

February 2026



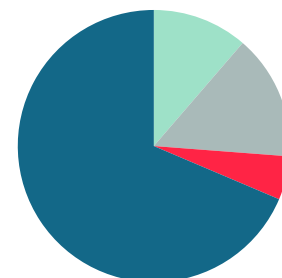
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	39	35	-10.26%
Pending Listings	36	46	27.78%
New Listings	54	60	11.11%
Median List Price	189,000	209,060	10.61%
Median Sale Price	189,055	209,072	10.59%
Median Percent of Selling Price to List Price	97.56%	100.00%	2.50%
Median Days on Market to Sale	49.00	34.00	-30.61%
End of Month Inventory	173	212	22.54%
Months Supply of Inventory	3.55	4.43	24.89%



■ Closed (11.33%)
■ Pending (14.89%)
■ Other OffMarket (5.18%)
■ Active (68.61%)

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of February 28, 2026 = **212**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **22.54%** to 212 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **4.43** 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 **10.59%** in February 2026 to \$209,072 versus the previous year at \$189,055.

Median Days on Market Shortens

The median number of **34.00** days that homes spent on the market before selling decreased by 15.00 days or **30.61%** in February 2026 compared to last year's same month at **49.00** DOM.

Sales Success for February 2026 is Positive

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

There were 60 New Listings in February 2026, up **11.11%** from last year at 54. Furthermore, there were 35 Closed Listings this month versus last year at 39, a **-10.26%** decrease.

Closed versus Listed trends yielded a **58.3%** ratio, down from previous year's, February 2025, at **72.2%**, a **19.23%** 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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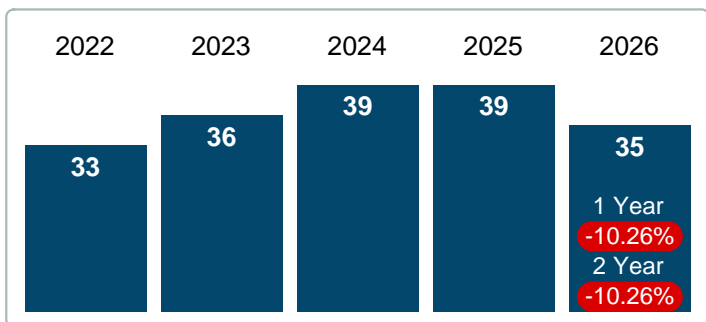
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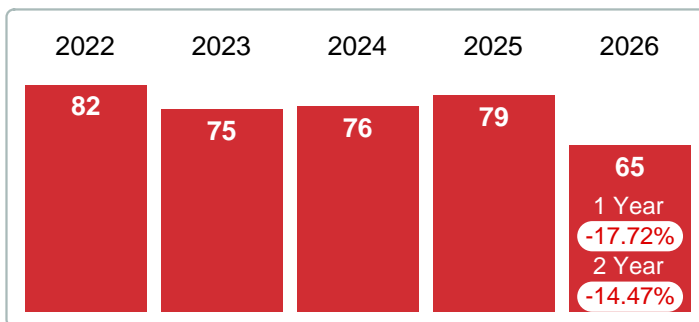
CLOSED LISTINGS

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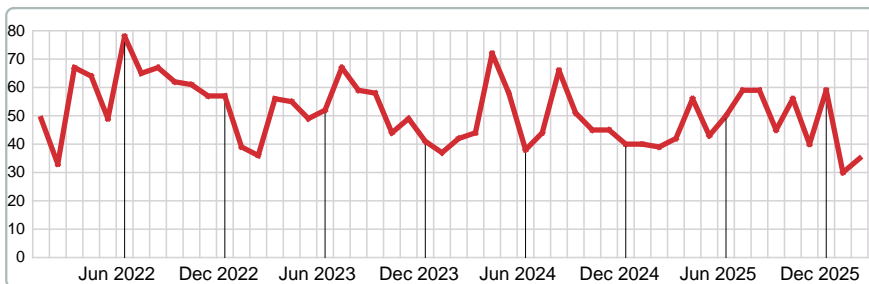
FEBRUARY



YEAR TO DATE (YTD)

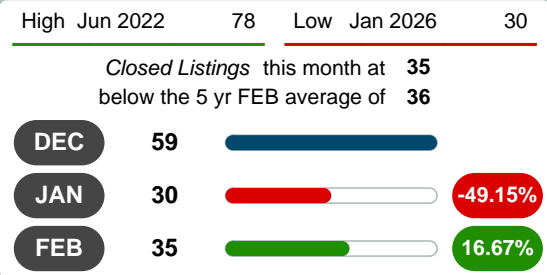


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 36



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	8.57%	18.0	1	1	1	0
\$75,001 - \$100,000	3	8.57%	7.0	1	2	0	0
\$100,001 - \$150,000	6	17.14%	21.5	0	4	2	0
\$150,001 - \$200,000	5	14.29%	34.0	1	1	3	0
\$200,001 - \$250,000	9	25.71%	137.0	0	6	3	0
\$250,001 - \$325,000	5	14.29%	46.0	0	2	3	0
\$325,001 and up	4	11.43%	15.5	0	1	1	2
Total Closed Units	35			3	17	13	2
Total Closed Volume	7,163,487	100%	34.0	299.50K	3.12M	2.67M	1.08M
Median Closed Price	\$209,072			\$88,000	\$209,072	\$209,860	\$539,815

