

January 2026



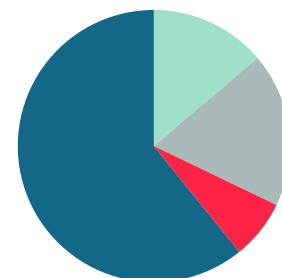
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	544	508	-6.62%
Pending Listings	643	675	4.98%
New Listings	947	869	-8.24%
Median List Price	264,400	275,000	4.01%
Median Sale Price	260,000	270,500	4.04%
Median Percent of Selling Price to List Price	98.84%	98.89%	0.05%
Median Days on Market to Sale	30.00	32.50	8.33%
End of Month Inventory	2,014	2,239	11.17%
Months Supply of Inventory	2.88	3.10	7.67%



■ Closed (13.80%)
■ Pending (18.33%)
■ Other OffMarket (7.06%)
■ Active (60.81%)

Absorption: Last 12 months, an Average of **721** Sales/Month
Active Inventory as of January 31, 2026 = **2,239**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **11.17%** to 2,239 existing homes available for sale. Over the last 12 months this area has had an average of 721 closed sales per month. This represents an unsold inventory index of **3.10** 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 **4.04%** in January 2026 to \$270,500 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **32.50** days that homes spent on the market before selling increased by 2.50 days or **8.33%** in January 2026 compared to last year's same month at **30.00** 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 strong this month.

There were 869 New Listings in January 2026, down **8.24%** from last year at 947. Furthermore, there were 508 Closed Listings this month versus last year at 544, a **-6.62%** decrease.

Closed versus Listed trends yielded a **58.5%** ratio, up from previous year's, January 2025, at **57.4%**, a **1.76%** upswing. 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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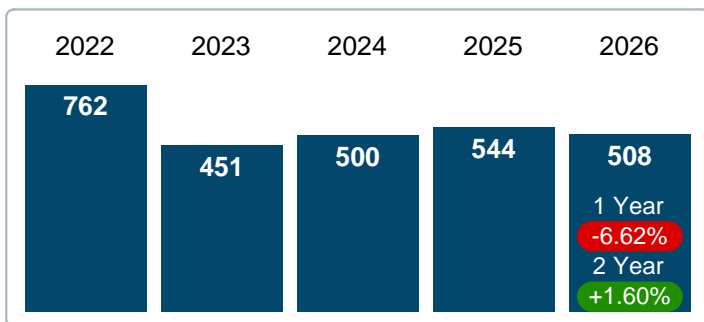
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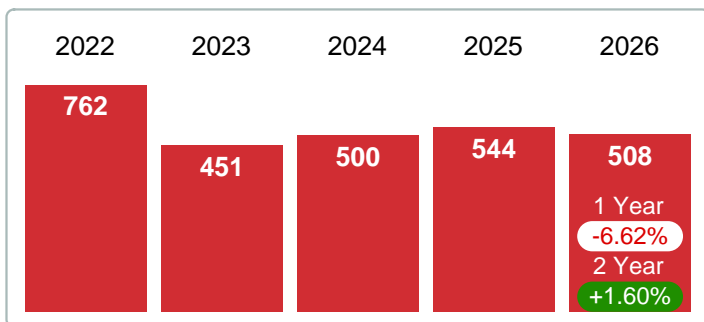
CLOSED LISTINGS

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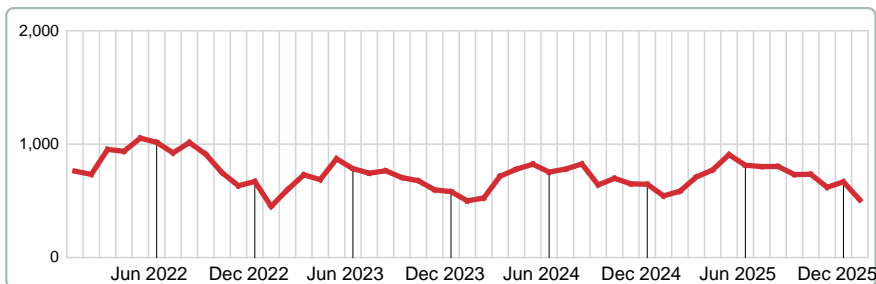
JANUARY



YEAR TO DATE (YTD)

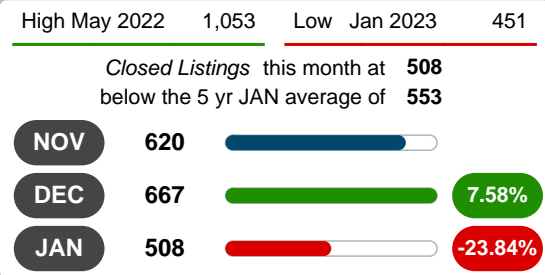


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 553



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	41	8.07%	20.0	22	16	3	0
\$125,001 - \$175,000	54	10.63%	27.5	13	33	7	1
\$175,001 - \$225,000	71	13.98%	37.0	11	57	2	1
\$225,001 - \$300,000	142	27.95%	29.5	9	89	43	1
\$300,001 - \$375,000	81	15.94%	40.0	5	29	38	9
\$375,001 - \$550,000	68	13.39%	41.5	2	27	31	8
\$550,001 and up	51	10.04%	25.0	1	14	25	11
Total Closed Units	508			63	265	149	31
Total Closed Volume	162,823,548	100%	32.5	12.03M	72.88M	59.60M	18.31M
Median Closed Price	\$270,500			\$168,000	\$246,000	\$339,000	\$420,000

