

# January 2026



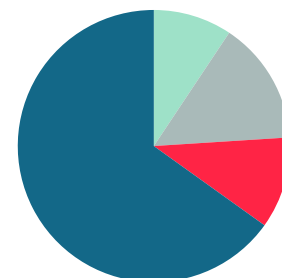
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	40	30	-25.00%
Pending Listings	58	47	-18.97%
New Listings	67	72	7.46%
Average List Price	196,437	193,039	-1.73%
Average Sale Price	190,689	185,255	-2.85%
Average Percent of Selling Price to List Price	97.05%	95.07%	-2.04%
Average Days on Market to Sale	42.80	72.70	69.86%
End of Month Inventory	173	209	20.81%
Months Supply of Inventory	3.55	4.34	22.27%



■ Closed (9.35%)  
■ Pending (14.64%)  
■ Other OffMarket (10.90%)  
■ Active (65.11%)

**Absorption:** Last 12 months, an Average of **48** Sales/Month  
**Active Inventory** as of January 31, 2026 = **209**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **20.81%** to 209 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **4.34** 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 **2.85%** in January 2026 to \$185,255 versus the previous year at \$190,689.

#### Average Days on Market Lengthens

The average number of **72.70** days that homes spent on the market before selling increased by 29.90 days or **69.86%** in January 2026 compared to last year's same month at **42.80** 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 72 New Listings in January 2026, up **7.46%** from last year at 67. Furthermore, there were 30 Closed Listings this month versus last year at 40, a **-25.00%** decrease.

Closed versus Listed trends yielded a **41.7%** ratio, down from previous year's, January 2025, at **59.7%**, a **30.21%** downswing. This will certainly create pressure on an increasing Month'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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# January 2026



Area Delimited by County Of Muskogee - Residential Property Type

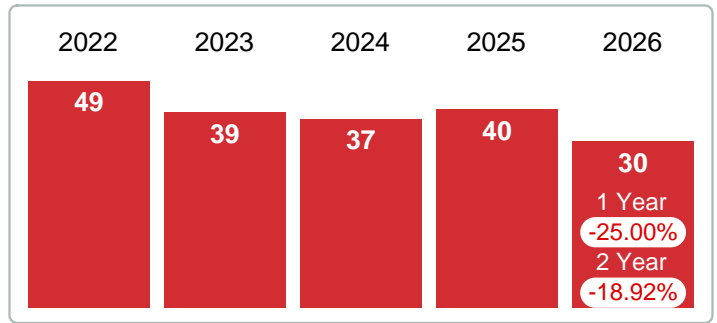
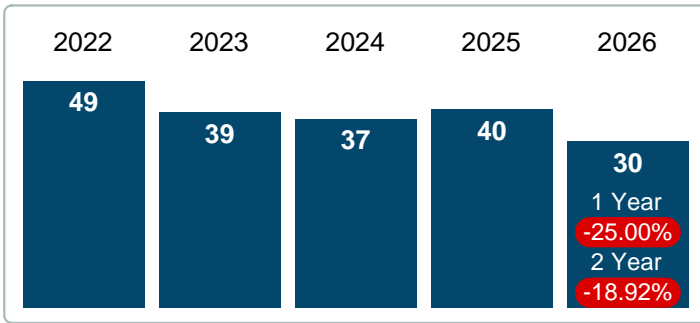


## CLOSED LISTINGS

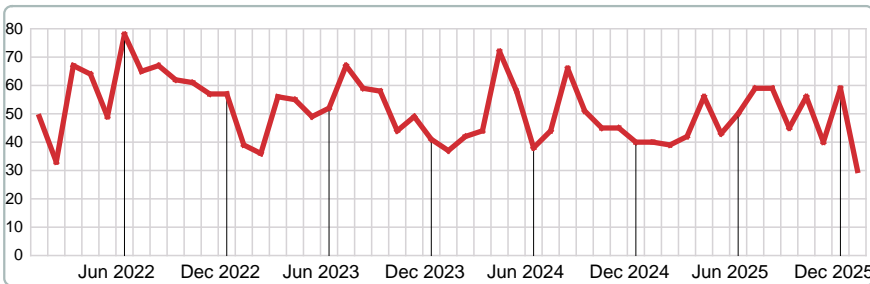
Report produced on Feb 11, 2026 for MLS Technology Inc.

### JANUARY

### YEAR TO DATE (YTD)

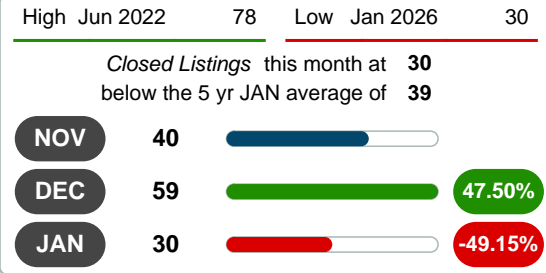


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 39



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	6.67%	21.0	2	0	0	0
\$50,001 - \$100,000	4	13.33%	18.0	2	2	0	0
\$100,001 - \$125,000	2	6.67%	23.0	0	0	2	0
\$125,001 - \$175,000	7	23.33%	73.0	1	5	1	0
\$175,001 - \$225,000	7	23.33%	78.6	1	5	1	0
\$225,001 - \$350,000	5	16.67%	119.2	0	2	3	0
\$350,001 and up	3	10.00%	121.3	1	0	2	0
<b>Total Closed Units</b>	<b>30</b>			<b>7</b>	<b>14</b>	<b>9</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>5,557,656</b>	<b>100%</b>	<b>72.7</b>	<b>1.07M</b>	<b>2.37M</b>	<b>2.12M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$185,255</b>			<b>\$152,961</b>	<b>\$168,974</b>	<b>\$235,699</b>	<b>\$0</b>

