

# January 2026



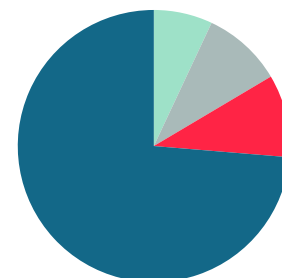
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	53	61	15.09%
Pending Listings	70	83	18.57%
New Listings	127	175	37.80%
Median List Price	165,000	179,900	9.03%
Median Sale Price	159,000	170,000	6.92%
Median Percent of Selling Price to List Price	96.56%	93.33%	-3.34%
Median Days on Market to Sale	58.00	59.00	1.72%
End of Month Inventory	571	644	12.78%
Months Supply of Inventory	7.09	8.16	15.17%



■ Closed (6.98%)  
■ Pending (9.50%)  
■ Other OffMarket (9.84%)  
■ Active (73.68%)

**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.

#### 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 **6.92%** in January 2026 to \$170,000 versus the previous year at \$159,000.

#### Median Days on Market Lengthens

The median number of **59.00** days that homes spent on the market before selling increased by 1.00 days or **1.72%** in January 2026 compared to last year's same month at **58.00** DOM.

#### Sales Success for January 2026 is Positive

Overall, with Median 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

<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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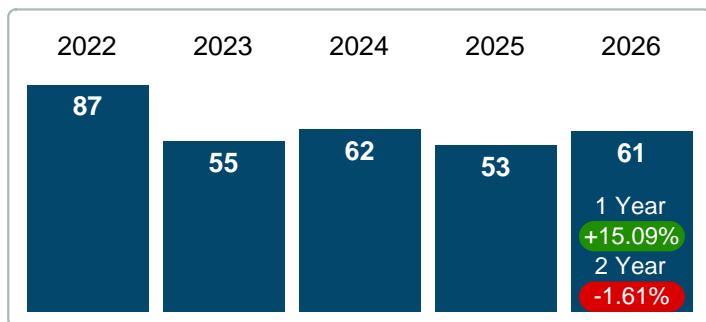
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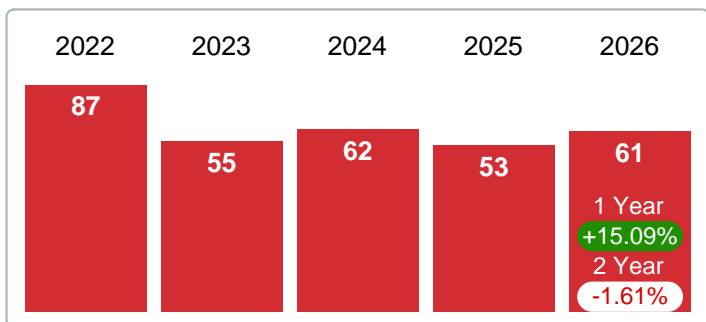
## CLOSED LISTINGS

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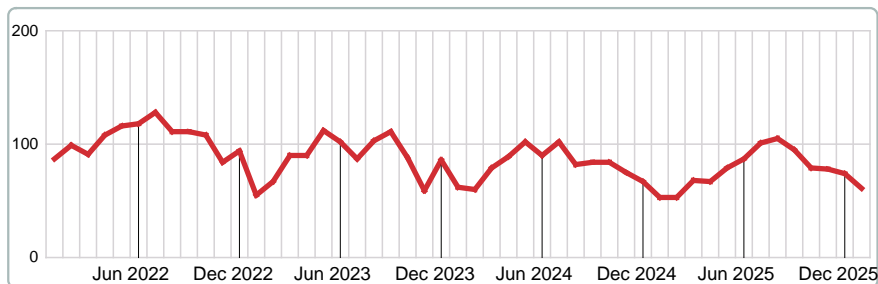
### JANUARY



### YEAR TO DATE (YTD)

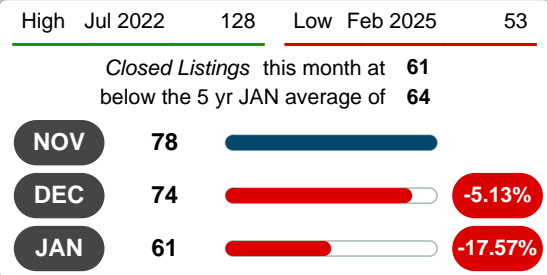


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 64



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.56%	100.5	2	2	0	0
\$25,001 - \$100,000	9	14.75%	48.0	3	5	0	1
\$100,001 - \$125,000	6	9.84%	79.0	2	3	1	0
\$125,001 - \$200,000	17	27.87%	38.0	1	14	2	0
\$200,001 - \$250,000	10	16.39%	67.5	0	8	2	0
\$250,001 - \$450,000	8	13.11%	50.0	1	4	3	0
\$450,001 and up	7	11.48%	59.0	0	2	4	1
<b>Total Closed Units</b>	<b>61</b>			<b>9</b>	<b>38</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>14,369,499</b>	<b>100%</b>	<b>59.0</b>	<b>878.10K</b>	<b>7.20M</b>	<b>5.24M</b>	<b>1.05M</b>
<b>Median Closed Price</b>	<b>\$170,000</b>			<b>\$75,000</b>	<b>\$167,500</b>	<b>\$292,450</b>	<b>\$527,250</b>

