

February 2026



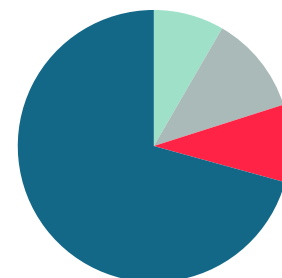
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2025	2026	
Closed Listings	27	20	-25.93%
Pending Listings	22	28	27.27%
New Listings	41	44	7.32%
Average List Price	233,819	254,080	8.67%
Average Sale Price	227,172	245,283	7.97%
Average Percent of Selling Price to List Price	98.58%	95.91%	-2.71%
Average Days on Market to Sale	53.07	52.70	-0.70%
End of Month Inventory	159	169	6.29%
Months Supply of Inventory	4.56	5.15	12.76%



■ Closed (8.37%)
■ Pending (11.72%)
■ Other OffMarket (9.21%)
■ Active (70.71%)

Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of February 28, 2026 = **169**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **6.29%** to 169 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **5.15** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **7.97%** in February 2026 to \$245,283 versus the previous year at \$227,172.

Average Days on Market Shortens

The average number of **52.70** days that homes spent on the market before selling decreased by 0.37 days or **0.70%** in February 2026 compared to last year's same month at **53.07** DOM.

Sales Success for February 2026 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 44 New Listings in February 2026, up **7.32%** from last year at 41. Furthermore, there were 20 Closed Listings this month versus last year at 27, a **-25.93%** decrease.

Closed versus Listed trends yielded a **45.5%** ratio, down from previous year's, February 2025, at **65.9%**, a **30.98%** downswing. 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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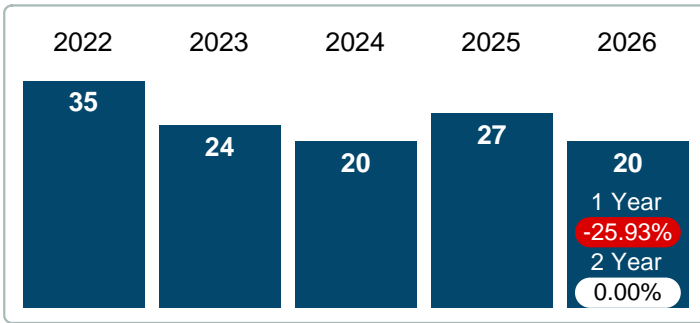
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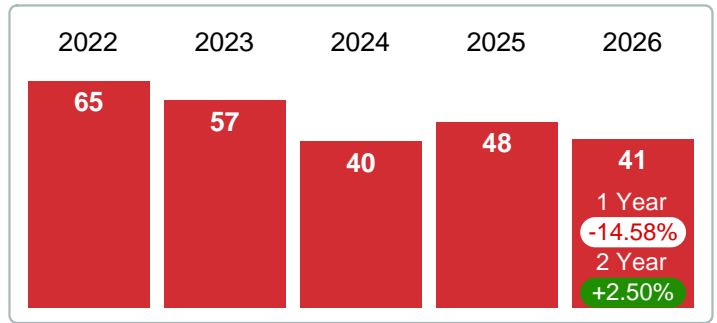
CLOSED LISTINGS

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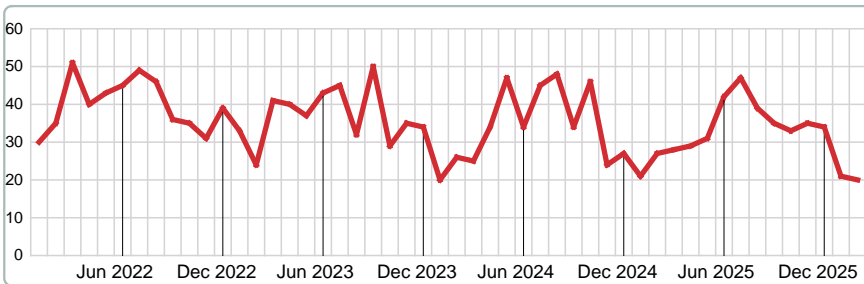
FEBRUARY



YEAR TO DATE (YTD)

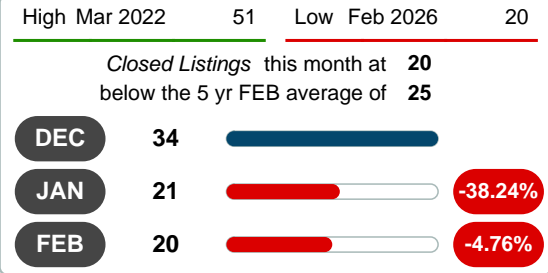


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 25



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	10.00%	15.5	1	0	1	0
\$100,001 - \$150,000	3	15.00%	61.3	2	1	0	0
\$150,001 - \$175,000	2	10.00%	21.0	0	2	0	0
\$175,001 - \$225,000	2	10.00%	30.5	0	2	0	0
\$225,001 - \$350,000	6	30.00%	55.8	1	5	0	0
\$350,001 - \$450,000	3	15.00%	122.3	1	1	1	0
\$450,001 and up	2	10.00%	17.0	1	1	0	0
Total Closed Units	20			6	12	2	0
Total Closed Volume	4,905,650	100%	52.7	1.46M	2.99M	462.00K	0.00B
Average Closed Price	\$245,283			\$242,708	\$248,950	\$231,000	\$0