January 2026



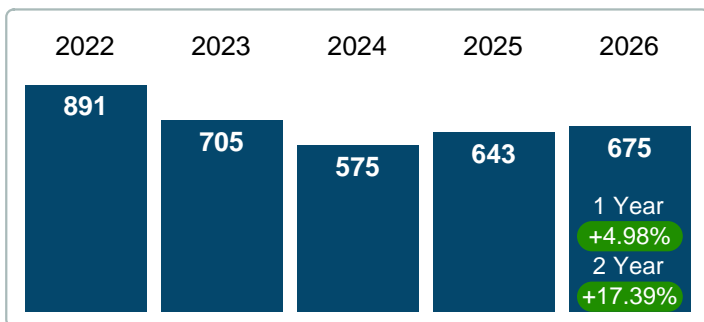
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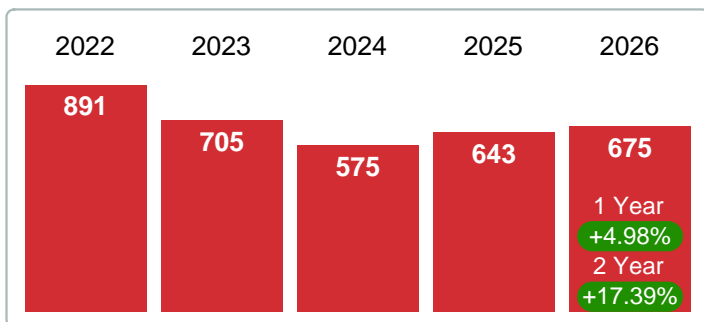
PENDING LISTINGS

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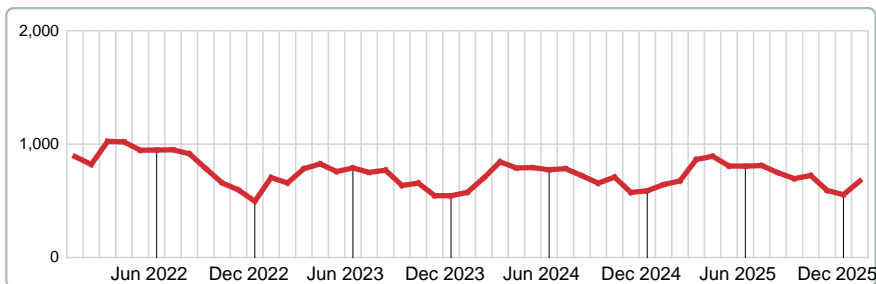
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 698

High Mar 2022 1,024 Low Dec 2022 496

Pending Listings this month at **675**
below the 5 yr JAN average of **698**



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	36	5.33%	17.0	18	18	0	0
\$125,001 - \$175,000	74	10.96%	28.5	15	48	10	1
\$175,001 - \$225,000	100	14.81%	41.0	11	74	13	2
\$225,001 - \$300,000	185	27.41%	46.0	8	126	46	5
\$300,001 - \$400,000	127	18.81%	49.0	10	48	63	6
\$400,001 - \$550,000	84	12.44%	59.5	3	25	46	10
\$550,001 and up	69	10.22%	49.0	3	11	39	16
Total Pending Units	675			68	350	217	40
Total Pending Volume	232,342,041	100%	44.0	15.47M	94.21M	100.88M	21.79M
Median Listing Price	\$285,000			\$180,000	\$249,900	\$350,000	\$504,950

January 2026



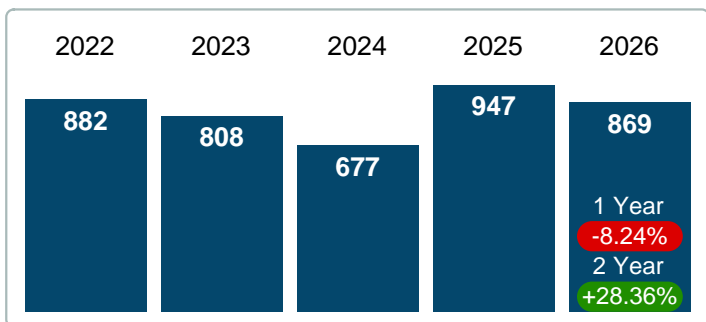
Area Delimited by County Of Tulsa - Residential Property Type



