

January 2026



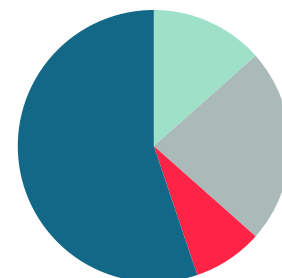
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	38	39	2.63%
Pending Listings	43	67	55.81%
New Listings	74	68	-8.11%
Average List Price	256,380	264,728	3.26%
Average Sale Price	245,693	256,078	4.23%
Average Percent of Selling Price to List Price	96.15%	96.99%	0.88%
Average Days on Market to Sale	50.87	69.08	35.80%
End of Month Inventory	144	160	11.11%
Months Supply of Inventory	2.39	2.71	13.46%



■ Closed (13.45%)
■ Pending (23.10%)
■ Other OffMarket (8.28%)
■ Active (55.17%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of January 31, 2026 = **160**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **11.11%** to 160 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **2.71** 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 **4.23%** in January 2026 to \$256,078 versus the previous year at \$245,693.

Average Days on Market Lengthens

The average number of **69.08** days that homes spent on the market before selling increased by 18.21 days or **35.80%** in January 2026 compared to last year's same month at **50.87** 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 68 New Listings in January 2026, down **8.11%** from last year at 74. Furthermore, there were 39 Closed Listings this month versus last year at 38, a **2.63%** increase.

Closed versus Listed trends yielded a **57.4%** ratio, up from previous year's, January 2025, at **51.4%**, a **11.69%** 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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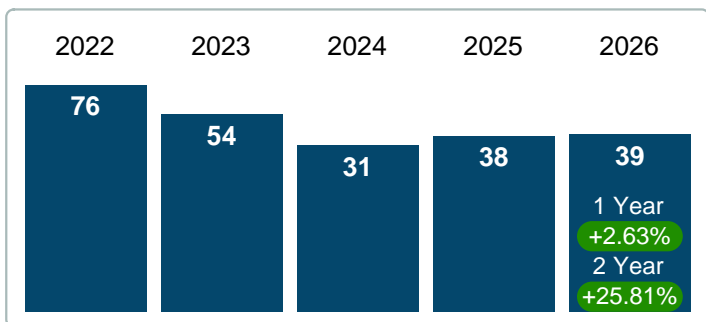
Area Delimited by County Of Washington - Residential Property Type



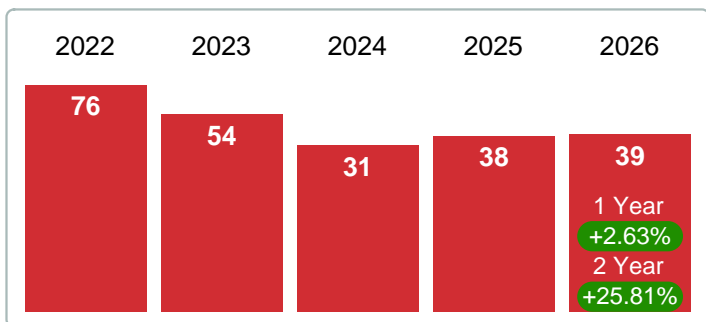
CLOSED LISTINGS

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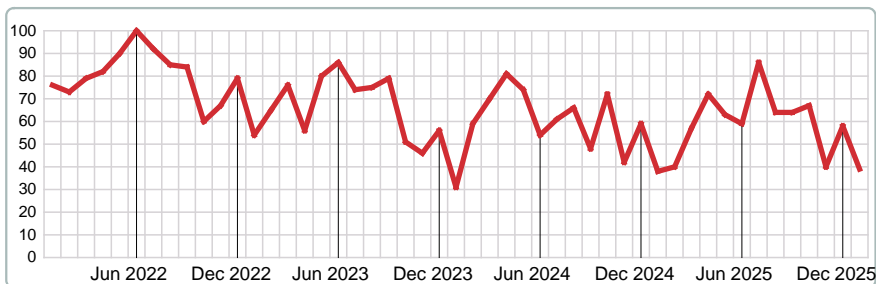
JANUARY



YEAR TO DATE (YTD)

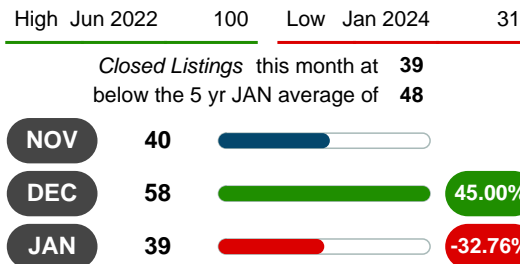


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 48



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	5.13%	100.0	0	2	0	0
\$75,001 - \$100,000	6	15.38%	37.2	4	2	0	0
\$100,001 - \$125,000	4	10.26%	34.5	0	4	0	0
\$125,001 - \$250,000	12	30.77%	82.3	2	9	1	0
\$250,001 - \$300,000	6	15.38%	69.3	0	1	5	0
\$300,001 - \$475,000	5	12.82%	97.0	0	2	3	0
\$475,001 and up	4	10.26%	61.3	0	1	2	1
Total Closed Units	39			6	21	11	1
Total Closed Volume	9,987,061	100%	69.1	677.60K	5.20M	3.61M	497.00K
Average Closed Price	\$256,078			\$112,933	\$247,646	\$328,355	\$497,000

