

February 2026



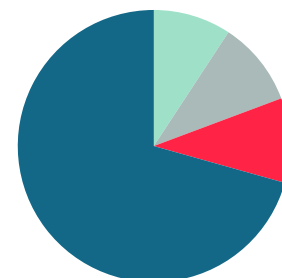
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	45	45	0.00%
Pending Listings	51	49	-3.92%
New Listings	101	95	-5.94%
Average List Price	294,722	281,144	-4.61%
Average Sale Price	277,811	261,489	-5.88%
Average Percent of Selling Price to List Price	95.12%	93.83%	-1.36%
Average Days on Market to Sale	66.13	65.80	-0.50%
End of Month Inventory	310	344	10.97%
Months Supply of Inventory	5.60	6.53	16.59%



■ Closed (9.24%)
■ Pending (10.06%)
■ Other OffMarket (10.06%)
■ Active (70.64%)

Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of February 28, 2026 = **344**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **10.97%** to 344 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **6.53** 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 **5.88%** in February 2026 to \$261,489 versus the previous year at \$277,811.

Average Days on Market Shortens

The average number of **65.80** days that homes spent on the market before selling decreased by 0.33 days or **0.50%** in February 2026 compared to last year's same month at **66.13** DOM.

Sales Success for February 2026 is Positive

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

There were 95 New Listings in February 2026, down **5.94%** from last year at 101. Furthermore, there were 45 Closed Listings this month versus last year at 45, a **0.00%** decrease.

Closed versus Listed trends yielded a **47.4%** ratio, up from previous year's, February 2025, at **44.6%**, a **6.32%** upswing. This will certainly create pressure on an increasing Monthly $\frac{1}{2}$ 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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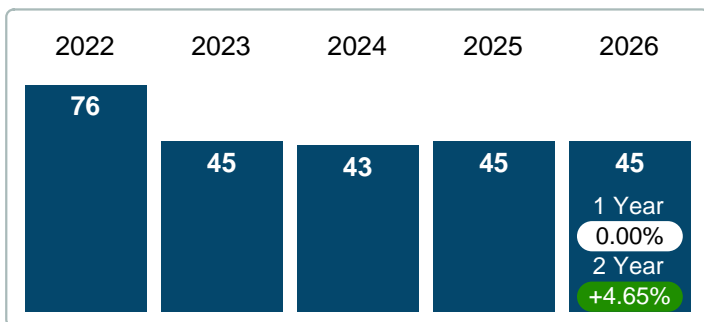
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



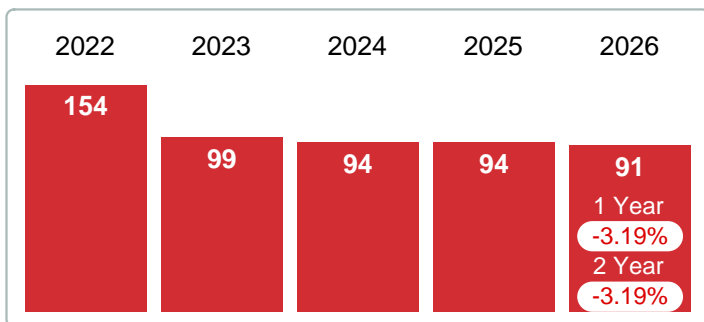
CLOSED LISTINGS

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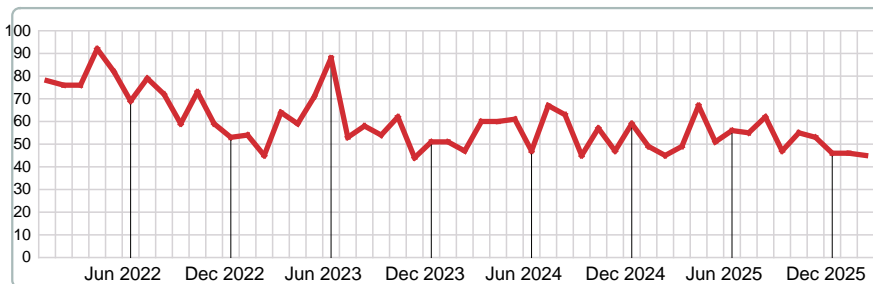
FEBRUARY



YEAR TO DATE (YTD)

