

January 2026



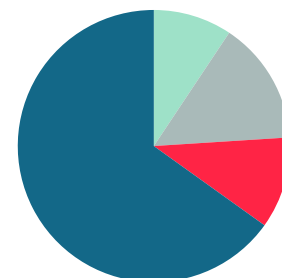
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	40	30	-25.00%
Pending Listings	58	47	-18.97%
New Listings	67	72	7.46%
Median List Price	191,450	177,865	-7.10%
Median Sale Price	191,250	175,365	-8.31%
Median Percent of Selling Price to List Price	100.00%	96.89%	-3.11%
Median Days on Market to Sale	17.00	57.00	235.29%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **8.31%** in January 2026 to \$175,365 versus the previous year at \$191,250.

Median Days on Market Lengthens

The median number of **57.00** days that homes spent on the market before selling increased by 40.00 days or **235.29%** in January 2026 compared to last year's same month at **17.00** DOM.

Sales Success for January 2026 is Positive

Overall, with Median 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.

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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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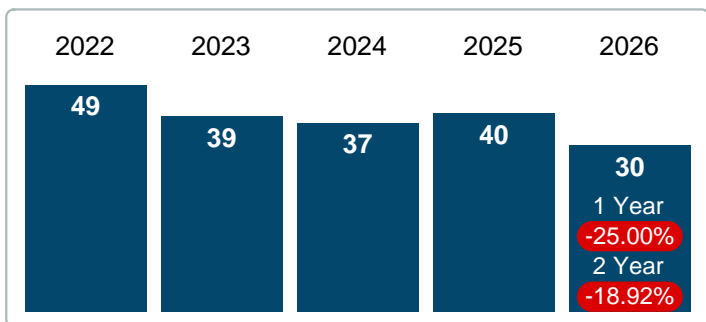
Area Delimited by County Of Muskogee - Residential Property Type



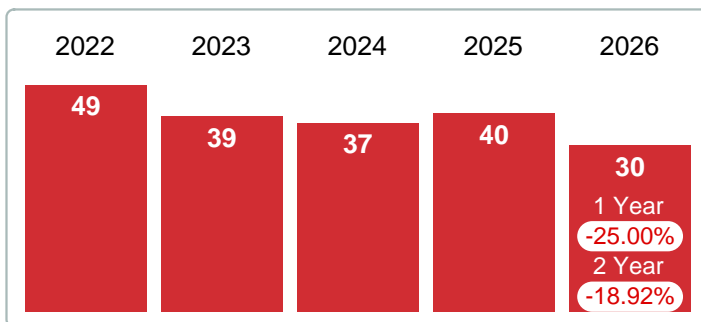
CLOSED LISTINGS

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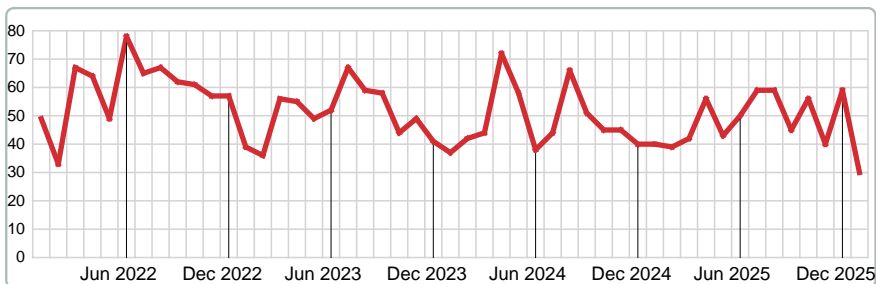
JANUARY



YEAR TO DATE (YTD)

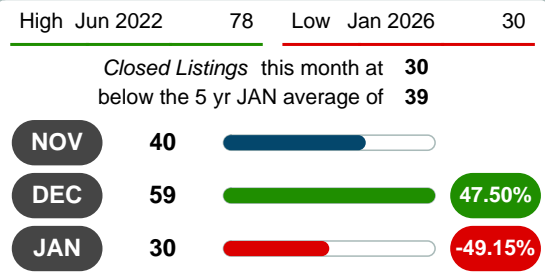


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 39



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	13.0	2	2	0	0
\$100,001 - \$125,000	2	6.67%	23.0	0	0	2	0
\$125,001 - \$175,000	7	23.33%	80.0	1	5	1	0
\$175,001 - \$225,000	7	23.33%	64.0	1	5	1	0
\$225,001 - \$350,000	5	16.67%	83.0	0	2	3	0
\$350,001 and up	3	10.00%	156.0	1	0	2	0
Total Closed Units	30			7	14	9	0
Total Closed Volume	5,557,656	100%	57.0	1.07M	2.37M	2.12M	0.00B
Median Closed Price	\$175,365			\$95,000	\$176,950	\$239,000	\$0

