

February 2026



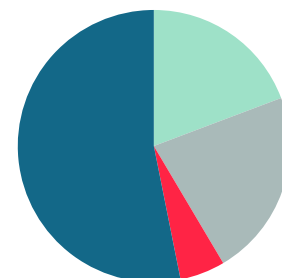
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	299,900	315,000	5.04%
Median Sale Price	298,000	299,950	0.65%
Median Percent of Selling Price to List Price	99.13%	99.03%	-0.10%
Median Days on Market to Sale	40.00	52.00	30.00%
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.

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 **0.65%** in February 2026 to \$299,950 versus the previous year at \$298,000.

Median Days on Market Lengthens

The median number of **52.00** days that homes spent on the market before selling increased by 12.00 days or **30.00%** in February 2026 compared to last year's same month at **40.00** DOM.

Sales Success for February 2026 is Positive

Overall, with Median Prices going up 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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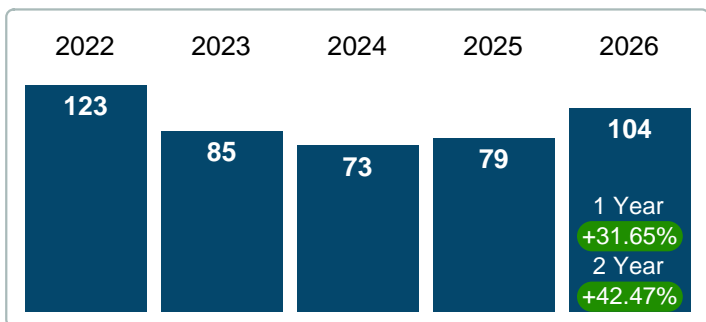
Area Delimited by County Of Rogers - Residential Property Type



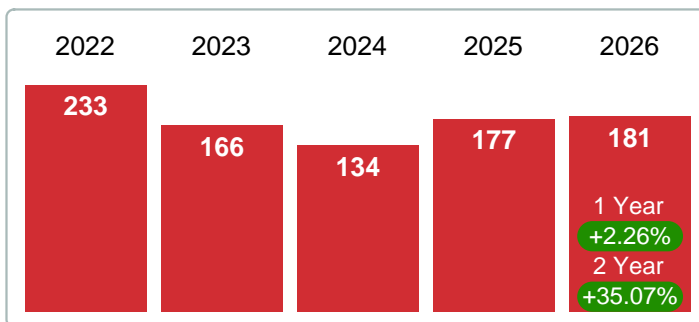
CLOSED LISTINGS

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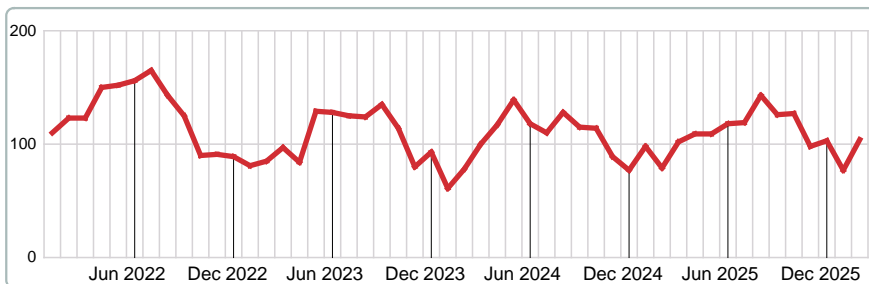
FEBRUARY



YEAR TO DATE (YTD)

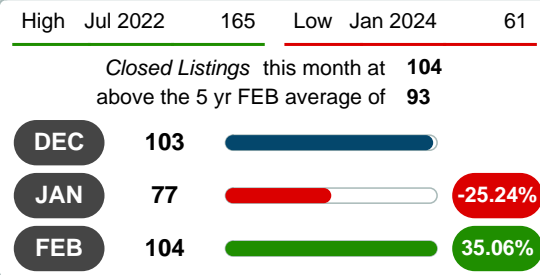


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 93



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	4	3.85%	12.5	3	1	0	0
\$150,001 - \$200,000	18	17.31%	28.5	1	15	2	0
\$200,001 - \$250,000	11	10.58%	52.0	1	9	1	0
\$250,001 - \$350,000	32	30.77%	52.5	1	17	13	1
\$350,001 - \$475,000	15	14.42%	46.0	0	5	5	5
\$475,001 - \$650,000	14	13.46%	62.5	0	2	11	1
\$650,001 and up	10	9.62%	77.5	0	1	5	4
Total Closed Units	104			6	50	37	11
Total Closed Volume	37,004,475	100%	52.0	1.03M	13.43M	16.45M	6.09M
Median Closed Price	\$299,950			\$157,500	\$252,000	\$400,000	\$470,000

