

February 2026

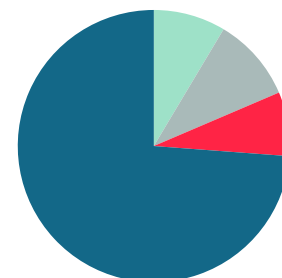
Area Delimited by County Of Mayes



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2025	2026	
Closed Listings	38	36	-5.26%
Pending Listings	31	42	35.48%
New Listings	60	71	18.33%
Median List Price	215,000	168,950	-21.42%
Median Sale Price	202,500	164,950	-18.54%
Median Percent of Selling Price to List Price	96.39%	96.10%	-0.30%
Median Days on Market to Sale	47.00	48.00	2.13%
End of Month Inventory	305	310	1.64%
Months Supply of Inventory	6.75	7.11	5.33%



Absorption: Last 12 months, an Average of **44** Sales/Month
Active Inventory as of February 28, 2026 = **310**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **1.64%** to 310 existing homes available for sale. Over the last 12 months this area has had an average of 44 closed sales per month. This represents an unsold inventory index of **7.11** 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 **18.54%** in February 2026 to \$164,950 versus the previous year at \$202,500.

Median Days on Market Lengthens

The median number of **48.00** days that homes spent on the market before selling increased by 1.00 days or **2.13%** in February 2026 compared to last year's same month at **47.00** DOM.

Sales Success for February 2026 is Positive

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

There were 71 New Listings in February 2026, up **18.33%** from last year at 60. Furthermore, there were 36 Closed Listings this month versus last year at 38, a **-5.26%** decrease.

Closed versus Listed trends yielded a **50.7%** ratio, down from previous year's, February 2025, at **63.3%**, a **19.94%** 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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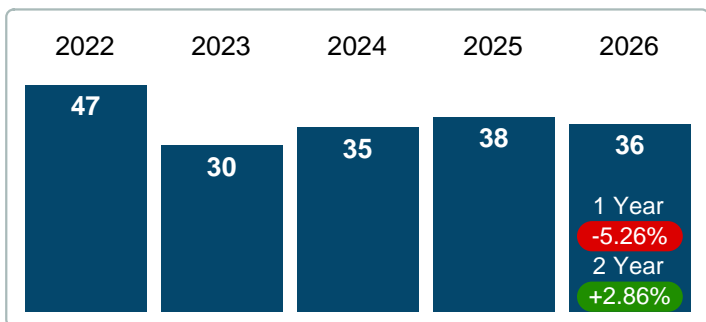
Area Delimited by County Of Mayes



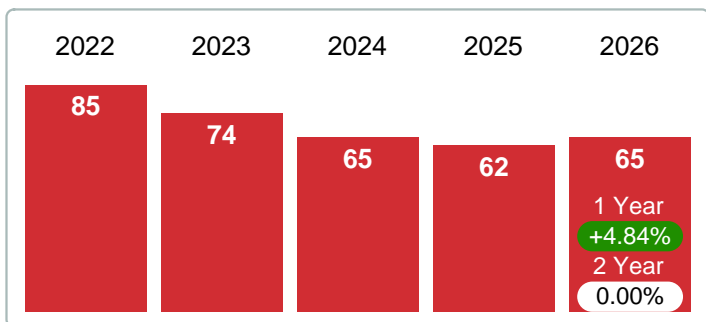
CLOSED LISTINGS

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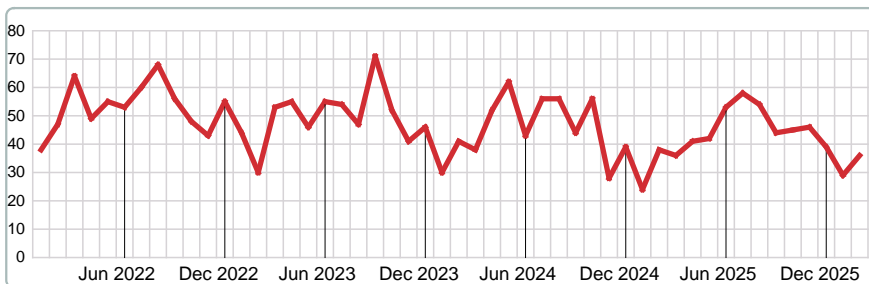
FEBRUARY



YEAR TO DATE (YTD)

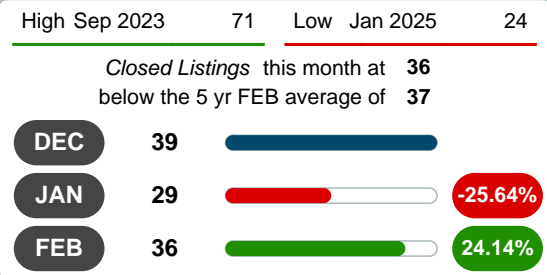


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 37



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$50,000	8	22.22%	62.5	7	1	0	0
\$50,001-\$100,000	5	13.89%	55.0	4	0	1	0
\$100,001-\$225,000	8	22.22%	40.0	3	5	0	0
\$225,001-\$275,000	6	16.67%	46.0	1	5	0	0
\$275,001-\$475,000	5	13.89%	27.0	2	2	1	0
\$475,001 and up	4	11.11%	72.0	4	0	0	0
Total Closed Units	36			21	13	2	0
Total Closed Volume	9,890,900	100%	48.0	6.44M	2.99M	462.00K	0.00B
Median Closed Price	\$164,950			\$100,000	\$235,000	\$231,000	\$0

