

February 2026



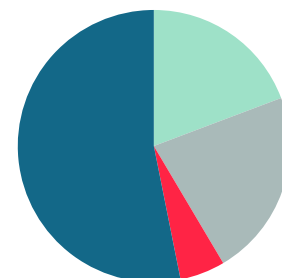
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	79	104	31.65%
Pending Listings	96	120	25.00%
New Listings	109	120	10.09%
Average List Price	369,789	362,783	-1.89%
Average Sale Price	363,372	355,812	-2.08%
Average Percent of Selling Price to List Price	97.90%	98.11%	0.21%
Average Days on Market to Sale	54.41	62.07	14.08%
End of Month Inventory	309	287	-7.12%
Months Supply of Inventory	2.88	2.58	-10.32%



■ Closed (19.26%)
■ Pending (22.22%)
■ Other OffMarket (5.37%)
■ Active (53.15%)

Absorption: Last 12 months, an Average of **111** Sales/Month
Active Inventory as of February 28, 2026 = **287**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2026 decreased **7.12%** to 287 existing homes available for sale. Over the last 12 months this area has had an average of 111 closed sales per month. This represents an unsold inventory index of **2.58** 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 **2.08%** in February 2026 to \$355,812 versus the previous year at \$363,372.

Average Days on Market Lengthens

The average number of **62.07** days that homes spent on the market before selling increased by 7.66 days or **14.08%** in February 2026 compared to last year's same month at **54.41** DOM.

Sales Success for February 2026 is Positive

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

There were 120 New Listings in February 2026, up **10.09%** from last year at 109. Furthermore, there were 104 Closed Listings this month versus last year at 79, a **31.65%** increase.

Closed versus Listed trends yielded a **86.7%** ratio, up from previous year's, February 2025, at **72.5%**, a **19.58%** upswing. This will certainly create pressure on a decreasing 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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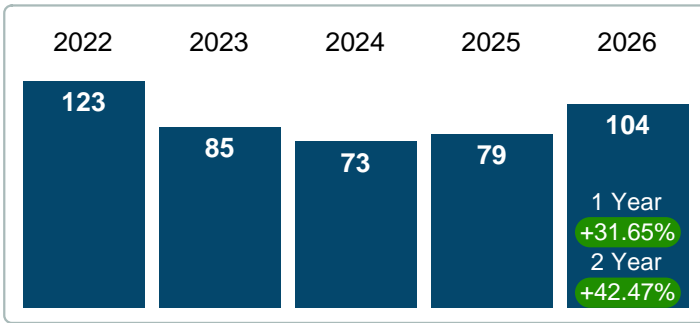
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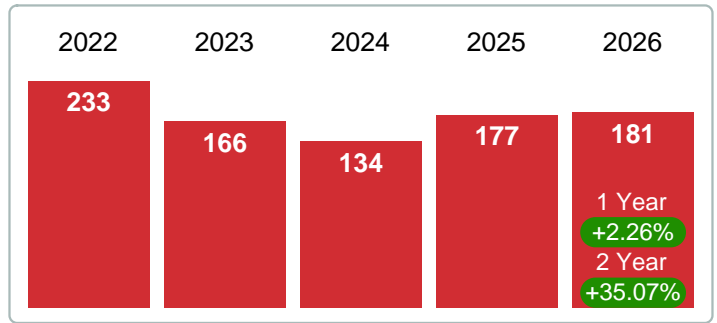
CLOSED LISTINGS

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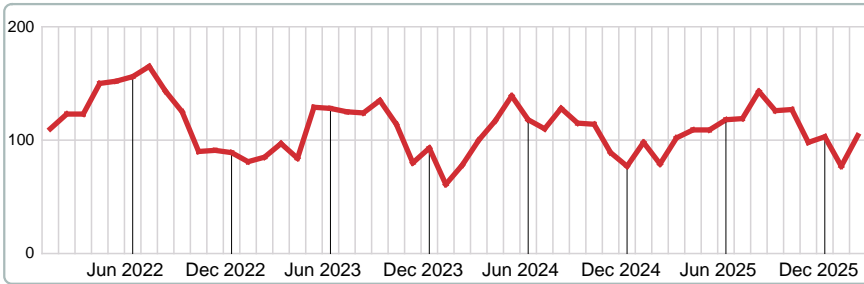
FEBRUARY



YEAR TO DATE (YTD)

