

February 2026



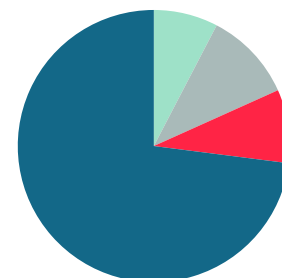
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	53	69	30.19%
Pending Listings	66	96	45.45%
New Listings	126	176	39.68%
Average List Price	225,379	238,599	5.87%
Average Sale Price	210,704	225,400	6.97%
Average Percent of Selling Price to List Price	92.16%	93.19%	1.12%
Average Days on Market to Sale	87.40	77.42	-11.41%
End of Month Inventory	555	659	18.74%
Months Supply of Inventory	6.88	8.21	19.36%



■ Closed (7.64%)
■ Pending (10.63%)
■ Other OffMarket (8.75%)
■ Active (72.98%)

Absorption: Last 12 months, an Average of **80** Sales/Month
Active Inventory as of February 28, 2026 = **659**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **18.74%** to 659 existing homes available for sale. Over the last 12 months this area has had an average of 80 closed sales per month. This represents an unsold inventory index of **8.21** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **6.97%** in February 2026 to \$225,400 versus the previous year at \$210,704.

Average Days on Market Shortens

The average number of **77.42** days that homes spent on the market before selling decreased by 9.98 days or **11.41%** in February 2026 compared to last year's same month at **87.40** DOM.

Sales Success for February 2026 is Positive

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

There were 176 New Listings in February 2026, up **39.68%** from last year at 126. Furthermore, there were 69 Closed Listings this month versus last year at 53, a **30.19%** increase.

Closed versus Listed trends yielded a **39.2%** ratio, down from previous year's, February 2025, at **42.1%**, a **6.80%** downswing. This will certainly create pressure on an increasing Monthly 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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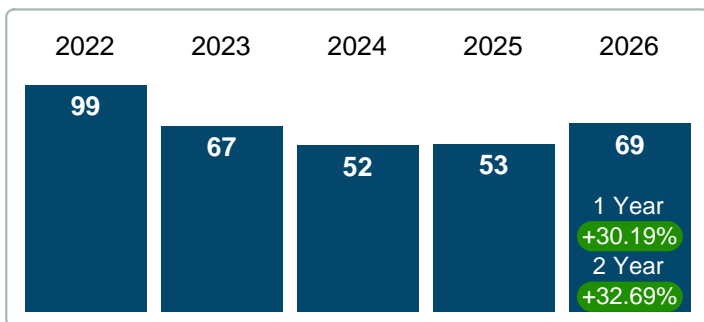
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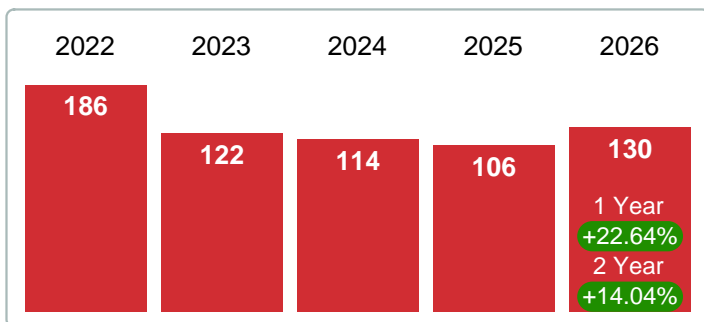
CLOSED LISTINGS

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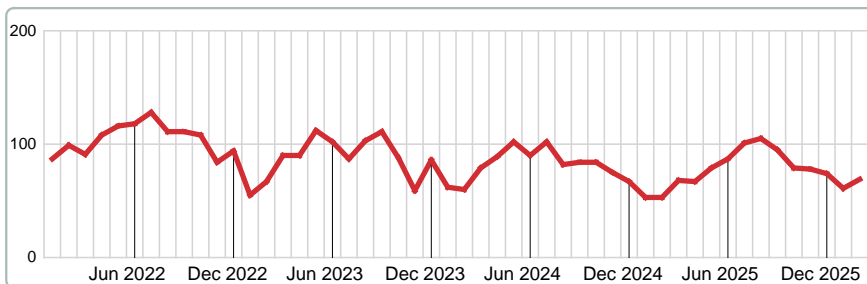
FEBRUARY



YEAR TO DATE (YTD)

