

January 2026



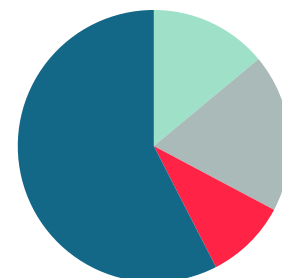
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	53	49	-7.55%
Pending Listings	48	66	37.50%
New Listings	67	83	23.88%
Average List Price	229,789	247,958	7.91%
Average Sale Price	223,784	238,506	6.58%
Average Percent of Selling Price to List Price	96.68%	95.96%	-0.75%
Average Days on Market to Sale	48.51	57.61	18.77%
End of Month Inventory	169	202	19.53%
Months Supply of Inventory	2.70	3.28	21.47%



■ Closed (13.96%)
■ Pending (18.80%)
■ Other OffMarket (9.69%)
■ Active (57.55%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of January 31, 2026 = **202**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **19.53%** to 202 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.28** 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 **6.58%** in January 2026 to \$238,506 versus the previous year at \$223,784.

Average Days on Market Lengthens

The average number of **57.61** days that homes spent on the market before selling increased by 9.10 days or **18.77%** in January 2026 compared to last year's same month at **48.51** 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 83 New Listings in January 2026, up **23.88%** from last year at 67. Furthermore, there were 49 Closed Listings this month versus last year at 53, a **-7.55%** decrease.

Closed versus Listed trends yielded a **59.0%** ratio, down from previous year's, January 2025, at **79.1%**, a **25.37%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

January 2026



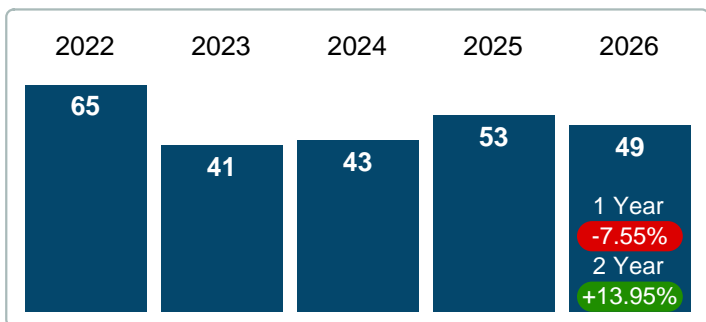
Area Delimited by County Of Creek - Residential Property Type



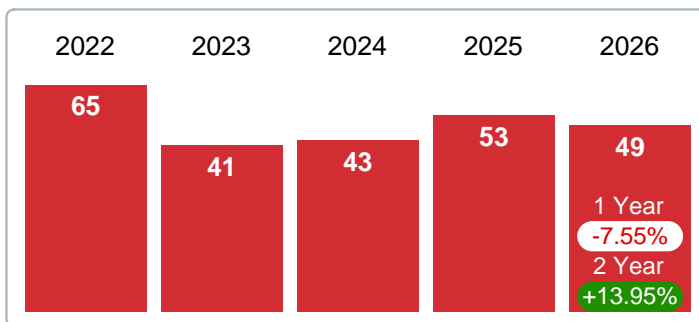
CLOSED LISTINGS

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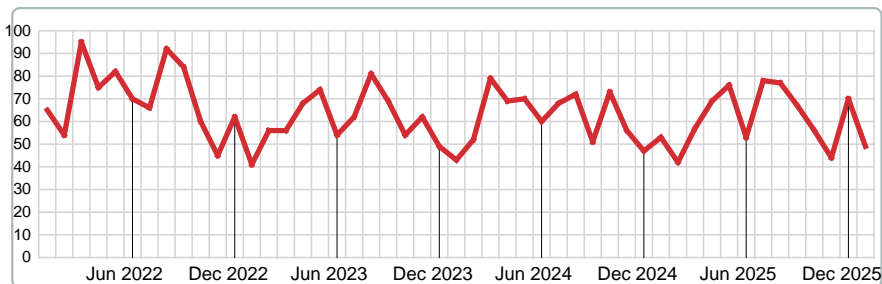
JANUARY



YEAR TO DATE (YTD)

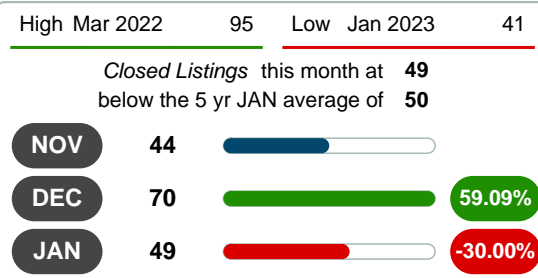


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 50



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	4	8.16%	68.0	2	1	0	1
\$75,001 - \$125,000	6	12.24%	97.7	4	0	2	0
\$125,001 - \$175,000	9	18.37%	45.4	1	6	2	0
\$175,001 - \$225,000	12	24.49%	46.8	0	12	0	0
\$225,001 - \$250,000	6	12.24%	34.2	0	4	2	0
\$250,001 - \$375,000	8	16.33%	51.6	0	4	4	0
\$375,001 and up	4	8.16%	94.0	1	1	0	2
Total Closed Units	49			8	28	10	3
Total Closed Volume	11,686,789	100%	57.6	1.23M	7.15M	2.34M	965.90K
Average Closed Price	\$238,506			\$153,338	\$255,356	\$234,421	\$321,967

