

## February 2026



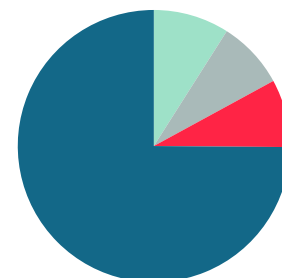
Area Delimited by County Of McIntosh - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	10	19	90.00%
Pending Listings	15	17	13.33%
New Listings	25	50	100.00%
Average List Price	299,090	229,832	-23.16%
Average Sale Price	279,400	220,274	-21.16%
Average Percent of Selling Price to List Price	94.71%	93.41%	-1.38%
Average Days on Market to Sale	98.80	101.95	3.19%
End of Month Inventory	125	158	26.40%
Months Supply of Inventory	6.52	9.12	39.77%



■ Closed (9.00%)  
■ Pending (8.06%)  
■ Other OffMarket (8.06%)  
■ Active (74.88%)

**Absorption:** Last 12 months, an Average of **17** Sales/Month  
**Active Inventory** as of February 28, 2026 = **158**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **26.40%** to 158 existing homes available for sale. Over the last 12 months this area has had an average of 17 closed sales per month. This represents an unsold inventory index of **9.12** 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 **21.16%** in February 2026 to \$220,274 versus the previous year at \$279,400.

##### Average Days on Market Lengthens

The average number of **101.95** days that homes spent on the market before selling increased by 3.15 days or **3.19%** in February 2026 compared to last year's same month at **98.80** DOM.

##### Sales Success for February 2026 is Positive

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

There were 50 New Listings in February 2026, up **100.00%** from last year at 25. Furthermore, there were 19 Closed Listings this month versus last year at 10, a **90.00%** increase.

Closed versus Listed trends yielded a **38.0%** ratio, down from previous year's, February 2025, at **40.0%**, a **5.00%** downswing. This will certainly create pressure on an increasing Monthly 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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



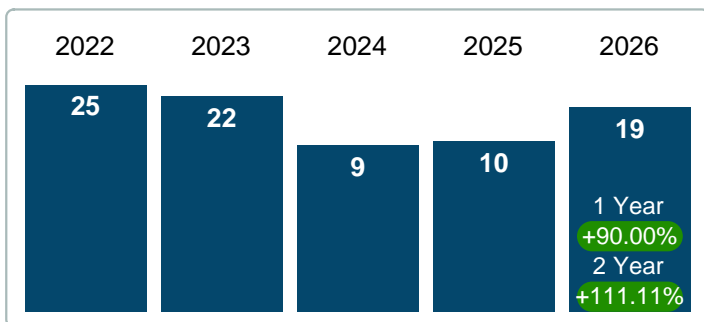
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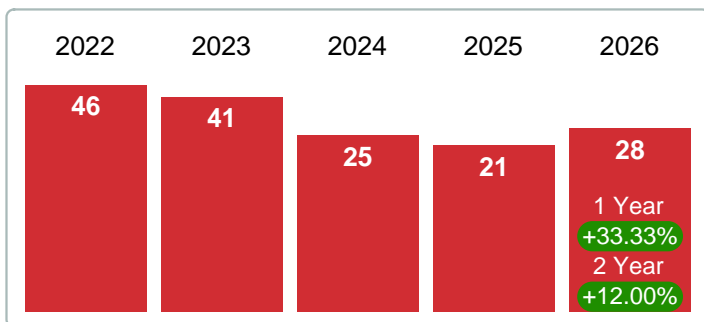
## CLOSED LISTINGS

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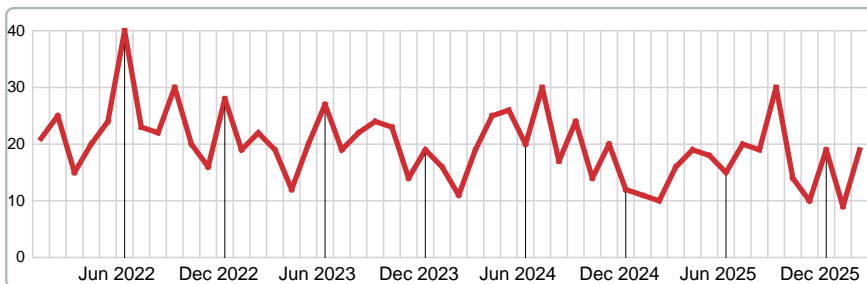
### FEBRUARY



