

December 2025



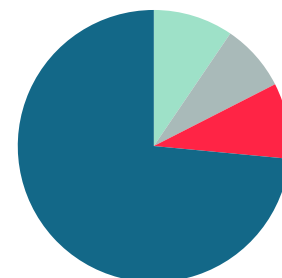
Area Delimited by County Of McIntosh - Residential Property Type



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% |
| Median List Price | 204,500 | 249,999 | 22.25% |
| Median Sale Price | 200,000 | 235,000 | 17.50% |
| Median Percent of Selling Price to List Price | 97.99% | 98.38% | 0.40% |
| Median Days on Market to Sale | 85.50 | 73.00 | -14.62% |
| 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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **17.50%** in December 2025 to \$235,000 versus the previous year at \$200,000.

Median Days on Market Shortens

The median number of **73.00** days that homes spent on the market before selling decreased by 12.50 days or **14.62%** in December 2025 compared to last year's same month at **85.50** DOM.

Sales Success for December 2025 is Positive

Overall, with Median 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.

What's in this Issue

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| Closed Listings | 2 |
| Pending Listings | 3 |
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| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Median Days on Market to Sale | 7 |
| Median List Price at Closing | 8 |
| Median Sale Price at Closing | 9 |
| Median Percent of Selling Price to List Price | 10 |
| Market Summary | 11 |

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



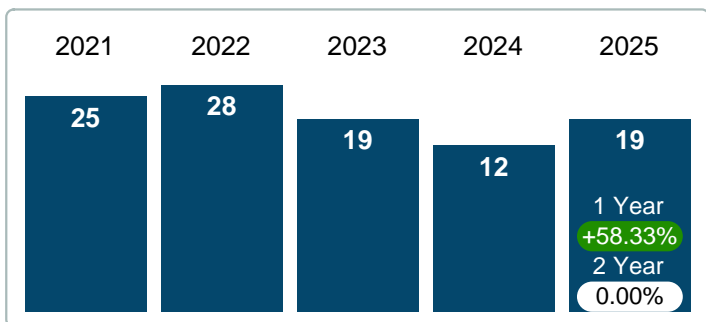
Area Delimited by County Of McIntosh - Residential Property Type



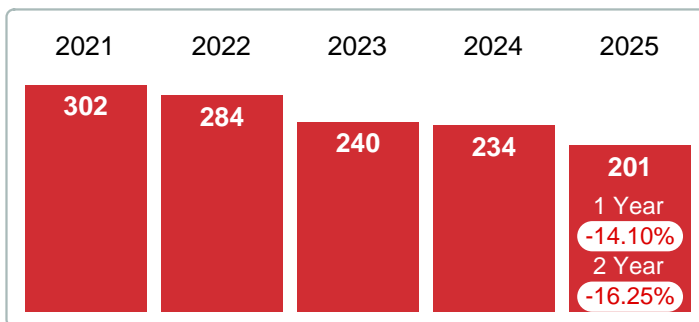
CLOSED LISTINGS

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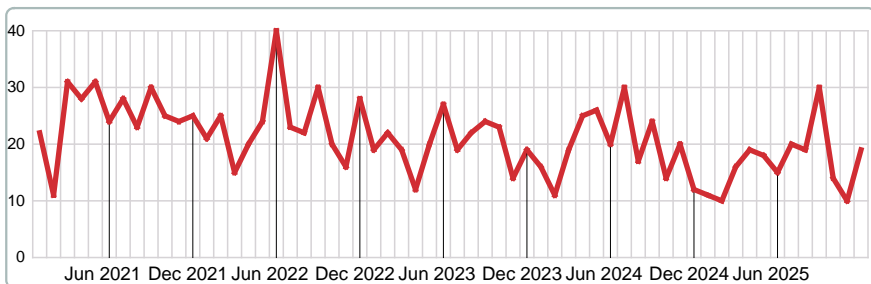
DECEMBER



YEAR TO DATE (YTD)

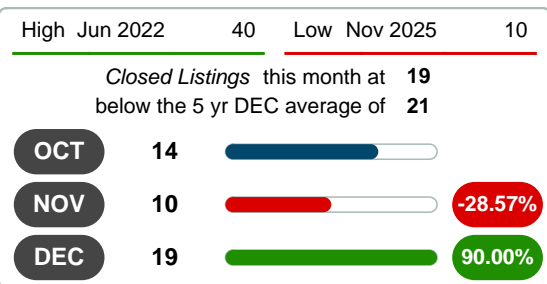


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 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% | 65.0 | 1 | 4 | 0 | 0 |
| \$150,001 - \$175,000 | 2 | 10.53% | 14.5 | 0 | 2 | 0 | 0 |
| \$175,001 - \$250,000 | 3 | 15.79% | 100.0 | 1 | 2 | 0 | 0 |
| \$250,001 - \$450,000 | 4 | 21.05% | 60.5 | 1 | 2 | 1 | 0 |
| \$450,001 - \$650,000 | 4 | 21.05% | 63.5 | 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% | 73.0 | 1.28M | 2.77M | 1.93M | 0.00B |
| Median Closed Price | \$235,000 | | | \$238,950 | \$175,000 | \$512,500 | \$0 |

