

January 2026



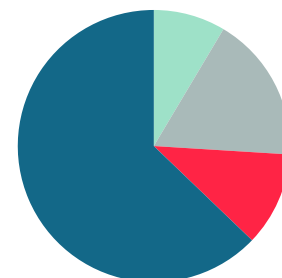
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2026 for MLS Technology Inc.

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	46	26	-43.48%
Pending Listings	43	53	23.26%
New Listings	79	80	1.27%
Average List Price	242,846	241,048	-0.74%
Average Sale Price	232,497	236,323	1.65%
Average Percent of Selling Price to List Price	95.38%	96.20%	0.86%
Average Days on Market to Sale	47.02	49.27	4.78%
End of Month Inventory	190	191	0.53%
Months Supply of Inventory	4.04	4.10	1.61%



■ Closed (8.55%)
■ Pending (17.43%)
■ Other OffMarket (11.18%)
■ Active (62.83%)

Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of January 31, 2026 = **191**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **0.53%** to 191 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **4.10** 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 **1.65%** in January 2026 to \$236,323 versus the previous year at \$232,497.

Average Days on Market Lengthens

The average number of **49.27** days that homes spent on the market before selling increased by 2.25 days or **4.78%** in January 2026 compared to last year's same month at **47.02** DOM.

Sales Success for January 2026 is Positive

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

There were 80 New Listings in January 2026, up **1.27%** from last year at 79. Furthermore, there were 26 Closed Listings this month versus last year at 46, a **-43.48%** decrease.

Closed versus Listed trends yielded a **32.5%** ratio, down from previous year's, January 2025, at **58.2%**, a **44.18%** 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

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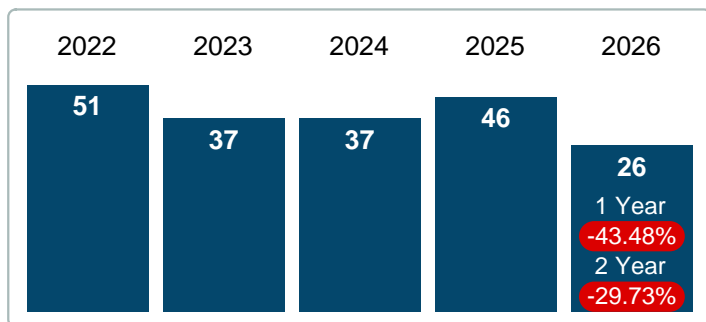
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



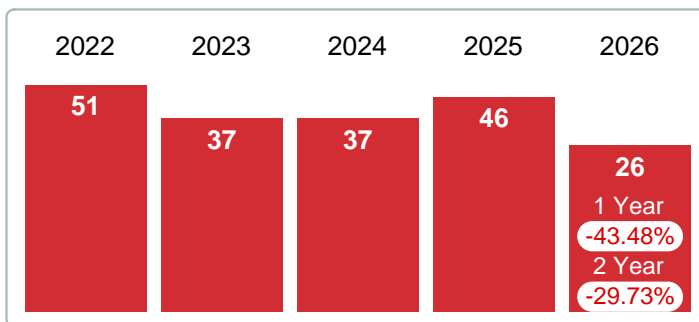
CLOSED LISTINGS

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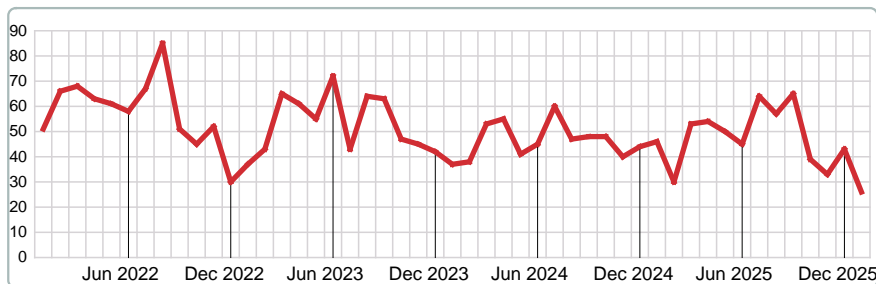
JANUARY



YEAR TO DATE (YTD)

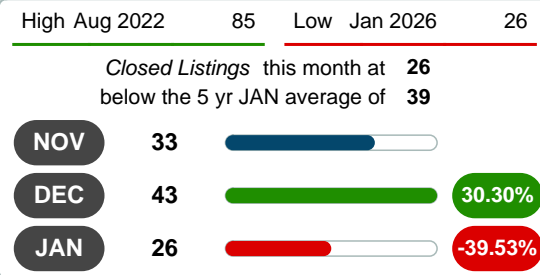


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 39



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	7.69%	87.5	2	0	0	0
\$75,001 - \$125,000	3	11.54%	94.3	1	2	0	0
\$125,001 - \$150,000	4	15.38%	18.5	1	3	0	0
\$150,001 - \$275,000	6	23.08%	51.8	1	4	1	0
\$275,001 - \$400,000	5	19.23%	14.6	0	5	0	0
\$400,001 - \$425,000	2	7.69%	24.5	0	0	1	1
\$425,001 and up	4	15.38%	79.0	0	0	2	2
Total Closed Units	26			5	14	4	3
Total Closed Volume	6,144,400	100%	49.3	531.50K	2.77M	1.51M	1.33M
Average Closed Price	\$236,323			\$106,300	\$198,100	\$377,625	\$443,000

