

February 2026



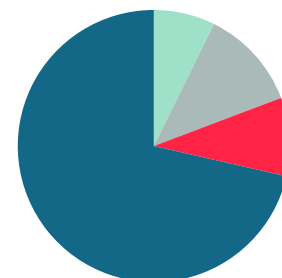
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	February 2026	+/-%
Closed Listings	33	25	-24.24%
Pending Listings	45	41	-8.89%
New Listings	84	70	-16.67%
Median List Price	249,500	240,000	-3.81%
Median Sale Price	238,000	240,000	0.84%
Median Percent of Selling Price to List Price	97.77%	97.16%	-0.62%
Median Days on Market to Sale	25.00	66.00	164.00%
End of Month Inventory	205	245	19.51%
Months Supply of Inventory	4.97	6.14	23.50%



■ Closed (7.29%)
■ Pending (11.95%)
■ Other OffMarket (9.33%)
■ Active (71.43%)

Absorption: Last 12 months, an Average of **40** Sales/Month
Active Inventory as of February 28, 2026 = **245**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **19.51%** to 245 existing homes available for sale. Over the last 12 months this area has had an average of 40 closed sales per month. This represents an unsold inventory index of **6.14** 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 **0.84%** in February 2026 to \$240,000 versus the previous year at \$238,000.

Median Days on Market Lengthens

The median number of **66.00** days that homes spent on the market before selling increased by 41.00 days or **164.00%** in February 2026 compared to last year's same month at **25.00** 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 weak this month.

There were 70 New Listings in February 2026, down **16.67%** from last year at 84. Furthermore, there were 25 Closed Listings this month versus last year at 33, a **-24.24%** decrease.

Closed versus Listed trends yielded a **35.7%** ratio, down from previous year's, February 2025, at **39.3%**, a **9.09%** downswing. This will certainly create pressure on an increasing Monthly $\frac{1}{2}$ 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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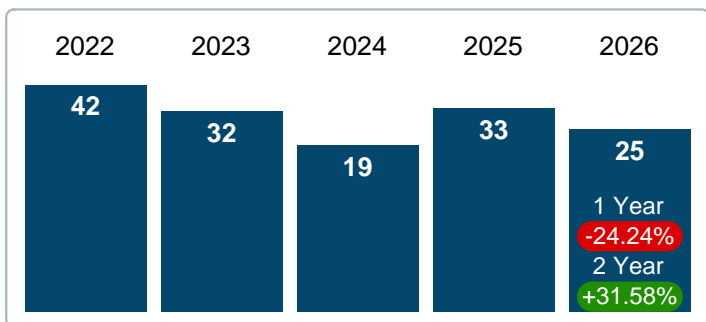
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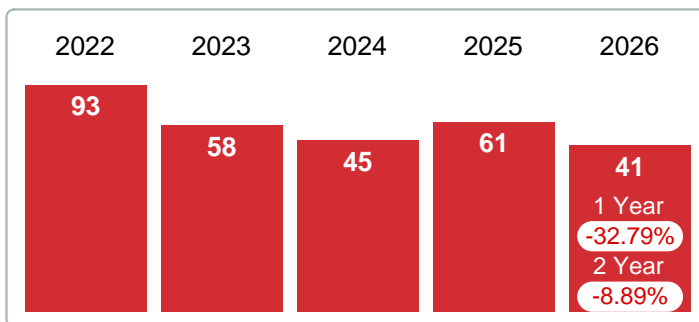
CLOSED LISTINGS

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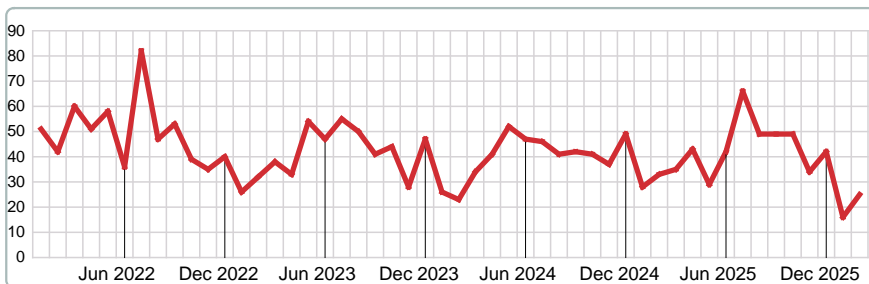
FEBRUARY



YEAR TO DATE (YTD)

