

February 2026



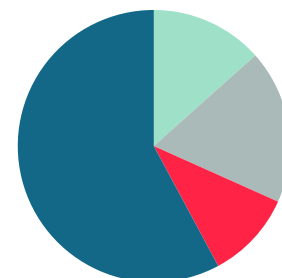
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



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%
Median List Price	164,900	174,000	5.52%
Median Sale Price	152,850	167,000	9.26%
Median Percent of Selling Price to List Price	97.71%	95.09%	-2.68%
Median Days on Market to Sale	15.00	20.00	33.33%
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.

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 **9.26%** in February 2026 to \$167,000 versus the previous year at \$152,850.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 5.00 days or **33.33%** in February 2026 compared to last year's same month at **15.00** DOM.

Sales Success for February 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 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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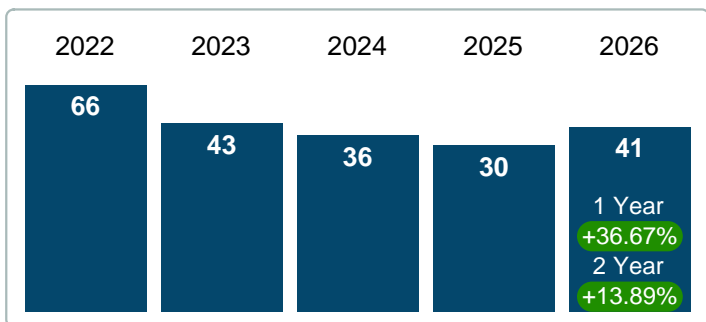
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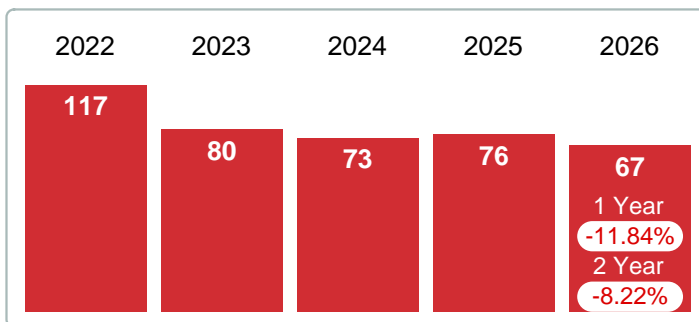
CLOSED LISTINGS

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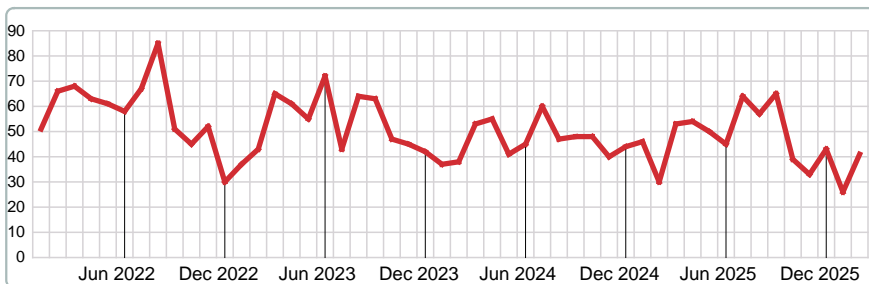
FEBRUARY



YEAR TO DATE (YTD)

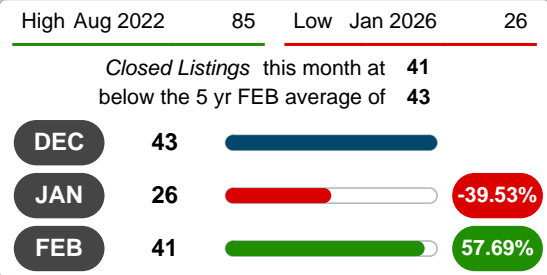


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 43



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	7.32%	19.0	2	1	0	0
\$25,001 - \$75,000	6	14.63%	2.5	3	2	1	0
\$75,001 - \$125,000	5	12.20%	21.0	2	0	3	0
\$125,001 - \$200,000	12	29.27%	32.5	1	10	0	1
\$200,001 - \$200,000	0	0.00%	32.5	0	0	0	0
\$200,001 - \$325,000	10	24.39%	58.0	2	6	1	1
\$325,001 and up	5	12.20%	14.0	0	3	2	0
Total Closed Units	41			10	22	7	2
Total Closed Volume	7,236,900	100%	20.0	931.40K	4.30M	1.56M	445.00K
Median Closed Price	\$167,000			\$69,500	\$178,000	\$124,900	\$222,500