February 2026



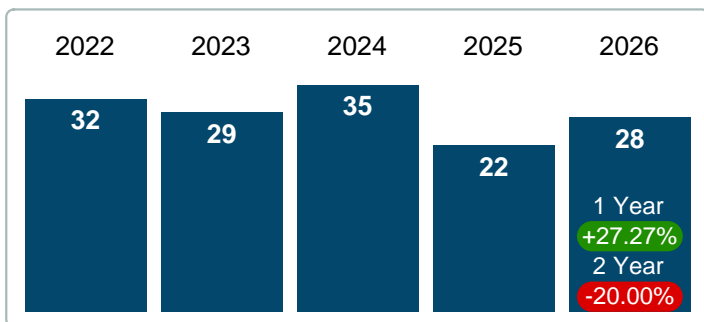
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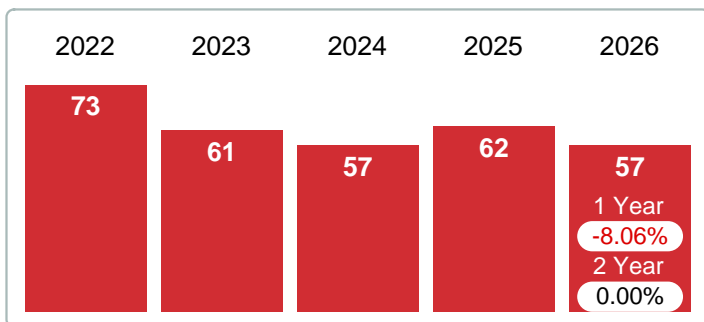
PENDING LISTINGS

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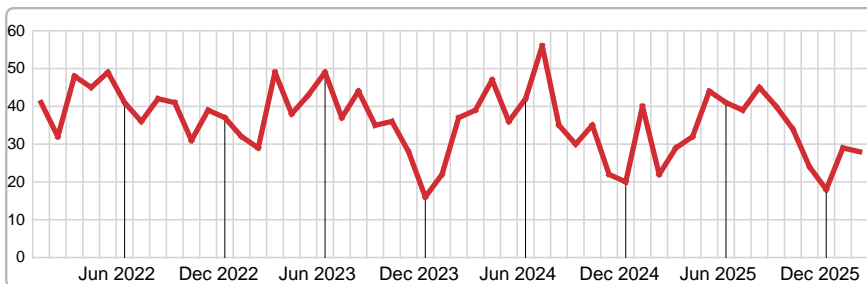
FEBRUARY



YEAR TO DATE (YTD)

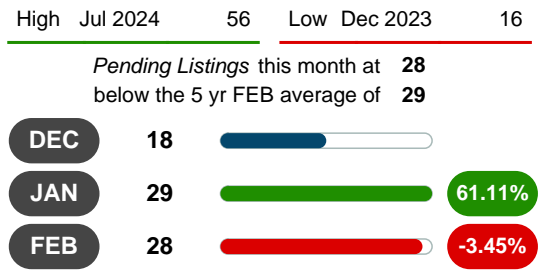


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 29



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	10.71%	49.7	2	0	1	0
\$50,001 - \$75,000	3	10.71%	48.3	2	1	0	0
\$75,001 - \$175,000	3	10.71%	146.7	1	1	1	0
\$175,001 - \$225,000	7	25.00%	126.7	0	7	0	0
\$225,001 - \$250,000	2	7.14%	14.0	0	1	1	0
\$250,001 - \$425,000	8	28.57%	61.4	0	5	2	1
\$425,001 and up	2	7.14%	169.0	0	1	1	0
Total Pending Units	28			5	16	6	1
Total Pending Volume	6,491,000	100%	88.5	303.90K	3.60M	2.24M	339.00K
Average Listing Price	\$231,821			\$60,780	\$225,200	\$374,150	\$339,000

February 2026



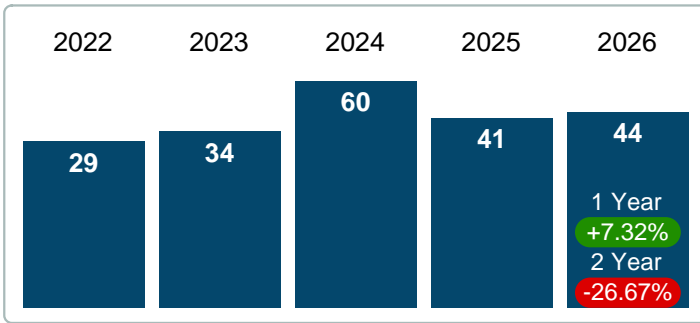
Area Delimited by County Of Mayes - Residential Property Type