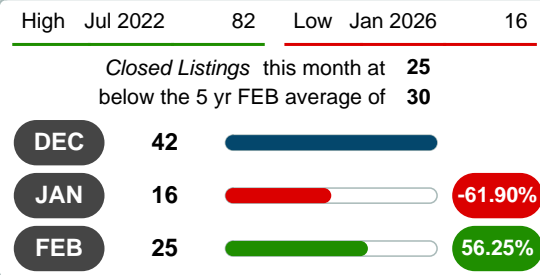


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 30



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	1	4.00%	118.0	0	0	1	0
\$125,001 - \$175,000	3	12.00%	66.0	2	1	0	0
\$175,001 - \$225,000	5	20.00%	80.0	0	5	0	0
\$225,001 - \$250,000	6	24.00%	67.5	0	5	1	0
\$250,001 - \$325,000	5	20.00%	144.0	0	4	1	0
\$325,001 - \$475,000	3	12.00%	18.0	0	1	2	0
\$475,001 and up	2	8.00%	62.0	0	1	1	0
Total Closed Units	25			2	17	6	0
Total Closed Volume	6,768,271	100%	66.0	278.00K	4.56M	1.93M	0.00B
Median Closed Price	\$240,000			\$139,000	\$237,420	\$338,500	\$0

February 2026



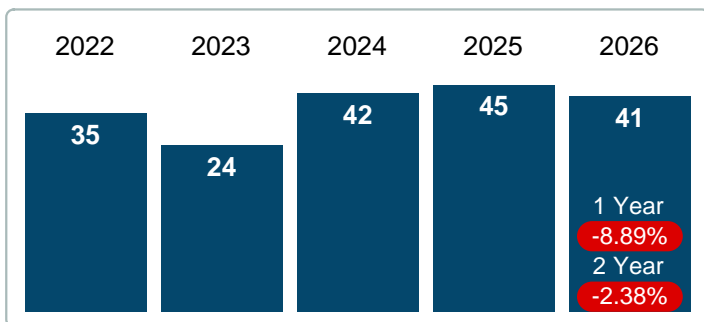
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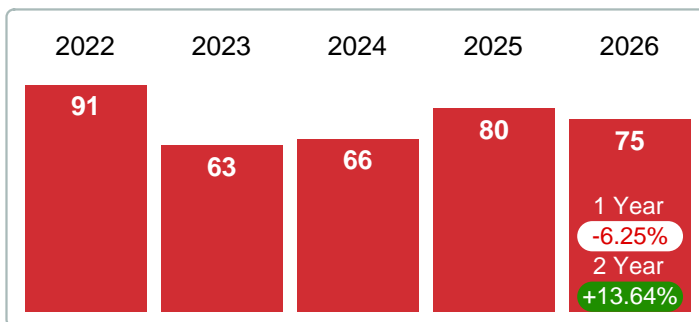
PENDING LISTINGS

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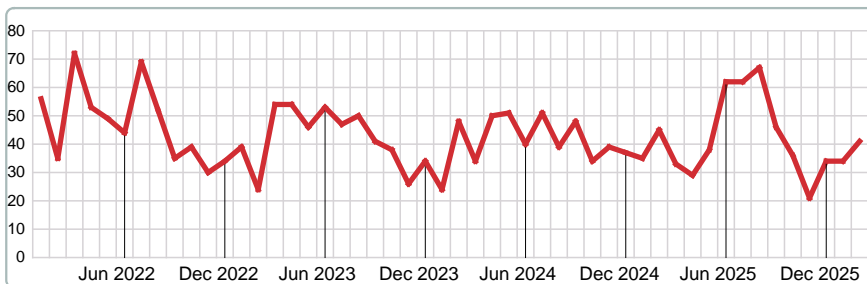
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

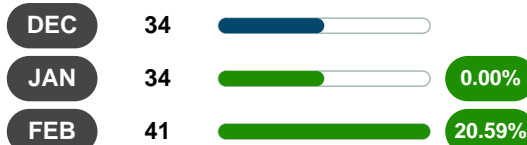


3 MONTHS

5 year FEB AVG = 37

High Mar 2022 72 Low Nov 2025 21

Pending Listings this month at 41
above the 5 yr FEB average of 37



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	9.76%	9.0	2	2	0	0
\$125,001 - \$175,000	5	12.20%	10.0	0	3	2	0
\$175,001 - \$200,000	5	12.20%	57.0	0	5	0	0
\$200,001 - \$250,000	8	19.51%	28.5	0	8	0	0
\$250,001 - \$325,000	7	17.07%	73.0	0	5	2	0
\$325,001 - \$475,000	8	19.51%	93.0	0	5	3	0
\$475,001 and up	4	9.76%	69.0	0	0	3	1
Total Pending Units	41			2	28	10	1
Total Pending Volume	12,027,571	100%	42.0	178.90K	6.56M	4.09M	1.20M
Median Listing Price	\$248,300			\$89,450	\$228,450	\$362,450	\$1,199,000

