

# January 2026



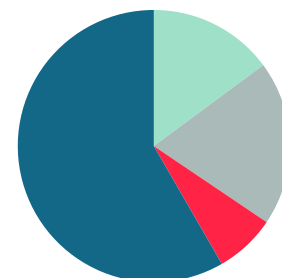
Area Delimited by County Of Wagoner - Residential Property Type



## 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% |
| Median List Price                             | 267,900 | 262,000 | -2.20% |
| Median Sale Price                             | 260,000 | 263,000 | 1.15%  |
| Median Percent of Selling Price to List Price | 98.74%  | 100.00% | 1.28%  |
| Median Days on Market to Sale                 | 31.00   | 40.00   | 29.03% |
| 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.

#### 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 **1.15%** in January 2026 to \$263,000 versus the previous year at \$260,000.

#### Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 9.00 days or **29.03%** in January 2026 compared to last year's same month at **31.00** 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 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.

### What's in this Issue

|  |           |
|--|-----------|
| <b>Closed Listings</b>                               | <b>2</b>  |
| <b>Pending Listings</b>                              | <b>3</b>  |
| <b>New Listings</b>                                  | <b>4</b>  |
| <b>Inventory</b>                                     | <b>5</b>  |
| <b>Months Supply of Inventory</b>                    | <b>6</b>  |
| <b>Median Days on Market to Sale</b>                 | <b>7</b>  |
| <b>Median List Price at Closing</b>                  | <b>8</b>  |
| <b>Median Sale Price at Closing</b>                  | <b>9</b>  |
| <b>Median Percent of Selling Price to List Price</b> | <b>10</b> |
| <b>Market Summary</b>                                | <b>11</b> |

### 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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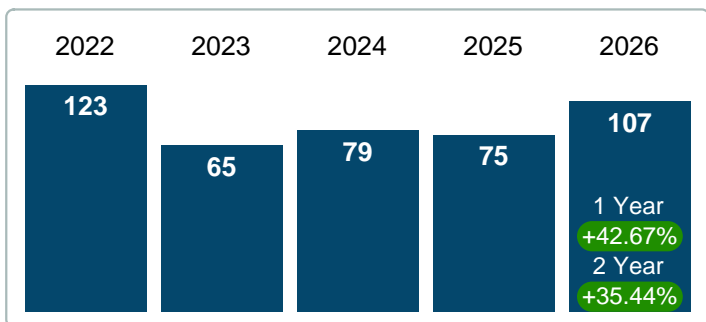
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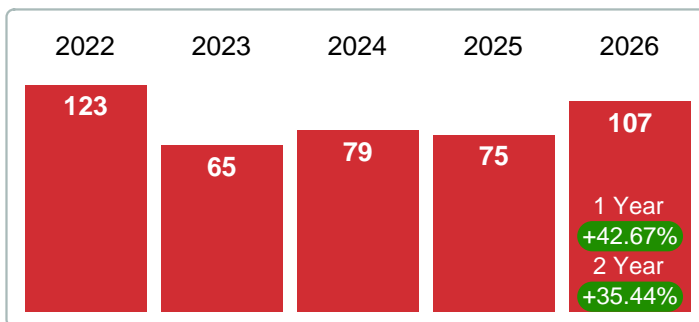
## CLOSED LISTINGS

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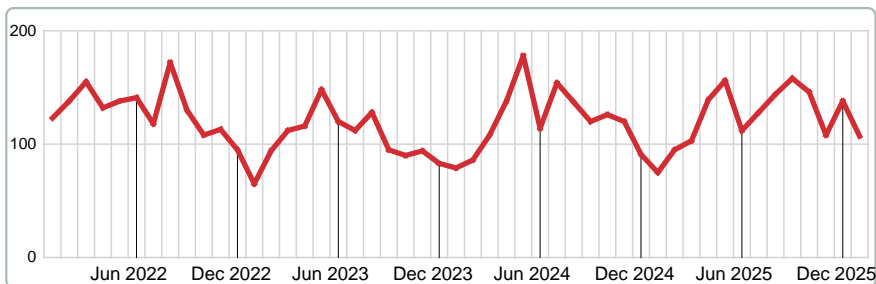
### JANUARY



