

# January 2026



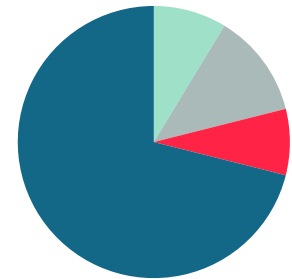
Area Delimited by County Of Mayes - Residential Property Type



## 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%
Median List Price	184,999	185,000	0.00%
Median Sale Price	175,000	182,000	4.00%
Median Percent of Selling Price to List Price	96.32%	98.05%	1.79%
Median Days on Market to Sale	43.00	39.00	-9.30%
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.

#### 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 **4.00%** in January 2026 to \$182,000 versus the previous year at \$175,000.

#### Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 4.00 days or **9.30%** in January 2026 compared to last year's same month at **43.00** DOM.

#### Sales Success for January 2026 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 Monthly  $\frac{1}{2}$ s Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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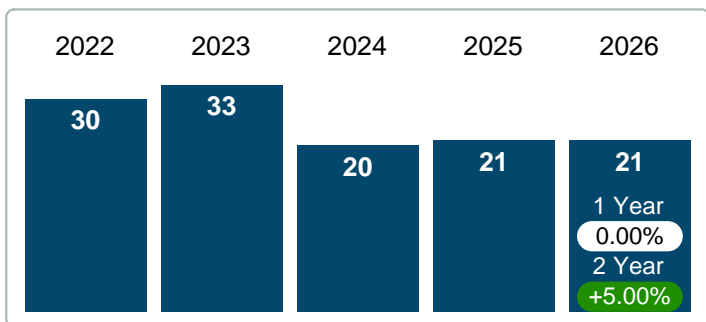
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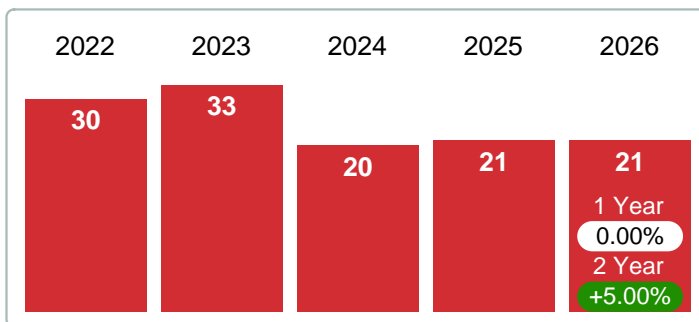
## CLOSED LISTINGS

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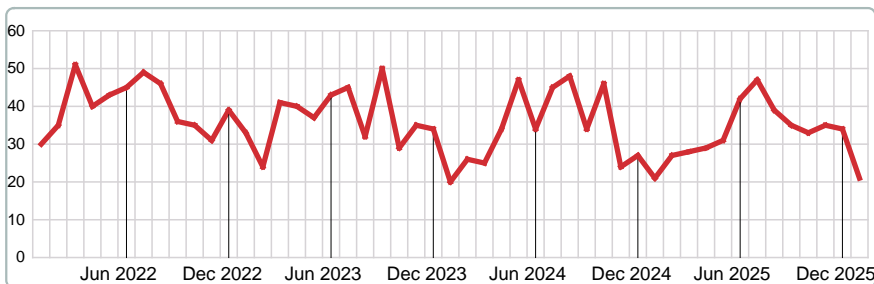
### JANUARY



### YEAR TO DATE (YTD)

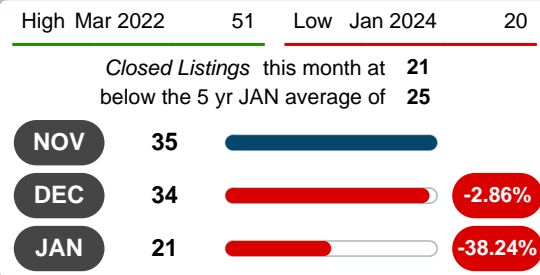


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 25



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	17.0	2	1	0	0
\$150,001 - \$250,000	7	33.33%	70.0	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%	39.0	0	2	1	0
<b>Total Closed Units</b>	<b>21</b>			<b>3</b>	<b>12</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>5,553,200</b>	<b>100%</b>	<b>39.0</b>	<b>305.00K</b>	<b>3.46M</b>	<b>1.79M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$182,000</b>			<b>\$120,000</b>	<b>\$197,500</b>	<b>\$266,875</b>	<b>\$0</b>

