

February 2026



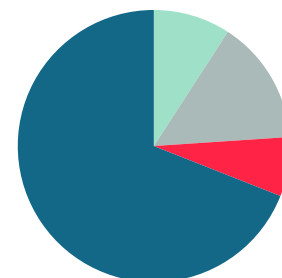
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	5	13	160.00%
Pending Listings	10	21	110.00%
New Listings	17	25	47.06%
Average List Price	232,600	303,808	30.61%
Average Sale Price	218,000	280,692	28.76%
Average Percent of Selling Price to List Price	89.22%	91.84%	2.93%
Average Days on Market to Sale	99.20	77.38	-21.99%
End of Month Inventory	67	98	46.27%
Months Supply of Inventory	6.59	9.26	40.51%



■ Closed (9.15%)
■ Pending (14.79%)
■ Other OffMarket (7.04%)
■ Active (69.01%)

Absorption: Last 12 months, an Average of **11** Sales/Month
Active Inventory as of February 28, 2026 = **98**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **46.27%** to 98 existing homes available for sale. Over the last 12 months this area has had an average of 11 closed sales per month. This represents an unsold inventory index of **9.26** 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 **28.76%** in February 2026 to \$280,692 versus the previous year at \$218,000.

Average Days on Market Shortens

The average number of **77.38** days that homes spent on the market before selling decreased by 21.82 days or **21.99%** in February 2026 compared to last year's same month at **99.20** 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 strong this month.

There were 25 New Listings in February 2026, up **47.06%** from last year at 17. Furthermore, there were 13 Closed Listings this month versus last year at 5, a **160.00%** increase.

Closed versus Listed trends yielded a **52.0%** ratio, up from previous year's, February 2025, at **29.4%**, a **76.80%** upswing. This will certainly create pressure on an increasing 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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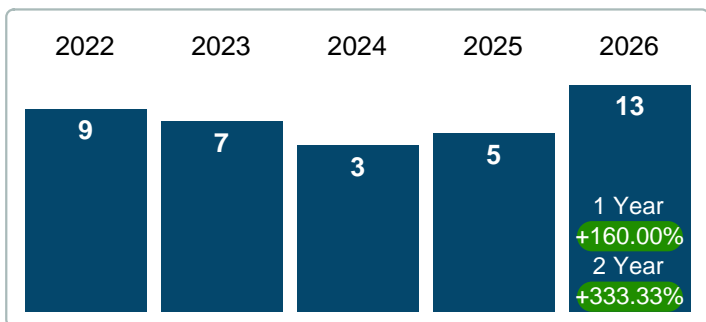
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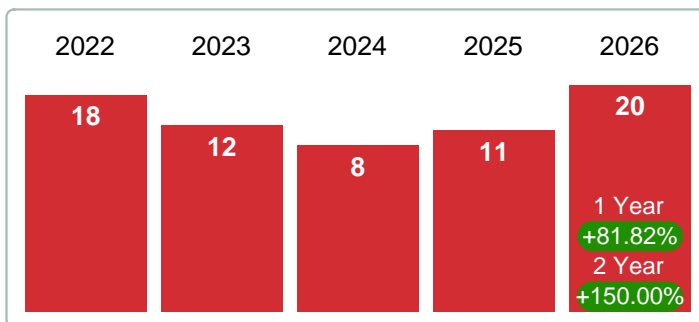
CLOSED LISTINGS

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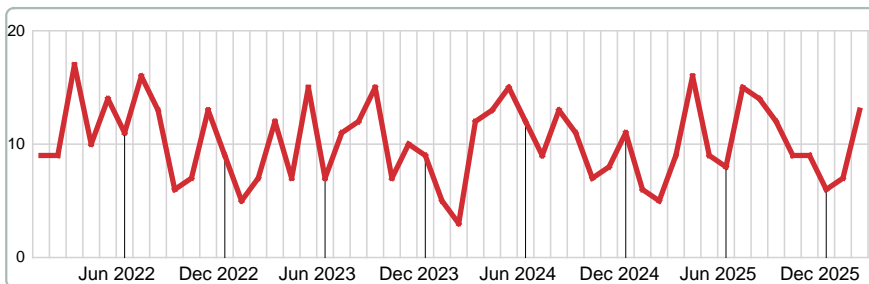
FEBRUARY



YEAR TO DATE (YTD)

