

January 2026



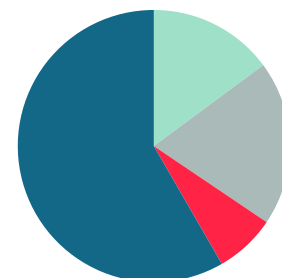
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	75	107	42.67%
Pending Listings	113	141	24.78%
New Listings	198	197	-0.51%
Average List Price	307,544	325,067	5.70%
Average Sale Price	301,407	319,430	5.98%
Average Percent of Selling Price to List Price	97.42%	98.48%	1.10%
Average Days on Market to Sale	50.15	60.65	20.95%
End of Month Inventory	393	420	6.87%
Months Supply of Inventory	3.26	3.29	0.81%



■ Closed (14.86%)
■ Pending (19.58%)
■ Other OffMarket (7.22%)
■ Active (58.33%)

Absorption: Last 12 months, an Average of **128** Sales/Month
Active Inventory as of January 31, 2026 = **420**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **6.87%** to 420 existing homes available for sale. Over the last 12 months this area has had an average of 128 closed sales per month. This represents an unsold inventory index of **3.29** 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 **5.98%** in January 2026 to \$319,430 versus the previous year at \$301,407.

Average Days on Market Lengthens

The average number of **60.65** days that homes spent on the market before selling increased by 10.51 days or **20.95%** in January 2026 compared to last year's same month at **50.15** DOM.

Sales Success for January 2026 is Positive

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

There were 197 New Listings in January 2026, down **0.51%** from last year at 198. Furthermore, there were 107 Closed Listings this month versus last year at 75, a **42.67%** increase.

Closed versus Listed trends yielded a **54.3%** ratio, up from previous year's, January 2025, at **37.9%**, a **43.39%** 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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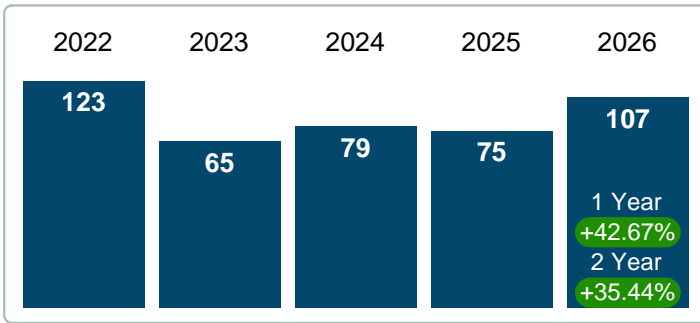
Area Delimited by County Of Wagoner - Residential Property Type



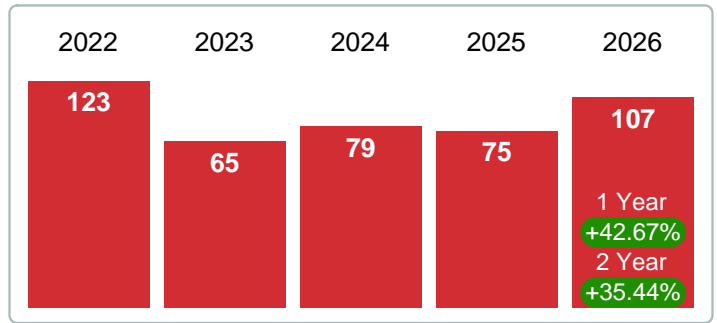
CLOSED LISTINGS

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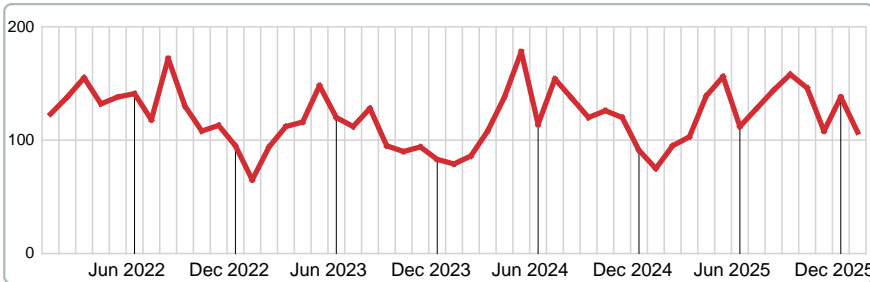
JANUARY



YEAR TO DATE (YTD)

