

February 2026



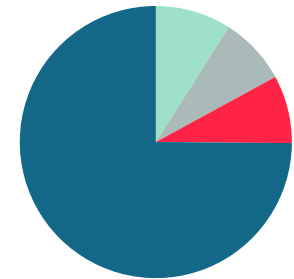
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	245,000	219,000	-10.61%
Median Sale Price	235,000	198,000	-15.74%
Median Percent of Selling Price to List Price	95.10%	94.07%	-1.08%
Median Days on Market to Sale	91.00	102.00	12.09%
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.

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 **15.74%** in February 2026 to \$198,000 versus the previous year at \$235,000.

Median Days on Market Lengthens

The median number of **102.00** days that homes spent on the market before selling increased by 11.00 days or **12.09%** in February 2026 compared to last year's same month at **91.00** 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 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 $\frac{1}{2}$ 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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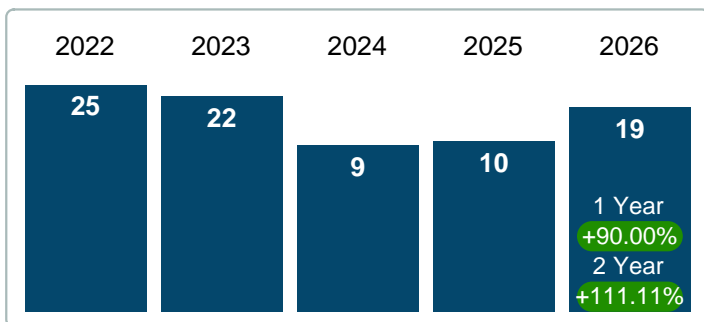
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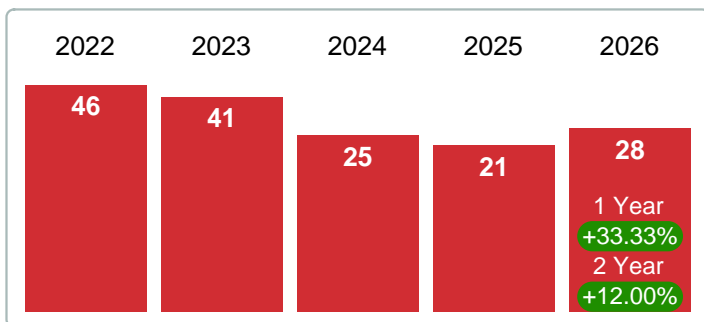
CLOSED LISTINGS

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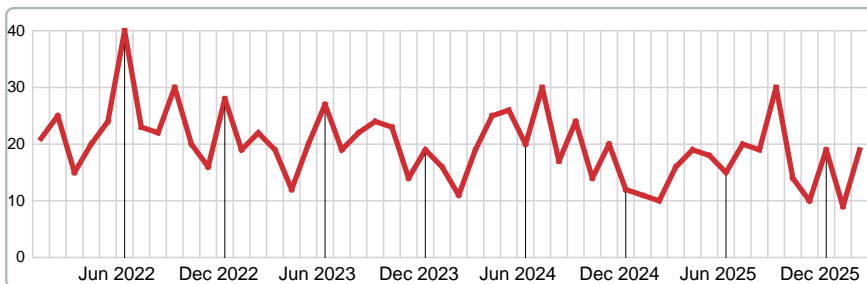
FEBRUARY



YEAR TO DATE (YTD)

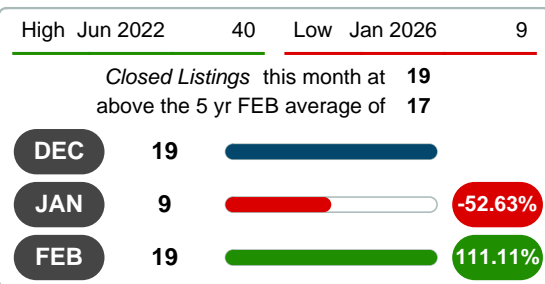


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 17



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	50.0	3	0	0	0
\$125,001 - \$150,000	3	15.79%	102.0	1	2	0	0
\$150,001 - \$225,000	4	21.05%	71.0	1	3	0	0
\$225,001 - \$275,000	2	10.53%	197.5	0	1	1	0
\$275,001 - \$400,000	5	26.32%	151.0	2	2	1	0
\$400,001 and up	1	5.26%	93.0	0	0	1	0
Total Closed Units	19			8	8	3	0
Total Closed Volume	4,185,200	100%	102.0	1.12M	1.74M	1.32M	0.00B
Median Closed Price	\$198,000			\$108,000	\$199,000	\$400,000	\$0

