

February 2026



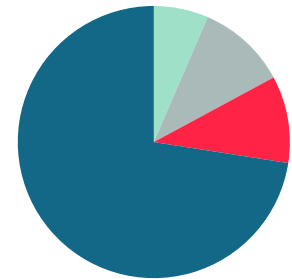
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	231,680	239,460	3.36%
Median Sale Price	210,000	238,710	13.67%
Median Percent of Selling Price to List Price	97.62%	95.16%	-2.52%
Median Days on Market to Sale	45.00	78.00	73.33%
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.

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 **13.67%** in February 2026 to \$238,710 versus the previous year at \$210,000.

Median Days on Market Lengthens

The median number of **78.00** days that homes spent on the market before selling increased by 33.00 days or **73.33%** in February 2026 compared to last year's same month at **45.00** 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 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

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

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

February 2026



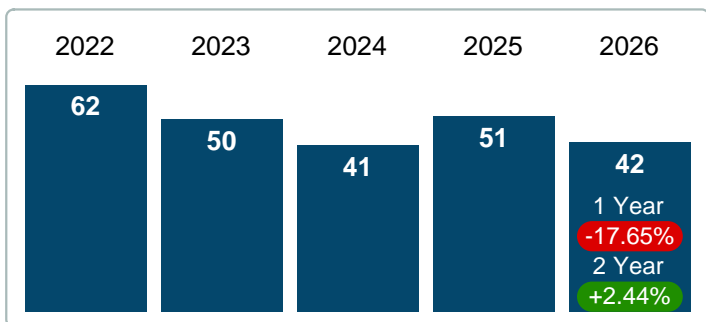
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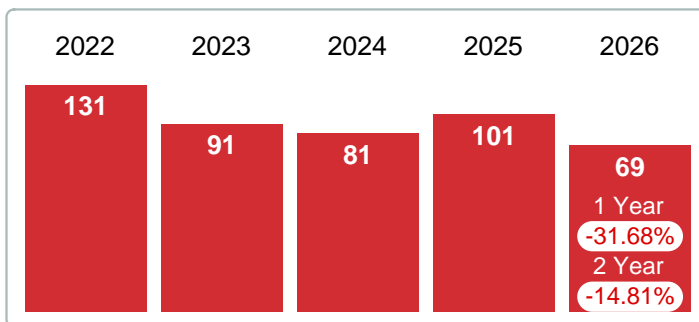
CLOSED LISTINGS

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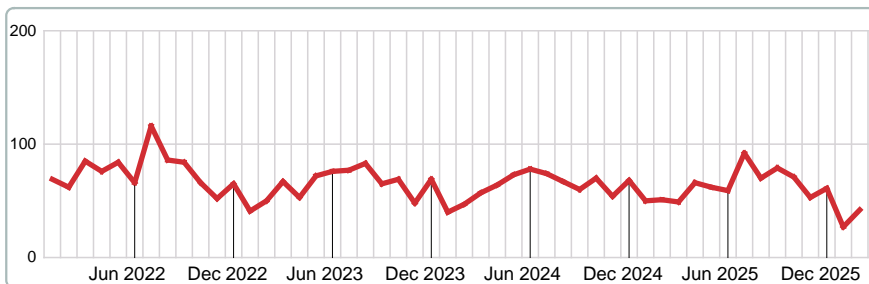
FEBRUARY



YEAR TO DATE (YTD)

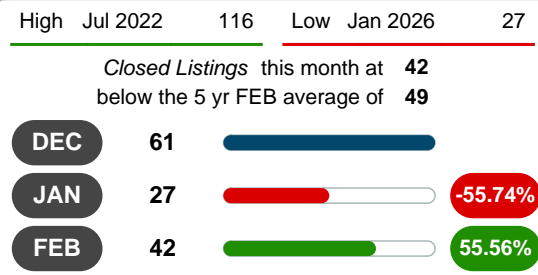


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 49



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.52%	108.0	1	2	1	0
\$100,001 - \$150,000	5	11.90%	76.0	2	3	0	0
\$150,001 - \$200,000	5	11.90%	80.0	1	4	0	0
\$200,001 - \$275,000	13	30.95%	65.0	1	10	2	0
\$275,001 - \$325,000	6	14.29%	120.5	0	4	2	0
\$325,001 - \$475,000	5	11.90%	28.0	0	1	3	1
\$475,001 and up	4	9.52%	61.0	0	2	1	1
Total Closed Units	42			5	26	9	2
Total Closed Volume	12,044,771	100%	78.0	688.00K	7.38M	2.98M	995.50K
Median Closed Price	\$238,710			\$144,000	\$232,726	\$315,000	\$497,750

