

February 2026



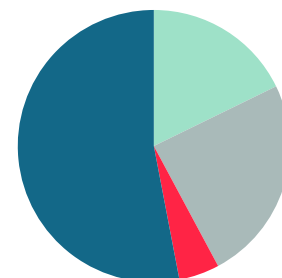
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	42	59	40.48%
Pending Listings	67	81	20.90%
New Listings	65	70	7.69%
Average List Price	289,199	240,585	-16.81%
Average Sale Price	279,450	234,621	-16.04%
Average Percent of Selling Price to List Price	96.38%	98.26%	1.95%
Average Days on Market to Sale	35.60	48.22	35.47%
End of Month Inventory	155	176	13.55%
Months Supply of Inventory	2.50	2.80	11.89%



■ Closed (17.77%)
■ Pending (24.40%)
■ Other OffMarket (4.82%)
■ Active (53.01%)

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of February 28, 2026 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **13.55%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **2.80** 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 **16.04%** in February 2026 to \$234,621 versus the previous year at \$279,450.

Average Days on Market Lengthens

The average number of **48.22** days that homes spent on the market before selling increased by 12.63 days or **35.47%** in February 2026 compared to last year's same month at **35.60** DOM.

Sales Success for February 2026 is Positive

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

There were 70 New Listings in February 2026, up **7.69%** from last year at 65. Furthermore, there were 59 Closed Listings this month versus last year at 42, a **40.48%** increase.

Closed versus Listed trends yielded a **84.3%** ratio, up from previous year's, February 2025, at **64.6%**, a **30.44%** upswing. This will certainly create pressure on an increasing 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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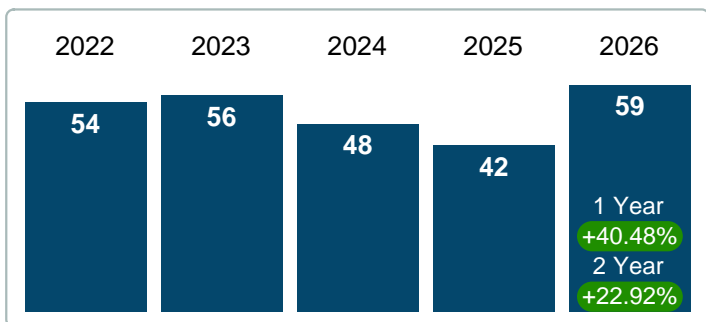
Area Delimited by County Of Creek - Residential Property Type



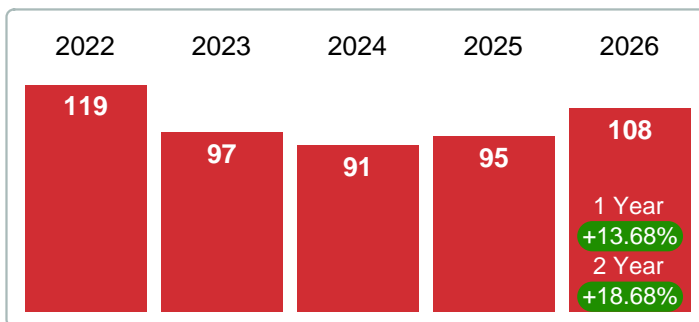
CLOSED LISTINGS

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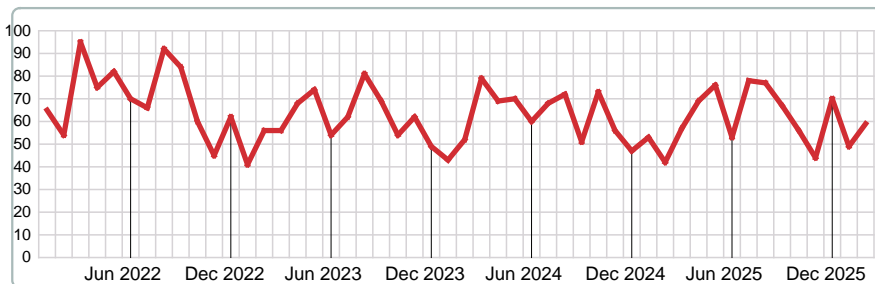
FEBRUARY



YEAR TO DATE (YTD)

