

January 2026



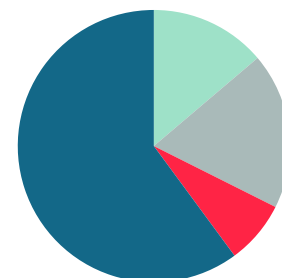
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



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%
Median List Price	258,000	265,000	2.71%
Median Sale Price	251,346	263,000	4.64%
Median Percent of Selling Price to List Price	98.89%	99.26%	0.38%
Median Days on Market to Sale	30.00	33.50	11.67%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **4.64%** in January 2026 to \$263,000 versus the previous year at \$251,346.

Median Days on Market Lengthens

The median number of **33.50** days that homes spent on the market before selling increased by 3.50 days or **11.67%** in January 2026 compared to last year's same month at **30.00** DOM.

Sales Success for January 2026 is Positive

Overall, with Median 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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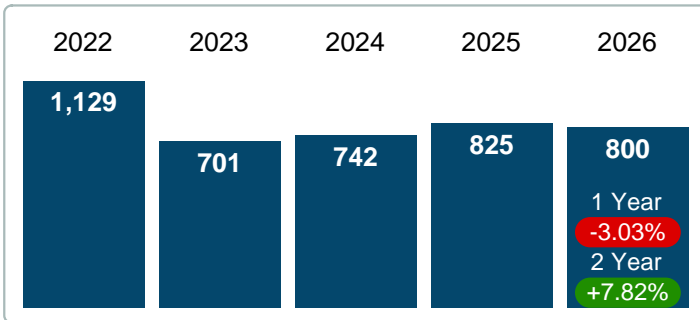
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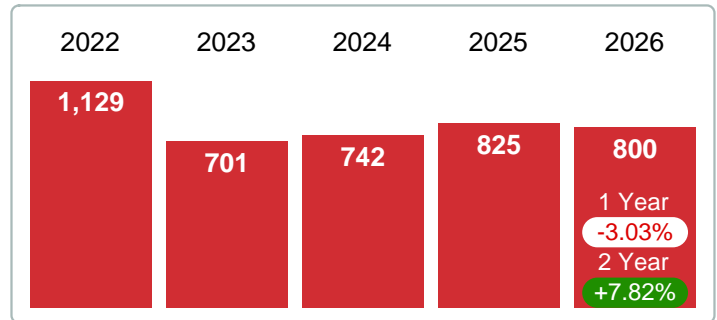
CLOSED LISTINGS

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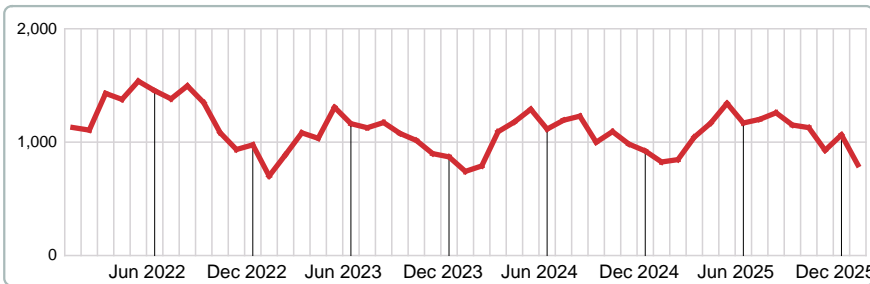
JANUARY



YEAR TO DATE (YTD)

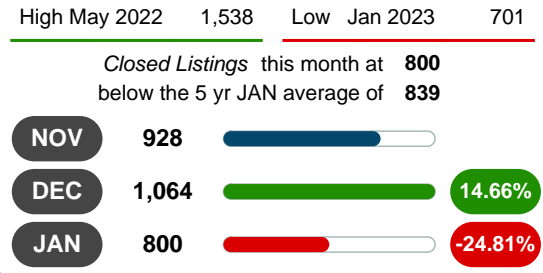


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 839



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	77	9.63%	22.0	38	29	9	1
\$125,001 - \$175,000	84	10.50%	27.5	18	53	11	2
\$175,001 - \$225,000	123	15.38%	32.0	14	96	11	2
\$225,001 - \$300,000	215	26.88%	31.0	11	138	64	2
\$300,001 - \$375,000	128	16.00%	43.5	7	52	58	11
\$375,001 - \$550,000	97	12.13%	42.0	3	42	41	11
\$550,001 and up	76	9.50%	35.0	2	20	40	14
Total Closed Units	800			93	430	234	43
Total Closed Volume	247,621,636	100%	33.5	17.04M	116.71M	90.08M	23.79M
Median Closed Price	\$263,000			\$158,750	\$240,650	\$324,153	\$420,000

