

## February 2026



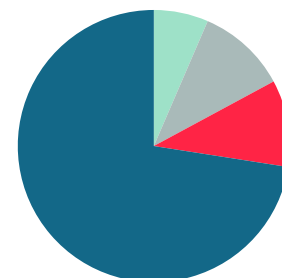
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	51	42	-17.65%
Pending Listings	66	69	4.55%
New Listings	143	146	2.10%
Average List Price	262,174	318,906	21.64%
Average Sale Price	253,371	286,780	13.19%
Average Percent of Selling Price to List Price	95.85%	93.34%	-2.62%
Average Days on Market to Sale	66.39	83.83	26.27%
End of Month Inventory	387	470	21.45%
Months Supply of Inventory	6.02	7.72	28.26%



■ Closed (6.48%)  
■ Pending (10.65%)  
■ Other OffMarket (10.34%)  
■ Active (72.53%)

**Absorption:** Last 12 months, an Average of **61** Sales/Month  
**Active Inventory** as of February 28, 2026 = **470**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **21.45%** to 470 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **7.72** 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 **13.19%** in February 2026 to \$286,780 versus the previous year at \$253,371.

##### Average Days on Market Lengthens

The average number of **83.83** days that homes spent on the market before selling increased by 17.44 days or **26.27%** in February 2026 compared to last year's same month at **66.39** DOM.

##### Sales Success for February 2026 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 146 New Listings in February 2026, up **2.10%** from last year at 143. Furthermore, there were 42 Closed Listings this month versus last year at 51, a **-17.65%** decrease.

Closed versus Listed trends yielded a **28.8%** ratio, down from previous year's, February 2025, at **35.7%**, a **19.34%** downswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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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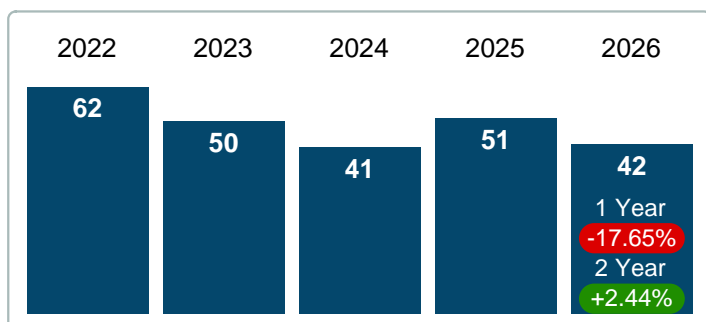
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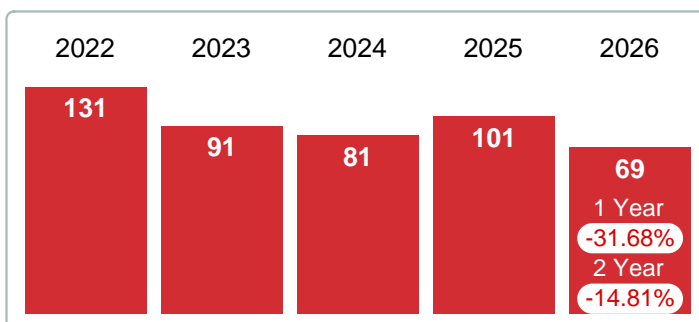
## CLOSED LISTINGS

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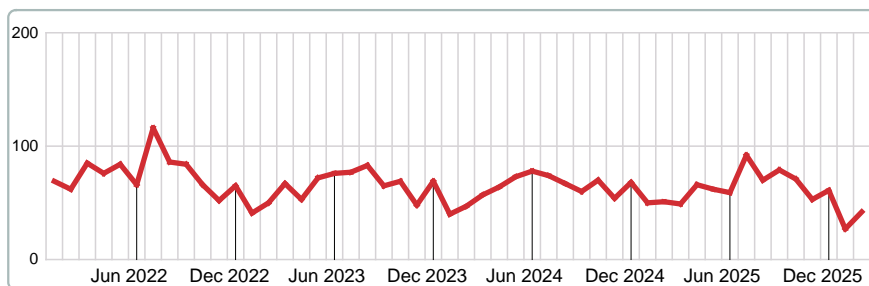
### FEBRUARY



### YEAR TO DATE (YTD)

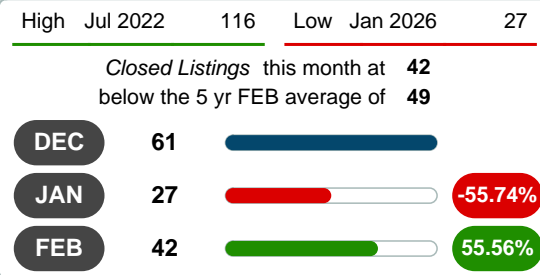


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 49



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.52%	94.3	1	2	1	0
\$100,001 - \$150,000	5	11.90%	69.2	2	3	0	0
\$150,001 - \$200,000	5	11.90%	86.8	1	4	0	0
\$200,001 - \$275,000	13	30.95%	94.5	1	10	2	0
\$275,001 - \$325,000	6	14.29%	122.3	0	4	2	0
\$325,001 - \$475,000	5	11.90%	31.2	0	1	3	1
\$475,001 and up	4	9.52%	61.5	0	2	1	1
<b>Total Closed Units</b>	<b>42</b>			<b>5</b>	<b>26</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>12,044,771</b>	<b>100%</b>	<b>83.8</b>	<b>688.00K</b>	<b>7.38M</b>	<b>2.98M</b>	<b>995.50K</b>
<b>Average Closed Price</b>	<b>\$286,780</b>			<b>\$137,600</b>	<b>\$283,818</b>	<b>\$331,333</b>	<b>\$497,750</b>