February 2026



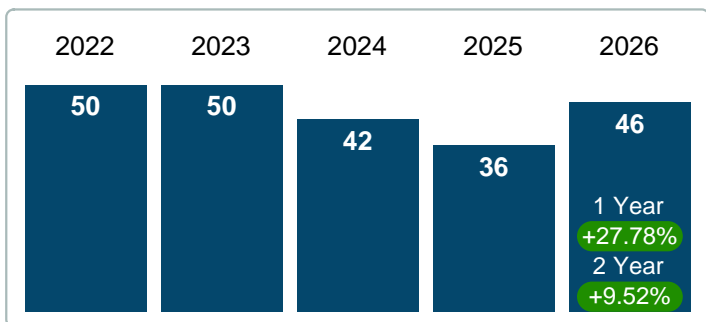
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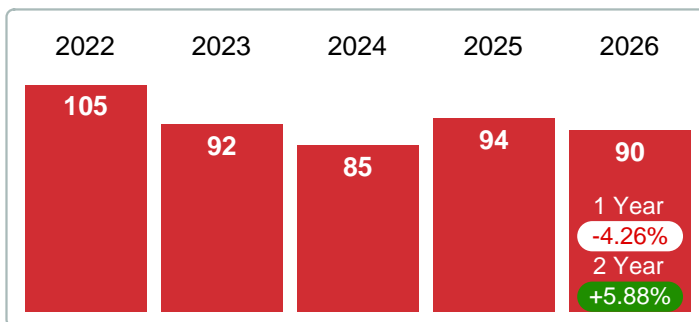
PENDING LISTINGS

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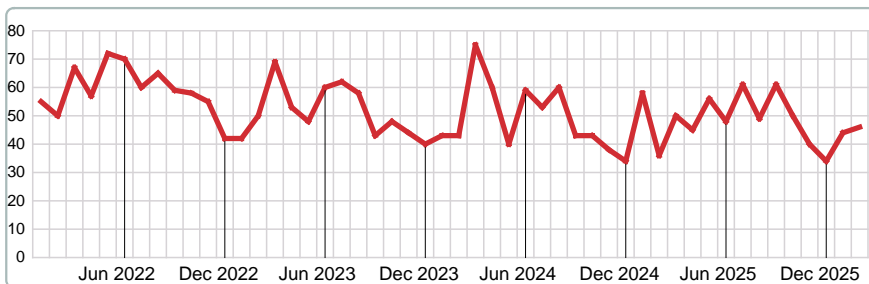
FEBRUARY



YEAR TO DATE (YTD)

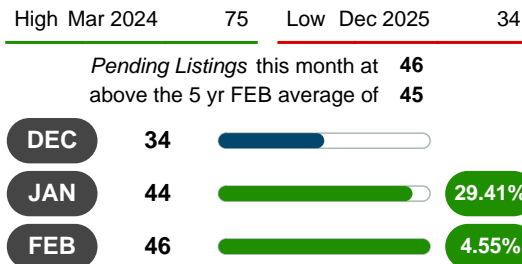


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 45



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.52%	11.0	2	1	0	0
\$50,001 - \$125,000	5	10.87%	115.0	3	2	0	0
\$125,001 - \$150,000	6	13.04%	133.0	2	4	0	0
\$150,001 - \$200,000	9	19.57%	29.0	2	6	1	0
\$200,001 - \$250,000	13	28.26%	61.0	1	7	3	2
\$250,001 - \$375,000	6	13.04%	27.5	0	4	2	0
\$375,001 and up	4	8.70%	93.0	0	0	3	1
Total Pending Units	46			10	24	9	3
Total Pending Volume	9,913,592	100%	55.5	1.19M	4.64M	3.03M	1.05M
Median Listing Price	\$201,635			\$126,750	\$199,250	\$279,900	\$235,000