January 2026



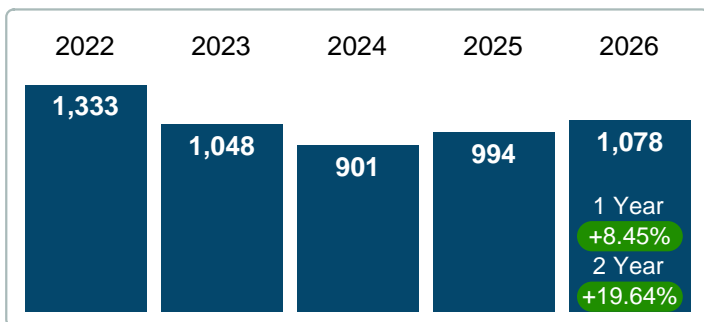
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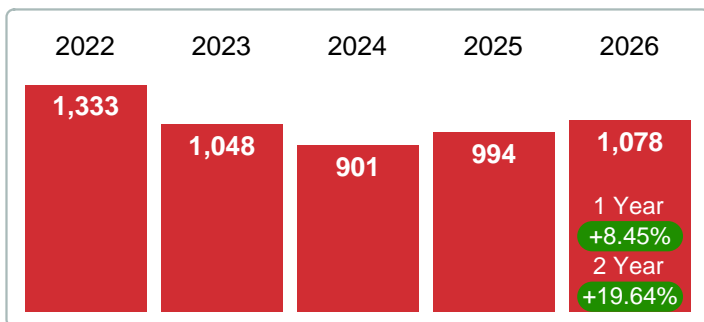
PENDING LISTINGS

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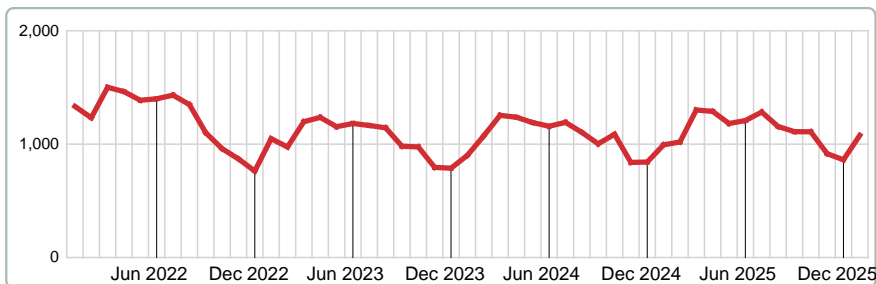
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

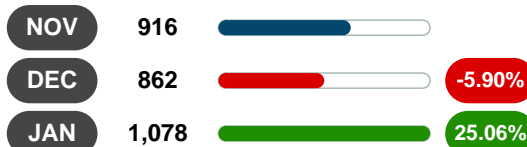


3 MONTHS

5 year JAN AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	70	6.49%	16.5	28	38	2	2
\$125,001 - \$175,000	121	11.22%	28.0	24	81	14	2
\$175,001 - \$225,000	163	15.12%	39.0	18	127	16	2
\$225,001 - \$300,000	282	26.16%	44.0	10	195	71	6
\$300,001 - \$375,000	165	15.31%	55.0	9	62	85	9
\$375,001 - \$550,000	167	15.49%	55.0	7	64	83	13
\$550,001 and up	110	10.20%	64.5	3	19	62	26
Total Pending Units	1,078			99	586	333	60
Total Pending Volume	358,561,081	100%	43.5	20.55M	156.93M	147.67M	33.41M
Median Listing Price	\$279,945			\$169,900	\$248,000	\$350,000	\$504,950