January 2026



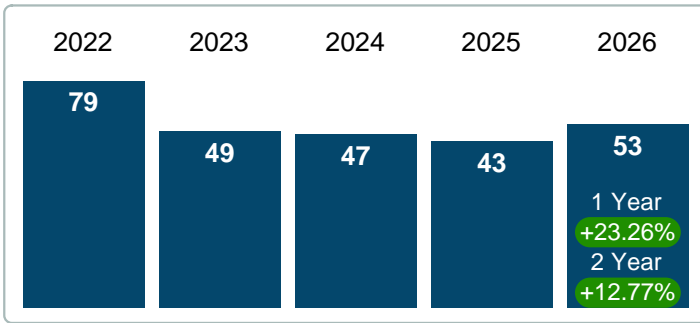
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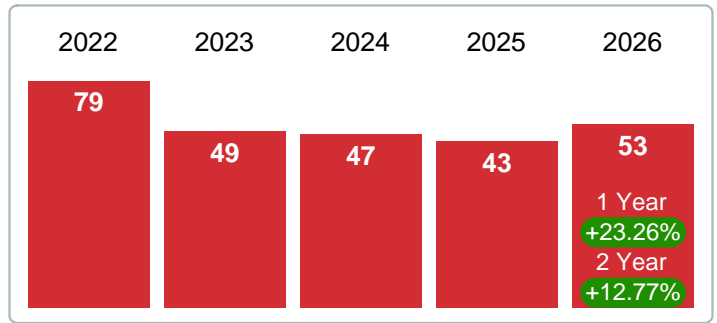
PENDING LISTINGS

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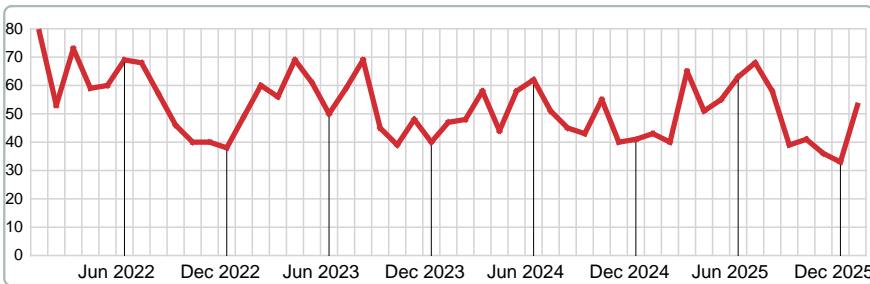
JANUARY



YEAR TO DATE (YTD)

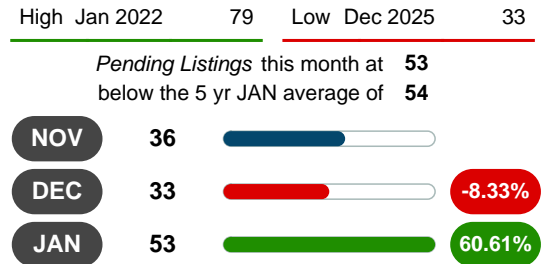


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 54



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.66%	44.3	2	1	0	0
\$50,001 - \$100,000	9	16.98%	23.1	4	4	1	0
\$100,001 - \$125,000	4	7.55%	57.3	1	0	3	0
\$125,001 - \$175,000	12	22.64%	43.4	2	9	0	1
\$175,001 - \$250,000	14	26.42%	63.4	1	12	1	0
\$250,001 - \$300,000	6	11.32%	57.3	0	3	2	1
\$300,001 and up	5	9.43%	72.4	0	2	3	0
Total Pending Units	53			10	31	10	2
Total Pending Volume	10,029,350	100%	50.6	1.01M	5.88M	2.71M	424.90K
Average Listing Price	\$189,233			\$101,340	\$189,637	\$271,230	\$212,450