February 2026

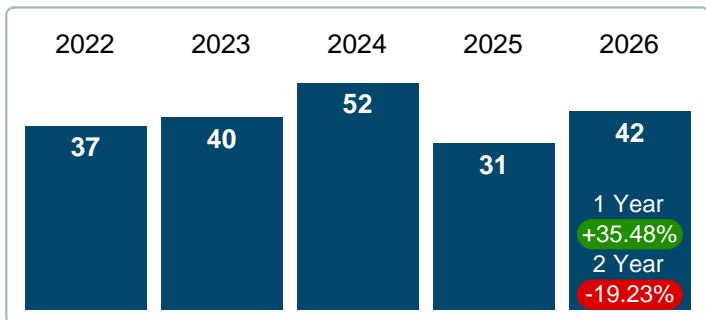
Area Delimited by County Of Mayes



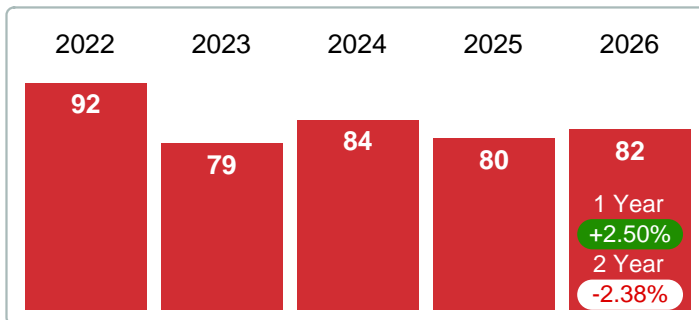
PENDING LISTINGS

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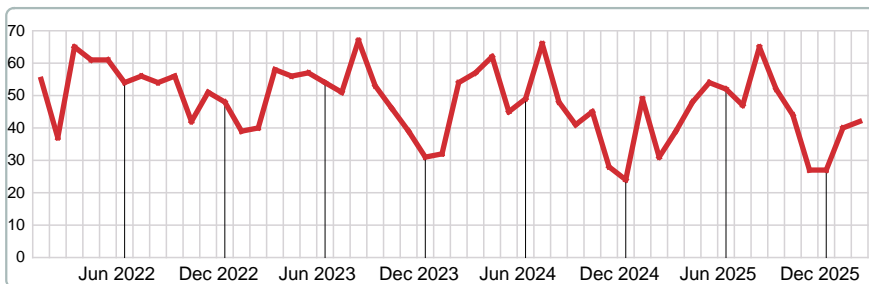
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

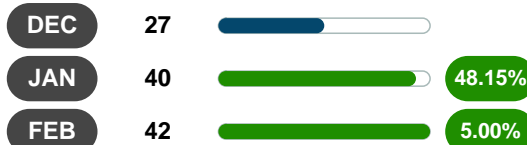


3 MONTHS

5 year FEB AVG = 40

High Aug 2023 67 Low Dec 2024 24

Pending Listings this month at 42 above the 5 yr FEB average of 40



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	72.0	0	0	0	0
\$1-\$25,000	6	14.29%	20.5	5	1	0	0
\$25,001-\$75,000	9	21.43%	21.0	7	1	1	0
\$75,001-\$175,000	7	16.67%	125.0	5	1	1	0
\$175,001-\$250,000	10	23.81%	69.0	1	8	1	0
\$250,001-\$325,000	5	11.90%	17.0	0	5	0	0
\$325,001 and up	5	11.90%	117.0	0	1	3	1
Total Pending Units	42			18	17	6	1
Total Pending Volume	7,421,100	100%	57.0	1.23M	3.60M	2.24M	339.00K
Median Listing Price	\$155,400			\$56,200	\$200,000	\$309,950	\$339,000

