

# January 2026



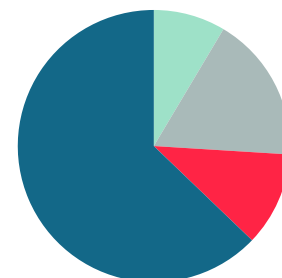
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## 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%
Median List Price	219,450	198,750	-9.43%
Median Sale Price	217,000	196,250	-9.56%
Median Percent of Selling Price to List Price	96.82%	98.30%	1.54%
Median Days on Market to Sale	38.50	34.50	-10.39%
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.

#### 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 **9.56%** in January 2026 to \$196,250 versus the previous year at \$217,000.

#### Median Days on Market Shortens

The median number of **34.50** days that homes spent on the market before selling decreased by 4.00 days or **10.39%** in January 2026 compared to last year's same month at **38.50** DOM.

#### Sales Success for January 2026 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

### 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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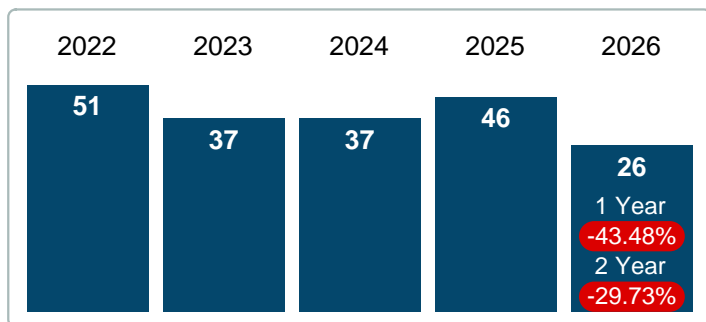
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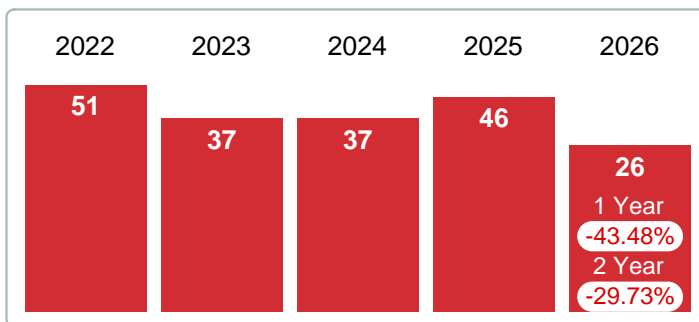
## CLOSED LISTINGS

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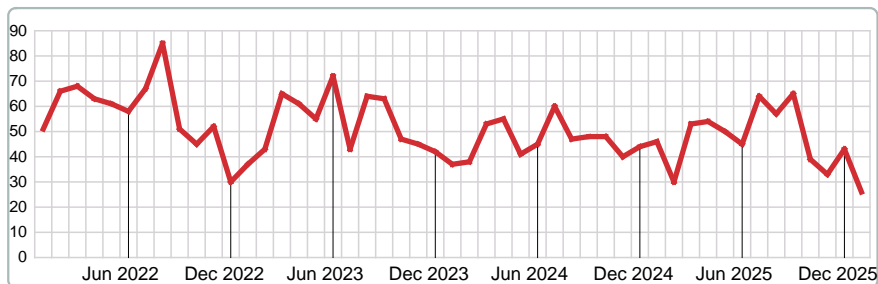
### JANUARY



### YEAR TO DATE (YTD)

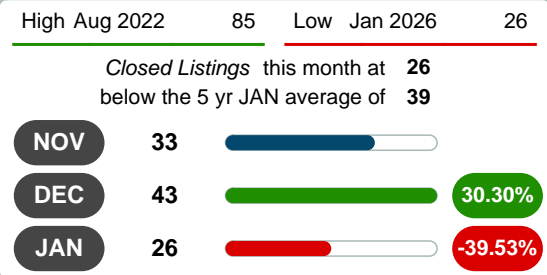


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 39



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	105.0	1	2	0	0
\$125,001 - \$150,000	4	15.38%	7.0	1	3	0	0
\$150,001 - \$275,000	6	23.08%	55.5	1	4	1	0
\$275,001 - \$400,000	5	19.23%	12.0	0	5	0	0
\$400,001 - \$425,000	2	7.69%	24.5	0	0	1	1
\$425,001 and up	4	15.38%	81.0	0	0	2	2
<b>Total Closed Units</b>	<b>26</b>			<b>5</b>	<b>14</b>	<b>4</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>6,144,400</b>	<b>100%</b>	<b>34.5</b>	<b>531.50K</b>	<b>2.77M</b>	<b>1.51M</b>	<b>1.33M</b>
<b>Median Closed Price</b>	<b>\$196,250</b>			<b>\$100,000</b>	<b>\$158,000</b>	<b>\$422,250</b>	<b>\$429,000</b>