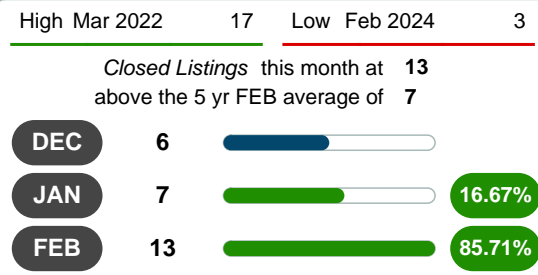


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 7



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	1	7.69%	65.0	1	0	0	0
\$50,001 - \$75,000	1	7.69%	1.0	1	0	0	0
\$75,001 - \$125,000	1	7.69%	13.0	0	1	0	0
\$125,001 - \$200,000	4	30.77%	59.5	0	2	2	0
\$200,001 - \$500,000	3	23.08%	142.3	0	3	0	0
\$500,001 - \$550,000	1	7.69%	70.0	0	0	1	0
\$550,001 and up	2	15.38%	96.0	0	2	0	0
Total Closed Units	13			2	8	3	0
Total Closed Volume	3,649,000	100%	77.4	82.00K	2.76M	802.50K	0.00B
Average Closed Price	\$280,692			\$41,000	\$345,563	\$267,500	\$0

February 2026



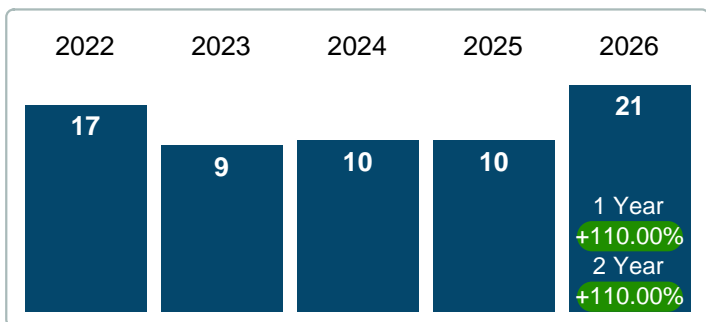
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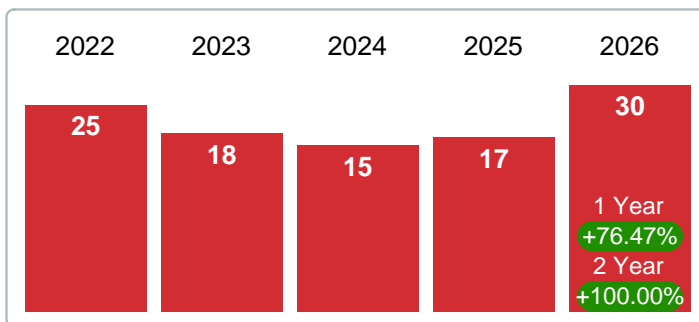
PENDING LISTINGS

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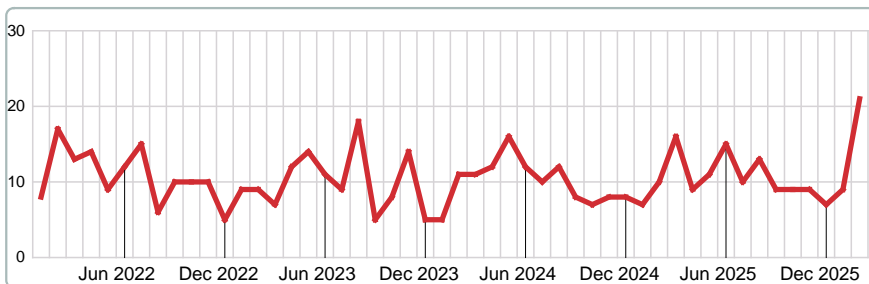
FEBRUARY



YEAR TO DATE (YTD)

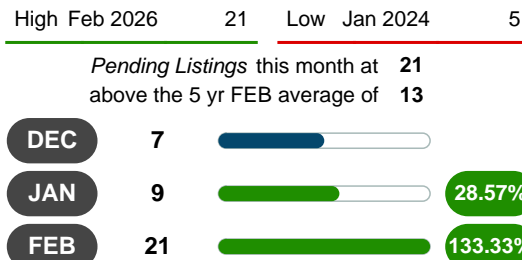


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 13



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	4.76%	8.0	1	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	6	28.57%	65.2	4	2	0	0
\$75,001 - \$150,000	3	14.29%	45.0	1	2	0	0
\$150,001 - \$175,000	4	19.05%	33.3	0	3	1	0
\$175,001 - \$225,000	5	23.81%	67.0	0	3	2	0
\$225,001 and up	2	9.52%	44.5	0	0	2	0
Total Pending Units	21			6	10	5	0
Total Pending Volume	3,637,500	100%	52.0	323.70K	1.39M	1.92M	0.00B
Average Listing Price	\$173,214			\$53,950	\$139,030	\$384,700	\$0

February 2026



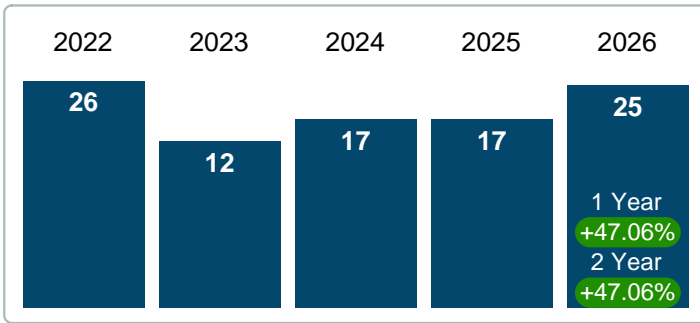
Area Delimited by County Of Sequoyah - Residential Property Type