February 2026



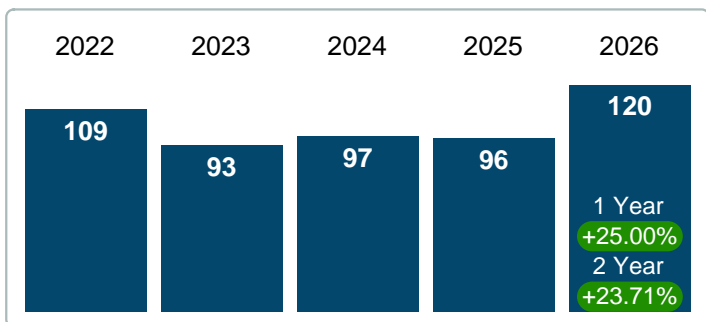
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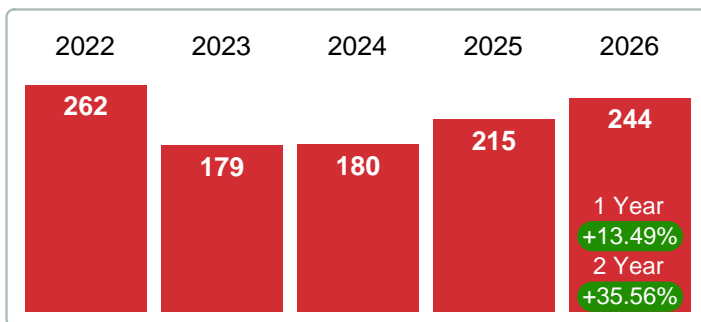
PENDING LISTINGS

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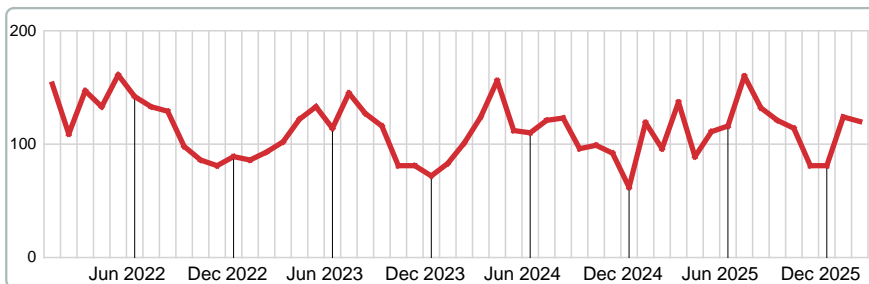
FEBRUARY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	6.67%	47.5	4	3	1	0
\$175,001 - \$200,000	9	7.50%	4.0	2	7	0	0
\$200,001 - \$250,000	22	18.33%	17.5	0	20	2	0
\$250,001 - \$350,000	35	29.17%	63.0	0	23	12	0
\$350,001 - \$475,000	19	15.83%	47.0	0	7	9	3
\$475,001 - \$650,000	14	11.67%	84.0	0	2	9	3
\$650,001 and up	13	10.83%	111.0	2	0	6	5
Total Pending Units	120			8	62	39	11
Total Pending Volume	43,575,969	100%	54.0	2.47M	16.88M	17.60M	6.63M
Median Listing Price	\$310,000			\$177,450	\$256,950	\$394,900	\$571,805

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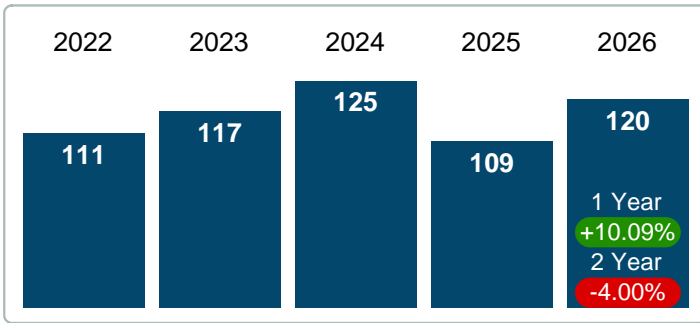
Area Delimited by County Of Rogers - Residential Property Type