January 2026



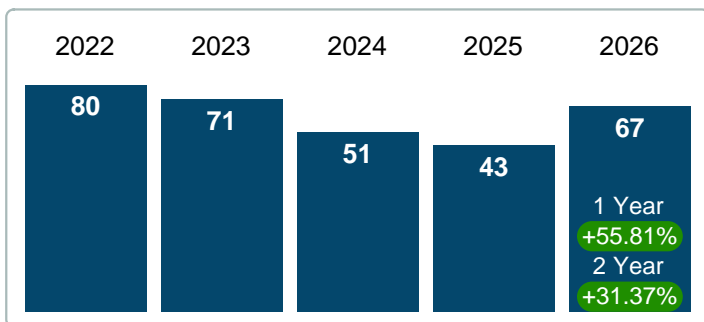
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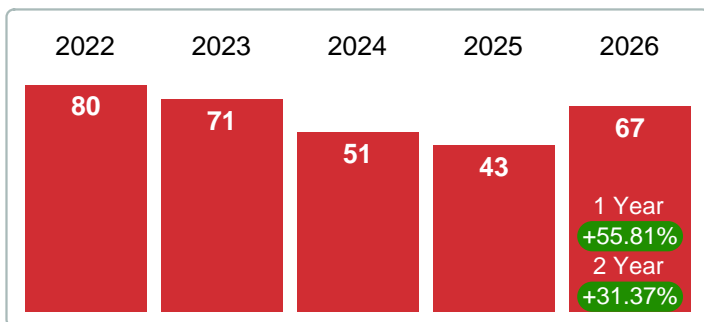
PENDING LISTINGS

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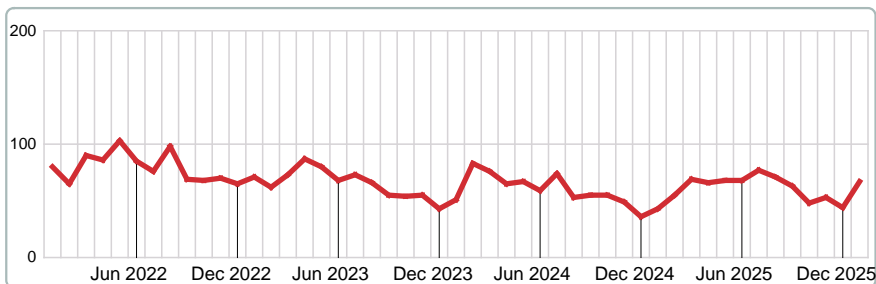
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 62

High May 2022 103 Low Dec 2024 36

Pending Listings this month at **67**
above the 5 yr JAN average of **62**

- NOV 53
- DEC 44 (-16.98%)
- JAN 67 (52.27%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.97%	77.3	2	2	0	0
\$75,001 - \$100,000	7	10.45%	30.7	4	1	2	0
\$100,001 - \$125,000	7	10.45%	22.3	0	7	0	0
\$125,001 - \$200,000	20	29.85%	58.2	1	13	6	0
\$200,001 - \$225,000	10	14.93%	59.0	2	6	2	0
\$225,001 - \$300,000	12	17.91%	87.1	2	3	7	0
\$300,001 and up	7	10.45%	70.4	0	1	6	0
Total Pending Units	67			11	33	23	0
Total Pending Volume	12,870,250	100%	59.3	1.53M	5.55M	5.79M	0.00B
Average Listing Price	\$192,093			\$139,159	\$168,267	\$251,596	\$0

January 2026



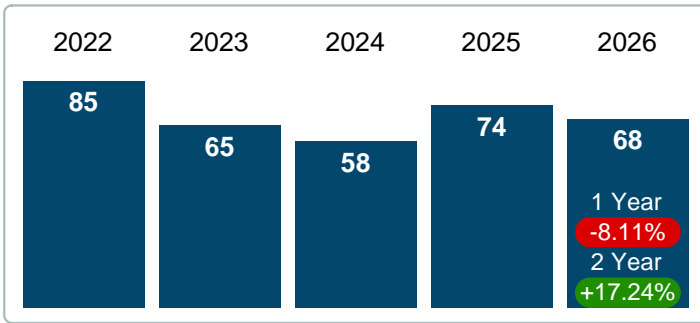
Area Delimited by County Of Washington - Residential Property Type