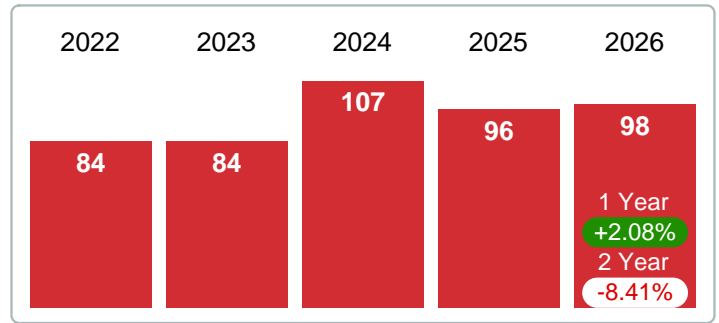
NEW LISTINGS

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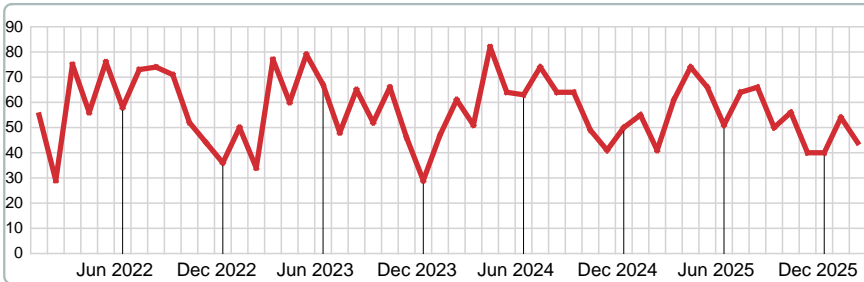
FEBRUARY



YEAR TO DATE (YTD)

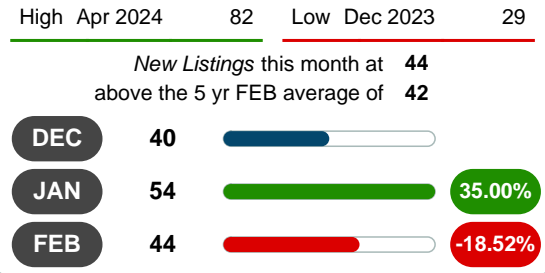


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 42



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	4	9.09%	2	0	2	0
\$125,001 - \$225,000	5	11.36%	4	1	0	0
\$225,001 - \$250,000	6	13.64%	0	4	2	0
\$250,001 - \$400,000	11	25.00%	1	7	3	0
\$400,001 - \$550,000	8	18.18%	0	4	4	0
\$550,001 - \$650,000	5	11.36%	1	0	4	0
\$650,001 and up	5	11.36%	0	1	2	2
Total New Listed Units	44		8	17	17	2
Total New Listed Volume	17,004,898	100%	1.58M	6.12M	7.71M	1.59M
Average New Listed Listing Price	\$386,475		\$197,975	\$360,023	\$453,629	\$794,500

February 2026



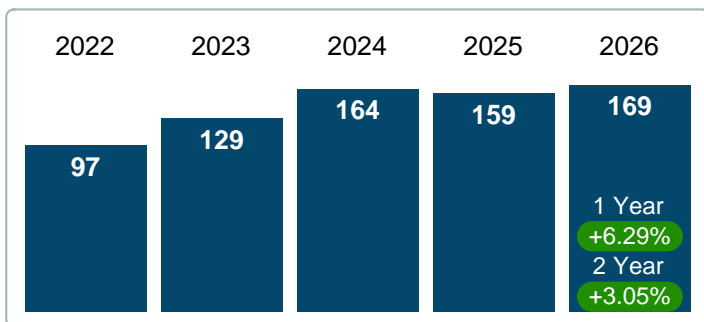
Area Delimited by County Of Mayes - Residential Property Type



