

January 2026



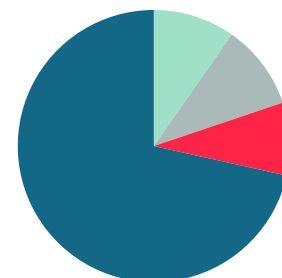
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	49	46	-6.12%
Pending Listings	51	48	-5.88%
New Listings	88	93	5.68%
Average List Price	218,841	283,946	29.75%
Average Sale Price	207,897	266,648	28.26%
Average Percent of Selling Price to List Price	94.14%	93.56%	-0.62%
Average Days on Market to Sale	81.69	57.22	-29.96%
End of Month Inventory	293	339	15.70%
Months Supply of Inventory	5.31	6.44	21.19%



■ Closed (9.70%)
■ Pending (10.13%)
■ Other OffMarket (8.65%)
■ Active (71.52%)

Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of January 31, 2026 = **339**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **15.70%** to 339 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **6.44** 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 **28.26%** in January 2026 to \$266,648 versus the previous year at \$207,897.

Average Days on Market Shortens

The average number of **57.22** days that homes spent on the market before selling decreased by 24.48 days or **29.96%** in January 2026 compared to last year's same month at **81.69** DOM.

Sales Success for January 2026 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 93 New Listings in January 2026, up **5.68%** from last year at 88. Furthermore, there were 46 Closed Listings this month versus last year at 49, a **-6.12%** decrease.

Closed versus Listed trends yielded a **49.5%** ratio, down from previous year's, January 2025, at **55.7%**, a **11.17%** 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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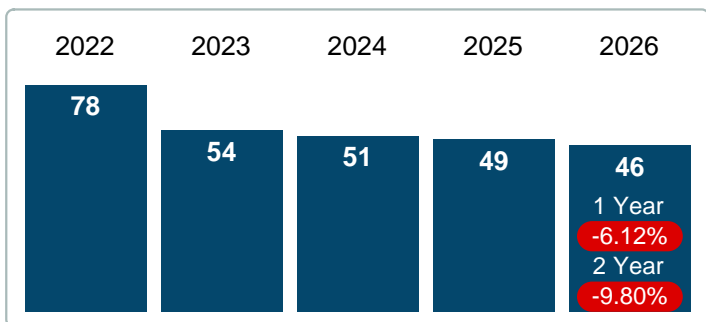
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



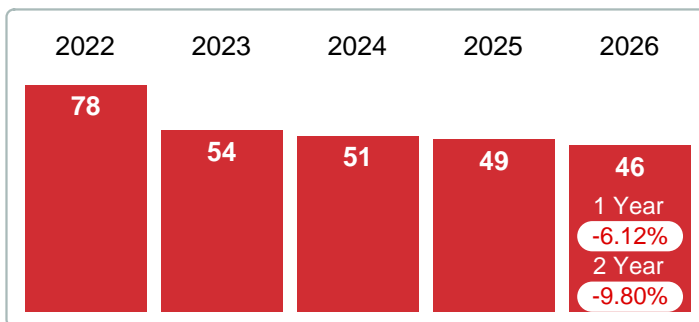
CLOSED LISTINGS

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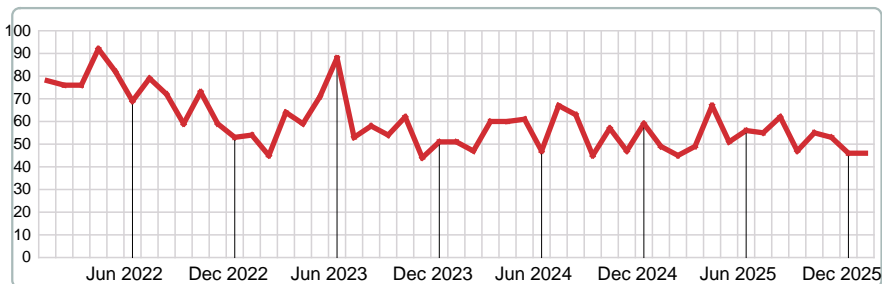
JANUARY



YEAR TO DATE (YTD)

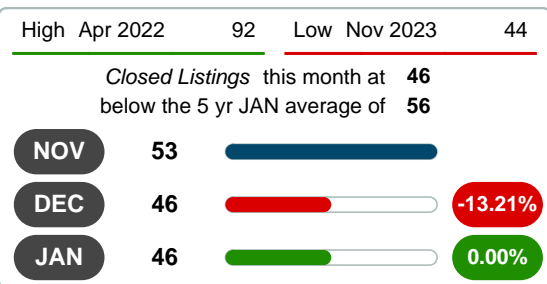


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 56



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	4	8.70%	22.8	2	1	1	0
\$75,001 - \$100,000	6	13.04%	88.8	3	3	0	0
\$100,001 - \$175,000	7	15.22%	30.0	2	5	0	0
\$175,001 - \$225,000	9	19.57%	54.2	0	4	5	0
\$225,001 - \$325,000	9	19.57%	68.2	1	5	3	0
\$325,001 - \$450,000	5	10.87%	65.0	0	3	1	1
\$450,001 and up	6	13.04%	61.8	0	5	1	0
Total Closed Units	46			8	26	11	1
Total Closed Volume	12,265,806	100%	57.2	779.00K	8.40M	2.66M	429.00K
Average Closed Price	\$266,648			\$97,375	\$323,015	\$241,764	\$429,000