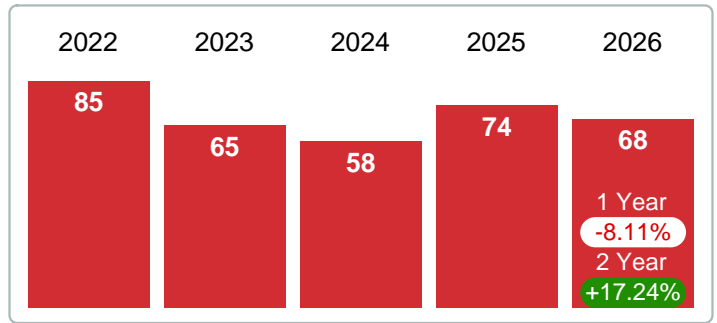
NEW LISTINGS

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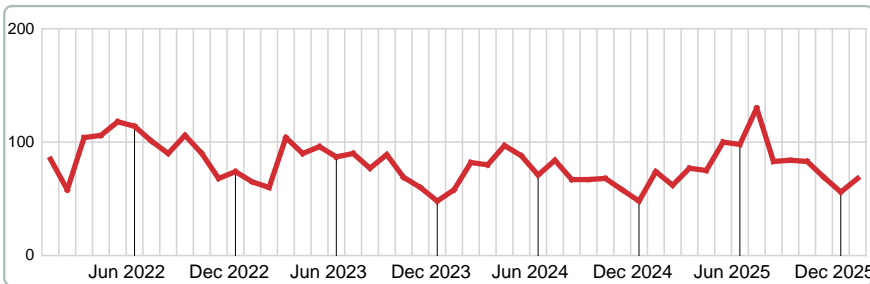
JANUARY



YEAR TO DATE (YTD)

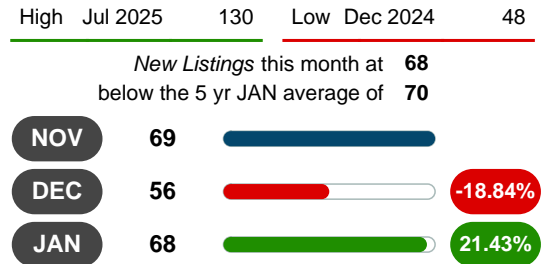


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 70



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.41%	2	1	0	0
\$75,001 - \$75,000	0	0.00%	0	0	0	0
\$75,001 - \$125,000	20	29.41%	9	10	1	0
\$125,001 - \$200,000	18	26.47%	2	12	4	0
\$200,001 - \$275,000	8	11.76%	2	2	4	0
\$275,001 - \$425,000	12	17.65%	0	2	9	1
\$425,001 and up	7	10.29%	0	1	4	2
Total New Listed Units	68		15	28	22	3
Total New Listed Volume	17,520,899	100%	1.80M	6.39M	7.69M	1.65M
Average New Listed Listing Price	\$257,660		\$120,013	\$228,061	\$349,414	\$549,300

January 2026



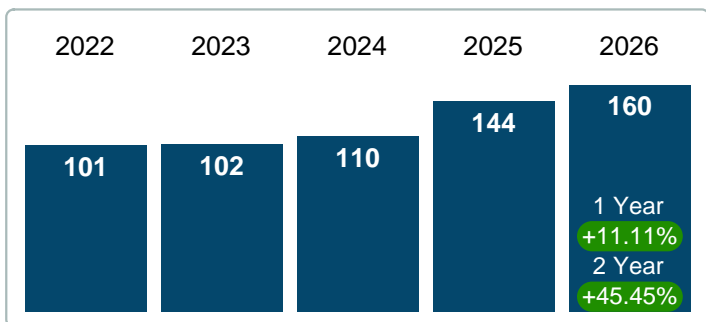
Area Delimited by County Of Washington - Residential Property Type



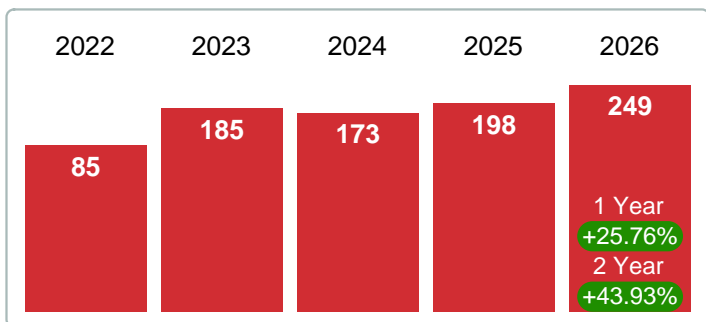
ACTIVE INVENTORY

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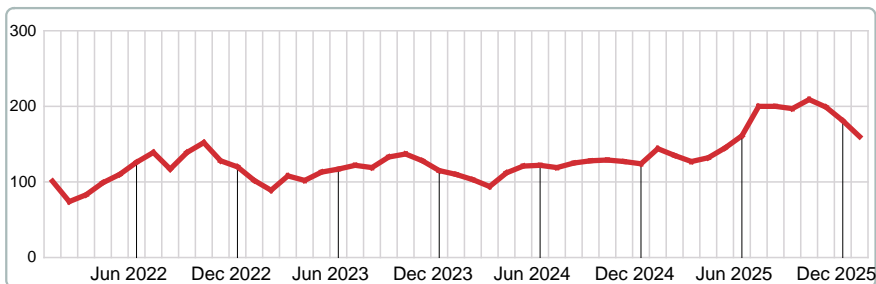
END OF JANUARY