# February 2026



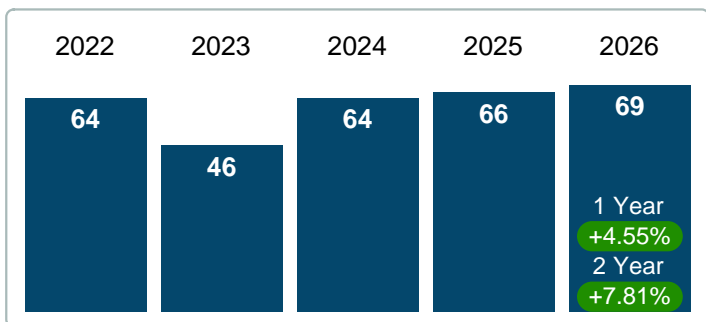
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



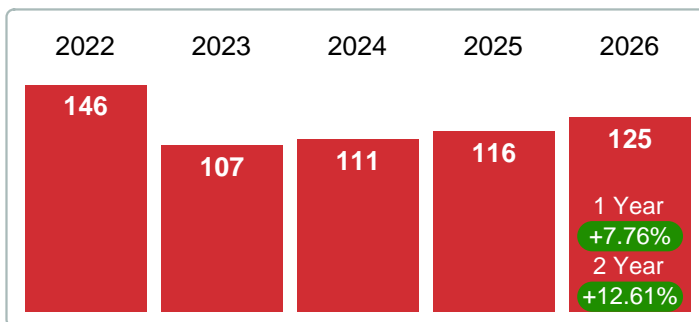
## PENDING LISTINGS

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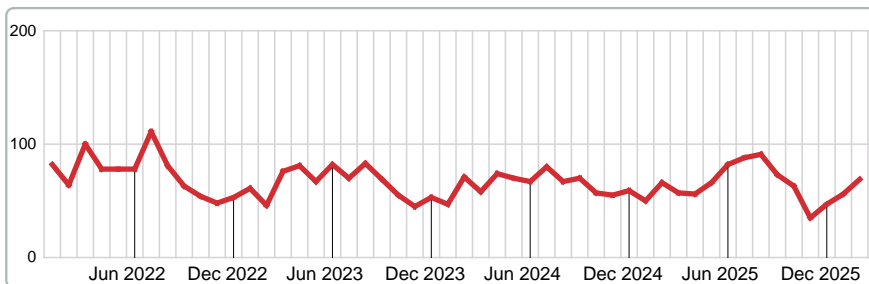
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

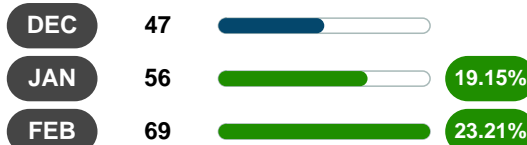


### 3 MONTHS

5 year FEB AVG = 62

High Jul 2022 111 Low Nov 2025 35

Pending Listings this month at 69 above the 5 yr FEB average of 62



### 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	4	5.80%	34.3	2	2	0	0
\$75,001 - \$150,000	9	13.04%	39.3	4	4	1	0
\$150,001 - \$175,000	8	11.59%	30.8	1	6	1	0
\$175,001 - \$250,000	20	28.99%	106.0	1	16	3	0
\$250,001 - \$350,000	13	18.84%	117.1	1	9	3	0
\$350,001 - \$475,000	7	10.14%	56.1	1	4	2	0
\$475,001 and up	8	11.59%	54.6	0	1	6	1
<b>Total Pending Units</b>	<b>69</b>			<b>10</b>	<b>42</b>	<b>16</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>19,449,871</b>	<b>100%</b>	<b>75.5</b>	<b>1.59M</b>	<b>10.15M</b>	<b>6.51M</b>	<b>1.20M</b>
<b>Average Listing Price</b>	<b>\$281,882</b>			<b>\$159,390</b>	<b>\$241,698</b>	<b>\$406,603</b>	<b>\$1,199,000</b>

# February 2026



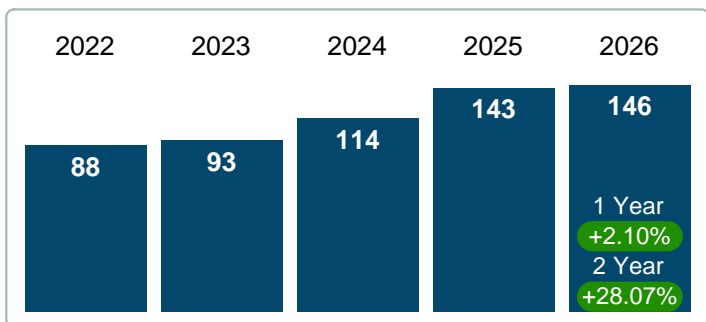
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



