

January 2026



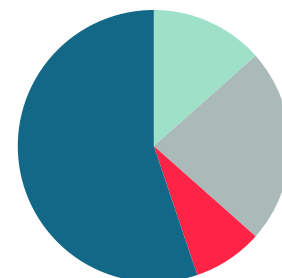
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	206,000	215,000	4.37%
Median Sale Price	197,625	217,000	9.80%
Median Percent of Selling Price to List Price	97.73%	97.38%	-0.36%
Median Days on Market to Sale	27.50	49.00	78.18%
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.

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 **9.80%** in January 2026 to \$217,000 versus the previous year at \$197,625.

Median Days on Market Lengthens

The median number of **49.00** days that homes spent on the market before selling increased by 21.50 days or **78.18%** in January 2026 compared to last year's same month at **27.50** 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 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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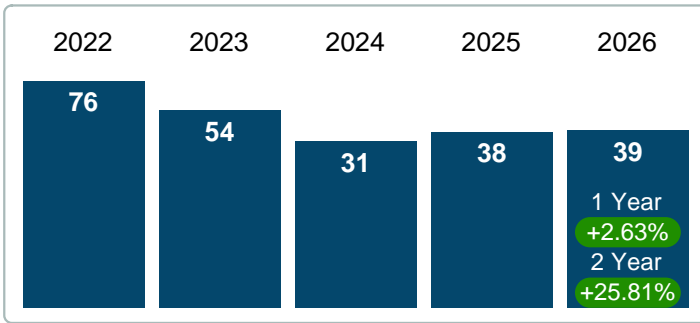
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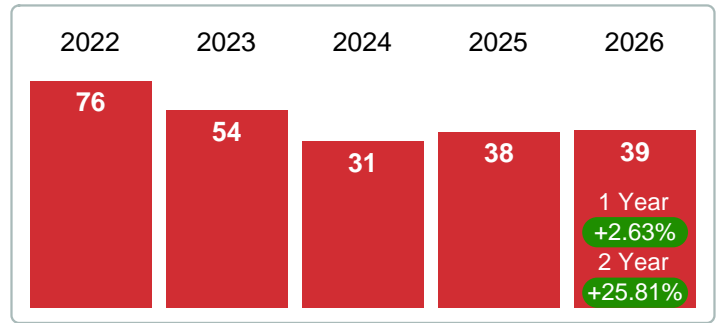
CLOSED LISTINGS

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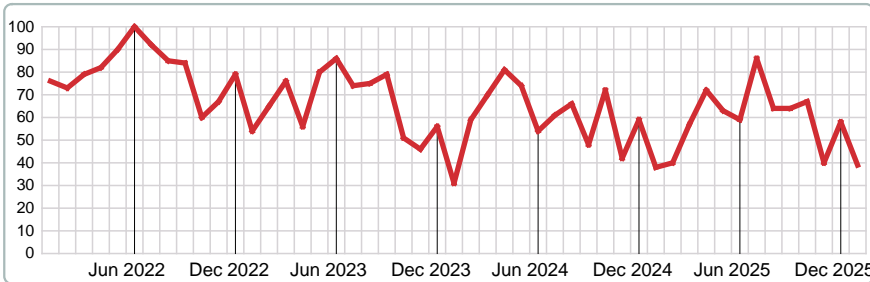
JANUARY



YEAR TO DATE (YTD)

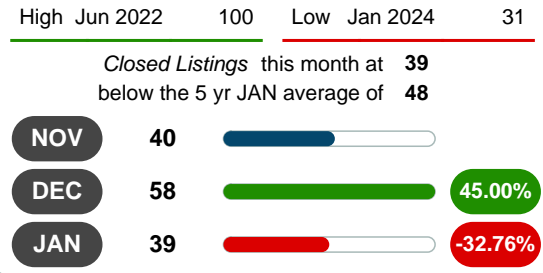


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 48



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	26.5	4	2	0	0
\$100,001 - \$125,000	4	10.26%	10.5	0	4	0	0
\$125,001 - \$250,000	12	30.77%	52.0	2	9	1	0
\$250,001 - \$300,000	6	15.38%	50.5	0	1	5	0
\$300,001 - \$475,000	5	12.82%	123.0	0	2	3	0
\$475,001 and up	4	10.26%	69.5	0	1	2	1
Total Closed Units	39			6	21	11	1
Total Closed Volume	9,987,061	100%	49.0	677.60K	5.20M	3.61M	497.00K
Median Closed Price	\$217,000			\$93,548	\$150,000	\$285,000	\$497,000