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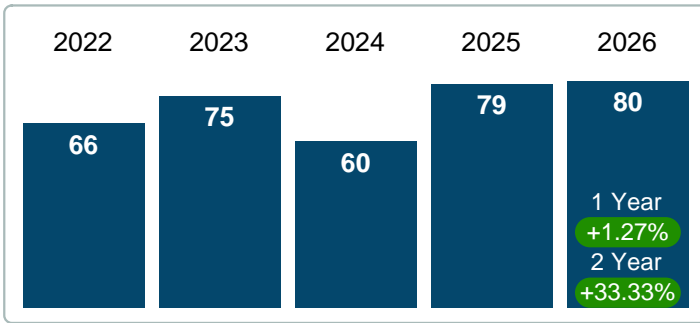
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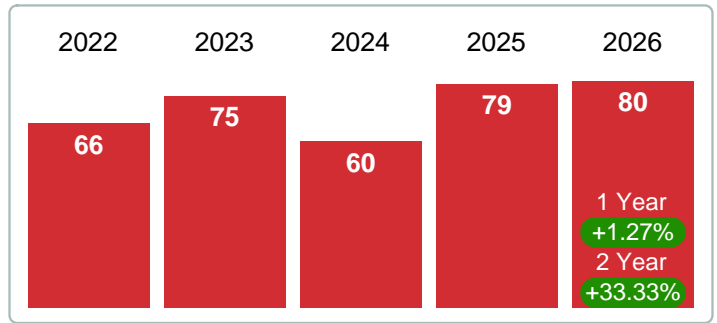
NEW LISTINGS

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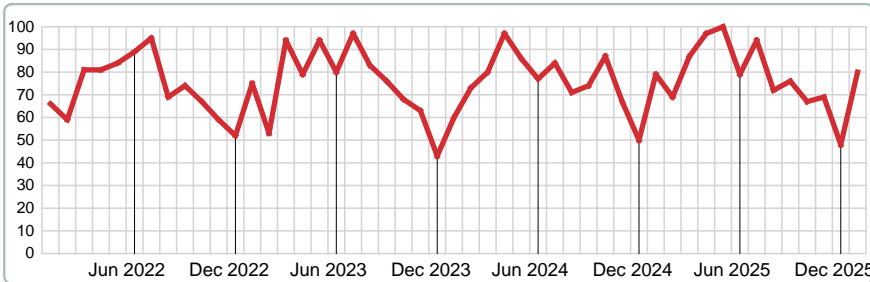
JANUARY



YEAR TO DATE (YTD)

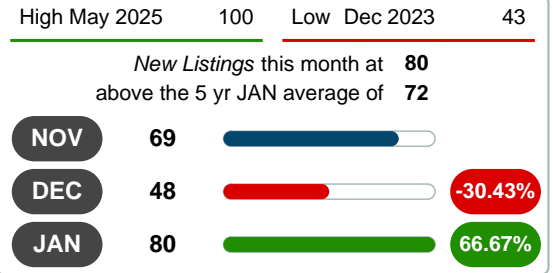


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 72



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	11.25%	5	3	1	0
\$50,001 - \$125,000	10	12.50%	4	4	2	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$200,000	30	37.50%	3	21	5	1
\$200,001 - \$275,000	9	11.25%	0	8	1	0
\$275,001 - \$600,000	14	17.50%	0	8	5	1
\$600,001 and up	8	10.00%	0	2	3	3
Total New Listed Units	80		12	46	17	5
Total New Listed Volume	19,052,550	100%	1.03M	9.66M	5.54M	2.82M
Average New Listed Listing Price	\$238,157		\$86,242	\$209,955	\$325,929	\$563,780

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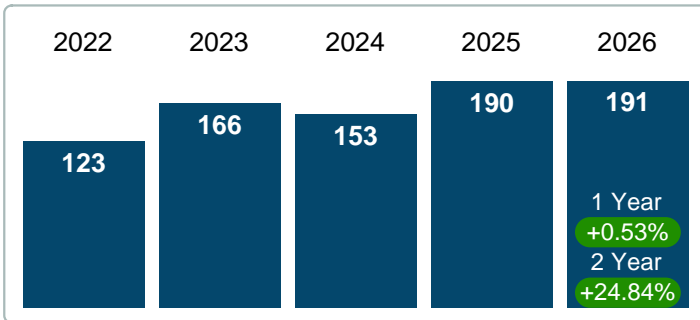
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



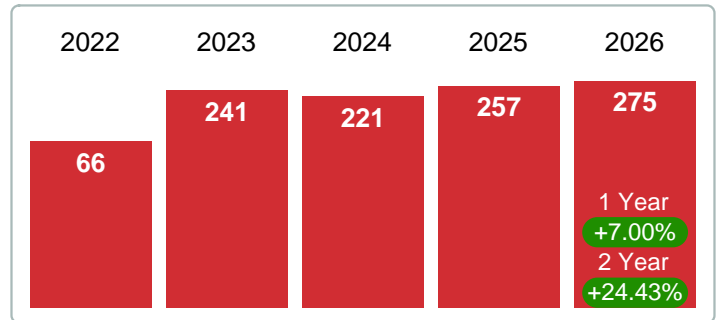
ACTIVE INVENTORY

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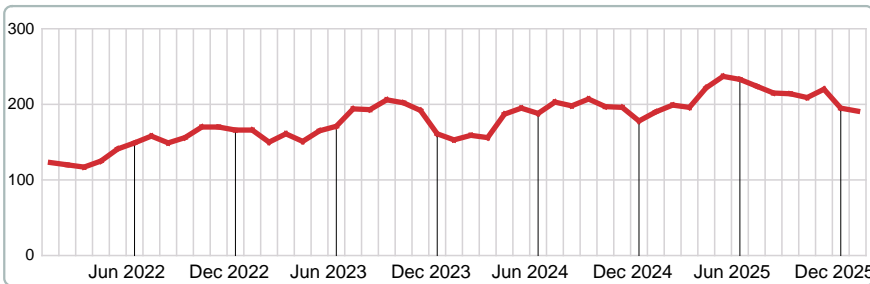
END OF JANUARY