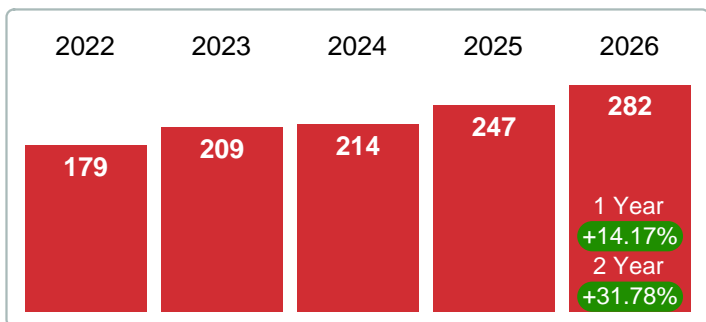
## NEW LISTINGS

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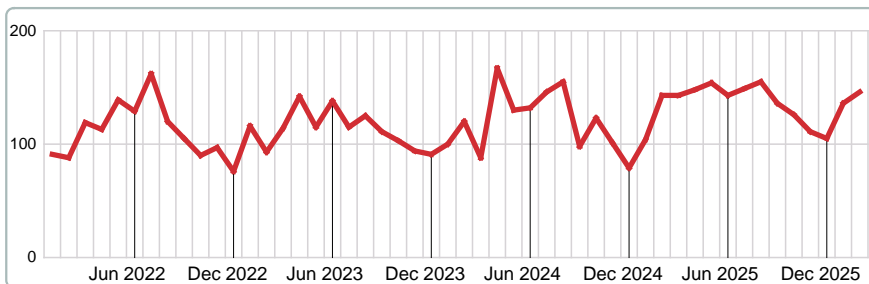
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

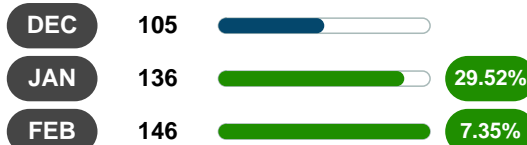


### 3 MONTHS

5 year FEB AVG = 117

High Apr 2024 167 Low Dec 2022 76

New Listings this month at **146**  
above the 5 yr FEB average of **117**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	9.59%	9	4	1	0
\$100,001 - \$150,000	10	6.85%	3	5	2	0
\$150,001 - \$225,000	29	19.86%	6	19	3	1
\$225,001 - \$300,000	31	21.23%	3	23	5	0
\$300,001 - \$475,000	29	19.86%	4	13	10	2
\$475,001 - \$825,000	18	12.33%	0	10	5	3
\$825,001 and up	15	10.27%	0	6	7	2
<b>Total New Listed Units</b>	<b>146</b>		<b>25</b>	<b>80</b>	<b>33</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>56,060,817</b>	<b>100%</b>	<b>4.42M</b>	<b>28.82M</b>	<b>16.51M</b>	<b>6.31M</b>
<b>Average New Listed Listing Price</b>	<b>\$383,978</b>		<b>\$176,944</b>	<b>\$360,203</b>	<b>\$500,441</b>	<b>\$788,300</b>

# February 2026



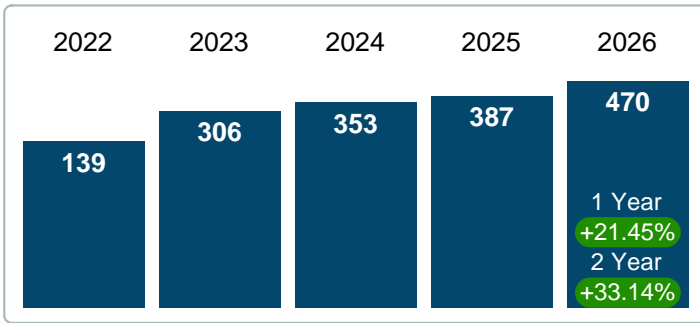
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



