

January 2026



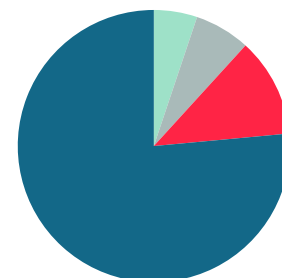
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	6	7	16.67%
Pending Listings	7	9	28.57%
New Listings	14	38	171.43%
Median List Price	157,000	250,000	59.24%
Median Sale Price	141,950	225,000	58.51%
Median Percent of Selling Price to List Price	96.91%	88.18%	-9.01%
Median Days on Market to Sale	45.00	79.00	75.56%
End of Month Inventory	68	104	52.94%
Months Supply of Inventory	6.80	10.49	54.23%



■ Closed (5.15%)
■ Pending (6.62%)
■ Other OffMarket (11.76%)
■ Active (76.47%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of January 31, 2026 = **104**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **52.94%** to 104 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **10.49** 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 **58.51%** in January 2026 to \$225,000 versus the previous year at \$141,950.

Median Days on Market Lengthens

The median number of **79.00** days that homes spent on the market before selling increased by 34.00 days or **75.56%** in January 2026 compared to last year's same month at **45.00** 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 38 New Listings in January 2026, up **171.43%** from last year at 14. Furthermore, there were 7 Closed Listings this month versus last year at 6, a **16.67%** increase.

Closed versus Listed trends yielded a **18.4%** ratio, down from previous year's, January 2025, at **42.9%**, a **57.02%** downswing. This will certainly create pressure on an increasing Monthly 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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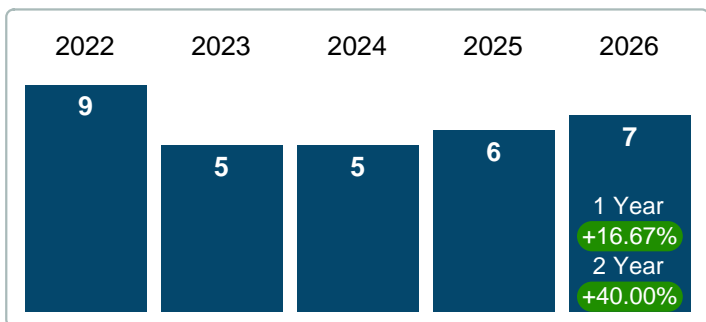
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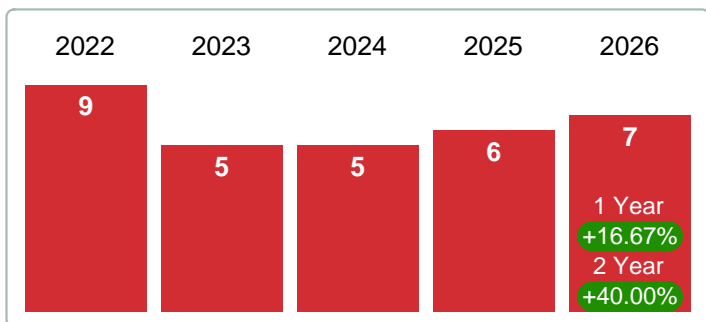
CLOSED LISTINGS

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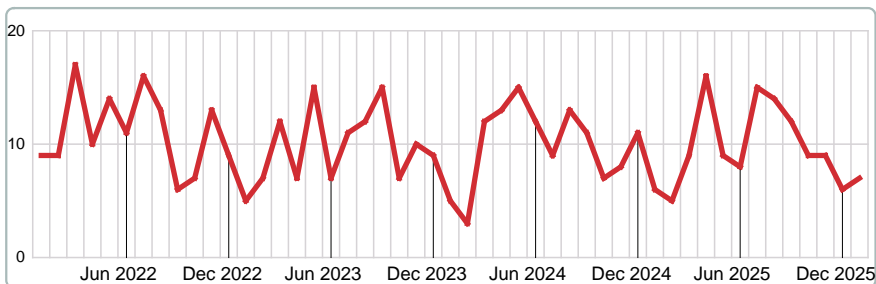
JANUARY



YEAR TO DATE (YTD)

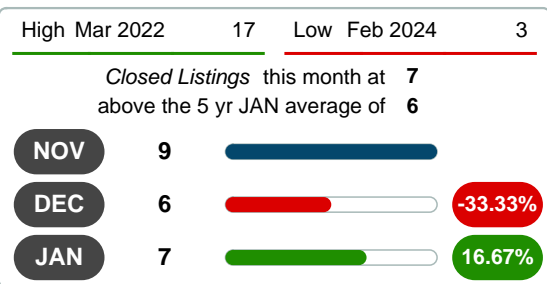


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 6



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	0	0.00%	0.0	0	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$200,000	2	28.57%	114.0	0	2	0	0
\$200,001 - \$300,000	2	28.57%	47.0	0	1	1	0
\$300,001 - \$425,000	1	14.29%	41.0	0	0	1	0
\$425,001 - \$950,000	1	14.29%	9.0	0	1	0	0
\$950,001 and up	1	14.29%	114.0	0	0	0	1
Total Closed Units	7			0	4	2	1
Total Closed Volume	2,247,900	100%	79.0	0.00B	742.00K	535.90K	970.00K
Median Closed Price	\$225,000			\$0	\$133,750	\$267,950	\$970,000

