

January 2026



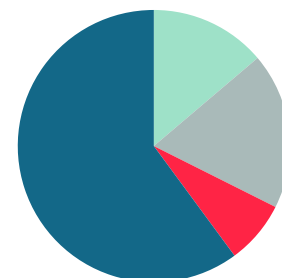
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	825	800	-3.03%
Pending Listings	994	1,078	8.45%
New Listings	1,499	1,358	-9.41%
Average List Price	301,740	315,333	4.51%
Average Sale Price	295,184	309,527	4.86%
Average Percent of Selling Price to List Price	97.75%	98.24%	0.50%
Average Days on Market to Sale	48.00	52.70	9.79%
End of Month Inventory	3,220	3,484	8.20%
Months Supply of Inventory	3.04	3.19	4.97%



■ Closed (13.80%)
■ Pending (18.60%)
■ Other OffMarket (7.50%)
■ Active (60.10%)

Absorption: Last 12 months, an Average of **1,092** Sales/Month
Active Inventory as of January 31, 2026 = **3,484**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **8.20%** to 3,484 existing homes available for sale. Over the last 12 months this area has had an average of 1,092 closed sales per month. This represents an unsold inventory index of **3.19** 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 **4.86%** in January 2026 to \$309,527 versus the previous year at \$295,184.

Average Days on Market Lengthens

The average number of **52.70** days that homes spent on the market before selling increased by 4.70 days or **9.79%** in January 2026 compared to last year's same month at **48.00** 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 strong this month.

There were 1,358 New Listings in January 2026, down **9.41%** from last year at 1,499. Furthermore, there were 800 Closed Listings this month versus last year at 825, a **-3.03%** decrease.

Closed versus Listed trends yielded a **58.9%** ratio, up from previous year's, January 2025, at **55.0%**, a **7.04%** upswing. 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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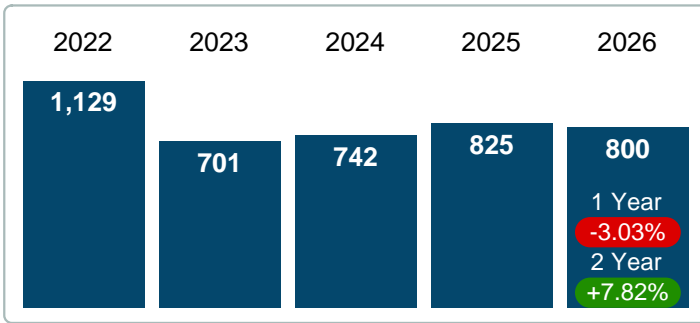
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



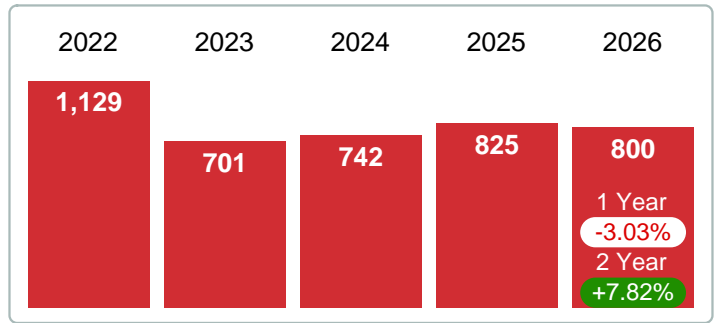
CLOSED LISTINGS

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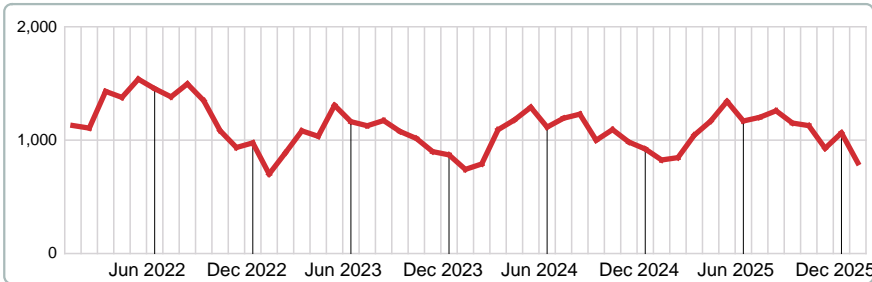
JANUARY



YEAR TO DATE (YTD)