# January 2026



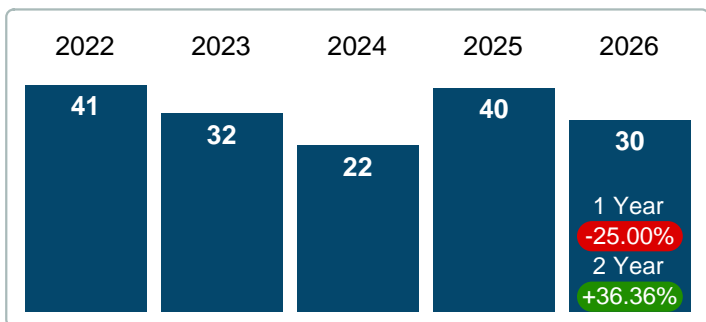
Area Delimited by County Of Mayes - Residential Property Type



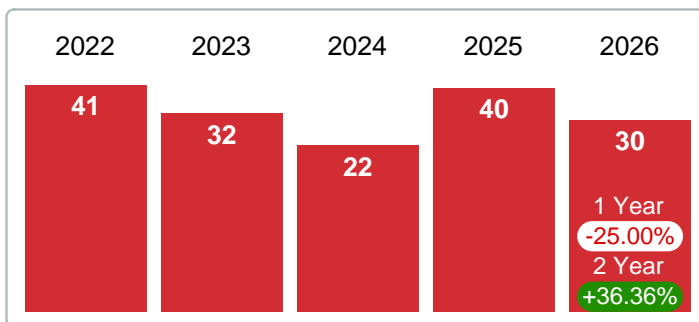
## PENDING LISTINGS

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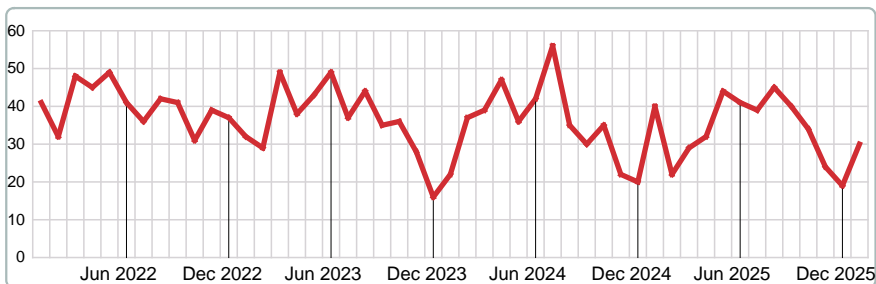
### JANUARY



### YEAR TO DATE (YTD)

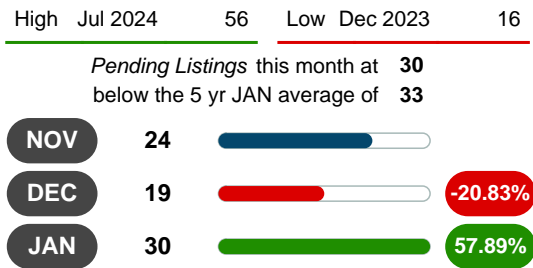


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 33



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	26.5	1	2	1	0
\$150,001 - \$200,000	5	16.67%	4.0	1	3	1	0
\$200,001 - \$250,000	7	23.33%	62.0	3	4	0	0
\$250,001 - \$375,000	5	16.67%	109.0	0	3	2	0
\$375,001 - \$475,000	4	13.33%	122.0	1	1	2	0
\$475,001 and up	3	10.00%	13.0	1	1	0	1
<b>Total Pending Units</b>	<b>30</b>			<b>8</b>	<b>15</b>	<b>6</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>8,241,400</b>	<b>100%</b>	<b>42.5</b>	<b>1.98M</b>	<b>3.84M</b>	<b>1.76M</b>	<b>669.00K</b>
<b>Median Listing Price</b>	<b>\$229,950</b>			<b>\$225,000</b>	<b>\$219,900</b>	<b>\$337,000</b>	<b>\$669,000</b>

# January 2026



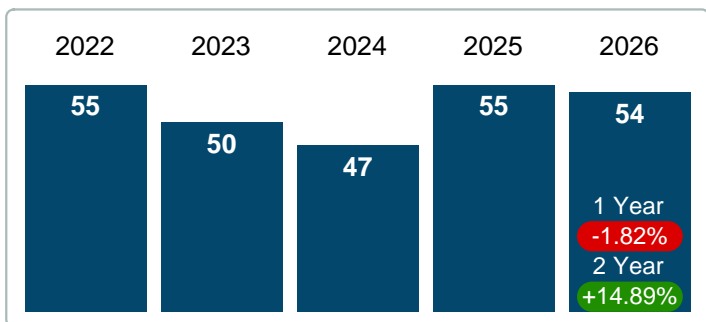
Area Delimited by County Of Mayes - Residential Property Type