### YEAR TO DATE (YTD)

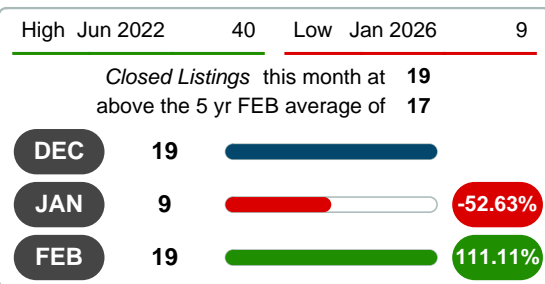


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 17



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	5.26%	2.0	1	0	0	0
\$25,001 - \$125,000	3	15.79%	73.3	3	0	0	0
\$125,001 - \$150,000	3	15.79%	94.7	1	2	0	0
\$150,001 - \$225,000	4	21.05%	70.8	1	3	0	0
\$225,001 - \$275,000	2	10.53%	197.5	0	1	1	0
\$275,001 - \$400,000	5	26.32%	132.0	2	2	1	0
\$400,001 and up	1	5.26%	93.0	0	0	1	0
<b>Total Closed Units</b>	<b>19</b>			<b>8</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>4,185,200</b>	<b>100%</b>	<b>101.9</b>	<b>1.12M</b>	<b>1.74M</b>	<b>1.32M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$220,274</b>			<b>\$140,500</b>	<b>\$217,775</b>	<b>\$439,667</b>	<b>\$0</b>

# February 2026



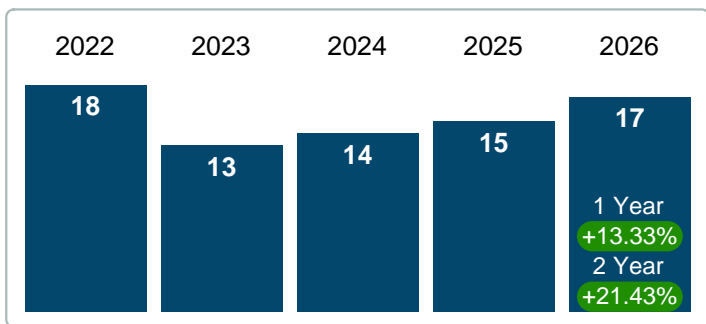
Area Delimited by County Of McIntosh - Residential Property Type



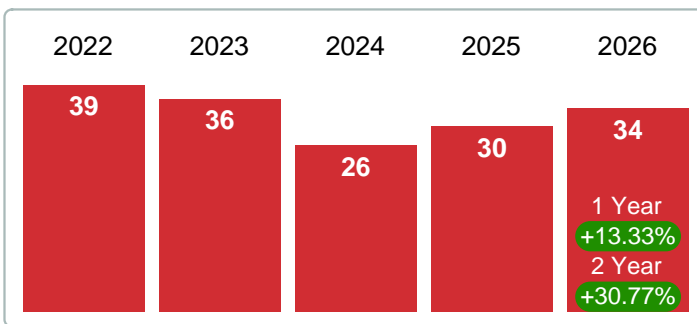
## PENDING LISTINGS

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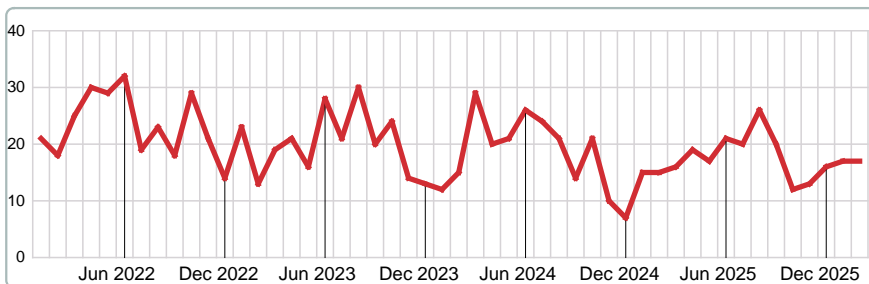
### FEBRUARY



### YEAR TO DATE (YTD)

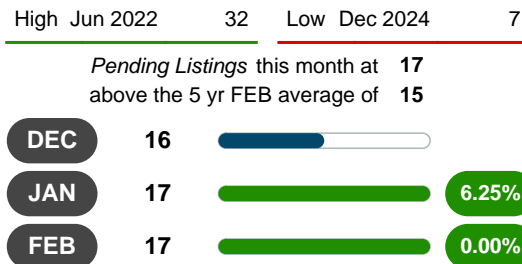


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 15



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$150,000	3	17.65%	114.7	2	0	1	0
\$150,001-\$225,000	3	17.65%	38.3	0	2	1	0
\$225,001-\$375,000	5	29.41%	110.0	2	1	2	0
\$375,001-\$575,000	2	11.76%	83.0	0	1	1	0
\$575,001-\$675,000	2	11.76%	18.5	0	2	0	0
\$675,001 and up	2	11.76%	84.5	0	2	0	0
<b>Total Pending Units</b>	<b>17</b>			<b>4</b>	<b>8</b>	<b>5</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>6,931,695</b>	<b>100%</b>	<b>81.2</b>	<b>588.80K</b>	<b>4.82M</b>	<b>1.52M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$407,747</b>			<b>\$147,199</b>	<b>\$602,488</b>	<b>\$304,600</b>	<b>\$0</b>

