

# February 2026



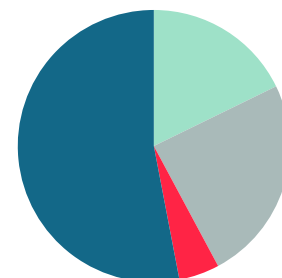
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	256,450	223,662	-12.79%
Median Sale Price	246,700	220,000	-10.82%
Median Percent of Selling Price to List Price	98.19%	100.00%	1.85%
Median Days on Market to Sale	25.00	36.00	44.00%
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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **10.82%** in February 2026 to \$220,000 versus the previous year at \$246,700.

#### Median Days on Market Lengthens

The median number of **36.00** days that homes spent on the market before selling increased by 11.00 days or **44.00%** 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 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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

# February 2026



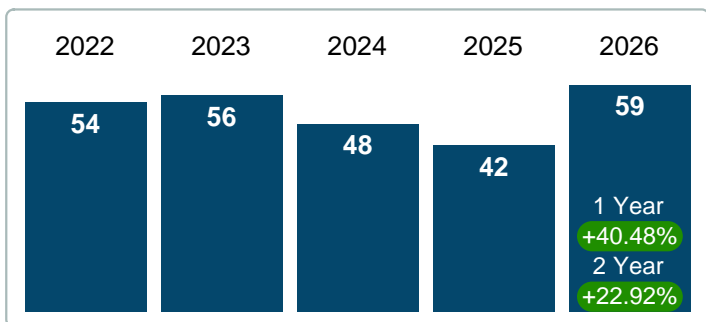
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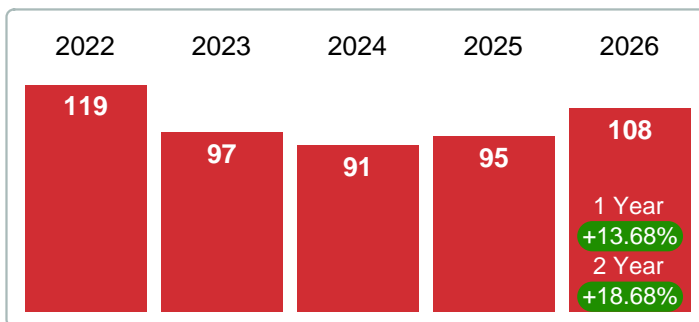
## CLOSED LISTINGS

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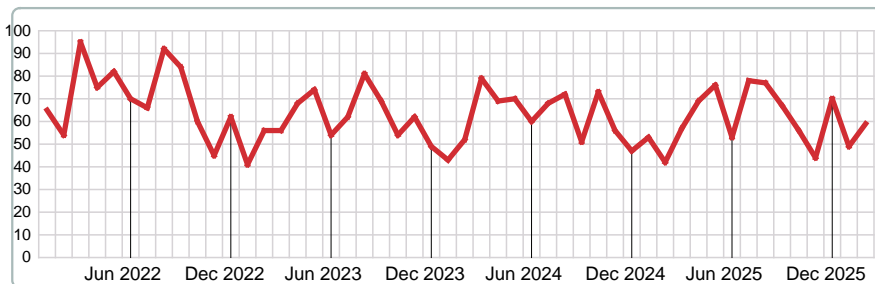
### FEBRUARY



### YEAR TO DATE (YTD)

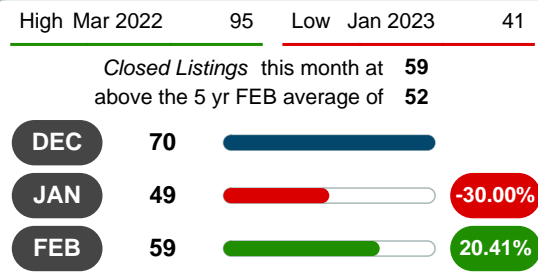


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 52



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	28.0	4	5	0	0
\$150,001 - \$175,000	7	11.86%	39.0	1	6	0	0
\$175,001 - \$225,000	13	22.03%	54.0	2	10	0	1
\$225,001 - \$300,000	14	23.73%	38.5	0	9	5	0
\$300,001 - \$375,000	7	11.86%	6.0	0	4	3	0
\$375,001 and up	7	11.86%	58.0	2	4	1	0
<b>Total Closed Units</b>	<b>59</b>			<b>11</b>	<b>38</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>13,842,656</b>	<b>100%</b>	<b>36.0</b>	<b>2.11M</b>	<b>8.70M</b>	<b>2.82M</b>	<b>204.50K</b>
<b>Median Closed Price</b>	<b>\$220,000</b>			<b>\$148,000</b>	<b>\$215,000</b>	<b>\$300,000</b>	<b>\$204,500</b>

