

# February 2026



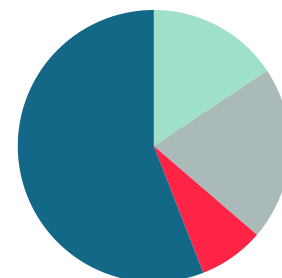
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                               | February |         | +/-%   |
|--|----------|---------|--------|
|  | 2025     | 2026    |        |
| Closed Listings                                | 585      | 603     | 3.08%  |
| Pending Listings                               | 676      | 796     | 17.75% |
| New Listings                                   | 854      | 955     | 11.83% |
| Average List Price                             | 314,453  | 354,371 | 12.69% |
| Average Sale Price                             | 309,628  | 346,498 | 11.91% |
| Average Percent of Selling Price to List Price | 98.38%   | 98.73%  | 0.36%  |
| Average Days on Market to Sale                 | 50.64    | 53.16   | 4.98%  |
| End of Month Inventory                         | 1,959    | 2,155   | 10.01% |
| Months Supply of Inventory                     | 2.77     | 2.98    | 7.75%  |



■ Closed (15.65%)  
■ Pending (20.66%)  
■ Other OffMarket (7.76%)  
■ Active (55.93%)

**Absorption:** Last 12 months, an Average of **723** Sales/Month  
**Active Inventory** as of February 28, 2026 = **2,155**

### Analysis Wrap-Up

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

The total housing inventory at the end of February 2026 rose **10.01%** to 2,155 existing homes available for sale. Over the last 12 months this area has had an average of 723 closed sales per month. This represents an unsold inventory index of **2.98** 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 **11.91%** in February 2026 to \$346,498 versus the previous year at \$309,628.

#### Average Days on Market Lengthens

The average number of **53.16** days that homes spent on the market before selling increased by 2.52 days or **4.98%** in February 2026 compared to last year's same month at **50.64** 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 955 New Listings in February 2026, up **11.83%** from last year at 854. Furthermore, there were 603 Closed Listings this month versus last year at 585, a **3.08%** increase.

Closed versus Listed trends yielded a **63.1%** ratio, down from previous year's, February 2025, at **68.5%**, a **7.82%** downswing. This will certainly create pressure on an increasing Monthly Months 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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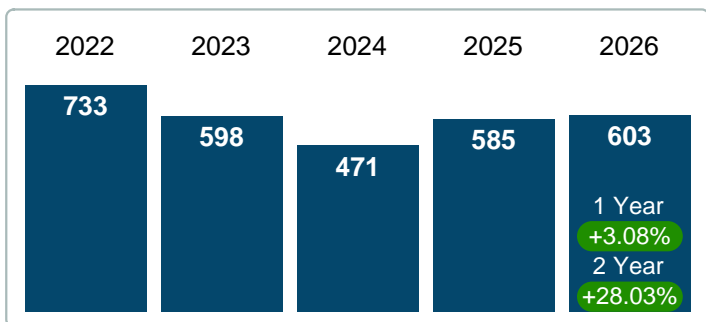
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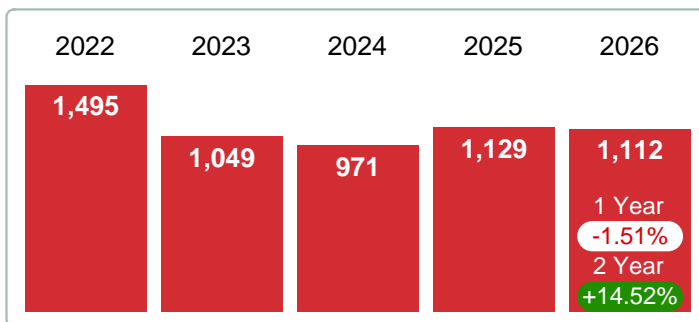
## CLOSED LISTINGS

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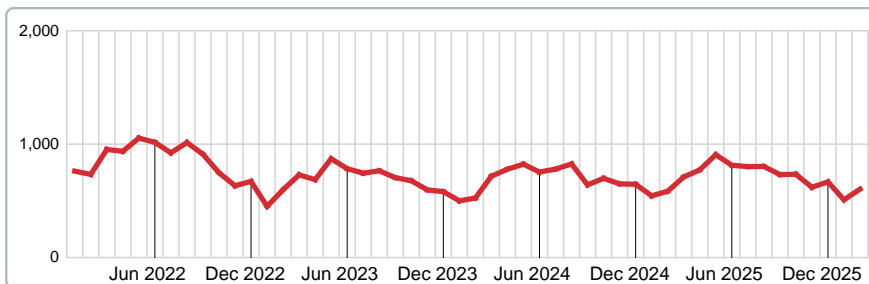
### FEBRUARY



