

January 2026



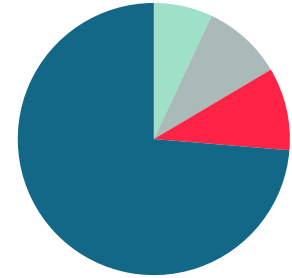
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	53	61	15.09%
Pending Listings	70	83	18.57%
New Listings	127	175	37.80%
Average List Price	239,594	251,551	4.99%
Average Sale Price	228,742	235,566	2.98%
Average Percent of Selling Price to List Price	93.11%	90.01%	-3.34%
Average Days on Market to Sale	72.55	75.08	3.49%
End of Month Inventory	571	644	12.78%
Months Supply of Inventory	7.09	8.16	15.17%



Absorption: Last 12 months, an Average of **79** Sales/Month
Active Inventory as of January 31, 2026 = **644**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **12.78%** to 644 existing homes available for sale. Over the last 12 months this area has had an average of 79 closed sales per month. This represents an unsold inventory index of **8.16** 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 **2.98%** in January 2026 to \$235,566 versus the previous year at \$228,742.

Average Days on Market Lengthens

The average number of **75.08** days that homes spent on the market before selling increased by 2.53 days or **3.49%** in January 2026 compared to last year's same month at **72.55** 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 weak this month.

There were 175 New Listings in January 2026, up **37.80%** from last year at 127. Furthermore, there were 61 Closed Listings this month versus last year at 53, a **15.09%** increase.

Closed versus Listed trends yielded a **34.9%** ratio, down from previous year's, January 2025, at **41.7%**, a **16.47%** 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

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

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



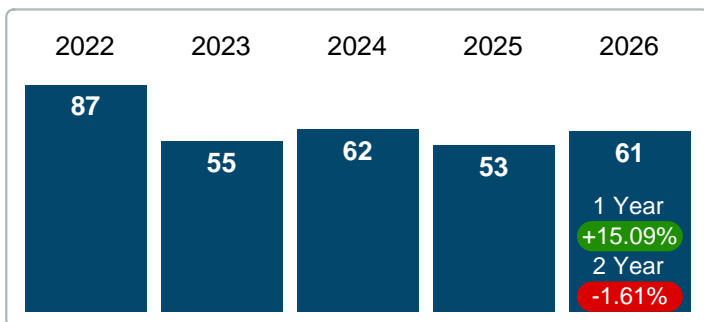
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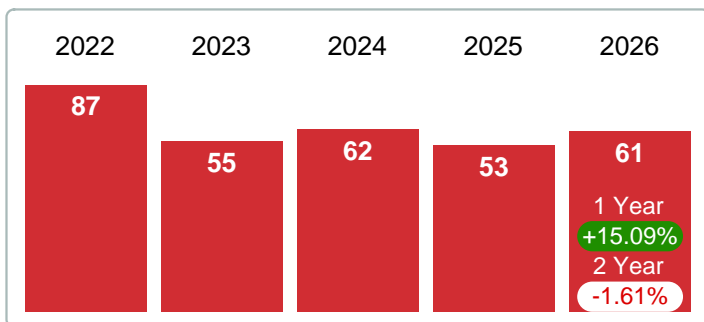
CLOSED LISTINGS

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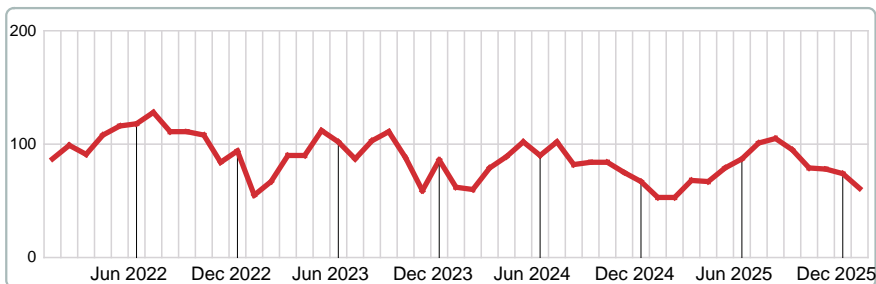
JANUARY



YEAR TO DATE (YTD)

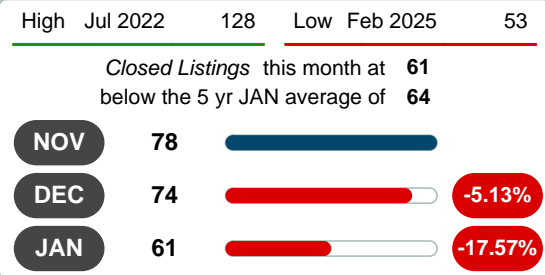


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.56%	99.3	2	2	0	0
\$25,001 - \$100,000	9	14.75%	61.8	3	5	0	1
\$100,001 - \$125,000	6	9.84%	105.7	2	3	1	0
\$125,001 - \$200,000	17	27.87%	73.2	1	14	2	0
\$200,001 - \$250,000	10	16.39%	53.9	0	8	2	0
\$250,001 - \$450,000	8	13.11%	67.0	1	4	3	0
\$450,001 and up	7	11.48%	96.1	0	2	4	1
Total Closed Units	61			9	38	12	2
Total Closed Volume	14,369,499	100%	75.1	878.10K	7.20M	5.24M	1.05M
Average Closed Price	\$235,566			\$97,567	\$189,447	\$436,492	\$527,250