February 2026



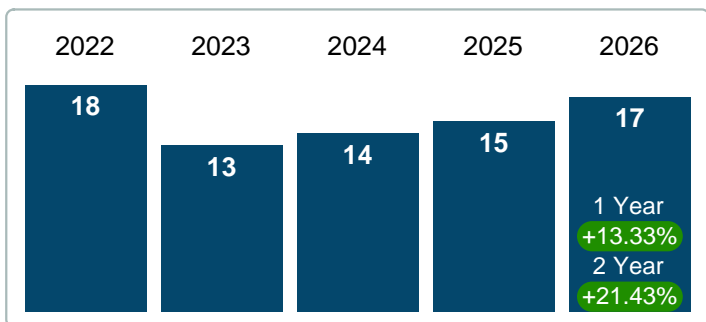
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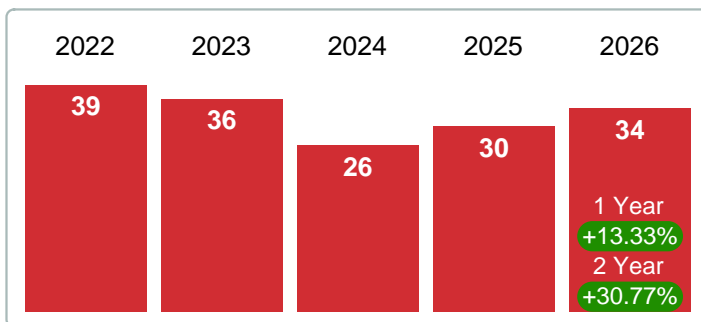
PENDING LISTINGS

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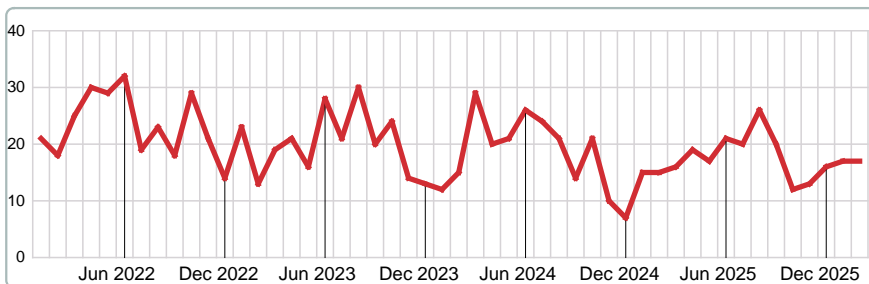
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

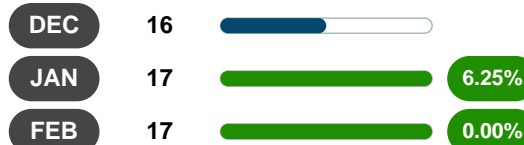


3 MONTHS

5 year FEB AVG = 15

High Jun 2022 32 Low Dec 2024 7

Pending Listings this month at 17
above the 5 yr FEB average of 15



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%	93.0	0	0	0	0
\$1-\$150,000	3	17.65%	149.0	2	0	1	0
\$150,001-\$225,000	3	17.65%	9.0	0	2	1	0
\$225,001-\$375,000	5	29.41%	95.0	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
Total Pending Units	17			4	8	5	0
Total Pending Volume	6,931,695	100%	86.0	588.80K	4.82M	1.52M	0.00B
Median Listing Price	\$289,900			\$137,448	\$507,450	\$270,000	\$0

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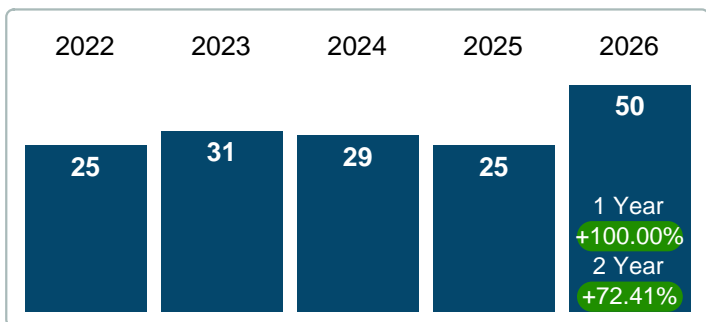
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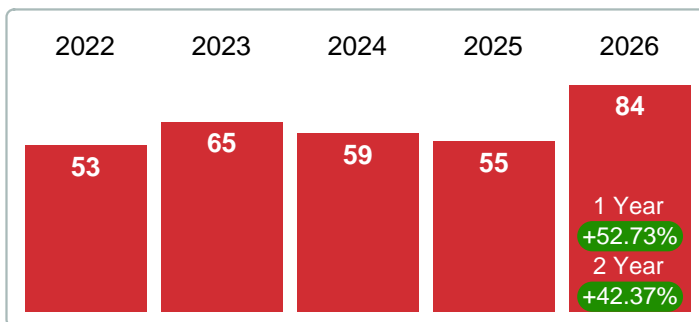
NEW LISTINGS

