

January 2026



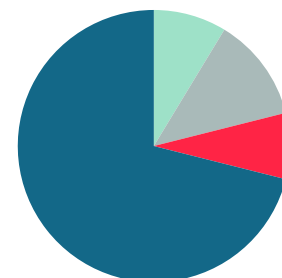
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	21	21	0.00%
Pending Listings	40	30	-25.00%
New Listings	55	54	-1.82%
Average List Price	218,738	274,037	25.28%
Average Sale Price	210,498	264,438	25.63%
Average Percent of Selling Price to List Price	95.71%	95.25%	-0.48%
Average Days on Market to Sale	57.90	68.29	17.93%
End of Month Inventory	160	172	7.50%
Months Supply of Inventory	4.67	5.15	10.18%



■ Closed (8.68%)
■ Pending (12.40%)
■ Other OffMarket (7.85%)
■ Active (71.07%)

Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of January 31, 2026 = **172**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **7.50%** to 172 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **5.15** 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 **25.63%** in January 2026 to \$264,438 versus the previous year at \$210,498.

Average Days on Market Lengthens

The average number of **68.29** days that homes spent on the market before selling increased by 10.38 days or **17.93%** in January 2026 compared to last year's same month at **57.90** 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 54 New Listings in January 2026, down **1.82%** from last year at 55. Furthermore, there were 21 Closed Listings this month versus last year at 21, a **0.00%** decrease.

Closed versus Listed trends yielded a **38.9%** ratio, up from previous year's, January 2025, at **38.2%**, a **1.85%** 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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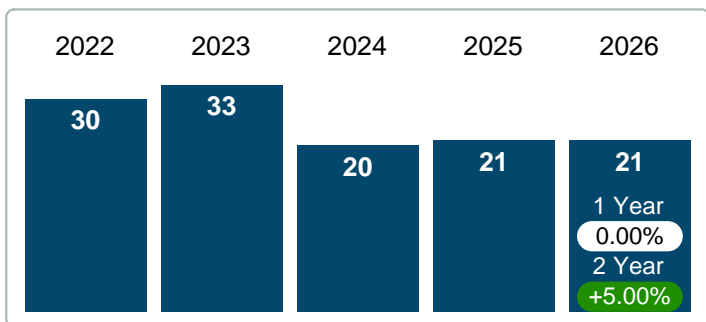
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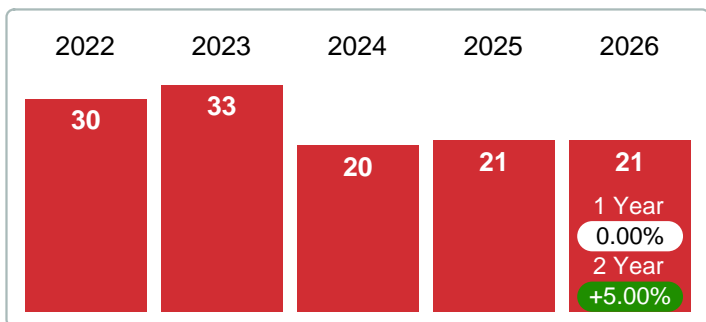
CLOSED LISTINGS

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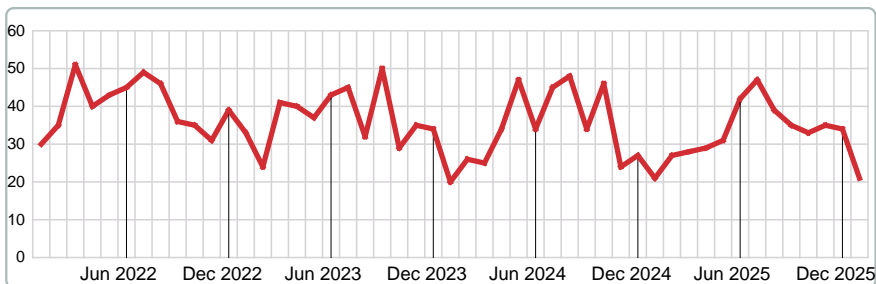
JANUARY



YEAR TO DATE (YTD)

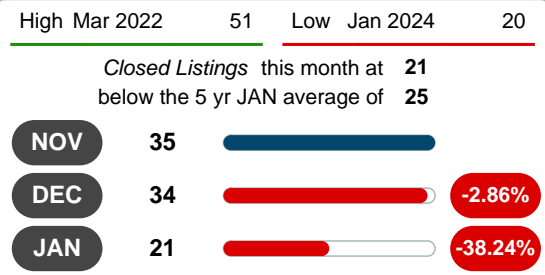


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 25



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	2	9.52%	17.5	1	1	0	0
\$75,001 - \$100,000	2	9.52%	39.0	0	2	0	0
\$100,001 - \$150,000	3	14.29%	43.0	2	1	0	0
\$150,001 - \$250,000	7	33.33%	59.3	0	4	3	0
\$250,001 - \$375,000	2	9.52%	123.5	0	0	2	0
\$375,001 - \$500,000	2	9.52%	132.5	0	2	0	0
\$500,001 and up	3	14.29%	88.3	0	2	1	0
Total Closed Units	21			3	12	6	0
Total Closed Volume	5,553,200	100%	68.3	305.00K	3.46M	1.79M	0.00B
Average Closed Price	\$264,438			\$101,667	\$288,096	\$298,508	\$0

