

## February 2026



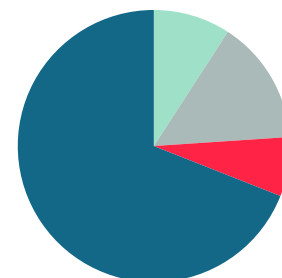
Area Delimited by County Of Sequoyah - Residential Property Type



### 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%
Median List Price	154,999	189,000	21.94%
Median Sale Price	130,000	180,000	38.46%
Median Percent of Selling Price to List Price	92.05%	94.56%	2.72%
Median Days on Market to Sale	120.00	70.00	-41.67%
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.

##### 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 **38.46%** in February 2026 to \$180,000 versus the previous year at \$130,000.

##### Median Days on Market Shortens

The median number of **70.00** days that homes spent on the market before selling decreased by 50.00 days or **41.67%** in February 2026 compared to last year's same month at **120.00** 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 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.

#### 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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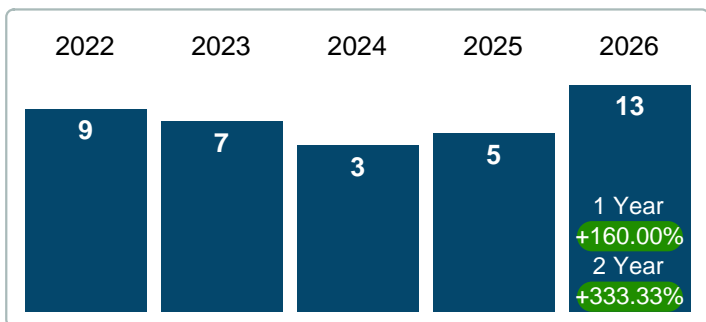
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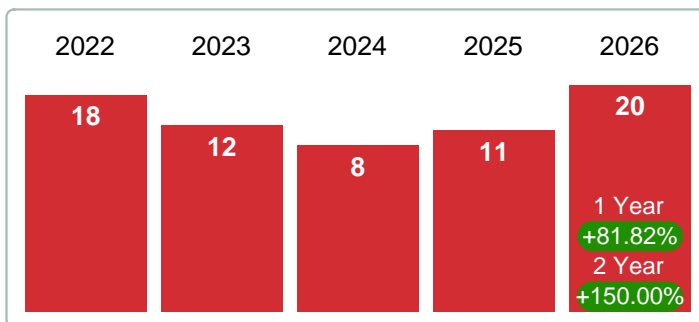
## CLOSED LISTINGS

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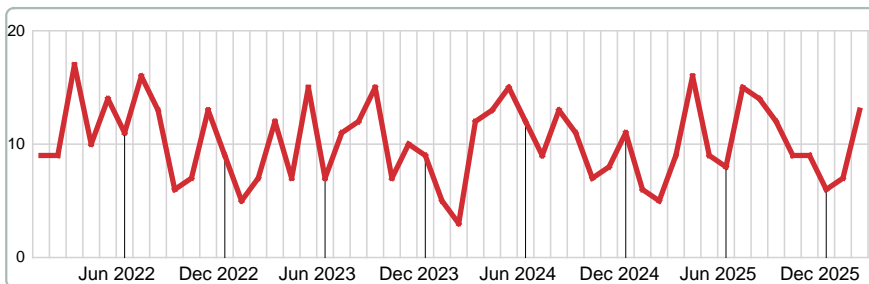
### FEBRUARY



### YEAR TO DATE (YTD)

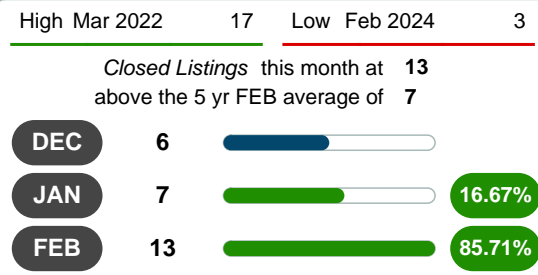


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 7



### 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	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%	58.0	0	2	2	0
\$200,001 - \$500,000	3	23.08%	124.0	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
<b>Total Closed Units</b>	<b>13</b>			<b>2</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,649,000</b>	<b>100%</b>	<b>70.0</b>	<b>82.00K</b>	<b>2.76M</b>	<b>802.50K</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$180,000</b>			<b>\$41,000</b>	<b>\$206,500</b>	<b>\$145,000</b>	<b>\$0</b>