# January 2026



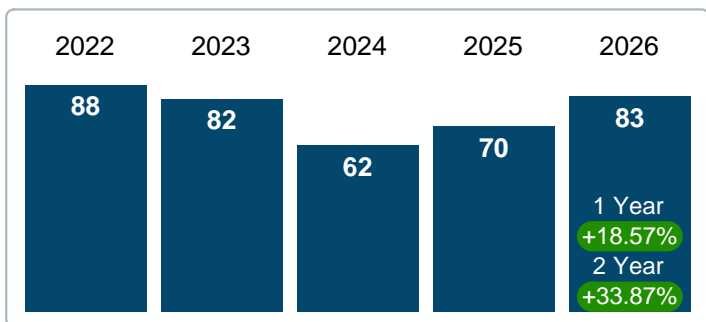
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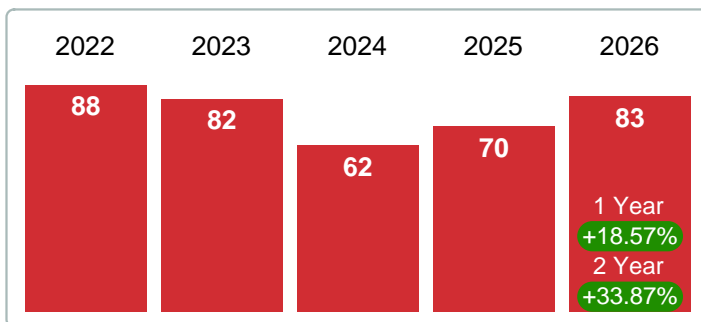
## PENDING LISTINGS

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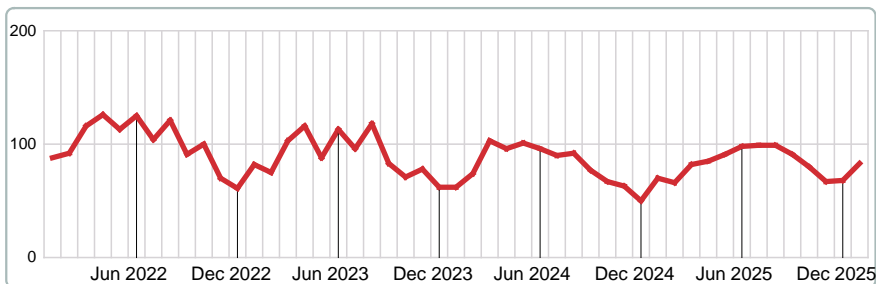
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

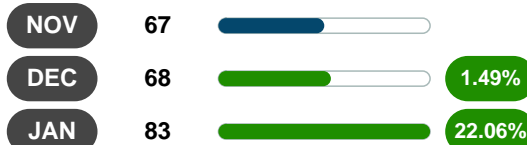


### 3 MONTHS

5 year JAN AVG = 77

High Apr 2022 126 Low Dec 2024 50

Pending Listings this month at **83**  
above the 5 yr JAN average of **77**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.23%	14.0	3	3	0	0
\$75,001 - \$125,000	11	13.25%	55.0	4	5	1	1
\$125,001 - \$150,000	10	12.05%	117.5	2	8	0	0
\$150,001 - \$225,000	24	28.92%	79.0	5	16	3	0
\$225,001 - \$325,000	15	18.07%	57.0	1	11	1	2
\$325,001 - \$375,000	5	6.02%	41.0	0	5	0	0
\$375,001 and up	12	14.46%	40.0	1	8	3	0
<b>Total Pending Units</b>	<b>83</b>			<b>16</b>	<b>56</b>	<b>8</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>19,384,690</b>	<b>100%</b>	<b>62.0</b>	<b>2.55M</b>	<b>13.48M</b>	<b>2.65M</b>	<b>709.40K</b>
<b>Median Listing Price</b>	<b>\$189,000</b>			<b>\$139,950</b>	<b>\$207,500</b>	<b>\$254,450</b>	<b>\$299,900</b>