### YEAR TO DATE (YTD)

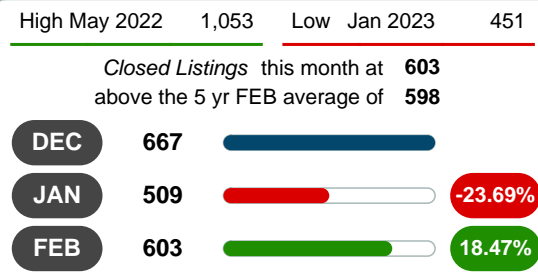


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 598



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                    | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|--------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less                             | 40                 | 6.63%       | 34.4        | 22               | 17               | 1                | 0                |
| \$125,001 - \$175,000                          | 59                 | 9.78%       | 44.3        | 16               | 36               | 7                | 0                |
| \$175,001 - \$225,000                          | 84                 | 13.93%      | 42.1        | 9                | 61               | 13               | 1                |
| \$225,001 - \$300,000                          | 162                | 26.87%      | 50.9        | 10               | 108              | 40               | 4                |
| \$300,001 - \$375,000                          | 96                 | 15.92%      | 58.3        | 3                | 38               | 51               | 4                |
| \$375,001 - \$575,000                          | 100                | 16.58%      | 69.7        | 3                | 31               | 56               | 10               |
| \$575,001 and up                               | 62                 | 10.28%      | 60.0        | 3                | 8                | 39               | 12               |
| <b>Total Closed Units</b>                      | <b>603</b>         |             |             | <b>66</b>        | <b>299</b>       | <b>207</b>       | <b>31</b>        |
| <b>Total Closed Volume</b>                     | <b>208,938,173</b> | <b>100%</b> | <b>53.2</b> | <b>13.13M</b>    | <b>80.31M</b>    | <b>97.19M</b>    | <b>18.30M</b>    |
| <b>Average Closed Price</b>                    | <b>\$346,498</b>   |             |             | <b>\$198,963</b> | <b>\$268,608</b> | <b>\$469,524</b> | <b>\$590,360</b> |

# February 2026



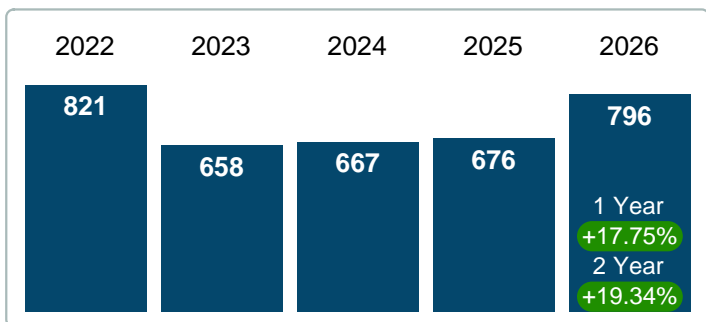
Area Delimited by County Of Tulsa - Residential Property Type



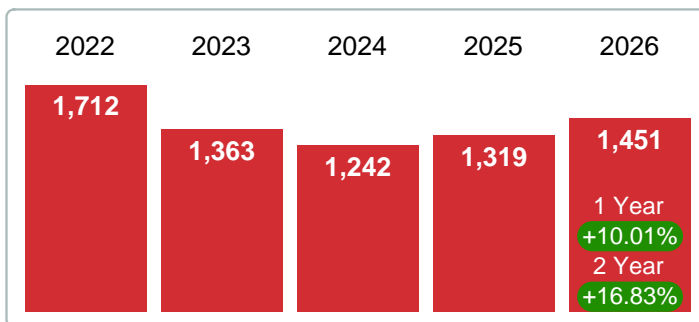
## PENDING LISTINGS

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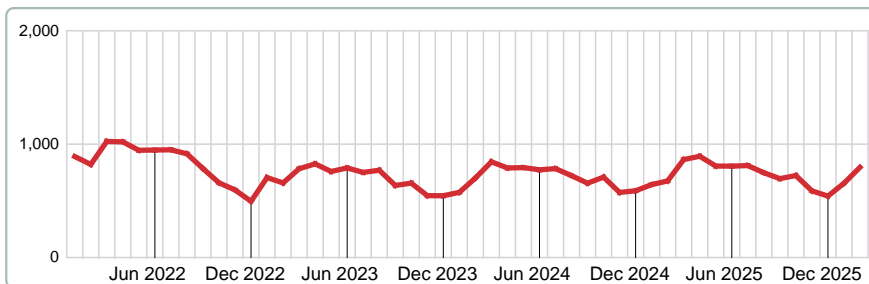
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