### YEAR TO DATE (YTD)

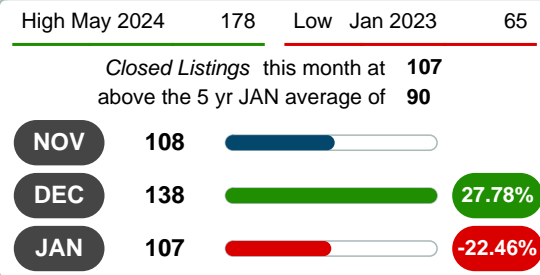


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 90



### 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                             | 8                 | 7.48%       | 18.5        | 2                | 5                | 1                | 0                |
| \$175,001 - \$200,000                          | 7                 | 6.54%       | 24.0        | 0                | 6                | 1                | 0                |
| \$200,001 - \$225,000                          | 13                | 12.15%      | 16.0        | 1                | 10               | 2                | 0                |
| \$225,001 - \$300,000                          | 36                | 33.64%      | 23.0        | 0                | 26               | 9                | 1                |
| \$300,001 - \$350,000                          | 15                | 14.02%      | 74.0        | 0                | 7                | 8                | 0                |
| \$350,001 - \$550,000                          | 18                | 16.82%      | 70.0        | 1                | 9                | 7                | 1                |
| \$550,001 and up                               | 10                | 9.35%       | 133.5       | 0                | 2                | 6                | 2                |
| <b>Total Closed Units</b>                      | <b>107</b>        |             |             | <b>4</b>         | <b>65</b>        | <b>34</b>        | <b>4</b>         |
| <b>Total Closed Volume</b>                     | <b>34,179,034</b> | <b>100%</b> | <b>40.0</b> | <b>899.66K</b>   | <b>17.75M</b>    | <b>13.23M</b>    | <b>2.30M</b>     |
| <b>Median Closed Price</b>                     | <b>\$263,000</b>  |             |             | <b>\$182,953</b> | <b>\$239,000</b> | <b>\$320,000</b> | <b>\$557,500</b> |

# January 2026



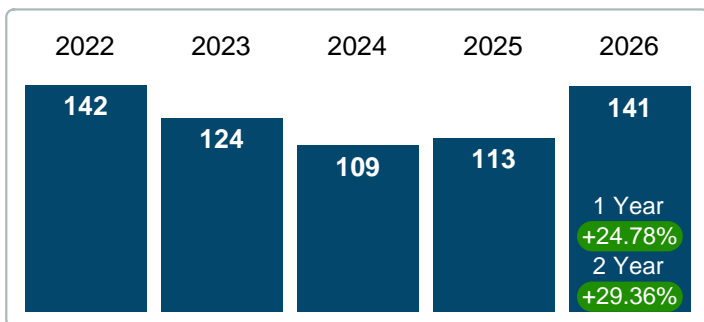
Area Delimited by County Of Wagoner - Residential Property Type



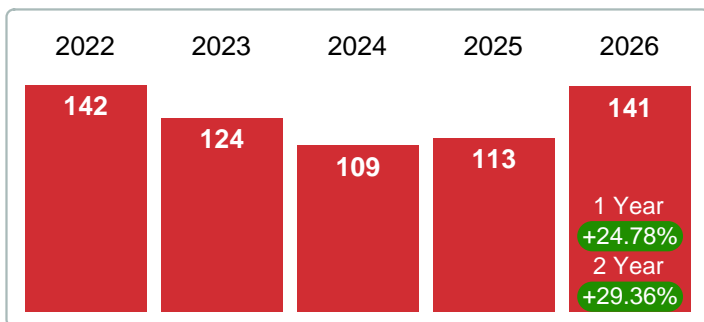
## PENDING LISTINGS

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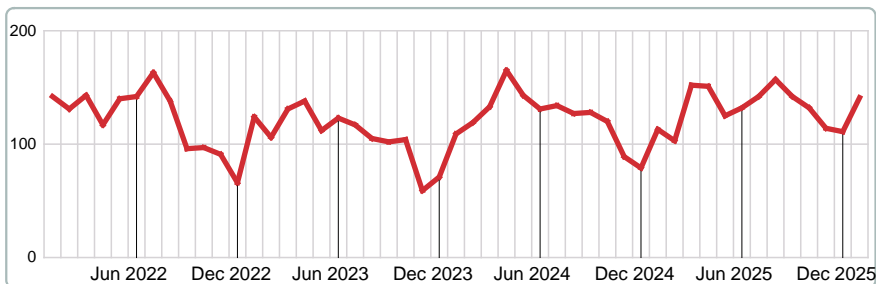
### JANUARY



### 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 |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$175,000 and less                              | 14                | 9.93%       | 13.5        | 2                | 11               | 1                | 0                |
| \$175,001 - \$200,000                           | 4                 | 2.84%       | 3.0         | 0                | 4                | 0                | 0                |
| \$200,001 - \$250,000                           | 33                | 23.40%      | 25.0        | 3                | 27               | 3                | 0                |
| \$250,001 - \$325,000                           | 27                | 19.15%      | 42.0        | 0                | 14               | 13               | 0                |
| \$325,001 - \$450,000                           | 32                | 22.70%      | 47.0        | 0                | 12               | 18               | 2                |
| \$450,001 - \$625,000                           | 15                | 10.64%      | 68.0        | 0                | 3                | 11               | 1                |
| \$625,001 and up                                | 16                | 11.35%      | 109.0       | 0                | 3                | 8                | 5                |
| <b>Total Pending Units</b>                      | <b>141</b>        |             |             | <b>5</b>         | <b>74</b>        | <b>54</b>        | <b>8</b>         |
| <b>Total Pending Volume</b>                     | <b>52,166,075</b> | <b>100%</b> | <b>32.0</b> | <b>907.41K</b>   | <b>20.47M</b>    | <b>23.92M</b>    | <b>6.87M</b>     |
| <b>Median Listing Price</b>                     | <b>\$299,900</b>  |             |             | <b>\$205,905</b> | <b>\$237,536</b> | <b>\$372,000</b> | <b>\$728,450</b> |

