

## February 2026



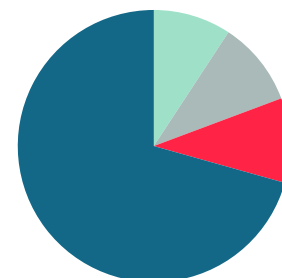
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



### 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%
Median List Price	179,900	189,000	5.06%
Median Sale Price	162,000	179,000	10.49%
Median Percent of Selling Price to List Price	96.72%	95.87%	-0.87%
Median Days on Market to Sale	44.00	45.00	2.27%
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.

##### 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 **10.49%** in February 2026 to \$179,000 versus the previous year at \$162,000.

##### Median Days on Market Lengthens

The median number of **45.00** days that homes spent on the market before selling increased by 1.00 days or **2.27%** in February 2026 compared to last year's same month at **44.00** 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 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 Supply of Inventory (MSI) in the months to come.

#### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

#### 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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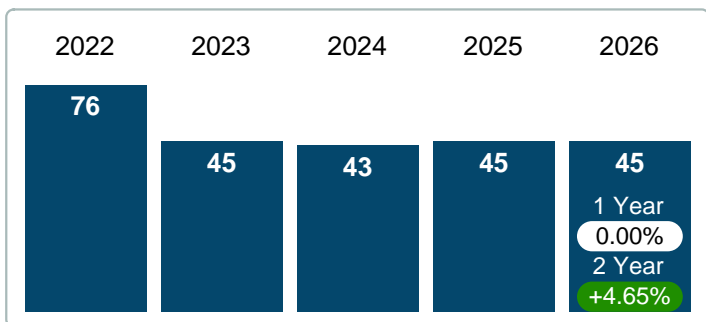
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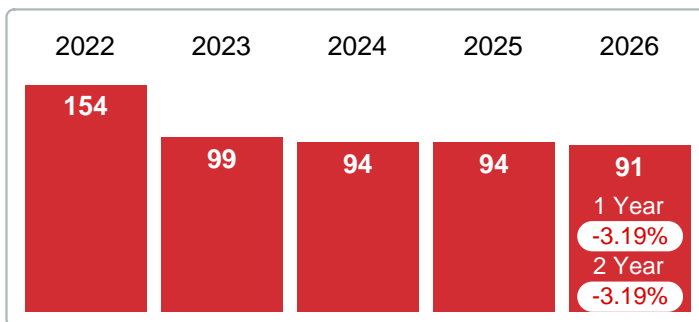
## CLOSED LISTINGS

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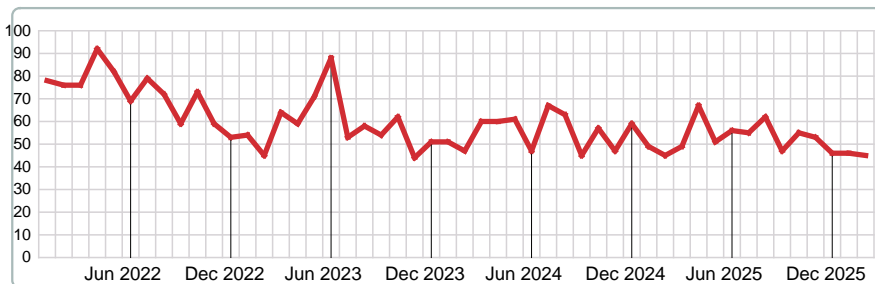
### FEBRUARY



### YEAR TO DATE (YTD)

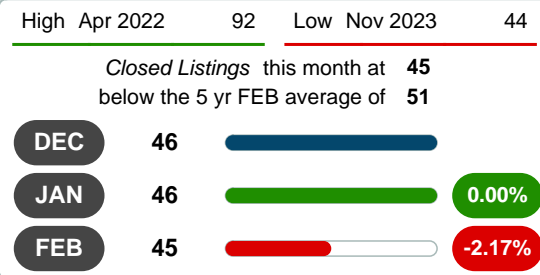


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.67%	112.0	0	3	0	0
\$75,001 - \$125,000	6	13.33%	51.0	2	3	1	0
\$125,001 - \$150,000	8	17.78%	52.0	2	4	2	0
\$150,001 - \$225,000	11	24.44%	64.0	1	7	3	0
\$225,001 - \$325,000	7	15.56%	29.0	0	5	2	0
\$325,001 - \$450,000	5	11.11%	52.0	0	1	3	1
\$450,001 and up	5	11.11%	5.0	0	2	2	1
<b>Total Closed Units</b>	<b>45</b>			<b>5</b>	<b>25</b>	<b>13</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>11,767,000</b>	<b>100%</b>	<b>45.0</b>	<b>691.20K</b>	<b>4.95M</b>	<b>3.99M</b>	<b>2.14M</b>
<b>Median Closed Price</b>	<b>\$179,000</b>			<b>\$127,500</b>	<b>\$171,000</b>	<b>\$265,000</b>	<b>\$1,067,500</b>