January 2026



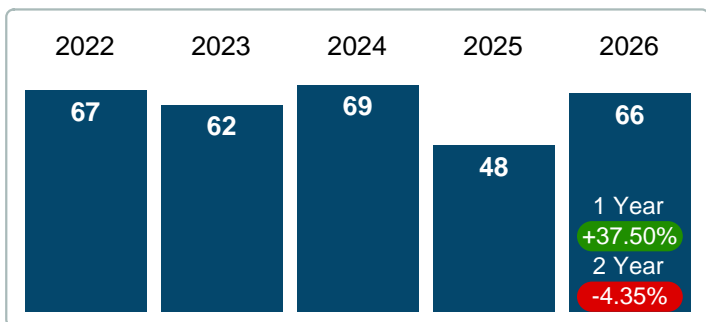
Area Delimited by County Of Creek - Residential Property Type



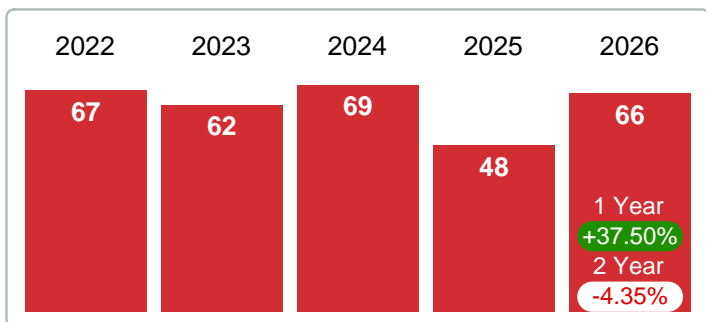
PENDING LISTINGS

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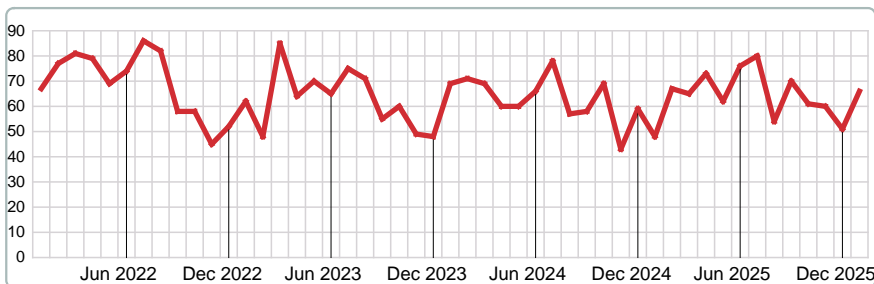
JANUARY



YEAR TO DATE (YTD)

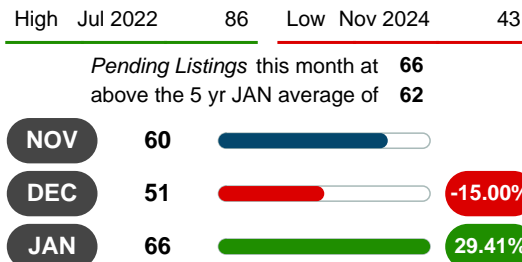


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 62



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	3.03%	64.5	0	1	0	1
\$125,001 - \$150,000	7	10.61%	42.9	2	4	1	0
\$150,001 - \$200,000	13	19.70%	42.4	3	10	0	0
\$200,001 - \$275,000	14	21.21%	87.6	0	11	3	0
\$275,001 - \$325,000	12	18.18%	45.3	0	8	3	1
\$325,001 - \$375,000	10	15.15%	44.6	0	6	4	0
\$375,001 and up	8	12.12%	55.5	0	8	0	0
Total Pending Units	66			5	48	11	2
Total Pending Volume	17,564,131	100%	55.1	805.70K	13.34M	3.10M	310.90K
Average Listing Price	\$266,123			\$161,140	\$277,982	\$282,216	\$155,450

January 2026



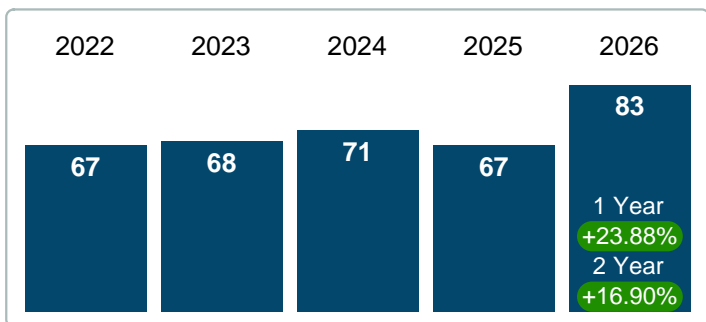
Area Delimited by County Of Creek - Residential Property Type