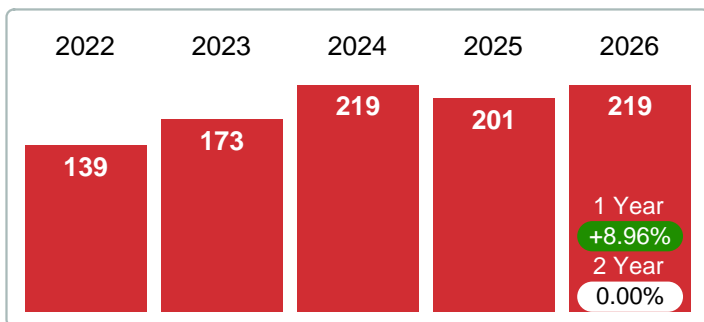
ACTIVE INVENTORY

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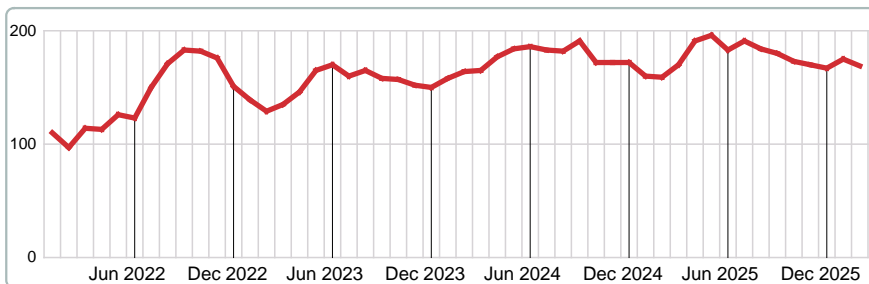
END OF FEBRUARY



ACTIVE DURING FEBRUARY

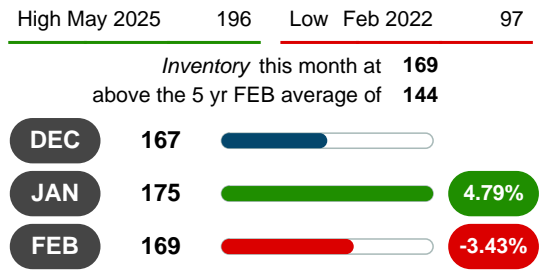


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 144



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	7.10%	123.0	6	3	3	0
\$125,001 - \$175,000	18	10.65%	97.6	6	10	2	0
\$175,001 - \$250,000	31	18.34%	86.4	6	21	4	0
\$250,001 - \$375,000	39	23.08%	96.9	2	27	9	1
\$375,001 - \$475,000	30	17.75%	115.6	6	15	9	0
\$475,001 - \$750,000	22	13.02%	73.0	4	5	11	2
\$750,001 and up	17	10.06%	129.9	1	9	2	5
Total Active Inventory by Units	169			31	90	40	8
Total Active Inventory by Volume	68,572,933	100%	100.4	9.43M	33.11M	16.35M	9.68M
Average Active Inventory Listing Price	\$405,757			\$304,200	\$367,903	\$408,831	\$1,209,781

February 2026



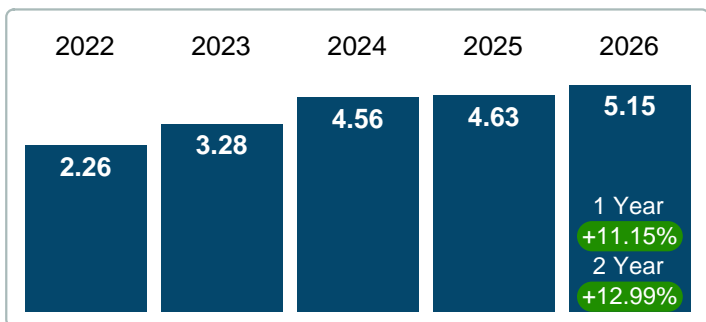
Area Delimited by County Of Mayes - Residential Property Type



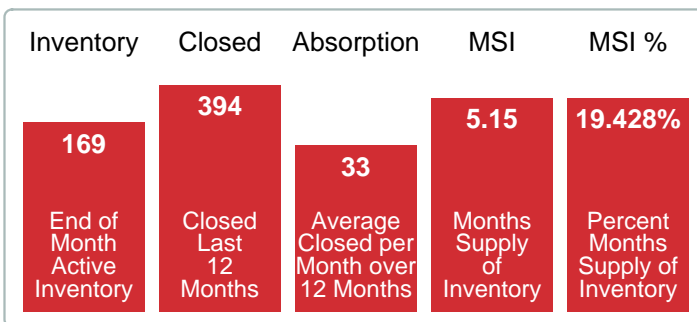
MONTHS SUPPLY of INVENTORY (MSI)

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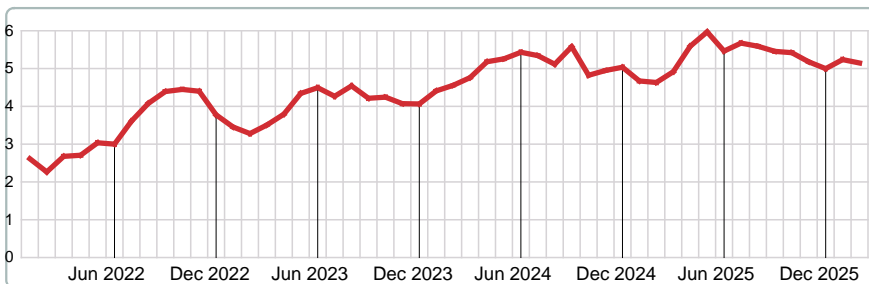
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.98

