

January 2026



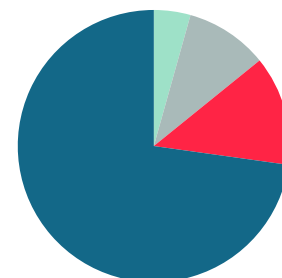
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	50	27	-46.00%
Pending Listings	50	61	22.00%
New Listings	104	136	30.77%
Median List Price	258,500	350,000	35.40%
Median Sale Price	252,500	338,000	33.86%
Median Percent of Selling Price to List Price	96.66%	96.70%	0.04%
Median Days on Market to Sale	60.00	62.00	3.33%
End of Month Inventory	361	452	25.21%
Months Supply of Inventory	5.69	7.33	28.93%



■ Closed (4.35%)
■ Pending (9.82%)
■ Other OffMarket (13.04%)
■ Active (72.79%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of January 31, 2026 = **452**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **25.21%** to 452 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **7.33** 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 **33.86%** in January 2026 to \$338,000 versus the previous year at \$252,500.

Median Days on Market Lengthens

The median number of **62.00** days that homes spent on the market before selling increased by 2.00 days or **3.33%** in January 2026 compared to last year's same month at **60.00** 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 136 New Listings in January 2026, up **30.77%** from last year at 104. Furthermore, there were 27 Closed Listings this month versus last year at 50, a **-46.00%** decrease.

Closed versus Listed trends yielded a **19.9%** ratio, down from previous year's, January 2025, at **48.1%**, a **58.71%** 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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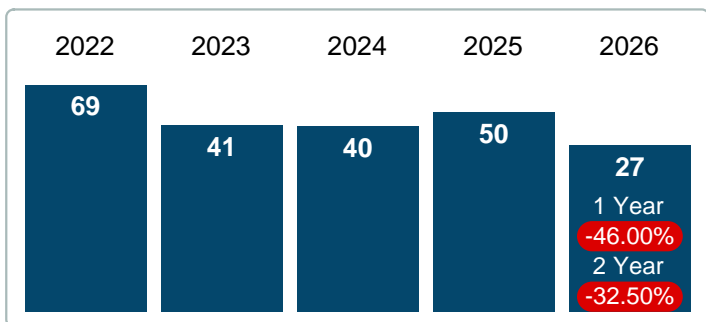
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



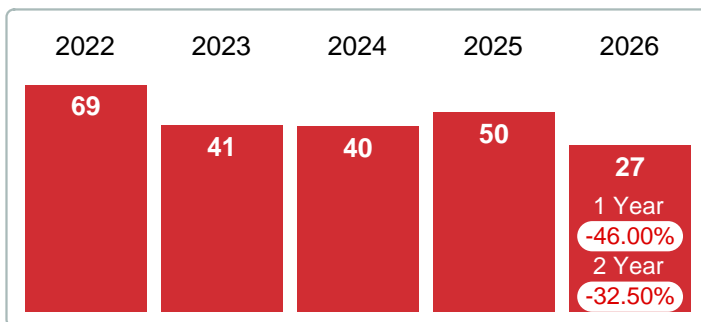
CLOSED LISTINGS

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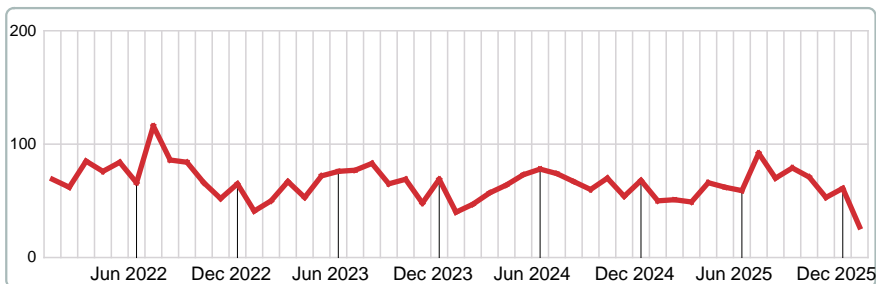
JANUARY



YEAR TO DATE (YTD)

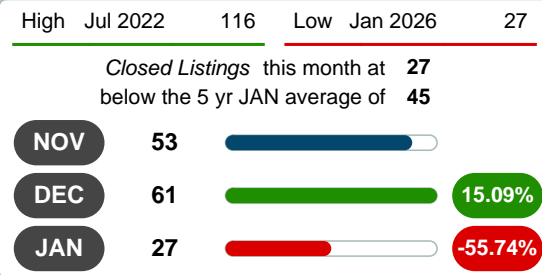


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 45



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	3	11.11%	78.0	1	2	0	0
\$175,001 - \$225,000	2	7.41%	75.5	1	1	0	0
\$225,001 - \$275,000	4	14.81%	176.0	0	2	2	0
\$275,001 - \$375,000	7	25.93%	16.0	1	5	1	0
\$375,001 - \$450,000	4	14.81%	31.0	1	1	1	1
\$450,001 - \$650,000	5	18.52%	62.0	0	3	1	1
\$650,001 and up	2	7.41%	92.5	0	0	1	1
Total Closed Units	27			4	14	6	3
Total Closed Volume	11,614,100	100%	62.0	1.08M	4.76M	4.20M	1.58M
Median Closed Price	\$338,000			\$266,000	\$286,000	\$392,000	\$460,000