ACTIVE DURING JANUARY

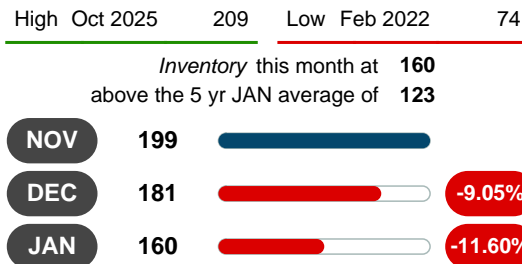


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 123



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	3.75%	97.2	3	2	1	0
\$75,001 - \$125,000	21	13.13%	53.5	11	9	1	0
\$125,001 - \$175,000	28	17.50%	79.1	4	19	5	0
\$175,001 - \$275,000	39	24.38%	84.1	5	22	11	1
\$275,001 - \$350,000	30	18.75%	114.0	2	12	15	1
\$350,001 - \$575,000	19	11.88%	66.0	1	4	14	0
\$575,001 and up	17	10.63%	87.2	1	5	7	4
Total Active Inventory by Units	160			27	73	54	6
Total Active Inventory by Volume	51,240,698	100%	83.5	4.78M	20.17M	19.92M	6.38M
Average Active Inventory Listing Price	\$320,254			\$177,041	\$276,255	\$368,816	\$1,062,983

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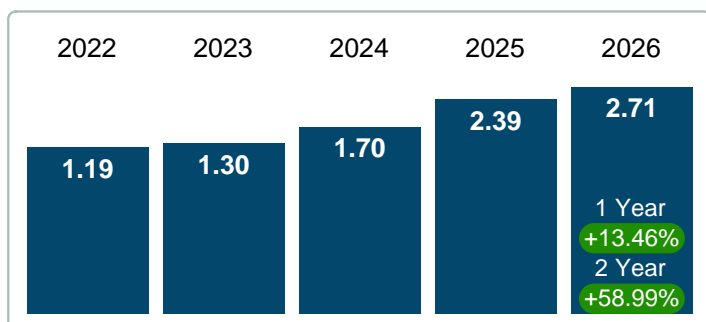
Area Delimited by County Of Washington - Residential Property Type



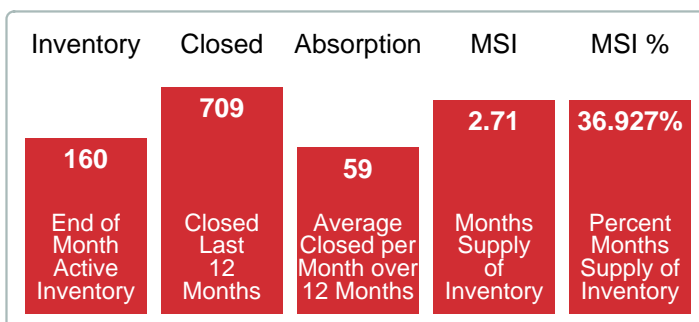
MONTHS SUPPLY of INVENTORY (MSI)

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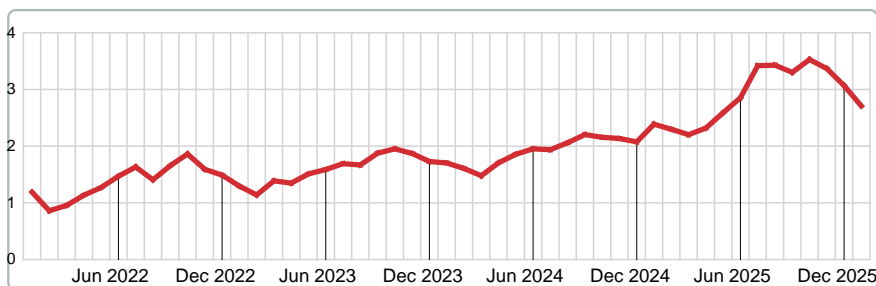
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