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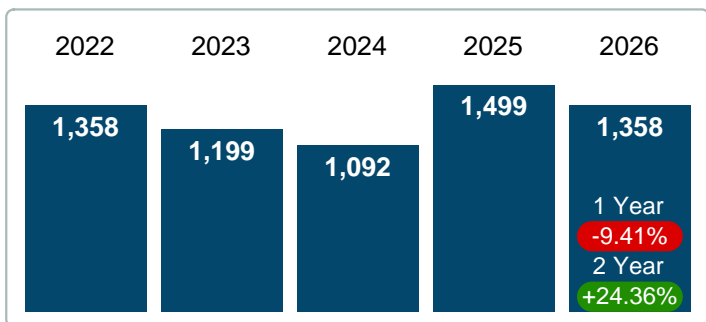
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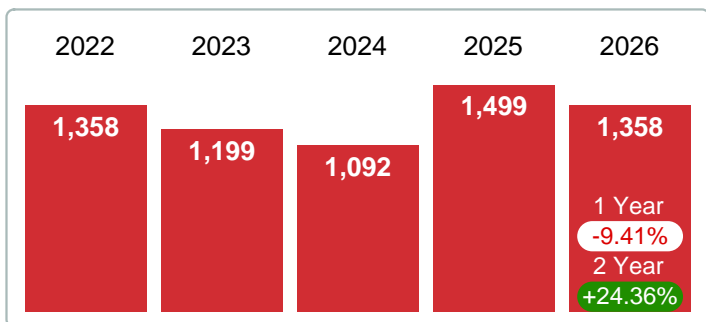
NEW LISTINGS

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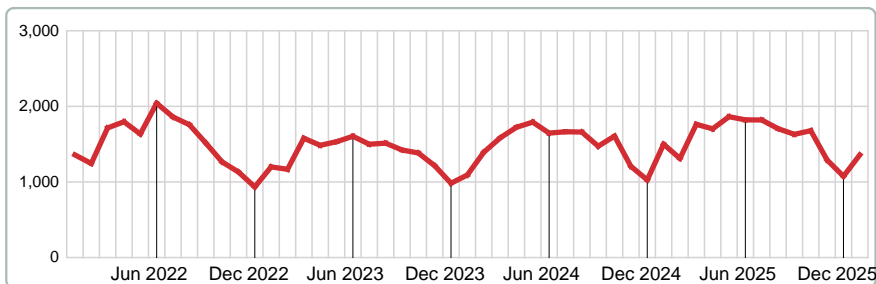
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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
Median New Listed Listing Price	\$299,000		\$165,000	\$255,000	\$377,250	\$527,450

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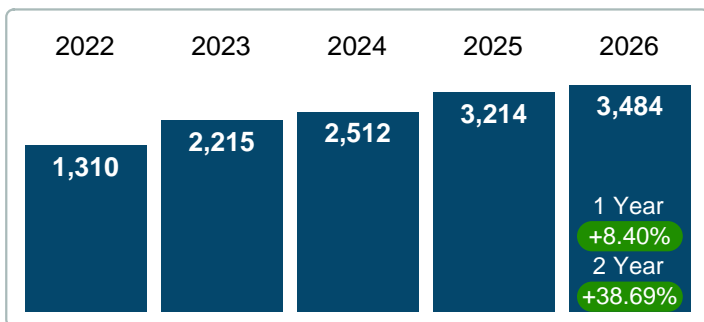
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



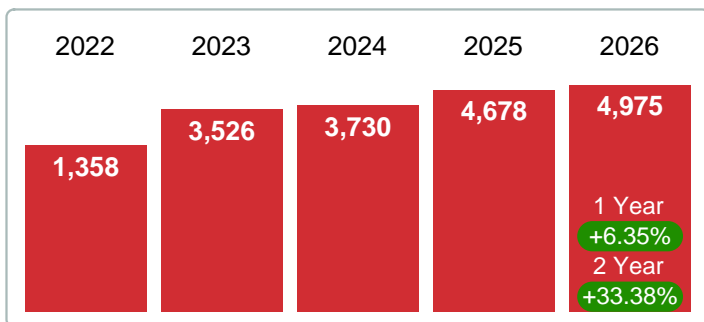
ACTIVE INVENTORY

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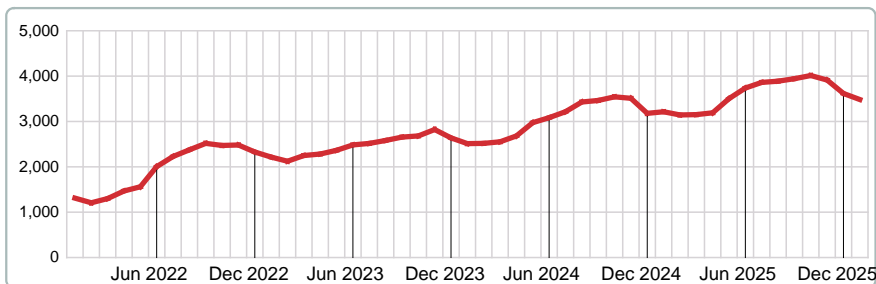
END OF JANUARY