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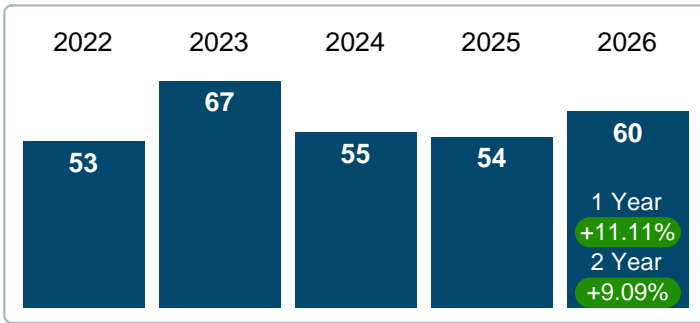
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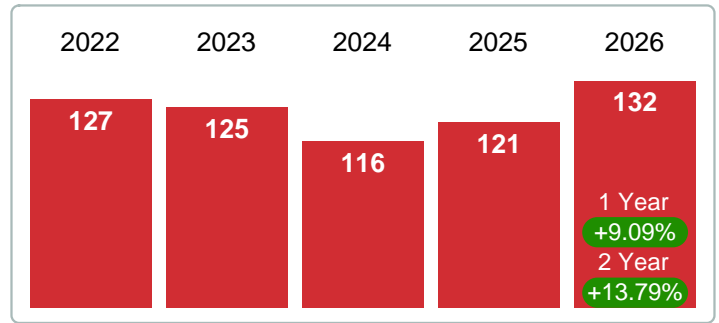
NEW LISTINGS

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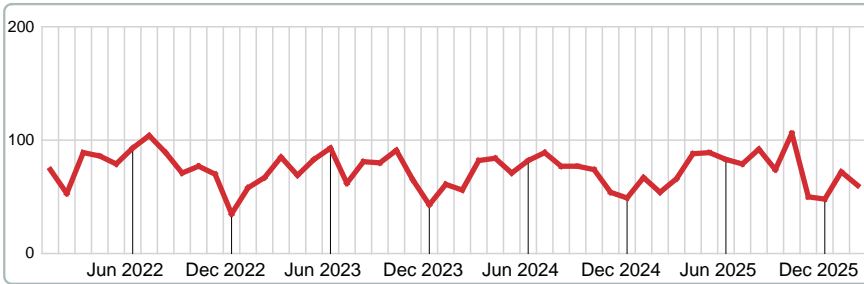
FEBRUARY



YEAR TO DATE (YTD)

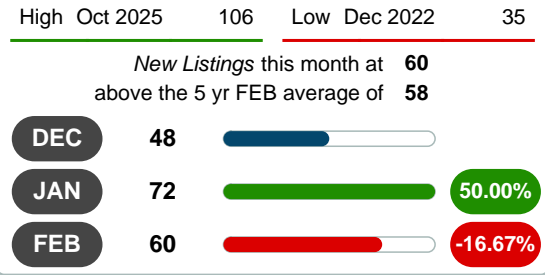


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 58



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.33%	3	2	0	0
\$75,001 - \$100,000	4	6.67%	2	2	0	0
\$100,001 - \$150,000	13	21.67%	5	5	2	1
\$150,001 - \$225,000	15	25.00%	1	12	1	1
\$225,001 - \$275,000	10	16.67%	1	6	1	2
\$275,001 - \$425,000	7	11.67%	1	3	3	0
\$425,001 and up	6	10.00%	1	1	2	2
Total New Listed Units	60		14	31	9	6
Total New Listed Volume	12,976,900	100%	2.08M	6.07M	2.76M	2.07M
Median New Listed Listing Price	\$185,500		\$109,500	\$186,000	\$279,900	\$241,500

February 2026



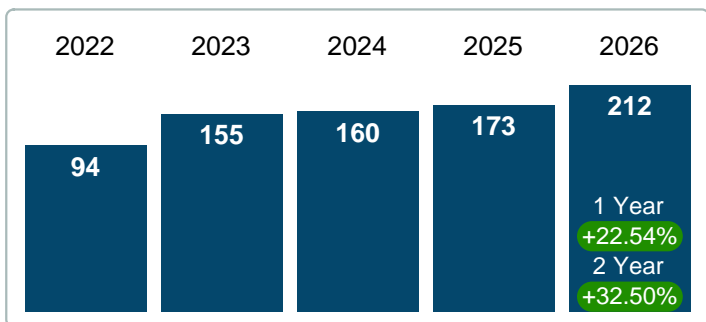
Area Delimited by County Of Muskogee - Residential Property Type



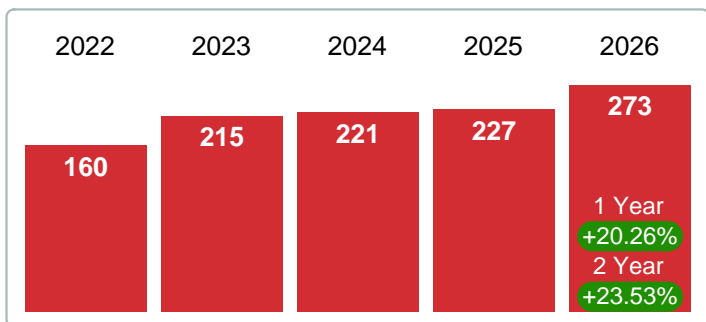
ACTIVE INVENTORY

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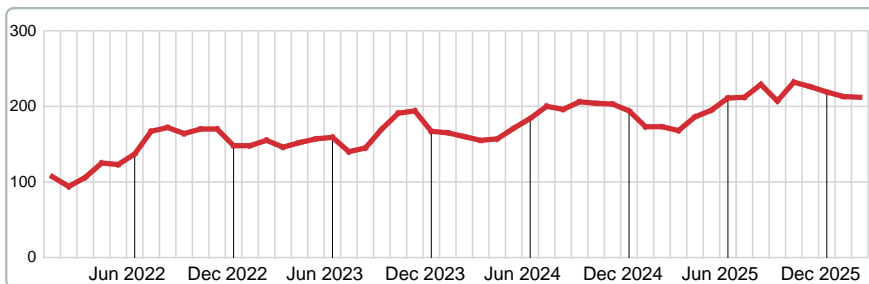
END OF FEBRUARY