January 2026



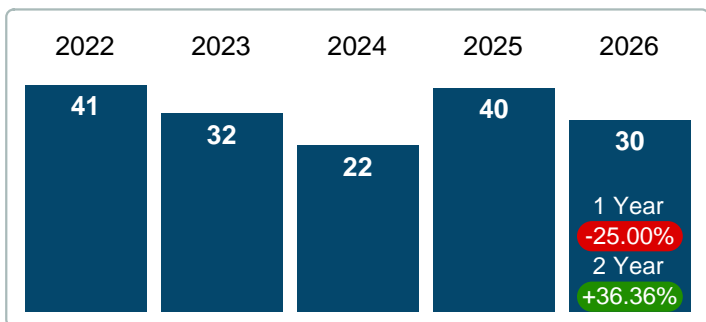
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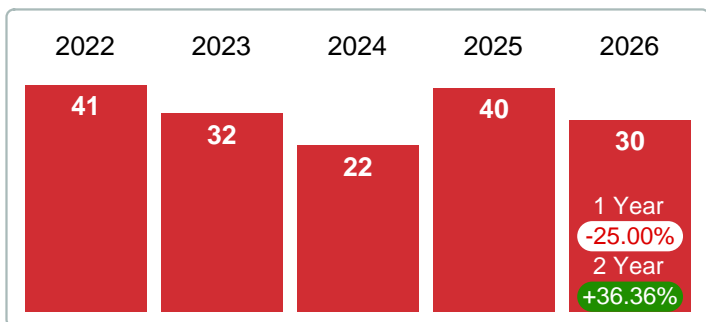
PENDING LISTINGS

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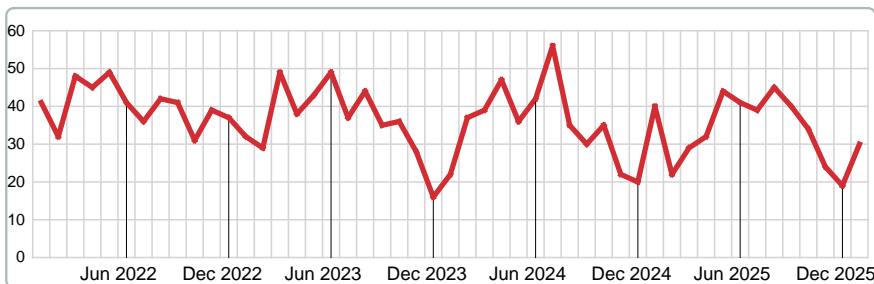
JANUARY



YEAR TO DATE (YTD)

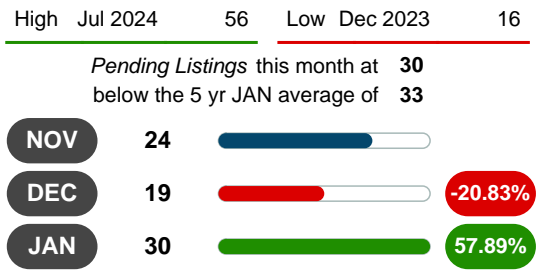


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 33



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	6.67%	6.5	1	1	0	0
\$100,001 - \$150,000	4	13.33%	34.0	1	2	1	0
\$150,001 - \$200,000	5	16.67%	21.0	1	3	1	0
\$200,001 - \$250,000	7	23.33%	72.7	3	4	0	0
\$250,001 - \$375,000	5	16.67%	108.8	0	3	2	0
\$375,001 - \$475,000	4	13.33%	124.3	1	1	2	0
\$475,001 and up	3	10.00%	37.7	1	1	0	1
Total Pending Units	30			8	15	6	1
Total Pending Volume	8,241,400	100%	63.9	1.98M	3.84M	1.76M	669.00K
Average Listing Price	\$274,713			\$247,288	\$255,807	\$292,833	\$669,000

January 2026



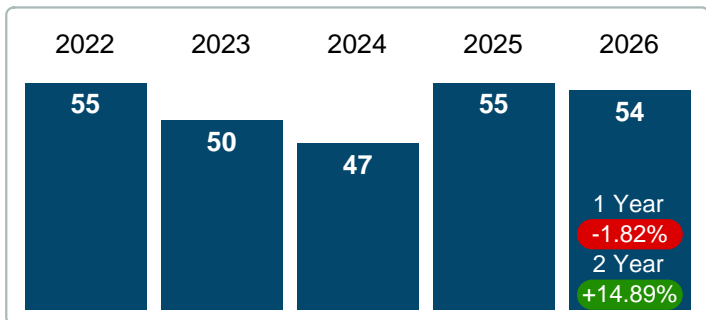
Area Delimited by County Of Mayes - Residential Property Type



