

December 2025



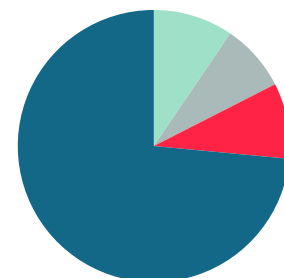
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	12	19	58.33%
Pending Listings	7	16	128.57%
New Listings	22	26	18.18%
Average List Price	312,283	323,410	3.56%
Average Sale Price	293,667	314,816	7.20%
Average Percent of Selling Price to List Price	95.57%	97.13%	1.64%
Average Days on Market to Sale	82.17	71.05	-13.53%
End of Month Inventory	126	147	16.67%
Months Supply of Inventory	6.46	8.78	35.82%



- Closed (9.50%)
- Pending (8.00%)
- Other OffMarket (9.00%)
- Active (73.50%)

Absorption: Last 12 months, an Average of **17** Sales/Month
Active Inventory as of December 31, 2025 = **147**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **16.67%** to 147 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 **8.78** 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 **7.20%** in December 2025 to \$314,816 versus the previous year at \$293,667.

Average Days on Market Shortens

The average number of **71.05** days that homes spent on the market before selling decreased by 11.11 days or **13.53%** in December 2025 compared to last year's same month at **82.17** DOM.

Sales Success for December 2025 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 26 New Listings in December 2025, up **18.18%** from last year at 22. Furthermore, there were 19 Closed Listings this month versus last year at 12, a **58.33%** increase.

Closed versus Listed trends yielded a **73.1%** ratio, up from previous year's, December 2024, at **54.5%**, a **33.97%** upswing. 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

December 2025



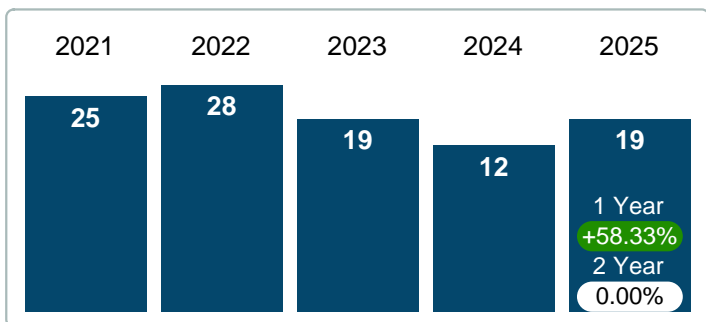
Area Delimited by County Of McIntosh - Residential Property Type



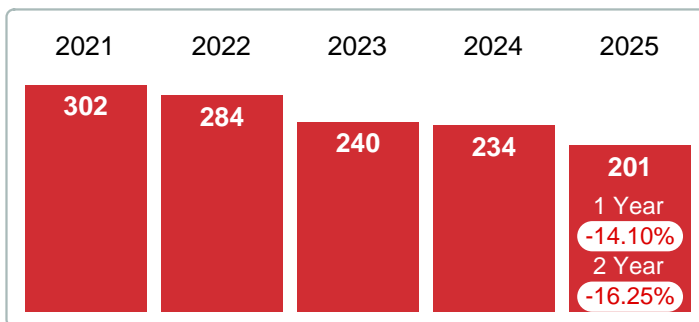
CLOSED LISTINGS

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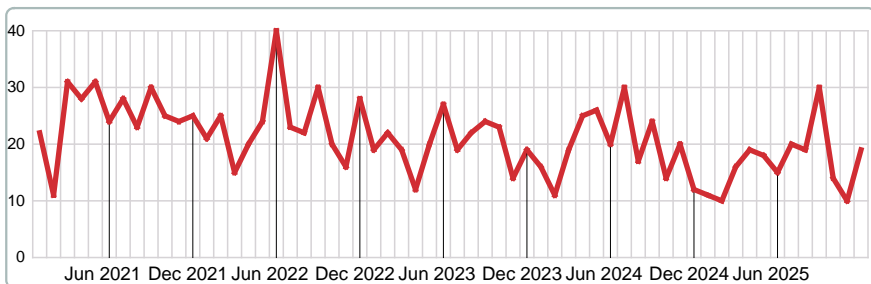
DECEMBER



YEAR TO DATE (YTD)

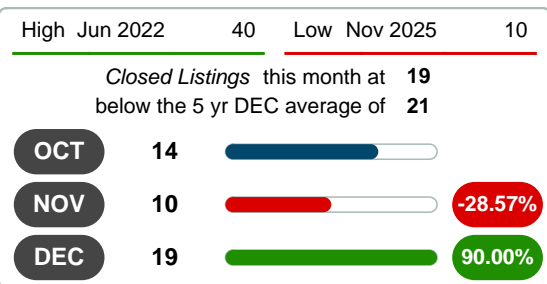


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	0	0.00%	0.0	0	0	0	0
\$100,001 - \$150,000	5	26.32%	56.0	1	4	0	0
\$150,001 - \$175,000	2	10.53%	14.5	0	2	0	0
\$175,001 - \$250,000	3	15.79%	95.3	1	2	0	0
\$250,001 - \$450,000	4	21.05%	52.3	1	2	1	0
\$450,001 - \$650,000	4	21.05%	78.3	1	0	3	0
\$650,001 and up	1	5.26%	233.0	0	1	0	0
Total Closed Units	19			4	11	4	0
Total Closed Volume	5,981,500	100%	71.1	1.28M	2.77M	1.93M	0.00B
Average Closed Price	\$314,816			\$319,475	\$252,145	\$482,500	\$0

