

February 2026



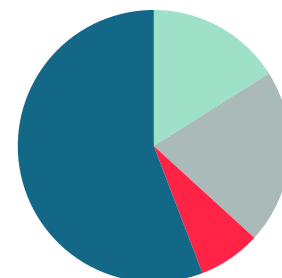
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2025	2026	
Closed Listings	846	948	12.06%
Pending Listings	1,019	1,225	20.22%
New Listings	1,311	1,386	5.72%
Median List Price	266,500	279,000	4.69%
Median Sale Price	260,000	274,000	5.38%
Median Percent of Selling Price to List Price	98.79%	99.19%	0.41%
Median Days on Market to Sale	32.00	39.00	21.88%
End of Month Inventory	3,152	3,298	4.63%
Months Supply of Inventory	2.95	3.00	1.75%



- Closed (16.04%)
- Pending (20.73%)
- Other OffMarket (7.41%)
- Active (55.81%)

Absorption: Last 12 months, an Average of **1,100** Sales/Month
Active Inventory as of February 28, 2026 = **3,298**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **4.63%** to 3,298 existing homes available for sale. Over the last 12 months this area has had an average of 1,100 closed sales per month. This represents an unsold inventory index of **3.00** 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 **5.38%** in February 2026 to \$274,000 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **39.00** days that homes spent on the market before selling increased by 7.00 days or **21.88%** in February 2026 compared to last year's same month at **32.00** 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 1,386 New Listings in February 2026, up **5.72%** from last year at 1,311. Furthermore, there were 948 Closed Listings this month versus last year at 846, a **12.06%** increase.

Closed versus Listed trends yielded a **68.4%** ratio, up from previous year's, February 2025, at **64.5%**, a **5.99%** 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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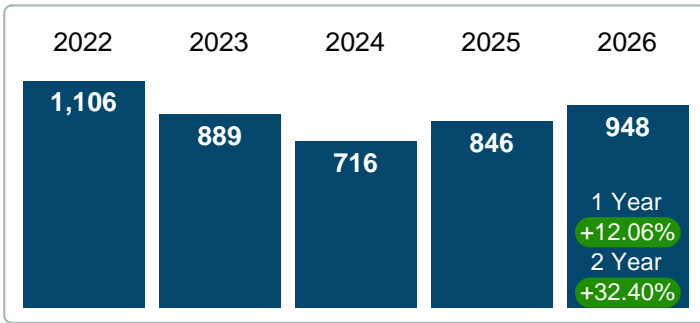
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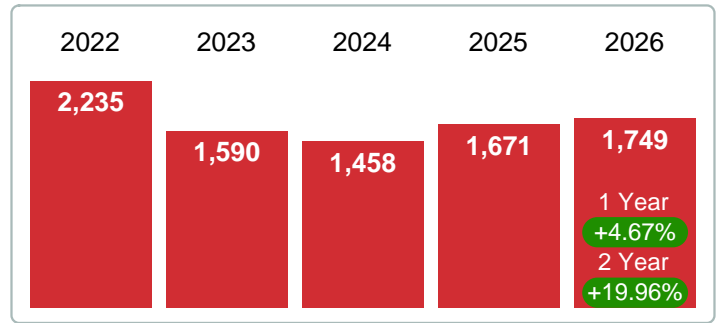
CLOSED LISTINGS

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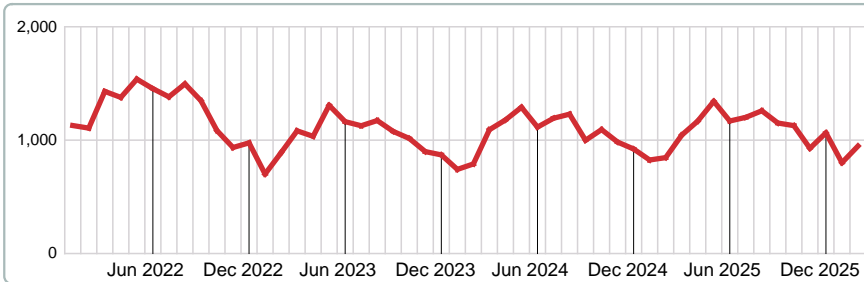
FEBRUARY



YEAR TO DATE (YTD)

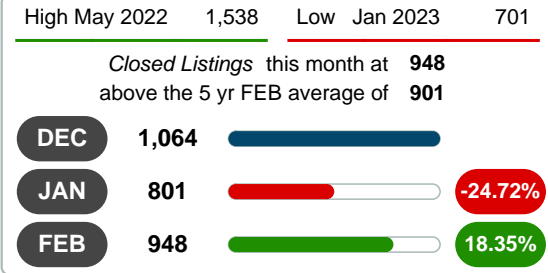


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 901



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	76	8.02%	20.0	36	35	3	2
\$125,001 - \$175,000	98	10.34%	34.0	24	64	10	0
\$175,001 - \$225,000	135	14.24%	36.0	13	101	19	2
\$225,001 - \$300,000	258	27.22%	35.5	13	174	66	5
\$300,001 - \$375,000	137	14.45%	53.0	3	53	74	7
\$375,001 - \$575,000	144	15.19%	51.0	5	47	77	15
\$575,001 and up	100	10.55%	54.0	4	12	61	23
Total Closed Units	948			98	486	310	54
Total Closed Volume	318,395,912	100%	39.0	18.36M	126.33M	139.71M	33.99M
Median Closed Price	\$274,000			\$152,000	\$240,000	\$348,500	\$513,700

