

January 2026



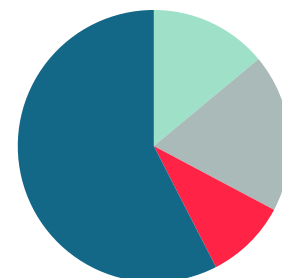
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	212,000	199,000	-6.13%
Median Sale Price	200,600	198,000	-1.30%
Median Percent of Selling Price to List Price	98.01%	99.56%	1.58%
Median Days on Market to Sale	31.00	37.00	19.35%
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.

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 **1.30%** in January 2026 to \$198,000 versus the previous year at \$200,600.

Median Days on Market Lengthens

The median number of **37.00** days that homes spent on the market before selling increased by 6.00 days or **19.35%** in January 2026 compared to last year's same month at **31.00** DOM.

Sales Success for January 2026 is Positive

Overall, with Median Prices falling 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 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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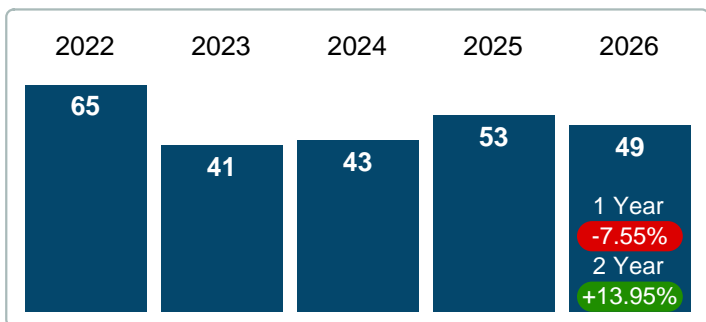
Area Delimited by County Of Creek - Residential Property Type



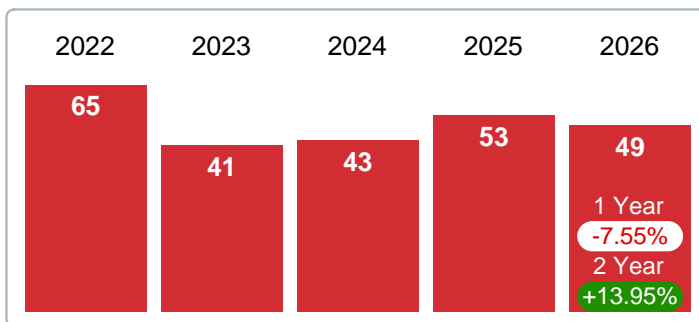
CLOSED LISTINGS

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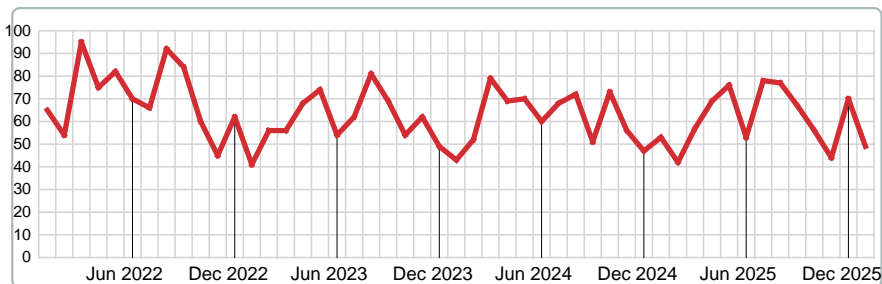
JANUARY



YEAR TO DATE (YTD)

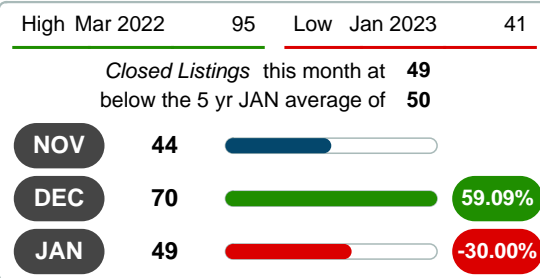


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.16%	66.5	2	1	0	1
\$75,001 - \$125,000	6	12.24%	109.0	4	0	2	0
\$125,001 - \$175,000	9	18.37%	41.0	1	6	2	0
\$175,001 - \$225,000	12	24.49%	48.5	0	12	0	0
\$225,001 - \$250,000	6	12.24%	16.0	0	4	2	0
\$250,001 - \$375,000	8	16.33%	18.0	0	4	4	0
\$375,001 and up	4	8.16%	107.5	1	1	0	2
Total Closed Units	49			8	28	10	3
Total Closed Volume	11,686,789	100%	37.0	1.23M	7.15M	2.34M	965.90K
Median Closed Price	\$198,000			\$106,000	\$202,190	\$243,830	\$429,900