# February 2026



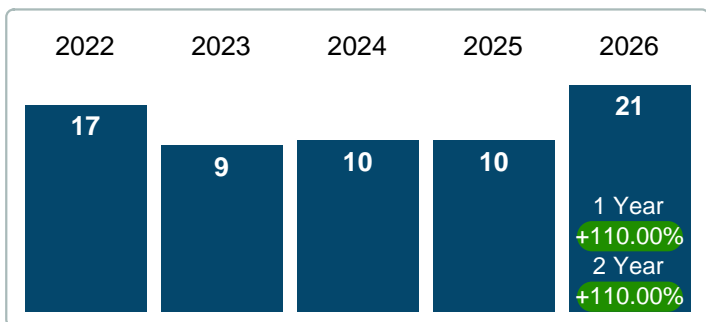
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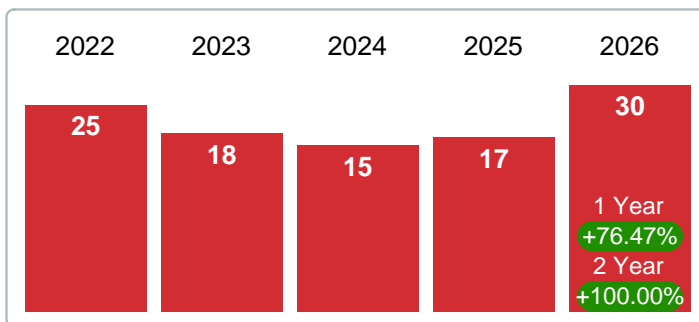
## PENDING LISTINGS

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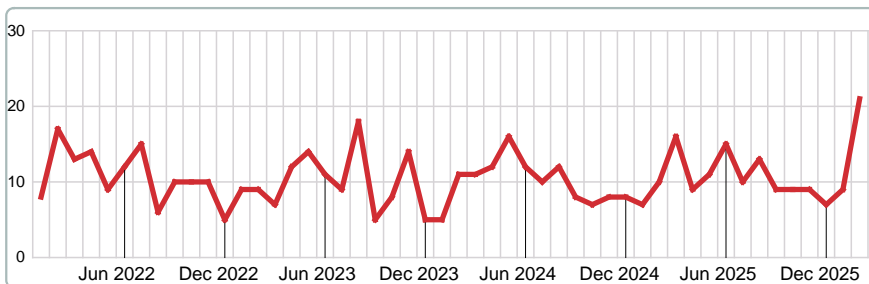
### FEBRUARY



### YEAR TO DATE (YTD)

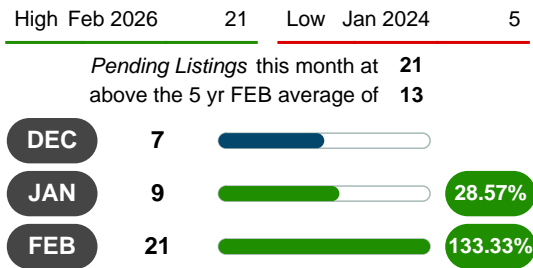


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 13



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	8.0	0	0	0	0
\$25,001 - \$75,000	6	28.57%	69.0	4	2	0	0
\$75,001 - \$150,000	3	14.29%	32.0	1	2	0	0
\$150,001 - \$175,000	4	19.05%	25.5	0	3	1	0
\$175,001 - \$225,000	5	23.81%	68.0	0	3	2	0
\$225,001 and up	2	9.52%	44.5	0	0	2	0
<b>Total Pending Units</b>	<b>21</b>			<b>6</b>	<b>10</b>	<b>5</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>3,637,500</b>	<b>100%</b>	<b>36.0</b>	<b>323.70K</b>	<b>1.39M</b>	<b>1.92M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$159,900</b>			<b>\$44,450</b>	<b>\$164,950</b>	<b>\$225,000</b>	<b>\$0</b>