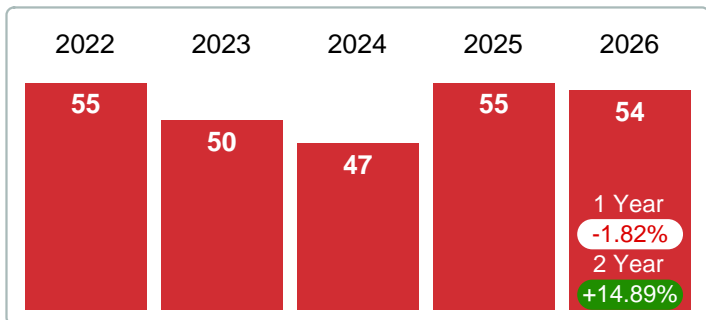
NEW LISTINGS

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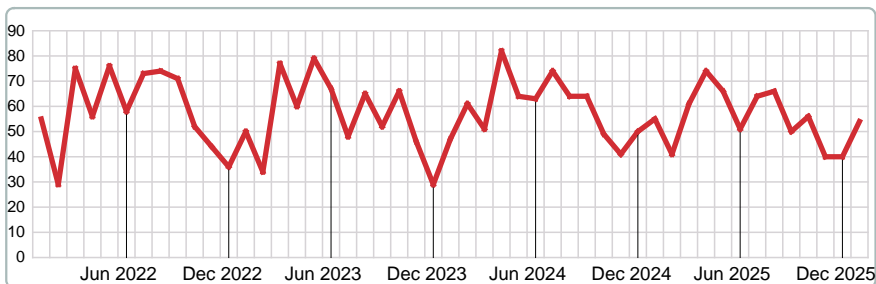
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

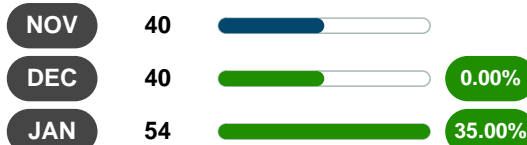


3 MONTHS

5 year JAN AVG = 52

High Apr 2024 82 Low Dec 2023 29

New Listings this month at 54 above the 5 yr JAN average of 52



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	5	9.26%	2	2	1	0
\$100,001 - \$150,000	6	11.11%	2	3	1	0
\$150,001 - \$200,000	8	14.81%	1	4	3	0
\$200,001 - \$275,000	12	22.22%	2	9	1	0
\$275,001 - \$375,000	9	16.67%	0	6	2	1
\$375,001 - \$525,000	8	14.81%	2	2	4	0
\$525,001 and up	6	11.11%	1	3	2	0
Total New Listed Units	54		10	29	14	1
Total New Listed Volume	16,092,984	100%	2.51M	8.71M	4.53M	339.00K
Average New Listed Listing Price	\$298,018		\$251,405	\$300,212	\$323,843	\$339,000

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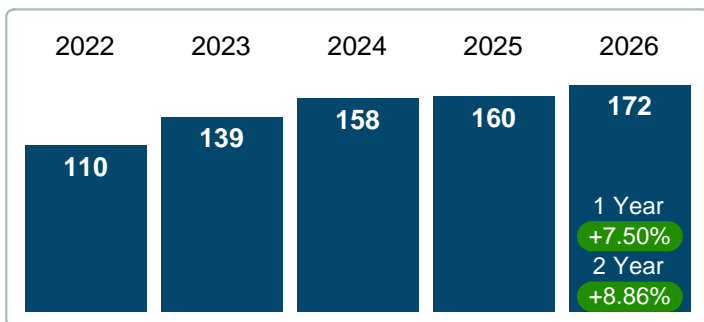
Area Delimited by County Of Mayes - Residential Property Type



