

February 2026



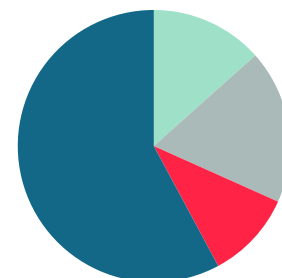
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	30	41	36.67%
Pending Listings	40	56	40.00%
New Listings	69	67	-2.90%
Average List Price	240,930	187,628	-22.12%
Average Sale Price	227,574	176,510	-22.44%
Average Percent of Selling Price to List Price	93.85%	92.61%	-1.33%
Average Days on Market to Sale	42.20	41.83	-0.88%
End of Month Inventory	199	177	-11.06%
Months Supply of Inventory	4.27	3.73	-12.77%



■ Closed (13.40%)
■ Pending (18.30%)
■ Other OffMarket (10.46%)
■ Active (57.84%)

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of February 28, 2026 = **177**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2026 decreased **11.06%** to 177 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **3.73** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **22.44%** in February 2026 to \$176,510 versus the previous year at \$227,574.

Average Days on Market Shortens

The average number of **41.83** days that homes spent on the market before selling decreased by 0.37 days or **0.88%** in February 2026 compared to last year's same month at **42.20** DOM.

Sales Success for February 2026 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 67 New Listings in February 2026, down **2.90%** from last year at 69. Furthermore, there were 41 Closed Listings this month versus last year at 30, a **36.67%** increase.

Closed versus Listed trends yielded a **61.2%** ratio, up from previous year's, February 2025, at **43.5%**, a **40.75%** upswing. This will certainly create pressure on a decreasing 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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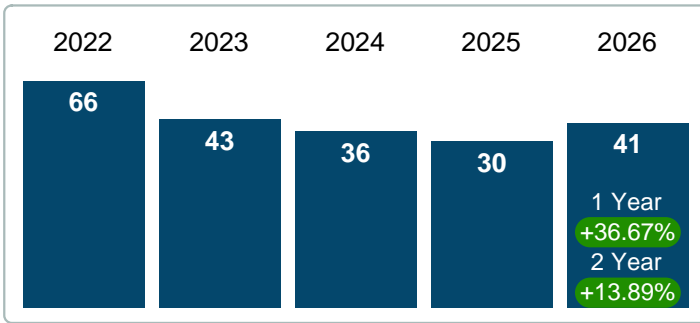
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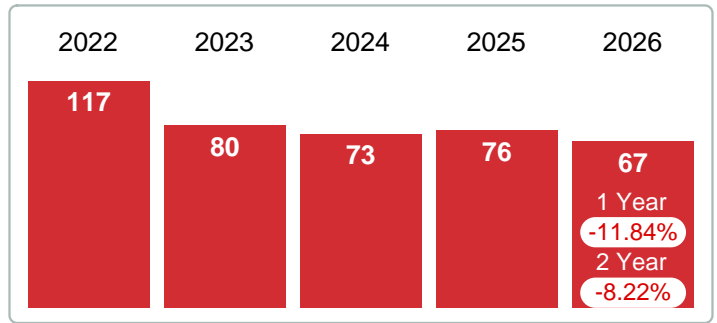
CLOSED LISTINGS

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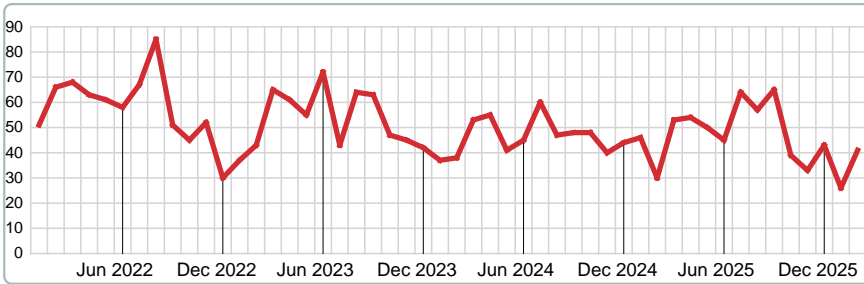
FEBRUARY



YEAR TO DATE (YTD)

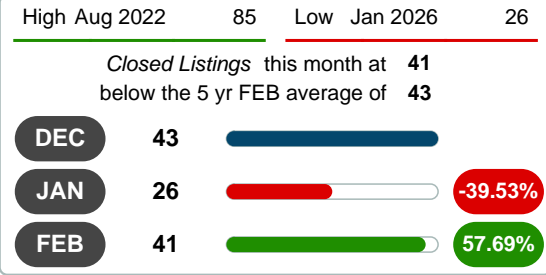


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 43



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	7.32%	42.3	2	1	0	0
\$25,001 - \$75,000	6	14.63%	24.3	3	2	1	0
\$75,001 - \$125,000	5	12.20%	22.4	2	0	3	0
\$125,001 - \$200,000	12	29.27%	48.9	1	10	0	1
\$200,001 - \$200,000	0	0.00%	0.0	0	0	0	0
\$200,001 - \$325,000	10	24.39%	65.8	2	6	1	1
\$325,001 and up	5	12.20%	17.0	0	3	2	0
Total Closed Units	41			10	22	7	2
Total Closed Volume	7,236,900	100%	41.8	931.40K	4.30M	1.56M	445.00K
Average Closed Price	\$176,510			\$93,140	\$195,482	\$222,843	\$222,500