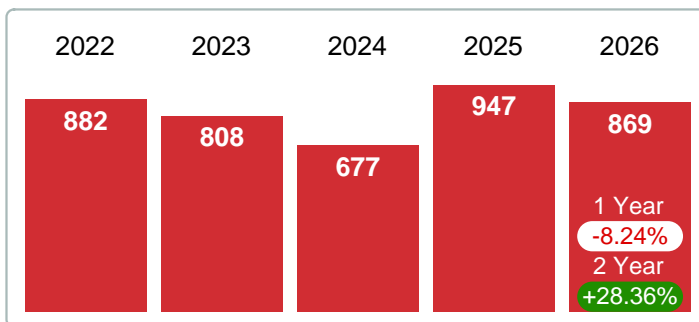
NEW LISTINGS

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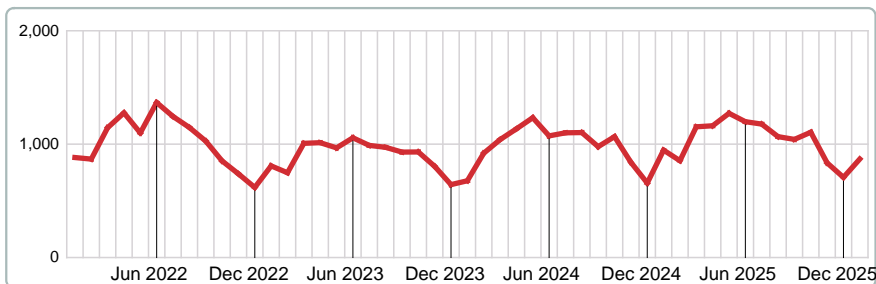
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 837

High Jun 2022 1,367 Low Dec 2022 618

New Listings this month at **869**
above the 5 yr JAN average of **837**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	80	9.21%	33	40	7	0
\$150,001 - \$200,000	102	11.74%	24	69	8	1
\$200,001 - \$250,000	128	14.73%	10	108	10	0
\$250,001 - \$325,000	190	21.86%	9	106	67	8
\$325,001 - \$425,000	156	17.95%	5	61	69	21
\$425,001 - \$625,000	126	14.50%	11	41	62	12
\$625,001 and up	87	10.01%	3	16	40	28
Total New Listed Units	869		95	441	263	70
Total New Listed Volume	326,296,332	100%	23.08M	128.99M	121.07M	53.15M
Median New Listed Listing Price	\$300,000		\$179,900	\$255,000	\$374,900	\$527,450

January 2026



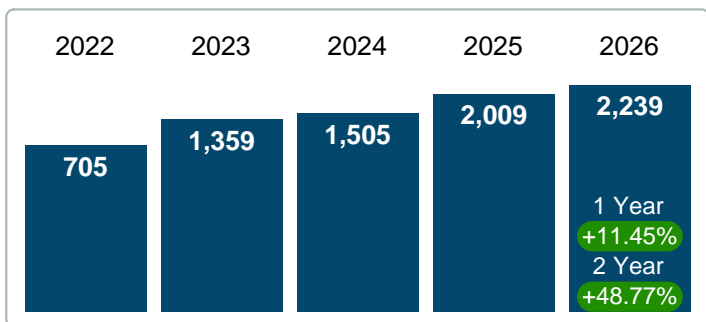
Area Delimited by County Of Tulsa - Residential Property Type



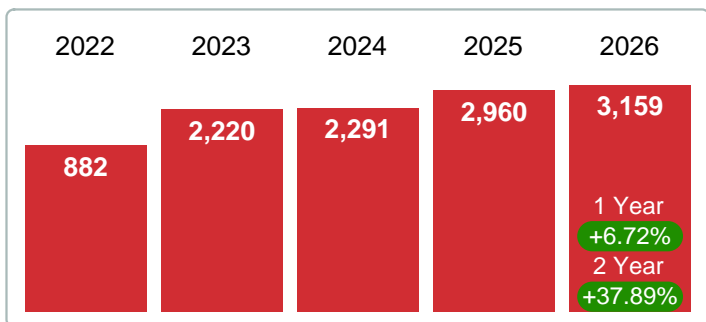
ACTIVE INVENTORY

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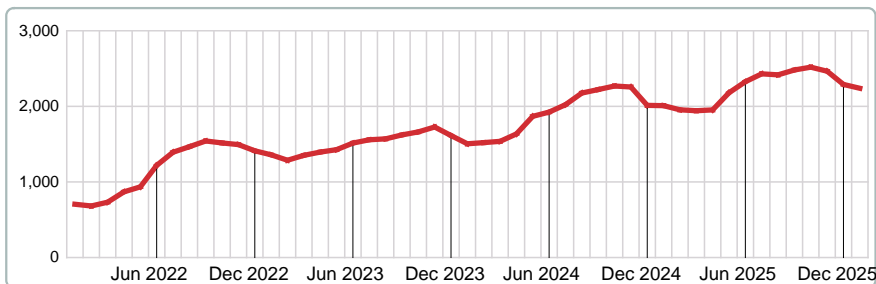
END OF JANUARY