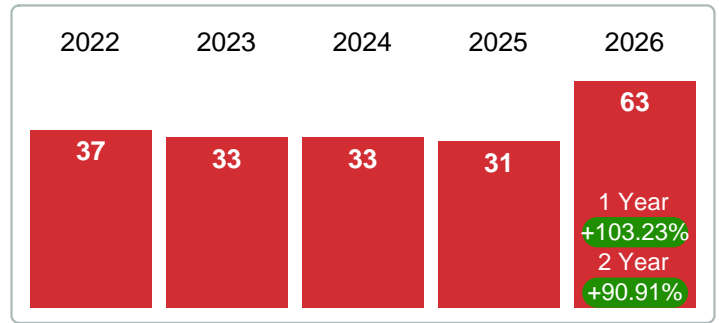
NEW LISTINGS

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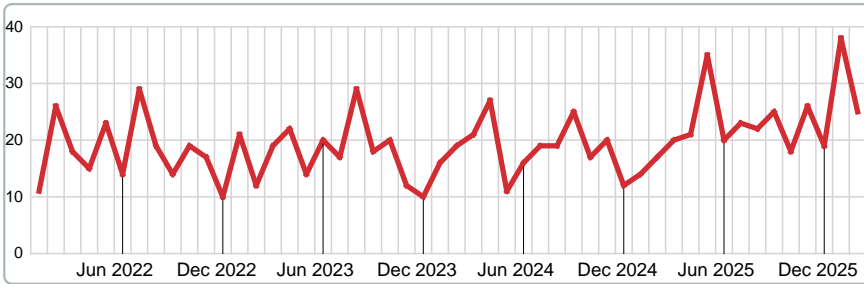
FEBRUARY



YEAR TO DATE (YTD)

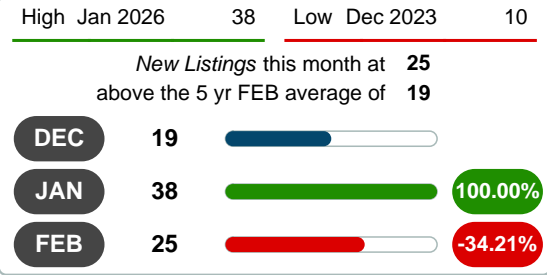


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 19



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	2	8.00%	1	1	0	0
\$75,001 - \$125,000	1	4.00%	1	0	0	0
\$125,001 - \$175,000	8	32.00%	1	7	0	0
\$175,001 - \$250,000	5	20.00%	0	4	1	0
\$250,001 - \$425,000	2	8.00%	1	1	0	0
\$425,001 - \$625,000	3	12.00%	0	3	0	0
\$625,001 and up	4	16.00%	0	2	1	1
Total New Listed Units	25		4	18	2	1
Total New Listed Volume	7,186,800	100%	613.00K	5.02M	914.00K	639.00K
Average New Listed Listing Price	\$287,472		\$153,250	\$278,933	\$457,000	\$639,000

February 2026



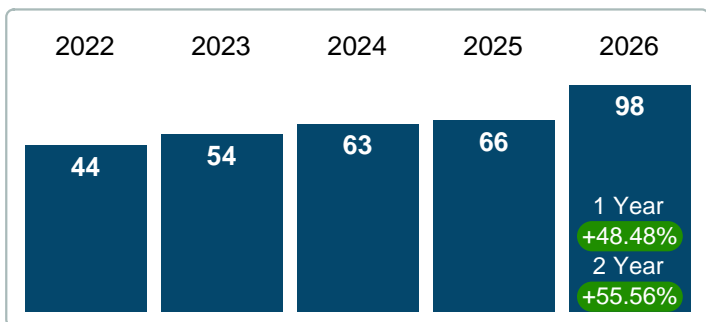
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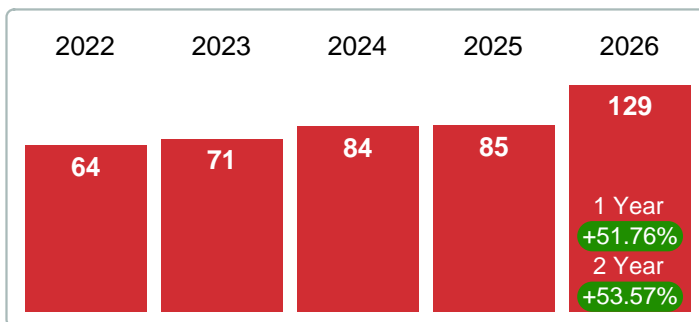
ACTIVE INVENTORY