January 2026



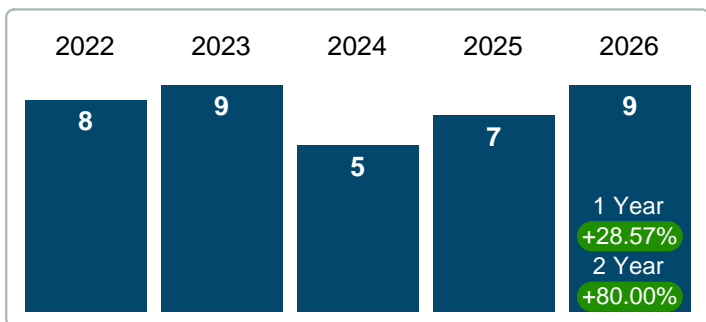
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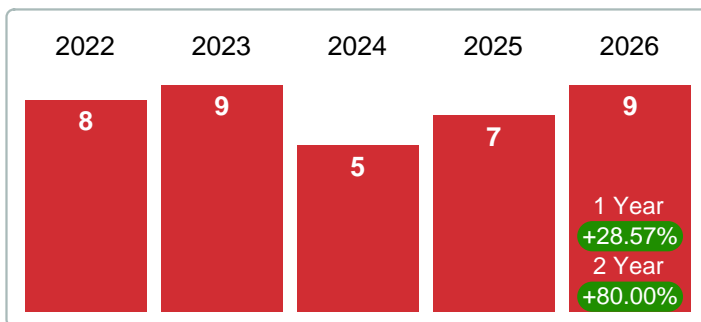
PENDING LISTINGS

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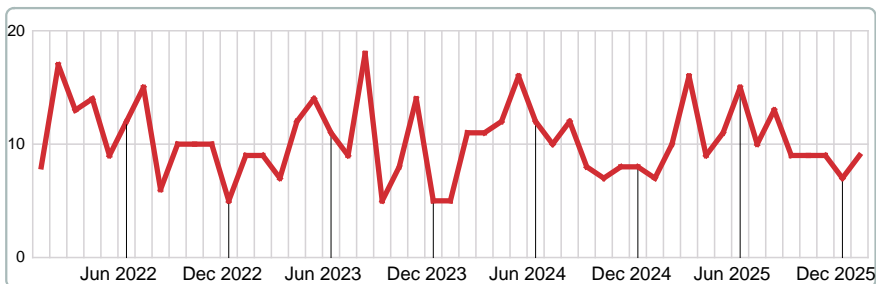
JANUARY



YEAR TO DATE (YTD)

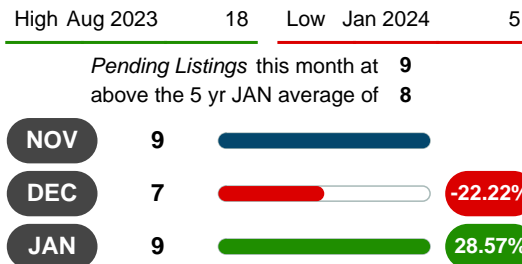


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 8



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	114.0	0	0	0	0
\$25,001 - \$150,000	2	22.22%	48.5	1	1	0	0
\$150,001 - \$175,000	1	11.11%	107.0	0	0	1	0
\$175,001 - \$225,000	2	22.22%	122.0	0	2	0	0
\$225,001 - \$325,000	1	11.11%	124.0	0	1	0	0
\$325,001 - \$575,000	2	22.22%	110.0	1	1	0	0
\$575,001 and up	1	11.11%	11.0	0	1	0	0
Total Pending Units	9			2	6	1	0
Total Pending Volume	2,401,400	100%	97.0	627.00K	1.62M	156.50K	0.00B
Median Listing Price	\$200,000			\$313,500	\$222,500	\$156,500	\$0