January 2026



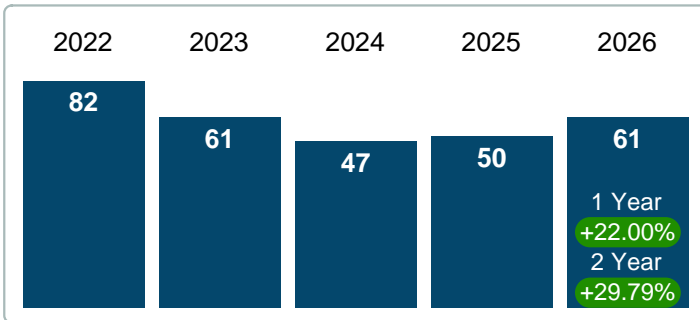
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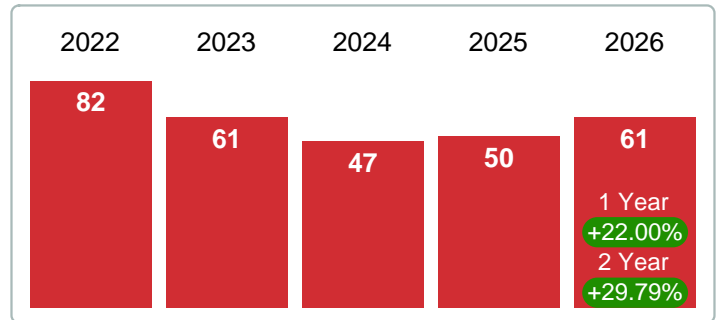
PENDING LISTINGS

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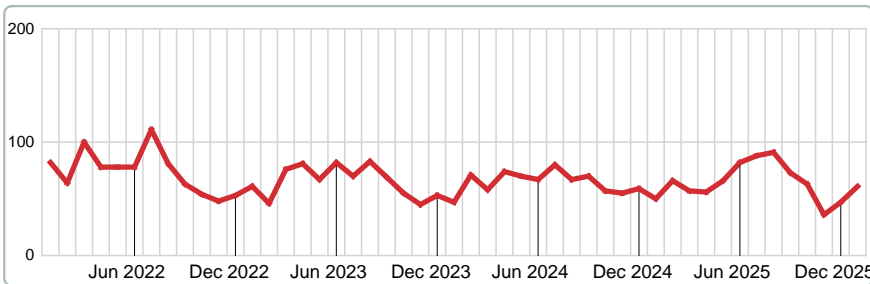
JANUARY



YEAR TO DATE (YTD)

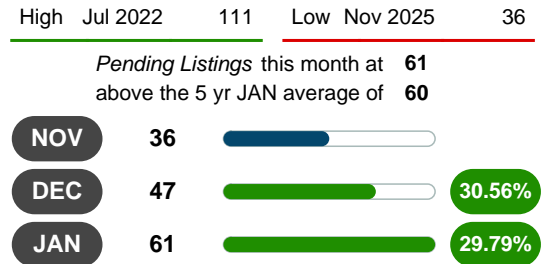


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	9.84%	115.5	1	4	1	0
\$125,001 - \$150,000	4	6.56%	30.0	0	4	0	0
\$150,001 - \$200,000	11	18.03%	41.0	3	5	2	1
\$200,001 - \$275,000	16	26.23%	52.0	1	10	5	0
\$275,001 - \$350,000	10	16.39%	105.0	2	3	4	1
\$350,001 - \$500,000	7	11.48%	53.0	1	1	4	1
\$500,001 and up	7	11.48%	105.0	0	4	2	1
Total Pending Units	61			8	31	18	4
Total Pending Volume	17,729,486	100%	54.0	1.78M	8.59M	5.70M	1.66M
Median Listing Price	\$243,110			\$202,000	\$219,000	\$316,750	\$372,450

January 2026



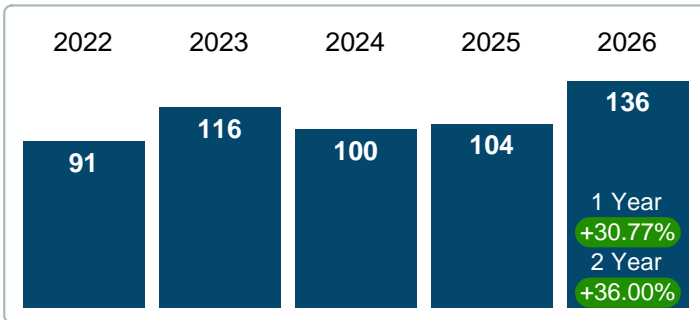
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