# January 2026



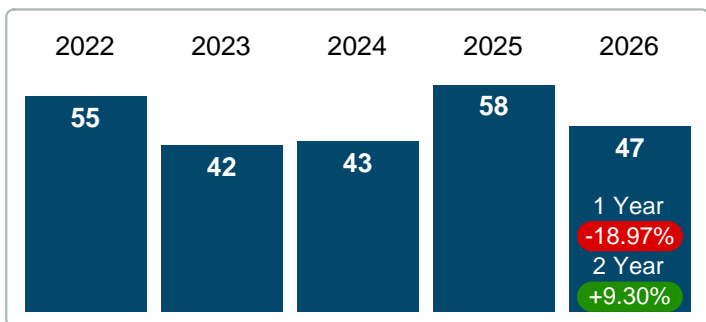
Area Delimited by County Of Muskogee - Residential Property Type



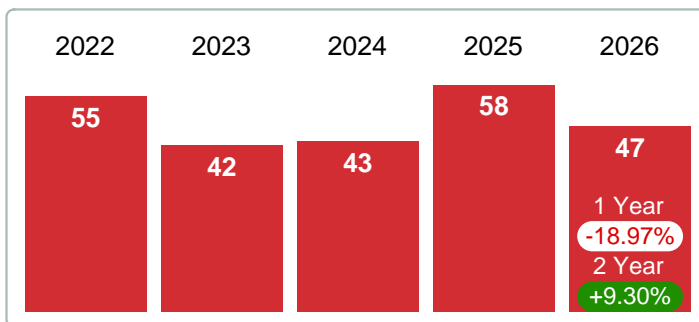
## PENDING LISTINGS

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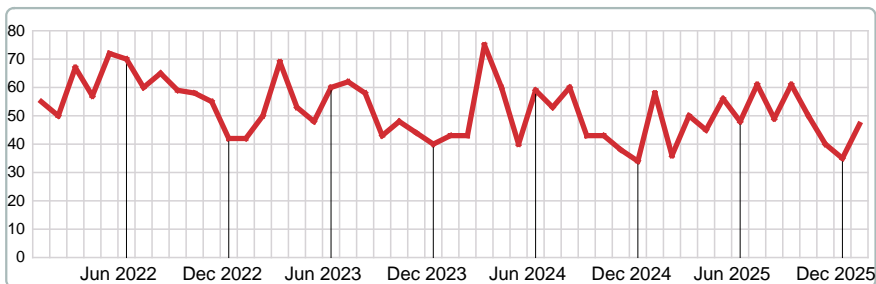
### JANUARY



### YEAR TO DATE (YTD)

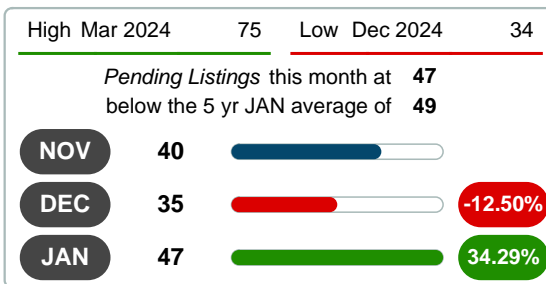


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 49



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.51%	14.3	3	1	0	0
\$50,001 - \$75,000	2	4.26%	31.0	1	1	0	0
\$75,001 - \$125,000	9	19.15%	42.6	3	4	2	0
\$125,001 - \$200,000	11	23.40%	75.1	0	5	6	0
\$200,001 - \$250,000	9	19.15%	82.7	1	6	2	0
\$250,001 - \$325,000	5	10.64%	85.6	0	3	2	0
\$325,001 and up	7	14.89%	81.4	0	2	3	2
<b>Total Pending Units</b>	<b>47</b>			<b>8</b>	<b>22</b>	<b>15</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>9,340,739</b>	<b>100%</b>	<b>65.3</b>	<b>650.50K</b>	<b>4.31M</b>	<b>3.28M</b>	<b>1.10M</b>
<b>Average Listing Price</b>	<b>\$198,739</b>			<b>\$81,313</b>	<b>\$195,832</b>	<b>\$218,868</b>	<b>\$549,450</b>