December 2025



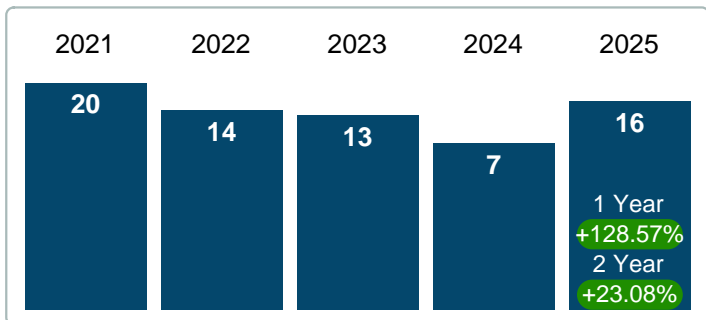
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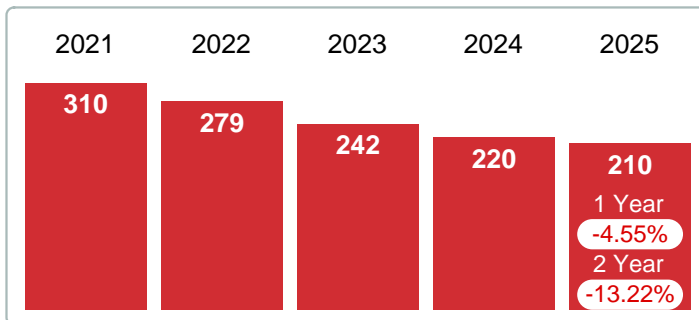
PENDING LISTINGS

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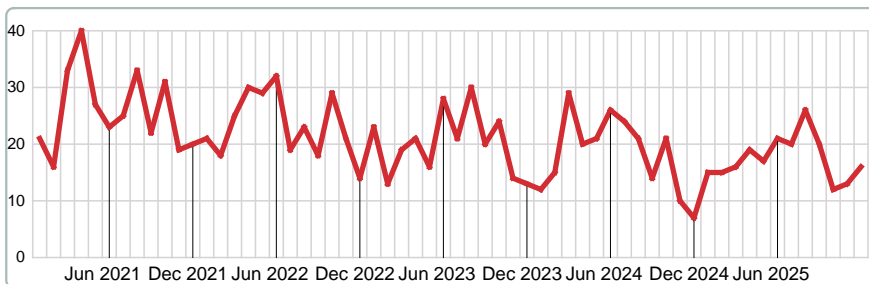
DECEMBER



YEAR TO DATE (YTD)

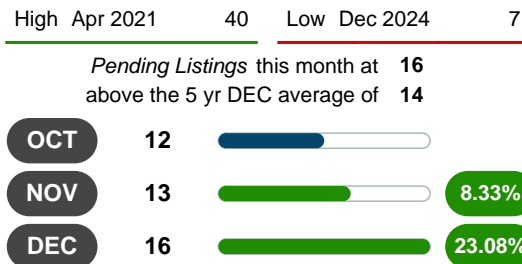


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 14



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	6.25%	50.0	1	0	0	0
\$75,001 - \$125,000	2	12.50%	26.5	0	2	0	0
\$125,001 - \$250,000	3	18.75%	118.7	1	2	0	0
\$250,001 - \$300,000	5	31.25%	62.4	1	4	0	0
\$300,001 - \$325,000	0	0.00%	0.0	0	0	0	0
\$325,001 - \$625,000	3	18.75%	110.7	2	1	0	0
\$625,001 and up	2	12.50%	74.5	0	0	2	0
Total Pending Units	16			5	9	2	0
Total Pending Volume	4,713,899	100%	78.3	1.21M	2.21M	1.30M	0.00B
Average Listing Price	\$294,619			\$241,600	\$245,211	\$649,500	\$0