January 2026



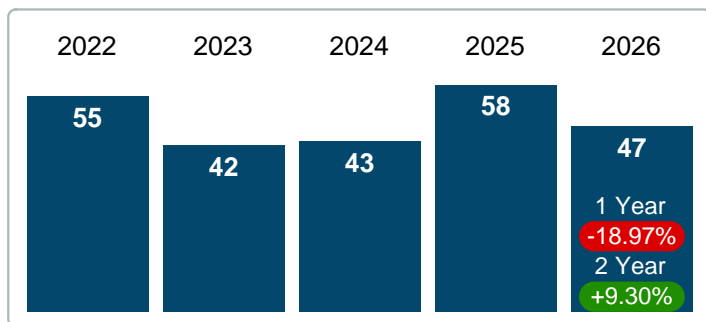
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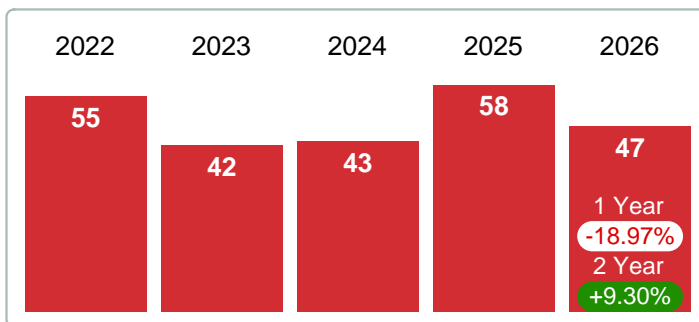
PENDING LISTINGS

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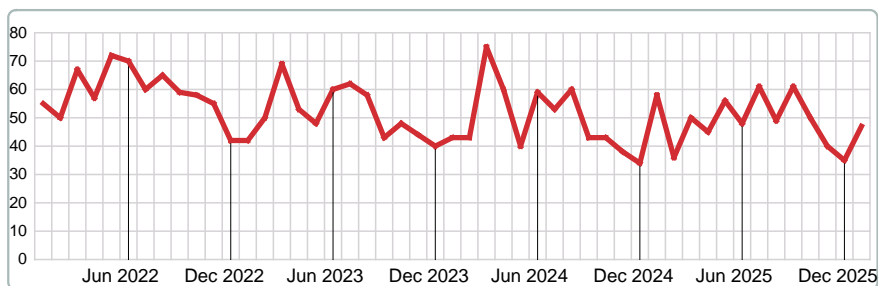
JANUARY



YEAR TO DATE (YTD)

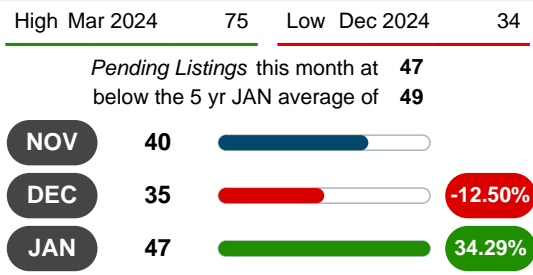


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 49



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.51%	5.5	3	1	0	0
\$50,001 - \$75,000	2	4.26%	31.0	1	1	0	0
\$75,001 - \$125,000	9	19.15%	15.0	3	4	2	0
\$125,001 - \$200,000	11	23.40%	59.0	0	5	6	0
\$200,001 - \$250,000	9	19.15%	84.0	1	6	2	0
\$250,001 - \$325,000	5	10.64%	103.0	0	3	2	0
\$325,001 and up	7	14.89%	59.0	0	2	3	2
Total Pending Units	47			8	22	15	2
Total Pending Volume	9,340,739	100%	45.0	650.50K	4.31M	3.28M	1.10M
Median Listing Price	\$179,800			\$71,000	\$202,868	\$180,000	\$549,450