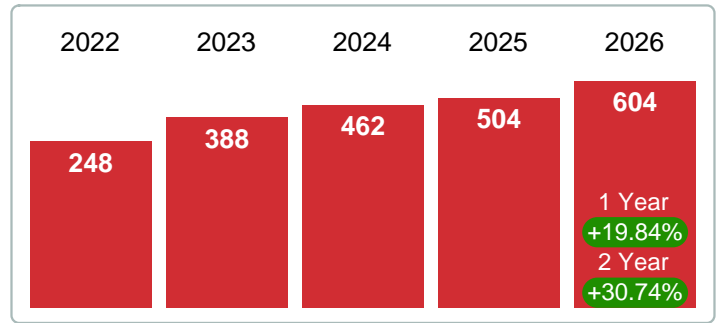
## ACTIVE INVENTORY

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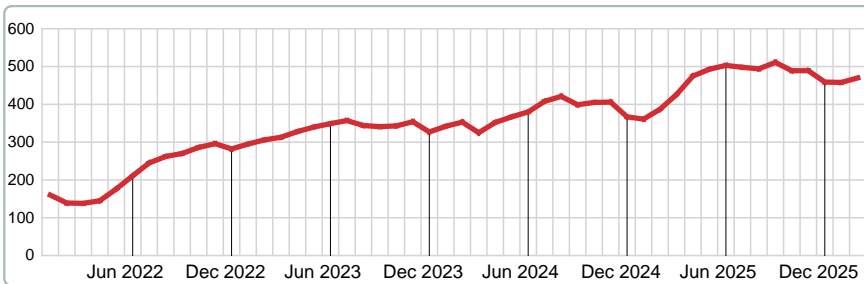
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

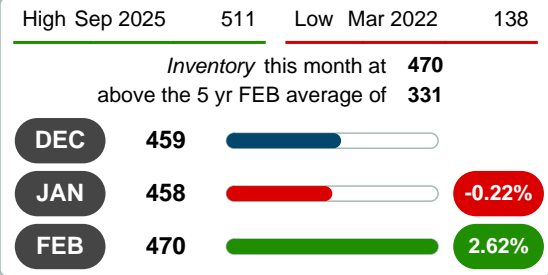


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 331



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	35	7.45%	62.3	18	14	3	0
\$125,001 - \$175,000	56	11.91%	86.9	14	33	6	3
\$175,001 - \$225,000	72	15.32%	87.7	9	51	10	2
\$225,001 - \$325,000	128	27.23%	83.7	11	87	21	9
\$325,001 - \$425,000	67	14.26%	96.6	12	32	21	2
\$425,001 - \$675,000	59	12.55%	103.8	2	27	23	7
\$675,001 and up	53	11.28%	75.9	2	26	18	7
<b>Total Active Inventory by Units</b>	<b>470</b>			<b>68</b>	<b>270</b>	<b>102</b>	<b>30</b>
<b>Total Active Inventory by Volume</b>	<b>189,246,462</b>	<b>100%</b>	<b>86.6</b>	<b>17.04M</b>	<b>96.42M</b>	<b>50.25M</b>	<b>25.54M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$402,652</b>			<b>\$250,554</b>	<b>\$357,103</b>	<b>\$492,622</b>	<b>\$851,447</b>

# February 2026



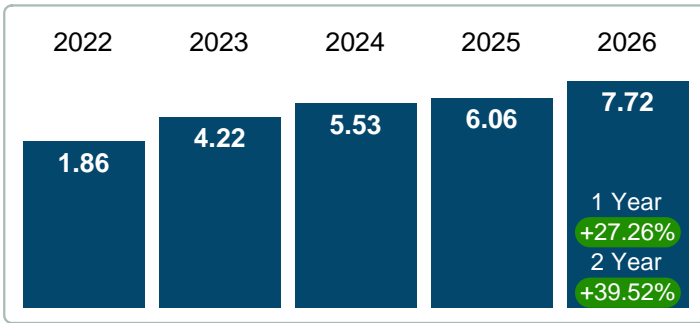
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



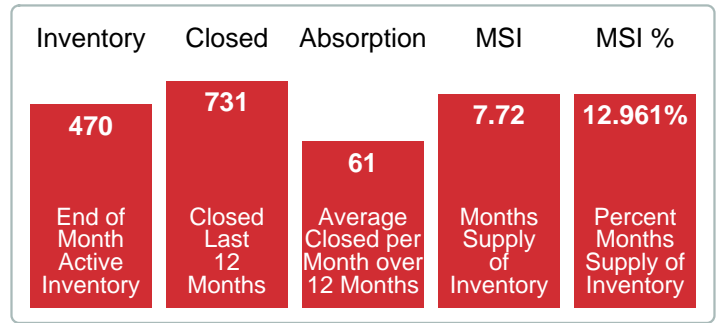
## MONTHS SUPPLY of INVENTORY (MSI)

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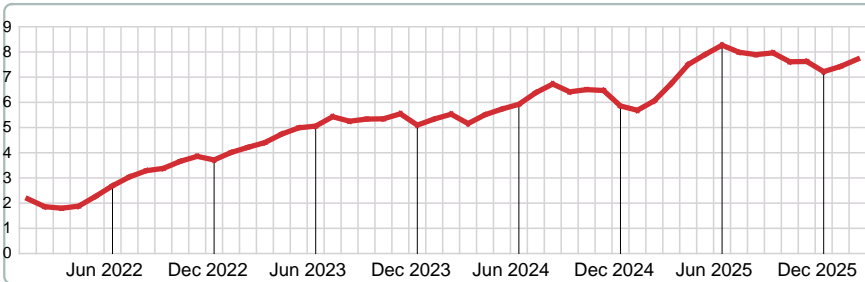
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