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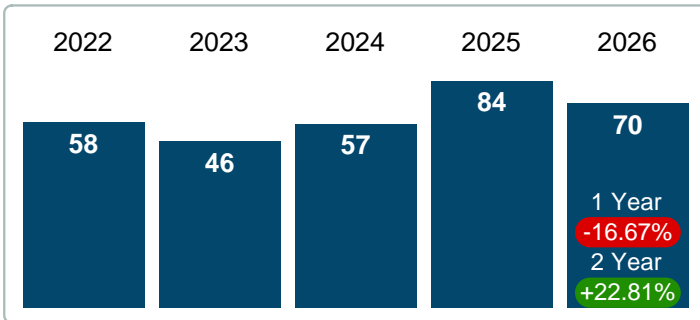
Area Delimited by County Of Bryan - Residential Property Type



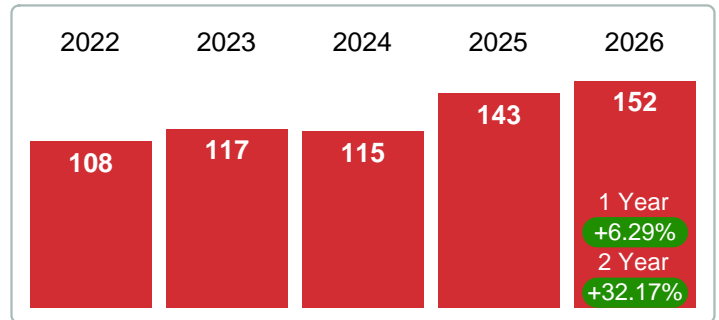
NEW LISTINGS

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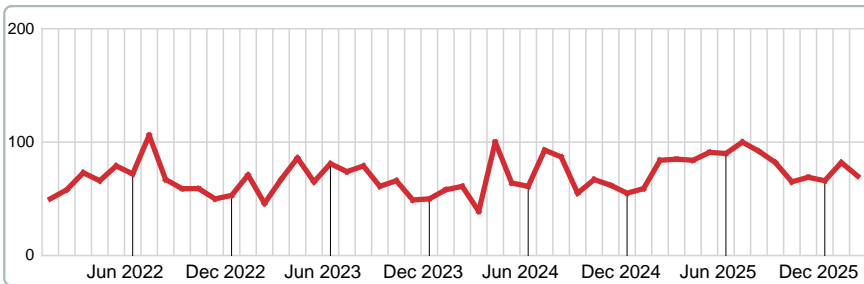
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 63

High Jul 2022 106 Low Mar 2024 39

New Listings this month at **70**
above the 5 yr FEB average of **63**



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	8.57%	5	1	0	0
\$100,001 - \$150,000	5	7.14%	0	3	2	0
\$150,001 - \$225,000	14	20.00%	4	7	2	1
\$225,001 - \$275,000	18	25.71%	1	13	4	0
\$275,001 - \$375,000	10	14.29%	1	5	4	0
\$375,001 - \$750,000	11	15.71%	0	3	7	1
\$750,001 and up	6	8.57%	0	4	2	0
Total New Listed Units	70		11	36	21	2
Total New Listed Volume	23,249,821	100%	1.63M	12.73M	8.20M	699.90K
Median New Listed Listing Price	\$249,500		\$169,900	\$247,000	\$339,500	\$349,950

February 2026



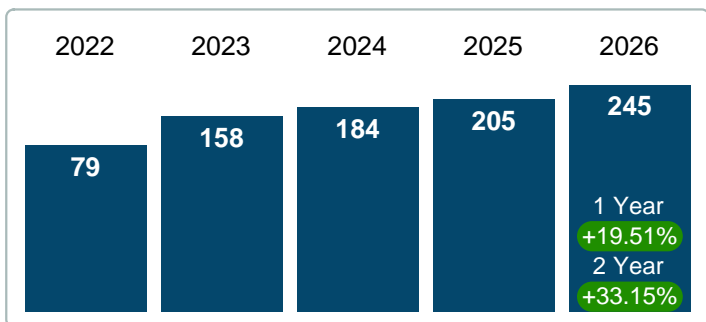
Area Delimited by County Of Bryan - Residential Property Type



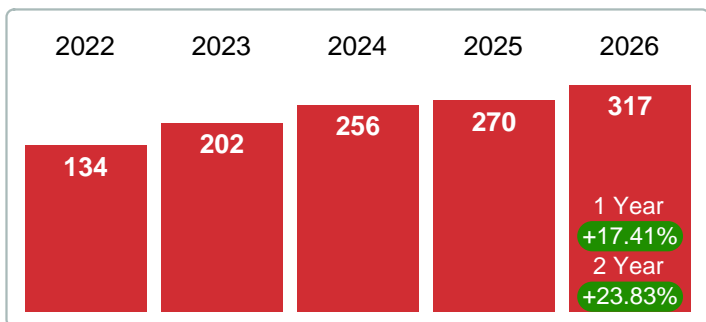
ACTIVE INVENTORY

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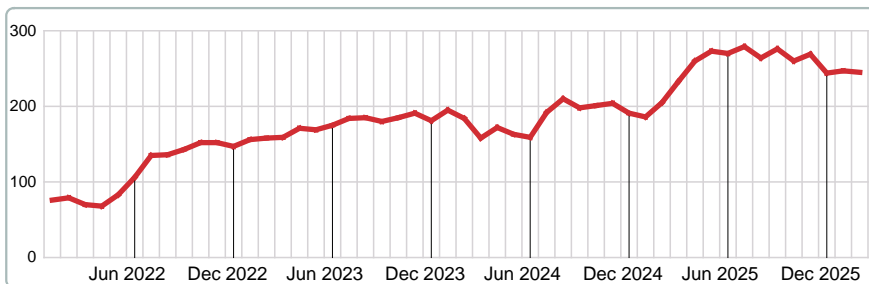
END OF FEBRUARY