# January 2026



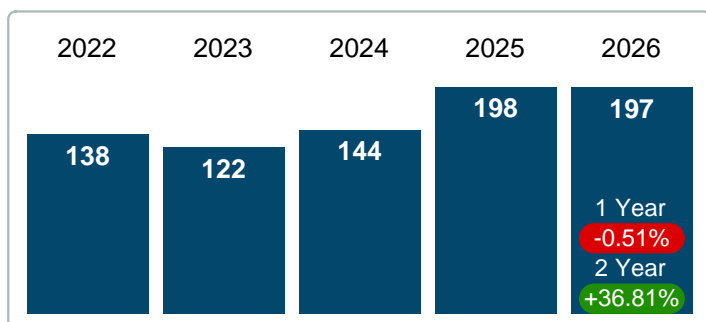
Area Delimited by County Of Wagoner - Residential Property Type



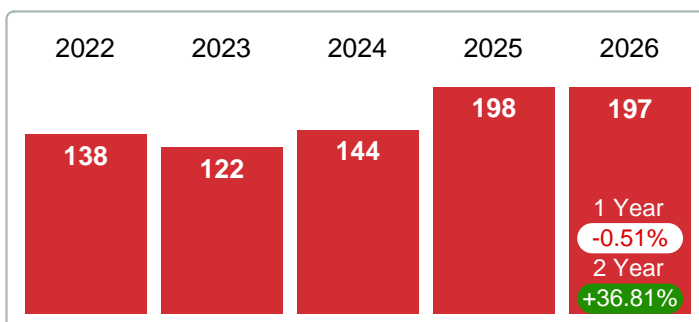
## NEW LISTINGS

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

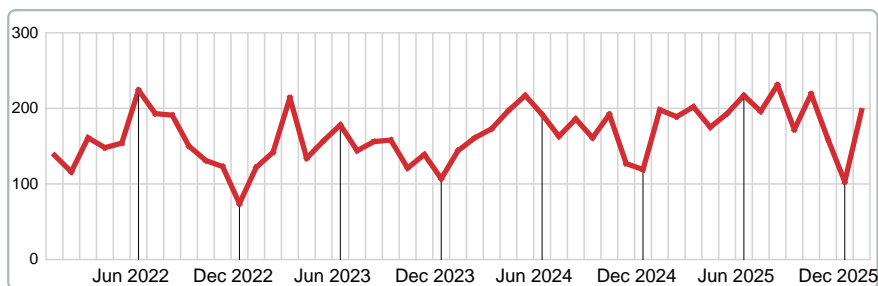
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

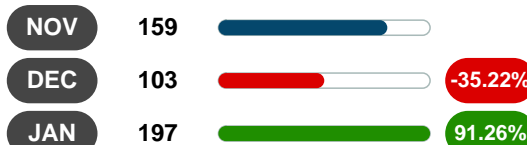


### 3 MONTHS

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



### 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                |
| <b>Total New Listed Units</b>               | <b>197</b>        |        | <b>14</b>        | <b>108</b>       | <b>64</b>        | <b>11</b>        |
| <b>Total New Listed Volume</b>              | <b>71,662,557</b> | 100%   | <b>4.25M</b>     | <b>32.14M</b>    | <b>26.04M</b>    | <b>9.23M</b>     |
| <b>Median New Listed Listing Price</b>      | <b>\$302,029</b>  |        | <b>\$166,250</b> | <b>\$267,250</b> | <b>\$337,830</b> | <b>\$706,400</b> |

# January 2026



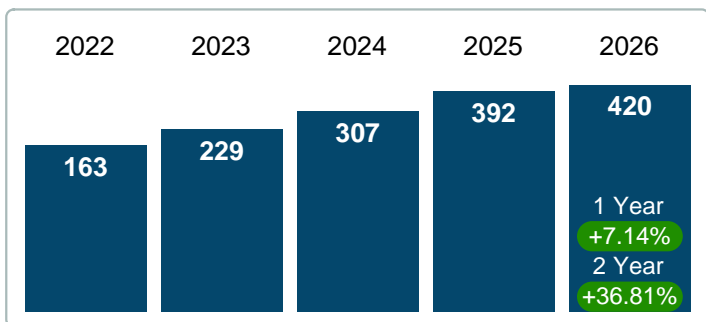
Area Delimited by County Of Wagoner - Residential Property Type



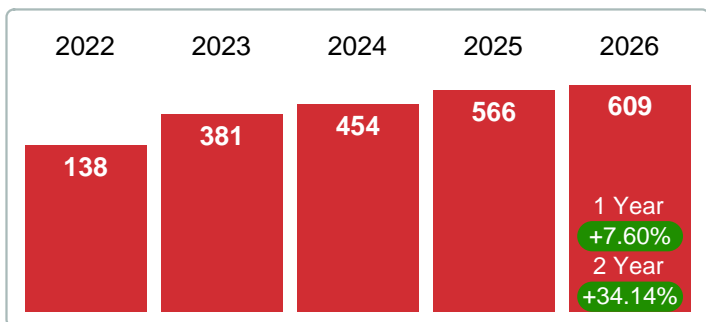
## ACTIVE INVENTORY

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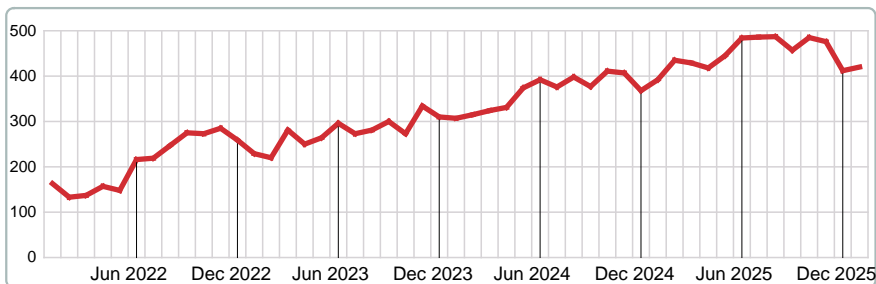
### END OF JANUARY