# February 2026



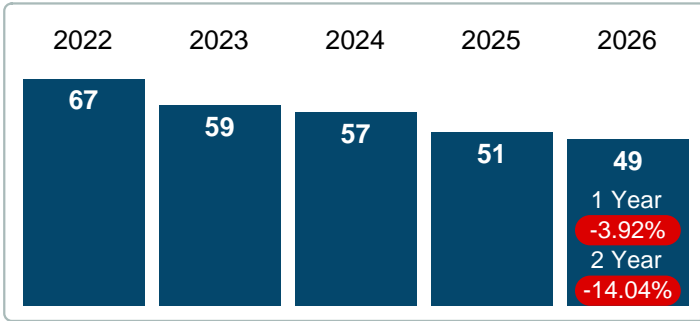
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



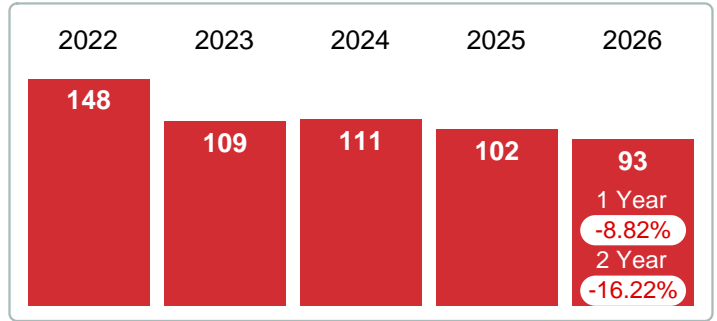
## PENDING LISTINGS

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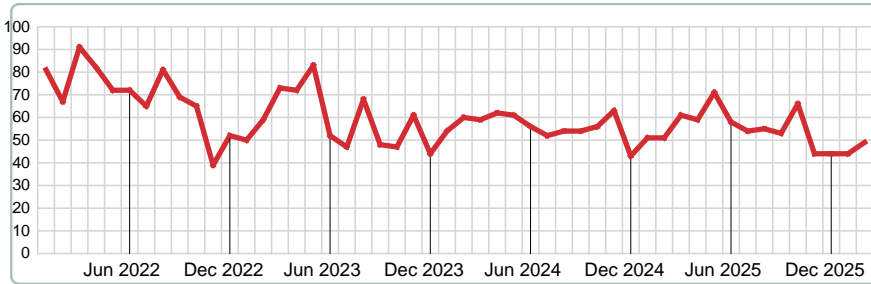
### FEBRUARY



### YEAR TO DATE (YTD)

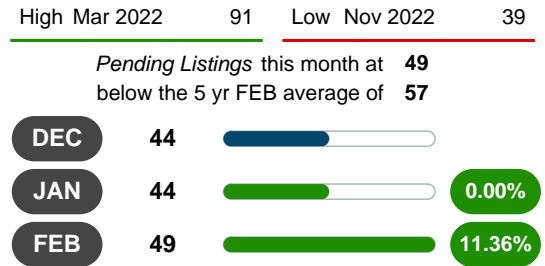


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 57



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.12%	133.0	1	2	0	0
\$75,001 - \$100,000	4	8.16%	30.5	3	1	0	0
\$100,001 - \$150,000	12	24.49%	64.0	3	9	0	0
\$150,001 - \$175,000	5	10.20%	35.0	2	3	0	0
\$175,001 - \$275,000	13	26.53%	63.0	0	9	4	0
\$275,001 - \$375,000	7	14.29%	148.0	0	4	3	0
\$375,001 and up	5	10.20%	66.0	0	1	2	2
<b>Total Pending Units</b>	<b>49</b>			<b>9</b>	<b>29</b>	<b>9</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>10,208,598</b>	<b>100%</b>	<b>66.0</b>	<b>1.00M</b>	<b>5.41M</b>	<b>3.00M</b>	<b>798.00K</b>
<b>Median Listing Price</b>	<b>\$179,900</b>			<b>\$114,900</b>	<b>\$175,000</b>	<b>\$299,900</b>	<b>\$399,000</b>