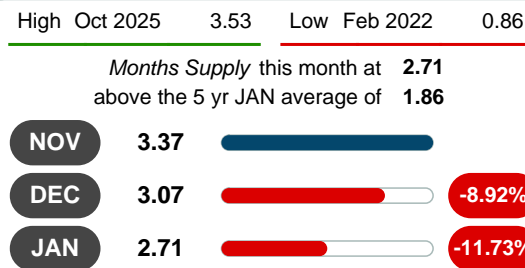


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1.86



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	3.75%	1.24	1.24	0.89	6.00	0.00
\$75,001 - \$125,000	21	13.13%	2.65	5.08	1.69	2.40	0.00
\$125,001 - \$175,000	28	17.50%	2.67	2.40	2.38	6.00	0.00
\$175,001 - \$275,000	39	24.38%	2.01	5.45	1.96	1.59	3.00
\$275,001 - \$350,000	30	18.75%	4.14	0.00	4.65	3.33	6.00
\$350,001 - \$575,000	19	11.88%	2.78	6.00	2.40	3.50	0.00
\$575,001 and up	17	10.63%	7.29	0.00	10.00	6.46	5.33
Market Supply of Inventory (MSI)			2.71	3.68	2.31	3.01	2.67
Total Active Inventory by Units		100%	2.71	27	73	54	6

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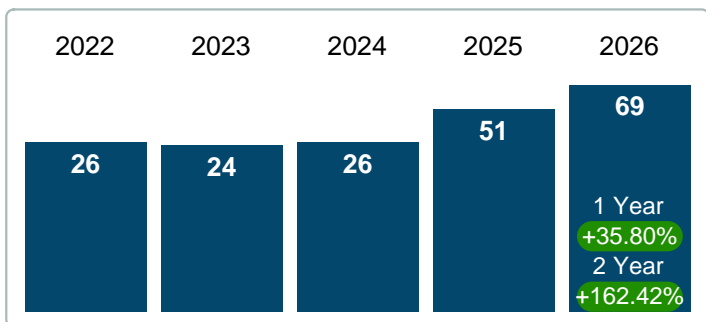
Area Delimited by County Of Washington - Residential Property Type



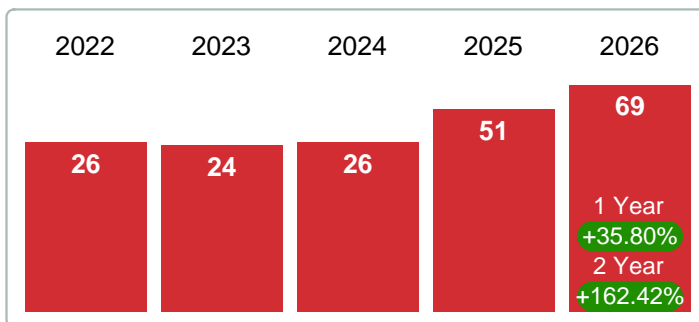
AVERAGE DAYS ON MARKET TO SALE

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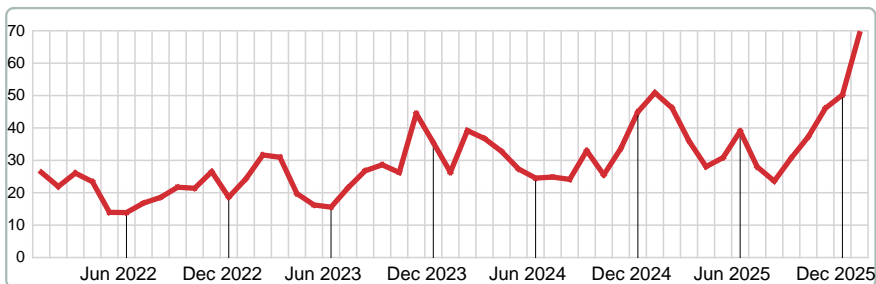
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

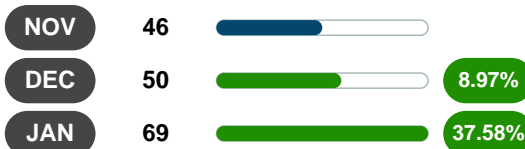


3 MONTHS

5 year JAN AVG = 39

High Jan 2026 69 Low Jun 2022 14

Average Days on Market to Sale this month at 69 above the 5 yr JAN average of 39



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
\$75,000 and less	2	5.13%	100	0	100	0	0
\$75,001 - \$100,000	6	15.38%	37	40	32	0	0
\$100,001 - \$125,000	4	10.26%	35	0	35	0	0
\$125,001 - \$250,000	12	30.77%	82	87	59	281	0
\$250,001 - \$300,000	6	15.38%	69	0	49	73	0
\$300,001 - \$475,000	5	12.82%	97	0	33	140	0
\$475,001 and up	4	10.26%	61	0	17	84	60
Average Closed DOM	69			56	51	112	60
Total Closed Units	39	100%	69	6	21	11	1
Total Closed Volume	9,987,061			677.60K	5.20M	3.61M	497.00K

January 2026



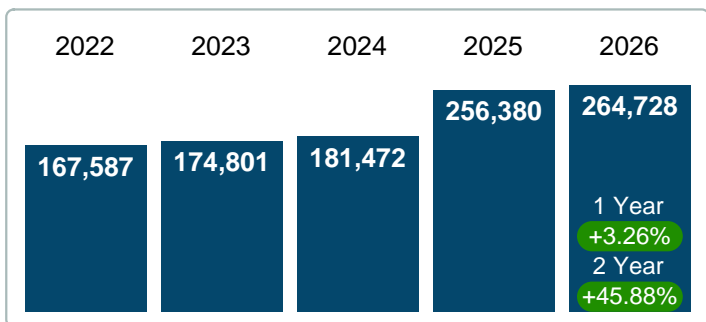
Area Delimited by County Of Washington - Residential Property Type



