

January 2026



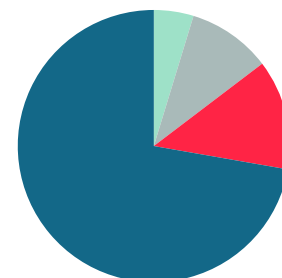
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	11	9	-18.18%
Pending Listings	15	19	26.67%
New Listings	30	34	13.33%
Average List Price	341,182	251,211	-26.37%
Average Sale Price	325,000	227,722	-29.93%
Average Percent of Selling Price to List Price	93.30%	91.65%	-1.77%
Average Days on Market to Sale	62.36	70.67	13.31%
End of Month Inventory	128	138	7.81%
Months Supply of Inventory	6.71	8.32	24.07%



■ Closed (4.71%)
■ Pending (9.95%)
■ Other OffMarket (13.09%)
■ Active (72.25%)

Absorption: Last 12 months, an Average of **17** Sales/Month
Active Inventory as of January 31, 2026 = **138**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **7.81%** to 138 existing homes available for sale. Over the last 12 months this area has had an average of 17 closed sales per month. This represents an unsold inventory index of **8.32** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **29.93%** in January 2026 to \$227,722 versus the previous year at \$325,000.

Average Days on Market Lengthens

The average number of **70.67** days that homes spent on the market before selling increased by 8.30 days or **13.31%** in January 2026 compared to last year's same month at **62.36** DOM.

Sales Success for January 2026 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 34 New Listings in January 2026, up **13.33%** from last year at 30. Furthermore, there were 9 Closed Listings this month versus last year at 11, a **-18.18%** decrease.

Closed versus Listed trends yielded a **26.5%** ratio, down from previous year's, January 2025, at **36.7%**, a **27.81%** downswing. 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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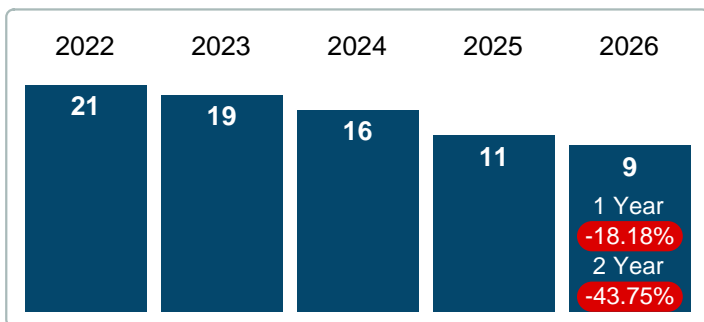
Area Delimited by County Of McIntosh - Residential Property Type



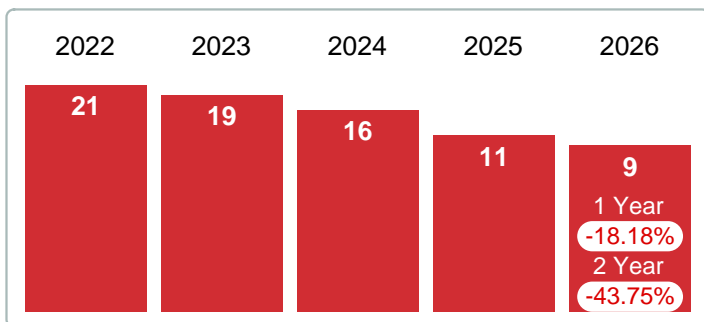
CLOSED LISTINGS

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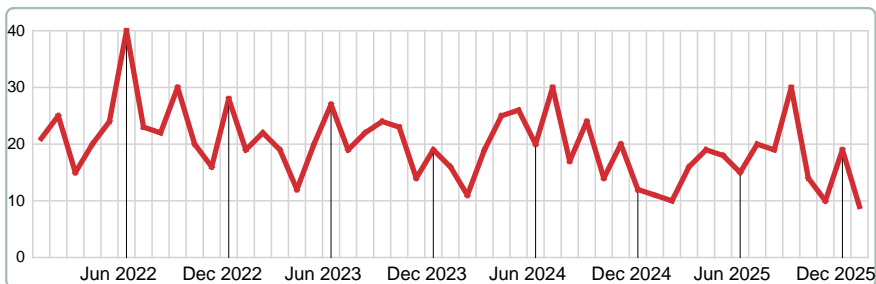
JANUARY



YEAR TO DATE (YTD)