# February 2026



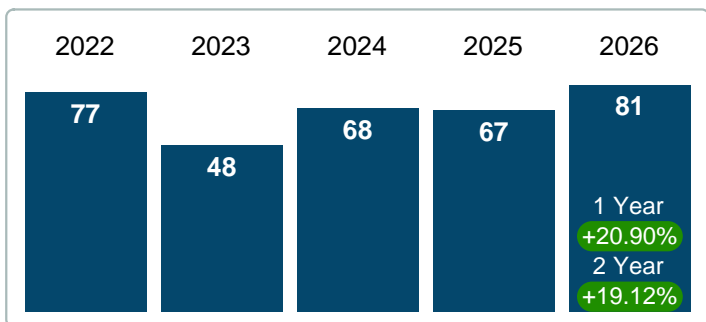
Area Delimited by County Of Creek - Residential Property Type



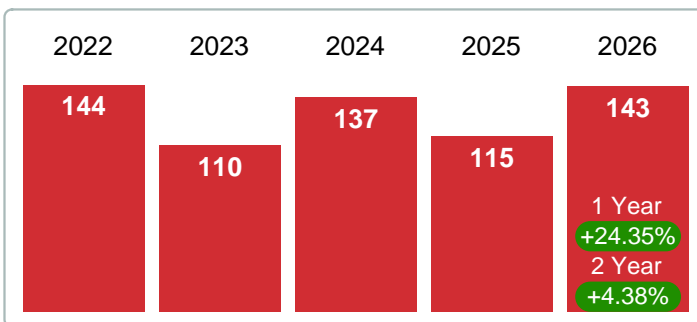
## PENDING LISTINGS

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

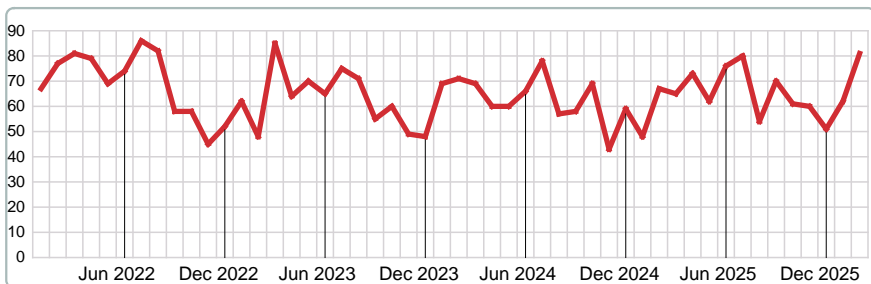
### FEBRUARY



### YEAR TO DATE (YTD)

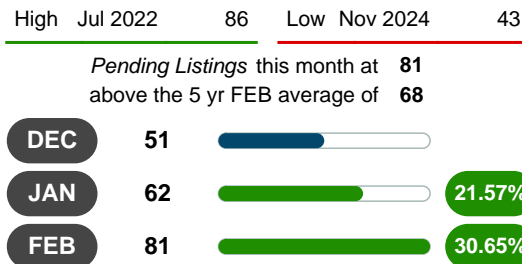


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 68



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	11.11%	28.0	5	4	0	0
\$100,001 - \$150,000	8	9.88%	34.5	3	4	0	1
\$150,001 - \$200,000	14	17.28%	43.5	1	11	2	0
\$200,001 - \$225,000	11	13.58%	19.0	2	7	1	1
\$225,001 - \$275,000	14	17.28%	35.5	2	10	2	0
\$275,001 - \$475,000	16	19.75%	37.0	1	8	6	1
\$475,001 and up	9	11.11%	41.0	1	3	3	2
<b>Total Pending Units</b>	<b>81</b>			<b>15</b>	<b>47</b>	<b>14</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>20,907,830</b>	<b>100%</b>	<b>36.0</b>	<b>2.67M</b>	<b>11.55M</b>	<b>4.98M</b>	<b>1.71M</b>
<b>Median Listing Price</b>	<b>\$223,282</b>			<b>\$139,900</b>	<b>\$222,887</b>	<b>\$289,450</b>	<b>\$290,000</b>