# January 2026



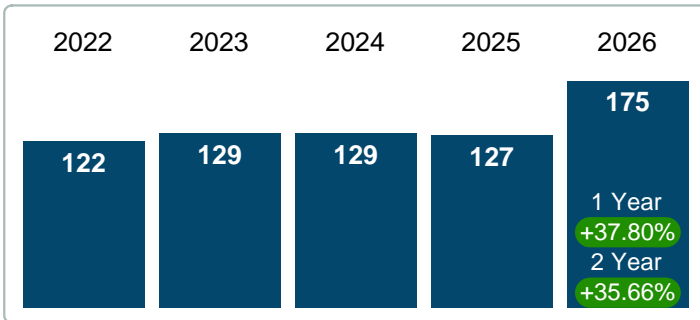
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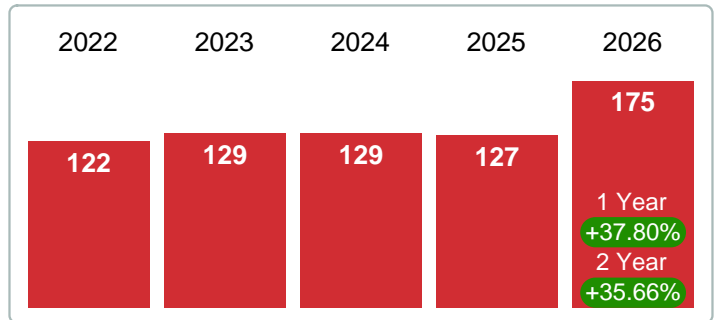
## NEW LISTINGS

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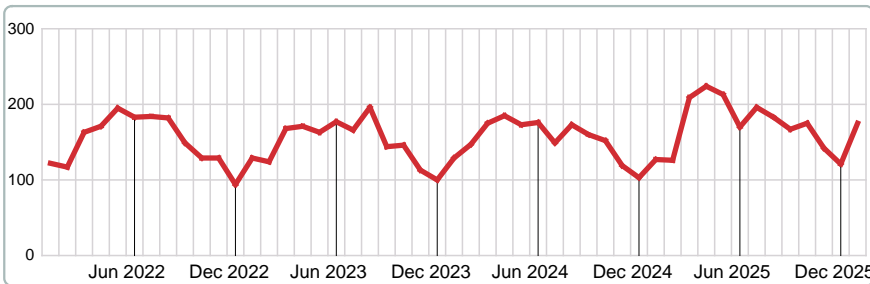
### JANUARY



### YEAR TO DATE (YTD)

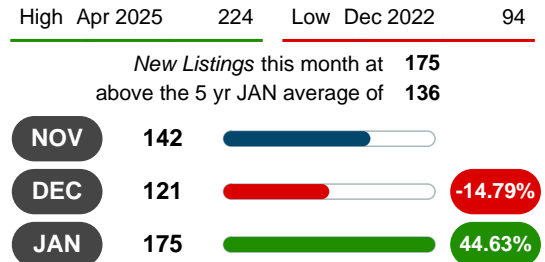


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>175</b>		<b>38</b>	<b>101</b>	<b>28</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>55,688,988</b>	<b>100%</b>	<b>8.08M</b>	<b>26.23M</b>	<b>14.06M</b>	<b>7.32M</b>
<b>Median New Listed Listing Price</b>	<b>\$249,000</b>		<b>\$154,950</b>	<b>\$239,000</b>	<b>\$437,450</b>	<b>\$619,250</b>

# January 2026



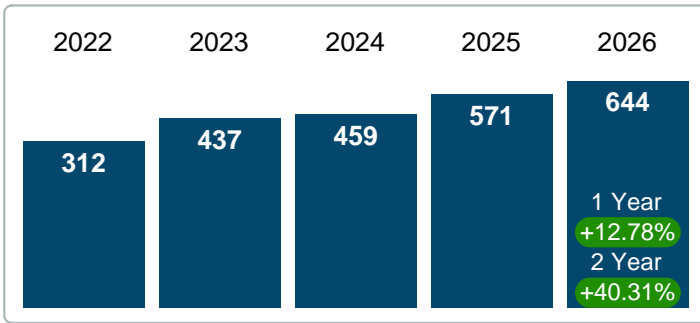
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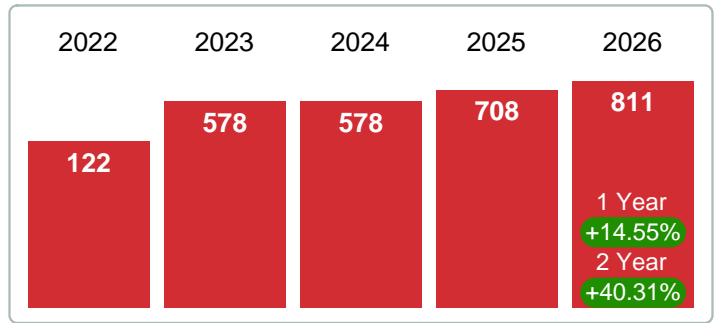
## ACTIVE INVENTORY