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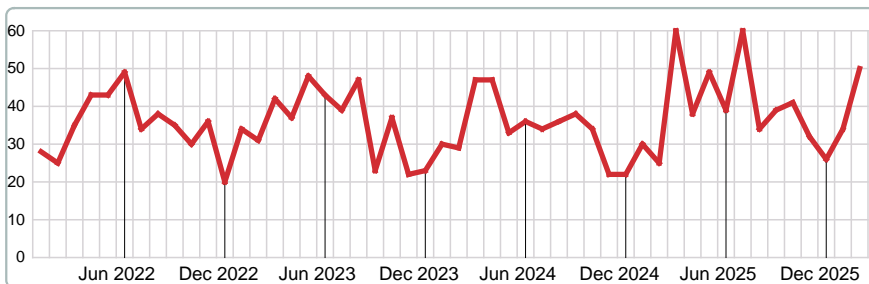
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YEAR TO DATE (YTD)

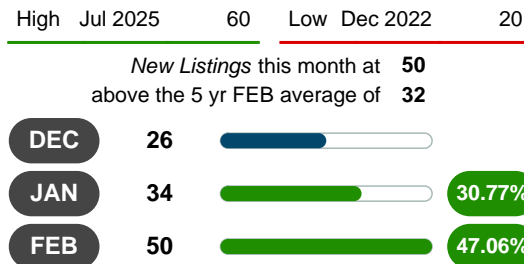


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	50		11	27	9	3
Total New Listed Volume	22,390,555	100%	1.89M	9.38M	3.97M	7.15M
Median New Listed Listing Price	\$234,348		\$167,245	\$232,695	\$435,000	\$1,950,000

February 2026



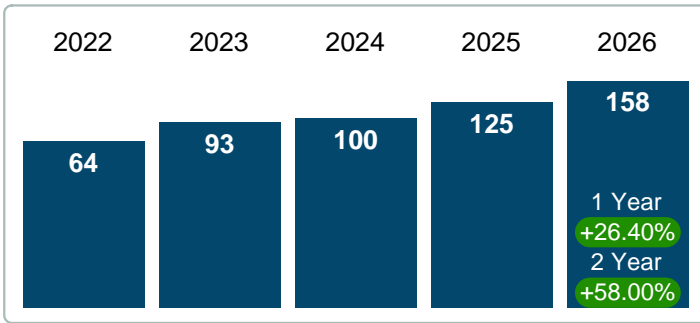
Area Delimited by County Of McIntosh - Residential Property Type



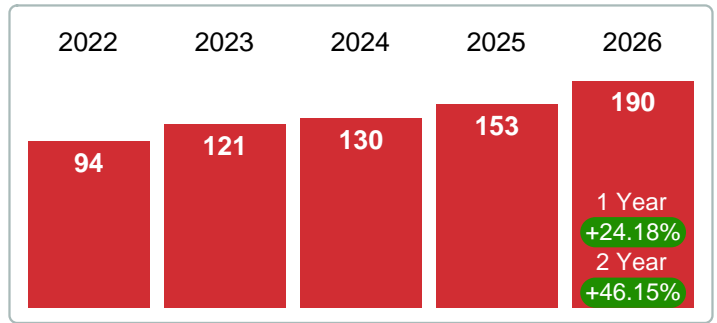
ACTIVE INVENTORY

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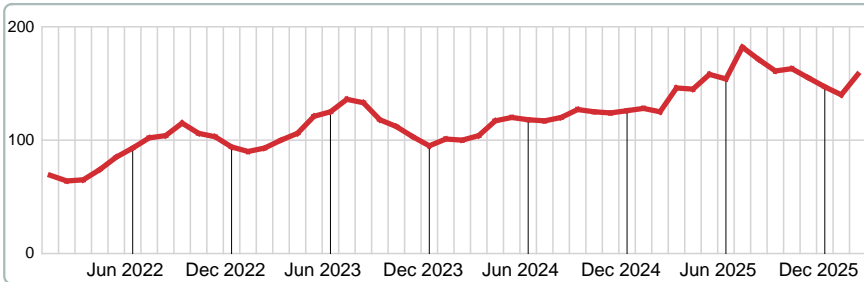
END OF FEBRUARY