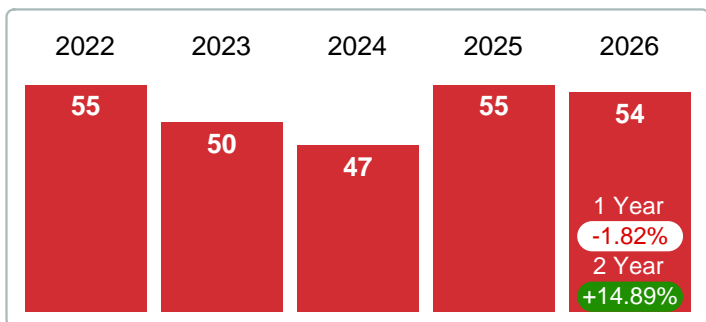
## NEW LISTINGS

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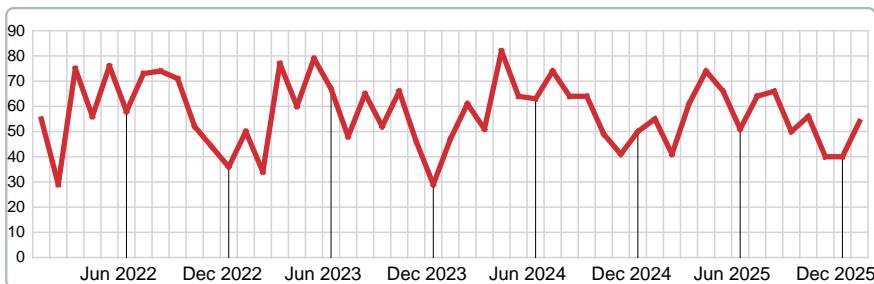
### JANUARY



### 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**

- NOV: 40
- DEC: 40 (0.00% change)
- JAN: 54 (35.00% change)

### 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
<b>Total New Listed Units</b>	<b>54</b>		<b>10</b>	<b>29</b>	<b>14</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>16,092,984</b>	<b>100%</b>	<b>2.51M</b>	<b>8.71M</b>	<b>4.53M</b>	<b>339.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$249,500</b>		<b>\$204,000</b>	<b>\$253,000</b>	<b>\$334,950</b>	<b>\$339,000</b>

# January 2026



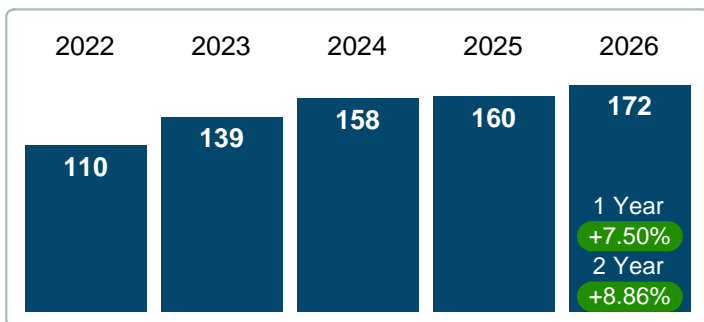
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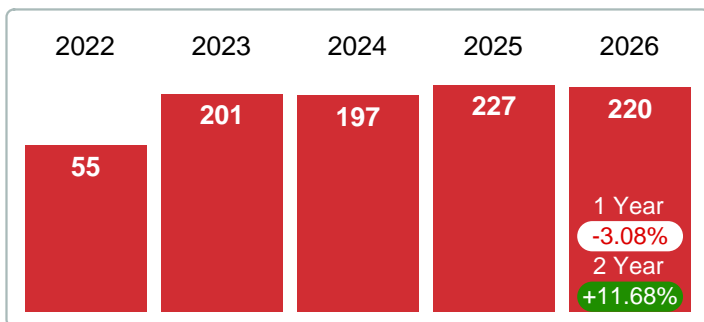
## ACTIVE INVENTORY