# February 2026



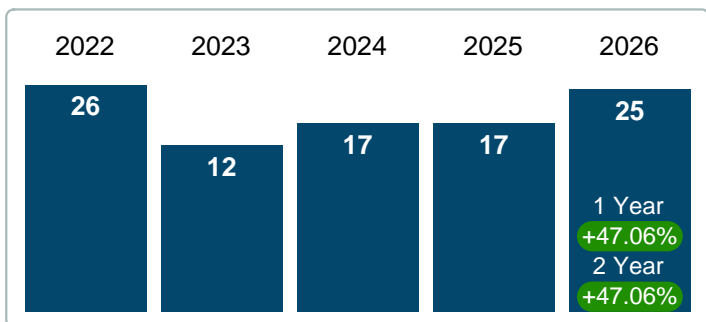
Area Delimited by County Of Sequoyah - Residential Property Type



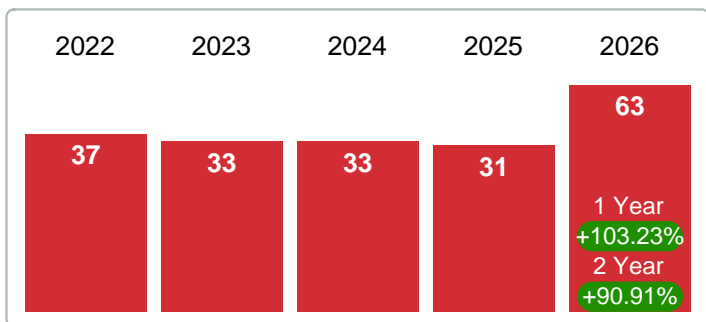
## NEW LISTINGS

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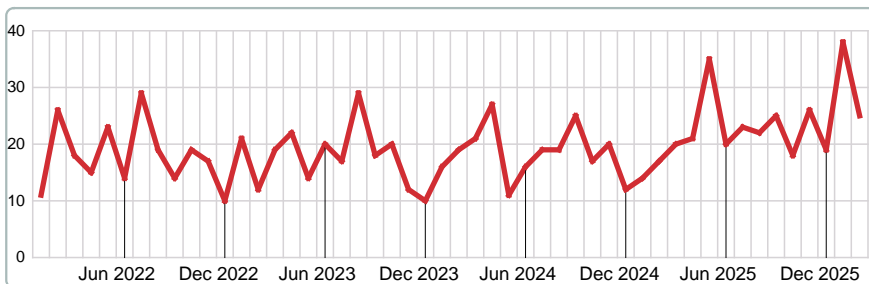
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 19

High Jan 2026 38 Low Dec 2023 10

New Listings this month at 25  
above the 5 yr FEB average of 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
<b>Total New Listed Units</b>	<b>25</b>		<b>4</b>	<b>18</b>	<b>2</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>7,186,800</b>	<b>100%</b>	<b>613.00K</b>	<b>5.02M</b>	<b>914.00K</b>	<b>639.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$189,000</b>		<b>\$109,000</b>	<b>\$189,000</b>	<b>\$457,000</b>	<b>\$639,000</b>

# February 2026



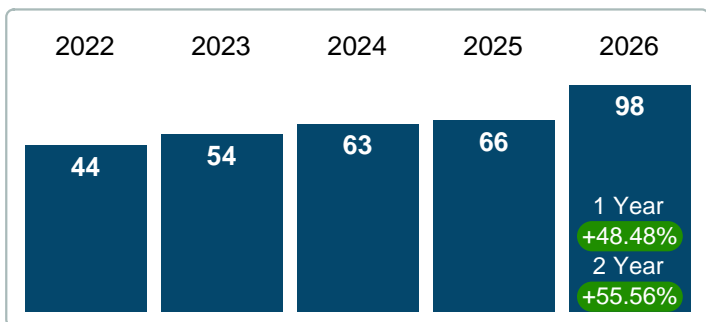
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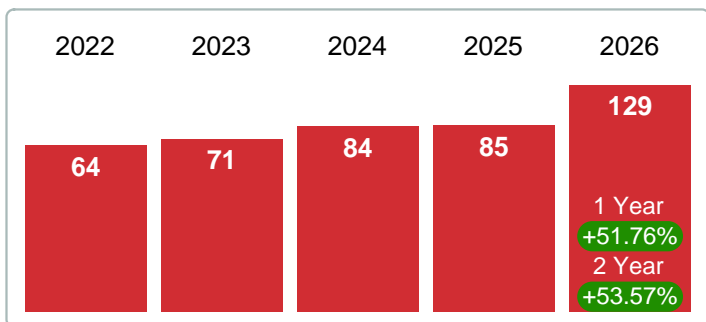
## ACTIVE INVENTORY