ACTIVE DURING FEBRUARY

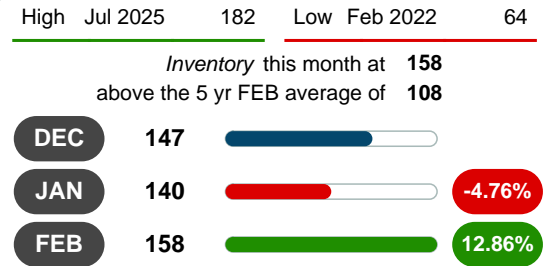


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 108



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	16	10.13%	51.0	10	6	0	0	
\$125,001 - \$150,000	12	7.59%	73.5	5	7	0	0	
\$150,001 - \$225,000	34	21.52%	35.0	13	17	4	0	
\$225,001 - \$325,000	32	20.25%	81.0	6	21	5	0	
\$325,001 - \$425,000	23	14.56%	112.0	1	14	8	0	
\$425,001 - \$675,000	25	15.82%	67.0	3	11	8	3	
\$675,001 and up	16	10.13%	32.5	1	3	5	7	
Total Active Inventory by Units		158		39	79	30	10	
Total Active Inventory by Volume		59,000,048	100%	72.5	8.66M	23.65M	13.19M	13.49M
Median Active Inventory Listing Price		\$272,500			\$169,900	\$259,000	\$391,500	\$787,500

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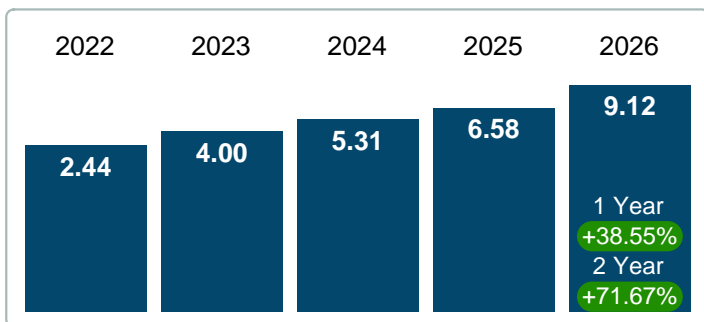
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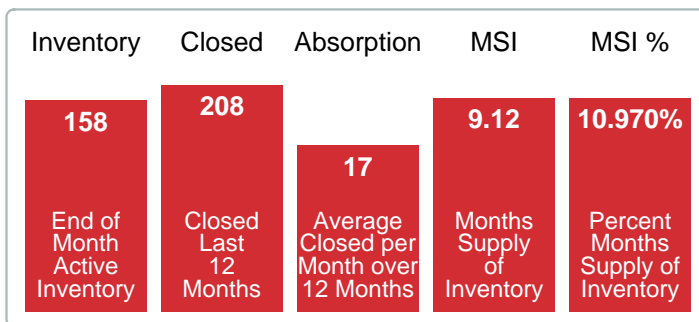
MONTHS SUPPLY of INVENTORY (MSI)

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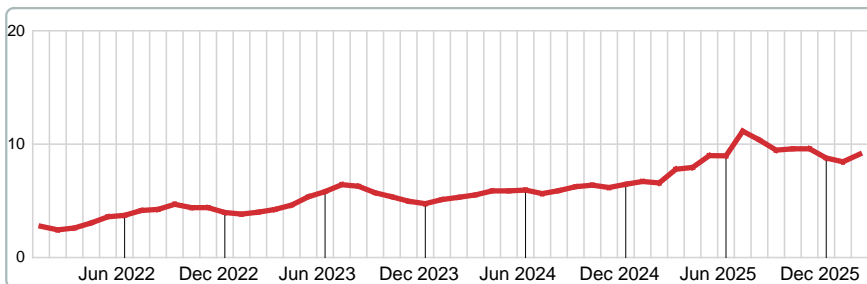
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

