

March 2026



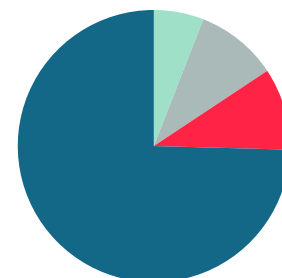
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 13, 2026 for MLS Technology Inc.

Compared Metrics	March		+/-%
	2025	2026	
Closed Listings	16	14	-12.50%
Pending Listings	16	23	43.75%
New Listings	60	62	3.33%
Median List Price	227,000	266,500	17.40%
Median Sale Price	227,000	260,000	14.54%
Median Percent of Selling Price to List Price	96.67%	93.32%	-3.46%
Median Days on Market to Sale	60.00	44.00	-26.67%
End of Month Inventory	146	176	20.55%
Months Supply of Inventory	7.79	10.25	31.67%



■ Closed (5.93%)
■ Pending (9.75%)
■ Other OffMarket (9.75%)
■ Active (74.58%)

Absorption: Last 12 months, an Average of **17** Sales/Month
Active Inventory as of March 31, 2026 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **20.55%** to 176 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 **10.25** 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 **14.54%** in March 2026 to \$260,000 versus the previous year at \$227,000.

Median Days on Market Shortens

The median number of **44.00** days that homes spent on the market before selling decreased by 16.00 days or **26.67%** in March 2026 compared to last year's same month at **60.00** DOM.

Sales Success for March 2026 is Positive

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

There were 62 New Listings in March 2026, up **3.33%** from last year at 60. Furthermore, there were 14 Closed Listings this month versus last year at 16, a **-12.50%** decrease.

Closed versus Listed trends yielded a **22.6%** ratio, down from previous year's, March 2025, at **26.7%**, a **15.32%** downswing. This will certainly create pressure on an increasing Monthly 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

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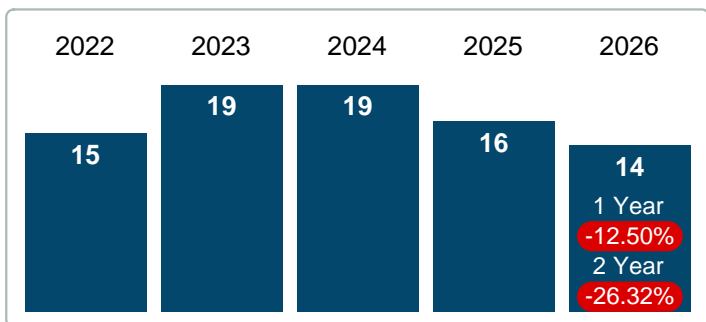
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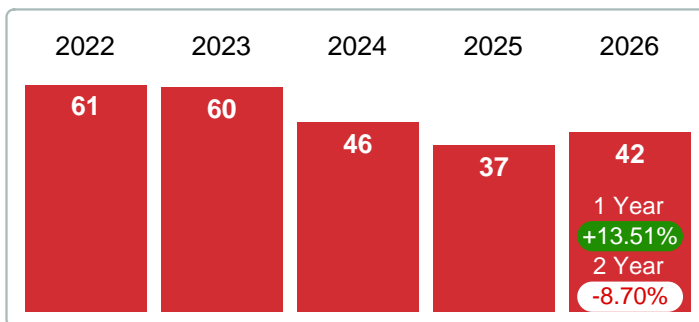
CLOSED LISTINGS

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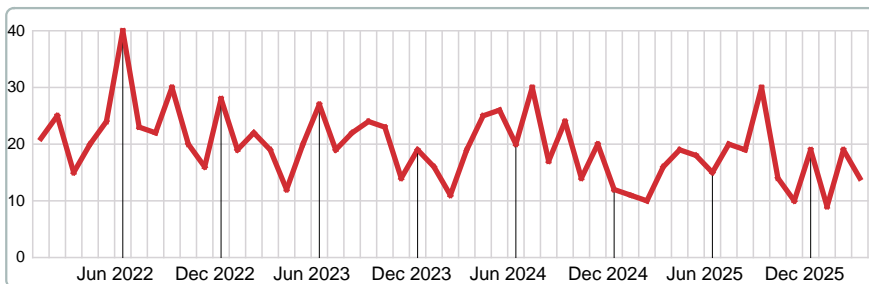
MARCH



YEAR TO DATE (YTD)