February 2026



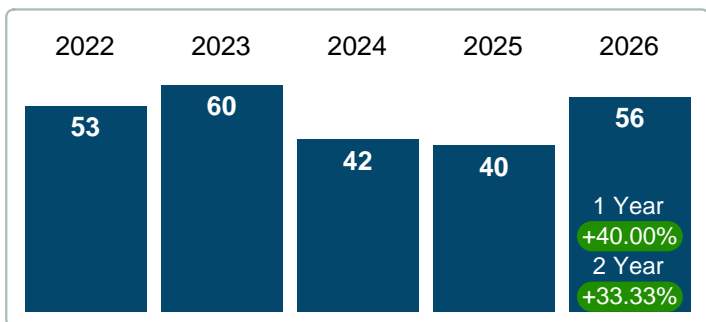
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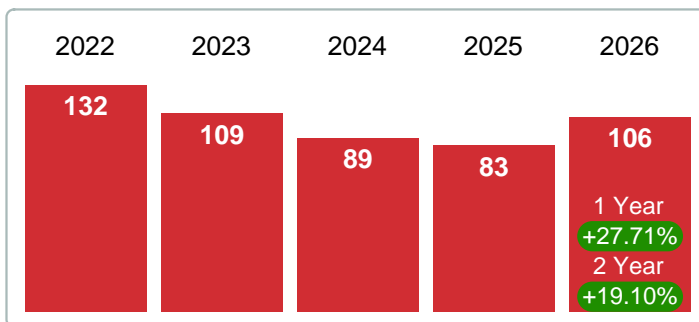
PENDING LISTINGS

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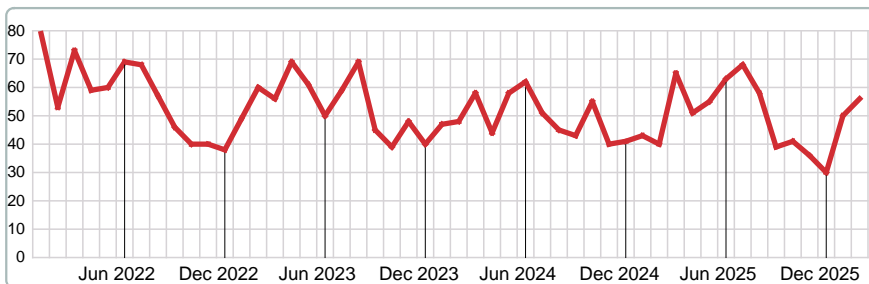
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

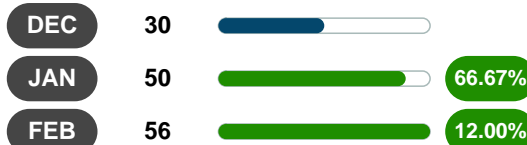


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	7.14%	59.0	1	2	1	0
\$25,001 - \$150,000	7	12.50%	45.0	2	5	0	0
\$150,001 - \$175,000	11	19.64%	9.0	3	8	0	0
\$175,001 - \$250,000	12	21.43%	35.5	0	9	3	0
\$250,001 - \$275,000	6	10.71%	87.0	0	5	1	0
\$275,001 - \$375,000	9	16.07%	54.0	0	7	2	0
\$375,001 and up	7	12.50%	10.0	0	4	2	1
Total Pending Units	56			6	40	9	1
Total Pending Volume	12,581,950	100%	39.0	632.00K	9.00M	2.46M	489.00K
Median Listing Price	\$219,900			\$109,500	\$217,450	\$259,000	\$489,000

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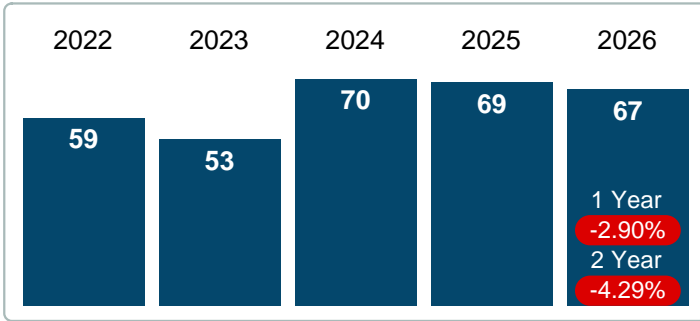
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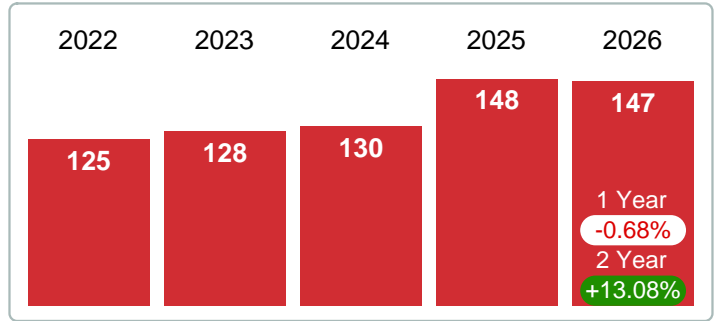
NEW LISTINGS