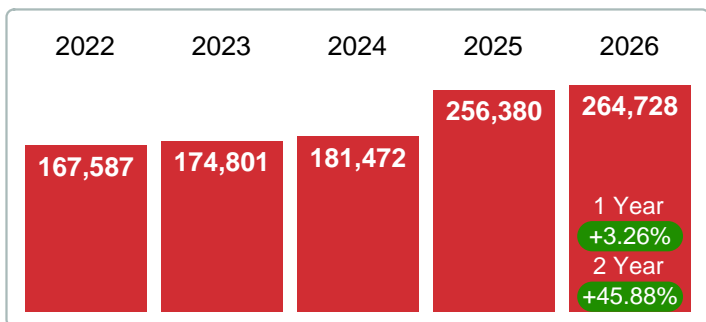
AVERAGE LIST PRICE AT CLOSING

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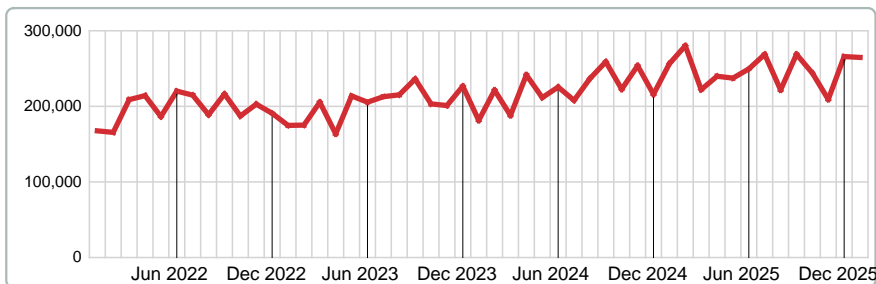
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 208,994

High Feb 2025 280,108 Low Apr 2023 163,578

Average List Price at Closing this month at **264,728**
above the 5 yr JAN average of **208,994**

NOV	209,217	<div style="width: 60%;"></div>
DEC	265,871	<div style="width: 100%;"></div> 27.08%
JAN	264,728	<div style="width: 100%;"></div> -0.43%

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
\$75,000 and less	<div style="width: 5.13%;"></div> 2	5.13%	62,450	0	62,450	0	0
\$75,001 - \$100,000	<div style="width: 10.26%;"></div> 4	10.26%	87,999	93,249	97,000	0	0
\$100,001 - \$125,000	<div style="width: 12.82%;"></div> 5	12.82%	111,160	0	118,950	0	0
\$125,001 - \$250,000	<div style="width: 33.33%;"></div> 13	33.33%	185,977	168,950	193,867	200,000	0
\$250,001 - \$300,000	<div style="width: 12.82%;"></div> 5	12.82%	284,860	0	339,000	284,860	0
\$300,001 - \$475,000	<div style="width: 15.38%;"></div> 6	15.38%	365,967	0	392,450	357,300	0
\$475,001 and up	<div style="width: 10.26%;"></div> 4	10.26%	813,475		01,675,000	514,500	549,900
Average List Price			264,728	118,483	254,210	338,655	549,900
Total Closed Units		100%	264,728	6	21	11	1
Total Closed Volume			10,324,395	710.90K	5.34M	3.73M	549.90K

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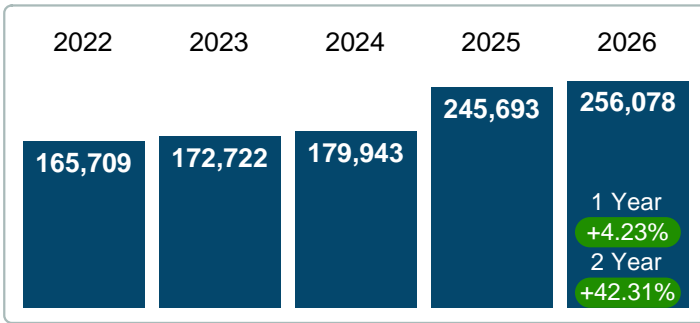
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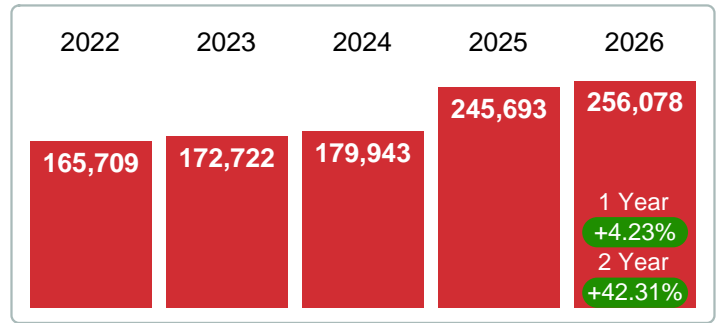
AVERAGE SOLD PRICE AT CLOSING