February 2026



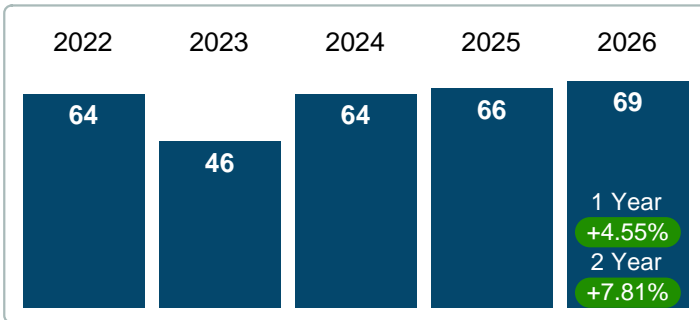
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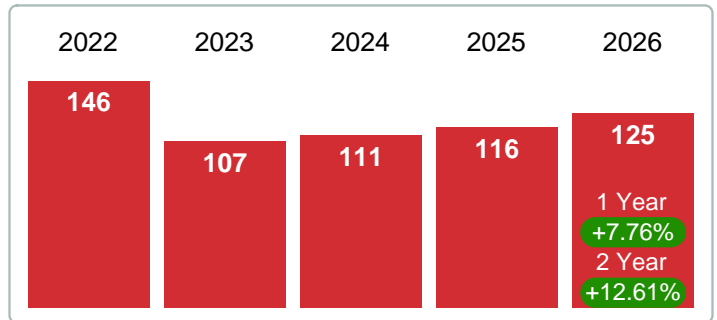
PENDING LISTINGS

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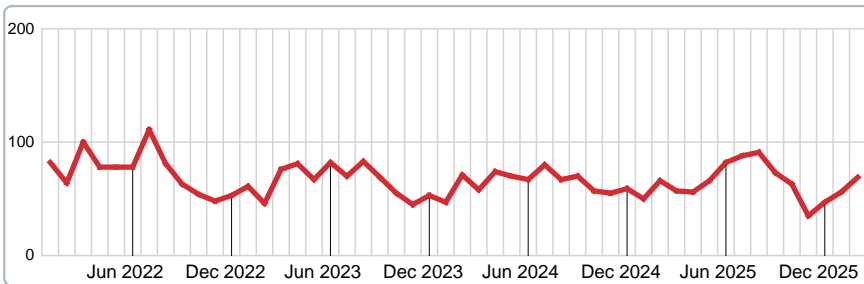
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

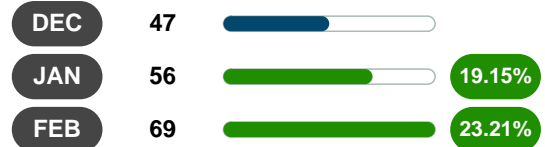


3 MONTHS

5 year FEB AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.80%	8.5	2	2	0	0
\$75,001 - \$150,000	9	13.04%	23.0	4	4	1	0
\$150,001 - \$175,000	8	11.59%	17.0	1	6	1	0
\$175,001 - \$250,000	20	28.99%	77.0	1	16	3	0
\$250,001 - \$350,000	13	18.84%	105.0	1	9	3	0
\$350,001 - \$475,000	7	10.14%	43.0	1	4	2	0
\$475,001 and up	8	11.59%	52.5	0	1	6	1
Total Pending Units	69			10	42	16	1
Total Pending Volume	19,449,871	100%	51.0	1.59M	10.15M	6.51M	1.20M
Median Listing Price	\$226,900			\$109,950	\$226,400	\$362,450	\$1,199,000

February 2026



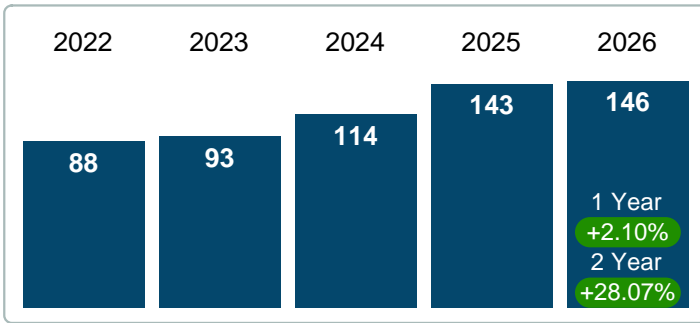
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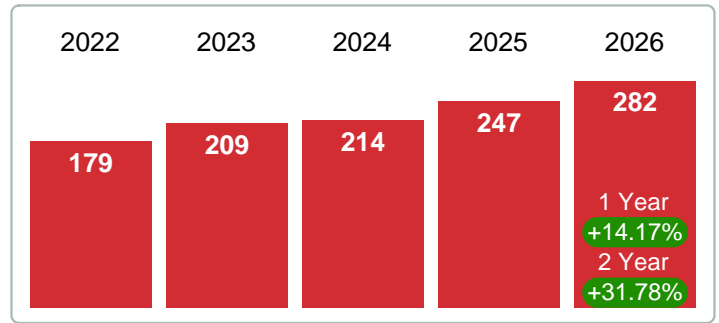
NEW LISTINGS