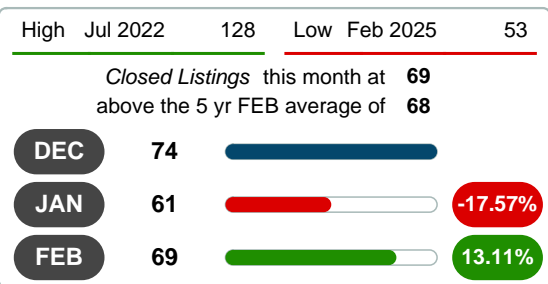


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	8.70%	24.3	5	1	0	0
\$50,001 - \$125,000	9	13.04%	74.8	4	4	1	0
\$125,001 - \$150,000	10	14.49%	79.6	1	7	2	0
\$150,001 - \$225,000	18	26.09%	68.3	1	15	2	0
\$225,001 - \$300,000	9	13.04%	120.3	2	5	2	0
\$300,001 - \$400,000	12	17.39%	86.5	1	8	3	0
\$400,001 and up	5	7.25%	75.2	0	3	2	0
Total Closed Units	69			14	43	12	0
Total Closed Volume	15,552,600	100%	77.4	1.62M	10.31M	3.62M	0.00B
Average Closed Price	\$225,400			\$115,964	\$239,758	\$301,625	\$0

February 2026



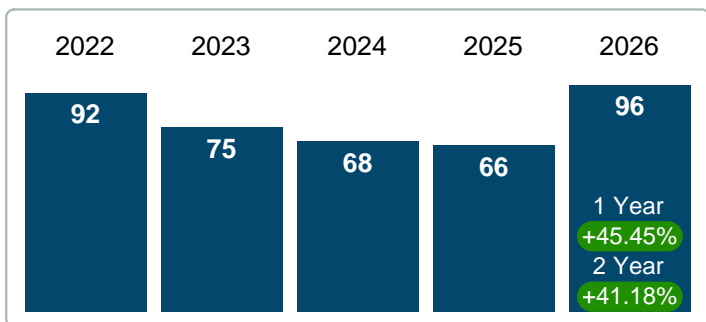
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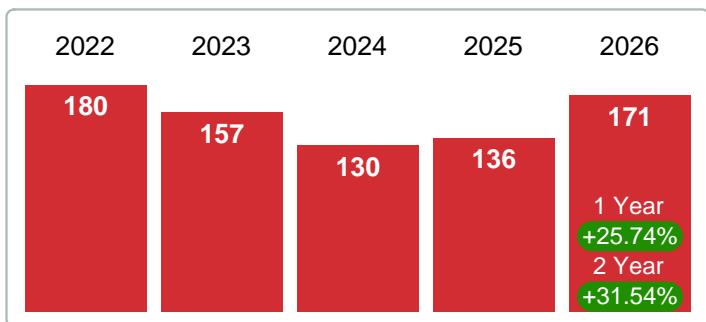
PENDING LISTINGS

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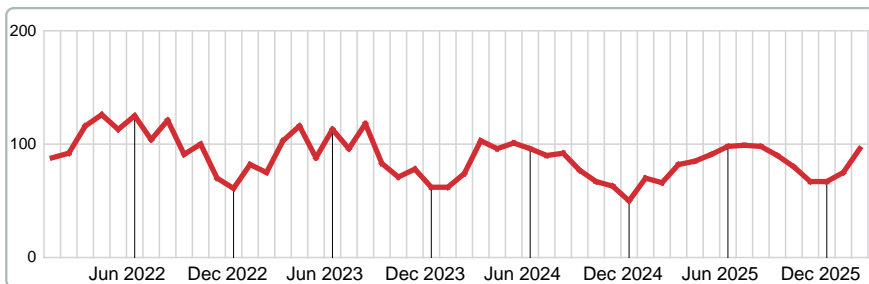
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

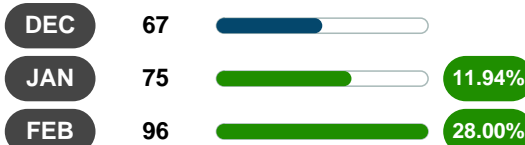


3 MONTHS

5 year FEB AVG = 79

High Apr 2022 126 Low Dec 2024 50

Pending Listings this month at **96**
above the 5 yr FEB average of **79**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	9.38%	64.6	7	1	0	1
\$50,001 - \$100,000	9	9.38%	62.2	2	6	1	0
\$100,001 - \$150,000	13	13.54%	56.2	2	8	3	0
\$150,001 - \$225,000	29	30.21%	79.0	1	20	8	0
\$225,001 - \$325,000	11	11.46%	82.5	3	5	3	0
\$325,001 - \$575,000	16	16.67%	73.9	0	10	6	0
\$575,001 and up	9	9.38%	53.8	0	6	1	2
Total Pending Units	96			15	56	22	3
Total Pending Volume	26,786,594	100%	70.2	1.64M	16.60M	6.52M	2.03M
Average Listing Price	\$279,027			\$109,013	\$296,412	\$296,286	\$678,000

