

February 2026



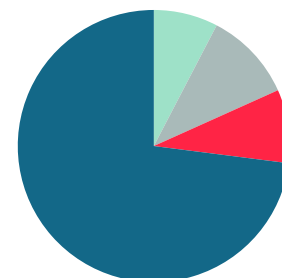
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



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%
Median List Price	162,000	200,000	23.46%
Median Sale Price	151,000	195,000	29.14%
Median Percent of Selling Price to List Price	94.92%	94.87%	-0.05%
Median Days on Market to Sale	81.00	70.00	-13.58%
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.

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 **29.14%** in February 2026 to \$195,000 versus the previous year at \$151,000.

Median Days on Market Shortens

The median number of **70.00** days that homes spent on the market before selling decreased by 11.00 days or **13.58%** in February 2026 compared to last year's same month at **81.00** 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 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 Months 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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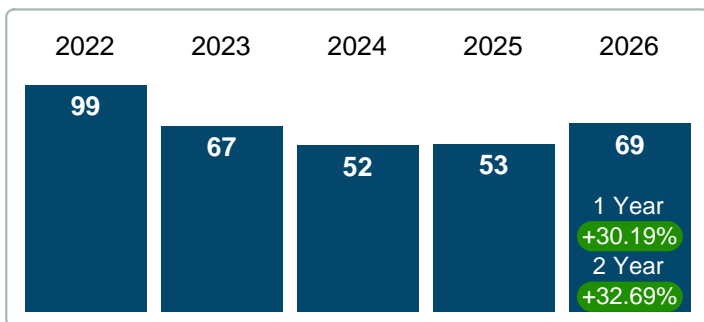
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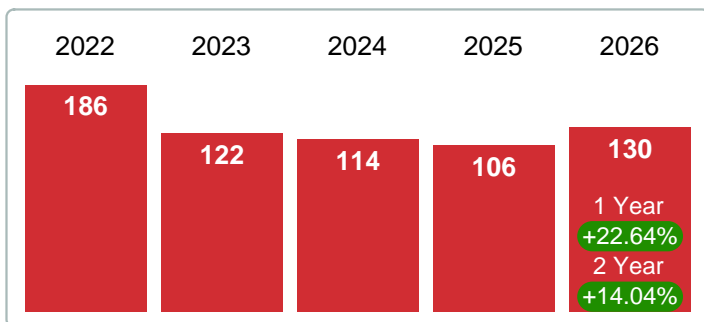
CLOSED LISTINGS

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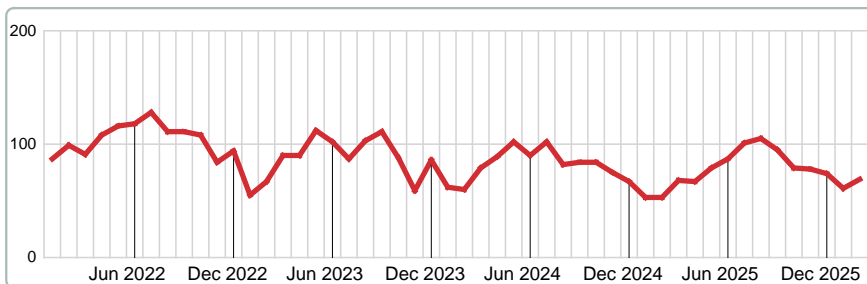
FEBRUARY



YEAR TO DATE (YTD)

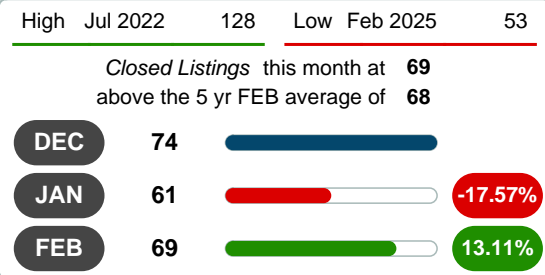


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	8.70%	14.0	5	1	0	0
\$50,001 - \$125,000	9	13.04%	37.0	4	4	1	0
\$125,001 - \$150,000	10	14.49%	73.5	1	7	2	0
\$150,001 - \$225,000	18	26.09%	67.0	1	15	2	0
\$225,001 - \$300,000	9	13.04%	130.0	2	5	2	0
\$300,001 - \$400,000	12	17.39%	88.0	1	8	3	0
\$400,001 and up	5	7.25%	70.0	0	3	2	0
Total Closed Units	69			14	43	12	0
Total Closed Volume	15,552,600	100%	70.0	1.62M	10.31M	3.62M	0.00B
Median Closed Price	\$195,000			\$80,000	\$200,000	\$267,500	\$0