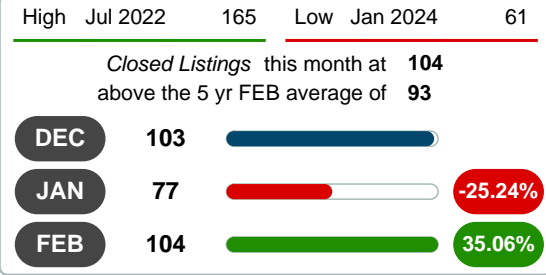


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 93



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	4	3.85%	26.0	3	1	0	0
\$150,001 - \$200,000	18	17.31%	39.3	1	15	2	0
\$200,001 - \$250,000	11	10.58%	67.7	1	9	1	0
\$250,001 - \$350,000	32	30.77%	74.4	1	17	13	1
\$350,001 - \$475,000	15	14.42%	56.5	0	5	5	5
\$475,001 - \$650,000	14	13.46%	59.8	0	2	11	1
\$650,001 and up	10	9.62%	83.2	0	1	5	4
Total Closed Units	104			6	50	37	11
Total Closed Volume	37,004,475	100%	62.1	1.03M	13.43M	16.45M	6.09M
Average Closed Price	\$355,812			\$171,160	\$268,614	\$444,690	\$553,935

February 2026



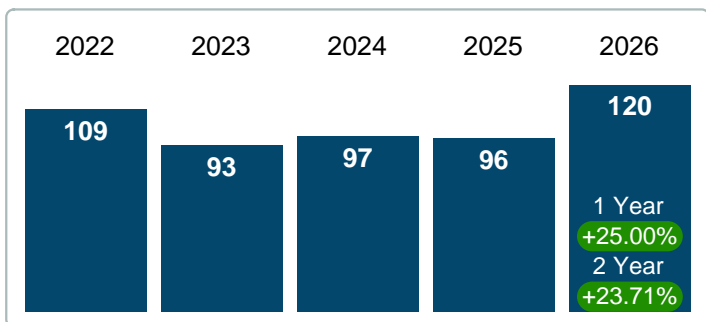
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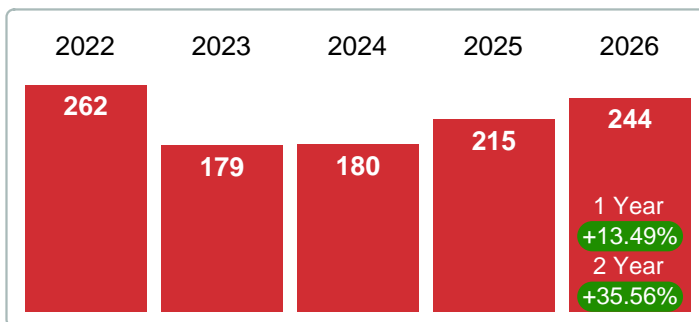
PENDING LISTINGS

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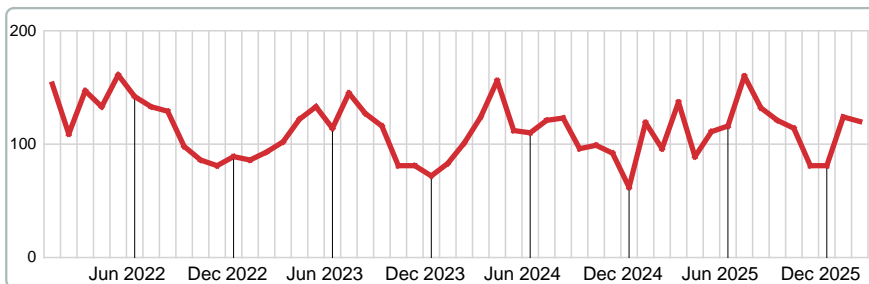
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 103

High May 2022 161 Low Dec 2024 62

Pending Listings this month at 120 above the 5 yr FEB average of 103



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	6.67%	54.1	4	3	1	0
\$175,001 - \$200,000	9	7.50%	36.3	2	7	0	0
\$200,001 - \$250,000	22	18.33%	43.0	0	20	2	0
\$250,001 - \$350,000	35	29.17%	81.7	0	23	12	0
\$350,001 - \$475,000	19	15.83%	58.3	0	7	9	3
\$475,001 - \$650,000	14	11.67%	94.4	0	2	9	3
\$650,001 and up	13	10.83%	120.5	2	0	6	5
Total Pending Units	120			8	62	39	11
Total Pending Volume	43,575,969	100%	71.3	2.47M	16.88M	17.60M	6.63M
Average Listing Price	\$363,133			\$309,050	\$272,207	\$451,208	\$602,691

February 2026



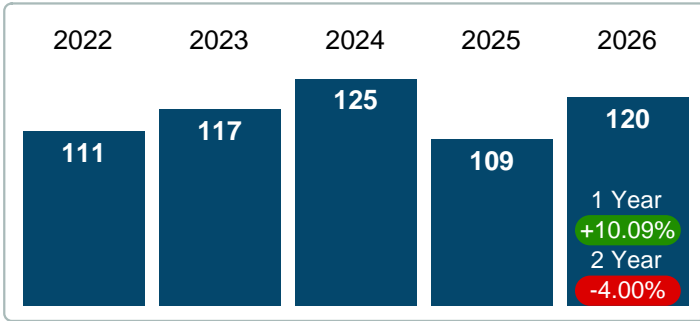
Area Delimited by County Of Rogers - Residential Property Type