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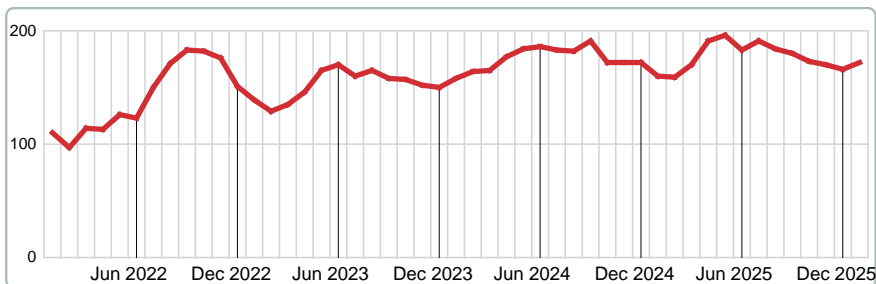
### END OF JANUARY



### ACTIVE DURING JANUARY

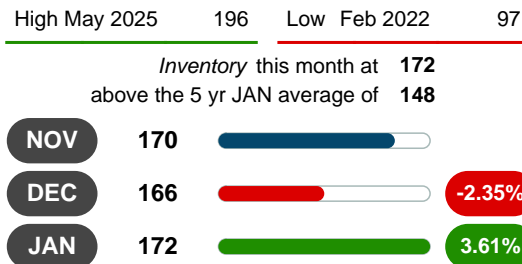


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 148



## 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	16	9.30%	92.5	9	5	2	0
\$125,001 - \$175,000	16	9.30%	92.0	4	9	3	0
\$175,001 - \$225,000	26	15.12%	78.0	5	17	4	0
\$225,001 - \$350,000	46	26.74%	68.0	2	34	8	2
\$350,001 - \$475,000	34	19.77%	87.5	5	17	12	0
\$475,001 - \$775,000	16	9.30%	98.5	4	5	5	2
\$775,001 and up	18	10.47%	117.0	1	8	5	4
<b>Total Active Inventory by Units</b>	<b>172</b>			<b>30</b>	<b>95</b>	<b>39</b>	<b>8</b>
<b>Total Active Inventory by Volume</b>	<b>67,655,717</b>	<b>100%</b>	<b>90.5</b>	<b>8.72M</b>	<b>32.74M</b>	<b>17.08M</b>	<b>9.11M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$297,250</b>			<b>\$194,450</b>	<b>\$269,000</b>	<b>\$405,900</b>	<b>\$909,000</b>

# January 2026



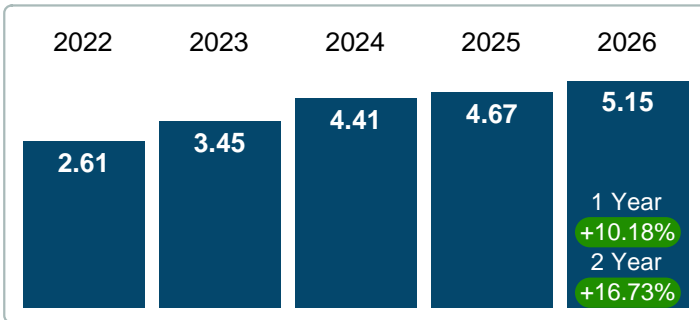
Area Delimited by County Of Mayes - Residential Property Type



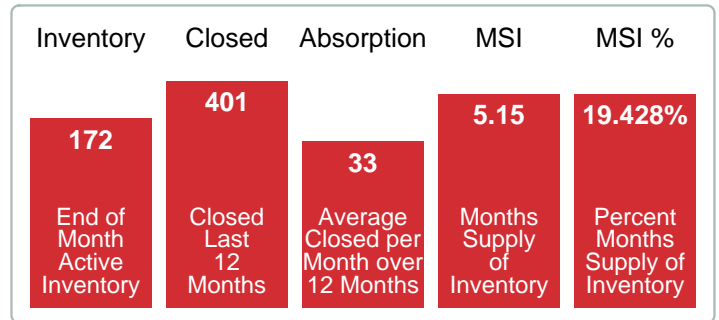
## MONTHS SUPPLY of INVENTORY (MSI)

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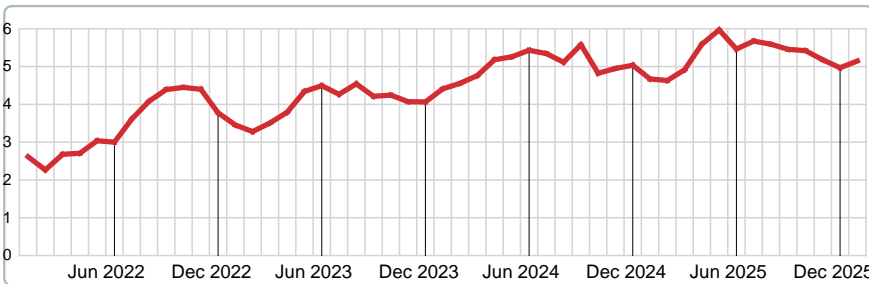
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2026