# February 2026



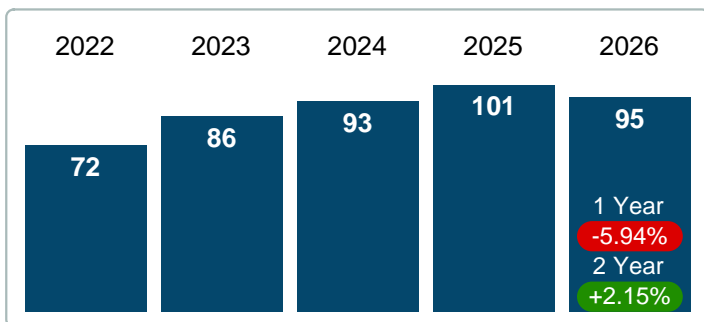
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



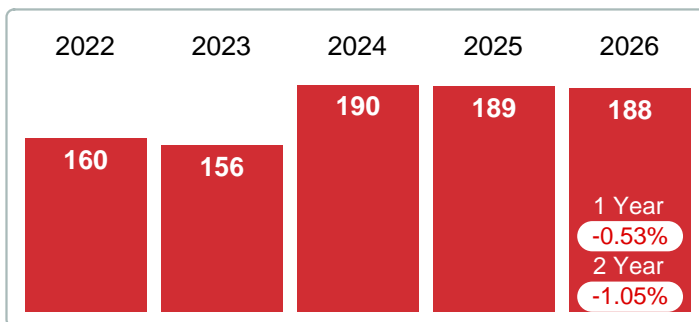
## NEW LISTINGS

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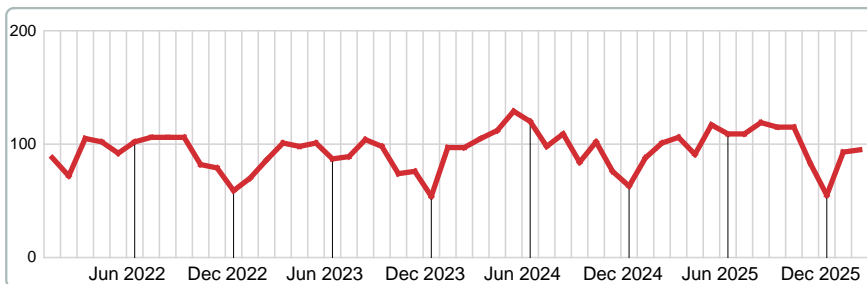
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

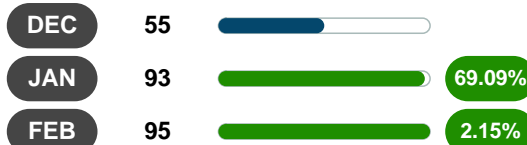


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>95</b>		<b>25</b>	<b>54</b>	<b>13</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>25,691,298</b>	<b>100%</b>	<b>5.27M</b>	<b>13.28M</b>	<b>5.69M</b>	<b>1.45M</b>
<b>Median New Listed Listing Price</b>	<b>\$216,000</b>		<b>\$140,000</b>	<b>\$229,450</b>	<b>\$245,000</b>	<b>\$298,900</b>

# February 2026



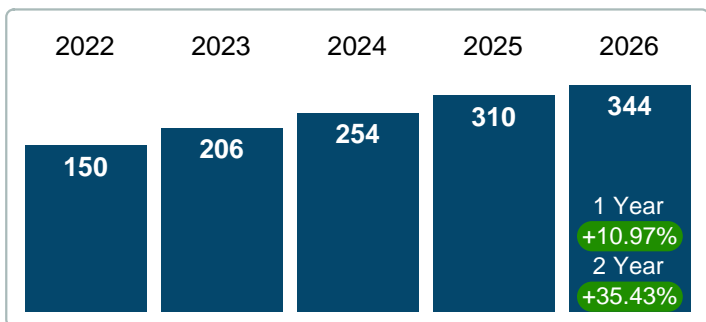
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



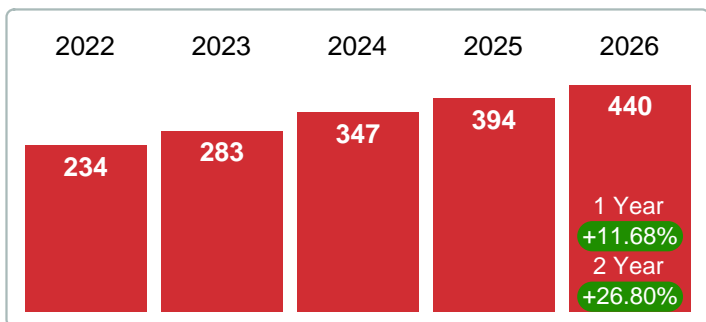
## ACTIVE INVENTORY

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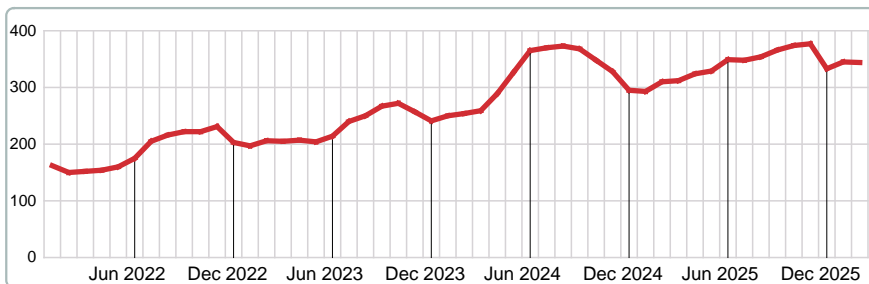
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