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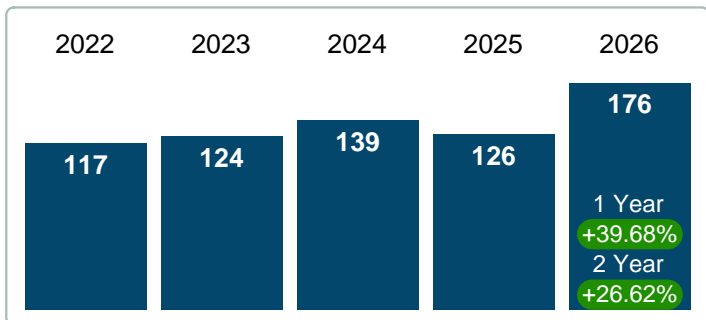
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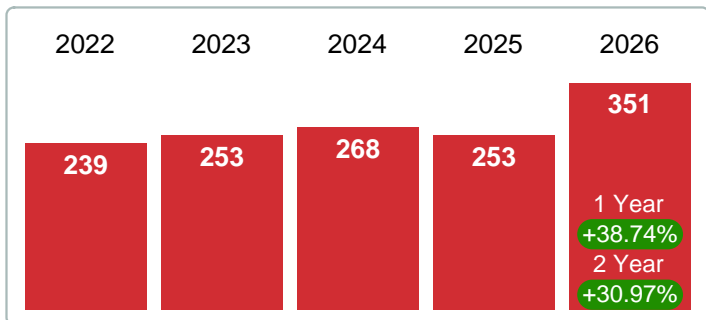
NEW LISTINGS

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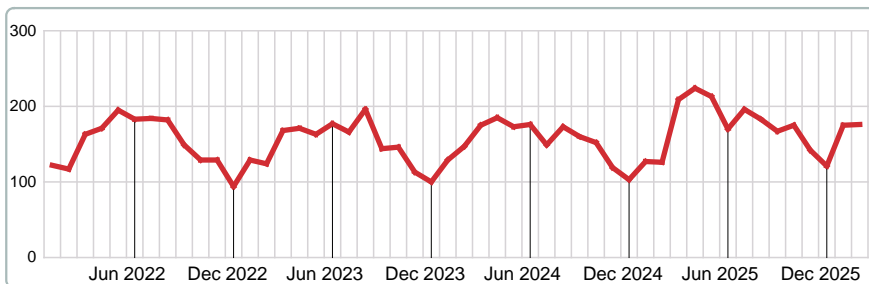
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

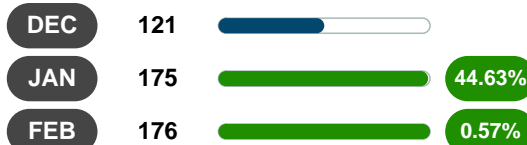


3 MONTHS

5 year FEB AVG = 136

High Apr 2025 224 Low Dec 2022 94

New Listings this month at 176
above the 5 yr FEB average of 136



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	7.95%	9	4	1	0
\$100,001 - \$150,000	26	14.77%	8	15	3	0
\$150,001 - \$175,000	16	9.09%	5	9	2	0
\$175,001 - \$325,000	53	30.11%	7	35	10	1
\$325,001 - \$425,000	21	11.93%	3	10	6	2
\$425,001 - \$675,000	25	14.20%	2	13	6	4
\$675,001 and up	21	11.93%	0	9	7	5
Total New Listed Units	176		34	95	35	12
Total New Listed Volume	68,395,492	100%	6.20M	30.33M	15.83M	16.04M
Average New Listed Listing Price	\$388,611		\$182,286	\$319,301	\$452,156	\$1,336,558

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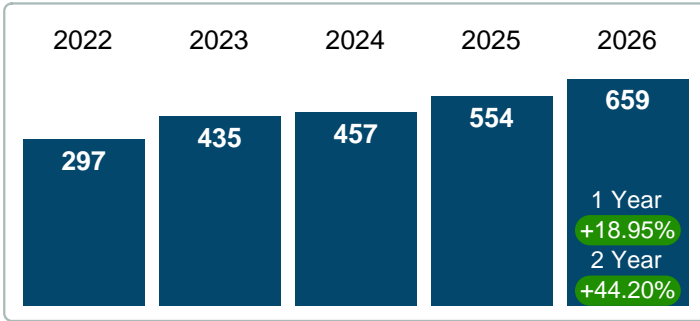
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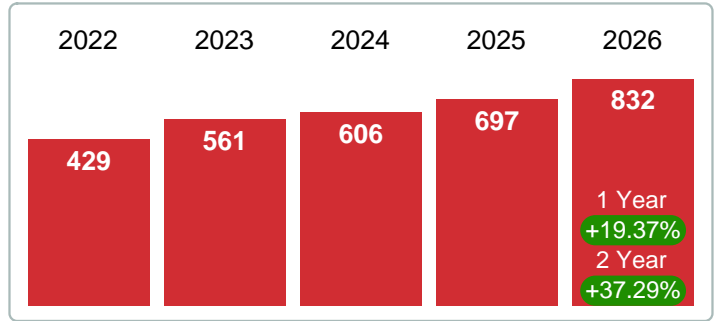
ACTIVE INVENTORY