ACTIVE DURING JANUARY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	275	7.89%	79.0	159	94	19	3
\$125,001 - \$200,000	469	13.46%	61.0	128	280	58	3
\$200,001 - \$275,000	577	16.56%	56.0	48	430	88	11
\$275,001 - \$375,000	814	23.36%	66.0	32	395	348	39
\$375,001 - \$500,000	570	16.36%	81.0	22	233	254	61
\$500,001 - \$675,000	409	11.74%	101.0	13	95	237	64
\$675,001 and up	370	10.62%	86.0	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
Median Active Inventory Listing Price			\$322,250	\$154,250	\$274,900	\$413,540	\$582,400

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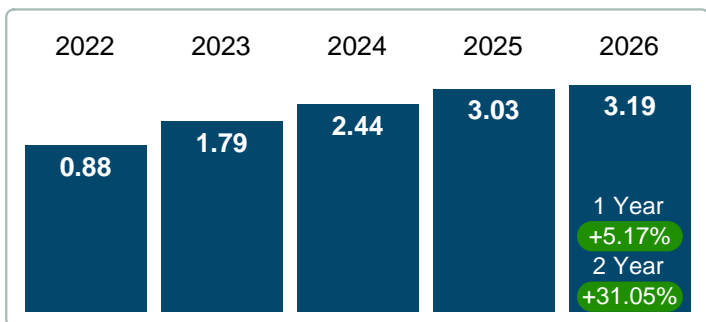
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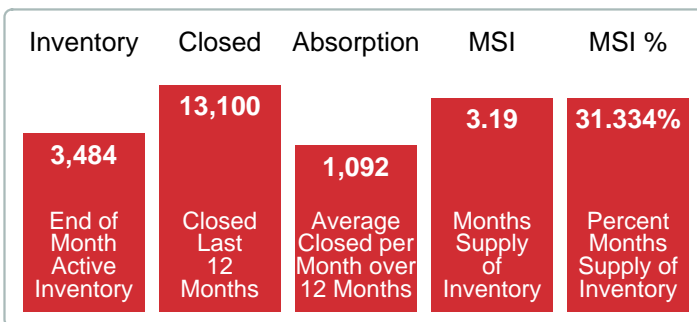
MONTHS SUPPLY of INVENTORY (MSI)

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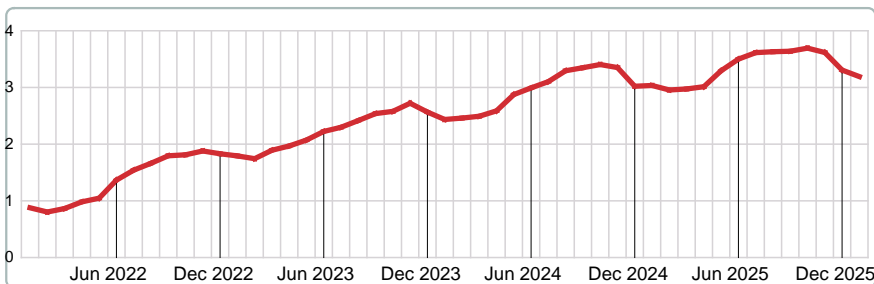
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

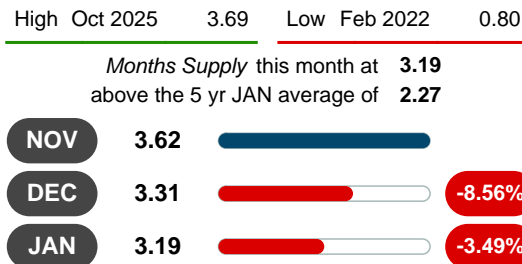


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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