January 2026



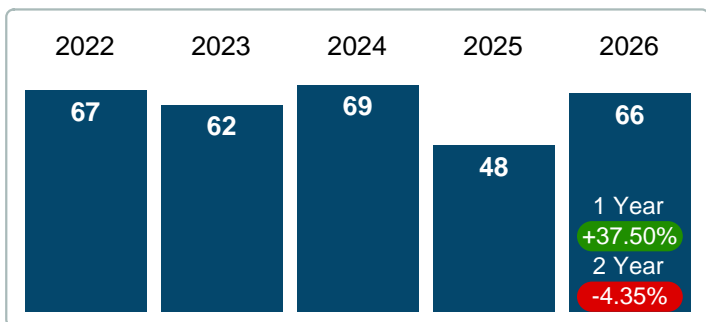
Area Delimited by County Of Creek - Residential Property Type



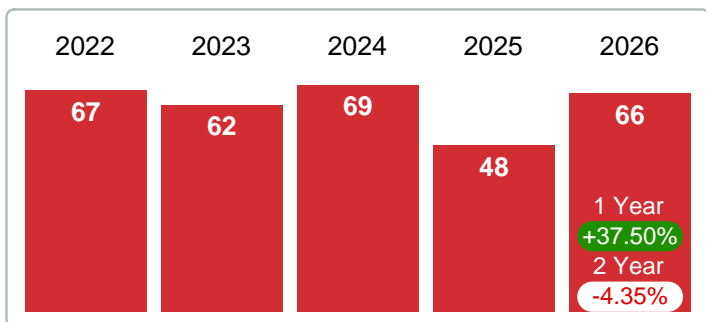
PENDING LISTINGS

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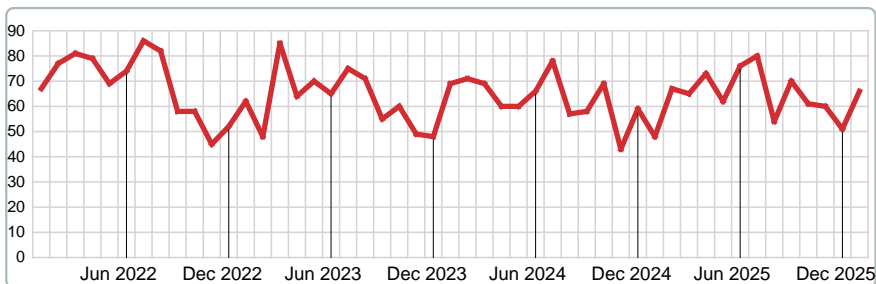
JANUARY



YEAR TO DATE (YTD)

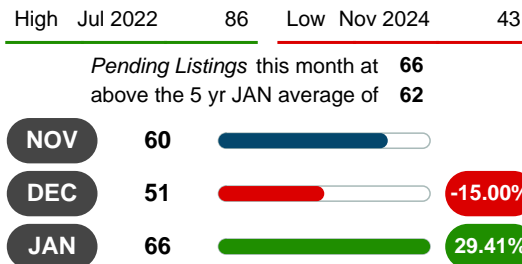


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 62



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	39.0	2	4	1	0
\$150,001 - \$200,000	13	19.70%	28.0	3	10	0	0
\$200,001 - \$275,000	14	21.21%	109.0	0	11	3	0
\$275,001 - \$325,000	12	18.18%	33.0	0	8	3	1
\$325,001 - \$375,000	10	15.15%	26.5	0	6	4	0
\$375,001 and up	8	12.12%	32.0	0	8	0	0
Total Pending Units	66			5	48	11	2
Total Pending Volume	17,564,131	100%	40.5	805.70K	13.34M	3.10M	310.90K
Median Listing Price	\$247,500			\$161,900	\$257,000	\$282,400	\$155,450

January 2026



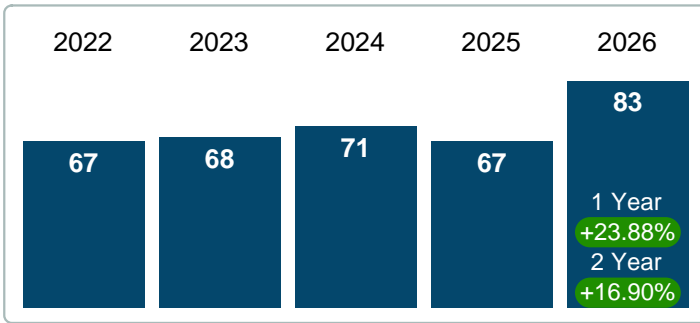
Area Delimited by County Of Creek - Residential Property Type