February 2026



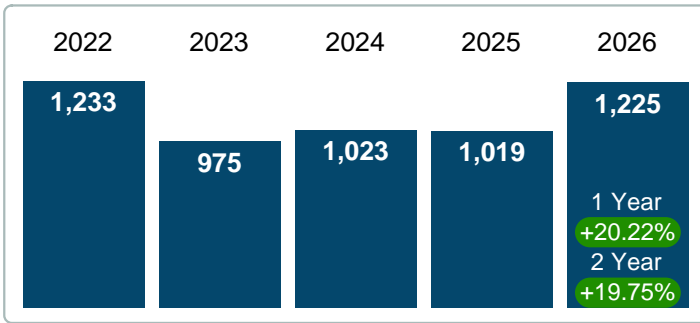
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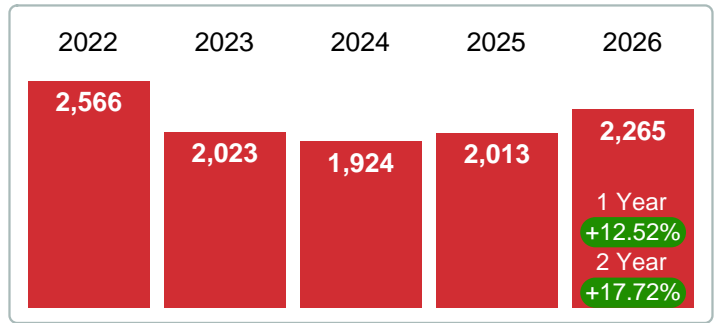
PENDING LISTINGS

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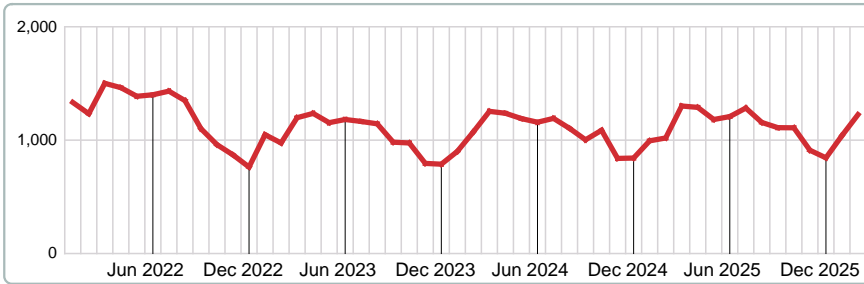
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

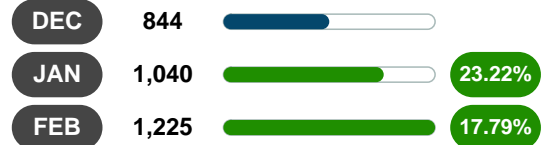


3 MONTHS

5 year FEB AVG = 1,095

High Mar 2022 1,501 Low Dec 2022 763

Pending Listings this month at 1,225 above the 5 yr FEB average of 1,095



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	96	7.84%	25.0	47	44	5	0
\$125,001 - \$175,000	115	9.39%	22.0	29	73	11	2
\$175,001 - \$225,000	179	14.61%	34.0	18	139	20	2
\$225,001 - \$300,000	313	25.55%	29.0	14	221	72	6
\$300,001 - \$375,000	213	17.39%	40.0	7	112	84	10
\$375,001 - \$550,000	188	15.35%	54.5	4	58	102	24
\$550,001 and up	121	9.88%	47.0	4	17	71	29
Total Pending Units	1,225			123	664	365	73
Total Pending Volume	394,249,659	100%	35.0	22.39M	177.14M	153.24M	41.48M
Median Listing Price	\$279,000			\$148,500	\$249,900	\$365,000	\$489,900