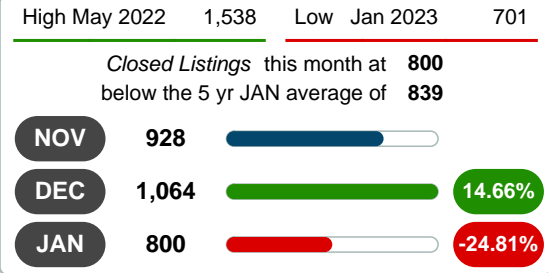


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 839



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	77	9.63%	42.9	38	29	9	1
\$125,001 - \$175,000	84	10.50%	42.2	18	53	11	2
\$175,001 - \$225,000	123	15.38%	44.8	14	96	11	2
\$225,001 - \$300,000	215	26.88%	46.0	11	138	64	2
\$300,001 - \$375,000	128	16.00%	64.3	7	52	58	11
\$375,001 - \$550,000	97	12.13%	69.5	3	42	41	11
\$550,001 and up	76	9.50%	64.9	2	20	40	14
Total Closed Units	800			93	430	234	43
Total Closed Volume	247,621,636	100%	52.7	17.04M	116.71M	90.08M	23.79M
Average Closed Price	\$309,527			\$183,247	\$271,421	\$384,951	\$553,263

January 2026



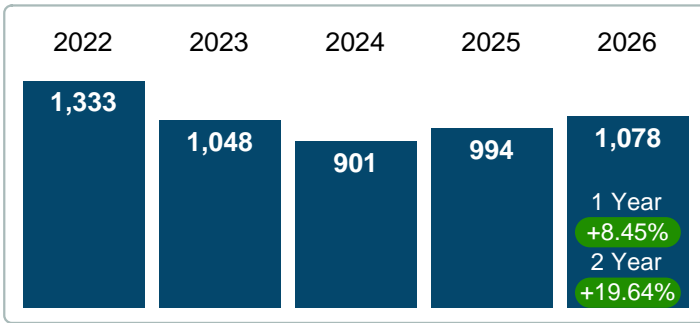
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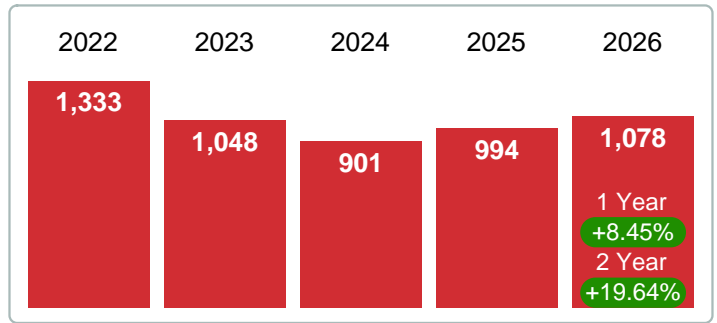
PENDING LISTINGS

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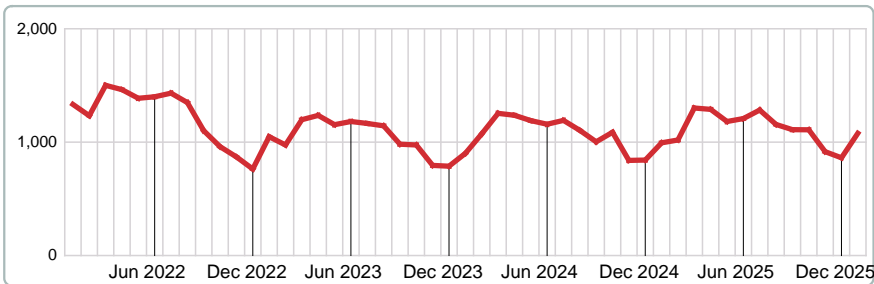
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,071

High Mar 2022 1,501 Low Dec 2022 763

Pending Listings this month at **1,078**
above the 5 yr JAN average of **1,071**



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	70	6.49%	44.6	28	38	2	2
\$125,001 - \$175,000	121	11.22%	40.8	24	81	14	2
\$175,001 - \$225,000	163	15.12%	49.0	18	127	16	2
\$225,001 - \$300,000	282	26.16%	57.5	10	195	71	6
\$300,001 - \$375,000	165	15.31%	70.5	9	62	85	9
\$375,001 - \$550,000	167	15.49%	73.2	7	64	83	13
\$550,001 and up	110	10.20%	85.6	3	19	62	26
Total Pending Units	1,078			99	586	333	60
Total Pending Volume	358,561,081	100%	60.8	20.55M	156.93M	147.67M	33.41M
Average Listing Price	\$332,617			\$207,584	\$267,794	\$443,462	\$556,833