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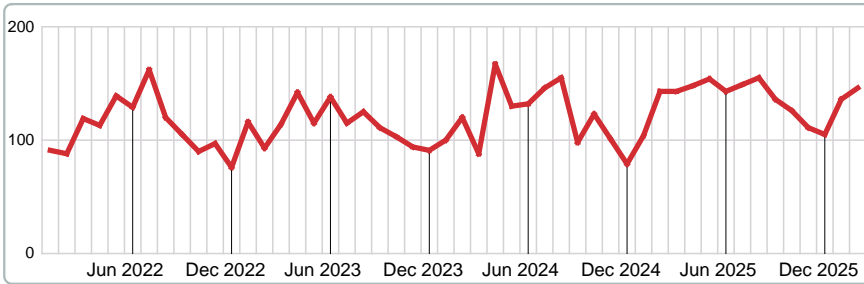
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

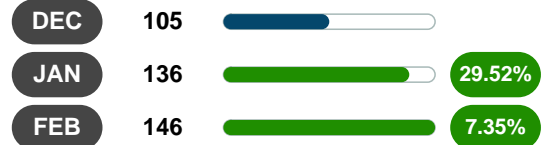


3 MONTHS

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		%	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			
Total New Listed Units	146		25				80				33				8			
Total New Listed Volume	56,060,817		4.42M				28.82M				16.51M				6.31M			
Median New Listed Listing Price	\$282,000		\$169,900				\$263,440				\$405,000				\$586,950			

February 2026



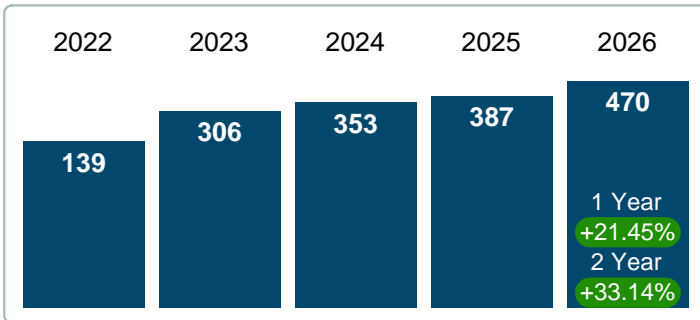
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



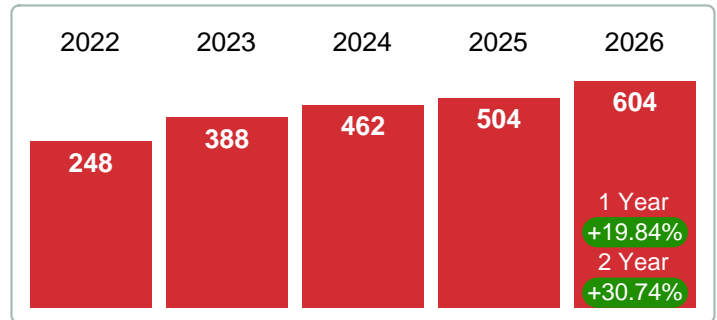
ACTIVE INVENTORY

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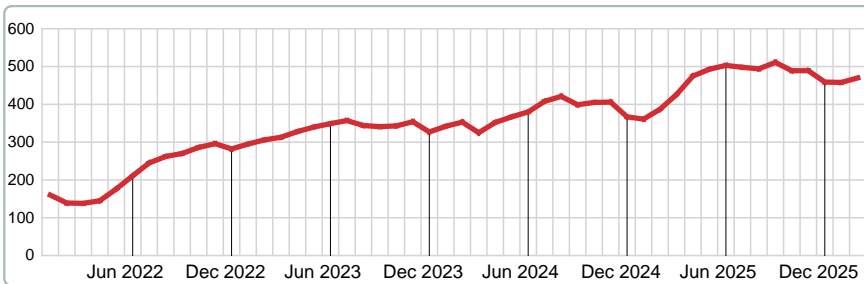
END OF FEBRUARY