# January 2026



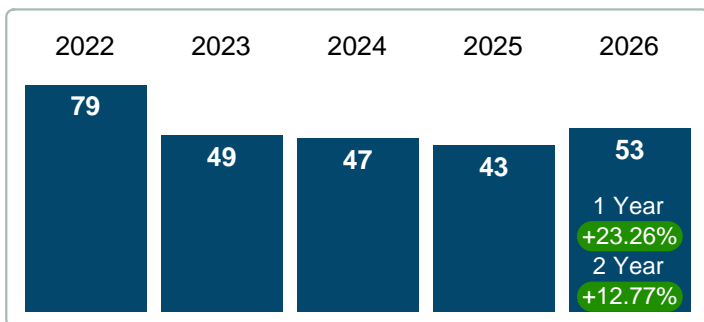
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



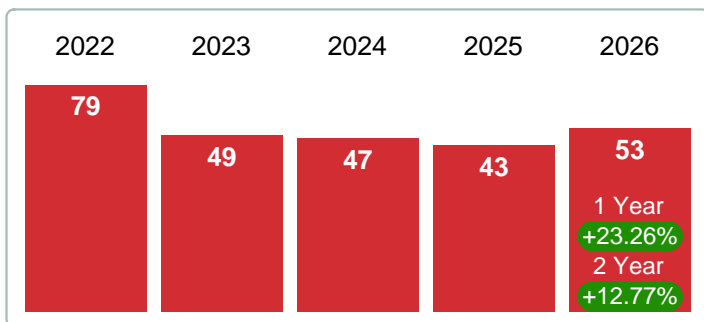
## PENDING LISTINGS

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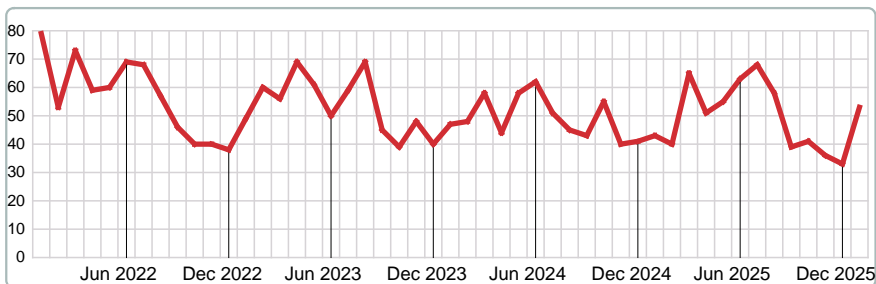
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 54

High Jan 2022 79 Low Dec 2025 33

Pending Listings this month at 53 below the 5 yr JAN average of 54

- NOV 36
- DEC 33 (-8.33%)
- JAN 53 (60.61%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.66%	19.0	2	1	0	0
\$50,001 - \$100,000	9	16.98%	14.0	4	4	1	0
\$100,001 - \$125,000	4	7.55%	42.0	1	0	3	0
\$125,001 - \$175,000	12	22.64%	9.0	2	9	0	1
\$175,001 - \$250,000	14	26.42%	60.5	1	12	1	0
\$250,001 - \$300,000	6	11.32%	46.5	0	3	2	1
\$300,001 and up	5	9.43%	49.0	0	2	3	0
<b>Total Pending Units</b>	<b>53</b>			<b>10</b>	<b>31</b>	<b>10</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>10,029,350</b>	<b>100%</b>	<b>21.0</b>	<b>1.01M</b>	<b>5.88M</b>	<b>2.71M</b>	<b>424.90K</b>
<b>Median Listing Price</b>	<b>\$174,000</b>			<b>\$94,000</b>	<b>\$185,000</b>	<b>\$259,950</b>	<b>\$212,450</b>