January 2026



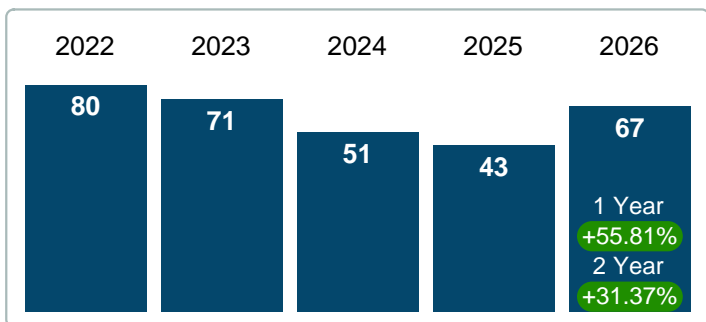
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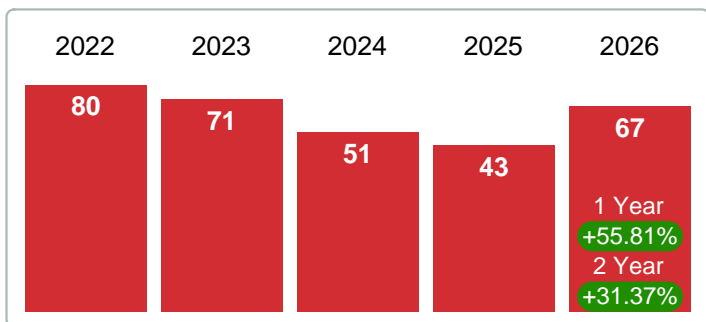
PENDING LISTINGS

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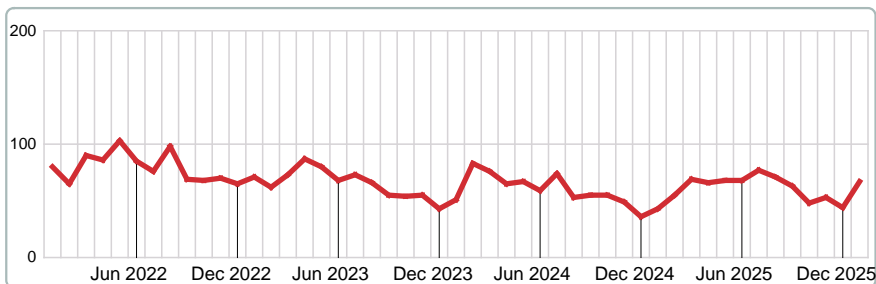
JANUARY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.97%	63.5	2	2	0	0
\$75,001 - \$100,000	7	10.45%	10.0	4	1	2	0
\$100,001 - \$125,000	7	10.45%	8.0	0	7	0	0
\$125,001 - \$200,000	20	29.85%	46.5	1	13	6	0
\$200,001 - \$225,000	10	14.93%	46.5	2	6	2	0
\$225,001 - \$300,000	12	17.91%	76.0	2	3	7	0
\$300,001 and up	7	10.45%	71.0	0	1	6	0
Total Pending Units	67			11	33	23	0
Total Pending Volume	12,870,250	100%	57.0	1.53M	5.55M	5.79M	0.00B
Median Listing Price	\$172,900			\$90,000	\$150,000	\$249,000	\$0

January 2026



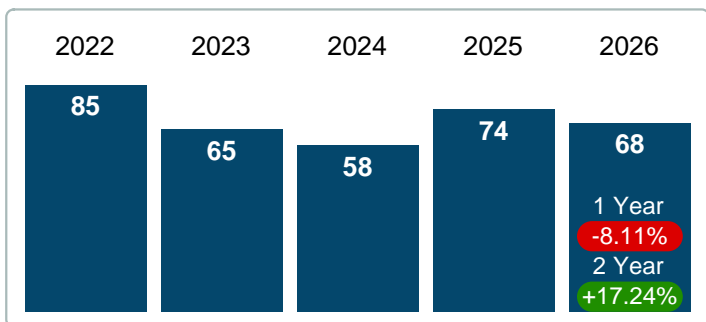
Area Delimited by County Of Washington - Residential Property Type