January 2026



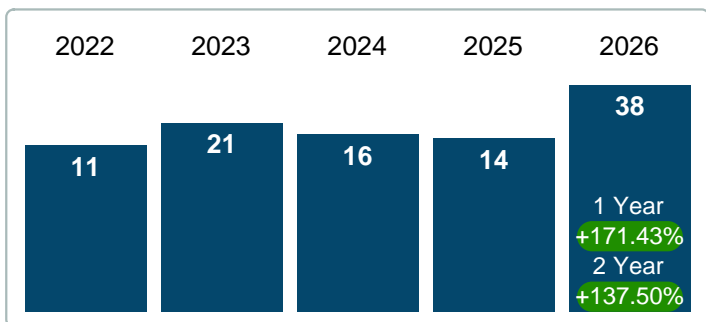
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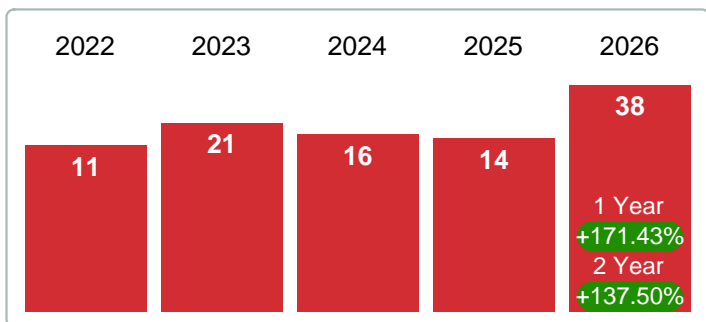
NEW LISTINGS

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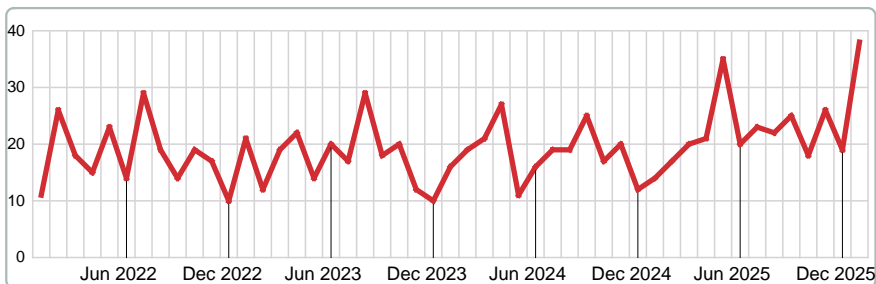
JANUARY



YEAR TO DATE (YTD)

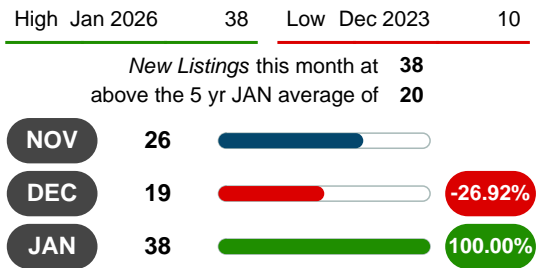


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 20



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0	0	0	0
\$50,001 - \$125,000	9	23.68%	6	3	0	0
\$125,001 - \$150,000	4	10.53%	0	4	0	0
\$150,001 - \$375,000	11	28.95%	0	7	3	1
\$375,001 - \$550,000	6	15.79%	1	2	3	0
\$550,001 - \$775,000	4	10.53%	1	1	2	0
\$775,001 and up	4	10.53%	0	1	2	1
Total New Listed Units	38		8	18	10	2
Total New Listed Volume	13,808,900	100%	1.50M	4.87M	5.19M	2.25M
Median New Listed Listing Price	\$224,750		\$74,000	\$162,450	\$494,900	\$1,125,000

January 2026



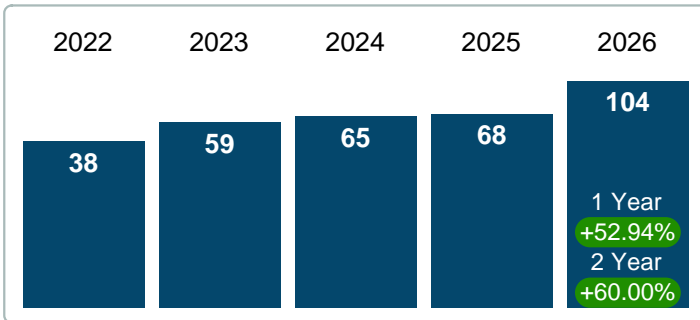
Area Delimited by County Of Sequoyah - Residential Property Type