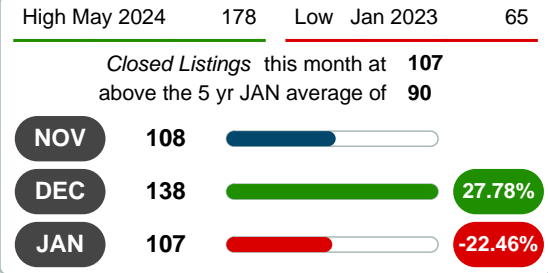


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 90



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	7.48%	45.1	2	5	1	0
\$175,001 - \$200,000	7	6.54%	36.6	0	6	1	0
\$200,001 - \$225,000	13	12.15%	29.1	1	10	2	0
\$225,001 - \$300,000	36	33.64%	36.4	0	26	9	1
\$300,001 - \$350,000	15	14.02%	91.3	0	7	8	0
\$350,001 - \$550,000	18	16.82%	93.2	1	9	7	1
\$550,001 and up	10	9.35%	113.7	0	2	6	2
Total Closed Units	107			4	65	34	4
Total Closed Volume	34,179,034	100%	60.7	899.66K	17.75M	13.23M	2.30M
Average Closed Price	\$319,430			\$224,914	\$273,017	\$389,184	\$575,250

January 2026



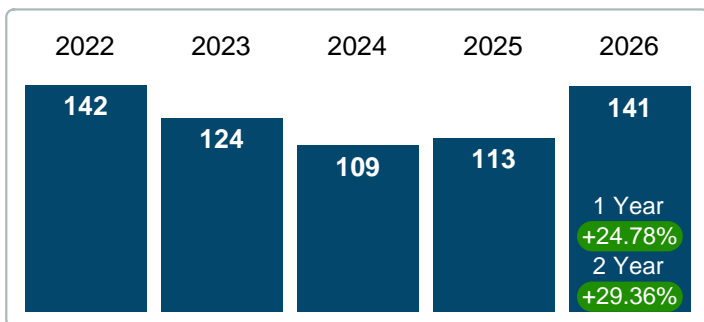
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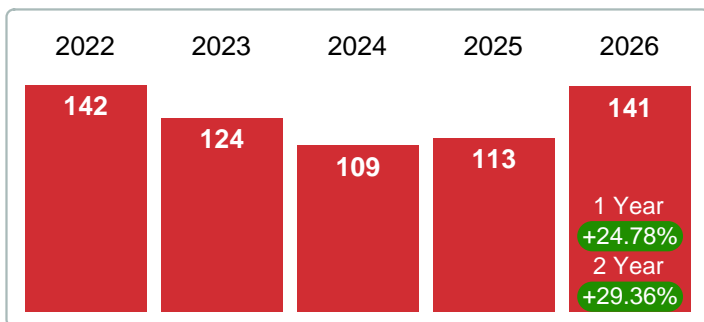
PENDING LISTINGS

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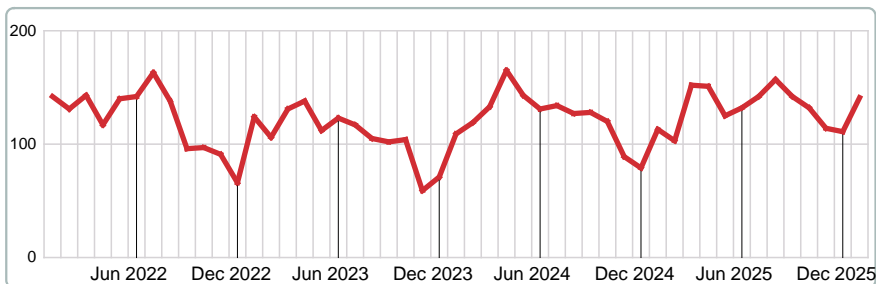
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 126

High Apr 2024 165 Low Nov 2023 59

Pending Listings this month at 141 above the 5 yr JAN average of 126

- NOV 114
- DEC 111 (-2.63%)
- JAN 141 (27.03%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14	9.93%	23.2	2	11	1	0
\$175,001 - \$200,000	4	2.84%	4.0	0	4	0	0
\$200,001 - \$250,000	33	23.40%	41.3	3	27	3	0
\$250,001 - \$325,000	27	19.15%	63.4	0	14	13	0
\$325,001 - \$450,000	32	22.70%	65.4	0	12	18	2
\$450,001 - \$625,000	15	10.64%	83.1	0	3	11	1
\$625,001 and up	16	11.35%	131.7	0	3	8	5
Total Pending Units	141			5	74	54	8
Total Pending Volume	52,166,075	100%	62.8	907.41K	20.47M	23.92M	6.87M
Average Listing Price	\$369,972			\$181,481	\$276,674	\$442,943	\$858,237

January 2026



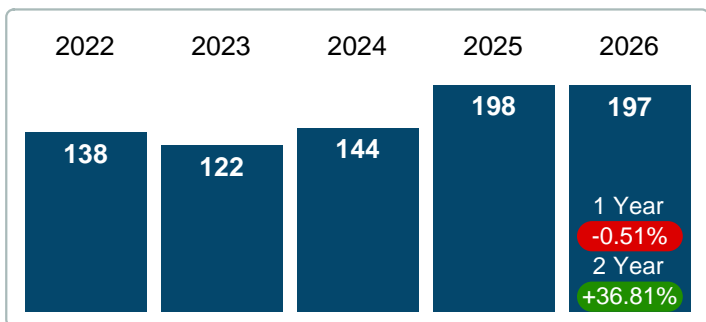
Area Delimited by County Of Wagoner - Residential Property Type