# January 2026



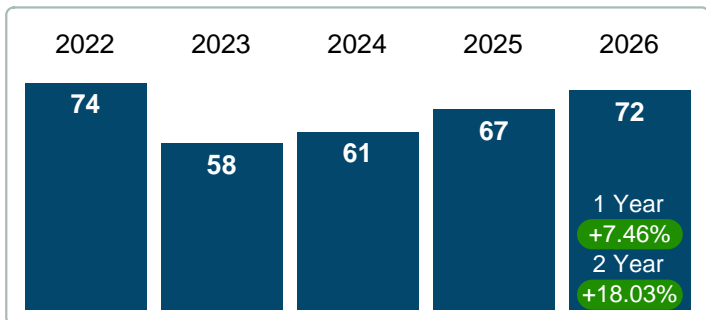
Area Delimited by County Of Muskogee - Residential Property Type



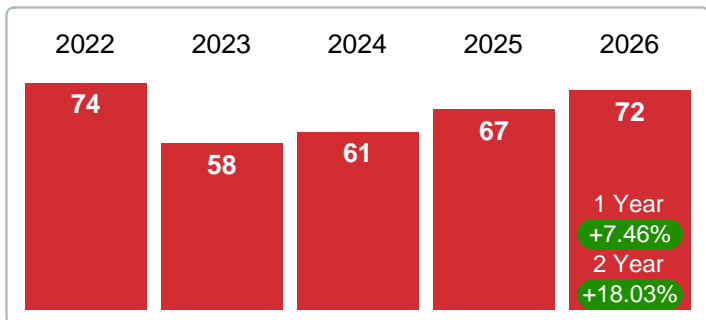
## NEW LISTINGS

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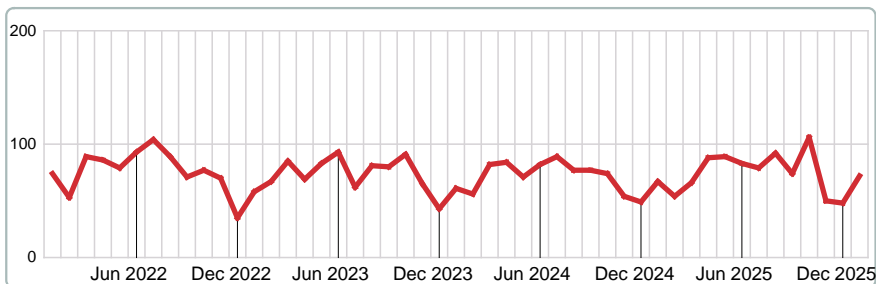
### JANUARY



### YEAR TO DATE (YTD)

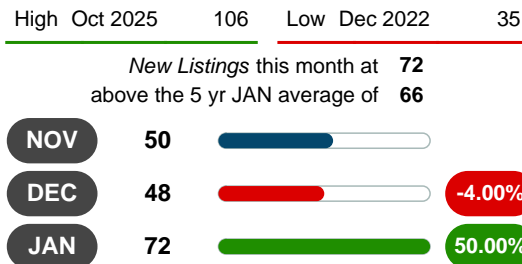


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 66



### 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	4	5.56%	2	1	1	0
\$75,001 - \$125,000	14	19.44%	5	8	1	0
\$125,001 - \$150,000	8	11.11%	1	5	2	0
\$150,001 - \$225,000	21	29.17%	4	12	5	0
\$225,001 - \$275,000	7	9.72%	0	4	3	0
\$275,001 - \$375,000	10	13.89%	0	1	7	2
\$375,001 and up	8	11.11%	1	1	5	1
<b>Total New Listed Units</b>	<b>72</b>		<b>13</b>	<b>32</b>	<b>24</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>17,784,779</b>	<b>100%</b>	<b>3.52M</b>	<b>5.83M</b>	<b>7.13M</b>	<b>1.31M</b>
<b>Average New Listed Listing Price</b>	<b>\$247,011</b>		<b>\$270,599</b>	<b>\$182,265</b>	<b>\$296,904</b>	<b>\$436,267</b>

# January 2026



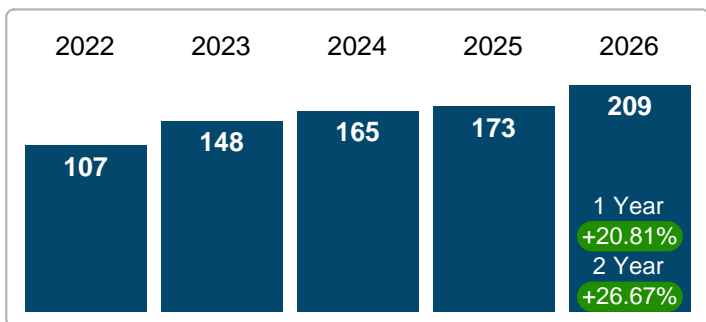
Area Delimited by County Of Muskogee - Residential Property Type