ACTIVE DURING JANUARY

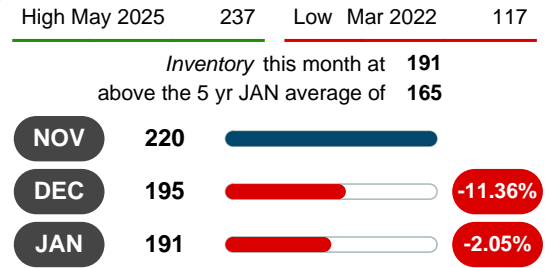


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 165



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	19	9.95%	96.7	9	8	2	0
\$75,001 - \$125,000	12	6.28%	116.3	5	7	0	0
\$125,001 - \$175,000	29	15.18%	60.9	4	20	5	0
\$175,001 - \$275,000	52	27.23%	85.9	4	39	9	0
\$275,001 - \$450,000	35	18.32%	83.5	0	23	11	1
\$450,001 - \$675,000	24	12.57%	92.0	0	8	10	6
\$675,001 and up	20	10.47%	120.4	3	5	4	8
Total Active Inventory by Units	191			25	110	41	15
Total Active Inventory by Volume	66,756,818	100%	89.0	6.01M	29.75M	15.24M	15.76M
Average Active Inventory Listing Price	\$349,512			\$240,480	\$270,467	\$371,614	\$1,050,487

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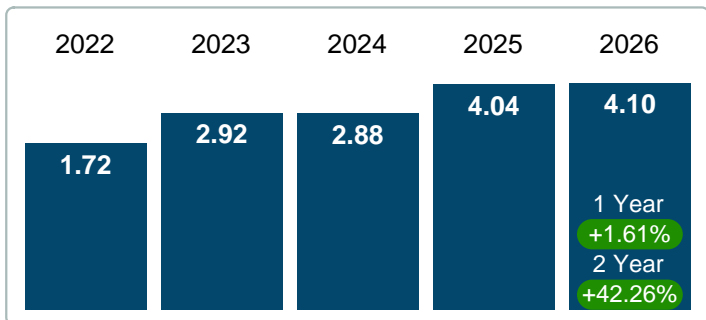
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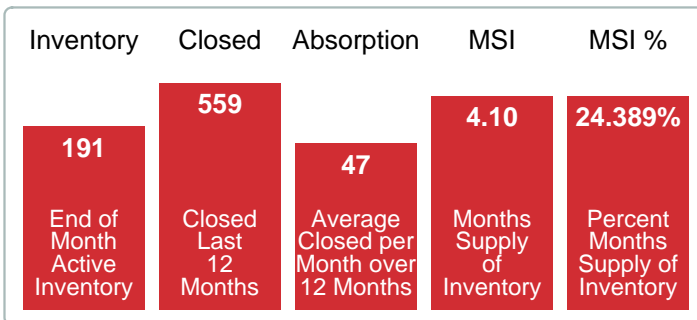
MONTHS SUPPLY of INVENTORY (MSI)

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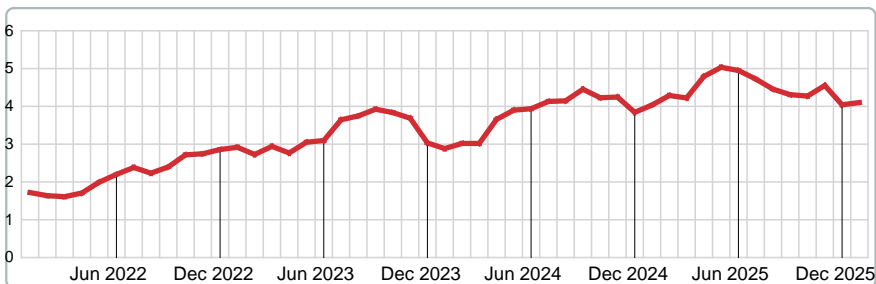
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