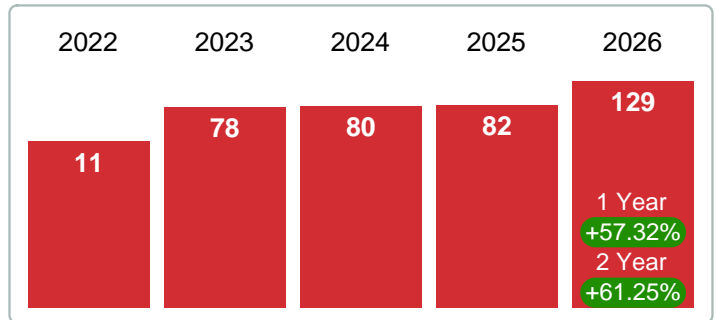
ACTIVE INVENTORY

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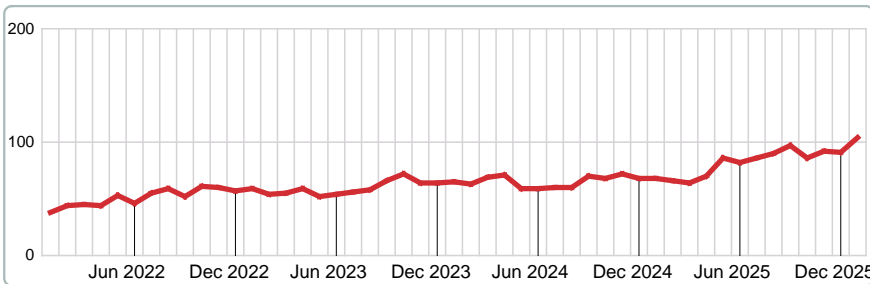
END OF JANUARY



ACTIVE DURING JANUARY

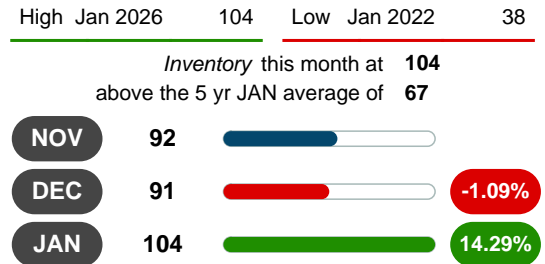


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 67



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	10	9.62%	34.5	9	1	0	0
\$75,001 - \$125,000	7	6.73%	22.0	1	6	0	0
\$125,001 - \$150,000	10	9.62%	66.0	2	7	1	0
\$150,001 - \$325,000	38	36.54%	80.5	6	21	10	1
\$325,001 - \$425,000	15	14.42%	81.0	1	8	4	2
\$425,001 - \$700,000	14	13.46%	25.5	1	5	7	1
\$700,001 and up	10	9.62%	49.5	0	4	5	1
Total Active Inventory by Units	104			20	52	27	5
Total Active Inventory by Volume	57,809,597	100%	66.0	2.98M	36.54M	14.70M	3.58M
Median Active Inventory Listing Price	\$213,450			\$127,000	\$187,000	\$350,000	\$399,000

January 2026



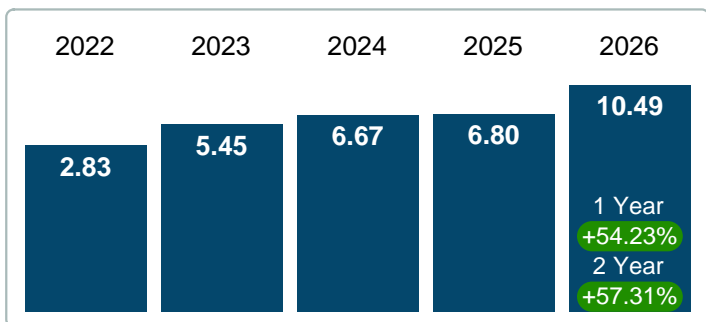
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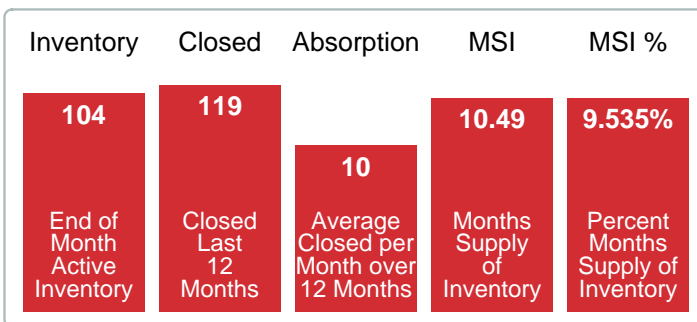
MONTHS SUPPLY of INVENTORY (MSI)

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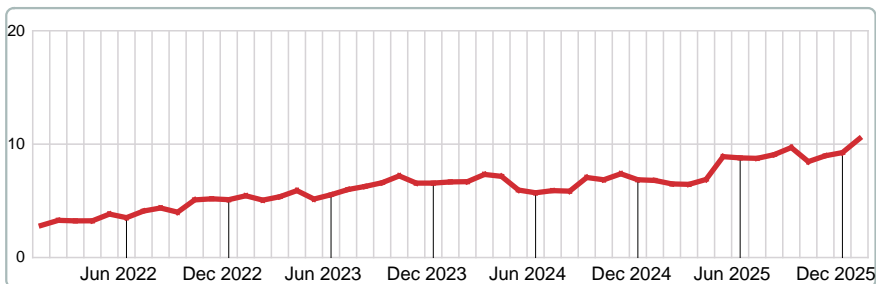
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