ACTIVE DURING FEBRUARY

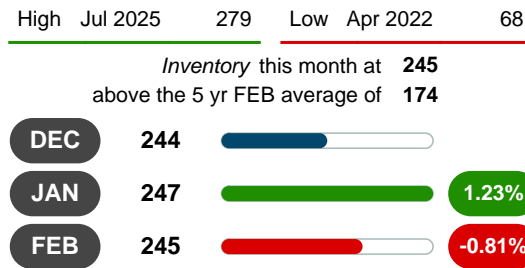


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 174



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	6.53%	43.0	11	3	2	0
\$125,001 - \$175,000	26	10.61%	91.5	7	12	4	3
\$175,001 - \$225,000	39	15.92%	52.0	5	26	6	2
\$225,001 - \$300,000	73	29.80%	87.0	6	52	12	3
\$300,001 - \$375,000	32	13.06%	104.5	3	15	11	3
\$375,001 - \$525,000	34	13.88%	76.0	1	12	18	3
\$525,001 and up	25	10.20%	51.0	1	11	10	3
Total Active Inventory by Units	245			34	131	63	17
Total Active Inventory by Volume	88,719,031	100%	72.0	7.77M	46.92M	23.84M	10.18M
Median Active Inventory Listing Price	\$269,000			\$172,500	\$259,900	\$360,000	\$315,000

February 2026



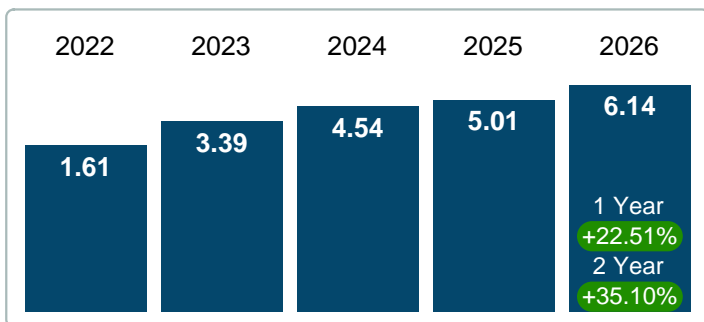
Area Delimited by County Of Bryan - Residential Property Type



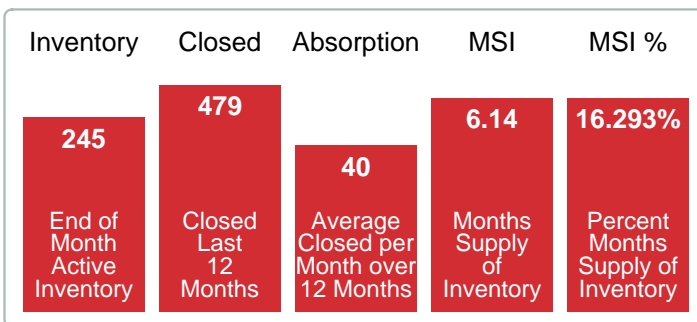
MONTHS SUPPLY of INVENTORY (MSI)

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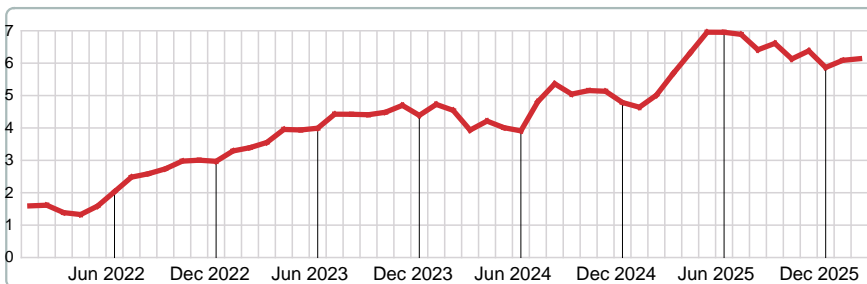
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