February 2026



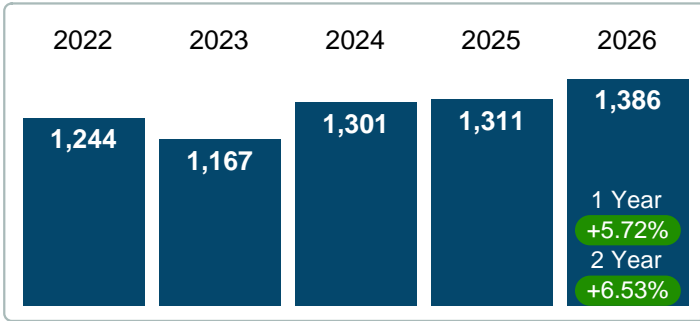
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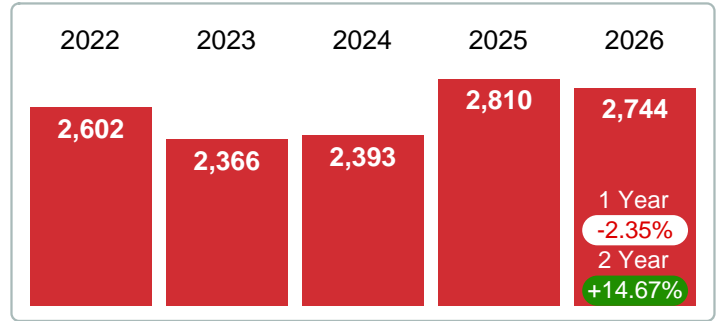
NEW LISTINGS

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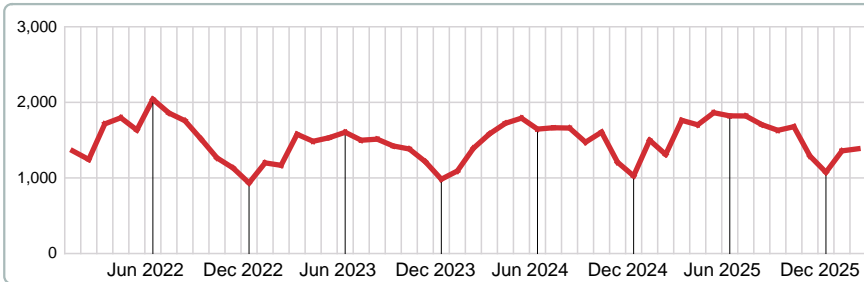
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,282

High Jun 2022 2,041 Low Dec 2022 934

New Listings this month at **1,386**
above the 5 yr FEB average of **1,282**



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	103	7.43%	52	44	5	2
\$125,001 - \$175,000	122	8.80%	39	67	15	1
\$175,001 - \$250,000	304	21.93%	34	229	35	6
\$250,001 - \$325,000	300	21.65%	23	177	94	6
\$325,001 - \$425,000	241	17.39%	6	108	115	12
\$425,001 - \$625,000	159	11.47%	3	47	89	20
\$625,001 and up	157	11.33%	4	14	88	51
Total New Listed Units	1,386		161	686	441	98
Total New Listed Volume	510,298,007	100%	30.54M	195.19M	202.48M	82.08M
Median New Listed Listing Price	\$293,500		\$160,000	\$255,000	\$374,999	\$649,900

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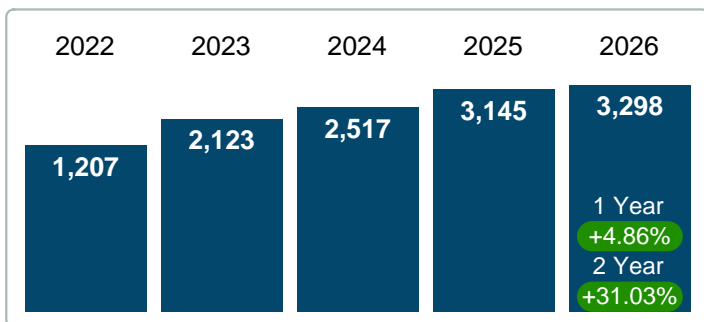
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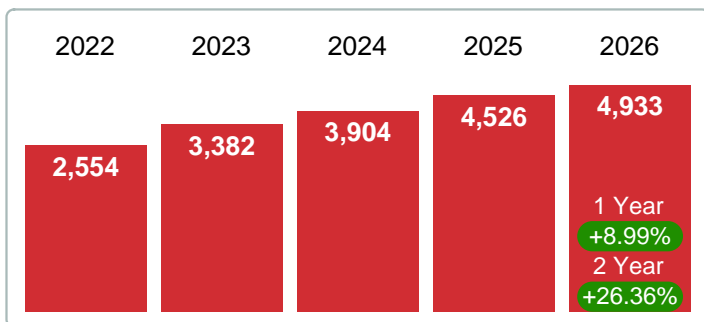
ACTIVE INVENTORY

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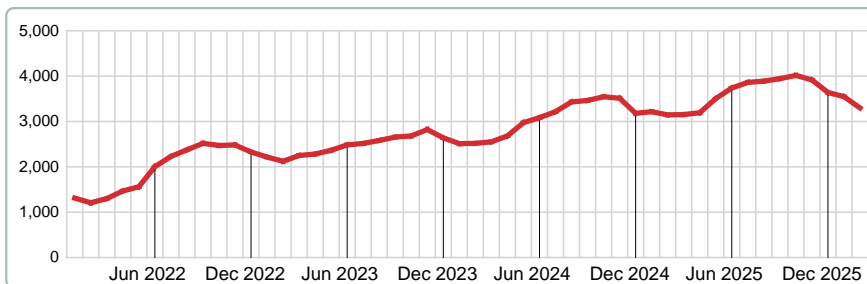
END OF FEBRUARY