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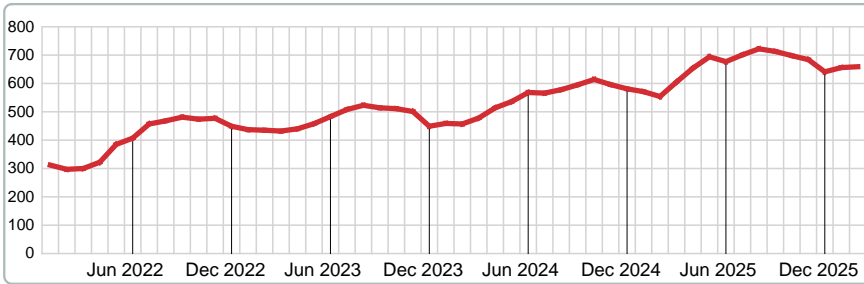
END OF FEBRUARY



ACTIVE DURING FEBRUARY

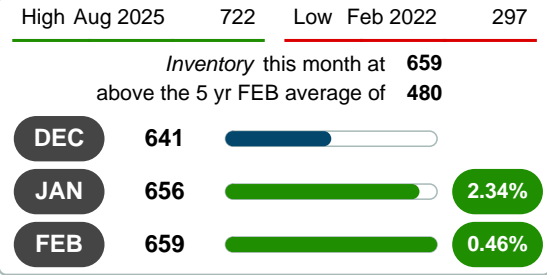


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 480



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	54	8.19%	97.9	38	14	2	0
\$100,001 - \$150,000	94	14.26%	91.6	29	58	7	0
\$150,001 - \$175,000	58	8.80%	90.1	15	32	10	1
\$175,001 - \$325,000	199	30.20%	99.9	34	123	36	6
\$325,001 - \$425,000	87	13.20%	100.6	9	48	26	4
\$425,001 - \$725,000	99	15.02%	94.2	11	38	38	12
\$725,001 and up	68	10.32%	121.9	2	24	21	21
Total Active Inventory by Units			659	138	337	140	44
Total Active Inventory by Volume			280,707,834	27.73M	137.92M	68.06M	47.00M
Average Active Inventory Listing Price			\$425,960	\$200,961	\$409,255	\$486,115	\$1,068,182

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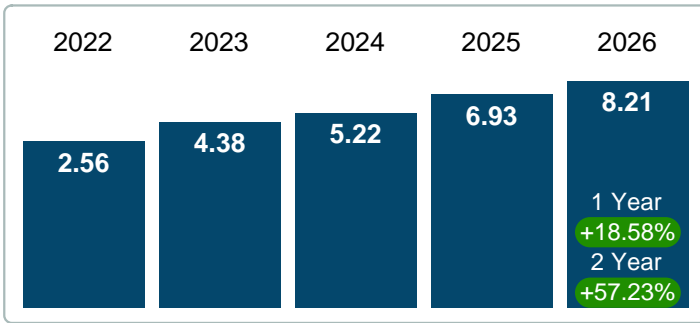
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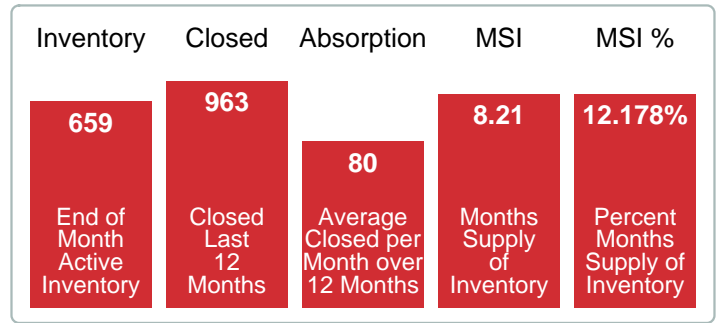
MONTHS SUPPLY of INVENTORY (MSI)

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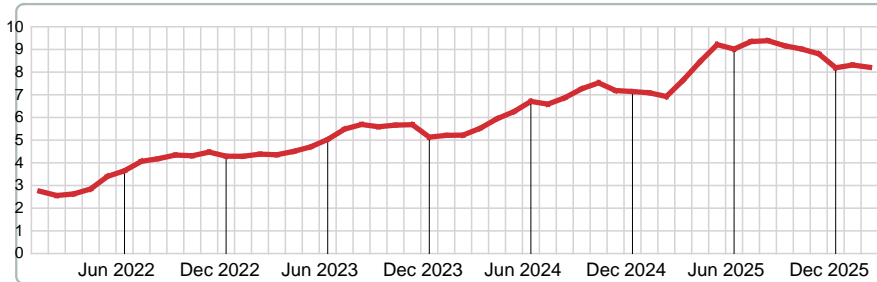
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 5.46