January 2026



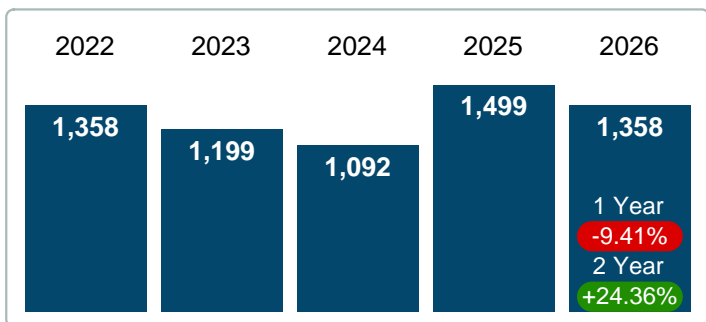
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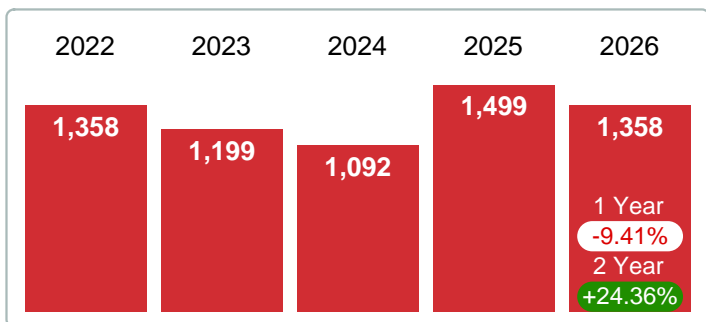
NEW LISTINGS

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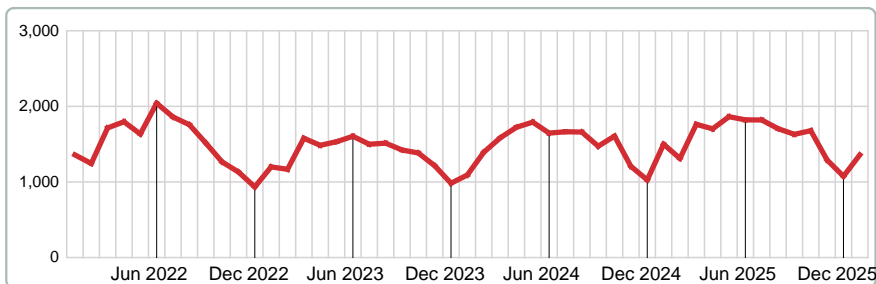
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,301

High Jun 2022 2,041 Low Dec 2022 934

New Listings this month at 1,358 above the 5 yr JAN average of 1,301



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	91	6.70%	44	42	5	0
\$125,001 - \$200,000	217	15.98%	52	146	17	2
\$200,001 - \$250,000	200	14.73%	16	164	18	2
\$250,001 - \$325,000	293	21.58%	11	177	96	9
\$325,001 - \$425,000	243	17.89%	8	106	104	25
\$425,001 - \$575,000	158	11.63%	11	50	82	15
\$575,001 and up	156	11.49%	5	34	72	45
Total New Listed Units	1,358		147	719	394	98
Total New Listed Volume	489,313,086	100%	32.82M	205.66M	180.06M	70.78M
Average New Listed Listing Price	\$360,319		\$223,267	\$286,037	\$456,996	\$722,197

January 2026



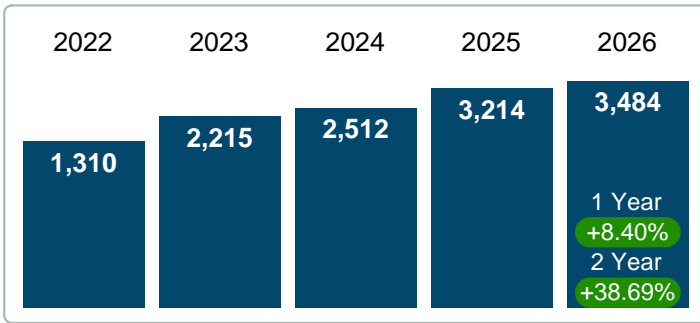
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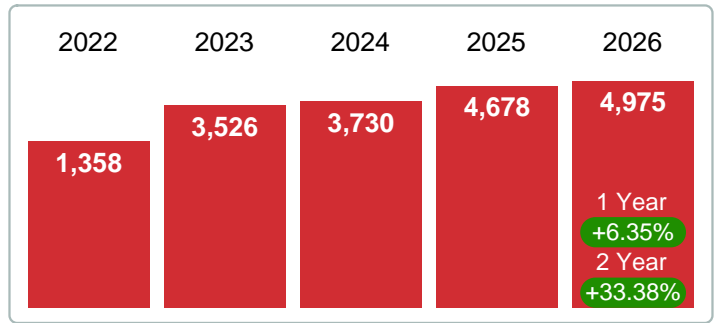
ACTIVE INVENTORY

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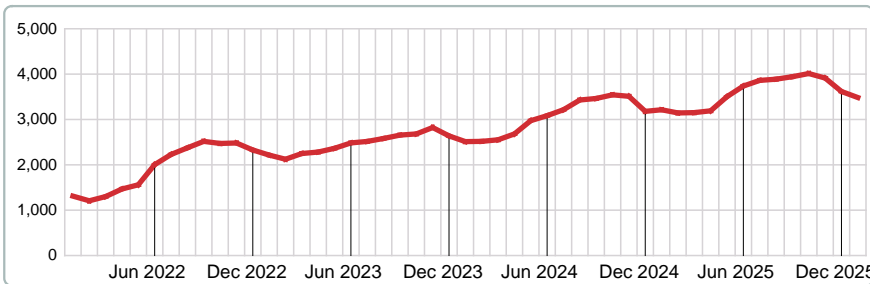
END OF JANUARY