December 2025



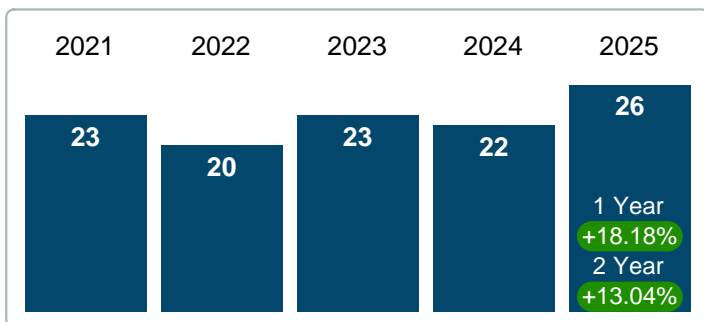
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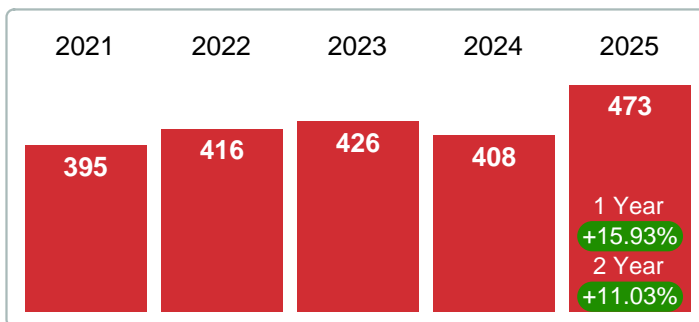
NEW LISTINGS

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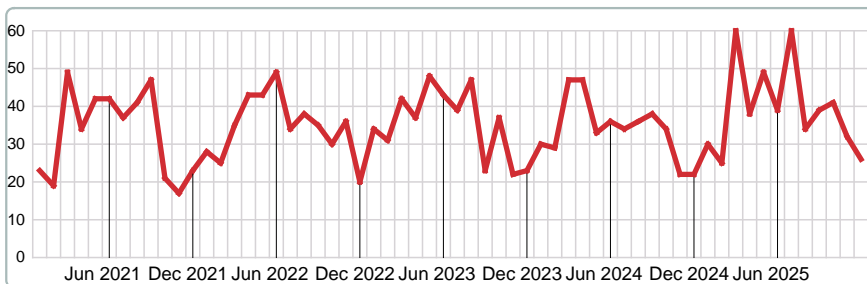
DECEMBER



YEAR TO DATE (YTD)

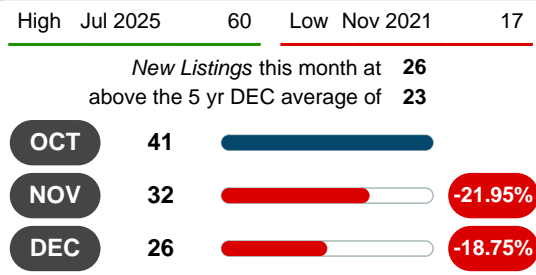


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 23



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
\$125,000 and less	2	7.69%	2	0	0	0
\$125,001 - \$150,000	4	15.38%	2	2	0	0
\$150,001 - \$225,000	2	7.69%	0	1	1	0
\$225,001 - \$325,000	8	30.77%	1	6	1	0
\$325,001 - \$375,000	3	11.54%	1	0	2	0
\$375,001 - \$425,000	5	19.23%	1	4	0	0
\$425,001 and up	2	7.69%	1	0	0	1
Total New Listed Units	26		8	13	4	1
Total New Listed Volume	8,126,100	100%	2.04M	3.71M	1.18M	1.20M
Average New Listed Listing Price	\$312,542		\$255,050	\$285,331	\$294,100	\$1,200,000

December 2025



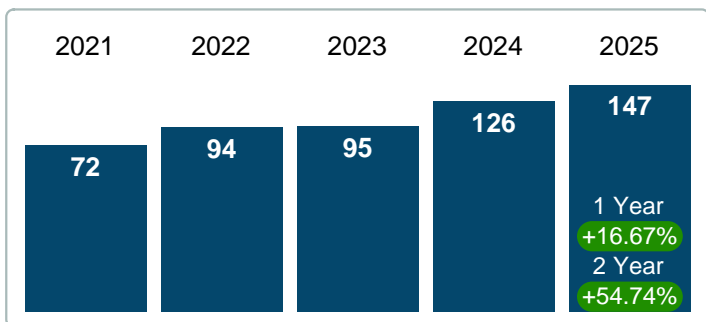
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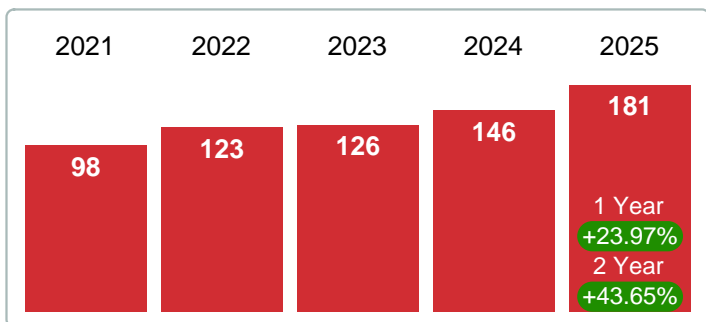
ACTIVE INVENTORY