ACTIVE DURING FEBRUARY

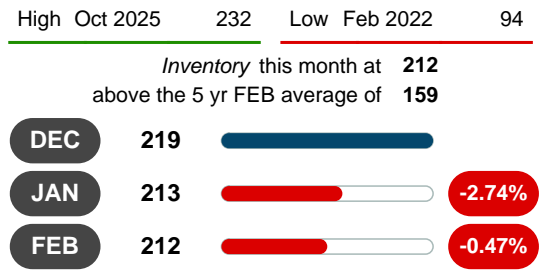


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 159



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	4.72%	116.5	5	3	2	0
\$75,001 - \$100,000	20	9.43%	87.0	7	11	2	0
\$100,001 - \$150,000	39	18.40%	40.0	12	19	7	1
\$150,001 - \$225,000	63	29.72%	73.0	10	43	9	1
\$225,001 - \$300,000	28	13.21%	74.5	3	14	8	3
\$300,001 - \$425,000	27	12.74%	67.0	2	7	16	2
\$425,001 and up	25	11.79%	60.0	3	7	11	4
Total Active Inventory by Units	212			42	104	55	11
Total Active Inventory by Volume	52,858,244	100%	68.0	8.70M	21.64M	18.11M	4.40M
Median Active Inventory Listing Price	\$195,000			\$127,250	\$191,263	\$282,000	\$375,000

February 2026



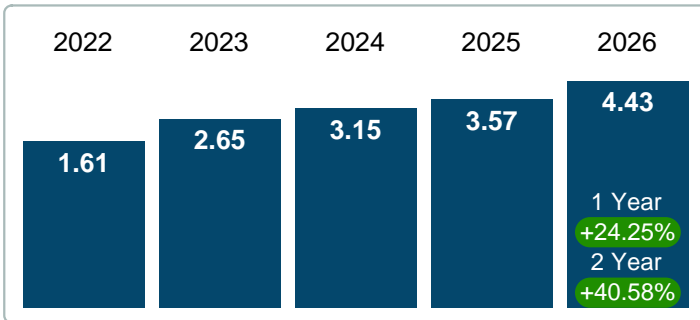
Area Delimited by County Of Muskogee - Residential Property Type



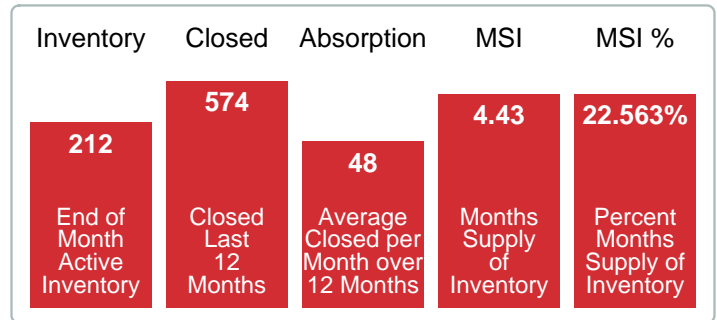
MONTHS SUPPLY of INVENTORY (MSI)

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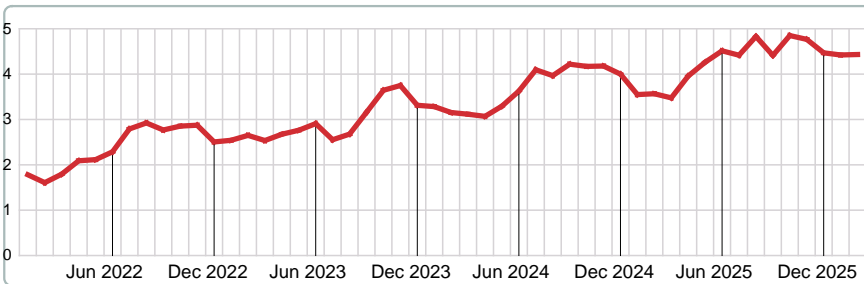
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