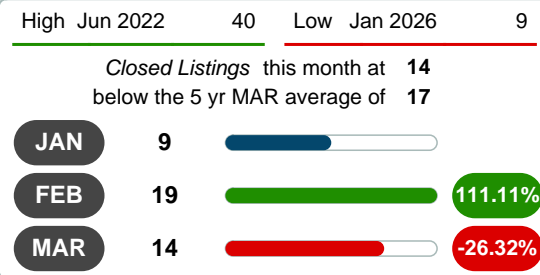


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR 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
\$75,000 and less	1	7.14%	112.0	1	0	0	0
\$75,001 - \$150,000	2	14.29%	58.0	0	2	0	0
\$150,001 - \$225,000	2	14.29%	12.5	0	2	0	0
\$225,001 - \$275,000	3	21.43%	12.0	1	2	0	0
\$275,001 - \$350,000	2	14.29%	24.5	1	1	0	0
\$350,001 - \$500,000	4	28.57%	102.0	0	2	2	0
\$500,001 and up	0	0.00%	102.0	0	0	0	0
Total Closed Units	14			3	9	2	0
Total Closed Volume	3,714,000	100%	44.0	547.00K	2.30M	865.00K	0.00B
Median Closed Price	\$260,000			\$235,000	\$255,000	\$432,500	\$0

March 2026



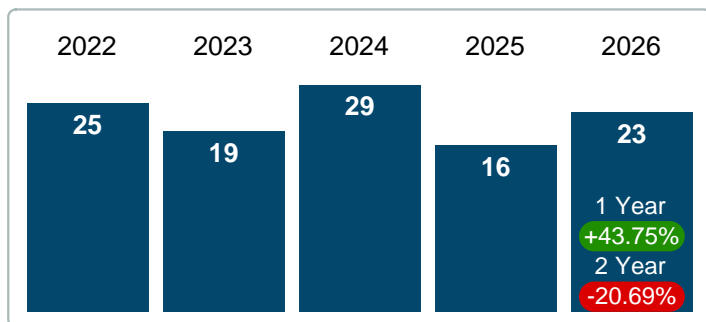
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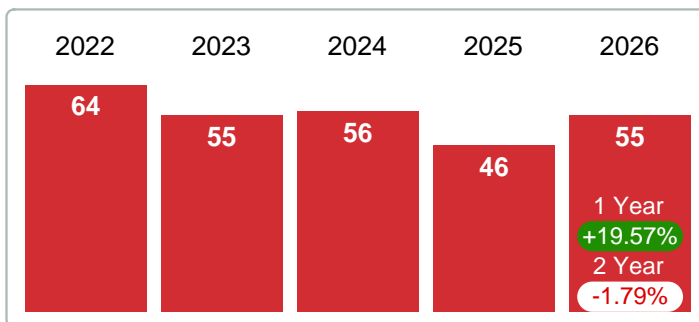
PENDING LISTINGS

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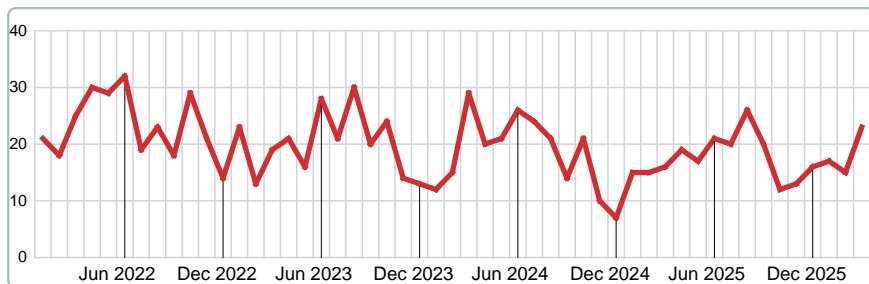
MARCH



YEAR TO DATE (YTD)

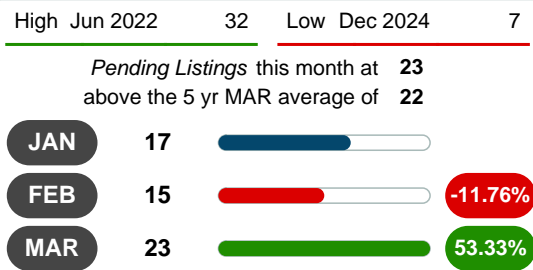


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 22



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	2	8.70%	75.0	2	0	0	0
\$75,001 - \$125,000	3	13.04%	73.0	1	2	0	0
\$125,001 - \$175,000	3	13.04%	20.0	1	1	1	0
\$175,001 - \$250,000	5	21.74%	18.0	1	4	0	0
\$250,001 - \$350,000	4	17.39%	33.5	0	4	0	0
\$350,001 - \$425,000	4	17.39%	14.5	0	2	2	0
\$425,001 and up	2	8.70%	28.5	0	0	0	2
Total Pending Units	23			5	13	3	2
Total Pending Volume	5,692,699	100%	22.0	538.00K	3.19M	915.90K	1.05M
Median Listing Price	\$225,000			\$79,000	\$225,000	\$359,900	\$524,450