January 2026



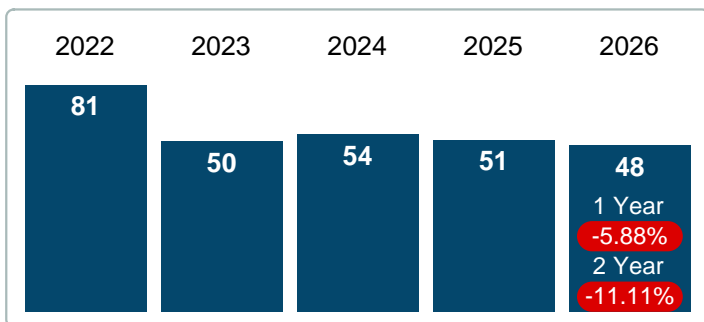
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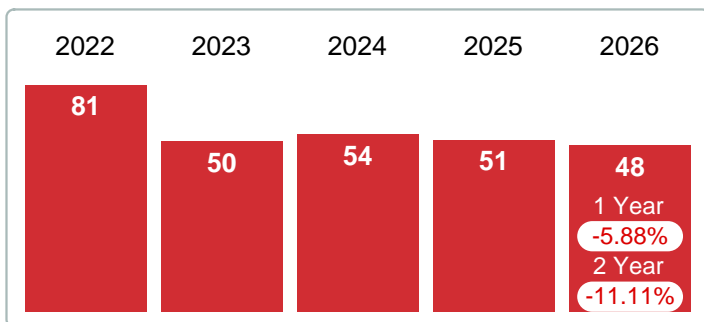
PENDING LISTINGS

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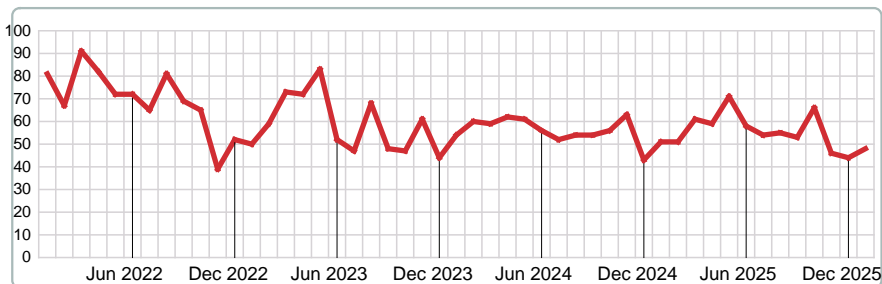
JANUARY



YEAR TO DATE (YTD)

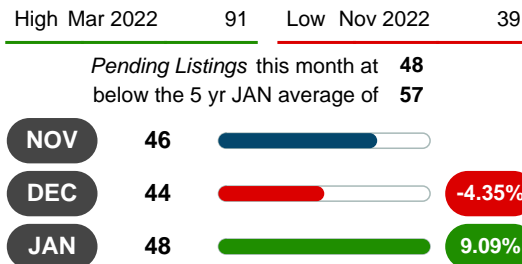


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	8.33%	110.8	1	3	0	0
\$100,001 - \$125,000	3	6.25%	120.3	2	0	1	0
\$125,001 - \$150,000	8	16.67%	87.1	2	5	1	0
\$150,001 - \$275,000	15	31.25%	51.3	1	11	3	0
\$275,001 - \$350,000	7	14.58%	84.7	1	1	4	1
\$350,001 - \$525,000	6	12.50%	84.5	1	4	1	0
\$525,001 and up	5	10.42%	35.2	0	3	2	0
Total Pending Units	48			8	27	12	1
Total Pending Volume	12,750,800	100%	73.9	1.53M	7.24M	3.65M	335.00K
Average Listing Price	\$265,642			\$190,913	\$268,226	\$303,867	\$335,000