February 2026



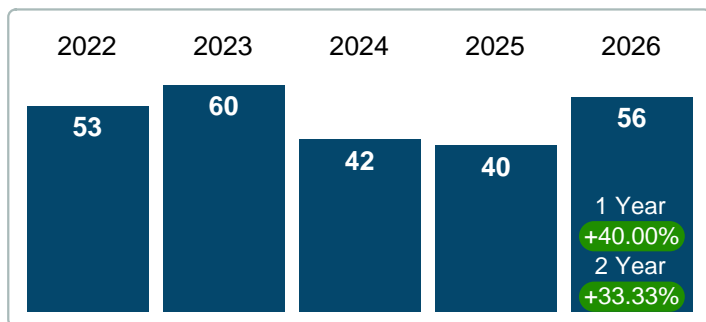
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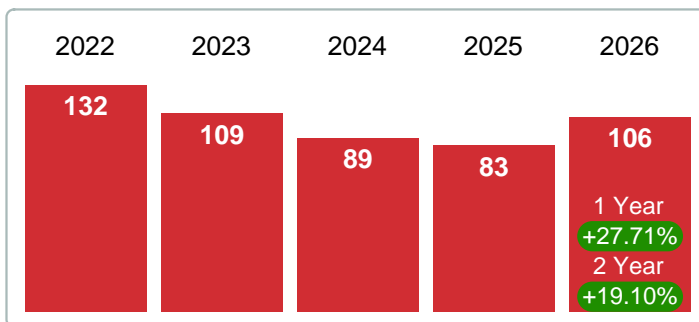
PENDING LISTINGS

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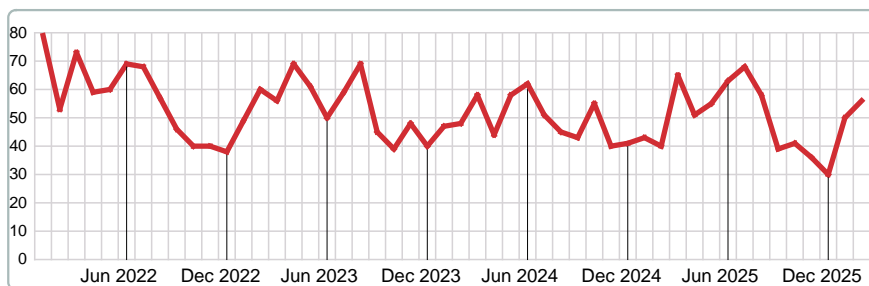
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

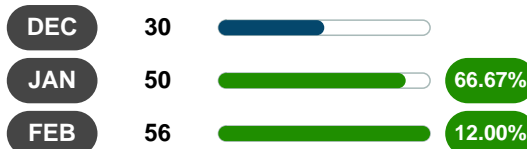


3 MONTHS

5 year FEB AVG = 50

High Jan 2022 79 Low Dec 2025 30

Pending Listings this month at 56 above the 5 yr FEB average of 50



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	7.14%	103.8	1	2	1	0
\$25,001 - \$150,000	7	12.50%	50.6	2	5	0	0
\$150,001 - \$175,000	11	19.64%	35.4	3	8	0	0
\$175,001 - \$250,000	12	21.43%	60.4	0	9	3	0
\$250,001 - \$275,000	6	10.71%	66.8	0	5	1	0
\$275,001 - \$375,000	9	16.07%	70.0	0	7	2	0
\$375,001 and up	7	12.50%	81.3	0	4	2	1
Total Pending Units	56			6	40	9	1
Total Pending Volume	12,581,950	100%	62.2	632.00K	9.00M	2.46M	489.00K
Average Listing Price	\$224,678			\$105,333	\$225,031	\$273,300	\$489,000