February 2026

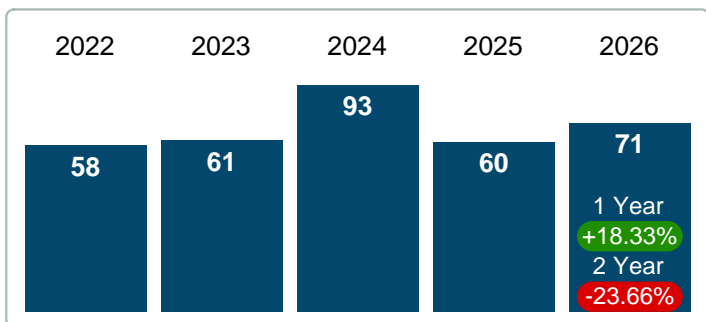
Area Delimited by County Of Mayes



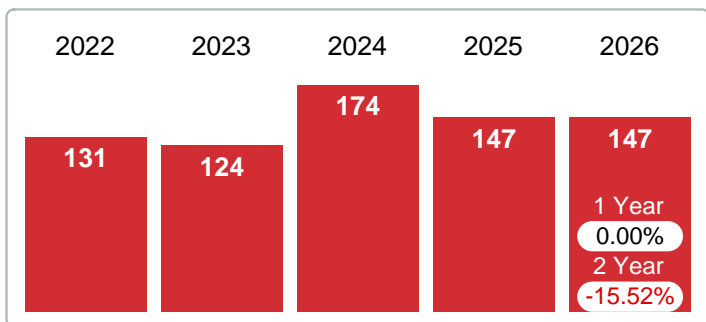
NEW LISTINGS

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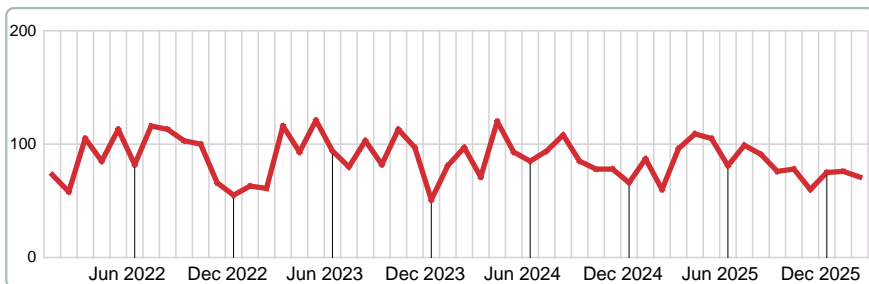
FEBRUARY



YEAR TO DATE (YTD)

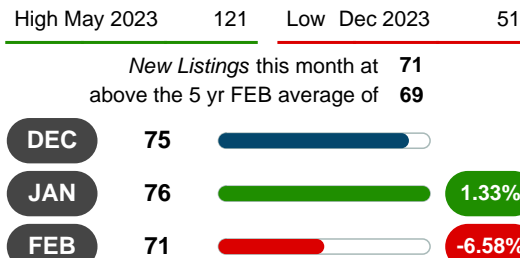


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 69



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	8.45%	3	1	2	0
\$25,001 - \$75,000	8	11.27%	8	0	0	0
\$75,001 - \$150,000	11	15.49%	10	0	1	0
\$150,001 - \$325,000	18	25.35%	7	7	4	0
\$325,001 - \$475,000	12	16.90%	0	8	4	0
\$475,001 - \$625,000	8	11.27%	3	1	4	0
\$625,001 and up	8	11.27%	2	1	3	2
Total New Listed Units	71		33	18	18	2
Total New Listed Volume	21,660,093	100%	6.24M	6.12M	7.71M	1.59M
Median New Listed Listing Price	\$244,900		\$100,000	\$336,500	\$415,450	\$794,500