December 2025



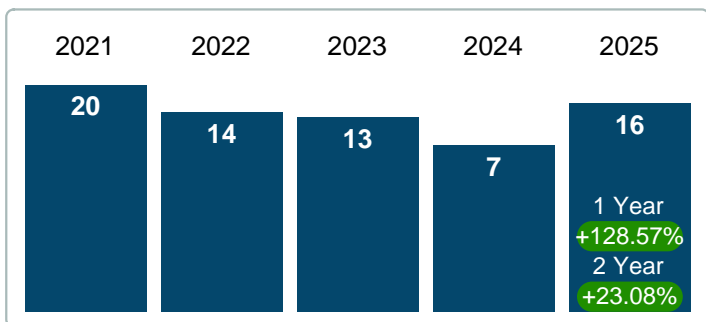
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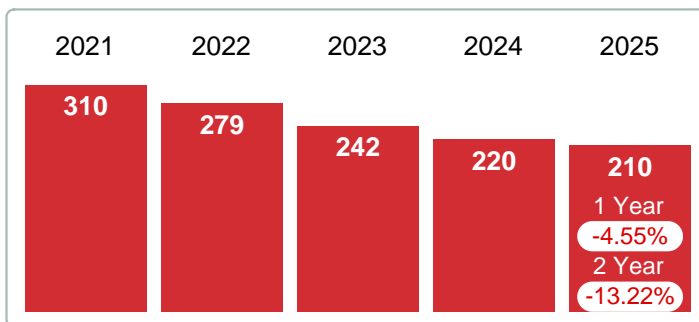
PENDING LISTINGS

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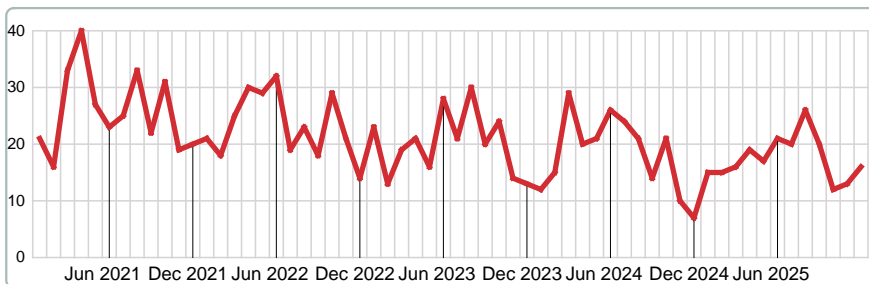
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 14

High Apr 2021 40 Low Dec 2024 7

Pending Listings this month at 16 above the 5 yr DEC average of 14

- OCT 12
- NOV 13 8.33%
- DEC 16 23.08%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | MDOM | 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% | 100.0 | 1 | 2 | 0 | 0 |
| \$250,001 - \$300,000 | 5 | 31.25% | 46.0 | 1 | 4 | 0 | 0 |
| \$300,001 - \$325,000 | 0 | 0.00% | 46.0 | 0 | 0 | 0 | 0 |
| \$325,001 - \$625,000 | 3 | 18.75% | 109.0 | 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 | | | 1.21M | 2.21M | 1.30M | 0.00B |
| Median Listing Price | \$278,450 | | | \$300,000 | \$255,000 | \$649,500 | \$0 |

December 2025



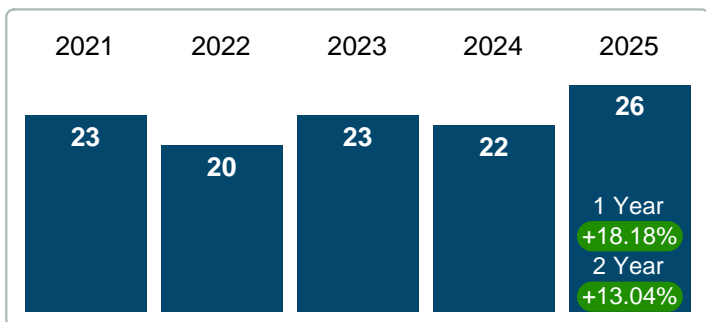
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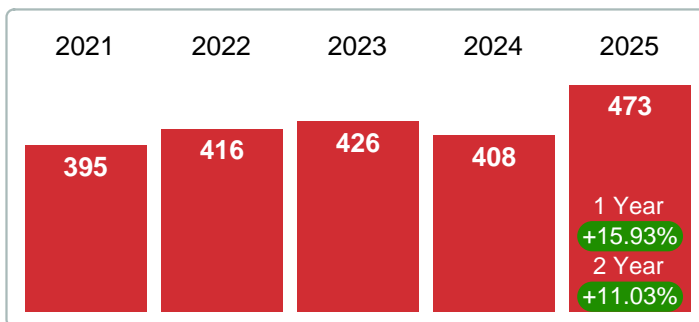
NEW LISTINGS