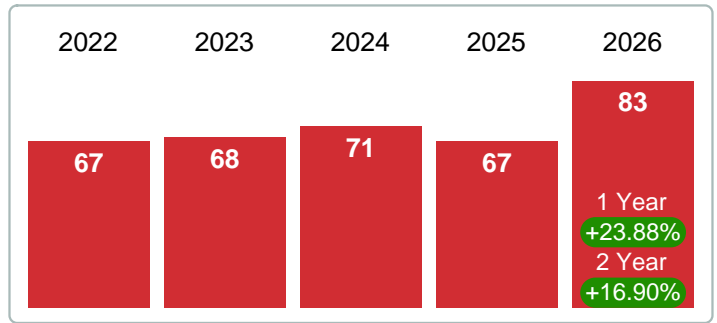
NEW LISTINGS

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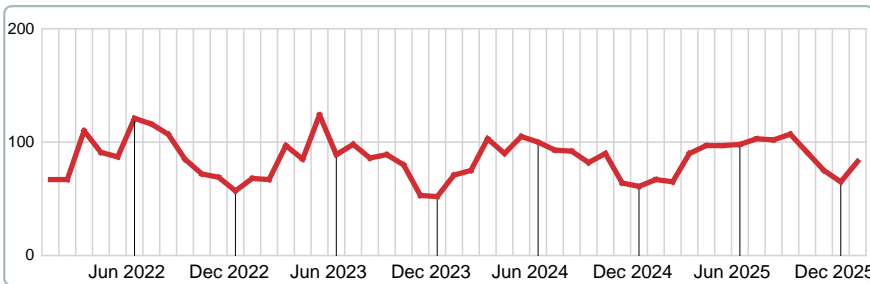
JANUARY



YEAR TO DATE (YTD)

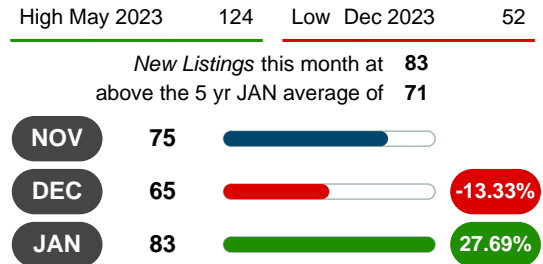


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 71



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
Median New Listed Listing Price	\$230,000		\$111,500	\$222,822	\$389,950	\$575,000

January 2026



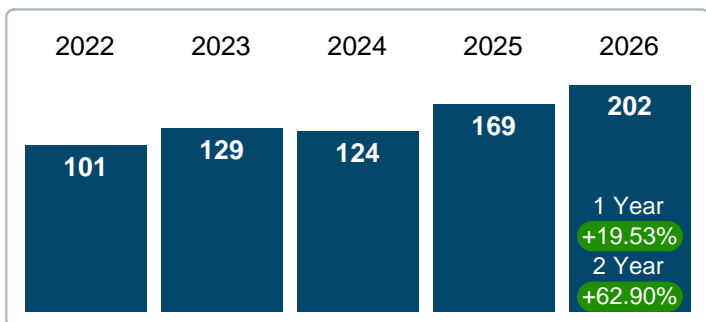
Area Delimited by County Of Creek - Residential Property Type



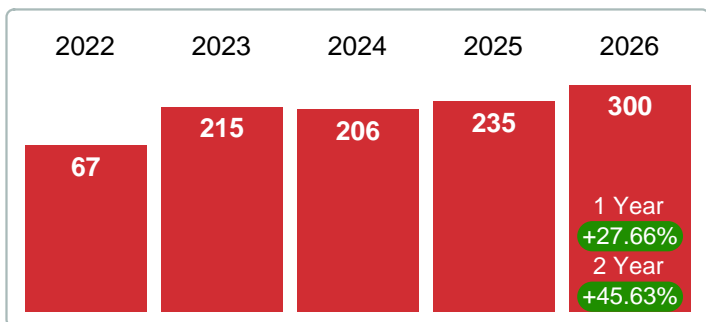
ACTIVE INVENTORY

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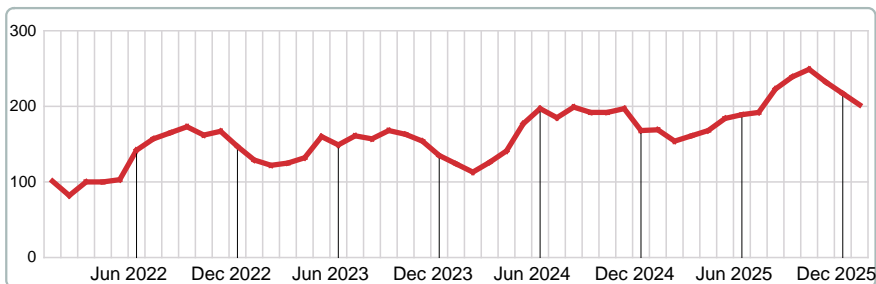
END OF JANUARY