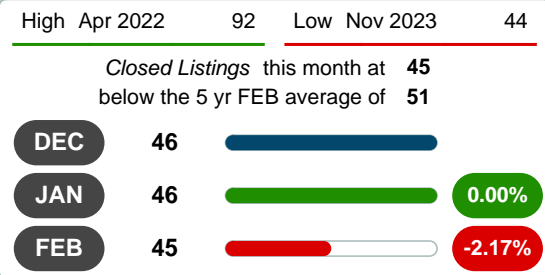


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.67%	120.3	0	3	0	0
\$75,001 - \$125,000	6	13.33%	62.2	2	3	1	0
\$125,001 - \$150,000	8	17.78%	60.5	2	4	2	0
\$150,001 - \$225,000	11	24.44%	59.8	1	7	3	0
\$225,001 - \$325,000	7	15.56%	41.6	0	5	2	0
\$325,001 - \$450,000	5	11.11%	110.8	0	1	3	1
\$450,001 and up	5	11.11%	48.0	0	2	2	1
Total Closed Units	45			5	25	13	2
Total Closed Volume	11,767,000	100%	65.8	691.20K	4.95M	3.99M	2.14M
Average Closed Price	\$261,489			\$138,240	\$197,880	\$307,215	\$1,067,500

February 2026



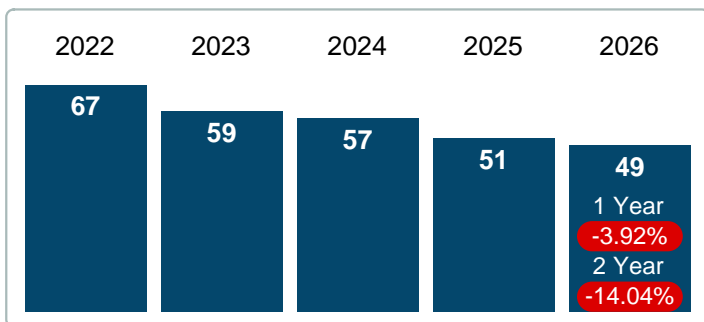
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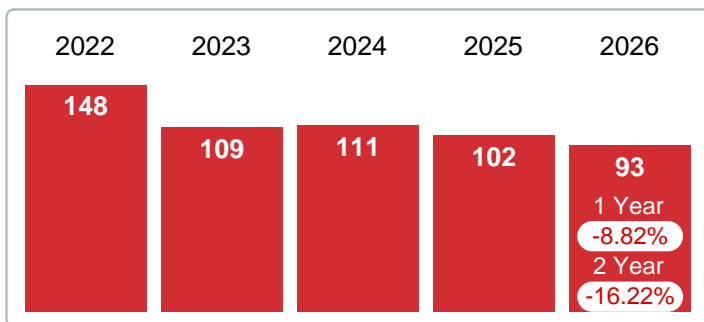
PENDING LISTINGS

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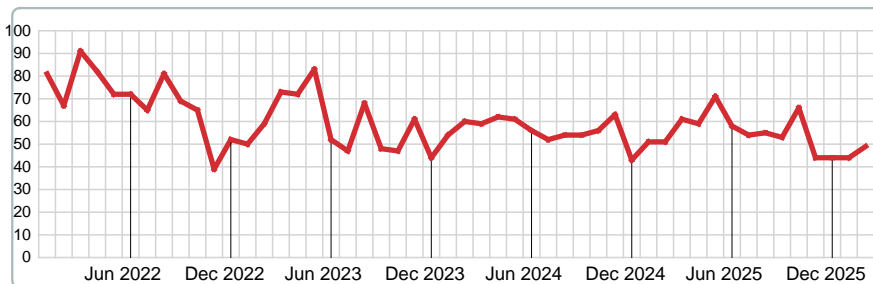
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

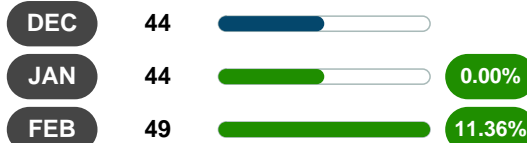


3 MONTHS

5 year FEB AVG = 57

High Mar 2022 91 Low Nov 2022 39

Pending Listings this month at **49**
below the 5 yr FEB average of **57**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.12%	157.3	1	2	0	0
\$75,001 - \$100,000	4	8.16%	49.5	3	1	0	0
\$100,001 - \$150,000	12	24.49%	84.9	3	9	0	0
\$150,001 - \$175,000	5	10.20%	78.8	2	3	0	0
\$175,001 - \$275,000	13	26.53%	83.2	0	9	4	0
\$275,001 - \$375,000	7	14.29%	127.3	0	4	3	0
\$375,001 and up	5	10.20%	69.6	0	1	2	2
Total Pending Units	49			9	29	9	2
Total Pending Volume	10,208,598	100%	89.9	1.00M	5.41M	3.00M	798.00K
Average Listing Price	\$208,339			\$111,322	\$186,593	\$333,056	\$399,000

February 2026



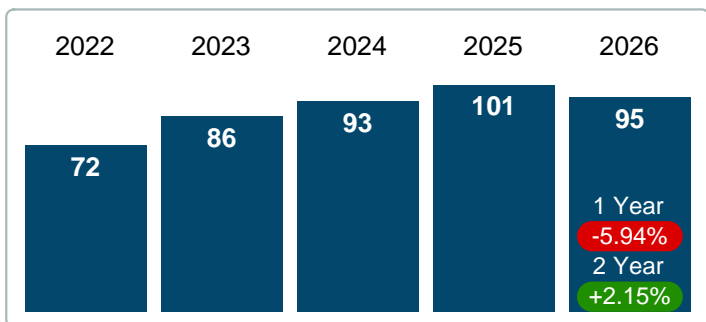
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