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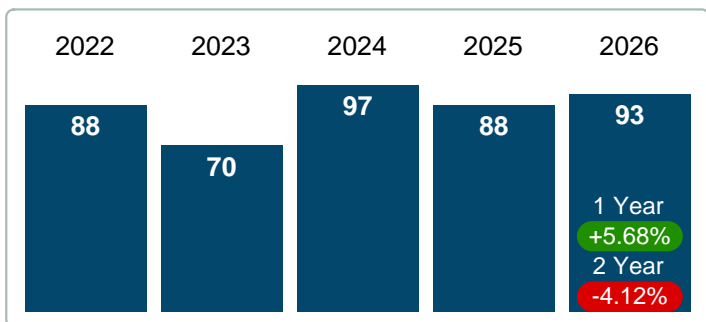
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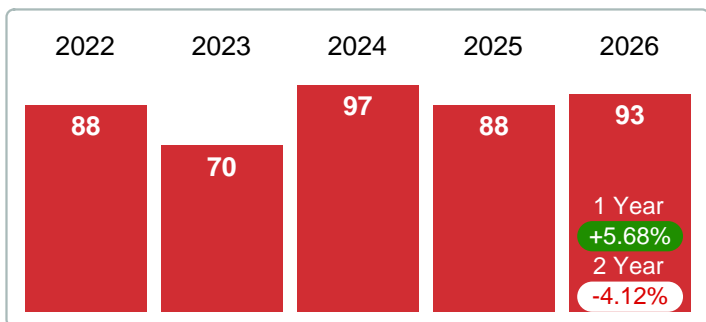
NEW LISTINGS

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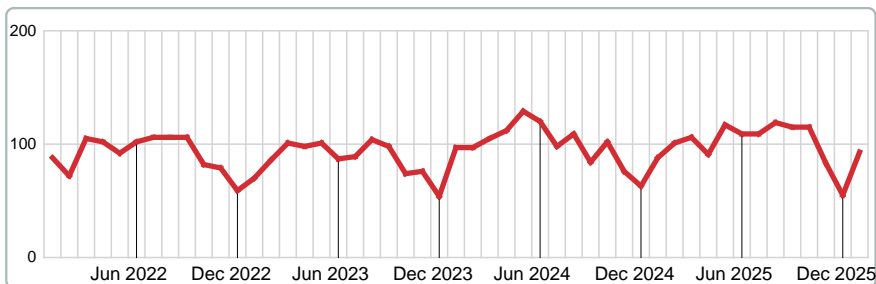
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 87

High May 2024 129 Low Dec 2023 54

New Listings this month at 93
above the 5 yr JAN average of 87



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds				3 Beds				4 Beds				5+ Beds			
\$100,000 and less	9	9.68%	8				1				0				0			
\$100,001 - \$125,000	3	3.23%	0				1				2				0			
\$125,001 - \$200,000	22	23.66%	4				12				6				0			
\$200,001 - \$275,000	21	22.58%	0				17				4				0			
\$275,001 - \$375,000	14	15.05%	3				6				4				1			
\$375,001 - \$525,000	14	15.05%	1				6				4				3			
\$525,001 and up	10	10.75%	0				3				5				2			
Total New Listed Units	93		16				46				25				6			
Total New Listed Volume	27,129,792	100%	2.73M				12.65M				8.33M				3.42M			
Average New Listed Listing Price	\$291,718		\$170,425				\$275,009				\$333,184				\$570,500			

January 2026



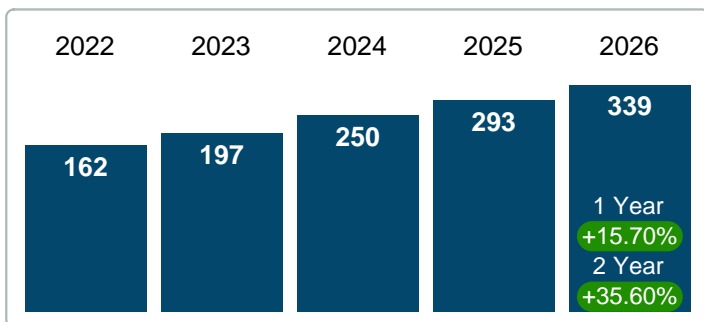
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



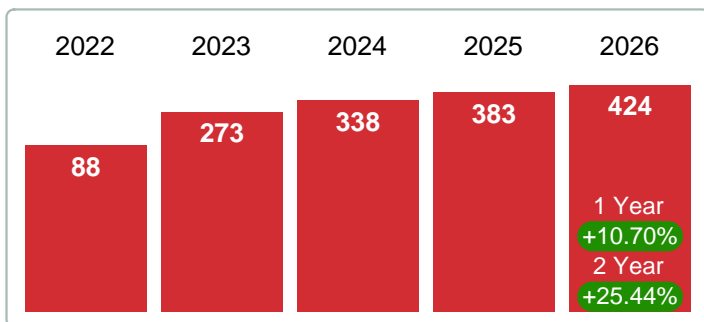
ACTIVE INVENTORY

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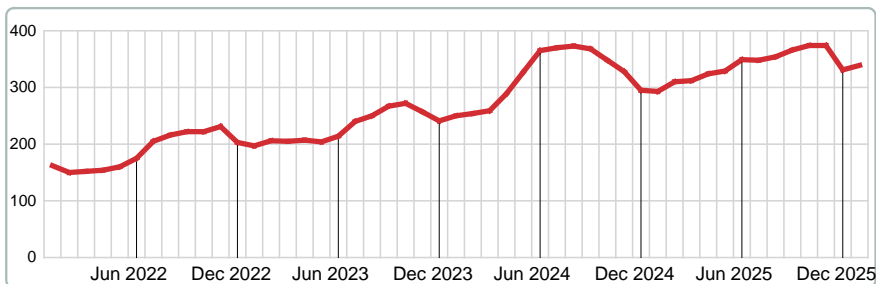
END OF JANUARY