ACTIVE DURING JANUARY



5 YEAR MARKET ACTIVITY TRENDS

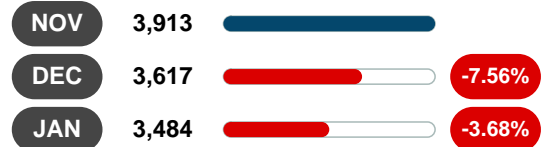


3 MONTHS

5 year JAN AVG = 2,547

High Oct 2025 4,013 Low Feb 2022 1,207

Inventory this month at **3,484**
above the 5 yr JAN average of **2,547**



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	275	7.89%	110.1	159	94	19	3	
\$125,001 - \$200,000	469	13.46%	75.8	128	280	58	3	
\$200,001 - \$275,000	577	16.56%	68.1	48	430	88	11	
\$275,001 - \$375,000	814	23.36%	74.9	32	395	348	39	
\$375,001 - \$500,000	570	16.36%	98.9	22	233	254	61	
\$500,001 - \$675,000	409	11.74%	118.7	13	95	237	64	
\$675,001 and up	370	10.62%	98.9	14	56	185	115	
Total Active Inventory by Units				3,484	416	1,583	1,189	296
Total Active Inventory by Volume				1,397,536,702	91.29M	493.82M	582.95M	229.47M
Average Active Inventory Listing Price				\$401,130	\$219,454	\$311,951	\$490,290	\$775,238

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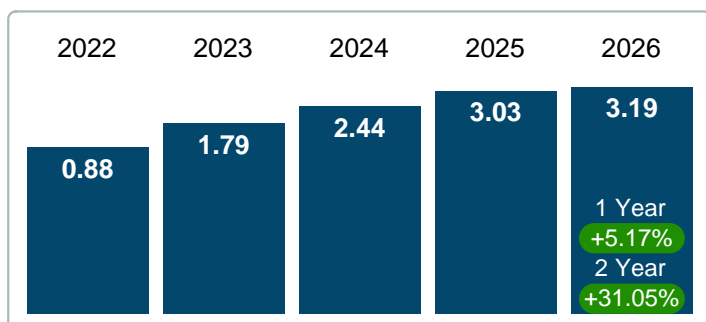
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



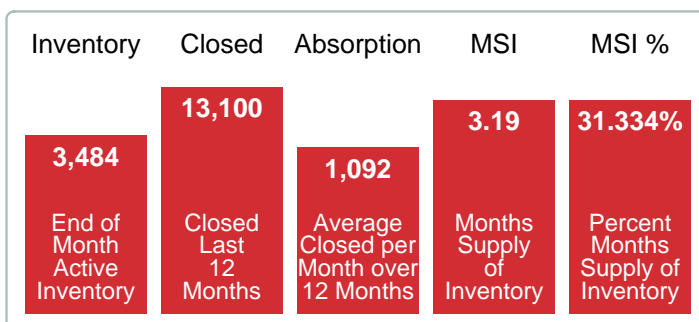
MONTHS SUPPLY of INVENTORY (MSI)

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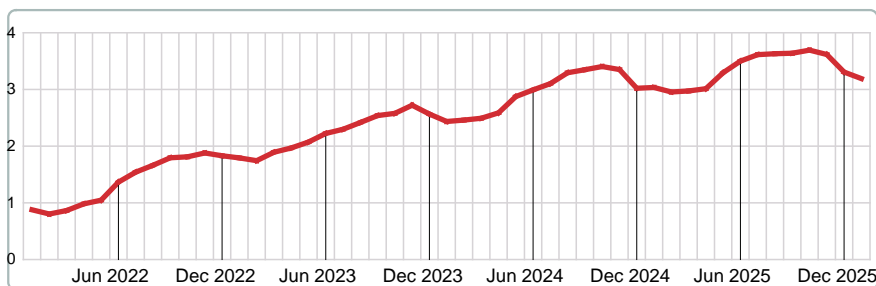
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