ACTIVE DURING JANUARY

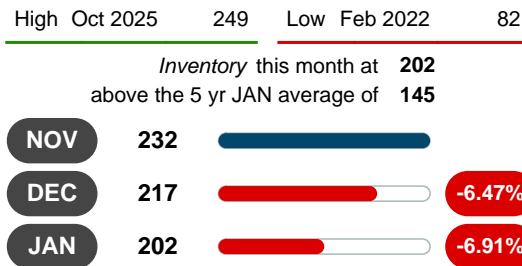


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 145



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	8.42%	44.0	10	7	0	0
\$125,001 - \$175,000	25	12.38%	72.0	5	18	2	0
\$175,001 - \$200,000	19	9.41%	85.0	2	15	2	0
\$200,001 - \$275,000	51	25.25%	55.0	3	37	9	2
\$275,001 - \$425,000	42	20.79%	62.0	4	24	13	1
\$425,001 - \$625,000	25	12.38%	110.0	1	7	13	4
\$625,001 and up	23	11.39%	66.0	1	5	10	7
Total Active Inventory by Units	202			26	113	49	14
Total Active Inventory by Volume	73,962,327	100%	66.5	5.14M	32.04M	27.22M	9.55M
Median Active Inventory Listing Price	\$249,950			\$162,500	\$225,000	\$389,000	\$619,950

January 2026



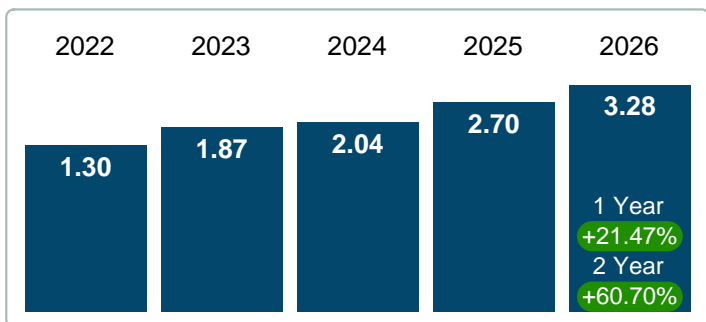
Area Delimited by County Of Creek - Residential Property Type



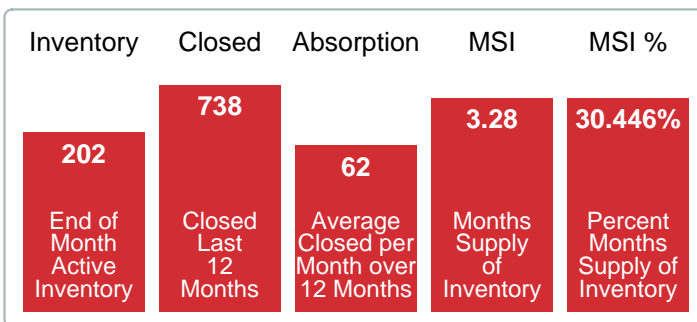
MONTHS SUPPLY of INVENTORY (MSI)

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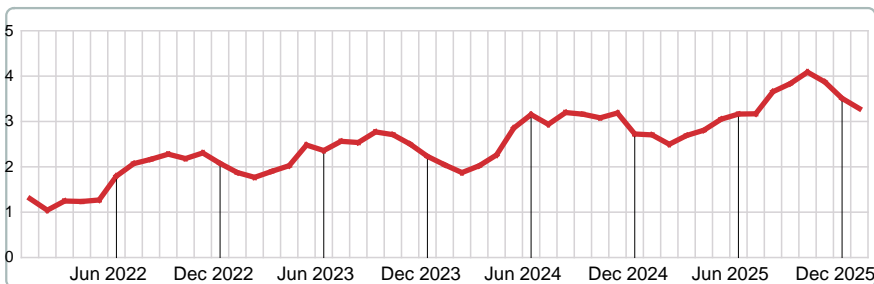
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