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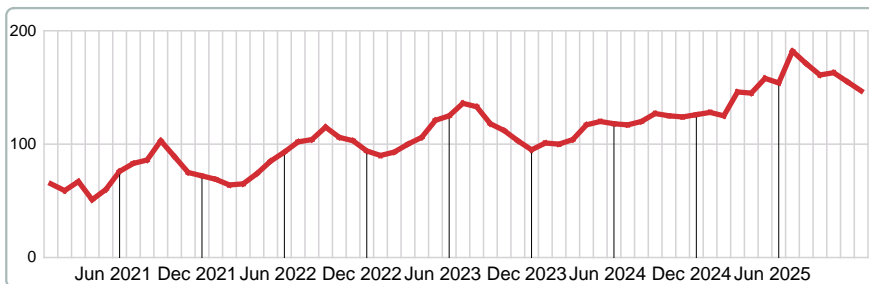
END OF DECEMBER



ACTIVE DURING DECEMBER

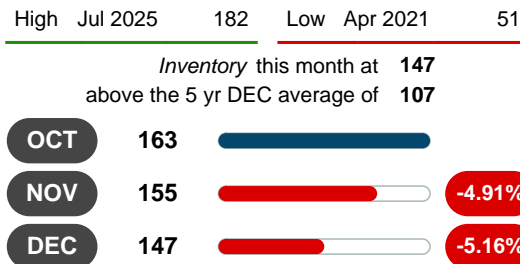


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 107



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	8.84%	94.5	11	1	1	0
\$100,001 - \$150,000	17	11.56%	111.2	8	7	2	0
\$150,001 - \$225,000	21	14.29%	98.1	6	14	1	0
\$225,001 - \$325,000	37	25.17%	108.6	9	21	7	0
\$325,001 - \$425,000	26	17.69%	79.3	3	13	10	0
\$425,001 - \$625,000	20	13.61%	100.5	3	8	7	2
\$625,001 and up	13	8.84%	91.2	0	2	5	6
Total Active Inventory by Units	147			40	66	33	8
Total Active Inventory by Volume	52,612,183	100%	98.3	8.11M	20.71M	13.90M	9.90M
Average Active Inventory Listing Price	\$357,906			\$202,637	\$313,824	\$421,130	\$1,237,125

December 2025



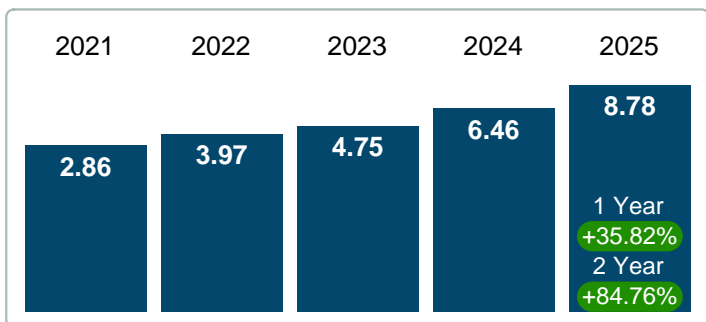
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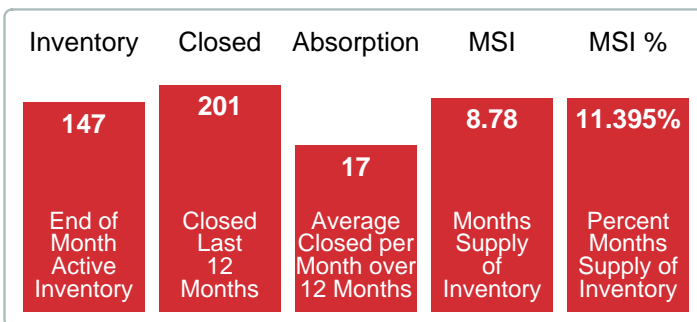
MONTHS SUPPLY of INVENTORY (MSI)

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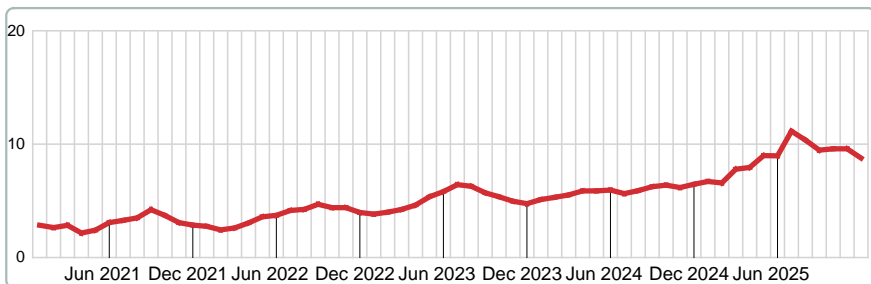
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