ACTIVE DURING JANUARY

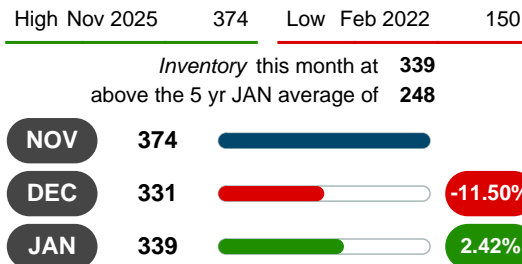


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 248



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	18	5.31%	106.3	10	8	0	0
\$75,001 - \$125,000	42	12.39%	91.4	20	20	2	0
\$125,001 - \$175,000	49	14.45%	92.4	11	27	11	0
\$175,001 - \$275,000	85	25.07%	102.9	5	61	19	0
\$275,001 - \$400,000	68	20.06%	103.7	5	40	20	3
\$400,001 - \$600,000	39	11.50%	103.2	2	18	13	6
\$600,001 and up	38	11.21%	139.1	5	13	16	4
Total Active Inventory by Units	339			58	187	81	13
Total Active Inventory by Volume	110,780,948	100%	104.4	13.27M	54.23M	32.31M	10.97M
Average Active Inventory Listing Price	\$326,787			\$228,769	\$289,987	\$398,889	\$844,223

January 2026



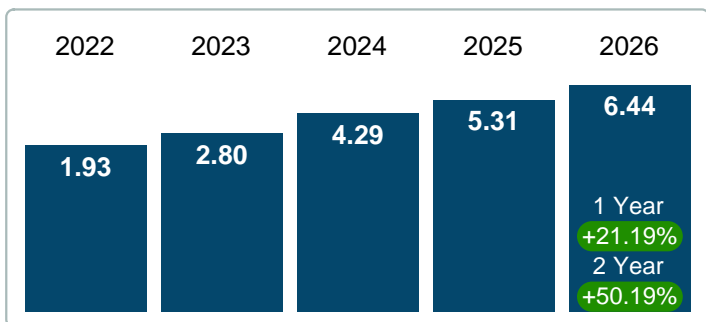
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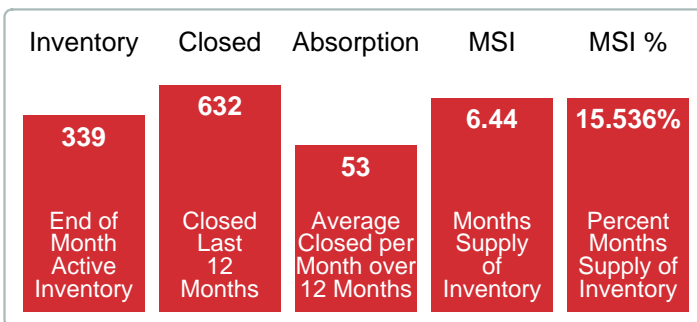
MONTHS SUPPLY of INVENTORY (MSI)

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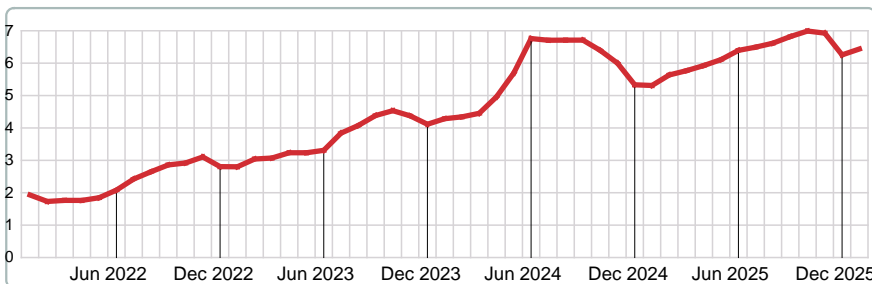
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