March 2026



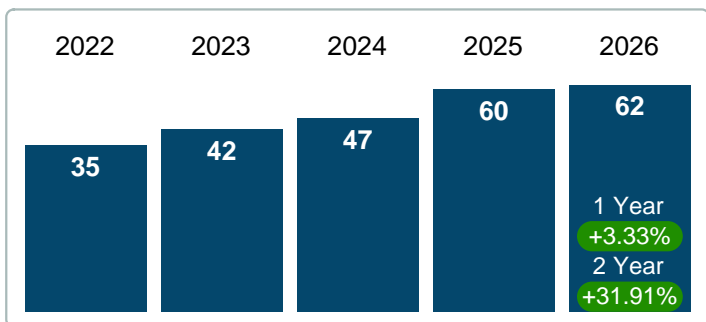
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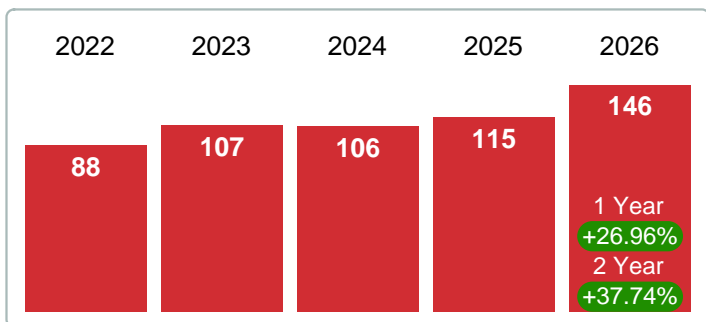
NEW LISTINGS

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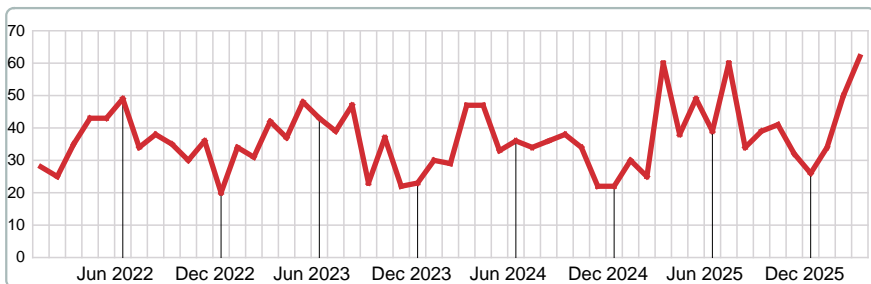
MARCH



YEAR TO DATE (YTD)

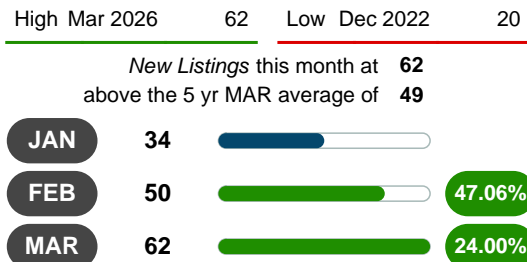


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 49



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	4.84%	2	1	0	0
\$100,001 - \$150,000	6	9.68%	5	0	1	0
\$150,001 - \$200,000	15	24.19%	6	7	2	0
\$200,001 - \$275,000	12	19.35%	3	8	1	0
\$275,001 - \$425,000	13	20.97%	2	7	3	1
\$425,001 - \$675,000	6	9.68%	0	2	2	2
\$675,001 and up	7	11.29%	0	3	4	0
Total New Listed Units	62		18	28	13	3
Total New Listed Volume	21,181,362	100%	3.12M	8.94M	7.54M	1.59M
Median New Listed Listing Price	\$259,500		\$177,250	\$267,450	\$424,900	\$549,000

March 2026



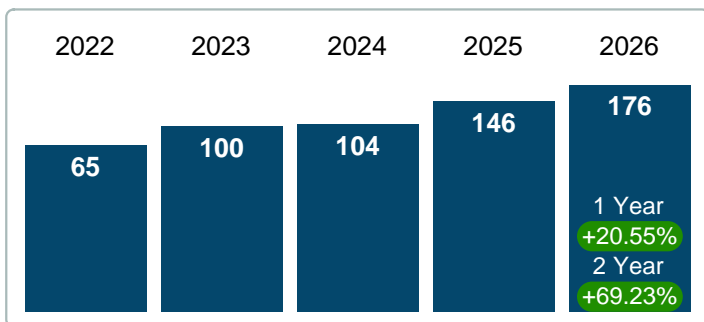
Area Delimited by County Of McIntosh - Residential Property Type