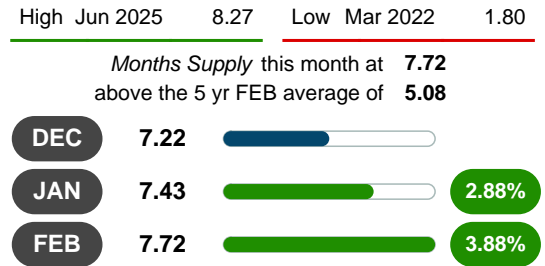


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 5.08



### 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
\$125,000 and less	35	7.45%	4.52	5.54	3.50	7.20	0.00
\$125,001 - \$175,000	56	11.91%	6.40	4.54	7.33	6.00	18.00
\$175,001 - \$225,000	72	15.32%	5.80	9.00	5.56	4.80	12.00
\$225,001 - \$325,000	128	27.23%	7.42	13.20	7.05	5.48	36.00
\$325,001 - \$425,000	67	14.26%	9.14	28.80	7.84	8.13	8.00
\$425,001 - \$675,000	59	12.55%	9.97	4.00	11.17	11.50	7.00
\$675,001 and up	53	11.28%	35.33	12.00	78.00	21.60	42.00
Market Supply of Inventory (MSI)			7.72	7.35	7.33	8.00	14.40
Total Active Inventory by Units		100%	7.72	68	270	102	30

# February 2026



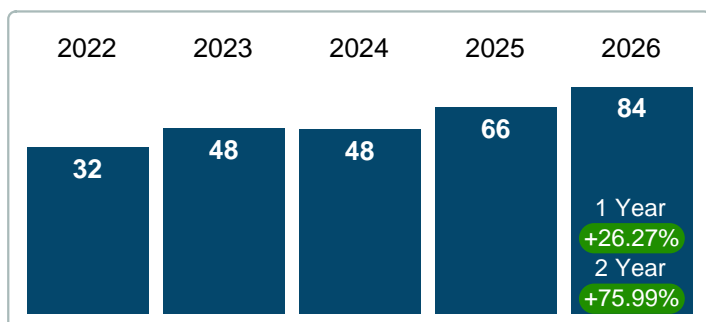
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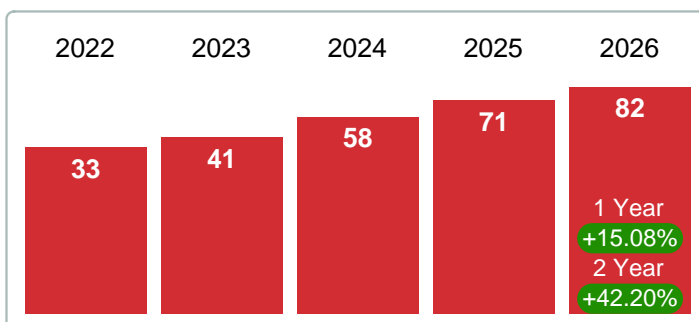
## AVERAGE DAYS ON MARKET TO SALE

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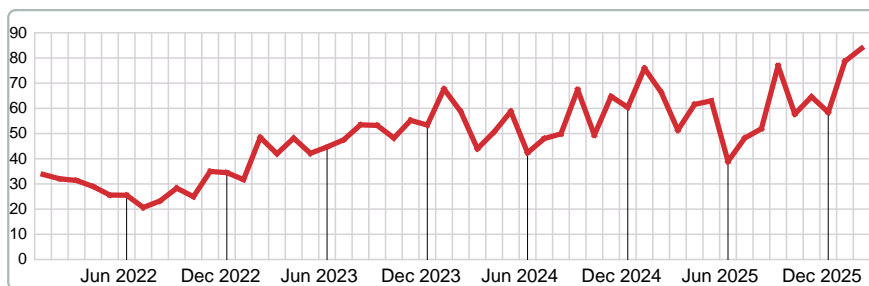
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

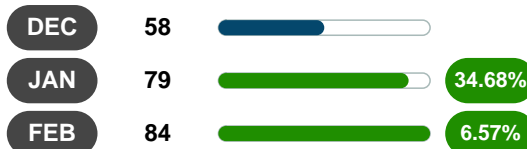


### 3 MONTHS

5 year FEB AVG = 56

High Feb 2026 84 Low Jul 2022 21

Average Days on Market to Sale this month at 84 above the 5 yr FEB average of 56



### 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
\$100,000 and less	9.52%	94	113	73	118	0
\$100,001 - \$150,000	11.90%	69	34	93	0	0
\$150,001 - \$200,000	11.90%	87	59	94	0	0
\$200,001 - \$275,000	30.95%	94	177	100	27	0
\$275,001 - \$325,000	14.29%	122	0	124	119	0
\$325,001 - \$475,000	11.90%	31	0	5	41	28
\$475,001 and up	9.52%	62	0	75	1	96
<b>Average Closed DOM</b>		<b>84</b>	<b>83</b>	<b>94</b>	<b>59</b>	<b>62</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>84</b>	<b>5</b>	<b>26</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,044,771</b>	<b>688.00K</b>	<b>7.38M</b>	<b>2.98M</b>	<b>995.50K</b>