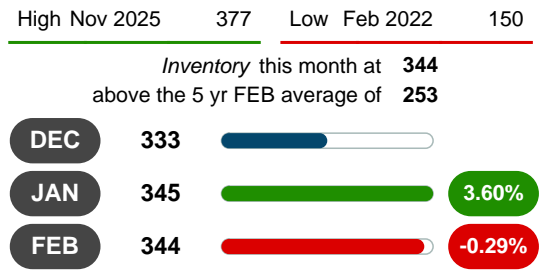


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 253



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	19	5.52%	73.0	12	7	0	0
\$75,001 - \$125,000	39	11.34%	110.0	21	16	2	0
\$125,001 - \$175,000	58	16.86%	75.5	12	32	14	0
\$175,001 - \$275,000	91	26.45%	78.0	8	65	17	1
\$275,001 - \$375,000	54	15.70%	63.0	5	31	17	1
\$375,001 - \$575,000	48	13.95%	102.5	3	24	15	6
\$575,001 and up	35	10.17%	89.0	5	14	13	3
<b>Total Active Inventory by Units</b>	<b>344</b>			<b>66</b>	<b>189</b>	<b>78</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>105,640,740</b>	<b>100%</b>	<b>81.5</b>	<b>13.86M</b>	<b>52.99M</b>	<b>29.71M</b>	<b>9.08M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$229,700</b>			<b>\$130,000</b>	<b>\$234,500</b>	<b>\$295,000</b>	<b>\$525,000</b>

# February 2026



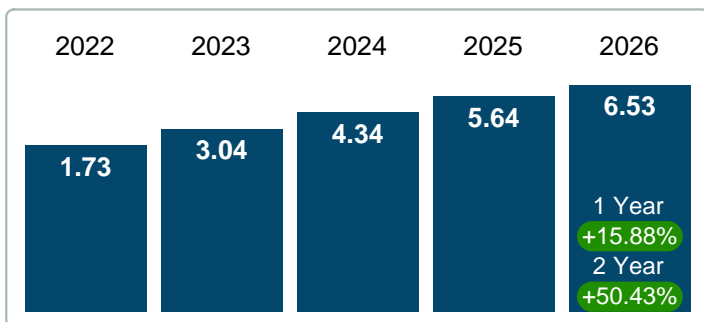
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



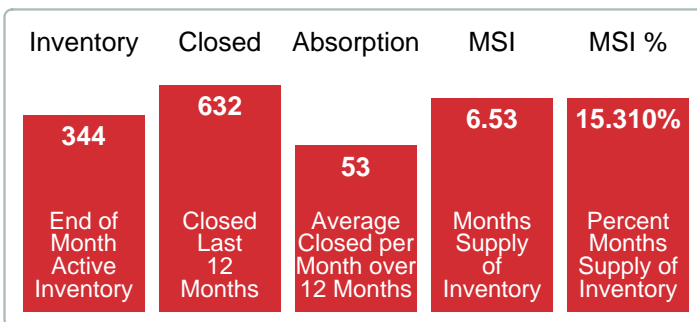
## MONTHS SUPPLY of INVENTORY (MSI)

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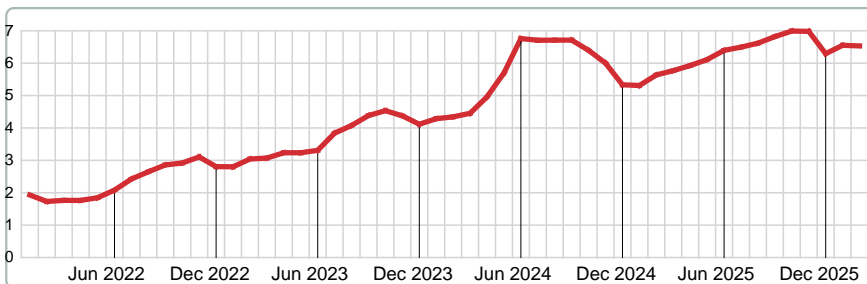
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