ACTIVE DURING FEBRUARY

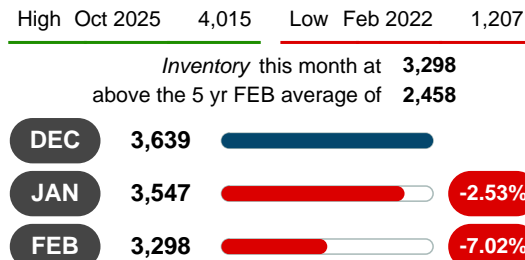


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2,458



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	255	7.73%	81.0	148	84	18	5			
\$125,001 - \$200,000	438	13.28%	51.0	123	259	53	3			
\$200,001 - \$275,000	527	15.98%	44.0	58	373	81	15			
\$275,001 - \$375,000	769	23.32%	51.0	31	354	350	34			
\$375,001 - \$500,000	539	16.34%	74.0	20	240	233	46			
\$500,001 - \$675,000	402	12.19%	99.0	12	94	236	60			
\$675,001 and up	368	11.16%	81.5	12	51	177	128			
Total Active Inventory by Units				3,298		404	1,455	1,148	291	
Total Active Inventory by Volume				1,351,653,428	100%	59.0	87.30M	466.17M	565.74M	232.45M
Median Active Inventory Listing Price				\$327,233			\$155,000	\$279,900	\$410,000	\$625,400

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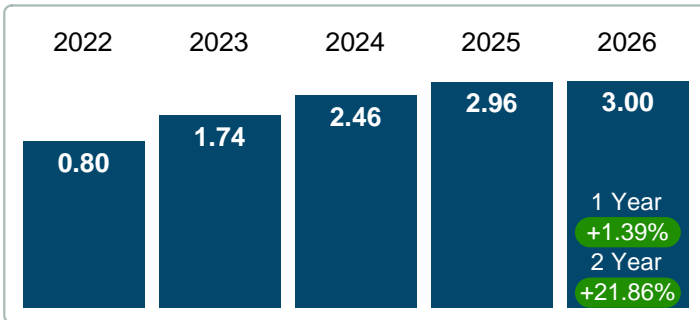
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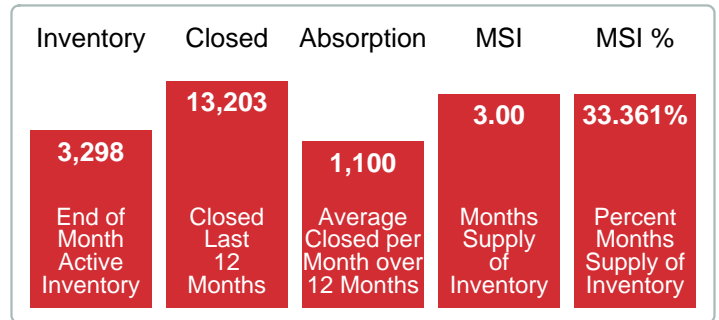
MONTHS SUPPLY of INVENTORY (MSI)

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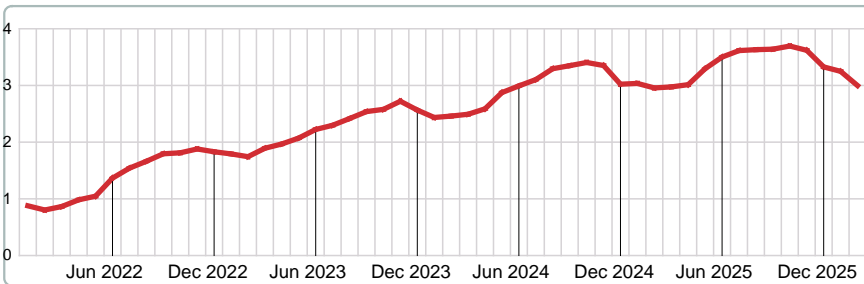
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

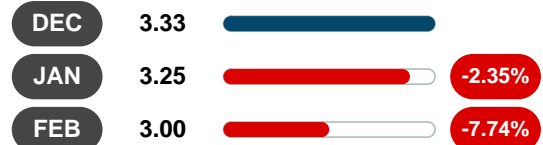


3 MONTHS

5 year FEB AVG = 2.19

High Oct 2025 3.70 Low Feb 2022 0.80

Months Supply this month at **3.00**
above the 5 yr FEB average of **2.19**



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	255	7.73%	2.87	3.48	2.08	3.38	8.57
\$125,001 - \$200,000	438	13.28%	2.41	3.10	2.11	2.92	2.40
\$200,001 - \$275,000	527	15.98%	1.83	2.83	1.71	1.75	5.14
\$275,001 - \$375,000	769	23.32%	2.94	3.00	2.69	3.28	2.60
\$375,001 - \$500,000	539	16.34%	3.88	4.36	4.68	3.36	3.37
\$500,001 - \$675,000	402	12.19%	4.80	8.00	4.74	4.64	5.14
\$675,001 and up	368	11.16%	6.48	18.00	5.77	6.14	6.95
Market Supply of Inventory (MSI)			3.00	3.37	2.45	3.53	4.73
Total Active Inventory by Units		100%	3,298	404	1,455	1,148	291