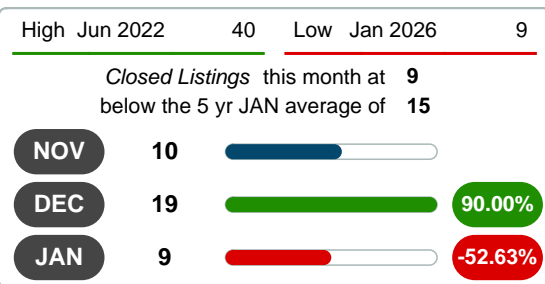


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 15



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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	2	22.22%	54.0	0	2	0	0
\$125,001 - \$200,000	2	22.22%	89.5	0	2	0	0
\$200,001 - \$200,000	0	0.00%	0.0	0	0	0	0
\$200,001 - \$225,000	2	22.22%	9.0	0	2	0	0
\$225,001 - \$500,000	2	22.22%	62.0	1	1	0	0
\$500,001 and up	1	11.11%	207.0	0	1	0	0
Total Closed Units	9			1	8	0	0
Total Closed Volume	2,049,500	100%	70.7	330.00K	1.72M	0.00B	0.00B
Average Closed Price	\$227,722			\$330,000	\$214,938	\$0	\$0

January 2026



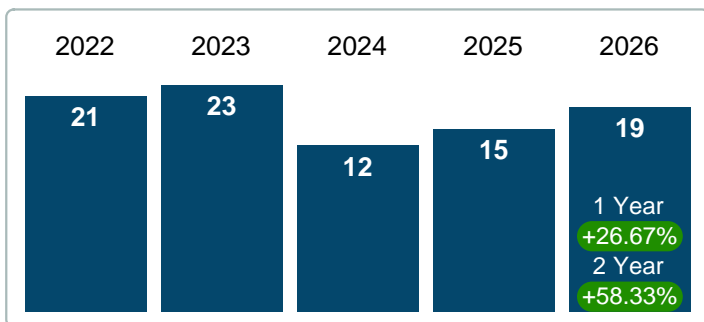
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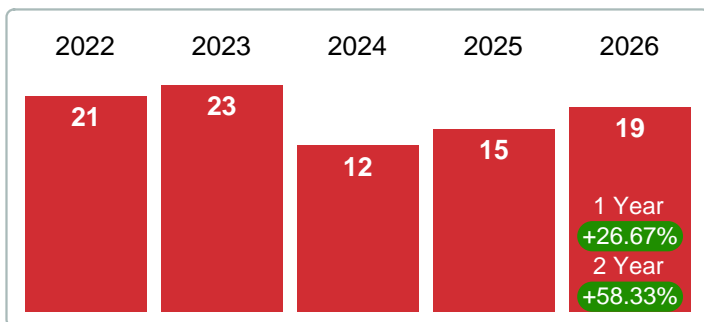
PENDING LISTINGS

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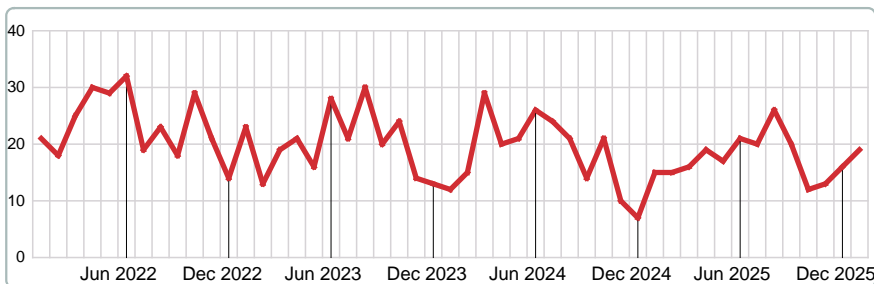
JANUARY



YEAR TO DATE (YTD)

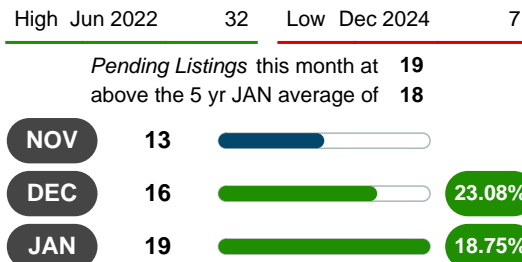


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 18



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	5.26%	2.0	1	0	0	0
\$75,001 - \$125,000	2	10.53%	85.0	2	0	0	0
\$125,001 - \$175,000	4	21.05%	92.0	1	3	0	0
\$175,001 - \$200,000	4	21.05%	76.0	2	2	0	0
\$200,001 - \$250,000	3	15.79%	100.0	0	3	0	0
\$250,001 - \$325,000	3	15.79%	98.3	0	3	0	0
\$325,001 and up	2	10.53%	96.0	0	1	1	0
Total Pending Units	19			6	12	1	0
Total Pending Volume	3,814,900	100%	85.8	698.40K	2.72M	399.00K	0.00B
Average Listing Price	\$200,784			\$116,400	\$226,458	\$399,000	\$0