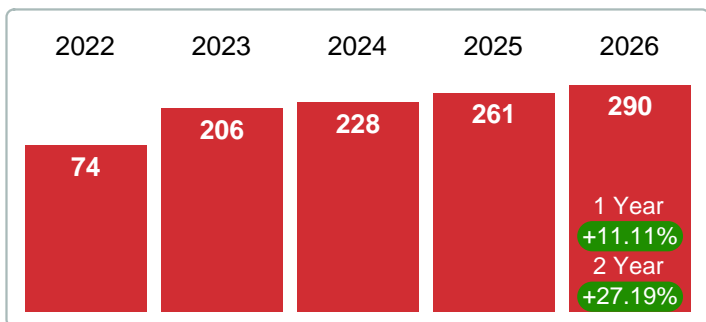
## ACTIVE INVENTORY

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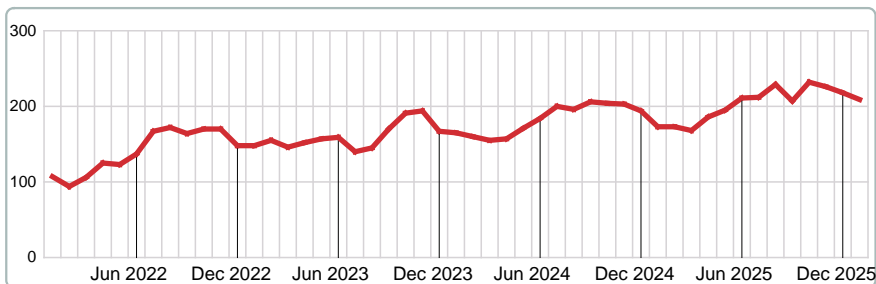
### END OF JANUARY



### ACTIVE DURING JANUARY

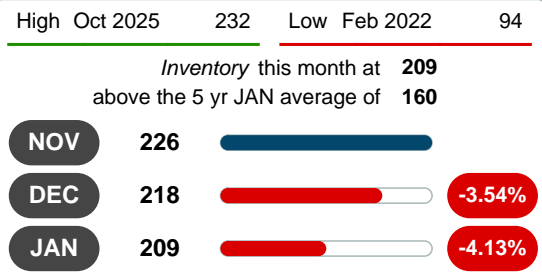


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 160



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	5.26%	106.3	7	2	2	0
\$75,001 - \$125,000	34	16.27%	80.1	14	17	3	0
\$125,001 - \$150,000	18	8.61%	70.9	4	11	3	0
\$150,001 - \$225,000	65	31.10%	83.2	12	41	12	0
\$225,001 - \$300,000	31	14.83%	84.9	3	17	8	3
\$300,001 - \$450,000	29	13.88%	85.3	1	7	18	3
\$450,001 and up	21	10.05%	120.7	2	6	9	4
<b>Total Active Inventory by Units</b>	<b>209</b>			<b>43</b>	<b>101</b>	<b>55</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>55,475,523</b>	<b>100%</b>	<b>87.2</b>	<b>8.44M</b>	<b>22.01M</b>	<b>18.66M</b>	<b>6.37M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$265,433</b>			<b>\$196,213</b>	<b>\$217,938</b>	<b>\$339,259</b>	<b>\$636,740</b>

# January 2026



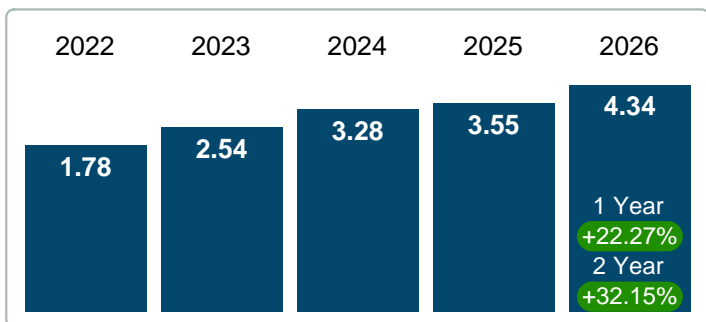
Area Delimited by County Of Muskogee - Residential Property Type



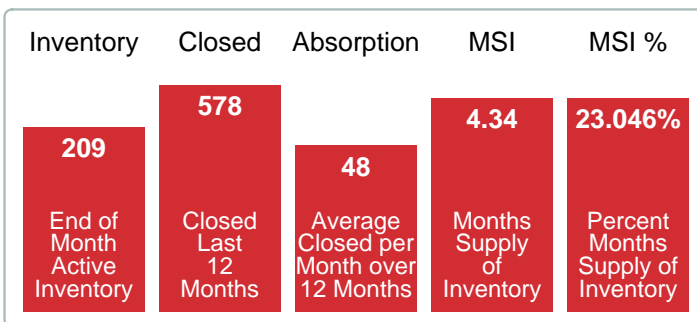
## MONTHS SUPPLY of INVENTORY (MSI)

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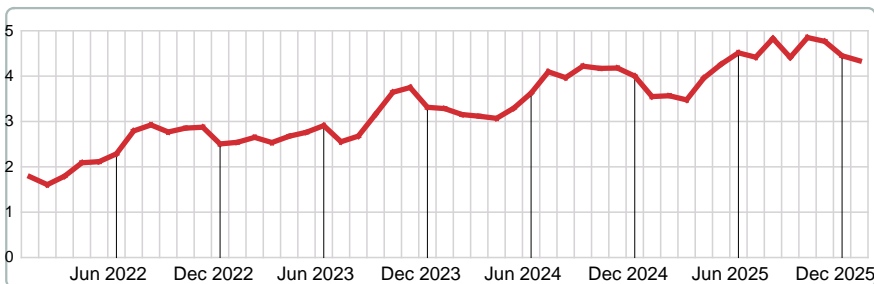
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2026