# February 2026



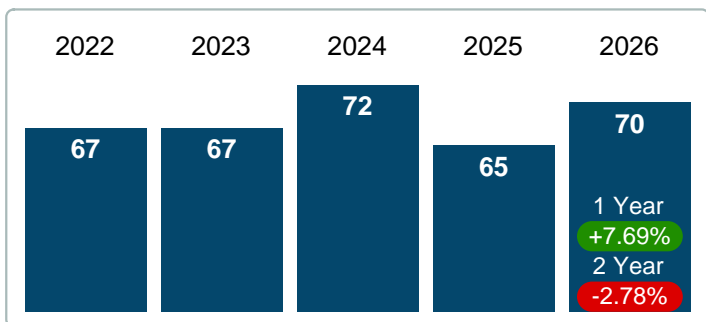
Area Delimited by County Of Creek - Residential Property Type



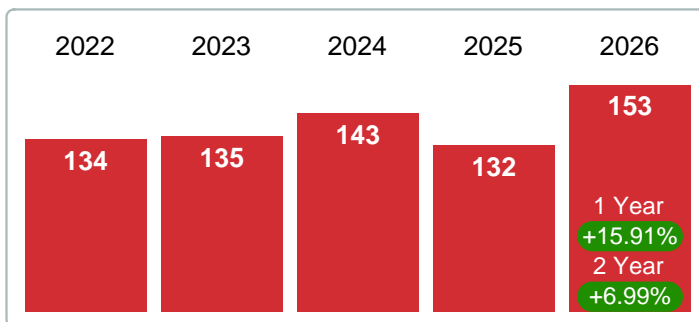
## NEW LISTINGS

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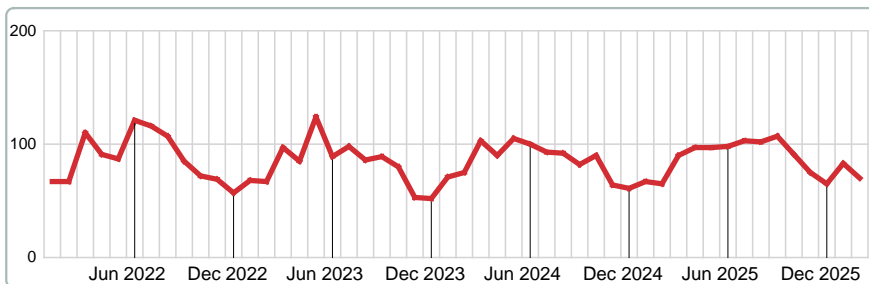
### FEBRUARY



### 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
<b>Total New Listed Units</b>	<b>70</b>		<b>10</b>	<b>41</b>	<b>13</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>23,942,893</b>	<b>100%</b>	<b>1.62M</b>	<b>9.98M</b>	<b>4.99M</b>	<b>7.36M</b>
<b>Median New Listed Listing Price</b>	<b>\$229,900</b>		<b>\$148,850</b>	<b>\$217,500</b>	<b>\$346,000</b>	<b>\$1,132,000</b>

# February 2026



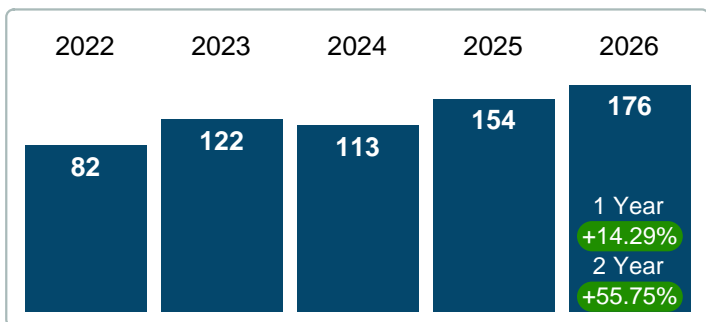
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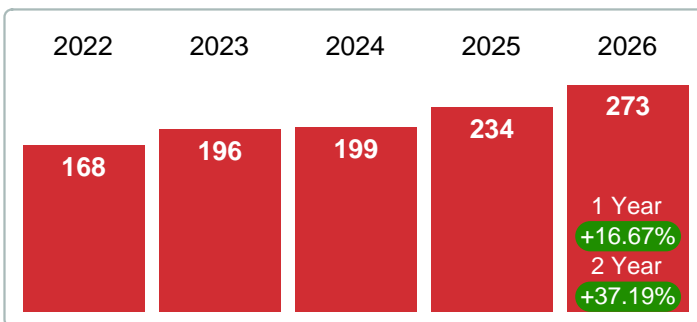
## ACTIVE INVENTORY