High May 2025 5.97 Low Feb 2022 2.26

Months Supply this month at **5.15**
above the 5 yr FEB average of **3.98**



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	12	7.10%	2.25	2.32	1.44	4.50	0.00
\$125,001 - \$175,000	18	10.65%	3.09	6.55	2.31	3.43	0.00
\$175,001 - \$250,000	31	18.34%	3.23	5.14	2.93	3.20	0.00
\$250,001 - \$375,000	39	23.08%	6.08	3.43	6.75	5.68	4.00
\$375,001 - \$475,000	30	17.75%	10.91	72.00	10.00	8.31	0.00
\$475,001 - \$750,000	22	13.02%	9.43	48.00	3.53	16.50	12.00
\$750,001 and up	17	10.06%	29.14	0.00	21.60	24.00	60.00
Market Supply of Inventory (MSI)			5.15	5.72	4.30	6.76	13.71
Total Active Inventory by Units		100%	5.15	31	90	40	8

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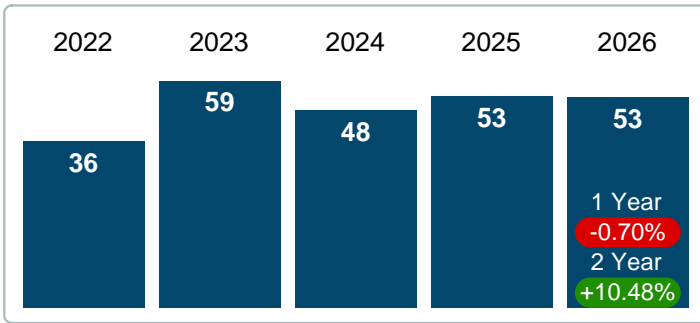
Area Delimited by County Of Mayes - Residential Property Type



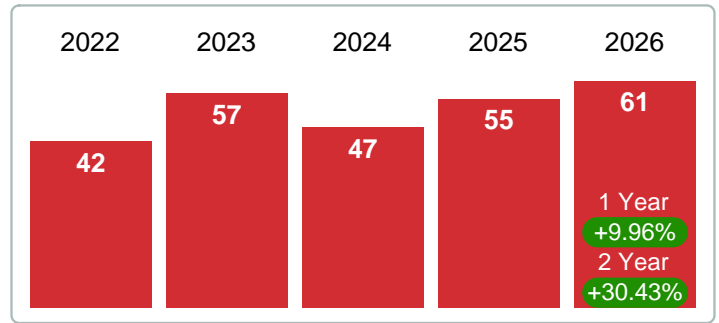
AVERAGE DAYS ON MARKET TO SALE

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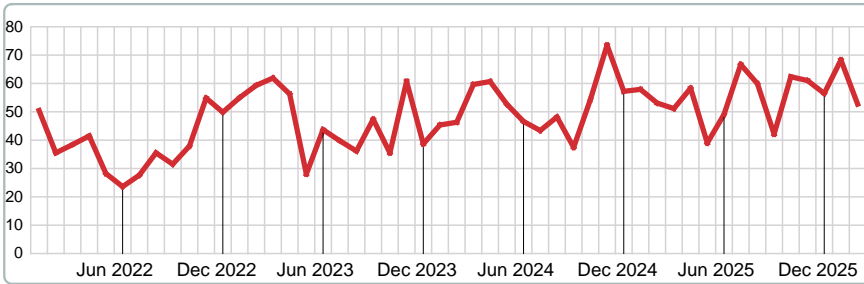
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

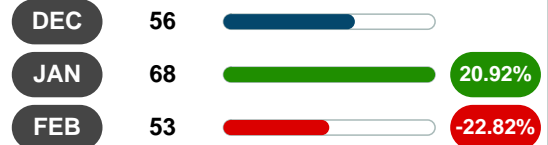


3 MONTHS

5 year FEB AVG = 50

High Nov 2024 74 Low Jun 2022 24

Average Days on Market to Sale this month at 53 above the 5 yr FEB average of 50



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
\$100,000 and less	10.00%	16	13	0	18	0
\$100,001 - \$150,000	15.00%	61	75	35	0	0
\$150,001 - \$175,000	10.00%	21	0	21	0	0
\$175,001 - \$225,000	10.00%	31	0	31	0	0
\$225,001 - \$350,000	30.00%	56	62	55	0	0
\$350,001 - \$450,000	15.00%	122	27	250	90	0
\$450,001 and up	10.00%	17	13	21	0	0
Average Closed DOM		53	44	57	54	0
Total Closed Units	100%	53	6	12	2	0
Total Closed Volume		4,905,650	1.46M	2.99M	462.00K	0.00B