ACTIVE DURING JANUARY



5 YEAR MARKET ACTIVITY TRENDS

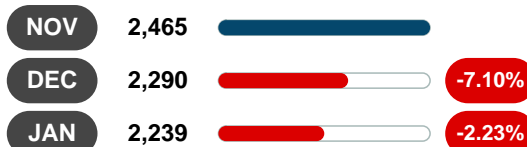


3 MONTHS

5 year JAN AVG = 1,563

High Oct 2025 2,518 Low Feb 2022 682

Inventory this month at 2,239 above the 5 yr JAN average of 1,563



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	166	7.41%	79.0	112	46	8	0
\$125,001 - \$200,000	291	13.00%	59.0	91	168	31	1
\$200,001 - \$275,000	364	16.26%	53.0	38	276	46	4
\$275,001 - \$375,000	532	23.76%	60.5	20	234	250	28
\$375,001 - \$500,000	378	16.88%	82.0	13	151	173	41
\$500,001 - \$675,000	283	12.64%	107.0	10	70	158	45
\$675,001 and up	225	10.05%	82.0	9	31	118	67
Total Active Inventory by Units			2,239	293	976	784	186
Total Active Inventory by Volume			899,661,267	61.90M	306.55M	386.19M	145.02M
Median Active Inventory Listing Price			\$325,890	\$150,000	\$275,000	\$411,770	\$577,400

January 2026



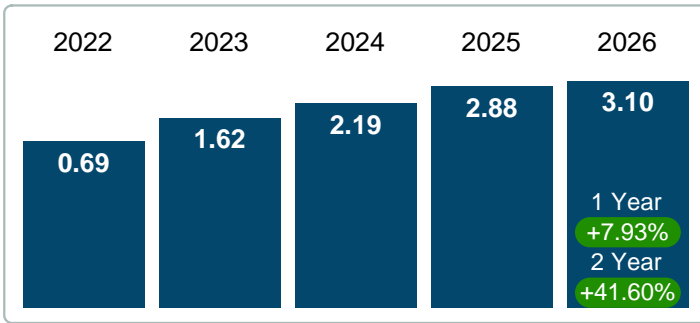
Area Delimited by County Of Tulsa - Residential Property Type



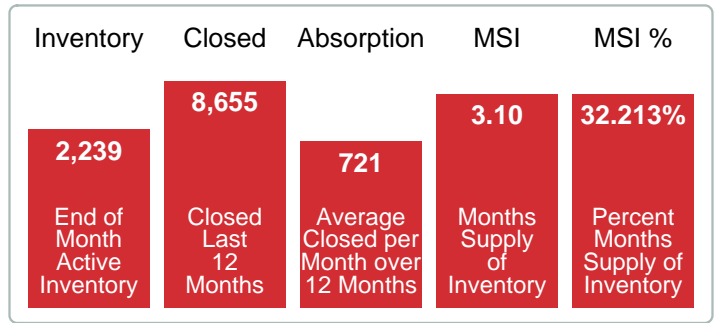
MONTHS SUPPLY of INVENTORY (MSI)

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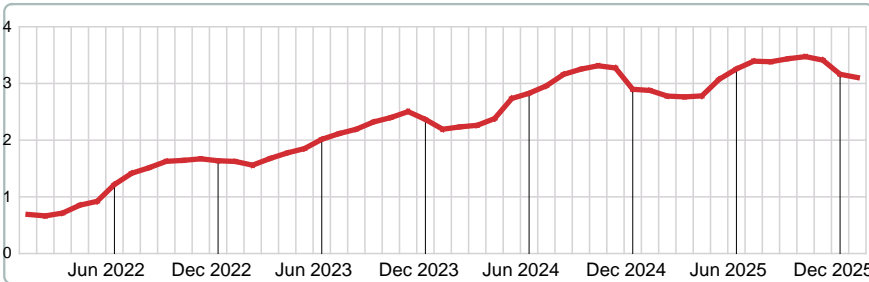
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

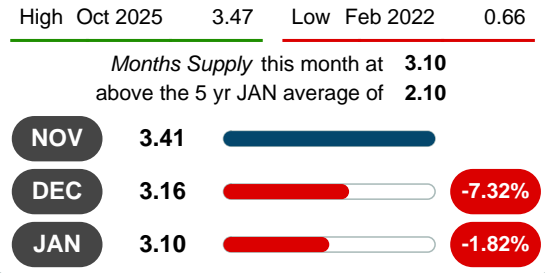


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.10



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	166	7.41%	3.11	4.15	1.94	3.00	0.00
\$125,001 - \$200,000	291	13.00%	2.43	3.25	2.11	2.70	2.40
\$200,001 - \$275,000	364	16.26%	2.03	2.35	2.05	1.73	2.40
\$275,001 - \$375,000	532	23.76%	3.02	2.40	2.75	3.42	2.85
\$375,001 - \$500,000	378	16.88%	3.88	3.55	4.63	3.41	3.94
\$500,001 - \$675,000	283	12.64%	5.02	12.00	5.28	4.61	5.57
\$675,001 and up	225	10.05%	5.79	27.00	5.10	6.08	5.15
Market Supply of Inventory (MSI)			3.10	3.47	2.60	3.59	4.28
Total Active Inventory by Units		100%	3.10	293	976	784	186