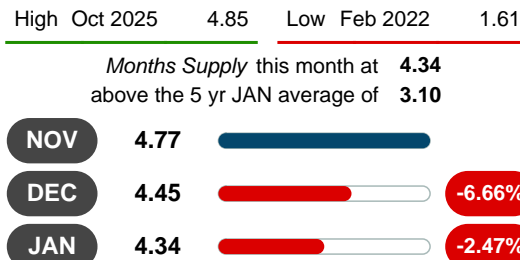


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 3.10



### 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
\$75,000 and less	11	5.26%	1.63	2.27	0.65	4.80	0.00
\$75,001 - \$125,000	34	16.27%	4.86	5.25	4.86	4.50	0.00
\$125,001 - \$150,000	18	8.61%	4.70	6.00	3.88	9.00	0.00
\$150,001 - \$225,000	65	31.10%	4.22	8.47	3.57	4.97	0.00
\$225,001 - \$300,000	31	14.83%	3.84	6.00	3.19	4.00	12.00
\$300,001 - \$450,000	29	13.88%	6.00	0.00	3.23	7.71	9.00
\$450,001 and up	21	10.05%	9.33	24.00	14.40	6.75	9.60
Market Supply of Inventory (MSI)			4.34	5.11	3.50	5.79	7.06
Total Active Inventory by Units		100%	4.34	43	101	55	10

# January 2026



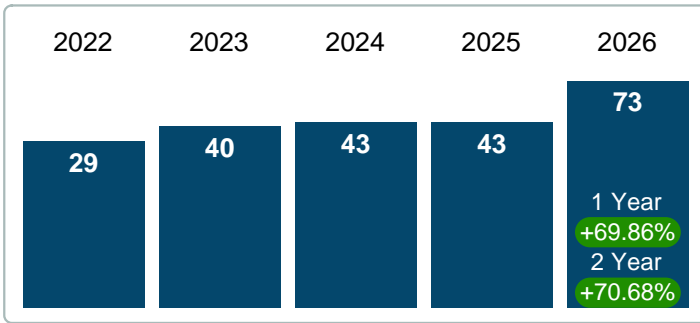
Area Delimited by County Of Muskogee - Residential Property Type



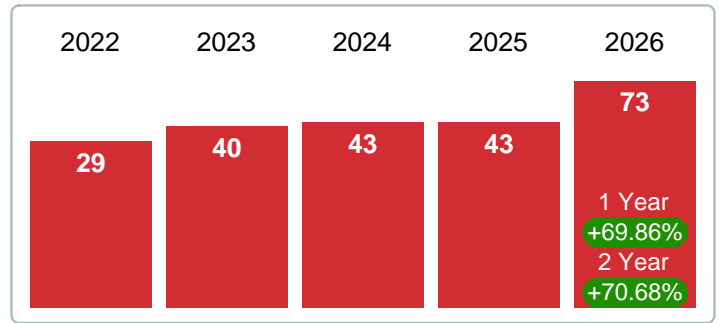
## AVERAGE DAYS ON MARKET TO SALE

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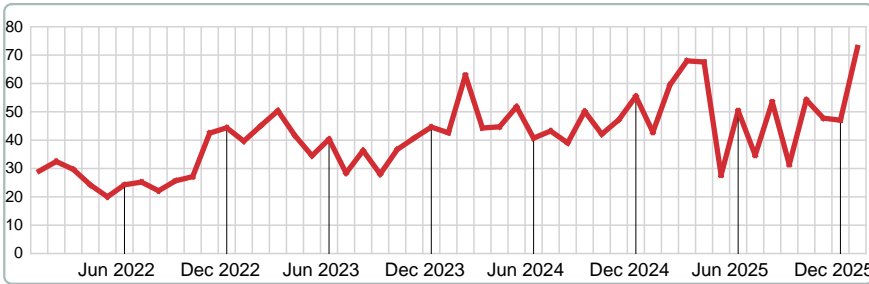
### JANUARY



### YEAR TO DATE (YTD)

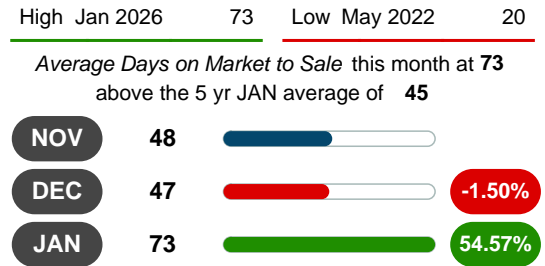


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 45



### 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
\$50,000 and less	6.67%	21	21	0	0	0
\$50,001 - \$100,000	13.33%	18	12	25	0	0
\$100,001 - \$125,000	6.67%	23	0	0	23	0
\$125,001 - \$175,000	23.33%	73	1	93	47	0
\$175,001 - \$225,000	23.33%	79	63	85	64	0
\$225,001 - \$350,000	16.67%	119	0	98	134	0
\$350,001 and up	10.00%	121	180	0	92	0
<b>Average Closed DOM</b>		<b>73</b>	<b>44</b>	<b>81</b>	<b>82</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>30</b>	<b>7</b>	<b>14</b>	<b>9</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,557,656</b>	<b>1.07M</b>	<b>2.37M</b>	<b>2.12M</b>	<b>0.00B</b>