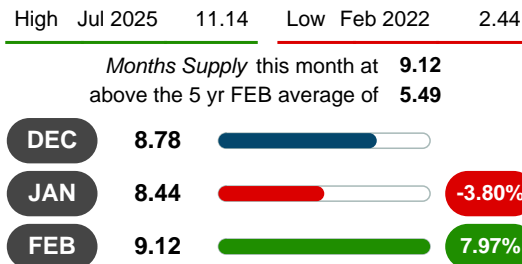


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 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

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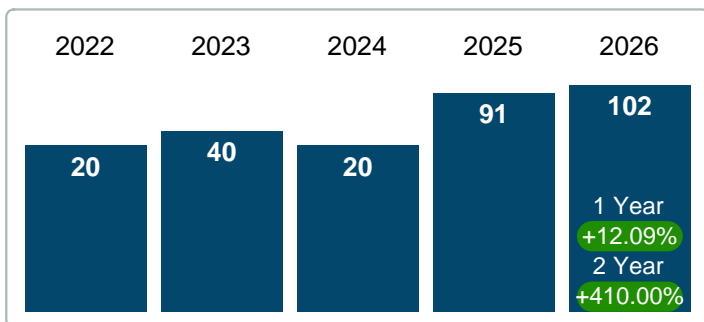
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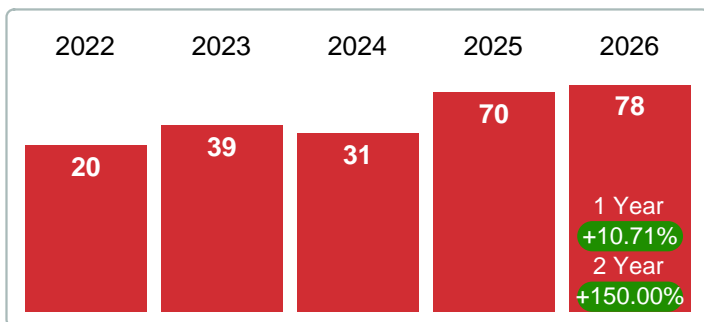
MEDIAN DAYS ON MARKET TO SALE

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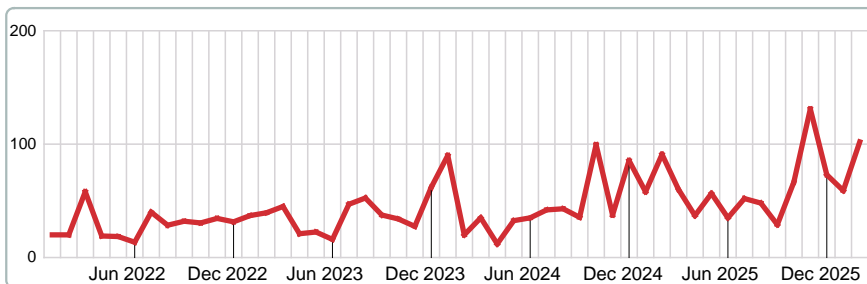
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

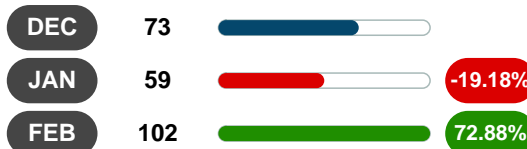


3 MONTHS

5 year FEB AVG = 55

High Nov 2025 131 Low Apr 2024 12

Median Days on Market to Sale this month at 102 above the 5 yr FEB average of 55



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
\$25,000 and less	5.26%	2	2	0	0	0
\$25,001 - \$125,000	15.79%	50	50	0	0	0
\$125,001 - \$150,000	15.79%	102	170	57	0	0
\$150,001 - \$225,000	21.05%	71	84	58	0	0
\$225,001 - \$275,000	10.53%	198	0	168	227	0
\$275,001 - \$400,000	26.32%	151	151	104	151	0
\$400,001 and up	5.26%	93	0	0	93	0
Median Closed DOM		102	109	80	151	0
Total Closed Units	100%	19	8	8	3	
Total Closed Volume		4,185,200	1.12M	1.74M	1.32M	0.00B