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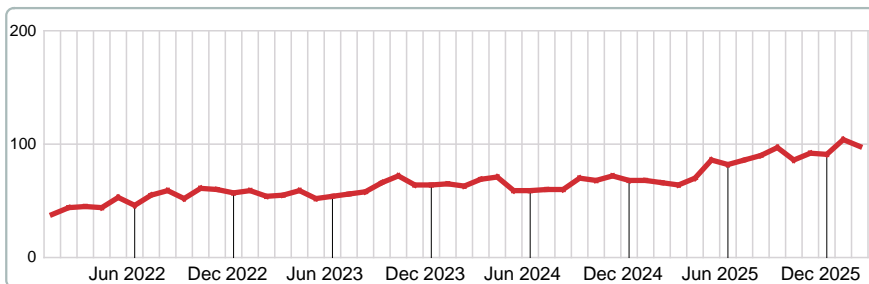
END OF FEBRUARY



ACTIVE DURING FEBRUARY

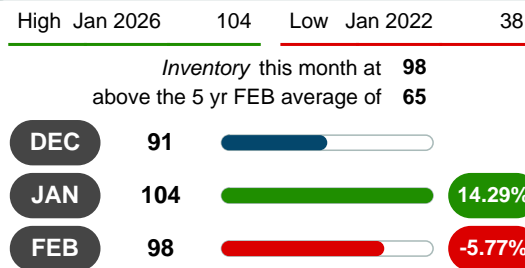


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 65



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	7	7.14%	52.3	5	2	0	0
\$100,001 - \$150,000	15	15.31%	72.1	3	11	1	0
\$150,001 - \$175,000	13	13.27%	95.3	1	8	4	0
\$175,001 - \$350,000	26	26.53%	95.8	6	12	6	2
\$350,001 - \$425,000	12	12.24%	98.3	1	6	4	1
\$425,001 - \$675,000	15	15.31%	64.9	1	9	3	2
\$675,001 and up	10	10.20%	108.6	0	3	6	1
Total Active Inventory by Units	98			17	51	24	6
Total Active Inventory by Volume	58,153,397	100%	85.9	3.22M	37.13M	13.64M	4.17M
Average Active Inventory Listing Price	\$593,402			\$189,318	\$728,074	\$568,237	\$694,250

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

February 2026



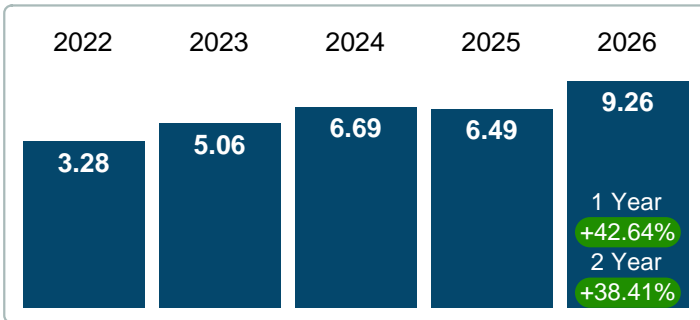
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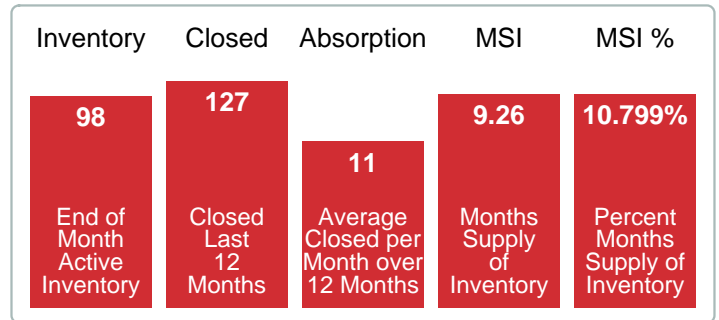
MONTHS SUPPLY of INVENTORY (MSI)

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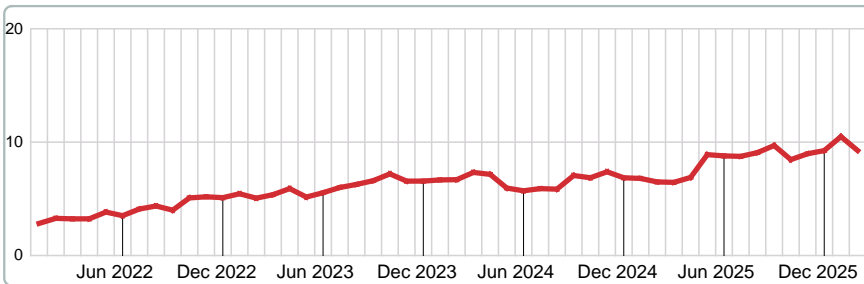
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