High Aug 2025 9.39 Low Feb 2022 2.56

Months Supply this month at **8.21**
above the 5 yr FEB average of **5.46**



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
\$100,000 and less	54	8.19%	3.86	6.81	1.95	2.18	0.00
\$100,001 - \$150,000	94	14.26%	6.41	7.57	6.11	5.60	0.00
\$150,001 - \$175,000	58	8.80%	6.63	12.86	5.26	8.00	4.00
\$175,001 - \$325,000	199	30.20%	7.96	11.03	7.69	6.86	9.00
\$325,001 - \$425,000	87	13.20%	12.43	12.00	12.26	12.00	24.00
\$425,001 - \$725,000	99	15.02%	15.23	44.00	10.36	18.24	24.00
\$725,001 and up	68	10.32%	15.69	0.00	24.00	12.00	13.26
Market Supply of Inventory (MSI)			8.21	9.41	7.12	9.55	12.28
Total Active Inventory by Units		100%	8.21	138	337	140	44

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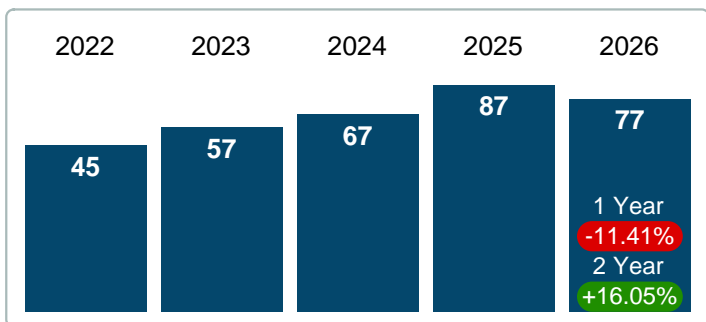
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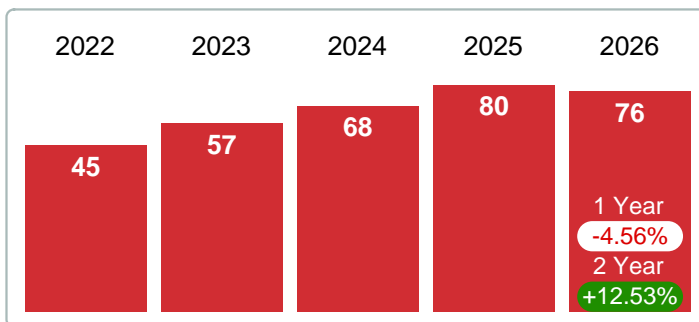
AVERAGE DAYS ON MARKET TO SALE

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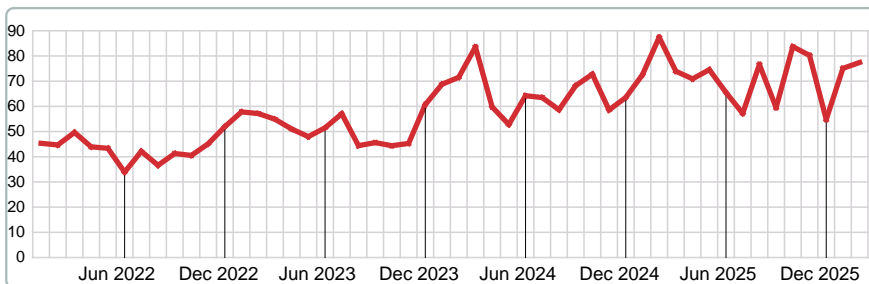
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

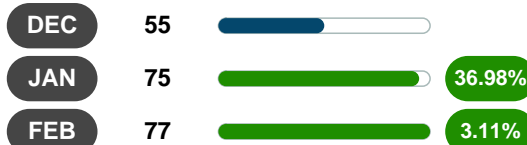


3 MONTHS

5 year FEB AVG = 67

High Feb 2025 87 Low Jun 2022 34

Average Days on Market to Sale this month at 77 above the 5 yr FEB average of 67



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
\$50,000 and less	8.70%	24	25	20	0	0
\$50,001 - \$125,000	13.04%	75	94	69	23	0
\$125,001 - \$150,000	14.49%	80	170	70	68	0
\$150,001 - \$225,000	26.09%	68	84	74	20	0
\$225,001 - \$300,000	13.04%	120	104	104	179	0
\$300,001 - \$400,000	17.39%	87	164	71	103	0
\$400,001 and up	7.25%	75	0	71	82	0
Average Closed DOM		77	81	74	86	0
Total Closed Units	100%	77	14	43	12	0
Total Closed Volume		15,552,600	1.62M	10.31M	3.62M	0.00B