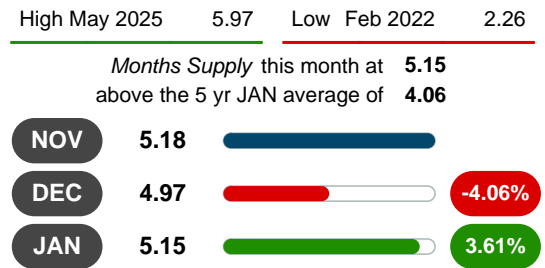


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# January 2026



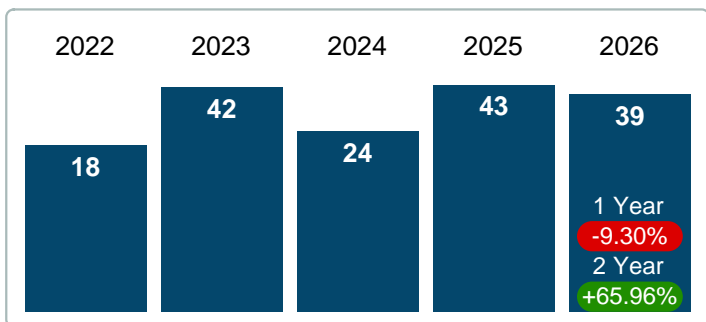
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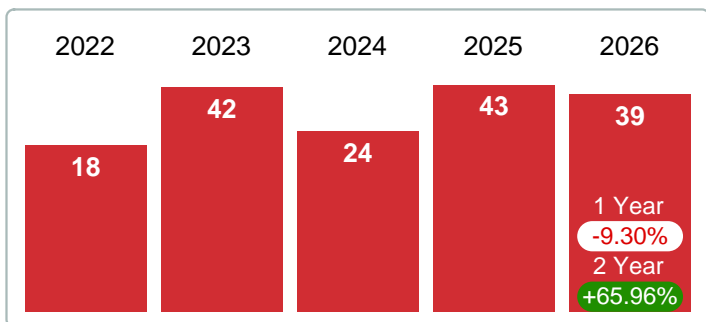
## MEDIAN DAYS ON MARKET TO SALE

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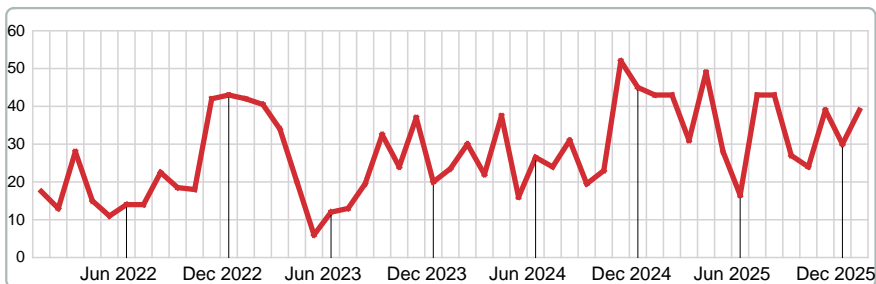
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 33

High Nov 2024: 52 | Low May 2023: 6

Median Days on Market to Sale this month at 39 above the 5 yr JAN average of 33



### 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	9.52%	18	14	21	0	0
\$75,001 - \$100,000	9.52%	39	0	39	0	0
\$100,001 - \$150,000	14.29%	17	13	104	0	0
\$150,001 - \$250,000	33.33%	70	0	36	117	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%	39	0	29	207	0
Median Closed DOM		39	14	34	120	0
Total Closed Units	100%	39.0	3	12	6	
Total Closed Volume		5,553,200	305.00K	3.46M	1.79M	0.00B