# January 2026



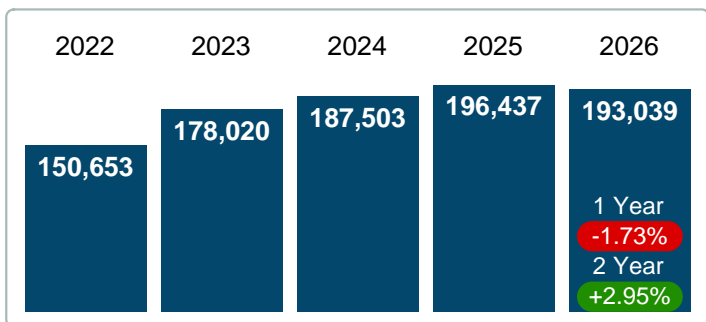
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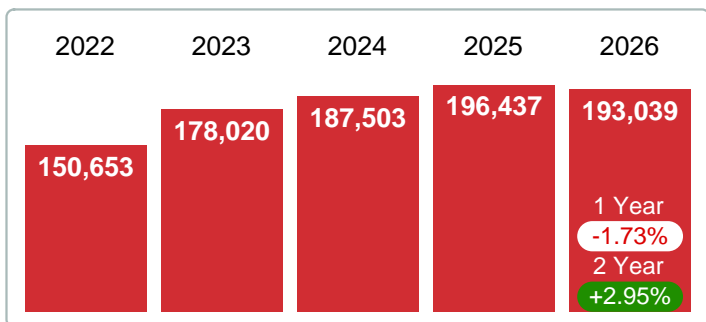
## AVERAGE LIST PRICE AT CLOSING

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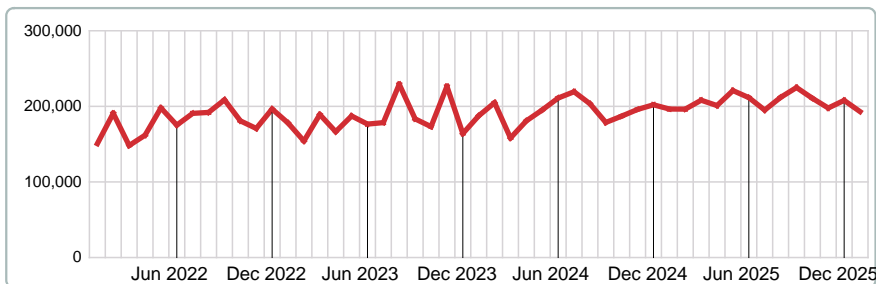
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

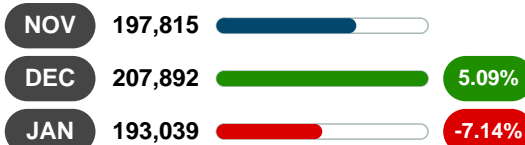


### 3 MONTHS

5 year JAN AVG = 181,130

High Aug 2023 229,242 Low Mar 2022 148,169

Average List Price at Closing this month at **193,039**  
above the 5 yr JAN average of **181,130**



### 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
\$50,000 and less	6.67%	39,450	39,450	0	0	0
\$50,001 - \$100,000	13.33%	87,000	89,500	84,500	0	0
\$100,001 - \$125,000	0.00%	0	0	0	131,950	0
\$125,001 - \$175,000	26.67%	144,400	162,500	145,760	180,000	0
\$175,001 - \$225,000	26.67%	198,720	175,730	205,527	206,390	0
\$225,001 - \$350,000	16.67%	261,260	0	279,950	248,800	0
\$350,001 and up	10.00%	437,667	539,000	0	387,000	0
<b>Average List Price</b>		<b>193,039</b>	<b>162,161</b>	<b>177,524</b>	<b>241,188</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>193,039</b>	<b>7</b>	<b>14</b>	<b>9</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,791,156</b>	<b>1.14M</b>	<b>2.49M</b>	<b>2.17M</b>	<b>0.00B</b>

# January 2026



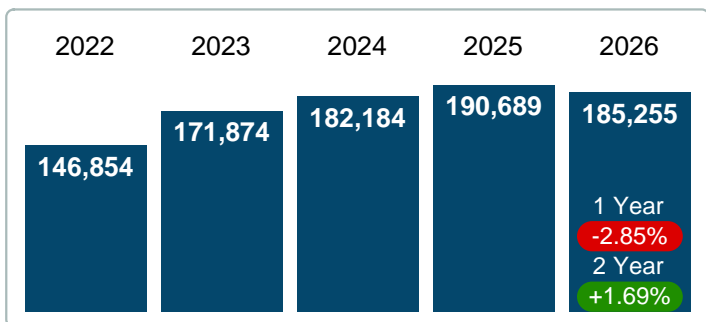
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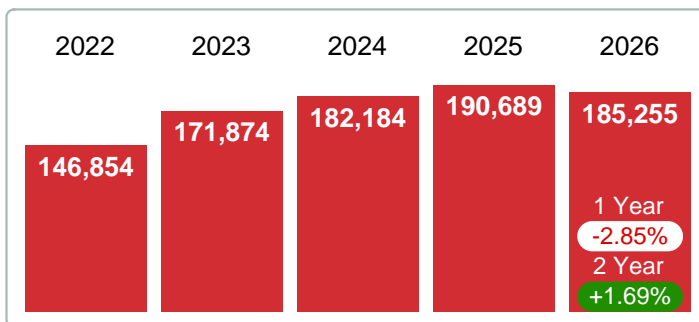
## AVERAGE SOLD PRICE AT CLOSING