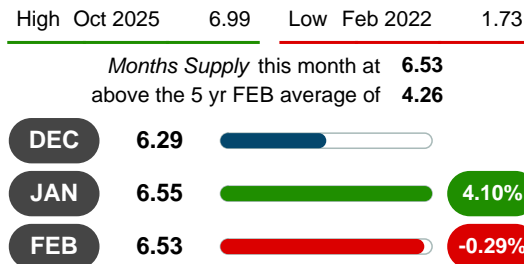


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 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	100%	6.53	6.77	5.91	8.51	6.29
Total Active Inventory by Units	344			66	189	78	11

# February 2026



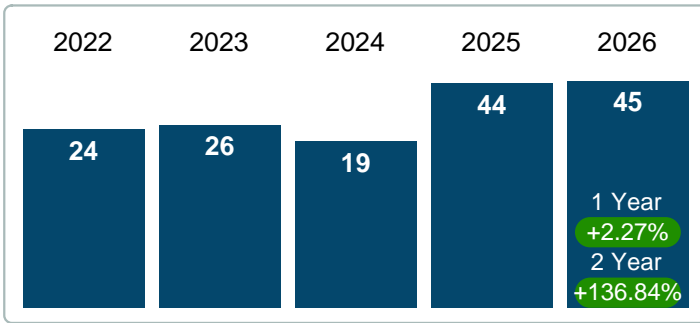
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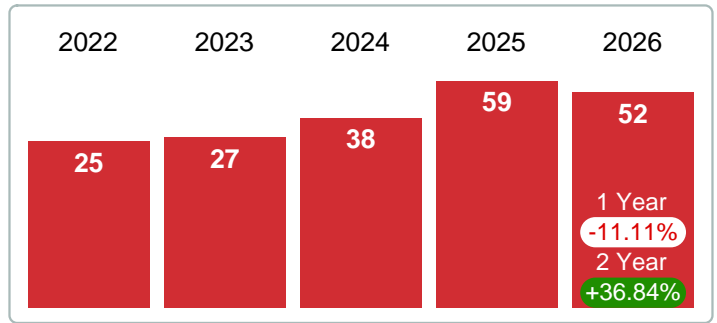
## MEDIAN DAYS ON MARKET TO SALE

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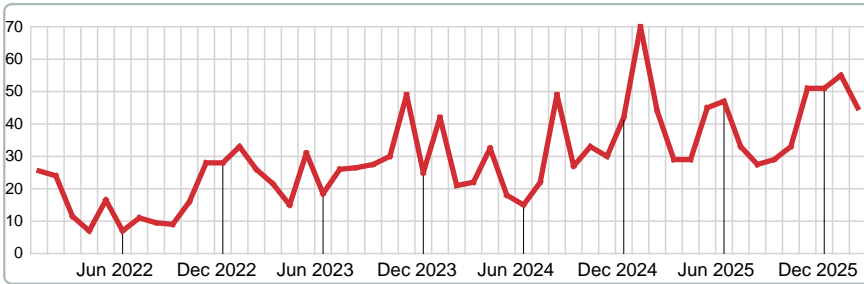
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

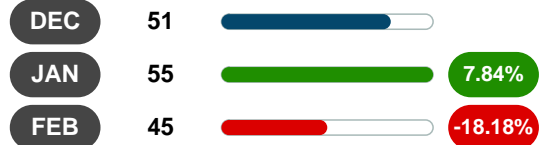


### 3 MONTHS

5 year FEB AVG = 32

High Jan 2025 70 Low Jun 2022 7

Median Days on Market to Sale this month at 45 above the 5 yr FEB average of 32



### 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
\$75,000 and less	6.67%	112	0	112	0	0
\$75,001 - \$125,000	13.33%	51	83	39	63	0
\$125,001 - \$150,000	17.78%	52	49	58	52	0
\$150,001 - \$225,000	24.44%	64	5	57	93	0
\$225,001 - \$325,000	15.56%	29	0	29	55	0
\$325,001 - \$450,000	11.11%	52	0	28	124	13
\$450,001 and up	11.11%	5	0	24	3	186
Median Closed DOM		45	22	39	65	100
Total Closed Units	100%	45.0	5	25	13	2
Total Closed Volume		11,767,000	691.20K	4.95M	3.99M	2.14M