# February 2026



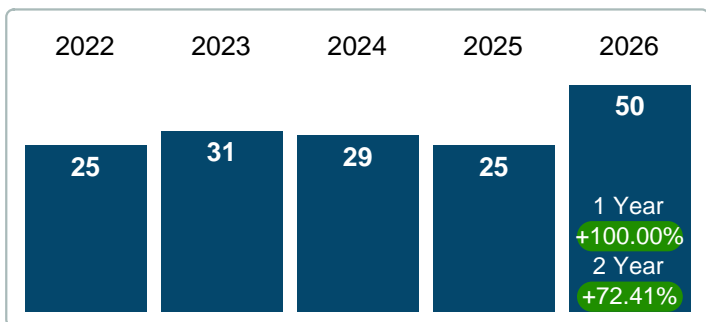
Area Delimited by County Of McIntosh - Residential Property Type



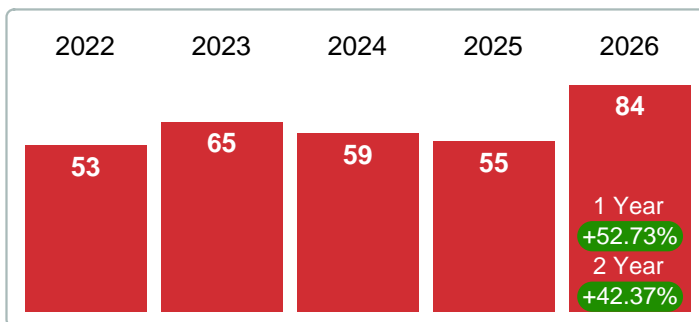
## NEW LISTINGS

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

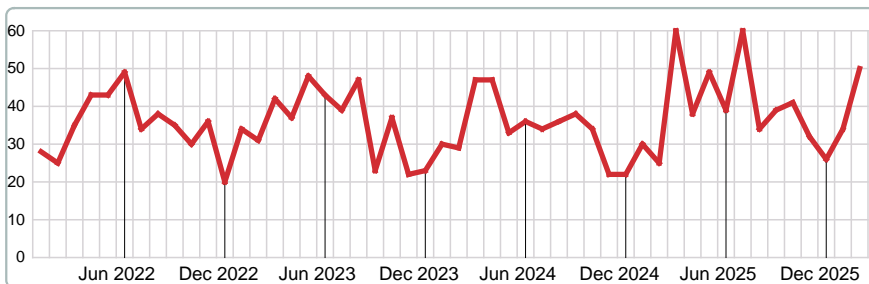
### FEBRUARY



### YEAR TO DATE (YTD)

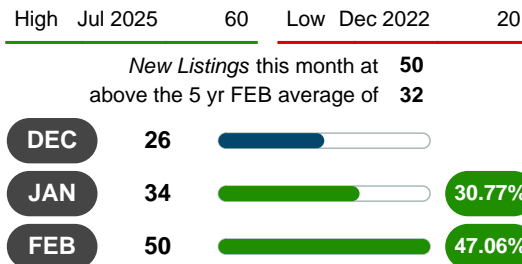


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 32



### 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	8.00%	2	2	0	0
\$125,001 - \$150,000	4	8.00%	2	2	0	0
\$150,001 - \$175,000	6	12.00%	5	1	0	0
\$175,001 - \$350,000	17	34.00%	1	13	3	0
\$350,001 - \$575,000	8	16.00%	1	3	3	1
\$575,001 - \$675,000	3	6.00%	0	2	1	0
\$675,001 and up	8	16.00%	0	4	2	2
<b>Total New Listed Units</b>	<b>50</b>		<b>11</b>	<b>27</b>	<b>9</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>22,390,555</b>	<b>100%</b>	<b>1.89M</b>	<b>9.38M</b>	<b>3.97M</b>	<b>7.15M</b>
<b>Average New Listed Listing Price</b>	<b>\$447,811</b>		<b>\$171,904</b>	<b>\$347,439</b>	<b>\$440,983</b>	<b>\$2,383,300</b>

# February 2026



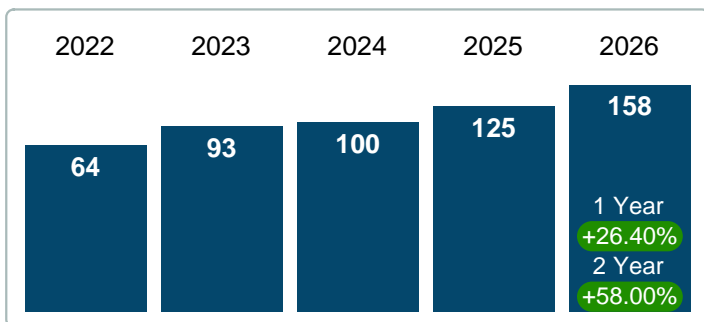
Area Delimited by County Of McIntosh - Residential Property Type