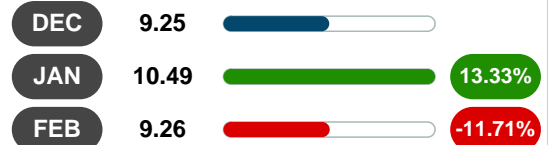


3 MONTHS

5 year FEB AVG = 6.16

High Jan 2026 10.49 Low Jan 2022 2.83

Months Supply this month at **9.26**
above the 5 yr FEB average of **6.16**



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	7	7.14%	3.23	6.00	1.60	0.00	0.00
\$100,001 - \$150,000	15	15.31%	10.00	6.00	16.50	3.00	0.00
\$150,001 - \$175,000	13	13.27%	12.00	12.00	9.60	24.00	0.00
\$175,001 - \$350,000	26	26.53%	6.64	18.00	5.14	5.14	24.00
\$350,001 - \$425,000	12	12.24%	36.00	0.00	24.00	48.00	0.00
\$425,001 - \$675,000	15	15.31%	12.86	12.00	10.80	18.00	24.00
\$675,001 and up	10	10.20%	24.00	0.00	18.00	36.00	12.00
Market Supply of Inventory (MSI)			9.26	9.27	8.05	11.08	24.00
Total Active Inventory by Units		100%	9.26	17	51	24	6

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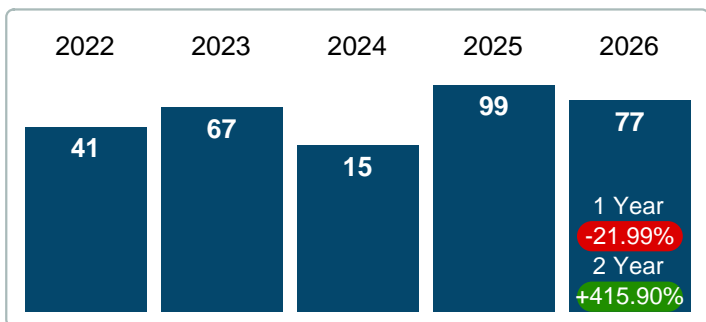
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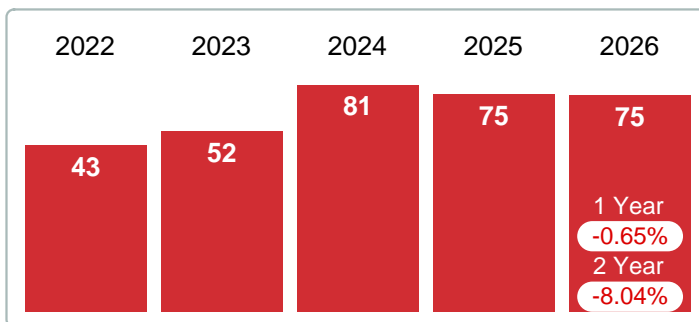
AVERAGE DAYS ON MARKET TO SALE

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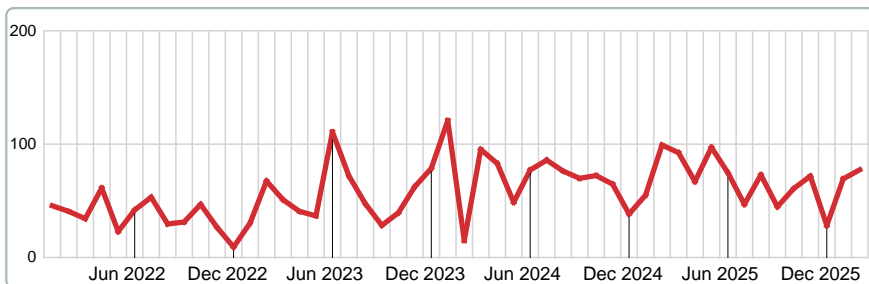
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

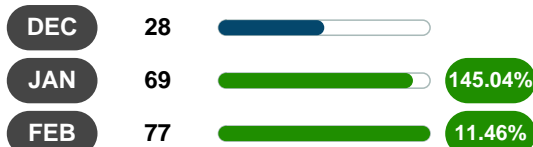


3 MONTHS

5 year FEB AVG = 60

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 77 above the 5 yr FEB average of 60



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	7.69%	65	65	0	0	0
\$50,001 - \$75,000	7.69%	1	1	0	0	0
\$75,001 - \$125,000	7.69%	13	0	13	0	0
\$125,001 - \$200,000	30.77%	60	0	51	68	0
\$200,001 - \$500,000	23.08%	142	0	142	0	0
\$500,001 - \$550,000	7.69%	70	0	0	70	0
\$550,001 and up	15.38%	96	0	96	0	0
Average Closed DOM		77	33	92	69	0
Total Closed Units	100%	77	2	8	3	
Total Closed Volume		3,649,000	82.00K	2.76M	802.50K	0.00B