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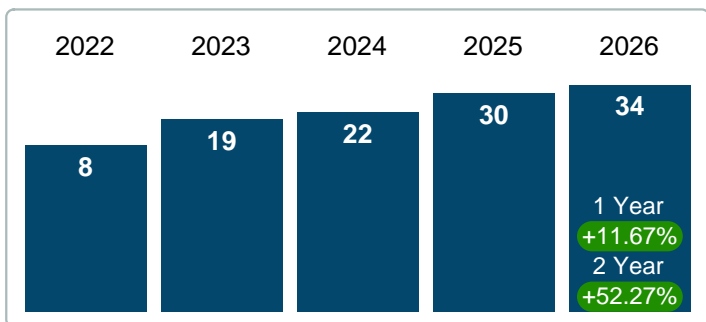
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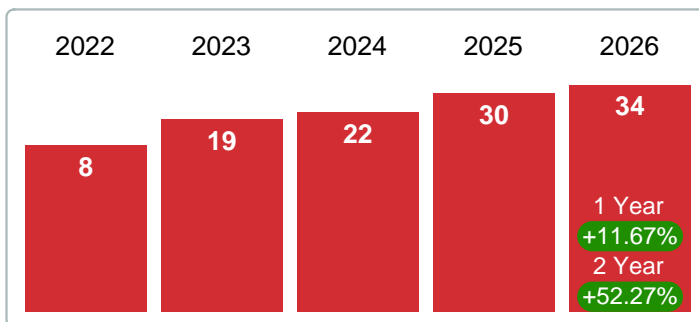
MEDIAN DAYS ON MARKET TO SALE

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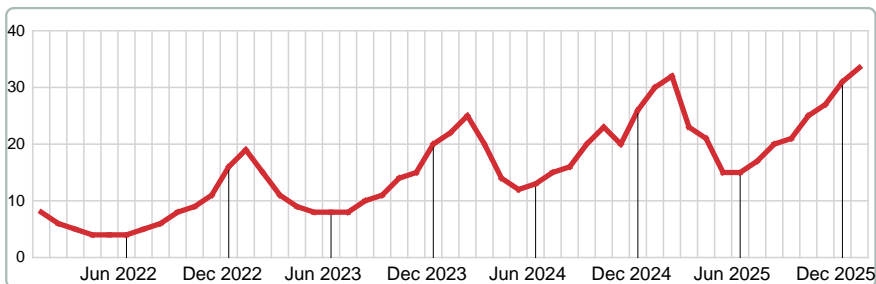
JANUARY



YEAR TO DATE (YTD)

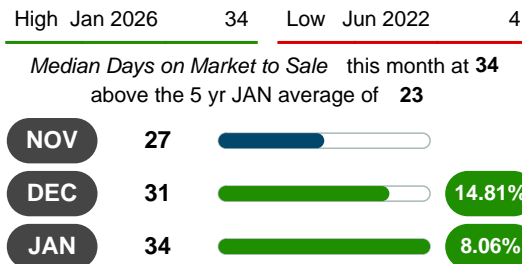


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 23



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
\$125,000 and less	9.63%	22	24	14	25	126
\$125,001 - \$175,000	10.50%	28	29	27	30	22
\$175,001 - \$225,000	15.38%	32	27	31	45	54
\$225,001 - \$300,000	26.88%	31	56	25	44	27
\$300,001 - \$375,000	16.00%	44	17	35	72	104
\$375,001 - \$550,000	12.13%	42	7	37	50	53
\$550,001 and up	9.50%	35	92	37	38	30
Median Closed DOM		34	27	27	46	49
Total Closed Units	100%	800	93	430	234	43
Total Closed Volume		247,621,636	17.04M	116.71M	90.08M	23.79M

January 2026



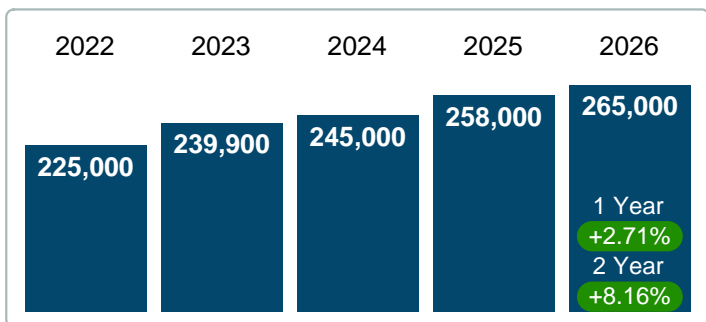
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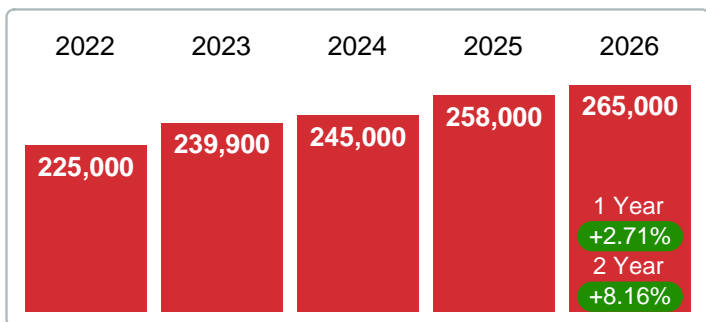
MEDIAN LIST PRICE AT CLOSING