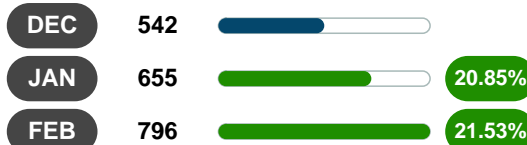


### 3 MONTHS

5 year FEB AVG = 724

High Mar 2022 1,024 Low Dec 2022 496

Pending Listings this month at **796**  
above the 5 yr FEB average of **724**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                    | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|--------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less                              | 62                 | 7.79%       | 46.4        | 33               | 27               | 2                | 0                |
| \$125,001 - \$175,000                           | 79                 | 9.92%       | 39.6        | 21               | 51               | 7                | 0                |
| \$175,001 - \$225,000                           | 111                | 13.94%      | 51.9        | 11               | 90               | 9                | 1                |
| \$225,001 - \$300,000                           | 187                | 23.49%      | 45.9        | 9                | 122              | 52               | 4                |
| \$300,001 - \$375,000                           | 150                | 18.84%      | 56.7        | 5                | 81               | 59               | 5                |
| \$375,001 - \$525,000                           | 116                | 14.57%      | 82.1        | 4                | 35               | 64               | 13               |
| \$525,001 and up                                | 91                 | 11.43%      | 66.6        | 1                | 14               | 58               | 18               |
| <b>Total Pending Units</b>                      | <b>796</b>         |             |             | <b>84</b>        | <b>420</b>       | <b>251</b>       | <b>41</b>        |
| <b>Total Pending Volume</b>                     | <b>257,471,840</b> | <b>100%</b> | <b>55.8</b> | <b>14.60M</b>    | <b>113.75M</b>   | <b>107.01M</b>   | <b>22.12M</b>    |
| <b>Average Listing Price</b>                    | <b>\$323,457</b>   |             |             | <b>\$173,811</b> | <b>\$270,822</b> | <b>\$426,318</b> | <b>\$539,526</b> |

# February 2026



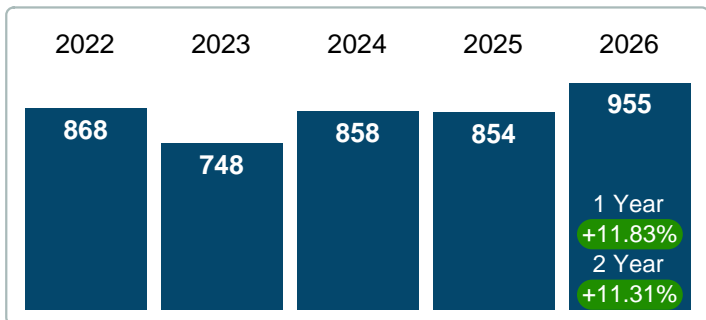
Area Delimited by County Of Tulsa - Residential Property Type



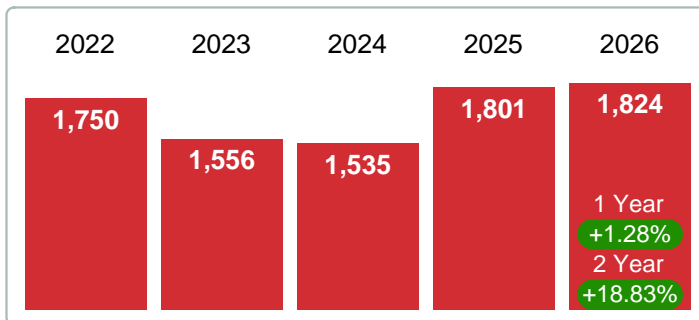
## NEW LISTINGS

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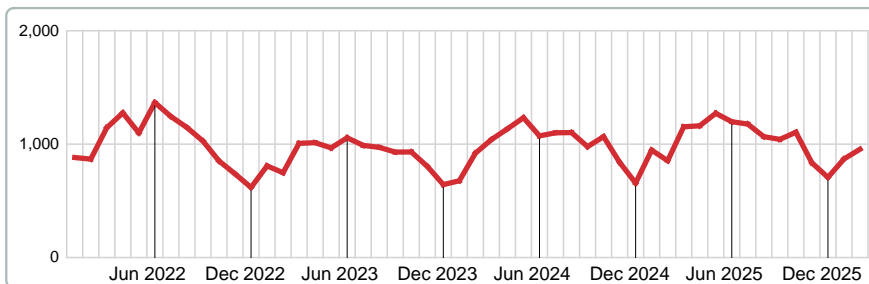
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 857