February 2026



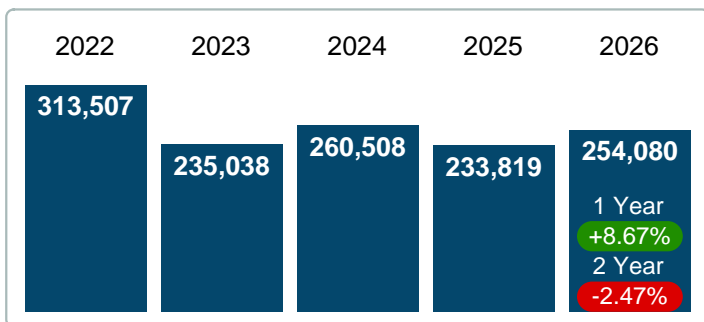
Area Delimited by County Of Mayes - Residential Property Type



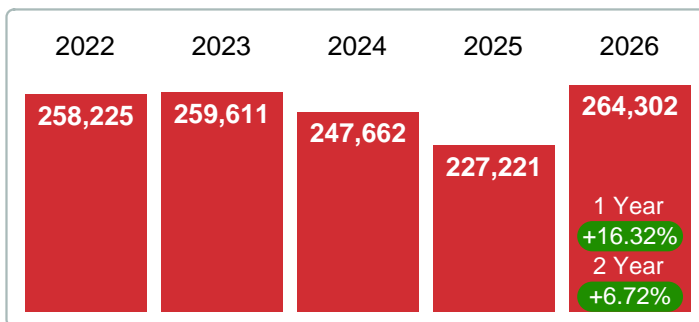
AVERAGE LIST PRICE AT CLOSING

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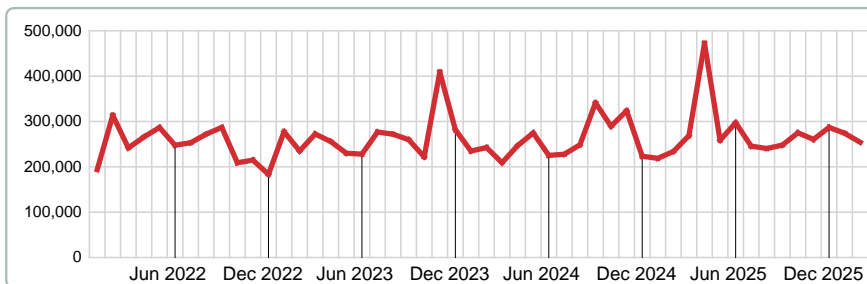
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

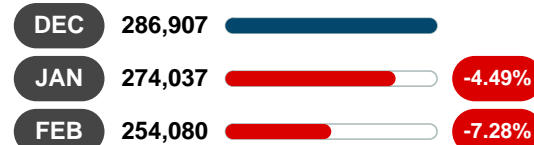


3 MONTHS

5 year FEB AVG = 259,390

High Apr 2025 472,390 Low Dec 2022 183,377

Average List Price at Closing this month at **254,080**
below the 5 yr FEB average of **259,390**



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
\$100,000 and less	5.00%	89,900	89,900	0	115,000	0
\$100,001 - \$150,000	15.00%	134,667	151,950	150,000	0	0
\$150,001 - \$175,000	15.00%	167,600	0	168,950	0	0
\$175,001 - \$225,000	10.00%	202,500	0	202,500	0	0
\$225,001 - \$350,000	30.00%	249,417	230,000	253,300	0	0
\$350,001 - \$450,000	15.00%	394,667	390,000	425,000	369,000	0
\$450,001 and up	10.00%	499,700	499,500	499,900	0	0
Average List Price		254,080	252,217	257,025	242,000	0
Total Closed Units	100%	254,080	6	12	2	0
Total Closed Volume		5,081,600	1.51M	3.08M	484.00K	0.00B

February 2026



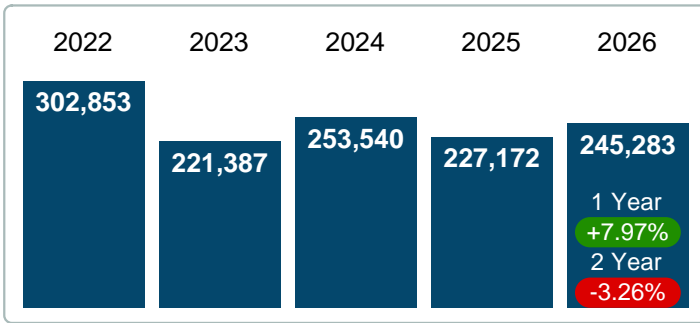
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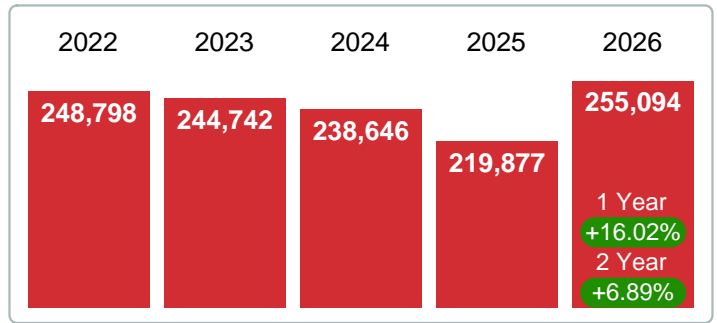
AVERAGE SOLD PRICE AT CLOSING