February 2026



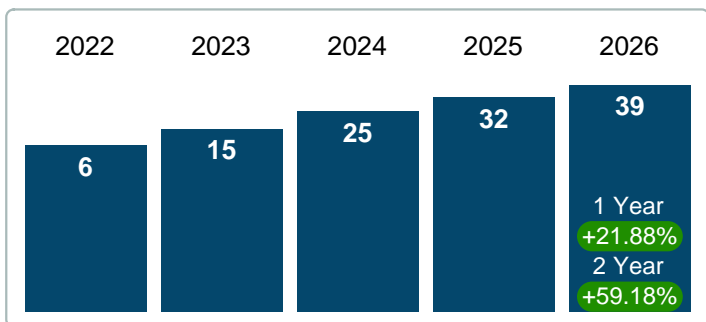
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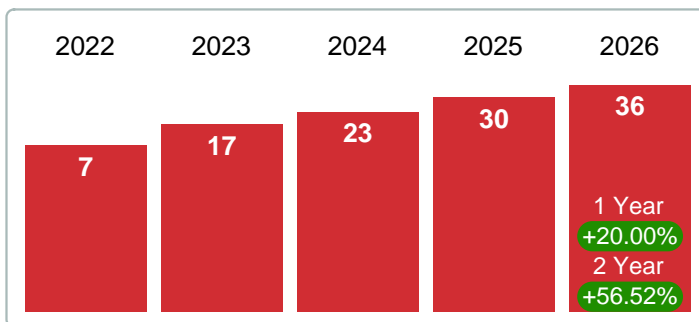
MEDIAN DAYS ON MARKET TO SALE

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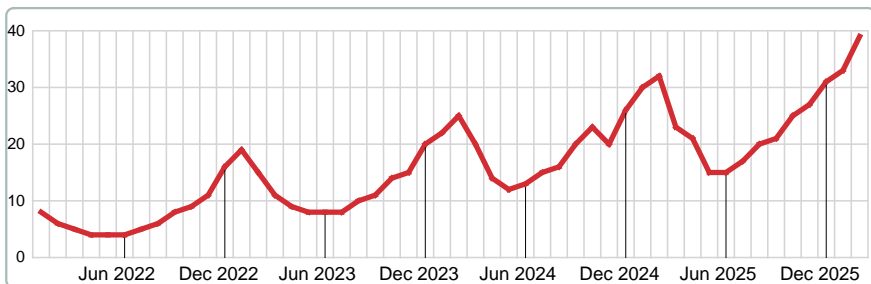
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

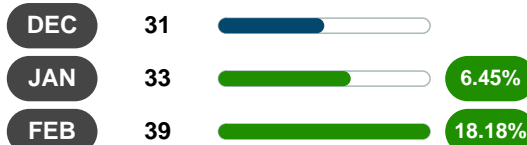


3 MONTHS

5 year FEB AVG = 23

High Feb 2026 39 Low Jun 2022 4

Median Days on Market to Sale this month at 39 above the 5 yr FEB average of 23



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	8.02%	20	20	19	31	18
\$125,001 - \$175,000	10.34%	34	19	35	44	0
\$175,001 - \$225,000	14.24%	36	35	34	54	102
\$225,001 - \$300,000	27.22%	36	29	34	54	24
\$300,001 - \$375,000	14.45%	53	33	20	62	35
\$375,001 - \$575,000	15.19%	51	43	45	54	51
\$575,001 and up	10.55%	54	31	27	62	61
Median Closed DOM		39	25	33	56	46
Total Closed Units	100%	948	98	486	310	54
Total Closed Volume		318,395,912	18.36M	126.33M	139.71M	33.99M