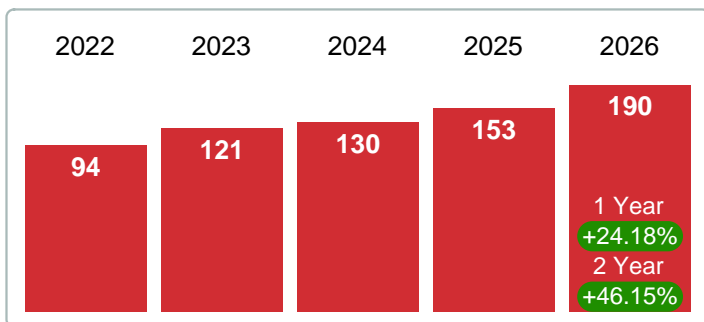
## ACTIVE INVENTORY

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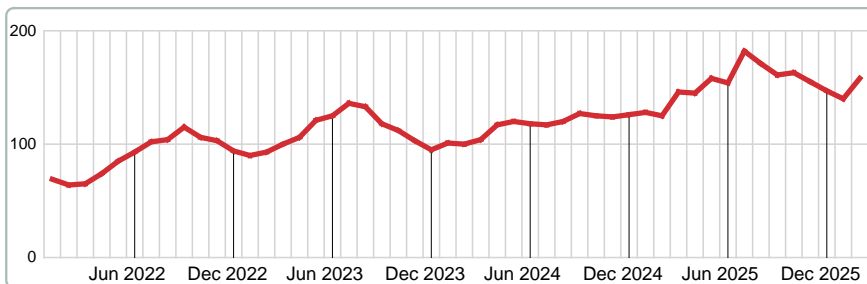
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

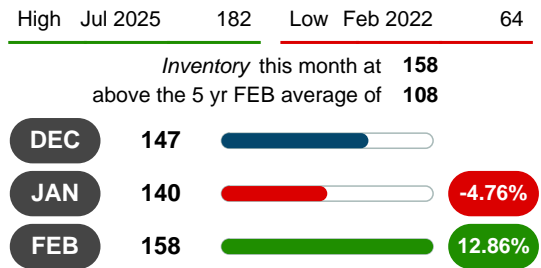


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 108



## 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	16	10.13%	77.7	10	6	0	0
\$125,001 - \$150,000	12	7.59%	94.7	5	7	0	0
\$150,001 - \$225,000	34	21.52%	69.3	13	17	4	0
\$225,001 - \$325,000	32	20.25%	105.1	6	21	5	0
\$325,001 - \$425,000	23	14.56%	111.4	1	14	8	0
\$425,001 - \$675,000	25	15.82%	83.2	3	11	8	3
\$675,001 and up	16	10.13%	62.8	1	3	5	7
Total Active Inventory by Units			158	39	79	30	10
Total Active Inventory by Volume			59,000,048	8.66M	23.65M	13.19M	13.49M
Average Active Inventory Listing Price			\$373,418	\$222,086	\$299,406	\$439,792	\$1,349,190

# February 2026



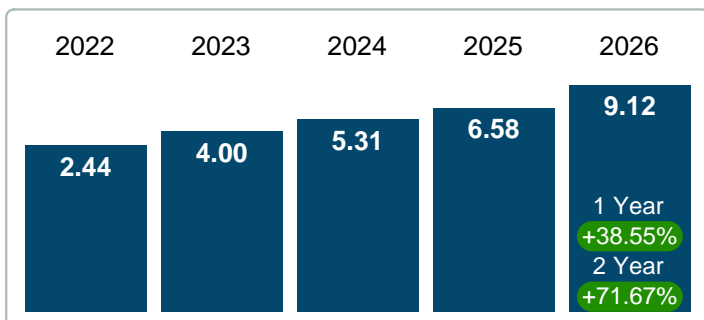
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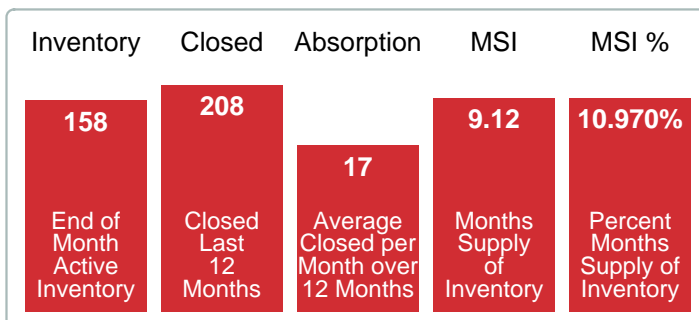
## MONTHS SUPPLY of INVENTORY (MSI)

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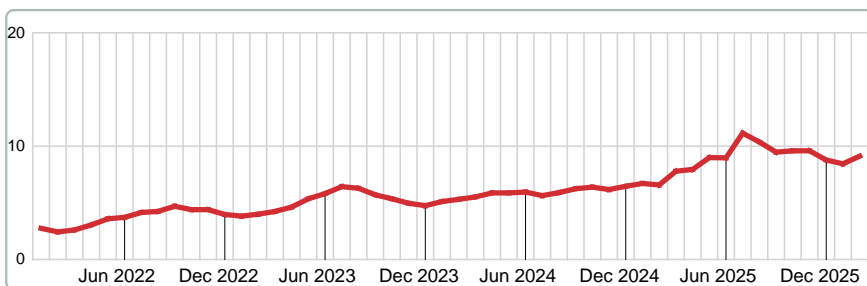
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