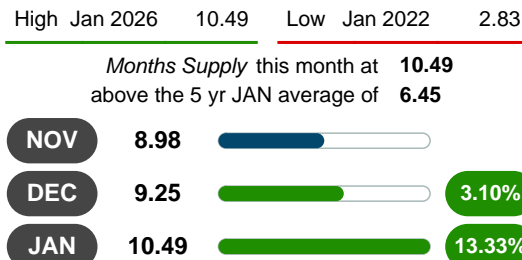


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 6.45



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	10	9.62%	8.57	21.60	1.33	0.00	0.00
\$75,001 - \$125,000	7	6.73%	5.60	2.40	9.00	0.00	0.00
\$125,001 - \$150,000	10	9.62%	9.23	4.80	12.00	12.00	0.00
\$150,001 - \$325,000	38	36.54%	8.29	14.40	7.88	7.50	6.00
\$325,001 - \$425,000	15	14.42%	36.00	0.00	24.00	48.00	0.00
\$425,001 - \$700,000	14	13.46%	12.92	12.00	6.67	84.00	6.00
\$700,001 and up	10	9.62%	30.00	0.00	48.00	30.00	12.00
Market Supply of Inventory (MSI)	10.49			11.43	8.91	14.09	12.00
Total Active Inventory by Units	104	100%	10.49	20	52	27	5

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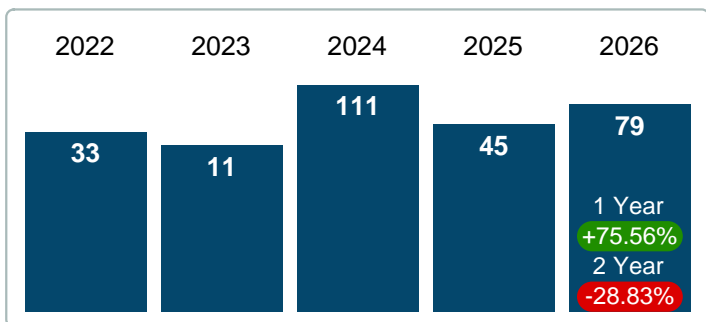
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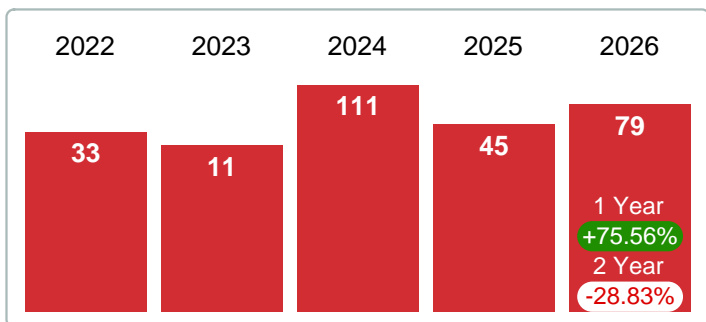
MEDIAN DAYS ON MARKET TO SALE

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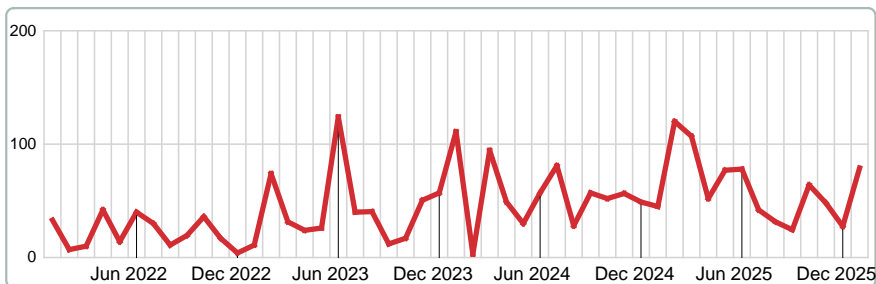
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

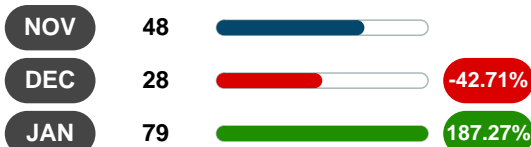


3 MONTHS

5 year JAN AVG = 56

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 79 above the 5 yr JAN average of 56



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	0.00%	50	0	0	0	0
\$25,001 - \$25,000	0.00%	50	0	0	0	0
\$25,001 - \$200,000	28.57%	114	0	114	0	0
\$200,001 - \$300,000	28.57%	47	0	15	79	0
\$300,001 - \$425,000	14.29%	41	0	0	41	0
\$425,001 - \$950,000	14.29%	9	0	9	0	0
\$950,001 and up	14.29%	114	0	0	0	114
Median Closed DOM		79	0	56	60	114
Total Closed Units	100%	79.0		4	2	1
Total Closed Volume		2,247,900	0.00B	742.00K	535.90K	970.00K