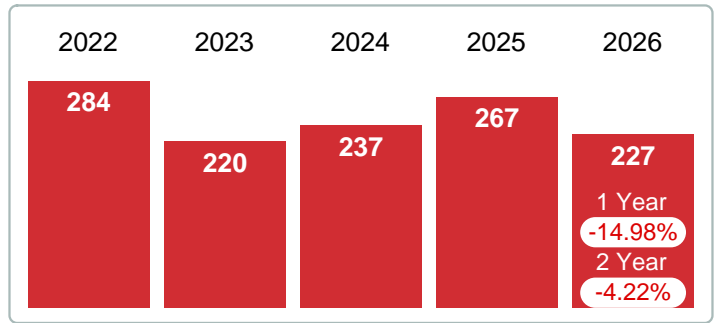
NEW LISTINGS

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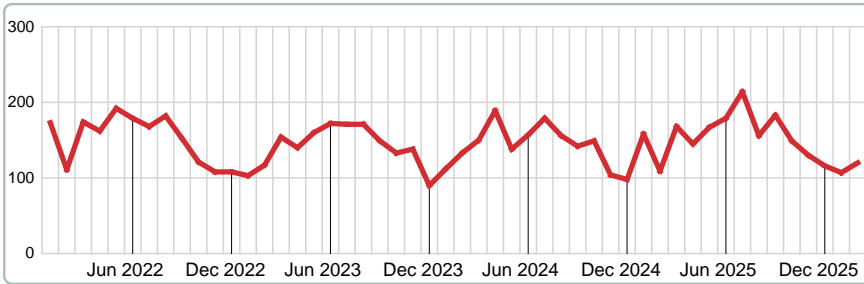
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 116

High Jul 2025 214 Low Dec 2023 90

New Listings this month at 120
above the 5 yr FEB average of 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
Median New Listed Listing Price	\$340,675		\$195,000	\$279,700	\$444,700	\$710,000

February 2026



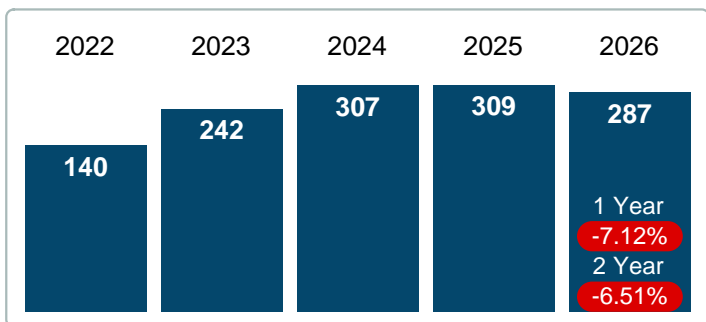
Area Delimited by County Of Rogers - Residential Property Type



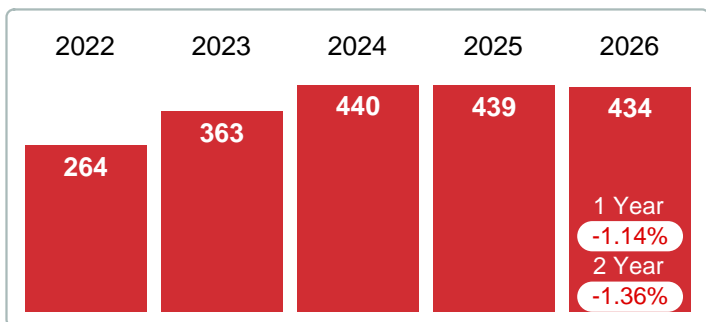
ACTIVE INVENTORY

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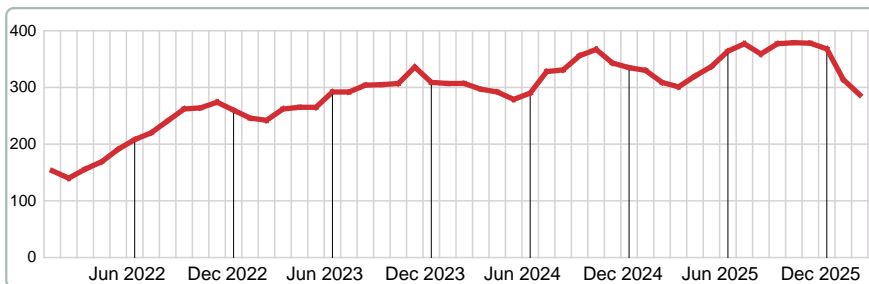
END OF FEBRUARY