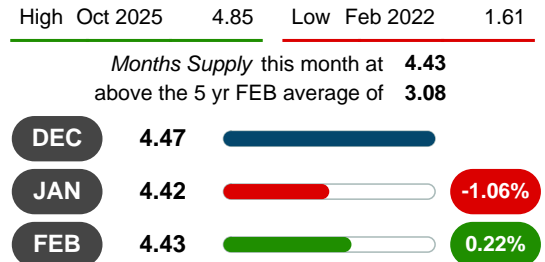


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.08



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
\$75,000 and less	10	4.72%	1.56	1.76	1.03	4.00	0.00
\$75,001 - \$100,000	20	9.43%	7.27	5.25	9.43	8.00	0.00
\$100,001 - \$150,000	39	18.40%	4.73	6.55	3.56	7.64	6.00
\$150,001 - \$225,000	63	29.72%	4.15	7.50	3.88	3.38	12.00
\$225,001 - \$300,000	28	13.21%	3.43	6.00	2.67	3.69	12.00
\$300,001 - \$425,000	27	12.74%	6.00	0.00	3.82	7.11	4.80
\$425,001 and up	25	11.79%	9.68	36.00	10.50	7.76	9.60
Market Supply of Inventory (MSI)			4.43	5.31	3.68	5.41	7.33
Total Active Inventory by Units		100%	4.43	42	104	55	11

February 2026



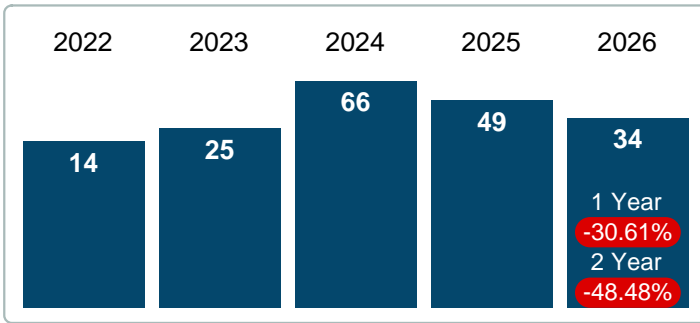
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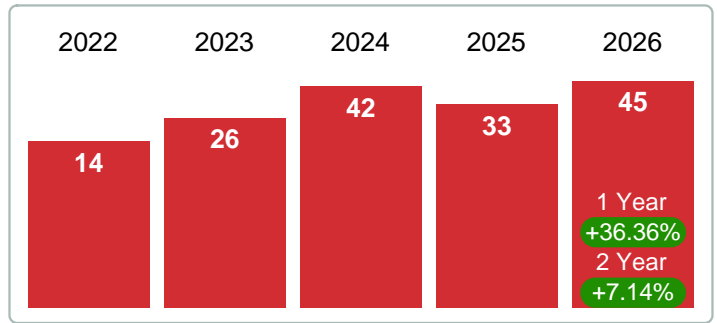
MEDIAN DAYS ON MARKET TO SALE

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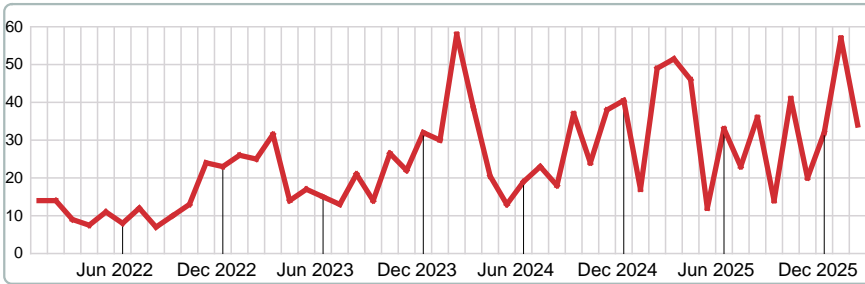
FEBRUARY



YEAR TO DATE (YTD)

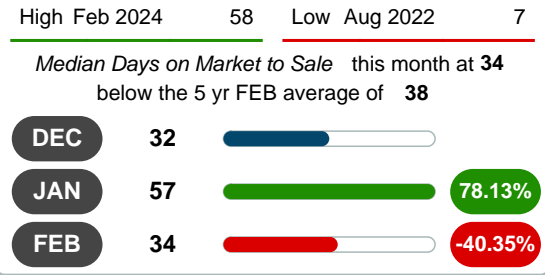


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 38



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
\$75,000 and less	8.57%	18	2	18	91	0
\$75,001 - \$100,000	8.57%	7	64	6	0	0
\$100,001 - \$150,000	17.14%	22	0	22	74	0
\$150,001 - \$200,000	14.29%	34	34	5	37	0
\$200,001 - \$250,000	25.71%	137	0	138	99	0
\$250,001 - \$325,000	14.29%	46	0	47	7	0
\$325,001 and up	11.43%	16	0	25	5	68
Median Closed DOM		34				
Total Closed Units	100%	35	3	17	13	2
Total Closed Volume		7,163,487	299.50K	3.12M	2.67M	1.08M