### ACTIVE DURING JANUARY

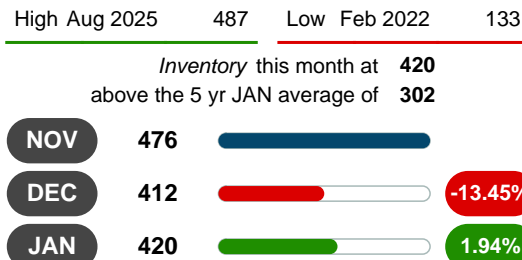


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 302



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range     |                    | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|--------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$175,000 and less                           | 38                 | 9.05%       | 80.0        | 17               | 14               | 7                | 0                |
| \$175,001 - \$225,000                        | 32                 | 7.62%       | 58.5        | 2                | 22               | 8                | 0                |
| \$225,001 - \$275,000                        | 60                 | 14.29%      | 47.0        | 0                | 48               | 12               | 0                |
| \$275,001 - \$375,000                        | 121                | 28.81%      | 53.0        | 1                | 67               | 48               | 5                |
| \$375,001 - \$525,000                        | 74                 | 17.62%      | 81.0        | 3                | 31               | 32               | 8                |
| \$525,001 - \$725,000                        | 51                 | 12.14%      | 107.0       | 1                | 11               | 32               | 7                |
| \$725,001 and up                             | 44                 | 10.48%      | 93.5        | 2                | 7                | 22               | 13               |
| <b>Total Active Inventory by Units</b>       | <b>420</b>         |             |             | <b>26</b>        | <b>200</b>       | <b>161</b>       | <b>33</b>        |
| <b>Total Active Inventory by Volume</b>      | <b>179,442,901</b> | <b>100%</b> | <b>74.5</b> | <b>7.18M</b>     | <b>68.05M</b>    | <b>75.48M</b>    | <b>28.73M</b>    |
| <b>Median Active Inventory Listing Price</b> | <b>\$335,000</b>   |             |             | <b>\$139,500</b> | <b>\$295,737</b> | <b>\$399,999</b> | <b>\$699,000</b> |

# January 2026



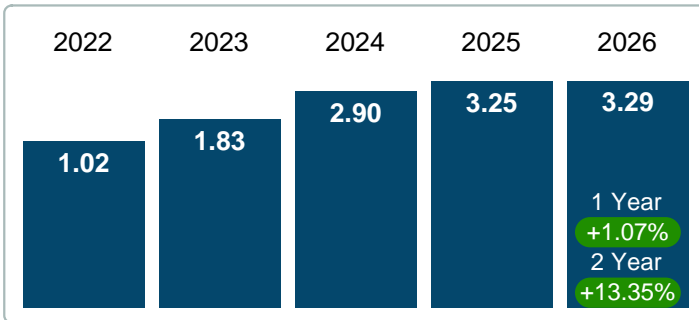
Area Delimited by County Of Wagoner - Residential Property Type



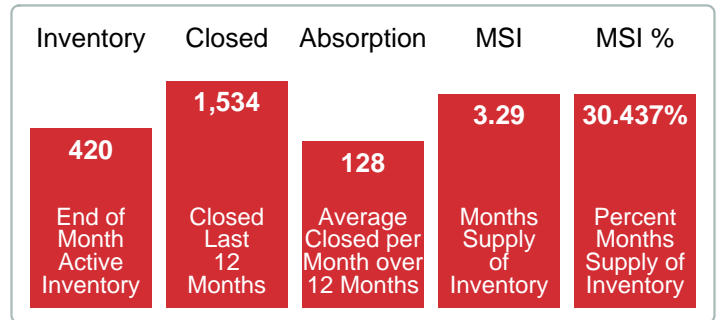
## MONTHS SUPPLY of INVENTORY (MSI)

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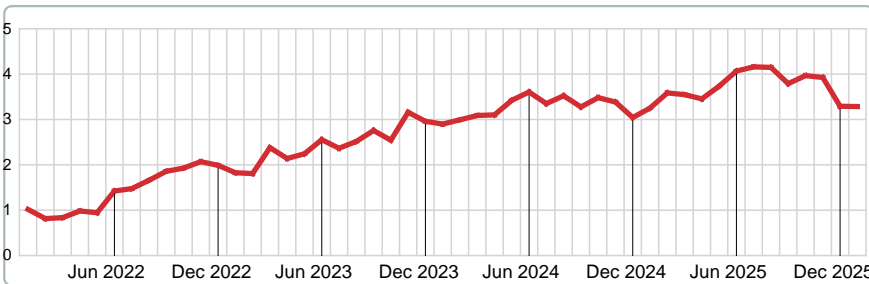
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2026