February 2026



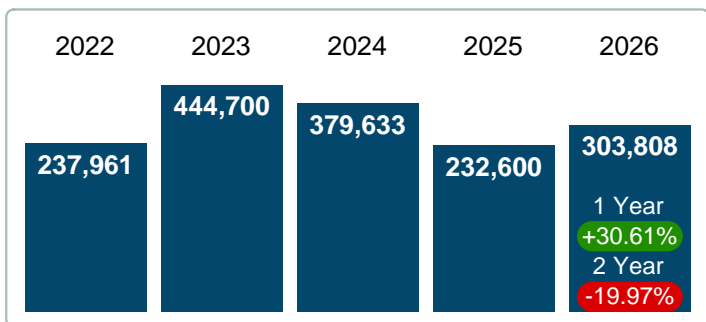
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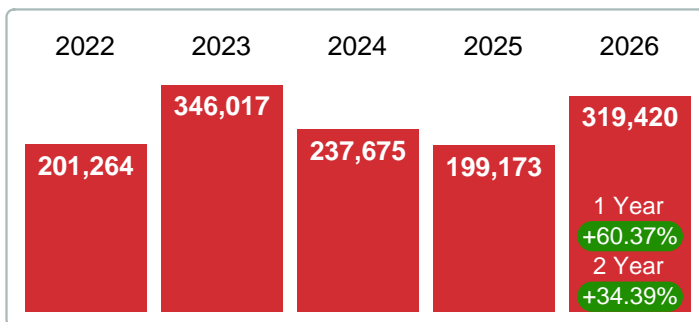
AVERAGE LIST PRICE AT CLOSING

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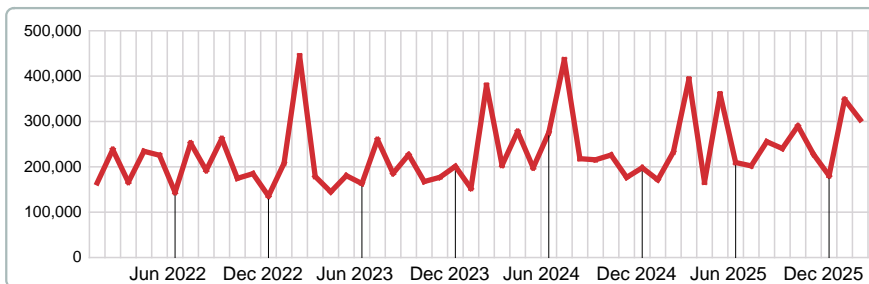
FEBRUARY



YEAR TO DATE (YTD)

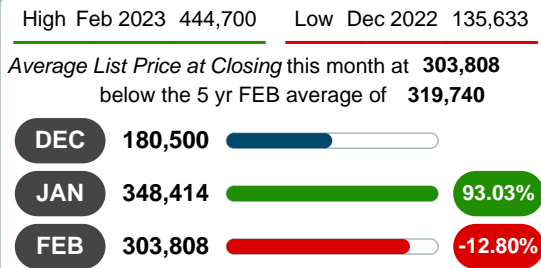


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 319,740



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	1	7.69%	30,000	30,000	0	0	0
\$50,001 - \$75,000	1	7.69%	62,000	62,000	0	0	0
\$75,001 - \$125,000	1	7.69%	85,000	0	85,000	0	0
\$125,001 - \$200,000	5	38.46%	179,700	0	189,000	160,250	0
\$200,001 - \$500,000	2	15.38%	297,000	0	264,667	0	0
\$500,001 - \$550,000	1	7.69%	545,000	0	0	545,000	0
\$550,001 and up	2	15.38%	867,500	0	867,500	0	0
Average List Price			303,808	46,000	374,000	288,500	0
Total Closed Units		100%	303,808	2	8	3	
Total Closed Volume			3,949,500	92.00K	2.99M	865.50K	0.00B

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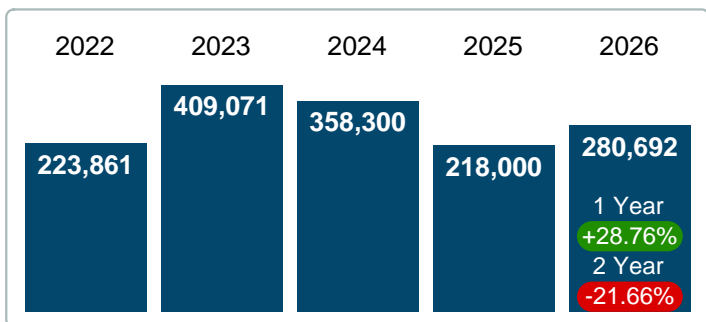
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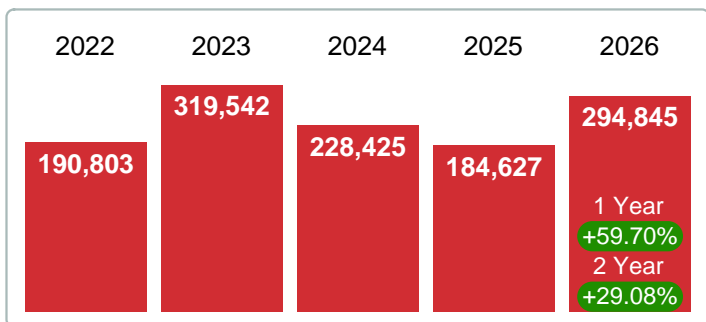
AVERAGE SOLD PRICE AT CLOSING