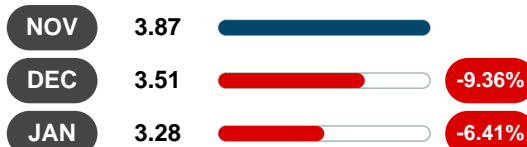


3 MONTHS

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



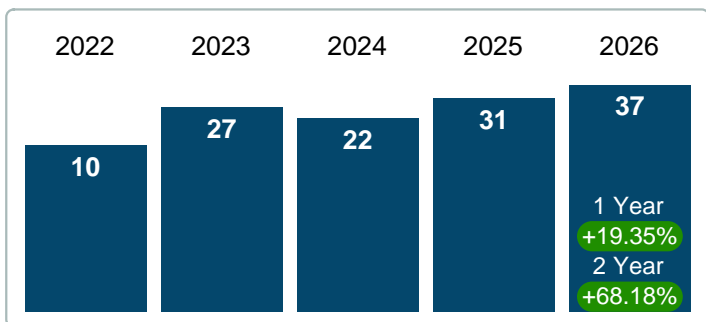
Area Delimited by County Of Creek - Residential Property Type



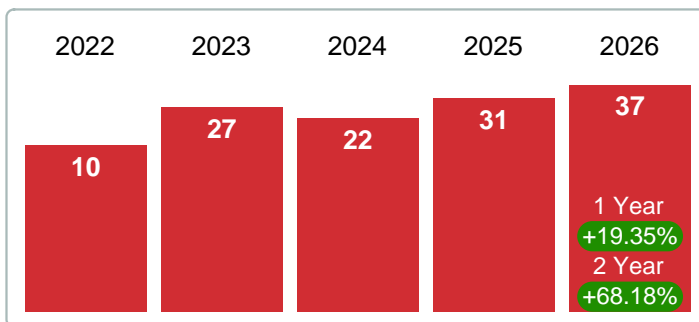
MEDIAN DAYS ON MARKET TO SALE

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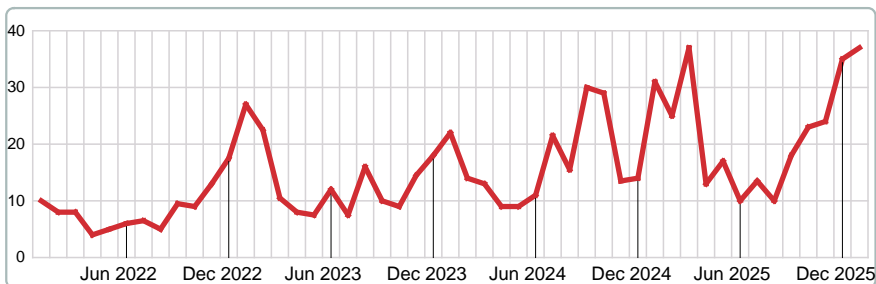
JANUARY



YEAR TO DATE (YTD)

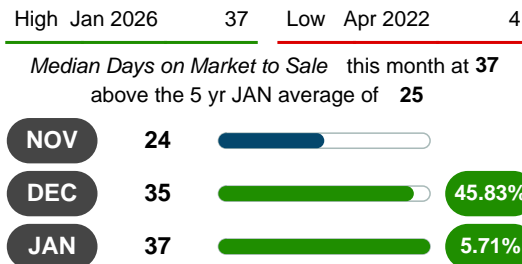


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 25



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	4	8.16%	67	67	13	0	126
\$75,001 - \$125,000	6	12.24%	109	91	0	117	0
\$125,001 - \$175,000	9	18.37%	41	4	35	81	0
\$175,001 - \$225,000	12	24.49%	49	0	49	0	0
\$225,001 - \$250,000	6	12.24%	16	0	49	4	0
\$250,001 - \$375,000	8	16.33%	18	0	19	18	0
\$375,001 and up	4	8.16%	108	145	70	0	81
Median Closed DOM			37	73	34	40	126
Total Closed Units		100%	37.0	8	28	10	3
Total Closed Volume			11,686,789	1.23M	7.15M	2.34M	965.90K

January 2026



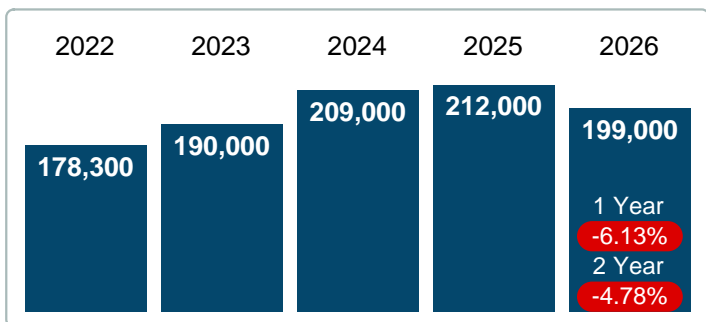
Area Delimited by County Of Creek - Residential Property Type