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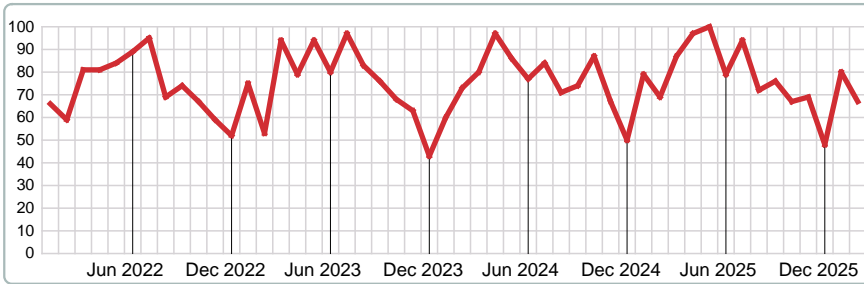
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

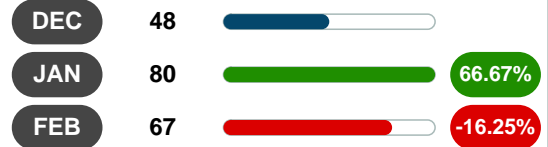


3 MONTHS

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
Median New Listed Listing Price	\$249,000		\$140,000	\$250,000	\$319,950	\$450,000

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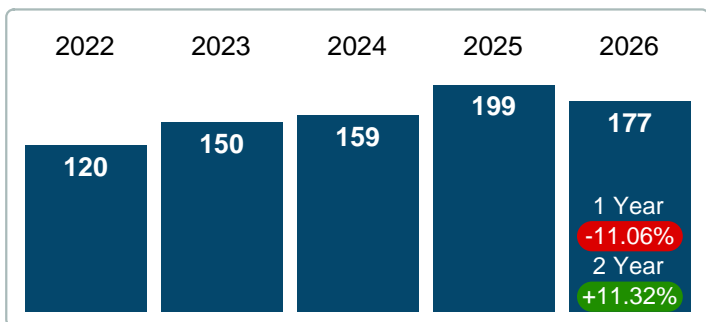
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



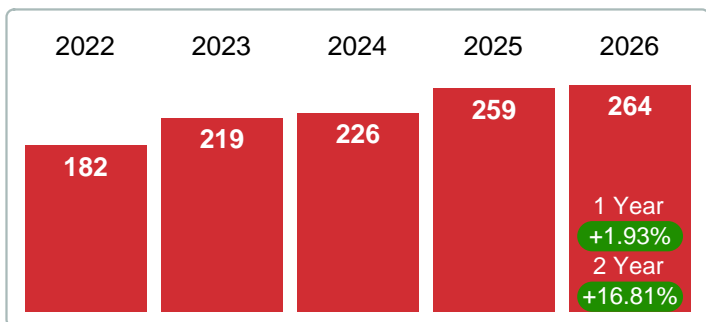
ACTIVE INVENTORY

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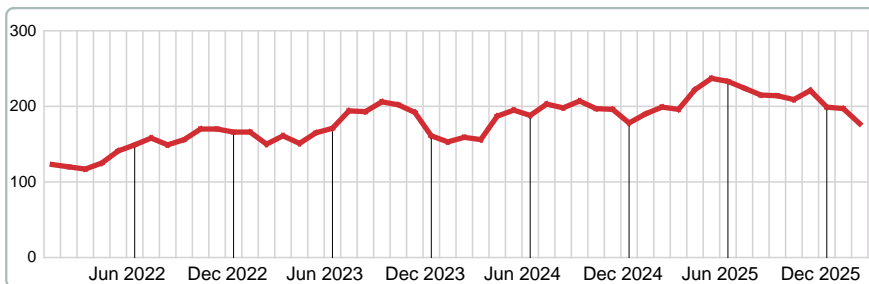
END OF FEBRUARY