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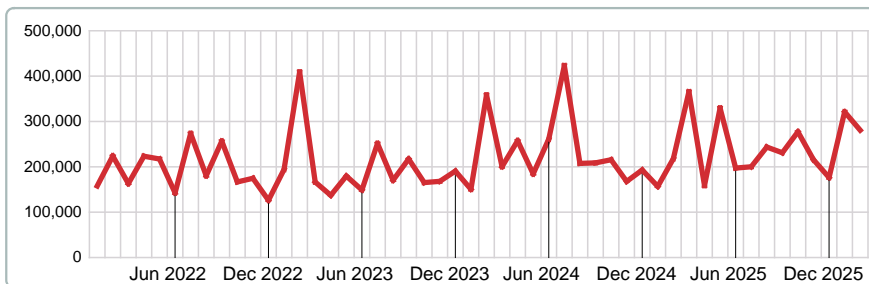
FEBRUARY



YEAR TO DATE (YTD)

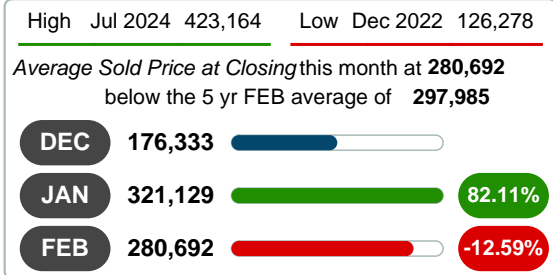


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 297,985



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	7.69%	20,000	20,000	0	0	0
\$50,001 - \$75,000	7.69%	62,000	62,000	0	0	0
\$75,001 - \$125,000	7.69%	82,500	0	82,500	0	0
\$125,001 - \$200,000	30.77%	161,625	0	179,500	143,750	0
\$200,001 - \$500,000	23.08%	247,667	0	247,667	0	0
\$500,001 - \$550,000	7.69%	515,000	0	0	515,000	0
\$550,001 and up	15.38%	790,000	0	790,000	0	0
Average Sold Price		280,692	41,000	345,563	267,500	0
Total Closed Units	100%	280,692	2	8	3	0
Total Closed Volume		3,649,000	82.00K	2.76M	802.50K	0.00B

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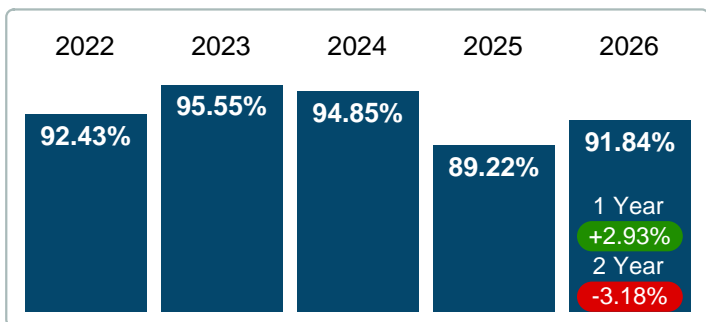
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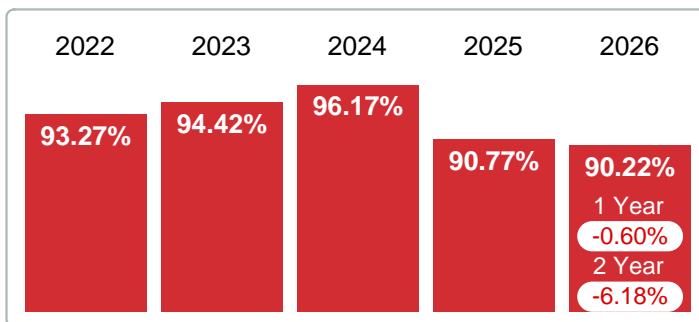
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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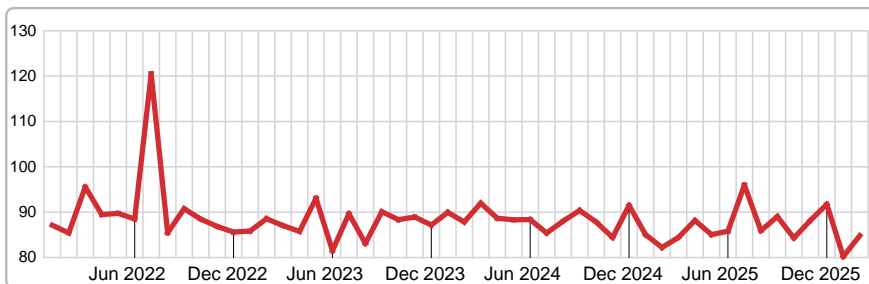
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