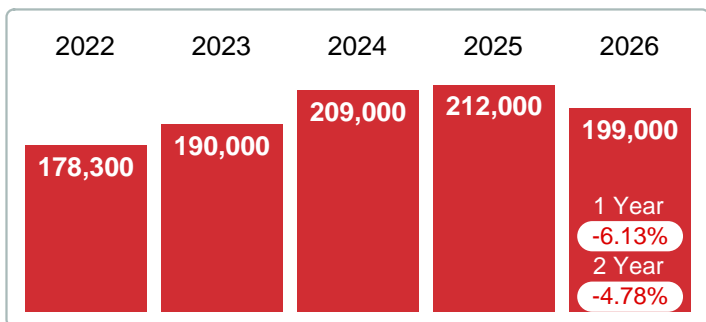
MEDIAN LIST PRICE AT CLOSING

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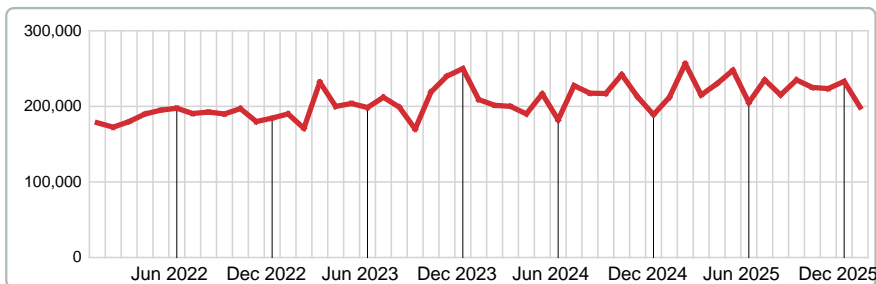
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

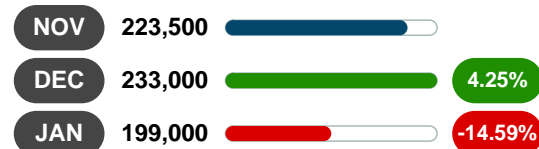


3 MONTHS

5 year JAN AVG = 197,660

High Feb 2025 256,450 Low Sep 2023 170,000

Median List Price at Closing this month at **199,000**
above the 5 yr JAN average of **197,660**



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	5	10.20%	57,000	69,900	45,000	0	25,900
\$75,001 - \$125,000	4	8.16%	114,850	115,000	0	95,000	0
\$125,001 - \$175,000	9	18.37%	160,000	159,900	169,000	142,000	0
\$175,001 - \$225,000	12	24.49%	197,200	0	197,200	0	0
\$225,001 - \$250,000	6	12.24%	247,450	0	247,450	243,830	0
\$250,001 - \$375,000	9	18.37%	329,500	0	299,000	347,250	0
\$375,001 and up	4	8.16%	559,500	600,000	1,699,000	0	474,450
Median List Price			199,000	114,850	201,940	243,830	429,900
Total Closed Units		100%	199,000	8	28	10	3
Total Closed Volume			12,149,940	1.31M	7.48M	2.39M	974.80K

January 2026



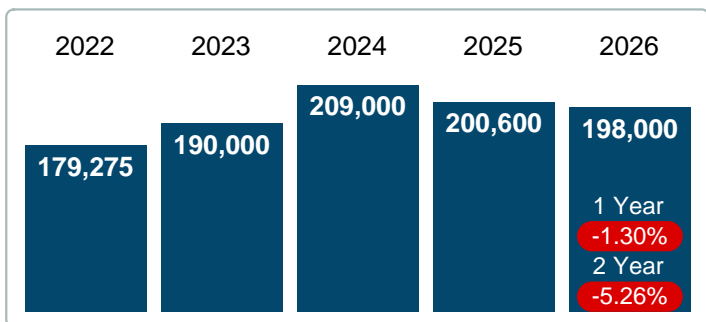
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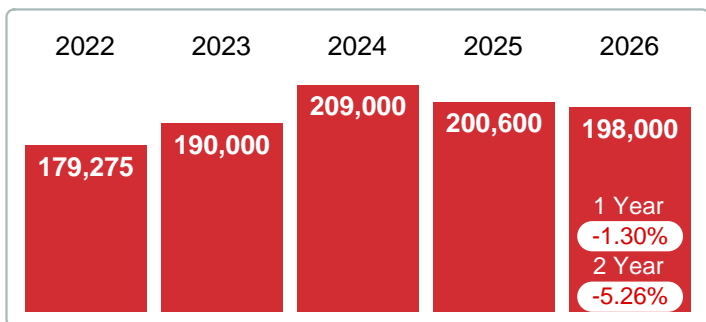
MEDIAN SOLD PRICE AT CLOSING