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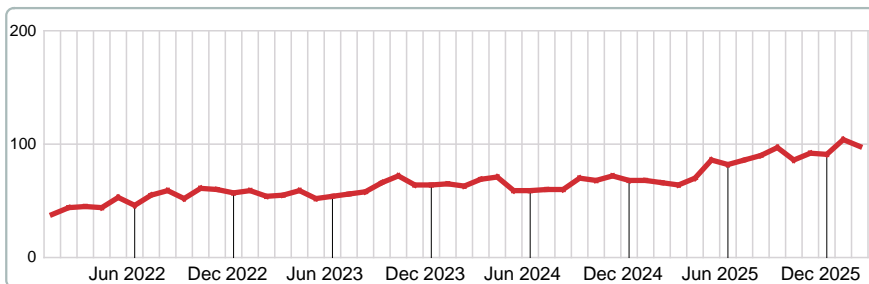
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

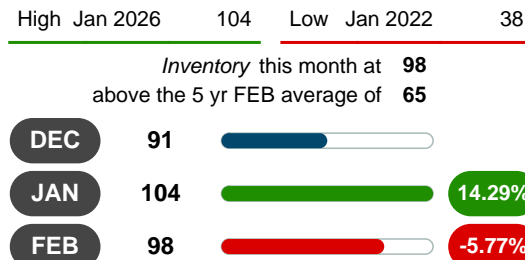


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 65



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	7.14%	47.0	5	2	0	0
\$100,001 - \$150,000	15	15.31%	57.0	3	11	1	0
\$150,001 - \$175,000	13	13.27%	71.0	1	8	4	0
\$175,001 - \$350,000	26	26.53%	97.0	6	12	6	2
\$350,001 - \$425,000	12	12.24%	102.5	1	6	4	1
\$425,001 - \$675,000	15	15.31%	35.0	1	9	3	2
\$675,001 and up	10	10.20%	77.5	0	3	6	1
<b>Total Active Inventory by Units</b>	<b>98</b>			<b>17</b>	<b>51</b>	<b>24</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>58,153,397</b>	<b>100%</b>	<b>67.5</b>	<b>3.22M</b>	<b>37.13M</b>	<b>13.64M</b>	<b>4.17M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$254,500</b>			<b>\$169,000</b>	<b>\$225,000</b>	<b>\$375,500</b>	<b>\$519,000</b>

# February 2026



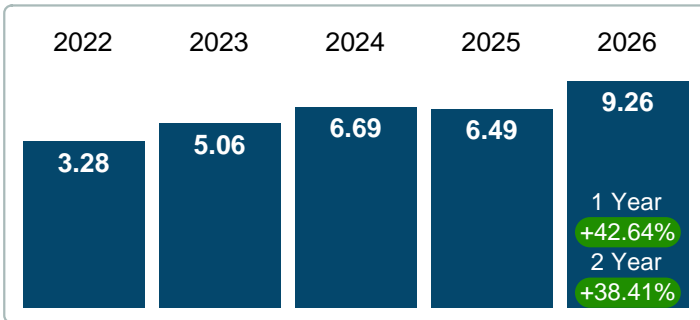
Area Delimited by County Of Sequoyah - Residential Property Type



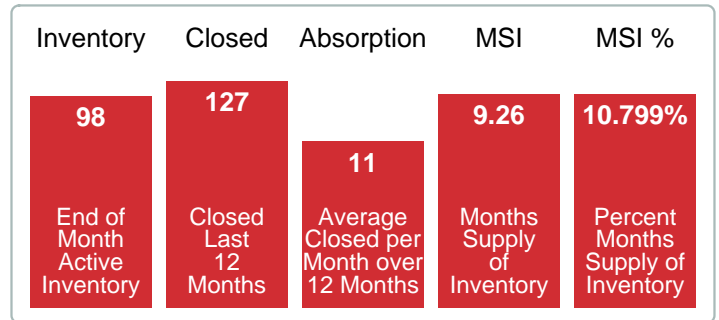
## MONTHS SUPPLY of INVENTORY (MSI)