February 2026



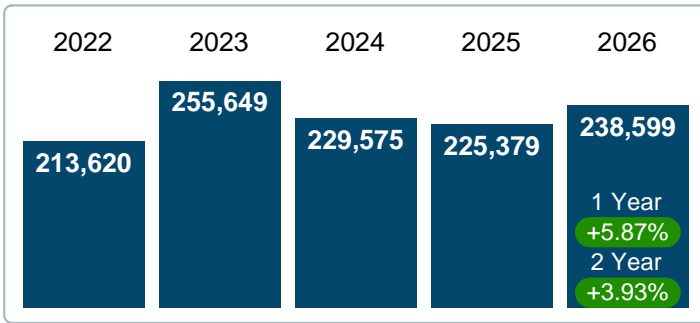
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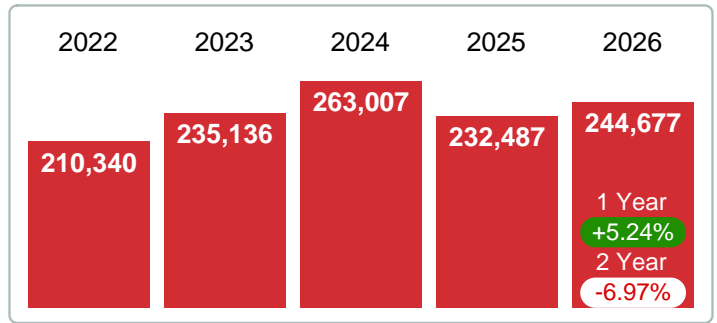
AVERAGE LIST PRICE AT CLOSING

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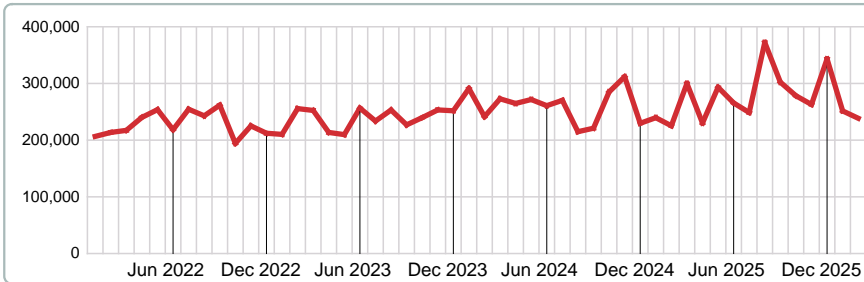
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

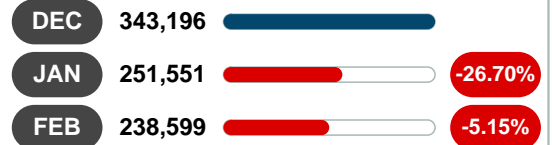


3 MONTHS

5 year FEB AVG = 232,564

High Aug 2025 372,236 Low Oct 2022 194,300

Average List Price at Closing this month at **238,599**
above the 5 yr FEB average of **232,564**



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
\$50,000 and less	7.25%	36,800	40,980	44,000	0	0
\$50,001 - \$125,000	13.04%	89,633	86,725	116,225	105,000	0
\$125,001 - \$150,000	8.70%	139,400	130,000	148,771	160,250	0
\$150,001 - \$225,000	28.99%	188,138	179,500	209,243	177,000	0
\$225,001 - \$300,000	17.39%	265,600	272,200	271,580	272,500	0
\$300,001 - \$400,000	15.94%	355,209	329,000	357,425	381,300	0
\$400,001 and up	8.70%	629,833	0	720,000	597,000	0
Average List Price		238,599	123,907	257,355	305,200	0
Total Closed Units	100%	238,599	14	43	12	0
Total Closed Volume		16,463,350	1.73M	11.07M	3.66M	0.00B

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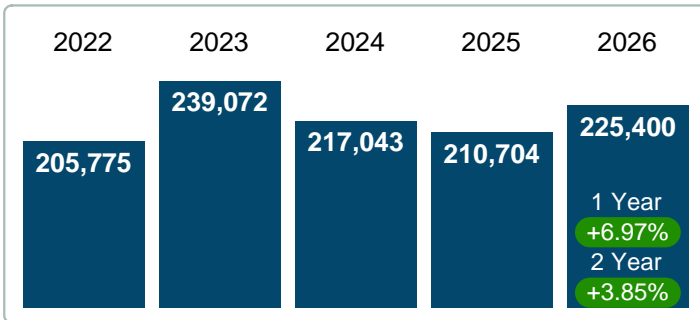
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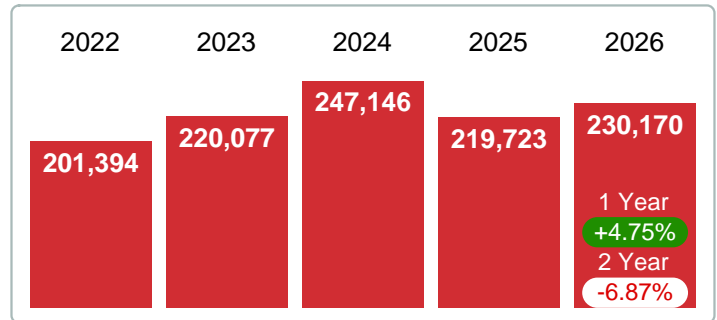
AVERAGE SOLD PRICE AT CLOSING