February 2026



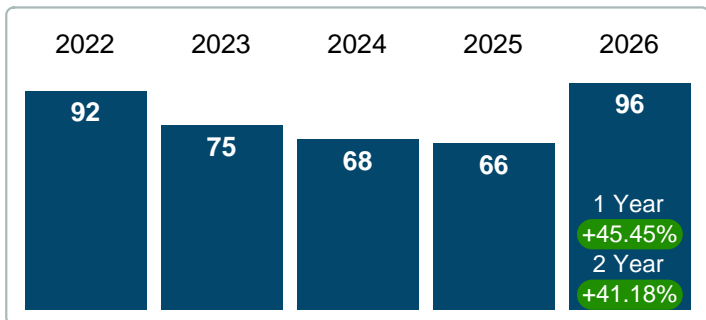
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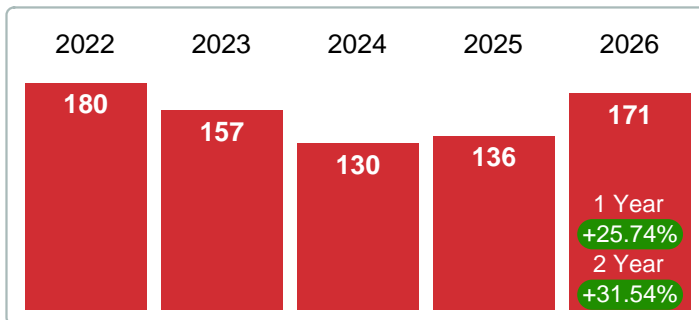
PENDING LISTINGS

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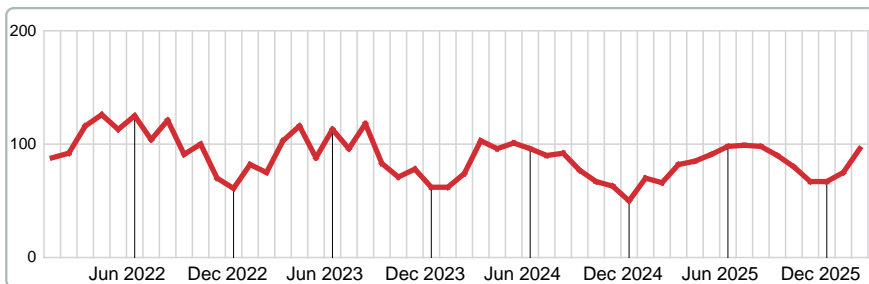
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

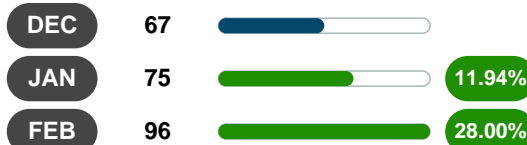


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	9.38%	55.0	7	1	0	1
\$50,001 - \$100,000	9	9.38%	59.0	2	6	1	0
\$100,001 - \$150,000	13	13.54%	11.0	2	8	3	0
\$150,001 - \$225,000	29	30.21%	40.0	1	20	8	0
\$225,001 - \$325,000	11	11.46%	123.0	3	5	3	0
\$325,001 - \$575,000	16	16.67%	50.0	0	10	6	0
\$575,001 and up	9	9.38%	19.0	0	6	1	2
Total Pending Units	96			15	56	22	3
Total Pending Volume	26,786,594	100%	38.0	1.64M	16.60M	6.52M	2.03M
Median Listing Price	\$199,000			\$72,900	\$194,450	\$225,000	\$789,000