High Jun 2022 1,367 Low Dec 2022 618

New Listings this month at **955**  
above the 5 yr FEB average of **857**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                    | %           | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|--------------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less                          | 65                 | 6.81%       | 36               | 26               | 3                | 0                |
| \$125,001 - \$175,000                       | 90                 | 9.42%       | 30               | 48               | 12               | 0                |
| \$175,001 - \$250,000                       | 199                | 20.84%      | 26               | 147              | 22               | 4                |
| \$250,001 - \$325,000                       | 209                | 21.88%      | 16               | 120              | 68               | 5                |
| \$325,001 - \$425,000                       | 173                | 18.12%      | 6                | 65               | 92               | 10               |
| \$425,001 - \$625,000                       | 112                | 11.73%      | 3                | 27               | 66               | 16               |
| \$625,001 and up                            | 107                | 11.20%      | 2                | 10               | 64               | 31               |
| <b>Total New Listed Units</b>               | <b>955</b>         |             | <b>119</b>       | <b>443</b>       | <b>327</b>       | <b>66</b>        |
| <b>Total New Listed Volume</b>              | <b>350,757,168</b> | <b>100%</b> | <b>22.75M</b>    | <b>122.08M</b>   | <b>150.74M</b>   | <b>55.19M</b>    |
| <b>Average New Listed Listing Price</b>     | <b>\$367,285</b>   |             | <b>\$191,171</b> | <b>\$275,572</b> | <b>\$460,979</b> | <b>\$836,198</b> |

# February 2026



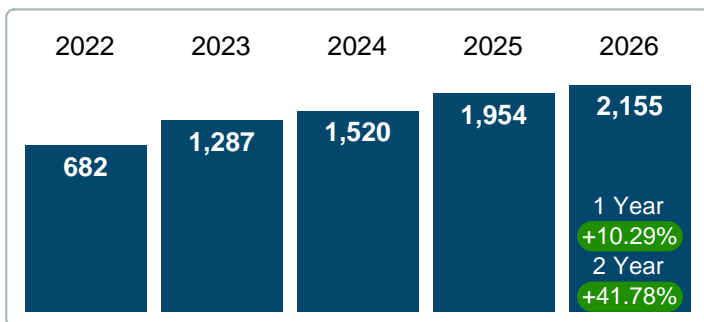
Area Delimited by County Of Tulsa - Residential Property Type



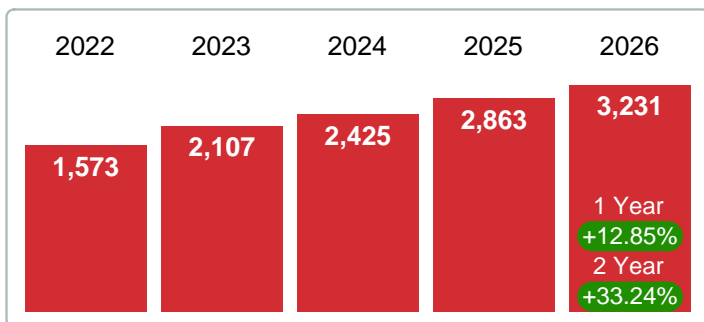
## ACTIVE INVENTORY

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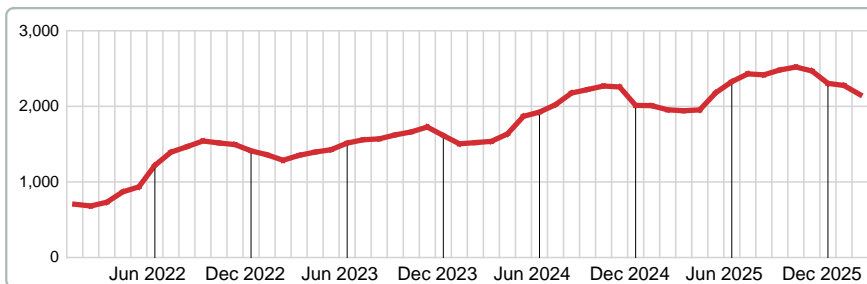
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