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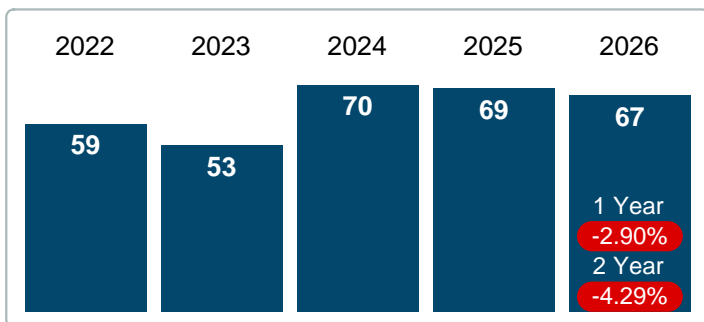
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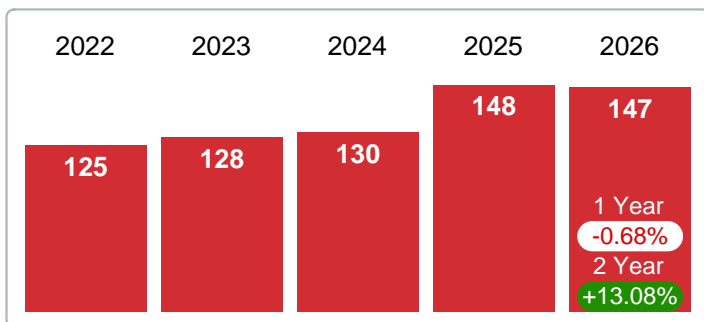
NEW LISTINGS

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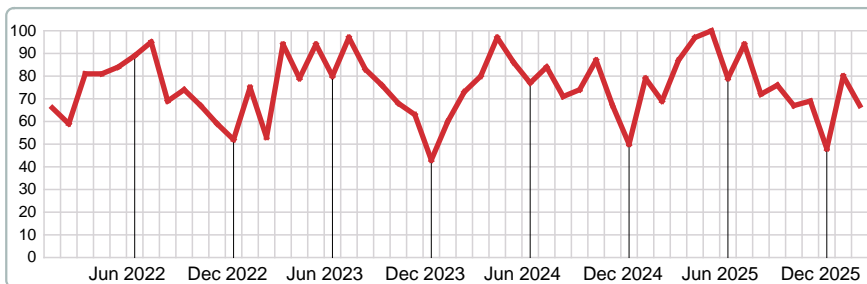
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 64

High May 2025 100 Low Dec 2023 43

New Listings this month at 67
above the 5 yr FEB average of 64



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	8.96%	4	2	0	0
\$100,001 - \$150,000	7	10.45%	2	5	0	0
\$150,001 - \$175,000	8	11.94%	3	5	0	0
\$175,001 - \$250,000	15	22.39%	1	12	2	0
\$250,001 - \$375,000	14	20.90%	0	12	2	0
\$375,001 - \$475,000	10	14.93%	0	7	2	1
\$475,001 and up	7	10.45%	1	4	2	0
Total New Listed Units	67		11	47	8	1
Total New Listed Volume	18,209,599	100%	1.77M	13.09M	2.90M	450.00K
Average New Listed Listing Price	\$271,785		\$161,127	\$278,508	\$362,163	\$450,000

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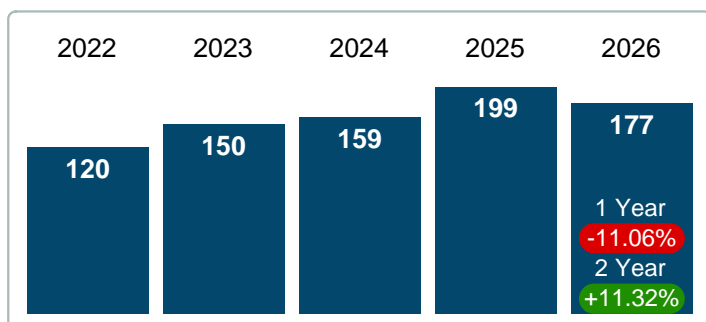
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



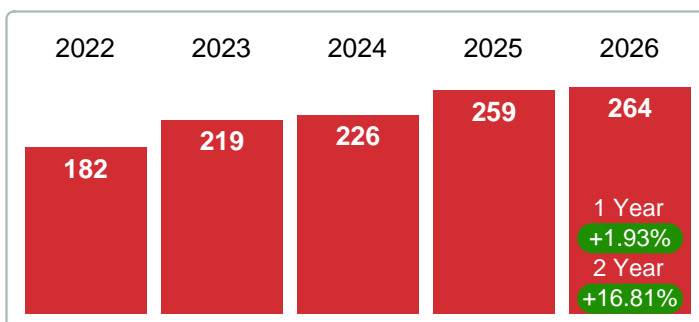
ACTIVE INVENTORY

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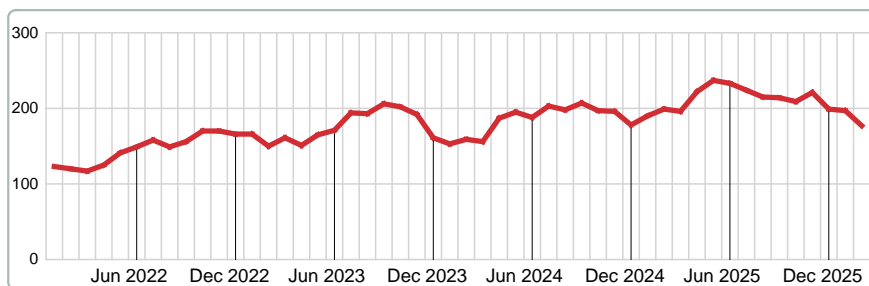
END OF FEBRUARY