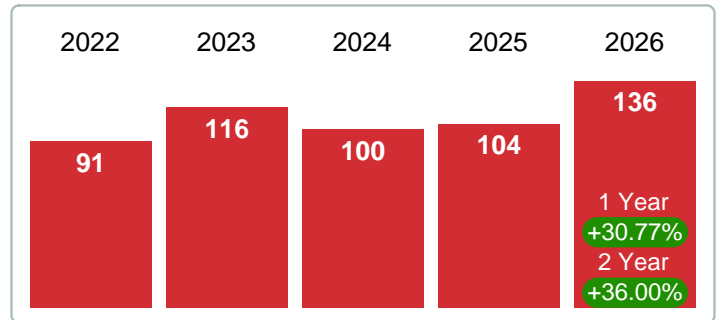
NEW LISTINGS

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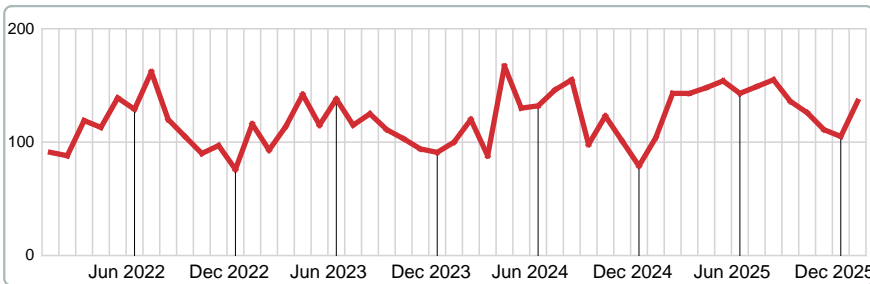
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 109

High Apr 2024 167 Low Dec 2022 76

New Listings this month at 136
above the 5 yr JAN average of 109



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	12.50%	8	8	1	0
\$125,001 - \$150,000	8	5.88%	2	5	1	0
\$150,001 - \$175,000	18	13.24%	3	13	2	0
\$175,001 - \$275,000	42	30.88%	2	32	7	1
\$275,001 - \$350,000	19	13.97%	4	5	8	2
\$350,001 - \$550,000	18	13.24%	3	6	8	1
\$550,001 and up	14	10.29%	1	5	4	4
Total New Listed Units	136		23	74	31	8
Total New Listed Volume	45,412,237	100%	5.73M	19.26M	12.24M	8.19M
Median New Listed Listing Price	\$225,000		\$159,000	\$202,500	\$319,000	\$757,000

January 2026



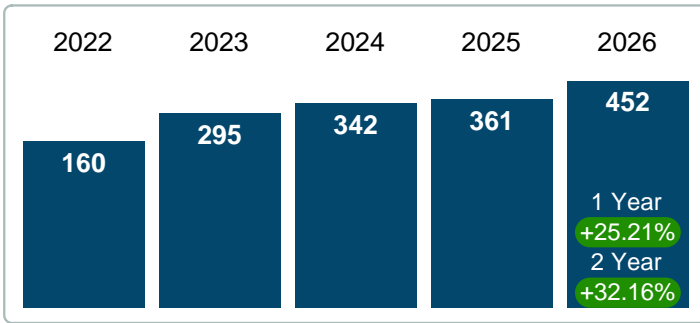
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



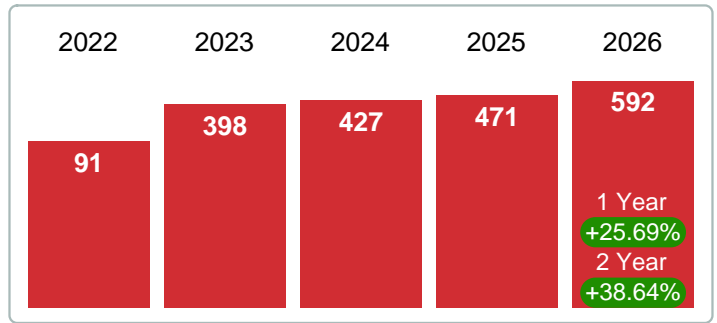
ACTIVE INVENTORY

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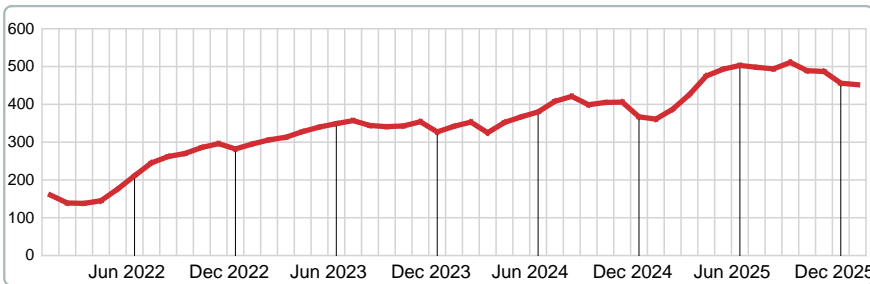
END OF JANUARY