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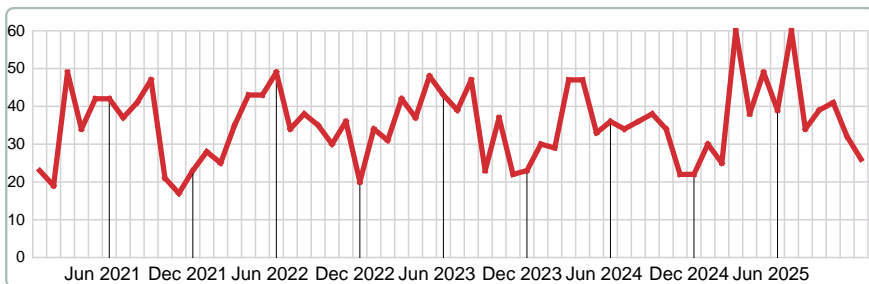
DECEMBER



YEAR TO DATE (YTD)

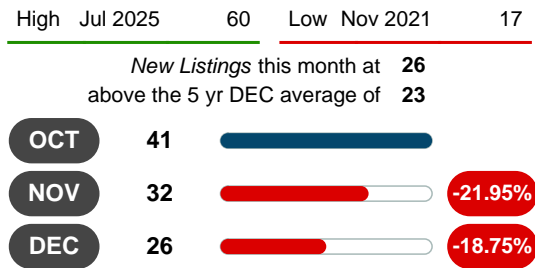


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 23



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | % | 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 |
| Median New Listed Listing Price | \$267,000 | | \$184,750 | \$259,000 | \$301,250 | \$1,200,000 |

December 2025



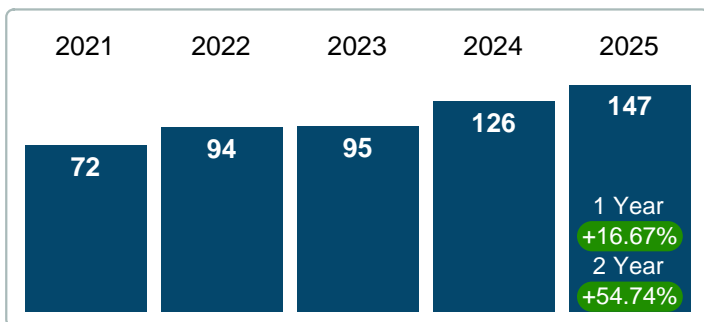
Area Delimited by County Of McIntosh - Residential Property Type



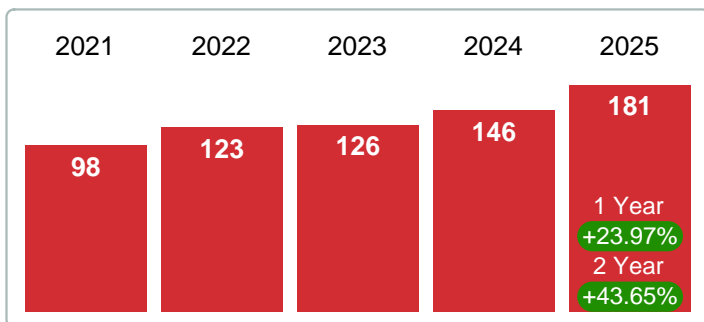
ACTIVE INVENTORY

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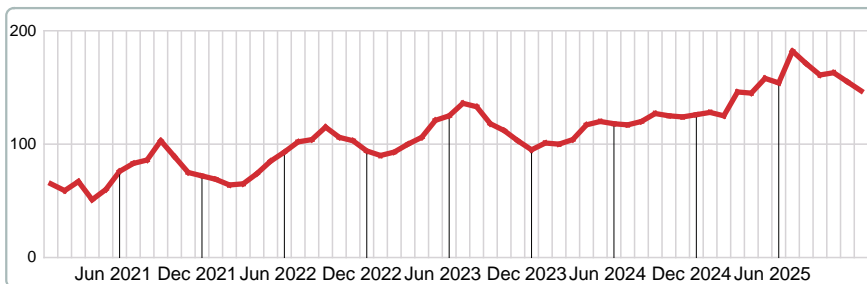
END OF DECEMBER