# January 2026



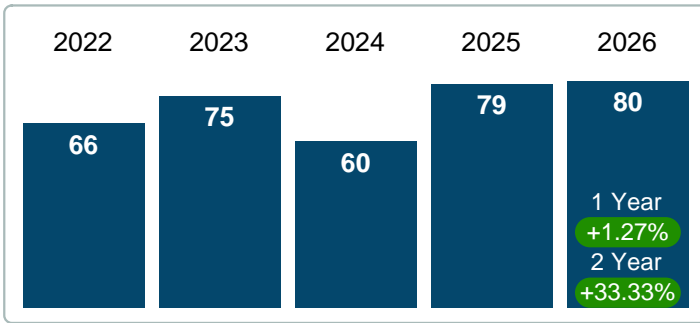
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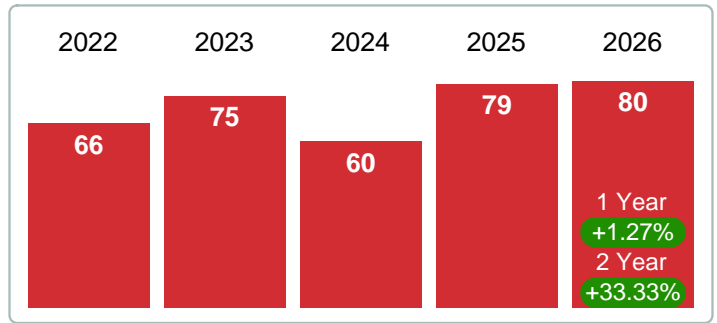
## NEW LISTINGS

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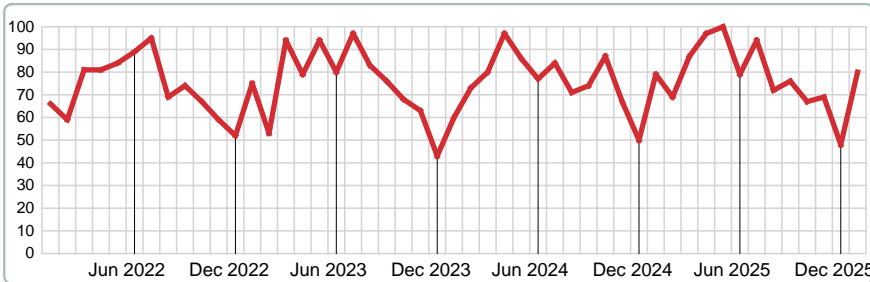
### JANUARY



### YEAR TO DATE (YTD)

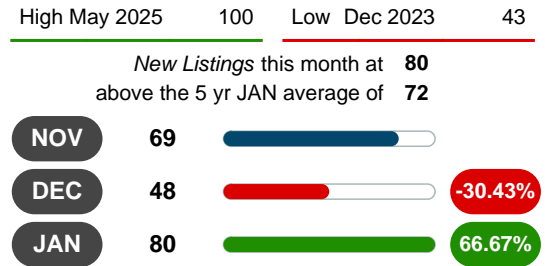


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>80</b>		<b>12</b>	<b>46</b>	<b>17</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>19,052,550</b>	<b>100%</b>	<b>1.03M</b>	<b>9.66M</b>	<b>5.54M</b>	<b>2.82M</b>
<b>Median New Listed Listing Price</b>	<b>\$178,000</b>		<b>\$69,250</b>	<b>\$178,500</b>	<b>\$224,900</b>	<b>\$625,000</b>

# January 2026



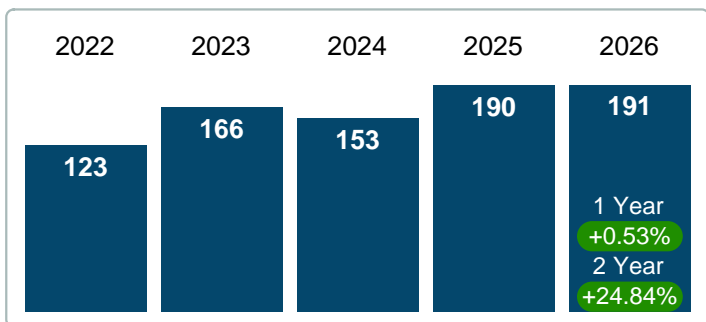
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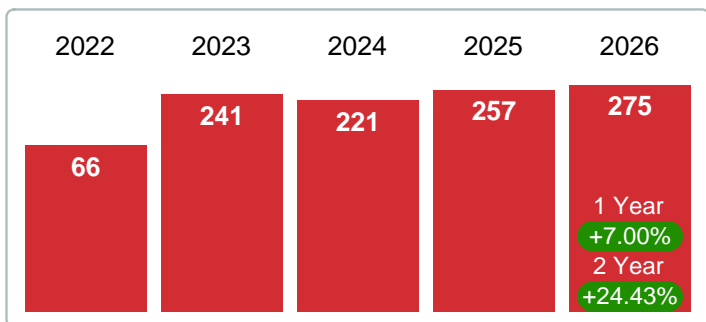
## ACTIVE INVENTORY