January 2026



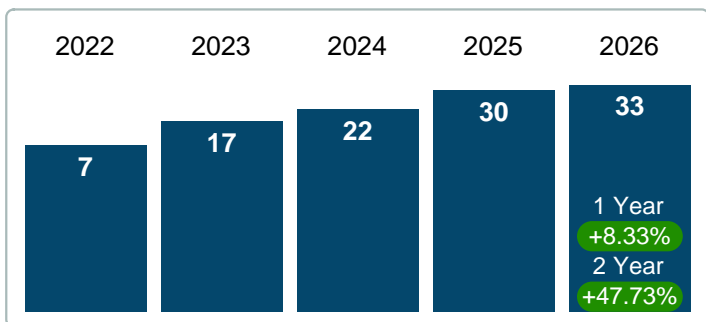
Area Delimited by County Of Tulsa - Residential Property Type



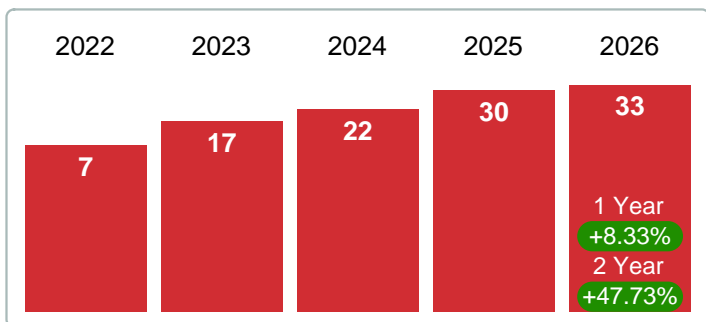
MEDIAN DAYS ON MARKET TO SALE

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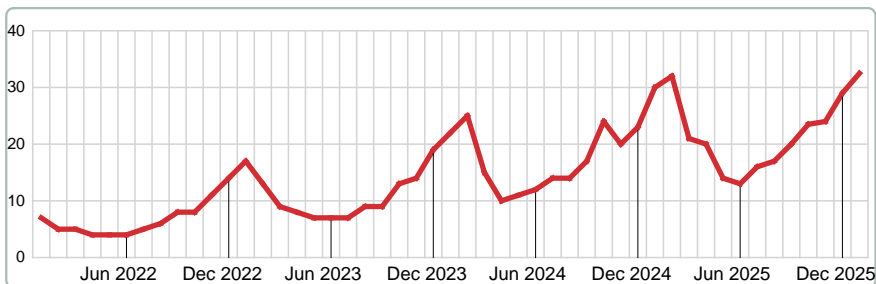
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

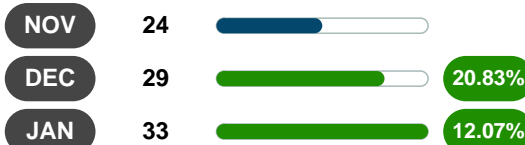


3 MONTHS

5 year JAN AVG = 22

High Jan 2026 33 Low Jun 2022 4

Median Days on Market to Sale this month at 33 above the 5 yr JAN average of 22



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
\$125,000 and less	8.07%	20	26	18	9	0
\$125,001 - \$175,000	10.63%	28	33	24	6	43
\$175,001 - \$225,000	13.98%	37	44	37	111	14
\$225,001 - \$300,000	27.95%	30	40	24	46	49
\$300,001 - \$375,000	15.94%	40	17	35	53	53
\$375,001 - \$550,000	13.39%	42	6	35	42	64
\$550,001 and up	10.04%	25	1	11	25	33
Median Closed DOM		33	30	27	40	49
Total Closed Units	100%	508	63	265	149	31
Total Closed Volume		162,823,548	12.03M	72.88M	59.60M	18.31M

January 2026



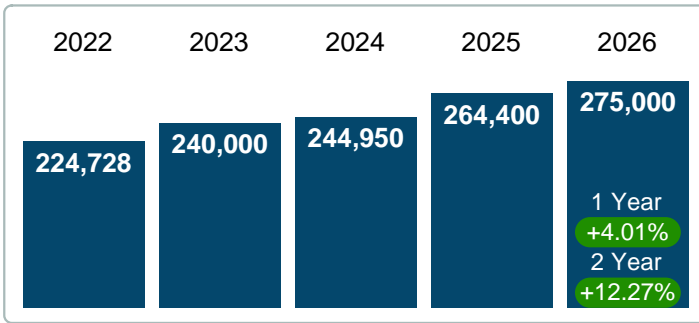
Area Delimited by County Of Tulsa - Residential Property Type