ACTIVE DURING FEBRUARY

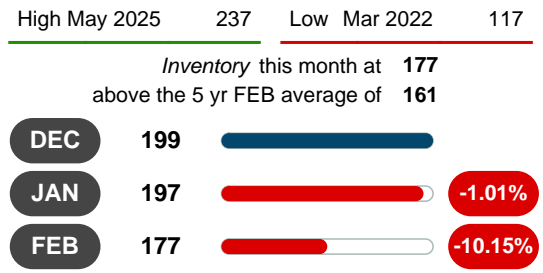


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 161



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16	9.04%	52.0	9	5	2	0
\$75,001 - \$125,000	11	6.21%	115.0	3	8	0	0
\$125,001 - \$175,000	29	16.38%	52.0	6	16	7	0
\$175,001 - \$275,000	48	27.12%	57.0	4	35	9	0
\$275,001 - \$475,000	32	18.08%	39.0	0	24	6	2
\$475,001 - \$675,000	25	14.12%	89.0	1	9	10	5
\$675,001 and up	16	9.04%	95.5	3	4	2	7
Total Active Inventory by Units	177			26	101	36	14
Total Active Inventory by Volume	62,840,707	100%	54.0	6.68M	28.50M	12.80M	14.86M
Median Active Inventory Listing Price	\$228,000			\$129,000	\$229,000	\$287,450	\$754,450

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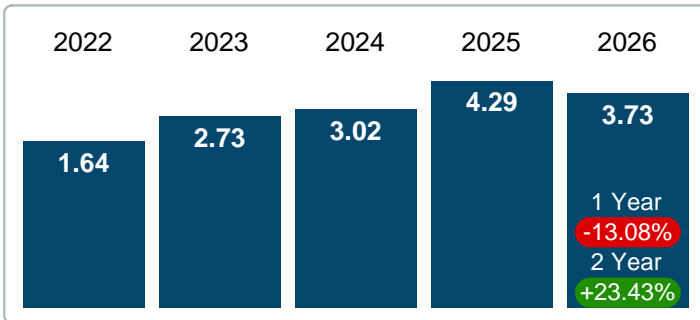
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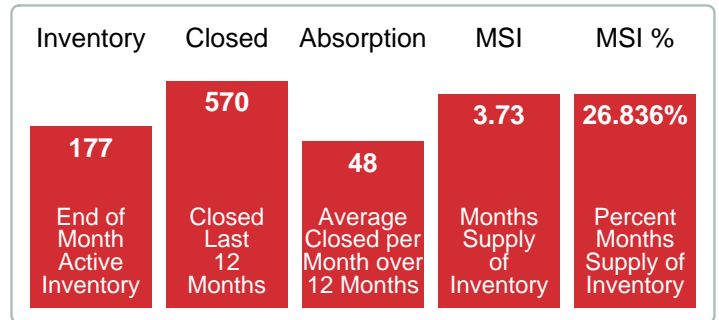
MONTHS SUPPLY of INVENTORY (MSI)

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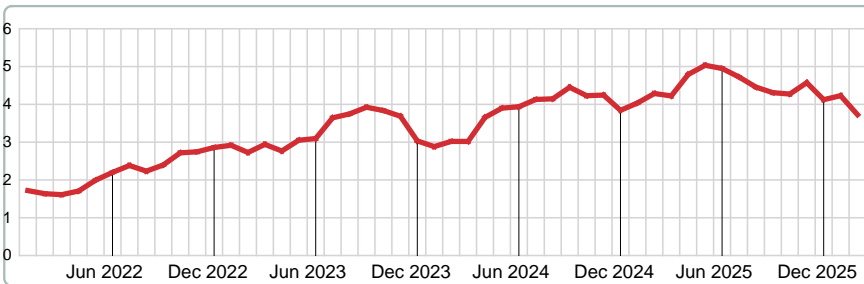
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

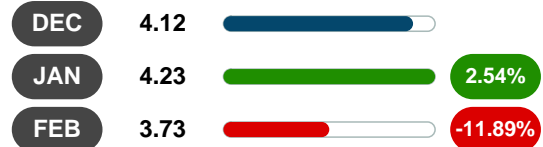


3 MONTHS

5 year FEB AVG = 3.08

High May 2025 5.03 Low Mar 2022 1.61

Months Supply this month at **3.73**
above the 5 yr FEB average of **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	16	9.04%	2.67	3.18	1.88	4.80	0.00
\$75,001 - \$125,000	11	6.21%	1.67	1.06	2.59	0.00	0.00
\$125,001 - \$175,000	29	16.38%	3.70	3.43	2.87	14.00	0.00
\$175,001 - \$275,000	48	27.12%	3.41	2.82	3.56	4.15	0.00
\$275,001 - \$475,000	32	18.08%	3.00	0.00	3.74	1.80	2.67
\$475,001 - \$675,000	25	14.12%	12.50	6.00	12.00	13.33	15.00
\$675,001 and up	16	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		100%	3.73	26	101	36	14