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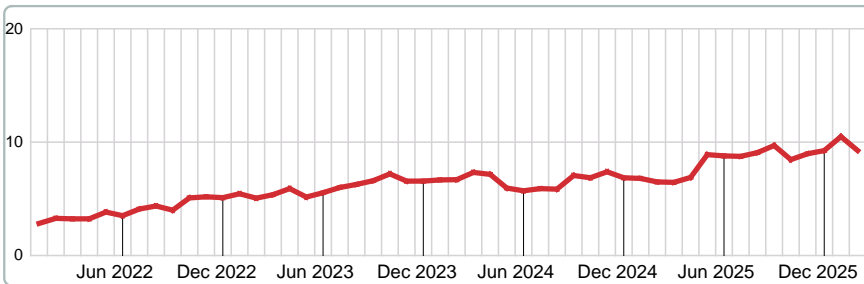
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026



### 5 YEAR MARKET ACTIVITY TRENDS

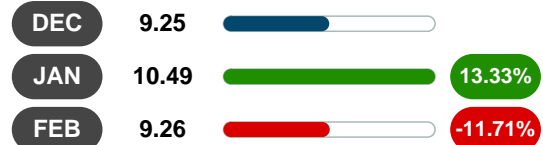


### 3 MONTHS

5 year FEB AVG = 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

# February 2026



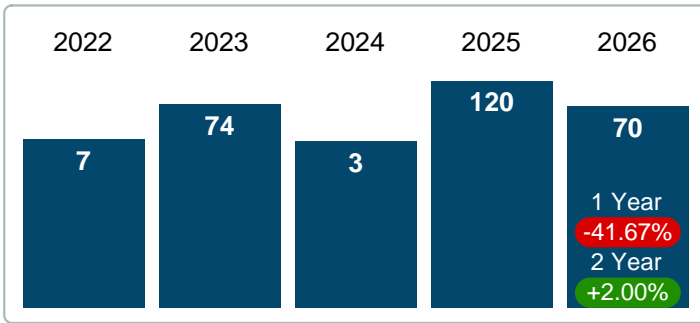
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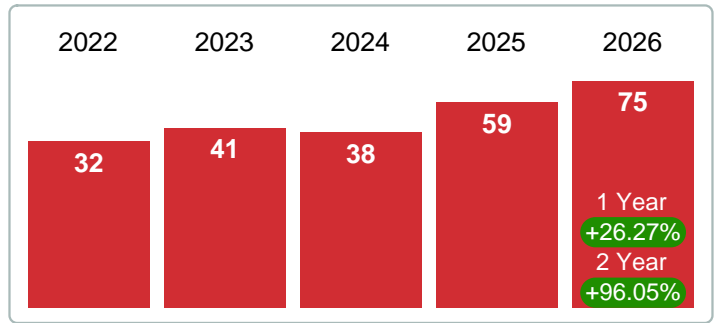
## MEDIAN DAYS ON MARKET TO SALE

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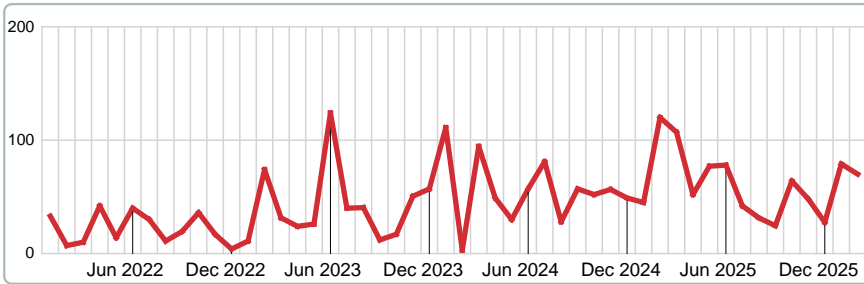
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

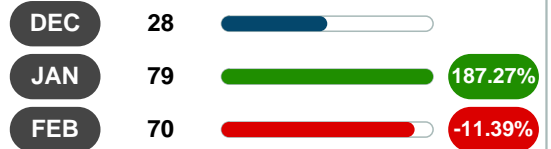


### 3 MONTHS

5 year FEB AVG = 55

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 70 above the 5 yr FEB average of 55



### 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	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%	58	0	51	68	0
\$200,001 - \$500,000	23.08%	124	0	124	0	0
\$500,001 - \$550,000	7.69%	70	0	0	70	0
\$550,001 and up	15.38%	96	0	96	0	0
Median Closed DOM		70	33	91	70	0
Total Closed Units	100%	70.0	2	8	3	
Total Closed Volume		3,649,000	82.00K	2.76M	802.50K	0.00B