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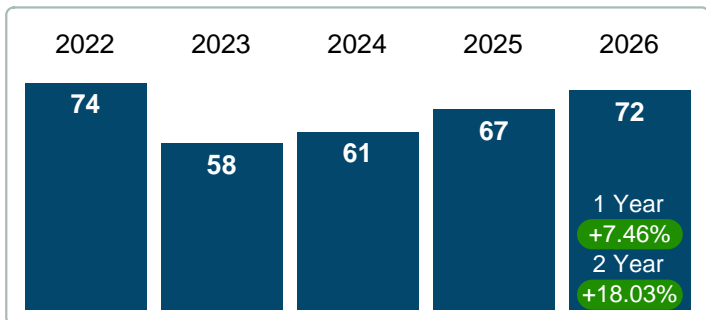
Area Delimited by County Of Muskogee - Residential Property Type



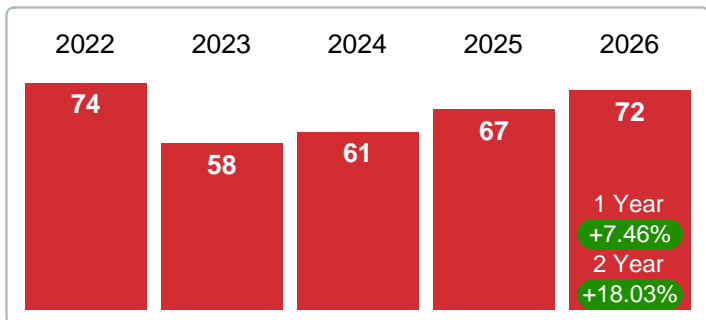
NEW LISTINGS

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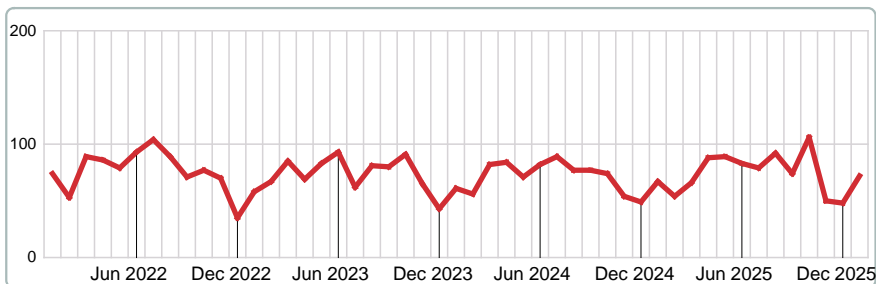
JANUARY



YEAR TO DATE (YTD)

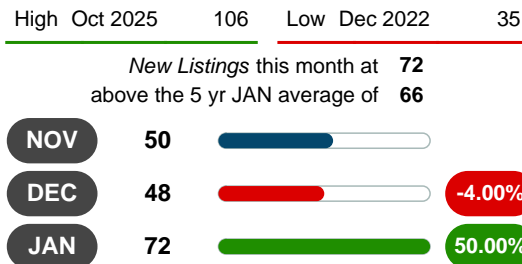


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	72		13	32	24	3
Total New Listed Volume	17,784,779	100%	3.52M	5.83M	7.13M	1.31M
Median New Listed Listing Price	\$184,000		\$125,000	\$175,000	\$276,500	\$349,900

January 2026



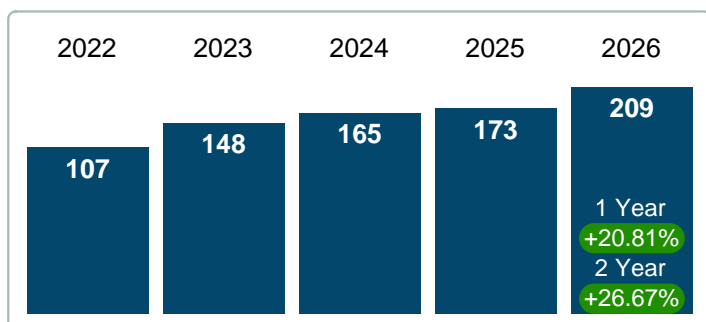
Area Delimited by County Of Muskogee - Residential Property Type