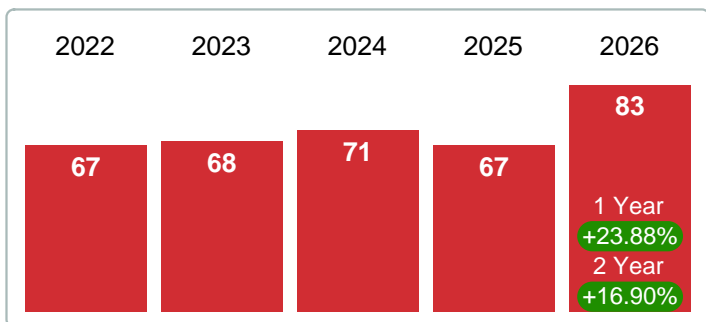
NEW LISTINGS

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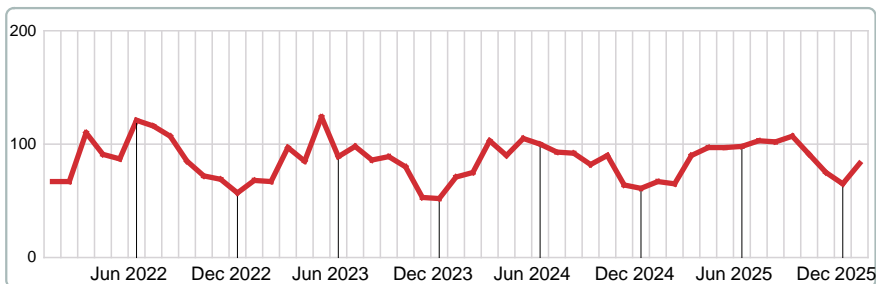
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

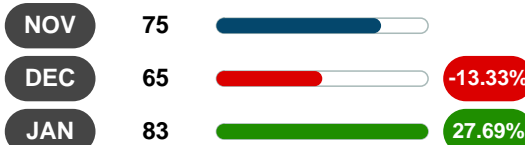


3 MONTHS

5 year JAN AVG = 71

High May 2023 124 Low Dec 2023 52

New Listings this month at **83**
above the 5 yr JAN average of **71**



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	6	7.23%	4	2	0	0
\$100,001 - \$150,000	10	12.05%	4	6	0	0
\$150,001 - \$200,000	12	14.46%	1	11	0	0
\$200,001 - \$275,000	20	24.10%	2	14	3	1
\$275,001 - \$350,000	16	19.28%	0	13	3	0
\$350,001 - \$500,000	9	10.84%	1	3	4	1
\$500,001 and up	10	12.05%	0	3	4	3
Total New Listed Units	83		12	52	14	5
Total New Listed Volume	24,453,401	100%	1.71M	13.27M	6.77M	2.70M
Average New Listed Listing Price	\$294,619		\$142,358	\$255,215	\$483,717	\$540,380

January 2026



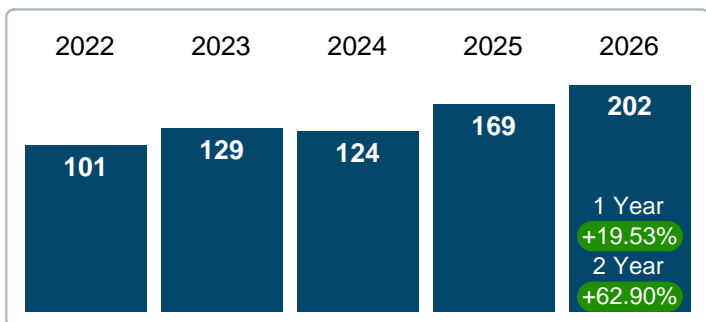
Area Delimited by County Of Creek - Residential Property Type