February 2026



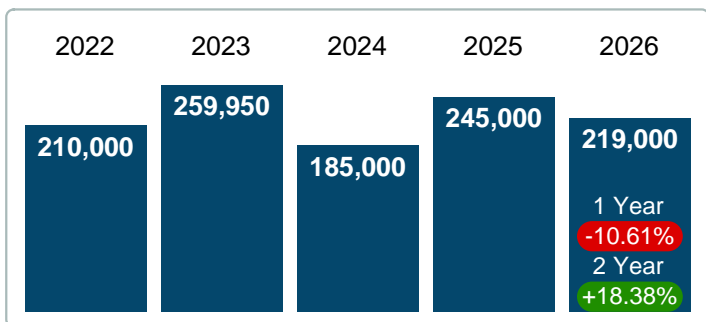
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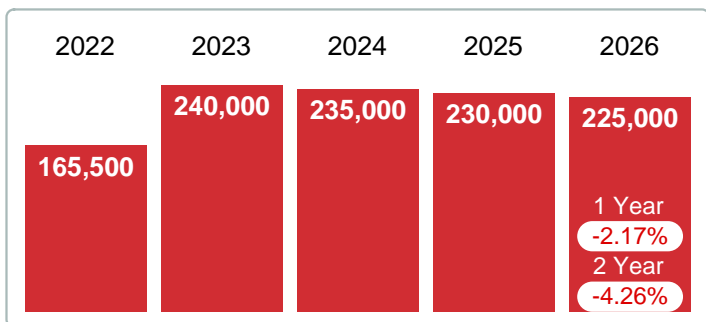
MEDIAN LIST PRICE AT CLOSING

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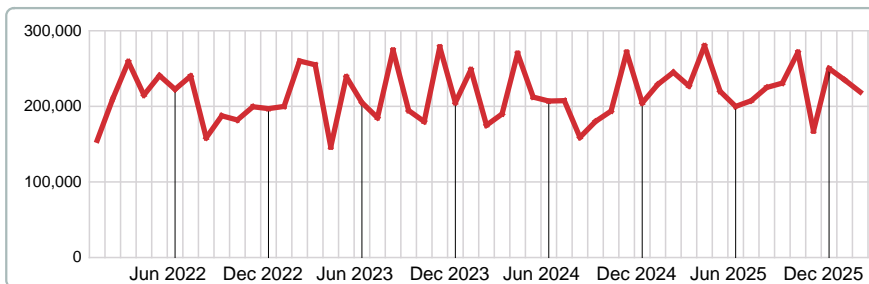
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

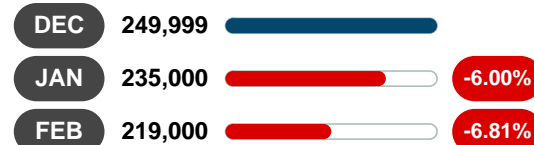


3 MONTHS

5 year FEB AVG = 223,790

High Apr 2025 280,000 Low Apr 2023 146,250

Median List Price at Closing this month at **219,000**
below the 5 yr FEB average of **223,790**



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
\$25,000 and less	5.26%	25,000	25,000	0	0	0
\$25,001 - \$125,000	15.79%	89,900	89,900	0	0	0
\$125,001 - \$150,000	10.53%	138,750	130,000	147,500	0	0
\$150,001 - \$225,000	26.32%	199,000	179,500	209,000	0	0
\$225,001 - \$275,000	10.53%	267,500	0	265,000	270,000	0
\$275,001 - \$400,000	26.32%	329,000	309,450	320,000	399,000	0
\$400,001 and up	5.26%	649,000	0	0	649,000	0
Median List Price		219,000	112,500	219,500	399,000	0
Total Closed Units	100%	219,000	8	8	3	
Total Closed Volume		4,366,800	1.19M	1.86M	1.32M	0.00B

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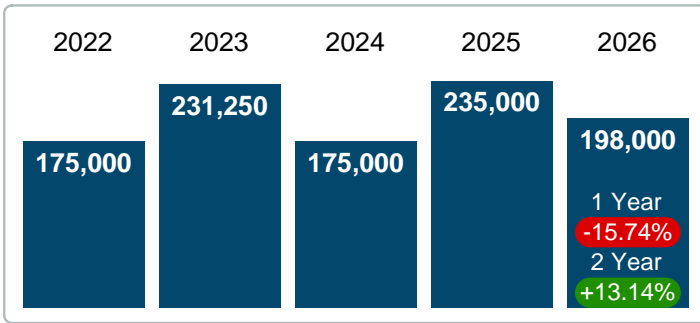
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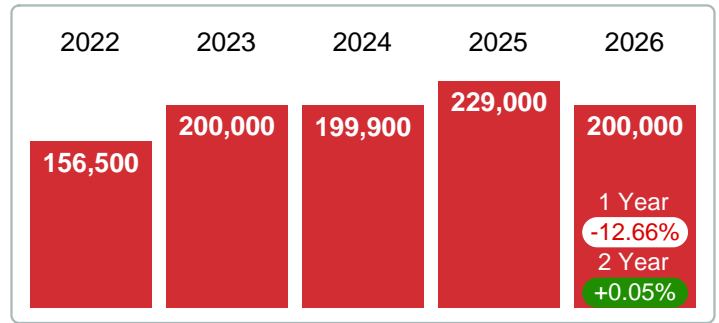
MEDIAN SOLD PRICE AT CLOSING