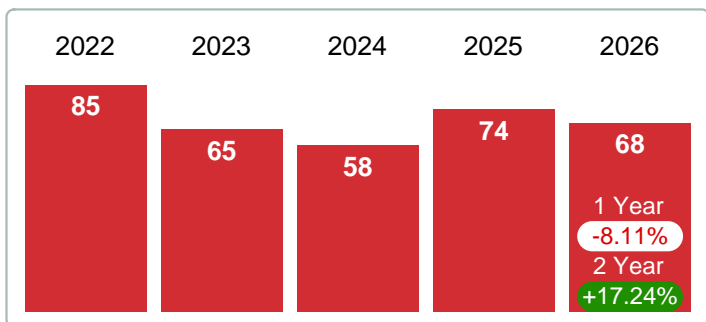
NEW LISTINGS

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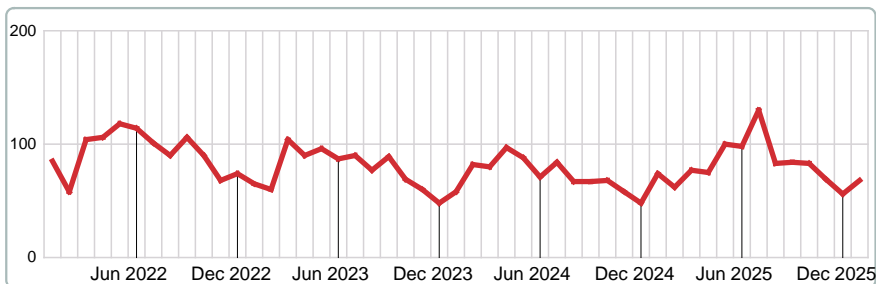
JANUARY



YEAR TO DATE (YTD)

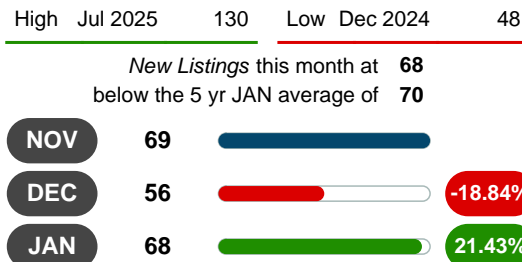


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$166,950		\$95,000	\$149,950	\$322,000	\$599,000

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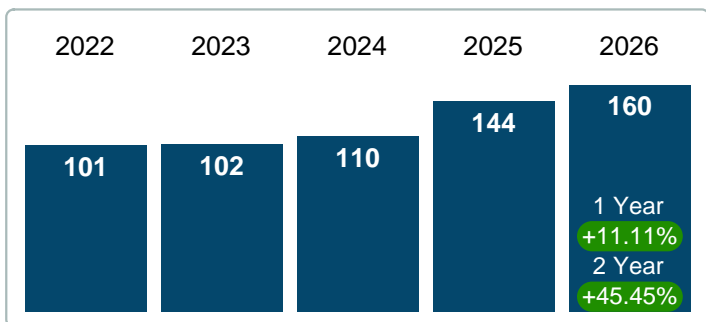
Area Delimited by County Of Washington - Residential Property Type



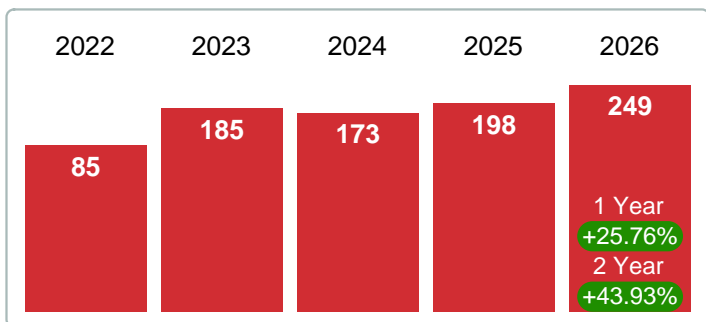
ACTIVE INVENTORY

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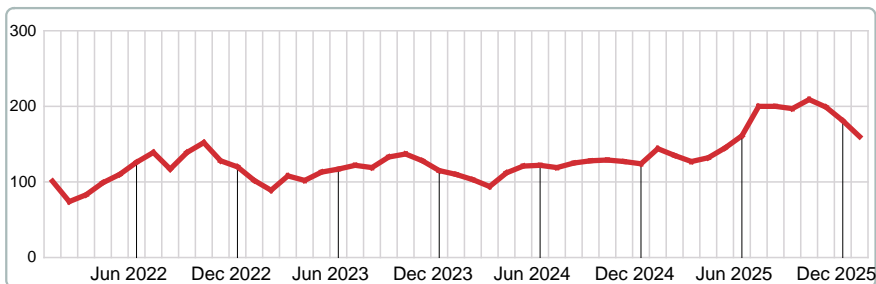
END OF JANUARY