January 2026



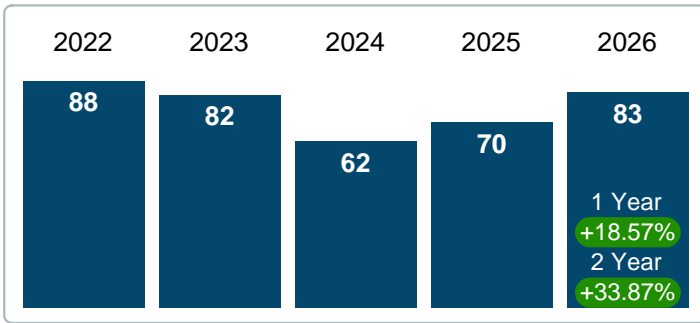
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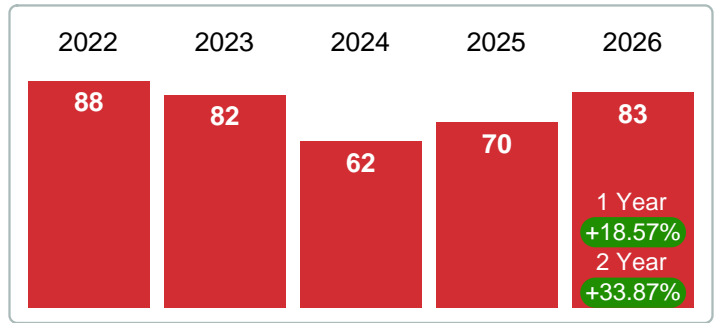
PENDING LISTINGS

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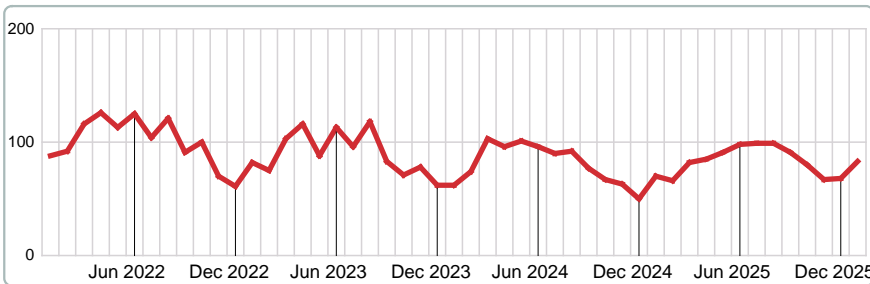
JANUARY



YEAR TO DATE (YTD)

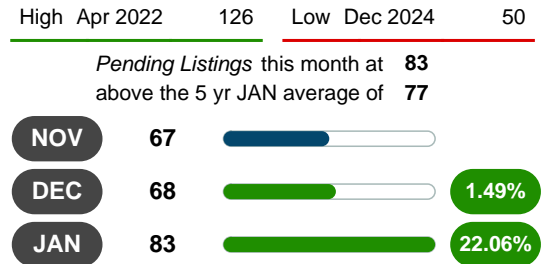


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 77



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	6	7.23%	28.0	3	3	0	0
\$75,001 - \$125,000	11	13.25%	71.0	4	5	1	1
\$125,001 - \$150,000	10	12.05%	111.3	2	8	0	0
\$150,001 - \$225,000	24	28.92%	93.5	5	16	3	0
\$225,001 - \$325,000	15	18.07%	76.7	1	11	1	2
\$325,001 - \$375,000	5	6.02%	74.4	0	5	0	0
\$375,001 and up	12	14.46%	69.2	1	8	3	0
Total Pending Units	83			16	56	8	3
Total Pending Volume	19,384,690	100%	80.2	2.55M	13.48M	2.65M	709.40K
Average Listing Price	\$233,550			\$159,081	\$240,743	\$331,050	\$236,467