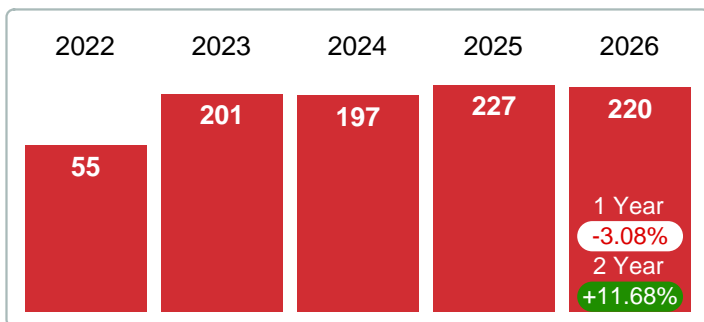
ACTIVE INVENTORY

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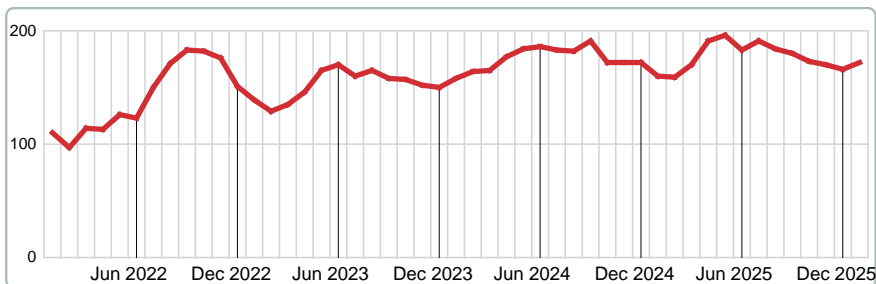
END OF JANUARY



ACTIVE DURING JANUARY

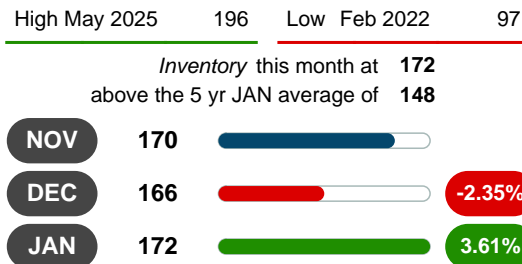


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 148



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	16	9.30%	98.2	9	5	2	0
\$125,001 - \$175,000	16	9.30%	93.3	4	9	3	0
\$175,001 - \$225,000	26	15.12%	104.2	5	17	4	0
\$225,001 - \$350,000	46	26.74%	90.1	2	34	8	2
\$350,001 - \$475,000	34	19.77%	109.6	5	17	12	0
\$475,001 - \$775,000	16	9.30%	99.1	4	5	5	2
\$775,001 and up	18	10.47%	132.0	1	8	5	4
Total Active Inventory by Units	172			30	95	39	8
Total Active Inventory by Volume	67,655,717	100%	102.4	8.72M	32.74M	17.08M	9.11M
Average Active Inventory Listing Price	\$393,347			\$290,685	\$344,681	\$438,005	\$1,138,531

January 2026



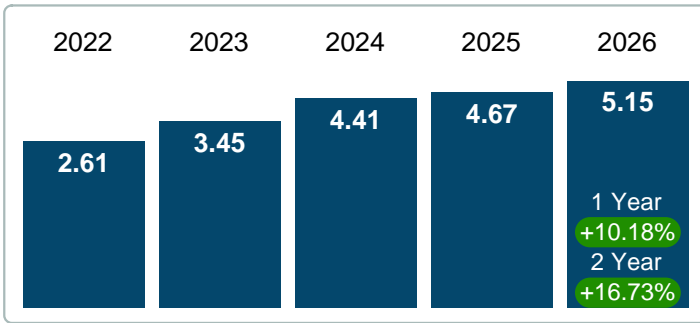
Area Delimited by County Of Mayes - Residential Property Type



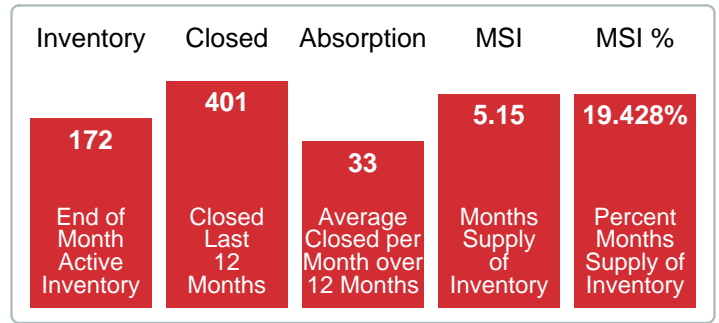
MONTHS SUPPLY of INVENTORY (MSI)

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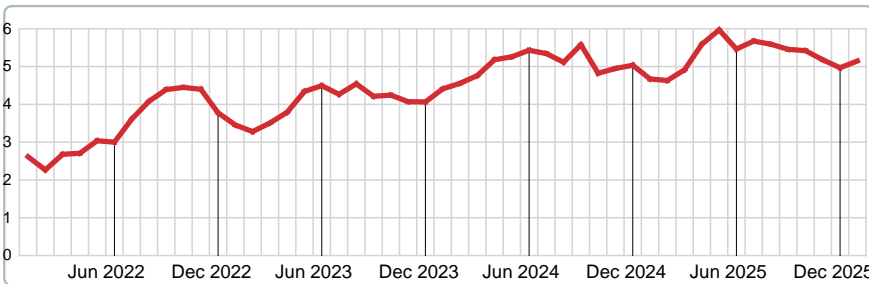
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