ACTIVE DURING JANUARY

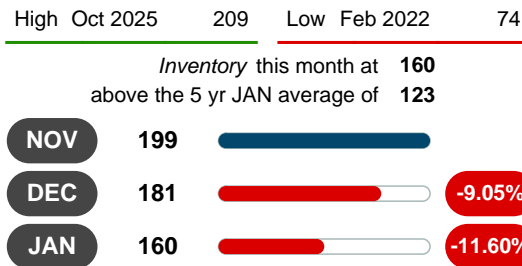


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 123



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	3.75%	73.5	3	2	1	0
\$75,001 - \$125,000	21	13.13%	26.0	11	9	1	0
\$125,001 - \$175,000	28	17.50%	61.5	4	19	5	0
\$175,001 - \$275,000	39	24.38%	70.0	5	22	11	1
\$275,001 - \$350,000	30	18.75%	109.5	2	12	15	1
\$350,001 - \$575,000	19	11.88%	58.0	1	4	14	0
\$575,001 and up	17	10.63%	87.0	1	5	7	4
Total Active Inventory by Units	160			27	73	54	6
Total Active Inventory by Volume	51,240,698	100%	67.0	4.78M	20.17M	19.92M	6.38M
Median Active Inventory Listing Price	\$235,000			\$125,000	\$191,900	\$319,450	\$674,000

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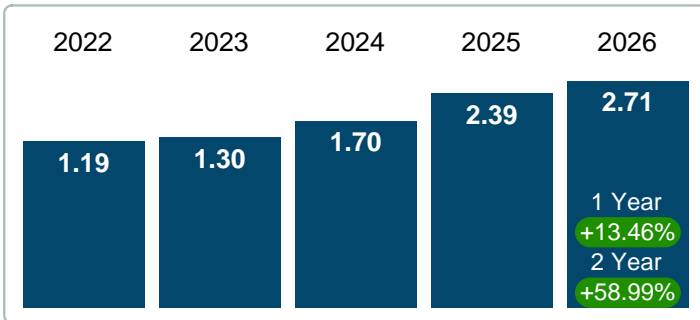
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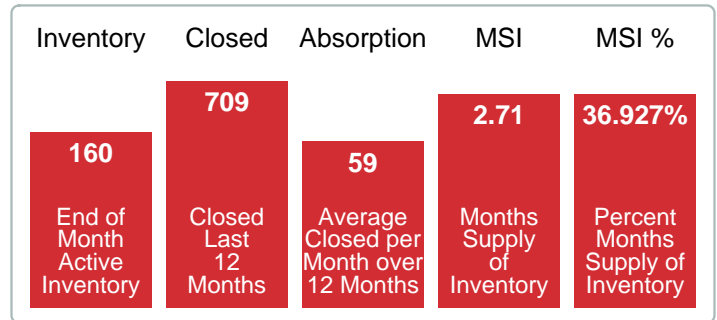
MONTHS SUPPLY of INVENTORY (MSI)

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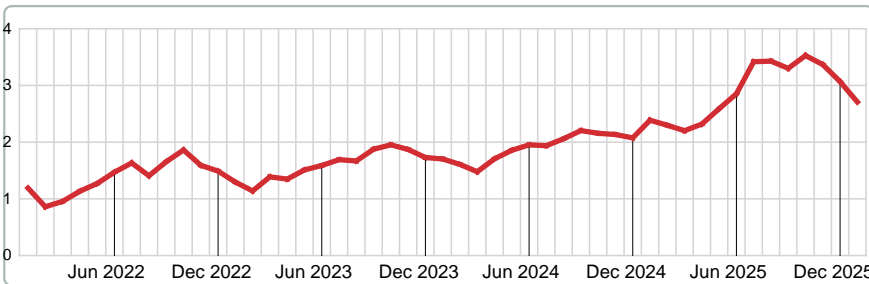
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

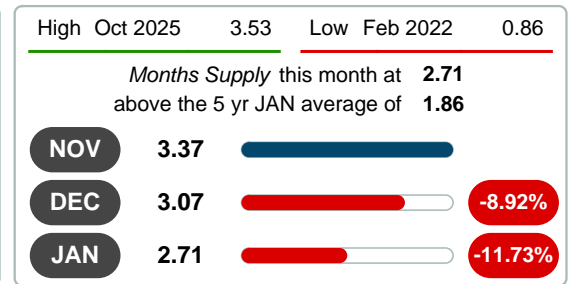


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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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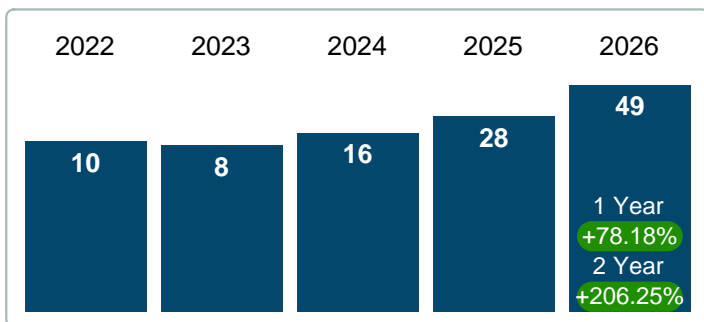
Area Delimited by County Of Washington - Residential Property Type