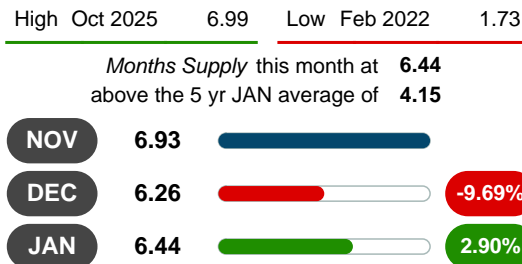


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 4.15



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	18	5.31%	3.66	4.80	3.31	0.00	0.00
\$75,001 - \$125,000	42	12.39%	4.94	5.71	4.62	3.43	0.00
\$125,001 - \$175,000	49	14.45%	5.07	4.71	3.90	26.40	0.00
\$175,001 - \$275,000	85	25.07%	6.04	3.53	6.65	5.56	0.00
\$275,001 - \$400,000	68	20.06%	8.24	12.00	6.96	11.43	9.00
\$400,001 - \$600,000	39	11.50%	8.07	8.00	6.97	9.75	9.00
\$600,001 and up	38	11.21%	15.72	0.00	12.00	19.20	8.00
Market Supply of Inventory (MSI)			6.44	5.80	5.80	9.26	7.80
Total Active Inventory by Units		100%	6.44	58	187	81	13

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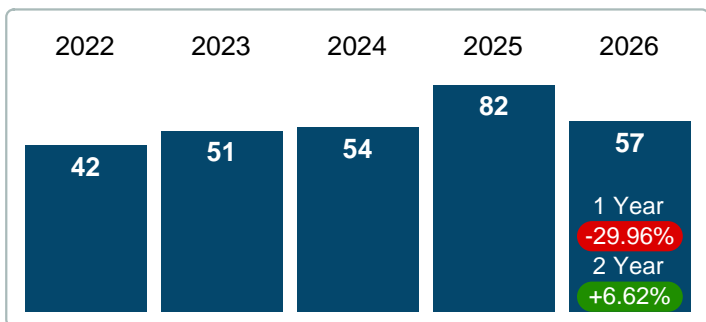
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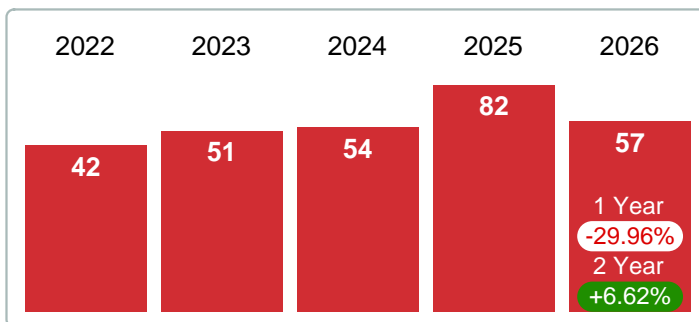
AVERAGE DAYS ON MARKET TO SALE

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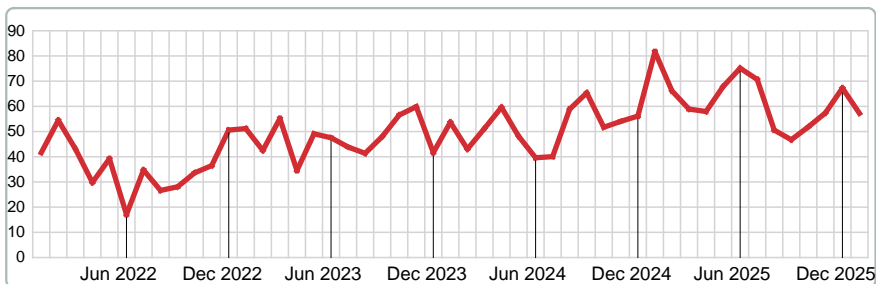
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

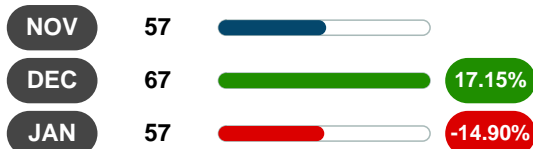


3 MONTHS

5 year JAN AVG = 57

High Jan 2025: 82 | Low Jun 2022: 17

Average Days on Market to Sale this month at 57 equal to 5 yr JAN average of 57



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	8.70%	23	42	1	7	0
\$75,001 - \$100,000	13.04%	89	109	68	0	0
\$100,001 - \$175,000	15.22%	30	49	22	0	0
\$175,001 - \$225,000	19.57%	54	0	35	70	0
\$225,001 - \$325,000	19.57%	68	106	65	61	0
\$325,001 - \$450,000	10.87%	65	0	74	22	81
\$450,001 and up	13.04%	62	0	69	24	0
Average Closed DOM		57	77	52	53	81
Total Closed Units	100%	57	8	26	11	1
Total Closed Volume		12,265,806	779.00K	8.40M	2.66M	429.00K