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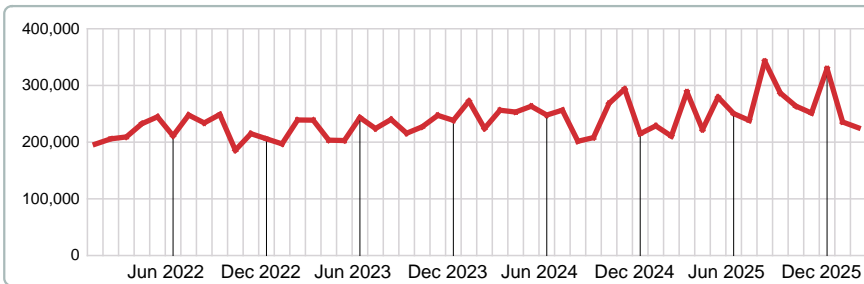
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

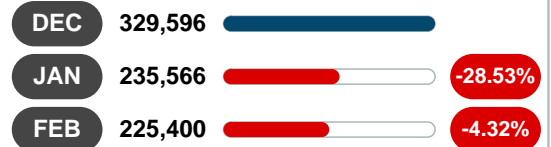


3 MONTHS

5 year FEB AVG = 219,599

High Aug 2025 342,684 Low Oct 2022 185,791

Average Sold Price at Closing this month at **225,400** above the 5 yr FEB average of **219,599**



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
\$50,000 and less	8.70%	32,833	31,400	40,000	0	0
\$50,001 - \$125,000	13.04%	90,278	79,250	95,625	113,000	0
\$125,001 - \$150,000	14.49%	139,550	128,000	140,000	143,750	0
\$150,001 - \$225,000	26.09%	189,533	160,000	192,773	180,000	0
\$225,001 - \$300,000	13.04%	257,722	268,250	249,600	267,500	0
\$300,001 - \$400,000	17.39%	353,958	325,000	345,313	386,667	0
\$400,001 and up	7.25%	633,800	0	668,333	582,000	0
Average Sold Price		225,400	115,964	239,758	301,625	0
Total Closed Units	100%	225,400	14	43	12	0
Total Closed Volume		15,552,600	1.62M	10.31M	3.62M	0.00B

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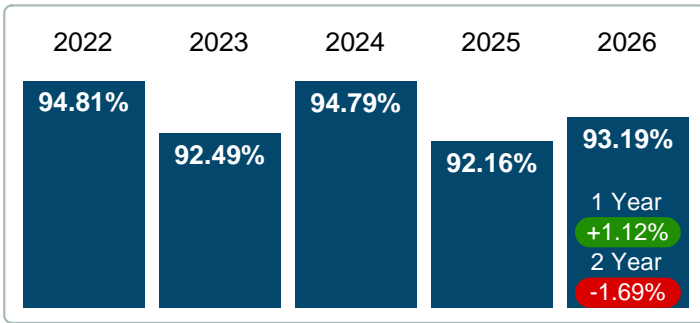
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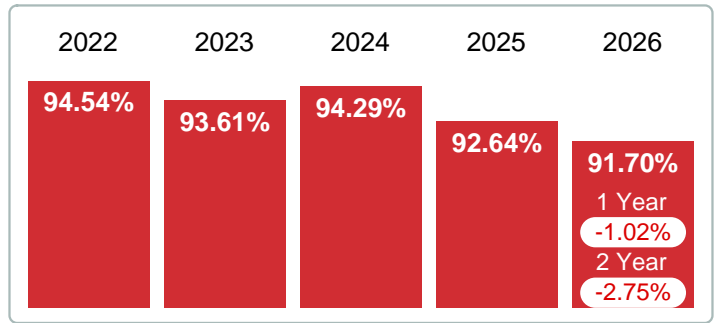
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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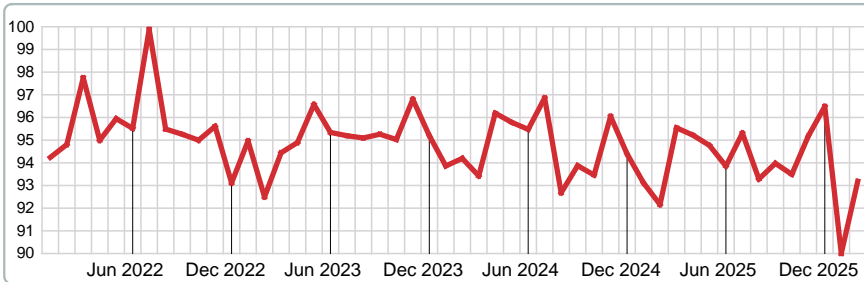
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 93.49%