ACTIVE DURING FEBRUARY

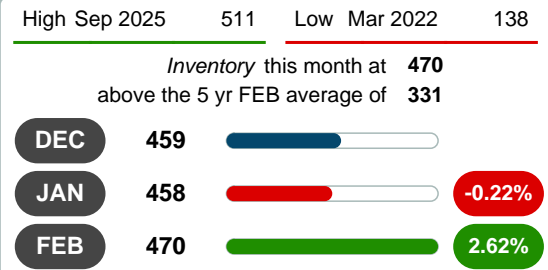


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 331



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	35	7.45%	43.0	18	14	3	0
\$125,001 - \$175,000	56	11.91%	53.0	14	33	6	3
\$175,001 - \$225,000	72	15.32%	69.0	9	51	10	2
\$225,001 - \$325,000	128	27.23%	73.0	11	87	21	9
\$325,001 - \$425,000	67	14.26%	86.0	12	32	21	2
\$425,001 - \$675,000	59	12.55%	96.0	2	27	23	7
\$675,001 and up	53	11.28%	51.0	2	26	18	7
Total Active Inventory by Units		470		68	270	102	30
Total Active Inventory by Volume		189,246,462	100%	17.04M	96.42M	50.25M	25.54M
Median Active Inventory Listing Price		\$283,000		\$182,200	\$266,000	\$390,650	\$369,500

February 2026



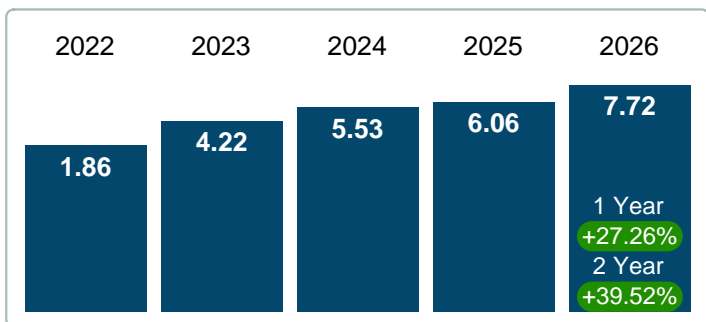
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



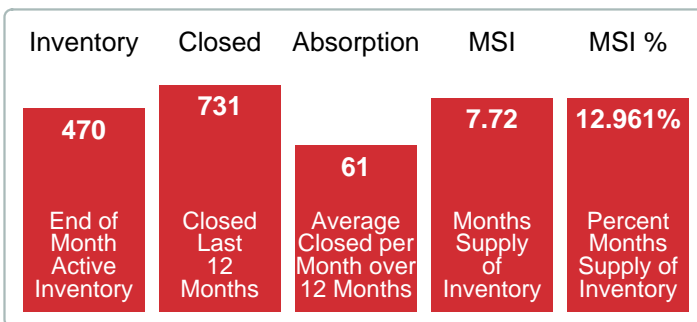
MONTHS SUPPLY of INVENTORY (MSI)

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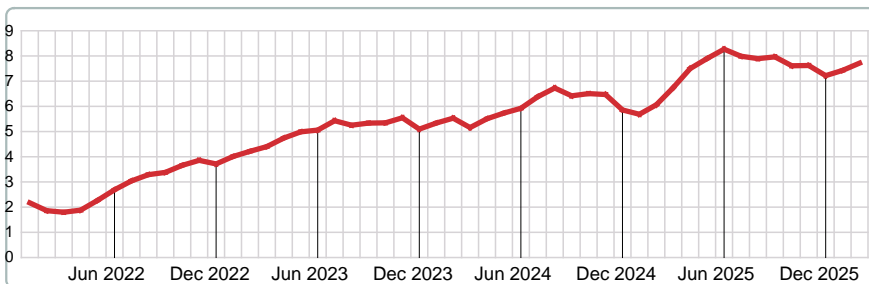
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