January 2026



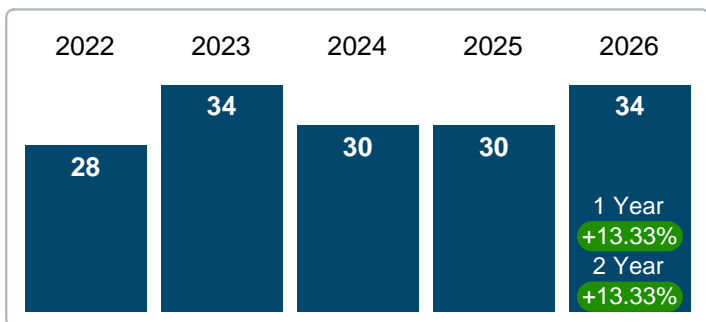
Area Delimited by County Of McIntosh - Residential Property Type



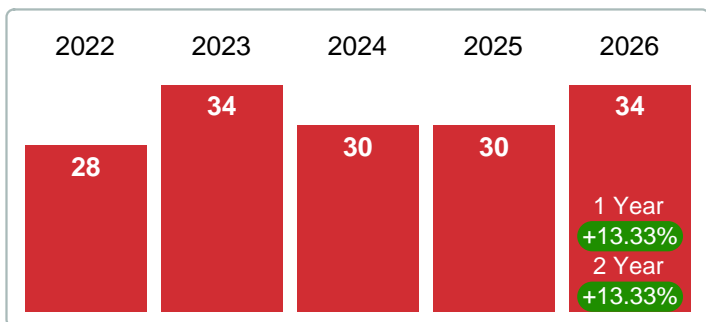
NEW LISTINGS

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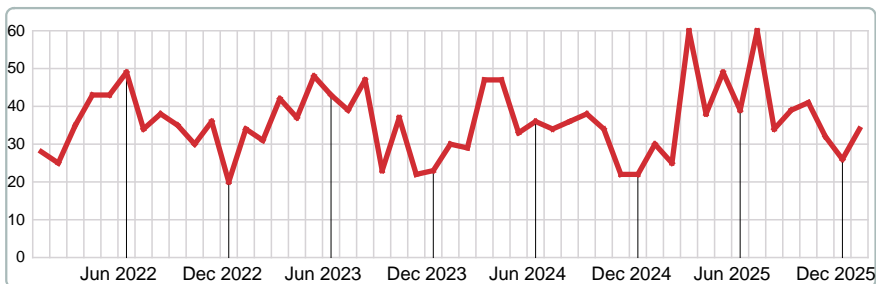
JANUARY



YEAR TO DATE (YTD)

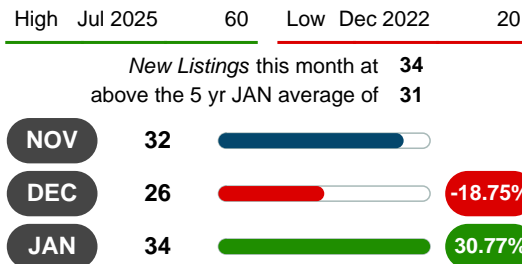


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 31



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	8.82%	3	0	0	0
\$75,001 - \$125,000	3	8.82%	0	3	0	0
\$125,001 - \$175,000	3	8.82%	1	2	0	0
\$175,001 - \$275,000	10	29.41%	6	4	0	0
\$275,001 - \$425,000	5	14.71%	1	3	1	0
\$425,001 - \$575,000	6	17.65%	1	5	0	0
\$575,001 and up	4	11.76%	1	1	1	1
Total New Listed Units	34		13	18	2	1
Total New Listed Volume	11,545,390	100%	3.48M	5.33M	1.03M	1.70M
Average New Listed Listing Price	\$339,570		\$267,754	\$296,377	\$514,900	\$1,700,000

January 2026



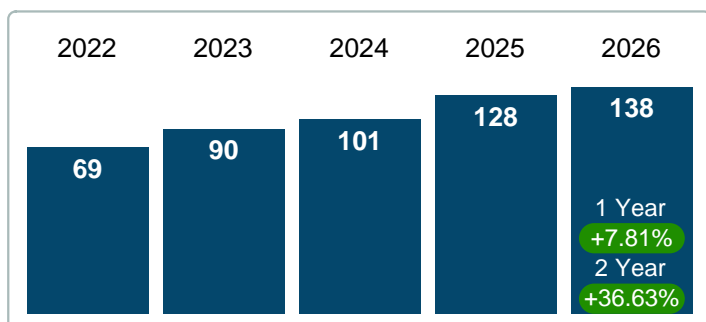
Area Delimited by County Of McIntosh - Residential Property Type