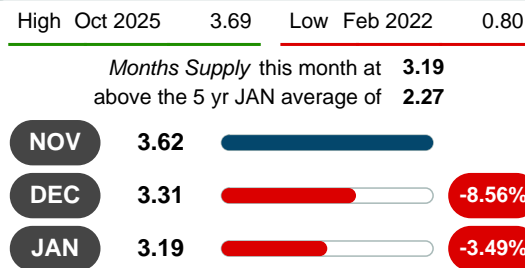


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.27



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	275	7.89%	3.10	3.76	2.31	3.51	7.20
\$125,001 - \$200,000	469	13.46%	2.58	3.23	2.27	3.31	2.25
\$200,001 - \$275,000	577	16.56%	2.02	2.32	1.99	1.89	4.00
\$275,001 - \$375,000	814	23.36%	3.14	3.15	3.01	3.34	2.96
\$375,001 - \$500,000	570	16.36%	4.12	5.18	4.60	3.65	4.41
\$500,001 - \$675,000	409	11.74%	4.93	9.75	4.75	4.72	5.61
\$675,001 and up	370	10.62%	6.73	21.00	6.28	6.83	6.27
Market Supply of Inventory (MSI)			3.19	3.50	2.68	3.71	4.83
Total Active Inventory by Units		100%	3,484	416	1,583	1,189	296

January 2026



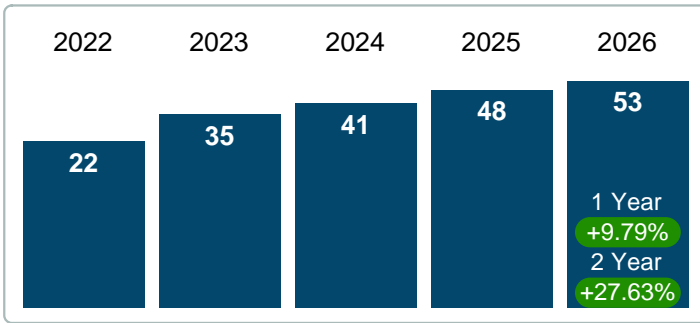
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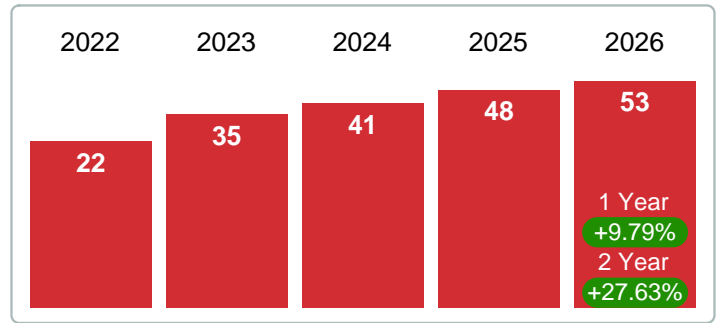
AVERAGE DAYS ON MARKET TO SALE

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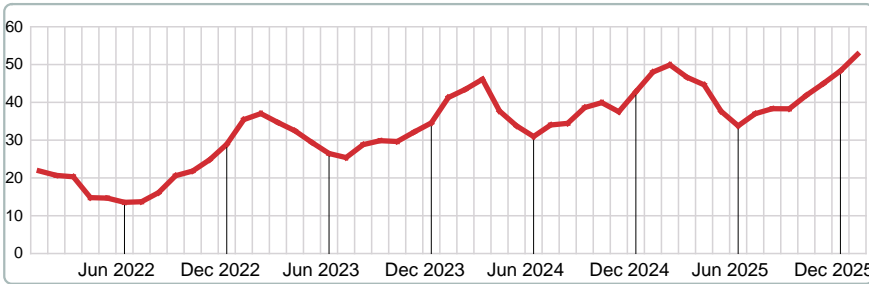
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 40

High Jan 2026 53 Low Jun 2022 14

Average Days on Market to Sale this month at 53 above the 5 yr JAN average of 40

NOV	45	<div style="width: 80%;"></div>	
DEC	48	<div style="width: 90%;"></div>	7.43%
JAN	53	<div style="width: 100%;"></div>	9.06%

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
\$125,000 and less 77	9.63%	43	47	29	63	126
\$125,001 - \$175,000 84	10.50%	42	40	43	45	22
\$175,001 - \$225,000 123	15.38%	45	51	42	63	54
\$225,001 - \$300,000 215	26.88%	46	61	40	58	27
\$300,001 - \$375,000 128	16.00%	64	41	48	79	79
\$375,001 - \$550,000 97	12.13%	69	52	74	67	66
\$550,001 and up 76	9.50%	65	92	67	66	55
Average Closed DOM		53	48	46	66	63
Total Closed Units		800	93	430	234	43
Total Closed Volume		247,621,636	17.04M	116.71M	90.08M	23.79M