February 2026



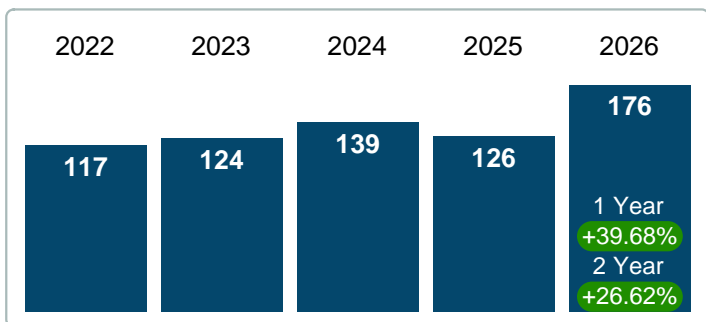
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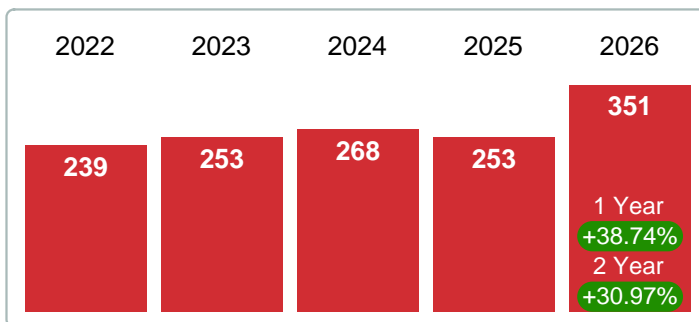
NEW LISTINGS

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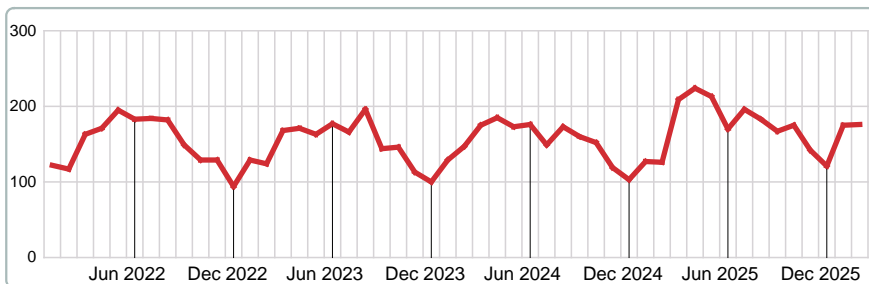
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

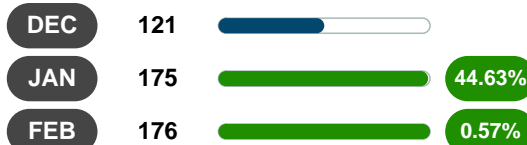


3 MONTHS

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
Median New Listed Listing Price	\$239,500		\$157,500	\$232,695	\$339,000	\$594,450

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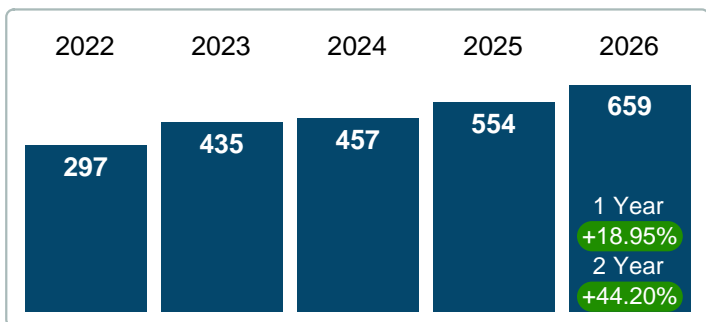
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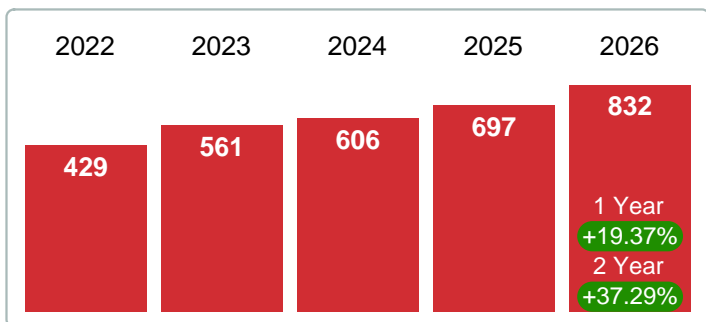
ACTIVE INVENTORY

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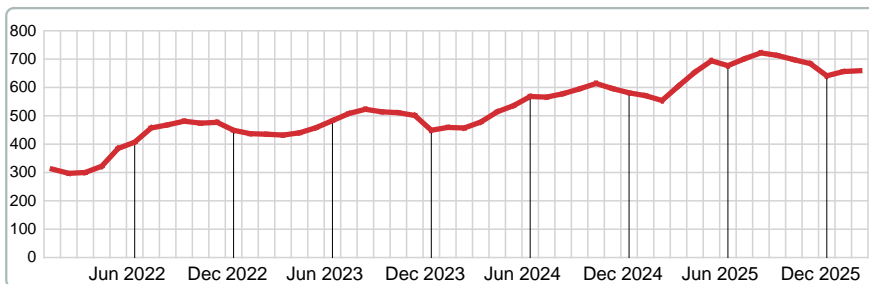
END OF FEBRUARY