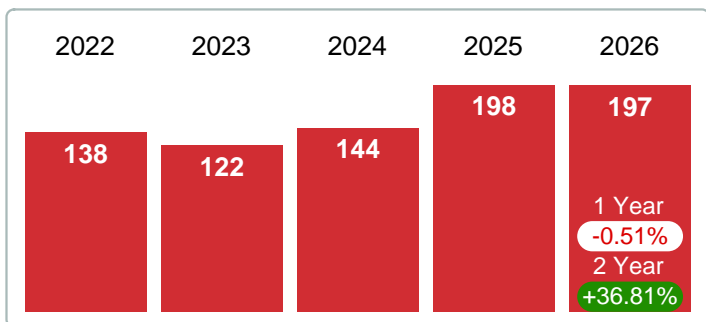
NEW LISTINGS

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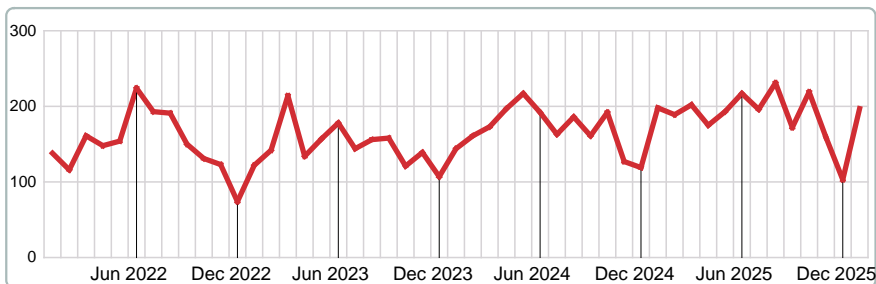
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 160

High Aug 2025: 231 | Low Dec 2022: 74

New Listings this month at **197**
above the 5 yr JAN average of **160**

- NOV: 159
- DEC: 103 (-35.22%)
- JAN: 197 (91.26%)

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	19	9.64%	8	8	3	0
\$175,001 - \$225,000	22	11.17%	2	19	1	0
\$225,001 - \$250,000	22	11.17%	1	18	3	0
\$250,001 - \$325,000	52	26.40%	1	32	19	0
\$325,001 - \$400,000	32	16.24%	0	17	14	1
\$400,001 - \$575,000	28	14.21%	1	8	15	4
\$575,001 and up	22	11.17%	1	6	9	6
Total New Listed Units	197		14	108	64	11
Total New Listed Volume	71,662,557	100%	4.25M	32.14M	26.04M	9.23M
Average New Listed Listing Price	\$363,769		\$303,284	\$297,593	\$406,919	\$839,426

January 2026



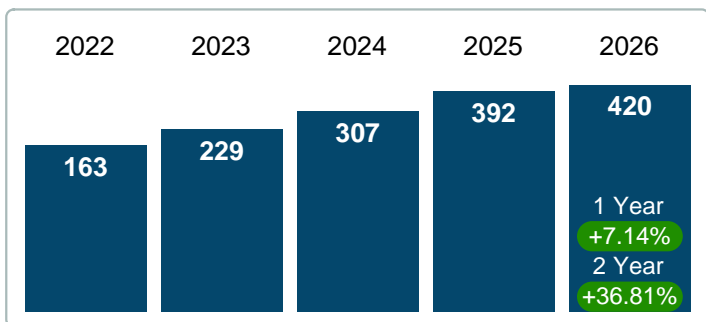
Area Delimited by County Of Wagoner - Residential Property Type



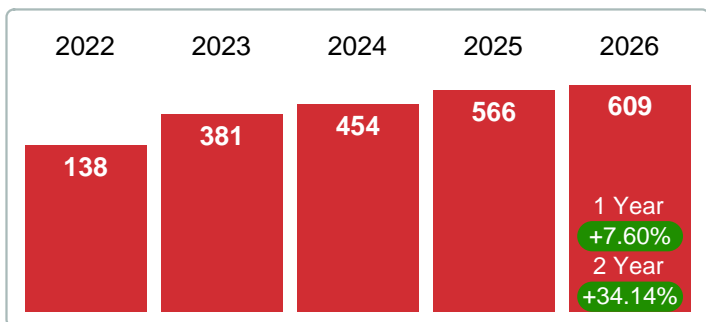
ACTIVE INVENTORY

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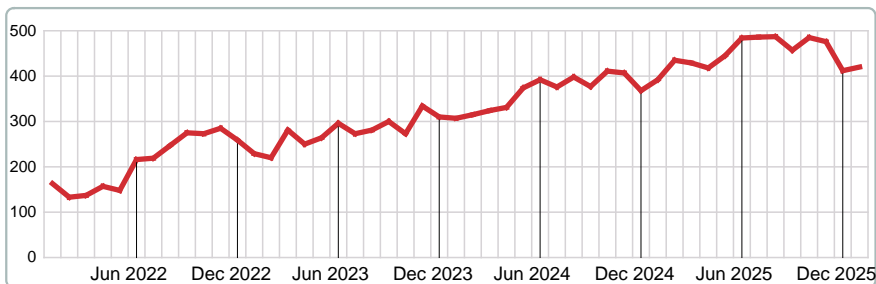
END OF JANUARY