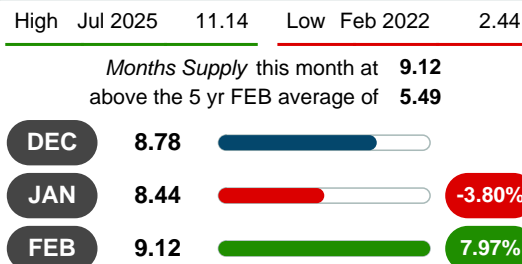


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 5.49



### 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	16	10.13%	4.17	4.62	4.24	0.00	0.00
\$125,001 - \$150,000	12	7.59%	6.55	8.57	6.00	0.00	0.00
\$150,001 - \$225,000	34	21.52%	9.95	11.14	9.27	9.60	0.00
\$225,001 - \$325,000	32	20.25%	7.68	8.00	9.69	4.00	0.00
\$325,001 - \$425,000	23	14.56%	14.53	12.00	14.00	16.00	0.00
\$425,001 - \$675,000	25	15.82%	12.00	36.00	13.20	8.00	18.00
\$675,001 and up	16	10.13%	38.40	0.00	12.00	60.00	84.00
Market Supply of Inventory (MSI)			9.12	8.07	9.12	8.37	40.00
Total Active Inventory by Units		100%	9.12	39	79	30	10

# February 2026



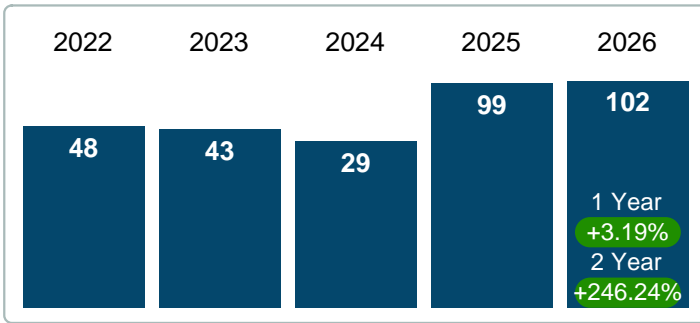
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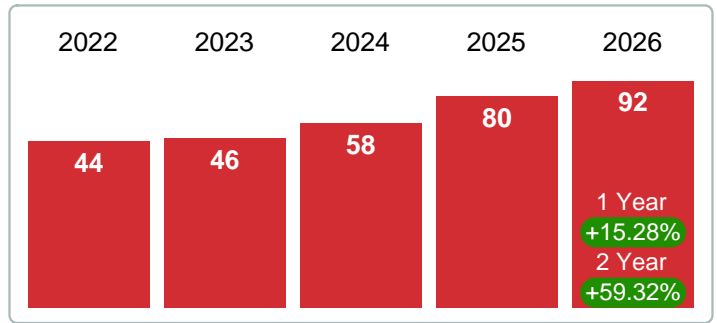
## AVERAGE DAYS ON MARKET TO SALE

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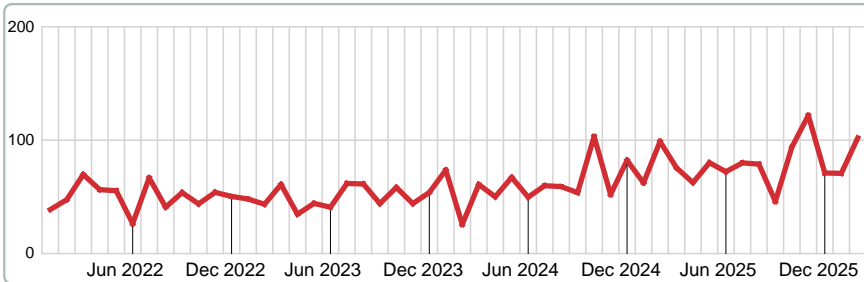
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 64

High Nov 2025 122 Low Feb 2024 26

Average Days on Market to Sale this month at 102 above the 5 yr FEB average of 64



### 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
\$25,000 and less	5.26%	2	2	0	0	0
\$25,001 - \$125,000	15.79%	73	73	0	0	0
\$125,001 - \$150,000	15.79%	95	170	57	0	0
\$150,001 - \$225,000	21.05%	71	84	66	0	0
\$225,001 - \$275,000	10.53%	198	0	168	227	0
\$275,001 - \$400,000	26.32%	132	151	104	151	0
\$400,001 and up	5.26%	93	0	0	93	0
<b>Average Closed DOM</b>		<b>102</b>	<b>97</b>	<b>86</b>	<b>157</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>102</b>	<b>8</b>	<b>8</b>	<b>3</b>	<b></b>
<b>Total Closed Volume</b>			<b>1.12M</b>	<b>1.74M</b>	<b>1.32M</b>	<b>0.00B</b>