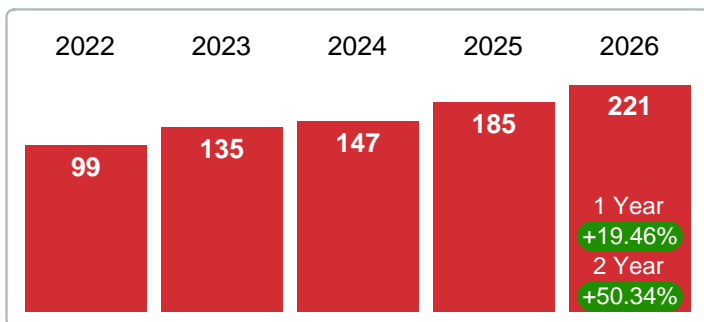
ACTIVE INVENTORY

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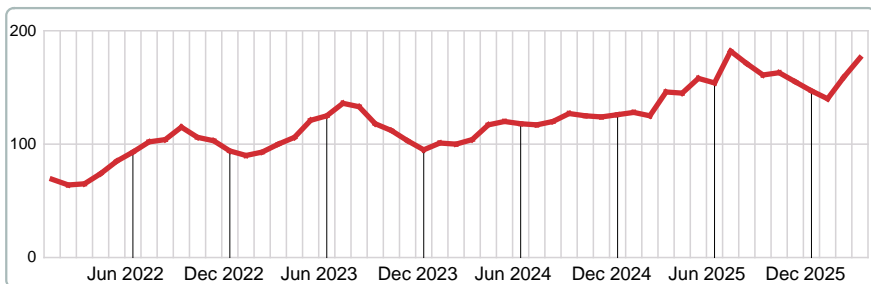
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

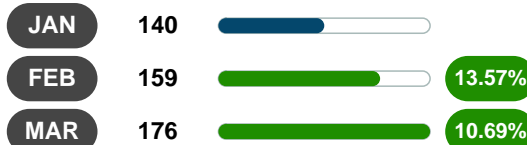


3 MONTHS

5 year MAR AVG = 118

High Jul 2025 182 Low Feb 2022 64

Inventory this month at 176
above the 5 yr MAR average of 118



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	18	10.23%	59.5	13	5	0	0
\$125,001 - \$150,000	13	7.39%	92.0	7	5	1	0
\$150,001 - \$200,000	31	17.61%	37.0	13	14	4	0
\$200,001 - \$300,000	46	26.14%	67.0	9	30	7	0
\$300,001 - \$450,000	27	15.34%	113.0	3	13	10	1
\$450,001 - \$675,000	20	11.36%	57.5	3	9	6	2
\$675,001 and up	21	11.93%	51.0	1	6	9	5
Total Active Inventory by Units	176			49	82	37	8
Total Active Inventory by Volume	66,037,116	100%	57.0	10.56M	25.60M	18.10M	11.78M
Median Active Inventory Listing Price	\$269,950			\$169,900	\$267,450	\$412,000	\$992,500

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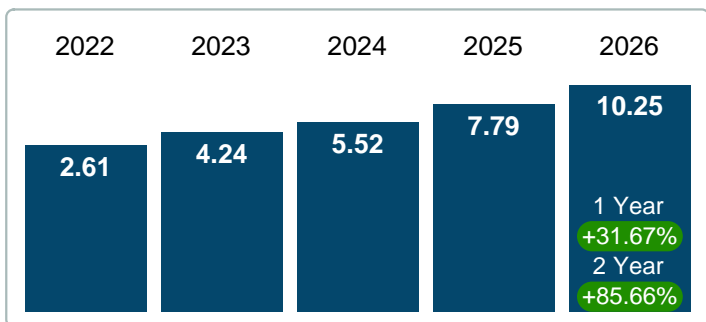
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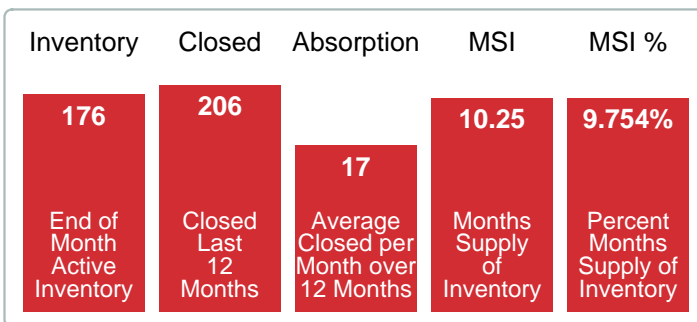
MONTHS SUPPLY of INVENTORY (MSI)

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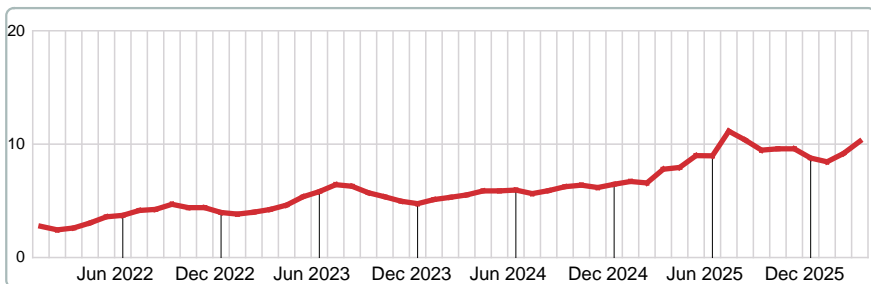
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS

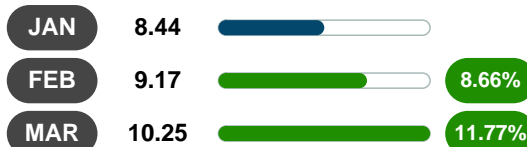


3 MONTHS

5 year MAR AVG = 6.08

High Jul 2025 11.14 Low Feb 2022 2.44

Months Supply this month at 10.25 above the 5 yr MAR average of 6.08



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
\$125,000 and less	18	10.23%	4.80	6.50	3.33	0.00	0.00
\$125,001 - \$150,000	13	7.39%	7.09	14.00	4.00	12.00	0.00
\$150,001 - \$200,000	31	17.61%	12.00	14.18	10.50	12.00	0.00
\$200,001 - \$300,000	46	26.14%	10.82	12.00	13.85	5.25	0.00
\$300,001 - \$450,000	27	15.34%	11.17	9.00	8.67	17.14	0.00
\$450,001 - \$675,000	20	11.36%	10.00	36.00	12.00	6.00	12.00
\$675,001 and up	21	11.93%	63.00	0.00	36.00	108.00	60.00
Market Supply of Inventory (MSI)			10.25	10.69	9.46	10.09	32.00
Total Active Inventory by Units		100%	10.25	49	82	37	8

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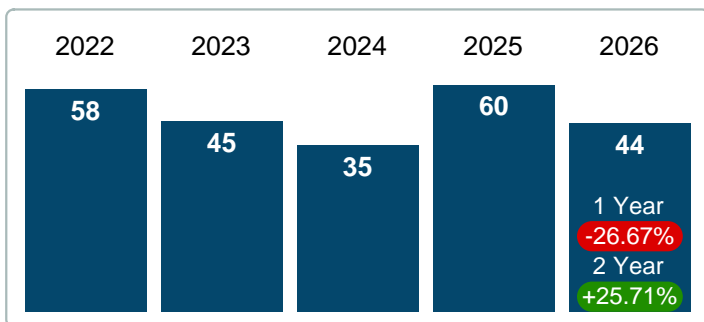
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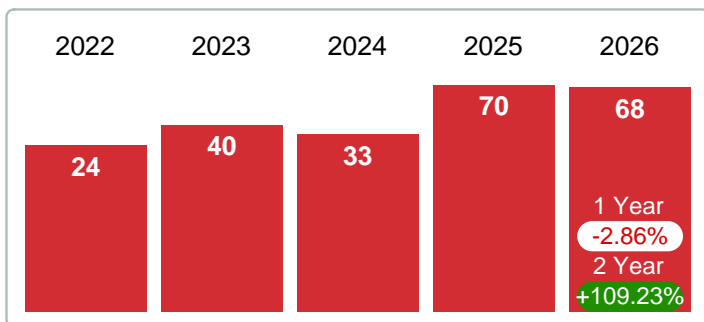
MEDIAN DAYS ON MARKET TO SALE

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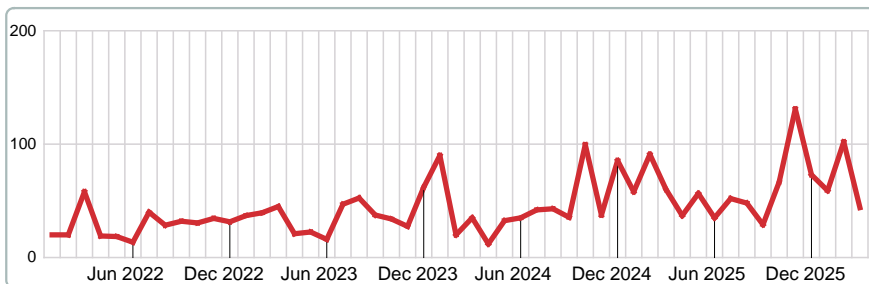
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

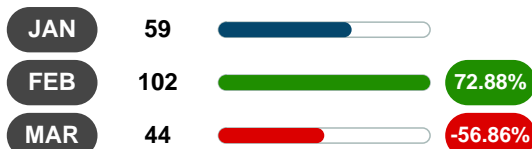


3 MONTHS

5 year MAR AVG = 48

High Nov 2025 131 Low Apr 2024 12

Median Days on Market to Sale this month at 44 below the 5 yr MAR average of 48



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
\$75,000 and less	7.14%	112	112	0	0	0
\$75,001 - \$150,000	14.29%	58	0	58	0	0
\$150,001 - \$225,000	14.29%	13	0	13	0	0
\$225,001 - \$275,000	21.43%	12	12	32	0	0
\$275,001 - \$350,000	14.29%	25	31	18	0	0
\$350,001 - \$500,000	28.57%	102	0	98	116	0
\$500,001 and up	0.00%	102	0	0	0	0
Median Closed DOM		44	31	22	116	0
Total Closed Units	100%	44.0	3	9	2	
Total Closed Volume		3,714,000	547.00K	2.30M	865.00K	0.00B