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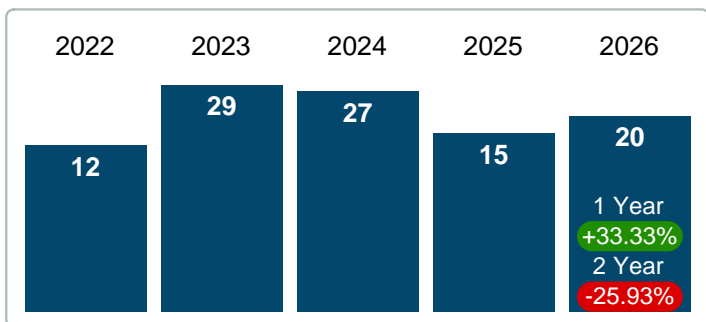
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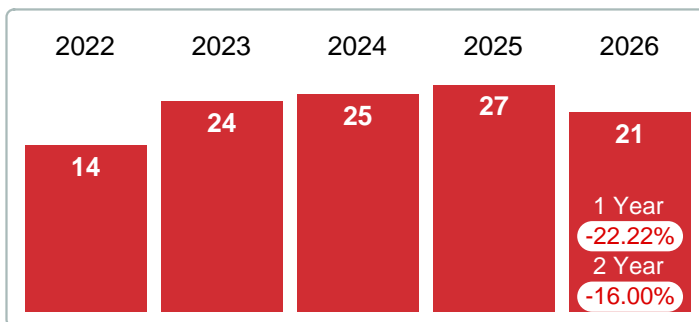
MEDIAN DAYS ON MARKET TO SALE

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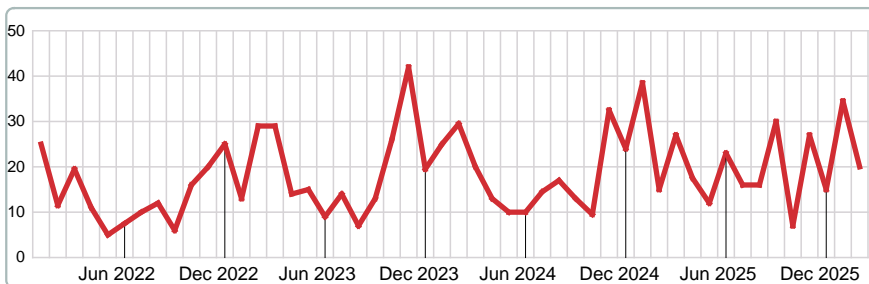
FEBRUARY



YEAR TO DATE (YTD)

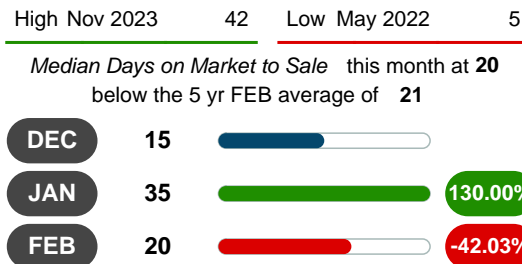


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 21



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
\$25,000 and less	7.32%	19	54	19	0	0
\$25,001 - \$75,000	14.63%	3	2	15	2	0
\$75,001 - \$125,000	12.20%	21	12	0	21	0
\$125,001 - \$200,000	29.27%	33	12	32	0	59
\$200,001 - \$200,000	0.00%	33	0	0	0	0
\$200,001 - \$325,000	24.39%	58	73	73	53	14
\$325,001 and up	12.20%	14	0	20	8	0
Median Closed DOM		20	11	24	14	37
Total Closed Units	100%	41	10	22	7	2
Total Closed Volume		7,236,900	931.40K	4.30M	1.56M	445.00K

February 2026



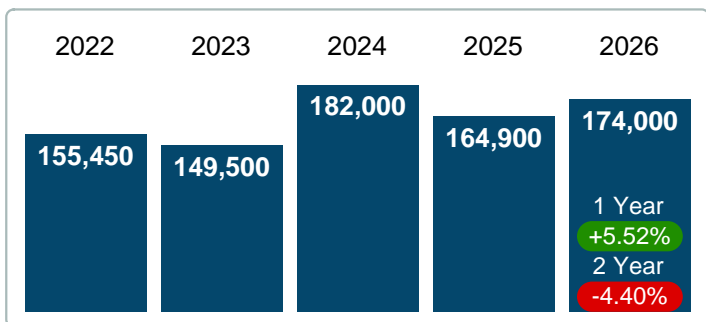
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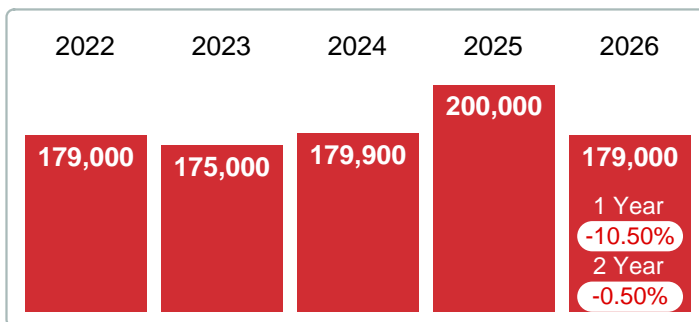
MEDIAN LIST PRICE AT CLOSING