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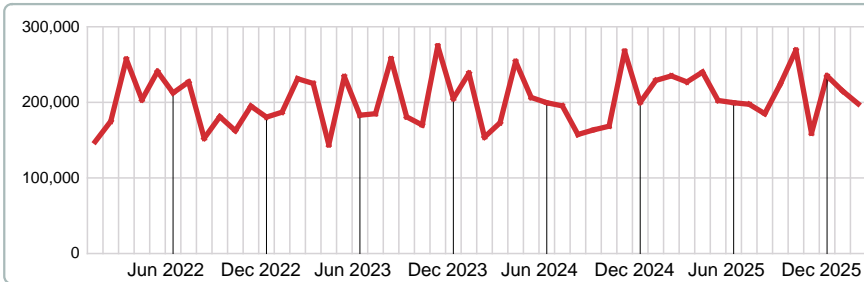
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

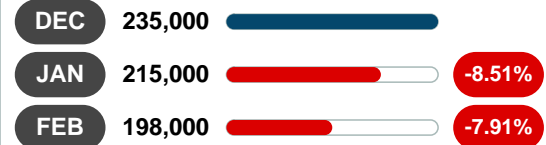


3 MONTHS

5 year FEB AVG = 202,850

High Nov 2023 274,500 Low Apr 2023 143,950

Median Sold Price at Closing this month at 198,000 below the 5 yr FEB average of 202,850



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
\$25,000 and less	5.26%	22,000	22,000	0	0	0
\$25,001 - \$125,000	15.79%	72,000	72,000	0	0	0
\$125,001 - \$150,000	15.79%	148,000	128,000	149,000	0	0
\$150,001 - \$225,000	21.05%	192,600	160,000	198,000	0	0
\$225,001 - \$275,000	10.53%	255,000	0	240,000	270,000	0
\$275,001 - \$400,000	26.32%	325,000	307,000	309,500	400,000	0
\$400,001 and up	5.26%	649,000	0	0	649,000	0
Median Sold Price		198,000	108,000	199,000	400,000	0
Total Closed Units	100%	19	8	8	3	0
Total Closed Volume		4,185,200	1.12M	1.74M	1.32M	0.00B

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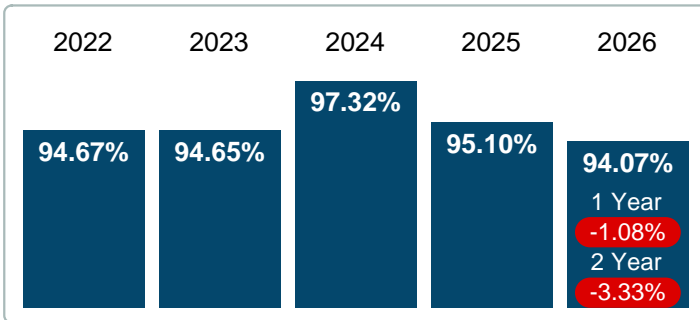
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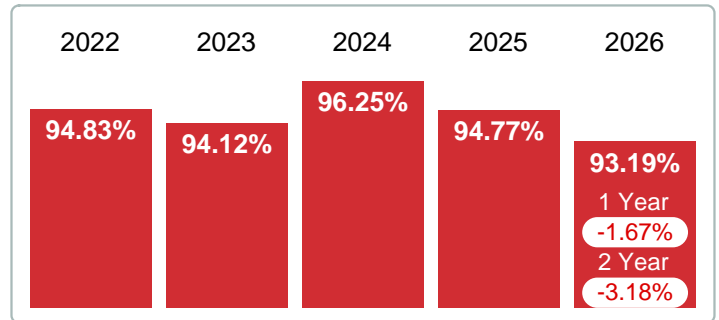
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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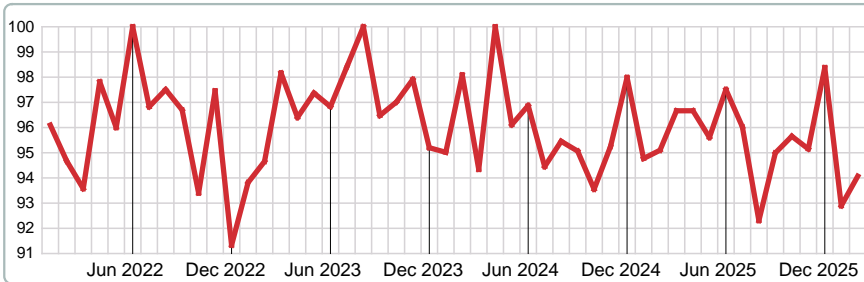
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