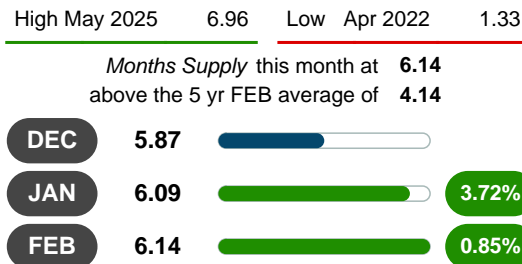


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.14



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
\$125,000 and less	16	6.53%	4.47	8.25	1.64	6.00	0.00
\$125,001 - \$175,000	26	10.61%	5.03	3.65	4.97	5.33	36.00
\$175,001 - \$225,000	39	15.92%	4.68	8.57	4.11	4.50	24.00
\$225,001 - \$300,000	73	29.80%	6.35	12.00	5.94	5.76	18.00
\$300,001 - \$375,000	32	13.06%	6.74	0.00	5.29	6.00	36.00
\$375,001 - \$525,000	34	13.88%	8.50	4.00	6.86	10.80	9.00
\$525,001 and up	25	10.20%	9.68	3.00	16.50	10.00	5.14
Market Supply of Inventory (MSI)			6.14	6.92	5.33	7.00	12.00
Total Active Inventory by Units		100%	6.14	34	131	63	17

February 2026



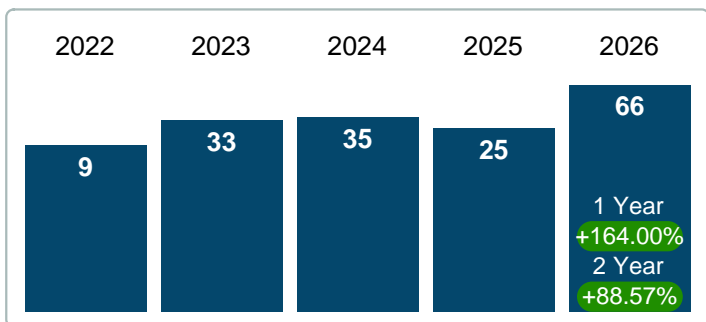
Area Delimited by County Of Bryan - Residential Property Type



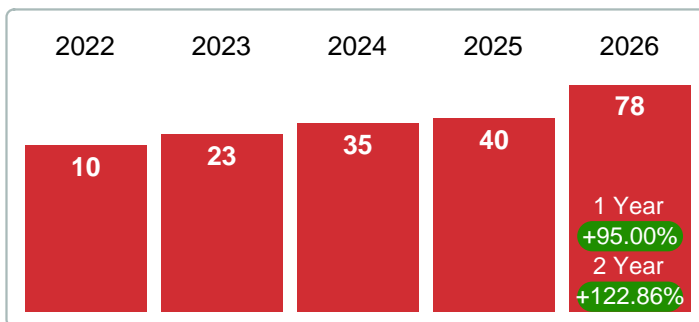
MEDIAN DAYS ON MARKET TO SALE

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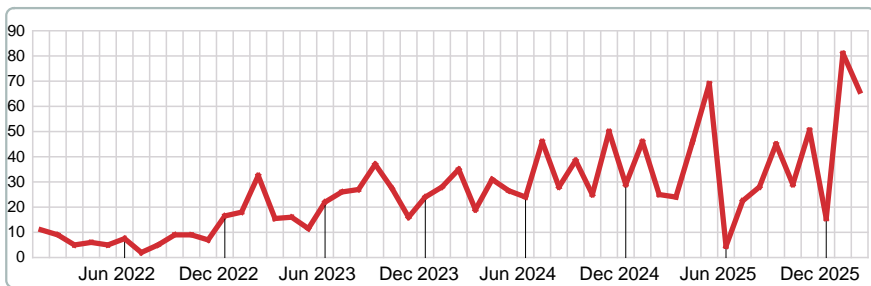
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 34

High Jan 2026 81 Low Jul 2022 2

Median Days on Market to Sale this month at 66 above the 5 yr FEB average of 34



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
\$125,000 and less	1	4.00%	118	0	0	118	0
\$125,001 - \$175,000	3	12.00%	66	34	84	0	0
\$175,001 - \$225,000	5	20.00%	80	0	80	0	0
\$225,001 - \$250,000	6	24.00%	68	0	81	44	0
\$250,001 - \$325,000	5	20.00%	144	0	183	9	0
\$325,001 - \$475,000	3	12.00%	18	0	5	29	0
\$475,001 and up	2	8.00%	62	0	123	1	0
Median Closed DOM			66	34	84	29	0
Total Closed Units		100%	66.0	2	17	6	
Total Closed Volume			6,768,271	278.00K	4.56M	1.93M	0.00B

February 2026



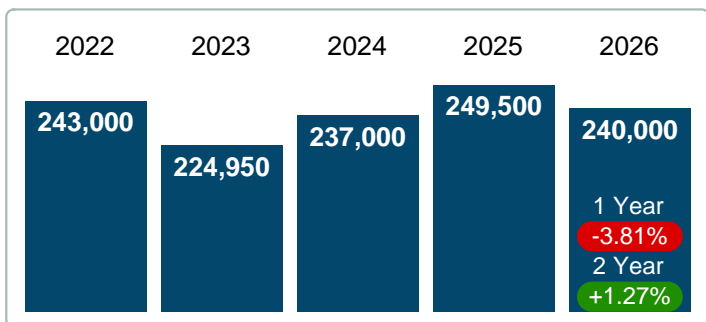
Area Delimited by County Of Bryan - Residential Property Type