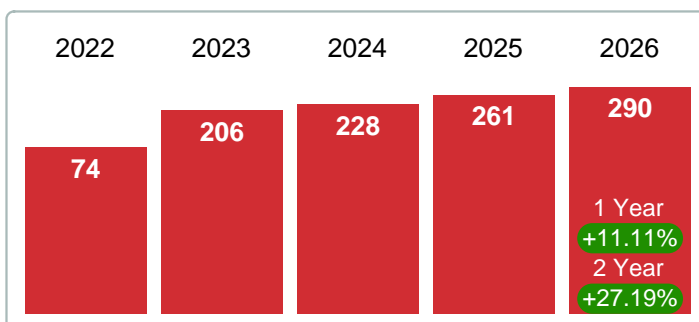
ACTIVE INVENTORY

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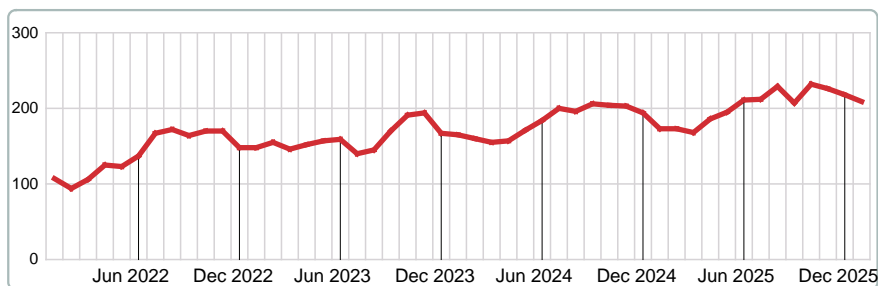
END OF JANUARY



ACTIVE DURING JANUARY

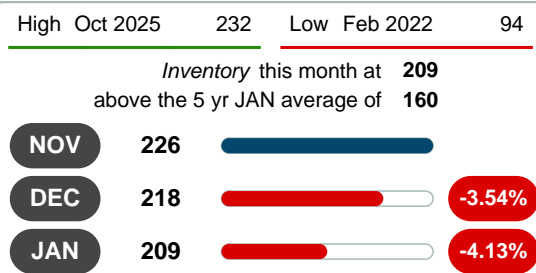


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 160



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	5.26%	106.0	7	2	2	0
\$75,001 - \$125,000	34	16.27%	73.5	14	17	3	0
\$125,001 - \$150,000	18	8.61%	61.5	4	11	3	0
\$150,001 - \$225,000	65	31.10%	92.0	12	41	12	0
\$225,001 - \$300,000	31	14.83%	102.0	3	17	8	3
\$300,001 - \$450,000	29	13.88%	60.0	1	7	18	3
\$450,001 and up	21	10.05%	119.0	2	6	9	4
Total Active Inventory by Units	209			43	101	55	10
Total Active Inventory by Volume	55,475,523	100%	89.0	8.44M	22.01M	18.66M	6.37M
Median Active Inventory Listing Price	\$199,770			\$129,500	\$196,195	\$285,000	\$382,000

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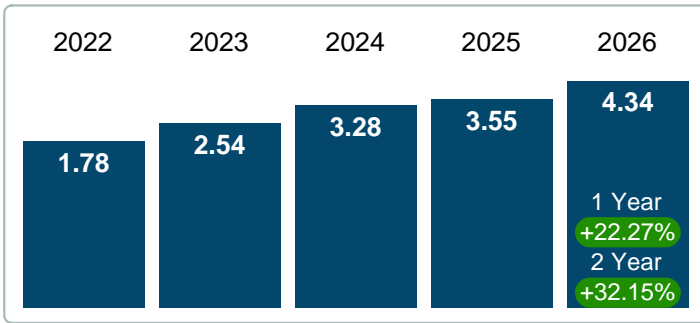
Area Delimited by County Of Muskogee - Residential Property Type



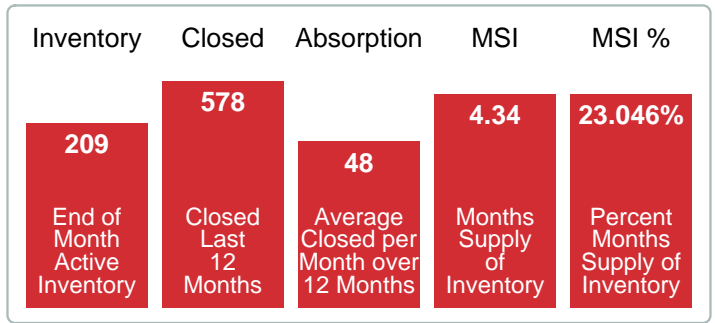
MONTHS SUPPLY of INVENTORY (MSI)