ACTIVE DURING JANUARY

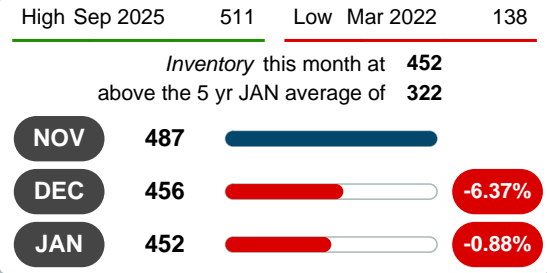


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 322



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	39	8.63%	75.0	21	16	2	0
\$125,001 - \$175,000	53	11.73%	61.0	12	33	6	2
\$175,001 - \$225,000	77	17.04%	75.0	10	52	13	2
\$225,001 - \$325,000	114	25.22%	73.0	8	76	20	10
\$325,001 - \$400,000	60	13.27%	78.0	8	32	18	2
\$400,001 - \$650,000	63	13.94%	98.0	6	26	28	3
\$650,001 and up	46	10.18%	83.5	2	20	16	8
Total Active Inventory by Units	452			67	255	103	27
Total Active Inventory by Volume	172,765,509	100%	75.0	16.58M	86.46M	47.32M	22.41M
Median Active Inventory Listing Price	\$275,000			\$179,500	\$257,000	\$378,000	\$325,000

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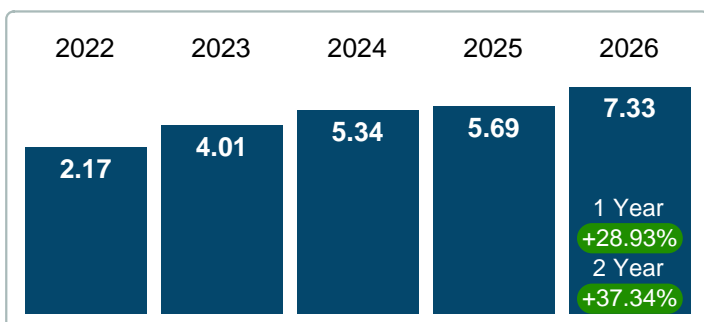
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



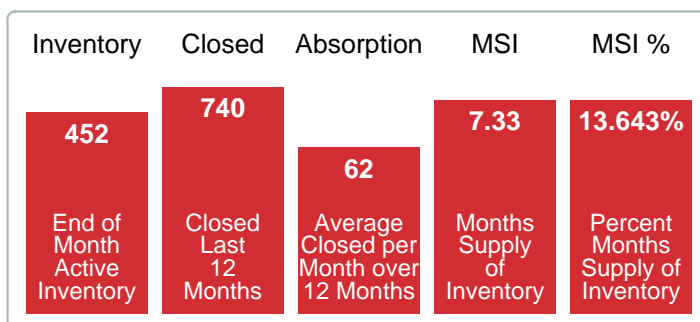
MONTHS SUPPLY of INVENTORY (MSI)

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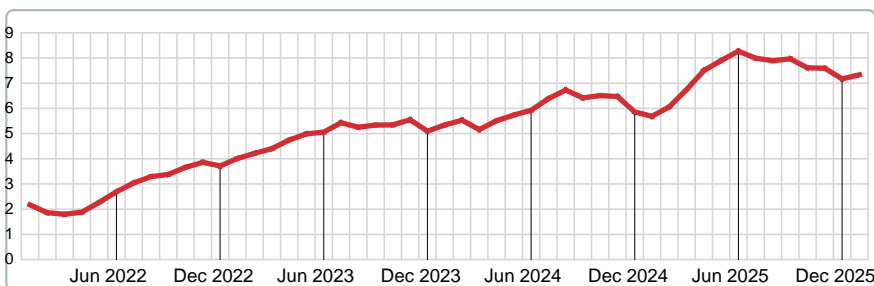
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

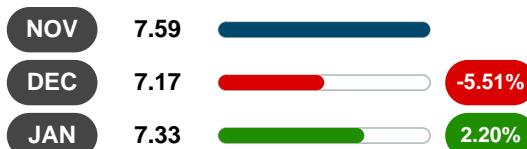


3 MONTHS

5 year JAN AVG = 4.91

High Jun 2025 8.27 Low Mar 2022 1.80

Months Supply this month at **7.33**
above the 5 yr JAN average of **4.91**



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
\$125,000 and less	39	8.63%	4.88	6.00	4.09	4.00	0.00
\$125,001 - \$175,000	53	11.73%	5.73	4.11	6.49	5.54	12.00
\$175,001 - \$225,000	77	17.04%	6.24	10.00	5.78	6.00	12.00
\$225,001 - \$325,000	114	25.22%	6.61	9.60	6.16	5.22	40.00
\$325,001 - \$400,000	60	13.27%	9.11	19.20	8.35	8.00	24.00
\$400,001 - \$650,000	63	13.94%	9.95	14.40	9.45	12.92	3.00
\$650,001 and up	46	10.18%	24.00	6.00	80.00	14.77	32.00
Market Supply of Inventory (MSI)			7.33	7.12	6.86	7.87	13.50
Total Active Inventory by Units		100%	7.33	67	255	103	27

