

January 2026



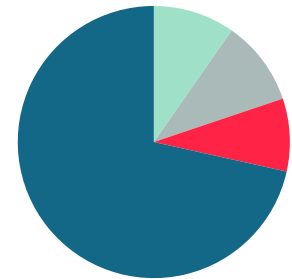
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



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%
Median List Price	179,900	201,250	11.87%
Median Sale Price	177,500	199,000	12.11%
Median Percent of Selling Price to List Price	95.69%	95.82%	0.13%
Median Days on Market to Sale	70.00	55.00	-21.43%
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.

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 **12.11%** in January 2026 to \$199,000 versus the previous year at \$177,500.

Median Days on Market Shortens

The median number of **55.00** days that homes spent on the market before selling decreased by 15.00 days or **21.43%** in January 2026 compared to last year's same month at **70.00** DOM.

Sales Success for January 2026 is Positive

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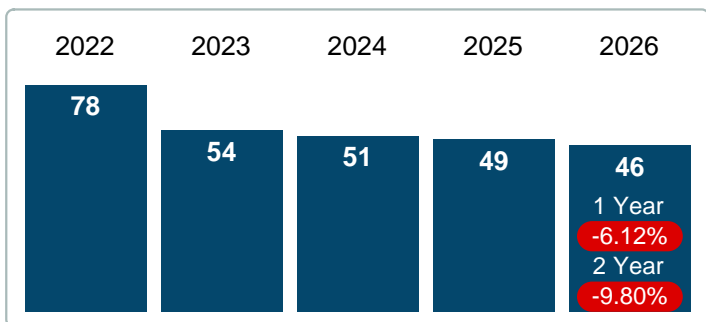
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



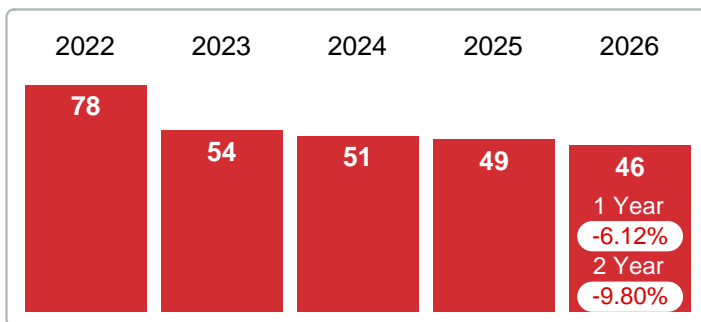
CLOSED LISTINGS

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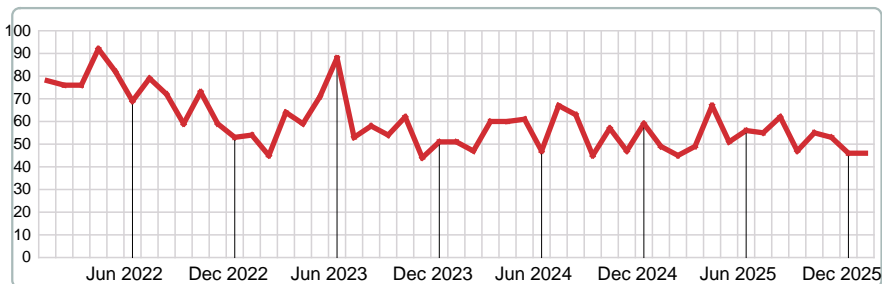
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

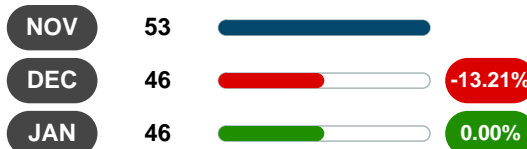


3 MONTHS

5 year JAN AVG = 56

High Apr 2022 92 Low Nov 2023 44

Closed Listings this month at 46
below the 5 yr JAN average of 56



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.70%	5.5	2	1	1	0
\$75,001 - \$100,000	6	13.04%	93.5	3	3	0	0
\$100,001 - \$175,000	7	15.22%	13.0	2	5	0	0
\$175,001 - \$225,000	9	19.57%	56.0	0	4	5	0
\$225,001 - \$325,000	9	19.57%	52.0	1	5	3	0
\$325,001 - \$450,000	5	10.87%	69.0	0	3	1	1
\$450,001 and up	6	13.04%	59.5	0	5	1	0
Total Closed Units	46			8	26	11	1
Total Closed Volume	12,265,806	100%	55.0	779.00K	8.40M	2.66M	429.00K
Median Closed Price	\$199,000			\$94,500	\$229,500	\$220,000	\$429,000