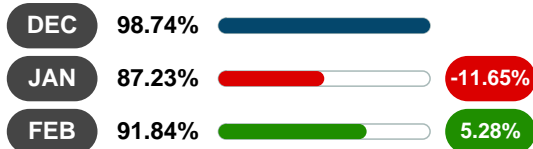


3 MONTHS

5 year FEB AVG = 92.78%

High Jul 2022 127.50% Low Jan 2026 87.23%

Average Sold/List Ratio this month at **91.84%**
below the 5 yr FEB average of **92.78%**



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	1	7.69%	66.67%	66.67%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	1	7.69%	100.00%	100.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	1	7.69%	97.06%	0.00%	97.06%	0.00%	0.00%
\$125,001 - \$200,000	4	30.77%	92.35%	0.00%	94.97%	89.73%	0.00%
\$200,001 - \$500,000	3	23.08%	94.08%	0.00%	94.08%	0.00%	0.00%
\$500,001 - \$550,000	1	7.69%	94.50%	0.00%	0.00%	94.50%	0.00%
\$550,001 and up	2	15.38%	92.00%	0.00%	92.00%	0.00%	0.00%
Average Sold/List Ratio		91.80%		83.33%	94.15%	91.32%	0.00%
Total Closed Units		13	100%	2	8	3	
Total Closed Volume		3,649,000		82.00K	2.76M	802.50K	0.00B

February 2026



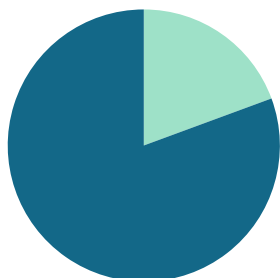
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

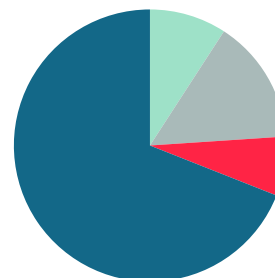


Inventory
 New Listings
25 = 19.38%
 Start Inventory
104
 Total Inventory Units
129
 Volume
\$64,863,897

Market Activity

Closed Sales
13 = 9.15%
 Pending Sales
21 = 14.79%
 Other Off Market
10 = 7.04%
 Active Inventory
98 = 69.01%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	5	13	160.00%	11	20	81.82%
Pending Sales	10	21	110.00%	17	30	76.47%
New Listings	17	25	47.06%	31	63	103.23%
Average List Price	232,600	303,808	30.61%	199,173	319,420	60.37%
Average Sale Price	218,000	280,692	28.76%	184,627	294,845	59.70%
Average Percent of Selling Price to List Price	89.22%	91.84%	2.93%	90.77%	90.22%	-0.60%
Average Days on Market to Sale	99.20	77.38	-21.99%	75.09	74.60	-0.65%
Monthly Inventory	67	98	46.27%	67	98	46.27%
Months Supply of Inventory	6.59	9.26	40.51%	6.59	9.26	40.51%

Absorption: Last 12 months, an Average of 11 Sales/Month

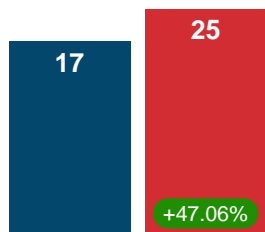
Inventory on February 28, 2026 = 98

2025 2026

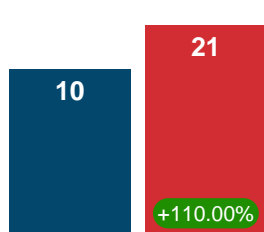
FEBRUARY MARKET

AVERAGE PRICES

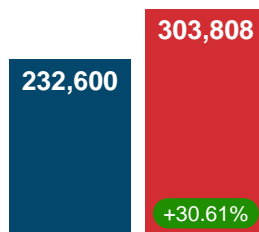
New Listings



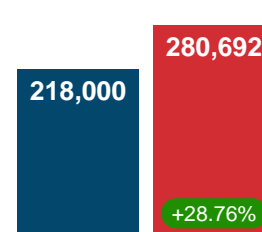
Pending Listings



List Price



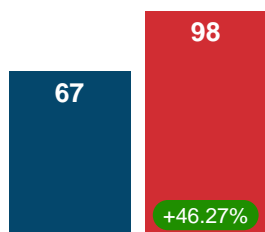
Sale Price



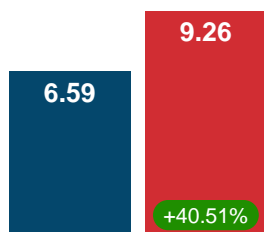
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

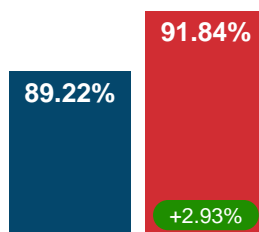
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