January 2026



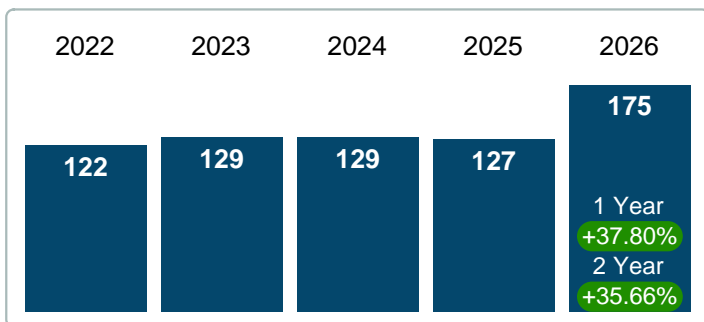
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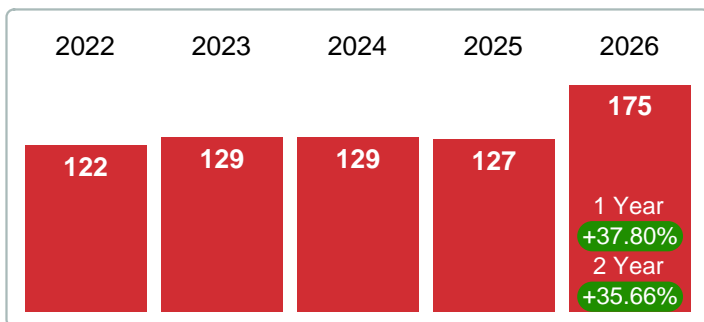
NEW LISTINGS

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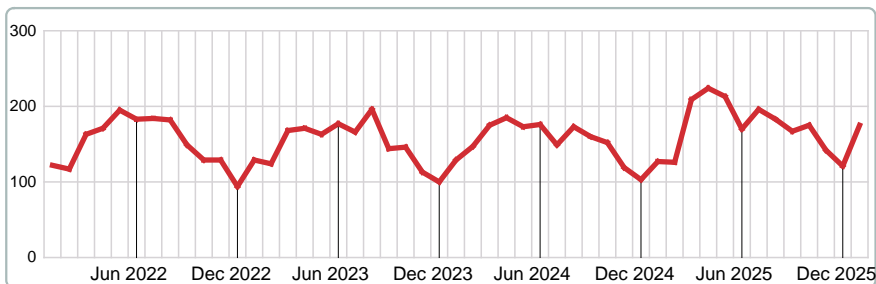
JANUARY



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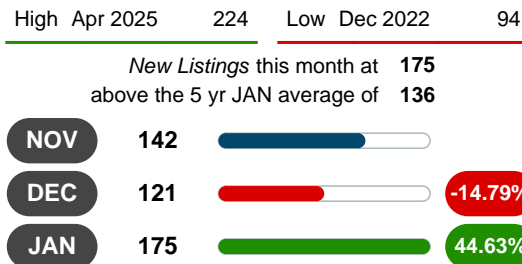


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 136



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	10	5.71%	9	0	0	1
\$75,001 - \$125,000	18	10.29%	5	12	1	0
\$125,001 - \$175,000	35	20.00%	8	23	4	0
\$175,001 - \$275,000	35	20.00%	9	24	2	0
\$275,001 - \$375,000	34	19.43%	2	25	5	2
\$375,001 - \$575,000	26	14.86%	4	14	7	1
\$575,001 and up	17	9.71%	1	3	9	4
Total New Listed Units	175		38	101	28	8
Total New Listed Volume	55,688,988	100%	8.08M	26.23M	14.06M	7.32M
Average New Listed Listing Price	\$318,223		\$212,589	\$259,697	\$502,275	\$914,688

January 2026



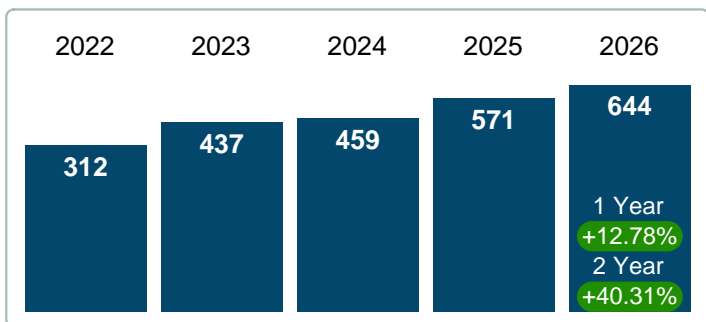
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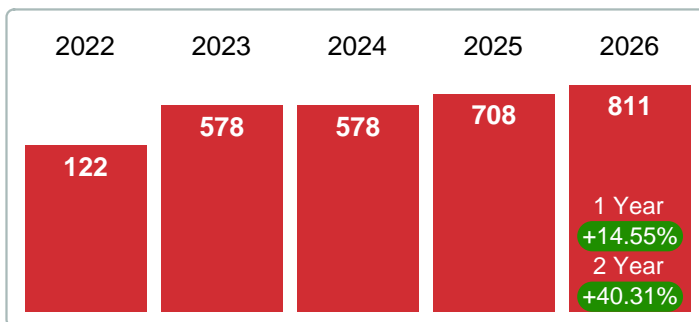
ACTIVE INVENTORY