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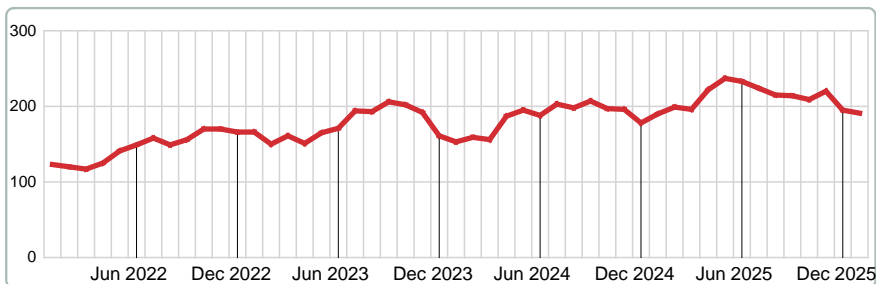
### END OF JANUARY



### ACTIVE DURING JANUARY

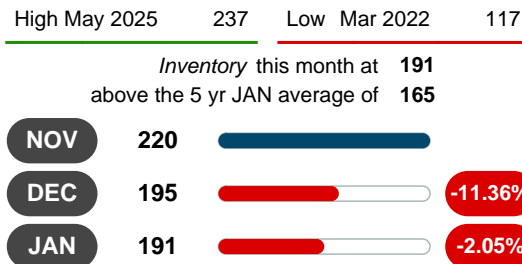


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 165



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	19	9.95%	81.0	9	8	2	0
\$75,001 - \$125,000	12	6.28%	115.5	5	7	0	0
\$125,001 - \$175,000	29	15.18%	33.0	4	20	5	0
\$175,001 - \$275,000	52	27.23%	81.5	4	39	9	0
\$275,001 - \$450,000	35	18.32%	80.0	0	23	11	1
\$450,001 - \$675,000	24	12.57%	78.0	0	8	10	6
\$675,001 and up	20	10.47%	89.0	3	5	4	8
<b>Total Active Inventory by Units</b>	<b>191</b>			<b>25</b>	<b>110</b>	<b>41</b>	<b>15</b>
<b>Total Active Inventory by Volume</b>	<b>66,756,818</b>	<b>100%</b>	<b>79.0</b>	<b>6.01M</b>	<b>29.75M</b>	<b>15.24M</b>	<b>15.76M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$229,000</b>			<b>\$117,500</b>	<b>\$226,450</b>	<b>\$349,900</b>	<b>\$698,000</b>

# January 2026



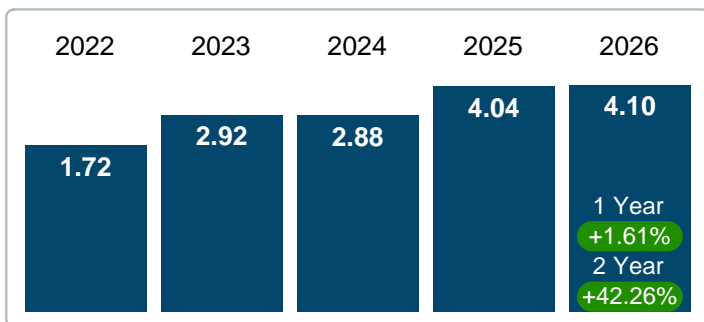
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



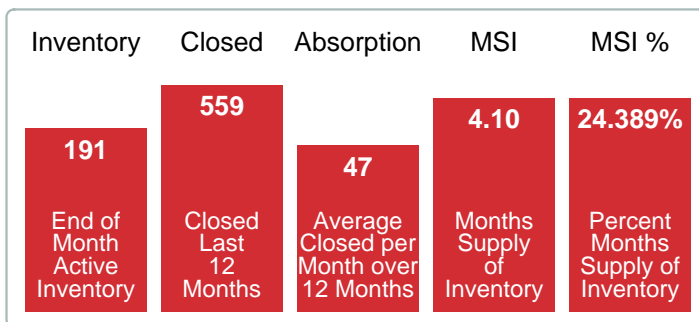
## MONTHS SUPPLY of INVENTORY (MSI)

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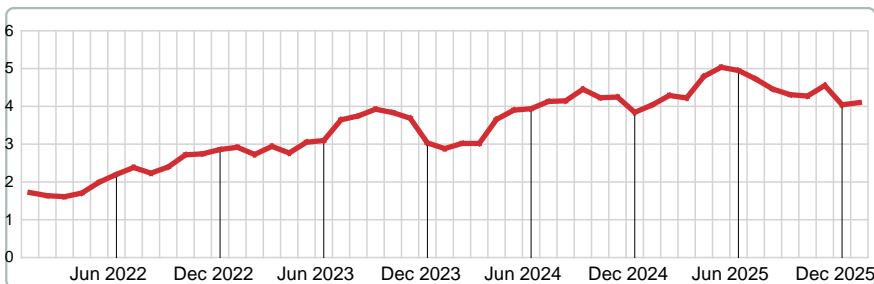
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2026