# February 2026



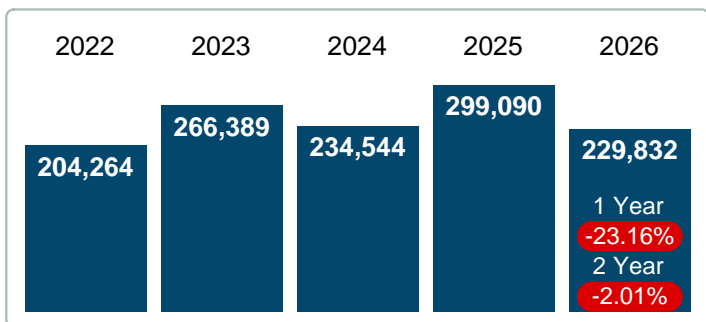
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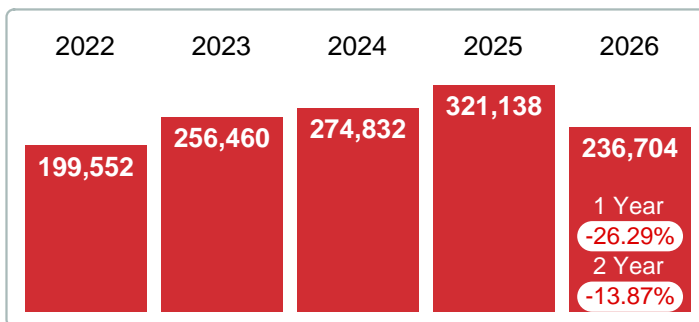
## AVERAGE LIST PRICE AT CLOSING

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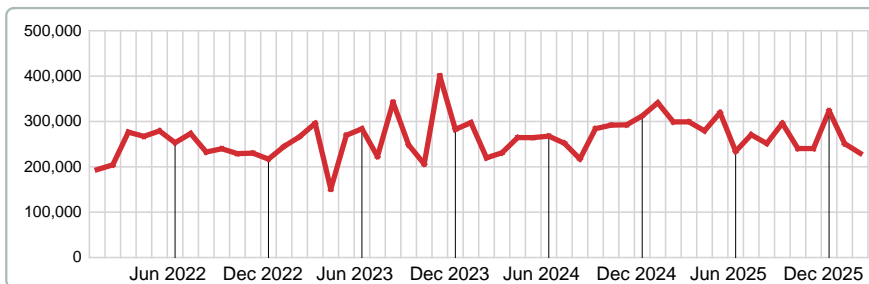
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

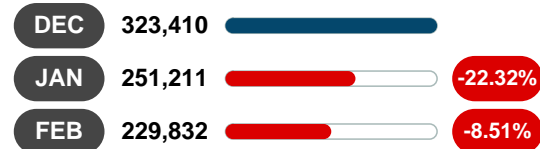


### 3 MONTHS

5 year FEB AVG = 246,824

High Nov 2023 400,564 Low Apr 2023 150,958

Average List Price at Closing this month at **229,832**  
below the 5 yr FEB average of **246,824**



### 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
\$25,000 and less	5.26%	25,000	25,000	0	0	0
\$25,001 - \$125,000	15.79%	78,300	78,300	0	0	0
\$125,001 - \$150,000	10.53%	138,750	130,000	158,750	0	0
\$150,001 - \$225,000	26.32%	197,500	179,500	212,667	0	0
\$225,001 - \$275,000	10.53%	267,500	0	265,000	270,000	0
\$275,001 - \$400,000	26.32%	331,580	309,450	320,000	399,000	0
\$400,001 and up	5.26%	649,000	0	0	649,000	0
<b>Average List Price</b>		<b>229,832</b>	<b>148,538</b>	<b>232,563</b>	<b>439,333</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>229,832</b>	<b>8</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>4,366,800</b>	<b>1.19M</b>	<b>1.86M</b>	<b>1.32M</b>	<b>0.00B</b>

# February 2026



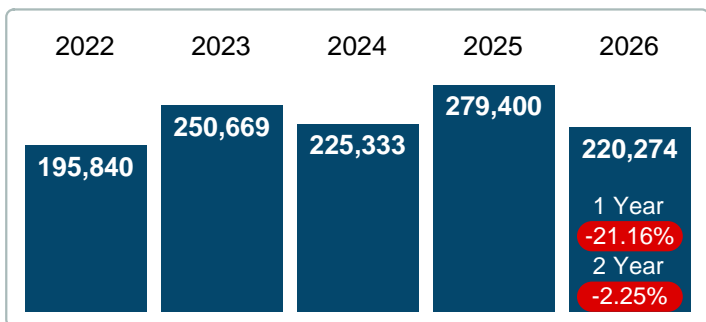
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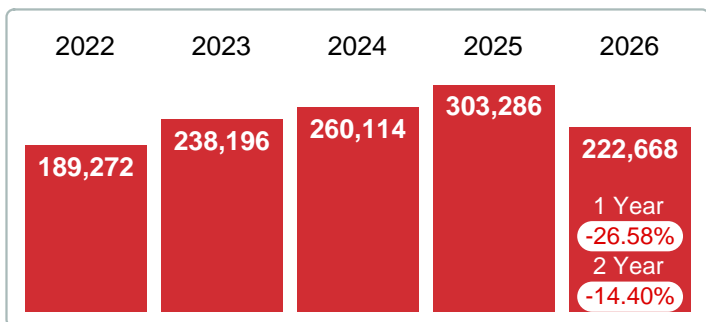
## AVERAGE SOLD PRICE AT CLOSING