ACTIVE DURING FEBRUARY

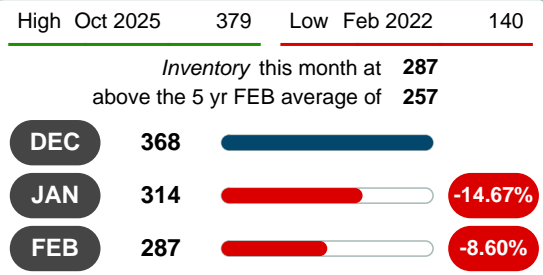


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 257



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	27	9.41%	54.0	7	17	2	1
\$200,001 - \$250,000	28	9.76%	56.5	4	15	6	3
\$250,001 - \$325,000	50	17.42%	49.5	2	31	17	0
\$325,001 - \$450,000	74	25.78%	56.5	1	39	26	8
\$450,001 - \$550,000	44	15.33%	102.5	0	17	26	1
\$550,001 - \$725,000	35	12.20%	67.0	0	1	23	11
\$725,001 and up	29	10.10%	115.0	1	6	10	12
Total Active Inventory by Units	287			15	126	110	36
Total Active Inventory by Volume	135,901,848	100%	67.0	6.57M	44.86M	57.99M	26.48M
Median Active Inventory Listing Price	\$395,000			\$205,000	\$326,250	\$468,750	\$680,500

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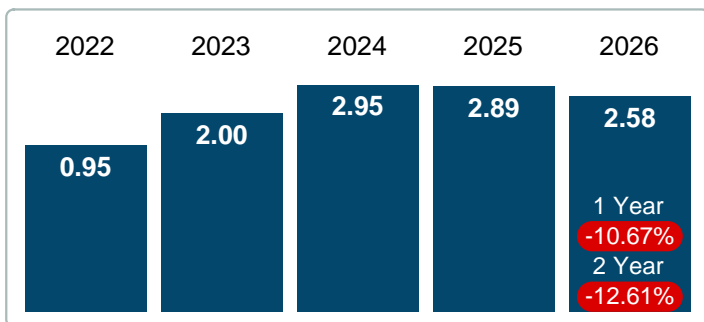
Area Delimited by County Of Rogers - Residential Property Type



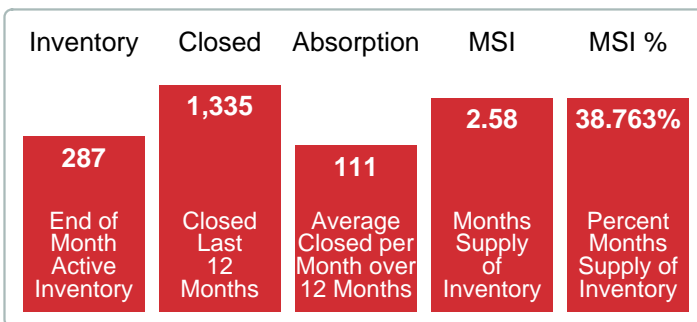
MONTHS SUPPLY of INVENTORY (MSI)

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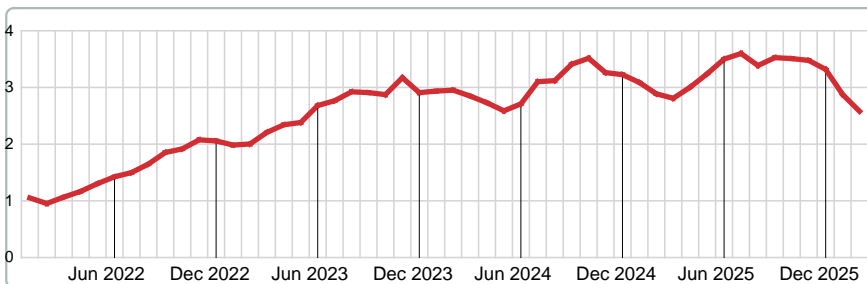
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