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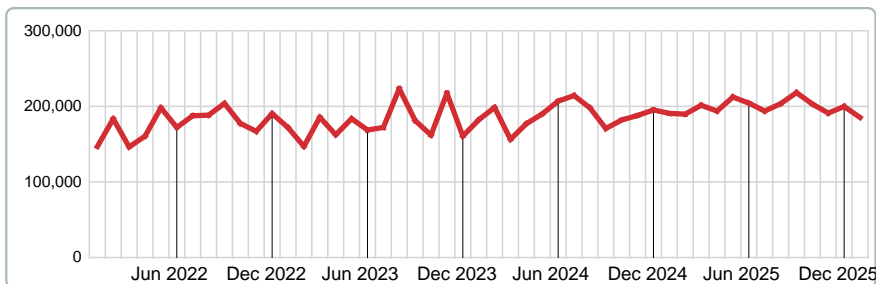
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

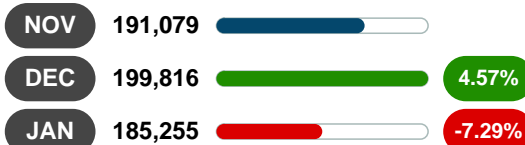


### 3 MONTHS

5 year JAN AVG = 175,371

High Aug 2023 223,298 Low Mar 2022 146,254

Average Sold Price at Closing this month at **185,255** above the 5 yr JAN average of **175,371**



### 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
\$50,000 and less	6.67%	34,250	34,250	0	0	0
\$50,001 - \$100,000	13.33%	77,688	89,500	65,875	0	0
\$100,001 - \$125,000	6.67%	116,250	0	0	116,250	0
\$125,001 - \$175,000	23.33%	150,129	162,500	142,680	175,000	0
\$175,001 - \$225,000	23.33%	197,515	175,730	200,097	206,390	0
\$225,001 - \$350,000	16.67%	255,480	0	260,000	252,467	0
\$350,001 and up	10.00%	411,667	485,000	0	375,000	0
<b>Average Sold Price</b>		<b>185,255</b>	<b>152,961</b>	<b>168,974</b>	<b>235,699</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>185,255</b>	<b>7</b>	<b>14</b>	<b>9</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,557,656</b>	<b>1.07M</b>	<b>2.37M</b>	<b>2.12M</b>	<b>0.00B</b>

# January 2026



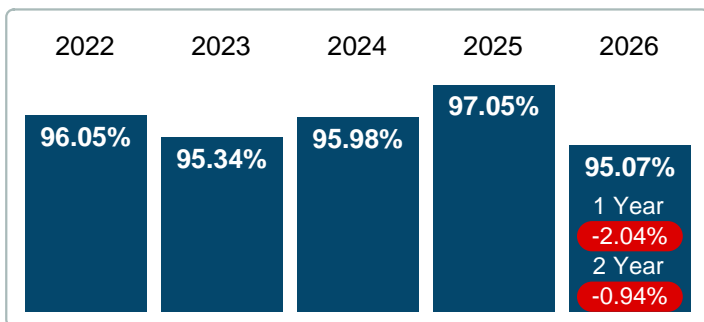
Area Delimited by County Of Muskogee - Residential Property Type



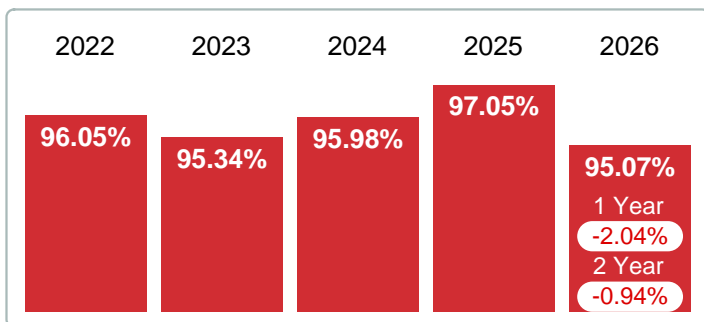
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

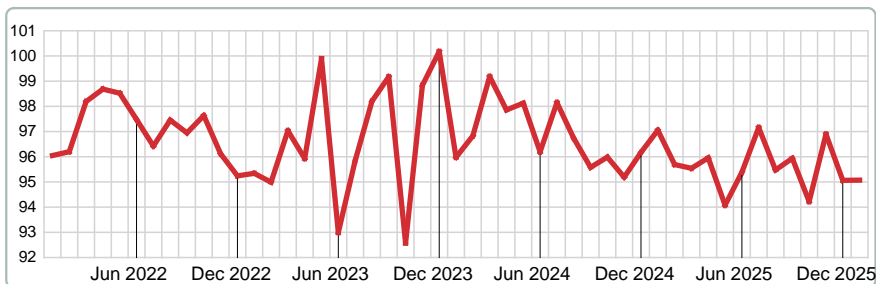
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