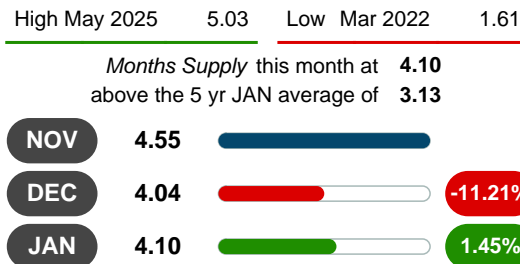


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 3.13



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
\$75,000 and less	19	9.95%	3.30	3.48	2.91	6.00	0.00
\$75,001 - \$125,000	12	6.28%	1.87	1.76	2.21	0.00	0.00
\$125,001 - \$175,000	29	15.18%	3.74	2.29	3.64	10.00	0.00
\$175,001 - \$275,000	52	27.23%	3.85	3.20	4.07	4.15	0.00
\$275,001 - \$450,000	35	18.32%	3.31	0.00	3.83	3.07	1.33
\$450,001 - \$675,000	24	12.57%	11.08	0.00	8.73	15.00	14.40
\$675,001 and up	20	10.47%	48.00	0.00	15.00	0.00	96.00
Market Supply of Inventory (MSI)	4.10			2.83	3.89	5.47	7.50
Total Active Inventory by Units	191	100%	4.10	25	110	41	15

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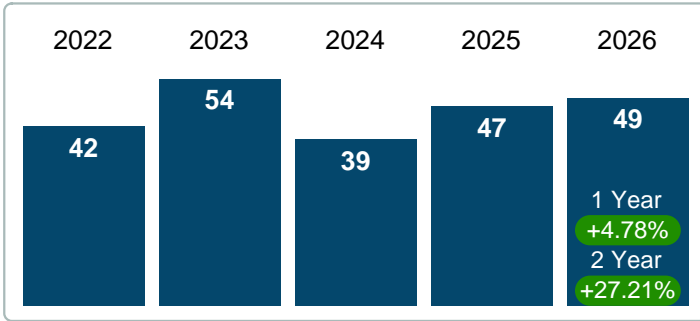
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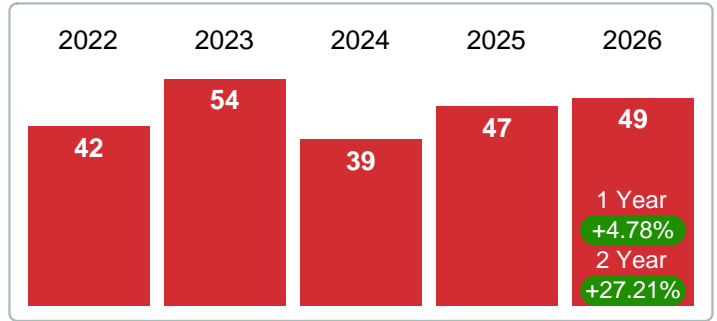
AVERAGE DAYS ON MARKET TO SALE

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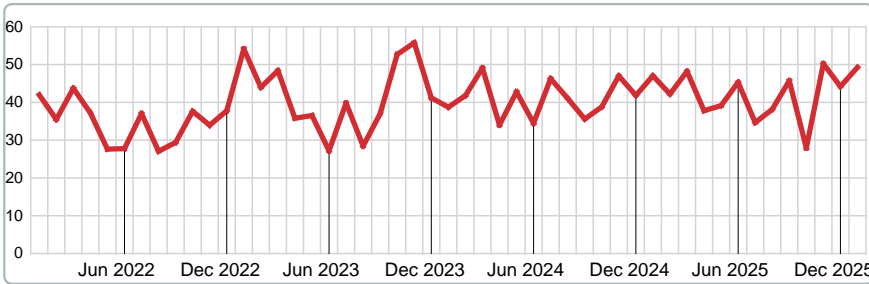
JANUARY



YEAR TO DATE (YTD)

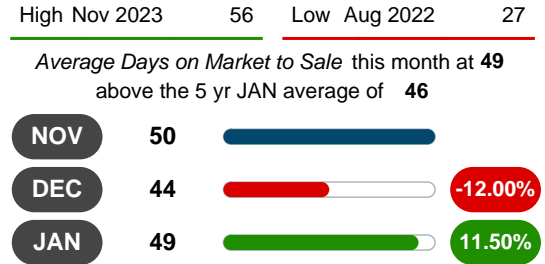


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46



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
\$75,000 and less	7.69%	88	88	0	0	0
\$75,001 - \$125,000	11.54%	94	141	71	0	0
\$125,001 - \$150,000	15.38%	19	2	24	0	0
\$150,001 - \$275,000	23.08%	52	106	37	56	0
\$275,001 - \$400,000	19.23%	15	0	15	0	0
\$400,001 - \$425,000	7.69%	25	0	0	16	33
\$425,001 and up	15.38%	79	0	0	77	81
Average Closed DOM		49	85	31	57	65
Total Closed Units	100%	49	5	14	4	3
Total Closed Volume		6,144,400	531.50K	2.77M	1.51M	1.33M