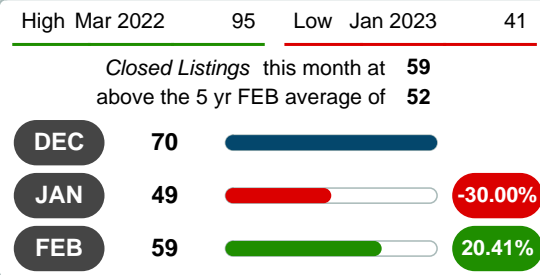


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 52



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	3.39%	5.0	2	0	0	0
\$75,001 - \$150,000	9	15.25%	32.6	4	5	0	0
\$150,001 - \$175,000	7	11.86%	40.6	1	6	0	0
\$175,001 - \$225,000	13	22.03%	61.9	2	10	0	1
\$225,001 - \$300,000	14	23.73%	65.1	0	9	5	0
\$300,001 - \$375,000	7	11.86%	26.9	0	4	3	0
\$375,001 and up	7	11.86%	50.6	2	4	1	0
Total Closed Units	59			11	38	9	1
Total Closed Volume	13,842,656	100%	48.2	2.11M	8.70M	2.82M	204.50K
Average Closed Price	\$234,621			\$191,900	\$229,057	\$313,676	\$204,500

February 2026



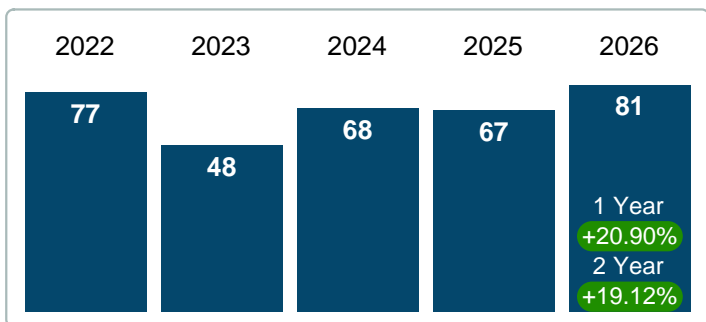
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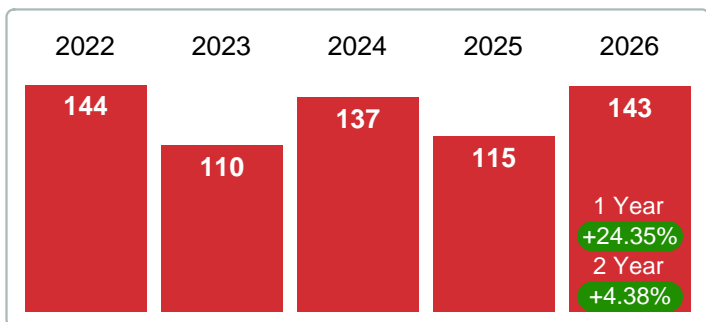
PENDING LISTINGS

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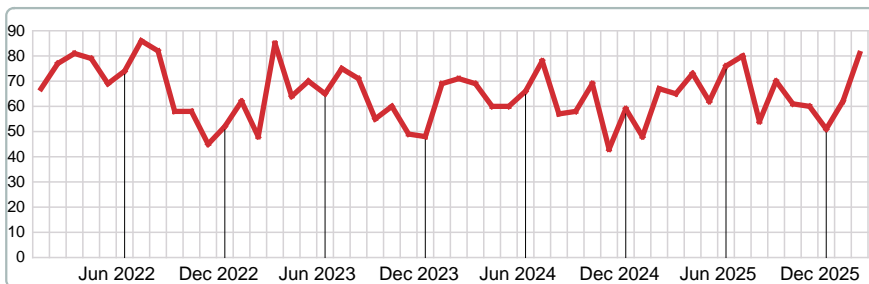
FEBRUARY



YEAR TO DATE (YTD)

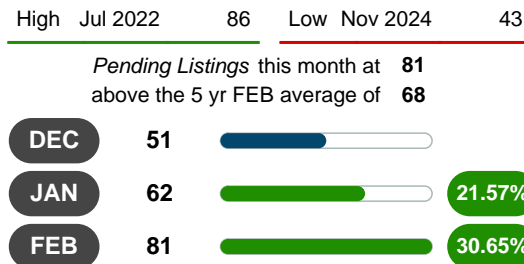


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	11.11%	56.4	5	4	0	0
\$100,001 - \$150,000	8	9.88%	61.8	3	4	0	1
\$150,001 - \$200,000	14	17.28%	68.9	1	11	2	0
\$200,001 - \$225,000	11	13.58%	59.5	2	7	1	1
\$225,001 - \$275,000	14	17.28%	57.1	2	10	2	0
\$275,001 - \$475,000	16	19.75%	62.0	1	8	6	1
\$475,001 and up	9	11.11%	44.1	1	3	3	2
Total Pending Units	81			15	47	14	5
Total Pending Volume	20,907,830	100%	59.4	2.67M	11.55M	4.98M	1.71M
Average Listing Price	\$258,121			\$177,713	\$245,665	\$355,847	\$342,800