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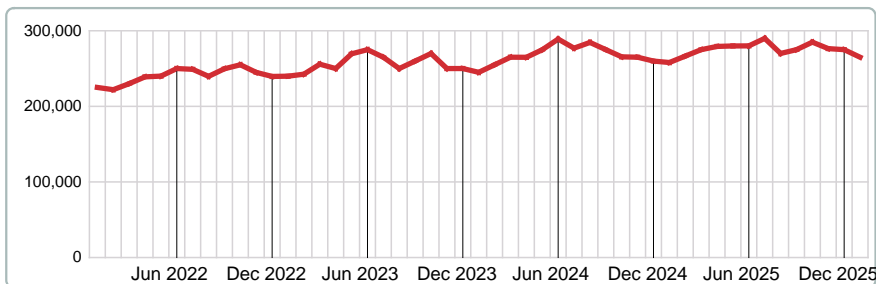
JANUARY



YEAR TO DATE (YTD)

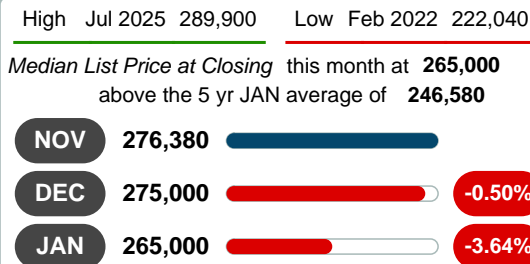


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 246,580



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
\$125,000 and less	75	9.38%	81,900	74,950	90,000	92,830	25,900
\$125,001 - \$175,000	78	9.75%	159,900	157,500	159,900	165,000	169,000
\$175,001 - \$225,000	127	15.88%	200,000	199,900	205,400	185,000	0
\$225,001 - \$300,000	211	26.38%	260,812	264,500	255,500	269,900	275,000
\$300,001 - \$375,000	126	15.75%	335,000	325,000	339,250	334,000	340,000
\$375,001 - \$550,000	101	12.63%	429,000	389,000	434,298	425,891	435,000
\$550,001 and up	82	10.25%	657,500	699,900	625,000	650,000	955,000
Median List Price			265,000	159,900	245,000	329,950	429,900
Total Closed Units		100%	265,000	93	430	234	43
Total Closed Volume			252,266,539	17.64M	119.11M	91.05M	24.46M

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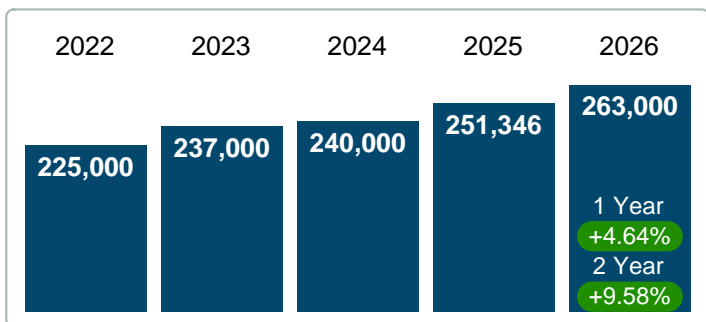
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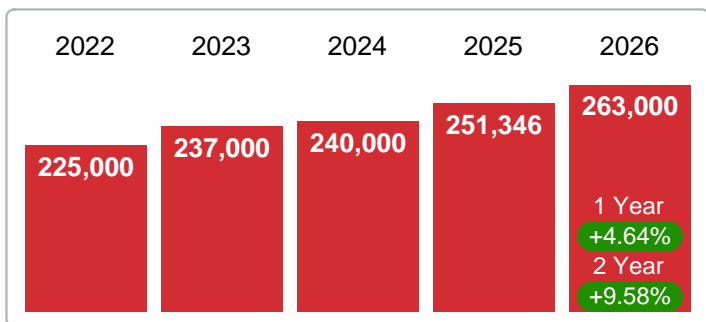
MEDIAN SOLD PRICE AT CLOSING