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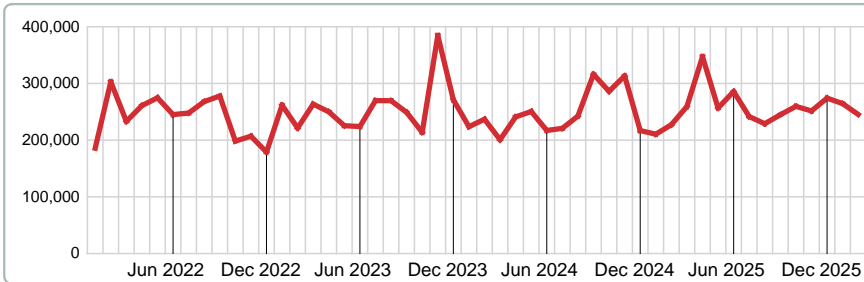
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

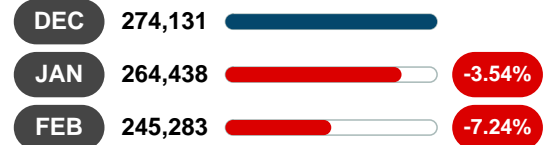


3 MONTHS

5 year FEB AVG = 250,047

High Nov 2023 384,533 Low Dec 2022 178,931

Average Sold Price at Closing this month at **245,283**
below the 5 yr FEB average of **250,047**



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
\$100,000 and less	10.00%	92,500	85,000	0	100,000	0
\$100,001 - \$150,000	15.00%	137,250	130,875	150,000	0	0
\$150,001 - \$175,000	10.00%	164,950	0	164,950	0	0
\$175,001 - \$225,000	10.00%	188,750	0	188,750	0	0
\$225,001 - \$350,000	30.00%	249,167	235,000	252,000	0	0
\$350,001 - \$450,000	15.00%	382,333	375,000	410,000	362,000	0
\$450,001 and up	10.00%	479,750	499,500	460,000	0	0
Average Sold Price		245,283	242,708	248,950	231,000	0
Total Closed Units	100%	245,283	6	12	2	0
Total Closed Volume		4,905,650	1.46M	2.99M	462.00K	0.00B

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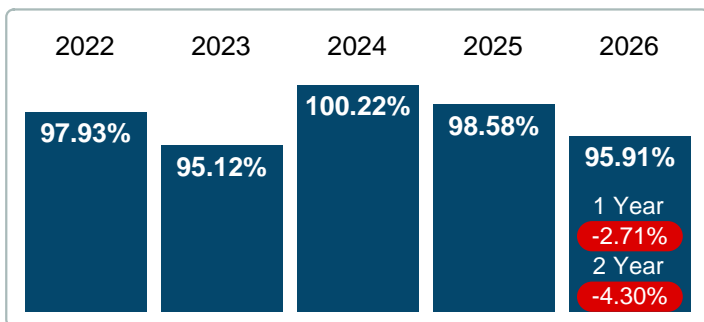
Area Delimited by County Of Mayes - Residential Property Type



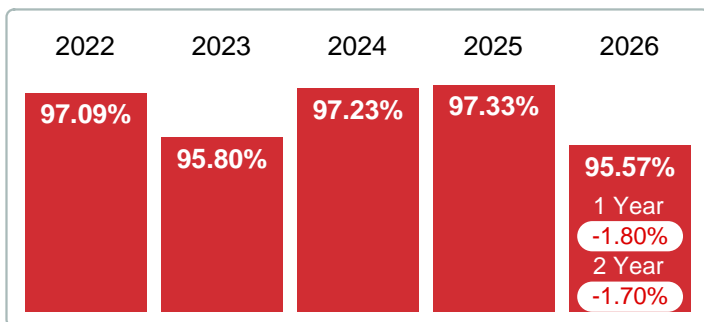
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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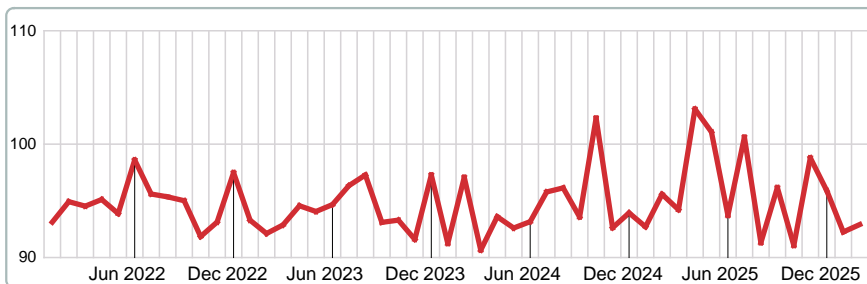
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