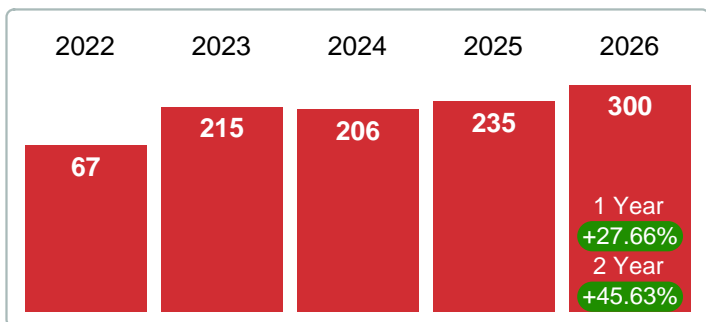
ACTIVE INVENTORY

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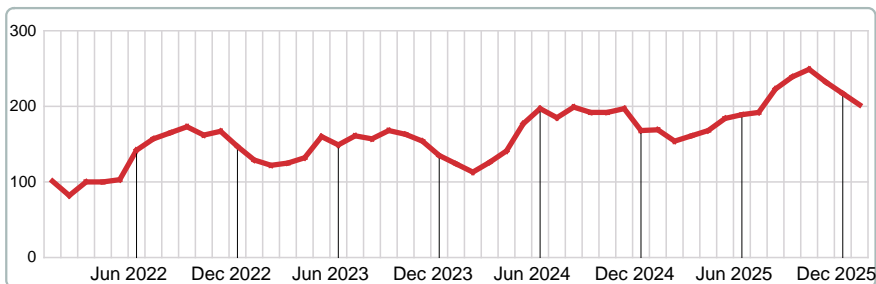
END OF JANUARY



ACTIVE DURING JANUARY

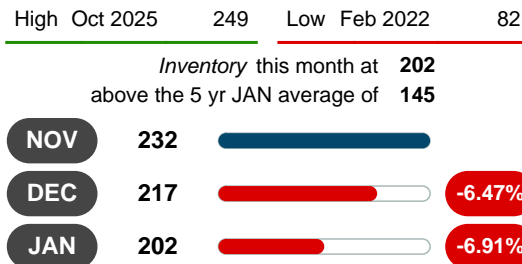


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 145



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	8.42%	74.6	10	7	0	0
\$125,001 - \$175,000	25	12.38%	85.7	5	18	2	0
\$175,001 - \$200,000	19	9.41%	104.1	2	15	2	0
\$200,001 - \$275,000	51	25.25%	69.3	3	37	9	2
\$275,001 - \$425,000	42	20.79%	78.3	4	24	13	1
\$425,001 - \$625,000	25	12.38%	120.4	1	7	13	4
\$625,001 and up	23	11.39%	72.5	1	5	10	7
Total Active Inventory by Units	202			26	113	49	14
Total Active Inventory by Volume	73,962,327	100%	83.6	5.14M	32.04M	27.22M	9.55M
Average Active Inventory Listing Price	\$366,150			\$197,723	\$283,576	\$555,575	\$682,443

January 2026



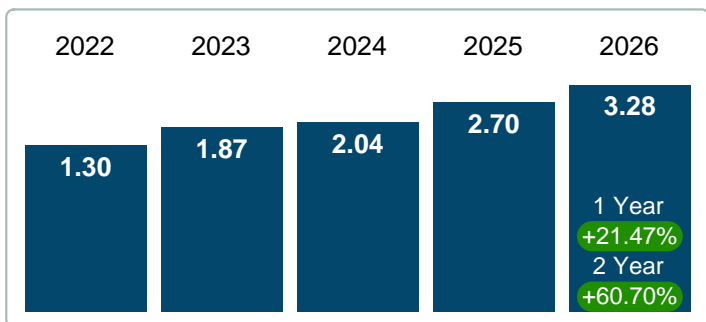
Area Delimited by County Of Creek - Residential Property Type



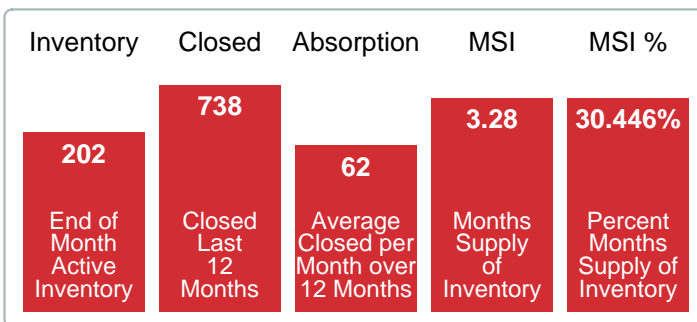
MONTHS SUPPLY of INVENTORY (MSI)

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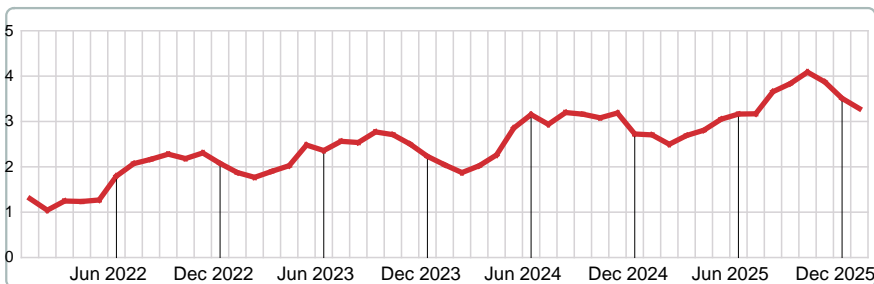
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.24