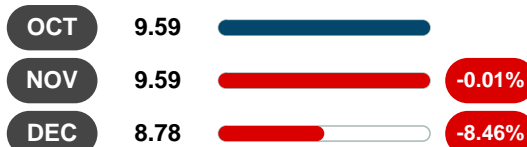


3 MONTHS

5 year DEC AVG = 5.36

High Jul 2025 11.14 Low Apr 2021 2.16

Months Supply this month at **8.78**
above the 5 yr DEC average of **5.36**



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	8.84%	6.50	10.15	1.33	6.00	0.00
\$100,001 - \$150,000	17	11.56%	5.23	5.65	4.20	12.00	0.00
\$150,001 - \$225,000	21	14.29%	6.46	5.14	8.40	2.40	0.00
\$225,001 - \$325,000	37	25.17%	9.25	13.50	10.08	5.60	0.00
\$325,001 - \$425,000	26	17.69%	15.60	0.00	12.00	17.14	0.00
\$425,001 - \$625,000	20	13.61%	11.43	0.00	10.67	8.40	12.00
\$625,001 and up	13	8.84%	15.60	0.00	6.00	15.00	72.00
Market Supply of Inventory (MSI)			8.78	9.06	7.92	8.80	32.00
Total Active Inventory by Units		100%	8.78	40	66	33	8

December 2025



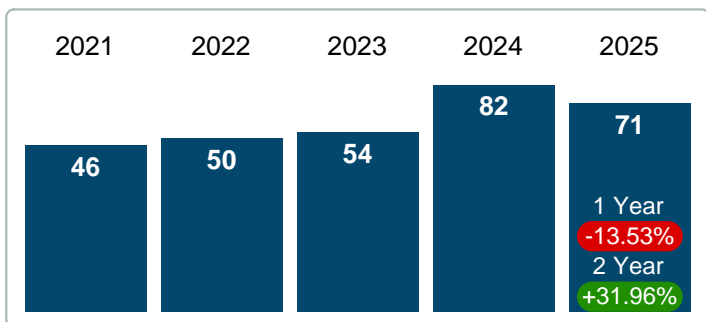
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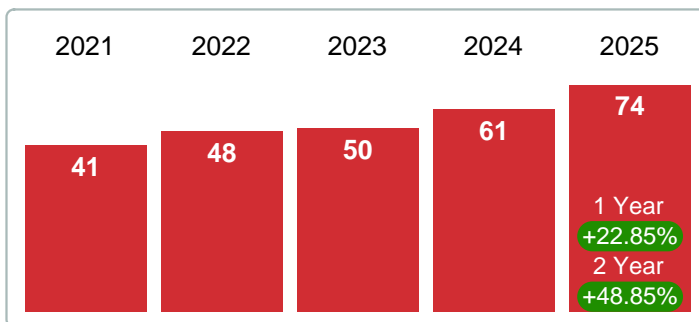
AVERAGE DAYS ON MARKET TO SALE

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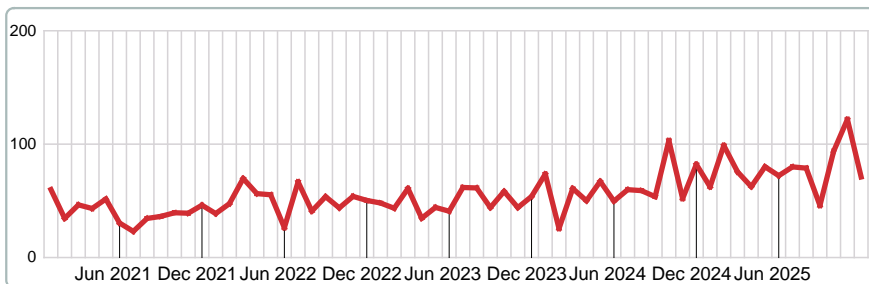
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

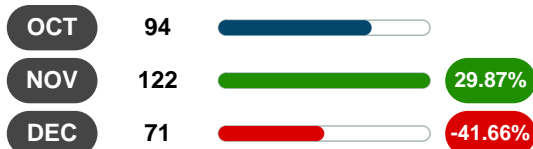


3 MONTHS

5 year DEC AVG = 61

High Nov 2025 122 Low Jul 2021 23

Average Days on Market to Sale this month at 71 above the 5 yr DEC average of 61



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
\$100,000 and less	0	0.00%	0	0	0	0
\$100,001 - \$150,000	5	26.32%	103	44	0	0
\$150,001 - \$175,000	2	10.53%	0	15	0	0
\$175,001 - \$250,000	3	15.79%	83	102	0	0
\$250,001 - \$450,000	4	21.05%	82	26	75	0
\$450,001 - \$650,000	4	21.05%	21	0	97	0
\$650,001 and up	1	5.26%	0	233	0	0
Average Closed DOM		71	72	63	92	0
Total Closed Units		19	4	11	4	
Total Closed Volume		5,981,500	1.28M	2.77M	1.93M	0.00B