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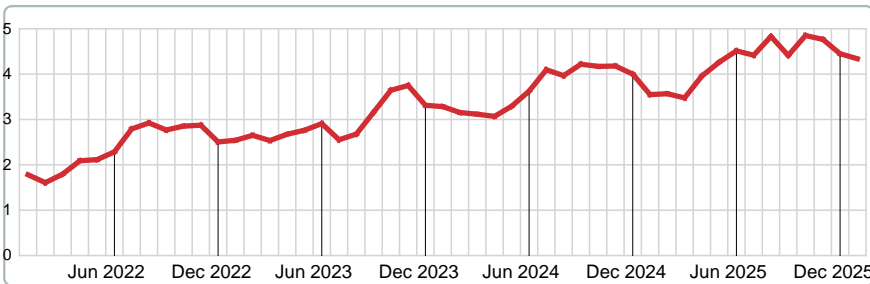
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

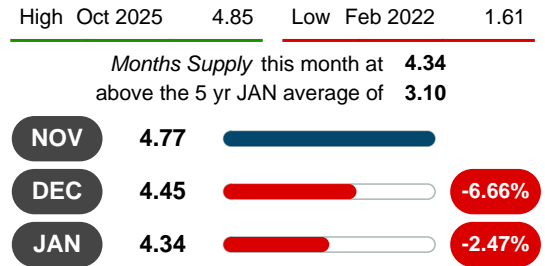


5 YEAR MARKET ACTIVITY TRENDS



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

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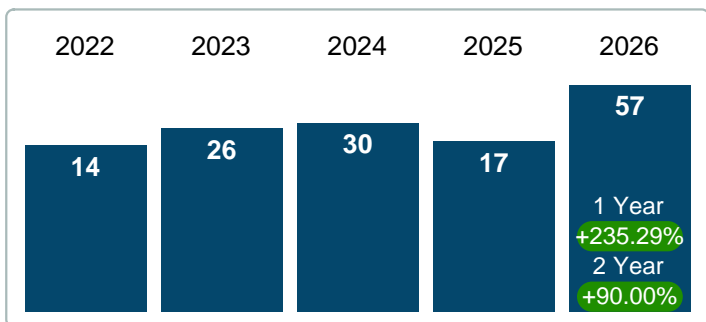
Area Delimited by County Of Muskogee - Residential Property Type



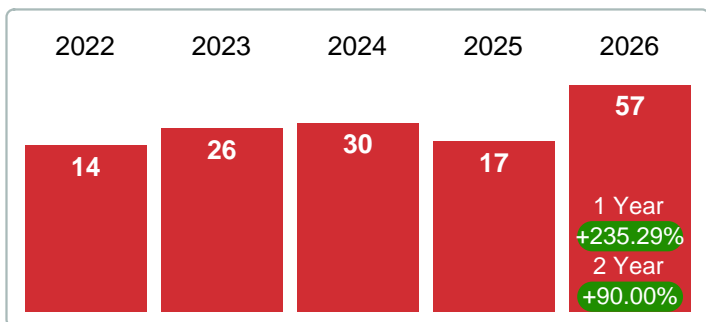
MEDIAN DAYS ON MARKET TO SALE

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

JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

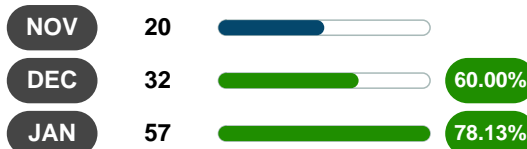


3 MONTHS

5 year JAN AVG = 29

High Feb 2024 58 Low Aug 2022 7

Median Days on Market to Sale this month at 57 above the 5 yr JAN average of 29



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
\$50,000 and less	6.67%	21	21	0	0	0
\$50,001 - \$100,000	13.33%	13	12	25	0	0
\$100,001 - \$125,000	6.67%	23	0	0	23	0
\$125,001 - \$175,000	23.33%	80	1	94	47	0
\$175,001 - \$225,000	23.33%	64	63	103	64	0
\$225,001 - \$350,000	16.67%	83	0	98	83	0
\$350,001 and up	10.00%	156	180	0	92	0
Median Closed DOM		57	22	87	47	0
Total Closed Units	100%	30	7	14	9	
Total Closed Volume		5,557,656	1.07M	2.37M	2.12M	0.00B

January 2026



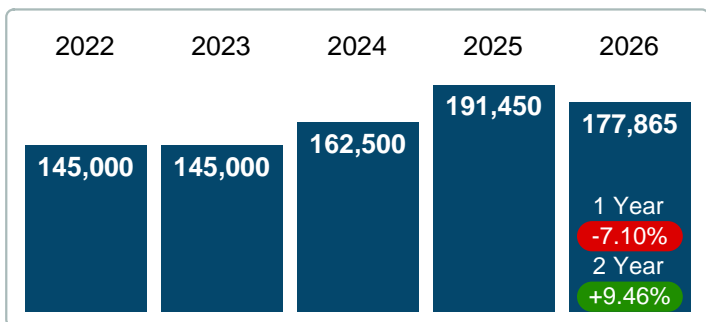
Area Delimited by County Of Muskogee - Residential Property Type