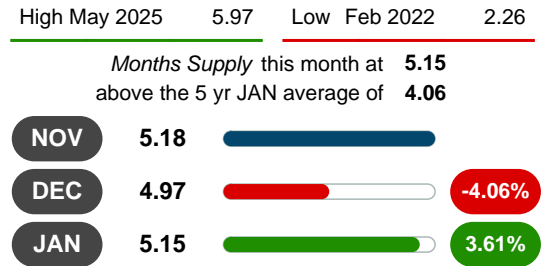


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 4.06



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	16	9.30%	3.05	3.48	2.40	3.43	0.00
\$125,001 - \$175,000	16	9.30%	2.70	4.36	2.08	4.50	0.00
\$175,001 - \$225,000	26	15.12%	3.80	6.67	3.19	5.33	0.00
\$225,001 - \$350,000	46	26.74%	5.11	2.00	5.83	4.00	12.00
\$350,001 - \$475,000	34	19.77%	9.49	60.00	8.87	8.47	0.00
\$475,001 - \$775,000	16	9.30%	7.11	0.00	3.53	7.50	12.00
\$775,001 and up	18	10.47%	30.86	0.00	19.20	60.00	48.00
Market Supply of Inventory (MSI)			5.15	5.63	4.45	6.32	13.71
Total Active Inventory by Units		100%	5.15	30	95	39	8

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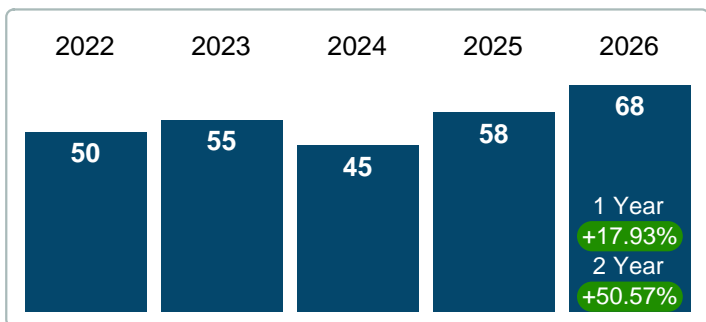
Area Delimited by County Of Mayes - Residential Property Type



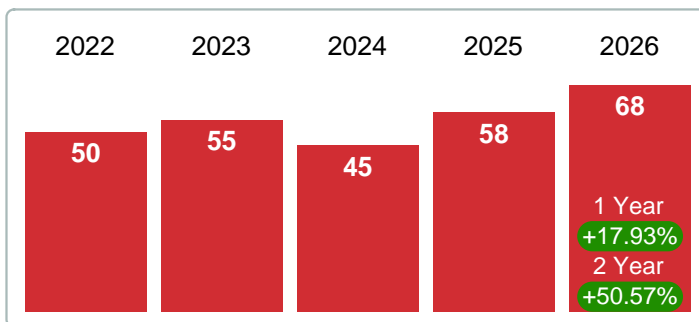
AVERAGE DAYS ON MARKET TO SALE

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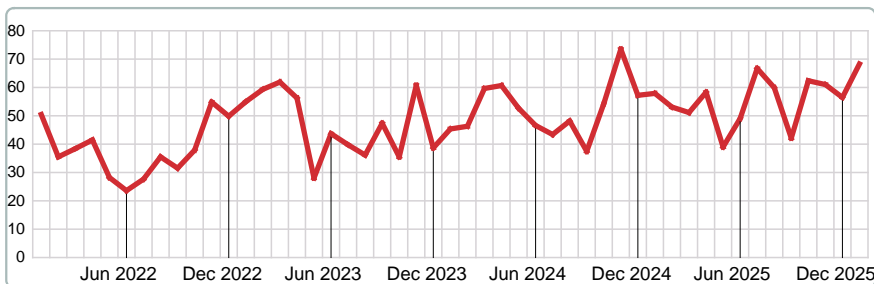
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 55

High Nov 2024 74 Low Jun 2022 24

Average Days on Market to Sale this month at 68 above the 5 yr JAN average of 55



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	9.52%	18	14	21	0	0
\$75,001 - \$100,000	9.52%	39	0	39	0	0
\$100,001 - \$150,000	14.29%	43	13	104	0	0
\$150,001 - \$250,000	33.33%	59	0	44	80	0
\$250,001 - \$375,000	9.52%	124	0	0	124	0
\$375,001 - \$500,000	9.52%	133	0	133	0	0
\$500,001 and up	14.29%	88	0	29	207	0
Average Closed DOM		68	13	58	116	0
Total Closed Units	100%	68	3	12	6	
Total Closed Volume		5,553,200	305.00K	3.46M	1.79M	0.00B