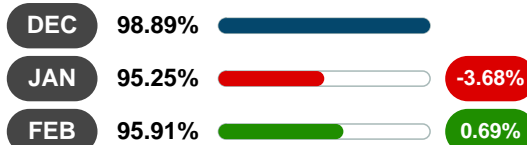


3 MONTHS

5 year FEB AVG = 97.55%

High Apr 2025 106.09% Low Mar 2024 93.66%

Average Sold/List Ratio this month at **95.91%** below the 5 yr FEB average of **97.55%**



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
\$100,000 and less	2	10.00%	90.75%	94.55%	0.00%	86.96%	0.00%
\$100,001 - \$150,000	3	15.00%	90.83%	86.24%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	2	10.00%	97.62%	0.00%	97.62%	0.00%	0.00%
\$175,001 - \$225,000	2	10.00%	93.38%	0.00%	93.38%	0.00%	0.00%
\$225,001 - \$350,000	6	30.00%	99.92%	102.17%	99.46%	0.00%	0.00%
\$350,001 - \$450,000	3	15.00%	96.91%	96.15%	96.47%	98.10%	0.00%
\$450,001 and up	2	10.00%	96.01%	100.00%	92.02%	0.00%	0.00%
Average Sold/List Ratio		95.90%		94.23%	97.32%	92.53%	0.00%
Total Closed Units		20	100%	6	12	2	
Total Closed Volume		4,905,650		1.46M	2.99M	462.00K	0.00B

February 2026



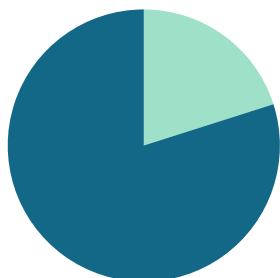
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

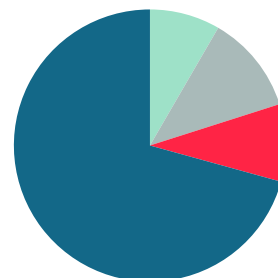


Inventory
 New Listings
44 = 20.09%
 Start Inventory
175
 Total Inventory Units
219
 Volume
\$85,396,882

Market Activity

Closed Sales
20 = 8.37%
 Pending Sales
28 = 11.72%
 Other Off Market
22 = 9.21%
 Active Inventory
169 = 70.71%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	27	20	-25.93%	48	41	-14.58%
Pending Sales	22	28	27.27%	62	57	-8.06%
New Listings	41	44	7.32%	96	98	2.08%
Average List Price	233,819	254,080	8.67%	227,221	264,302	16.32%
Average Sale Price	227,172	245,283	7.97%	219,877	255,094	16.02%
Average Percent of Selling Price to List Price	98.58%	95.91%	-2.71%	97.33%	95.57%	-1.80%
Average Days on Market to Sale	53.07	52.70	-0.70%	55.19	60.68	9.96%
Monthly Inventory	159	169	6.29%	159	169	6.29%
Months Supply of Inventory	4.56	5.15	12.76%	4.56	5.15	12.76%

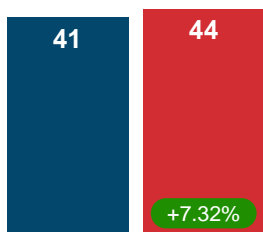
Absorption: Last 12 months, an Average of **33** Sales/Month

Inventory on February 28, 2026 = **169** 2025 2026

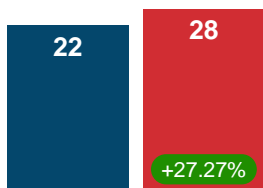
FEBRUARY MARKET

AVERAGE PRICES

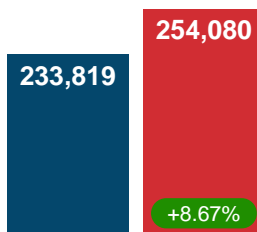
New Listings



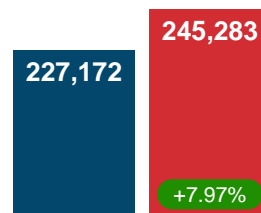
Pending Listings



List Price



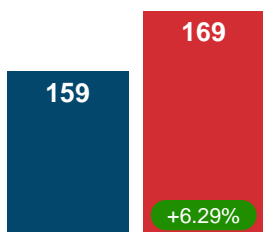
Sale Price



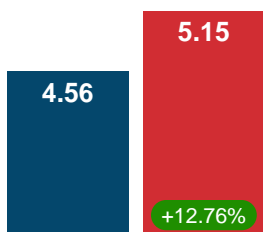
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

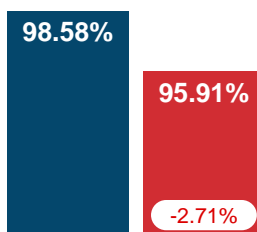
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