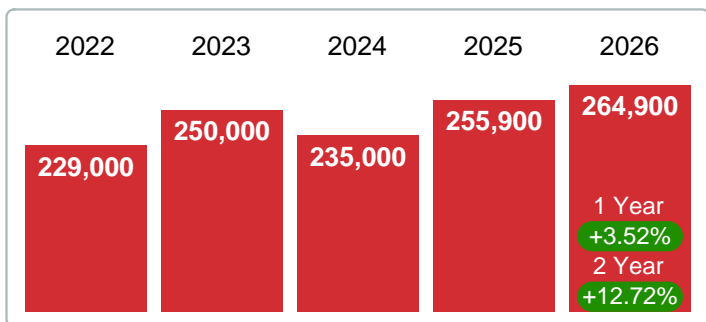
MEDIAN LIST PRICE AT CLOSING

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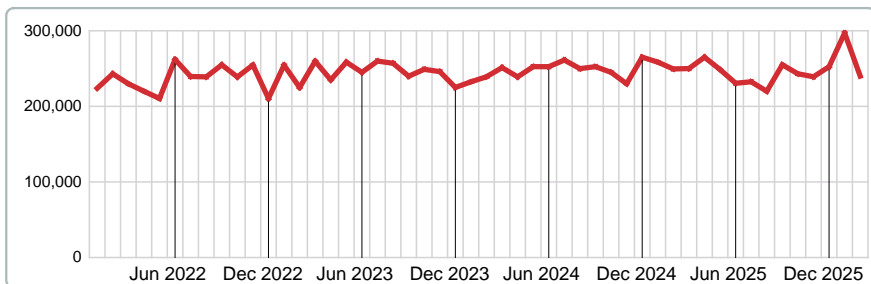
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

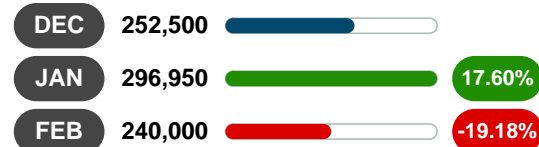


3 MONTHS

5 year FEB AVG = 238,890

High Jan 2026 296,950 Low Dec 2022 210,400

Median List Price at Closing this month at **240,000**
above the 5 yr FEB average of **238,890**



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
\$125,000 and less	1	4.00%	40,000	0	0	40,000	0
\$125,001 - \$175,000	3	12.00%	159,000	146,500	169,000	0	0
\$175,001 - \$225,000	3	12.00%	189,900	0	189,900	0	0
\$225,001 - \$250,000	7	28.00%	235,000	0	234,628	240,000	0
\$250,001 - \$325,000	3	12.00%	264,900	0	261,950	299,000	0
\$325,001 - \$475,000	5	20.00%	335,000	0	334,750	419,000	0
\$475,001 and up	3	12.00%	510,000	0	565,000	504,500	0
Median List Price			240,000	146,500	238,920	359,000	0
Total Closed Units		100%	240,000	2	17	6	
Total Closed Volume			7,004,791	293.00K	4.70M	2.01M	0.00B

February 2026



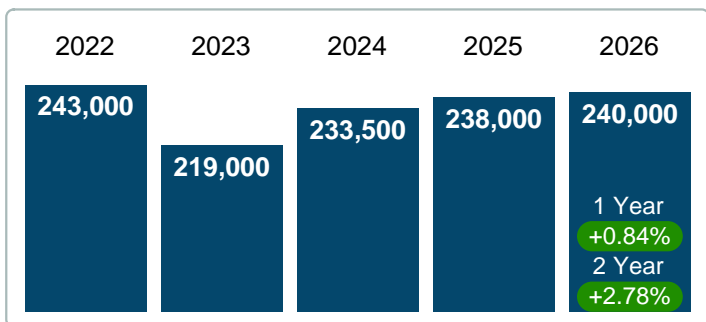
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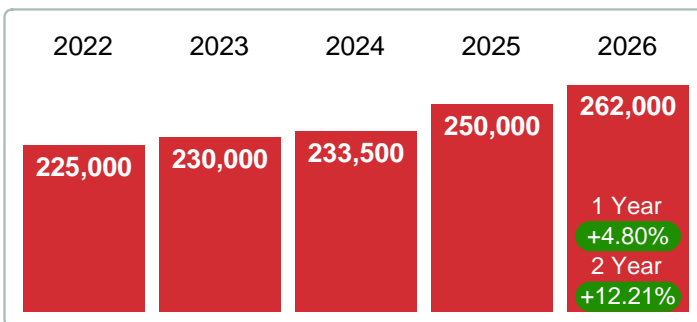
MEDIAN SOLD PRICE AT CLOSING