February 2026



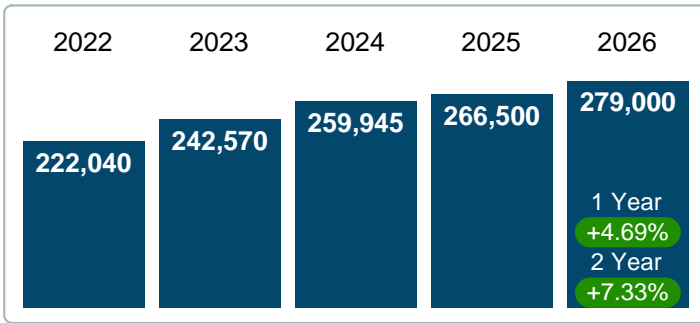
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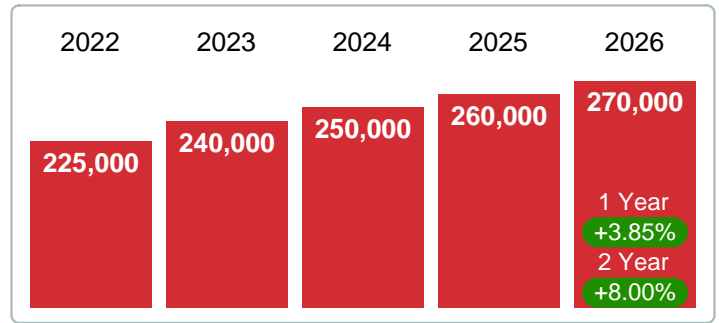
MEDIAN LIST PRICE AT CLOSING

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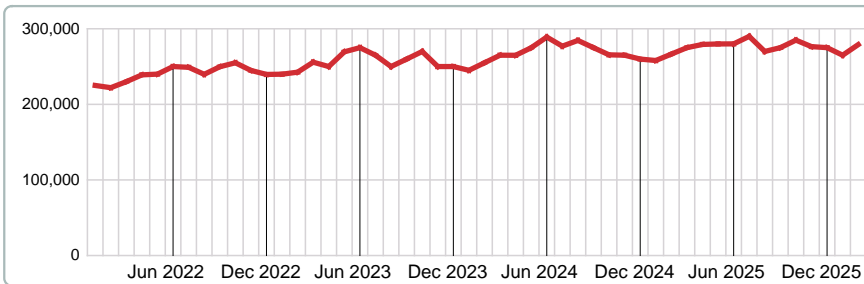
FEBRUARY



YEAR TO DATE (YTD)

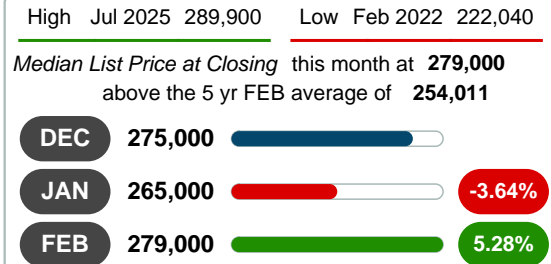


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 254,011



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	72	7.59%	85,000	79,750	92,000	100,000	67,450
\$125,001 - \$175,000	100	10.55%	158,250	150,000	159,900	165,000	0
\$175,001 - \$225,000	135	14.24%	200,000	199,450	205,000	199,450	215,000
\$225,001 - \$300,000	248	26.16%	260,000	249,950	258,815	273,185	289,500
\$300,001 - \$375,000	145	15.30%	335,000	324,750	335,000	339,900	332,450
\$375,001 - \$575,000	147	15.51%	440,000	432,500	417,950	450,000	485,000
\$575,001 and up	101	10.65%	767,500	624,000	811,935	731,500	798,000
Median List Price			279,000	151,000	242,500	354,450	519,950
Total Closed Units		100%	279,000	98	486	310	54
Total Closed Volume			326,021,676	18.55M	128.92M	143.25M	35.30M

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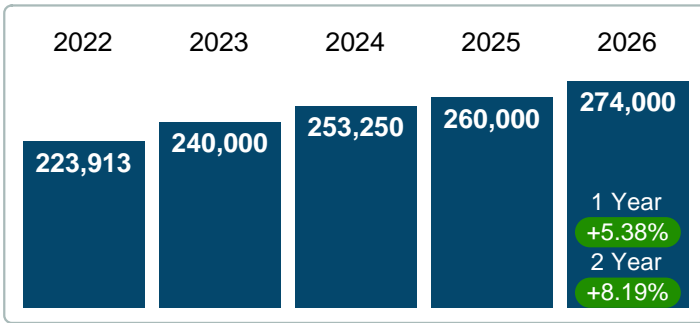
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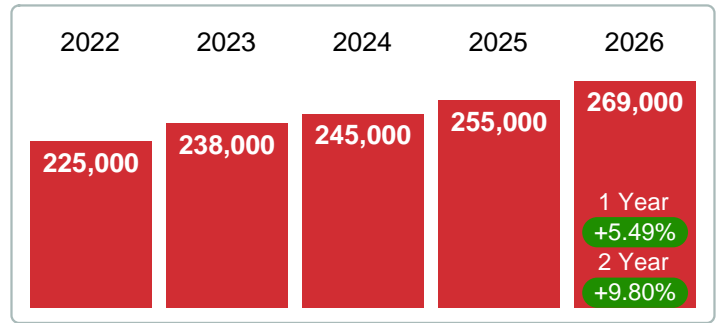
MEDIAN SOLD PRICE AT CLOSING