High Oct 2025 4.09 Low Feb 2022 1.04

Months Supply this month at **3.28**
above the 5 yr JAN average of **2.24**



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	17	8.42%	2.49	3.16	2.15	0.00	0.00
\$125,001 - \$175,000	25	12.38%	2.54	2.14	2.81	2.00	0.00
\$175,001 - \$200,000	19	9.41%	2.92	3.00	2.81	4.00	0.00
\$200,001 - \$275,000	51	25.25%	2.74	2.40	2.63	3.18	4.80
\$275,001 - \$425,000	42	20.79%	3.36	8.00	3.24	3.47	1.20
\$425,001 - \$625,000	25	12.38%	4.92	6.00	4.67	4.73	6.00
\$625,001 and up	23	11.39%	10.62	12.00	12.00	10.91	9.33
Market Supply of Inventory (MSI)			3.28	3.18	2.94	4.06	4.94
Total Active Inventory by Units		100%	3.28	26	113	49	14

January 2026



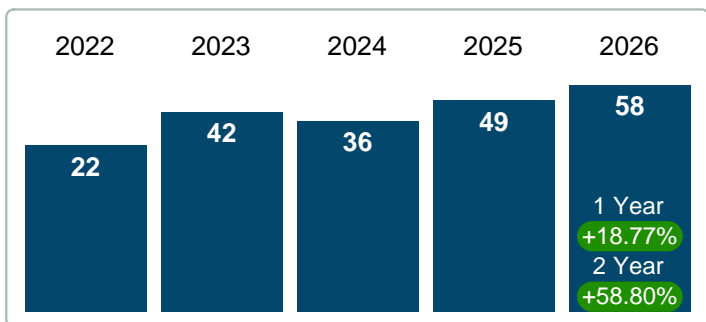
Area Delimited by County Of Creek - Residential Property Type



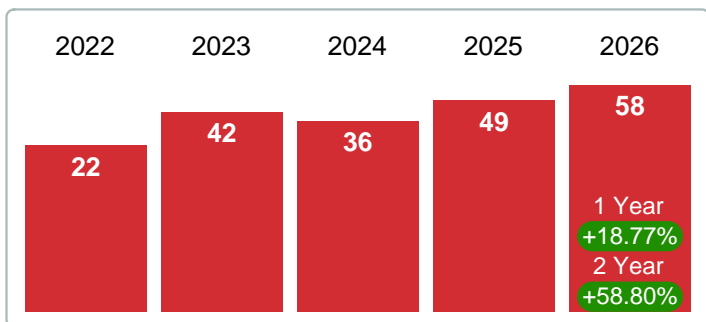
AVERAGE DAYS ON MARKET TO SALE

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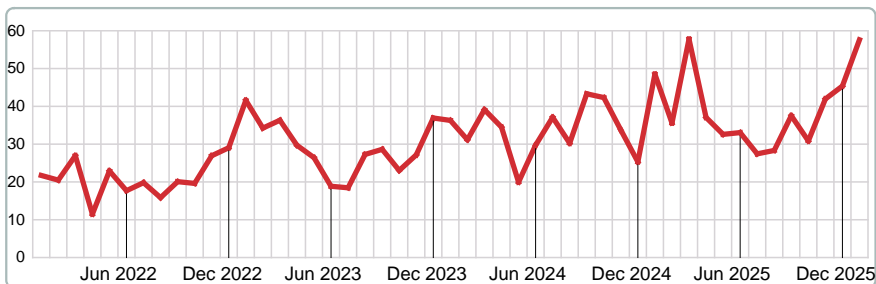
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

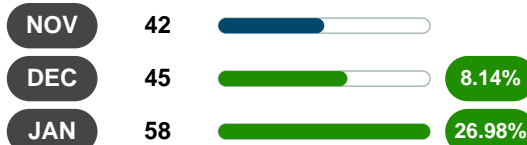


3 MONTHS

5 year JAN AVG = 41

High Mar 2025 58 Low Apr 2022 11

Average Days on Market to Sale this month at 58 above the 5 yr JAN average of 41



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	8.16%	68	67	13	0	126
\$75,001 - \$125,000	12.24%	98	88	0	117	0
\$125,001 - \$175,000	18.37%	45	4	41	81	0
\$175,001 - \$225,000	24.49%	47	0	47	0	0
\$225,001 - \$250,000	12.24%	34	0	49	4	0
\$250,001 - \$375,000	16.33%	52	0	47	56	0
\$375,001 and up	8.16%	94	145	70	0	81
Average Closed DOM		58	79	45	63	96
Total Closed Units	100%	58	8	28	10	3
Total Closed Volume		11,686,789	1.23M	7.15M	2.34M	965.90K

January 2026



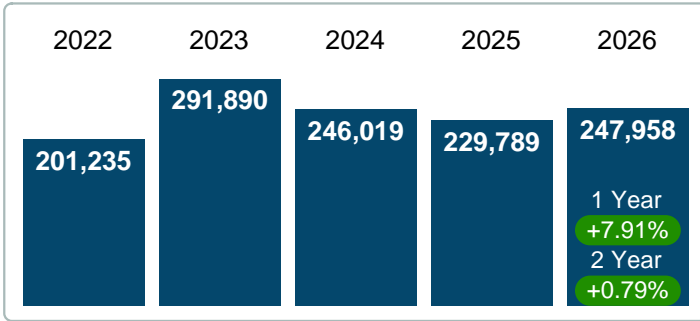
Area Delimited by County Of Creek - Residential Property Type