December 2025



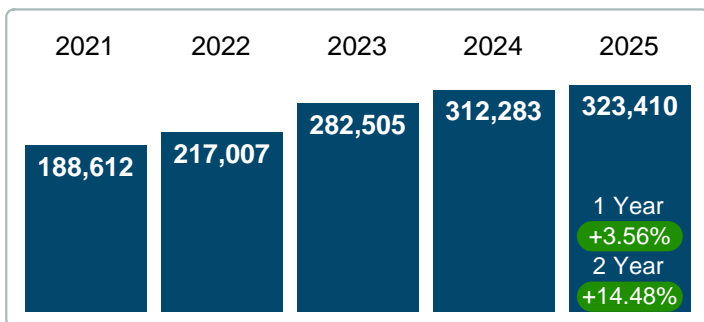
Area Delimited by County Of McIntosh - Residential Property Type



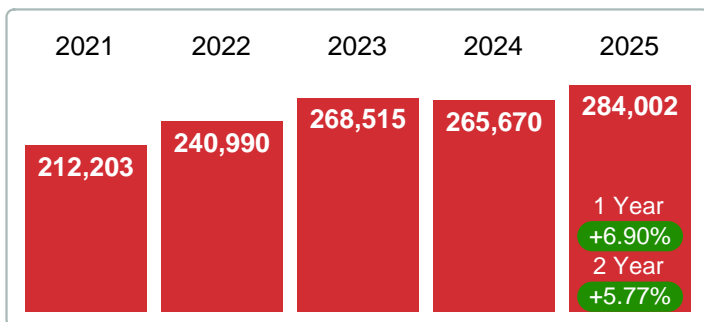
AVERAGE LIST PRICE AT CLOSING

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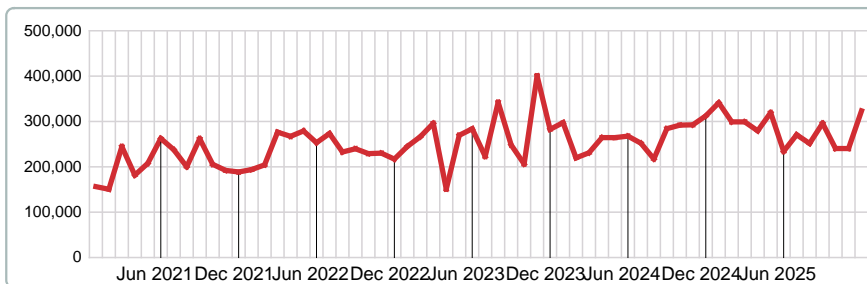
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

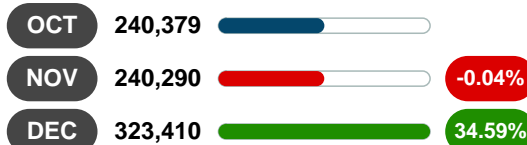


3 MONTHS

5 year DEC AVG = 264,764

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

Average List Price at Closing this month at **323,410**
above the 5 yr DEC average of **264,764**



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
\$100,000 and less	0.00%	0	0	0	0	0
\$100,001 - \$150,000	26.32%	146,200	150,000	145,250	0	0
\$150,001 - \$175,000	5.26%	160,000	0	170,000	0	0
\$175,001 - \$250,000	21.05%	203,500	189,000	222,500	0	0
\$250,001 - \$450,000	21.05%	275,700	292,900	277,450	255,000	0
\$450,001 - \$650,000	15.79%	562,333	725,000	0	562,333	0
\$650,001 and up	10.53%	825,000	0	925,000	0	0
Average List Price		323,410	339,225	258,718	485,500	0
Total Closed Units	100%	323,410	4	11	4	0
Total Closed Volume		6,144,799	1.36M	2.85M	1.94M	0.00B

December 2025



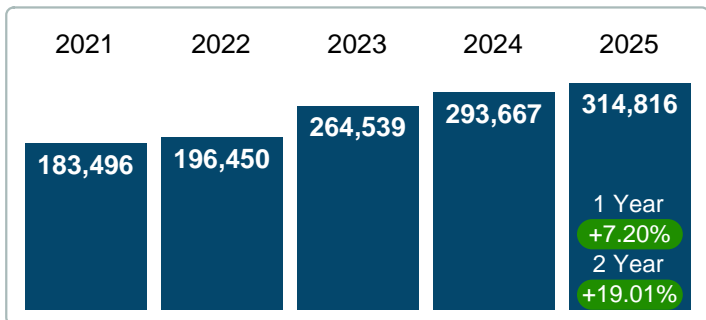
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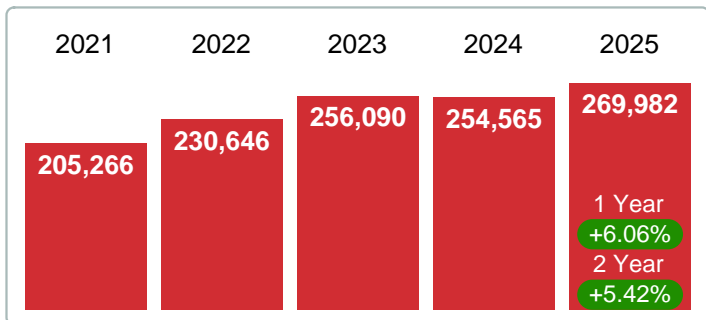
AVERAGE SOLD PRICE AT CLOSING