High Jul 2022 99.88% Low Jan 2026 90.01%

Average Sold/List Ratio this month at **93.19%** equal to 5 yr FEB average of **93.49%**



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
\$50,000 and less	6	8.70%	80.10%	77.94%	90.91%	0.00%	0.00%
\$50,001 - \$125,000	9	13.04%	90.61%	91.93%	85.03%	107.62%	0.00%
\$125,001 - \$150,000	10	14.49%	93.84%	98.46%	94.35%	89.73%	0.00%
\$150,001 - \$225,000	18	26.09%	93.57%	89.14%	92.80%	101.59%	0.00%
\$225,001 - \$300,000	9	13.04%	94.99%	98.47%	92.32%	98.18%	0.00%
\$300,001 - \$400,000	12	17.39%	98.16%	98.78%	96.53%	102.30%	0.00%
\$400,001 and up	5	7.25%	95.70%	0.00%	94.67%	97.25%	0.00%
Average Sold/List Ratio		93.20%		88.63%	93.06%	99.00%	0.00%
Total Closed Units	69	100%	93.20%	14	43	12	
Total Closed Volume	15,552,600			1.62M	10.31M	3.62M	0.00B

February 2026



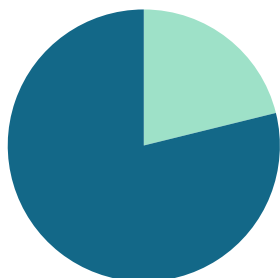
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

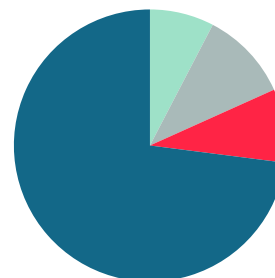


Inventory
 New Listings
176 = 21.15%
 Start Inventory
656
 Total Inventory Units
832
 Volume
\$339,861,306

Market Activity

Closed Sales
69 = 7.64%
 Pending Sales
96 = 10.63%
 Other Off Market
79 = 8.75%
 Active Inventory
659 = 72.98%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	53	69	30.19%	106	130	22.64%
Pending Sales	66	96	45.45%	136	171	25.74%
New Listings	126	176	39.68%	253	351	38.74%
Average List Price	225,379	238,599	5.87%	232,487	244,677	5.24%
Average Sale Price	210,704	225,400	6.97%	219,723	230,170	4.75%
Average Percent of Selling Price to List Price	92.16%	93.19%	1.12%	92.64%	91.70%	-1.02%
Average Days on Market to Sale	87.40	77.42	-11.41%	79.97	76.32	-4.56%
Monthly Inventory	555	659	18.74%	555	659	18.74%
Months Supply of Inventory	6.88	8.21	19.36%	6.88	8.21	19.36%

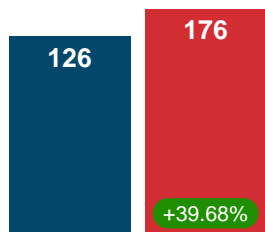
Absorption: Last 12 months, an Average of **80** Sales/Month

Inventory on February 28, 2026 = **659** 2025 2026

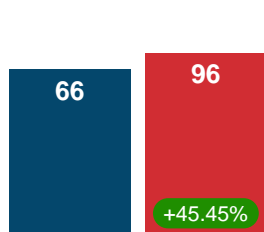
FEBRUARY MARKET

AVERAGE PRICES

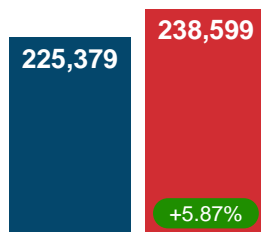
New Listings



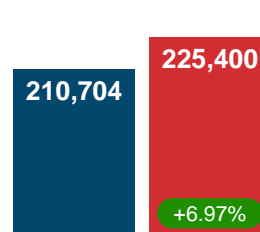
Pending Listings



List Price



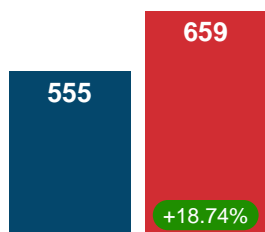
Sale Price



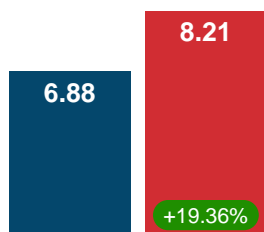
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

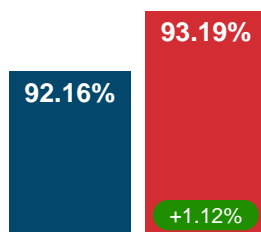
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