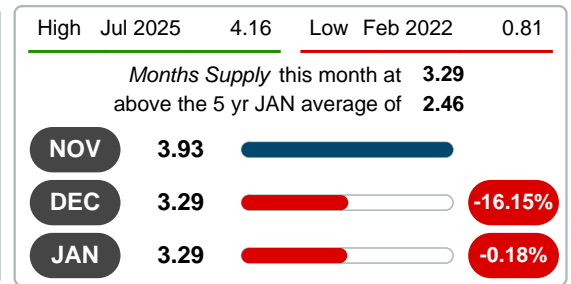


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 2.46



### 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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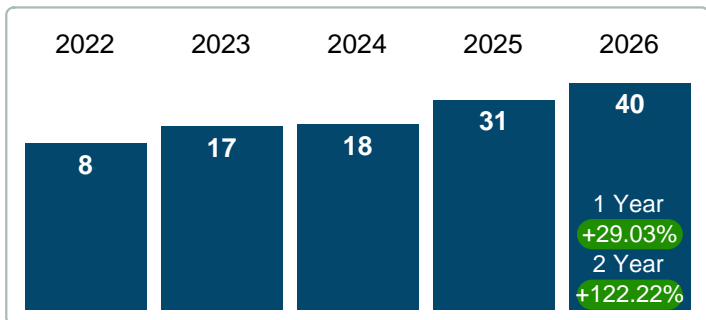
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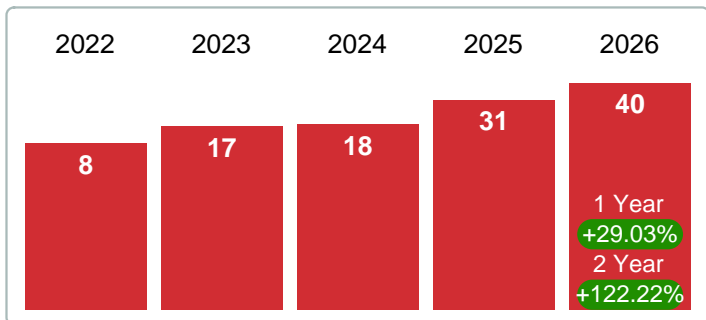
## MEDIAN DAYS ON MARKET TO SALE

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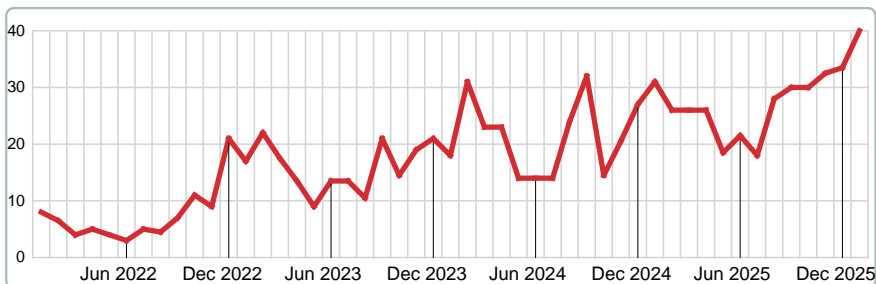
### JANUARY



### YEAR TO DATE (YTD)

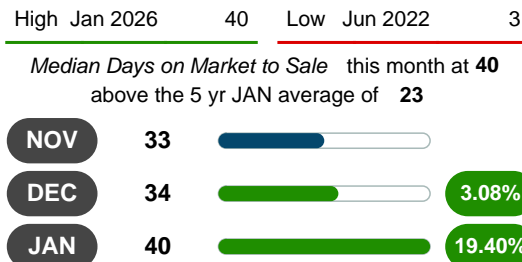


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 23



### 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   | 7.48%  | 19         | 13       | 32     | 19     | 0       |
| \$175,001 - \$200,000  | 6.54%  | 24         | 0        | 18     | 45     | 0       |
| \$200,001 - \$225,000  | 12.15% | 16         | 25       | 10     | 71     | 0       |
| \$225,001 - \$300,000  | 33.64% | 23         | 0        | 20     | 41     | 5       |
| \$300,001 - \$350,000  | 14.02% | 74         | 0        | 68     | 109    | 0       |
| \$350,001 - \$550,000  | 16.82% | 70         | 46       | 70     | 70     | 122     |
| \$550,001 and up   | 9.35%  | 134        | 0        | 82     | 150    | 67      |
| Median Closed DOM  |        | 40         | 22       | 22     | 62     | 64      |
| Total Closed Units   | 100%   | 107        | 4        | 65     | 34     | 4       |
| Total Closed Volume  |        | 34,179,034 | 899.66K  | 17.75M | 13.23M | 2.30M   |