January 2026



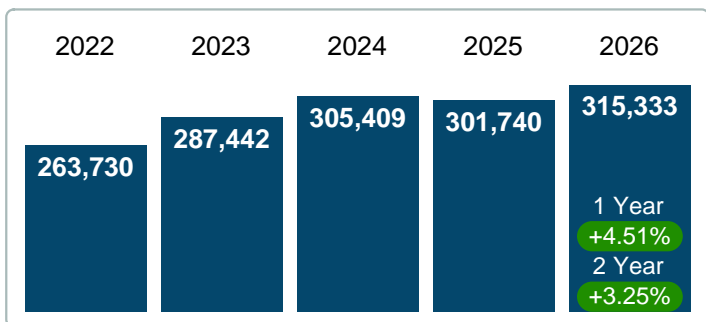
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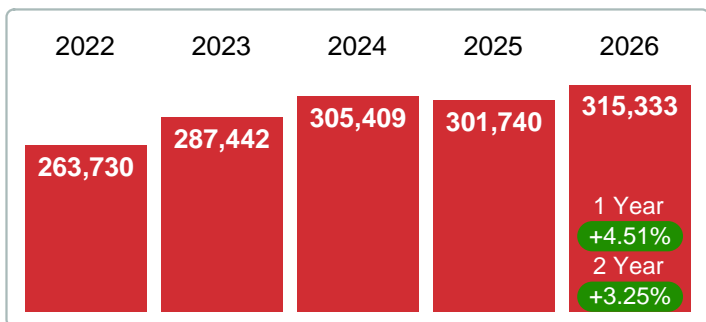
AVERAGE LIST PRICE AT CLOSING

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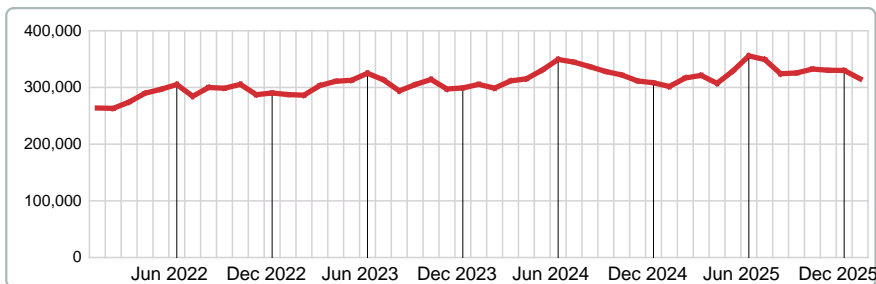
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 294,731

High Jun 2025 355,629 Low Feb 2022 263,137

Average List Price at Closing this month at **315,333**
above the 5 yr JAN average of **294,731**

Month	Price	Change
NOV	330,326	
DEC	329,965	-0.11%
JAN	315,333	-4.43%

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
\$125,000 and less	75	9.38%	82,050	81,418	91,440	83,359 25,900
\$125,001 - \$175,000	78	9.75%	154,568	158,089	161,868	157,991 152,500
\$175,001 - \$225,000	127	15.88%	202,889	205,950	204,931	198,200 202,000
\$225,001 - \$300,000	211	26.38%	263,457	283,832	260,493	272,904 287,500
\$300,001 - \$375,000	126	15.75%	336,633	333,986	340,584	340,357 348,890
\$375,001 - \$550,000	101	12.63%	442,710	458,667	461,041	450,104 468,245
\$550,001 and up	82	10.25%	799,642	992,450	759,232	768,020 1,011,686
Average List Price		315,333		189,718	277,002	389,102 568,884
Total Closed Units		800	100%	315,333	93	430 234 43
Total Closed Volume		252,266,539			17.64M	119.11M 91.05M 24.46M

January 2026



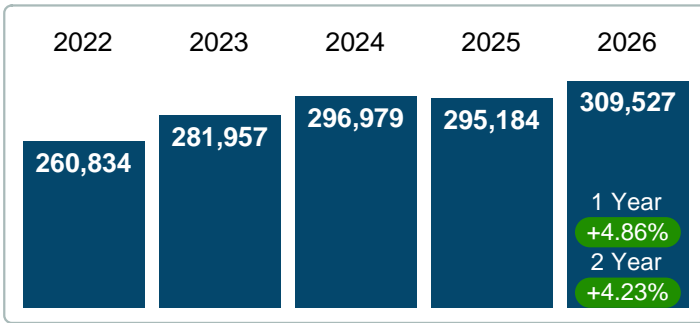
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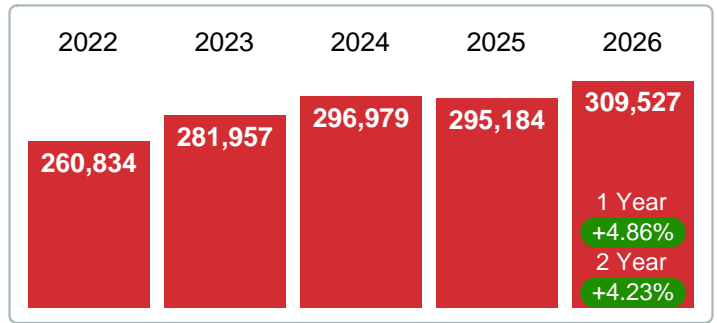
AVERAGE SOLD PRICE AT CLOSING