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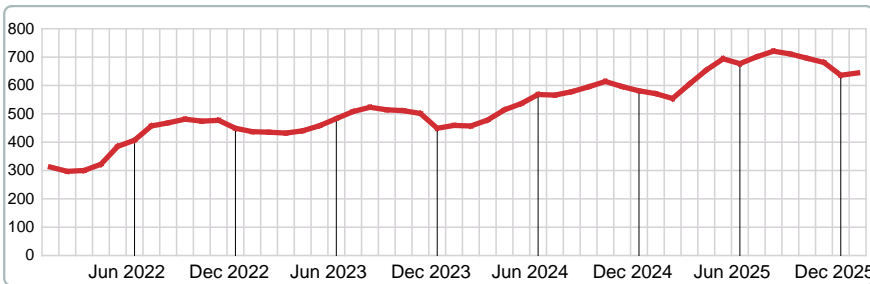
### END OF JANUARY



### ACTIVE DURING JANUARY

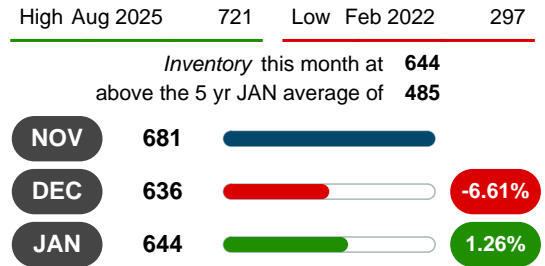


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 485



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	64	9.94%	79.0	42	19	2	1
\$100,001 - \$125,000	27	4.19%	73.0	10	14	3	0
\$125,001 - \$175,000	116	18.01%	70.5	27	73	15	1
\$175,001 - \$325,000	197	30.59%	95.0	35	116	41	5
\$325,001 - \$425,000	82	12.73%	90.0	7	49	21	5
\$425,001 - \$775,000	92	14.29%	88.0	12	32	38	10
\$775,001 and up	66	10.25%	115.5	1	23	22	20
Total Active Inventory by Units		644		134	326	142	42
Total Active Inventory by Volume		270,479,902	100%	26.15M	134.86M	67.43M	42.04M
Median Active Inventory Listing Price		\$259,900		\$154,500	\$249,450	\$359,450	\$734,500

# January 2026



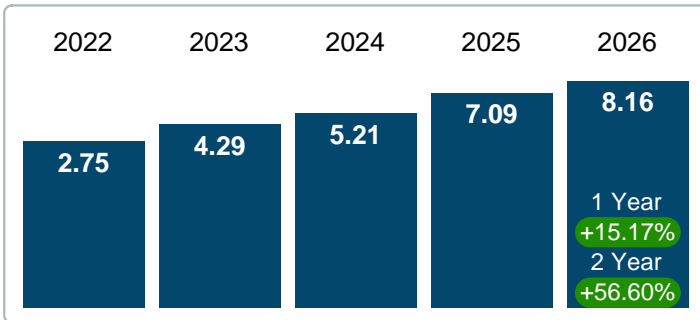
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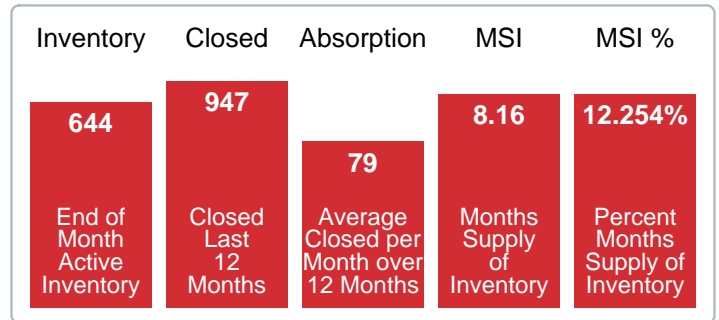
## MONTHS SUPPLY of INVENTORY (MSI)

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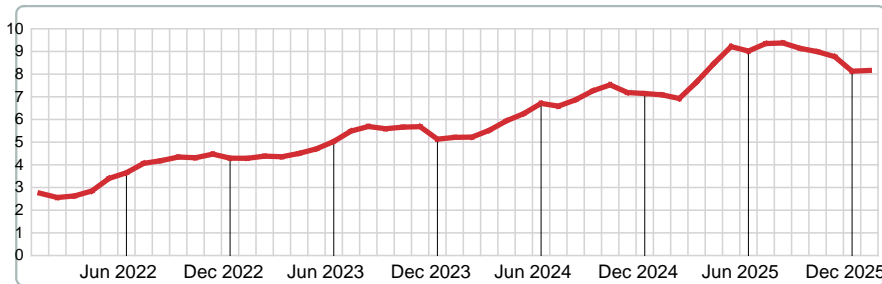
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2026