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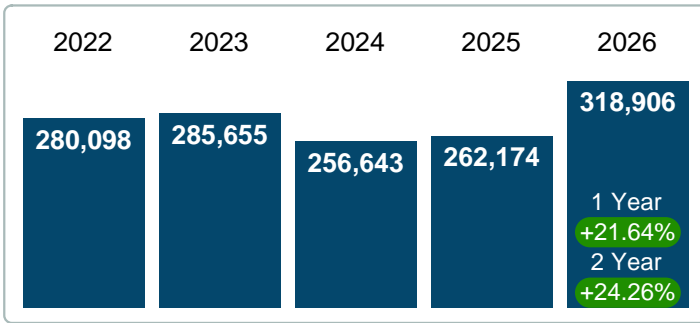
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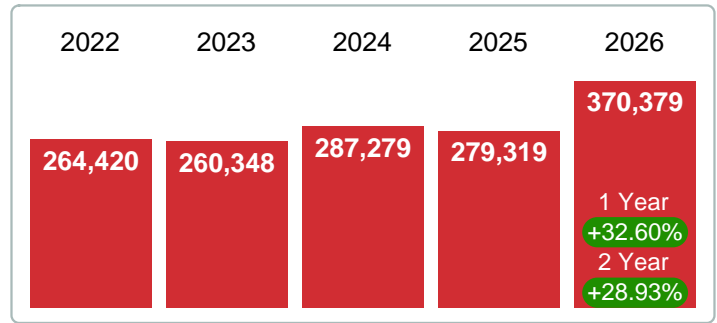
## AVERAGE LIST PRICE AT CLOSING

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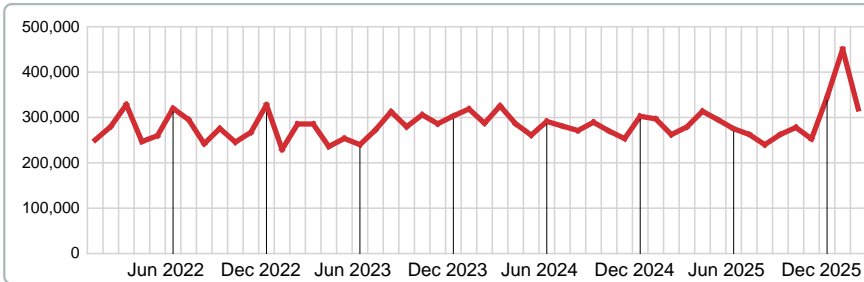
### FEBRUARY



### YEAR TO DATE (YTD)

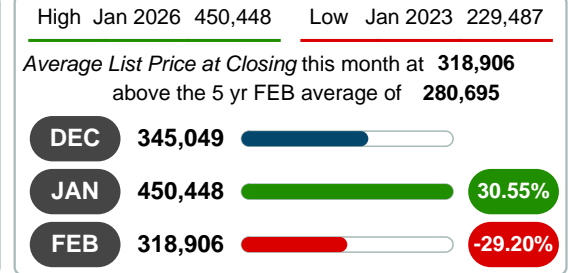


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 280,695



### 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
\$100,000 and less	9.52%	58,725	40,000	77,450	40,000	0
\$100,001 - \$150,000	7.14%	131,480	146,500	143,147	0	0
\$150,001 - \$200,000	16.67%	176,971	165,000	186,450	0	0
\$200,001 - \$275,000	28.57%	243,398	235,000	244,577	269,500	0
\$275,001 - \$325,000	4.76%	294,250	0	321,180	369,500	0
\$325,001 - \$475,000	19.05%	385,902	0	469,000	466,000	465,000
\$475,001 and up	14.29%	821,573		01,420,720	510,000	599,000
<b>Average List Price</b>		<b>318,906</b>	<b>146,600</b>	<b>321,964</b>	<b>358,444</b>	<b>532,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>318,906</b>	<b>5</b>	<b>26</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>13,394,070</b>	<b>733.00K</b>	<b>8.37M</b>	<b>3.23M</b>	<b>1.06M</b>

# February 2026



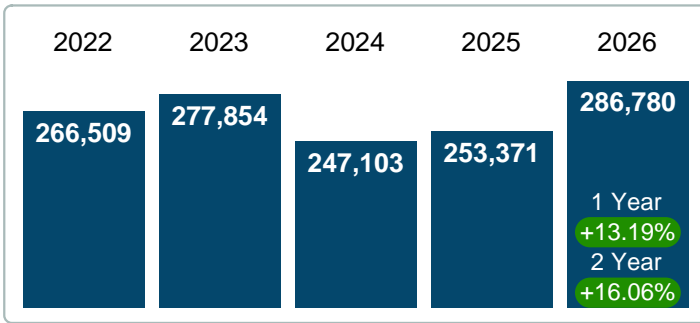
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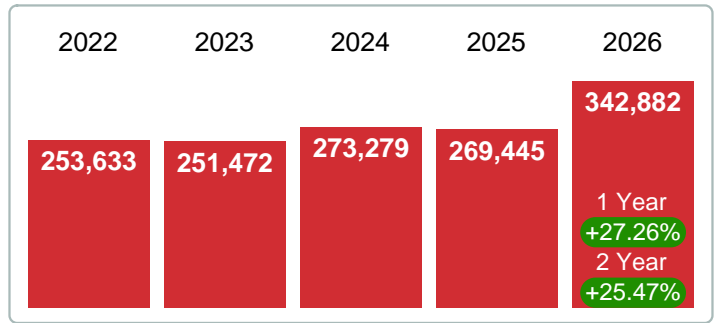
## AVERAGE SOLD PRICE AT CLOSING