March 2026



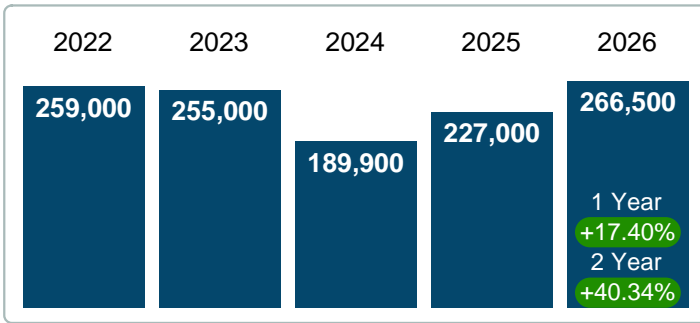
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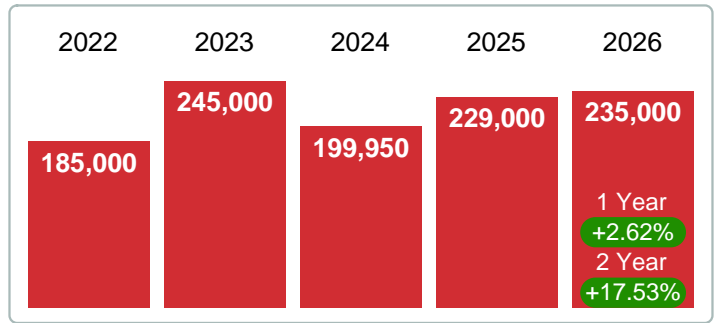
MEDIAN LIST PRICE AT CLOSING

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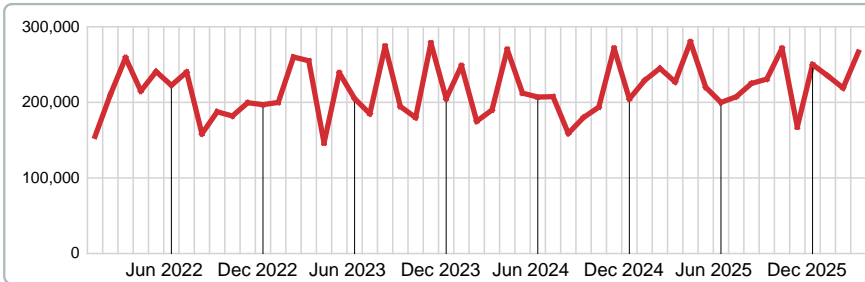
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

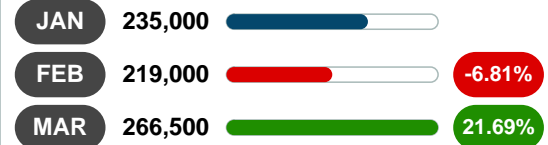


3 MONTHS

5 year MAR AVG = 239,480

High Apr 2025 280,000 Low Apr 2023 146,250

Median List Price at Closing this month at **266,500** above the 5 yr MAR average of **239,480**



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
\$75,000 and less	7.14%	34,999	34,999	0	0	0
\$75,001 - \$150,000	7.14%	85,000	0	85,000	0	0
\$150,001 - \$225,000	21.43%	185,000	0	185,000	0	0
\$225,001 - \$275,000	14.29%	242,000	235,000	249,000	0	0
\$275,001 - \$350,000	21.43%	300,000	300,000	316,500	0	0
\$350,001 - \$500,000	14.29%	366,000	0	357,000	375,000	0
\$500,001 and up	14.29%	542,000	0	545,000	539,000	0
Median List Price		266,500	235,000	249,000	457,000	0
Total Closed Units	100%	266,500	3	9	2	0
Total Closed Volume		3,896,999	570.00K	2.41M	914.00K	0.00B

March 2026



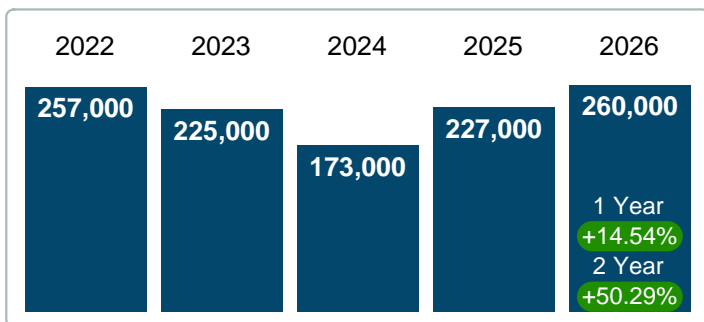
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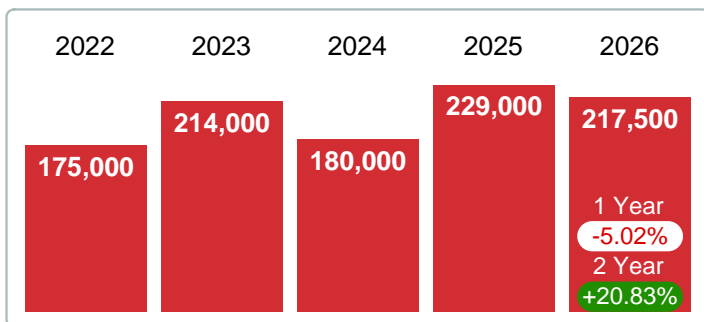
MEDIAN SOLD PRICE AT CLOSING