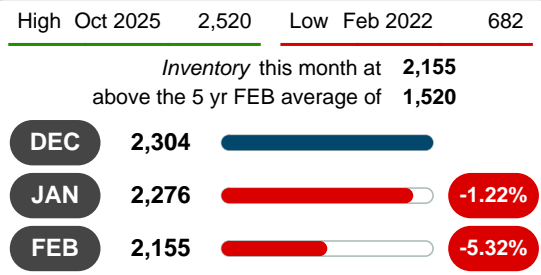


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1,520



### 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                       | 155 | 7.19%  | 126.1       | 104       | 42        | 8         | 1         |
| \$125,001 - \$200,000                    | 269 | 12.48% | 64.4        | 93        | 142       | 32        | 2         |
| \$200,001 - \$275,000                    | 348 | 16.15% | 64.7        | 46        | 249       | 45        | 8         |
| \$275,001 - \$375,000                    | 510 | 23.67% | 64.9        | 21        | 211       | 251       | 27        |
| \$375,001 - \$500,000                    | 357 | 16.57% | 101.2       | 12        | 151       | 164       | 30        |
| \$500,001 - \$675,000                    | 286 | 13.27% | 118.9       | 9         | 67        | 164       | 46        |
| \$675,001 and up                         | 230 | 10.67% | 87.4        | 9         | 26        | 120       | 75        |
| Total Active Inventory by Units          |     |        | 2,155       | 294       | 888       | 784       | 189       |
| Total Active Inventory by Volume         |     |        | 884,911,451 | 61.41M    | 282.53M   | 391.42M   | 149.55M   |
| Average Active Inventory Listing Price   |     |        | \$410,632   | \$208,889 | \$318,162 | \$499,261 | \$791,264 |

# February 2026



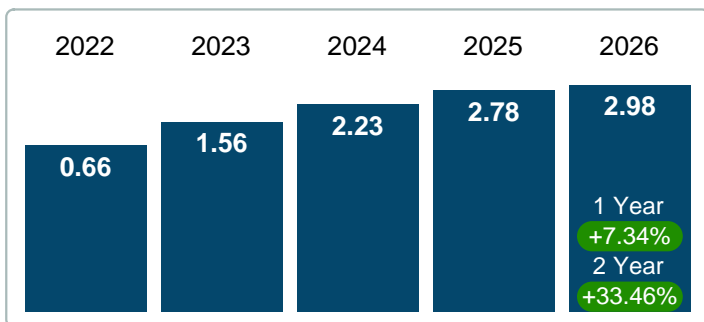
Area Delimited by County Of Tulsa - Residential Property Type



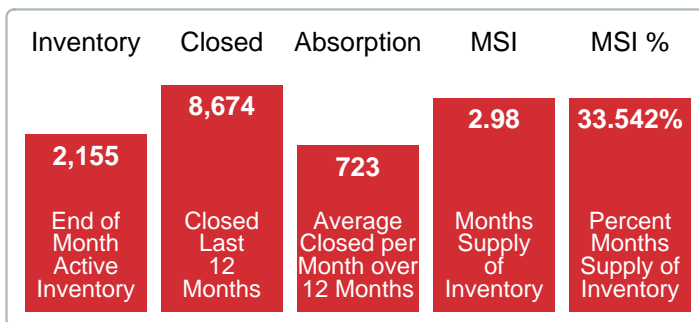
## MONTHS SUPPLY of INVENTORY (MSI)

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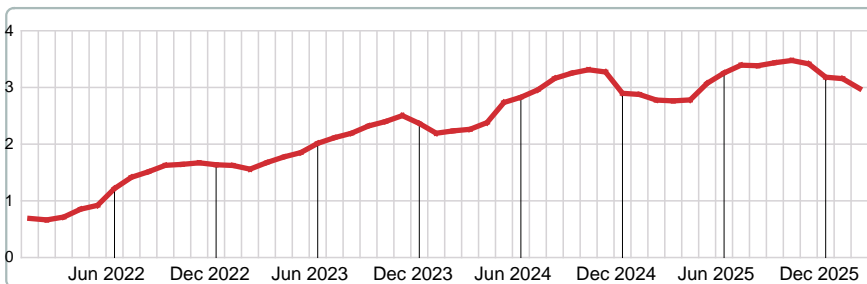
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