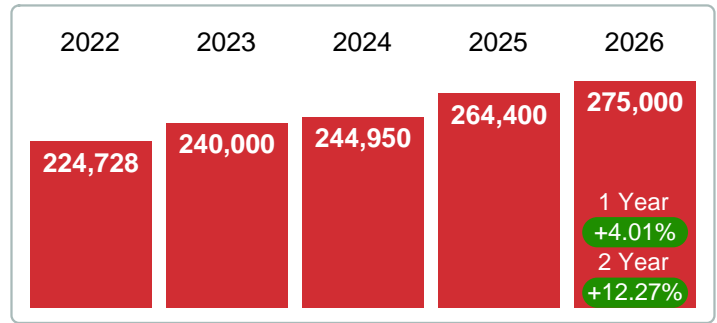
MEDIAN LIST PRICE AT CLOSING

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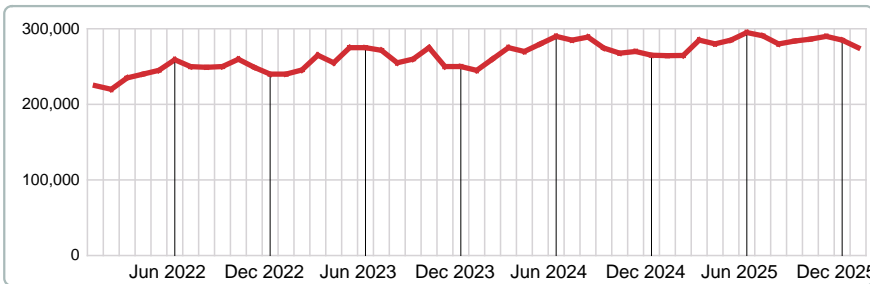
JANUARY



YEAR TO DATE (YTD)

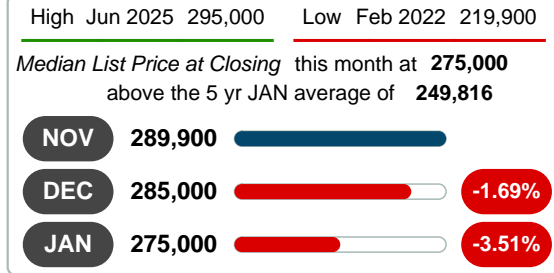


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 249,816



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
\$125,000 and less	37	7.28%	81,900	78,450	90,000	92,000	0
\$125,001 - \$175,000	51	10.04%	157,500	145,750	159,900	165,000	175,000
\$175,001 - \$225,000	77	15.16%	205,000	187,000	209,900	182,250	0
\$225,001 - \$300,000	135	26.57%	265,000	264,500	259,450	274,900	255,000
\$300,001 - \$375,000	81	15.94%	330,000	320,000	334,999	330,000	347,500
\$375,001 - \$550,000	73	14.37%	429,000	399,000	439,900	427,891	435,000
\$550,001 and up	54	10.63%	688,500	1,285,000	610,000	695,713	950,000
Median List Price			275,000	175,000	249,900	340,000	435,000
Total Closed Units		100%	275,000	63	265	149	31
Total Closed Volume			166,241,445	12.46M	74.42M	60.58M	18.79M

January 2026



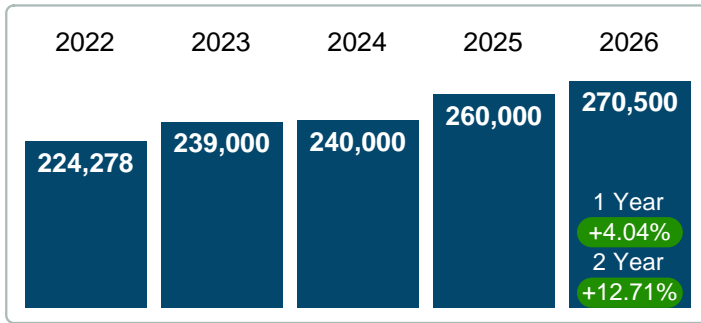
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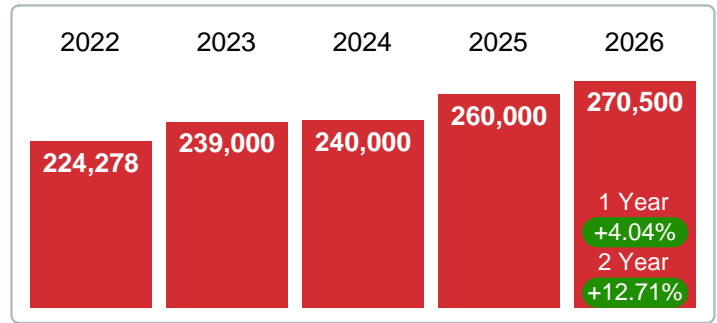
MEDIAN SOLD PRICE AT CLOSING