January 2026



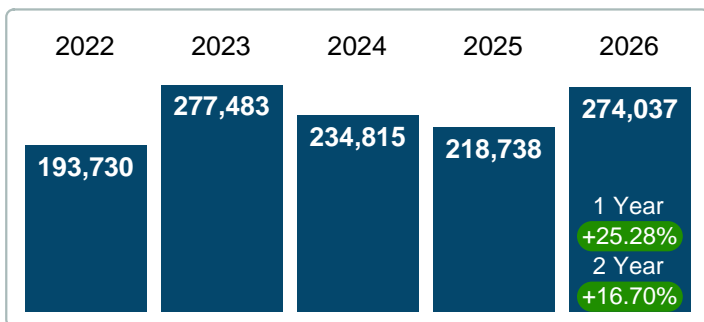
Area Delimited by County Of Mayes - Residential Property Type



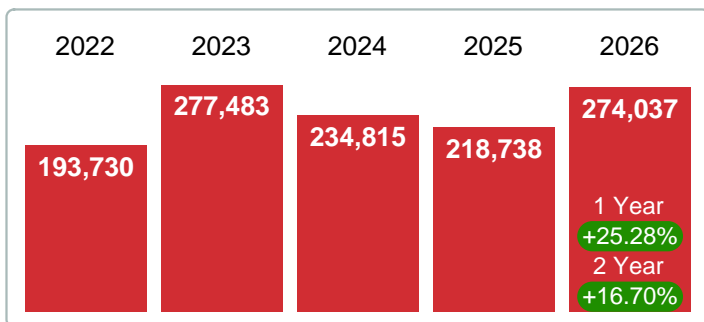
AVERAGE LIST PRICE AT CLOSING

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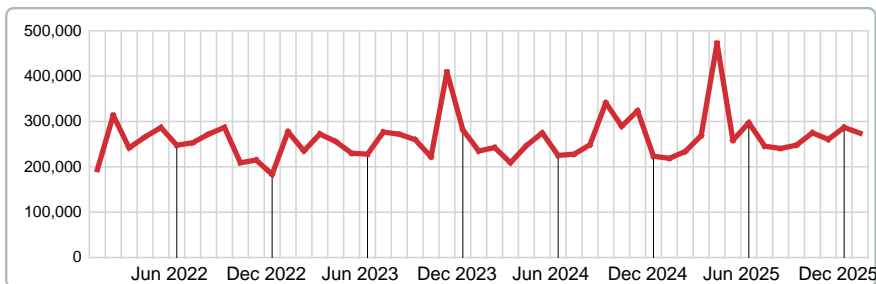
JANUARY



YEAR TO DATE (YTD)

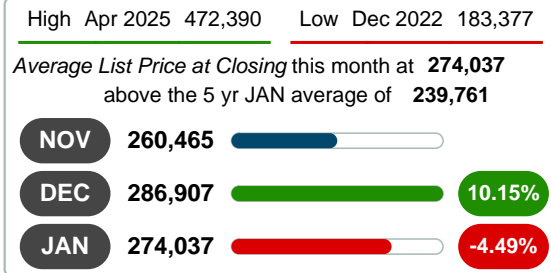


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 239,761



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	4.76%	64,900	64,900	80,000	0	0
\$75,001 - \$100,000	9.52%	86,250	0	106,250	0	0
\$100,001 - \$150,000	19.05%	122,500	122,500	125,000	0	0
\$150,001 - \$250,000	23.81%	189,860	0	209,950	212,694	0
\$250,001 - \$375,000	19.05%	289,645	0	0	315,000	0
\$375,001 - \$500,000	9.52%	415,250	0	415,250	0	0
\$500,001 and up	14.29%	696,333	0	750,000	589,000	0
Average List Price		274,037	103,300	298,983	309,514	0
Total Closed Units	100%	274,037	3	12	6	0
Total Closed Volume		5,754,781	309.90K	3.59M	1.86M	0.00B

January 2026



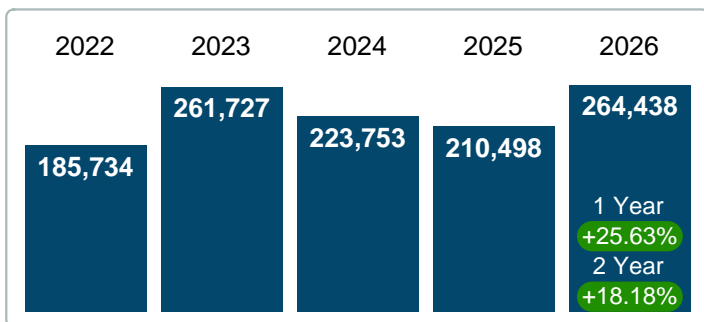
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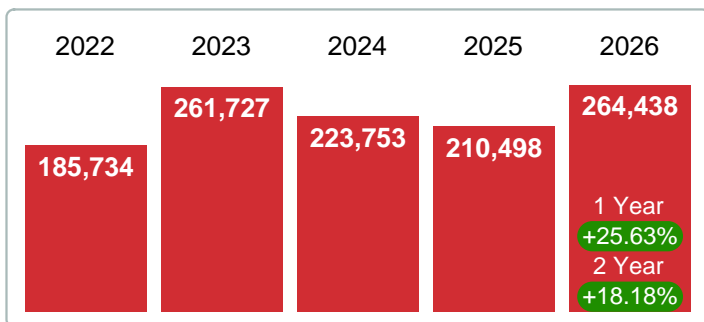
AVERAGE SOLD PRICE AT CLOSING