# February 2026



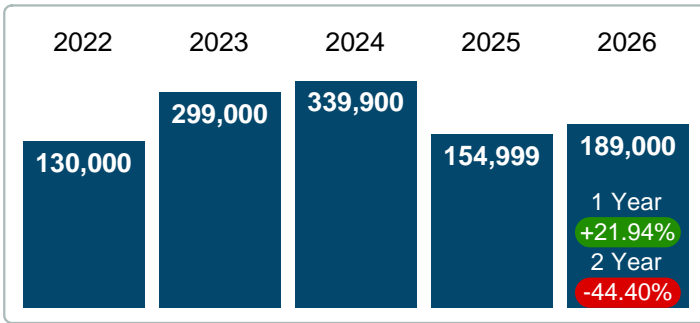
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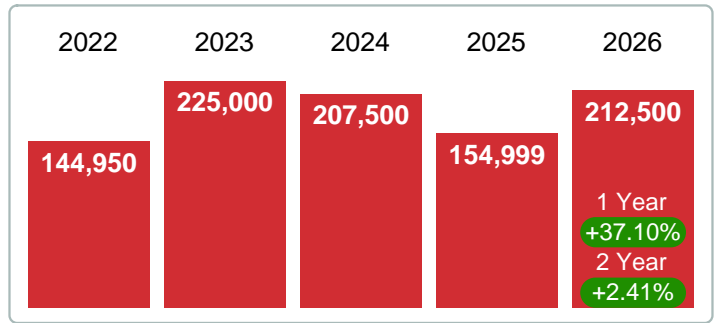
## MEDIAN LIST PRICE AT CLOSING

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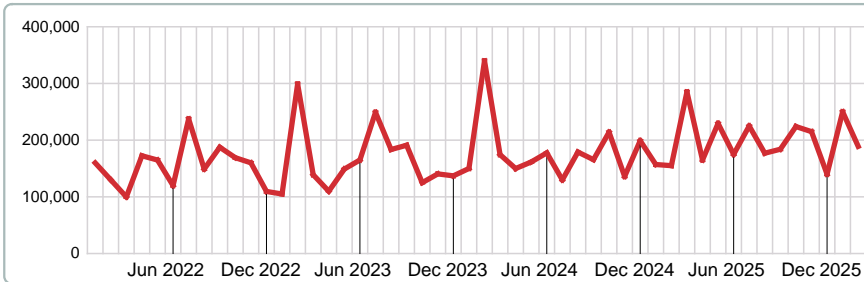
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 222,580

High Feb 2024 339,900 Low Mar 2022 99,900

Median List Price at Closing this month at **189,000**  
below the 5 yr FEB average of **222,580**



### 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	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%	189,000	0	189,000	160,250	0
\$200,001 - \$500,000	2	15.38%	297,000	0	297,000	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
Median List Price			189,000	46,000	222,500	164,000	0
Total Closed Units		100%	189,000	2	8	3	
Total Closed Volume			3,949,500	92.00K	2.99M	865.50K	0.00B

# February 2026



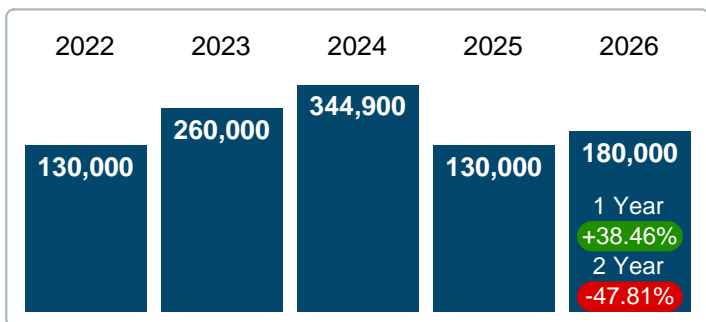
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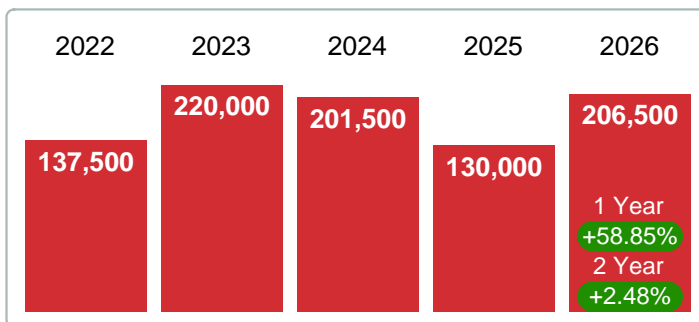
## MEDIAN SOLD PRICE AT CLOSING