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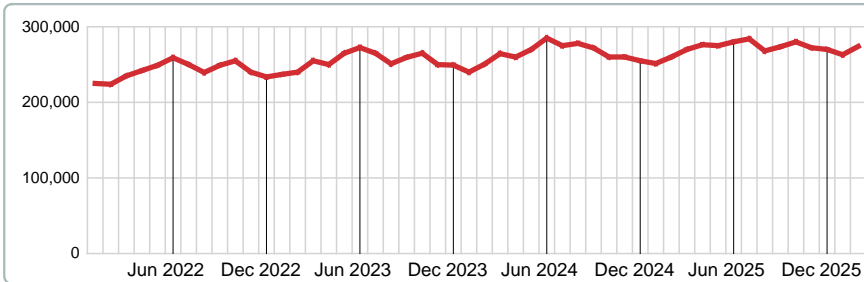
FEBRUARY



YEAR TO DATE (YTD)

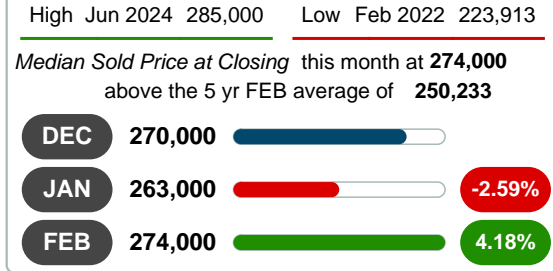


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 250,233



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	76	8.02%	85,000	84,500	85,000	74,026	62,500
\$125,001 - \$175,000	98	10.34%	154,750	150,500	158,500	149,000	0
\$175,001 - \$225,000	135	14.24%	200,000	194,000	202,500	195,000	210,750
\$225,001 - \$300,000	258	27.22%	263,297	265,000	258,000	273,093	289,000
\$300,001 - \$375,000	137	14.45%	330,000	350,000	330,000	330,000	329,175
\$375,001 - \$575,000	144	15.19%	440,750	421,000	416,000	450,000	470,000
\$575,001 and up	100	10.55%	750,000	609,500	813,750	735,000	765,000
Median Sold Price			274,000	152,000	240,000	348,500	513,700
Total Closed Units		100%	274,000	98	486	310	54
Total Closed Volume			318,395,912	18.36M	126.33M	139.71M	33.99M

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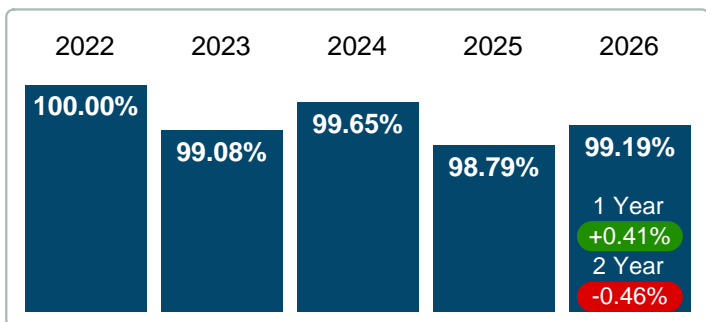
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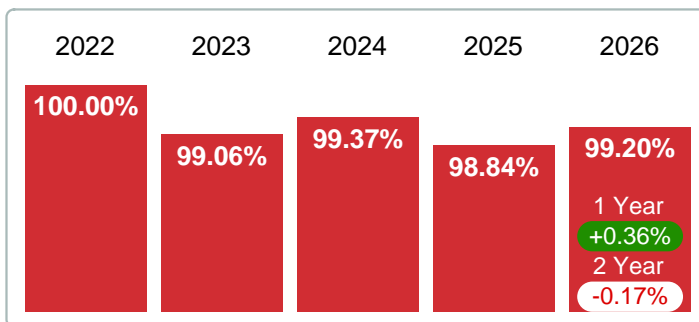
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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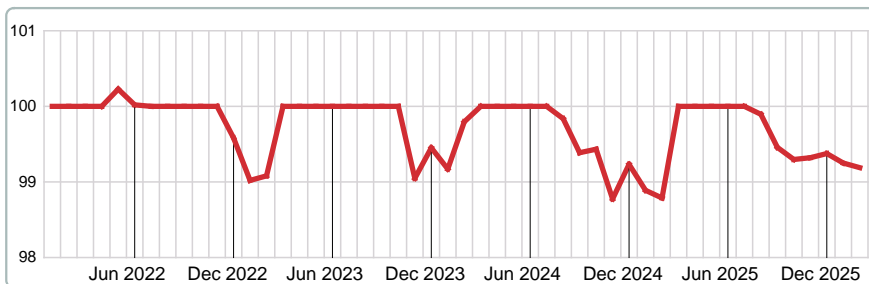
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