January 2026



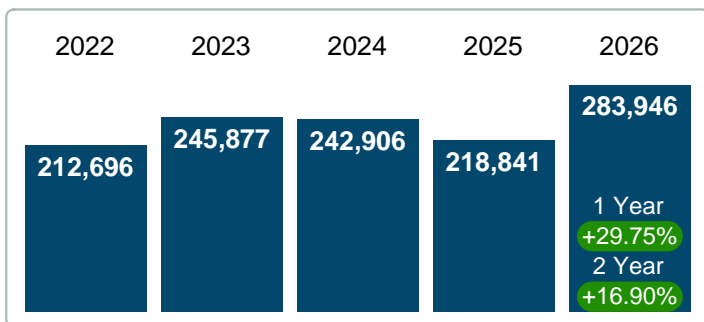
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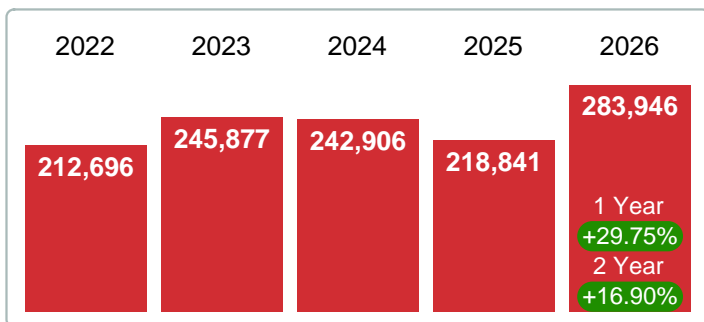
AVERAGE LIST PRICE AT CLOSING

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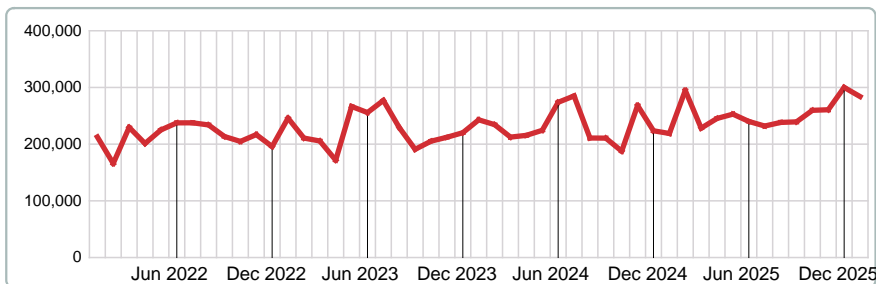
JANUARY



YEAR TO DATE (YTD)

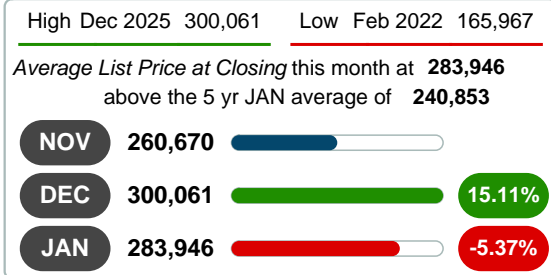


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 240,853



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	3	6.52%	40,633	28,000	99,000	65,900	0	
\$75,001 - \$100,000	6	13.04%	95,400	102,966	94,500	0	0	
\$100,001 - \$175,000	8	17.39%	137,175	122,000	146,880	0	0	
\$175,001 - \$225,000	9	19.57%	199,200	0	201,500	197,360	0	
\$225,001 - \$325,000	8	17.39%	265,025	239,000	295,860	250,633	0	
\$325,001 - \$450,000	6	13.04%	398,967	0	398,300	419,900	429,000	
\$450,001 and up	6	13.04%	827,167	0	889,600	515,000	0	
Average List Price		283,946		105,987	347,888	249,045	429,000	
Total Closed Units		46	100%	283,946	8	26	11	1
Total Closed Volume		13,061,499			847.90K	9.05M	2.74M	429.00K

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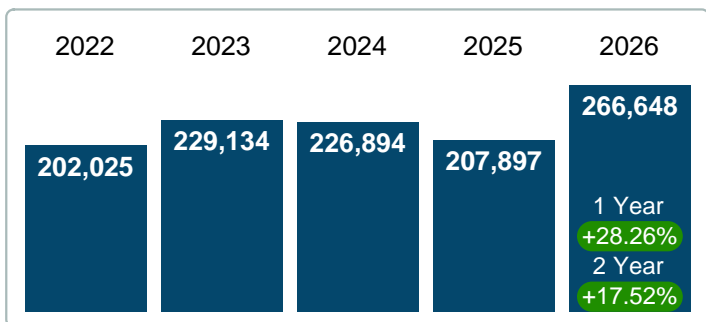
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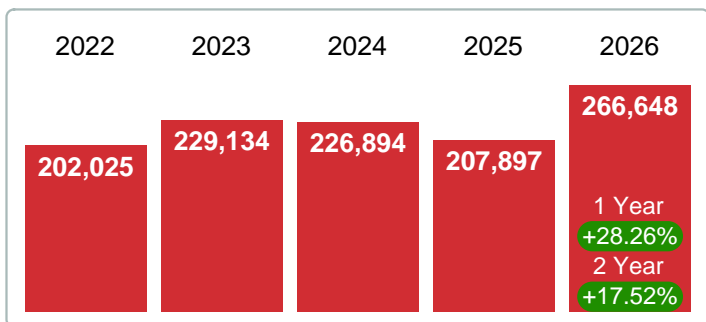
AVERAGE SOLD PRICE AT CLOSING