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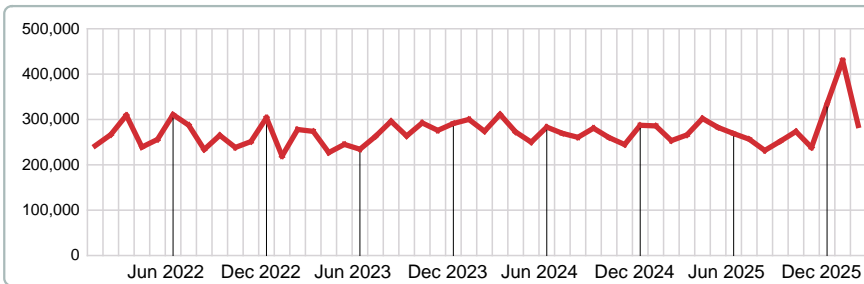
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

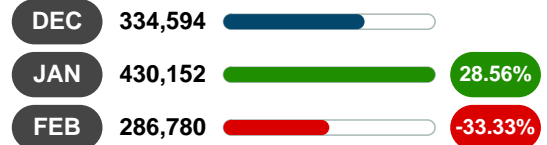


### 3 MONTHS

5 year FEB AVG = 266,323

High Jan 2026 430,152 Low Jan 2023 219,299

Average Sold Price at Closing this month at **286,780** above the 5 yr FEB average of **266,323**



### 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
\$100,000 and less	9.52%	50,000	30,000	72,500	25,000	0
\$100,001 - \$150,000	11.90%	133,600	139,000	130,000	0	0
\$150,001 - \$200,000	11.90%	180,380	165,000	184,225	0	0
\$200,001 - \$275,000	30.95%	237,298	215,000	235,487	257,500	0
\$275,001 - \$325,000	14.29%	310,833	0	312,500	307,500	0
\$325,001 - \$475,000	11.90%	443,900	0	465,000	439,000	437,500
\$475,001 and up	9.52%	776,375		01,018,750	510,000	558,000
<b>Average Sold Price</b>		<b>286,780</b>	<b>137,600</b>	<b>283,818</b>	<b>331,333</b>	<b>497,750</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>286,780</b>	<b>5</b>	<b>26</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,044,771</b>	<b>688.00K</b>	<b>7.38M</b>	<b>2.98M</b>	<b>995.50K</b>

# February 2026



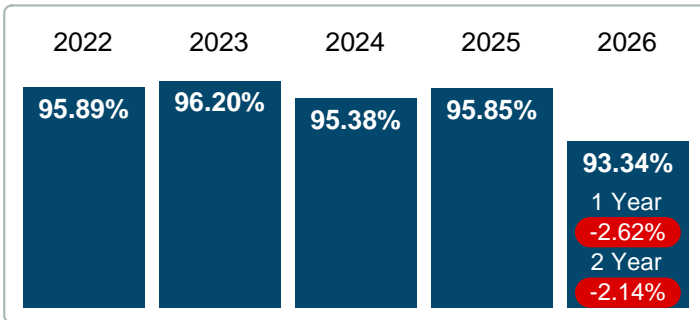
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



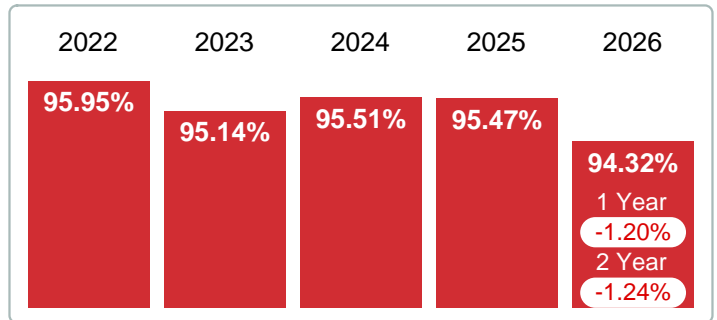
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

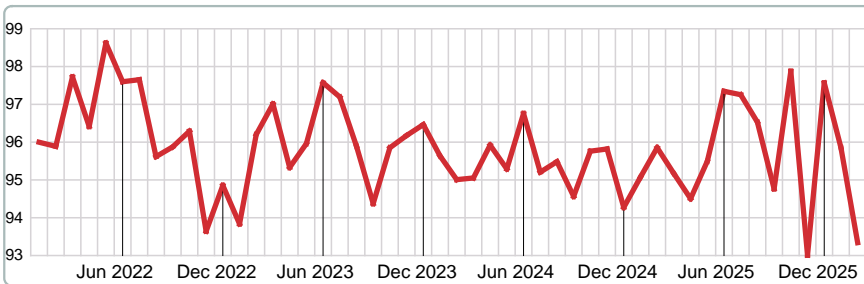
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