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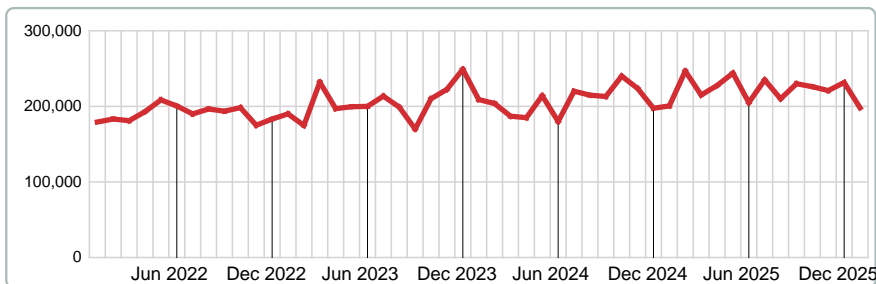
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

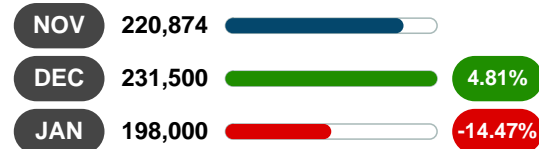


3 MONTHS

5 year JAN AVG = 195,375

High Dec 2023 249,000 Low Sep 2023 170,000

Median Sold Price at Closing this month at **198,000** above the 5 yr JAN average of **195,375**



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	4	8.16%	46,500	59,000	37,000	0	17,000
\$75,001 - \$125,000	6	12.24%	106,000	106,000	0	105,500	0
\$125,001 - \$175,000	9	18.37%	155,700	155,700	160,000	149,636	0
\$175,001 - \$225,000	12	24.49%	199,000	0	199,000	0	0
\$225,001 - \$250,000	6	12.24%	245,000	0	245,000	243,830	0
\$250,001 - \$375,000	8	16.33%	312,250	0	290,000	339,750	0
\$375,001 and up	4	8.16%	529,500	540,000	1,592,500	0	474,450
Median Sold Price			198,000	106,000	202,190	243,830	429,900
Total Closed Units		100%	198,000	8	28	10	3
Total Closed Volume			11,686,789	1.23M	7.15M	2.34M	965.90K

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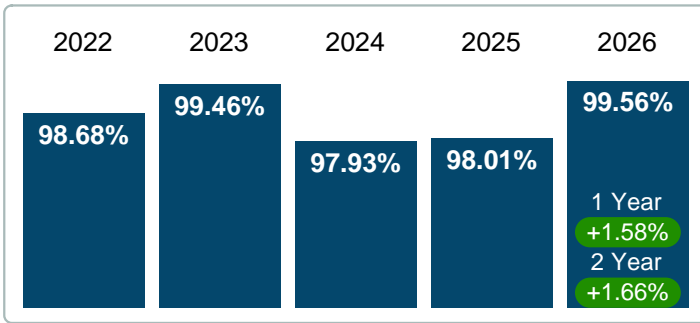
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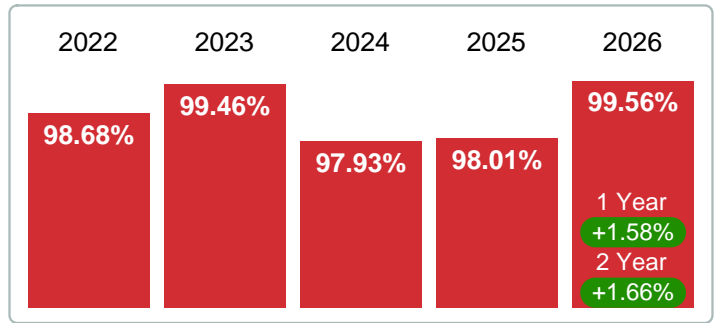
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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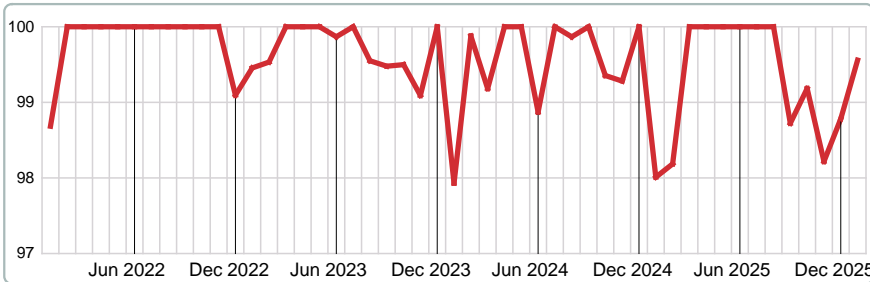
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