January 2026



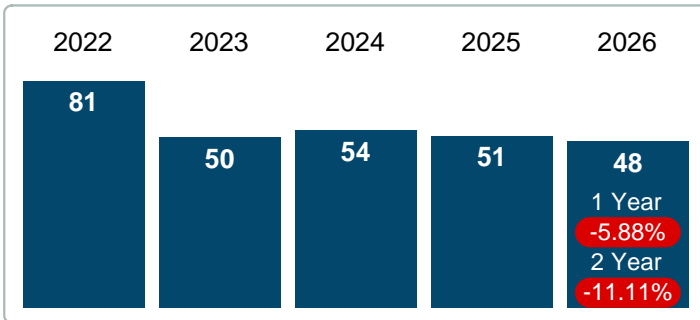
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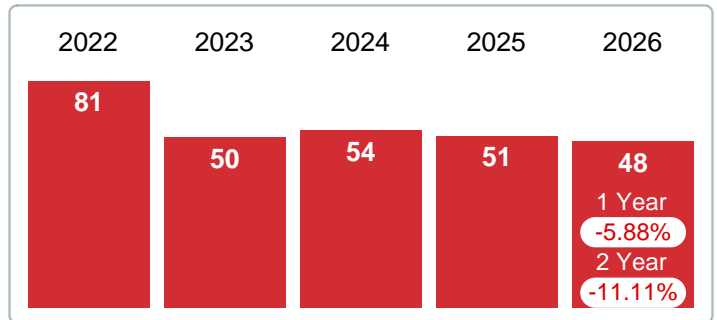
PENDING LISTINGS

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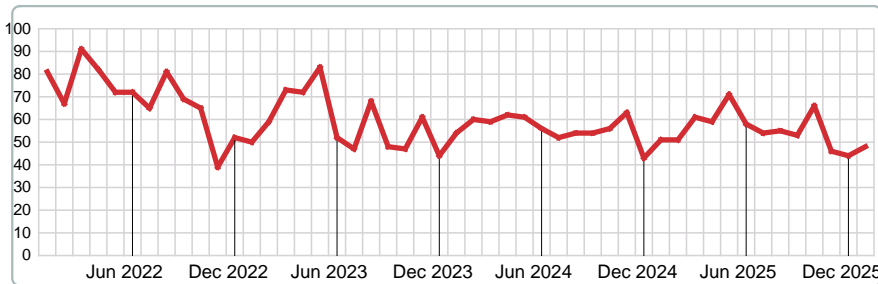
JANUARY



YEAR TO DATE (YTD)

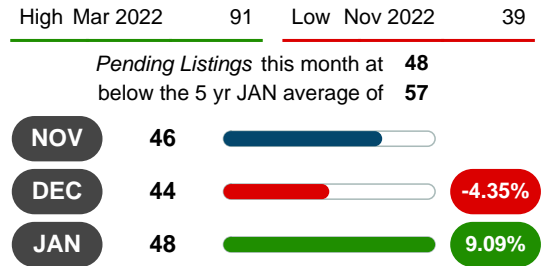


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	8.33%	97.0	1	3	0	0
\$100,001 - \$125,000	3	6.25%	141.0	2	0	1	0
\$125,001 - \$150,000	8	16.67%	80.0	2	5	1	0
\$150,001 - \$275,000	15	31.25%	42.0	1	11	3	0
\$275,001 - \$350,000	7	14.58%	95.0	1	1	4	1
\$350,001 - \$525,000	6	12.50%	54.5	1	4	1	0
\$525,001 and up	5	10.42%	11.0	0	3	2	0
Total Pending Units	48			8	27	12	1
Total Pending Volume	12,750,800	100%	58.0	1.53M	7.24M	3.65M	335.00K
Median Listing Price	\$211,500			\$140,200	\$203,000	\$288,500	\$335,000

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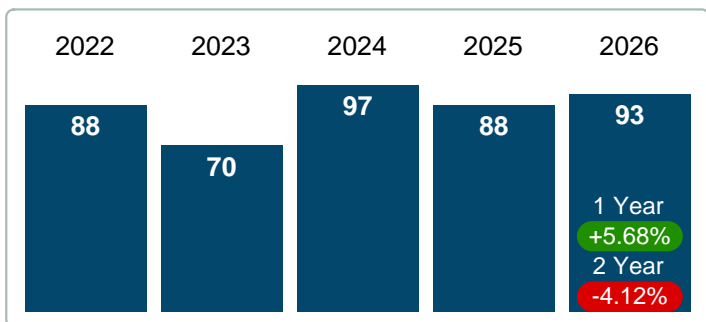
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