# January 2026



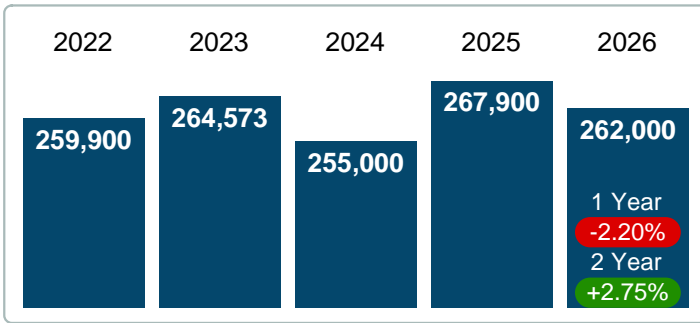
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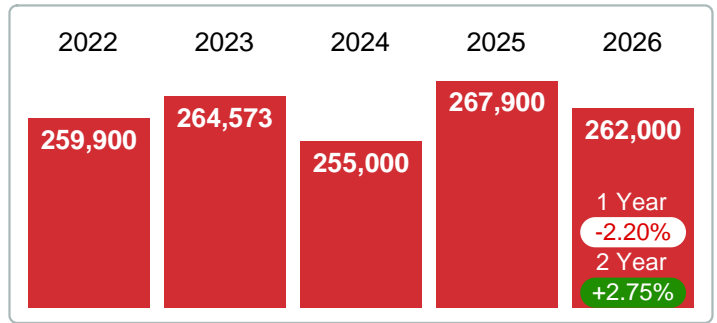
## MEDIAN LIST PRICE AT CLOSING

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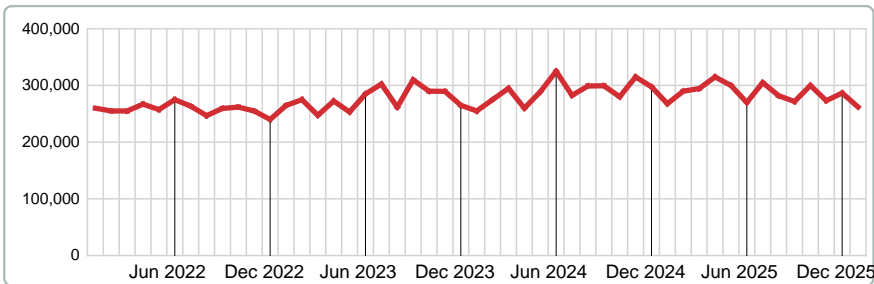
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

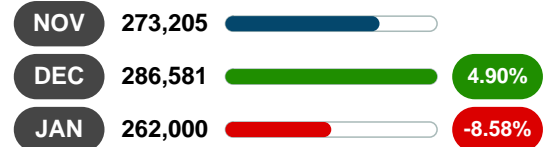


### 3 MONTHS

5 year JAN AVG = 261,875

High Jun 2024 325,000 Low Dec 2022 240,000

Median List Price at Closing this month at **262,000**  
above the 5 yr JAN average of **261,875**



### 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  | 7  | 6.54%  | 152,000    | 160,000  | 138,500 | 92,830  | 0       |
| \$175,001 - \$200,000                                       | 7  | 6.54%  | 187,000    | 0        | 187,000 | 0       | 0       |
| \$200,001 - \$225,000                                       | 12 | 11.21% | 214,895    | 205,905  | 217,065 | 212,400 | 0       |
| \$225,001 - \$300,000                                       | 38 | 35.51% | 250,000    | 0        | 240,000 | 259,351 | 300,000 |
| \$300,001 - \$350,000                                       | 16 | 14.95% | 330,334    | 0        | 339,900 | 329,950 | 0       |
| \$350,001 - \$550,000                                       | 16 | 14.95% | 384,500    | 379,000  | 380,000 | 398,500 | 389,000 |
| \$550,001 and up  | 11 | 10.28% | 624,435    | 0        | 624,435 | 599,950 | 879,500 |
| Median List Price   |    |        | 262,000    | 182,953  | 239,900 | 329,950 | 594,000 |
| Total Closed Units  |    | 100%   | 262,000    | 4        | 65      | 34      | 4       |
| Total Closed Volume   |    |        | 34,782,136 | 904.91K  | 17.89M  | 13.54M  | 2.45M   |

# January 2026



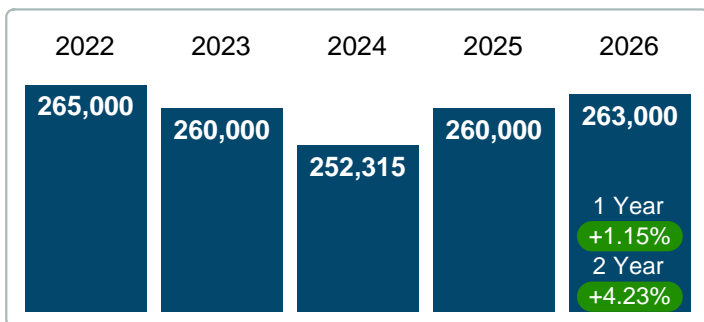
Area Delimited by County Of Wagoner - Residential Property Type