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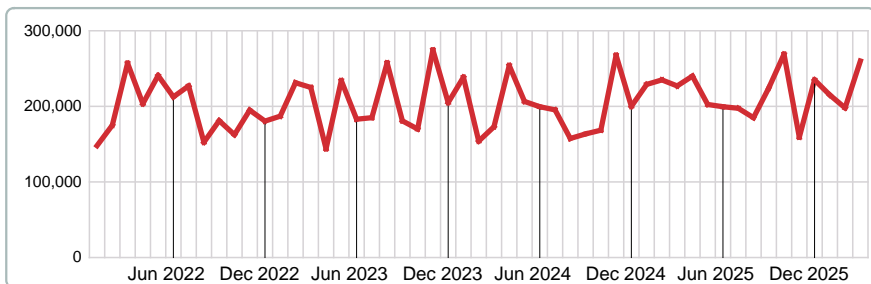
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 228,400

High Nov 2023 274,500 Low Apr 2023 143,950

Median Sold Price at Closing this month at **260,000**
above the 5 yr MAR average of **228,400**

Month	Price	Change
JAN	215,000	
FEB	198,000	-7.91%
MAR	260,000	31.31%

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
\$75,000 and less	7.14%	32,000	32,000	0	0	0
\$75,001 - \$150,000	14.29%	115,000	0	115,000	0	0
\$150,001 - \$225,000	14.29%	173,000	0	173,000	0	0
\$225,001 - \$275,000	21.43%	255,000	235,000	260,000	0	0
\$275,001 - \$350,000	14.29%	314,500	280,000	349,000	0	0
\$350,001 - \$500,000	28.57%	432,500	0	428,500	432,500	0
\$500,001 and up	0.00%	432,500	0	0	0	0
Median Sold Price		260,000	235,000	255,000	432,500	0
Total Closed Units	100%	260,000	3	9	2	0
Total Closed Volume		3,714,000	547.00K	2.30M	865.00K	0.00B

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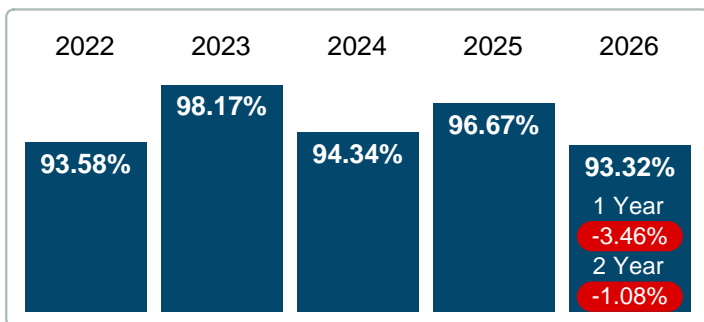
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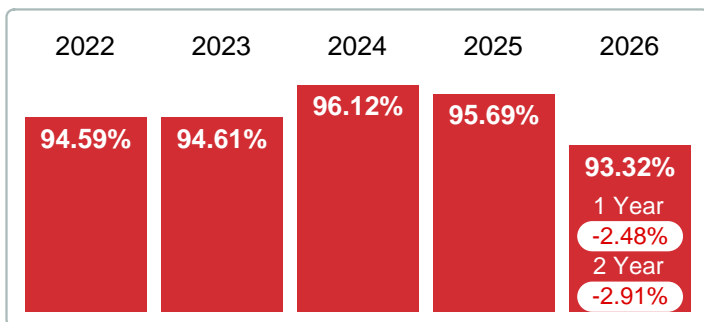
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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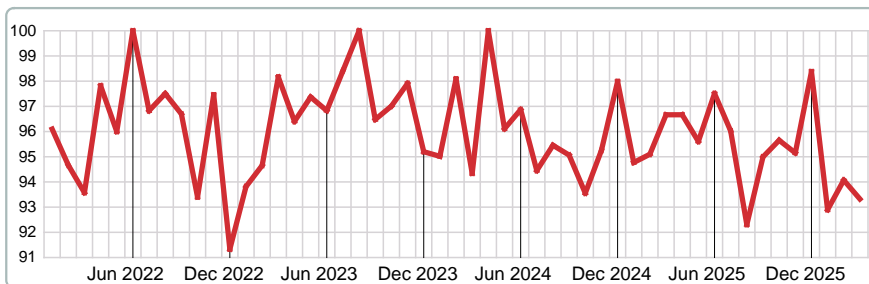
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