# February 2026



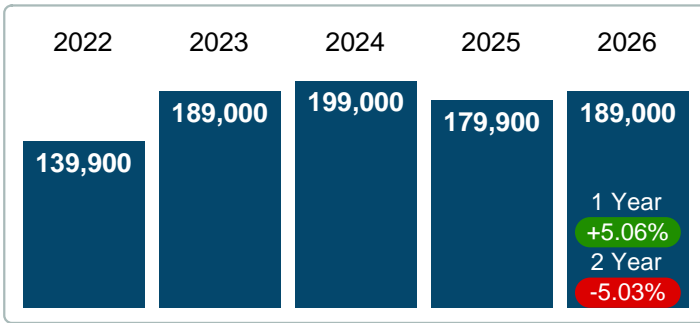
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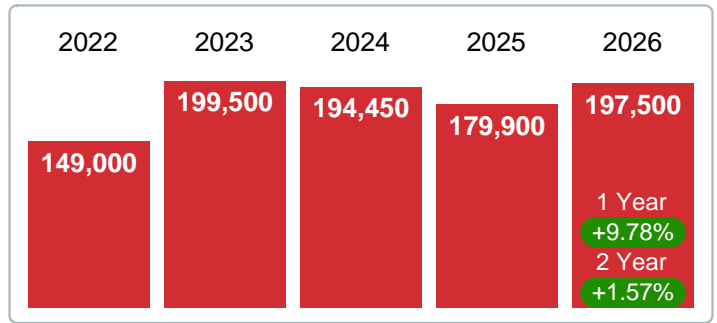
## MEDIAN LIST PRICE AT CLOSING

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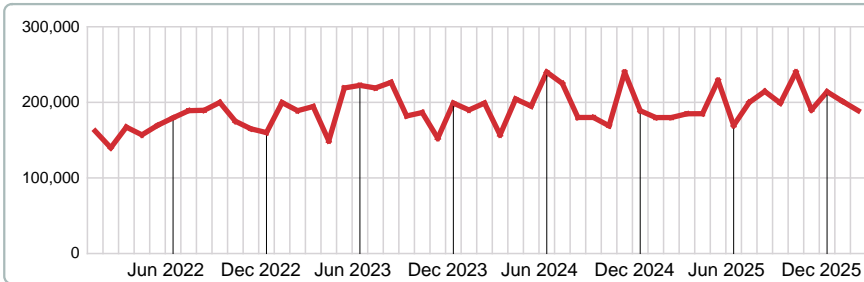
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

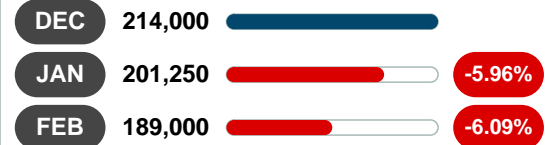


### 3 MONTHS

5 year FEB AVG = 179,360

High Oct 2025 240,000 Low Feb 2022 139,900

Median List Price at Closing this month at **189,000**  
above the 5 yr FEB average of **179,360**



### 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
\$75,000 and less	3	6.67%	65,000	0	65,000	0	0
\$75,001 - \$125,000	5	11.11%	109,000	111,950	94,500	110,000	0
\$125,001 - \$150,000	9	20.00%	142,000	140,200	142,000	142,450	0
\$150,001 - \$225,000	9	20.00%	179,900	209,900	184,450	167,500	0
\$225,001 - \$325,000	8	17.78%	247,500	0	247,500	260,700	0
\$325,001 - \$450,000	5	11.11%	349,000	0	419,000	349,000	335,000
\$450,001 and up	6	13.33%	627,500	0	561,250	630,000	2,200,000
Median List Price			189,000	135,500	179,900	279,000	1,267,500
Total Closed Units		100%	189,000	5	25	13	2
Total Closed Volume			12,651,500	714.20K	5.22M	4.18M	2.54M

# February 2026



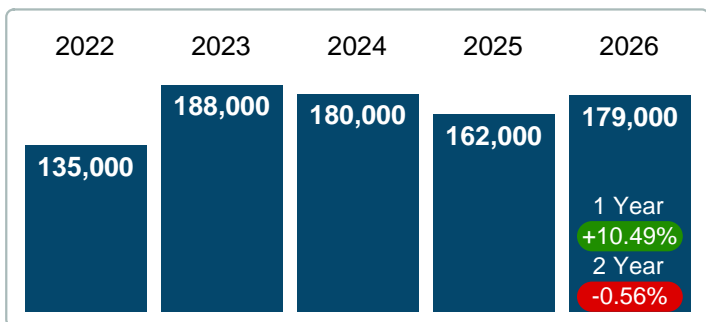
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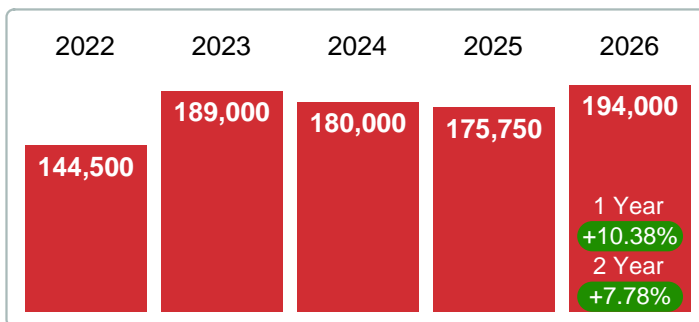
## MEDIAN SOLD PRICE AT CLOSING