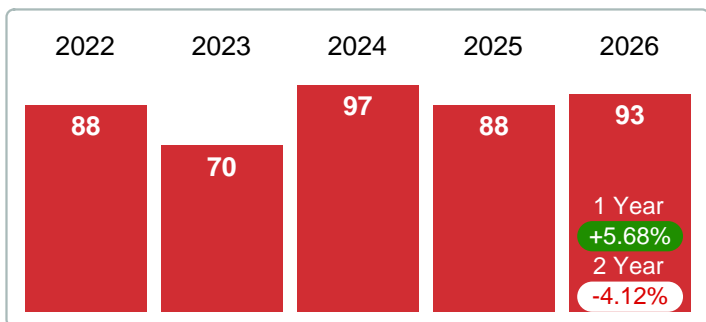
NEW LISTINGS

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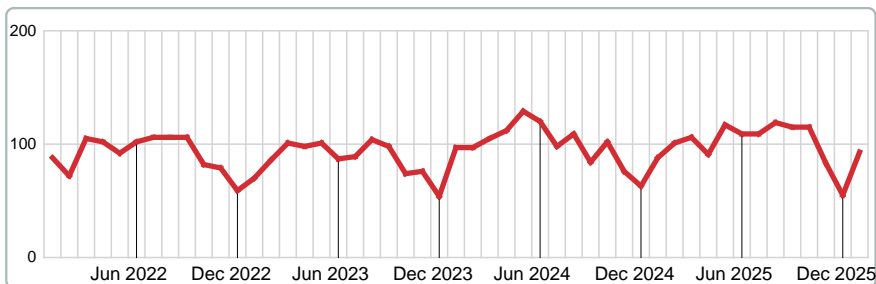
JANUARY



YEAR TO DATE (YTD)

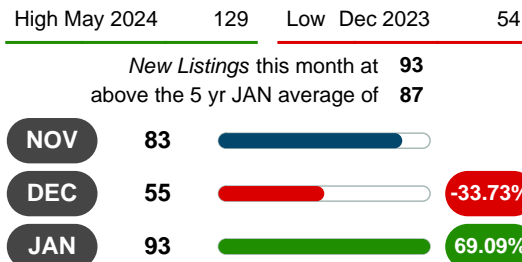


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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
Median New Listed Listing Price	\$240,000		\$122,000	\$239,950	\$280,000	\$455,000

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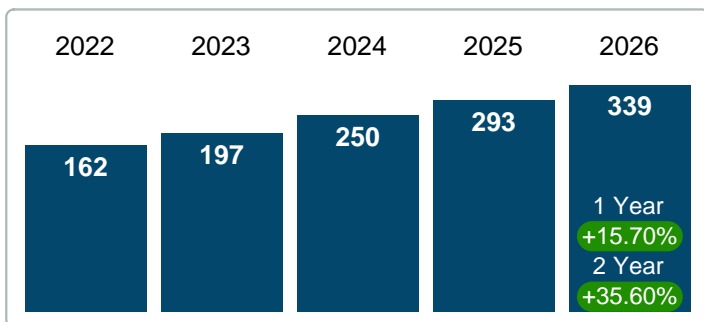
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



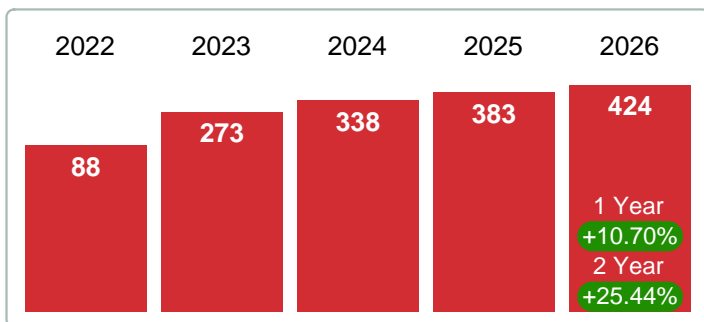
ACTIVE INVENTORY

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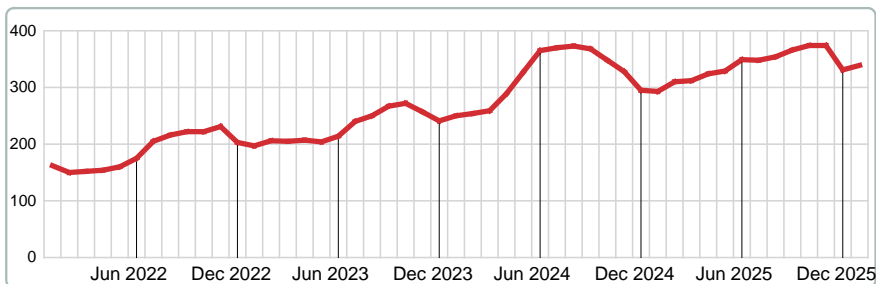
END OF JANUARY