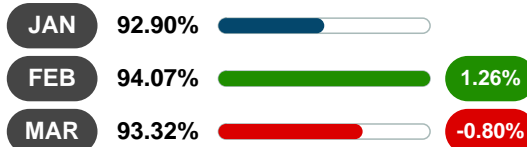


3 MONTHS

5 year MAR AVG = 95.21%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **93.32%**
below the 5 yr MAR average of **95.21%**



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
\$75,000 and less	1	7.14%	91.43%	91.43%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	2	14.29%	95.31%	0.00%	95.31%	0.00%	0.00%
\$150,001 - \$225,000	2	14.29%	90.09%	0.00%	90.09%	0.00%	0.00%
\$225,001 - \$275,000	3	21.43%	100.00%	100.00%	97.86%	0.00%	0.00%
\$275,001 - \$350,000	2	14.29%	96.67%	93.33%	100.00%	0.00%	0.00%
\$350,001 - \$500,000	4	28.57%	95.05%	0.00%	95.87%	95.05%	0.00%
\$500,001 and up	0	0.00%	95.05%	0.00%	0.00%	0.00%	0.00%
Median Sold/List Ratio		93.32%		93.33%	93.31%	95.05%	0.00%
Total Closed Units		14	100%	3	9	2	
Total Closed Volume		3,714,000		547.00K	2.30M	865.00K	0.00B

March 2026



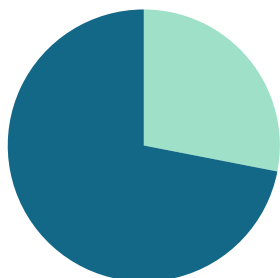
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Apr 13, 2026 for MLS Technology Inc.

INVENTORY

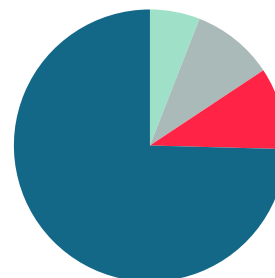


Inventory
 New Listings **62 = 28.05%**
 Start Inventory **159**
 Total Inventory Units **221**
 Volume **\$79,266,414**

Market Activity

Closed Sales **14 = 5.93%**
 Pending Sales **23 = 9.75%**
 Other Off Market **23 = 9.75%**
 Active Inventory **176 = 74.58%**

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	16	14	-12.50%	37	42	13.51%
Pending Sales	16	23	43.75%	46	55	19.57%
New Listings	60	62	3.33%	115	146	26.96%
Median List Price	227,000	266,500	17.40%	229,000	235,000	2.62%
Median Sale Price	227,000	260,000	14.54%	229,000	217,500	-5.02%
Median Percent of Selling Price to List Price	96.67%	93.32%	-3.46%	95.69%	93.32%	-2.48%
Median Days on Market to Sale	60.00	44.00	-26.67%	70.00	68.00	-2.86%
Monthly Inventory	146	176	20.55%	146	176	20.55%
Months Supply of Inventory	7.79	10.25	31.67%	7.79	10.25	31.67%

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

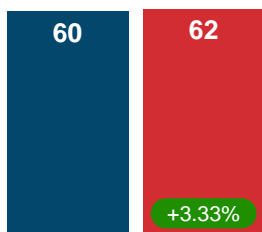
Inventory on March 31, 2026 = 176

2025 2026

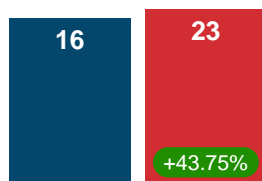
MARCH MARKET

MEDIAN PRICES

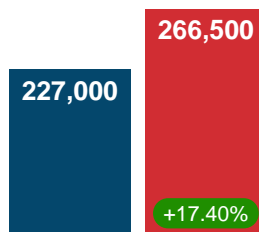
New Listings



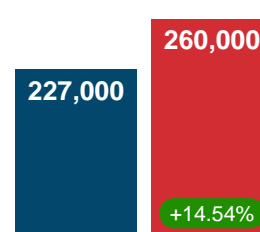
Pending Listings



List Price



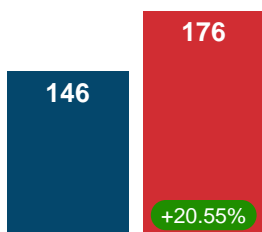
Sale Price



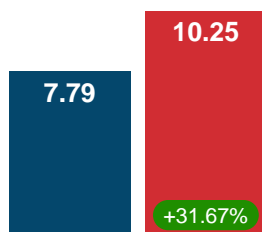
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

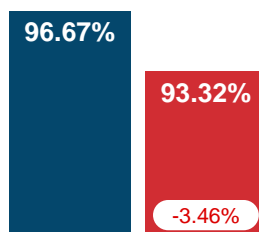
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