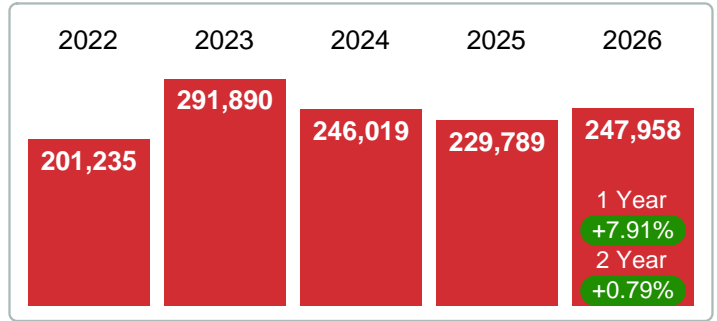
AVERAGE LIST PRICE AT CLOSING

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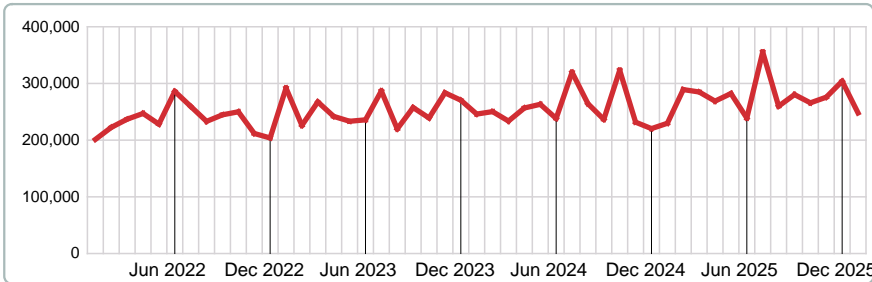
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

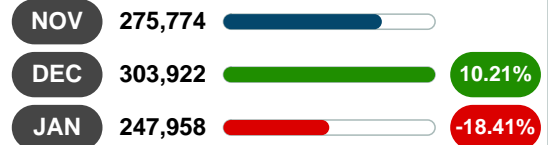


3 MONTHS

5 year JAN AVG = 243,378

High Jul 2025 355,405 Low Jan 2022 201,235

Average List Price at Closing this month at **247,958**
above the 5 yr JAN average of **243,378**



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	10.20%	53,760	63,450	45,000	0	25,900
\$75,001 - \$125,000	8.16%	112,425	106,425	0	112,000	0
\$125,001 - \$175,000	18.37%	156,656	159,900	168,917	153,500	0
\$175,001 - \$225,000	24.49%	200,665	0	203,448	0	0
\$225,001 - \$250,000	12.24%	244,243	0	273,700	243,830	0
\$250,001 - \$375,000	18.37%	322,244	0	295,975	341,600	0
\$375,001 and up	8.16%	811,975	600,000	1,699,000	0	474,450
Average List Price		247,958	164,063	267,056	238,506	324,933
Total Closed Units	100%	247,958	8	28	10	3
Total Closed Volume		12,149,940	1.31M	7.48M	2.39M	974.80K

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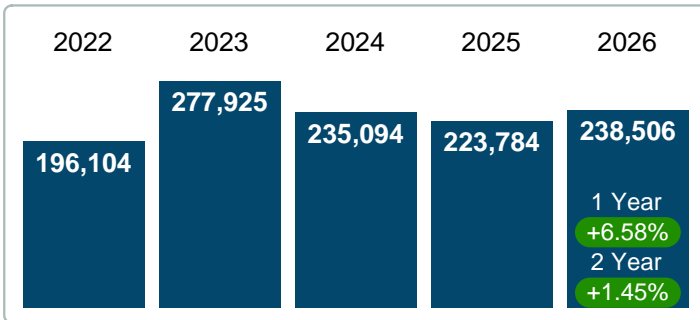
Area Delimited by County Of Creek - Residential Property Type