ACTIVE DURING DECEMBER

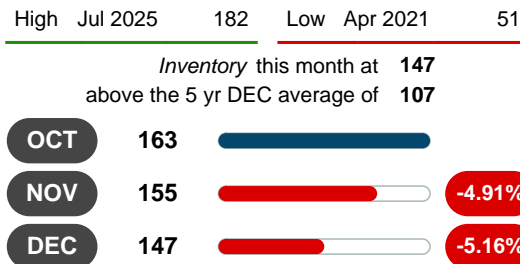


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 107



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|------------|-------|-----------|-----------|-----------|-----------|
| \$100,000 and less | 13 | 8.84% | 63.0 | 11 | 1 | 1 | 0 |
| \$100,001 - \$150,000 | 17 | 11.56% | 102.0 | 8 | 7 | 2 | 0 |
| \$150,001 - \$225,000 | 21 | 14.29% | 85.0 | 6 | 14 | 1 | 0 |
| \$225,001 - \$325,000 | 37 | 25.17% | 113.0 | 9 | 21 | 7 | 0 |
| \$325,001 - \$425,000 | 26 | 17.69% | 62.5 | 3 | 13 | 10 | 0 |
| \$425,001 - \$625,000 | 20 | 13.61% | 91.5 | 3 | 8 | 7 | 2 |
| \$625,001 and up | 13 | 8.84% | 99.0 | 0 | 2 | 5 | 6 |
| Total Active Inventory by Units | | 147 | | 40 | 66 | 33 | 8 |
| Total Active Inventory by Volume | | 52,612,183 | 100% | 8.11M | 20.71M | 13.90M | 9.90M |
| Median Active Inventory Listing Price | | \$275,000 | | \$162,000 | \$275,000 | \$374,000 | \$742,000 |

December 2025



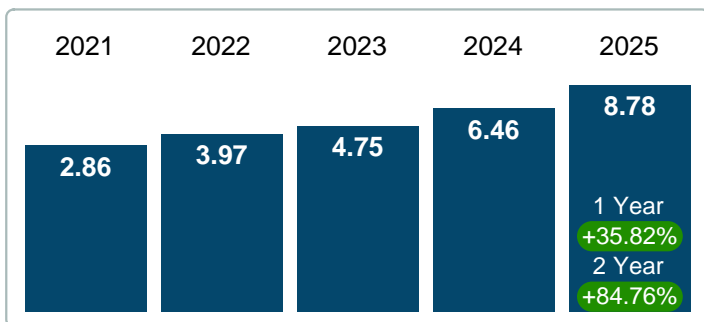
Area Delimited by County Of McIntosh - Residential Property Type



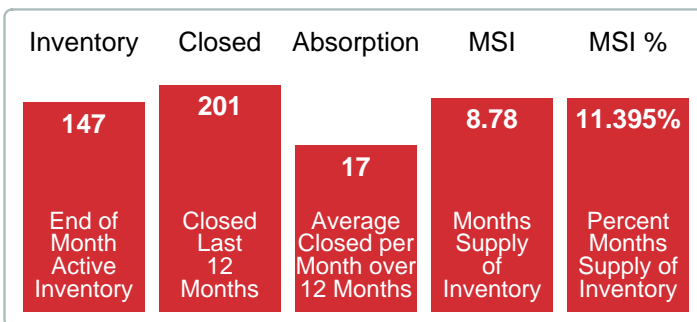
MONTHS SUPPLY of INVENTORY (MSI)

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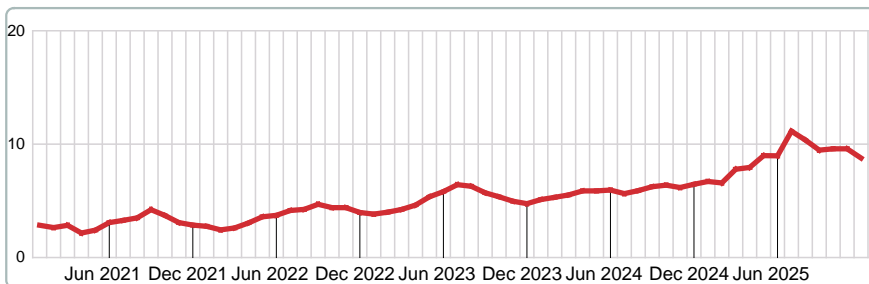
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