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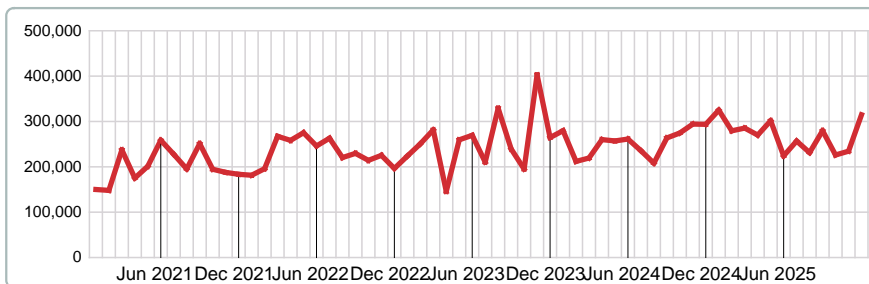
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

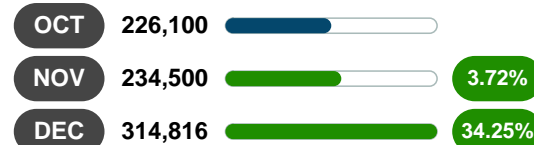


3 MONTHS

5 year DEC AVG = 250,594

High Nov 2023 402,700 Low Apr 2023 145,881

Average Sold Price at Closing this month at **314,816** above the 5 yr DEC average of **250,594**



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
\$100,000 and less	0.00%	0	0	0	0	0
\$100,001 - \$150,000	26.32%	134,400	150,000	130,500	0	0
\$150,001 - \$175,000	10.53%	167,500	0	167,500	0	0
\$175,001 - \$250,000	15.79%	213,333	185,000	227,500	0	0
\$250,001 - \$450,000	21.05%	274,875	292,900	275,800	255,000	0
\$450,001 - \$650,000	21.05%	581,250	650,000	0	558,333	0
\$650,001 and up	5.26%	910,000	0	910,000	0	0
Average Sold Price		314,816	319,475	252,145	482,500	0
Total Closed Units	100%	314,816	4	11	4	0
Total Closed Volume		5,981,500	1.28M	2.77M	1.93M	0.00B

December 2025



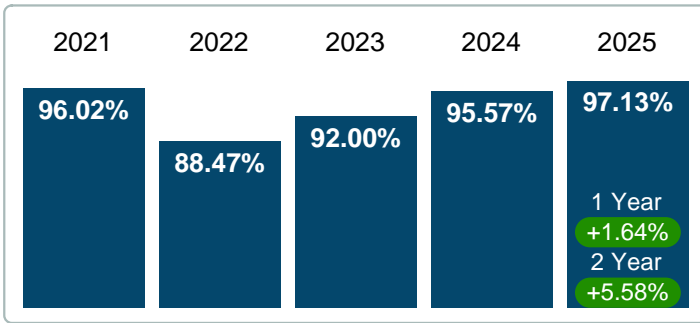
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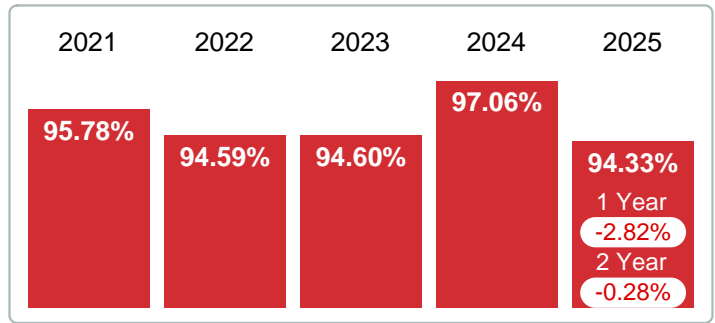
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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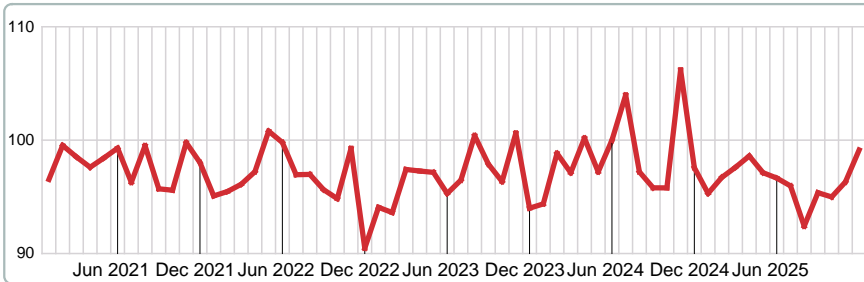
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