ACTIVE DURING JANUARY

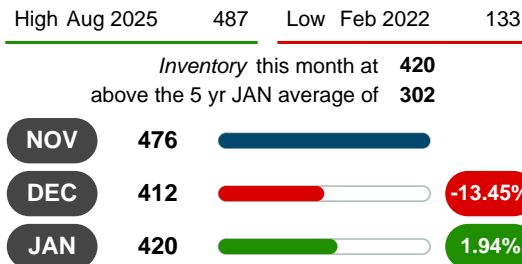


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 302



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	38	9.05%	100.0	17	14	7	0
\$175,001 - \$225,000	32	7.62%	54.1	2	22	8	0
\$225,001 - \$275,000	60	14.29%	57.3	0	48	12	0
\$275,001 - \$375,000	121	28.81%	76.2	1	67	48	5
\$375,001 - \$525,000	74	17.62%	92.3	3	31	32	8
\$525,001 - \$725,000	51	12.14%	124.0	1	11	32	7
\$725,001 and up	44	10.48%	98.3	2	7	22	13
Total Active Inventory by Units	420			26	200	161	33
Total Active Inventory by Volume	179,442,901	100%	84.9	7.18M	68.05M	75.48M	28.73M
Average Active Inventory Listing Price	\$427,245			\$276,249	\$340,239	\$468,830	\$870,636

January 2026



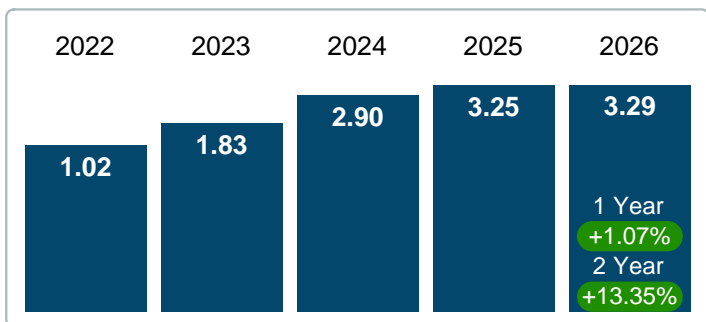
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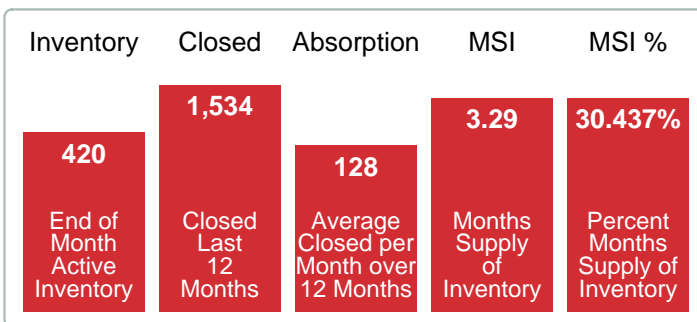
MONTHS SUPPLY of INVENTORY (MSI)

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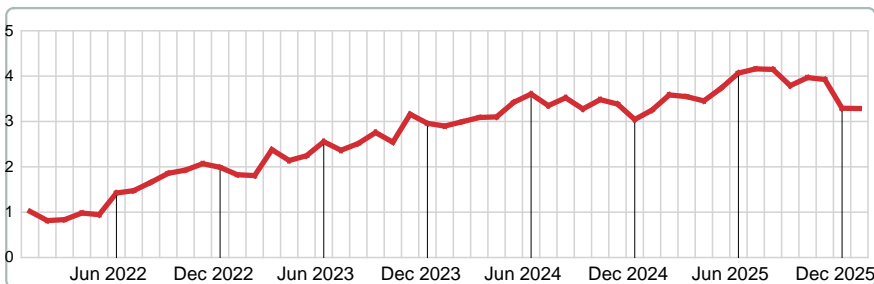
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