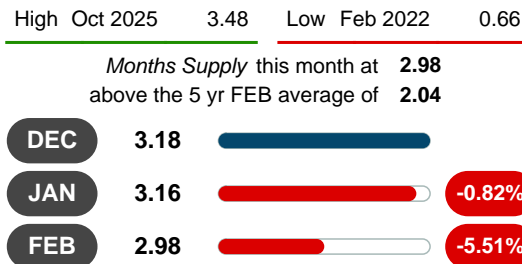


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 2.04



### 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                                      | 155 | 7.19%  | 2.99  | 3.91     | 1.86   | 3.10   | 12.00   |
| \$125,001 - \$200,000                                   | 269 | 12.48% | 2.26  | 3.33     | 1.80   | 2.63   | 6.00    |
| \$200,001 - \$275,000                                   | 348 | 16.15% | 1.95  | 2.92     | 1.84   | 1.73   | 4.57    |
| \$275,001 - \$375,000                                   | 510 | 23.67% | 2.85  | 2.45     | 2.46   | 3.37   | 2.75    |
| \$375,001 - \$500,000                                   | 357 | 16.57% | 3.66  | 3.13     | 4.61   | 3.23   | 3.00    |
| \$500,001 - \$675,000                                   | 286 | 13.27% | 5.06  | 9.82     | 5.09   | 4.79   | 5.63    |
| \$675,001 and up  | 230 | 10.67% | 5.74  | 21.60    | 4.33   | 5.76   | 5.84    |
| Market Supply of Inventory (MSI)                        |     |        | 2.98  | 3.50     | 2.37   | 3.54   | 4.40    |
| Total Active Inventory by Units                         |     | 100%   | 2,155 | 294      | 888    | 784    | 189     |

# February 2026



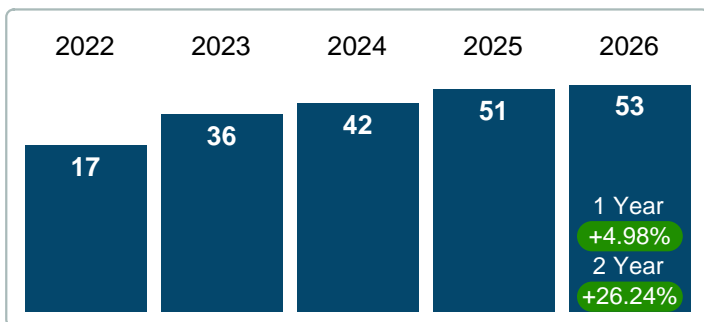
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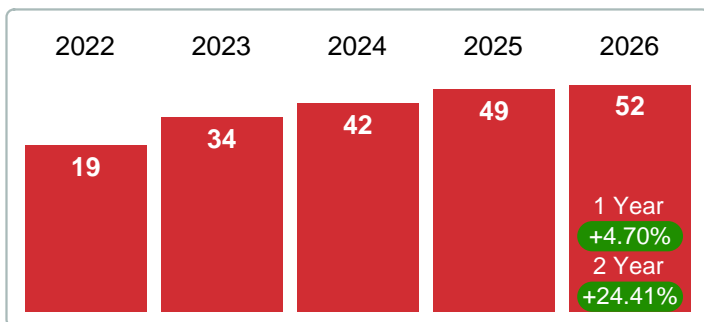
## AVERAGE DAYS ON MARKET TO SALE

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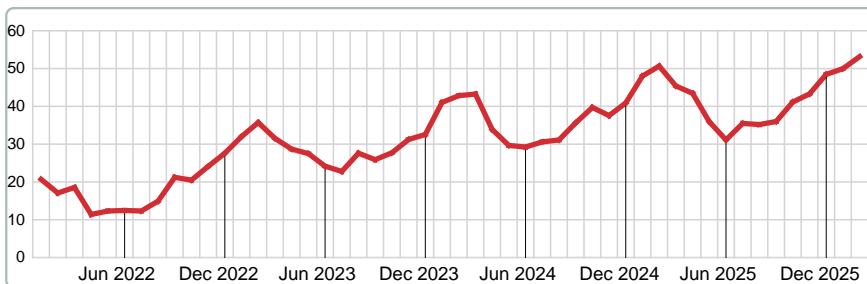
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