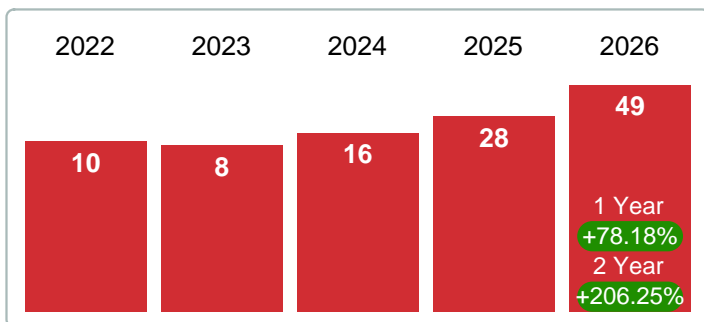
MEDIAN DAYS ON MARKET TO SALE

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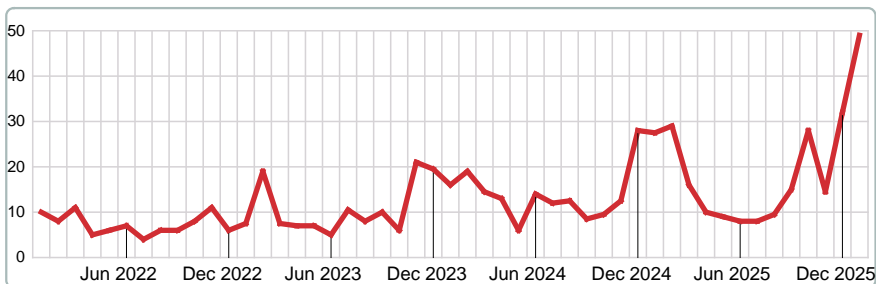
JANUARY



YEAR TO DATE (YTD)

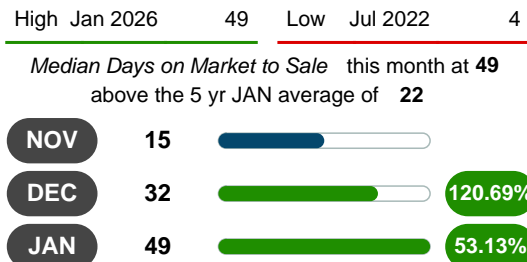


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 22



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
\$75,000 and less	2	5.13%	100	0	100	0	0
\$75,001 - \$100,000	6	15.38%	27	26	32	0	0
\$100,001 - \$125,000	4	10.26%	11	0	11	0	0
\$125,001 - \$250,000	12	30.77%	52	87	49	281	0
\$250,001 - \$300,000	6	15.38%	51	0	49	52	0
\$300,001 - \$475,000	5	12.82%	123	0	33	133	0
\$475,001 and up	4	10.26%	70	0	17	84	60
Median Closed DOM			49	32	43	89	60
Total Closed Units		100%	39	6	21	11	1
Total Closed Volume			9,987,061	677.60K	5.20M	3.61M	497.00K

January 2026



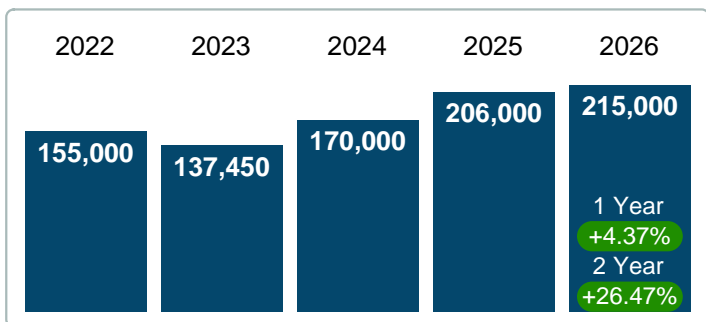
Area Delimited by County Of Washington - Residential Property Type