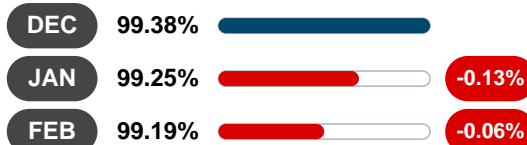


3 MONTHS

5 year FEB AVG = 99.34%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.19%**
equal to 5 yr FEB average of **99.34%**



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	76	8.02%	96.09%	97.84%	96.47%	73.80%	92.72%	
\$125,001 - \$175,000	98	10.34%	99.02%	99.44%	98.91%	98.61%	0.00%	
\$175,001 - \$225,000	135	14.24%	99.74%	97.42%	99.95%	100.00%	97.83%	
\$225,001 - \$300,000	258	27.22%	100.00%	97.19%	100.00%	100.00%	100.00%	
\$300,001 - \$375,000	137	14.45%	99.00%	96.31%	98.51%	99.37%	99.00%	
\$375,001 - \$575,000	144	15.19%	99.24%	99.18%	98.74%	99.91%	98.32%	
\$575,001 and up	100	10.55%	98.48%	99.66%	97.93%	98.83%	97.65%	
Median Sold/List Ratio		99.19%		98.27%	99.08%	99.84%	98.09%	
Total Closed Units		948	100%	99.19%	98	486	310	54
Total Closed Volume		318,395,912			18.36M	126.33M	139.71M	33.99M

February 2026



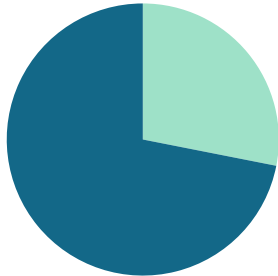
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

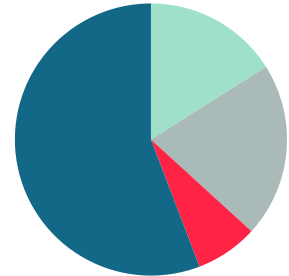


Inventory
 New Listings
1,386 = 28.10%
 Start Inventory
3,547
 Total Inventory Units
4,933
 Volume
\$1,914,743,211

Market Activity

Closed Sales
948 = 16.04%
 Pending Sales
1,225 = 20.73%
 Other Off Market
438 = 7.41%
 Active Inventory
3,298 = 55.81%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	846	948	12.06%	1,671	1,749	4.67%
Pending Sales	1,019	1,225	20.22%	2,013	2,265	12.52%
New Listings	1,311	1,386	5.72%	2,810	2,744	-2.35%
Median List Price	266,500	279,000	4.69%	260,000	270,000	3.85%
Median Sale Price	260,000	274,000	5.38%	255,000	269,000	5.49%
Median Percent of Selling Price to List Price	98.79%	99.19%	0.41%	98.84%	99.20%	0.36%
Median Days on Market to Sale	32.00	39.00	21.88%	30.00	36.00	20.00%
Monthly Inventory	3,152	3,298	4.63%	3,152	3,298	4.63%
Months Supply of Inventory	2.95	3.00	1.75%	2.95	3.00	1.75%

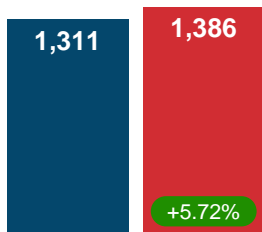
Absorption: Last 12 months, an Average of **1,100** Sales/Month

Inventory on February 28, 2026 = **3,298** 2025 2026

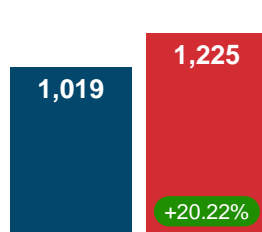
FEBRUARY MARKET

MEDIAN PRICES

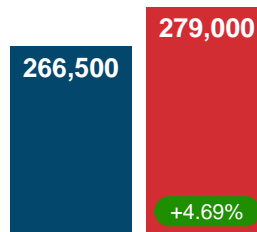
New Listings



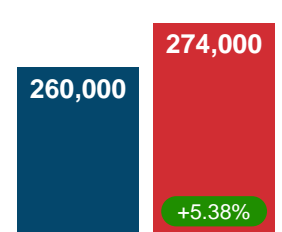
Pending Listings



List Price



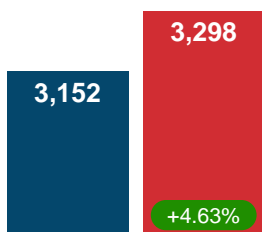
Sale Price



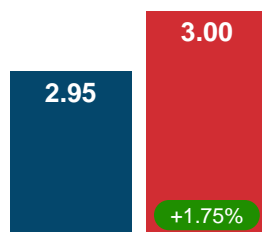
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

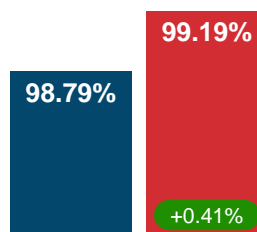
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