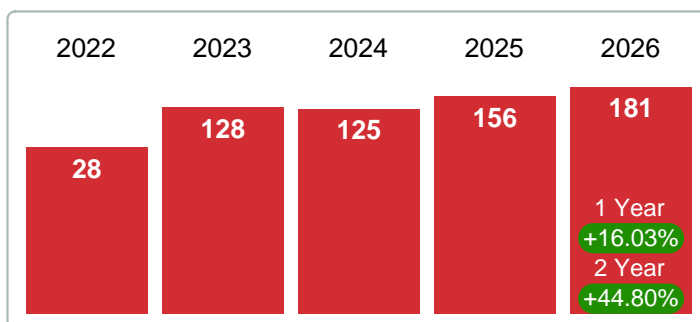
ACTIVE INVENTORY

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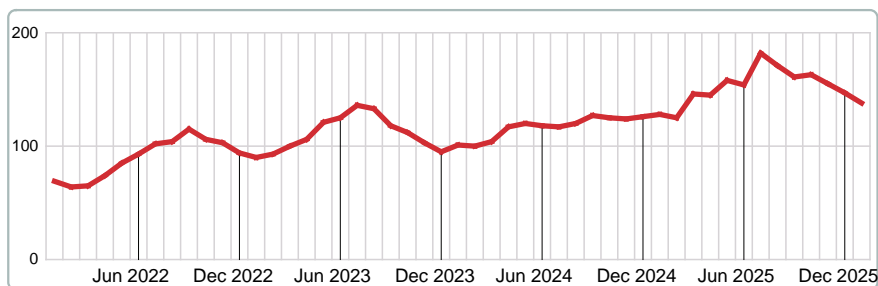
END OF JANUARY



ACTIVE DURING JANUARY

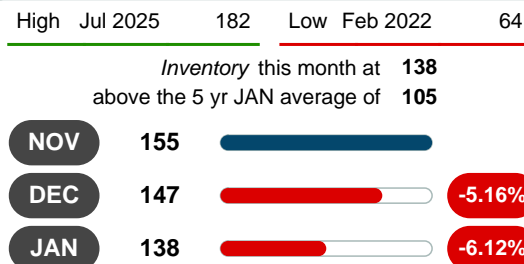


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 105



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	11	7.97%	94.3	8	3	0	0
\$100,001 - \$150,000	14	10.14%	99.4	6	6	2	0
\$150,001 - \$225,000	21	15.22%	90.1	9	10	2	0
\$225,001 - \$325,000	35	25.36%	106.0	10	18	7	0
\$325,001 - \$425,000	21	15.22%	98.5	1	13	7	0
\$425,001 - \$625,000	22	15.94%	82.5	3	10	7	2
\$625,001 and up	14	10.14%	88.1	1	1	5	7
Total Active Inventory by Units			138	38	61	30	9
Total Active Inventory by Volume			52,558,983	8.69M	19.38M	12.91M	11.57M
Average Active Inventory Listing Price			\$380,862	\$228,768	\$317,713	\$430,477	\$1,285,667

January 2026



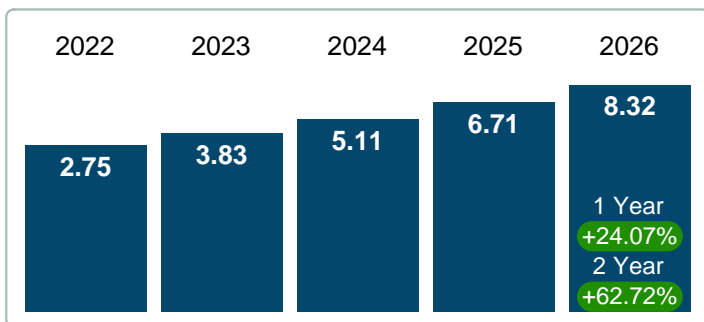
Area Delimited by County Of McIntosh - Residential Property Type



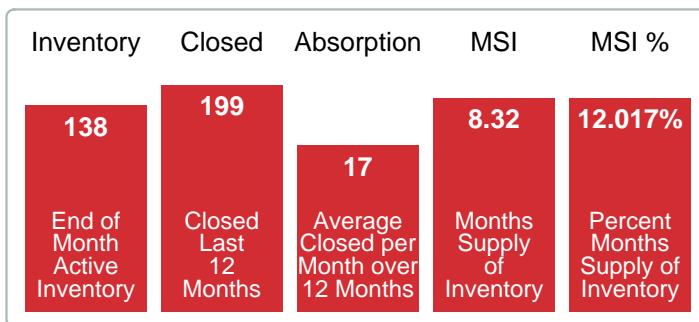
MONTHS SUPPLY of INVENTORY (MSI)

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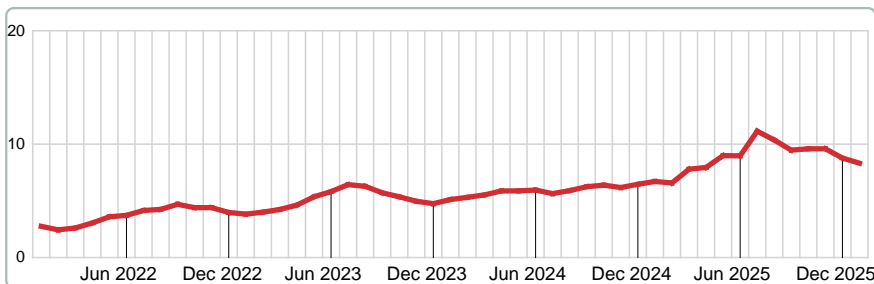
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