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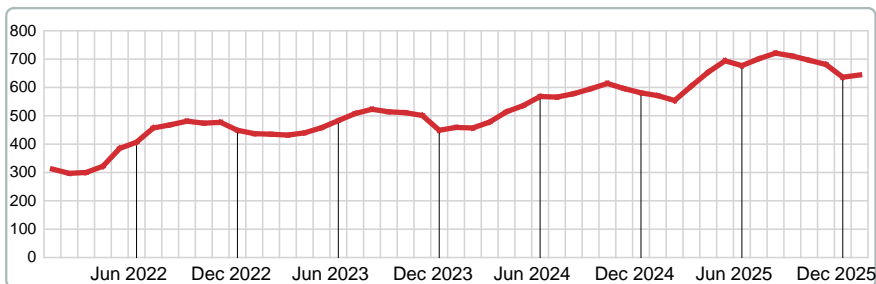
END OF JANUARY



ACTIVE DURING JANUARY

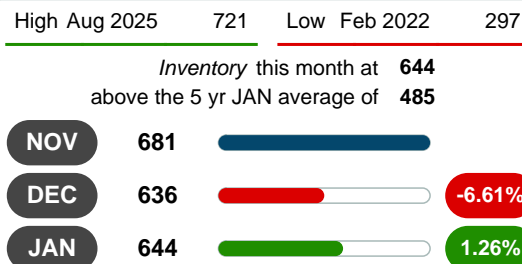


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 485



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	64	9.94%	92.6	42	19	2	1
\$100,001 - \$125,000	27	4.19%	95.4	10	14	3	0
\$125,001 - \$175,000	116	18.01%	87.4	27	73	15	1
\$175,001 - \$325,000	197	30.59%	104.9	35	116	41	5
\$325,001 - \$425,000	82	12.73%	100.3	7	49	21	5
\$425,001 - \$775,000	92	14.29%	95.8	12	32	38	10
\$775,001 and up	66	10.25%	126.5	1	23	22	20
Total Active Inventory by Units	644			134	326	142	42
Total Active Inventory by Volume	270,479,902	100%	100.4	26.15M	134.86M	67.43M	42.04M
Average Active Inventory Listing Price	\$420,000			\$195,141	\$413,681	\$474,889	\$1,000,876

January 2026



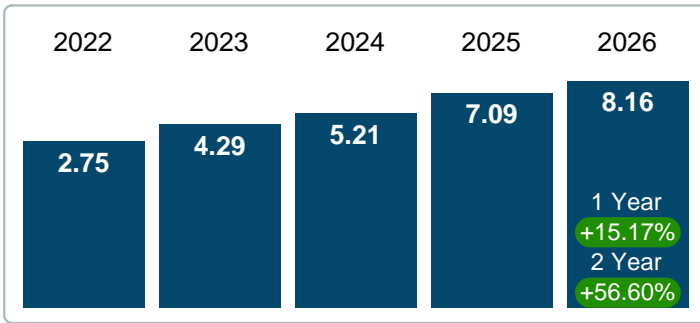
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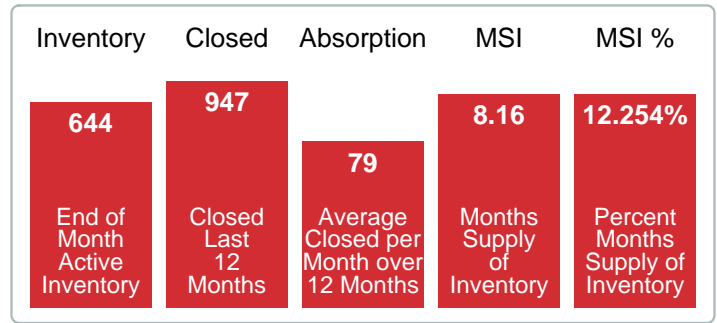
MONTHS SUPPLY of INVENTORY (MSI)

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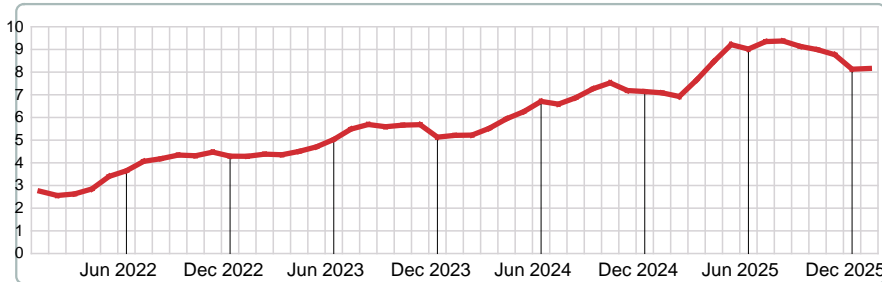
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