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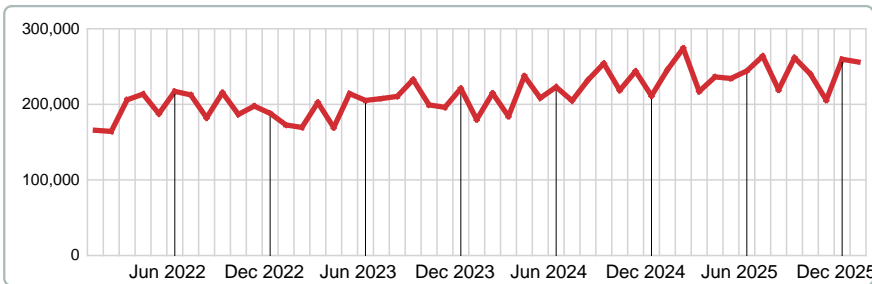
JANUARY



YEAR TO DATE (YTD)

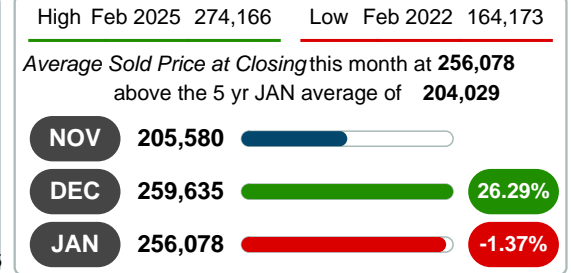


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 204,029



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
\$75,000 and less	2	5.13%	65,000	0	65,000	0	0
\$75,001 - \$100,000	6	15.38%	90,683	90,024	92,000	0	0
\$100,001 - \$125,000	4	10.26%	113,542	0	113,542	0	0
\$125,001 - \$250,000	12	30.77%	186,408	158,750	189,156	217,000	0
\$250,001 - \$300,000	6	15.38%	275,000	0	285,000	273,000	0
\$300,001 - \$475,000	5	12.82%	358,980	0	385,000	341,633	0
\$475,001 and up	4	10.26%	794,250		01,675,000	502,500	497,000
Average Sold Price			256,078	112,933	247,646	328,355	497,000
Total Closed Units		100%	256,078	6	21	11	1
Total Closed Volume			9,987,061	677.60K	5.20M	3.61M	497.00K

January 2026



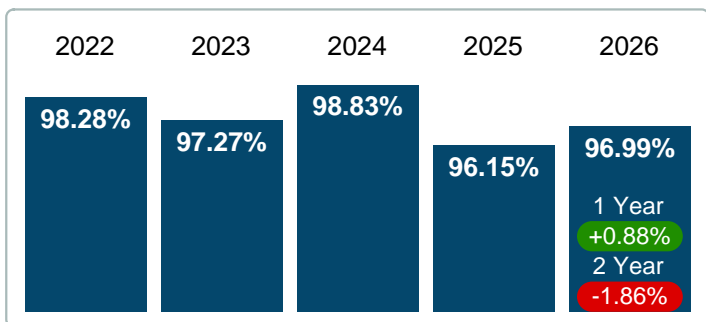
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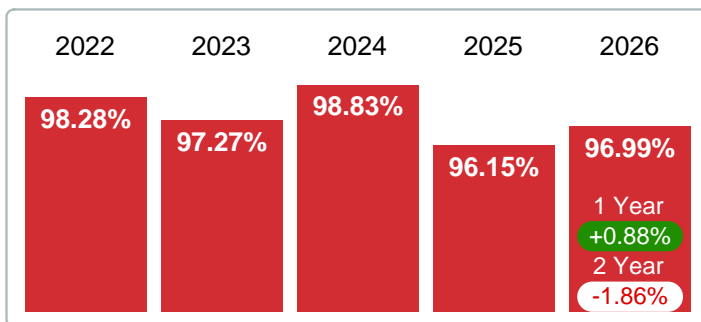
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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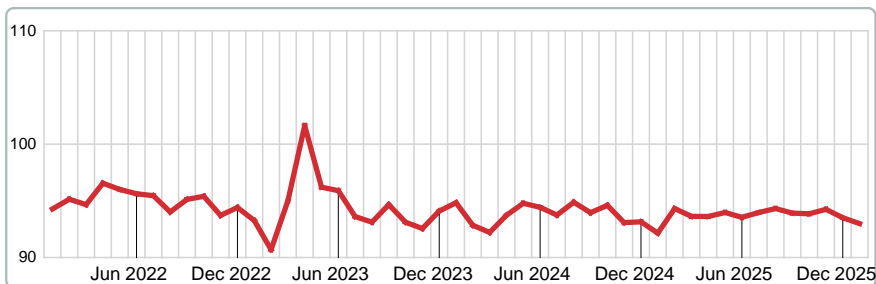
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