ACTIVE DURING FEBRUARY

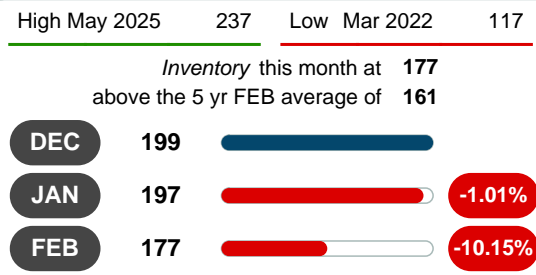


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 161



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	16	9.04%	107.4	9	5	2	0
\$75,001 - \$125,000	11	6.21%	104.5	3	8	0	0
\$125,001 - \$175,000	29	16.38%	78.2	6	16	7	0
\$175,001 - \$275,000	48	27.12%	78.5	4	35	9	0
\$275,001 - \$475,000	32	18.08%	67.9	0	24	6	2
\$475,001 - \$675,000	25	14.12%	87.3	1	9	10	5
\$675,001 and up	16	9.04%	137.9	3	4	2	7
Total Active Inventory by Units	177			26	101	36	14
Total Active Inventory by Volume	62,840,707	100%	87.4	6.68M	28.50M	12.80M	14.86M
Average Active Inventory Listing Price	\$355,032			\$256,765	\$282,208	\$355,597	\$1,061,450

February 2026



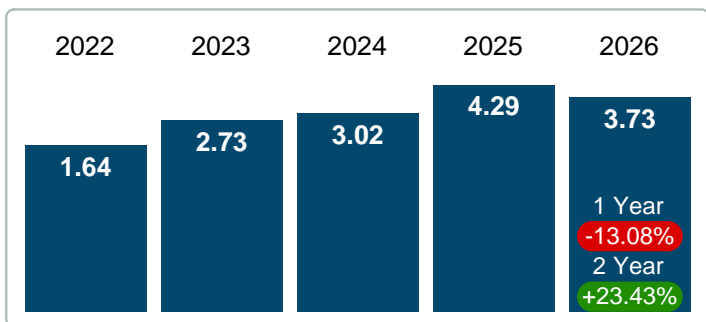
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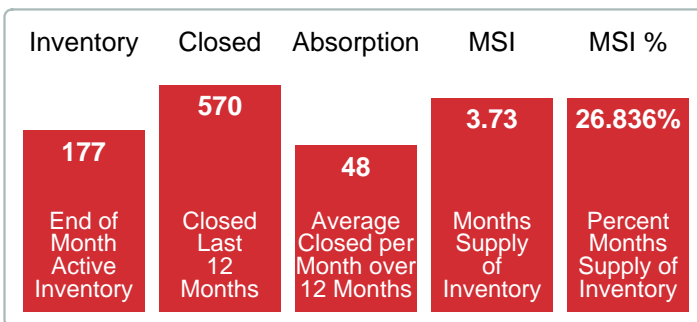
MONTHS SUPPLY of INVENTORY (MSI)

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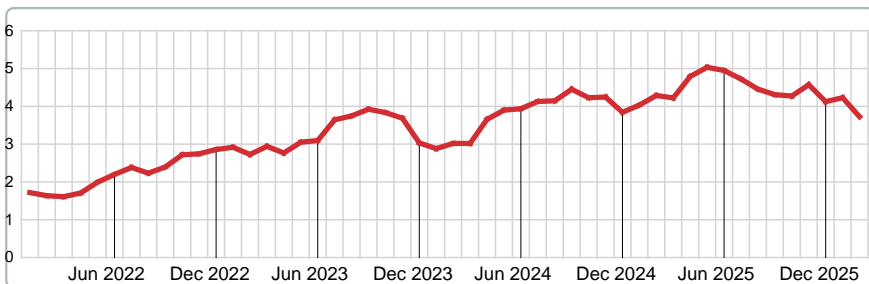
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