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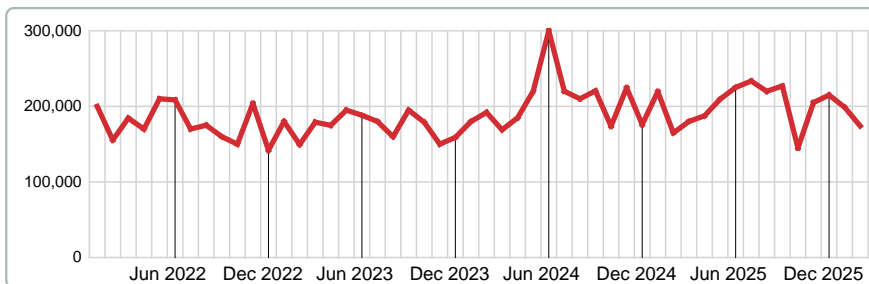
FEBRUARY



YEAR TO DATE (YTD)

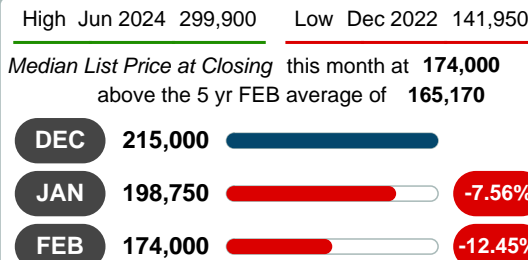


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 165,170



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
\$25,000 and less	3	7.32%	25,000	23,450	25,000	0	0
\$25,001 - \$75,000	4	9.76%	49,750	50,000	49,500	0	0
\$75,001 - \$125,000	7	17.07%	110,000	111,950	79,500	117,450	0
\$125,001 - \$200,000	11	26.83%	165,000	149,000	169,500	0	0
\$200,001 - \$200,000	0	0.00%	165,000	0	0	0	0
\$200,001 - \$325,000	10	24.39%	244,600	242,450	239,200	224,900	279,450
\$325,001 and up	6	14.63%	372,250	0	352,500	497,500	0
Median List Price			174,000	77,000	182,500	125,000	279,450
Total Closed Units		100%	174,000	10	22	7	2
Total Closed Volume			7,692,750	1.04M	4.44M	1.66M	558.90K

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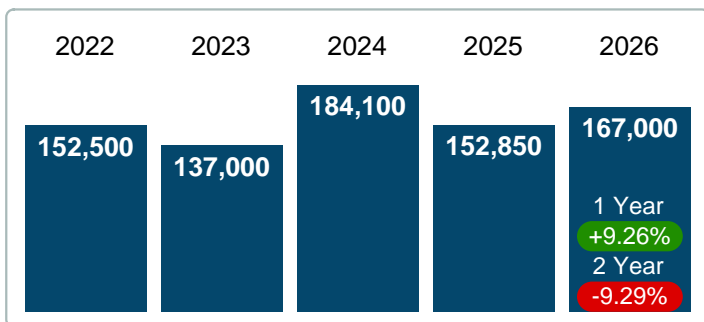
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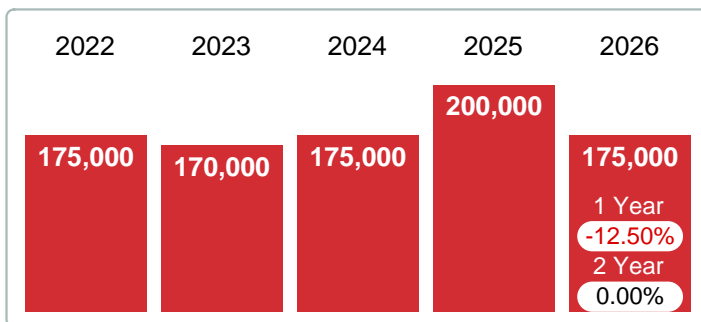
MEDIAN SOLD PRICE AT CLOSING