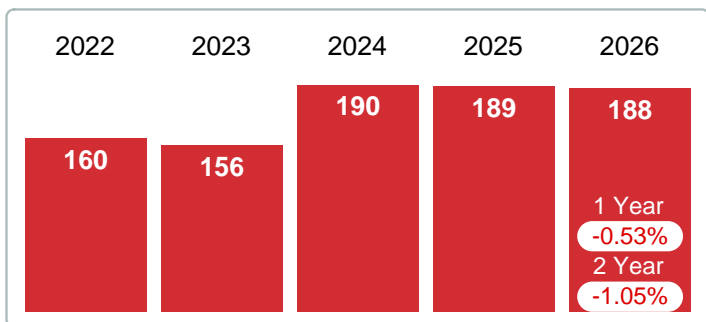
NEW LISTINGS

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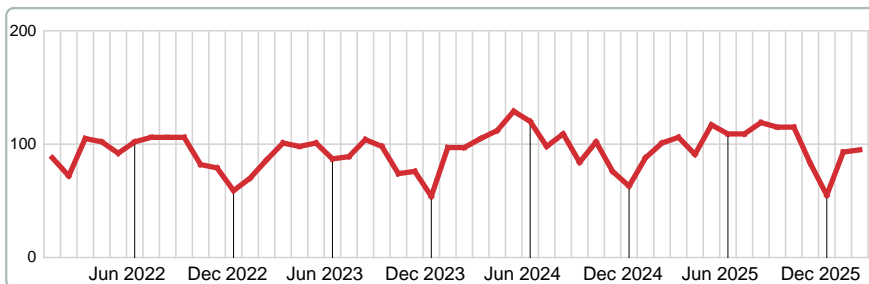
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

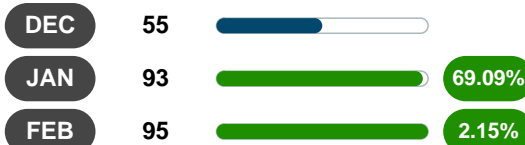


3 MONTHS

5 year FEB AVG = 89

High May 2024 129 Low Dec 2023 54

New Listings this month at 95
above the 5 yr FEB average of 89



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	5.26%	4	1	0	0
\$75,001 - \$125,000	14	14.74%	7	7	0	0
\$125,001 - \$150,000	8	8.42%	4	3	1	0
\$150,001 - \$225,000	24	25.26%	5	15	4	0
\$225,001 - \$275,000	17	17.89%	1	13	2	1
\$275,001 - \$400,000	17	17.89%	2	11	3	1
\$400,001 and up	10	10.53%	2	4	3	1
Total New Listed Units	95		25	54	13	3
Total New Listed Volume	25,691,298	100%	5.27M	13.28M	5.69M	1.45M
Average New Listed Listing Price	\$270,435		\$210,808	\$245,963	\$437,715	\$482,933

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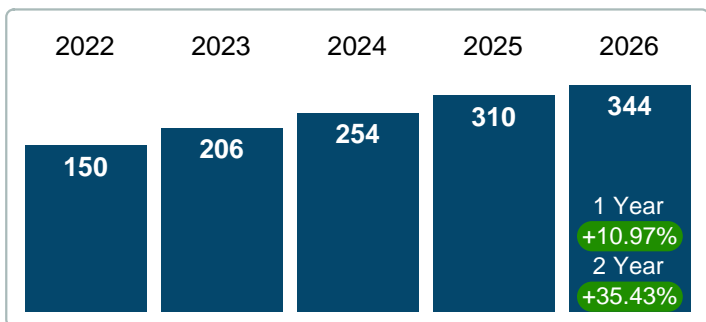
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