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 3.13

High May 2025 5.03 Low Mar 2022 1.61

Months Supply this month at 4.10 above the 5 yr JAN average of 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

# January 2026



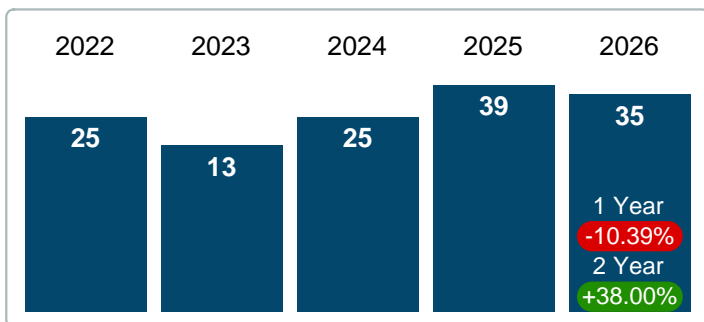
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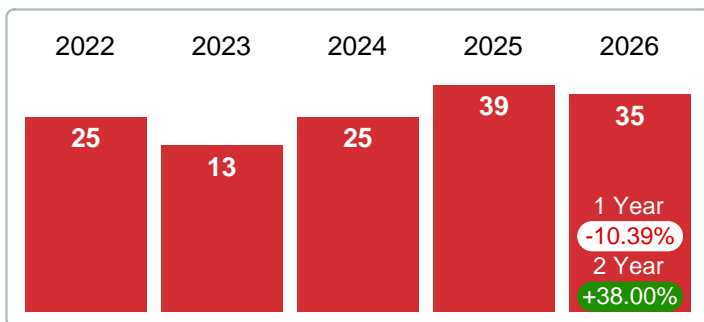
## MEDIAN DAYS ON MARKET TO SALE

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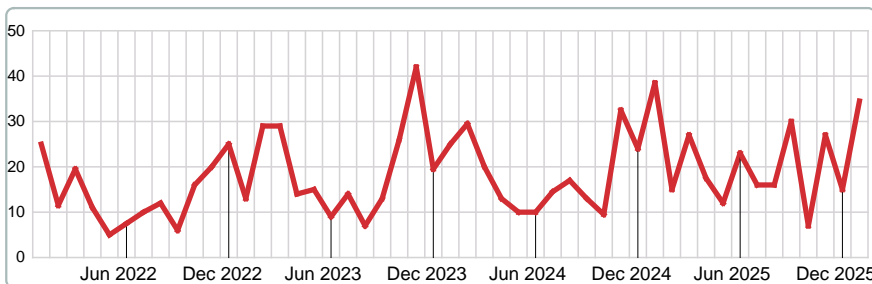
### JANUARY



### YEAR TO DATE (YTD)

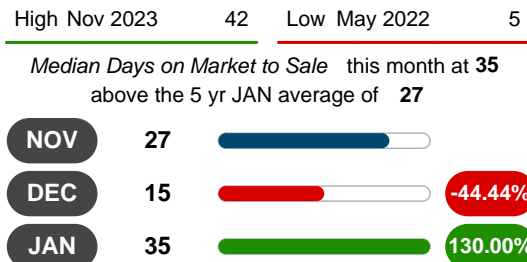


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 27



### 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	7.69%	88	88	0	0	0
\$75,001 - \$125,000	11.54%	105	141	71	0	0
\$125,001 - \$150,000	15.38%	7	2	12	0	0
\$150,001 - \$275,000	23.08%	56	106	34	56	0
\$275,001 - \$400,000	19.23%	12	0	12	0	0
\$400,001 - \$425,000	7.69%	25	0	0	16	33
\$425,001 and up	15.38%	81	0	0	77	81
<b>Median Closed DOM</b>		<b>35</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>34.5</b>	<b>106</b>	<b>18</b>	<b>36</b>	<b>81</b>
<b>Total Closed Volume</b>			<b>531.50K</b>	<b>2.77M</b>	<b>1.51M</b>	<b>1.33M</b>