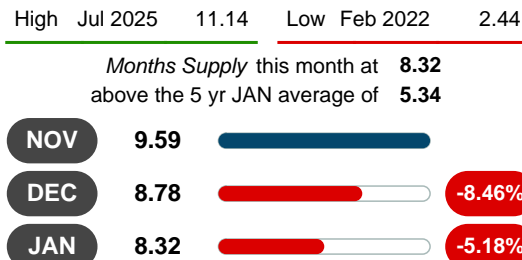


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 5.34



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
\$100,000 and less	11	7.97%	5.28	7.38	3.60	0.00	0.00
\$100,001 - \$150,000	14	10.14%	4.42	4.24	3.79	12.00	0.00
\$150,001 - \$225,000	21	15.22%	6.30	7.71	5.71	4.80	0.00
\$225,001 - \$325,000	35	25.36%	8.94	17.14	8.64	5.60	0.00
\$325,001 - \$425,000	21	15.22%	13.26	12.00	13.00	14.00	0.00
\$425,001 - \$625,000	22	15.94%	12.00	0.00	12.00	8.40	12.00
\$625,001 and up	14	10.14%	21.00	12.00	4.00	20.00	84.00
Market Supply of Inventory (MSI)			8.32	8.60	7.32	8.37	36.00
Total Active Inventory by Units		100%	8.32	38	61	30	9

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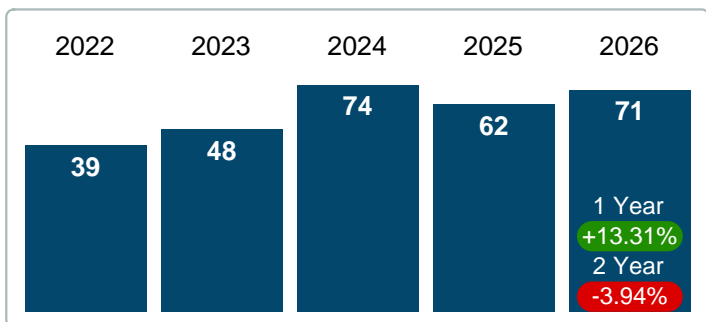
Area Delimited by County Of McIntosh - Residential Property Type



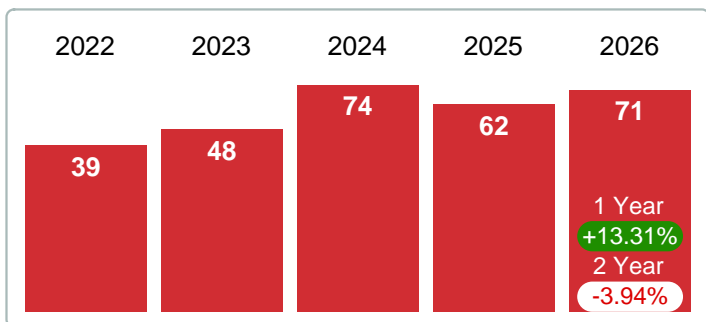
AVERAGE DAYS ON MARKET TO SALE

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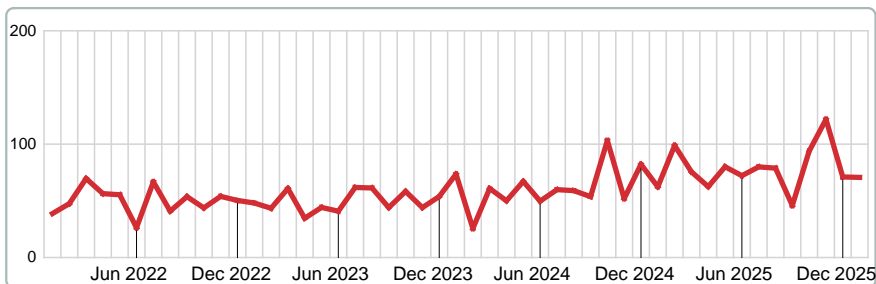
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

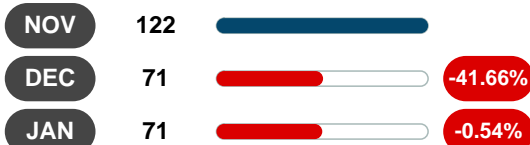


3 MONTHS

5 year JAN AVG = 59

High Nov 2025 122 Low Feb 2024 26

Average Days on Market to Sale this month at 71 above the 5 yr JAN average of 59



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	0.00%	0	0	0	0	0
\$75,001 - \$125,000	22.22%	54	0	54	0	0
\$125,001 - \$200,000	22.22%	90	0	90	0	0
\$200,001 - \$200,000	0.00%	0	0	0	0	0
\$200,001 - \$225,000	22.22%	9	0	9	0	0
\$225,001 - \$500,000	22.22%	62	59	65	0	0
\$500,001 and up	11.11%	207	0	207	0	0
Average Closed DOM		71	59	72	0	0
Total Closed Units	100%	71	1	8		
Total Closed Volume		2,049,500	330.00K	1.72M	0.00B	0.00B