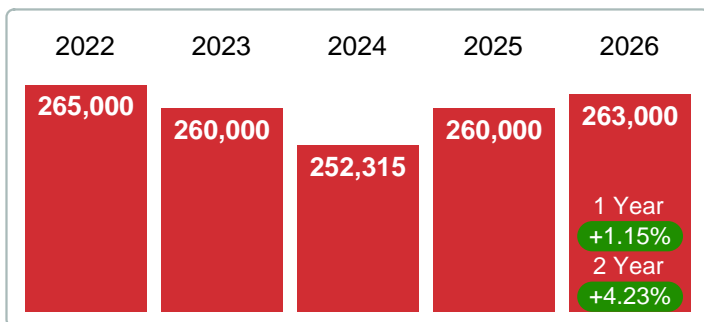
## MEDIAN SOLD PRICE AT CLOSING

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

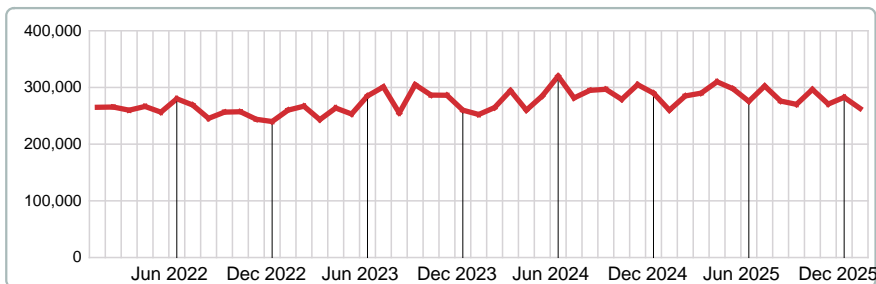
### JANUARY



### YEAR TO DATE (YTD)

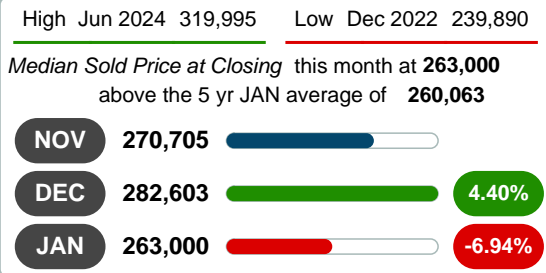


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 260,063



### 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  | 7.48%  | 159,375    | 159,375  | 160,000 | 92,830  | 0       |
| \$175,001 - \$200,000                                       | 6.54%  | 185,000    | 0        | 186,300 | 180,000 | 0       |
| \$200,001 - \$225,000                                       | 12.15% | 216,990    | 205,905  | 217,065 | 216,200 | 0       |
| \$225,001 - \$300,000                                       | 33.64% | 250,000    | 0        | 239,950 | 260,812 | 275,000 |
| \$300,001 - \$350,000                                       | 14.02% | 320,000    | 0        | 319,900 | 320,000 | 0       |
| \$350,001 - \$550,000                                       | 16.82% | 377,190    | 375,000  | 375,000 | 384,000 | 365,000 |
| \$550,001 and up  | 9.35%  | 656,539    | 0        | 656,539 | 585,000 | 830,500 |
| Median Sold Price   |        | 263,000    | 182,953  | 239,000 | 320,000 | 557,500 |
| Total Closed Units  | 100%   | 263,000    | 4        | 65      | 34      | 4       |
| Total Closed Volume   |        | 34,179,034 | 899.66K  | 17.75M  | 13.23M  | 2.30M   |

# January 2026



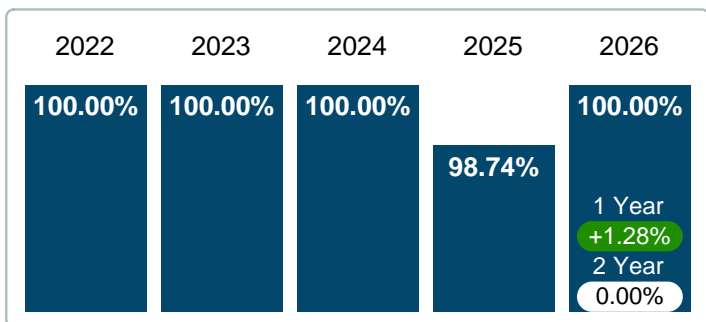
Area Delimited by County Of Wagoner - Residential Property Type



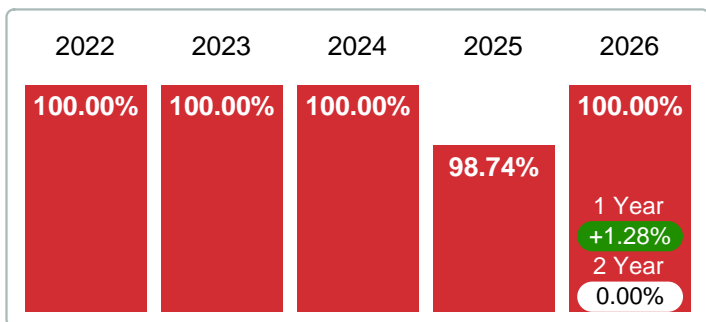
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