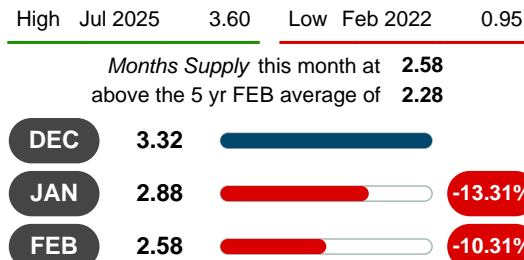


5 YEAR MARKET ACTIVITY TRENDS



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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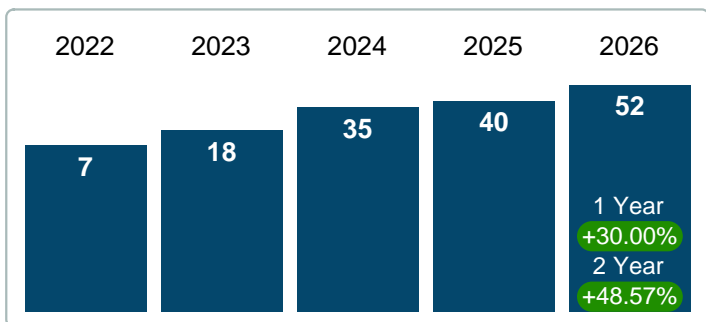
Area Delimited by County Of Rogers - Residential Property Type



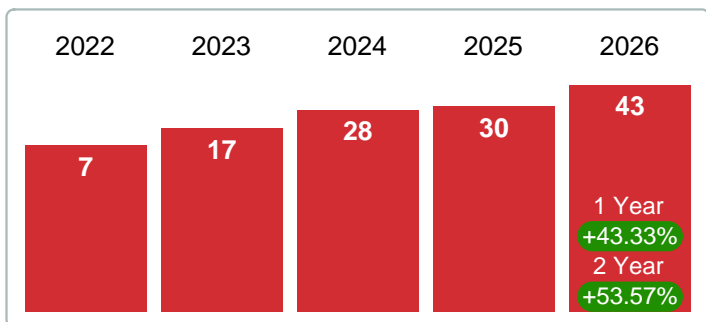
MEDIAN DAYS ON MARKET TO SALE

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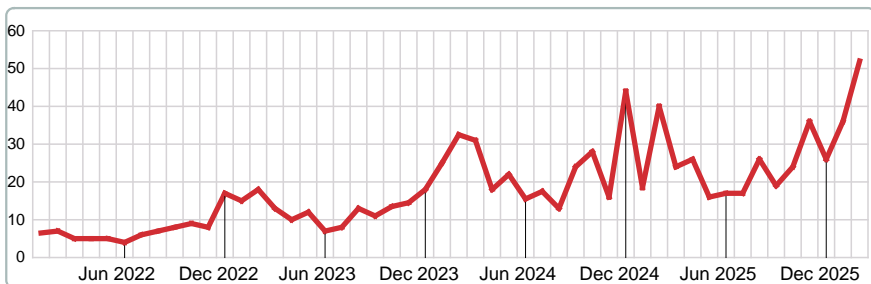
FEBRUARY



YEAR TO DATE (YTD)

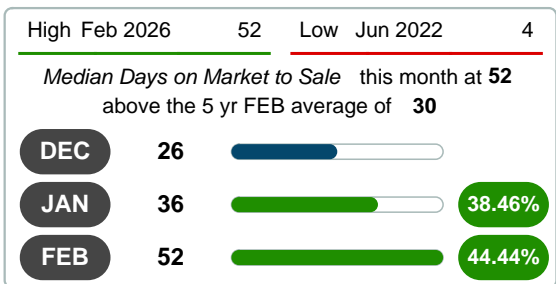


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 30



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
\$150,000 and less	3.85%	13	5	78	0	0
\$150,001 - \$200,000	17.31%	29	84	22	78	0
\$200,001 - \$250,000	10.58%	52	5	59	11	0
\$250,001 - \$350,000	30.77%	53	31	47	105	26
\$350,001 - \$475,000	14.42%	46	0	78	54	12
\$475,001 - \$650,000	13.46%	63	0	34	62	63
\$650,001 and up	9.62%	78	0	71	103	70
Median Closed DOM		52	13	49	66	26
Total Closed Units	100%	104	6	50	37	11
Total Closed Volume		37,004,475	1.03M	13.43M	16.45M	6.09M

February 2026



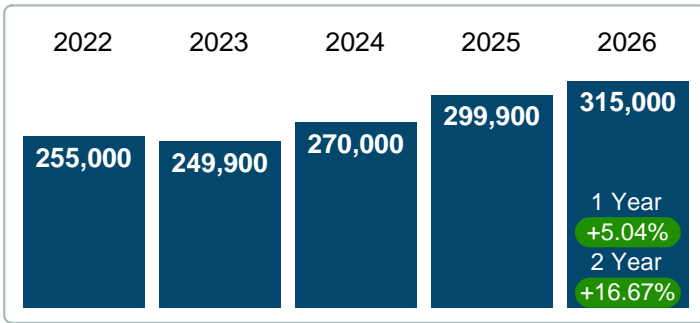
Area Delimited by County Of Rogers - Residential Property Type