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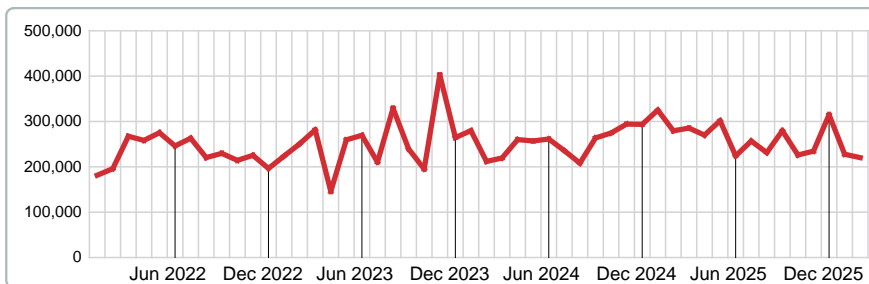
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

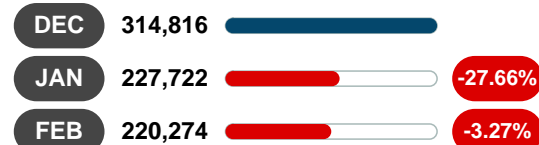


### 3 MONTHS

5 year FEB AVG = 234,303

High Nov 2023 402,700 Low Apr 2023 145,881

Average Sold Price at Closing this month at **220,274**  
below the 5 yr FEB average of **234,303**



### 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
\$25,000 and less	1	5.26%	22,000	22,000	0	0	0
\$25,001 - \$125,000	3	15.79%	66,667	66,667	0	0	0
\$125,001 - \$150,000	3	15.79%	142,000	128,000	149,000	0	0
\$150,001 - \$225,000	4	21.05%	186,300	160,000	195,067	0	0
\$225,001 - \$275,000	2	10.53%	255,000	0	240,000	270,000	0
\$275,001 - \$400,000	5	26.32%	326,600	307,000	309,500	400,000	0
\$400,001 and up	1	5.26%	649,000	0	0	649,000	0
<b>Average Sold Price</b>			<b>220,274</b>	<b>140,500</b>	<b>217,775</b>	<b>439,667</b>	<b>0</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>220,274</b>	<b>8</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>				<b>1.12M</b>	<b>1.74M</b>	<b>1.32M</b>	<b>0.00B</b>

# February 2026



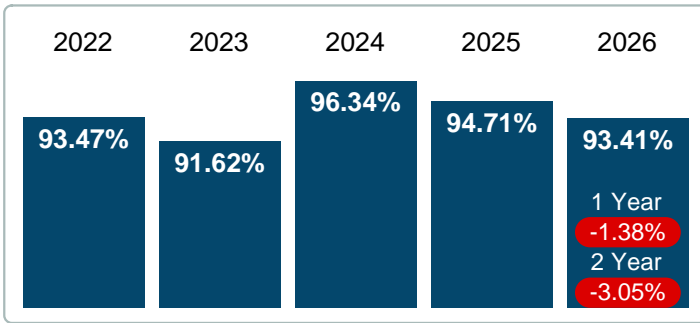
Area Delimited by County Of McIntosh - Residential Property Type



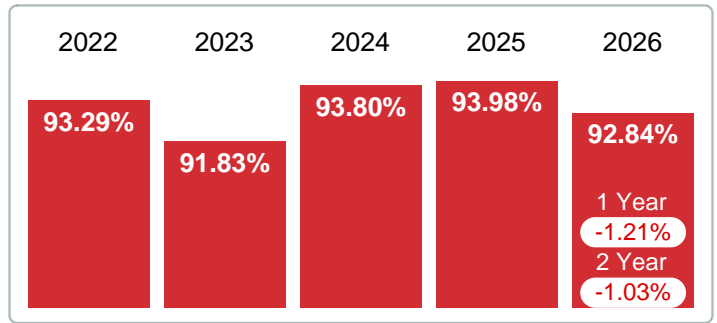
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

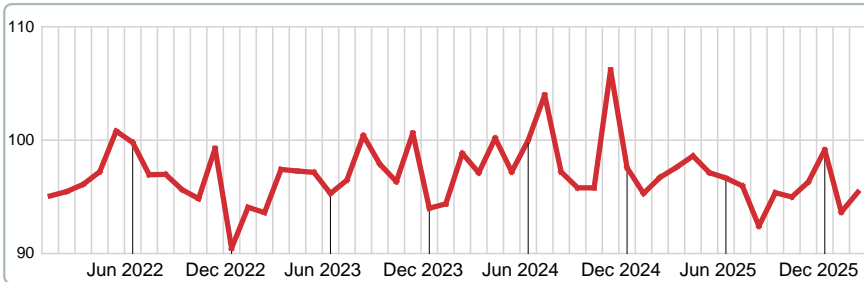
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