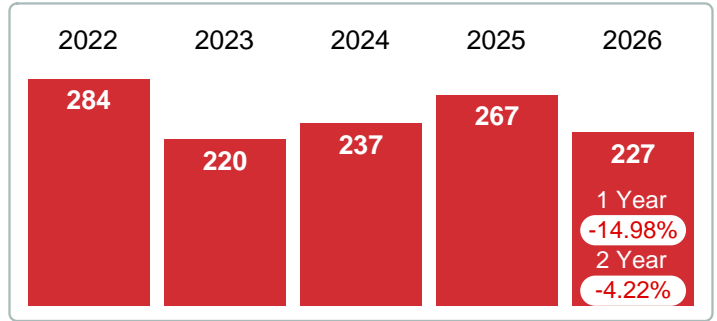
NEW LISTINGS

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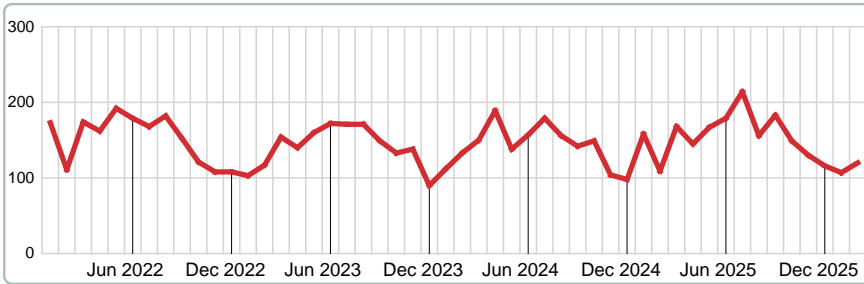
FEBRUARY



YEAR TO DATE (YTD)

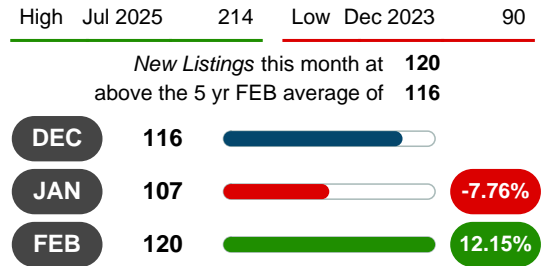


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 116



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	6	5.00%	4	1	1	0
\$175,001 - \$225,000	16	13.33%	3	12	1	0
\$225,001 - \$275,000	19	15.83%	1	15	2	1
\$275,001 - \$400,000	33	27.50%	0	19	13	1
\$400,001 - \$475,000	16	13.33%	0	8	7	1
\$475,001 - \$700,000	18	15.00%	1	3	11	3
\$700,001 and up	12	10.00%	0	0	5	7
Total New Listed Units	120		9	58	40	13
Total New Listed Volume	50,309,848	100%	1.95M	17.68M	19.45M	11.23M
Average New Listed Listing Price	\$419,249		\$216,211	\$304,911	\$486,150	\$864,085

February 2026



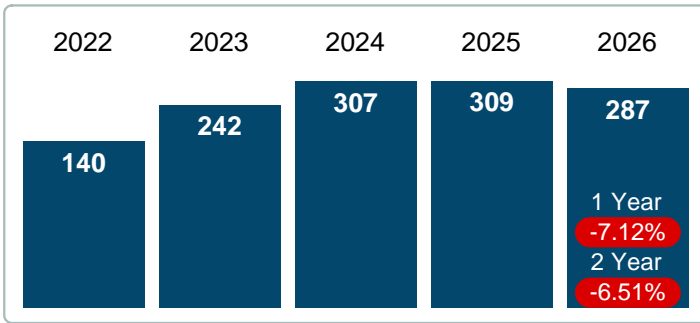
Area Delimited by County Of Rogers - Residential Property Type



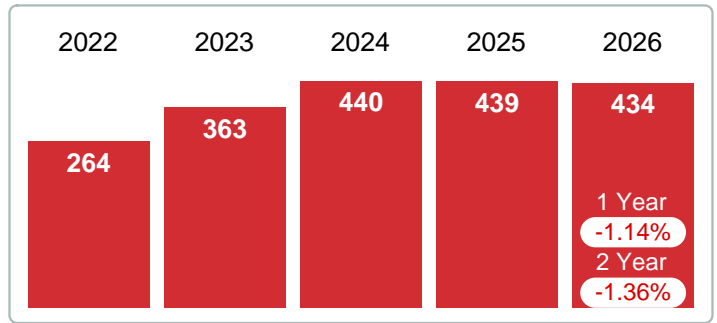
ACTIVE INVENTORY

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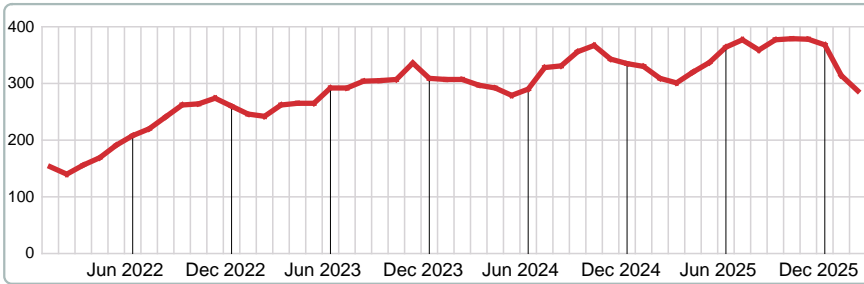
END OF FEBRUARY