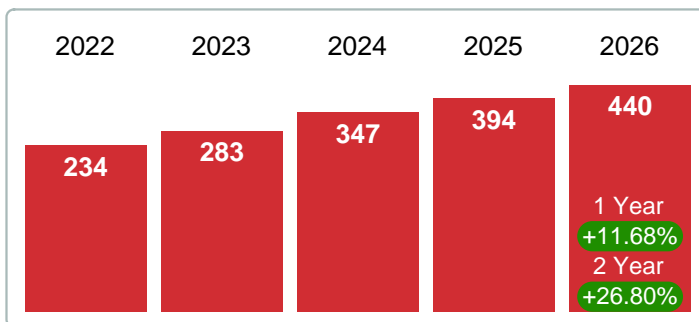
ACTIVE INVENTORY

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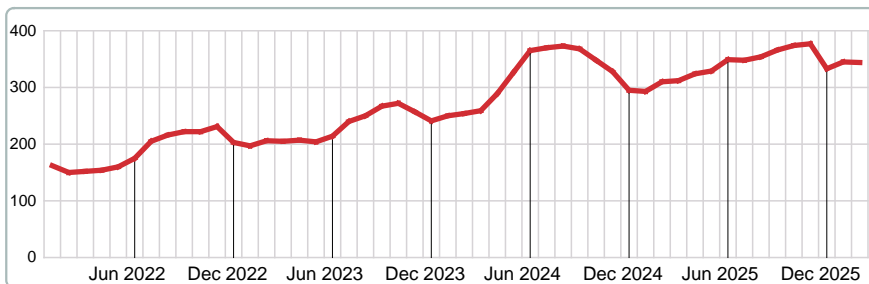
END OF FEBRUARY



ACTIVE DURING FEBRUARY

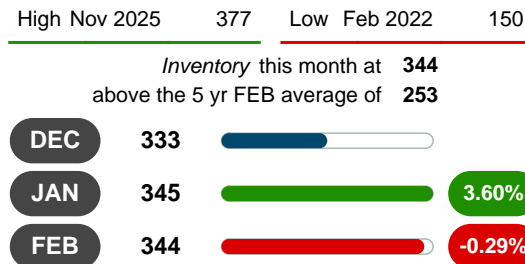


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 253



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	19	5.52%	92.5	12	7	0	0
\$75,001 - \$125,000	39	11.34%	87.9	21	16	2	0
\$125,001 - \$175,000	58	16.86%	84.6	12	32	14	0
\$175,001 - \$275,000	91	26.45%	93.7	8	65	17	1
\$275,001 - \$375,000	54	15.70%	94.7	5	31	17	1
\$375,001 - \$575,000	48	13.95%	119.8	3	24	15	6
\$575,001 and up	35	10.17%	102.3	5	14	13	3
Total Active Inventory by Units	344			66	189	78	11
Total Active Inventory by Volume	105,640,740	100%	96.1	13.86M	52.99M	29.71M	9.08M
Average Active Inventory Listing Price	\$307,095			\$210,026	\$280,379	\$380,908	\$825,145

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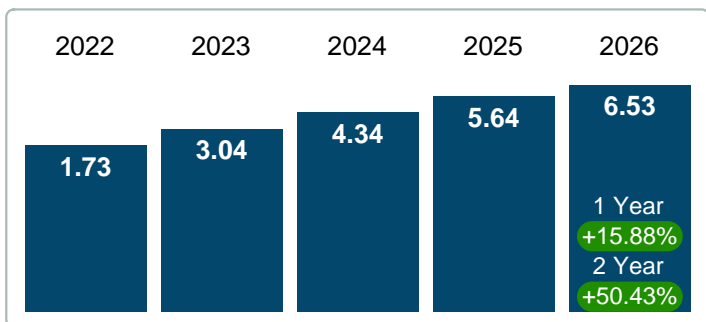
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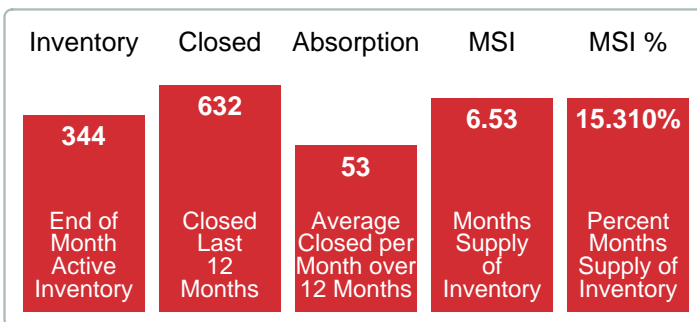
MONTHS SUPPLY of INVENTORY (MSI)

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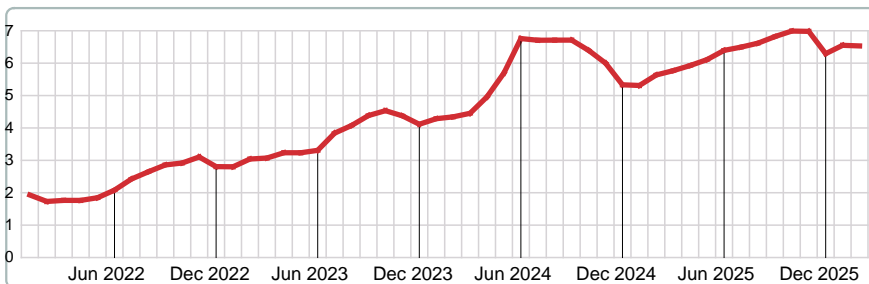
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