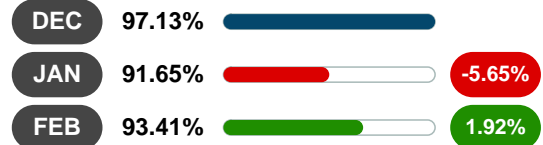


### 3 MONTHS

5 year FEB AVG = 93.91%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **93.41%**  
below the 5 yr FEB average of **93.91%**



### 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	
\$25,000 and less	1	5.26%	88.00%	88.00%	0.00%	0.00%	0.00%	
\$25,001 - \$125,000	3	15.79%	84.24%	84.24%	0.00%	0.00%	0.00%	
\$125,001 - \$150,000	3	15.79%	95.68%	98.46%	94.29%	0.00%	0.00%	
\$150,001 - \$225,000	4	21.05%	91.13%	89.14%	91.80%	0.00%	0.00%	
\$225,001 - \$275,000	2	10.53%	95.28%	0.00%	90.57%	100.00%	0.00%	
\$275,001 - \$400,000	5	26.32%	98.37%	99.24%	96.56%	100.25%	0.00%	
\$400,001 and up	1	5.26%	100.00%	0.00%	0.00%	100.00%	0.00%	
Average Sold/List Ratio		93.40%		90.85%	93.46%	100.08%	0.00%	
Total Closed Units		19	100%	93.40%	8	8	3	
Total Closed Volume		4,185,200			1.12M	1.74M	1.32M	0.00B

# February 2026



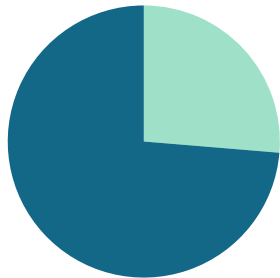
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

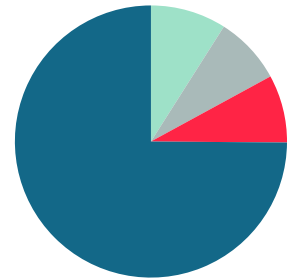


**Inventory**  
 New Listings  
**50 = 26.32%**  
 Start Inventory  
**140**  
 Total Inventory Units  
**190**  
 Volume  
**\$75,273,538**

### Market Activity

Closed Sales  
**19 = 9.00%**  
 Pending Sales  
**17 = 8.06%**  
 Other Off Market  
**17 = 8.06%**  
 Active Inventory  
**158 = 74.88%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	10	19	90.00%	21	28	33.33%
Pending Sales	15	17	13.33%	30	34	13.33%
New Listings	25	50	100.00%	55	84	52.73%
Average List Price	299,090	229,832	-23.16%	321,138	236,704	-26.29%
Average Sale Price	279,400	220,274	-21.16%	303,286	222,668	-26.58%
Average Percent of Selling Price to List Price	94.71%	93.41%	-1.38%	93.98%	92.84%	-1.21%
Average Days on Market to Sale	98.80	101.95	3.19%	79.71	91.89	15.28%
Monthly Inventory	125	158	26.40%	125	158	26.40%
Months Supply of Inventory	6.52	9.12	39.77%	6.52	9.12	39.77%

**Absorption:** Last 12 months, an Average of 17 Sales/Month

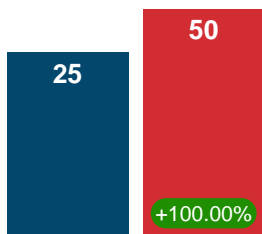
**Inventory** on February 28, 2026 = 158

2025 2026

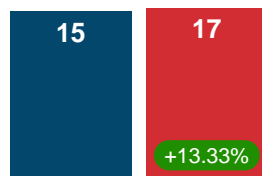
### FEBRUARY MARKET

### AVERAGE PRICES

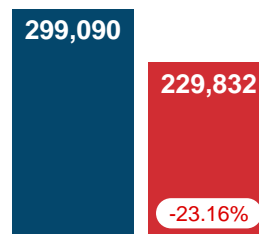
#### New Listings



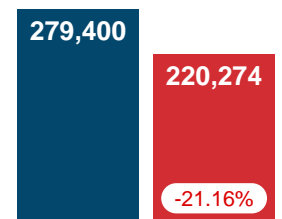
#### Pending Listings



#### List Price



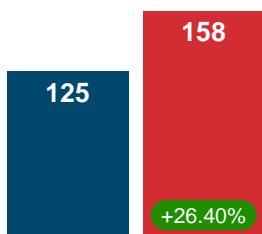
#### Sale Price



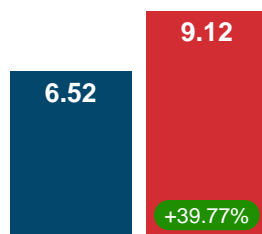
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

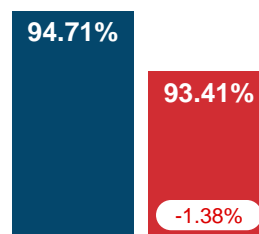
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