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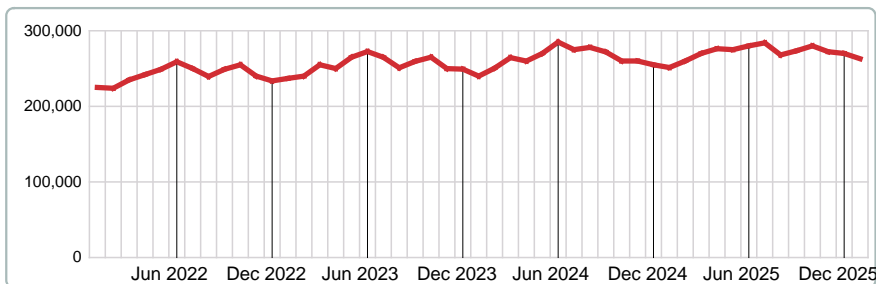
JANUARY



YEAR TO DATE (YTD)

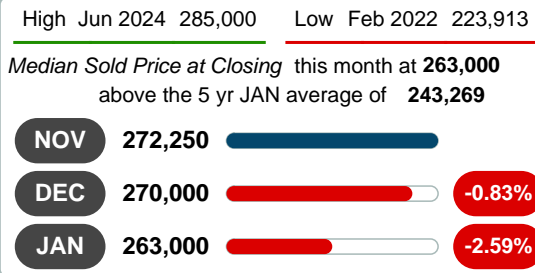


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 243,269



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
\$125,000 and less	77	9.63%	81,900	78,500	85,000	92,830	17,000
\$125,001 - \$175,000	84	10.50%	156,875	159,375	154,900	164,272	150,000
\$175,001 - \$225,000	123	15.38%	201,500	197,500	204,690	199,900	208,500
\$225,001 - \$300,000	215	26.88%	260,000	260,000	252,500	272,500	276,750
\$300,001 - \$375,000	128	16.00%	331,534	320,000	330,000	334,500	350,000
\$375,001 - \$550,000	97	12.13%	434,034	421,000	435,566	428,000	450,000
\$550,001 and up	76	9.50%	685,000	982,500	637,500	655,434	930,500
Median Sold Price			263,000	158,750	240,650	324,153	420,000
Total Closed Units		100%	263,000	93	430	234	43
Total Closed Volume			247,621,636	17.04M	116.71M	90.08M	23.79M

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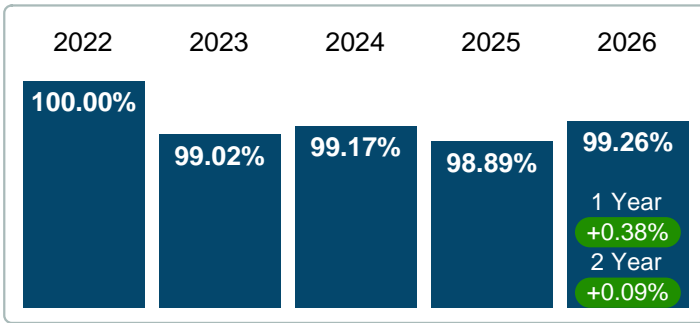
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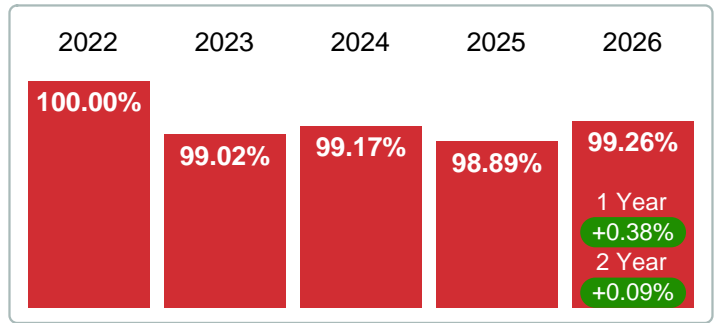
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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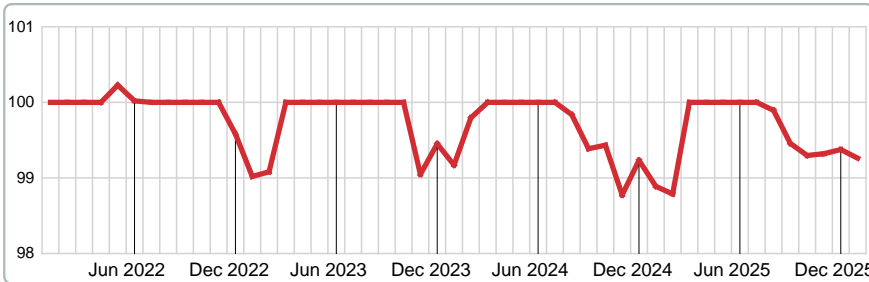
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