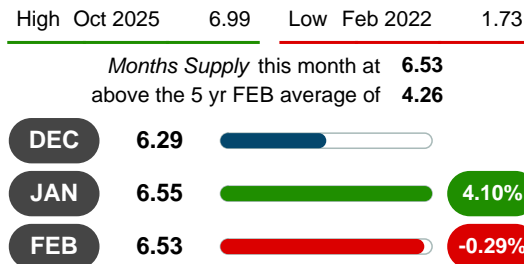


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.26



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	19	5.52%	3.93	6.00	2.90	0.00	0.00
\$75,001 - \$125,000	39	11.34%	4.68	6.00	3.92	3.00	0.00
\$125,001 - \$175,000	58	16.86%	5.95	5.33	4.63	24.00	0.00
\$175,001 - \$275,000	91	26.45%	6.31	5.65	6.90	4.86	12.00
\$275,001 - \$375,000	54	15.70%	7.62	15.00	6.89	9.27	2.40
\$375,001 - \$575,000	48	13.95%	8.35	12.00	6.70	12.00	9.00
\$575,001 and up	35	10.17%	14.00	0.00	12.92	14.18	6.00
Market Supply of Inventory (MSI)			6.53	6.77	5.91	8.51	6.29
Total Active Inventory by Units		100%	6.53	66	189	78	11

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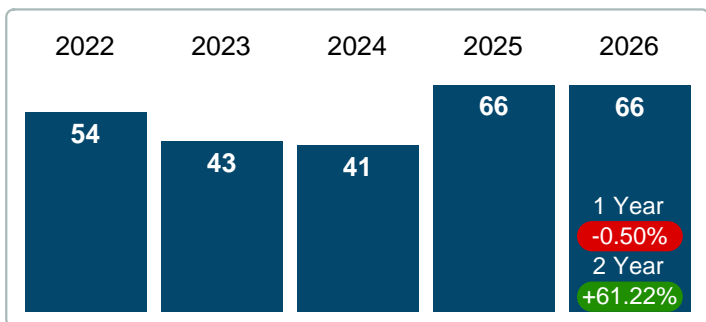
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



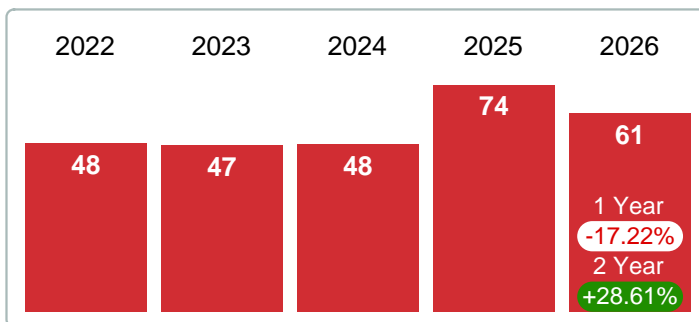
AVERAGE DAYS ON MARKET TO SALE

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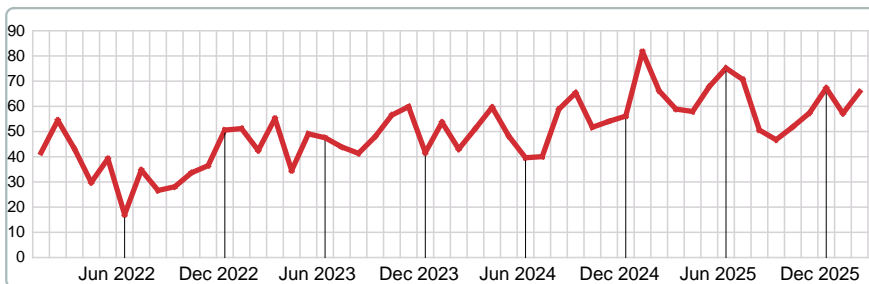
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 54

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 66 above the 5 yr FEB average of 54



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
\$75,000 and less	6.67%	120	0	120	0	0
\$75,001 - \$125,000	13.33%	62	83	48	63	0
\$125,001 - \$150,000	17.78%	61	49	71	52	0
\$150,001 - \$225,000	24.44%	60	5	55	90	0
\$225,001 - \$325,000	15.56%	42	0	36	55	0
\$325,001 - \$450,000	11.11%	111	0	28	171	13
\$450,001 and up	11.11%	48	0	24	3	186
Average Closed DOM		66				
Total Closed Units	100%	66	53	57	82	100
Total Closed Volume			691.20K	4.95M	3.99M	2.14M

February 2026



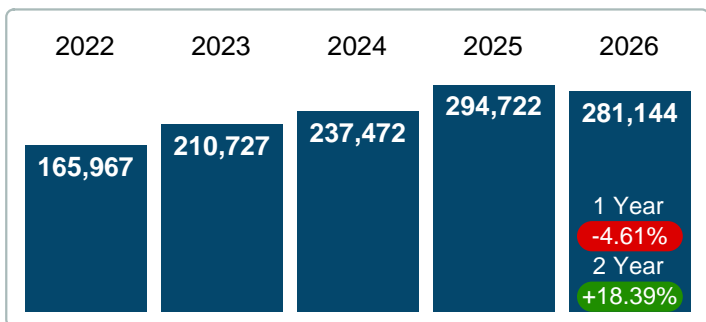
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