January 2026



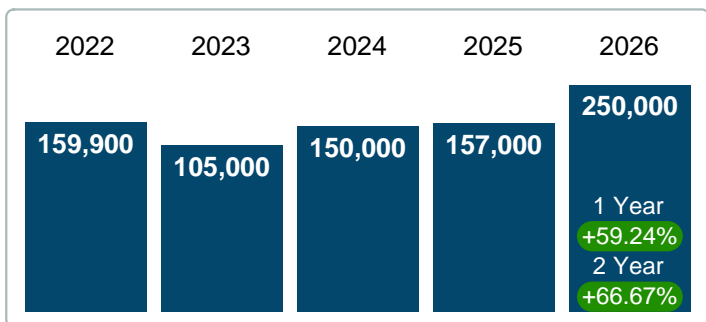
Area Delimited by County Of Sequoyah - Residential Property Type



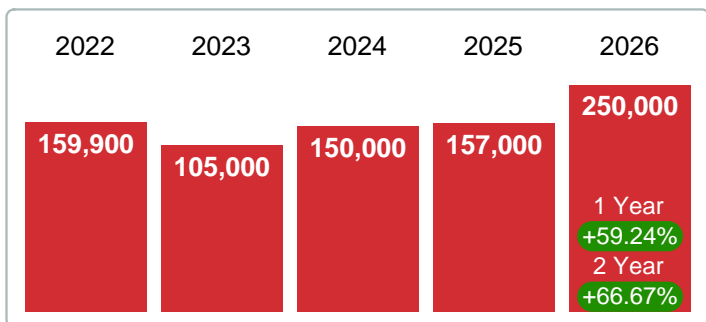
MEDIAN LIST PRICE AT CLOSING

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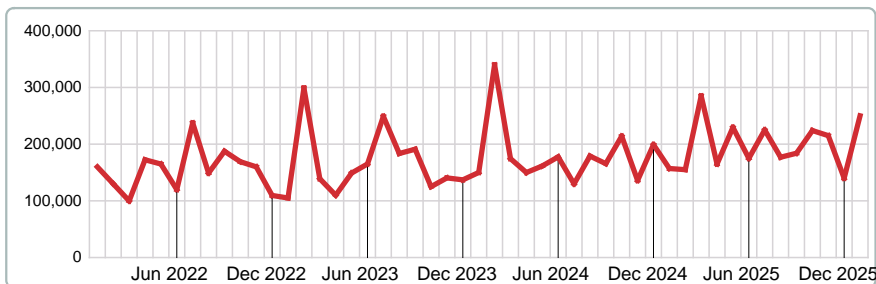
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

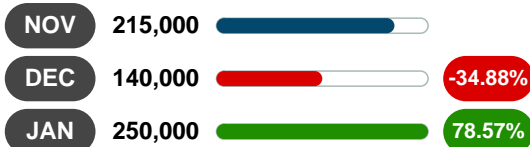


3 MONTHS

5 year JAN AVG = 164,380

High Feb 2024 339,900 Low Mar 2022 99,900

Median List Price at Closing this month at **250,000**
above the 5 yr JAN average of **164,380**



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	0.00%	114	0	0	0	0
\$25,001 - \$25,000	0.00%	114	0	0	0	0
\$25,001 - \$200,000	28.57%	59,950	0	59,950	0	0
\$200,001 - \$300,000	28.57%	237,500	0	250,000	225,000	0
\$300,001 - \$425,000	28.57%	372,000	0	425,000	319,000	0
\$425,001 - \$950,000	0.00%	372,000	0	0	0	0
\$950,001 and up	14.29%	1,100,000	0	0	0	01,100,000
Median List Price		250,000	0	160,000	272,000	1,100,000
Total Closed Units		7		4	2	1
Total Closed Volume		2,438,899	0.00B	794.90K	544.00K	1.10M

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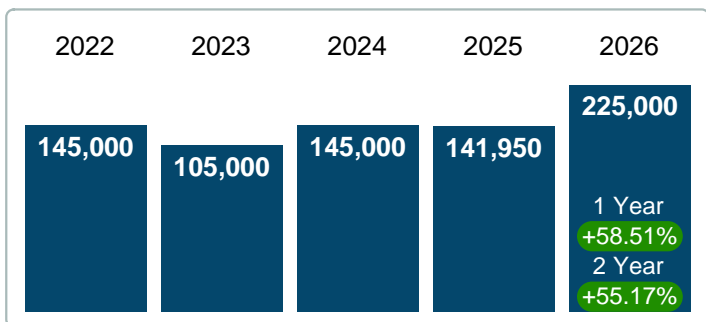
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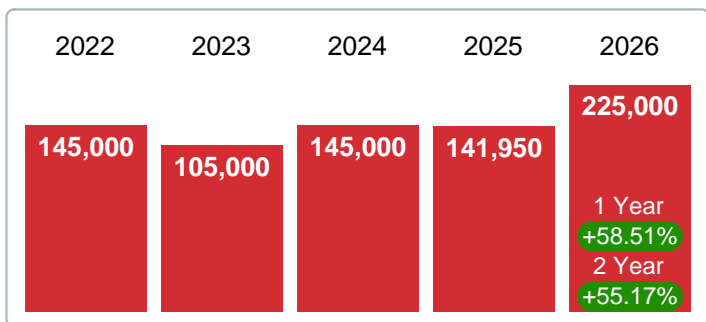
MEDIAN SOLD PRICE AT CLOSING