ACTIVE DURING FEBRUARY

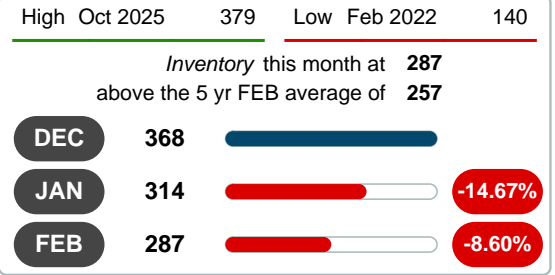


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 257



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	27	9.41%	66.4	7	17	2	1
\$200,001 - \$250,000	28	9.76%	64.0	4	15	6	3
\$250,001 - \$325,000	50	17.42%	66.5	2	31	17	0
\$325,001 - \$450,000	74	25.78%	77.5	1	39	26	8
\$450,001 - \$550,000	44	15.33%	115.3	0	17	26	1
\$550,001 - \$725,000	35	12.20%	73.6	0	1	23	11
\$725,001 and up	29	10.10%	110.8	1	6	10	12
Total Active Inventory by Units	287			15	126	110	36
Total Active Inventory by Volume	135,901,848	100%	81.9	6.57M	44.86M	57.99M	26.48M
Average Active Inventory Listing Price	\$473,526			\$437,913	\$356,058	\$527,156	\$735,631

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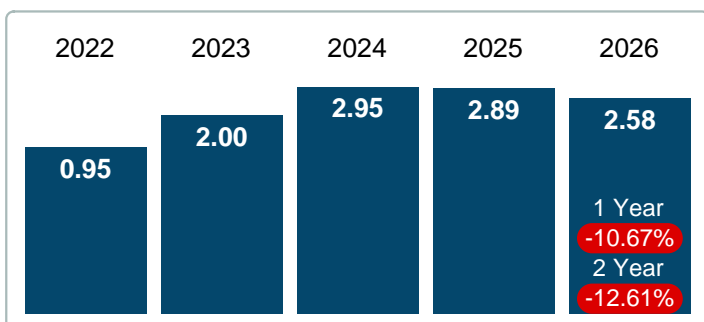
Area Delimited by County Of Rogers - Residential Property Type



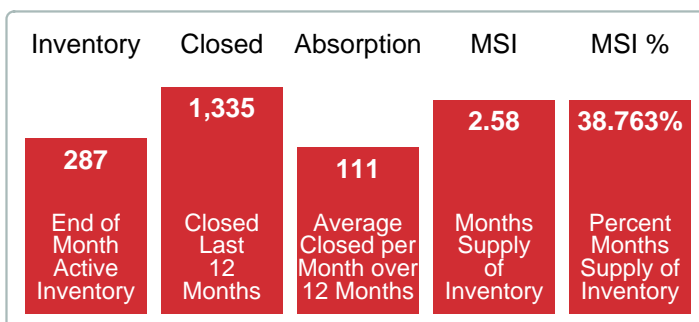
MONTHS SUPPLY of INVENTORY (MSI)

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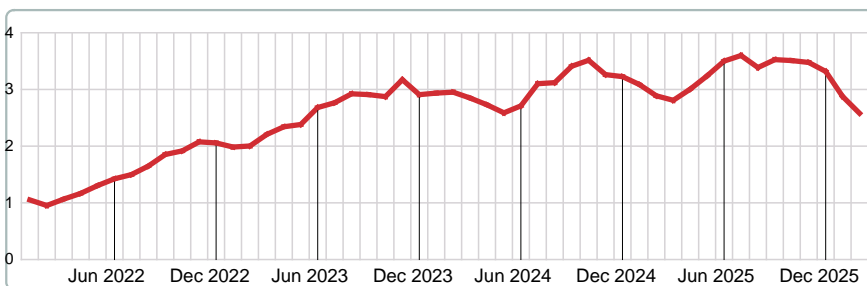
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