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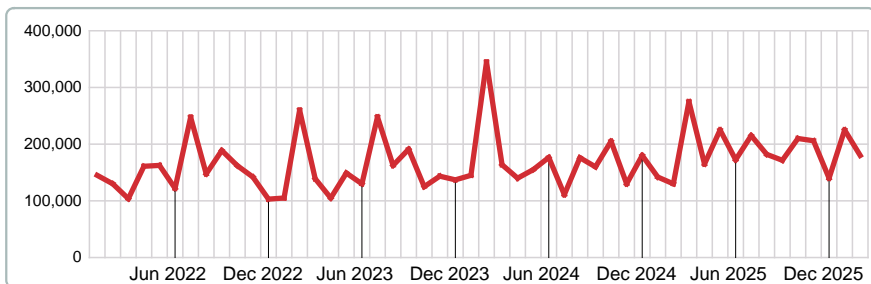
### FEBRUARY



### YEAR TO DATE (YTD)

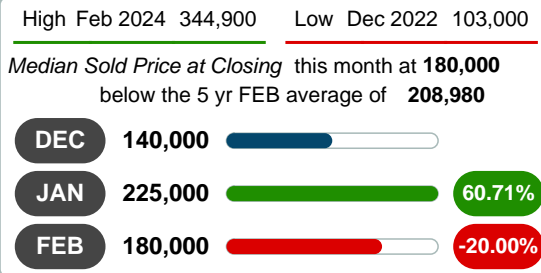


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 208,980



### 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	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%	162,000	0	179,500	143,750	0
\$200,001 - \$500,000	23.08%	208,000	0	208,000	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
<b>Median Sold Price</b>		<b>180,000</b>	<b>41,000</b>	<b>206,500</b>	<b>145,000</b>	<b>0</b>
<b>Total Closed Units</b>		<b>13</b>	<b>2</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,649,000</b>	<b>82.00K</b>	<b>2.76M</b>	<b>802.50K</b>	<b>0.00B</b>

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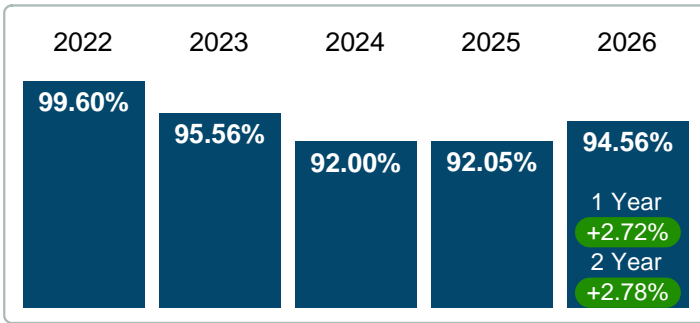
Area Delimited by County Of Sequoyah - Residential Property Type



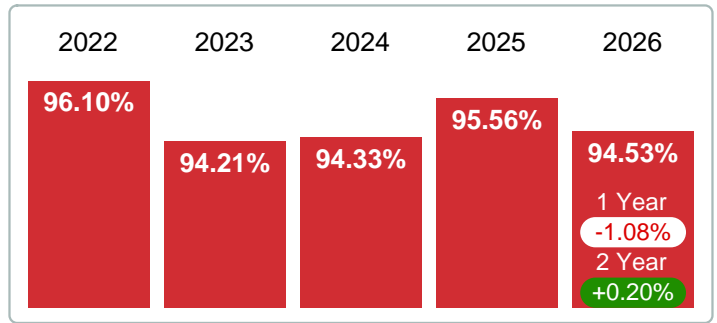
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