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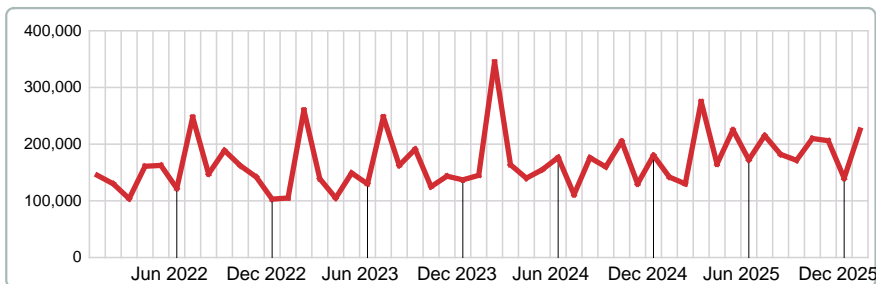
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

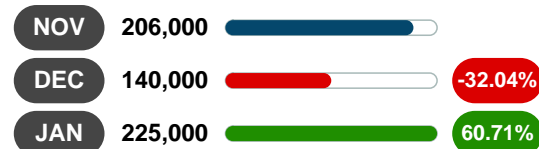


3 MONTHS

5 year JAN AVG = 152,390

High Feb 2024 344,900 Low Dec 2022 103,000

Median Sold Price at Closing this month at **225,000** above the 5 yr JAN average of **152,390**



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	0	0.00%	1,100,000	0	0	0	0
\$25,001 - \$25,000	0	0.00%	1,100,000	0	0	0	0
\$25,001 - \$200,000	2	28.57%	40,000	0	40,000	0	0
\$200,001 - \$300,000	2	28.57%	222,500	0	220,000	225,000	0
\$300,001 - \$425,000	1	14.29%	310,900	0	0	310,900	0
\$425,001 - \$950,000	1	14.29%	442,000	0	442,000	0	0
\$950,001 and up	1	14.29%	970,000	0	0	0	970,000
Median Sold Price			225,000	0	133,750	267,950	970,000
Total Closed Units		100%	225,000		4	2	1
Total Closed Volume			2,247,900	0.00B	742.00K	535.90K	970.00K

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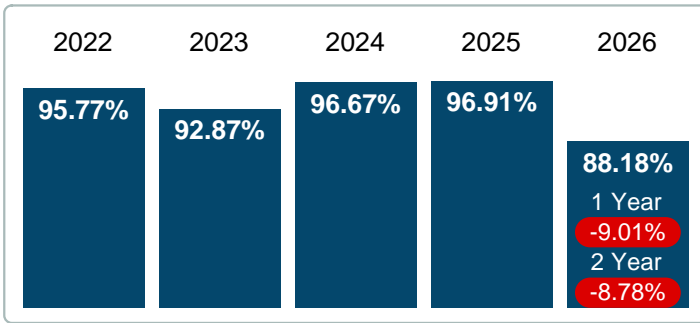
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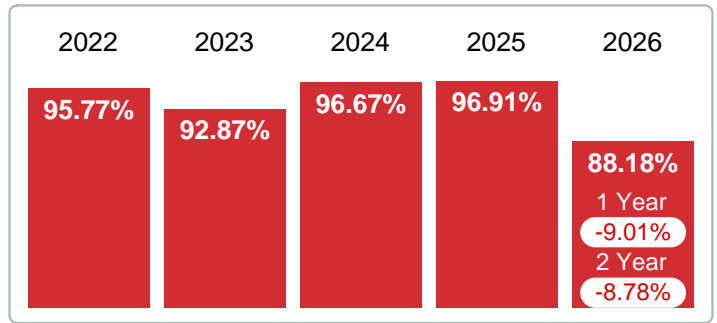
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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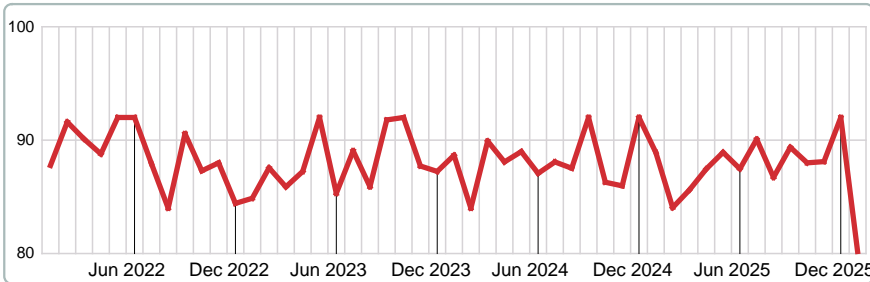
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