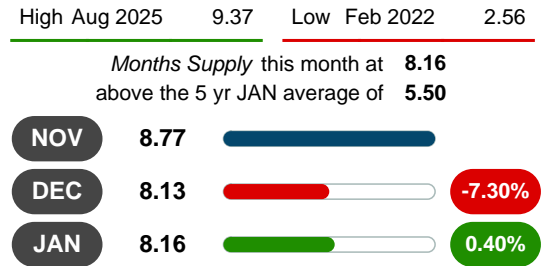


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 5.50



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	64	9.94%	4.54	7.52	2.68	1.85	3.00
\$100,001 - \$125,000	27	4.19%	5.06	5.00	4.67	9.00	0.00
\$125,001 - \$175,000	116	18.01%	6.44	8.76	5.80	7.50	3.00
\$175,001 - \$325,000	197	30.59%	8.18	11.67	7.65	7.94	6.67
\$325,001 - \$425,000	82	12.73%	12.95	9.33	14.34	10.50	30.00
\$425,001 - \$775,000	92	14.29%	12.40	28.80	8.17	15.20	17.14
\$775,001 and up	66	10.25%	18.00	0.00	34.50	15.53	12.63
Market Supply of Inventory (MSI)			8.16	9.03	7.11	9.79	11.20
Total Active Inventory by Units		100%	8.16	134	326	142	42

January 2026



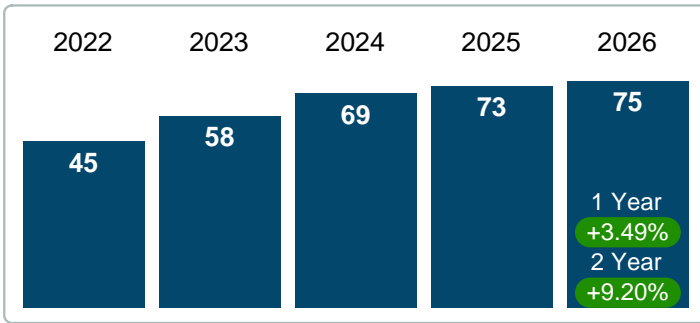
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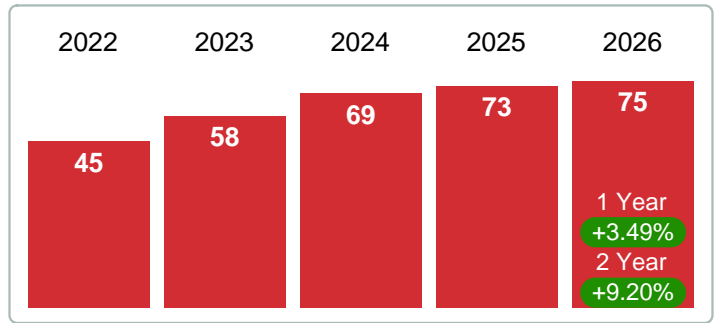
AVERAGE DAYS ON MARKET TO SALE

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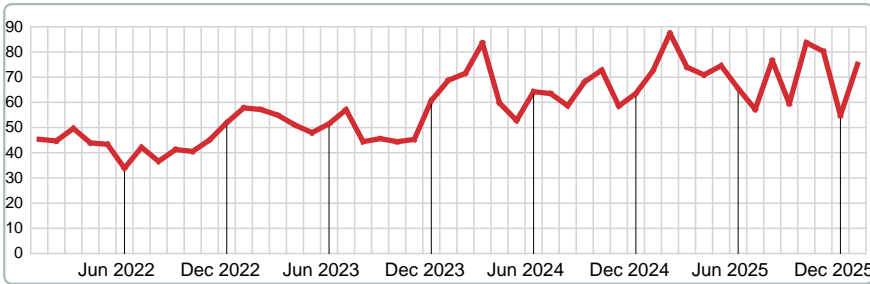
JANUARY



YEAR TO DATE (YTD)

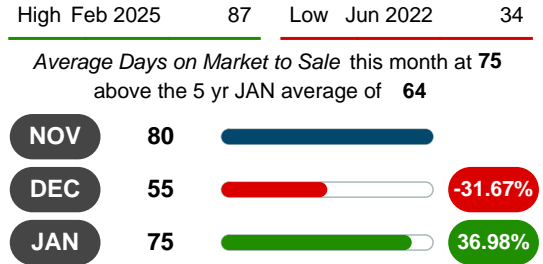


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 64



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		
\$25,000 and less	4	6.56%	99	15	184	0	0	
\$25,001 - \$100,000	9	14.75%	62	43	69	0	85	
\$100,001 - \$125,000	6	9.84%	106	142	88	87	0	
\$125,001 - \$200,000	17	27.87%	73	70	62	156	0	
\$200,001 - \$250,000	10	16.39%	54	0	48	77	0	
\$250,001 - \$450,000	8	13.11%	67	59	51	91	0	
\$450,001 and up	7	11.48%	96	0	222	29	114	
Average Closed DOM		75		63	76	78	100	
Total Closed Units		61	100%	75	9	38	12	2
Total Closed Volume		14,369,499			878.10K	7.20M	5.24M	1.05M