February 2026

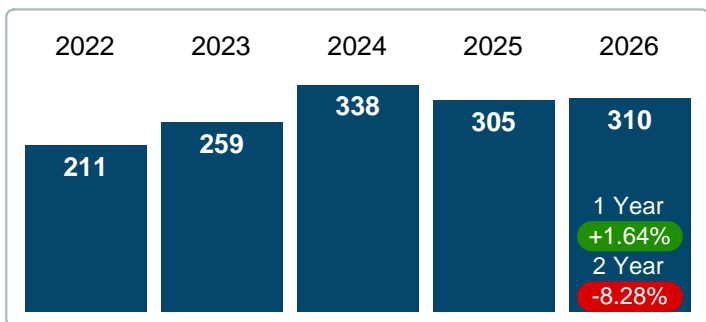
Area Delimited by County Of Mayes



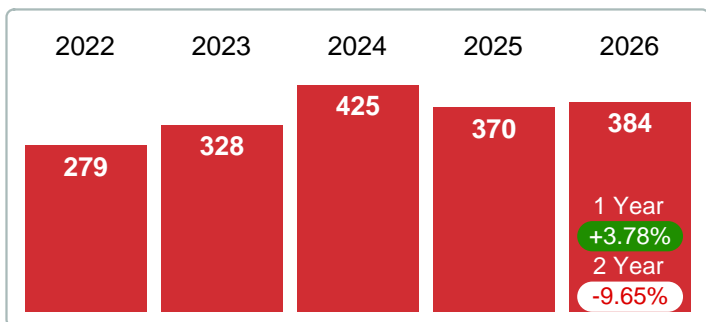
ACTIVE INVENTORY

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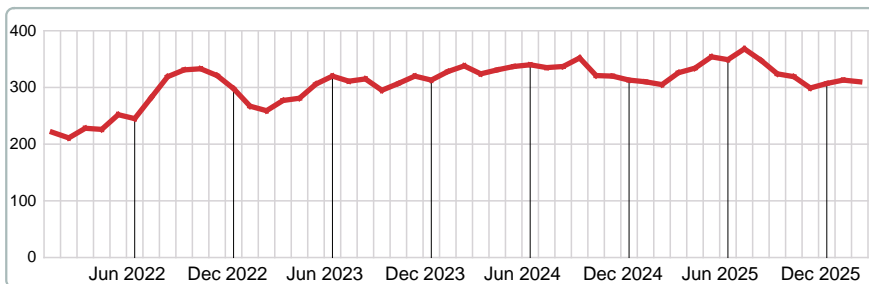
END OF FEBRUARY



ACTIVE DURING FEBRUARY

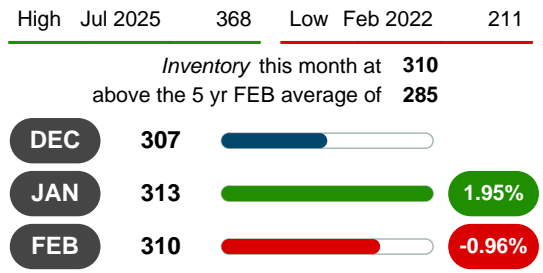


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 285



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	19	6.13%	164.0	16	1	2	0
\$25,001 - \$75,000	45	14.52%	111.0	44	0	1	0
\$75,001 - \$150,000	48	15.48%	94.5	36	10	2	0
\$150,001 - \$300,000	78	25.16%	81.5	31	38	9	0
\$300,001 - \$450,000	49	15.81%	80.0	13	24	11	1
\$450,001 - \$700,000	41	13.23%	94.0	16	9	14	2
\$700,001 and up	30	9.68%	105.5	14	9	2	5
Total Active Inventory by Units	310			170	91	41	8
Total Active Inventory by Volume	105,896,358	100%	94.0	46.75M	33.11M	16.36M	9.68M
Median Active Inventory Listing Price	\$237,000			\$125,275	\$290,000	\$400,000	\$1,033,500

February 2026

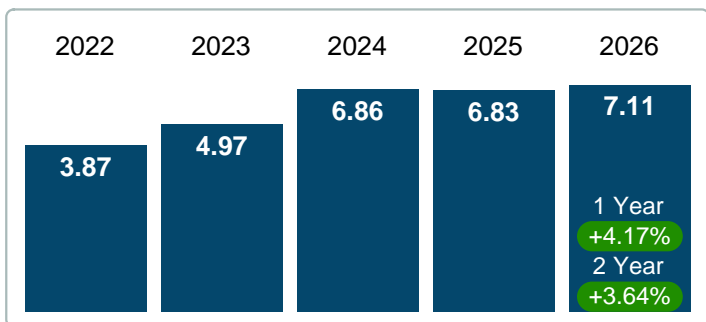
Area Delimited by County Of Mayes



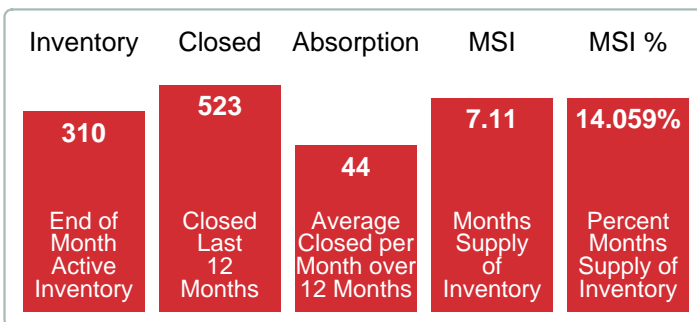
MONTHS SUPPLY of INVENTORY (MSI)

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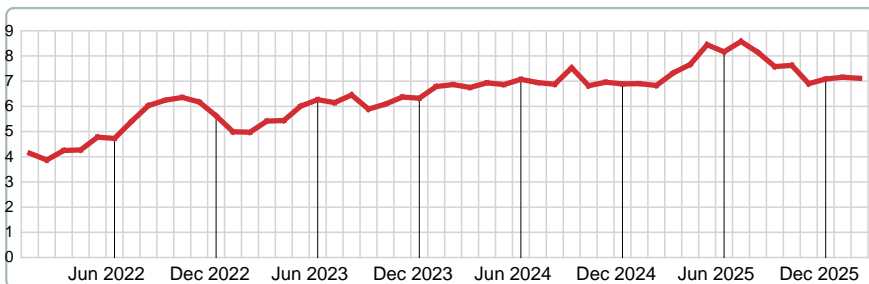
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