ACTIVE DURING FEBRUARY

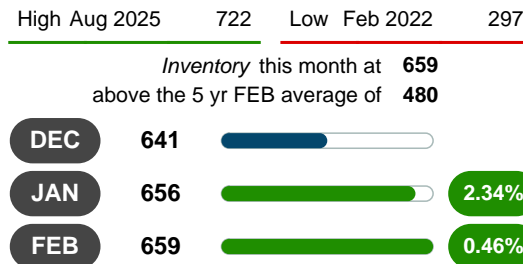


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 480



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	54	8.19%	82.5	38	14	2	0
\$100,001 - \$150,000	94	14.26%	74.5	29	58	7	0
\$150,001 - \$175,000	58	8.80%	69.0	15	32	10	1
\$175,001 - \$325,000	199	30.20%	81.0	34	123	36	6
\$325,001 - \$425,000	87	13.20%	95.0	9	48	26	4
\$425,001 - \$725,000	99	15.02%	72.0	11	38	38	12
\$725,001 and up	68	10.32%	99.5	2	24	21	21
Total Active Inventory by Units		659		138	337	140	44
Total Active Inventory by Volume		280,707,834	100%	27.73M	137.92M	68.06M	47.00M
Median Active Inventory Listing Price		\$265,000		\$159,000	\$250,000	\$379,950	\$697,000

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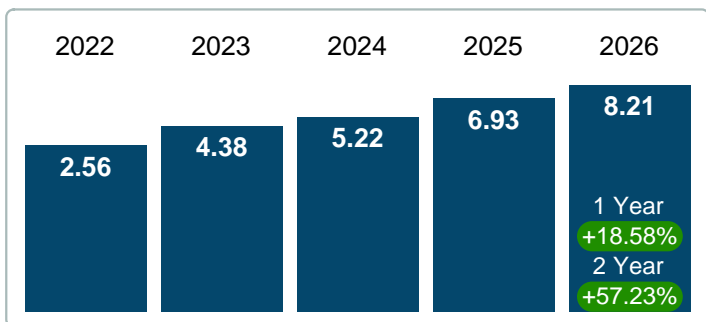
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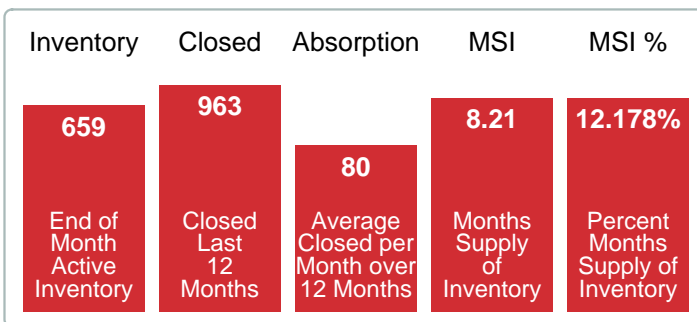
MONTHS SUPPLY of INVENTORY (MSI)

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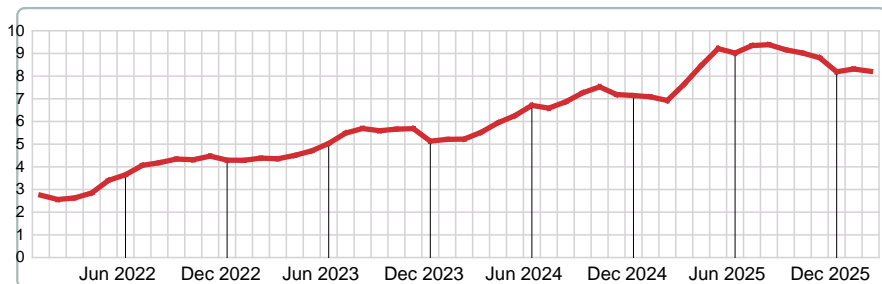
MSI FOR FEBRUARY