# January 2026



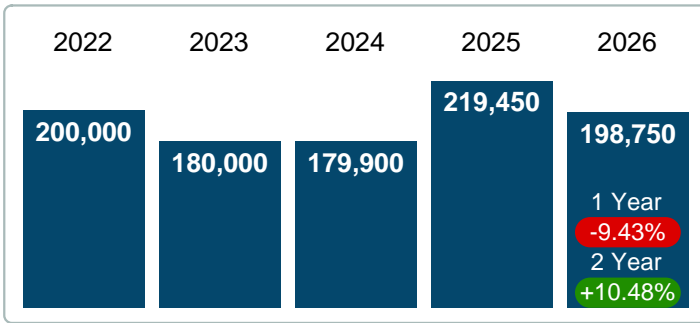
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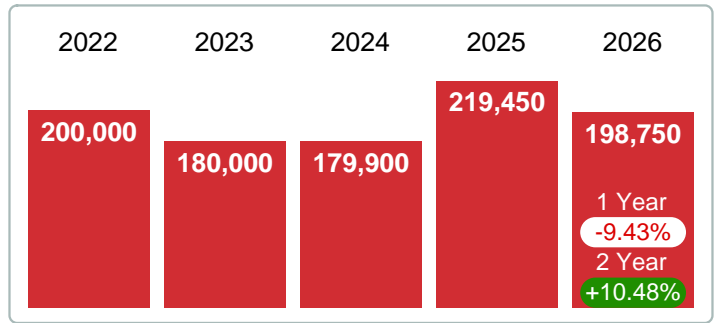
## MEDIAN LIST PRICE AT CLOSING

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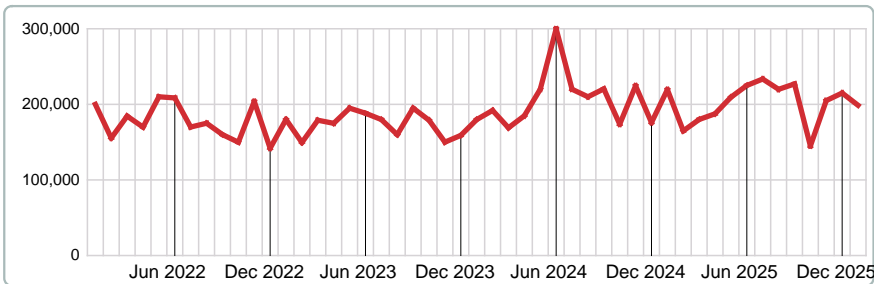
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

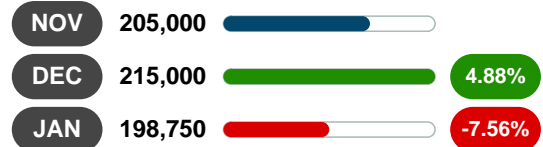


### 3 MONTHS

5 year JAN AVG = 195,620

High Jun 2024 299,900 Low Dec 2022 141,950

Median List Price at Closing this month at **198,750**  
above the 5 yr JAN average of **195,620**



### 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	7.69%	35,950	35,950	0	0	0
\$75,001 - \$125,000	11.54%	99,500	119,000	92,250	0	0
\$125,001 - \$150,000	15.38%	147,000	135,000	149,000	0	0
\$150,001 - \$275,000	23.08%	188,500	239,000	177,500	199,500	0
\$275,001 - \$400,000	23.08%	312,225	0	299,950	395,000	0
\$400,001 - \$425,000	7.69%	412,500	0	0	405,000	420,000
\$425,001 and up	11.54%	485,000	0	0	489,000	457,000
<b>Median List Price</b>		<b>198,750</b>	<b>119,000</b>	<b>177,500</b>	<b>400,000</b>	<b>429,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>198,750</b>	<b>5</b>	<b>14</b>	<b>4</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>6,267,249</b>	<b>564.90K</b>	<b>2.88M</b>	<b>1.49M</b>	<b>1.33M</b>

# January 2026



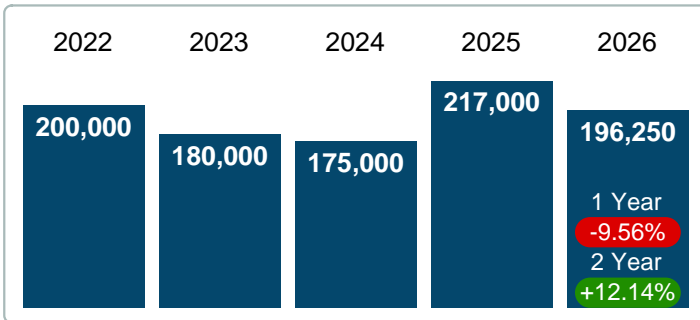
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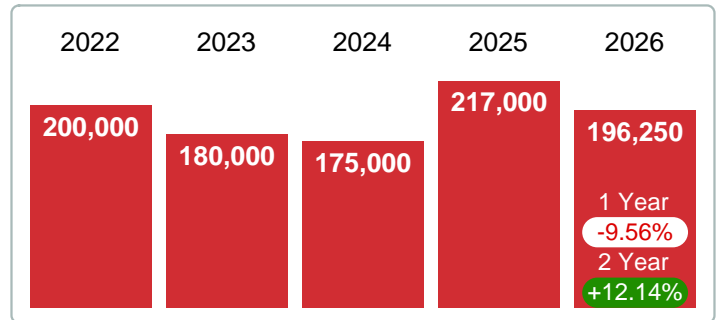
## MEDIAN SOLD PRICE AT CLOSING