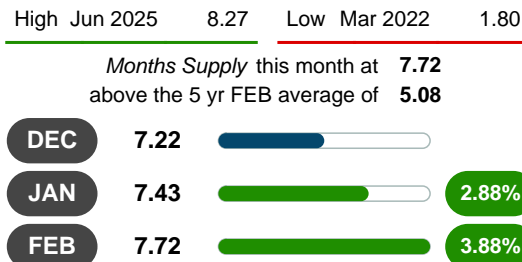


5 YEAR MARKET ACTIVITY TRENDS



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



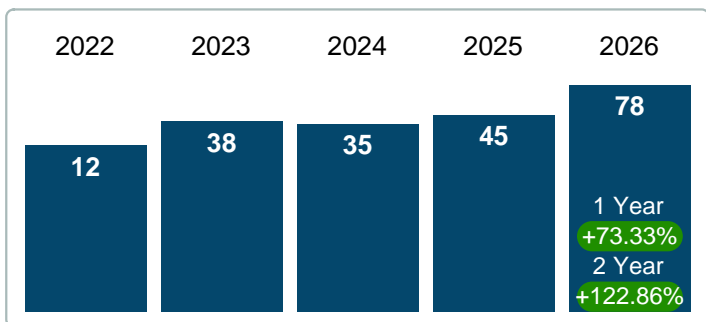
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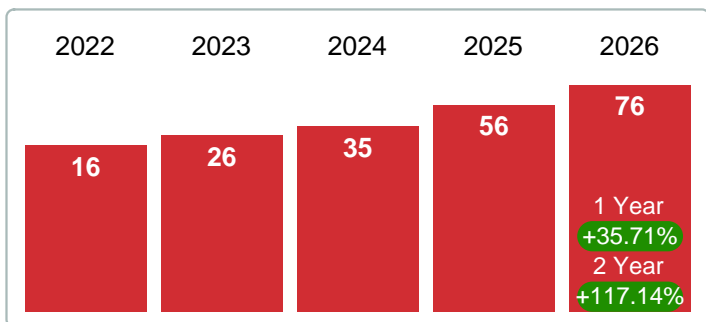
MEDIAN DAYS ON MARKET TO SALE

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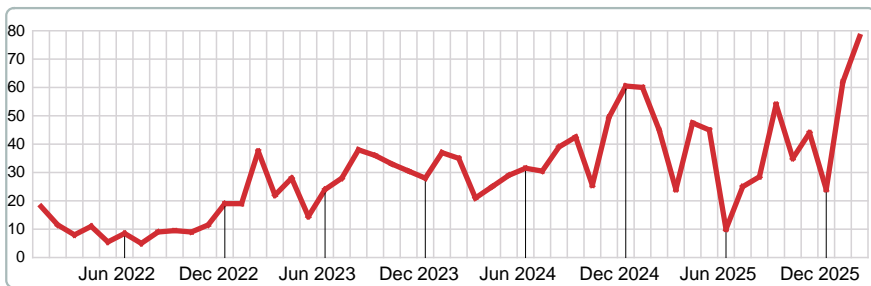
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

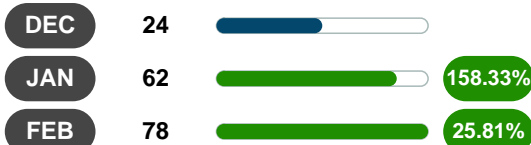


3 MONTHS

5 year FEB AVG = 41

High Feb 2026 78 Low Jul 2022 5

Median Days on Market to Sale this month at 78 above the 5 yr FEB average of 41



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
\$100,000 and less	9.52%	108	113	73	118	0
\$100,001 - \$150,000	11.90%	76	34	84	0	0
\$150,001 - \$200,000	11.90%	80	59	89	0	0
\$200,001 - \$275,000	30.95%	65	177	73	27	0
\$275,001 - \$325,000	14.29%	121	0	121	119	0
\$325,001 - \$475,000	11.90%	28	0	5	40	28
\$475,001 and up	9.52%	61	0	75	1	96
Median Closed DOM		78	66	81	44	62
Total Closed Units	100%	78.0	5	26	9	2
Total Closed Volume		12,044,771	688.00K	7.38M	2.98M	995.50K