January 2026



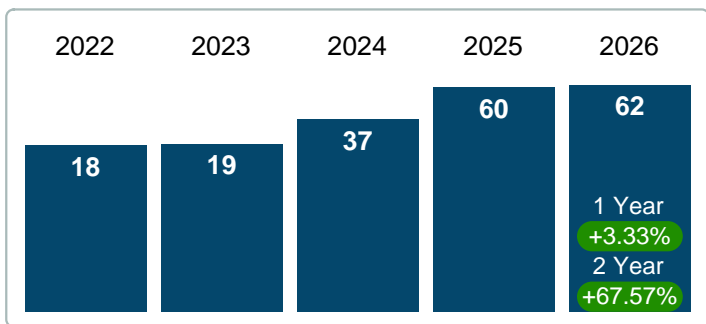
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



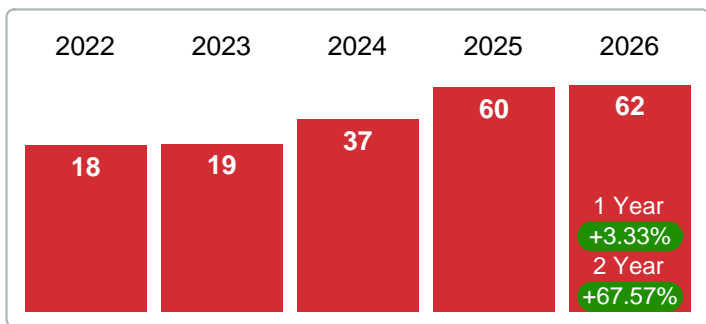
MEDIAN DAYS ON MARKET TO SALE

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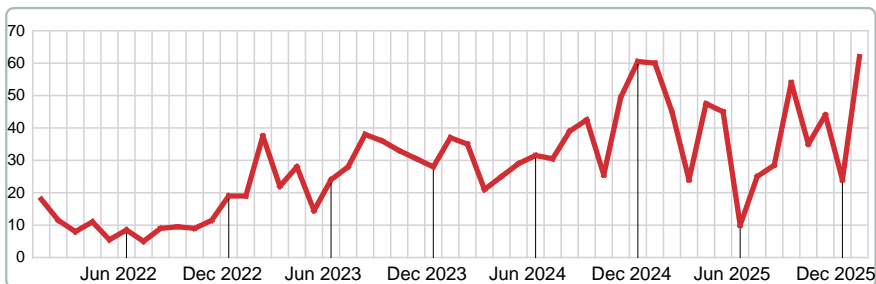
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 39

High Jan 2026 62 Low Jul 2022 5

Median Days on Market to Sale this month at 62 above the 5 yr JAN average of 39



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
\$175,000 and less 3	11.11%	78	78	73	0	0
\$175,001 - \$225,000 2	7.41%	76	18	133	0	0
\$225,001 - \$275,000 4	14.81%	176	0	190	154	0
\$275,001 - \$375,000 7	25.93%	16	1	16	85	0
\$375,001 - \$450,000 4	14.81%	31	42	78	20	1
\$450,001 - \$650,000 5	18.52%	62	0	50	121	160
\$650,001 and up 2	7.41%	93	0	0	16	169
Median Closed DOM		62	30	70	66	160
Total Closed Units	100%	62.0	4	14	6	3
Total Closed Volume		11,614,100	1.08M	4.76M	4.20M	1.58M

January 2026



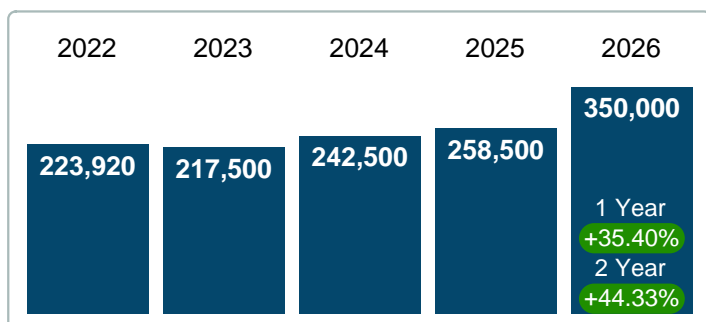
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