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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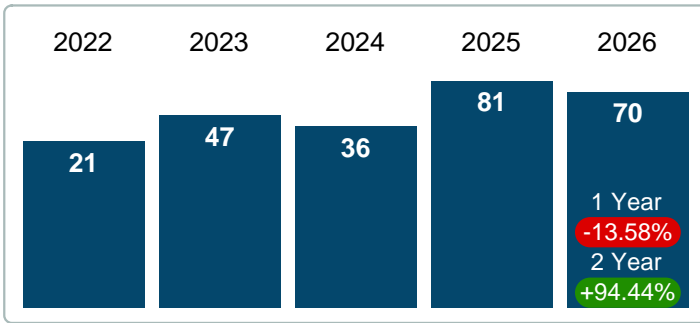
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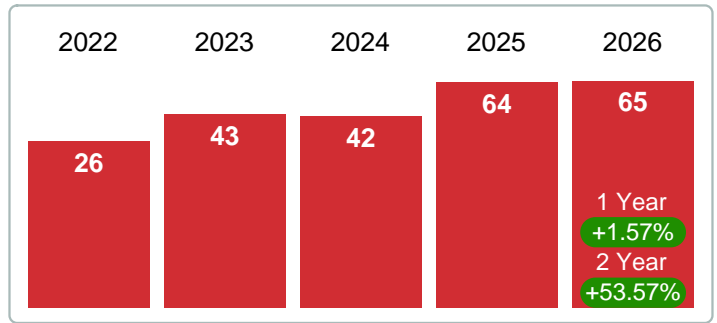
MEDIAN DAYS ON MARKET TO SALE

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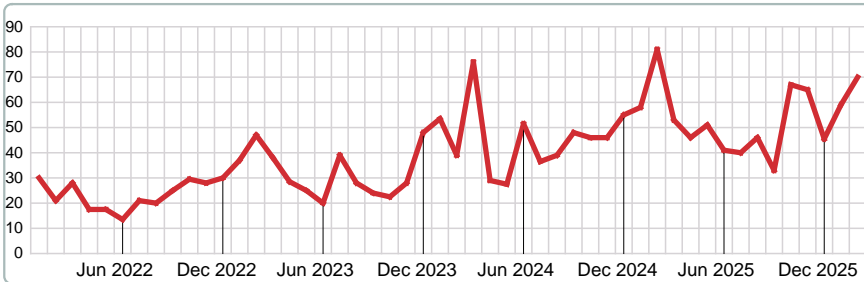
FEBRUARY



YEAR TO DATE (YTD)

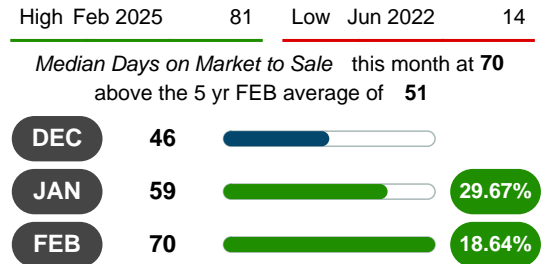


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



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
\$50,000 and less	6	8.70%	14	8	20	0	0
\$50,001 - \$125,000	9	13.04%	37	85	67	23	0
\$125,001 - \$150,000	10	14.49%	74	170	61	68	0
\$150,001 - \$225,000	18	26.09%	67	84	76	20	0
\$225,001 - \$300,000	9	13.04%	130	104	123	179	0
\$300,001 - \$400,000	12	17.39%	88	164	63	105	0
\$400,001 and up	5	7.25%	70	0	21	82	0
Median Closed DOM			70	68	61	82	0
Total Closed Units		100%	70.0	14	43	12	
Total Closed Volume			15,552,600	1.62M	10.31M	3.62M	0.00B

February 2026



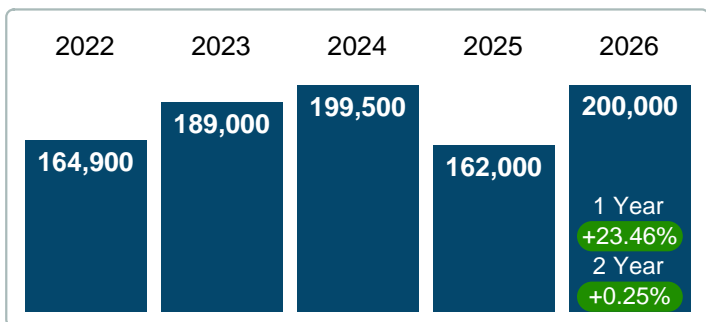
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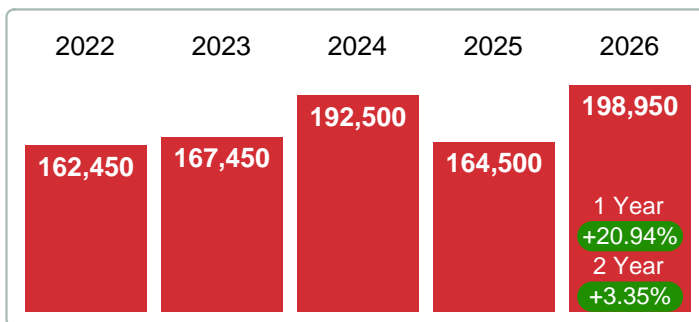
MEDIAN LIST PRICE AT CLOSING