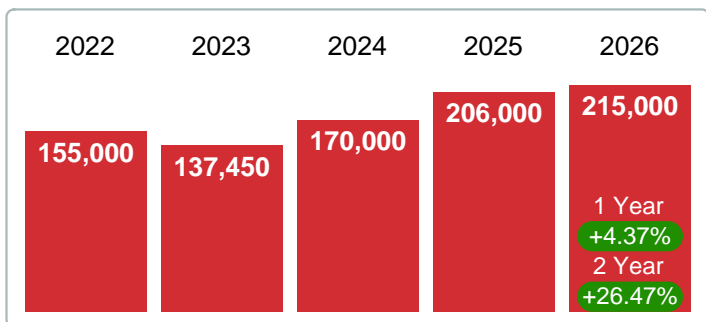
MEDIAN LIST PRICE AT CLOSING

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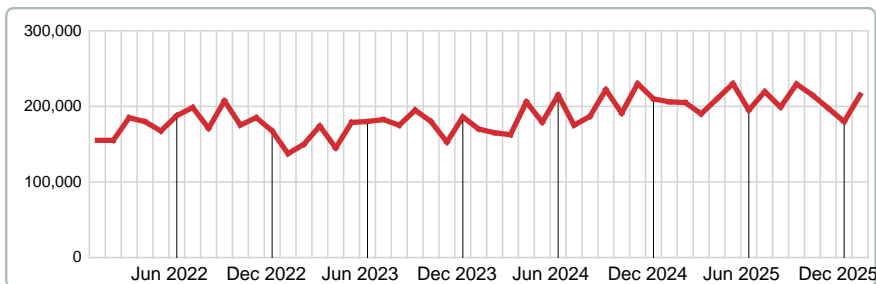
JANUARY



YEAR TO DATE (YTD)

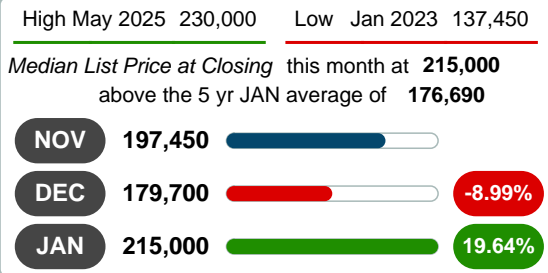


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 176,690



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
\$75,000 and less	2	5.13%	62,450	0	62,450	0	0
\$75,001 - \$100,000	4	10.26%	87,000	90,000	84,000	0	0
\$100,001 - \$125,000	5	12.82%	110,000	105,000	110,500	0	0
\$125,001 - \$250,000	13	33.33%	198,000	168,950	187,450	200,000	0
\$250,001 - \$300,000	5	12.82%	284,900	0	0	284,900	0
\$300,001 - \$475,000	6	15.38%	347,450	0	339,000	349,900	0
\$475,001 and up	4	10.26%	541,950		01,675,000	514,500	549,900
Median List Price			215,000	99,998	145,000	299,000	549,900
Total Closed Units		100%	215,000	6	21	11	1
Total Closed Volume			10,324,395	710.90K	5.34M	3.73M	549.90K

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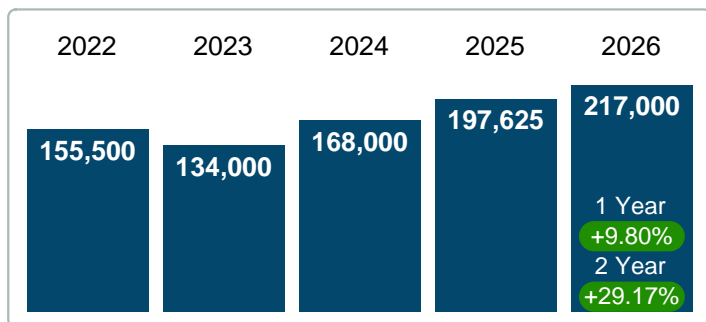
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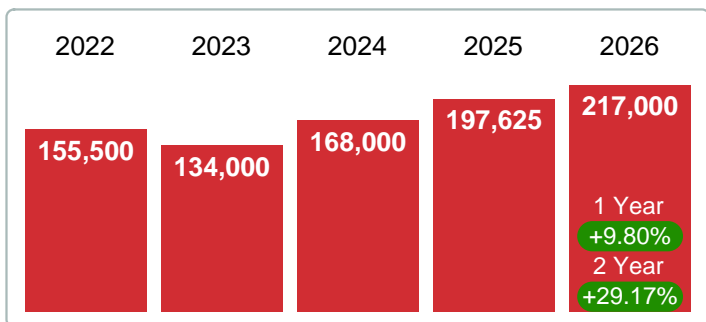
MEDIAN SOLD PRICE AT CLOSING