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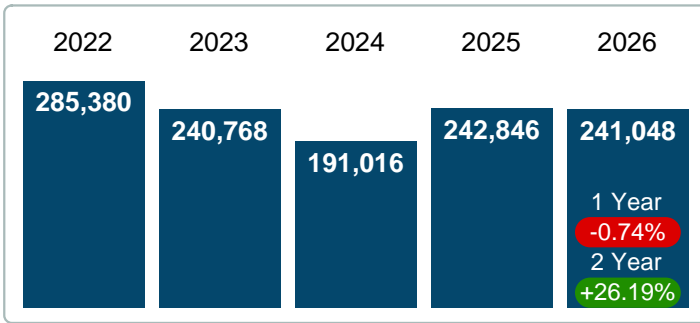
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



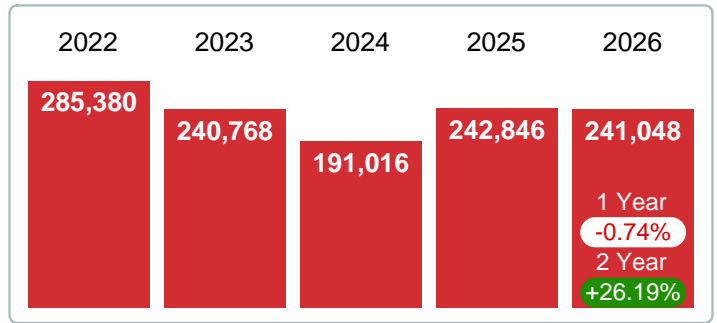
AVERAGE LIST PRICE AT CLOSING

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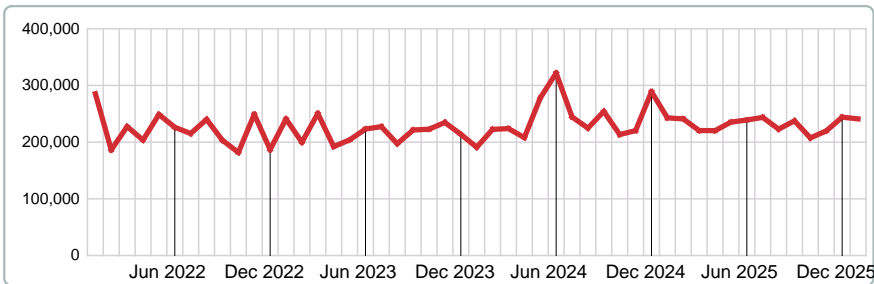
JANUARY



YEAR TO DATE (YTD)

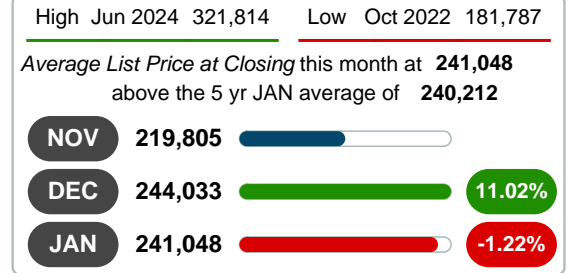


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 240,212



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
\$75,000 and less	7.69%	35,950	35,950	0	0	0
\$75,001 - \$125,000	11.54%	101,167	119,000	92,250	0	0
\$125,001 - \$150,000	15.38%	144,725	135,000	147,967	0	0
\$150,001 - \$275,000	23.08%	191,083	239,000	177,000	199,500	0
\$275,001 - \$400,000	23.08%	323,075	0	308,690	0	0
\$400,001 - \$425,000	7.69%	412,500	0	0	405,000	420,000
\$425,001 and up	11.54%	467,667	0	0	442,000	457,000
Average List Price		241,048	112,980	205,704	372,125	444,667
Total Closed Units	100%	241,048	5	14	4	3
Total Closed Volume		6,267,249	564.90K	2.88M	1.49M	1.33M

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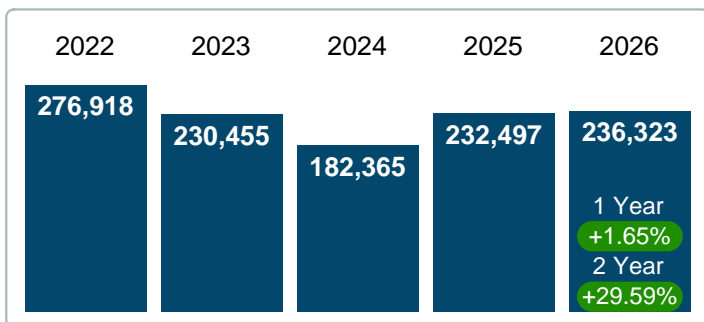
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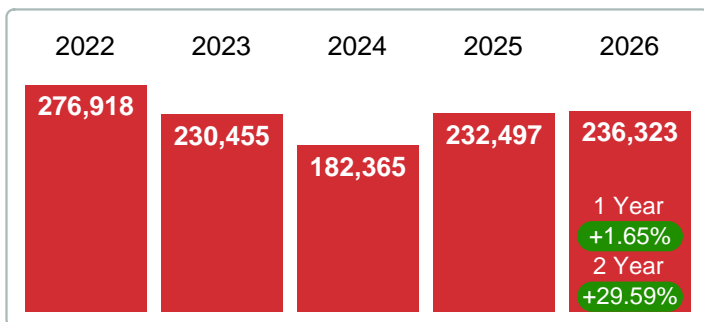
AVERAGE SOLD PRICE AT CLOSING

