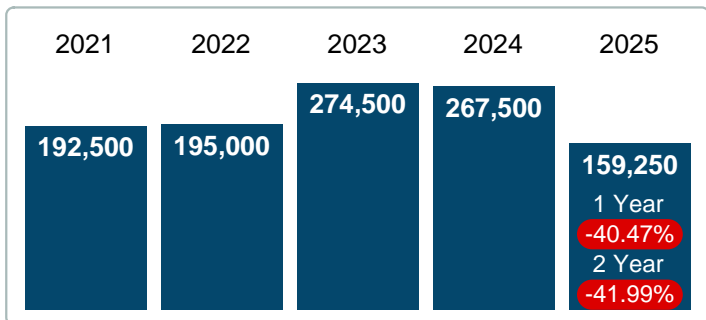
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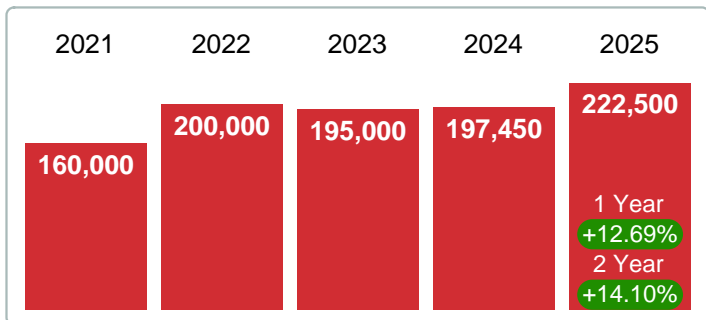
## MEDIAN SOLD PRICE AT CLOSING

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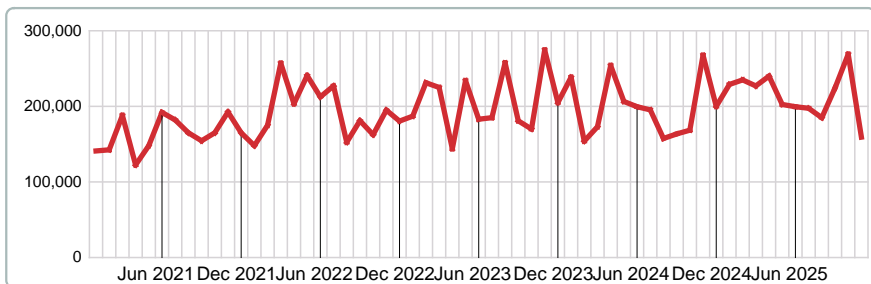
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

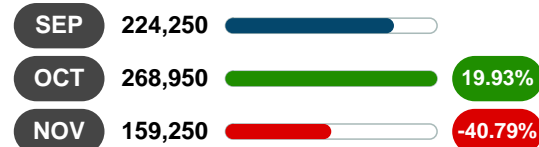


### 3 MONTHS

5 year NOV AVG = 217,750

High Nov 2023 274,500 Low Apr 2021 122,500

Median Sold Price at Closing this month at 159,250 below the 5 yr NOV average of 217,750



### 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
\$50,000 and less	1	10.00%	20,000	20,000	0	0	0
\$50,001 - \$100,000	1	10.00%	69,500	69,500	0	0	0
\$100,001 - \$125,000	1	10.00%	105,000	105,000	0	0	0
\$125,001 - \$275,000	3	30.00%	148,500	148,500	152,250	0	0
\$275,001 - \$275,000	0	0.00%	148,500	0	0	0	0
\$275,001 - \$650,000	3	30.00%	295,000	0	367,500	290,000	0
\$650,001 and up	1	10.00%	672,500	0	0	672,500	0
Median Sold Price			159,250	87,250	232,500	481,250	0
Total Closed Units		100%	159,250	4	4	2	
Total Closed Volume			2,345,000	343.00K	1.04M	962.50K	0.00B

# November 2025



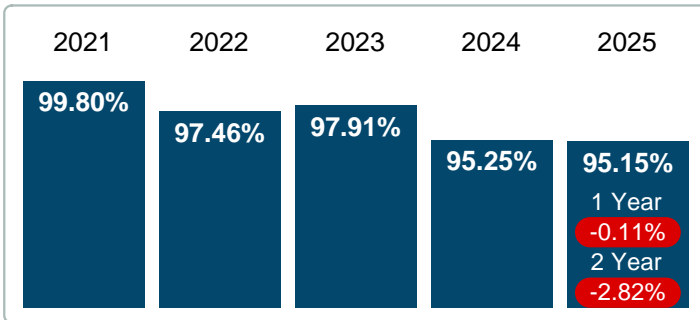
Area Delimited by County Of McIntosh - Residential Property Type