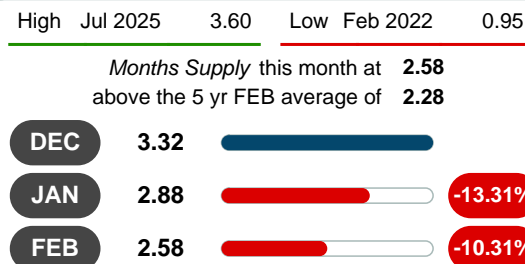


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.28



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
\$200,000 and less	27	9.41%	1.31	1.17	1.40	0.92	3.00
\$200,001 - \$250,000	28	9.76%	1.20	4.36	0.80	1.67	36.00
\$250,001 - \$325,000	50	17.42%	2.07	2.40	2.02	2.22	0.00
\$325,001 - \$450,000	74	25.78%	3.65	4.00	4.59	2.62	5.05
\$450,001 - \$550,000	44	15.33%	5.39	0.00	5.51	6.50	0.92
\$550,001 - \$725,000	35	12.20%	3.93	0.00	0.86	3.63	7.76
\$725,001 and up	29	10.10%	5.12	12.00	7.20	3.43	6.55
Market Supply of Inventory (MSI)			2.58	1.86	2.10	3.01	5.40
Total Active Inventory by Units		100%	2.58	15	126	110	36

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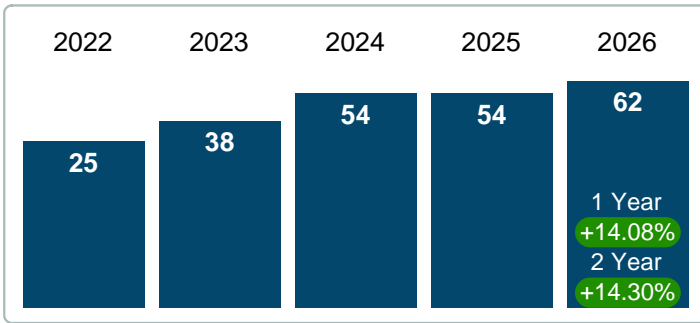
Area Delimited by County Of Rogers - Residential Property Type



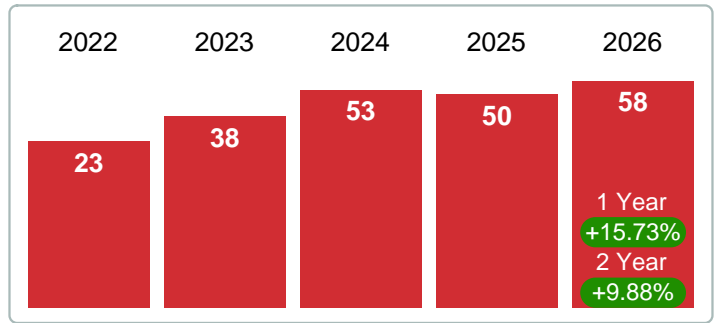
AVERAGE DAYS ON MARKET TO SALE

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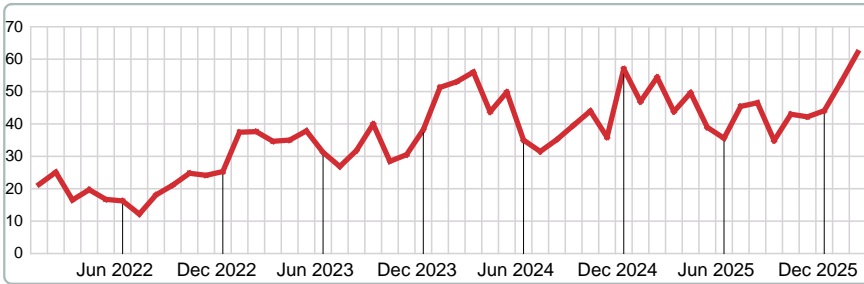
FEBRUARY



YEAR TO DATE (YTD)

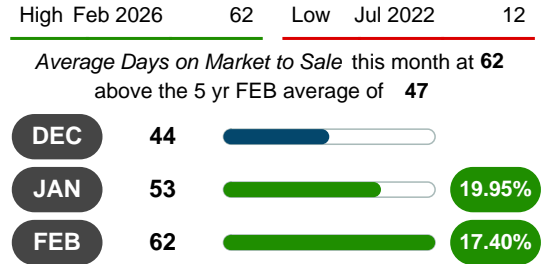


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 47



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
\$150,000 and less	3.85%	26	9	78	0	0
\$150,001 - \$200,000	17.31%	39	84	31	78	0
\$200,001 - \$250,000	10.58%	68	5	81	11	0
\$250,001 - \$350,000	30.77%	74	31	55	107	26
\$350,001 - \$475,000	14.42%	56	0	74	69	27
\$475,001 - \$650,000	13.46%	60	0	34	64	63
\$650,001 and up	9.62%	83	0	71	103	62
Average Closed DOM		62	24	54	84	43
Total Closed Units	104	100%	6	50	37	11
Total Closed Volume	37,004,475		1.03M	13.43M	16.45M	6.09M