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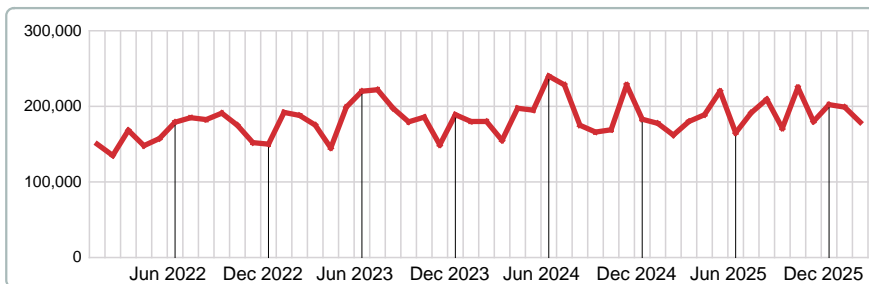
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

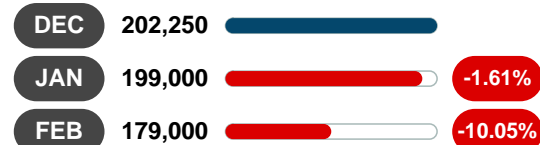


### 3 MONTHS

5 year FEB AVG = 168,800

High Jun 2024 240,000 Low Feb 2022 135,000

Median Sold Price at Closing this month at **179,000**  
above the 5 yr FEB average of **168,800**



### 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
\$75,000 and less	3	6.67%	49,500	0	49,500	0	0
\$75,001 - \$125,000	6	13.33%	92,500	104,450	90,000	95,000	0
\$125,001 - \$150,000	8	17.78%	139,500	136,200	135,500	142,450	0
\$150,001 - \$225,000	11	24.44%	179,000	209,900	178,000	179,000	0
\$225,001 - \$325,000	7	15.56%	250,000	0	240,000	295,000	0
\$325,001 - \$450,000	5	11.11%	375,000	0	407,500	375,000	335,000
\$450,001 and up	5	11.11%	622,900	0	535,000	661,450	1,800,000
Median Sold Price			179,000	127,500	171,000	265,000	1,067,500
Total Closed Units		100%	179,000	5	25	13	2
Total Closed Volume			11,767,000	691.20K	4.95M	3.99M	2.14M

# February 2026



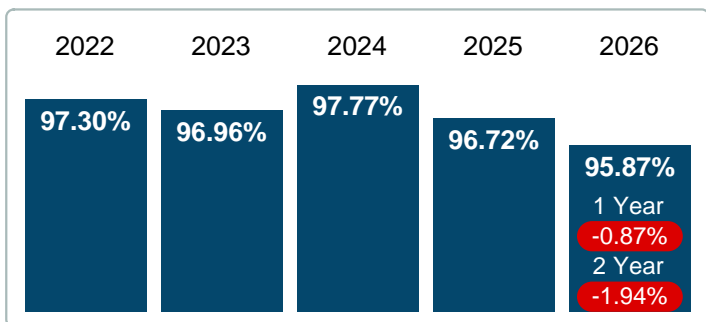
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



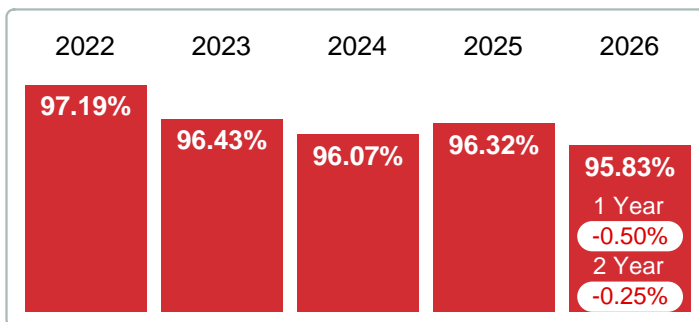
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