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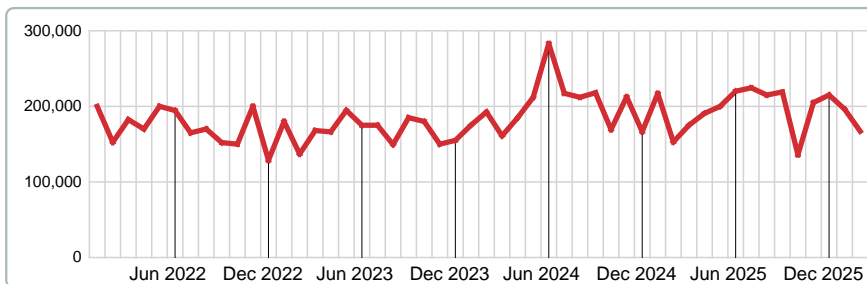
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

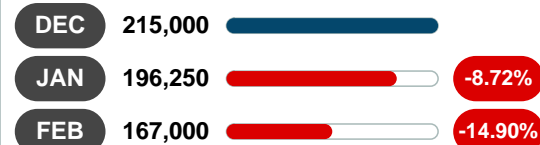


3 MONTHS

5 year FEB AVG = 158,690

High Jun 2024 283,000 Low Dec 2022 128,700

Median Sold Price at Closing this month at 167,000 above the 5 yr FEB average of 158,690



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
\$25,000 and less	7.32%	20,000	18,750	20,000	0	0
\$25,001 - \$75,000	14.63%	53,350	40,000	55,850	62,000	0
\$75,001 - \$125,000	12.20%	108,000	103,500	0	108,000	0
\$125,001 - \$200,000	29.27%	161,000	145,000	161,000	0	200,000
\$200,001 - \$200,000	0.00%	161,000	0	0	0	0
\$200,001 - \$325,000	24.39%	219,750	209,950	233,000	219,500	245,000
\$325,001 and up	12.20%	348,000	0	345,000	475,250	0
Median Sold Price		167,000	69,500	178,000	124,900	222,500
Total Closed Units		41	10	22	7	2
Total Closed Volume		7,236,900	931.40K	4.30M	1.56M	445.00K

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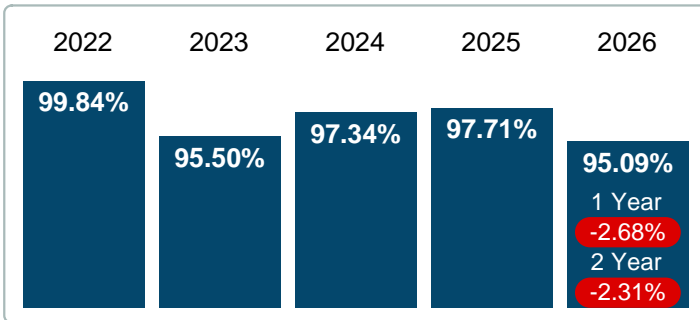
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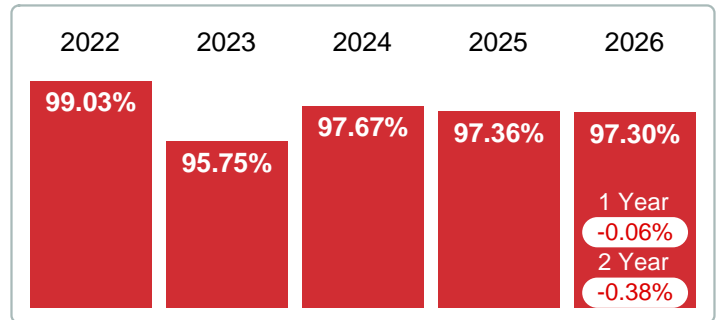
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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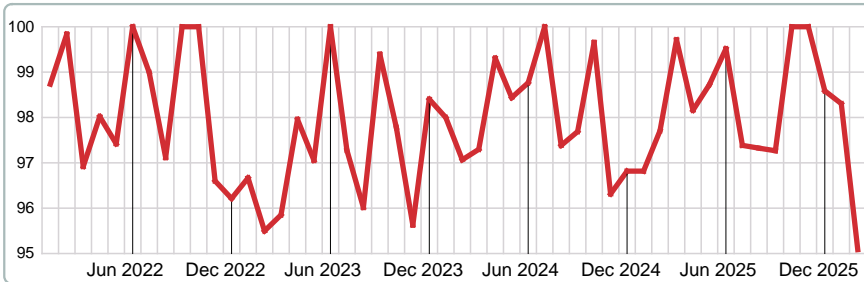
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