February 2026



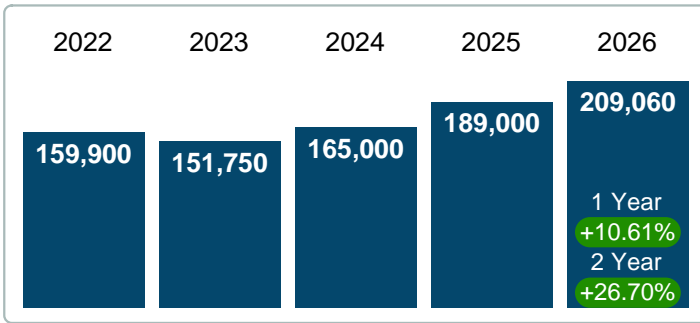
Area Delimited by County Of Muskogee - Residential Property Type



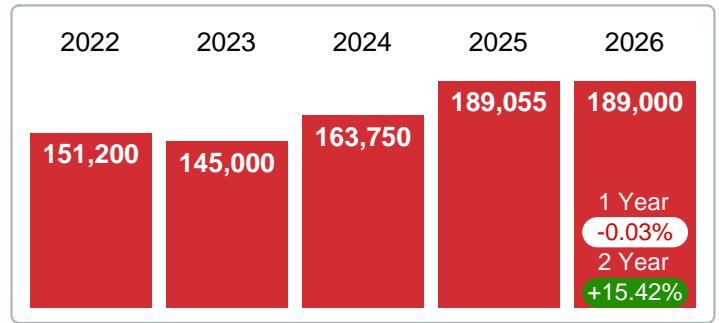
MEDIAN LIST PRICE AT CLOSING

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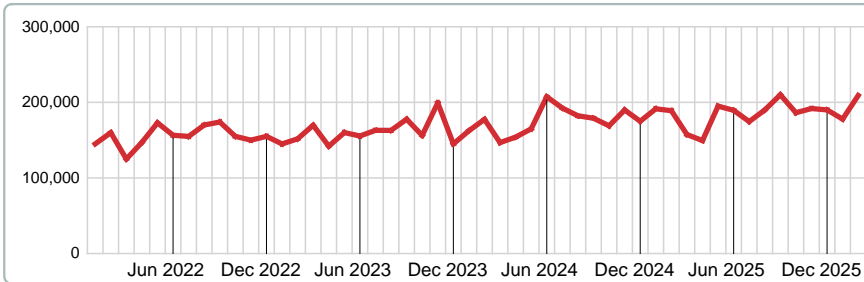
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

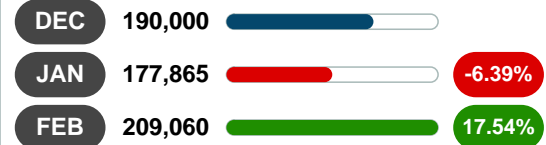


3 MONTHS

5 year FEB AVG = 174,942

High Sep 2025 210,000 Low Mar 2022 125,000

Median List Price at Closing this month at **209,060**
above the 5 yr FEB average of **174,942**



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
\$75,000 and less	5.71%	38,694	20,000	57,388	0	0
\$75,001 - \$100,000	11.43%	91,745	95,000	91,745	86,520	0
\$100,001 - \$150,000	20.00%	140,000	0	142,450	140,000	0
\$150,001 - \$200,000	11.43%	174,150	191,900	159,900	174,150	0
\$200,001 - \$250,000	25.71%	219,900	0	224,700	209,085	0
\$250,001 - \$325,000	11.43%	274,000	0	265,000	274,000	0
\$325,001 and up	14.29%	349,900	0	335,900	344,950	549,450
Median List Price		209,060	95,000	209,072	209,060	549,450
Total Closed Units	100%	209,060	3	17	13	2
Total Closed Volume		7,306,405	306.90K	3.19M	2.71M	1.10M

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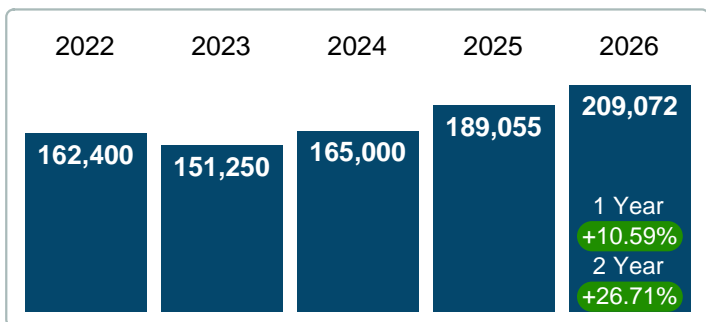
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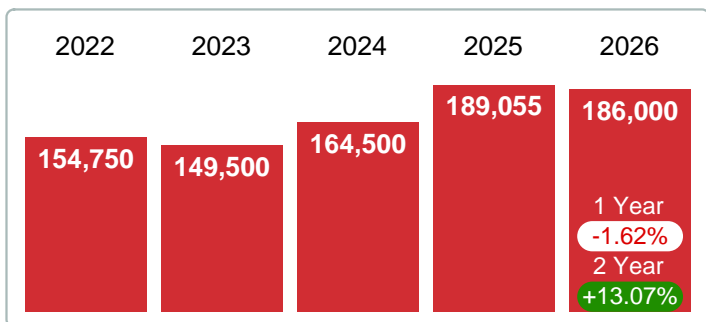
MEDIAN SOLD PRICE AT CLOSING