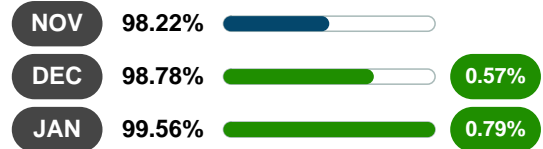


3 MONTHS

5 year JAN AVG = 98.73%

High Aug 2025 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **99.56%**
above the 5 yr JAN average of **98.73%**



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	<div style="width: 8.16%;"></div> 4	8.16%	85.46%	93.47%	82.22%	0.00%	65.64%	
\$75,001 - \$125,000	<div style="width: 12.24%;"></div> 6	12.24%	96.64%	96.64%	0.00%	95.10%	0.00%	
\$125,001 - \$175,000	<div style="width: 18.37%;"></div> 9	18.37%	97.14%	97.37%	94.16%	97.31%	0.00%	
\$175,001 - \$225,000	<div style="width: 24.49%;"></div> 12	24.49%	100.00%	0.00%	100.00%	0.00%	0.00%	
\$225,001 - \$250,000	<div style="width: 12.24%;"></div> 6	12.24%	100.00%	0.00%	98.42%	100.00%	0.00%	
\$250,001 - \$375,000	<div style="width: 16.33%;"></div> 8	16.33%	100.00%	0.00%	100.00%	99.14%	0.00%	
\$375,001 and up	<div style="width: 8.16%;"></div> 4	8.16%	96.87%	90.00%	93.73%	0.00%	100.00%	
Median Sold/List Ratio		99.56%		95.33%	100.00%	99.78%	100.00%	
Total Closed Units		49	100%	99.56%	8	28	10	3
Total Closed Volume		11,686,789			1.23M	7.15M	2.34M	965.90K

January 2026



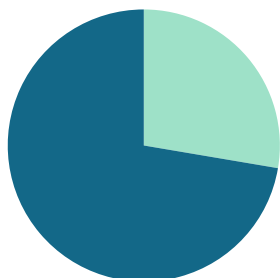
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

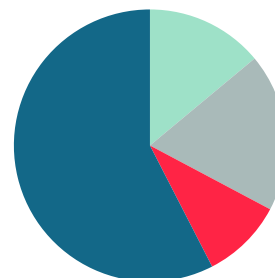


Inventory
 New Listings
83 = 27.67%
 Start Inventory
217
 Total Inventory Units
300
 Volume
\$103,082,208

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%
Median List Price	212,000	199,000	-6.13%	212,000	199,000	-6.13%
Median Sale Price	200,600	198,000	-1.30%	200,600	198,000	-1.30%
Median Percent of Selling Price to List Price	98.01%	99.56%	1.58%	98.01%	99.56%	1.58%
Median Days on Market to Sale	31.00	37.00	19.35%	31.00	37.00	19.35%
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%

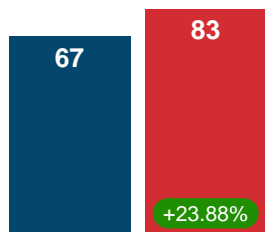
Absorption: Last 12 months, an Average of **62** Sales/Month

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

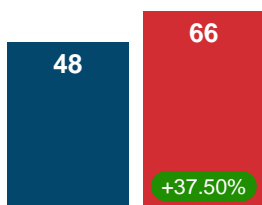
JANUARY MARKET

MEDIAN PRICES

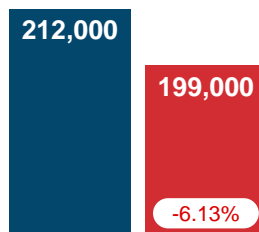
New Listings



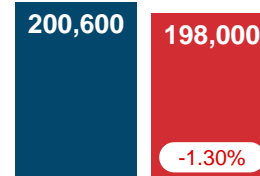
Pending Listings



List Price



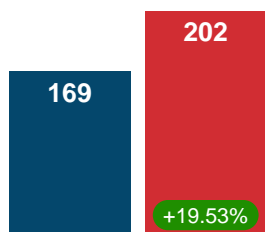
Sale Price



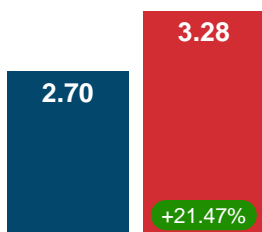
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

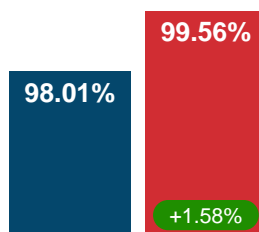
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