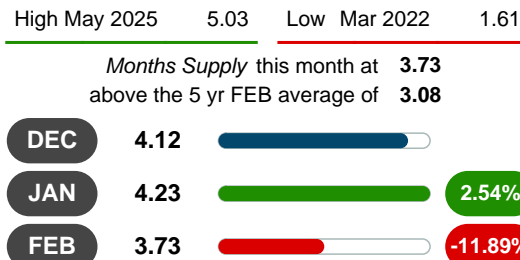


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.08



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	9.04%	2.67	3.18	1.88	4.80	0.00
\$75,001 - \$125,000	6.21%	1.67	1.06	2.59	0.00	0.00
\$125,001 - \$175,000	16.38%	3.70	3.43	2.87	14.00	0.00
\$175,001 - \$275,000	27.12%	3.41	2.82	3.56	4.15	0.00
\$275,001 - \$475,000	18.08%	3.00	0.00	3.74	1.80	2.67
\$475,001 - \$675,000	14.12%	12.50	6.00	12.00	13.33	15.00
\$675,001 and up	9.04%	48.00	0.00	16.00	0.00	84.00
Market Supply of Inventory (MSI)		3.73	2.84	3.53	4.70	6.72
Total Active Inventory by Units		177	26	101	36	14

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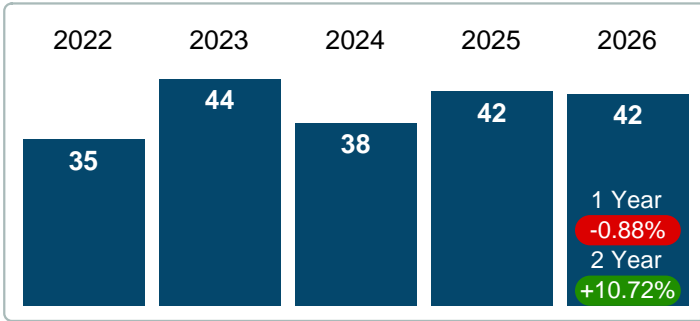
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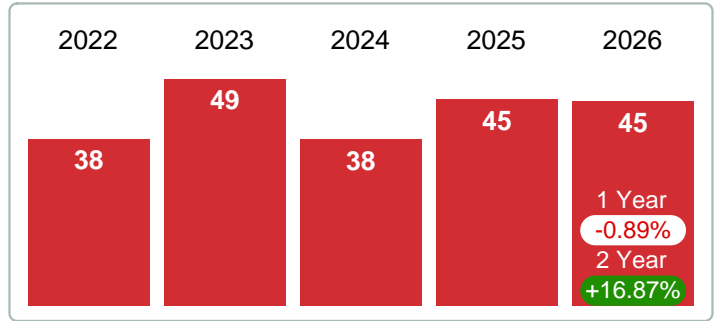
AVERAGE DAYS ON MARKET TO SALE

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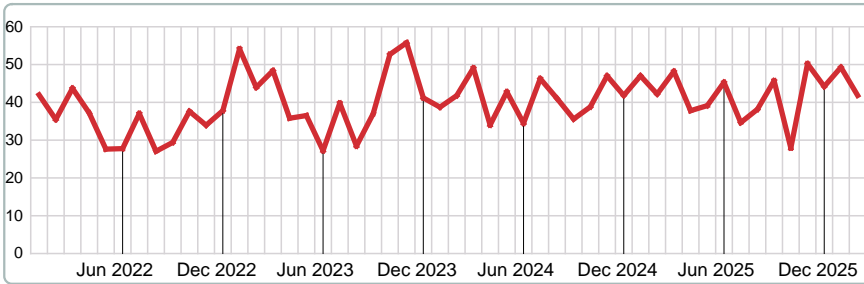
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

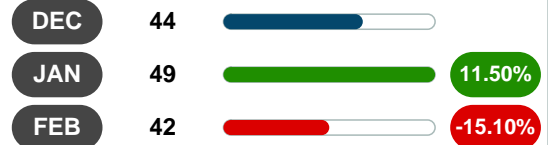


3 MONTHS

5 year FEB AVG = 40

High Nov 2023 56 Low Aug 2022 27

Average Days on Market to Sale this month at 42 above the 5 yr FEB average of 40



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
\$25,000 and less	7.32%	42	54	19	0	0
\$25,001 - \$75,000	14.63%	24	38	15	2	0
\$75,001 - \$125,000	12.20%	22	12	0	29	0
\$125,001 - \$200,000	29.27%	49	12	52	0	59
\$200,001 - \$200,000	0.00%	0	0	0	0	0
\$200,001 - \$325,000	24.39%	66	73	74	53	14
\$325,001 and up	12.20%	17	0	23	8	0
Average Closed DOM		42	40	49	23	37
Total Closed Units	100%	41	10	22	7	2
Total Closed Volume		7,236,900	931.40K	4.30M	1.56M	445.00K