February 2026



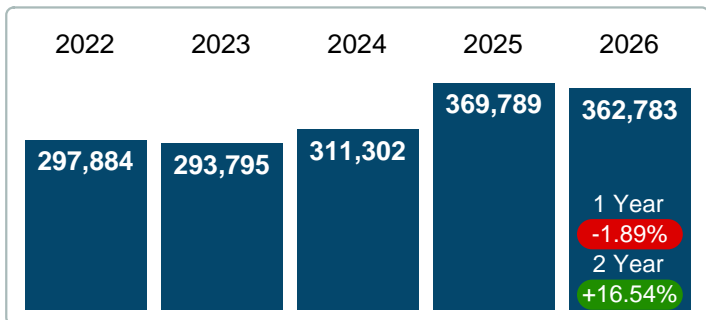
Area Delimited by County Of Rogers - Residential Property Type



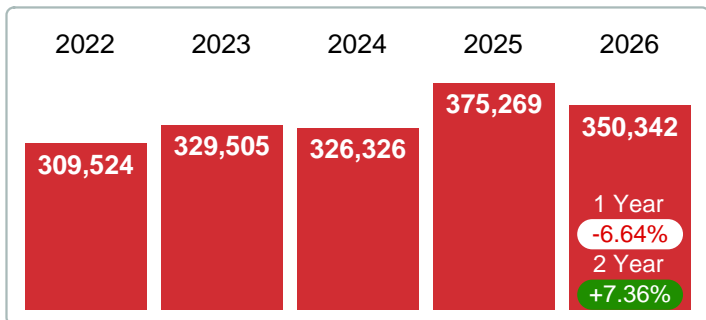
AVERAGE LIST PRICE AT CLOSING

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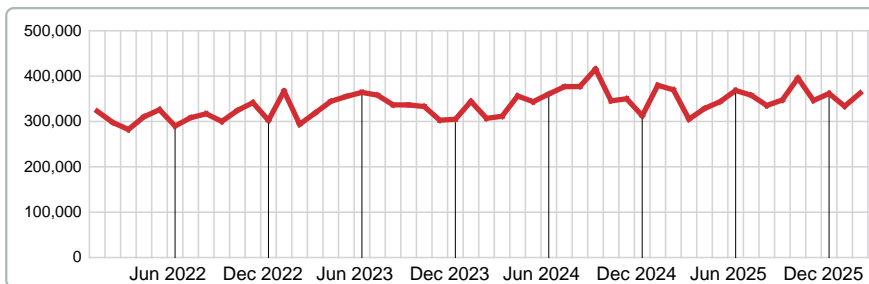
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

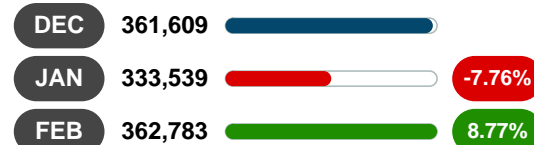


3 MONTHS

5 year FEB AVG = 327,110

High Sep 2024 415,422 Low Mar 2022 282,329

Average List Price at Closing this month at **362,783** above the 5 yr FEB average of **327,110**



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
\$150,000 and less	3.85%	125,750	131,000	110,000	0	0
\$150,001 - \$200,000	16.35%	179,647	169,900	181,440	185,250	0
\$200,001 - \$250,000	10.58%	222,978	209,900	226,096	265,000	0
\$250,001 - \$350,000	30.77%	300,110	320,000	284,554	324,623	326,000
\$350,001 - \$475,000	12.50%	402,846	0	424,900	400,780	444,620
\$475,001 - \$650,000	15.38%	544,206	0	523,950	570,900	555,000
\$650,001 and up	10.58%	742,893	0	815,000	712,280	785,106
Average List Price		362,783	182,133	273,825	451,373	567,684
Total Closed Units	104	100%	6	50	37	11
Total Closed Volume	37,729,397		1.09M	13.69M	16.70M	6.24M

February 2026



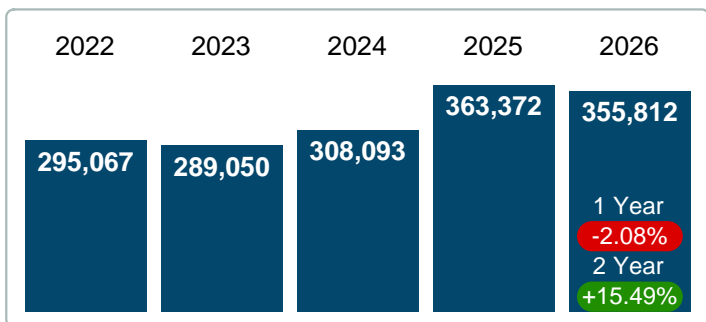
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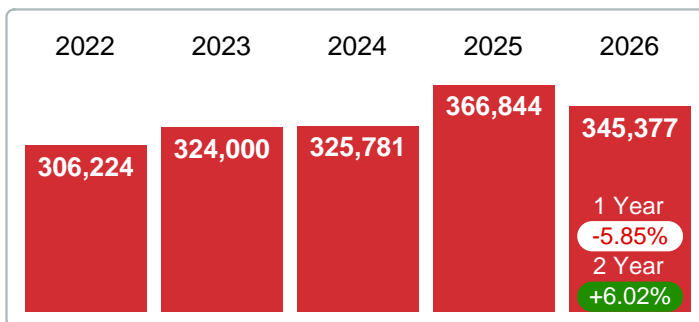
AVERAGE SOLD PRICE AT CLOSING