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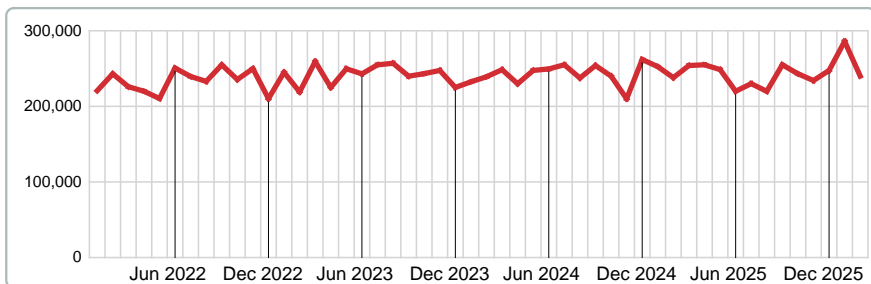
FEBRUARY



YEAR TO DATE (YTD)

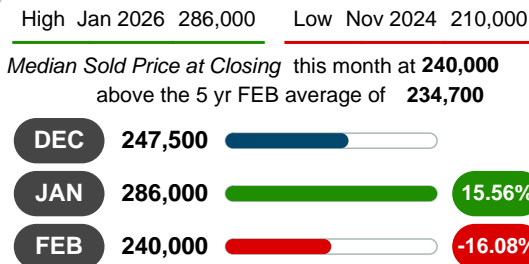


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 234,700



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
\$125,000 and less	4.00%	25,000	0	0	25,000	0
\$125,001 - \$175,000	12.00%	140,000	139,000	140,000	0	0
\$175,001 - \$225,000	20.00%	185,900	0	185,900	0	0
\$225,001 - \$250,000	24.00%	238,710	0	237,420	240,000	0
\$250,001 - \$325,000	20.00%	315,000	0	320,000	275,000	0
\$325,001 - \$475,000	12.00%	465,000	0	465,000	438,500	0
\$475,001 and up	8.00%	523,750	0	537,500	510,000	0
Median Sold Price		240,000	139,000	237,420	338,500	0
Total Closed Units	100%	25	2	17	6	0
Total Closed Volume		6,768,271	278.00K	4.56M	1.93M	0.00B

February 2026



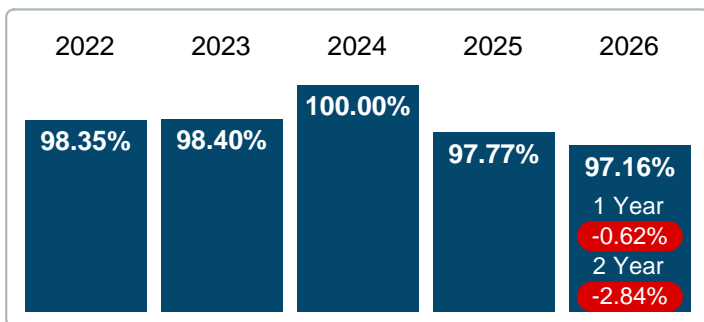
Area Delimited by County Of Bryan - Residential Property Type



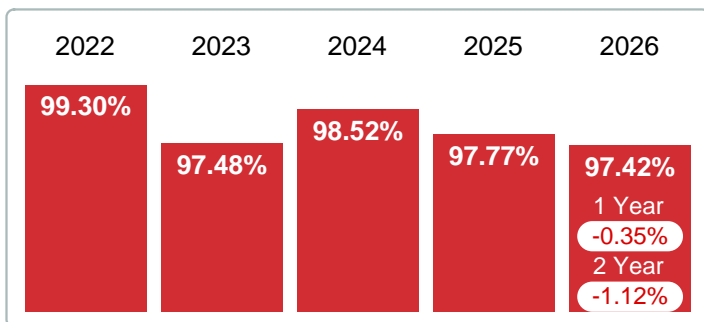
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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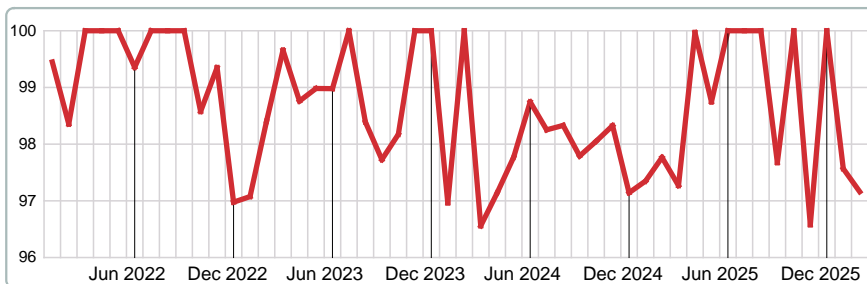
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