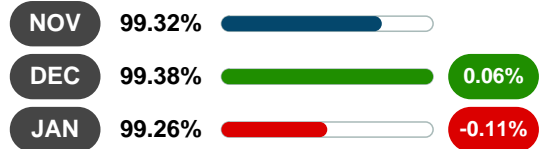


3 MONTHS

5 year JAN AVG = 99.27%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.26%**
equal to 5 yr JAN average of **99.27%**



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	
\$125,000 and less	77	9.63%	96.36%	95.06%	96.07%	100.00%	65.64%	
\$125,001 - \$175,000	84	10.50%	97.26%	98.21%	96.82%	100.00%	98.57%	
\$175,001 - \$225,000	123	15.38%	100.00%	98.32%	100.00%	97.67%	104.93%	
\$225,001 - \$300,000	215	26.88%	100.00%	97.73%	100.00%	100.00%	96.47%	
\$300,001 - \$375,000	128	16.00%	100.00%	99.05%	98.73%	100.00%	98.75%	
\$375,001 - \$550,000	97	12.13%	99.00%	100.00%	98.90%	99.08%	97.65%	
\$550,001 and up	76	9.50%	98.36%	98.42%	99.29%	98.39%	97.40%	
Median Sold/List Ratio		99.26%		98.04%	100.00%	100.00%	97.91%	
Total Closed Units		800	100%	99.26%	93	430	234	43
Total Closed Volume		247,621,636			17.04M	116.71M	90.08M	23.79M

January 2026



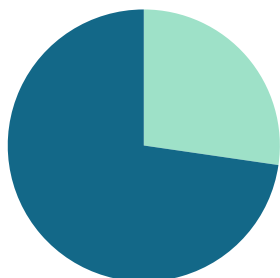
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

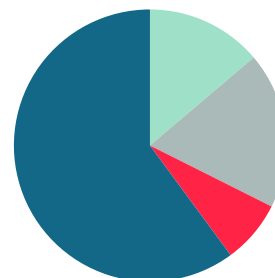


Inventory
 New Listings
1,358 = 27.30%
 Start Inventory
3,617
 Total Inventory Units
4,975
 Volume
\$1,922,585,068

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%
Median List Price	258,000	265,000	2.71%	258,000	265,000	2.71%
Median Sale Price	251,346	263,000	4.64%	251,346	263,000	4.64%
Median Percent of Selling Price to List Price	98.89%	99.26%	0.38%	98.89%	99.26%	0.38%
Median Days on Market to Sale	30.00	33.50	11.67%	30.00	33.50	11.67%
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

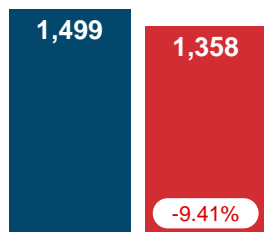
Inventory on January 31, 2026 = **3,484**

2025 **2026**

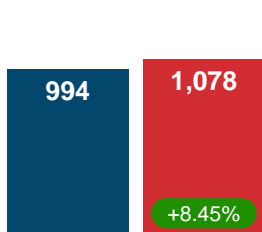
JANUARY MARKET

MEDIAN PRICES

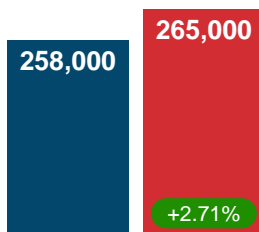
New Listings



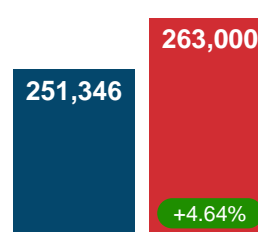
Pending Listings



List Price



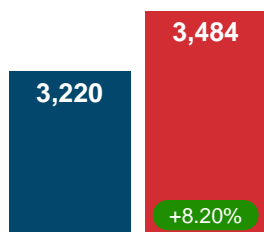
Sale Price



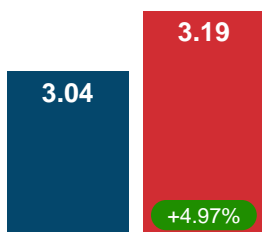
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

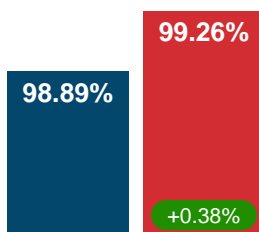
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