February 2026



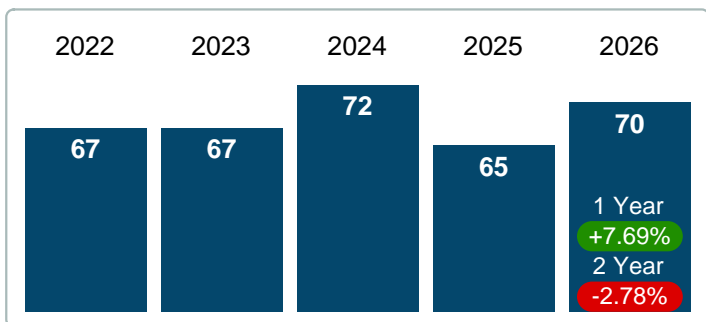
Area Delimited by County Of Creek - Residential Property Type



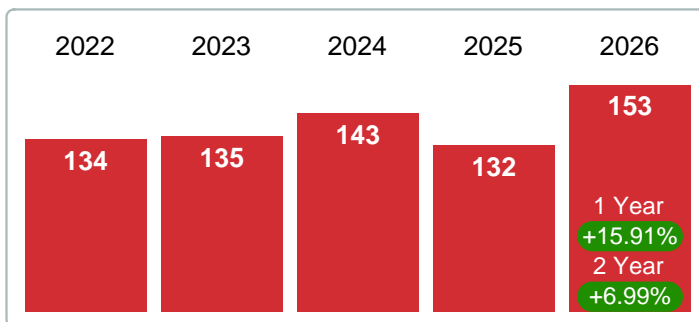
NEW LISTINGS

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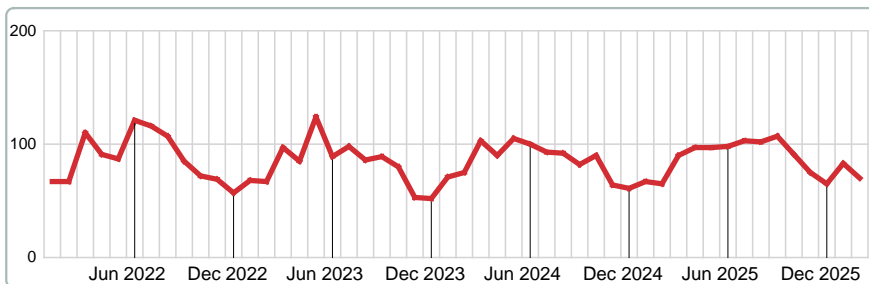
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68

High May 2023 124 Low Dec 2023 52

New Listings this month at 70
above the 5 yr FEB average of 68



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	8.57%	4	2	0	0
\$125,001 - \$150,000	4	5.71%	1	2	0	1
\$150,001 - \$175,000	7	10.00%	2	5	0	0
\$175,001 - \$250,000	24	34.29%	1	20	3	0
\$250,001 - \$350,000	12	17.14%	2	6	4	0
\$350,001 - \$600,000	10	14.29%	0	5	4	1
\$600,001 and up	7	10.00%	0	1	2	4
Total New Listed Units	70		10	41	13	6
Total New Listed Volume	23,942,893	100%	1.62M	9.98M	4.99M	7.36M
Average New Listed Listing Price	\$342,041		\$161,880	\$243,319	\$383,769	\$1,226,500

February 2026



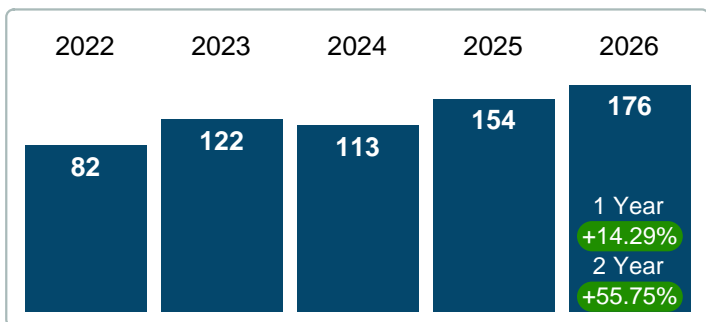
Area Delimited by County Of Creek - Residential Property Type