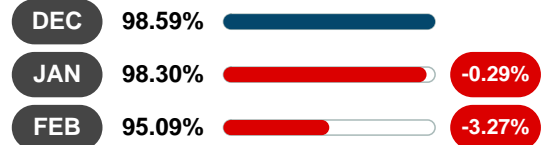


3 MONTHS

5 year FEB AVG = 97.09%

High Nov 2025 100.00% Low Feb 2026 95.09%

Median Sold/List Ratio this month at **95.09%**
below the 5 yr FEB average of **97.09%**



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	
\$25,000 and less	3	7.32%	80.00%	80.66%	80.00%	0.00%	0.00%	
\$25,001 - \$75,000	6	14.63%	86.55%	93.10%	89.96%	77.50%	0.00%	
\$75,001 - \$125,000	5	12.20%	86.40%	91.66%	0.00%	86.40%	0.00%	
\$125,001 - \$200,000	12	29.27%	97.26%	97.32%	97.26%	0.00%	66.89%	
\$200,001 - \$200,000	0	0.00%	97.26%	0.00%	0.00%	0.00%	0.00%	
\$200,001 - \$325,000	10	24.39%	98.00%	88.18%	98.49%	97.60%	94.27%	
\$325,001 and up	5	12.20%	97.97%	0.00%	100.00%	94.77%	0.00%	
Median Sold/List Ratio		95.09%		92.21%	97.85%	91.58%	80.58%	
Total Closed Units		41	100%	95.09%	10	22	7	2
Total Closed Volume		7,236,900			931.40K	4.30M	1.56M	445.00K

February 2026



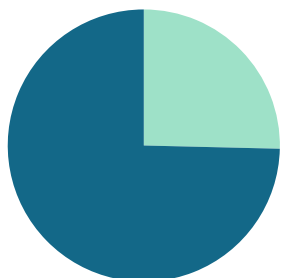
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

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

INVENTORY

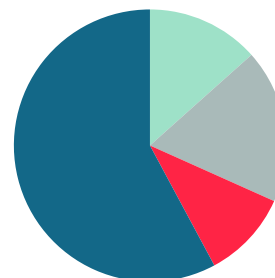


Inventory
 New Listings
67 = 25.38%
 Start Inventory
197
 Total Inventory Units
264
 Volume
\$85,668,156

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%
Median List Price	164,900	174,000	5.52%	200,000	179,000	-10.50%
Median Sale Price	152,850	167,000	9.26%	200,000	175,000	-12.50%
Median Percent of Selling Price to List Price	97.71%	95.09%	-2.68%	97.36%	97.30%	-0.06%
Median Days on Market to Sale	15.00	20.00	33.33%	27.00	21.00	-22.22%
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

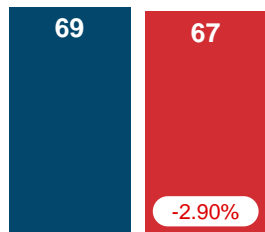
Inventory on February 28, 2026 = **177**

2025 **2026**

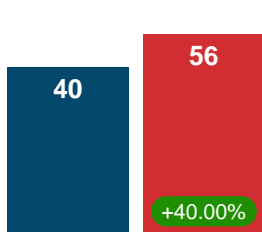
FEBRUARY MARKET

MEDIAN PRICES

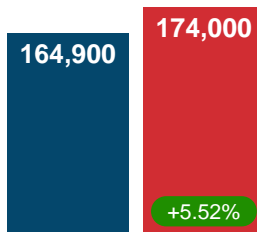
New Listings



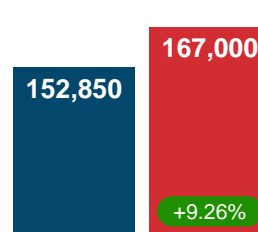
Pending Listings



List Price



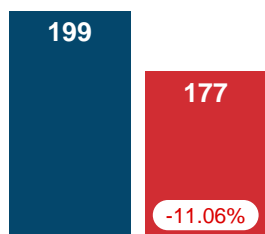
Sale Price



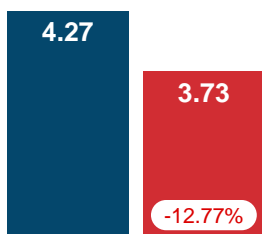
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

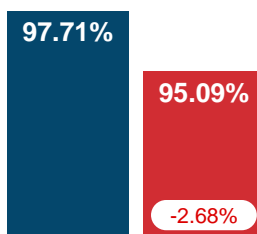
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