February 2026



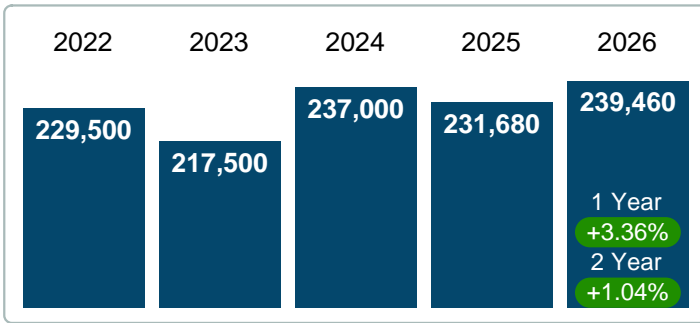
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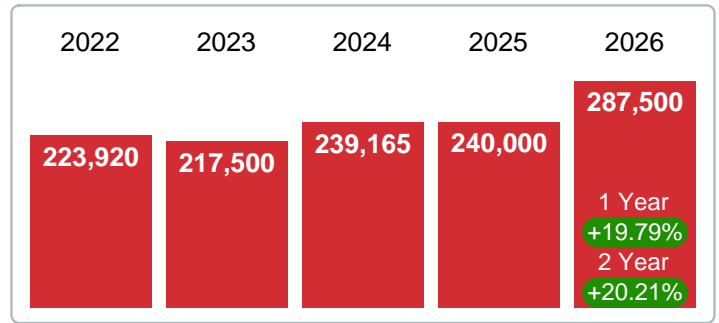
MEDIAN LIST PRICE AT CLOSING

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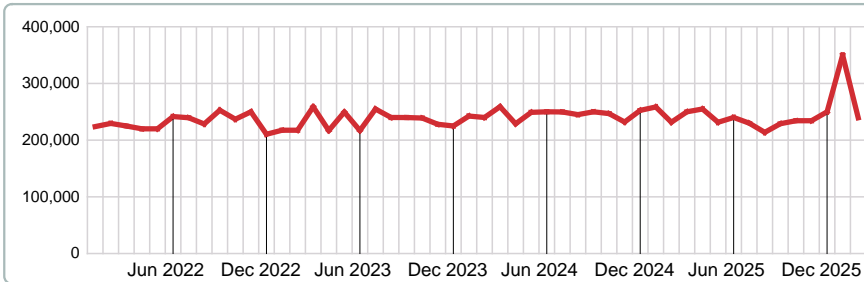
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

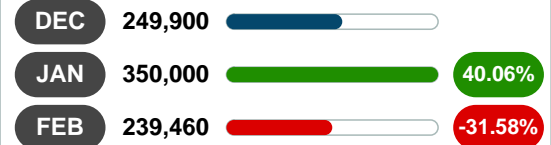


3 MONTHS

5 year FEB AVG = 231,028

High Jan 2026 350,000 Low Dec 2022 210,400

Median List Price at Closing this month at **239,460**
above the 5 yr FEB average of **231,028**



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
\$100,000 and less	9.52%	57,500	40,000	77,450	40,000	0
\$100,001 - \$150,000	7.14%	134,000	134,000	130,220	0	0
\$150,001 - \$200,000	16.67%	175,000	162,000	185,900	0	0
\$200,001 - \$275,000	28.57%	236,960	235,000	236,960	240,000	0
\$275,001 - \$325,000	4.76%	294,250	0	289,500	299,000	0
\$325,001 - \$475,000	19.05%	369,500	0	334,750	399,999	465,000
\$475,001 and up	14.29%	537,500		01,420,720	499,000	599,000
Median List Price		239,460	159,000	235,000	399,999	532,000
Total Closed Units	100%	239,460	5	26	9	2
Total Closed Volume		13,394,070	733.00K	8.37M	3.23M	1.06M

February 2026



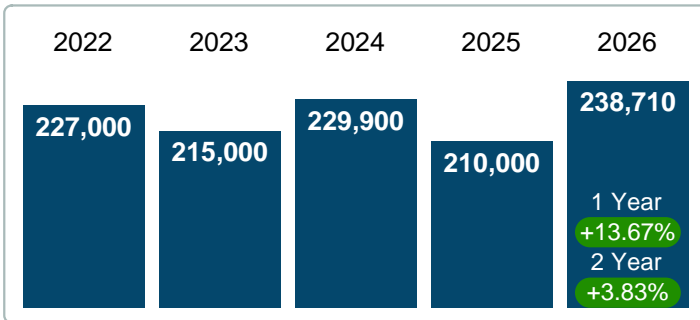
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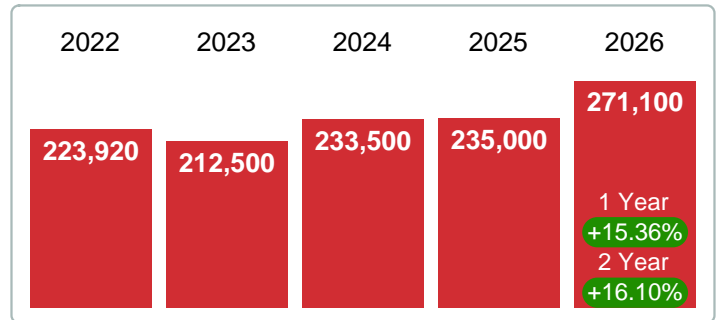
MEDIAN SOLD PRICE AT CLOSING