ACTIVE DURING JANUARY

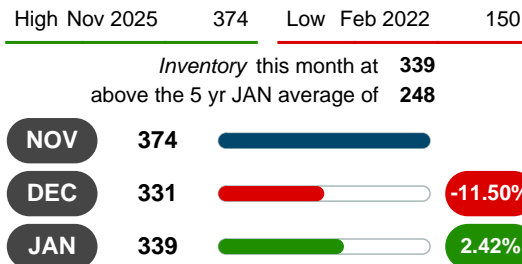


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 248



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	18	5.31%	101.0	10	8	0	0
\$75,001 - \$125,000	42	12.39%	92.5	20	20	2	0
\$125,001 - \$175,000	49	14.45%	86.0	11	27	11	0
\$175,001 - \$275,000	85	25.07%	95.0	5	61	19	0
\$275,001 - \$400,000	68	20.06%	107.5	5	40	20	3
\$400,001 - \$600,000	39	11.50%	74.0	2	18	13	6
\$600,001 and up	38	11.21%	117.5	5	13	16	4
Total Active Inventory by Units	339			58	187	81	13
Total Active Inventory by Volume	110,780,948	100%	95.0	13.27M	54.23M	32.31M	10.97M
Median Active Inventory Listing Price	\$248,500			\$124,950	\$234,500	\$299,000	\$525,000

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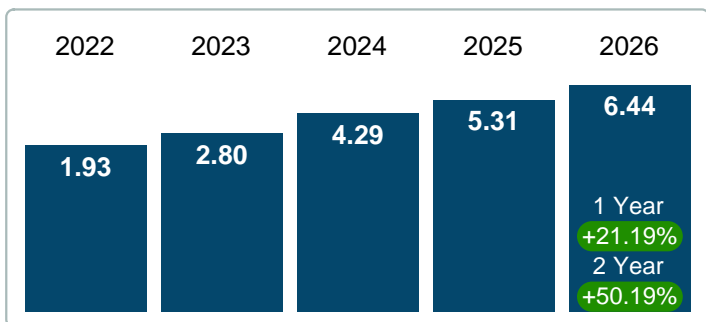
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



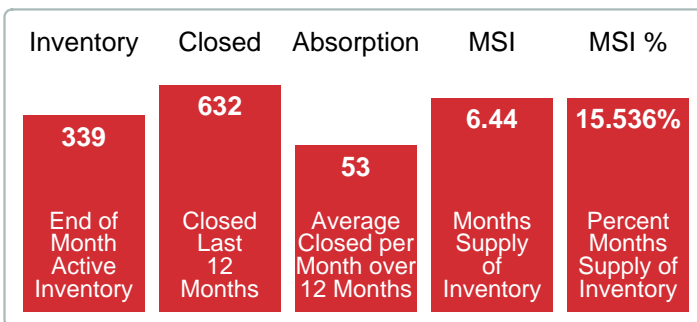
MONTHS SUPPLY of INVENTORY (MSI)

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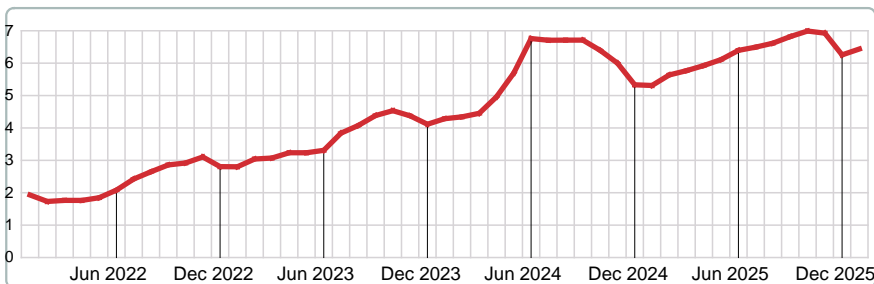
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