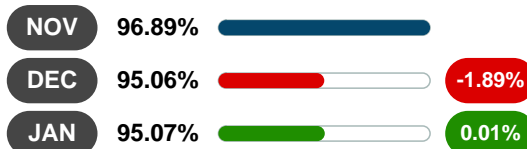


### 3 MONTHS

5 year JAN AVG = 95.90%

High Dec 2023 100.18% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.07%**  
below the 5 yr JAN average of **95.90%**



### 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
\$50,000 and less	2	6.67%	85.10%	85.10%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	4	13.33%	89.28%	100.00%	78.55%	0.00%	0.00%
\$100,001 - \$125,000	2	6.67%	88.10%	0.00%	0.00%	88.10%	0.00%
\$125,001 - \$175,000	7	23.33%	98.05%	100.00%	97.82%	97.22%	0.00%
\$175,001 - \$225,000	7	23.33%	98.20%	100.00%	97.48%	100.00%	0.00%
\$225,001 - \$350,000	5	16.67%	98.24%	0.00%	93.18%	101.61%	0.00%
\$350,001 and up	3	10.00%	94.58%	89.98%	0.00%	96.87%	0.00%
Average Sold/List Ratio		95.10%		94.31%	94.28%	96.89%	0.00%
Total Closed Units		30	100%	7	14	9	
Total Closed Volume		5,557,656		1.07M	2.37M	2.12M	0.00B

# January 2026



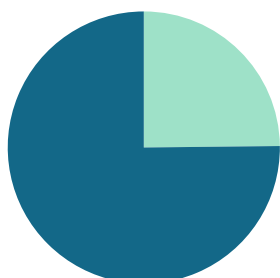
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

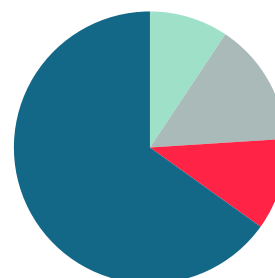


**Inventory**  
 New Listings  
**72 = 24.83%**  
 Start Inventory  
**218**  
 Total Inventory Units  
**290**  
 Volume  
**\$72,724,061**

### Market Activity

Closed Sales  
**30 = 9.35%**  
 Pending Sales  
**47 = 14.64%**  
 Other Off Market  
**35 = 10.90%**  
 Active Inventory  
**209 = 65.11%**

### MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	40	30	-25.00%	40	30	-25.00%
Pending Sales	58	47	-18.97%	58	47	-18.97%
New Listings	67	72	7.46%	67	72	7.46%
Average List Price	196,437	193,039	-1.73%	196,437	193,039	-1.73%
Average Sale Price	190,689	185,255	-2.85%	190,689	185,255	-2.85%
Average Percent of Selling Price to List Price	97.05%	95.07%	-2.04%	97.05%	95.07%	-2.04%
Average Days on Market to Sale	42.80	72.70	69.86%	42.80	72.70	69.86%
Monthly Inventory	173	209	20.81%	173	209	20.81%
Months Supply of Inventory	3.55	4.34	22.27%	3.55	4.34	22.27%

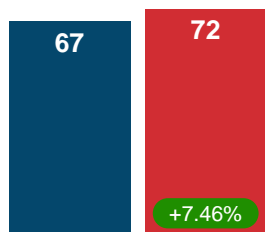
**Absorption:** Last 12 months, an Average of **48** Sales/Month

**Inventory** on January 31, 2026 = **209** 2025 2026

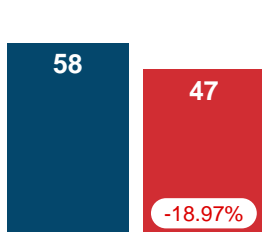
### JANUARY MARKET

### AVERAGE PRICES

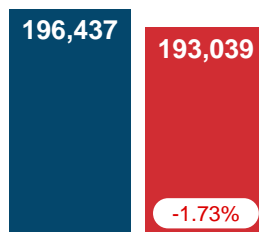
#### New Listings



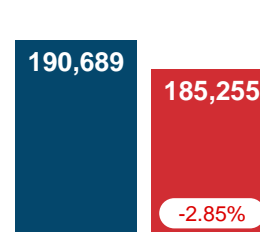
#### Pending Listings



#### List Price



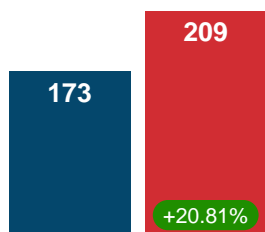
#### Sale Price



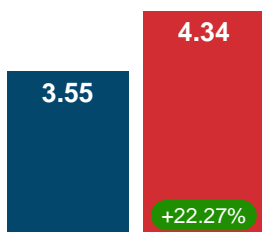
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

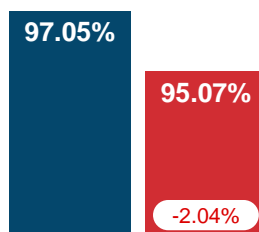
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