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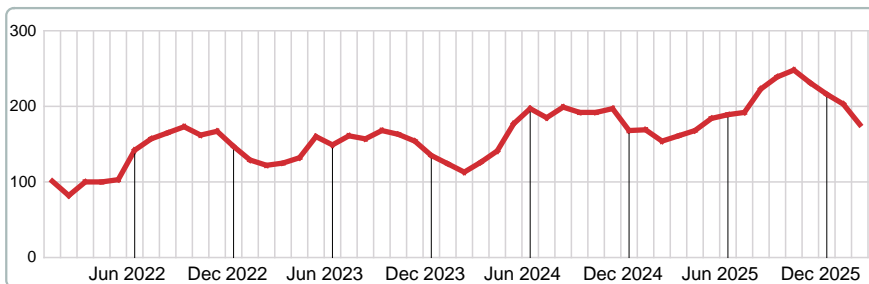
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

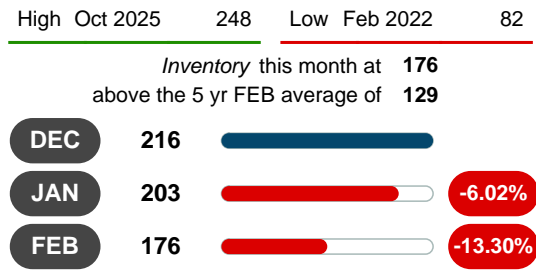


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 129



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	21	11.93%	54.0	8	12	1	0
\$150,001 - \$175,000	16	9.09%	41.5	4	11	1	0
\$175,001 - \$200,000	18	10.23%	62.0	2	14	2	0
\$200,001 - \$300,000	56	31.82%	74.0	1	42	12	1
\$300,001 - \$425,000	23	13.07%	53.0	3	11	9	0
\$425,001 - \$675,000	25	14.20%	101.0	1	9	11	4
\$675,001 and up	17	9.66%	71.0	0	1	7	9
<b>Total Active Inventory by Units</b>	<b>176</b>			<b>19</b>	<b>100</b>	<b>43</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>66,955,916</b>	<b>100%</b>	<b>67.5</b>	<b>3.58M</b>	<b>27.98M</b>	<b>21.81M</b>	<b>13.59M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$254,750</b>			<b>\$155,000</b>	<b>\$219,500</b>	<b>\$374,900</b>	<b>\$766,500</b>

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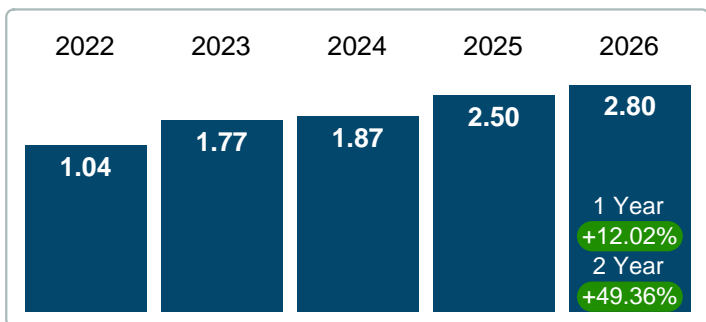
Area Delimited by County Of Creek - Residential Property Type



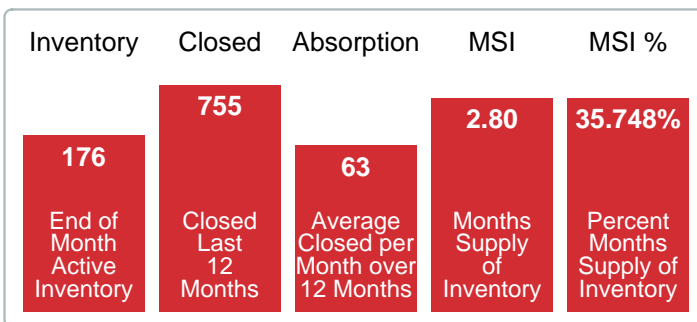
## MONTHS SUPPLY of INVENTORY (MSI)

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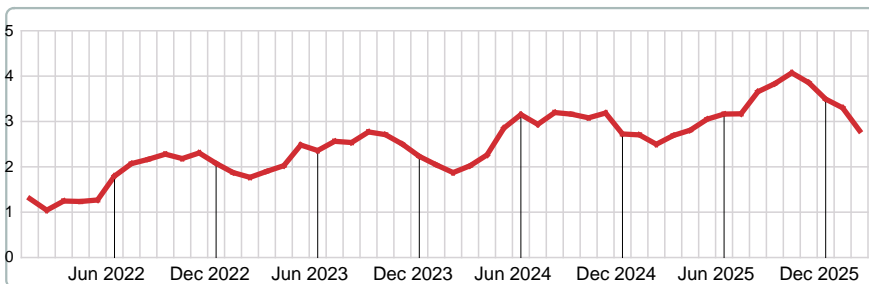
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