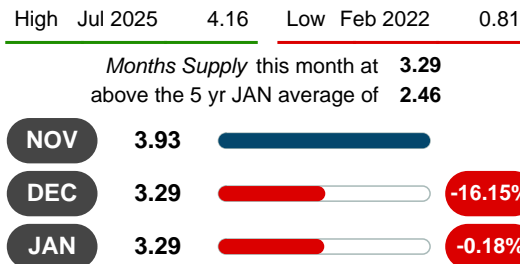


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.46



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
\$175,000 and less	38	9.05%	2.85	4.74	1.63	6.46	0.00
\$175,001 - \$225,000	32	7.62%	1.97	1.71	1.67	4.17	0.00
\$225,001 - \$275,000	60	14.29%	1.97	0.00	2.09	1.78	0.00
\$275,001 - \$375,000	121	28.81%	3.20	3.00	3.30	3.03	3.75
\$375,001 - \$525,000	74	17.62%	4.21	36.00	3.92	3.69	8.73
\$525,001 - \$725,000	51	12.14%	5.88	4.00	4.71	6.51	6.00
\$725,001 and up	44	10.48%	11.73	0.00	16.80	11.48	9.18
Market Supply of Inventory (MSI)			3.29	4.52	2.64	3.92	6.29
Total Active Inventory by Units		100%	3.29	26	200	161	33

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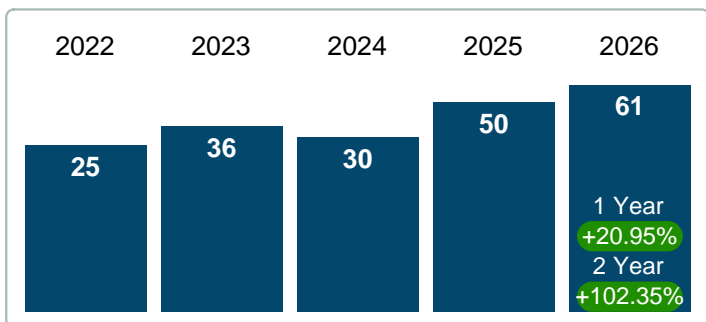
Area Delimited by County Of Wagoner - Residential Property Type



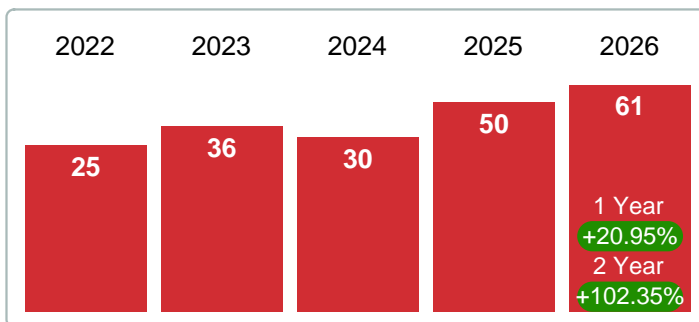
AVERAGE DAYS ON MARKET TO SALE

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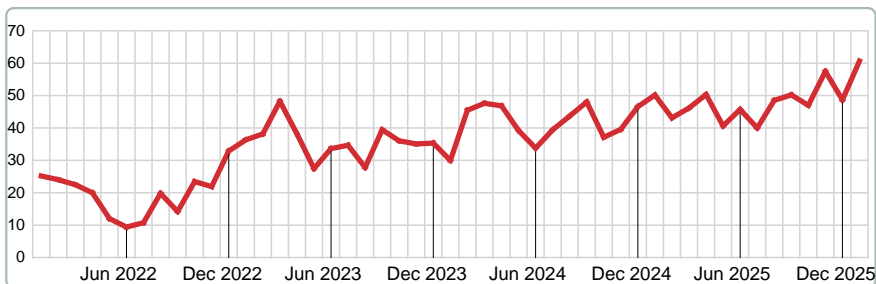
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 40

High Jan 2026 61 Low Jun 2022 9

Average Days on Market to Sale this month at 61 above the 5 yr JAN average of 40

- NOV 57
- DEC 49 (-15.27%)
- JAN 61 (24.61%)

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
\$175,000 and less	7.48%	45	13	63	19	0
\$175,001 - \$200,000	6.54%	37	0	35	45	0
\$200,001 - \$225,000	12.15%	29	25	21	71	0
\$225,001 - \$300,000	33.64%	36	0	37	39	5
\$300,001 - \$350,000	14.02%	91	0	62	117	0
\$350,001 - \$550,000	16.82%	93	46	91	98	122
\$550,001 and up	9.35%	114	0	82	140	67
Average Closed DOM		61	24	48	89	65
Total Closed Units	107	100%	4	65	34	4
Total Closed Volume	34,179,034		899.66K	17.75M	13.23M	2.30M

January 2026



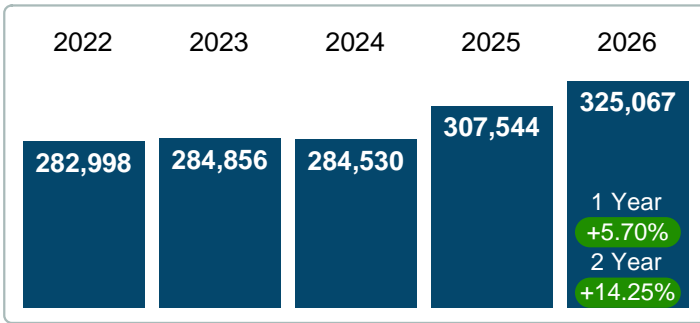
Area Delimited by County Of Wagoner - Residential Property Type