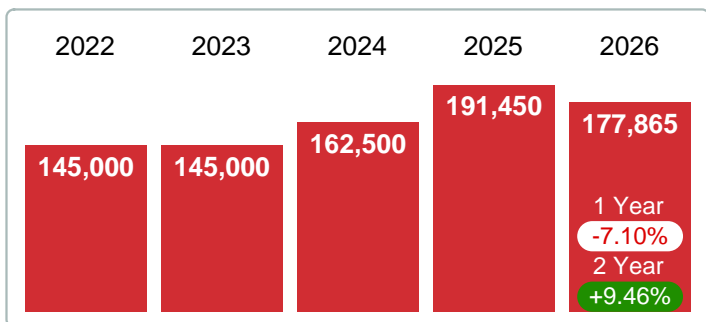
MEDIAN LIST PRICE AT CLOSING

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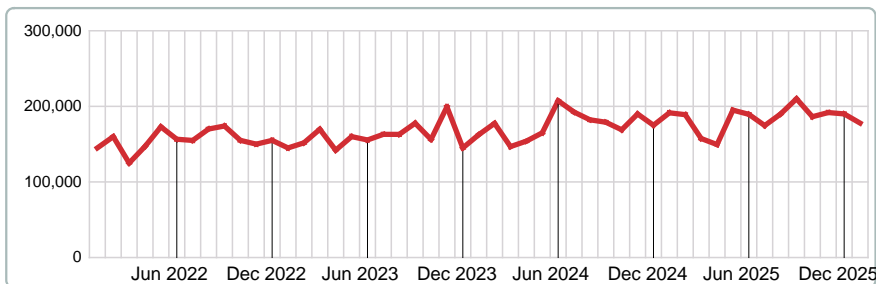
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

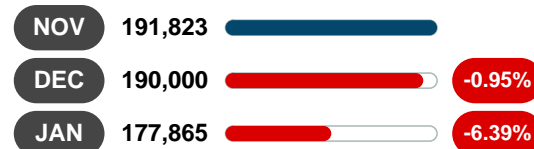


3 MONTHS

5 year JAN AVG = 164,363

High Sep 2025 210,000 Low Mar 2022 125,000

Median List Price at Closing this month at **177,865** above the 5 yr JAN average of **164,363**



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
\$50,000 and less	6.67%	39,450	39,450	0	0	0
\$50,001 - \$100,000	13.33%	86,500	89,500	84,500	0	0
\$100,001 - \$125,000	0.00%	86,500	0	0	0	0
\$125,001 - \$175,000	26.67%	139,950	162,500	140,000	131,950	0
\$175,001 - \$225,000	26.67%	202,368	175,730	205,836	193,195	0
\$225,001 - \$350,000	16.67%	250,000	0	279,950	249,900	0
\$350,001 and up	10.00%	399,000	539,000	0	387,000	0
Median List Price		177,865	95,000	176,950	228,000	0
Total Closed Units	100%	177,865	7	14	9	0
Total Closed Volume		5,791,156	1.14M	2.49M	2.17M	0.00B

January 2026



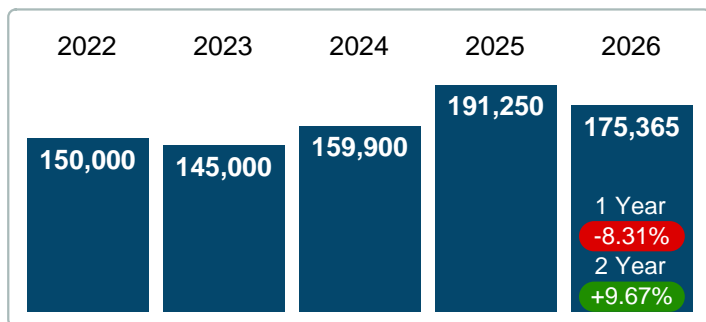
Area Delimited by County Of Muskogee - Residential Property Type