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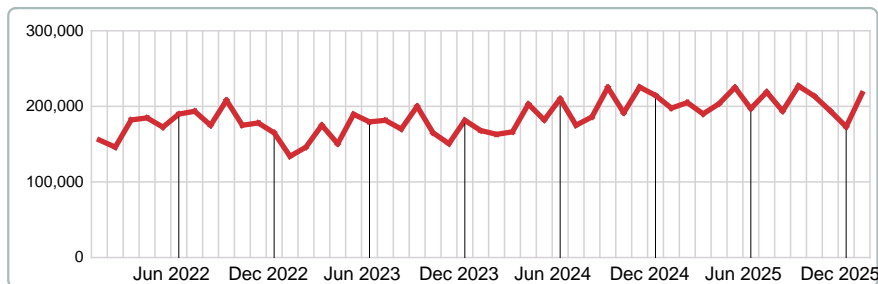
JANUARY



YEAR TO DATE (YTD)

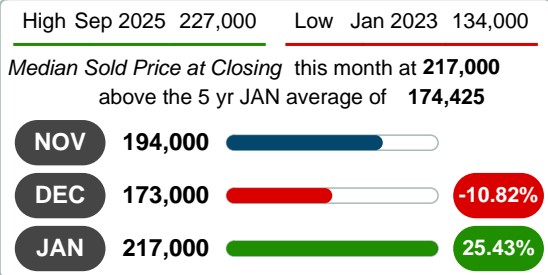


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 174,425



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
\$75,000 and less	2	5.13%	65,000	0	65,000	0	0
\$75,001 - \$100,000	6	15.38%	91,050	91,050	92,000	0	0
\$100,001 - \$125,000	4	10.26%	112,500	0	112,500	0	0
\$125,001 - \$250,000	12	30.77%	197,500	158,750	210,000	217,000	0
\$250,001 - \$300,000	6	15.38%	275,000	0	285,000	270,000	0
\$300,001 - \$475,000	5	12.82%	349,900	0	385,000	349,900	0
\$475,001 and up	4	10.26%	508,500		01,675,000	502,500	497,000
Median Sold Price			217,000	93,548	150,000	285,000	497,000
Total Closed Units		100%	217,000	6	21	11	1
Total Closed Volume			9,987,061	677.60K	5.20M	3.61M	497.00K

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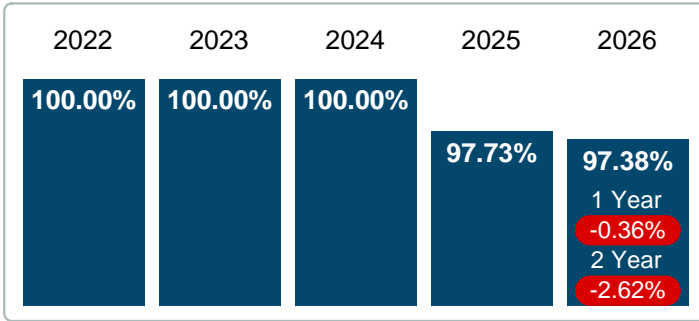
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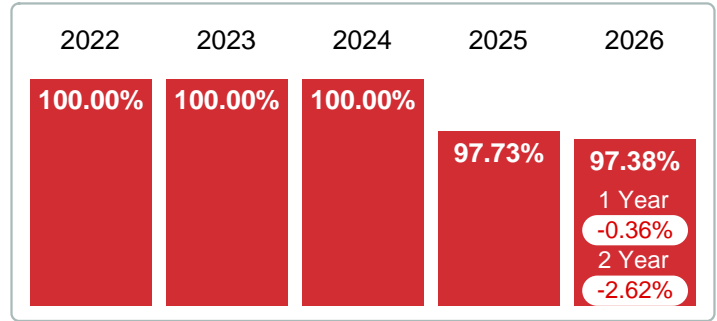
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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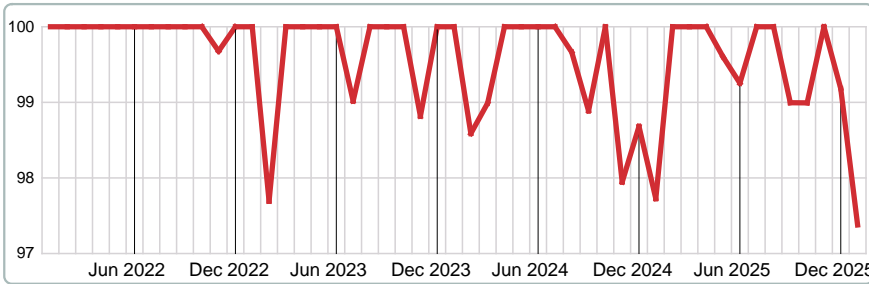
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