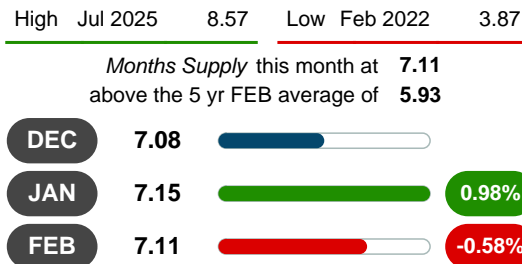


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 5.93



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
\$25,000 and less	19	6.13%	8.14	7.38	6.00	0.00	0.00
\$25,001 - \$75,000	45	14.52%	7.94	9.26	0.00	4.00	0.00
\$75,001 - \$150,000	48	15.48%	6.06	8.64	3.24	3.00	0.00
\$150,001 - \$300,000	78	25.16%	4.63	11.27	3.21	4.00	0.00
\$300,001 - \$450,000	49	15.81%	7.74	13.00	7.78	5.74	3.00
\$450,001 - \$700,000	41	13.23%	14.06	38.40	5.14	21.00	24.00
\$700,001 and up	30	9.68%	18.95	18.67	18.00	12.00	30.00
Market Supply of Inventory (MSI)			7.11	10.63	4.32	6.93	13.71
Total Active Inventory by Units		100%	7.11	170	91	41	8

February 2026

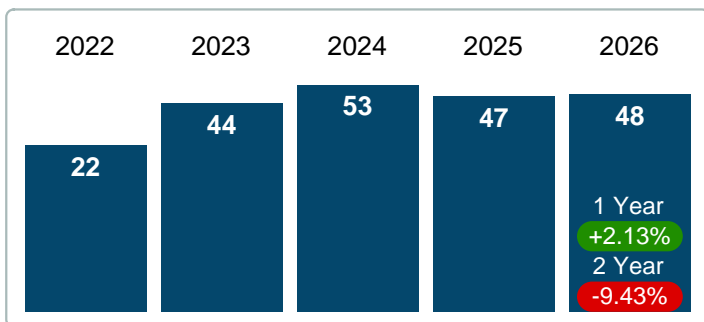
Area Delimited by County Of Mayes



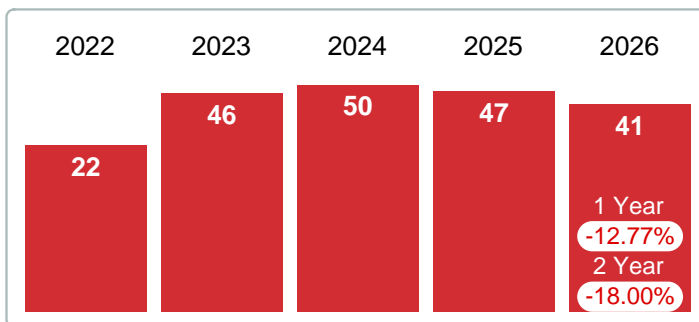
MEDIAN DAYS ON MARKET TO SALE

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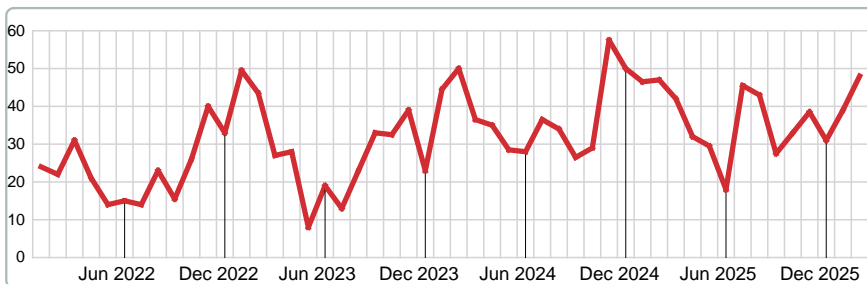
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

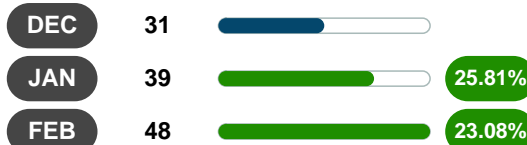


3 MONTHS

5 year FEB AVG = 43

High Nov 2024: 58 | Low May 2023: 8

Median Days on Market to Sale this month at **48**
above the 5 yr FEB average of **43**



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
\$0 and less	0	0.00%	106	0	0	0	0
\$1-\$50,000	8	22.22%	63	67	58	0	0
\$50,001-\$100,000	5	13.89%	55	85	0	18	0
\$100,001-\$225,000	8	22.22%	40	90	35	0	0
\$225,001-\$275,000	6	16.67%	46	62	30	0	0
\$275,001-\$475,000	5	13.89%	27	21	136	90	0
\$475,001 and up	4	11.11%	72	72	0	0	0
Median Closed DOM	48			62	35	54	0
Total Closed Units	36	100%	48.0	21	13	2	
Total Closed Volume	9,890,900			6.44M	2.99M	462.00K	0.00B