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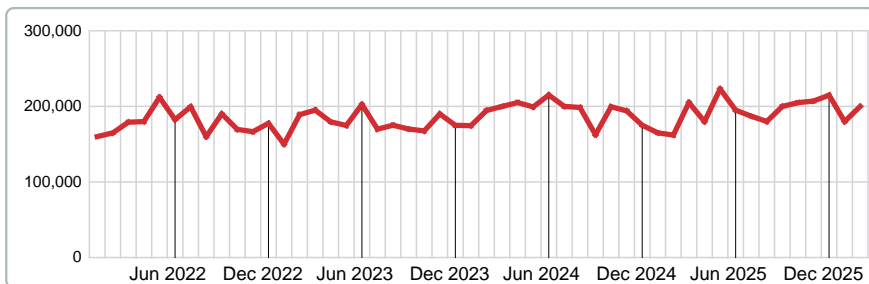
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

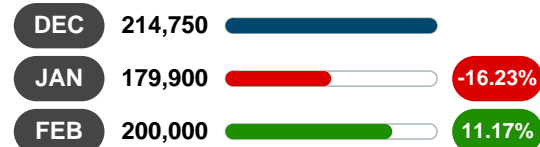


3 MONTHS

5 year FEB AVG = 183,080

High May 2025 223,000 Low Jan 2023 150,000

Median List Price at Closing this month at **200,000**
above the 5 yr FEB average of **183,080**



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
\$50,000 and less	7.25%	35,000	32,500	44,000	0	0
\$50,001 - \$125,000	13.04%	89,900	89,900	85,000	105,000	0
\$125,001 - \$150,000	8.70%	139,450	130,000	139,900	0	0
\$150,001 - \$225,000	28.99%	186,450	179,500	189,000	164,500	0
\$225,001 - \$300,000	17.39%	262,450	272,200	259,900	272,500	0
\$300,001 - \$400,000	15.94%	349,000	329,000	349,500	359,450	0
\$400,001 and up	8.70%	565,000	0	585,000	545,000	0
Median List Price		200,000	92,450	220,000	272,500	0
Total Closed Units	100%	200,000	14	43	12	
Total Closed Volume		16,463,350	1.73M	11.07M	3.66M	0.00B

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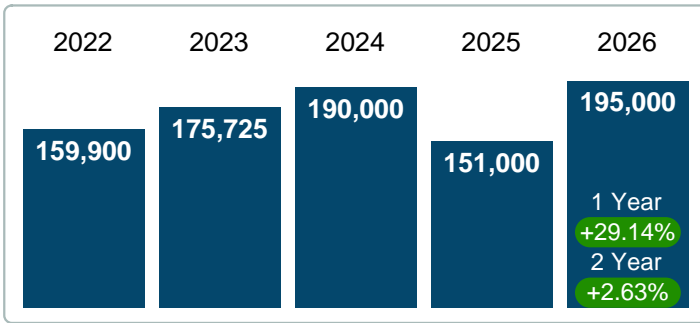
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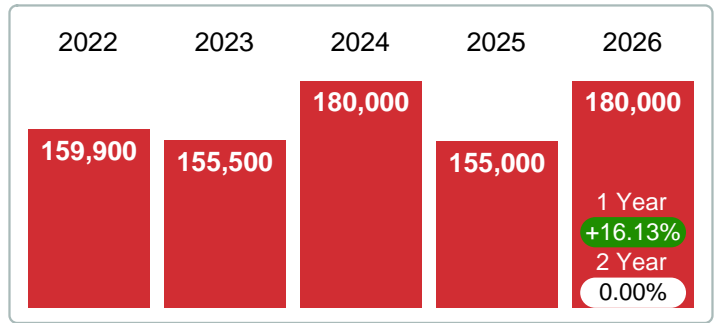
MEDIAN SOLD PRICE AT CLOSING