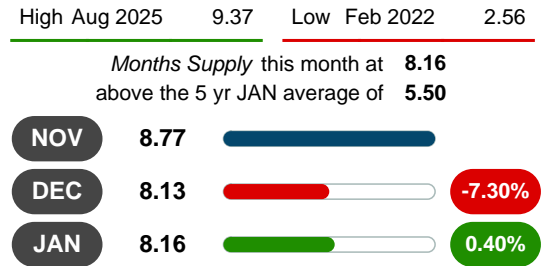


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



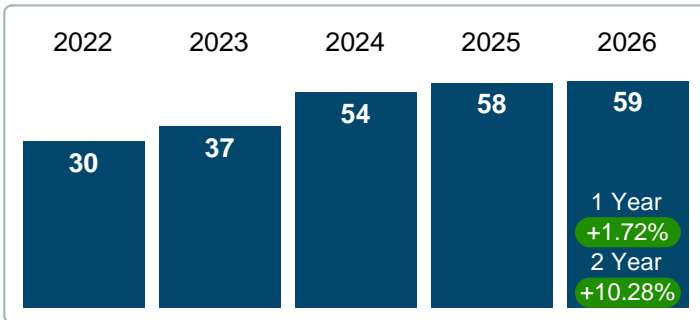
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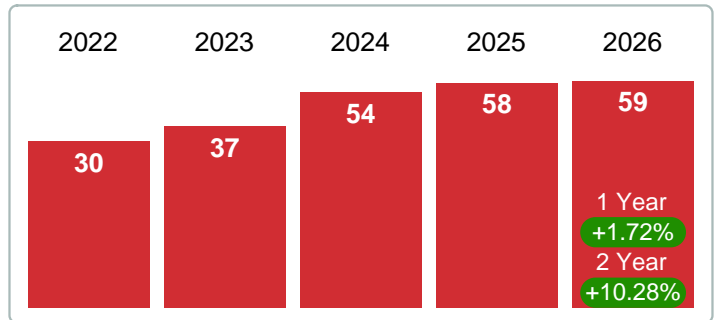
## MEDIAN DAYS ON MARKET TO SALE

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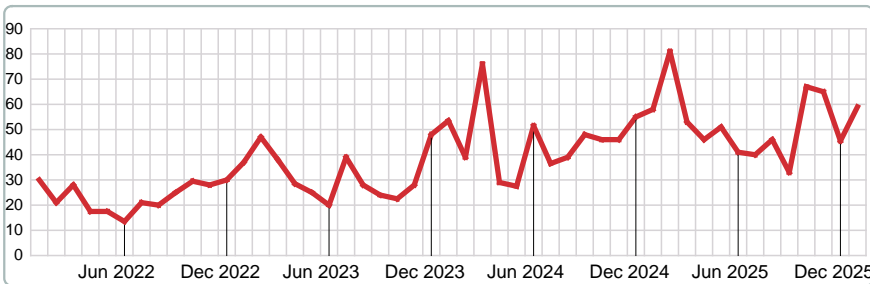
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 48

High Feb 2025 81 Low Jun 2022 14

Median Days on Market to Sale this month at 59 above the 5 yr JAN average of 48



### 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
\$25,000 and less	4	6.56%	101	15	184	0	0
\$25,001 - \$100,000	9	14.75%	48	43	64	0	85
\$100,001 - \$125,000	6	9.84%	79	142	71	87	0
\$125,001 - \$200,000	17	27.87%	38	70	33	156	0
\$200,001 - \$250,000	10	16.39%	68	0	40	77	0
\$250,001 - \$450,000	8	13.11%	50	59	29	107	0
\$450,001 and up	7	11.48%	59	0	222	28	114
Median Closed DOM			59	43	53	77	100
Total Closed Units		100%	61	9	38	12	2
Total Closed Volume			14,369,499	878.10K	7.20M	5.24M	1.05M