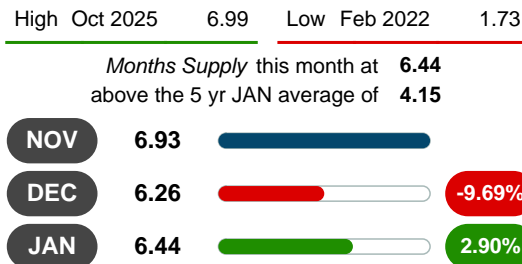


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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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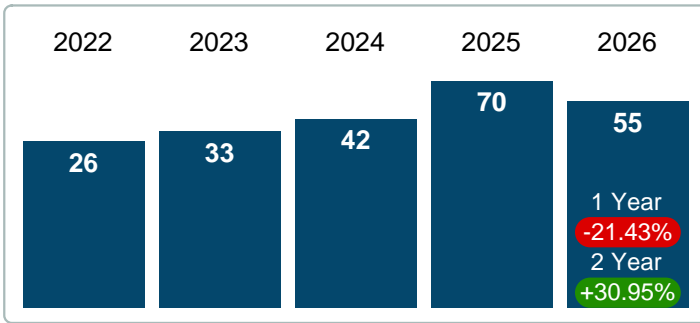
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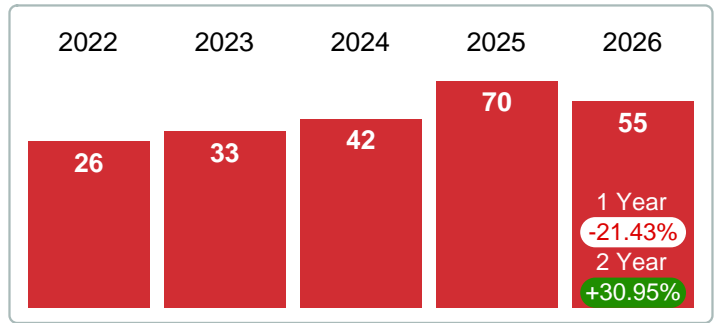
MEDIAN DAYS ON MARKET TO SALE

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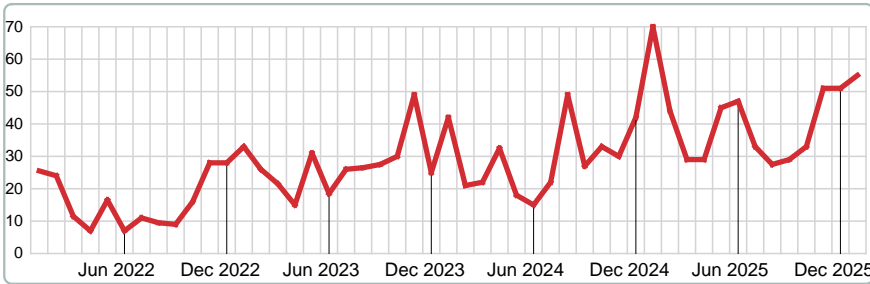
JANUARY



YEAR TO DATE (YTD)

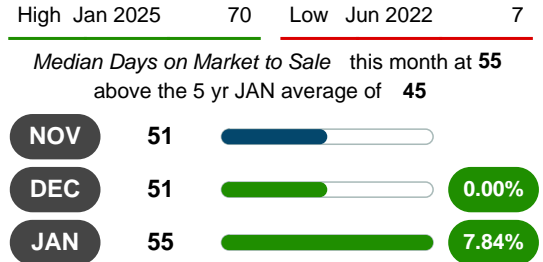


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 45



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
\$75,000 and less	8.70%	6	42	1	7	0
\$75,001 - \$100,000	13.04%	94	101	63	0	0
\$100,001 - \$175,000	15.22%	13	49	13	0	0
\$175,001 - \$225,000	19.57%	56	0	34	56	0
\$225,001 - \$325,000	19.57%	52	106	40	59	0
\$325,001 - \$450,000	10.87%	69	0	69	22	81
\$450,001 and up	13.04%	60	0	65	24	0
Median Closed DOM		55	91	50	35	81
Total Closed Units	100%	55.0	8	26	11	1
Total Closed Volume		12,265,806	779.00K	8.40M	2.66M	429.00K

January 2026



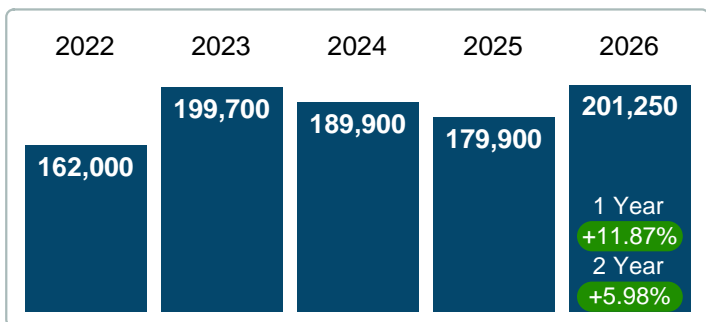
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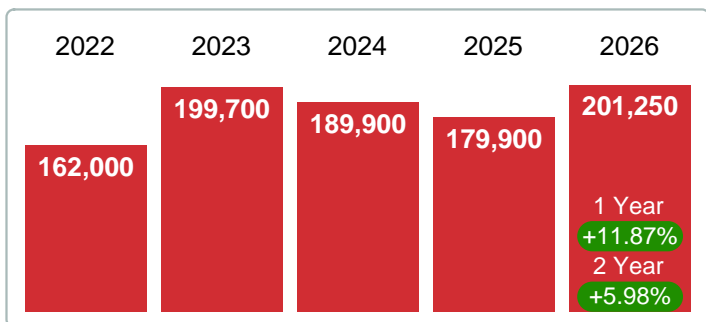
MEDIAN LIST PRICE AT CLOSING