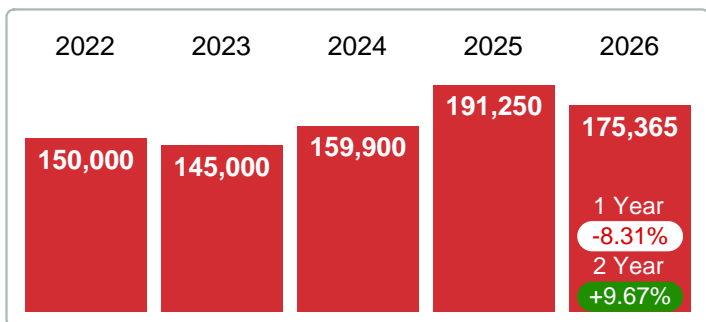
MEDIAN SOLD PRICE AT CLOSING

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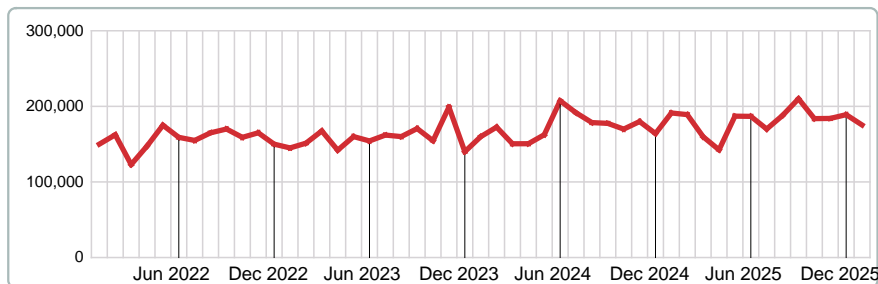
JANUARY



YEAR TO DATE (YTD)

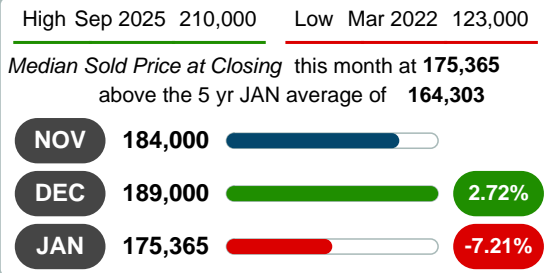


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 164,303



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
\$50,000 and less	6.67%	34,250	34,250	0	0	0
\$50,001 - \$100,000	13.33%	77,875	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%	140,000	162,500	139,000	175,000	0
\$175,001 - \$225,000	23.33%	195,000	175,730	195,000	206,390	0
\$225,001 - \$350,000	16.67%	249,900	0	260,000	249,900	0
\$350,001 and up	10.00%	390,000	485,000	0	375,000	0
Median Sold Price		175,365	95,000	176,950	239,000	0
Total Closed Units		30	7	14	9	
Total Closed Volume		5,557,656	1.07M	2.37M	2.12M	0.00B

January 2026



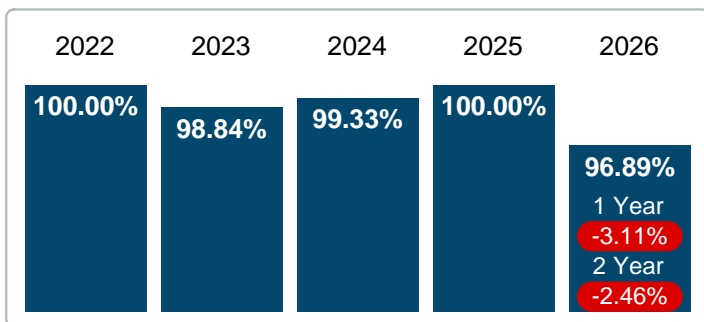
Area Delimited by County Of Muskogee - Residential Property Type



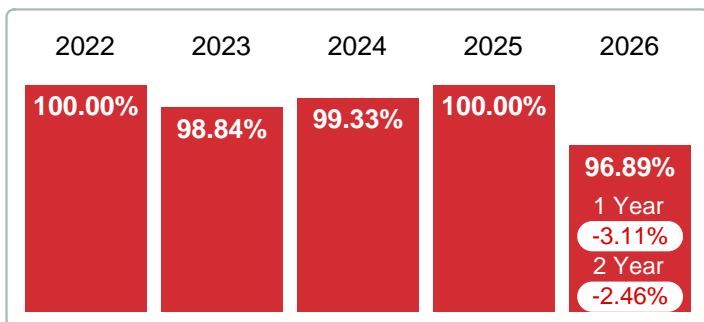
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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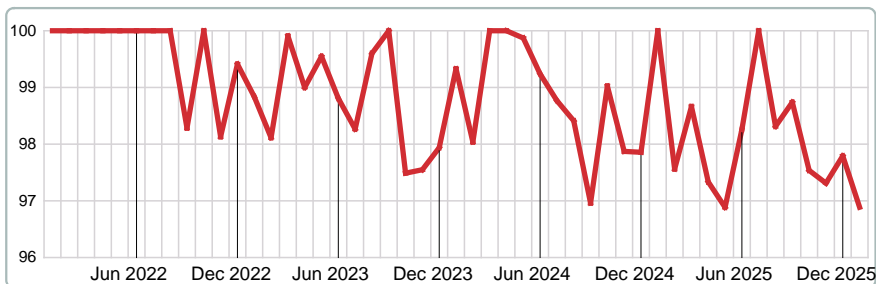
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 99.01%