# January 2026



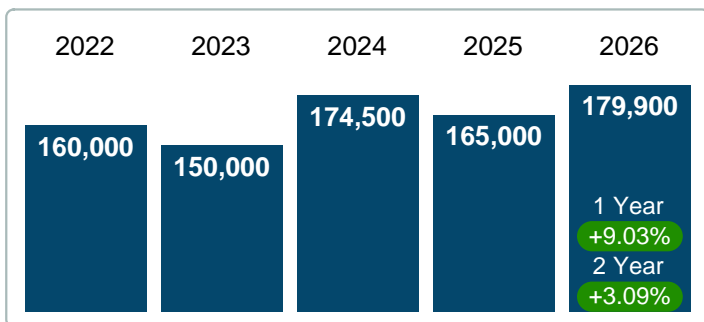
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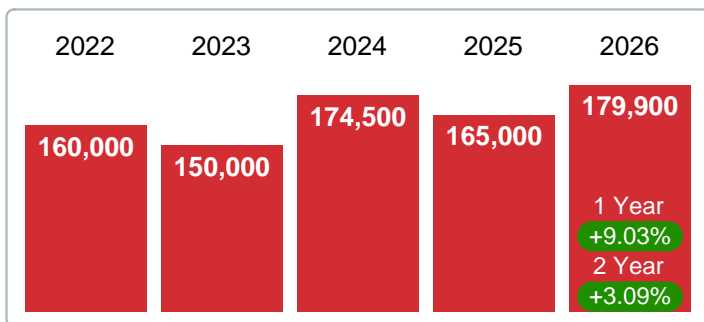
## MEDIAN LIST PRICE AT CLOSING

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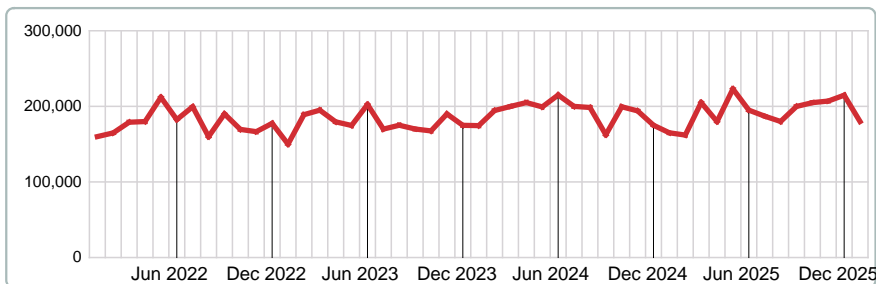
### JANUARY



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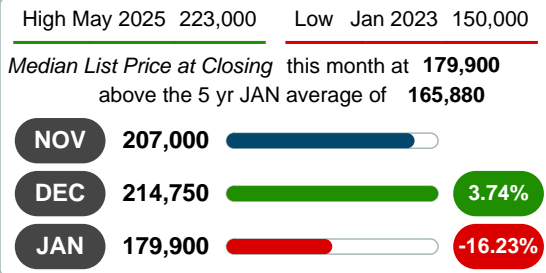


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 165,880



### 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
\$25,000 and less	3	4.92%	20,000	20,000	25,000	0	0
\$25,001 - \$100,000	11	18.03%	79,500	69,000	79,500	0	84,500
\$100,001 - \$125,000	3	4.92%	114,500	110,000	114,500	0	0
\$125,001 - \$200,000	16	26.23%	149,950	149,900	144,950	155,000	0
\$200,001 - \$250,000	9	14.75%	230,000	0	230,000	237,500	0
\$250,001 - \$450,000	11	18.03%	279,900	340,000	277,000	319,000	0
\$450,001 and up	8	13.11%	658,500	0	550,000	769,000	1,100,000
Median List Price			179,900	90,000	179,450	296,950	592,250
Total Closed Units		100%	179,900	9	38	12	2
Total Closed Volume			15,344,598	948.80K	7.87M	5.34M	1.18M

# January 2026



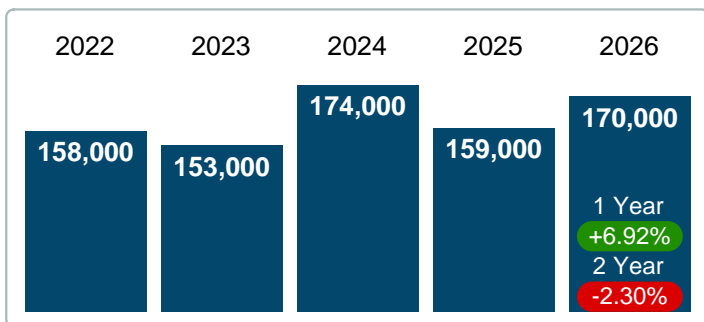
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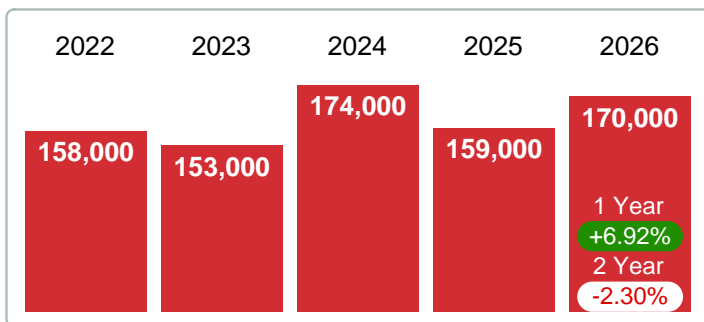
## MEDIAN SOLD PRICE AT CLOSING