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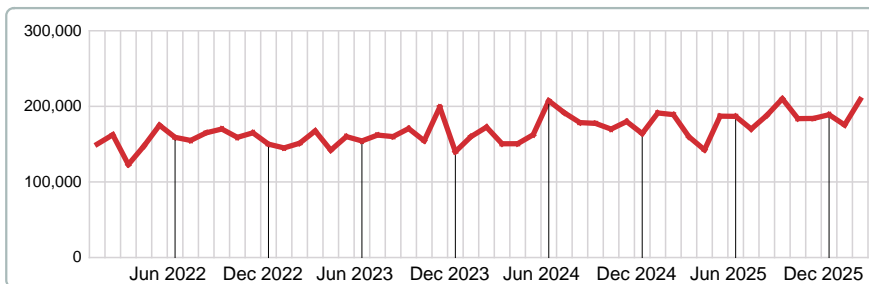
FEBRUARY



YEAR TO DATE (YTD)

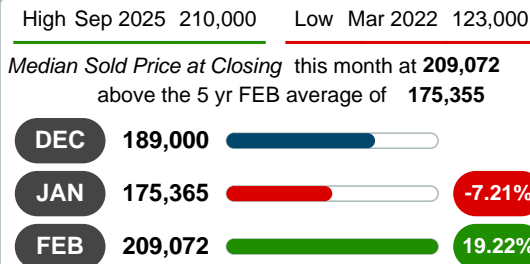


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 175,355



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
\$75,000 and less	8.57%	30,000	26,500	30,000	70,000	0
\$75,001 - \$100,000	8.57%	88,000	88,000	89,250	0	0
\$100,001 - \$150,000	17.14%	134,950	0	139,950	113,500	0
\$150,001 - \$200,000	14.29%	168,500	185,000	157,000	168,500	0
\$200,001 - \$250,000	25.71%	213,940	0	216,970	210,085	0
\$250,001 - \$325,000	14.29%	273,000	0	255,000	277,000	0
\$325,001 and up	11.43%	349,950	0	345,000	350,000	539,815
Median Sold Price		209,072	88,000	209,072	209,860	539,815
Total Closed Units		35	3	17	13	2
Total Closed Volume		7,163,487	299.50K	3.12M	2.67M	1.08M

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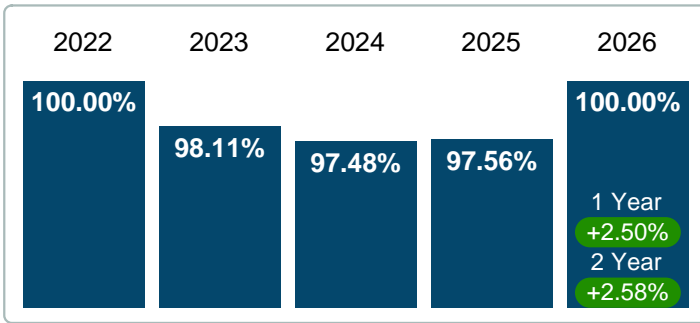
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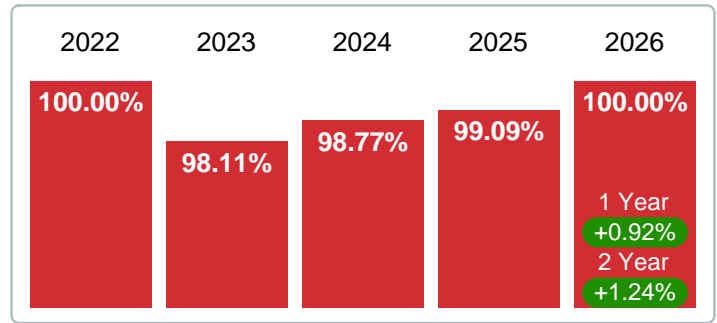
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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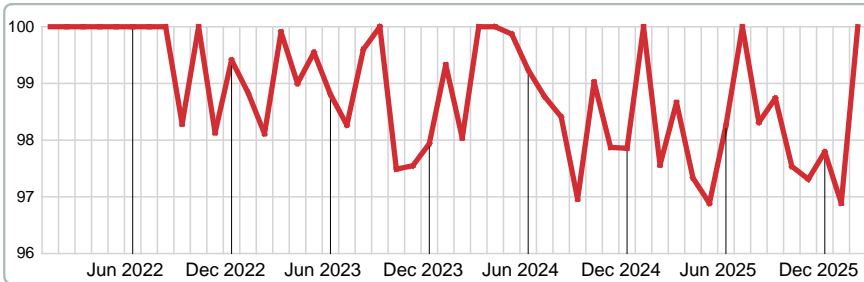
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