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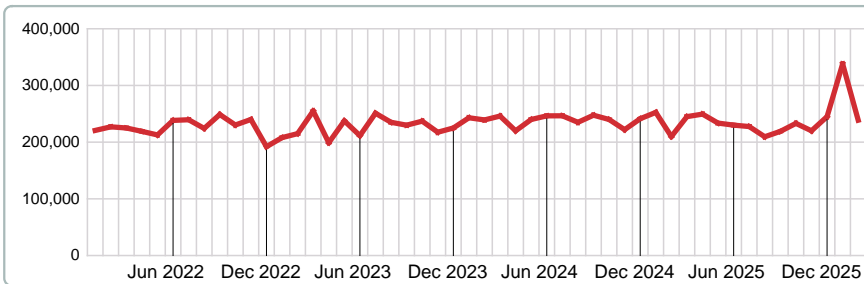
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

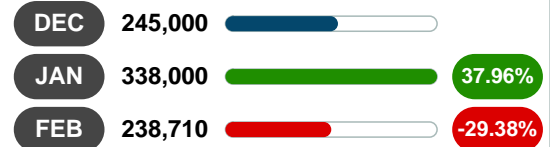


3 MONTHS

5 year FEB AVG = 224,122

High Jan 2026 338,000 Low Dec 2022 192,000

Median Sold Price at Closing this month at **238,710** above the 5 yr FEB average of **224,122**



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
\$100,000 and less	4	9.52%	50,000	30,000	72,500	25,000	0
\$100,001 - \$150,000	5	11.90%	135,000	139,000	135,000	0	0
\$150,001 - \$200,000	5	11.90%	185,000	165,000	185,000	0	0
\$200,001 - \$275,000	13	30.95%	237,420	215,000	235,838	257,500	0
\$275,001 - \$325,000	6	14.29%	315,000	0	320,000	307,500	0
\$325,001 - \$475,000	5	11.90%	440,000	0	465,000	440,000	437,500
\$475,001 and up	4	9.52%	547,750		01,018,750	510,000	558,000
Median Sold Price			238,710	144,000	232,726	315,000	497,750
Total Closed Units		100%	238,710	5	26	9	2
Total Closed Volume			12,044,771	688.00K	7.38M	2.98M	995.50K

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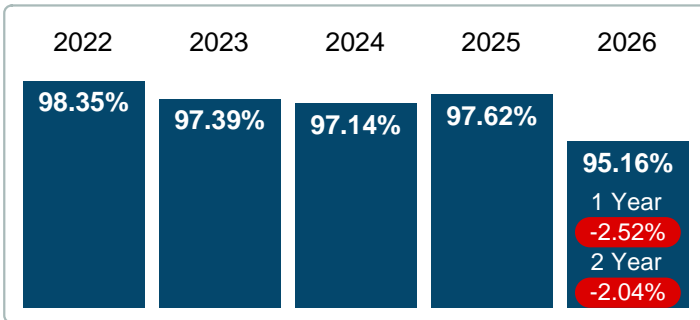
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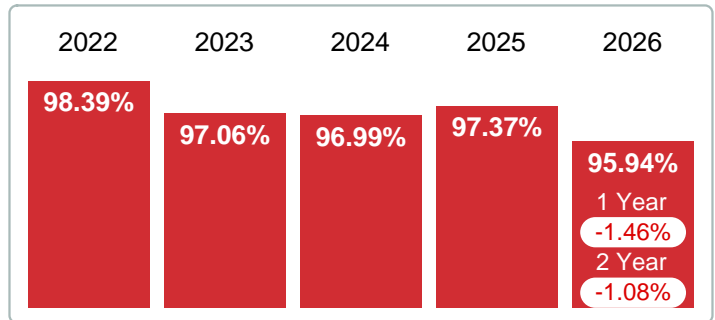
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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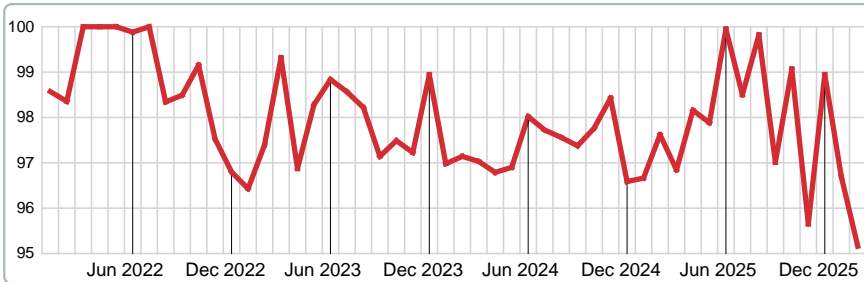
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