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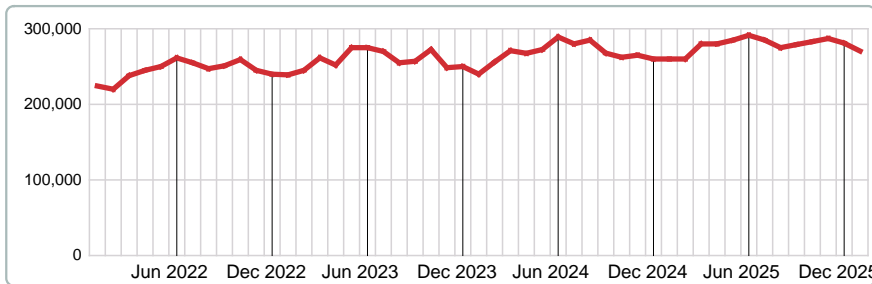
JANUARY



YEAR TO DATE (YTD)

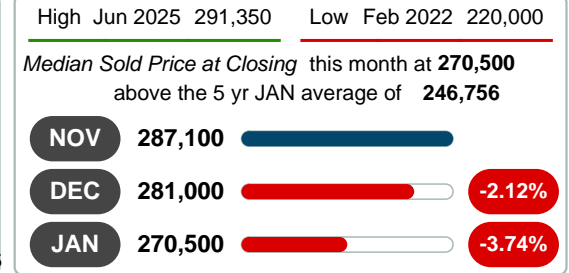


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 246,756



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
\$125,000 and less	41	8.07%	84,000	85,950	98,500	75,000	0
\$125,001 - \$175,000	54	10.63%	154,900	163,500	153,000	160,000	170,000
\$175,001 - \$225,000	71	13.98%	205,000	194,000	205,400	202,250	222,000
\$225,001 - \$300,000	142	27.95%	263,500	260,000	256,000	274,900	278,500
\$300,001 - \$375,000	81	15.94%	330,000	309,500	330,000	338,000	350,000
\$375,001 - \$550,000	68	13.39%	433,000	399,000	436,570	432,000	435,000
\$550,001 and up	51	10.04%	710,000	1,290,000	614,491	725,000	950,000
Median Sold Price			270,500	168,000	246,000	339,000	420,000
Total Closed Units		100%	270,500	63	265	149	31
Total Closed Volume			162,823,548	12.03M	72.88M	59.60M	18.31M

January 2026



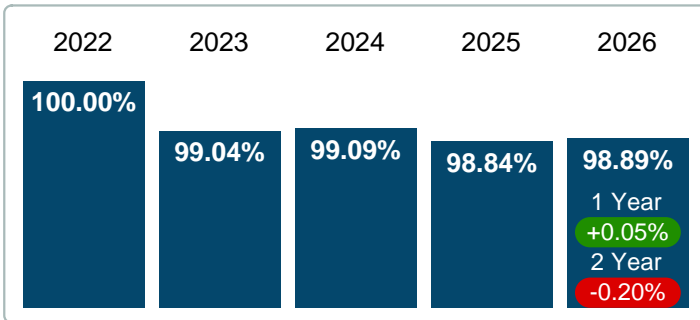
Area Delimited by County Of Tulsa - Residential Property Type



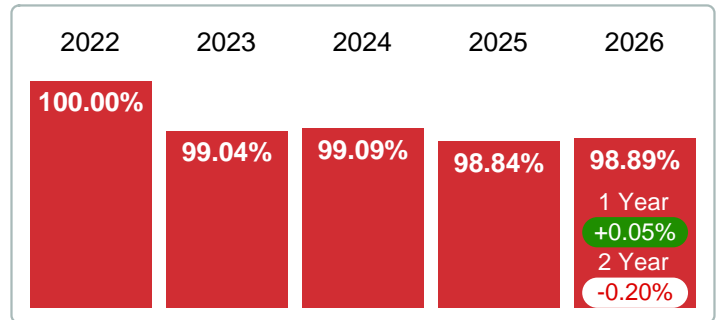
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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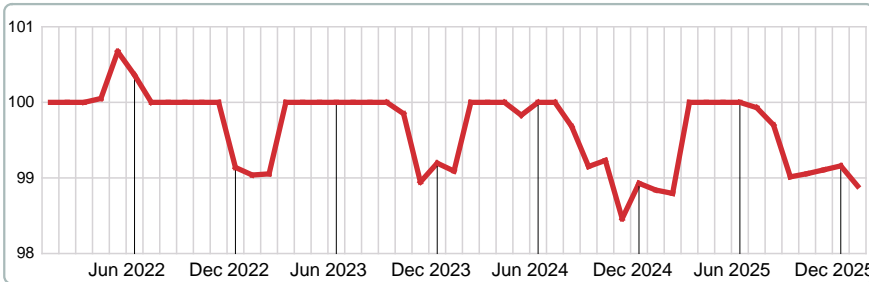
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