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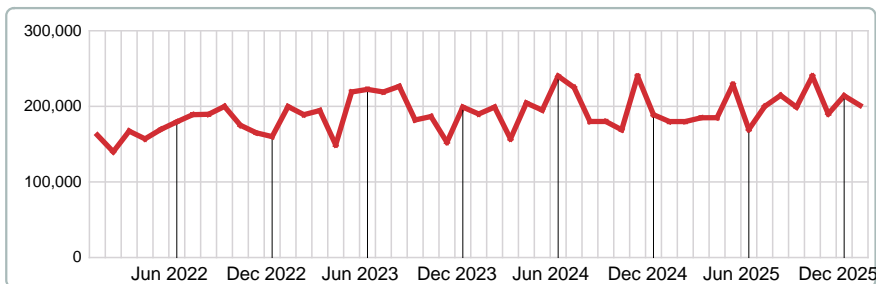
JANUARY



YEAR TO DATE (YTD)

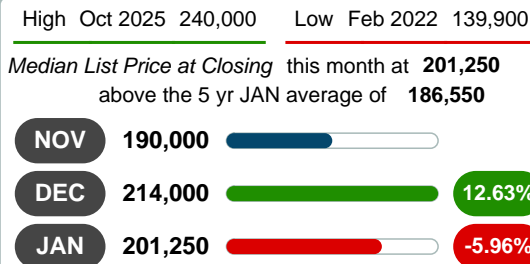


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 186,550



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
\$75,000 and less	6.52%	36,500	28,000	0	65,900	0
\$75,001 - \$100,000	13.04%	99,000	94,950	99,000	0	0
\$100,001 - \$175,000	17.39%	135,000	119,000	149,000	0	0
\$175,001 - \$225,000	19.57%	197,500	0	198,000	197,500	0
\$225,001 - \$325,000	17.39%	253,500	239,000	284,750	250,000	0
\$325,001 - \$450,000	13.04%	409,900	0	379,950	419,900	429,000
\$450,001 and up	13.04%	555,000	0	595,000	515,000	0
Median List Price		201,250	104,450	233,450	220,000	429,000
Total Closed Units	100%	201,250	8	26	11	1
Total Closed Volume		13,061,499	847.90K	9.05M	2.74M	429.00K

January 2026



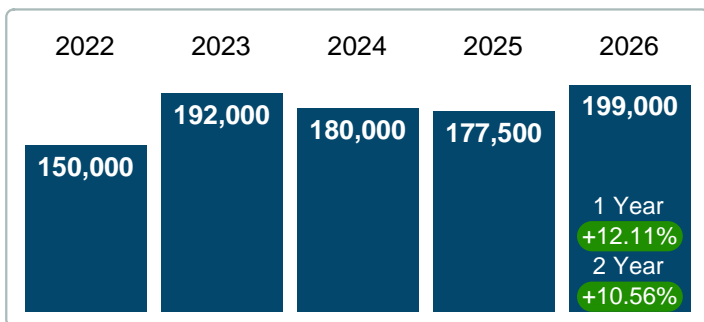
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