# January 2026



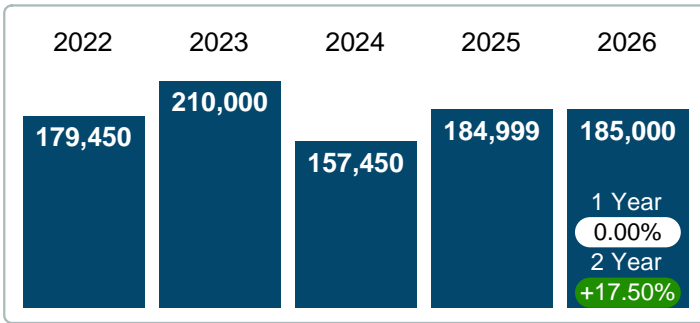
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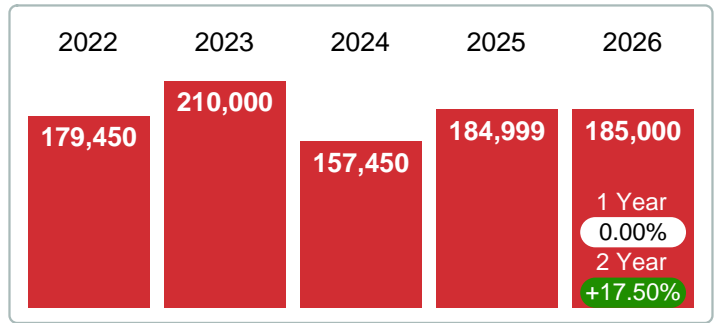
## MEDIAN LIST PRICE AT CLOSING

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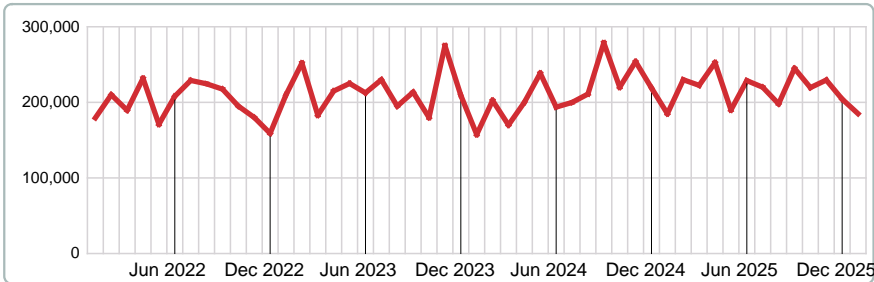
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

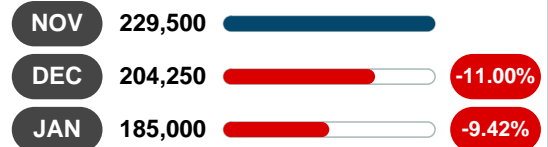


### 3 MONTHS

5 year JAN AVG = 183,380

High Sep 2024 278,750 Low Jan 2024 157,450

Median List Price at Closing this month at **185,000**  
above the 5 yr JAN average of **183,380**



### 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	4.76%	64,900	64,900	0	0	0
\$75,001 - \$100,000	9.52%	86,250	0	86,250	0	0
\$100,001 - \$150,000	19.05%	122,500	122,500	122,500	0	0
\$150,001 - \$250,000	23.81%	185,000	0	185,000	184,750	0
\$250,001 - \$375,000	19.05%	286,791	0	260,000	305,000	0
\$375,001 - \$500,000	9.52%	415,250	0	415,250	0	0
\$500,001 and up	14.29%	589,000	0	750,000	589,000	0
<b>Median List Price</b>		<b>185,000</b>	<b>120,000</b>	<b>207,450</b>	<b>286,791</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>185,000</b>	<b>3</b>	<b>12</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,754,781</b>	<b>309.90K</b>	<b>3.59M</b>	<b>1.86M</b>	<b>0.00B</b>

# January 2026



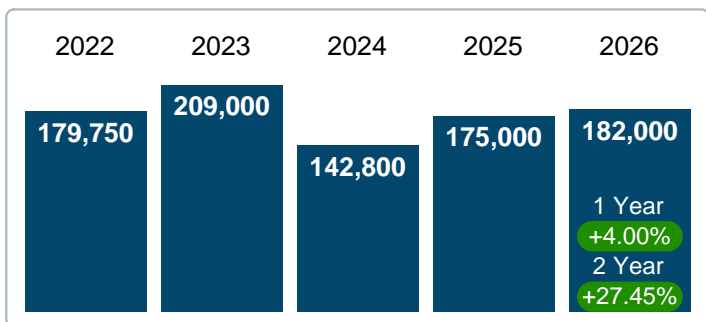
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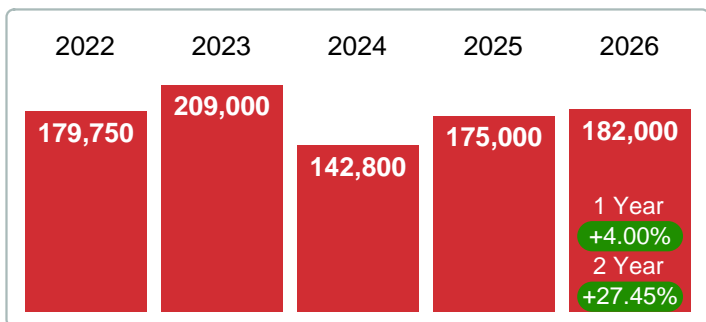
## MEDIAN SOLD PRICE AT CLOSING