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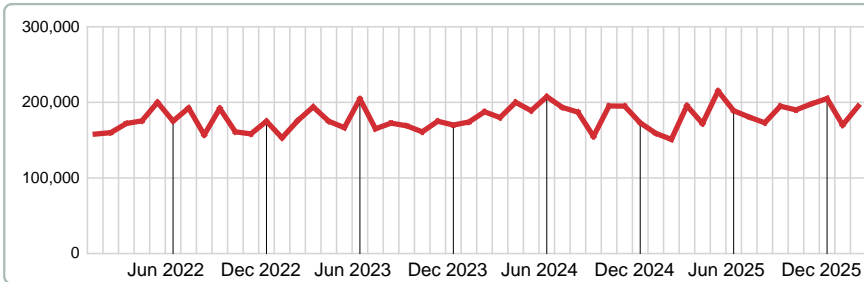
FEBRUARY



YEAR TO DATE (YTD)

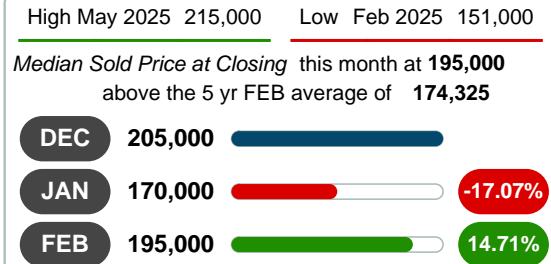


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 174,325



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
\$50,000 and less	6	8.70%	35,000	30,000	40,000	0	0
\$50,001 - \$125,000	9	13.04%	88,000	80,000	91,250	113,000	0
\$125,001 - \$150,000	10	14.49%	140,250	128,000	138,000	143,750	0
\$150,001 - \$225,000	18	26.09%	191,100	160,000	198,000	180,000	0
\$225,001 - \$300,000	9	13.04%	250,000	268,250	240,000	267,500	0
\$300,001 - \$400,000	12	17.39%	350,000	325,000	335,000	400,000	0
\$400,001 and up	5	7.25%	555,000	0	555,000	582,000	0
Median Sold Price			195,000	80,000	200,000	267,500	0
Total Closed Units		100%	195,000	14	43	12	
Total Closed Volume			15,552,600	1.62M	10.31M	3.62M	0.00B

February 2026



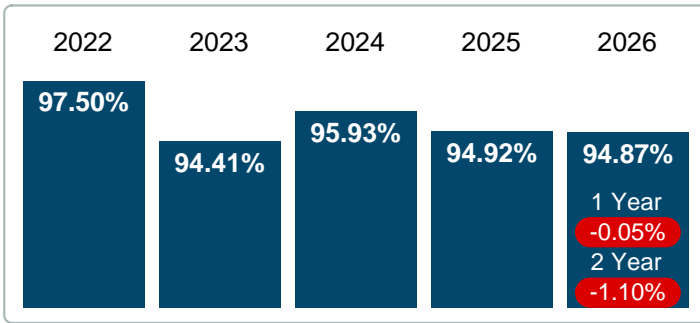
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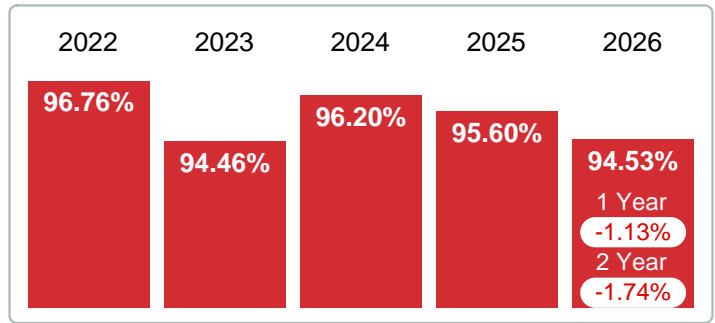
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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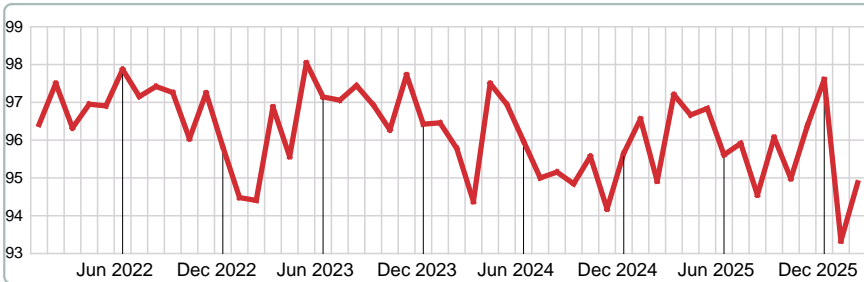
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