February 2026

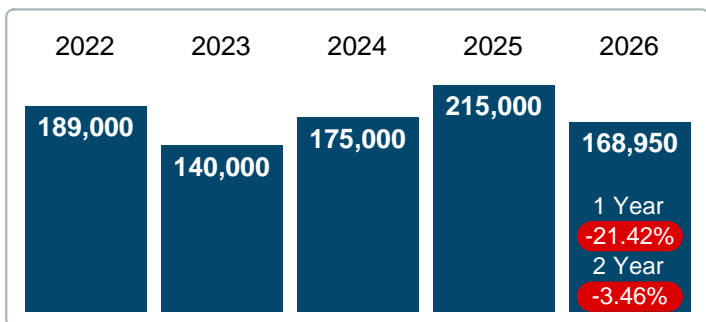
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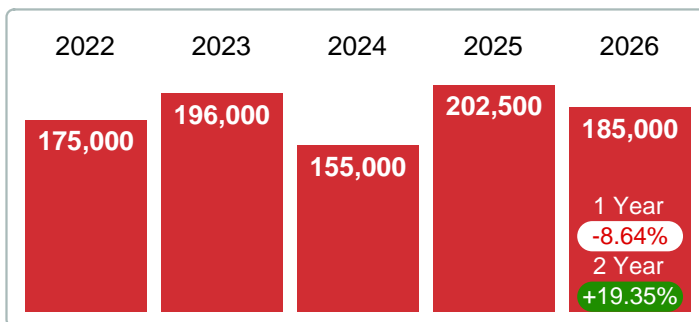
MEDIAN LIST PRICE AT CLOSING

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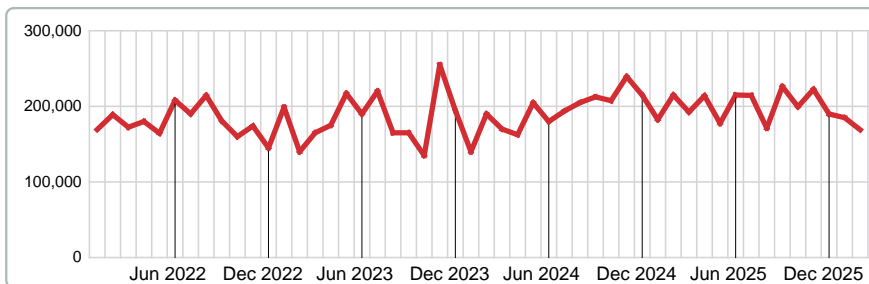
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

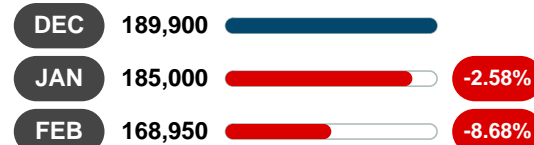


3 MONTHS

5 year FEB AVG = 177,590

High Nov 2023 255,000 Low Oct 2023 135,000

Median List Price at Closing this month at **168,950**
below the 5 yr FEB average of **177,590**



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
\$0 and less	0	0.00%	72	0	0	0	0
\$1-\$50,000	7	19.44%	27,500	27,750	1,000	0	0
\$50,001-\$100,000	4	11.11%	84,450	84,450	0	0	0
\$100,001-\$225,000	10	27.78%	157,450	138,500	169,900	115,000	0
\$225,001-\$275,000	6	16.67%	245,750	230,000	249,000	0	0
\$275,001-\$475,000	4	11.11%	379,500	354,750	425,000	369,000	0
\$475,001 and up	5	13.89%	1,422,000	1,461,000	499,900	0	0
Median List Price			168,950	110,000	235,000	242,000	0
Total Closed Units		100%	168,950	21	13	2	
Total Closed Volume			11,193,600	7.62M	3.09M	484.00K	0.00B