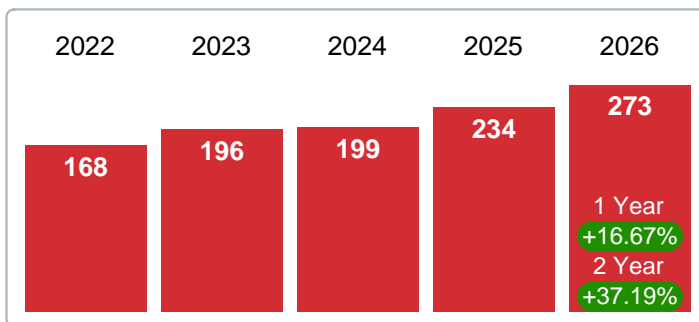
ACTIVE INVENTORY

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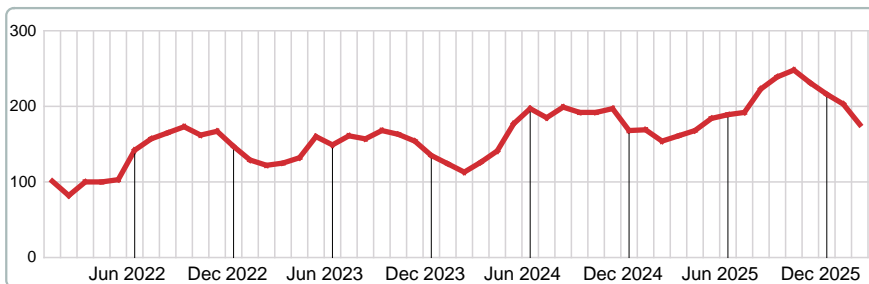
END OF FEBRUARY



ACTIVE DURING FEBRUARY

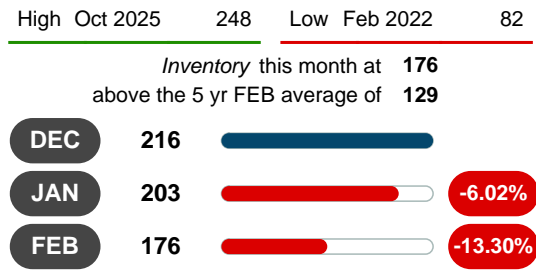


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 129



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	21	11.93%	97.7	8	12	1	0
\$150,001 - \$175,000	16	9.09%	69.4	4	11	1	0
\$175,001 - \$200,000	18	10.23%	87.8	2	14	2	0
\$200,001 - \$300,000	56	31.82%	77.6	1	42	12	1
\$300,001 - \$425,000	23	13.07%	84.7	3	11	9	0
\$425,001 - \$675,000	25	14.20%	119.5	1	9	11	4
\$675,001 and up	17	9.66%	75.4	0	1	7	9
Total Active Inventory by Units	176			19	100	43	14
Total Active Inventory by Volume	66,955,916	100%	87.0	3.58M	27.98M	21.81M	13.59M
Average Active Inventory Listing Price	\$380,431			\$188,179	\$279,799	\$507,217	\$970,736

February 2026



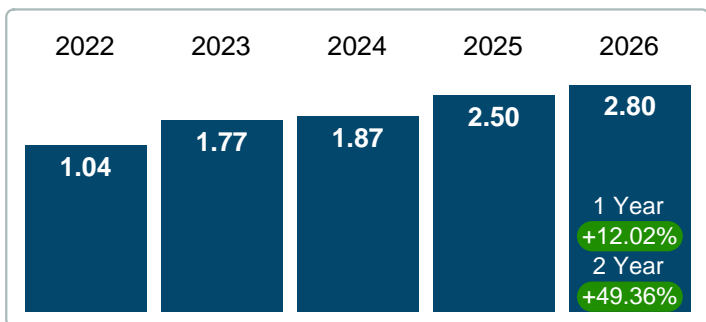
Area Delimited by County Of Creek - Residential Property Type



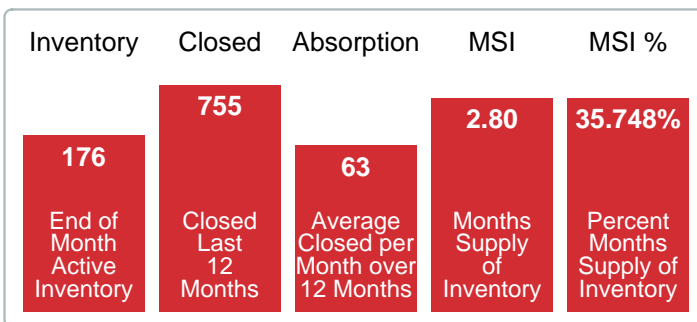
MONTHS SUPPLY of INVENTORY (MSI)

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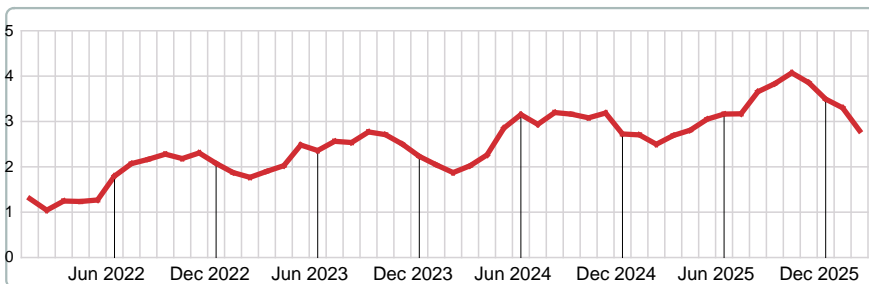
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