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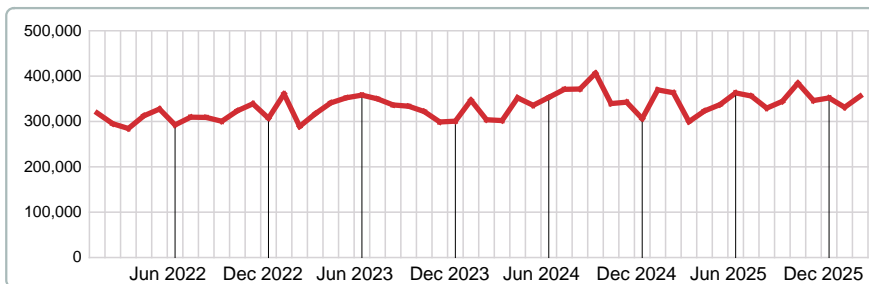
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

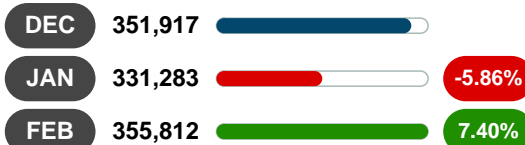


3 MONTHS

5 year FEB AVG = 322,279

High Sep 2024 406,320 Low Mar 2022 284,471

Average Sold Price at Closing this month at **355,812** above the 5 yr FEB average of **322,279**



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
\$150,000 and less	4	3.85%	115,100	125,133	85,000	0	0
\$150,001 - \$200,000	18	17.31%	178,583	165,000	178,100	189,000	0
\$200,001 - \$250,000	11	10.58%	228,229	206,560	228,218	250,000	0
\$250,001 - \$350,000	32	30.77%	296,854	280,000	279,955	320,007	300,000
\$350,001 - \$475,000	15	14.42%	413,650	0	407,000	398,980	434,971
\$475,001 - \$650,000	14	13.46%	553,457	0	516,747	563,173	520,000
\$650,001 and up	10	9.62%	736,658	0	792,500	695,131	774,606
Average Sold Price			355,812	171,160	268,614	444,690	553,935
Total Closed Units		100%	355,812	6	50	37	11
Total Closed Volume			37,004,475	1.03M	13.43M	16.45M	6.09M

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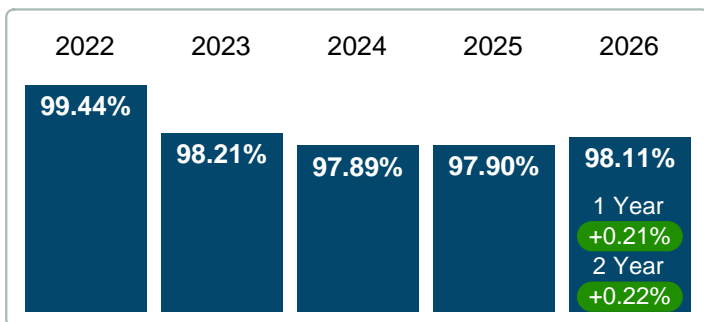
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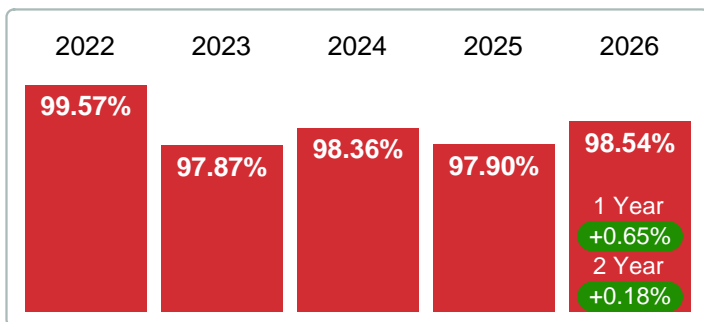
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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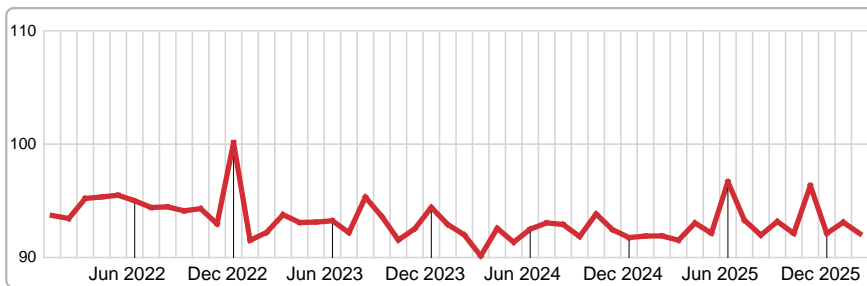
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