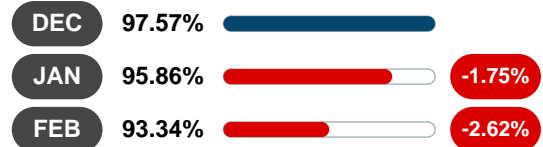


### 3 MONTHS

5 year FEB AVG = 95.33%

High May 2022 98.62% Low Nov 2025 93.01%

Average Sold/List Ratio this month at **93.34%** below the 5 yr FEB average of **95.33%**



### 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
\$100,000 and less	4	9.52%	81.18%	75.00%	93.60%	62.50%	0.00%
\$100,001 - \$150,000	5	11.90%	93.02%	95.28%	91.51%	0.00%	0.00%
\$150,001 - \$200,000	5	11.90%	99.14%	100.00%	98.93%	0.00%	0.00%
\$200,001 - \$275,000	13	30.95%	95.94%	91.49%	96.38%	95.99%	0.00%
\$275,001 - \$325,000	6	14.29%	92.89%	0.00%	97.35%	83.96%	0.00%
\$325,001 - \$475,000	5	11.90%	95.21%	0.00%	99.15%	94.27%	94.09%
\$475,001 and up	4	9.52%	88.55%	0.00%	80.51%	100.00%	93.16%
Average Sold/List Ratio		93.30%		91.41%	95.03%	89.47%	93.62%
Total Closed Units		42	100%	5	26	9	2
Total Closed Volume		12,044,771		688.00K	7.38M	2.98M	995.50K

# February 2026



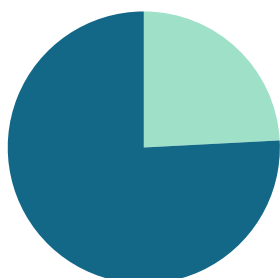
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

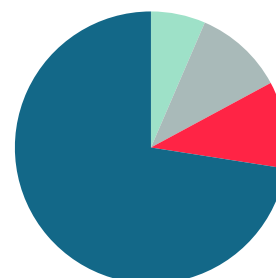


**Inventory**  
 New Listings  
**146 = 24.17%**  
 Start Inventory  
**458**  
 Total Inventory Units  
**604**  
 Volume  
**\$229,748,831**

### Market Activity

Closed Sales  
**42 = 6.48%**  
 Pending Sales  
**69 = 10.65%**  
 Other Off Market  
**67 = 10.34%**  
 Active Inventory  
**470 = 72.53%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	51	42	-17.65%	101	69	-31.68%
Pending Sales	66	69	4.55%	116	125	7.76%
New Listings	143	146	2.10%	247	282	14.17%
Average List Price	262,174	318,906	21.64%	279,319	370,379	32.60%
Average Sale Price	253,371	286,780	13.19%	269,445	342,882	27.26%
Average Percent of Selling Price to List Price	95.85%	93.34%	-2.62%	95.47%	94.32%	-1.20%
Average Days on Market to Sale	66.39	83.83	26.27%	71.09	81.81	15.08%
Monthly Inventory	387	470	21.45%	387	470	21.45%
Months Supply of Inventory	6.02	7.72	28.26%	6.02	7.72	28.26%

**Absorption:** Last 12 months, an Average of **61** Sales/Month

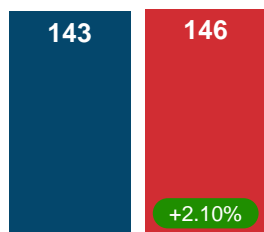
**Inventory** on February 28, 2026 = **470**

**2025** **2026**

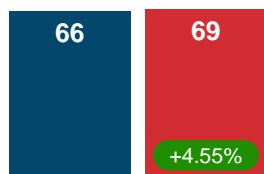
### FEBRUARY MARKET

### AVERAGE PRICES

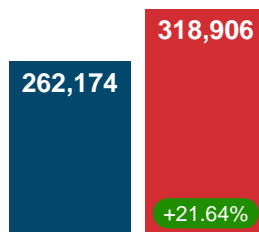
#### New Listings



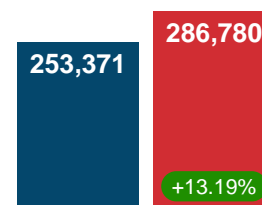
#### Pending Listings



#### List Price



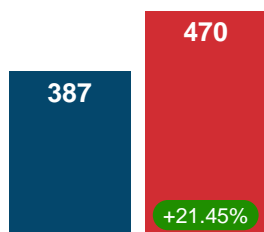
#### Sale Price



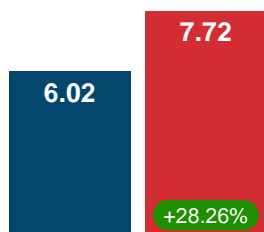
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

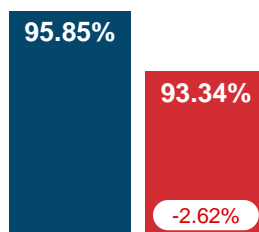
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