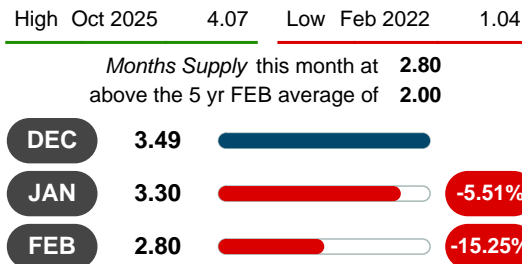


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# February 2026



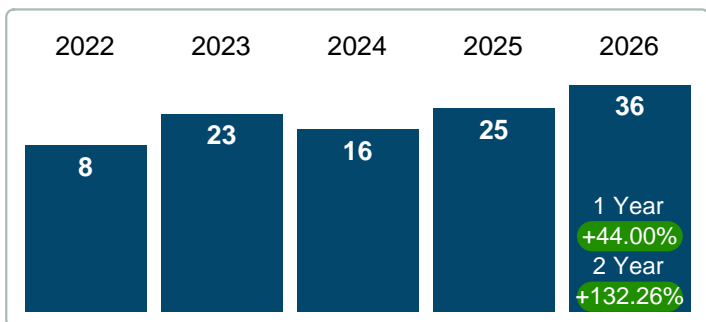
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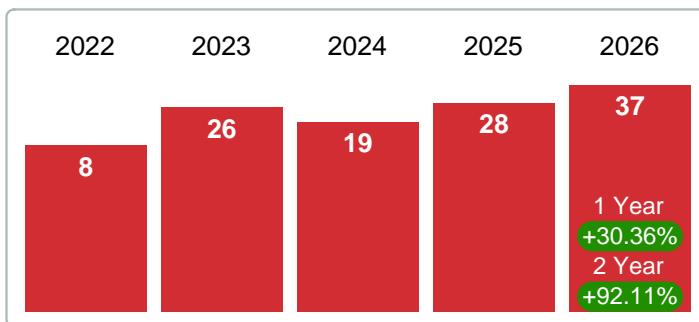
## MEDIAN DAYS ON MARKET TO SALE

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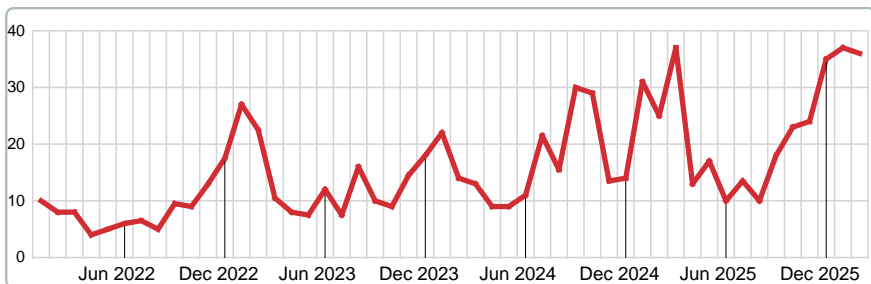
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 21

High Jan 2026 37 Low Apr 2022 4

Median Days on Market to Sale this month at 36 above the 5 yr FEB average of 21

- DEC 35
- JAN 37 +5.71%
- FEB 36 -2.70%

### 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
\$75,000 and less	3.39%	5	5	0	0	0
\$75,001 - \$150,000	15.25%	28	18	39	0	0
\$150,001 - \$175,000	11.86%	39	20	46	0	0
\$175,001 - \$225,000	22.03%	54	14	63	0	89
\$225,001 - \$300,000	23.73%	39	0	41	31	0
\$300,001 - \$375,000	11.86%	6	0	4	56	0
\$375,001 and up	11.86%	58	32	40	93	0
Median Closed DOM		36	7	40	56	89
Total Closed Units	100%	59	11	38	9	1
Total Closed Volume		13,842,656	2.11M	8.70M	2.82M	204.50K