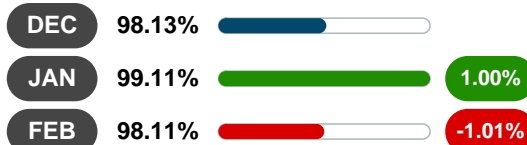


3 MONTHS

5 year FEB AVG = 98.31%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **98.11%**
equal to 5 yr FEB average of **98.31%**



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
\$150,000 and less	4	3.85%	90.83%	95.34%	77.27%	0.00%	0.00%
\$150,001 - \$200,000	18	17.31%	98.68%	97.12%	98.34%	102.01%	0.00%
\$200,001 - \$250,000	11	10.58%	100.13%	98.41%	100.96%	94.34%	0.00%
\$250,001 - \$350,000	32	30.77%	97.97%	87.50%	98.44%	98.62%	92.02%
\$350,001 - \$475,000	15	14.42%	97.92%	0.00%	96.21%	99.59%	97.96%
\$475,001 - \$650,000	14	13.46%	98.38%	0.00%	98.93%	98.71%	93.69%
\$650,001 and up	10	9.62%	98.10%	0.00%	97.24%	97.73%	98.78%
Average Sold/List Ratio			98.10%	94.84%	98.21%	98.72%	97.33%
Total Closed Units		100%	98.10%	6	50	37	11
Total Closed Volume				1.03M	13.43M	16.45M	6.09M

February 2026



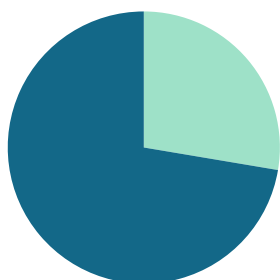
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

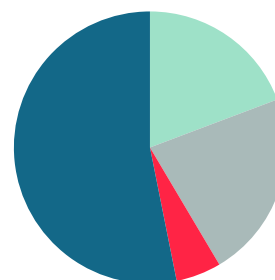


Inventory
 New Listings
120 = 27.65%
 Start Inventory
314
 Total Inventory Units
434
 Volume
\$190,872,121

Market Activity

Closed Sales
104 = 19.26%
 Pending Sales
120 = 22.22%
 Other Off Market
29 = 5.37%
 Active Inventory
287 = 53.15%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	79	104	31.65%	177	181	2.26%
Pending Sales	96	120	25.00%	215	244	13.49%
New Listings	109	120	10.09%	267	227	-14.98%
Average List Price	369,789	362,783	-1.89%	375,269	350,342	-6.64%
Average Sale Price	363,372	355,812	-2.08%	366,844	345,377	-5.85%
Average Percent of Selling Price to List Price	97.90%	98.11%	0.21%	97.90%	98.54%	0.65%
Average Days on Market to Sale	54.41	62.07	14.08%	50.25	58.15	15.73%
Monthly Inventory	309	287	-7.12%	309	287	-7.12%
Months Supply of Inventory	2.88	2.58	-10.32%	2.88	2.58	-10.32%

Absorption: Last 12 months, an Average of 111 Sales/Month

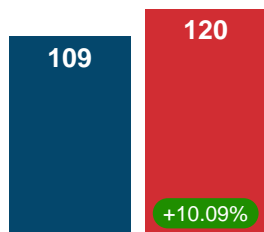
Inventory on February 28, 2026 = 287

2025 2026

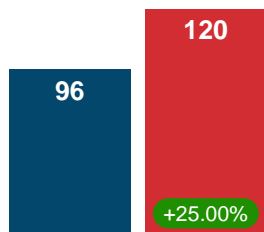
FEBRUARY MARKET

AVERAGE PRICES

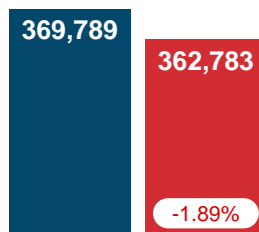
New Listings



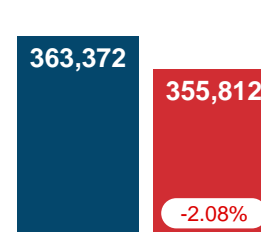
Pending Listings



List Price



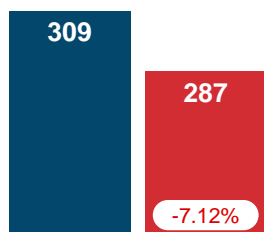
Sale Price



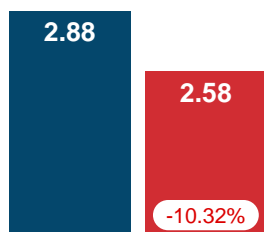
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

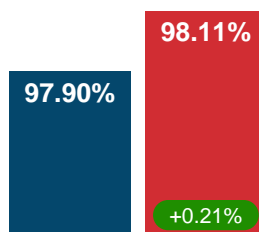
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