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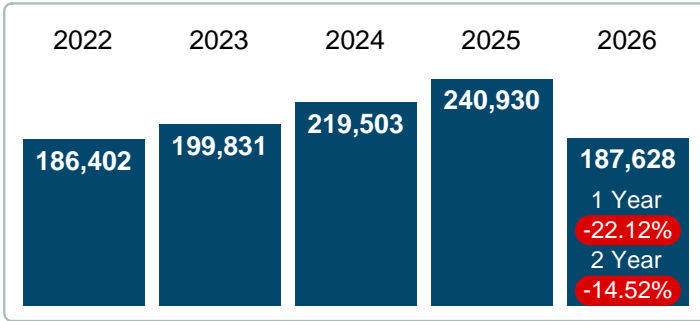
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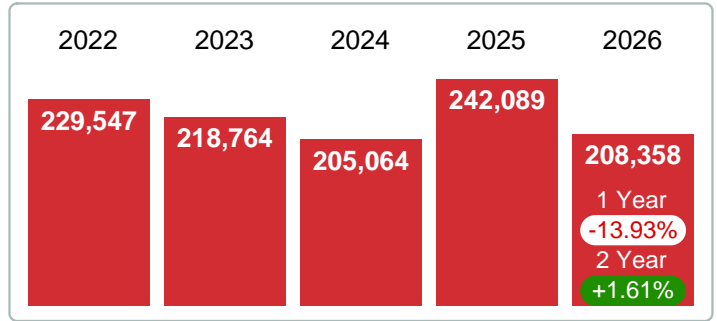
AVERAGE LIST PRICE AT CLOSING

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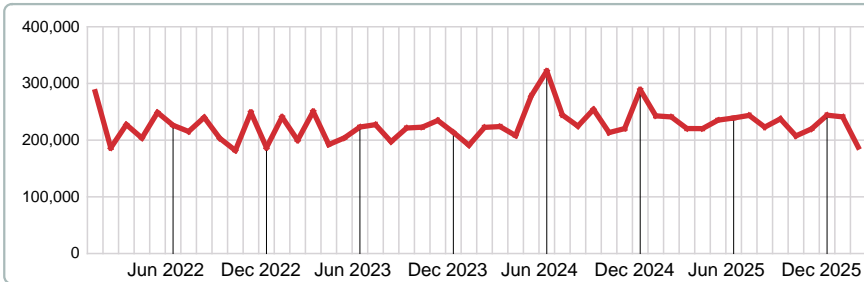
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

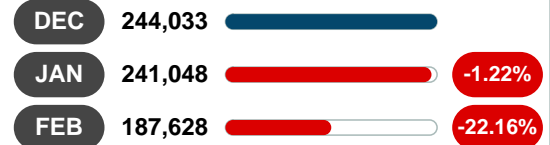


3 MONTHS

5 year FEB AVG = 206,859

High Jun 2024 321,814 Low Oct 2022 181,787

Average List Price at Closing this month at **187,628**
below the 5 yr FEB average of **206,859**



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
\$25,000 and less	7.32%	23,967	23,450	25,000	0	0
\$25,001 - \$75,000	9.76%	45,875	44,667	64,500	80,000	0
\$75,001 - \$125,000	17.07%	106,186	111,950	0	119,967	0
\$125,001 - \$200,000	26.83%	164,764	149,000	166,340	0	299,000
\$200,001 - \$200,000	0.00%	0	0	0	0	0
\$200,001 - \$325,000	24.39%	247,265	242,450	255,575	224,900	259,900
\$325,001 and up	14.63%	401,500	0	361,500	497,500	0
Average List Price		187,628	103,870	201,607	237,114	279,450
Total Closed Units	100%	187,628	10	22	7	2
Total Closed Volume		7,692,750	1.04M	4.44M	1.66M	558.90K

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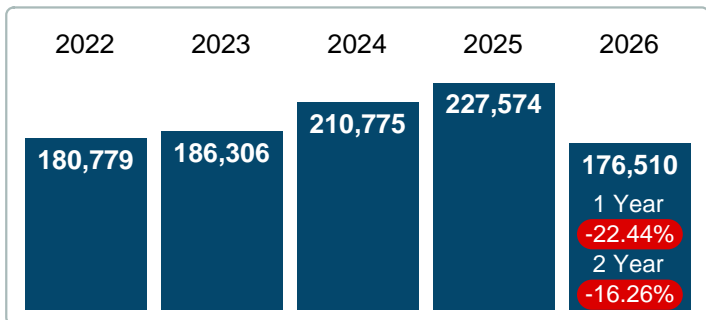
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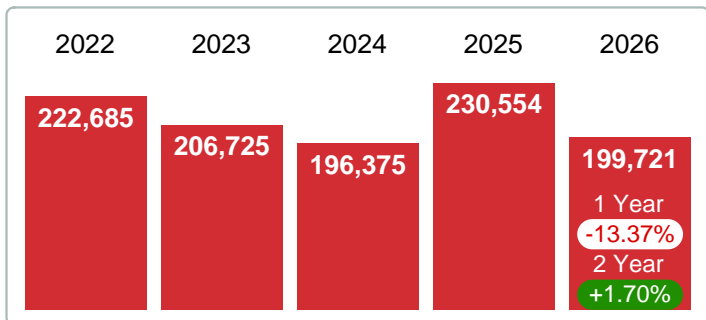
AVERAGE SOLD PRICE AT CLOSING