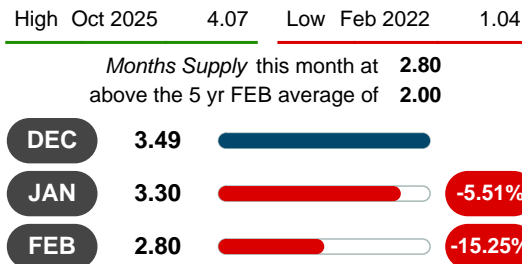


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.00



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
\$150,000 and less	21	11.93%	1.84	1.66	2.09	1.50	0.00
\$150,001 - \$175,000	16	9.09%	2.59	3.69	2.49	1.50	0.00
\$175,001 - \$200,000	18	10.23%	2.81	2.67	2.71	4.00	0.00
\$200,001 - \$300,000	56	31.82%	2.43	0.75	2.45	3.06	1.71
\$300,001 - \$425,000	23	13.07%	2.58	7.20	2.13	3.18	0.00
\$425,001 - \$675,000	25	14.20%	4.84	4.00	6.00	4.00	6.00
\$675,001 and up	17	9.66%	9.27	0.00	2.40	12.00	12.00
Market Supply of Inventory (MSI)			2.80	2.17	2.53	3.61	5.25
Total Active Inventory by Units		100%	2.80	19	100	43	14

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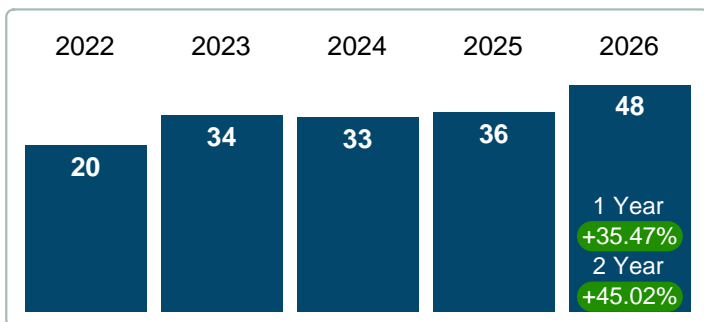
Area Delimited by County Of Creek - Residential Property Type



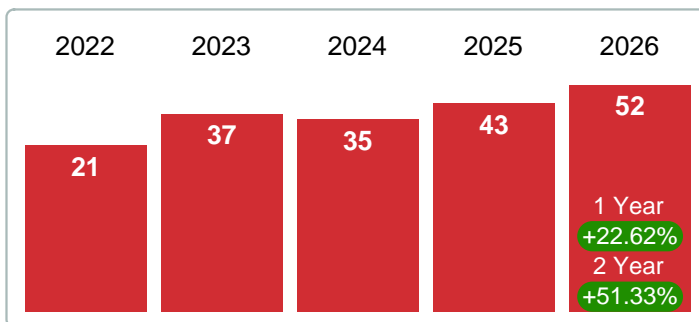
AVERAGE DAYS ON MARKET TO SALE

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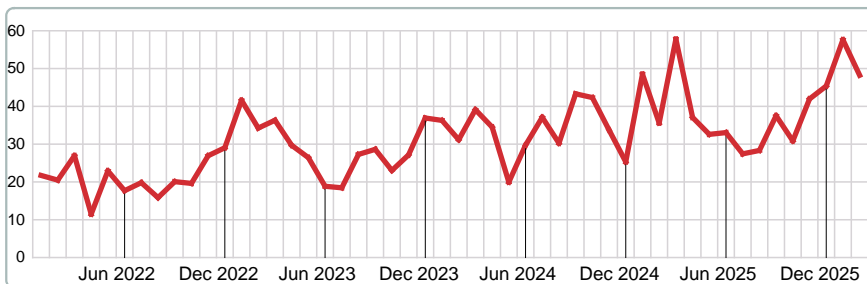
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 34

High Mar 2025 58 Low Apr 2022 11

Average Days on Market to Sale this month at 48 above the 5 yr FEB average of 34



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
\$75,000 and less	3.39%	5	5	0	0	0
\$75,001 - \$150,000	15.25%	33	23	41	0	0
\$150,001 - \$175,000	11.86%	41	20	44	0	0
\$175,001 - \$225,000	22.03%	62	14	69	0	89
\$225,001 - \$300,000	23.73%	65	0	66	64	0
\$300,001 - \$375,000	11.86%	27	0	4	58	0
\$375,001 and up	11.86%	51	32	49	93	0
Average Closed DOM		48				
Total Closed Units	100%	48	11	38	9	1
Total Closed Volume		13,842,656	2.11M	8.70M	2.82M	204.50K