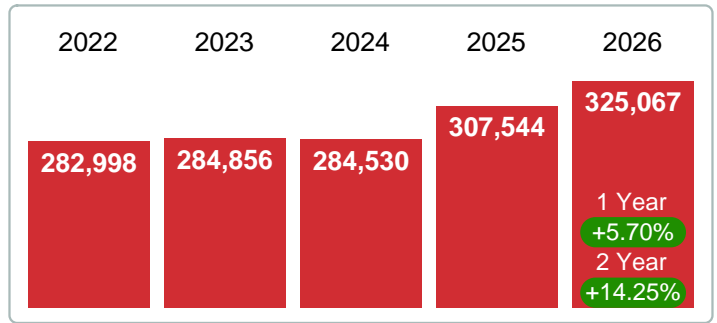
AVERAGE LIST PRICE AT CLOSING

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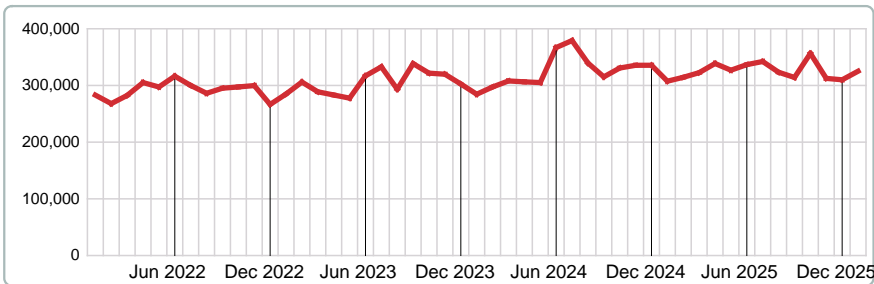
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

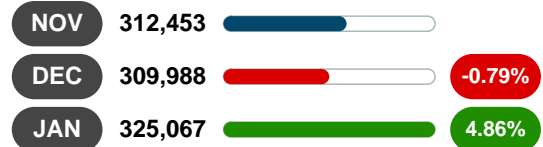


3 MONTHS

5 year JAN AVG = 296,999

High Jul 2024 379,168 Low Dec 2022 266,512

Average List Price at Closing this month at **325,067** above the 5 yr JAN average of **296,999**



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
\$175,000 and less	6.54%	140,661	160,000	154,360	92,830	0
\$175,001 - \$200,000	6.54%	190,414	0	188,817	240,000	0
\$200,001 - \$225,000	11.21%	215,208	205,905	216,420	226,150	0
\$225,001 - \$300,000	35.51%	255,299	0	249,712	273,215	300,000
\$300,001 - \$350,000	14.95%	331,167	0	332,843	323,608	0
\$350,001 - \$550,000	14.95%	408,429	379,000	412,304	423,718	389,000
\$550,001 and up	10.28%	758,839	0	644,718	789,800	879,500
Average List Price		325,067	226,226	275,253	398,169	612,000
Total Closed Units	107	100%	4	65	34	4
Total Closed Volume	34,782,136		904.91K	17.89M	13.54M	2.45M

January 2026



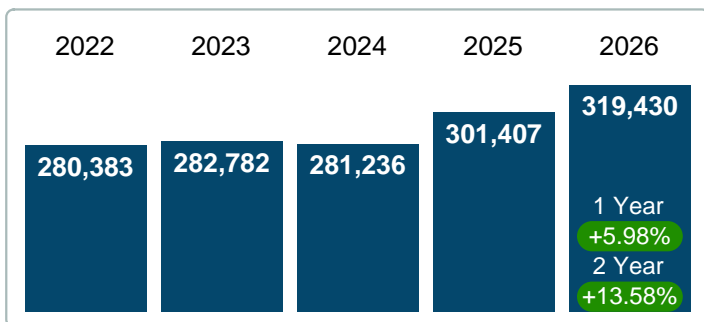
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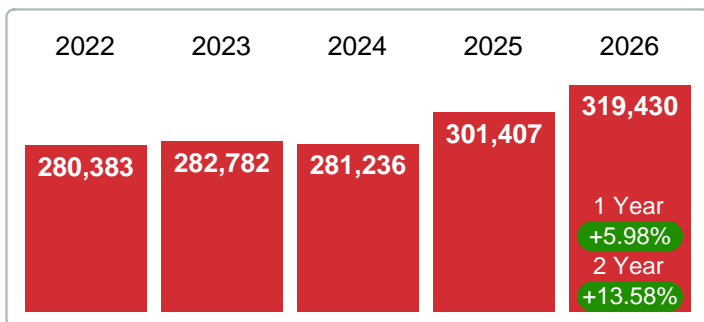
AVERAGE SOLD PRICE AT CLOSING