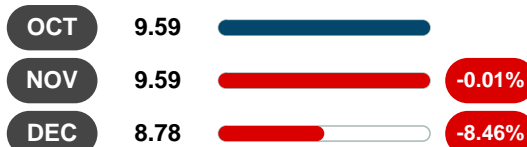


3 MONTHS

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



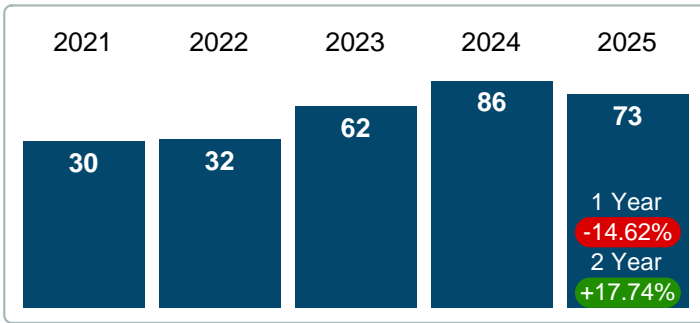
Area Delimited by County Of McIntosh - Residential Property Type



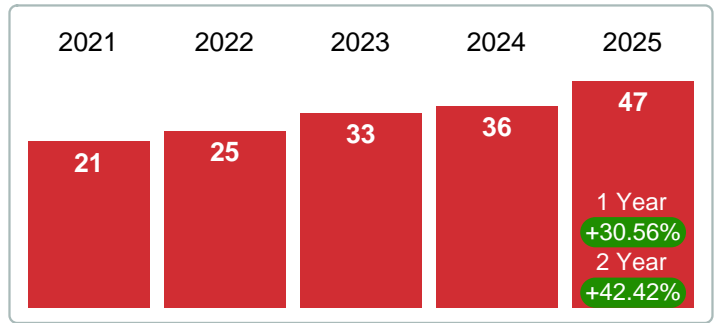
MEDIAN DAYS ON MARKET TO SALE

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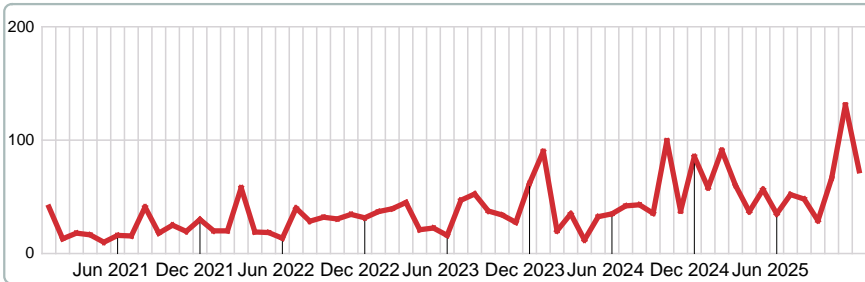
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

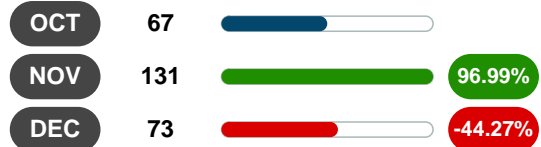


3 MONTHS

5 year DEC AVG = 56

High Nov 2025 131 Low May 2021 10

Median Days on Market to Sale this month at 73 above the 5 yr DEC average of 56



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 |
|--|--------|------------------|--------------|--------------|--------------|--------------|
| \$100,000 and less | 0 | 99 | 0 | 0 | 0 | 0 |
| \$100,001 - \$150,000 | 26.32% | 65 | 103 | 48 | 0 | 0 |
| \$150,001 - \$175,000 | 10.53% | 15 | 0 | 15 | 0 | 0 |
| \$175,001 - \$250,000 | 15.79% | 100 | 83 | 102 | 0 | 0 |
| \$250,001 - \$450,000 | 21.05% | 61 | 82 | 26 | 75 | 0 |
| \$450,001 - \$650,000 | 21.05% | 64 | 21 | 0 | 73 | 0 |
| \$650,001 and up | 5.26% | 233 | 0 | 233 | 0 | 0 |
| Median Closed DOM | | 73 | 83 | 46 | 74 | 0 |
| Total Closed Units | | 19 | 4 | 11 | 4 | 0 |
| Total Closed Volume | | 5,981,500 | 1.28M | 2.77M | 1.93M | 0.00B |

December 2025



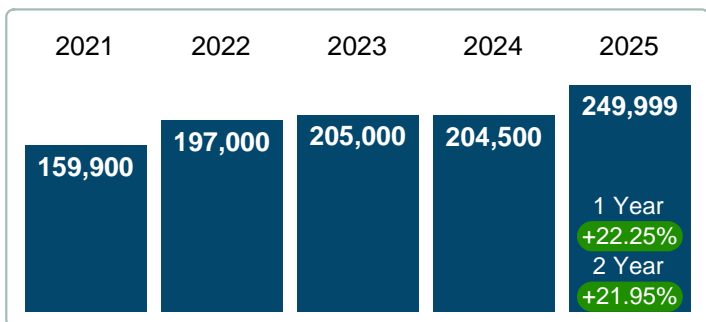
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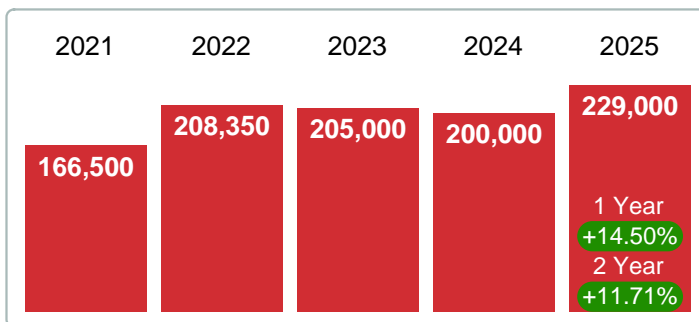
MEDIAN LIST PRICE AT CLOSING