February 2026



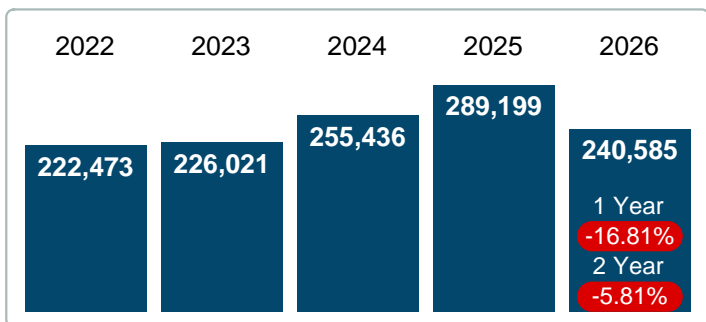
Area Delimited by County Of Creek - Residential Property Type



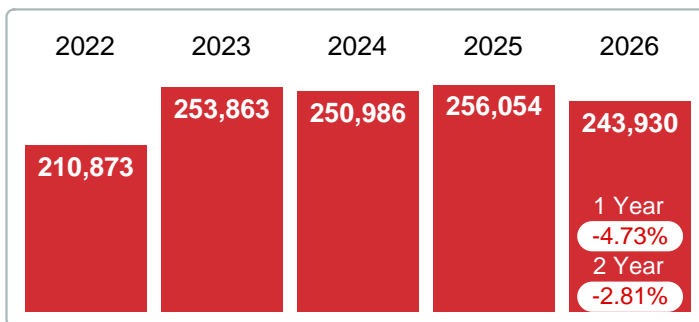
AVERAGE LIST PRICE AT CLOSING

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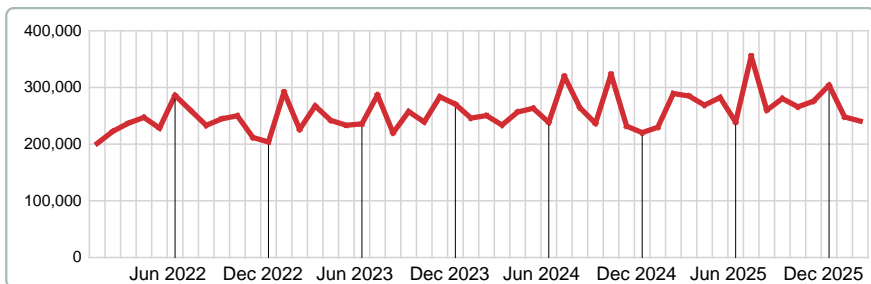
FEBRUARY



YEAR TO DATE (YTD)

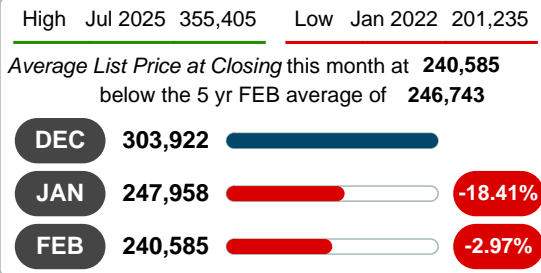


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 246,743



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
\$75,000 and less	3.39%	41,250	41,250	0	0	0
\$75,001 - \$150,000	16.95%	117,530	112,875	114,960	0	0
\$150,001 - \$175,000	11.86%	163,471	161,900	161,750	0	0
\$175,001 - \$225,000	18.64%	203,935	184,900	207,751	0	215,880
\$225,001 - \$300,000	25.42%	261,897	0	267,041	259,116	0
\$300,001 - \$375,000	11.86%	339,900	0	329,975	343,300	0
\$375,001 and up	11.86%	463,057	522,000	414,600	539,000	0
Average List Price		240,585	191,791	236,960	318,276	215,880
Total Closed Units	100%	240,585	11	38	9	1
Total Closed Volume		14,194,535	2.11M	9.00M	2.86M	215.88K

February 2026



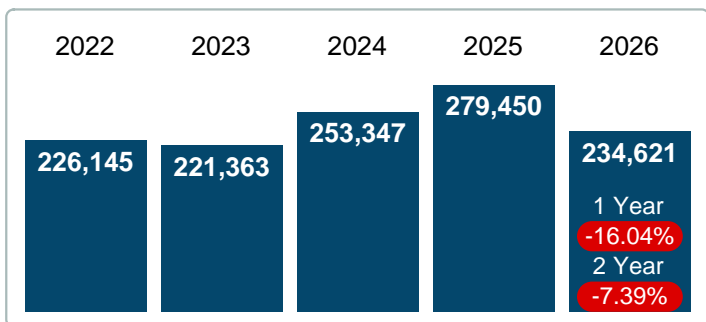
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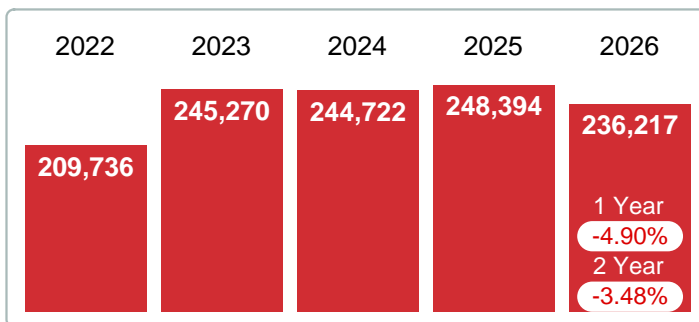
AVERAGE SOLD PRICE AT CLOSING