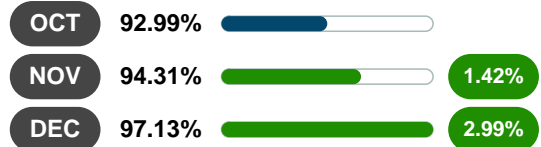


3 MONTHS

5 year DEC AVG = 93.84%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **97.13%** above the 5 yr DEC average of **93.84%**



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
\$100,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$150,000	5	26.32%	91.81%	100.00%	89.76%	0.00%	0.00%
\$150,001 - \$175,000	2	10.53%	98.61%	0.00%	98.61%	0.00%	0.00%
\$175,001 - \$250,000	3	15.79%	101.57%	97.88%	103.41%	0.00%	0.00%
\$250,001 - \$450,000	4	21.05%	99.66%	100.00%	99.32%	100.00%	0.00%
\$450,001 - \$650,000	4	21.05%	96.89%	89.66%	0.00%	99.30%	0.00%
\$650,001 and up	1	5.26%	98.38%	0.00%	98.38%	0.00%	0.00%
Average Sold/List Ratio		97.10%		96.88%	96.37%	99.48%	0.00%
Total Closed Units		19	100%	4	11	4	
Total Closed Volume		5,981,500		1.28M	2.77M	1.93M	0.00B

December 2025



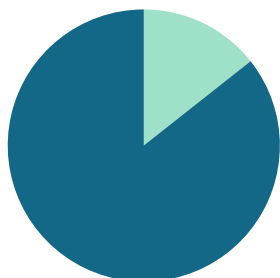
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Jan 12, 2026 for MLS Technology Inc.

INVENTORY

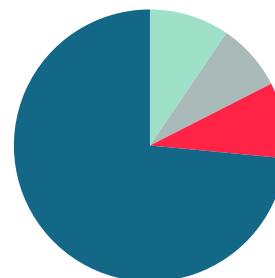


Inventory
 New Listings
26 = 14.36%
 Start Inventory
155
 Total Inventory Units
181
 Volume
\$63,845,682

Market Activity

Closed Sales
19 = 9.50%
 Pending Sales
16 = 8.00%
 Other Off Market
18 = 9.00%
 Active Inventory
147 = 73.50%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	12	19	58.33%	234	201	-14.10%
Pending Sales	7	16	128.57%	220	210	-4.55%
New Listings	22	26	18.18%	408	473	15.93%
Average List Price	312,283	323,410	3.56%	265,670	284,002	6.90%
Average Sale Price	293,667	314,816	7.20%	254,565	269,982	6.06%
Average Percent of Selling Price to List Price	95.57%	97.13%	1.64%	97.06%	94.33%	-2.82%
Average Days on Market to Sale	82.17	71.05	-13.53%	60.55	74.38	22.85%
Monthly Inventory	126	147	16.67%	126	147	16.67%
Months Supply of Inventory	6.46	8.78	35.82%	6.46	8.78	35.82%

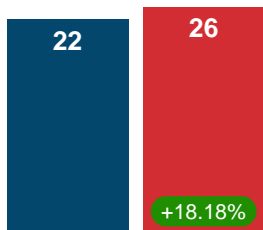
Absorption: Last 12 months, an Average of 17 Sales/Month

Inventory on December 31, 2025 = 147 2024 2025

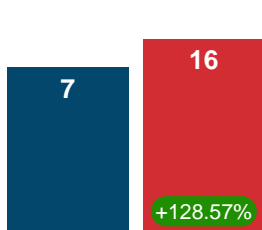
DECEMBER MARKET

AVERAGE PRICES

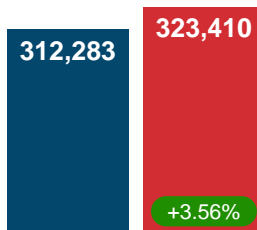
New Listings



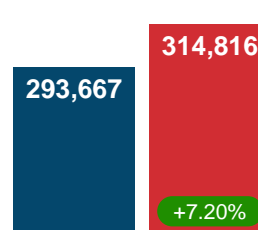
Pending Listings



List Price



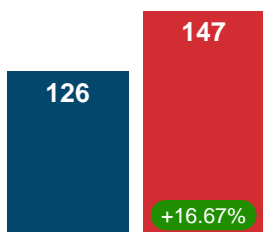
Sale Price



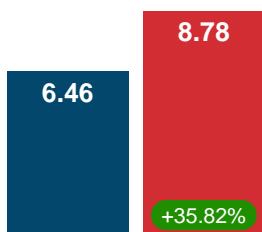
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

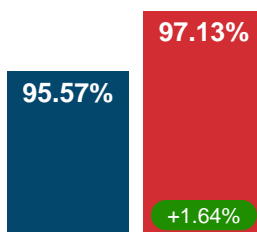
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