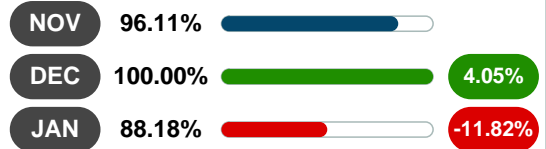


3 MONTHS

5 year JAN AVG = 94.08%

High Dec 2025 100.00% Low Jan 2026 88.18%

Median Sold/List Ratio this month at 88.18% below the 5 yr JAN average of 94.08%



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	0	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$25,000	0	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$200,000	2	28.57%	66.49%	0.00%	66.49%	0.00%	0.00%
\$200,001 - \$300,000	2	28.57%	94.00%	0.00%	88.00%	100.00%	0.00%
\$300,001 - \$425,000	1	14.29%	97.46%	0.00%	0.00%	97.46%	0.00%
\$425,001 - \$950,000	1	14.29%	104.00%	0.00%	104.00%	0.00%	0.00%
\$950,001 and up	1	14.29%	88.18%	0.00%	0.00%	0.00%	88.18%
Median Sold/List Ratio		88.18%		0.00%	77.93%	98.73%	88.18%
Total Closed Units		7	100%		4	2	1
Total Closed Volume		2,247,900		0.00B	742.00K	535.90K	970.00K

January 2026



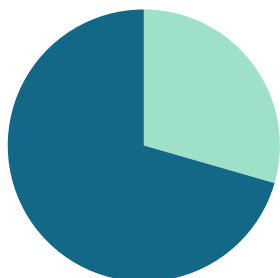
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

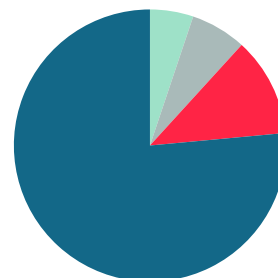


Inventory
 New Listings
38 = 29.46%
 Start Inventory
91
 Total Inventory Units
129
 Volume
\$66,128,297

Market Activity

Closed Sales
7 = 5.15%
 Pending Sales
9 = 6.62%
 Other Off Market
16 = 11.76%
 Active Inventory
104 = 76.47%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	6	7	16.67%	6	7	16.67%
Pending Sales	7	9	28.57%	7	9	28.57%
New Listings	14	38	171.43%	14	38	171.43%
Median List Price	157,000	250,000	59.24%	157,000	250,000	59.24%
Median Sale Price	141,950	225,000	58.51%	141,950	225,000	58.51%
Median Percent of Selling Price to List Price	96.91%	88.18%	-9.01%	96.91%	88.18%	-9.01%
Median Days on Market to Sale	45.00	79.00	75.56%	45.00	79.00	75.56%
Monthly Inventory	68	104	52.94%	68	104	52.94%
Months Supply of Inventory	6.80	10.49	54.23%	6.80	10.49	54.23%

Absorption: Last 12 months, an Average of **10** Sales/Month

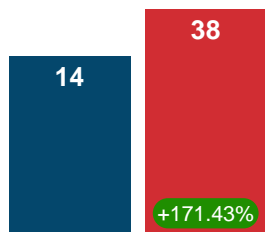
Inventory on January 31, 2026 = **104**

2025 **2026**

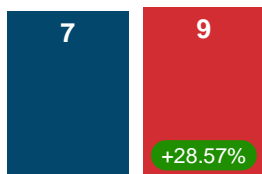
JANUARY MARKET

MEDIAN PRICES

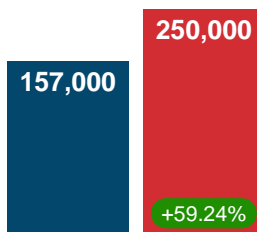
New Listings



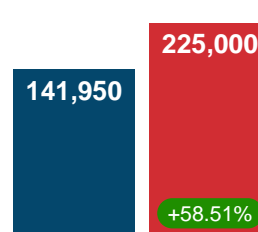
Pending Listings



List Price



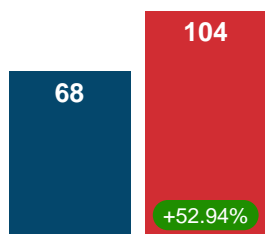
Sale Price



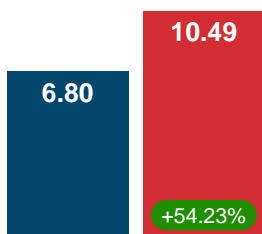
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

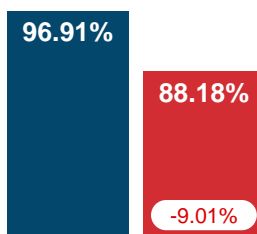
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