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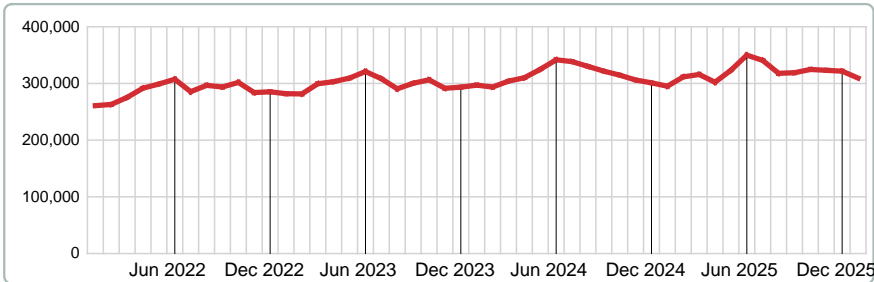
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

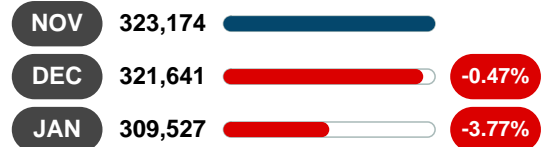


3 MONTHS

5 year JAN AVG = 288,896

High Jun 2025 349,909 Low Jan 2022 260,834

Average Sold Price at Closing this month at **309,527** above the 5 yr JAN average of **288,896**



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	
\$125,000 and less	77	9.63%	79,708	76,683	84,884	82,770	
\$125,001 - \$175,000	84	10.50%	154,119	154,683	153,895	155,025	
\$175,001 - \$225,000	123	15.38%	201,789	198,208	202,264	200,982	
\$225,001 - \$300,000	215	26.88%	262,167	268,573	257,627	270,402	
\$300,001 - \$375,000	128	16.00%	335,860	330,214	335,149	336,327	
\$375,001 - \$550,000	97	12.13%	448,186	446,000	450,135	443,524	
\$550,001 and up	76	9.50%	801,156	982,500	739,479	760,507	
Average Sold Price		309,527		183,247	271,421	384,951	553,263
Total Closed Units		800	100%	309,527	93	430	234
Total Closed Volume		247,621,636			17.04M	116.71M	90.08M

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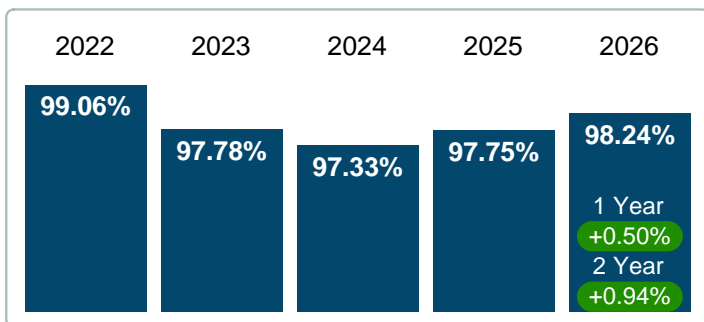
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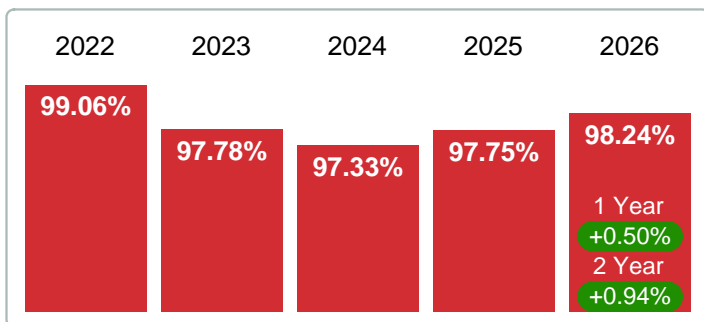
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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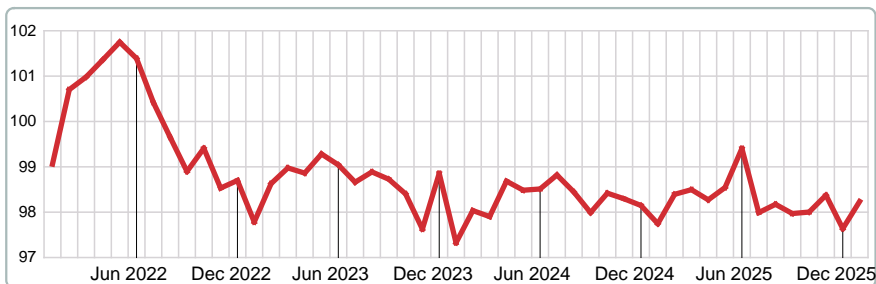
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