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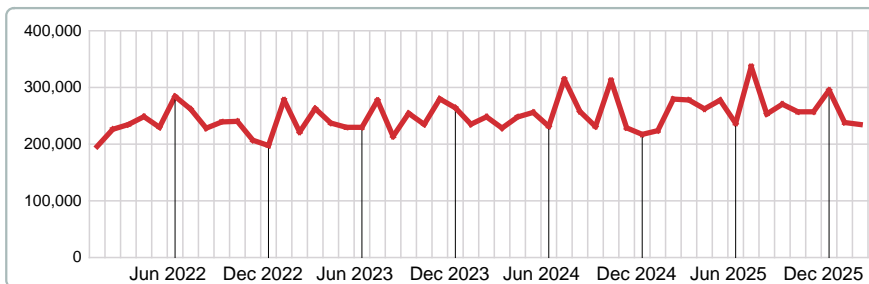
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

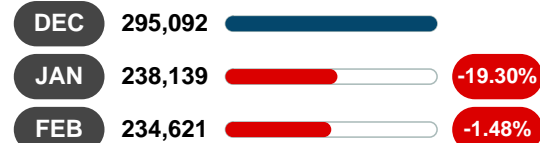


3 MONTHS

5 year FEB AVG = 242,985

High Jul 2025 336,900 Low Jan 2022 196,104

Average Sold Price at Closing this month at 234,621 below the 5 yr FEB average of 242,985



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
\$75,000 and less	3.39%	48,500	48,500	0	0	0
\$75,001 - \$150,000	15.25%	110,222	115,000	106,400	0	0
\$150,001 - \$175,000	11.86%	156,286	154,000	156,667	0	0
\$175,001 - \$225,000	22.03%	200,508	192,450	201,721	0	204,500
\$225,001 - \$300,000	23.73%	258,261	0	256,830	260,836	0
\$300,001 - \$375,000	11.86%	322,557	0	319,500	326,633	0
\$375,001 and up	11.86%	454,214	507,500	406,375	539,000	0
Average Sold Price		234,621	191,900	229,057	313,676	204,500
Total Closed Units	100%	234,621	11	38	9	1
Total Closed Volume		13,842,656	2.11M	8.70M	2.82M	204.50K

February 2026



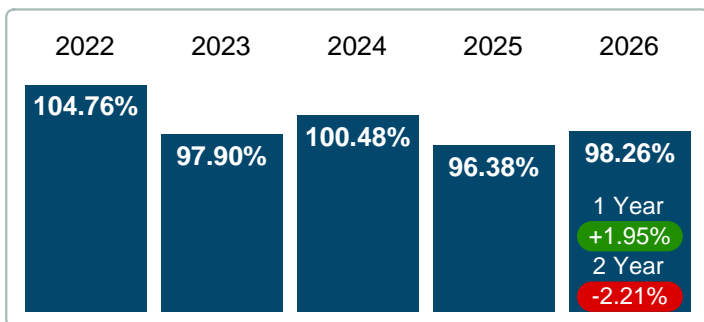
Area Delimited by County Of Creek - Residential Property Type



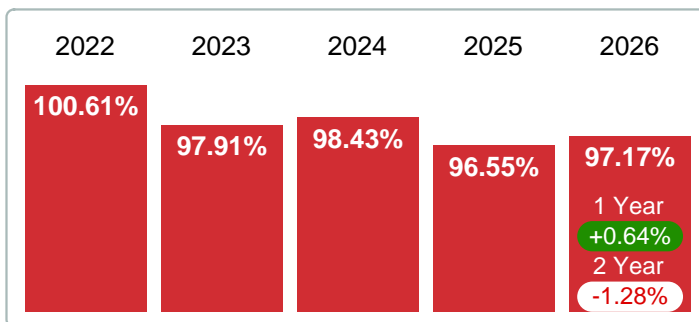
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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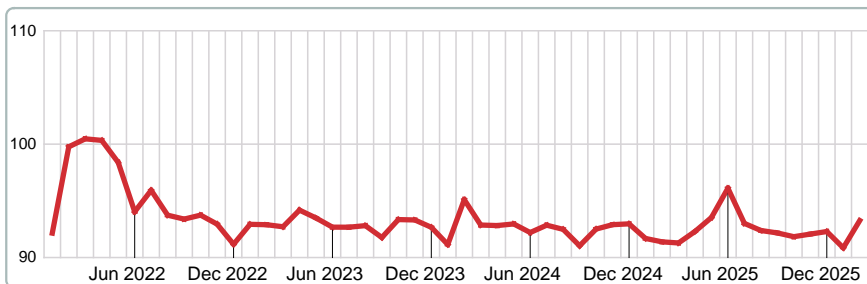
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