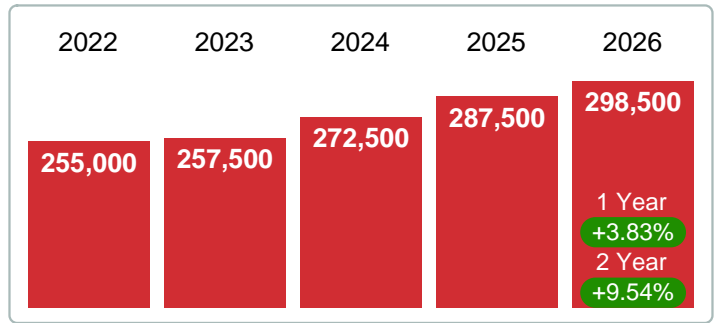
MEDIAN LIST PRICE AT CLOSING

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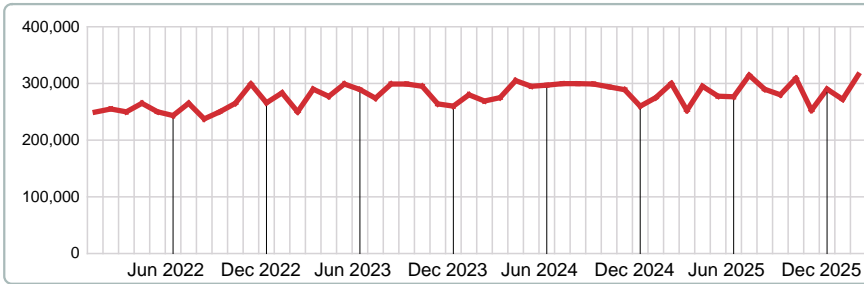
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 277,960

High Feb 2026 315,000 Low Aug 2022 237,500

Median List Price at Closing this month at **315,000**
above the 5 yr FEB average of **277,960**



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
\$150,000 and less	4	3.85%	121,500	126,000	110,000	0	0
\$150,001 - \$200,000	17	16.35%	179,500	169,900	179,700	185,250	0
\$200,001 - \$250,000	11	10.58%	218,000	209,900	218,950	0	0
\$250,001 - \$350,000	32	30.77%	299,450	320,000	280,000	327,900	326,000
\$350,001 - \$475,000	13	12.50%	399,999	0	387,500	393,000	443,700
\$475,001 - \$650,000	16	15.38%	547,000	0	499,500	560,750	495,000
\$650,001 and up	11	10.58%	699,500	0	815,000	699,250	790,212
Median List Price			315,000	159,950	253,000	400,000	495,000
Total Closed Units		100%	315,000	6	50	37	11
Total Closed Volume			37,729,397	1.09M	13.69M	16.70M	6.24M

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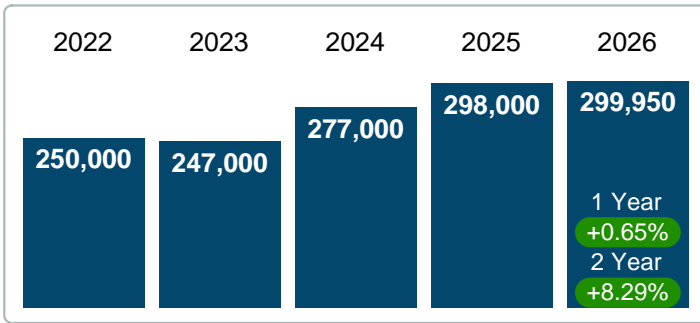
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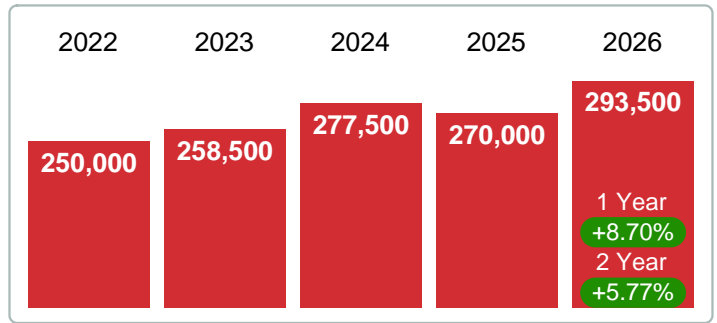
MEDIAN SOLD PRICE AT CLOSING