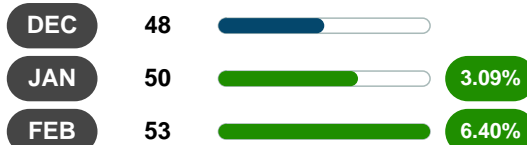


### 3 MONTHS

5 year FEB AVG = 40

High Feb 2026 53 Low Apr 2022 11

Average Days on Market to Sale this month at 53 above the 5 yr FEB average of 40



### 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 |
|---|--------|-------------|----------|--------|--------|---------|
| \$125,000 and less  | 6.63%  | 34          | 39       | 29     | 11     | 0       |
| \$125,001 - \$175,000   | 9.78%  | 44          | 37       | 49     | 39     | 0       |
| \$175,001 - \$225,000   | 13.93% | 42          | 63       | 35     | 55     | 115     |
| \$225,001 - \$300,000   | 26.87% | 51          | 56       | 46     | 64     | 29      |
| \$300,001 - \$375,000   | 15.92% | 58          | 53       | 44     | 71     | 33      |
| \$375,001 - \$575,000   | 16.58% | 70          | 57       | 56     | 81     | 53      |
| \$575,001 and up  | 10.28% | 60          | 21       | 27     | 66     | 74      |
| Average Closed DOM  |        | 53          | 45       | 44     | 69     | 57      |
| Total Closed Units  | 100%   | 53          | 66       | 299    | 207    | 31      |
| Total Closed Volume   |        | 208,938,173 | 13.13M   | 80.31M | 97.19M | 18.30M  |

# February 2026



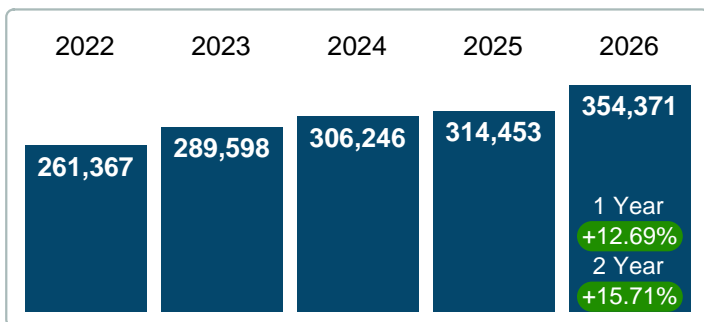
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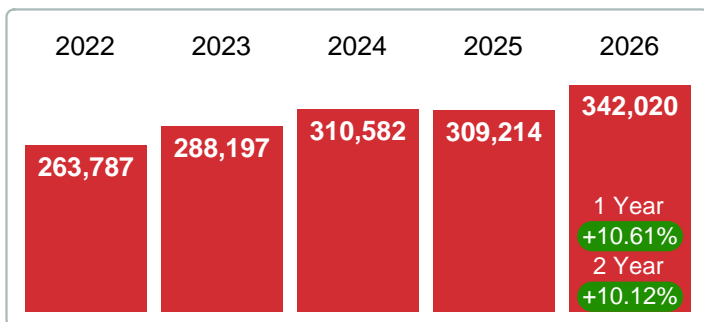
## AVERAGE LIST PRICE AT CLOSING

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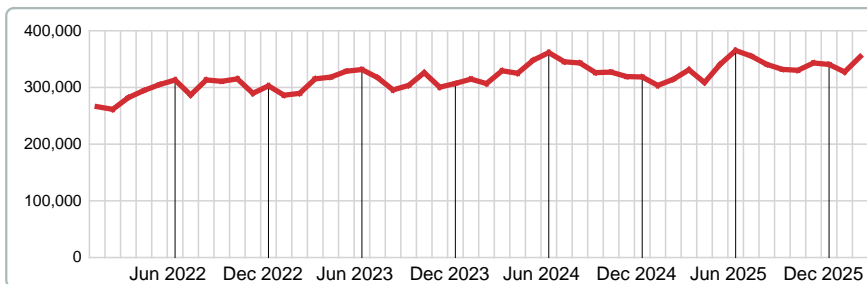
### FEBRUARY