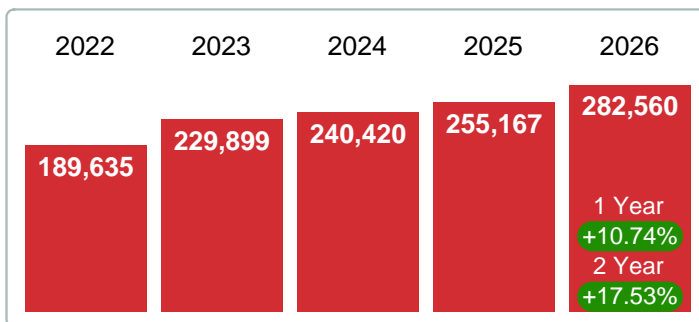
AVERAGE LIST PRICE AT CLOSING

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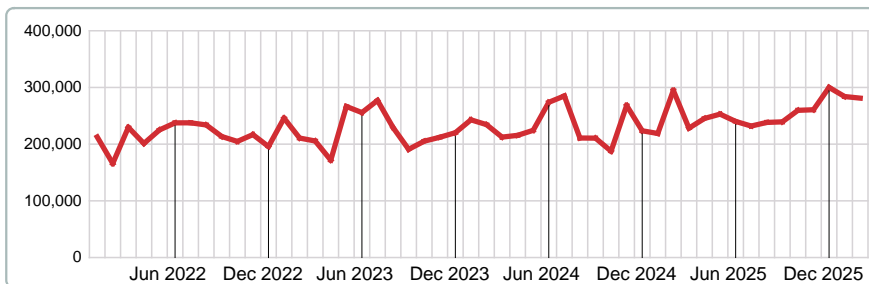
FEBRUARY



YEAR TO DATE (YTD)

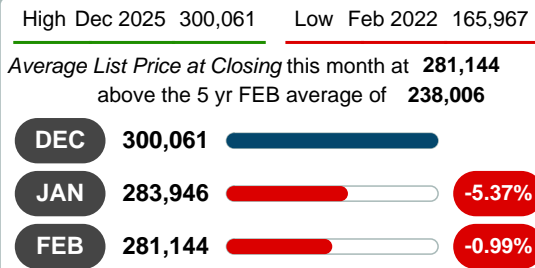


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 238,006



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
\$75,000 and less	3	6.67%	65,600	0	65,600	0	0
\$75,001 - \$125,000	5	11.11%	104,580	111,950	111,333	110,000	0
\$125,001 - \$150,000	9	20.00%	141,478	140,200	140,750	142,450	0
\$150,001 - \$225,000	9	20.00%	182,033	209,900	189,771	192,467	0
\$225,001 - \$325,000	8	17.78%	251,288	0	250,780	309,450	0
\$325,001 - \$450,000	5	11.11%	378,580	0	419,000	421,333	335,000
\$450,001 and up	6	13.33%	852,833	0	561,250	664,750	2,200,000
Average List Price			281,144	142,840	208,704	321,900	1,267,500
Total Closed Units		100%	281,144	5	25	13	2
Total Closed Volume			12,651,500	714.20K	5.22M	4.18M	2.54M

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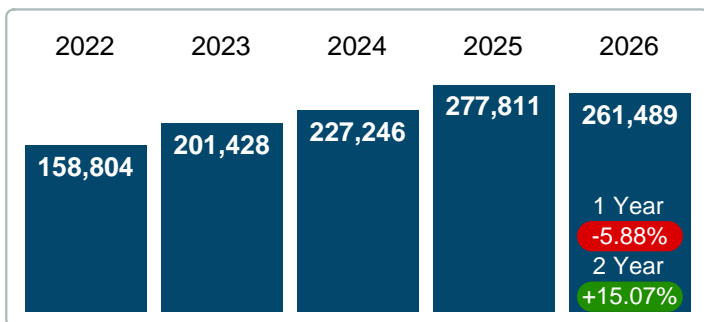
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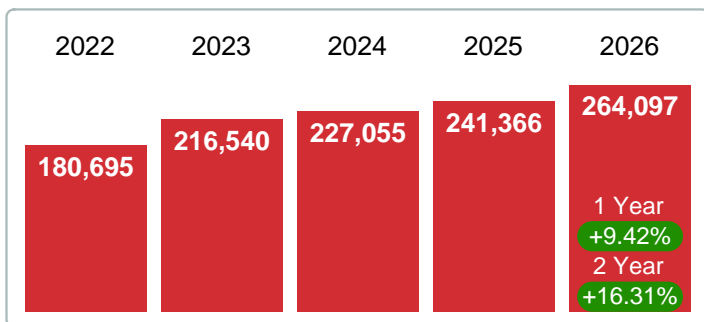
AVERAGE SOLD PRICE AT CLOSING