High Jul 2025 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **96.89%**
below the 5 yr JAN average of **99.01%**

- NOV 97.31%
- DEC 97.79%
- JAN 96.89%

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
\$50,000 and less	2	6.67%	85.10%	85.10%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	4	13.33%	94.84%	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%	97.22%	100.00%	96.55%	97.22%	0.00%
\$175,001 - \$225,000	7	23.33%	100.00%	100.00%	95.60%	100.00%	0.00%
\$225,001 - \$350,000	5	16.67%	100.00%	0.00%	93.18%	100.00%	0.00%
\$350,001 and up	3	10.00%	96.00%	89.98%	0.00%	96.87%	0.00%
Median Sold/List Ratio		96.89%		100.00%	96.07%	97.74%	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



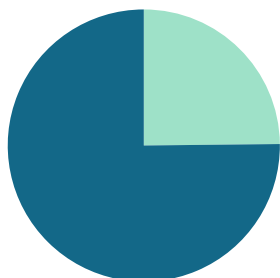
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

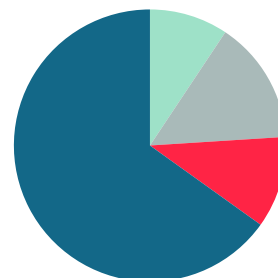


Inventory
 New Listings
72 = 24.83%
 Start Inventory
218
 Total Inventory Units
290
 Volume
\$72,724,061

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%
Median List Price	191,450	177,865	-7.10%	191,450	177,865	-7.10%
Median Sale Price	191,250	175,365	-8.31%	191,250	175,365	-8.31%
Median Percent of Selling Price to List Price	100.00%	96.89%	-3.11%	100.00%	96.89%	-3.11%
Median Days on Market to Sale	17.00	57.00	235.29%	17.00	57.00	235.29%
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

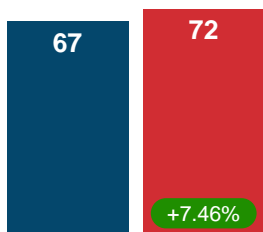
Inventory on January 31, 2026 = **209**

2025 **2026**

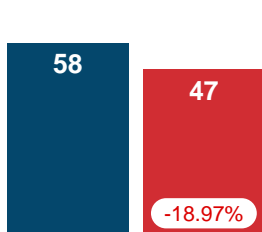
JANUARY MARKET

MEDIAN PRICES

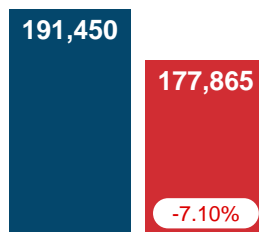
New Listings



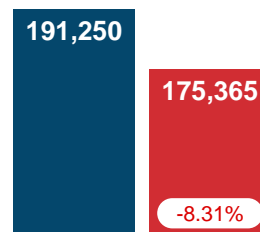
Pending Listings



List Price



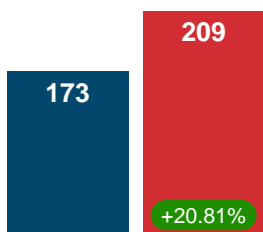
Sale Price



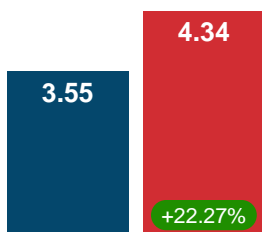
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

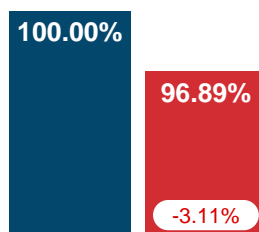
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