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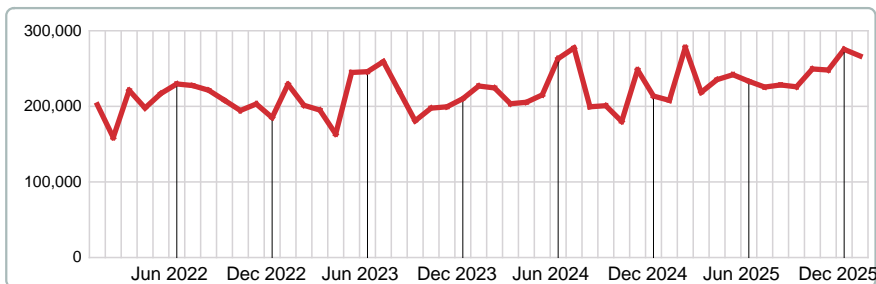
JANUARY



YEAR TO DATE (YTD)

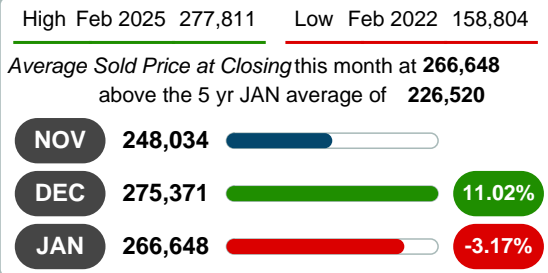


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 226,520



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	8.70%	43,750	20,000	75,000	60,000	0
\$75,001 - \$100,000	13.04%	88,417	89,333	87,500	0	0
\$100,001 - \$175,000	15.22%	129,057	116,000	134,280	0	0
\$175,001 - \$225,000	19.57%	197,000	0	200,250	194,400	0
\$225,001 - \$325,000	19.57%	266,000	239,000	285,800	242,000	0
\$325,001 - \$450,000	10.87%	389,081	0	373,333	396,406	429,000
\$450,001 and up	13.04%	757,417	0	807,900	505,000	0
Average Sold Price		266,648	97,375	323,015	241,764	429,000
Total Closed Units	100%	266,648	8	26	11	1
Total Closed Volume		12,265,806	779.00K	8.40M	2.66M	429.00K

January 2026



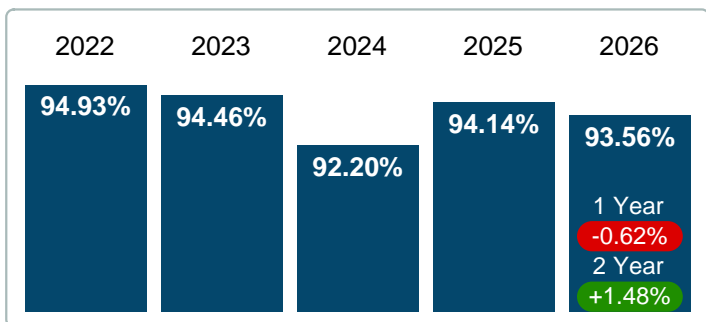
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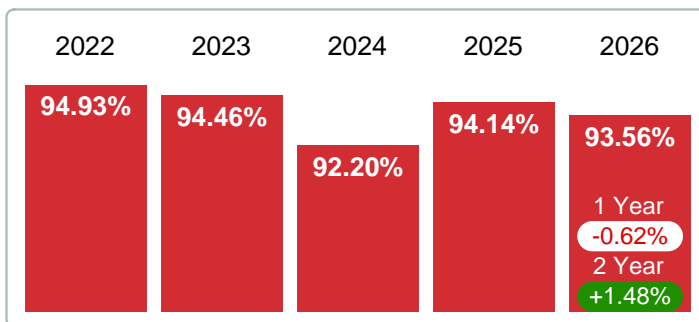
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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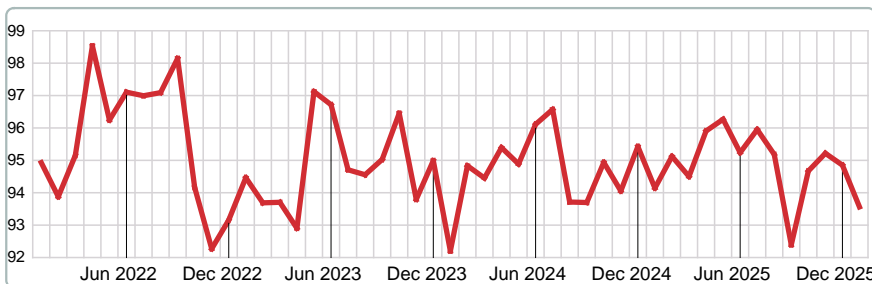
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