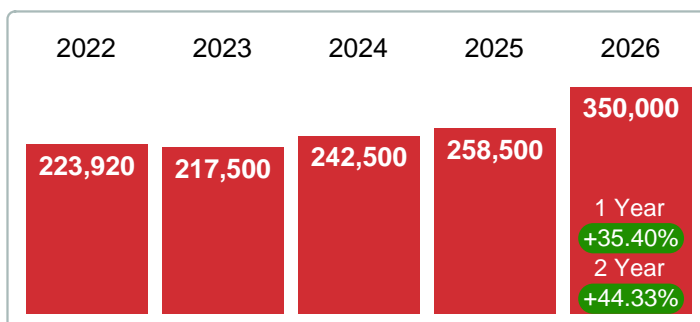
MEDIAN LIST PRICE AT CLOSING

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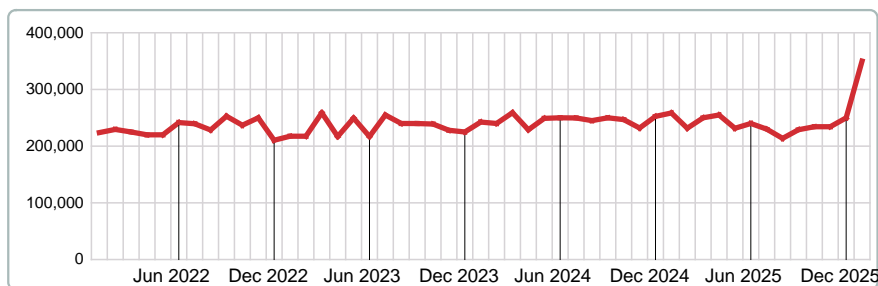
JANUARY



YEAR TO DATE (YTD)

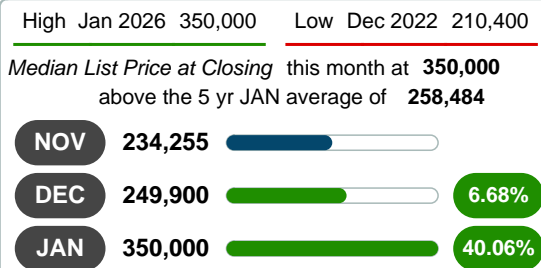


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 258,484



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
\$175,000 and less	<div style="width: 7.41%;"></div> 2	7.41%	164,750	154,500	175,000	0	0
\$175,001 - \$225,000	<div style="width: 11.11%;"></div> 3	11.11%	199,000	199,000	205,500	0	0
\$225,001 - \$275,000	<div style="width: 7.41%;"></div> 2	7.41%	257,000	0	275,000	239,000	0
\$275,001 - \$375,000	<div style="width: 33.33%;"></div> 9	33.33%	299,900	369,000	299,450	327,450	0
\$375,001 - \$450,000	<div style="width: 14.81%;"></div> 4	14.81%	422,450	399,000	430,000	425,000	419,900
\$450,001 - \$650,000	<div style="width: 14.81%;"></div> 4	14.81%	554,000	0	599,500	559,000	475,500
\$650,001 and up	<div style="width: 11.11%;"></div> 3	11.11%	719,000	0	698,000	2,500,000	719,000
Median List Price			350,000	284,000	299,450	397,450	475,500
Total Closed Units		100%	350,000	4	14	6	3
Total Closed Volume			12,162,100	1.12M	5.05M	4.38M	1.61M

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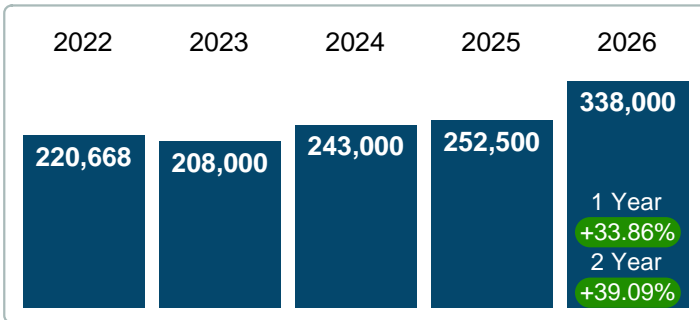
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