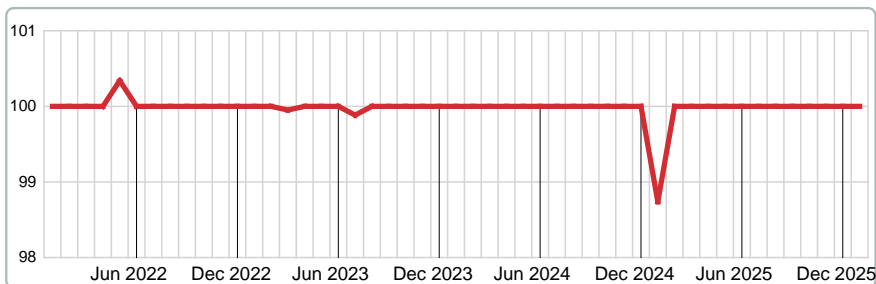
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

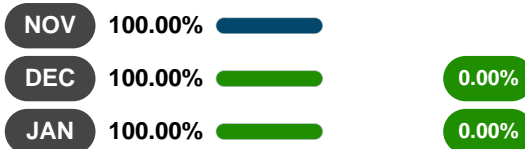


### 3 MONTHS

5 year JAN AVG = 99.75%

High May 2022 100.34% Low Jan 2025 98.74%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JAN average of **99.75%**



### 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                             | 8  | 7.48%      | 100.00% | 99.61%   | 101.82% | 100.00% | 0.00%   |
| \$175,001 - \$200,000                          | 7  | 6.54%      | 100.00% | 0.00%    | 100.00% | 75.00%  | 0.00%   |
| \$200,001 - \$225,000                          | 13 | 12.15%     | 100.00% | 100.00%  | 100.00% | 95.85%  | 0.00%   |
| \$225,001 - \$300,000                          | 36 | 33.64%     | 100.00% | 0.00%    | 100.00% | 100.00% | 91.67%  |
| \$300,001 - \$350,000                          | 15 | 14.02%     | 100.00% | 0.00%    | 98.41%  | 100.00% | 0.00%   |
| \$350,001 - \$550,000                          | 18 | 16.82%     | 100.00% | 98.94%   | 100.00% | 100.00% | 93.83%  |
| \$550,001 and up                               | 10 | 9.35%      | 97.29%  | 0.00%    | 101.99% | 98.38%  | 94.38%  |
| Median Sold/List Ratio                         |    | 100.00%    |         | 99.61%   | 100.00% | 100.00% | 93.85%  |
| 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



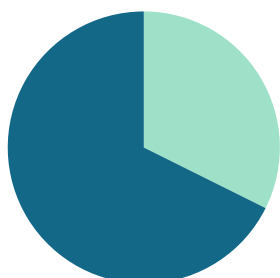
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

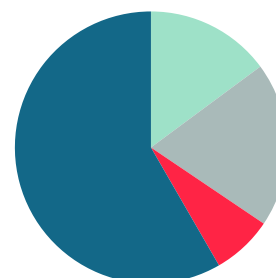


**Inventory**  
 New Listings  
**197 = 32.35%**  
 Start Inventory  
**412**  
 Total Inventory Units  
**609**  
 Volume  
**\$249,812,700**

### 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% |
| Median List Price                             | 267,900 | 262,000 | -2.20% | 267,900      | 262,000 | -2.20% |
| Median Sale Price                             | 260,000 | 263,000 | 1.15%  | 260,000      | 263,000 | 1.15%  |
| Median Percent of Selling Price to List Price | 98.74%  | 100.00% | 1.28%  | 98.74%       | 100.00% | 1.28%  |
| Median Days on Market to Sale                 | 31.00   | 40.00   | 29.03% | 31.00        | 40.00   | 29.03% |
| 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

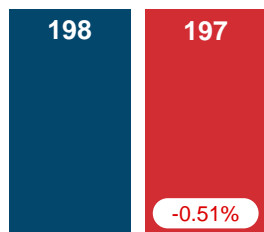
**Inventory** on January 31, 2026 = **420**

**2025** **2026**

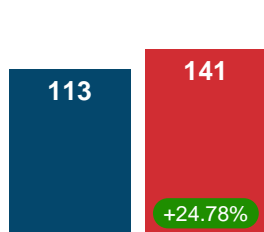
### JANUARY MARKET

### MEDIAN PRICES

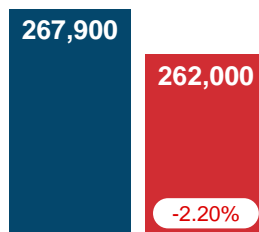
#### New Listings



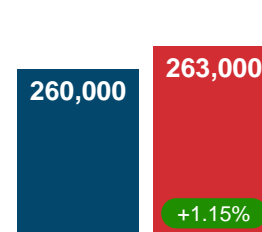
#### Pending Listings



#### List Price



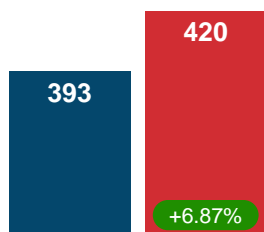
#### Sale Price



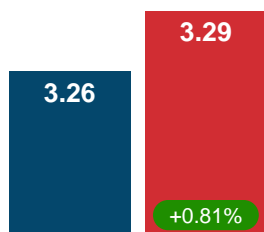
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

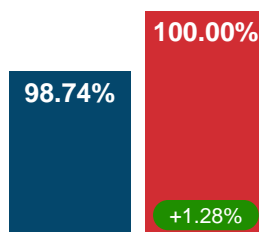
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