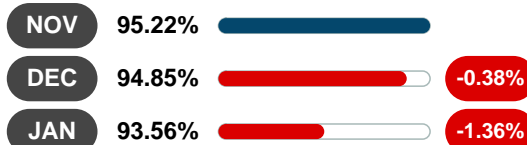


3 MONTHS

5 year JAN AVG = 93.86%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **93.56%** equal to 5 yr JAN average of **93.86%**



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	4	8.70%	78.65%	73.90%	75.76%	91.05%	0.00%	
\$75,001 - \$100,000	6	13.04%	89.81%	86.97%	92.66%	0.00%	0.00%	
\$100,001 - \$175,000	7	15.22%	92.43%	94.94%	91.43%	0.00%	0.00%	
\$175,001 - \$225,000	9	19.57%	98.93%	0.00%	99.45%	98.51%	0.00%	
\$225,001 - \$325,000	9	19.57%	97.05%	100.00%	96.72%	96.63%	0.00%	
\$325,001 - \$450,000	5	10.87%	95.09%	0.00%	93.69%	94.40%	100.00%	
\$450,001 and up	6	13.04%	94.01%	0.00%	93.20%	98.06%	0.00%	
Average Sold/List Ratio		93.60%		87.32%	93.82%	96.91%	100.00%	
Total Closed Units		46	100%	93.60%	8	26	11	1
Total Closed Volume		12,265,806			779.00K	8.40M	2.66M	429.00K

January 2026



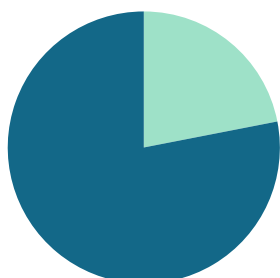
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

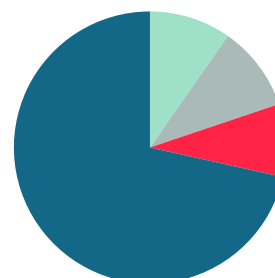


Inventory
 New Listings
93 = 21.93%
 Start Inventory
331
 Total Inventory Units
424
 Volume
\$133,441,845

Market Activity

Closed Sales
46 = 9.70%
 Pending Sales
48 = 10.13%
 Other Off Market
41 = 8.65%
 Active Inventory
339 = 71.52%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	49	46	-6.12%	49	46	-6.12%
Pending Sales	51	48	-5.88%	51	48	-5.88%
New Listings	88	93	5.68%	88	93	5.68%
Average List Price	218,841	283,946	29.75%	218,841	283,946	29.75%
Average Sale Price	207,897	266,648	28.26%	207,897	266,648	28.26%
Average Percent of Selling Price to List Price	94.14%	93.56%	-0.62%	94.14%	93.56%	-0.62%
Average Days on Market to Sale	81.69	57.22	-29.96%	81.69	57.22	-29.96%
Monthly Inventory	293	339	15.70%	293	339	15.70%
Months Supply of Inventory	5.31	6.44	21.19%	5.31	6.44	21.19%

Absorption: Last 12 months, an Average of **53** Sales/Month

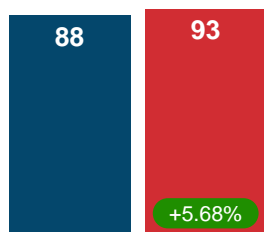
Inventory on January 31, 2026 = **339**

2025 **2026**

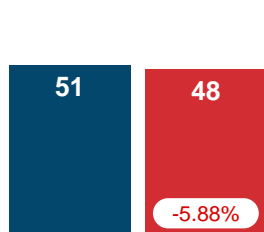
JANUARY MARKET

AVERAGE PRICES

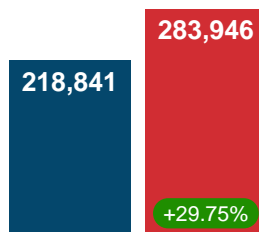
New Listings



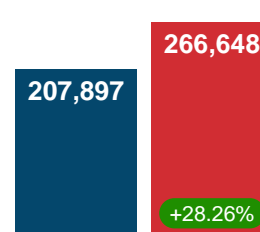
Pending Listings



List Price



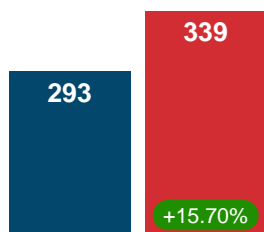
Sale Price



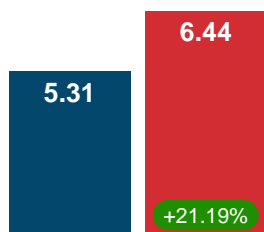
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

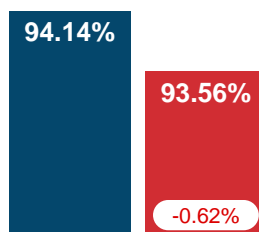
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