# February 2026



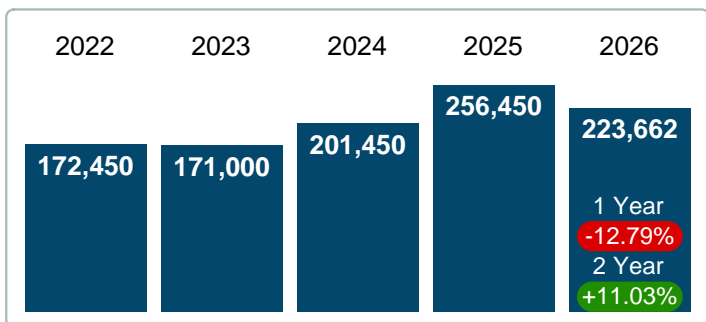
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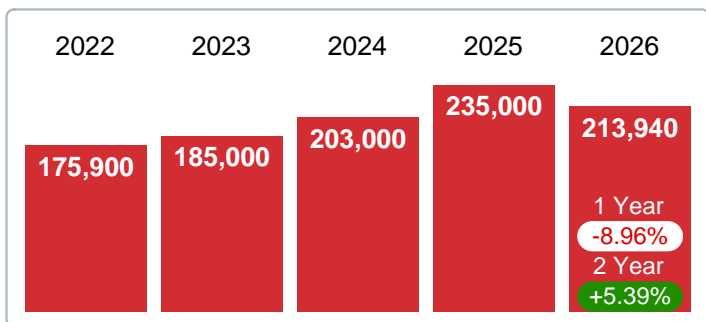
## MEDIAN LIST PRICE AT CLOSING

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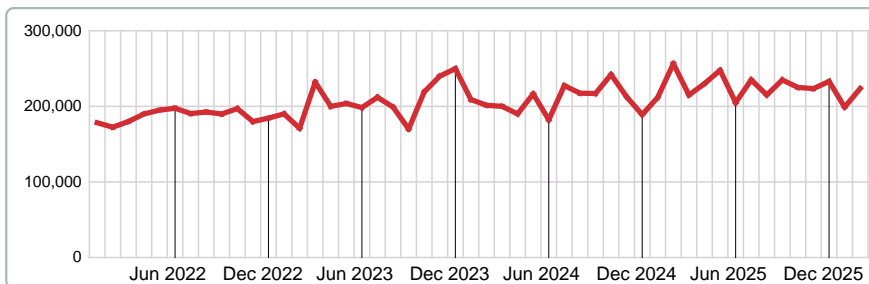
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

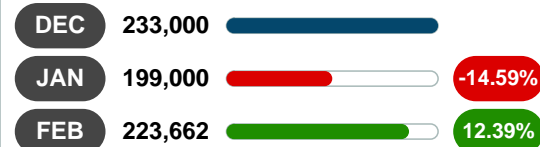


### 3 MONTHS

5 year FEB AVG = 205,002

High Feb 2025 256,450 Low Sep 2023 170,000

Median List Price at Closing this month at **223,662** above the 5 yr FEB average of **205,002**



### 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
\$75,000 and less	3.39%	41,250	41,250	0	0	0
\$75,001 - \$150,000	16.95%	129,450	113,250	129,900	0	0
\$150,001 - \$175,000	11.86%	165,000	165,900	165,000	0	0
\$175,001 - \$225,000	18.64%	201,950	199,900	201,950	0	215,880
\$225,001 - \$300,000	25.42%	255,000	0	257,000	239,610	0
\$300,001 - \$375,000	11.86%	340,000	0	334,950	350,000	0
\$375,001 and up	11.86%	424,999	522,000	409,500	539,000	0
Median List Price		223,662	145,000	223,031	300,000	215,880
Total Closed Units	100%	223,662	11	38	9	1
Total Closed Volume		14,194,535	2.11M	9.00M	2.86M	215.88K

# February 2026



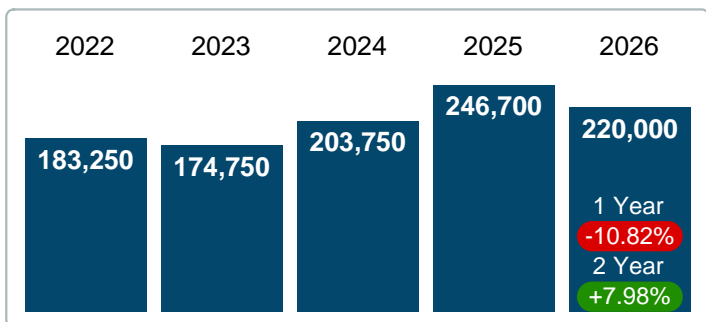
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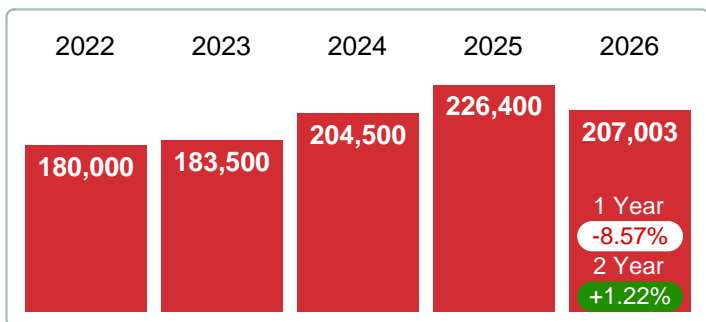
## MEDIAN SOLD PRICE AT CLOSING