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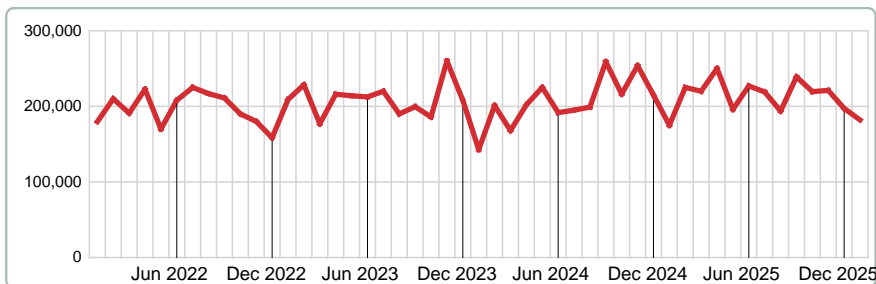
### JANUARY



### YEAR TO DATE (YTD)

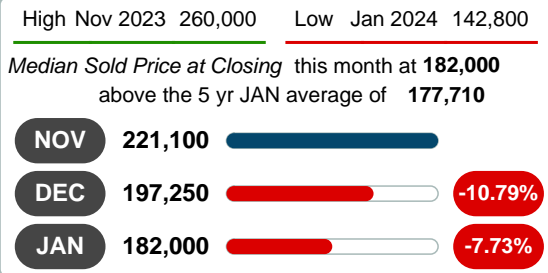


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 177,710



### 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	2	9.52%	62,500	60,000	65,000	0	0
\$75,001 - \$100,000	2	9.52%	90,000	0	90,000	0	0
\$100,001 - \$150,000	3	14.29%	123,500	122,500	123,500	0	0
\$150,001 - \$250,000	7	33.33%	182,000	0	197,500	180,000	0
\$250,001 - \$375,000	2	9.52%	302,650	0	0	302,650	0
\$375,001 - \$500,000	2	9.52%	403,875	0	403,875	0	0
\$500,001 and up	3	14.29%	579,000	0	735,500	579,000	0
Median Sold Price			182,000	120,000	197,500	266,875	0
Total Closed Units		100%	182,000	3	12	6	
Total Closed Volume			5,553,200	305.00K	3.46M	1.79M	0.00B

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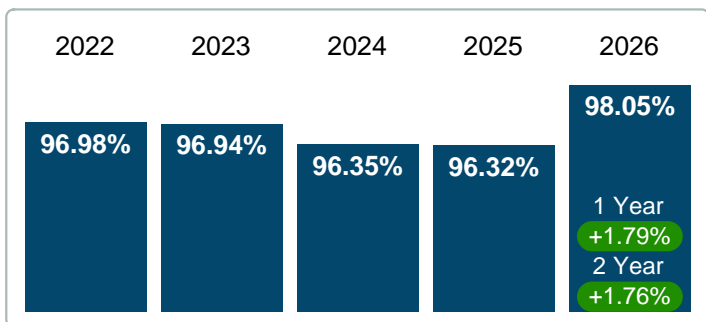
Area Delimited by County Of Mayes - Residential Property Type



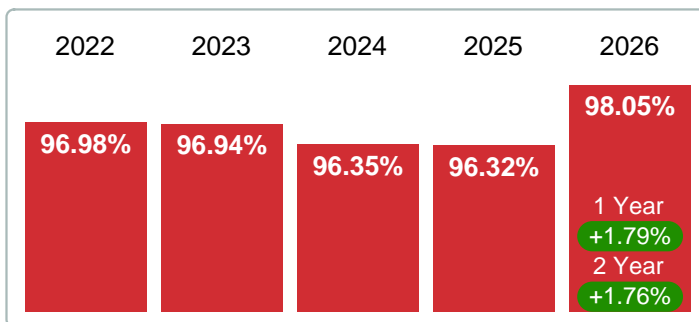
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