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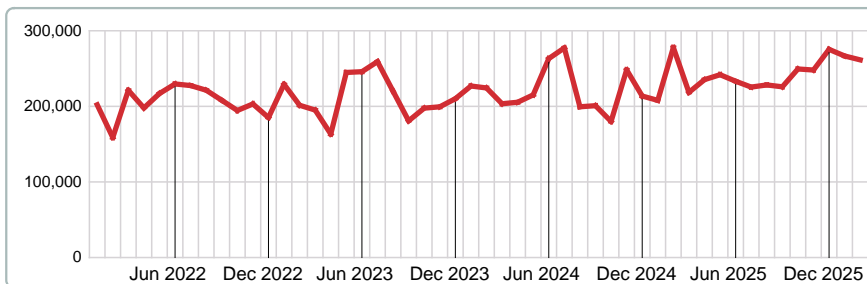
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

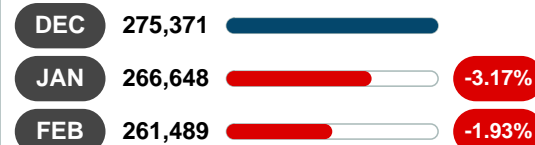


3 MONTHS

5 year FEB AVG = 225,356

High Feb 2025 277,811 Low Feb 2022 158,804

Average Sold Price at Closing this month at **261,489** above the 5 yr FEB average of **225,356**



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
\$75,000 and less	6.67%	51,500	0	51,500	0	0
\$75,001 - \$125,000	13.33%	96,483	104,450	91,667	95,000	0
\$125,001 - \$150,000	17.78%	138,538	136,200	137,750	142,450	0
\$150,001 - \$225,000	24.44%	182,536	209,900	180,571	178,000	0
\$225,001 - \$325,000	15.56%	259,286	0	245,000	295,000	0
\$325,001 - \$450,000	11.11%	381,900	0	407,500	389,000	335,000
\$450,001 and up	11.11%	838,580	0	535,000	661,450	1,800,000
Average Sold Price		261,489	138,240	197,880	307,215	1,067,500
Total Closed Units	100%	261,489	5	25	13	2
Total Closed Volume		11,767,000	691.20K	4.95M	3.99M	2.14M

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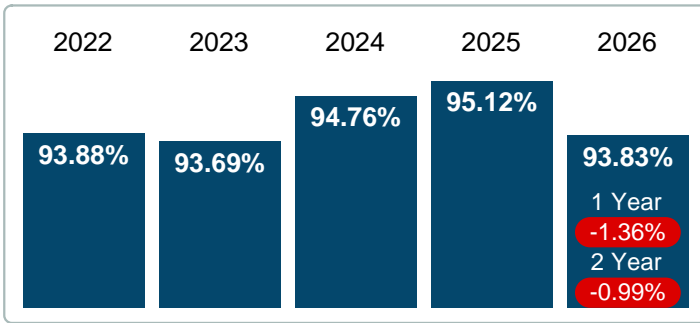
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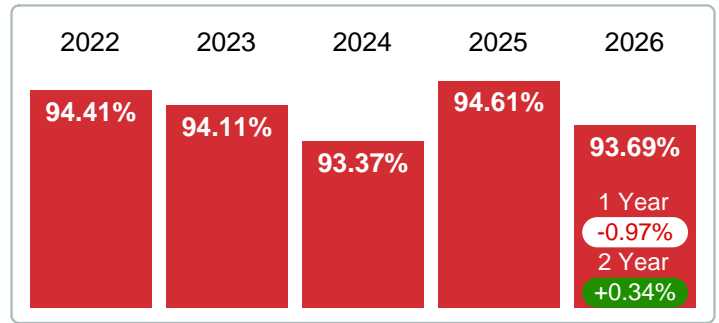
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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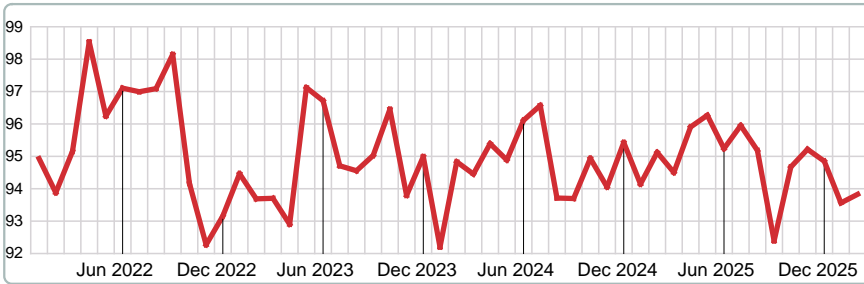
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