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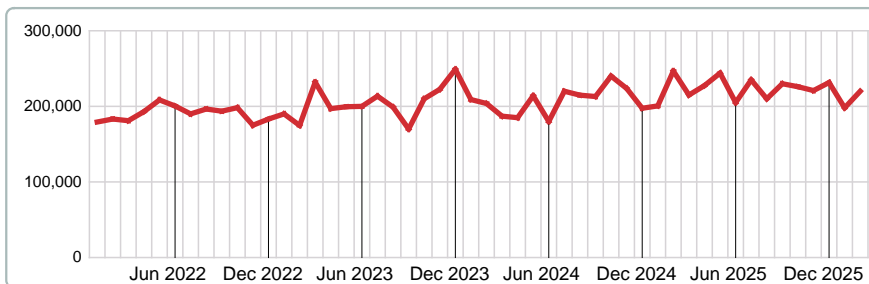
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

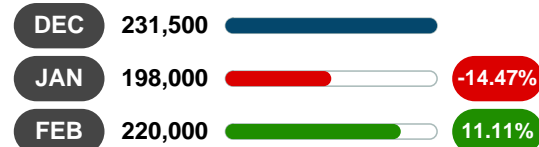


### 3 MONTHS

5 year FEB AVG = 205,690

High Dec 2023 249,000 Low Sep 2023 170,000

Median Sold Price at Closing this month at **220,000** above the 5 yr FEB average of **205,690**



### 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
\$75,000 and less	3.39%	48,500	48,500	0	0	0
\$75,001 - \$150,000	15.25%	100,000	114,000	100,000	0	0
\$150,001 - \$175,000	11.86%	155,000	154,000	155,000	0	0
\$175,001 - \$225,000	22.03%	202,050	192,450	203,525	0	204,500
\$225,001 - \$300,000	23.73%	249,950	0	250,000	245,610	0
\$300,001 - \$375,000	11.86%	323,000	0	321,500	329,900	0
\$375,001 and up	11.86%	413,000	507,500	403,500	539,000	0
Median Sold Price		220,000	148,000	215,000	300,000	204,500
Total Closed Units	100%	220,000	11	38	9	1
Total Closed Volume		13,842,656	2.11M	8.70M	2.82M	204.50K

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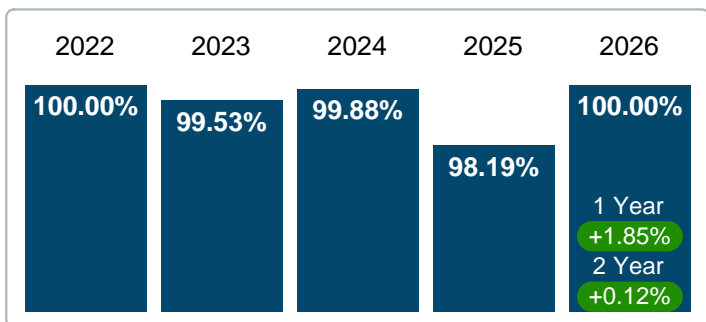
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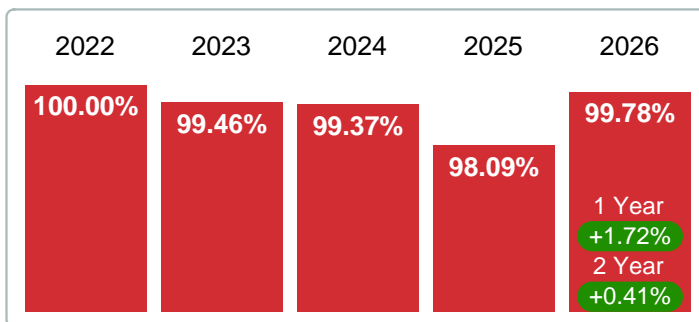
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