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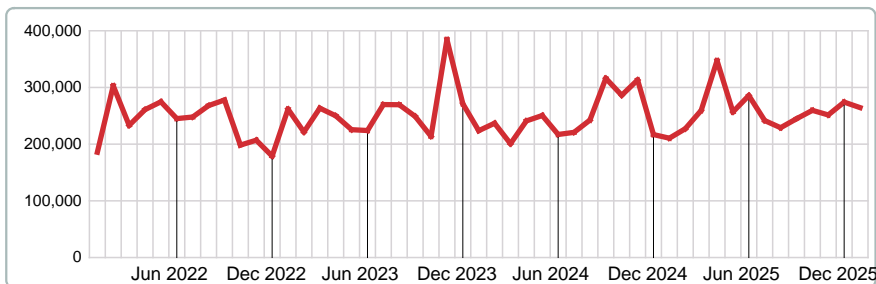
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

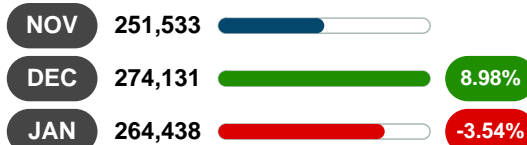


3 MONTHS

5 year JAN AVG = 229,230

High Nov 2023 384,533 Low Dec 2022 178,931

Average Sold Price at Closing this month at **264,438** above the 5 yr JAN average of **229,230**



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	9.52%	62,500	60,000	65,000	0	0
\$75,001 - \$100,000	9.52%	90,000	0	90,000	0	0
\$100,001 - \$150,000	14.29%	122,833	122,500	123,500	0	0
\$150,001 - \$250,000	33.33%	202,379	0	202,475	202,250	0
\$250,001 - \$375,000	9.52%	302,650	0	0	302,650	0
\$375,001 - \$500,000	9.52%	403,875	0	403,875	0	0
\$500,001 and up	14.29%	683,333	0	735,500	579,000	0
Average Sold Price		264,438	101,667	288,096	298,508	0
Total Closed Units	100%	264,438	3	12	6	0
Total Closed Volume		5,553,200	305.00K	3.46M	1.79M	0.00B

January 2026



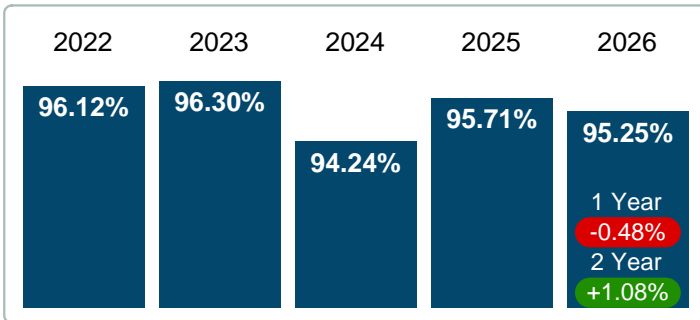
Area Delimited by County Of Mayes - Residential Property Type



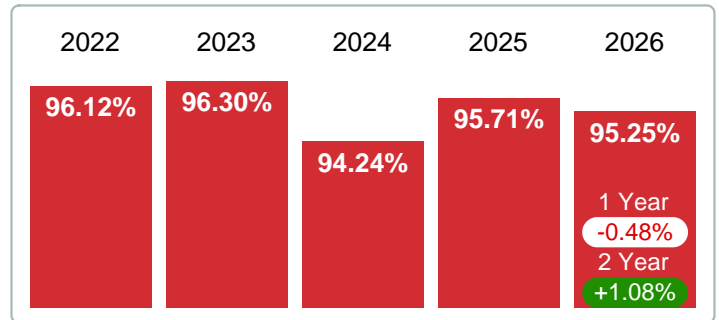
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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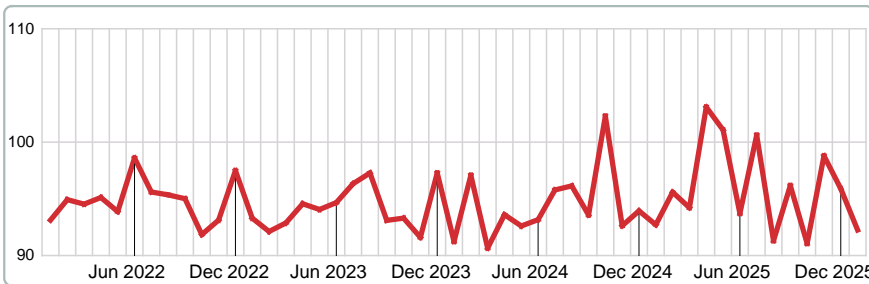
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