January 2026



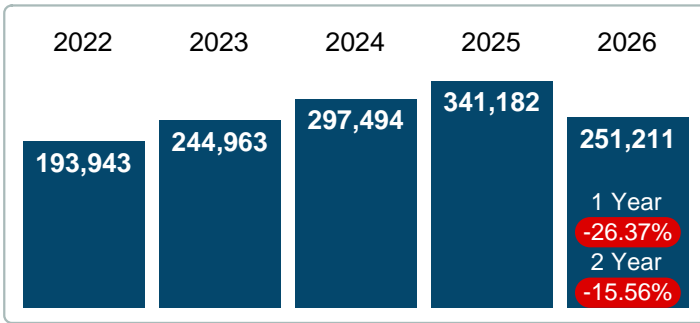
Area Delimited by County Of McIntosh - Residential Property Type



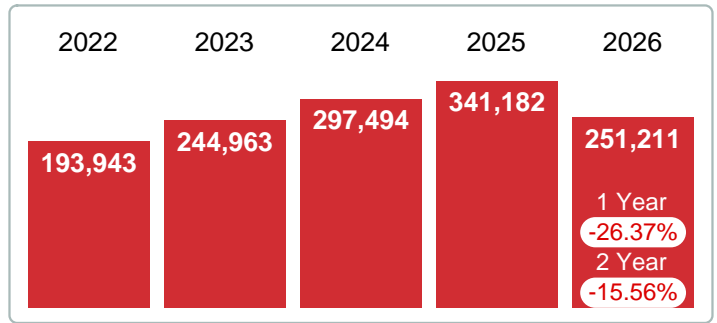
AVERAGE LIST PRICE AT CLOSING

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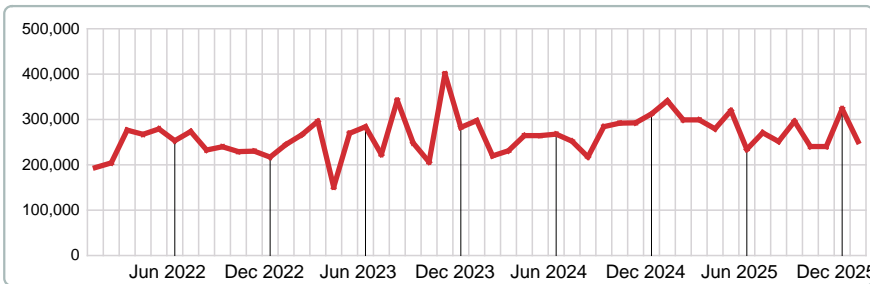
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

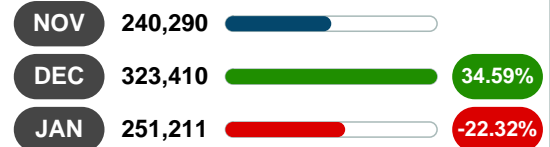


3 MONTHS

5 year JAN AVG = 265,759

High Nov 2023 400,564 Low Apr 2023 150,958

Average List Price at Closing this month at **251,211**
below the 5 yr JAN average of **265,759**



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	0.00%	0	0	0	0	0
\$75,001 - \$125,000	11.11%	85,000	0	107,500	0	0
\$125,001 - \$200,000	22.22%	132,500	0	185,000	0	0
\$200,001 - \$200,000	0.00%	0	0	0	0	0
\$200,001 - \$225,000	0.00%	0	0	253,500	0	0
\$225,001 - \$500,000	55.56%	272,380	340,000	279,900	0	0
\$500,001 and up	11.11%	549,000	0	549,000	0	0
Average List Price		251,211	340,000	240,113	0	0
Total Closed Units	100%	251,211	1	8		
Total Closed Volume		2,260,900	340.00K	1.92M	0.00B	0.00B

