

# Local Market Update – January 2026

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## All MLSOK

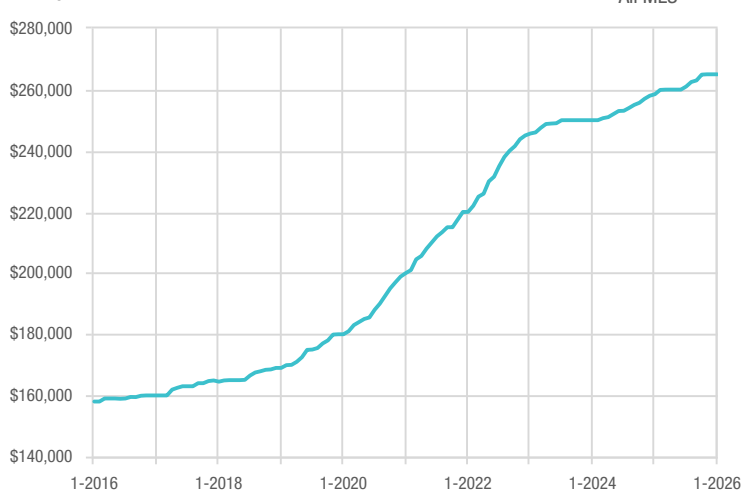
Entire MLSOK Market Area

Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	2,620	<b>3,141</b>	+ 19.9%	2,620	<b>3,141</b>	+ 19.9%
Pending Sales	1,828	<b>2,021</b>	+ 10.6%	1,828	<b>2,021</b>	+ 10.6%
Closed Sales	1,448	<b>1,375</b>	- 5.0%	1,448	<b>1,375</b>	- 5.0%
Days on Market Until Sale	56	<b>58</b>	+ 3.6%	56	<b>58</b>	+ 3.6%
Median Sales Price*	\$251,640	<b>\$250,000</b>	- 0.7%	\$251,640	<b>\$250,000</b>	- 0.7%
Average Sales Price*	\$303,173	<b>\$290,340</b>	- 4.2%	\$303,173	<b>\$290,340</b>	- 4.2%
Percent of List Price Received*	97.3%	<b>97.0%</b>	- 0.3%	97.3%	<b>97.0%</b>	- 0.3%
Inventory of Homes for Sale	6,136	<b>7,736</b>	+ 26.1%	—	—	—
Months Supply of Inventory	3.2	<b>3.9</b>	+ 21.9%	—	—	—

Townhouse-Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	78	<b>76</b>	- 2.6%	78	<b>76</b>	- 2.6%
Pending Sales	56	<b>51</b>	- 8.9%	56	<b>51</b>	- 8.9%
Closed Sales	37	<b>24</b>	- 35.1%	37	<b>24</b>	- 35.1%
Days on Market Until Sale	53	<b>65</b>	+ 22.6%	53	<b>65</b>	+ 22.6%
Median Sales Price*	\$156,000	<b>\$177,250</b>	+ 13.6%	\$156,000	<b>\$177,250</b>	+ 13.6%
Average Sales Price*	\$169,834	<b>\$206,079</b>	+ 21.3%	\$169,834	<b>\$206,079</b>	+ 21.3%
Percent of List Price Received*	96.8%	<b>97.0%</b>	+ 0.2%	96.8%	<b>97.0%</b>	+ 0.2%
Inventory of Homes for Sale	170	<b>246</b>	+ 44.7%	—	—	—
Months Supply of Inventory	2.9	<b>4.9</b>	+ 69.0%	—	—	—

\* 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.