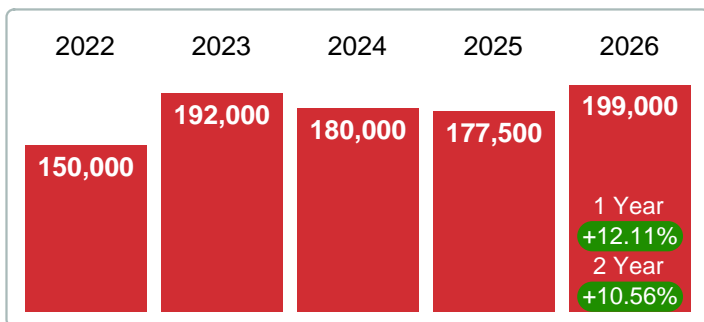
MEDIAN SOLD PRICE AT CLOSING

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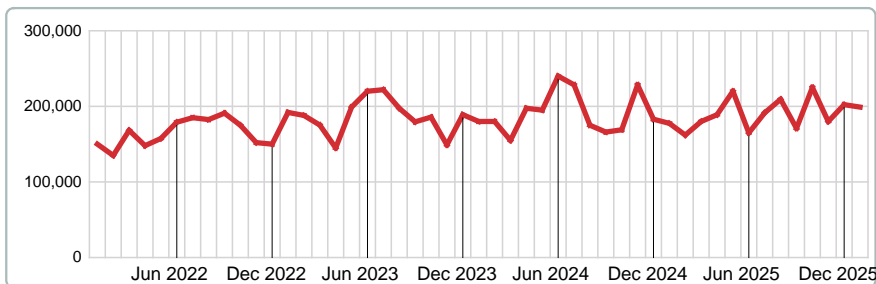
JANUARY



YEAR TO DATE (YTD)

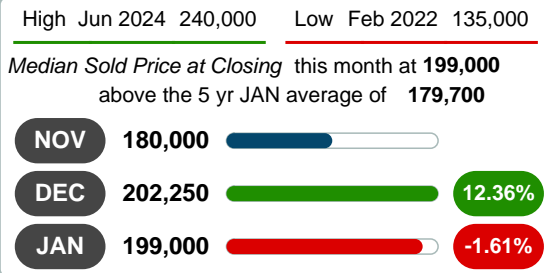


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 179,700



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
\$75,000 and less	8.70%	42,000	20,000	75,000	60,000	0
\$75,001 - \$100,000	13.04%	87,000	89,000	85,000	0	0
\$100,001 - \$175,000	15.22%	125,900	116,000	125,900	0	0
\$175,001 - \$225,000	19.57%	195,000	0	199,000	194,000	0
\$225,001 - \$325,000	19.57%	249,000	239,000	293,000	245,000	0
\$325,001 - \$450,000	10.87%	396,406	0	350,000	396,406	429,000
\$450,001 and up	13.04%	537,500	0	570,000	505,000	0
Median Sold Price		199,000	94,500	229,500	220,000	429,000
Total Closed Units	100%	199,000	8	26	11	1
Total Closed Volume		12,265,806	779.00K	8.40M	2.66M	429.00K

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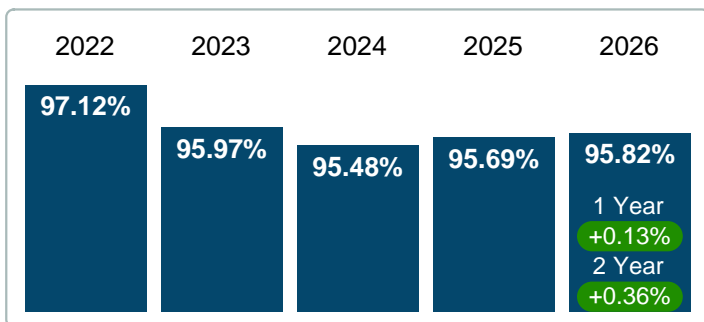
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



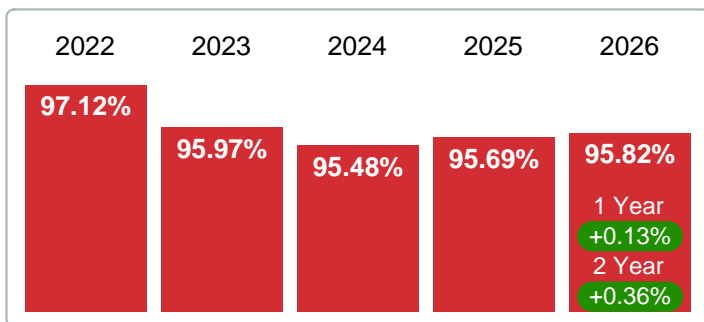
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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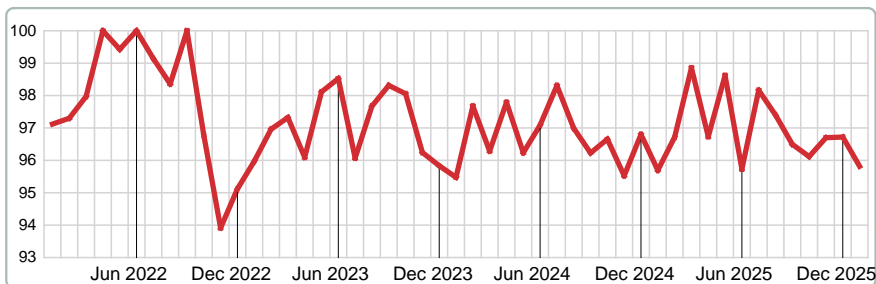
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