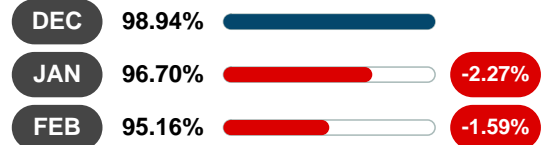


3 MONTHS

5 year FEB AVG = 97.13%

High Jul 2022 100.00% Low Feb 2026 95.16%

Median Sold/List Ratio this month at **95.16%**
below the 5 yr FEB average of **97.13%**



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
\$100,000 and less	4	9.52%	84.17%	75.00%	93.60%	62.50%	0.00%
\$100,001 - \$150,000	5	11.90%	91.68%	95.28%	91.68%	0.00%	0.00%
\$150,001 - \$200,000	5	11.90%	100.00%	100.00%	98.71%	0.00%	0.00%
\$200,001 - \$275,000	13	30.95%	96.53%	91.49%	97.72%	95.99%	0.00%
\$275,001 - \$325,000	6	14.29%	95.59%	0.00%	97.80%	83.96%	0.00%
\$325,001 - \$475,000	5	11.90%	95.19%	0.00%	99.15%	95.19%	94.09%
\$475,001 and up	4	9.52%	94.14%	0.00%	80.51%	100.00%	93.16%
Median Sold/List Ratio		95.16%		91.49%	96.84%	92.92%	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



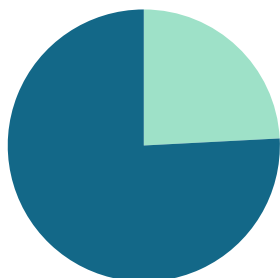
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

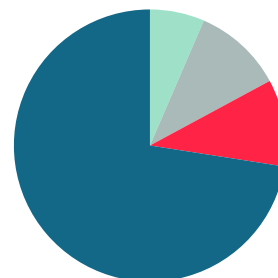


Inventory
 New Listings
146 = 24.17%
 Start Inventory
458
 Total Inventory Units
604
 Volume
\$229,748,831

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%
Median List Price	231,680	239,460	3.36%	240,000	287,500	19.79%
Median Sale Price	210,000	238,710	13.67%	235,000	271,100	15.36%
Median Percent of Selling Price to List Price	97.62%	95.16%	-2.52%	97.37%	95.94%	-1.46%
Median Days on Market to Sale	45.00	78.00	73.33%	56.00	76.00	35.71%
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%

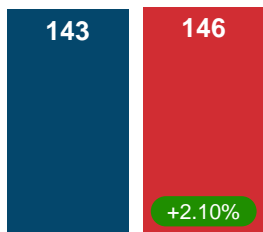
Absorption: Last 12 months, an Average of **61** Sales/Month

Inventory on February 28, 2026 = **470** 2025 2026

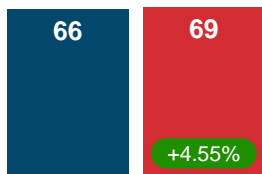
FEBRUARY MARKET

MEDIAN PRICES

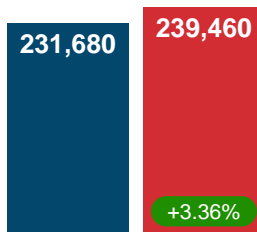
New Listings



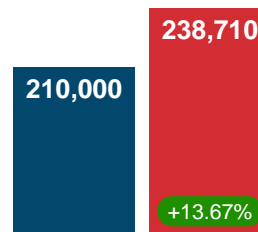
Pending Listings



List Price



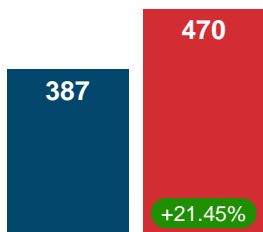
Sale Price



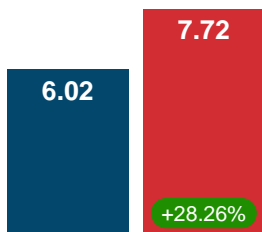
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

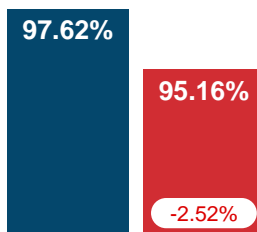
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