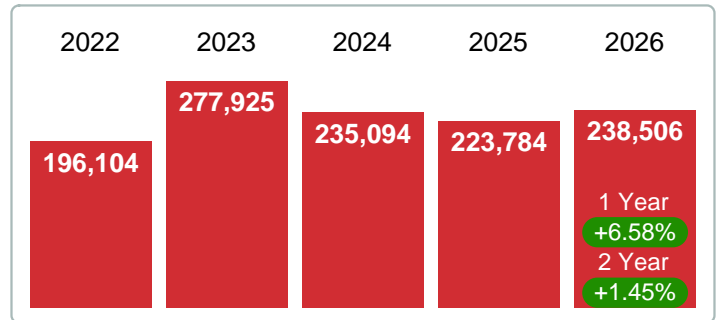
AVERAGE SOLD PRICE AT CLOSING

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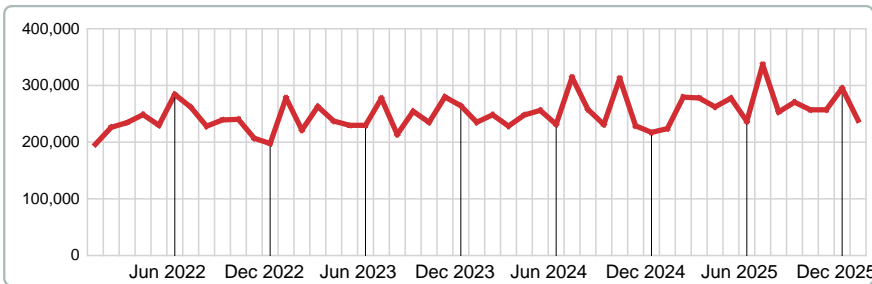
JANUARY



YEAR TO DATE (YTD)

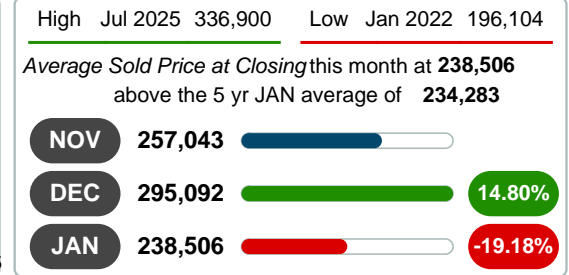


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 234,283



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	8.16%	43,000	59,000	37,000	0	17,000
\$75,001 - \$125,000	12.24%	104,000	103,250	0	105,500	0
\$125,001 - \$175,000	18.37%	156,219	155,700	158,500	149,636	0
\$175,001 - \$225,000	24.49%	200,632	0	200,632	0	0
\$225,001 - \$250,000	12.24%	244,943	0	245,500	243,830	0
\$250,001 - \$375,000	16.33%	315,772	0	294,975	336,569	0
\$375,001 and up	8.16%	770,350	540,000	1,592,500	0	474,450
Average Sold Price		238,506	153,338	255,356	234,421	321,967
Total Closed Units	100%	238,506	8	28	10	3
Total Closed Volume		11,686,789	1.23M	7.15M	2.34M	965.90K

January 2026



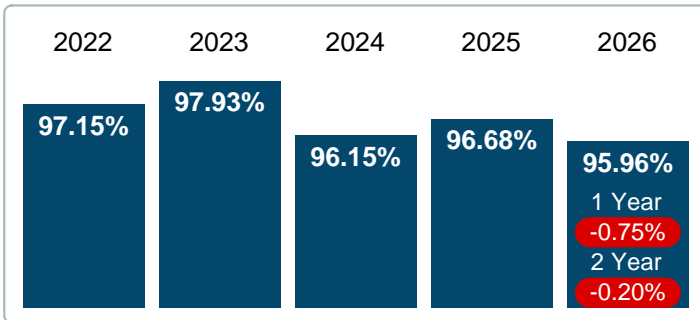
Area Delimited by County Of Creek - Residential Property Type



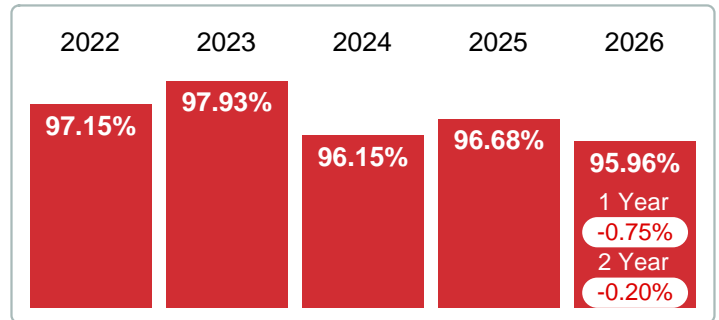
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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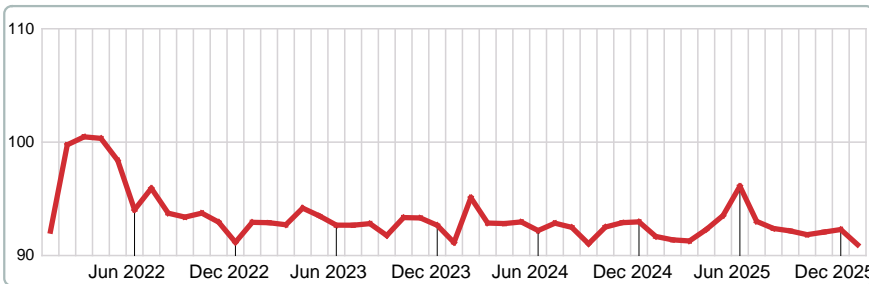
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