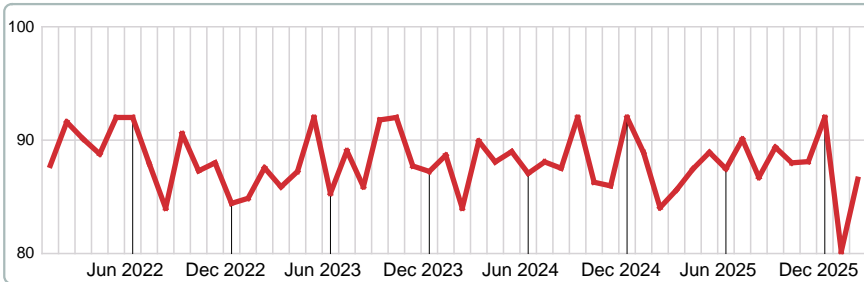
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

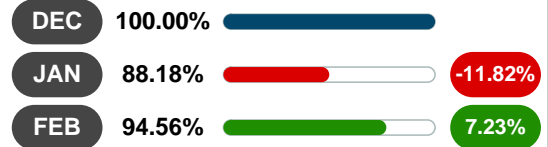


### 3 MONTHS

5 year FEB AVG = 94.75%

High Dec 2025 100.00% Low Jan 2026 88.18%

Median Sold/List Ratio this month at **94.56%**  
equal to 5 yr FEB average of **94.75%**



### 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	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%	92.88%	0.00%	94.97%	89.73%	0.00%
\$200,001 - \$500,000	3	23.08%	94.56%	0.00%	94.56%	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%
Median Sold/List Ratio		94.56%		83.33%	94.79%	91.05%	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



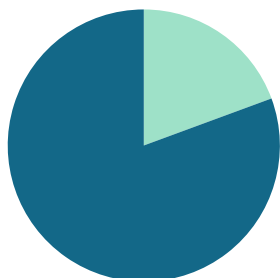
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

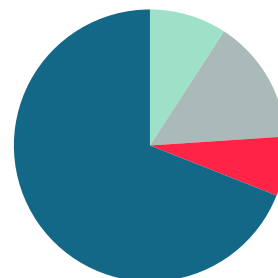


**Inventory**  
 New Listings  
**25 = 19.38%**  
 Start Inventory  
**104**  
 Total Inventory Units  
**129**  
 Volume  
**\$64,863,897**

### 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%
Median List Price	154,999	189,000	21.94%	154,999	212,500	37.10%
Median Sale Price	130,000	180,000	38.46%	130,000	206,500	58.85%
Median Percent of Selling Price to List Price	92.05%	94.56%	2.72%	95.56%	94.53%	-1.08%
Median Days on Market to Sale	120.00	70.00	-41.67%	59.00	74.50	26.27%
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

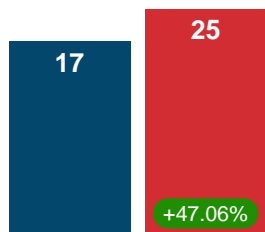
**Inventory** on February 28, 2026 = 98

2025 2026

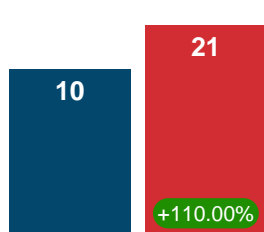
### FEBRUARY MARKET

### MEDIAN PRICES

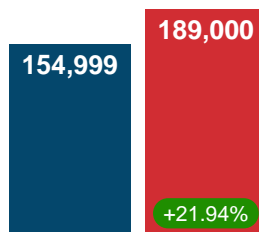
#### New Listings



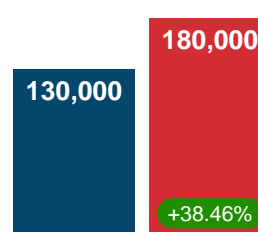
#### Pending Listings



#### List Price



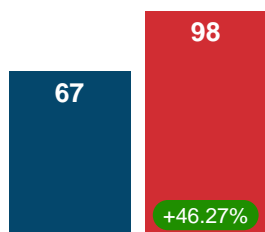
#### Sale Price



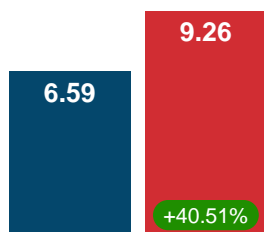
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

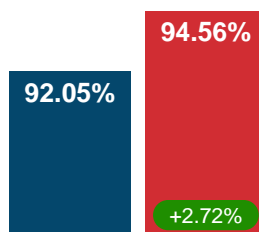
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