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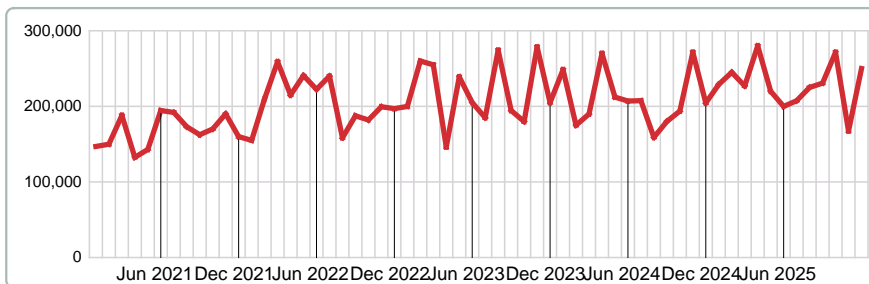
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

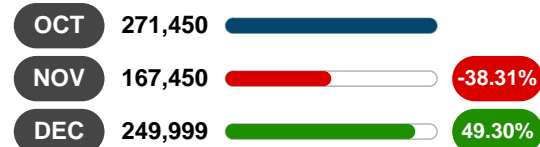


3 MONTHS

5 year DEC AVG = 203,280

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

Median List Price at Closing this month at **249,999**
above the 5 yr DEC average of **203,280**



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 |
|---|---|--------|-----------|----------|---------|---------|---------|
| \$100,000 and less | 0 | 0.00% | 233 | 0 | 0 | 0 | 0 |
| \$100,001 - \$150,000 | 5 | 26.32% | 145,000 | 150,000 | 145,000 | 0 | 0 |
| \$150,001 - \$175,000 | 1 | 5.26% | 160,000 | 0 | 160,000 | 0 | 0 |
| \$175,001 - \$250,000 | 4 | 21.05% | 192,000 | 189,000 | 195,000 | 0 | 0 |
| \$250,001 - \$450,000 | 4 | 21.05% | 273,950 | 292,900 | 277,450 | 255,000 | 0 |
| \$450,001 - \$650,000 | 3 | 15.79% | 572,000 | 0 | 0 | 572,000 | 0 |
| \$650,001 and up | 2 | 10.53% | 825,000 | 725,000 | 925,000 | 0 | 0 |
| Median List Price | | | 249,999 | 240,950 | 180,000 | 518,500 | 0 |
| Total Closed Units | | 100% | 249,999 | 4 | 11 | 4 | |
| Total Closed Volume | | | 6,144,799 | 1.36M | 2.85M | 1.94M | 0.00B |

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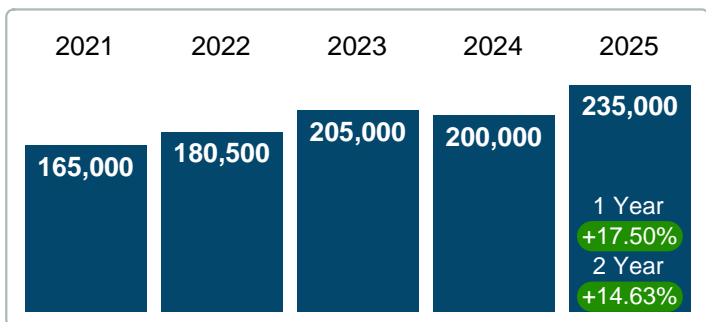
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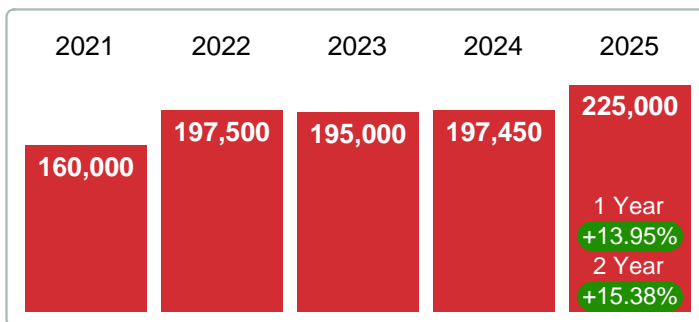
MEDIAN SOLD PRICE AT CLOSING