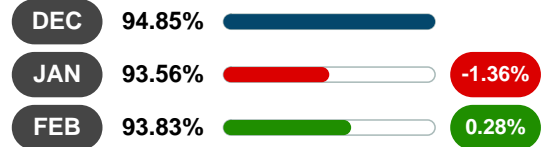


3 MONTHS

5 year FEB AVG = 94.26%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **93.83%** equal to 5 yr FEB average of **94.26%**



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
\$75,000 and less	3	6.67%	78.61%	0.00%	78.61%	0.00%	0.00%
\$75,001 - \$125,000	6	13.33%	87.70%	92.42%	84.99%	86.36%	0.00%
\$125,001 - \$150,000	8	17.78%	98.21%	97.05%	97.89%	100.00%	0.00%
\$150,001 - \$225,000	11	24.44%	95.34%	100.00%	95.29%	93.91%	0.00%
\$225,001 - \$325,000	7	15.56%	96.99%	0.00%	97.67%	95.30%	0.00%
\$325,001 - \$450,000	5	11.11%	95.14%	0.00%	97.26%	92.82%	100.00%
\$450,001 and up	5	11.11%	94.25%	0.00%	95.24%	99.47%	81.82%
Average Sold/List Ratio		93.80%		95.79%	93.02%	95.09%	90.91%
Total Closed Units		45	100%	5	25	13	2
Total Closed Volume		11,767,000		691.20K	4.95M	3.99M	2.14M

February 2026



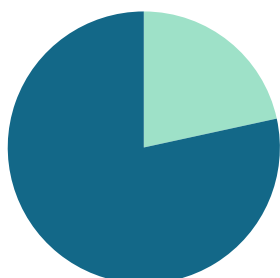
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

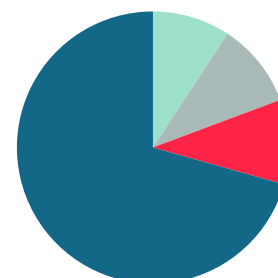


Inventory
 New Listings
95 = 21.59%
 Start Inventory
345
 Total Inventory Units
440
 Volume
\$135,832,436

Market Activity

Closed Sales
45 = 9.24%
 Pending Sales
49 = 10.06%
 Other Off Market
49 = 10.06%
 Active Inventory
344 = 70.64%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	45	45	0.00%	94	91	-3.19%
Pending Sales	51	49	-3.92%	102	93	-8.82%
New Listings	101	95	-5.94%	189	188	-0.53%
Average List Price	294,722	281,144	-4.61%	255,167	282,560	10.74%
Average Sale Price	277,811	261,489	-5.88%	241,366	264,097	9.42%
Average Percent of Selling Price to List Price	95.12%	93.83%	-1.36%	94.61%	93.69%	-0.97%
Average Days on Market to Sale	66.13	65.80	-0.50%	74.24	61.46	-17.22%
Monthly Inventory	310	344	10.97%	310	344	10.97%
Months Supply of Inventory	5.60	6.53	16.59%	5.60	6.53	16.59%

Absorption: Last 12 months, an Average of **53** Sales/Month

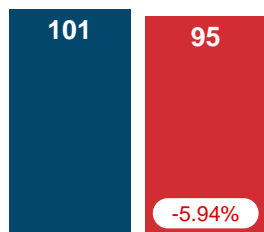
Inventory on February 28, 2026 = **344**

2025 **2026**

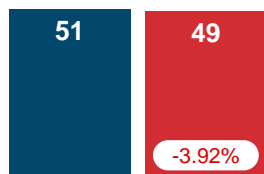
FEBRUARY MARKET

AVERAGE PRICES

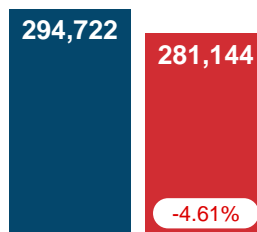
New Listings



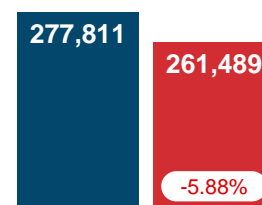
Pending Listings



List Price



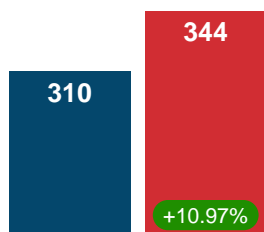
Sale Price



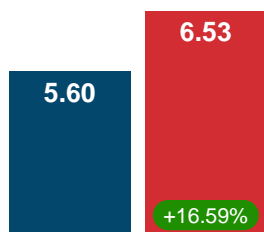
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

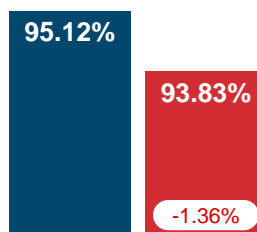
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