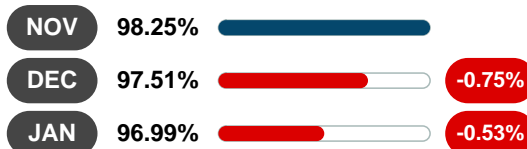


3 MONTHS

5 year JAN AVG = 97.50%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **96.99%**
below the 5 yr JAN average of **97.50%**



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
\$75,000 and less	2	5.13%	106.61%	0.00%	106.61%	0.00%	0.00%
\$75,001 - \$100,000	6	15.38%	96.44%	96.93%	95.45%	0.00%	0.00%
\$100,001 - \$125,000	4	10.26%	95.63%	0.00%	95.63%	0.00%	0.00%
\$125,001 - \$250,000	12	30.77%	97.93%	94.07%	97.61%	108.50%	0.00%
\$250,001 - \$300,000	6	15.38%	93.93%	0.00%	84.07%	95.90%	0.00%
\$300,001 - \$475,000	5	12.82%	96.77%	0.00%	98.41%	95.68%	0.00%
\$475,001 and up	4	10.26%	96.43%	0.00%	100.00%	97.68%	90.38%
Average Sold/List Ratio		97.00%		95.98%	97.43%	97.31%	90.38%
Total Closed Units		39	100%	6	21	11	1
Total Closed Volume		9,987,061		677.60K	5.20M	3.61M	497.00K

January 2026



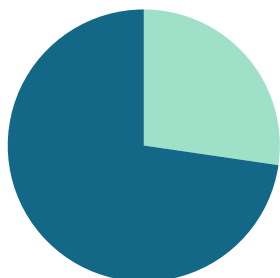
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

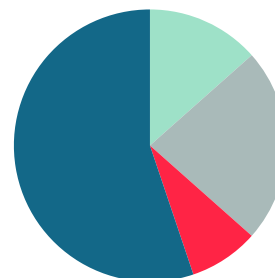


Inventory
 New Listings **68 = 27.31%**
 Start Inventory **181**
 Total Inventory Units **249**
 Volume **\$69,245,148**

Market Activity

Closed Sales **39 = 13.45%**
 Pending Sales **67 = 23.10%**
 Other Off Market **24 = 8.28%**
 Active Inventory **160 = 55.17%**

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	38	39	2.63%	38	39	2.63%
Pending Sales	43	67	55.81%	43	67	55.81%
New Listings	74	68	-8.11%	74	68	-8.11%
Average List Price	256,380	264,728	3.26%	256,380	264,728	3.26%
Average Sale Price	245,693	256,078	4.23%	245,693	256,078	4.23%
Average Percent of Selling Price to List Price	96.15%	96.99%	0.88%	96.15%	96.99%	0.88%
Average Days on Market to Sale	50.87	69.08	35.80%	50.87	69.08	35.80%
Monthly Inventory	144	160	11.11%	144	160	11.11%
Months Supply of Inventory	2.39	2.71	13.46%	2.39	2.71	13.46%

Absorption: Last 12 months, an Average of **59** Sales/Month

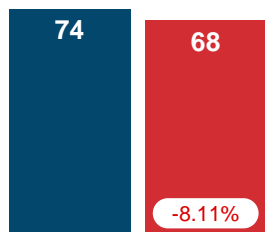
Inventory on January 31, 2026 = **160**

2025 **2026**

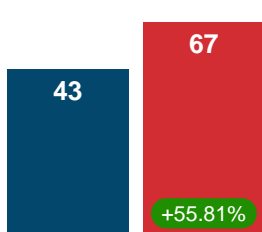
JANUARY MARKET

AVERAGE PRICES

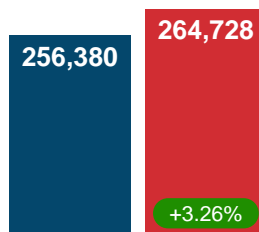
New Listings



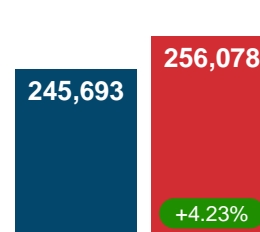
Pending Listings



List Price



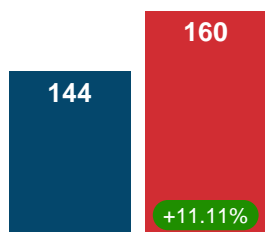
Sale Price



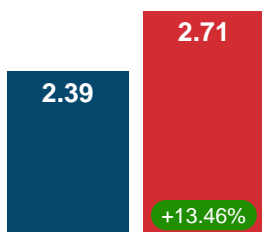
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

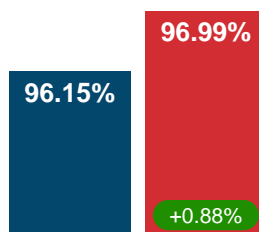
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