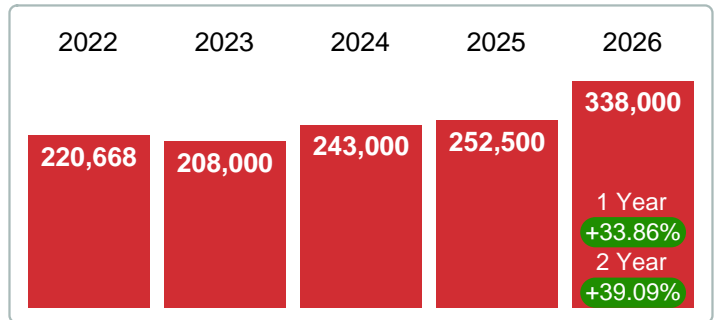
MEDIAN SOLD PRICE AT CLOSING

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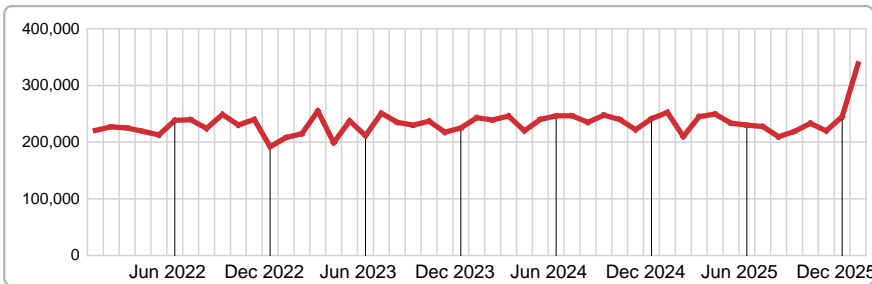
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

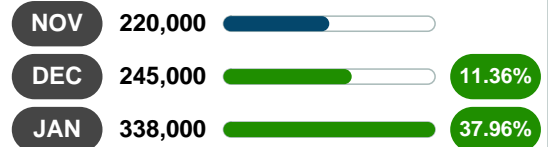


3 MONTHS

5 year JAN AVG = 252,434

High Jan 2026 338,000 Low Dec 2022 192,000

Median Sold Price at Closing this month at **338,000** above the 5 yr JAN average of **252,434**



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
\$175,000 and less	3	11.11%	168,000	148,000	171,500	0	0
\$175,001 - \$225,000	2	7.41%	209,500	194,000	225,000	0	0
\$225,001 - \$275,000	4	14.81%	252,500	0	255,550	252,000	0
\$275,001 - \$375,000	7	25.93%	297,000	338,000	290,000	369,000	0
\$375,001 - \$450,000	4	14.81%	415,000	399,000	415,000	415,000	420,000
\$450,001 - \$650,000	5	18.52%	559,000	0	610,000	559,000	460,000
\$650,001 and up	2	7.41%	1,522,500	0	0	02,350,000	695,000
Median Sold Price			338,000	266,000	286,000	392,000	460,000
Total Closed Units		100%	338,000	4	14	6	3
Total Closed Volume			11,614,100	1.08M	4.76M	4.20M	1.58M

January 2026



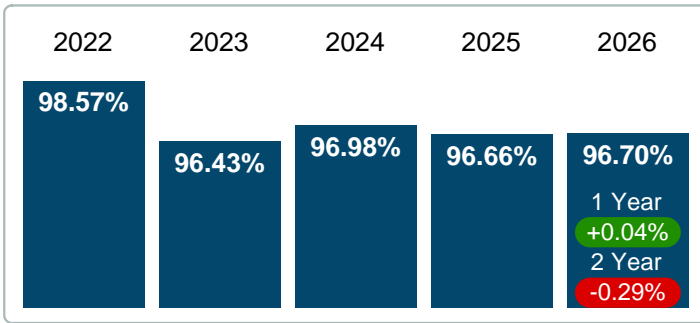
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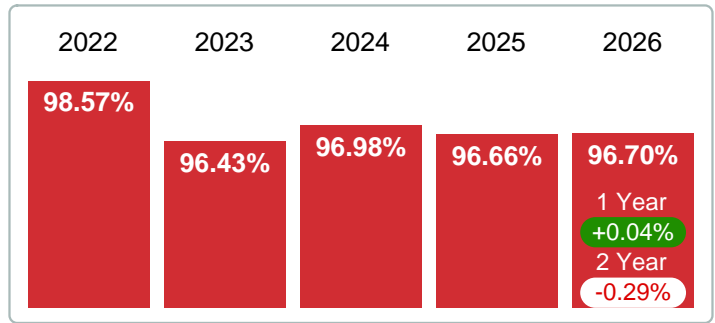
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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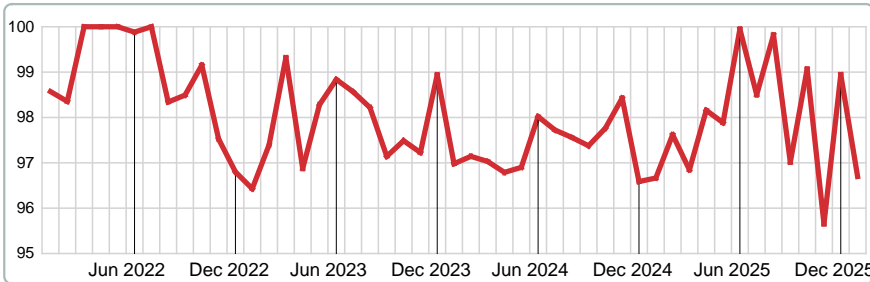
JANUARY



YEAR TO DATE (YTD)