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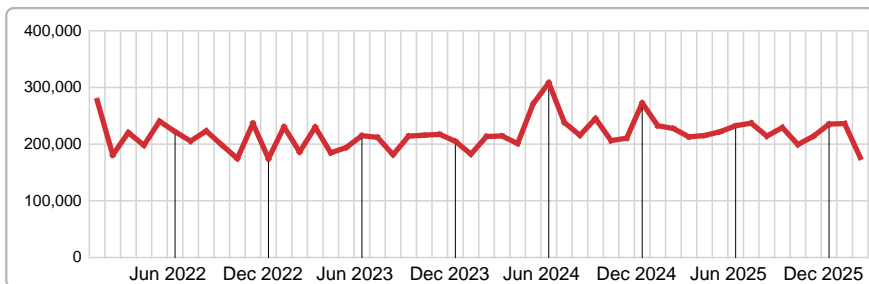
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

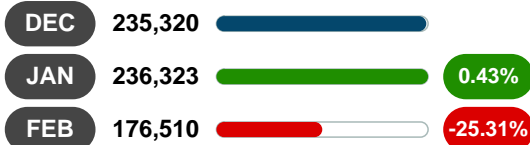


3 MONTHS

5 year FEB AVG = 196,389

High Jun 2024 308,334 Low Dec 2022 174,513

Average Sold Price at Closing this month at 176,510 below the 5 yr FEB average of 196,389



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
\$25,000 and less	7.32%	19,167	18,750	20,000	0	0
\$25,001 - \$75,000	14.63%	49,283	40,667	55,850	62,000	0
\$75,001 - \$125,000	12.20%	106,980	103,500	0	109,300	0
\$125,001 - \$200,000	29.27%	163,117	145,000	161,240	0	200,000
\$200,001 - \$200,000	0.00%	0	0	0	0	0
\$200,001 - \$325,000	24.39%	237,640	209,950	248,667	219,500	245,000
\$325,001 and up	12.20%	403,000	0	354,833	475,250	0
Average Sold Price		176,510	93,140	195,482	222,843	222,500
Total Closed Units	100%	176,510	10	22	7	2
Total Closed Volume		7,236,900	931.40K	4.30M	1.56M	445.00K

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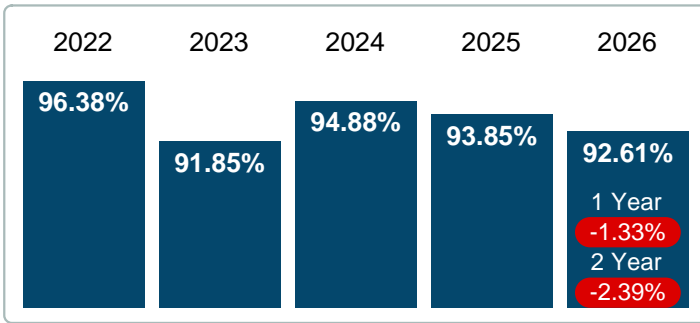
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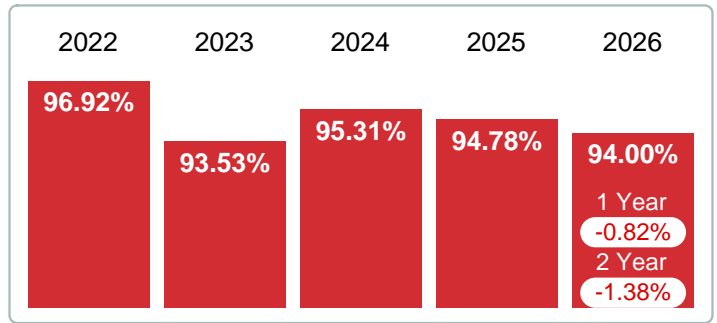
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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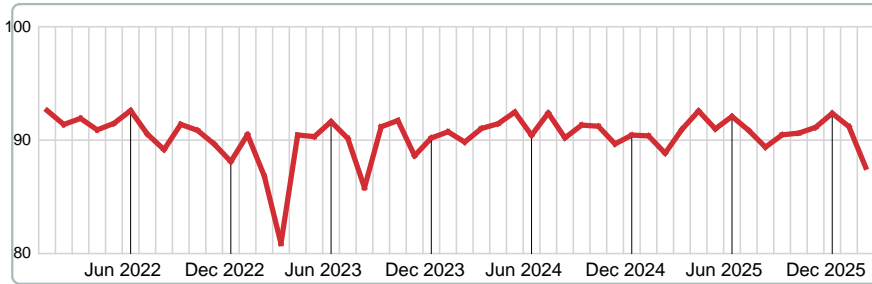
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