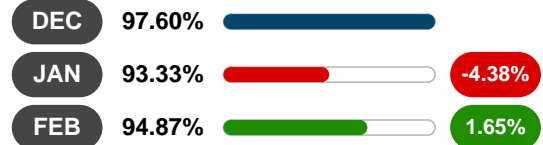


3 MONTHS

5 year FEB AVG = 95.52%

High May 2023 98.04% Low Jan 2026 93.33%

Median Sold/List Ratio this month at **94.87%**
below the 5 yr FEB average of **95.52%**



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
\$50,000 and less	6	8.70%	82.86%	80.00%	90.91%	0.00%	0.00%
\$50,001 - \$125,000	9	13.04%	92.63%	93.82%	85.82%	107.62%	0.00%
\$125,001 - \$150,000	10	14.49%	93.30%	98.46%	95.56%	89.73%	0.00%
\$150,001 - \$225,000	18	26.09%	94.97%	89.14%	94.71%	101.59%	0.00%
\$225,001 - \$300,000	9	13.04%	96.36%	98.47%	94.58%	98.18%	0.00%
\$300,001 - \$400,000	12	17.39%	98.59%	98.78%	97.15%	100.25%	0.00%
\$400,001 and up	5	7.25%	94.87%	0.00%	94.87%	97.25%	0.00%
Median Sold/List Ratio		94.87%		90.88%	94.71%	100.00%	0.00%
Total Closed Units	69	100%	94.87%	14	43	12	
Total Closed Volume	15,552,600			1.62M	10.31M	3.62M	0.00B

February 2026



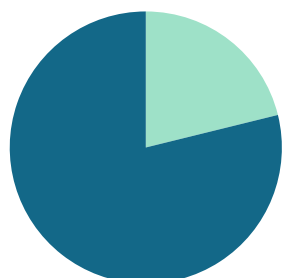
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

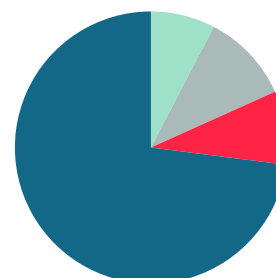


Inventory
 New Listings
176 = 21.15%
 Start Inventory
656
 Total Inventory Units
832
 Volume
\$339,861,306

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%
Median List Price	162,000	200,000	23.46%	164,500	198,950	20.94%
Median Sale Price	151,000	195,000	29.14%	155,000	180,000	16.13%
Median Percent of Selling Price to List Price	94.92%	94.87%	-0.05%	95.60%	94.53%	-1.13%
Median Days on Market to Sale	81.00	70.00	-13.58%	63.50	64.50	1.57%
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%

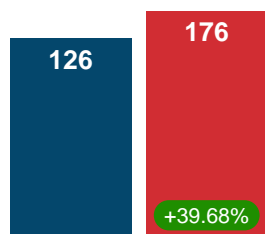
Absorption: Last 12 months, an Average of **80** Sales/Month

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

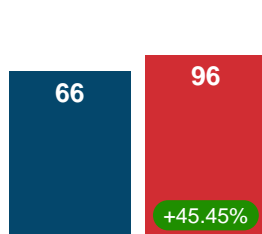
FEBRUARY MARKET

MEDIAN PRICES

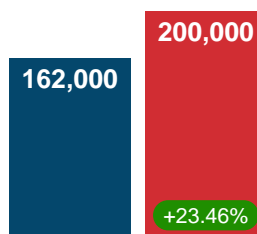
New Listings



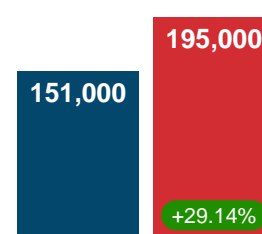
Pending Listings



List Price



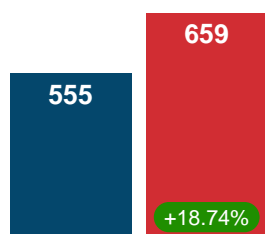
Sale Price



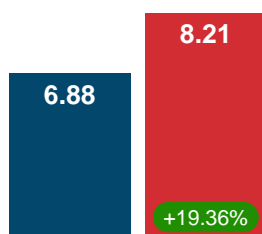
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

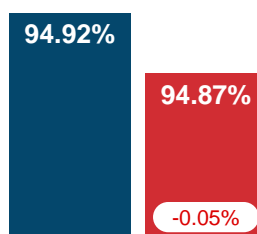
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