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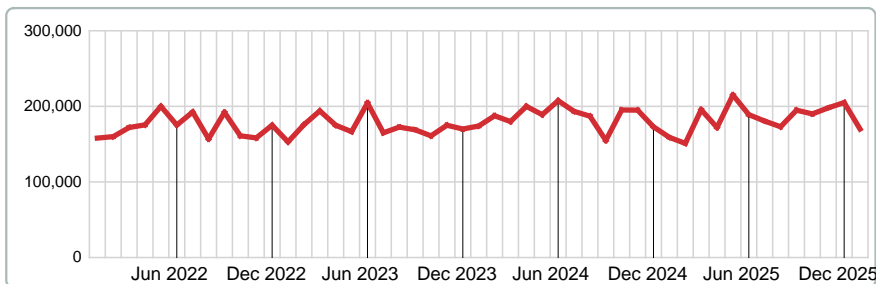
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

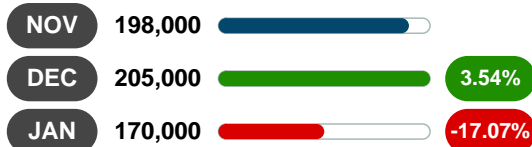


### 3 MONTHS

5 year JAN AVG = 162,800

High May 2025 215,000 Low Feb 2025 151,000

Median Sold Price at Closing this month at 170,000 above the 5 yr JAN average of 162,800



### 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	
\$25,000 and less	4	6.56%	13,500	13,500	0	0	
\$25,001 - \$100,000	9	14.75%	60,000	60,000	0	84,500	
\$100,001 - \$125,000	6	9.84%	110,000	107,500	110,000	112,000	
\$125,001 - \$200,000	17	27.87%	155,000	140,000	152,500	171,000	
\$200,001 - \$250,000	10	16.39%	222,500	0	220,000	237,500	
\$250,001 - \$450,000	8	13.11%	320,450	330,000	373,500	310,900	
\$450,001 and up	7	11.48%	750,000	0	534,000	764,500	
Median Sold Price		170,000	75,000	167,500	292,450	527,250	
Total Closed Units		61	100%	170,000	9	38	12
Total Closed Volume		14,369,499		878.10K	7.20M	5.24M	1.05M

# January 2026



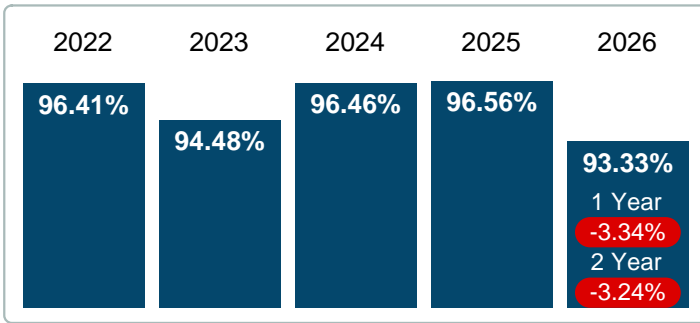
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



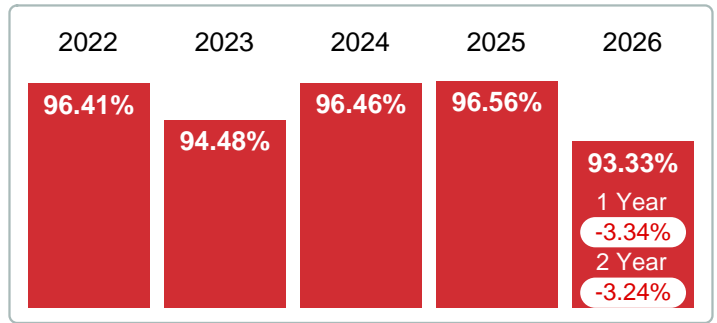
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

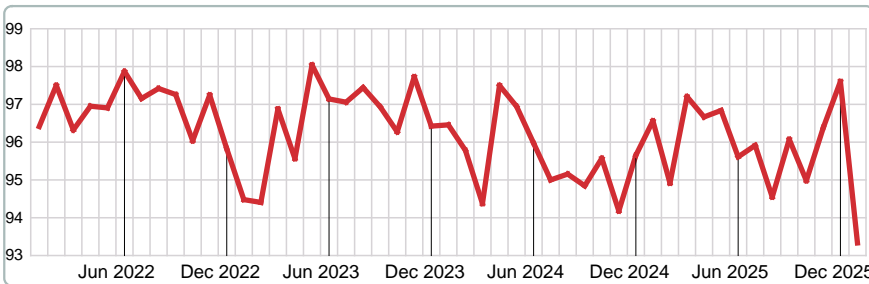
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