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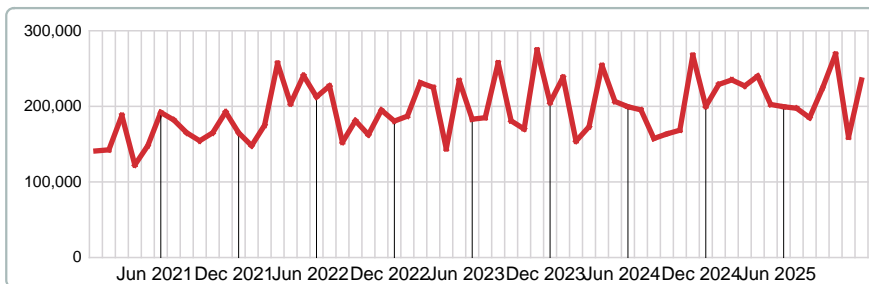
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

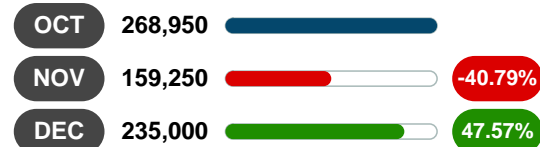


3 MONTHS

5 year DEC AVG = 197,100

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

Median Sold Price at Closing this month at **235,000** above the 5 yr DEC average of **197,100**



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 |
|---|---|--------|-----------|----------|---------|---------|---------|
| \$100,000 and less | 0 | 0.00% | 825,000 | 0 | 0 | 0 | 0 |
| \$100,001 - \$150,000 | 5 | 26.32% | 142,000 | 150,000 | 131,000 | 0 | 0 |
| \$150,001 - \$175,000 | 2 | 10.53% | 167,500 | 0 | 167,500 | 0 | 0 |
| \$175,001 - \$250,000 | 3 | 15.79% | 220,000 | 185,000 | 227,500 | 0 | 0 |
| \$250,001 - \$450,000 | 4 | 21.05% | 273,950 | 292,900 | 275,800 | 255,000 | 0 |
| \$450,001 - \$650,000 | 4 | 21.05% | 605,000 | 650,000 | 0 | 560,000 | 0 |
| \$650,001 and up | 1 | 5.26% | 910,000 | 0 | 910,000 | 0 | 0 |
| Median Sold Price | | | 235,000 | 238,950 | 175,000 | 512,500 | 0 |
| Total Closed Units | | 100% | 235,000 | 4 | 11 | 4 | |
| Total Closed Volume | | | 5,981,500 | 1.28M | 2.77M | 1.93M | 0.00B |

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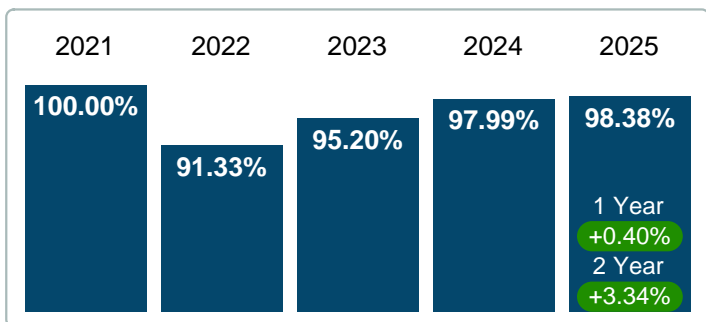
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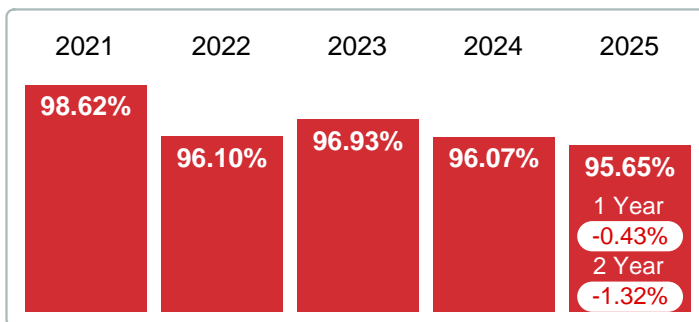
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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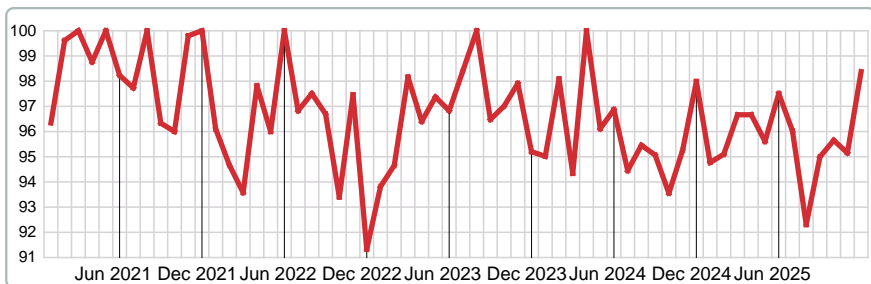
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