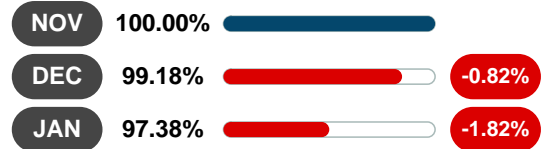


3 MONTHS

5 year JAN AVG = 99.02%

High Nov 2025 100.00% Low Jan 2026 97.38%

Median Sold/List Ratio this month at **97.38%**
below the 5 yr JAN average of **99.02%**



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	
\$75,000 and less	2	5.13%	106.61%	0.00%	106.61%	0.00%	0.00%	
\$75,001 - \$100,000	6	15.38%	100.00%	100.00%	95.45%	0.00%	0.00%	
\$100,001 - \$125,000	4	10.26%	94.69%	0.00%	94.69%	0.00%	0.00%	
\$125,001 - \$250,000	12	30.77%	98.84%	94.07%	100.00%	108.50%	0.00%	
\$250,001 - \$300,000	6	15.38%	95.81%	0.00%	84.07%	96.30%	0.00%	
\$300,001 - \$475,000	5	12.82%	96.83%	0.00%	98.41%	94.20%	0.00%	
\$475,001 and up	4	10.26%	97.68%	0.00%	100.00%	97.68%	90.38%	
Median Sold/List Ratio		97.38%		97.36%	97.67%	97.38%	90.38%	
Total Closed Units		39	100%	97.38%	6	21	11	1
Total Closed Volume		9,987,061			677.60K	5.20M	3.61M	497.00K

January 2026



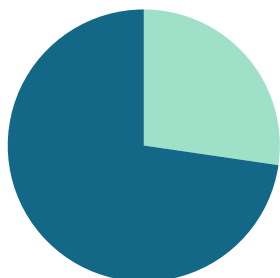
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

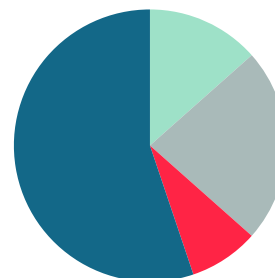


Inventory
 New Listings
68 = 27.31%
 Start Inventory
181
 Total Inventory Units
249
 Volume
\$69,245,148

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%
Median List Price	206,000	215,000	4.37%	206,000	215,000	4.37%
Median Sale Price	197,625	217,000	9.80%	197,625	217,000	9.80%
Median Percent of Selling Price to List Price	97.73%	97.38%	-0.36%	97.73%	97.38%	-0.36%
Median Days on Market to Sale	27.50	49.00	78.18%	27.50	49.00	78.18%
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%

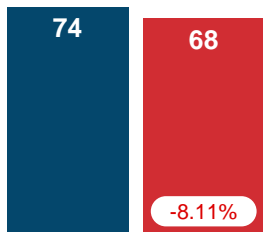
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on January 31, 2026 = **160** 2025 2026

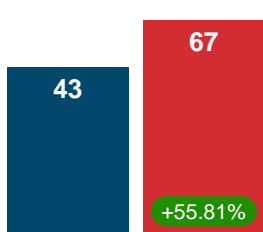
JANUARY MARKET

MEDIAN PRICES

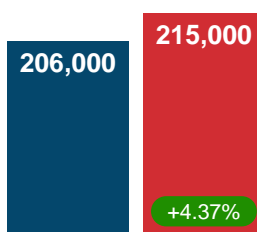
New Listings



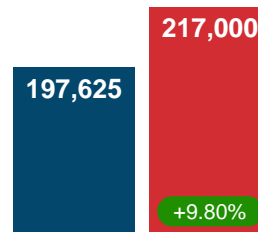
Pending Listings



List Price



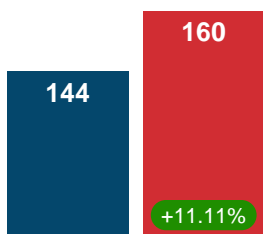
Sale Price



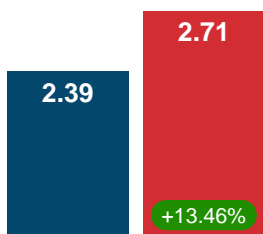
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

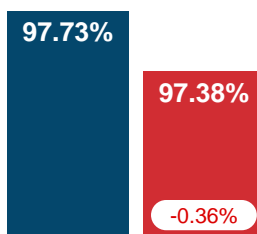
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