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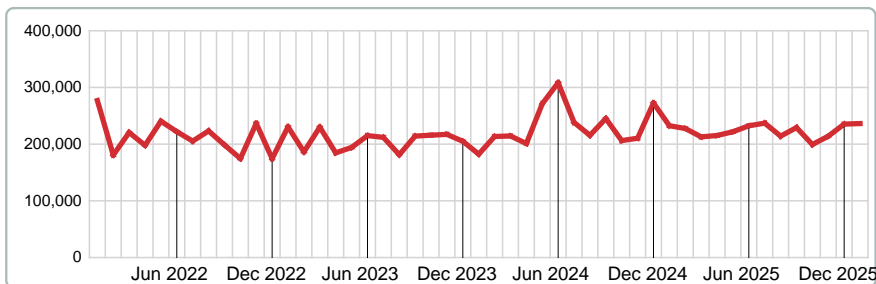
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

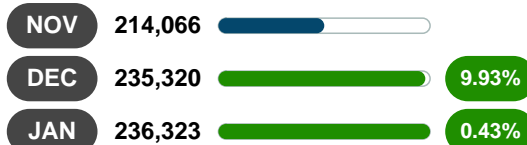


3 MONTHS

5 year JAN AVG = 231,712

High Jun 2024 308,334 Low Dec 2022 174,513

Average Sold Price at Closing this month at **236,323** above the 5 yr JAN average of **231,712**



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
\$75,000 and less	7.69%	31,250	31,250	0	0	0
\$75,001 - \$125,000	11.54%	92,500	100,000	88,750	0	0
\$125,001 - \$150,000	15.38%	138,875	130,000	141,833	0	0
\$150,001 - \$275,000	23.08%	183,817	239,000	169,725	185,000	0
\$275,001 - \$400,000	19.23%	298,300	0	298,300	0	0
\$400,001 - \$425,000	7.69%	415,000	0	0	410,000	420,000
\$425,001 and up	15.38%	456,125	0	0	457,750	454,500
Average Sold Price		236,323	106,300	198,100	377,625	443,000
Total Closed Units	100%	26	5	14	4	3
Total Closed Volume		6,144,400	531.50K	2.77M	1.51M	1.33M

January 2026



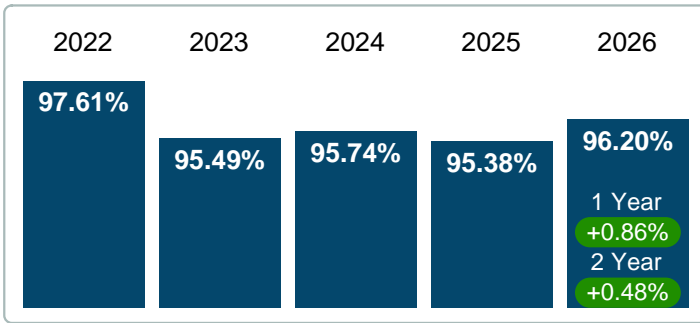
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



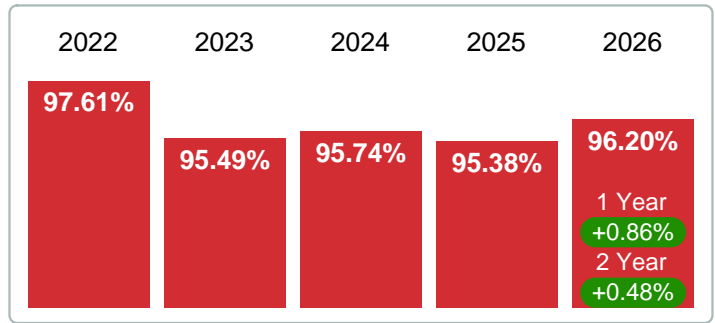
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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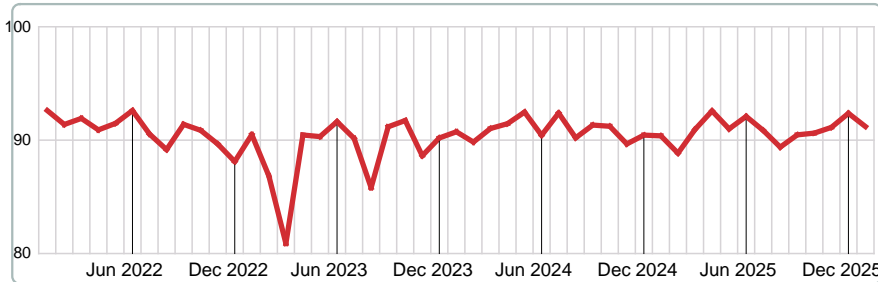
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