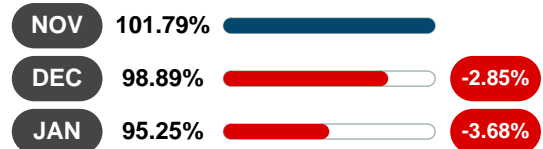


3 MONTHS

5 year JAN AVG = 95.53%

High Apr 2025 106.09% Low Mar 2024 93.66%

Average Sold/List Ratio this month at **95.25%**
below the 5 yr JAN average of **95.53%**



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	2	9.52%	86.85%	92.45%	81.25%	0.00%	0.00%
\$75,001 - \$100,000	2	9.52%	86.46%	0.00%	86.46%	0.00%	0.00%
\$100,001 - \$150,000	3	14.29%	99.60%	100.00%	98.80%	0.00%	0.00%
\$150,001 - \$250,000	7	33.33%	96.22%	0.00%	96.80%	95.46%	0.00%
\$250,001 - \$375,000	2	9.52%	96.00%	0.00%	0.00%	96.00%	0.00%
\$375,001 - \$500,000	2	9.52%	97.45%	0.00%	97.45%	0.00%	0.00%
\$500,001 and up	3	14.29%	98.15%	0.00%	98.07%	98.30%	0.00%
Average Sold/List Ratio		95.30%		97.48%	94.27%	96.12%	0.00%
Total Closed Units		21	100%	3	12	6	
Total Closed Volume		5,553,200		305.00K	3.46M	1.79M	0.00B

January 2026



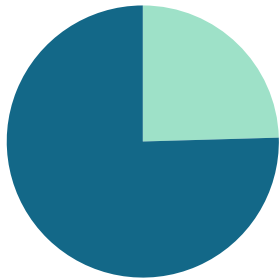
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

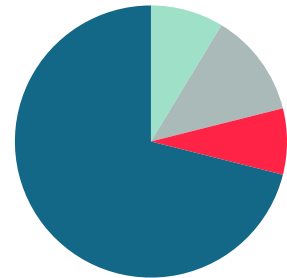


Inventory
 New Listings
54 = 24.55%
 Start Inventory
166
 Total Inventory Units
220
 Volume
\$81,744,050

Market Activity

Closed Sales
21 = 8.68%
 Pending Sales
30 = 12.40%
 Other Off Market
19 = 7.85%
 Active Inventory
172 = 71.07%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	21	21	0.00%	21	21	0.00%
Pending Sales	40	30	-25.00%	40	30	-25.00%
New Listings	55	54	-1.82%	55	54	-1.82%
Average List Price	218,738	274,037	25.28%	218,738	274,037	25.28%
Average Sale Price	210,498	264,438	25.63%	210,498	264,438	25.63%
Average Percent of Selling Price to List Price	95.71%	95.25%	-0.48%	95.71%	95.25%	-0.48%
Average Days on Market to Sale	57.90	68.29	17.93%	57.90	68.29	17.93%
Monthly Inventory	160	172	7.50%	160	172	7.50%
Months Supply of Inventory	4.67	5.15	10.18%	4.67	5.15	10.18%

Absorption: Last 12 months, an Average of **33** Sales/Month

Inventory on January 31, 2026 = **172**

2025 **2026**

JANUARY MARKET

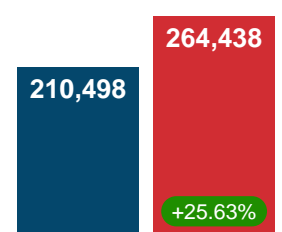
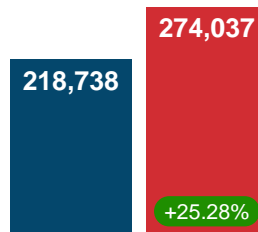
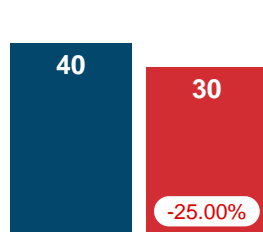
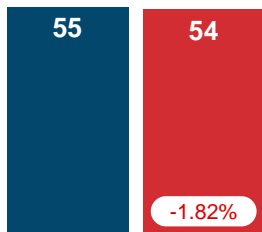
AVERAGE PRICES

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