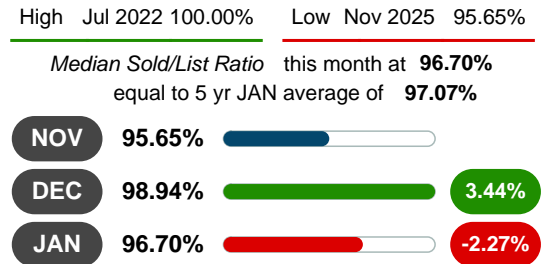


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 97.07%



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
\$175,000 and less	3	11.11%	95.79%	95.79%	93.75%	0.00%	0.00%
\$175,001 - \$225,000	2	7.41%	100.11%	97.49%	102.74%	0.00%	0.00%
\$225,001 - \$275,000	4	14.81%	90.13%	0.00%	84.72%	96.49%	0.00%
\$275,001 - \$375,000	7	25.93%	98.09%	91.60%	98.09%	99.76%	0.00%
\$375,001 - \$450,000	4	14.81%	98.82%	100.00%	96.51%	97.65%	100.02%
\$450,001 - \$650,000	5	18.52%	93.85%	0.00%	93.12%	100.00%	96.74%
\$650,001 and up	2	7.41%	95.33%	0.00%	0.00%	94.00%	96.66%
Median Sold/List Ratio		96.70%		96.64%	95.87%	98.70%	96.74%
Total Closed Units		27	100%	4	14	6	3
Total Closed Volume		11,614,100		1.08M	4.76M	4.20M	1.58M

January 2026



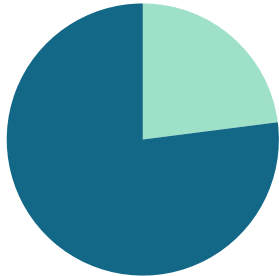
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

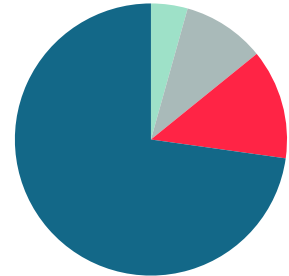


Inventory
 New Listings
136 = 22.97%
 Start Inventory
456
 Total Inventory Units
592
 Volume
\$236,842,493

Market Activity

Closed Sales
27 = 4.35%
 Pending Sales
61 = 9.82%
 Other Off Market
81 = 13.04%
 Active Inventory
452 = 72.79%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	50	27	-46.00%	50	27	-46.00%
Pending Sales	50	61	22.00%	50	61	22.00%
New Listings	104	136	30.77%	104	136	30.77%
Median List Price	258,500	350,000	35.40%	258,500	350,000	35.40%
Median Sale Price	252,500	338,000	33.86%	252,500	338,000	33.86%
Median Percent of Selling Price to List Price	96.66%	96.70%	0.04%	96.66%	96.70%	0.04%
Median Days on Market to Sale	60.00	62.00	3.33%	60.00	62.00	3.33%
Monthly Inventory	361	452	25.21%	361	452	25.21%
Months Supply of Inventory	5.69	7.33	28.93%	5.69	7.33	28.93%

Absorption: Last 12 months, an Average of **62** Sales/Month

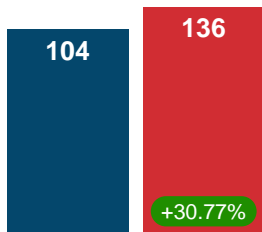
Inventory on January 31, 2026 = **452**

2025 **2026**

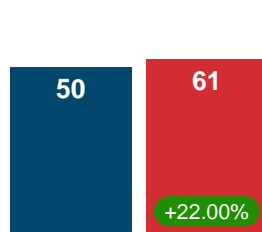
JANUARY MARKET

MEDIAN PRICES

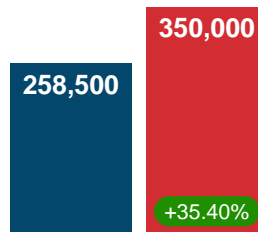
New Listings



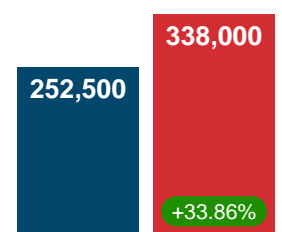
Pending Listings



List Price



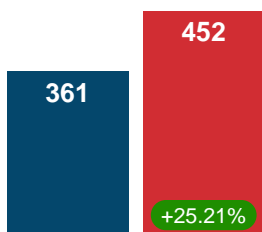
Sale Price



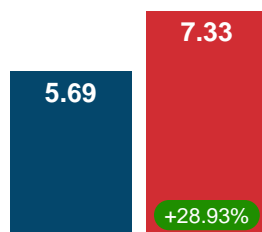
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

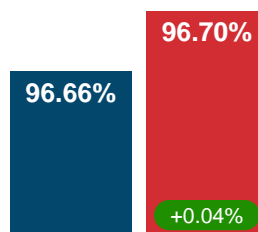
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