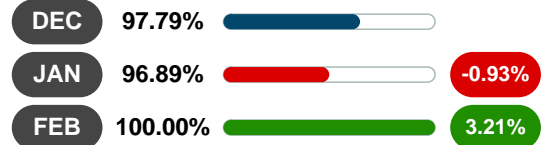


3 MONTHS

5 year FEB AVG = 98.63%

High Feb 2026 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **98.63%**



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
\$75,000 and less	3	8.57%	80.91%	132.50%	52.28%	80.91%	0.00%
\$75,001 - \$100,000	3	8.57%	94.45%	92.63%	97.23%	0.00%	0.00%
\$100,001 - \$150,000	6	17.14%	100.00%	0.00%	100.17%	92.86%	0.00%
\$150,001 - \$200,000	5	14.29%	100.00%	96.40%	98.19%	101.33%	0.00%
\$200,001 - \$250,000	9	25.71%	100.00%	0.00%	98.43%	100.38%	0.00%
\$250,001 - \$325,000	5	14.29%	100.00%	0.00%	97.44%	100.00%	0.00%
\$325,001 and up	4	11.43%	100.00%	0.00%	102.71%	100.00%	98.71%
Median Sold/List Ratio		100.00%		96.40%	100.00%	100.00%	98.71%
Total Closed Units		35	100%	3	17	13	2
Total Closed Volume		7,163,487		299.50K	3.12M	2.67M	1.08M

February 2026



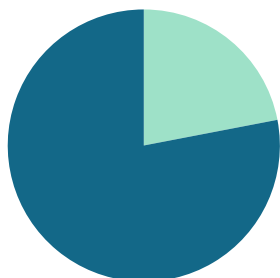
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

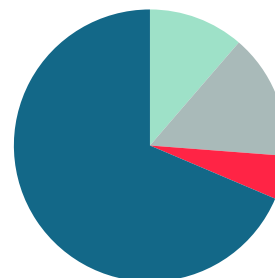


Inventory
 New Listings
60 = 21.98%
 Start Inventory
213
 Total Inventory Units
273
 Volume
\$68,618,036

Market Activity

Closed Sales
35 = 11.33%
 Pending Sales
46 = 14.89%
 Other Off Market
16 = 5.18%
 Active Inventory
212 = 68.61%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	39	35	-10.26%	79	65	-17.72%
Pending Sales	36	46	27.78%	94	90	-4.26%
New Listings	54	60	11.11%	121	132	9.09%
Median List Price	189,000	209,060	10.61%	189,055	189,000	-0.03%
Median Sale Price	189,055	209,072	10.59%	189,055	186,000	-1.62%
Median Percent of Selling Price to List Price	97.56%	100.00%	2.50%	99.09%	100.00%	0.92%
Median Days on Market to Sale	49.00	34.00	-30.61%	33.00	45.00	36.36%
Monthly Inventory	173	212	22.54%	173	212	22.54%
Months Supply of Inventory	3.55	4.43	24.89%	3.55	4.43	24.89%

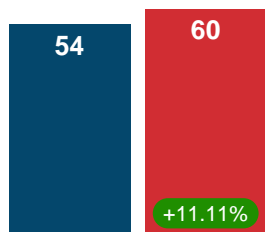
Absorption: Last 12 months, an Average of **48** Sales/Month

Inventory on February 28, 2026 = **212** 2025 2026

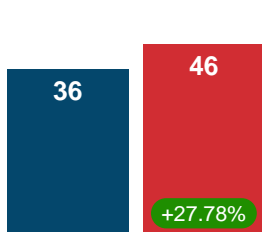
FEBRUARY MARKET

MEDIAN PRICES

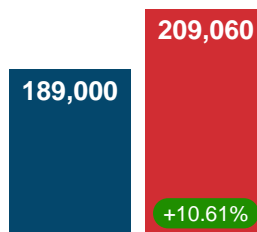
New Listings



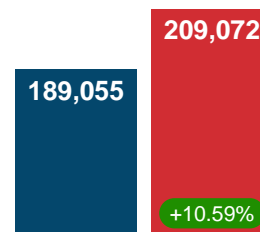
Pending Listings



List Price



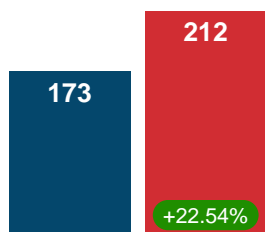
Sale Price



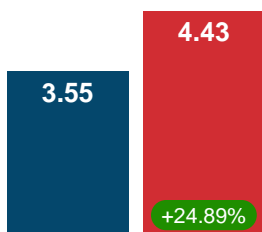
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

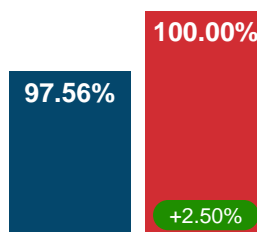
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