February 2026

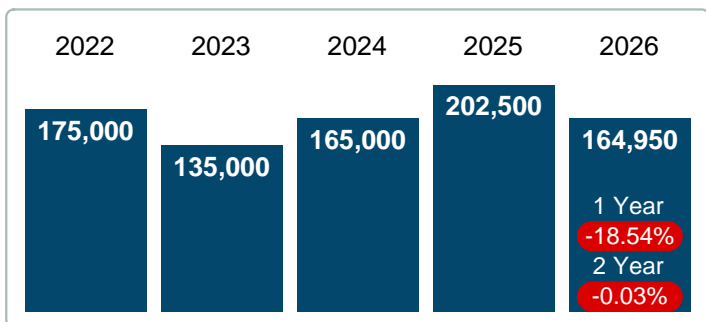
Area Delimited by County Of Mayes



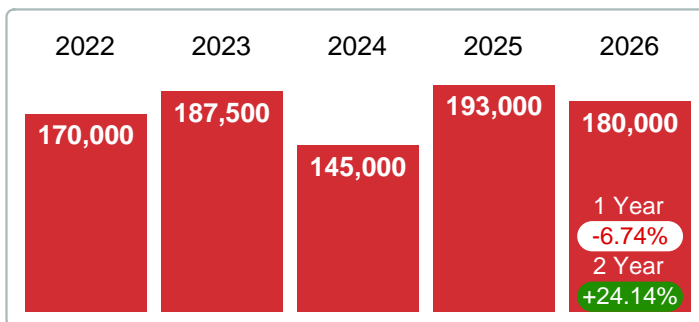
MEDIAN SOLD PRICE AT CLOSING

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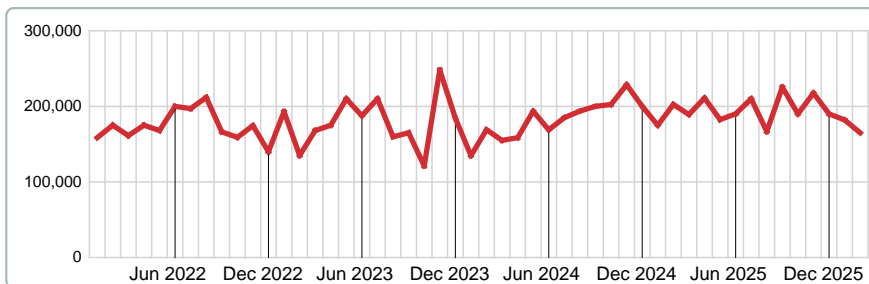
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

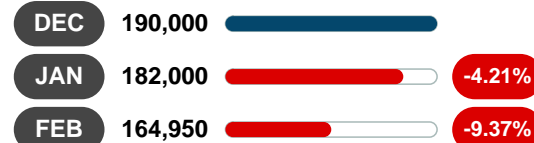


3 MONTHS

5 year FEB AVG = 168,490

High Nov 2023 248,000 Low Oct 2023 121,250

Median Sold Price at Closing this month at **164,950**
below the 5 yr FEB average of **168,490**



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
\$0 and less	0	0.00%	1,422,000	0	0	0	0
\$1-\$50,000	8	22.22%	22,750	27,500	1,000	0	0
\$50,001-\$100,000	5	13.89%	85,000	80,000	0	100,000	0
\$100,001-\$225,000	8	22.22%	155,000	125,000	169,900	0	0
\$225,001-\$275,000	6	16.67%	242,500	235,000	249,000	0	0
\$275,001-\$475,000	5	13.89%	375,000	332,500	435,000	362,000	0
\$475,001 and up	4	11.11%	1,070,000	1,070,000	0	0	0
Median Sold Price			164,950	100,000	235,000	231,000	0
Total Closed Units		100%	164,950	21	13	2	
Total Closed Volume			9,890,900	6.44M	2.99M	462.00K	0.00B

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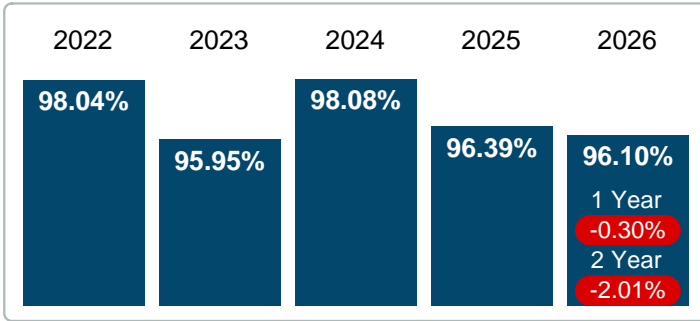
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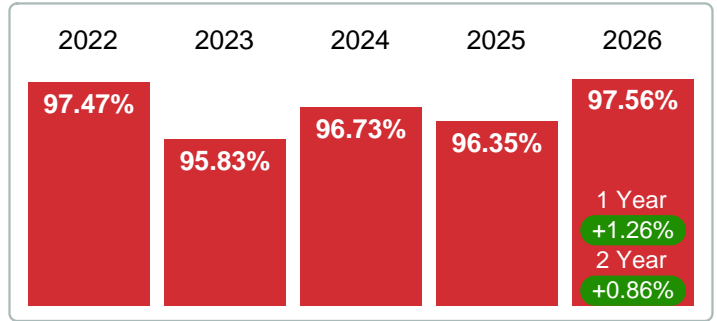
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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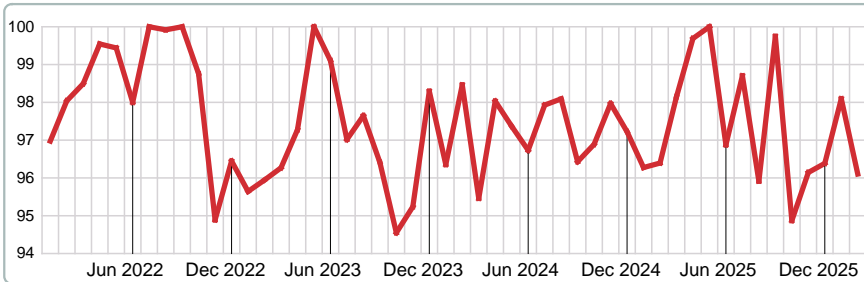
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