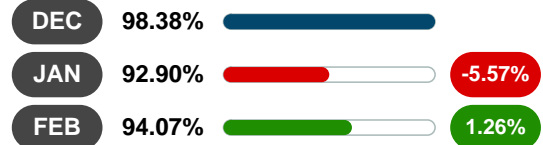


3 MONTHS

5 year FEB AVG = 95.16%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **94.07%**
below the 5 yr FEB average of **95.16%**



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	
\$25,000 and less	1	5.26%	88.00%	88.00%	0.00%	0.00%	0.00%	
\$25,001 - \$125,000	3	15.79%	80.09%	80.09%	0.00%	0.00%	0.00%	
\$125,001 - \$150,000	3	15.79%	98.46%	98.46%	94.29%	0.00%	0.00%	
\$150,001 - \$225,000	4	21.05%	90.66%	89.14%	90.91%	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%	98.78%	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%	
Median Sold/List Ratio		94.07%		90.88%	92.49%	100.00%	0.00%	
Total Closed Units		19	100%	94.07%	8	8	3	
Total Closed Volume		4,185,200			1.12M	1.74M	1.32M	0.00B

February 2026



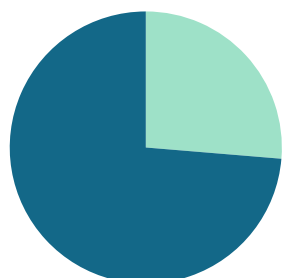
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

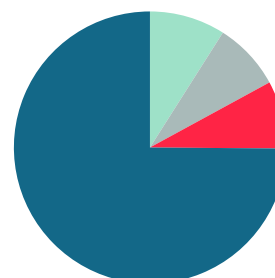


Inventory
 New Listings
50 = 26.32%
 Start Inventory
140
 Total Inventory Units
190
 Volume
\$75,273,538

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%
Median List Price	245,000	219,000	-10.61%	230,000	225,000	-2.17%
Median Sale Price	235,000	198,000	-15.74%	229,000	200,000	-12.66%
Median Percent of Selling Price to List Price	95.10%	94.07%	-1.08%	94.77%	93.19%	-1.67%
Median Days on Market to Sale	91.00	102.00	12.09%	70.00	77.50	10.71%
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

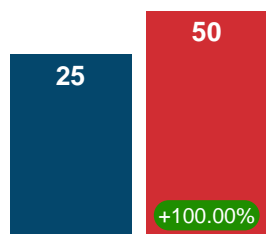
Inventory on February 28, 2026 = 158

2025 2026

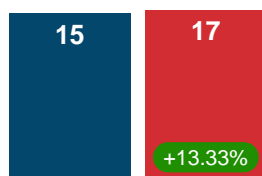
FEBRUARY MARKET

MEDIAN PRICES

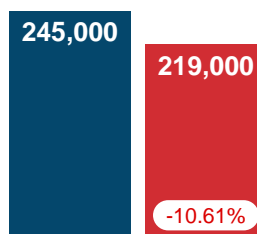
New Listings



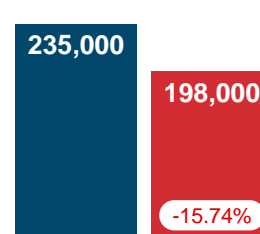
Pending Listings



List Price



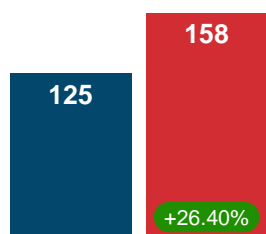
Sale Price



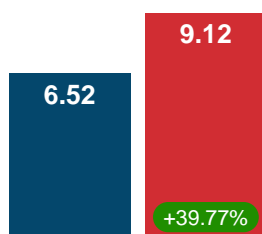
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

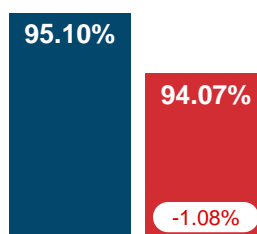
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