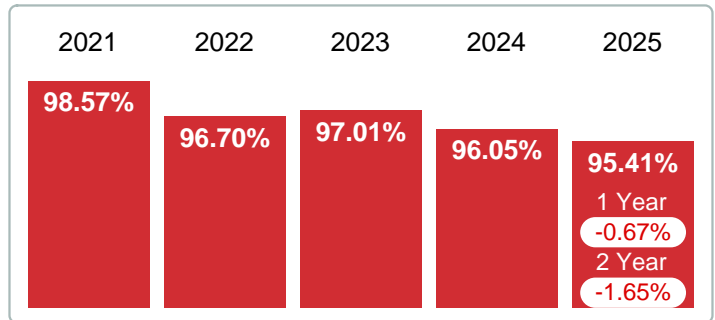
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

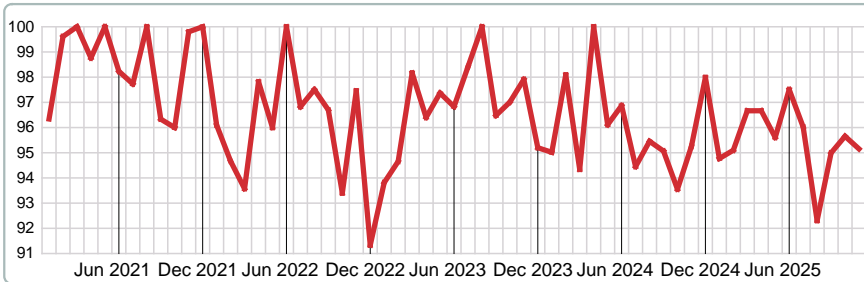
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

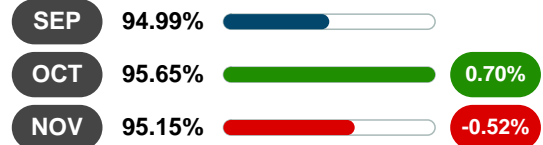


### 3 MONTHS

5 year NOV AVG = 97.11%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **95.15%**  
below the 5 yr NOV average of **97.11%**



### 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	
\$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%	94.50%	95.81%	92.38%	0.00%	0.00%	
\$275,001 - \$275,000	0	0.00%	94.50%	0.00%	0.00%	0.00%	0.00%	
\$275,001 - \$650,000	3	30.00%	98.50%	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%	
Median Sold/List Ratio		95.15%		91.99%	96.50%	98.28%	0.00%	
Total Closed Units		10	100%	95.15%	4	4	2	
Total Closed Volume		2,345,000			343.00K	1.04M	962.50K	0.00B

# November 2025



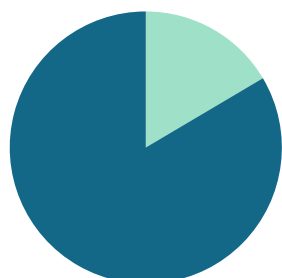
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



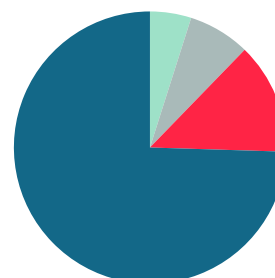
**Inventory**

- 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%
Median List Price	271,500	167,450	-38.32%	200,000	227,000	13.50%
Median Sale Price	267,500	159,250	-40.47%	197,450	222,500	12.69%
Median Percent of Selling Price to List Price	95.25%	95.15%	-0.11%	96.05%	95.41%	-0.67%
Median Days on Market to Sale	37.50	131.00	249.33%	35.00	45.50	30.00%
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%

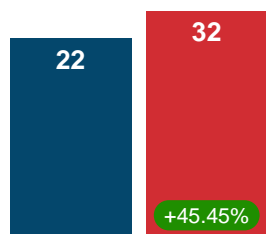
**Absorption:** Last 12 months, an Average of **16** Sales/Month

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

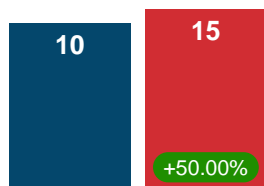
### NOVEMBER MARKET

### MEDIAN PRICES

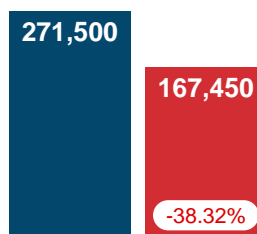
#### New Listings



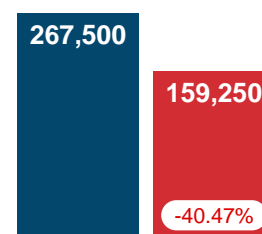
#### Pending Listings



#### List Price



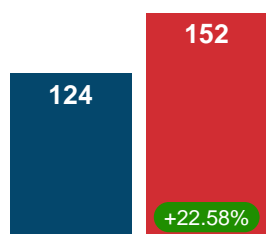
#### Sale Price



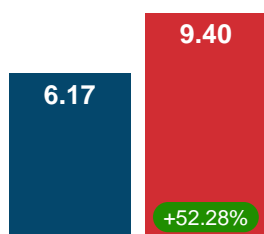
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

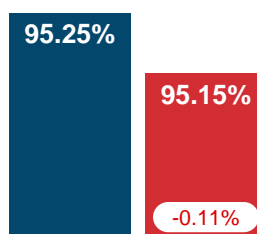
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