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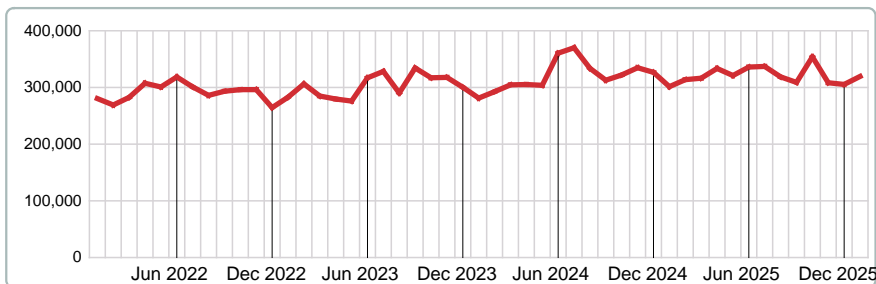
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

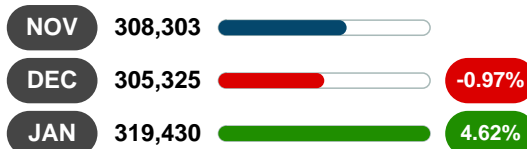


3 MONTHS

5 year JAN AVG = 293,047

High Jul 2024 370,060 Low Dec 2022 264,453

Average Sold Price at Closing this month at **319,430**
above the 5 yr JAN average of **293,047**



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
\$175,000 and less	7.48%	144,010	159,375	148,100	92,830	0
\$175,001 - \$200,000	6.54%	186,871	0	188,017	180,000	0
\$200,001 - \$225,000	12.15%	214,892	205,905	215,530	216,200	0
\$225,001 - \$300,000	33.64%	253,611	0	248,339	266,464	275,000
\$300,001 - \$350,000	14.02%	321,165	0	320,657	321,608	0
\$350,001 - \$550,000	16.82%	409,181	375,000	411,970	416,789	365,000
\$550,001 and up	9.35%	761,254	0	656,539	773,078	830,500
Average Sold Price		319,430	224,914	273,017	389,184	575,250
Total Closed Units	100%	319,430	4	65	34	4
Total Closed Volume		34,179,034	899.66K	17.75M	13.23M	2.30M

January 2026



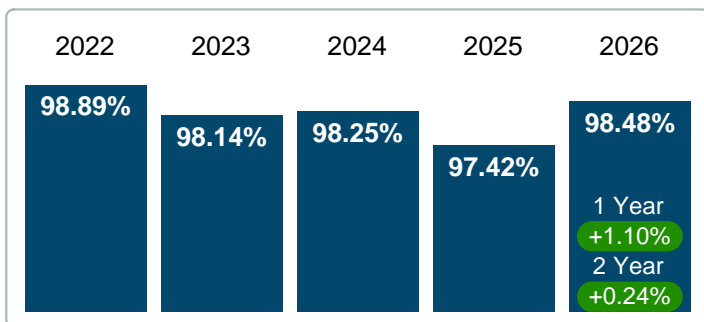
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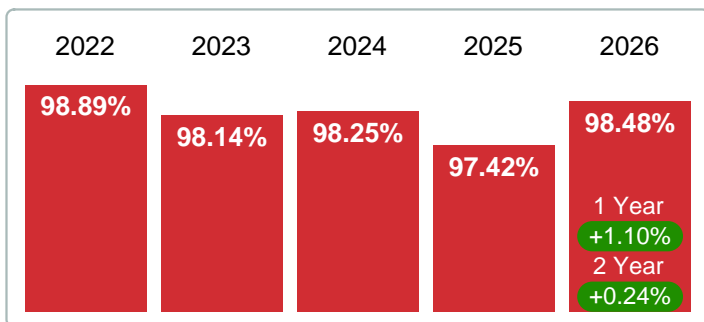
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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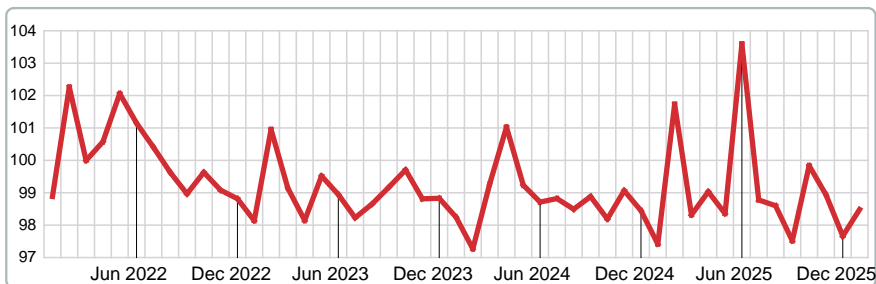
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