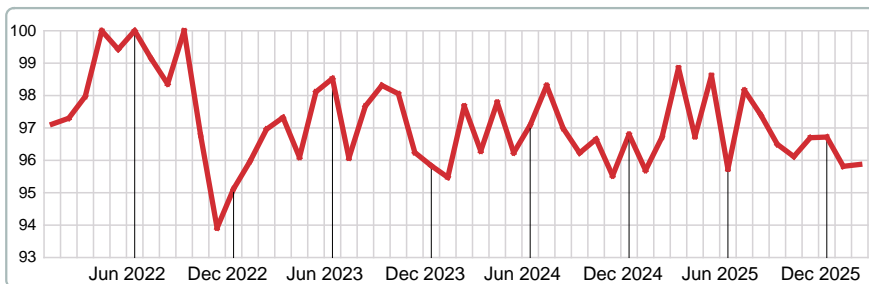
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

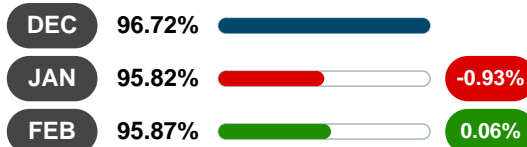


### 3 MONTHS

5 year FEB AVG = 96.92%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **95.87%**  
below the 5 yr FEB average of **96.92%**



### 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
\$75,000 and less	3	6.67%	72.70%	0.00%	72.70%	0.00%	0.00%
\$75,001 - \$125,000	6	13.33%	85.61%	92.42%	82.57%	86.36%	0.00%
\$125,001 - \$150,000	8	17.78%	100.00%	97.05%	100.00%	100.00%	0.00%
\$150,001 - \$225,000	11	24.44%	94.22%	100.00%	94.22%	93.94%	0.00%
\$225,001 - \$325,000	7	15.56%	96.00%	0.00%	97.96%	95.30%	0.00%
\$325,001 - \$450,000	5	11.11%	97.26%	0.00%	97.26%	95.70%	100.00%
\$450,001 and up	5	11.11%	96.00%	0.00%	95.24%	99.47%	81.82%
Median Sold/List Ratio		95.87%		100.00%	95.87%	95.70%	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



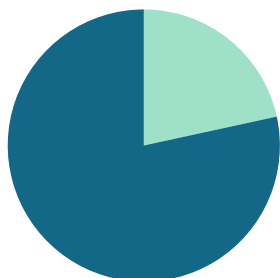
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

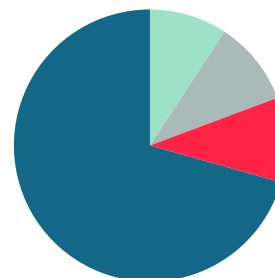


**Inventory**  
 New Listings  
**95 = 21.59%**  
 Start Inventory  
**345**  
 Total Inventory Units  
**440**  
 Volume  
**\$135,832,436**

### 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%
Median List Price	179,900	189,000	5.06%	179,900	197,500	9.78%
Median Sale Price	162,000	179,000	10.49%	175,750	194,000	10.38%
Median Percent of Selling Price to List Price	96.72%	95.87%	-0.87%	96.32%	95.83%	-0.50%
Median Days on Market to Sale	44.00	45.00	2.27%	58.50	52.00	-11.11%
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%

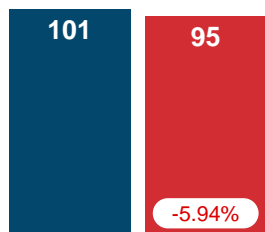
**Absorption:** Last 12 months, an Average of **53** Sales/Month

**Inventory** on February 28, 2026 = **344** 2025 2026

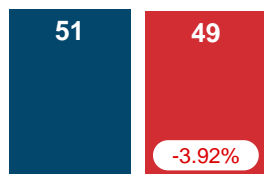
### FEBRUARY MARKET

### MEDIAN PRICES

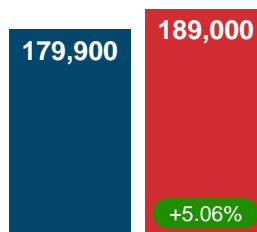
#### New Listings



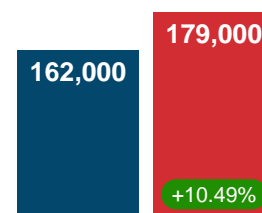
#### Pending Listings



#### List Price



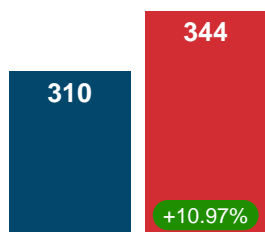
#### Sale Price



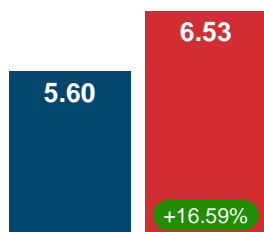
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

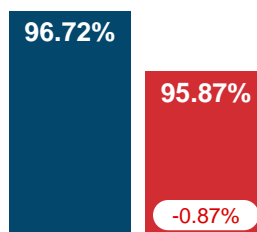
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