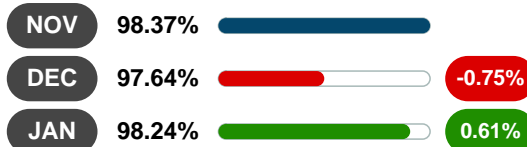


3 MONTHS

5 year JAN AVG = 98.03%

High May 2022 101.75% Low Jan 2024 97.33%

Average Sold/List Ratio this month at **98.24%** equal to 5 yr JAN average of **98.03%**



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
\$125,000 and less	77	9.63%	93.92%	94.41%	93.55%	96.21%	65.64%
\$125,001 - \$175,000	84	10.50%	96.53%	97.90%	95.62%	98.32%	98.57%
\$175,001 - \$225,000	123	15.38%	99.44%	96.51%	98.80%	107.75%	104.93%
\$225,001 - \$300,000	215	26.88%	99.38%	95.58%	99.09%	100.74%	96.47%
\$300,001 - \$375,000	128	16.00%	98.62%	98.92%	98.45%	98.88%	97.80%
\$375,001 - \$550,000	97	12.13%	98.25%	98.50%	97.90%	98.65%	98.05%
\$550,001 and up	76	9.50%	98.67%	98.42%	98.23%	99.37%	97.33%
Average Sold/List Ratio		98.20%		96.10%	97.99%	99.72%	97.27%
Total Closed Units	800	100%	98.20%	93	430	234	43
Total Closed Volume	247,621,636			17.04M	116.71M	90.08M	23.79M

January 2026



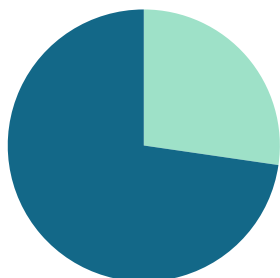
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

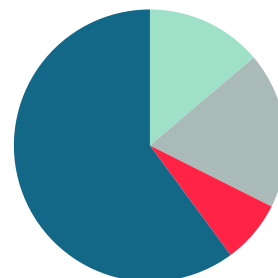


Inventory
 New Listings
1,358 = 27.30%
 Start Inventory
3,617
 Total Inventory Units
4,975
 Volume
\$1,922,585,068

Market Activity

Closed Sales
800 = 13.80%
 Pending Sales
1,078 = 18.60%
 Other Off Market
435 = 7.50%
 Active Inventory
3,484 = 60.10%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	825	800	-3.03%	825	800	-3.03%
Pending Sales	994	1,078	8.45%	994	1,078	8.45%
New Listings	1,499	1,358	-9.41%	1,499	1,358	-9.41%
Average List Price	301,740	315,333	4.51%	301,740	315,333	4.51%
Average Sale Price	295,184	309,527	4.86%	295,184	309,527	4.86%
Average Percent of Selling Price to List Price	97.75%	98.24%	0.50%	97.75%	98.24%	0.50%
Average Days on Market to Sale	48.00	52.70	9.79%	48.00	52.70	9.79%
Monthly Inventory	3,220	3,484	8.20%	3,220	3,484	8.20%
Months Supply of Inventory	3.04	3.19	4.97%	3.04	3.19	4.97%

Absorption: Last 12 months, an Average of **1,092** Sales/Month

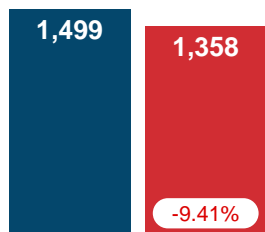
Inventory on January 31, 2026 = **3,484**

2025 **2026**

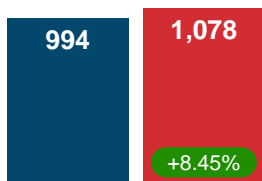
JANUARY MARKET

AVERAGE PRICES

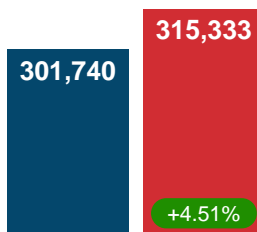
New Listings



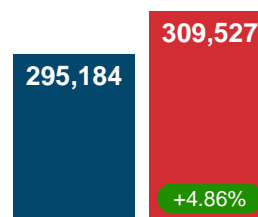
Pending Listings



List Price



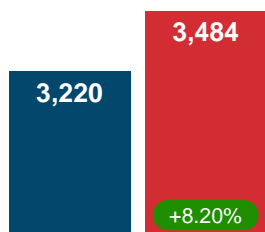
Sale Price



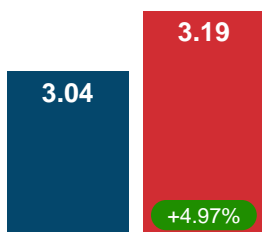
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

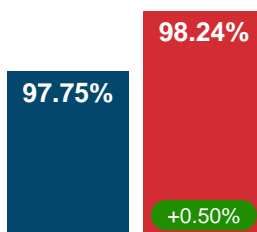
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