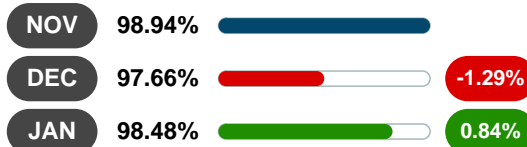


3 MONTHS

5 year JAN AVG = 98.23%

High Jun 2025 103.59% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **98.48%**
equal to 5 yr JAN average of **98.23%**



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
\$175,000 and less	8	7.48%	97.67%	99.61%	96.43%	100.00%	0.00%
\$175,001 - \$200,000	7	6.54%	96.06%	0.00%	99.57%	75.00%	0.00%
\$200,001 - \$225,000	13	12.15%	99.05%	100.00%	99.59%	95.85%	0.00%
\$225,001 - \$300,000	36	33.64%	98.89%	0.00%	99.50%	97.93%	91.67%
\$300,001 - \$350,000	15	14.02%	98.05%	0.00%	96.48%	99.43%	0.00%
\$350,001 - \$550,000	18	16.82%	99.06%	98.94%	100.03%	98.57%	93.83%
\$550,001 and up	10	9.35%	98.27%	0.00%	101.99%	98.33%	94.38%
Average Sold/List Ratio		98.50%		99.54%	99.11%	97.75%	93.57%
Total Closed Units		107	100%	4	65	34	4
Total Closed Volume		34,179,034		899.66K	17.75M	13.23M	2.30M

January 2026



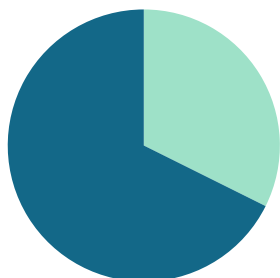
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

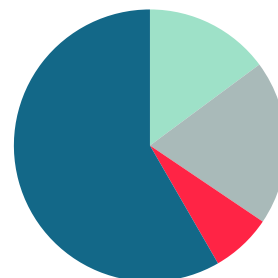


Inventory
 New Listings
197 = 32.35%
 Start Inventory
412
 Total Inventory Units
609
 Volume
\$249,812,700

Market Activity

Closed Sales
107 = 14.86%
 Pending Sales
141 = 19.58%
 Other Off Market
52 = 7.22%
 Active Inventory
420 = 58.33%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	75	107	42.67%	75	107	42.67%
Pending Sales	113	141	24.78%	113	141	24.78%
New Listings	198	197	-0.51%	198	197	-0.51%
Average List Price	307,544	325,067	5.70%	307,544	325,067	5.70%
Average Sale Price	301,407	319,430	5.98%	301,407	319,430	5.98%
Average Percent of Selling Price to List Price	97.42%	98.48%	1.10%	97.42%	98.48%	1.10%
Average Days on Market to Sale	50.15	60.65	20.95%	50.15	60.65	20.95%
Monthly Inventory	393	420	6.87%	393	420	6.87%
Months Supply of Inventory	3.26	3.29	0.81%	3.26	3.29	0.81%

Absorption: Last 12 months, an Average of **128** Sales/Month

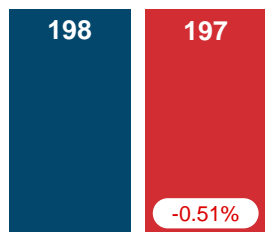
Inventory on January 31, 2026 = **420**

2025 **2026**

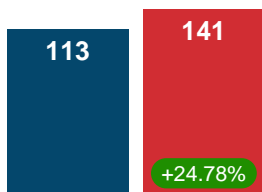
JANUARY MARKET

AVERAGE PRICES

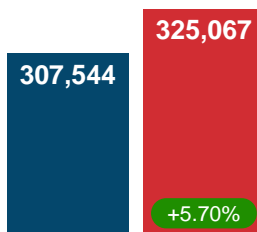
New Listings



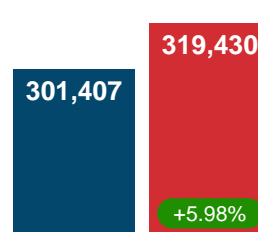
Pending Listings



List Price



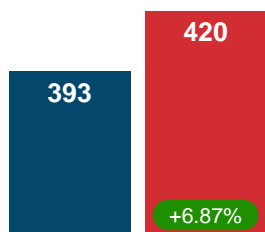
Sale Price



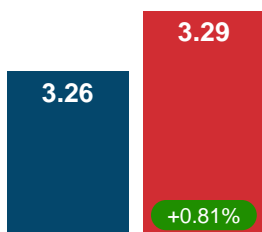
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

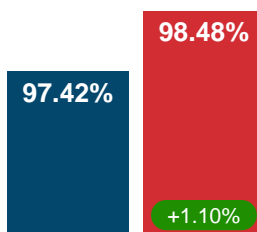
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