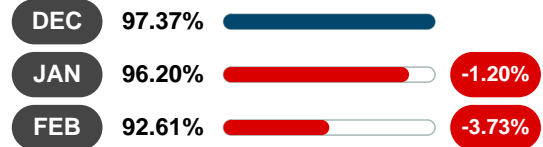


3 MONTHS

5 year FEB AVG = 93.91%

High Jan 2022 97.61% Low Mar 2023 85.89%

Average Sold/List Ratio this month at **92.61%**
below the 5 yr FEB average of **93.91%**



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
\$25,000 and less	3	7.32%	80.44%	80.66%	80.00%	0.00%	0.00%
\$25,001 - \$75,000	6	14.63%	88.42%	91.03%	89.96%	77.50%	0.00%
\$75,001 - \$125,000	5	12.20%	91.22%	91.66%	0.00%	90.92%	0.00%
\$125,001 - \$200,000	12	29.27%	94.50%	97.32%	96.98%	0.00%	66.89%
\$200,001 - \$200,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$325,000	10	24.39%	95.09%	88.18%	97.11%	97.60%	94.27%
\$325,001 and up	5	12.20%	96.81%	0.00%	98.17%	94.77%	0.00%
Average Sold/List Ratio		92.60%		89.14%	95.77%	91.06%	80.58%
Total Closed Units		41	100%	10	22	7	2
Total Closed Volume		7,236,900		931.40K	4.30M	1.56M	445.00K

February 2026



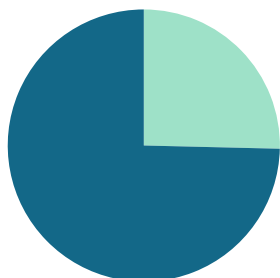
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

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

INVENTORY

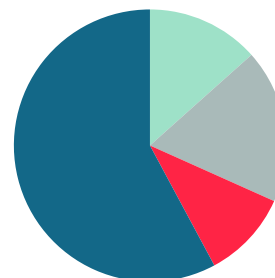


Inventory
 New Listings
67 = 25.38%
 Start Inventory
197
 Total Inventory Units
264
 Volume
\$85,668,156

Market Activity

Closed Sales
41 = 13.40%
 Pending Sales
56 = 18.30%
 Other Off Market
32 = 10.46%
 Active Inventory
177 = 57.84%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	30	41	36.67%	76	67	-11.84%
Pending Sales	40	56	40.00%	83	106	27.71%
New Listings	69	67	-2.90%	148	147	-0.68%
Average List Price	240,930	187,628	-22.12%	242,089	208,358	-13.93%
Average Sale Price	227,574	176,510	-22.44%	230,554	199,721	-13.37%
Average Percent of Selling Price to List Price	93.85%	92.61%	-1.33%	94.78%	94.00%	-0.82%
Average Days on Market to Sale	42.20	41.83	-0.88%	45.12	44.72	-0.89%
Monthly Inventory	199	177	-11.06%	199	177	-11.06%
Months Supply of Inventory	4.27	3.73	-12.77%	4.27	3.73	-12.77%

Absorption: Last 12 months, an Average of **48** Sales/Month

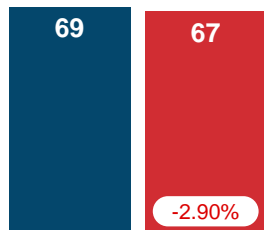
Inventory on February 28, 2026 = **177**

2025 **2026**

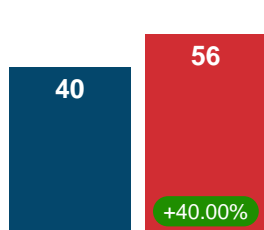
FEBRUARY MARKET

AVERAGE PRICES

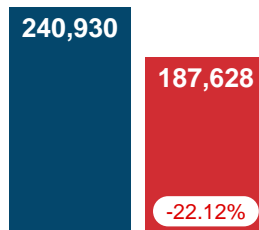
New Listings



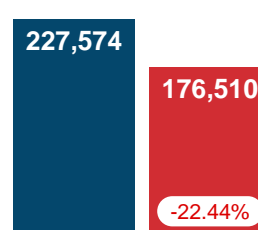
Pending Listings



List Price



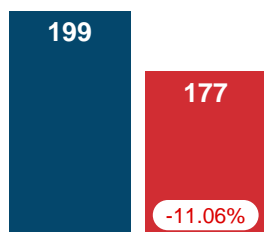
Sale Price



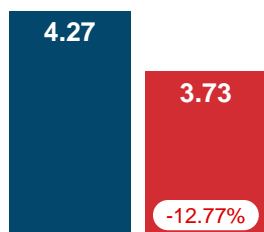
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

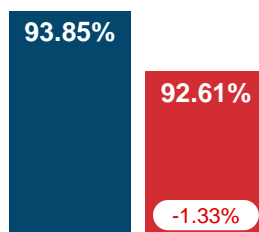
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