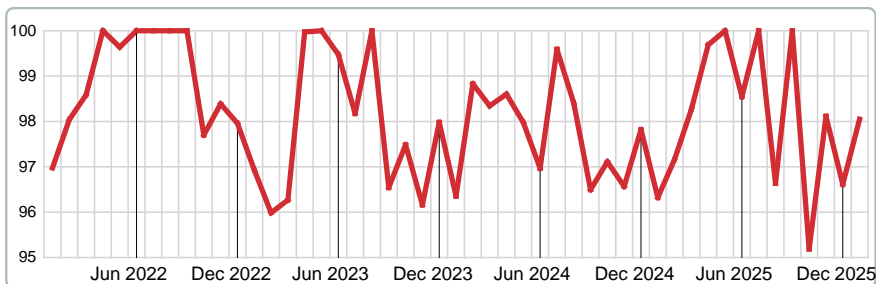
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

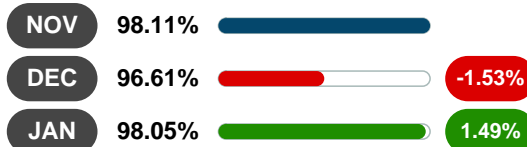


### 3 MONTHS

5 year JAN AVG = 96.93%

High Sep 2025 100.00% Low Oct 2025 95.19%

Median Sold/List Ratio this month at **98.05%**  
above the 5 yr JAN average of **96.93%**



### 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	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%	100.00%	100.00%	98.80%	0.00%	0.00%
\$150,001 - \$250,000	7	33.33%	96.22%	0.00%	97.27%	96.22%	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%	98.10%	0.00%	98.07%	98.30%	0.00%
Median Sold/List Ratio		98.05%		100.00%	98.07%	96.89%	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



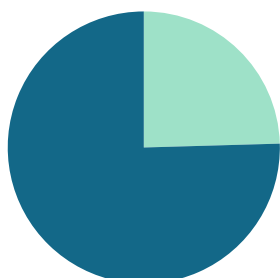
Area Delimited by County Of Mayes - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

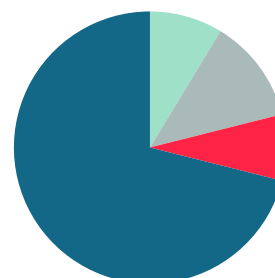


**Inventory**  
 New Listings  
**54 = 24.55%**  
 Start Inventory  
**166**  
 Total Inventory Units  
**220**  
 Volume  
**\$81,744,050**

### 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%
Median List Price	184,999	185,000	0.00%	184,999	185,000	0.00%
Median Sale Price	175,000	182,000	4.00%	175,000	182,000	4.00%
Median Percent of Selling Price to List Price	96.32%	98.05%	1.79%	96.32%	98.05%	1.79%
Median Days on Market to Sale	43.00	39.00	-9.30%	43.00	39.00	-9.30%
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

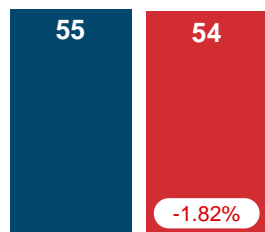
**Inventory** on January 31, 2026 = **172**

**2025** **2026**

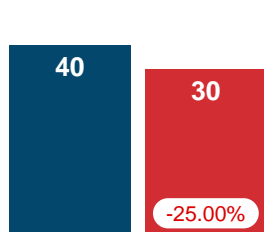
### JANUARY MARKET

### MEDIAN PRICES

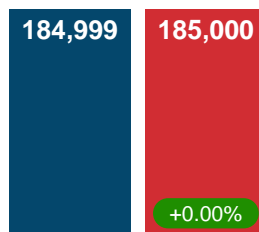
#### New Listings



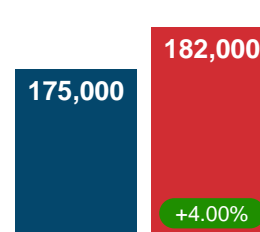
#### Pending Listings



#### List Price



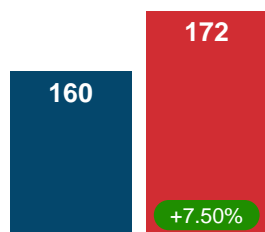
#### Sale Price



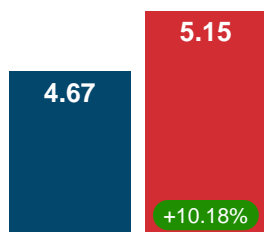
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

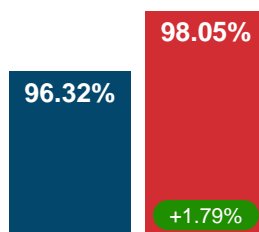
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