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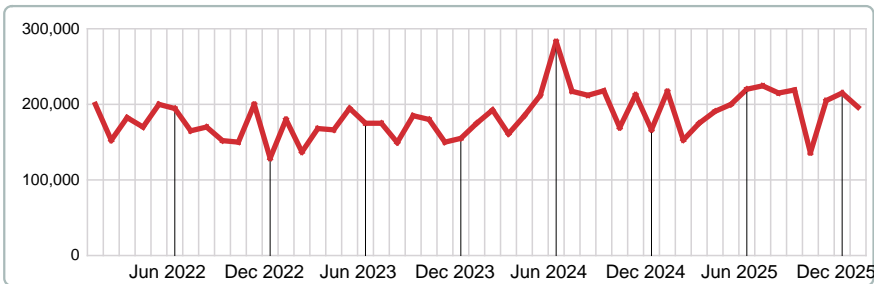
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

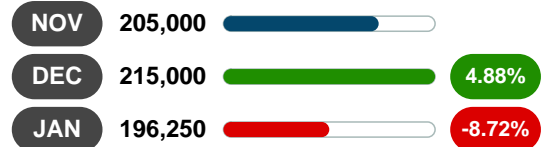


### 3 MONTHS

5 year JAN AVG = 193,650

High Jun 2024 283,000 Low Dec 2022 128,700

Median Sold Price at Closing this month at 196,250 above the 5 yr JAN average of 193,650



### 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	7.69%	31,250	31,250	0	0	0
\$75,001 - \$125,000	11.54%	97,500	100,000	88,750	0	0
\$125,001 - \$150,000	15.38%	139,000	130,000	143,000	0	0
\$150,001 - \$275,000	23.08%	172,500	239,000	158,000	185,000	0
\$275,001 - \$400,000	19.23%	282,000	0	282,000	0	0
\$400,001 - \$425,000	7.69%	415,000	0	0	410,000	420,000
\$425,001 and up	15.38%	457,250	0	0	457,750	454,500
<b>Median Sold Price</b>		<b>196,250</b>	<b>100,000</b>	<b>158,000</b>	<b>422,250</b>	<b>429,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>196,250</b>	<b>5</b>	<b>14</b>	<b>4</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>6,144,400</b>	<b>531.50K</b>	<b>2.77M</b>	<b>1.51M</b>	<b>1.33M</b>

# January 2026



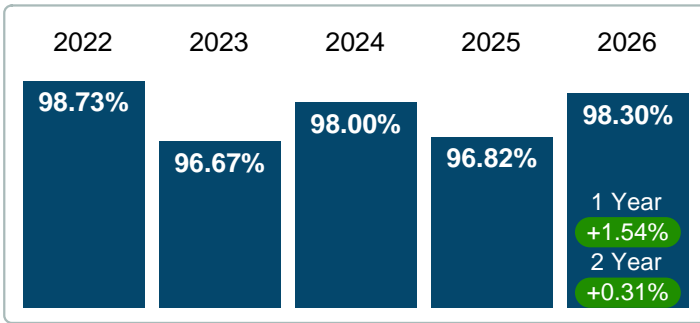
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



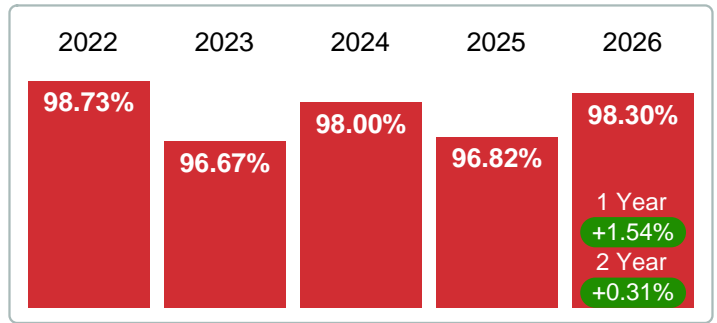
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