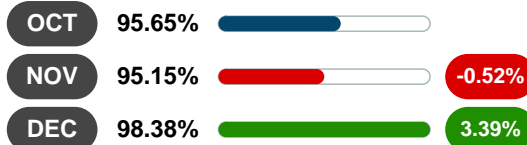


3 MONTHS

5 year DEC AVG = 96.58%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **98.38%**
above the 5 yr DEC average of **96.58%**



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 |
|--|---|-----------|---------|----------|---------|---------|---------|
| \$100,000 and less | 0 | 0.00% | 100.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| \$100,001 - \$150,000 | 5 | 26.32% | 95.30% | 100.00% | 89.03% | 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% | 97.88% | 97.88% | 103.41% | 0.00% | 0.00% |
| \$250,001 - \$450,000 | 4 | 21.05% | 100.00% | 100.00% | 99.32% | 100.00% | 0.00% |
| \$450,001 - \$650,000 | 4 | 21.05% | 98.95% | 89.66% | 0.00% | 100.00% | 0.00% |
| \$650,001 and up | 1 | 5.26% | 98.38% | 0.00% | 98.38% | 0.00% | 0.00% |
| Median Sold/List Ratio | | 98.38% | | 98.94% | 98.27% | 100.00% | 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



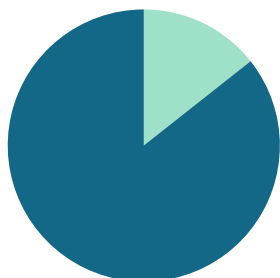
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

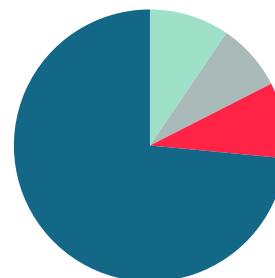


Inventory
 New Listings
26 = 14.36%
 Start Inventory
155
 Total Inventory Units
181
 Volume
\$63,845,682

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% |
| Median List Price | 204,500 | 249,999 | 22.25% | 200,000 | 229,000 | 14.50% |
| Median Sale Price | 200,000 | 235,000 | 17.50% | 197,450 | 225,000 | 13.95% |
| Median Percent of Selling Price to List Price | 97.99% | 98.38% | 0.40% | 96.07% | 95.65% | -0.43% |
| Median Days on Market to Sale | 85.50 | 73.00 | -14.62% | 36.00 | 47.00 | 30.56% |
| 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% |

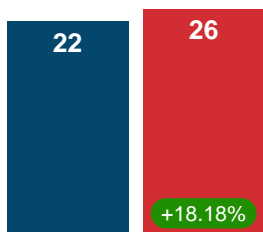
Absorption: Last 12 months, an Average of 17 Sales/Month

Inventory on December 31, 2025 = 147 2024 2025

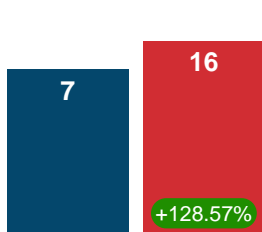
DECEMBER MARKET

MEDIAN PRICES

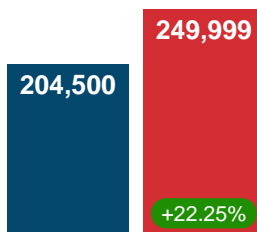
New Listings



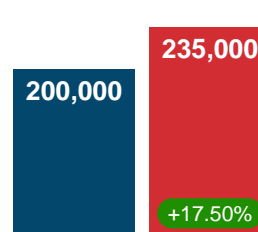
Pending Listings



List Price



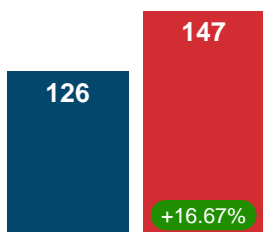
Sale Price



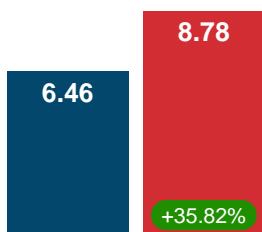
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

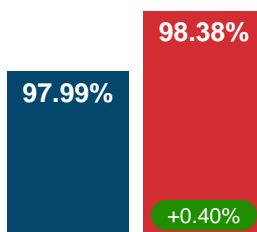
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