January 2026



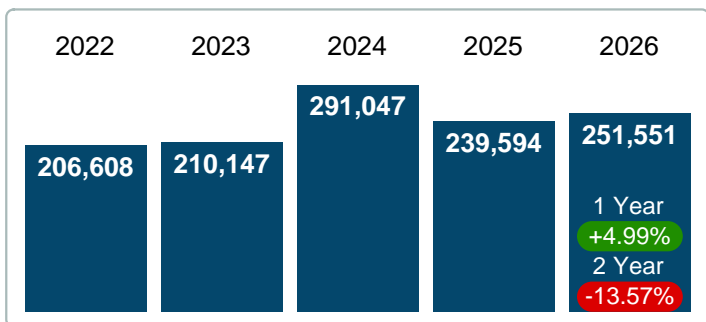
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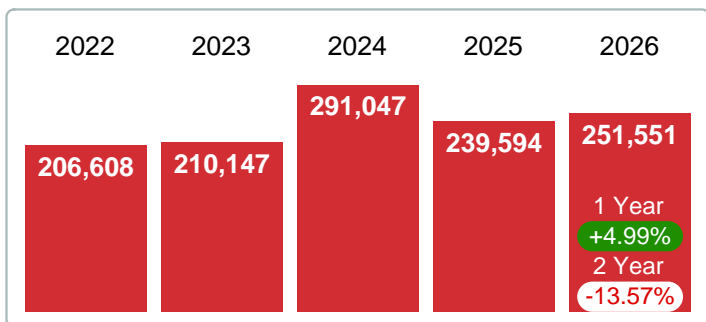
AVERAGE LIST PRICE AT CLOSING

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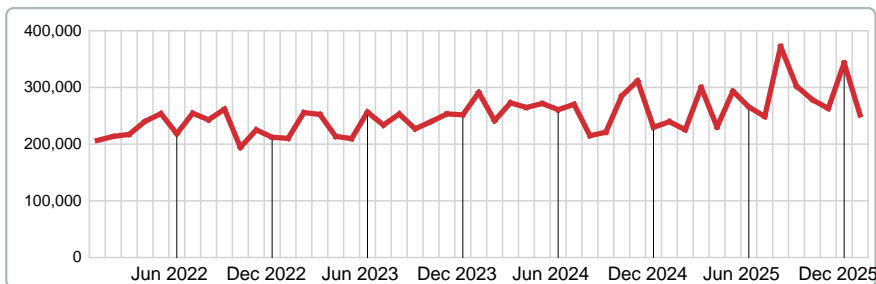
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

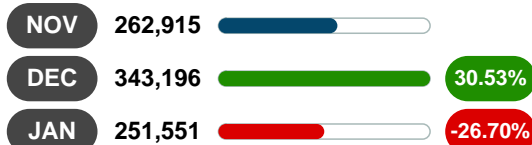


3 MONTHS

5 year JAN AVG = 239,789

High Aug 2025 372,236 Low Oct 2022 194,300

Average List Price at Closing this month at **251,551**
above the 5 yr JAN average of **239,789**



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
\$25,000 and less	3	4.92%	21,667	20,000	30,000	0	0
\$25,001 - \$100,000	11	18.03%	71,073	66,300	72,880	0	84,500
\$100,001 - \$125,000	3	4.92%	111,500	110,000	114,500	129,500	0
\$125,001 - \$200,000	16	26.23%	156,613	149,900	171,536	176,950	0
\$200,001 - \$250,000	9	14.75%	230,767	0	253,713	237,500	0
\$250,001 - \$450,000	11	18.03%	314,609	340,000	391,250	339,633	0
\$450,001 and up	8	13.11%	764,988	0	553,500	840,725	1,100,000
Average List Price			251,551	105,422	207,134	445,017	592,250
Total Closed Units		100%	251,551	9	38	12	2
Total Closed Volume			15,344,598	948.80K	7.87M	5.34M	1.18M

January 2026



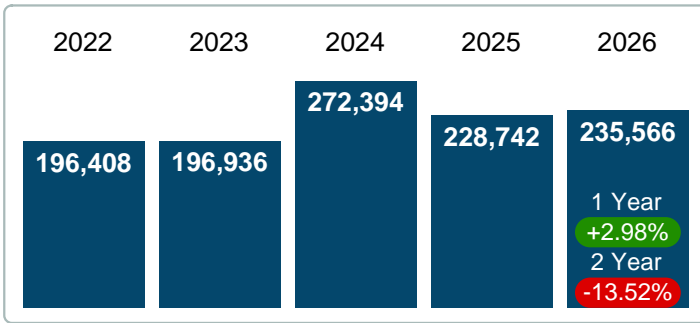
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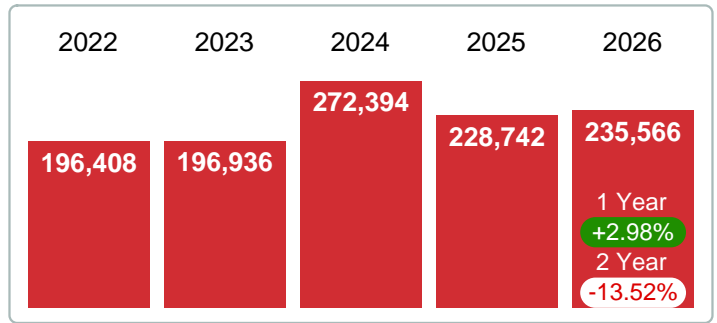
AVERAGE SOLD PRICE AT CLOSING