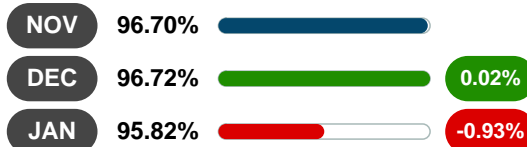


3 MONTHS

5 year JAN AVG = 96.02%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **95.82%**
equal to 5 yr JAN average of **96.02%**



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	
\$75,000 and less	<div style="width: 8.70%;"></div> 4	8.70%	78.90%	73.90%	75.76%	91.05%	0.00%	
\$75,001 - \$100,000	<div style="width: 13.04%;"></div> 6	13.04%	88.43%	87.78%	94.12%	0.00%	0.00%	
\$100,001 - \$175,000	<div style="width: 15.22%;"></div> 7	15.22%	93.58%	94.94%	92.96%	0.00%	0.00%	
\$175,001 - \$225,000	<div style="width: 19.57%;"></div> 9	19.57%	100.00%	0.00%	100.00%	98.94%	0.00%	
\$225,001 - \$325,000	<div style="width: 19.57%;"></div> 9	19.57%	98.40%	100.00%	97.67%	98.40%	0.00%	
\$325,001 - \$450,000	<div style="width: 10.87%;"></div> 5	10.87%	95.83%	0.00%	95.83%	94.40%	100.00%	
\$450,001 and up	<div style="width: 13.04%;"></div> 6	13.04%	94.35%	0.00%	92.90%	98.06%	0.00%	
Median Sold/List Ratio		95.82%		88.43%	95.82%	98.40%	100.00%	
Total Closed Units		46	100%	95.82%	8	26	11	1
Total Closed Volume		12,265,806			779.00K	8.40M	2.66M	429.00K

January 2026



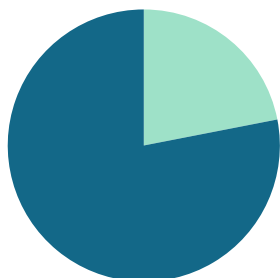
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

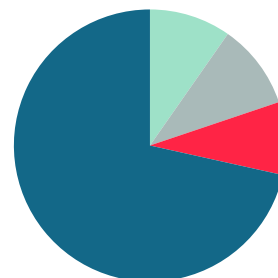


Inventory
 New Listings
93 = 21.93%
 Start Inventory
331
 Total Inventory Units
424
 Volume
\$133,441,845

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%
Median List Price	179,900	201,250	11.87%	179,900	201,250	11.87%
Median Sale Price	177,500	199,000	12.11%	177,500	199,000	12.11%
Median Percent of Selling Price to List Price	95.69%	95.82%	0.13%	95.69%	95.82%	0.13%
Median Days on Market to Sale	70.00	55.00	-21.43%	70.00	55.00	-21.43%
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

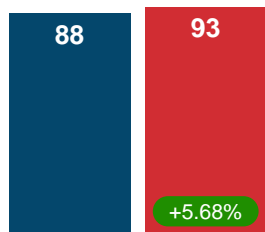
Inventory on January 31, 2026 = **339**

2025 **2026**

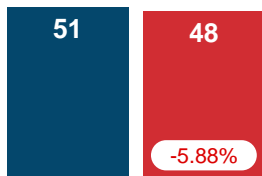
JANUARY MARKET

MEDIAN PRICES

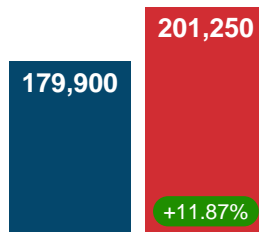
New Listings



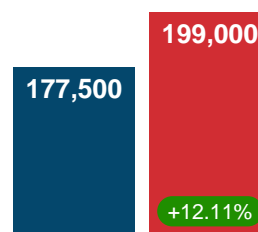
Pending Listings



List Price



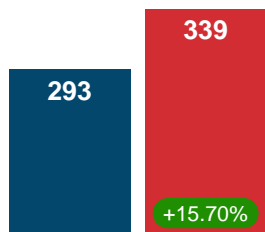
Sale Price



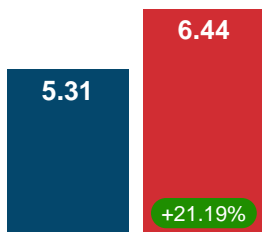
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

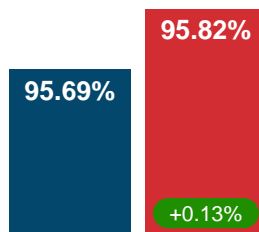
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