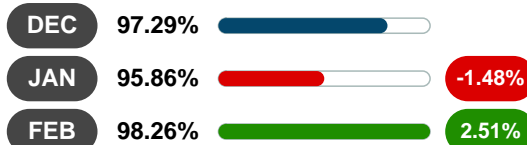


3 MONTHS

5 year FEB AVG = 99.56%

High Mar 2022 105.47% Low Jan 2026 95.86%

Average Sold/List Ratio this month at **98.26%**
below the 5 yr FEB average of **99.56%**



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	
\$75,000 and less	2	3.39%	114.89%	114.89%	0.00%	0.00%	0.00%	
\$75,001 - \$150,000	9	15.25%	97.04%	101.59%	93.41%	0.00%	0.00%	
\$150,001 - \$175,000	7	11.86%	96.94%	95.12%	97.24%	0.00%	0.00%	
\$175,001 - \$225,000	13	22.03%	98.48%	104.44%	97.66%	0.00%	94.73%	
\$225,001 - \$300,000	14	23.73%	98.10%	0.00%	96.67%	100.68%	0.00%	
\$300,001 - \$375,000	7	11.86%	96.34%	0.00%	97.16%	95.24%	0.00%	
\$375,001 and up	7	11.86%	98.25%	97.77%	98.06%	100.00%	0.00%	
Average Sold/List Ratio		98.30%		103.24%	96.79%	98.79%	94.73%	
Total Closed Units		59	100%	98.30%	11	38	9	1
Total Closed Volume		13,842,656			2.11M	8.70M	2.82M	204.50K

February 2026



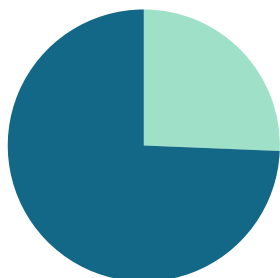
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

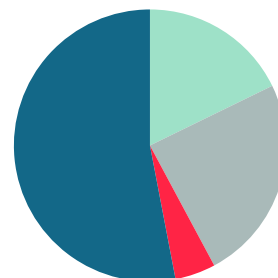


Inventory
 New Listings
70 = 25.64%
 Start Inventory
203
 Total Inventory Units
273
 Volume
\$95,657,546

Market Activity

Closed Sales
59 = 17.77%
 Pending Sales
81 = 24.40%
 Other Off Market
16 = 4.82%
 Active Inventory
176 = 53.01%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	42	59	40.48%	95	108	13.68%
Pending Sales	67	81	20.90%	115	143	24.35%
New Listings	65	70	7.69%	132	153	15.91%
Average List Price	289,199	240,585	-16.81%	256,054	243,930	-4.73%
Average Sale Price	279,450	234,621	-16.04%	248,394	236,217	-4.90%
Average Percent of Selling Price to List Price	96.38%	98.26%	1.95%	96.55%	97.17%	0.64%
Average Days on Market to Sale	35.60	48.22	35.47%	42.80	52.48	22.62%
Monthly Inventory	155	176	13.55%	155	176	13.55%
Months Supply of Inventory	2.50	2.80	11.89%	2.50	2.80	11.89%

Absorption: Last 12 months, an Average of **63** Sales/Month

Inventory on February 28, 2026 = **176**

2025 **2026**

FEBRUARY MARKET

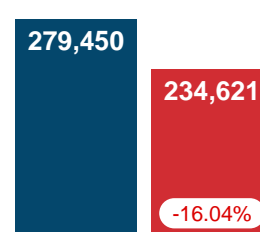
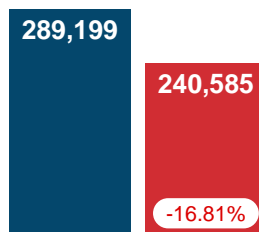
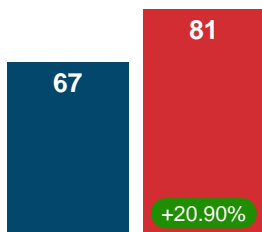
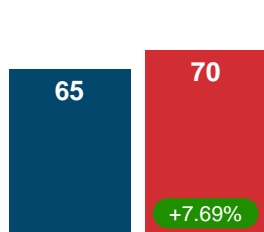
AVERAGE PRICES

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