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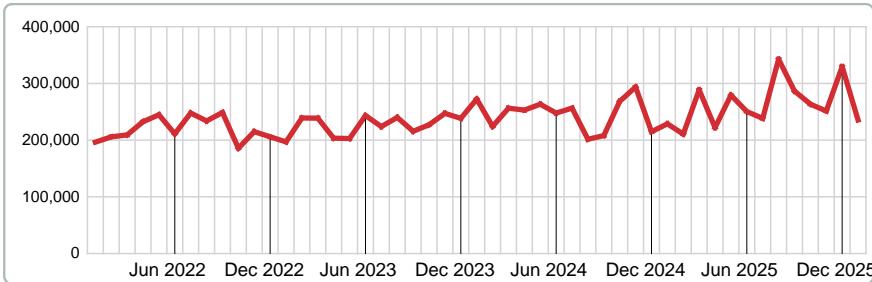
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

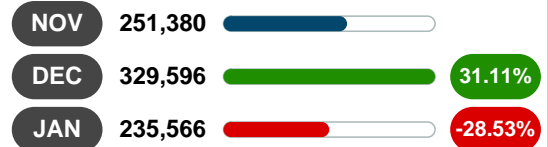


3 MONTHS

5 year JAN AVG = 226,009

High Aug 2025 342,684 Low Oct 2022 185,791

Average Sold Price at Closing this month at **235,566** above the 5 yr JAN average of **226,009**



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
\$25,000 and less	6.56%	13,500	13,500	13,500	0	0
\$25,001 - \$100,000	14.75%	61,178	55,367	60,000	0	84,500
\$100,001 - \$125,000	9.84%	109,500	107,500	110,000	112,000	0
\$125,001 - \$200,000	27.87%	157,059	140,000	156,286	171,000	0
\$200,001 - \$250,000	16.39%	229,600	0	227,625	237,500	0
\$250,001 - \$450,000	13.11%	349,363	330,000	366,250	333,300	0
\$450,001 and up	11.48%	763,857	0	534,000	827,250	970,000
Average Sold Price		235,566	97,567	189,447	436,492	527,250
Total Closed Units	100%	235,566	9	38	12	2
Total Closed Volume		14,369,499	878.10K	7.20M	5.24M	1.05M

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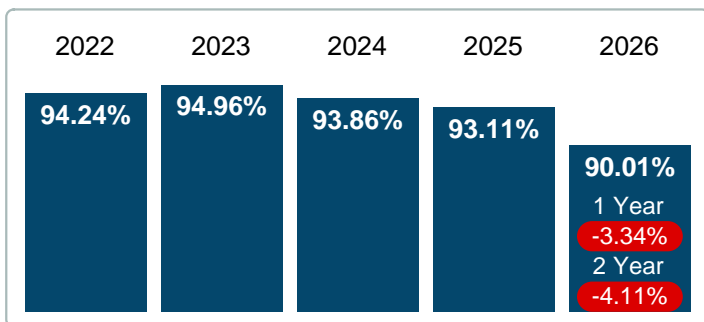
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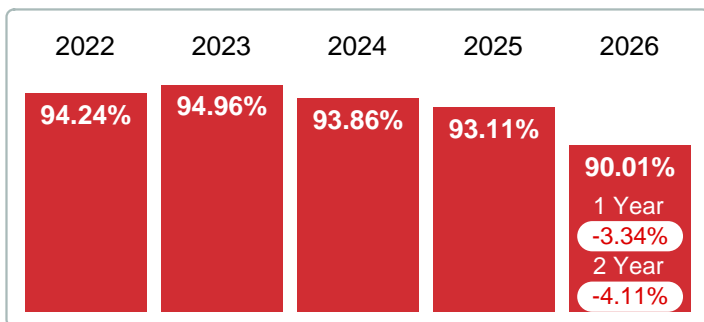
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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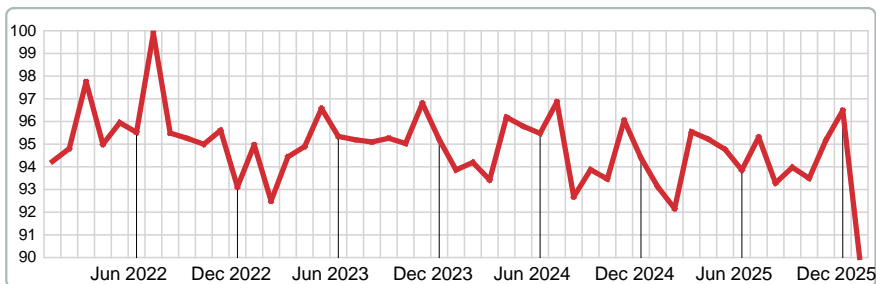
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