January 2026



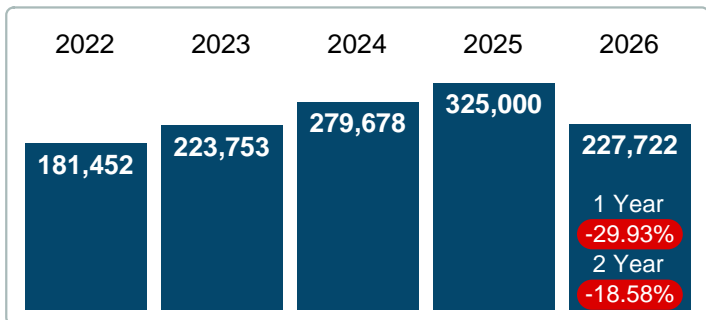
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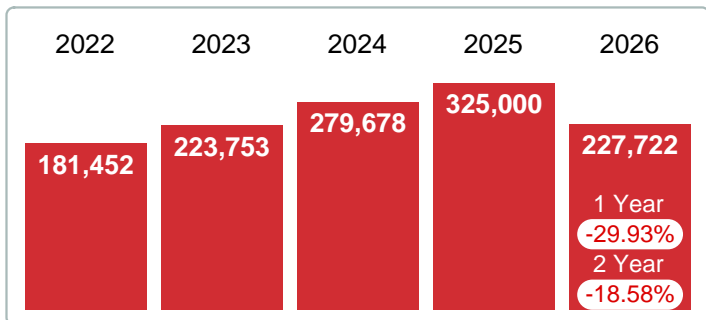
AVERAGE SOLD PRICE AT CLOSING

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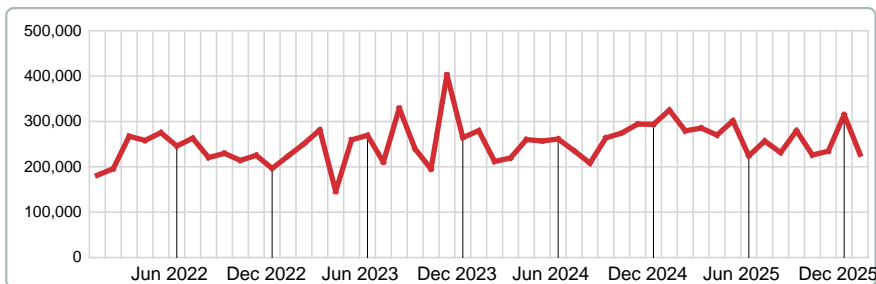
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 247,521

High Nov 2023 402,700 Low Apr 2023 145,881

Average Sold Price at Closing this month at **227,722**
below the 5 yr JAN average of **247,521**

NOV	234,500	<div style="width: 80%;"></div>
DEC	314,816	<div style="width: 100%;"></div> 34.25%
JAN	227,722	<div style="width: 90%;"></div> -27.66%

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	0	0.00%	0	0	0	0
\$75,001 - \$125,000	2	22.22%	103,500	0	0	0
\$125,001 - \$200,000	2	22.22%	163,750	0	0	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0
\$200,001 - \$225,000	2	22.22%	217,500	0	0	0
\$225,001 - \$500,000	2	22.22%	285,000	330,000	240,000	0
\$500,001 and up	1	11.11%	510,000	0	0	0
Average Sold Price		227,722	330,000	214,938	0	0
Total Closed Units		9	1	8		
Total Closed Volume		2,049,500	330.00K	1.72M	0.00B	0.00B

January 2026



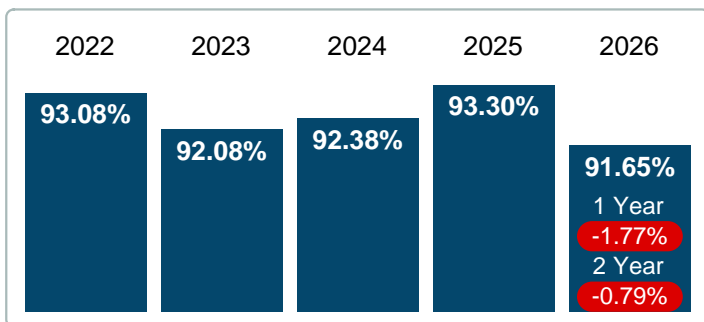
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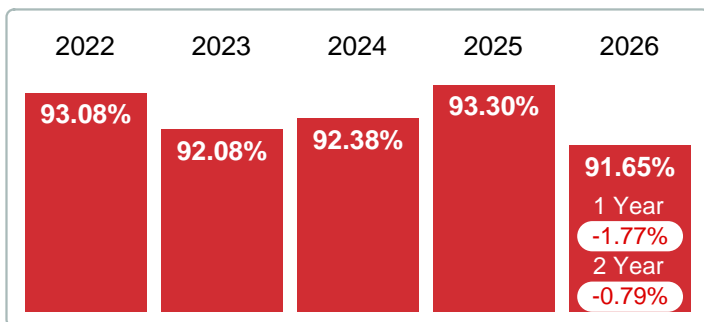
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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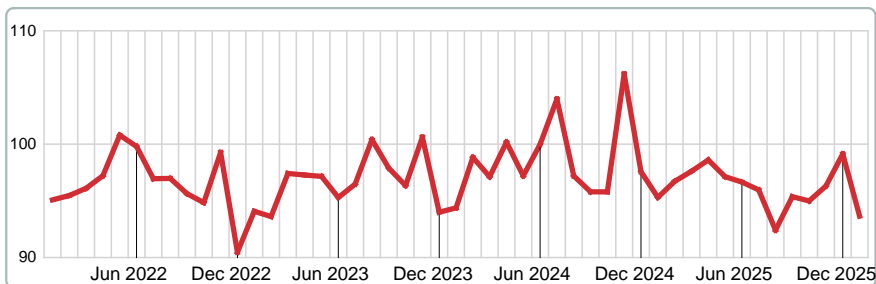
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

