Local Market Update – January 2026

A FREE RESEARCH TOOL FROM MLSOK

OKC Metro

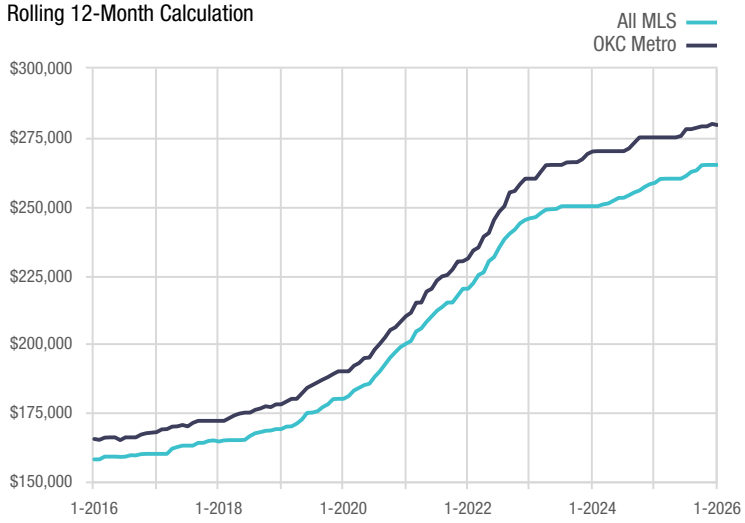
Associated with Arcadia, Bethany, Blanchard, Deer Creek, Edmond, Harrah, Luther, Midwest City, Moore, Mustang, Newcastle, Nicoma Park, Norman, Oklahoma City, Piedmont, Tuttle, Warr Acres and Yukon

Single Family	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	1,780	**2,259**	+ 26.9%	1,780	**2,259**	+ 26.9%
Pending Sales	1,316	**1,440**	+ 9.4%	1,316	**1,440**	+ 9.4%
Closed Sales	1,034	**997**	- 3.6%	1,034	**997**	- 3.6%
Days on Market Until Sale	52	**54**	+ 3.8%	52	**54**	+ 3.8%
Median Sales Price*	$265,000	**$264,999**	- 0.0%	$265,000	**$264,999**	- 0.0%
Average Sales Price*	$321,441	**$306,859**	- 4.5%	$321,441	**$306,859**	- 4.5%
Percent of List Price Received*	98.0%	**97.7%**	- 0.3%	98.0%	**97.7%**	- 0.3%
Inventory of Homes for Sale	3,616	**4,738**	+ 31.0%	—	**—**	—
Months Supply of Inventory	2.6	**3.3**	+ 26.9%	—	**—**	—

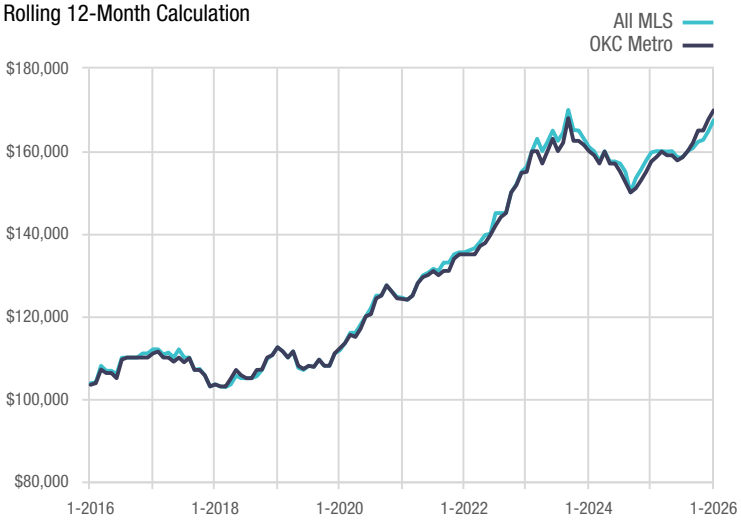
Townhouse-Condo	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	73	**68**	- 6.8%	73	**68**	- 6.8%
Pending Sales	53	**47**	- 11.3%	53	**47**	- 11.3%
Closed Sales	31	**24**	- 22.6%	31	**24**	- 22.6%
Days on Market Until Sale	59	**65**	+ 10.2%	59	**65**	+ 10.2%
Median Sales Price*	$156,000	**$177,250**	+ 13.6%	$156,000	**$177,250**	+ 13.6%
Average Sales Price*	$169,124	**$206,079**	+ 21.9%	$169,124	**$206,079**	+ 21.9%
Percent of List Price Received*	97.0%	**97.0%**	0.0%	97.0%	**97.0%**	0.0%
Inventory of Homes for Sale	151	**216**	+ 43.0%	—	**—**	—
Months Supply of Inventory	2.8	**4.6**	+ 64.3%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Rolling 12-Month Calculation



Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of February 7, 2026. All data from MLSOK®. Report © 2026 ShowingTime Plus, LLC.