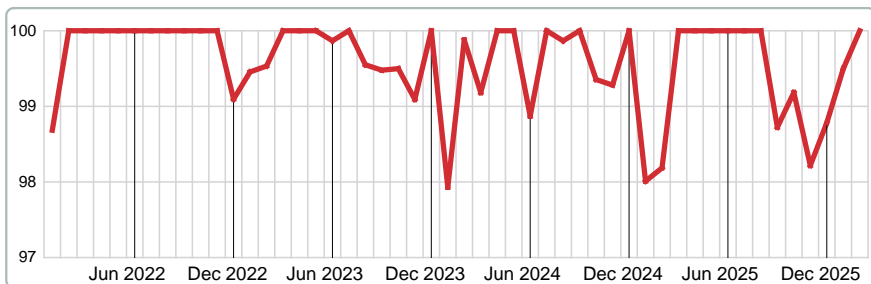
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

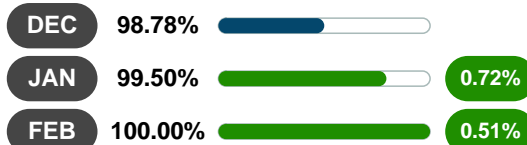


### 3 MONTHS

5 year FEB AVG = 99.52%

High Feb 2026 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr FEB average of **99.52%**



### 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
\$75,000 and less	2	3.39%	114.89%	114.89%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	9	15.25%	100.00%	103.53%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	7	11.86%	100.00%	95.12%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	13	22.03%	100.00%	104.44%	99.46%	0.00%	94.73%
\$225,001 - \$300,000	14	23.73%	100.00%	0.00%	97.08%	100.00%	0.00%
\$300,001 - \$375,000	7	11.86%	97.14%	0.00%	95.40%	97.14%	0.00%
\$375,001 and up	7	11.86%	97.82%	97.77%	97.53%	100.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	98.28%	100.00%	94.73%
Total Closed Units		59	100%	11	38	9	1
Total Closed Volume		13,842,656		2.11M	8.70M	2.82M	204.50K

# February 2026



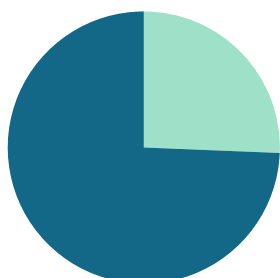
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

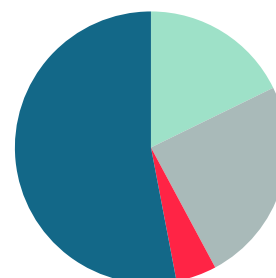


**Inventory**  
 New Listings  
**70 = 25.64%**  
 Start Inventory  
**203**  
 Total Inventory Units  
**273**  
 Volume  
**\$95,657,546**

### 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%
Median List Price	256,450	223,662	-12.79%	235,000	213,940	-8.96%
Median Sale Price	246,700	220,000	-10.82%	226,400	207,003	-8.57%
Median Percent of Selling Price to List Price	98.19%	100.00%	1.85%	98.09%	99.78%	1.72%
Median Days on Market to Sale	25.00	36.00	44.00%	28.00	36.50	30.36%
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

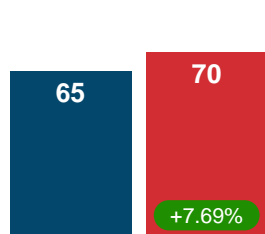
**Inventory** on February 28, 2026 = **176**

**2025** **2026**

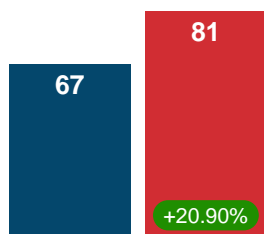
### FEBRUARY MARKET

### MEDIAN PRICES

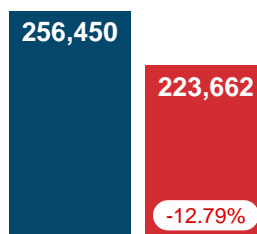
#### New Listings



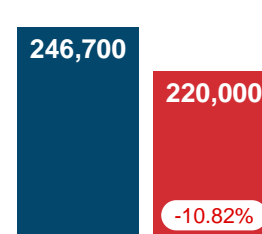
#### Pending Listings



#### List Price



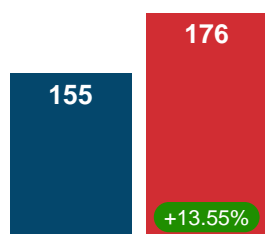
#### Sale Price



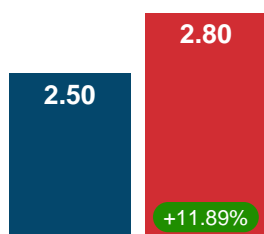
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

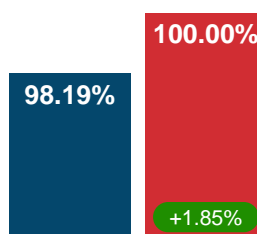
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