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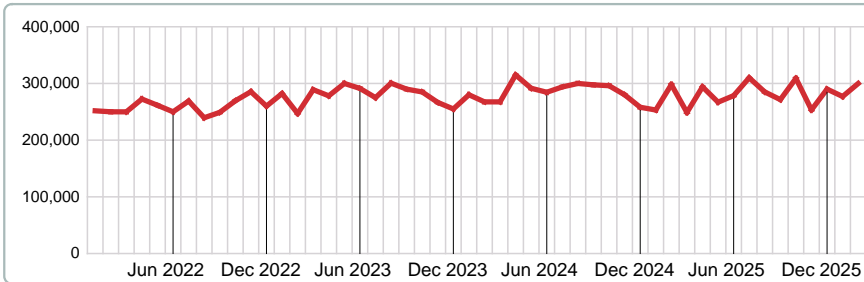
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

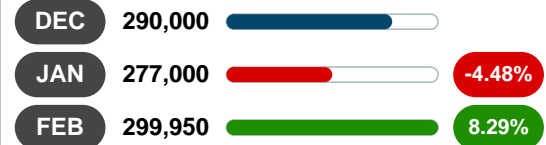


3 MONTHS

5 year FEB AVG = 274,390

High Apr 2024 315,000 Low Aug 2022 239,500

Median Sold Price at Closing this month at **299,950**
above the 5 yr FEB average of **274,390**



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
\$150,000 and less	3.85%	112,700	117,000	85,000	0	0
\$150,001 - \$200,000	17.31%	176,500	165,000	175,000	189,000	0
\$200,001 - \$250,000	10.58%	229,900	206,560	229,900	250,000	0
\$250,001 - \$350,000	30.77%	295,500	280,000	280,250	327,000	300,000
\$350,001 - \$475,000	14.42%	420,000	0	399,999	400,000	450,000
\$475,001 - \$650,000	13.46%	541,000	0	516,747	570,000	520,000
\$650,001 and up	9.62%	705,843	0	792,500	690,000	776,712
Median Sold Price		299,950	157,500	252,000	400,000	470,000
Total Closed Units	100%	299,950	6	50	37	11
Total Closed Volume		37,004,475	1.03M	13.43M	16.45M	6.09M

February 2026



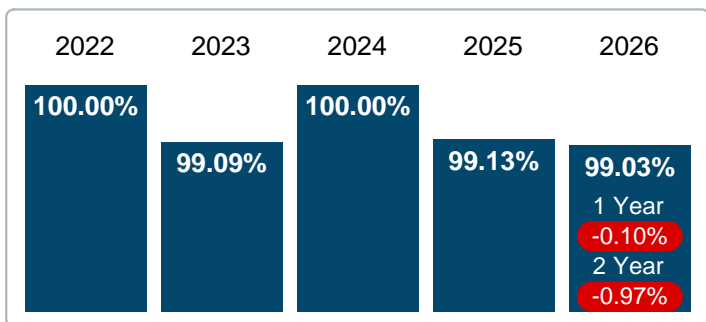
Area Delimited by County Of Rogers - Residential Property Type



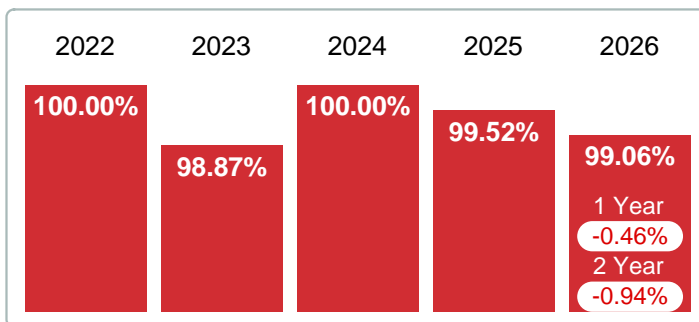
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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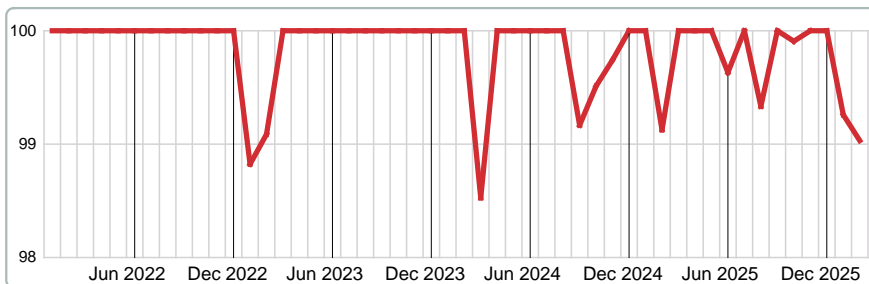
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