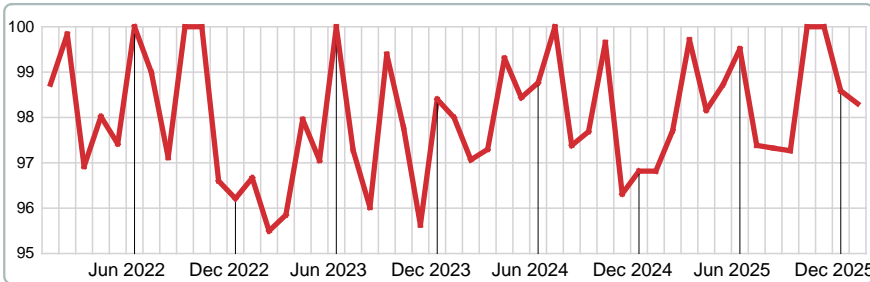
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

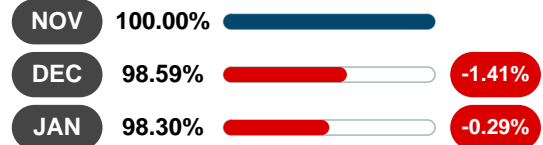


### 3 MONTHS

5 year JAN AVG = 97.70%

High Nov 2025 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **98.30%**  
equal to 5 yr JAN average of **97.70%**



### 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	2	7.69%	86.27%	86.27%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	3	11.54%	94.12%	84.03%	96.05%	0.00%	0.00%
\$125,001 - \$150,000	4	15.38%	97.35%	96.30%	98.40%	0.00%	0.00%
\$150,001 - \$275,000	6	23.08%	96.37%	100.00%	95.76%	92.73%	0.00%
\$275,001 - \$400,000	5	19.23%	98.25%	0.00%	98.25%	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%	99.48%	0.00%	0.00%	104.18%	99.48%
Median Sold/List Ratio		98.30%		88.89%	98.12%	99.80%	100.00%
Total Closed Units		26	100%	5	14	4	3
Total Closed Volume		6,144,400		531.50K	2.77M	1.51M	1.33M

# January 2026



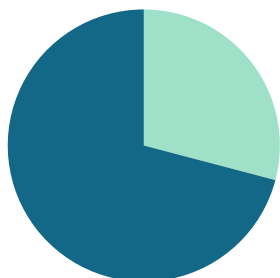
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

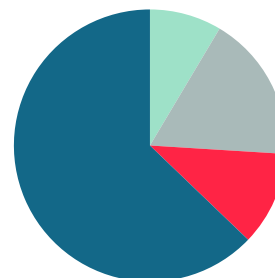


**Inventory**  
 New Listings **80 = 29.09%**  
 Start Inventory **195**  
 Total Inventory Units **275**  
 Volume **\$88,803,167**

### 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%
Median List Price	219,450	198,750	-9.43%	219,450	198,750	-9.43%
Median Sale Price	217,000	196,250	-9.56%	217,000	196,250	-9.56%
Median Percent of Selling Price to List Price	96.82%	98.30%	1.54%	96.82%	98.30%	1.54%
Median Days on Market to Sale	38.50	34.50	-10.39%	38.50	34.50	-10.39%
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

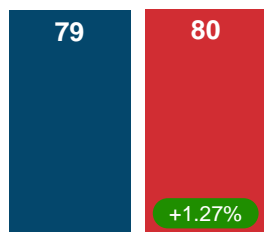
**Inventory** on January 31, 2026 = **191**

**2025** **2026**

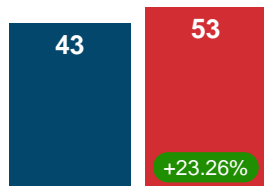
### JANUARY MARKET

### MEDIAN PRICES

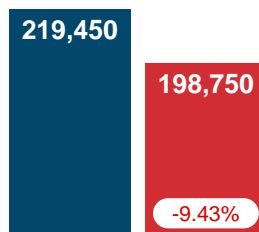
#### New Listings



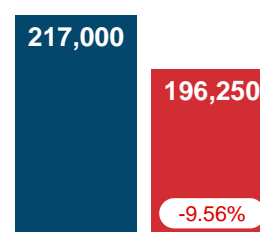
#### Pending Listings



#### List Price



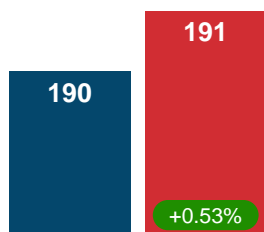
#### Sale Price



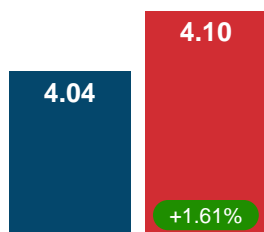
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

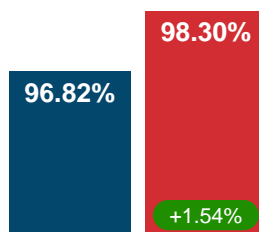
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