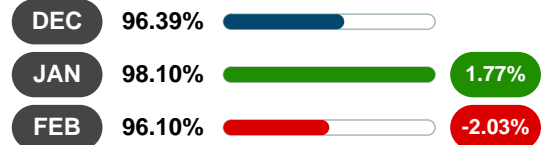


3 MONTHS

5 year FEB AVG = 96.91%

High May 2025 100.00% Low Oct 2023 94.55%

Median Sold/List Ratio this month at **96.10%**
below the 5 yr FEB average of **96.91%**



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
\$0 and less	0	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$50,000	8	22.22%	100.00%	100.00%	100.00%	0.00%	0.00%
\$50,001-\$100,000	5	13.89%	94.55%	94.74%	0.00%	86.96%	0.00%
\$100,001-\$225,000	8	22.22%	92.97%	87.59%	96.05%	0.00%	0.00%
\$225,001-\$275,000	6	16.67%	100.00%	102.17%	100.00%	0.00%	0.00%
\$275,001-\$475,000	5	13.89%	96.15%	93.46%	94.24%	98.10%	0.00%
\$475,001 and up	4	11.11%	88.68%	88.68%	0.00%	0.00%	0.00%
Median Sold/List Ratio		96.10%		94.55%	100.00%	92.53%	0.00%
Total Closed Units		36	100%	21	13	2	
Total Closed Volume		9,890,900		6.44M	2.99M	462.00K	0.00B

February 2026

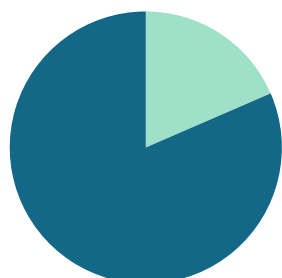
Area Delimited by County Of Mayes



MARKET SUMMARY

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

INVENTORY

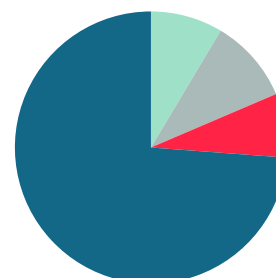


Inventory
 New Listings
71 = 18.49%
 Start Inventory
313
 Total Inventory Units
384
 Volume
\$125,166,407

Market Activity

Closed Sales
36 = 8.57%
 Pending Sales
42 = 10.00%
 Other Off Market
32 = 7.62%
 Active Inventory
310 = 73.81%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	38	36	-5.26%	62	65	4.84%
Pending Sales	31	42	35.48%	80	82	2.50%
New Listings	60	71	18.33%	147	147	0.00%
Median List Price	215,000	168,950	-21.42%	202,500	185,000	-8.64%
Median Sale Price	202,500	164,950	-18.54%	193,000	180,000	-6.74%
Median Percent of Selling Price to List Price	96.39%	96.10%	-0.30%	96.35%	97.56%	1.26%
Median Days on Market to Sale	47.00	48.00	2.13%	47.00	41.00	-12.77%
Monthly Inventory	305	310	1.64%	305	310	1.64%
Months Supply of Inventory	6.75	7.11	5.33%	6.75	7.11	5.33%

Absorption: Last 12 months, an Average of **44** Sales/Month

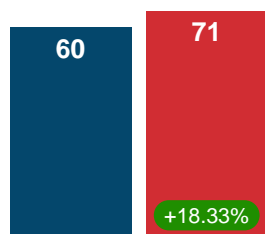
Inventory on February 28, 2026 = **310**

2025 **2026**

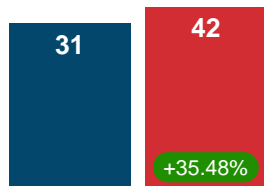
FEBRUARY MARKET

MEDIAN PRICES

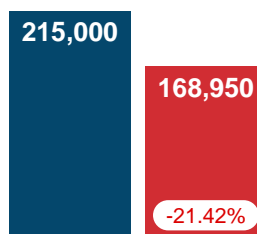
New Listings



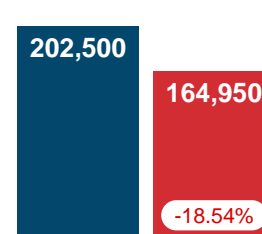
Pending Listings



List Price



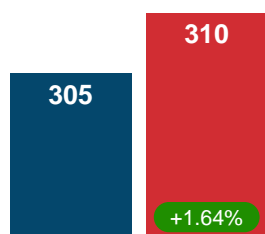
Sale Price



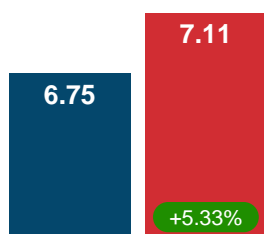
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

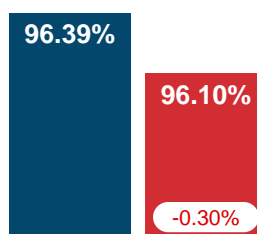
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