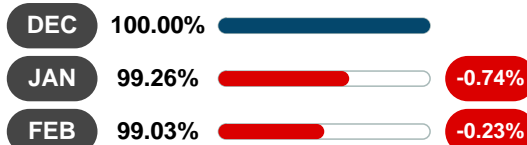


3 MONTHS

5 year FEB AVG = 99.45%

High Dec 2025 100.00% Low Mar 2024 98.53%

Median Sold/List Ratio this month at **99.03%**
equal to 5 yr FEB average of **99.45%**



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
\$150,000 and less	4	3.85%	93.02%	100.00%	77.27%	0.00%	0.00%
\$150,001 - \$200,000	18	17.31%	99.59%	97.12%	99.18%	102.01%	0.00%
\$200,001 - \$250,000	11	10.58%	100.00%	98.41%	100.05%	94.34%	0.00%
\$250,001 - \$350,000	32	30.77%	98.88%	87.50%	98.67%	99.39%	92.02%
\$350,001 - \$475,000	15	14.42%	98.84%	0.00%	97.33%	98.89%	97.53%
\$475,001 - \$650,000	14	13.46%	99.36%	0.00%	98.93%	99.48%	93.69%
\$650,001 and up	10	9.62%	98.77%	0.00%	97.24%	98.64%	99.07%
Median Sold/List Ratio		99.03%		97.76%	99.12%	99.39%	97.53%
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



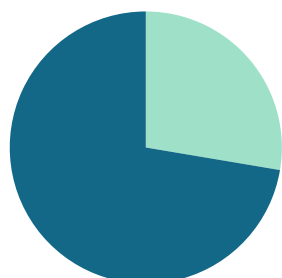
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

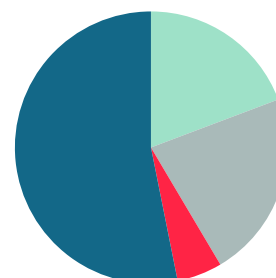


Inventory
 New Listings
120 = 27.65%
 Start Inventory
314
 Total Inventory Units
434
 Volume
\$190,872,121

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%
Median List Price	299,900	315,000	5.04%	287,500	298,500	3.83%
Median Sale Price	298,000	299,950	0.65%	270,000	293,500	8.70%
Median Percent of Selling Price to List Price	99.13%	99.03%	-0.10%	99.52%	99.06%	-0.46%
Median Days on Market to Sale	40.00	52.00	30.00%	30.00	43.00	43.33%
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

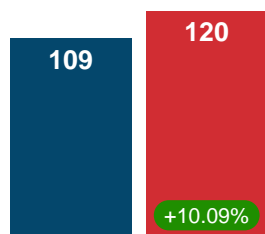
Inventory on February 28, 2026 = 287

2025 2026

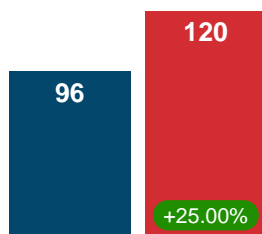
FEBRUARY MARKET

MEDIAN PRICES

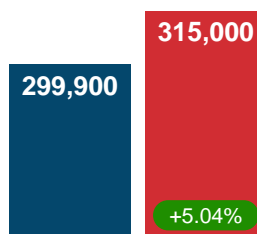
New Listings



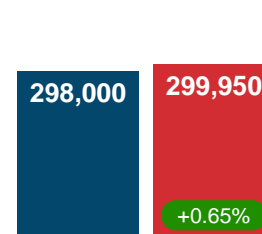
Pending Listings



List Price



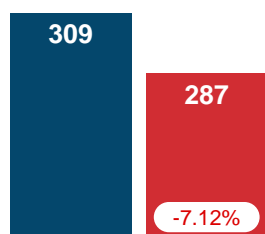
Sale Price



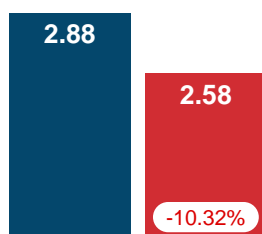
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

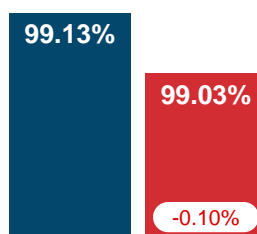
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