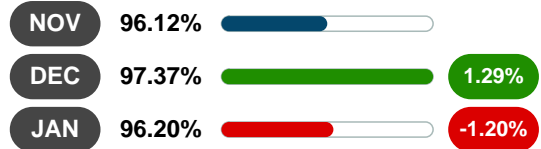


3 MONTHS

5 year JAN AVG = 96.08%

High Jan 2022 97.61% Low Mar 2023 85.89%

Average Sold/List Ratio this month at **96.20%** equal to 5 yr JAN average of **96.08%**



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	
\$75,000 and less	2	7.69%	86.27%	86.27%	0.00%	0.00%	0.00%	
\$75,001 - \$125,000	3	11.54%	92.05%	84.03%	96.05%	0.00%	0.00%	
\$125,001 - \$150,000	4	15.38%	95.98%	96.30%	95.87%	0.00%	0.00%	
\$150,001 - \$275,000	6	23.08%	96.03%	100.00%	95.87%	92.73%	0.00%	
\$275,001 - \$400,000	5	19.23%	96.75%	0.00%	96.75%	0.00%	0.00%	
\$400,001 - \$425,000	2	7.69%	100.62%	0.00%	0.00%	101.23%	100.00%	
\$425,001 and up	4	15.38%	101.83%	0.00%	0.00%	104.18%	99.48%	
Average Sold/List Ratio		96.20%		90.57%	96.21%	100.58%	99.66%	
Total Closed Units		26	100%	96.20%	5	14	4	3
Total Closed Volume		6,144,400			531.50K	2.77M	1.51M	1.33M

January 2026



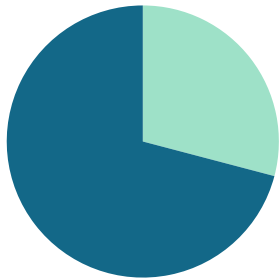
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

Report produced on Feb 11, 2026 for MLS Technology Inc.

INVENTORY

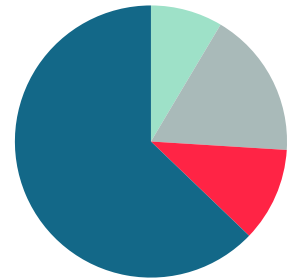


Inventory
 New Listings
80 = 29.09%
 Start Inventory
195
 Total Inventory Units
275
 Volume
\$88,803,167

Market Activity

Closed Sales
26 = 8.55%
 Pending Sales
53 = 17.43%
 Other Off Market
34 = 11.18%
 Active Inventory
191 = 62.83%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	46	26	-43.48%	46	26	-43.48%
Pending Sales	43	53	23.26%	43	53	23.26%
New Listings	79	80	1.27%	79	80	1.27%
Average List Price	242,846	241,048	-0.74%	242,846	241,048	-0.74%
Average Sale Price	232,497	236,323	1.65%	232,497	236,323	1.65%
Average Percent of Selling Price to List Price	95.38%	96.20%	0.86%	95.38%	96.20%	0.86%
Average Days on Market to Sale	47.02	49.27	4.78%	47.02	49.27	4.78%
Monthly Inventory	190	191	0.53%	190	191	0.53%
Months Supply of Inventory	4.04	4.10	1.61%	4.04	4.10	1.61%

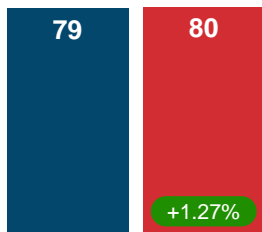
Absorption: Last 12 months, an Average of **47** Sales/Month

Inventory on January 31, 2026 = **191** 2025 2026

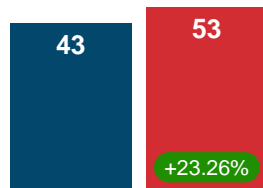
JANUARY MARKET

AVERAGE PRICES

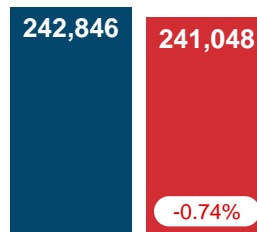
New Listings



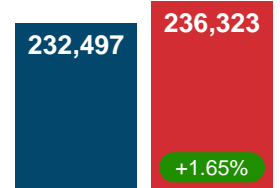
Pending Listings



List Price



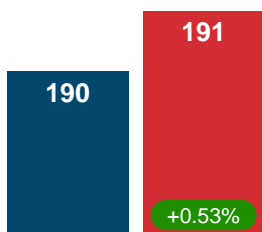
Sale Price



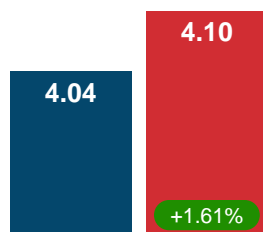
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

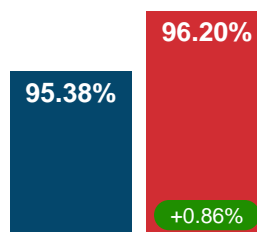
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