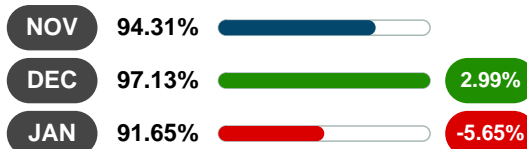


3 MONTHS

5 year JAN AVG = 92.50%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **91.65%** equal to 5 yr JAN average of **92.50%**



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	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	2	22.22%	98.35%	0.00%	98.35%	0.00%	0.00%
\$125,001 - \$200,000	2	22.22%	89.78%	0.00%	89.78%	0.00%	0.00%
\$200,001 - \$200,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$225,000	2	22.22%	86.45%	0.00%	86.45%	0.00%	0.00%
\$225,001 - \$500,000	2	22.22%	91.40%	97.06%	85.74%	0.00%	0.00%
\$500,001 and up	1	11.11%	92.90%	0.00%	92.90%	0.00%	0.00%
Average Sold/List Ratio		91.60%		97.06%	90.97%	0.00%	0.00%
Total Closed Units		9	100%	1	8		
Total Closed Volume		2,049,500		330.00K	1.72M	0.00B	0.00B

January 2026



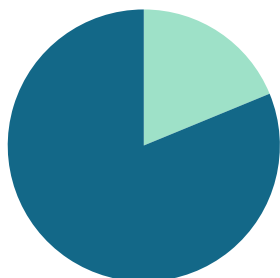
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

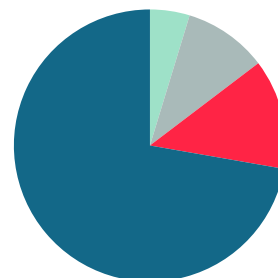


Inventory
 New Listings
34 = 18.78%
 Start Inventory
147
 Total Inventory Units
181
 Volume
\$63,931,473

Market Activity

Closed Sales
9 = 4.71%
 Pending Sales
19 = 9.95%
 Other Off Market
25 = 13.09%
 Active Inventory
138 = 72.25%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	11	9	-18.18%	11	9	-18.18%
Pending Sales	15	19	26.67%	15	19	26.67%
New Listings	30	34	13.33%	30	34	13.33%
Average List Price	341,182	251,211	-26.37%	341,182	251,211	-26.37%
Average Sale Price	325,000	227,722	-29.93%	325,000	227,722	-29.93%
Average Percent of Selling Price to List Price	93.30%	91.65%	-1.77%	93.30%	91.65%	-1.77%
Average Days on Market to Sale	62.36	70.67	13.31%	62.36	70.67	13.31%
Monthly Inventory	128	138	7.81%	128	138	7.81%
Months Supply of Inventory	6.71	8.32	24.07%	6.71	8.32	24.07%

Absorption: Last 12 months, an Average of 17 Sales/Month

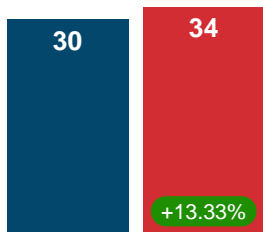
Inventory on January 31, 2026 = 138

2025 2026

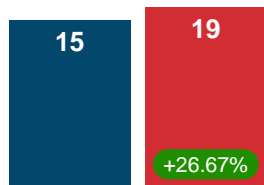
JANUARY MARKET

AVERAGE PRICES

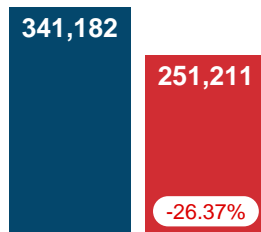
New Listings



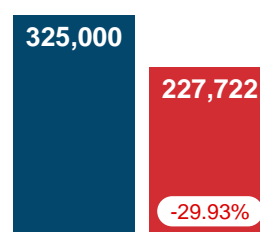
Pending Listings



List Price



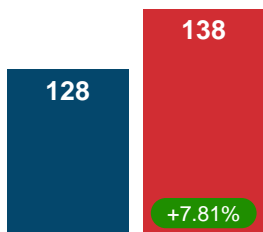
Sale Price



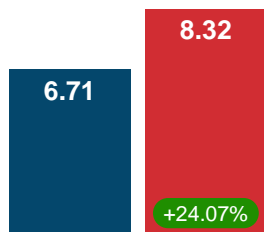
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

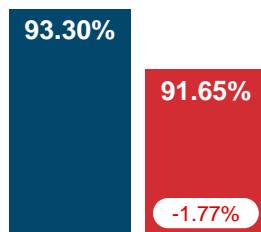
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