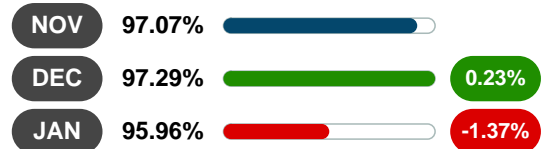


3 MONTHS

5 year JAN AVG = 96.77%

High Mar 2022 105.47% Low Jan 2026 95.96%

Average Sold/List Ratio this month at **95.96%**
below the 5 yr JAN average of **96.77%**



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	4	8.16%	83.70%	93.47%	82.22%	0.00%	65.64%	
\$75,001 - \$125,000	6	12.24%	96.97%	97.91%	0.00%	95.10%	0.00%	
\$125,001 - \$175,000	9	18.37%	95.27%	97.37%	94.24%	97.31%	0.00%	
\$175,001 - \$225,000	12	24.49%	98.69%	0.00%	98.69%	0.00%	0.00%	
\$225,001 - \$250,000	6	12.24%	94.48%	0.00%	91.72%	100.00%	0.00%	
\$250,001 - \$375,000	8	16.33%	99.13%	0.00%	99.67%	98.59%	0.00%	
\$375,001 and up	4	8.16%	95.93%	90.00%	93.73%	0.00%	100.00%	
Average Sold/List Ratio		96.00%		95.74%	96.11%	97.92%	88.55%	
Total Closed Units		49	100%	96.00%	8	28	10	3
Total Closed Volume		11,686,789			1.23M	7.15M	2.34M	965.90K

January 2026



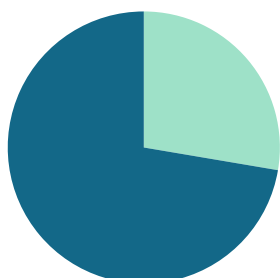
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

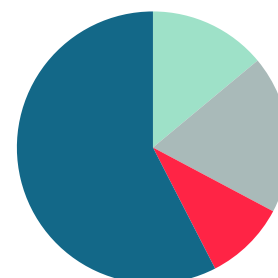


Inventory
 New Listings
83 = 27.67%
 Start Inventory
217
 Total Inventory Units
300
 Volume
\$103,082,208

Market Activity

Closed Sales
49 = 13.96%
 Pending Sales
66 = 18.80%
 Other Off Market
34 = 9.69%
 Active Inventory
202 = 57.55%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	53	49	-7.55%	53	49	-7.55%
Pending Sales	48	66	37.50%	48	66	37.50%
New Listings	67	83	23.88%	67	83	23.88%
Average List Price	229,789	247,958	7.91%	229,789	247,958	7.91%
Average Sale Price	223,784	238,506	6.58%	223,784	238,506	6.58%
Average Percent of Selling Price to List Price	96.68%	95.96%	-0.75%	96.68%	95.96%	-0.75%
Average Days on Market to Sale	48.51	57.61	18.77%	48.51	57.61	18.77%
Monthly Inventory	169	202	19.53%	169	202	19.53%
Months Supply of Inventory	2.70	3.28	21.47%	2.70	3.28	21.47%

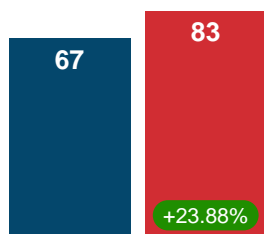
Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on January 31, 2026 = **202** 2025 2026

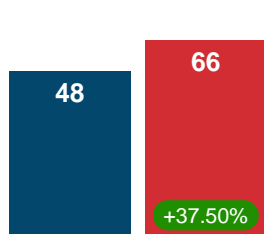
JANUARY MARKET

AVERAGE PRICES

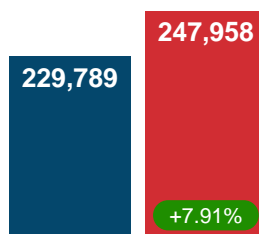
New Listings



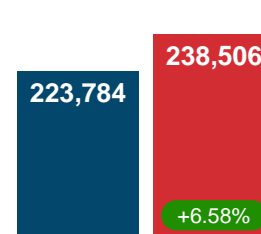
Pending Listings



List Price



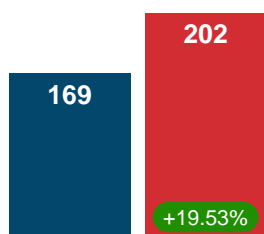
Sale Price



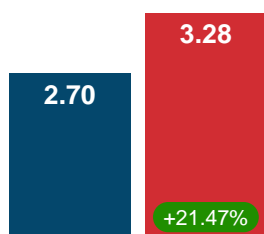
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

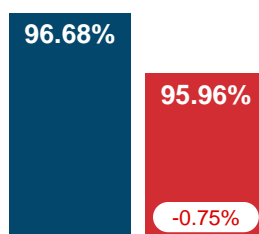
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