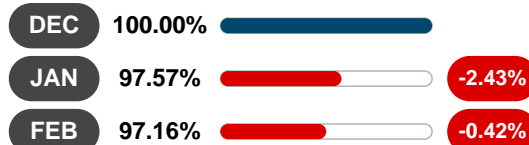


3 MONTHS

5 year FEB AVG = 98.34%

High Dec 2025 100.00% Low Mar 2024 96.56%

Median Sold/List Ratio this month at **97.16%**
below the 5 yr FEB average of **98.34%**



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
\$125,000 and less	1	4.00%	62.50%	0.00%	0.00%	62.50%	0.00%
\$125,001 - \$175,000	3	12.00%	90.57%	95.28%	82.84%	0.00%	0.00%
\$175,001 - \$225,000	5	20.00%	95.74%	0.00%	95.74%	0.00%	0.00%
\$225,001 - \$250,000	6	24.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	5	20.00%	97.16%	0.00%	98.03%	91.97%	0.00%
\$325,001 - \$475,000	3	12.00%	95.94%	0.00%	99.15%	95.57%	0.00%
\$475,001 and up	2	8.00%	97.57%	0.00%	95.13%	100.00%	0.00%
Median Sold/List Ratio		97.16%		95.28%	97.42%	95.57%	0.00%
Total Closed Units		25	100%	2	17	6	
Total Closed Volume		6,768,271		278.00K	4.56M	1.93M	0.00B

February 2026



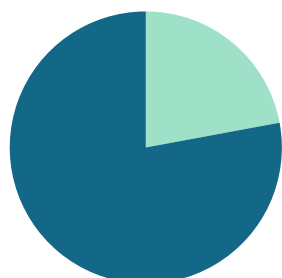
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

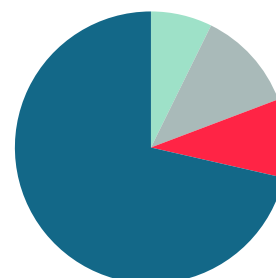


Inventory
 New Listings
70 = 22.08%
 Start Inventory
247
 Total Inventory Units
317
 Volume
\$110,800,401

Market Activity

Closed Sales
25 = 7.29%
 Pending Sales
41 = 11.95%
 Other Off Market
32 = 9.33%
 Active Inventory
245 = 71.43%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	33	25	-24.24%	61	41	-32.79%
Pending Sales	45	41	-8.89%	80	75	-6.25%
New Listings	84	70	-16.67%	143	152	6.29%
Median List Price	249,500	240,000	-3.81%	255,900	264,900	3.52%
Median Sale Price	238,000	240,000	0.84%	250,000	262,000	4.80%
Median Percent of Selling Price to List Price	97.77%	97.16%	-0.62%	97.77%	97.42%	-0.35%
Median Days on Market to Sale	25.00	66.00	164.00%	40.00	78.00	95.00%
Monthly Inventory	205	245	19.51%	205	245	19.51%
Months Supply of Inventory	4.97	6.14	23.50%	4.97	6.14	23.50%

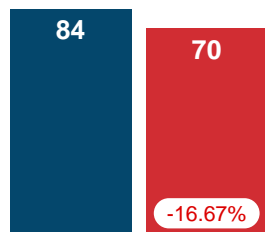
Absorption: Last 12 months, an Average of **40** Sales/Month

Inventory on February 28, 2026 = **245** 2025 2026

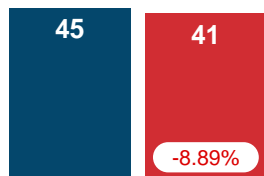
FEBRUARY MARKET

MEDIAN PRICES

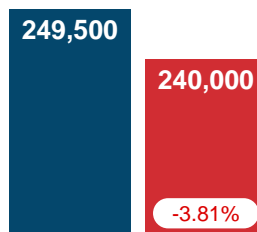
New Listings



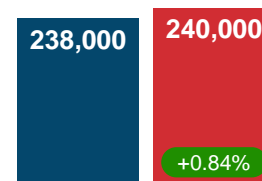
Pending Listings



List Price



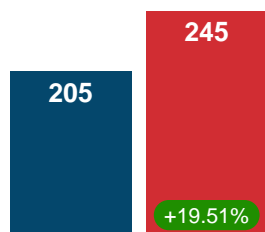
Sale Price



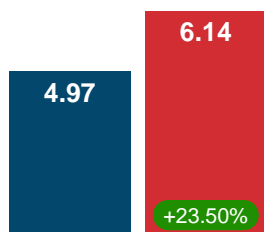
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

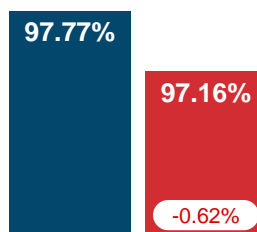
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