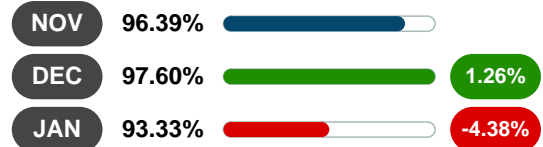


### 3 MONTHS

5 year JAN AVG = 95.45%

High May 2023 98.04% Low Jan 2026 93.33%

Median Sold/List Ratio this month at 93.33% below the 5 yr JAN average of 95.45%



## 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
\$25,000 and less	4	6.56%	54.00%	67.50%	45.43%	0.00%	0.00%
\$25,001 - \$100,000	9	14.75%	83.33%	83.33%	75.00%	0.00%	100.00%
\$100,001 - \$125,000	6	9.84%	95.86%	97.83%	96.07%	86.49%	0.00%
\$125,001 - \$200,000	17	27.87%	92.15%	93.40%	91.94%	97.29%	0.00%
\$200,001 - \$250,000	10	16.39%	94.82%	0.00%	90.74%	100.00%	0.00%
\$250,001 - \$450,000	8	13.11%	97.55%	97.06%	97.49%	97.65%	0.00%
\$450,001 and up	7	11.48%	98.15%	0.00%	96.45%	98.48%	88.18%
Median Sold/List Ratio		93.33%		86.96%	91.94%	98.48%	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



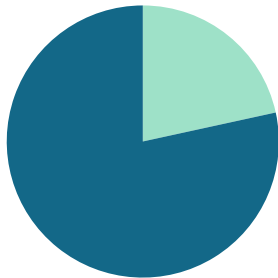
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

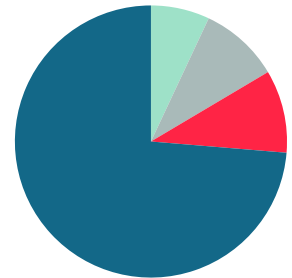


**Inventory**  
 New Listings  
**175 = 21.58%**  
 Start Inventory  
**636**  
 Total Inventory Units  
**811**  
 Volume  
**\$318,007,131**

### 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%
Median List Price	165,000	179,900	9.03%	165,000	179,900	9.03%
Median Sale Price	159,000	170,000	6.92%	159,000	170,000	6.92%
Median Percent of Selling Price to List Price	96.56%	93.33%	-3.34%	96.56%	93.33%	-3.34%
Median Days on Market to Sale	58.00	59.00	1.72%	58.00	59.00	1.72%
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

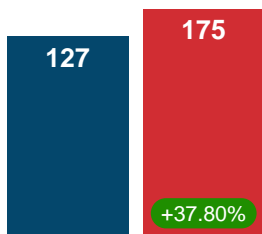
**Inventory** on January 31, 2026 = **644**

**2025** **2026**

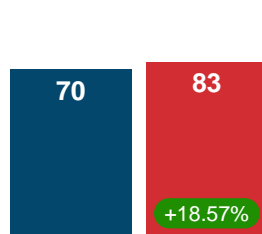
### JANUARY MARKET

### MEDIAN PRICES

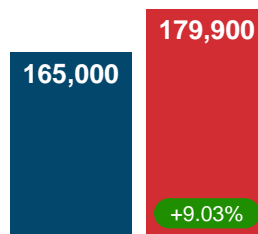
#### New Listings



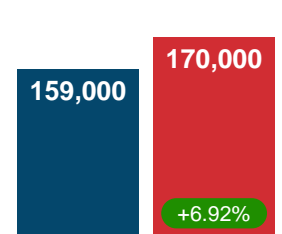
#### Pending Listings



#### List Price



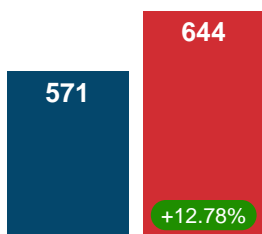
#### Sale Price



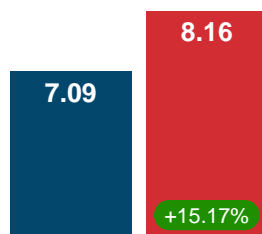
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

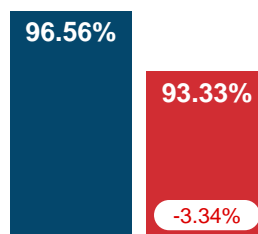
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