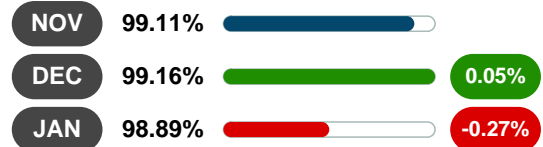


3 MONTHS

5 year JAN AVG = 99.17%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **98.89%**
equal to 5 yr JAN average of **99.17%**



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
\$125,000 and less	41	8.07%	97.60%	97.31%	92.38%	100.00%	0.00%
\$125,001 - \$175,000	54	10.63%	96.89%	96.50%	96.73%	100.00%	97.14%
\$175,001 - \$225,000	71	13.98%	98.92%	98.36%	100.00%	98.03%	94.47%
\$225,001 - \$300,000	142	27.95%	100.00%	97.73%	100.00%	100.00%	101.27%
\$300,001 - \$375,000	81	15.94%	98.92%	99.05%	97.67%	100.00%	98.75%
\$375,001 - \$550,000	68	13.39%	98.87%	102.76%	97.80%	99.08%	97.35%
\$550,001 and up	51	10.04%	99.46%	100.39%	100.00%	98.68%	97.91%
Median Sold/List Ratio		98.89%		98.04%	98.87%	100.00%	98.53%
Total Closed Units		508	100%	63	265	149	31
Total Closed Volume		162,823,548		12.03M	72.88M	59.60M	18.31M

January 2026



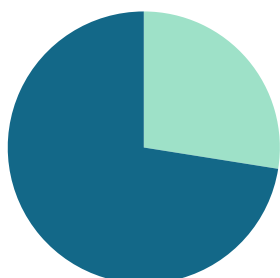
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

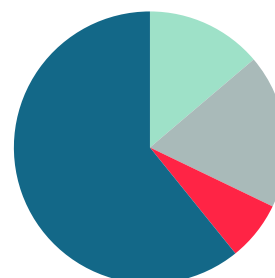


Inventory
 New Listings
869 = 27.51%
 Start Inventory
2,290
 Total Inventory Units
3,159
 Volume
\$1,237,661,722

Market Activity

Closed Sales
508 = 13.80%
 Pending Sales
675 = 18.33%
 Other Off Market
260 = 7.06%
 Active Inventory
2,239 = 60.81%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	544	508	-6.62%	544	508	-6.62%
Pending Sales	643	675	4.98%	643	675	4.98%
New Listings	947	869	-8.24%	947	869	-8.24%
Median List Price	264,400	275,000	4.01%	264,400	275,000	4.01%
Median Sale Price	260,000	270,500	4.04%	260,000	270,500	4.04%
Median Percent of Selling Price to List Price	98.84%	98.89%	0.05%	98.84%	98.89%	0.05%
Median Days on Market to Sale	30.00	32.50	8.33%	30.00	32.50	8.33%
Monthly Inventory	2,014	2,239	11.17%	2,014	2,239	11.17%
Months Supply of Inventory	2.88	3.10	7.67%	2.88	3.10	7.67%

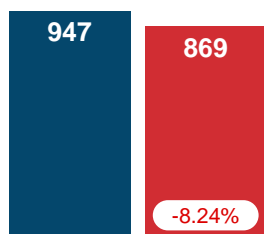
Absorption: Last 12 months, an Average of **721** Sales/Month

Inventory on January 31, 2026 = **2,239** 2025 2026

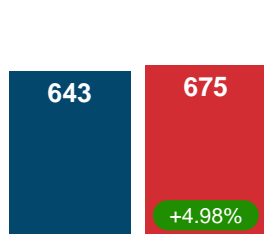
JANUARY MARKET

MEDIAN PRICES

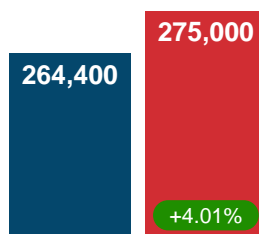
New Listings



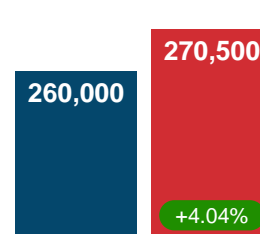
Pending Listings



List Price



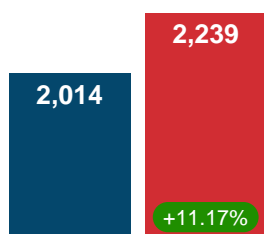
Sale Price



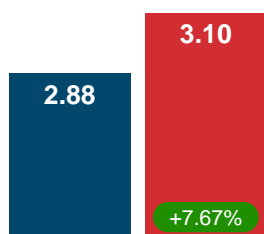
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

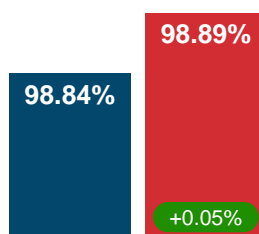
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