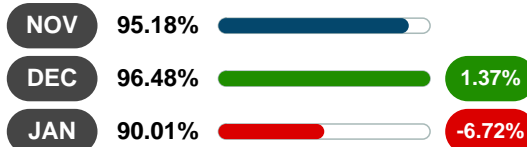


3 MONTHS

5 year JAN AVG = 93.24%

High Jul 2022 99.88% Low Jan 2026 90.01%

Average Sold/List Ratio this month at **90.01%** below the 5 yr JAN average of **93.24%**



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
\$25,000 and less	4	6.56%	56.46%	67.50%	45.43%	0.00%	0.00%
\$25,001 - \$100,000	9	14.75%	83.33%	82.74%	80.35%	0.00%	100.00%
\$100,001 - \$125,000	6	9.84%	95.46%	97.83%	96.86%	86.49%	0.00%
\$125,001 - \$200,000	17	27.87%	92.57%	93.40%	91.84%	97.29%	0.00%
\$200,001 - \$250,000	10	16.39%	92.15%	0.00%	90.19%	100.00%	0.00%
\$250,001 - \$450,000	8	13.11%	96.58%	97.06%	95.20%	98.26%	0.00%
\$450,001 and up	7	11.48%	96.26%	0.00%	96.45%	98.19%	88.18%
Average Sold/List Ratio		90.00%		85.48%	88.53%	97.39%	94.09%
Total Closed Units		61	100%	9	38	12	2
Total Closed Volume		14,369,499		878.10K	7.20M	5.24M	1.05M

January 2026



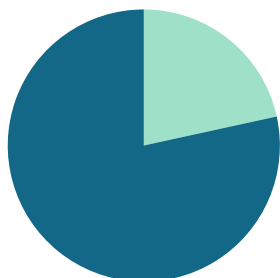
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

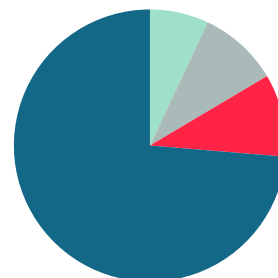


Inventory
 New Listings
175 = 21.58%
 Start Inventory
636
 Total Inventory Units
811
 Volume
\$318,007,131

Market Activity

Closed Sales
61 = 6.98%
 Pending Sales
83 = 9.50%
 Other Off Market
86 = 9.84%
 Active Inventory
644 = 73.68%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	53	61	15.09%	53	61	15.09%
Pending Sales	70	83	18.57%	70	83	18.57%
New Listings	127	175	37.80%	127	175	37.80%
Average List Price	239,594	251,551	4.99%	239,594	251,551	4.99%
Average Sale Price	228,742	235,566	2.98%	228,742	235,566	2.98%
Average Percent of Selling Price to List Price	93.11%	90.01%	-3.34%	93.11%	90.01%	-3.34%
Average Days on Market to Sale	72.55	75.08	3.49%	72.55	75.08	3.49%
Monthly Inventory	571	644	12.78%	571	644	12.78%
Months Supply of Inventory	7.09	8.16	15.17%	7.09	8.16	15.17%

Absorption: Last 12 months, an Average of **79** Sales/Month

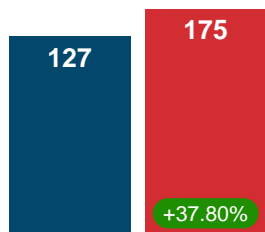
Inventory on January 31, 2026 = **644**

2025 **2026**

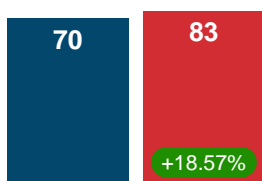
JANUARY MARKET

AVERAGE PRICES

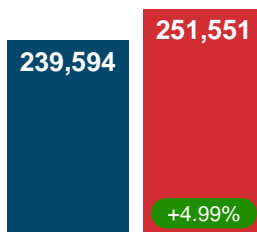
New Listings



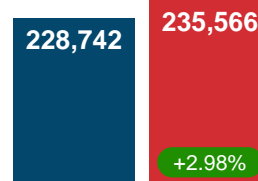
Pending Listings



List Price



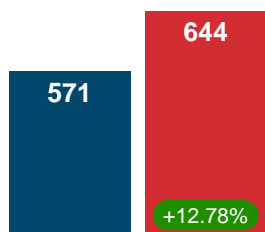
Sale Price



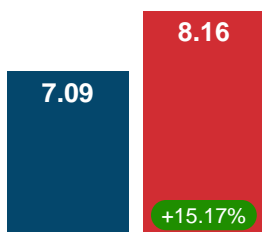
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

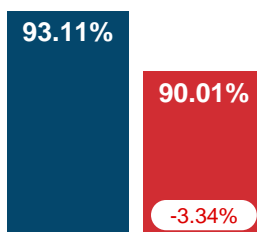
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