### YEAR TO DATE (YTD)

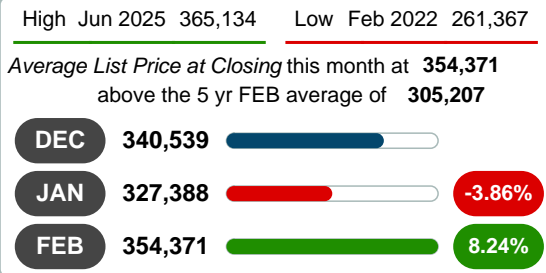


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 305,207



### 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        |
|--|--------|--------------------|----------------|----------------|----------------|----------------|
| \$125,000 and less   | 6.47%  | 88,287             | 86,659         | 97,988         | 100,000        | 0              |
| \$125,001 - \$175,000  | 9.62%  | 153,331            | 153,238        | 157,150        | 158,086        | 0              |
| \$175,001 - \$225,000  | 14.43% | 202,228            | 199,300        | 203,359        | 200,967        | 215,000        |
| \$225,001 - \$300,000  | 25.70% | 266,372            | 268,180        | 263,337        | 282,260        | 259,225        |
| \$300,001 - \$375,000  | 16.75% | 339,018            | 272,167        | 344,945        | 339,722        | 322,898        |
| \$375,001 - \$575,000  | 16.42% | 449,429            | 464,333        | 442,794        | 455,909        | 462,493        |
| \$575,001 and up   | 10.61% | 995,832            | 697,667        | 860,350        | 1,068,734      | 987,333        |
| <b>Average List Price</b>                                    |        | <b>354,371</b>     | <b>199,035</b> | <b>273,866</b> | <b>481,386</b> | <b>613,433</b> |
| <b>Total Closed Units</b>                                    | 100%   | <b>354,371</b>     | <b>66</b>      | <b>299</b>     | <b>207</b>     | <b>31</b>      |
| <b>Total Closed Volume</b>                                   |        | <b>213,685,491</b> | <b>13.14M</b>  | <b>81.89M</b>  | <b>99.65M</b>  | <b>19.02M</b>  |

# February 2026



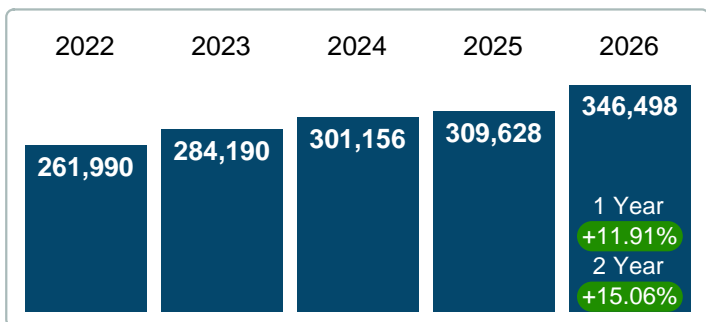
Area Delimited by County Of Tulsa - Residential Property Type



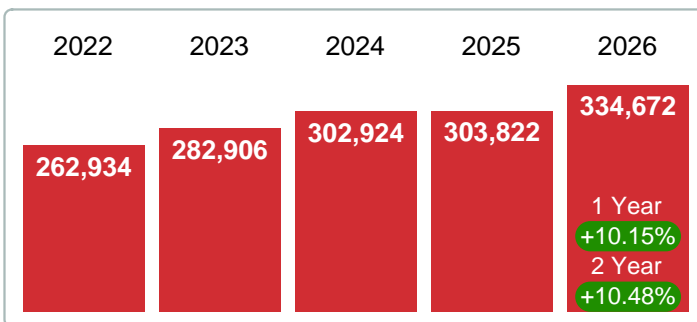
## AVERAGE SOLD PRICE AT CLOSING

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

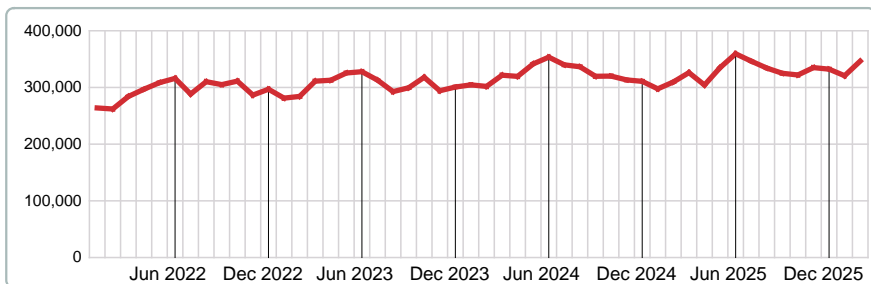
### FEBRUARY



### YEAR TO DATE (YTD)

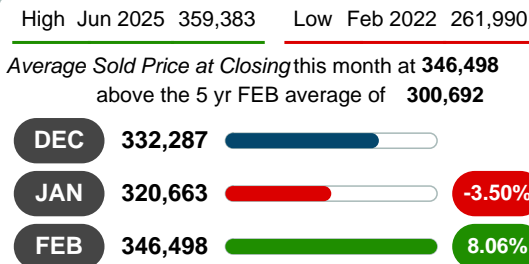


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 300,692



### 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        |                |
|--|-----|--------------------|-------------|----------------|----------------|----------------|----------------|
| \$125,000 and less   | 40  | 6.63%              | 87,112      | 83,975         | 91,956         | 73,800         |                |
| \$125,001 - \$175,000  | 59  | 9.78%              | 152,184     | 151,244        | 151,890        | 155,843        |                |
| \$175,001 - \$225,000  | 84  | 13.93%             | 199,243     | 194,100        | 200,348        | 196,250        |                |
| \$225,001 - \$300,000  | 162 | 26.87%             | 264,366     | 258,735        | 259,883        | 277,829        |                |
| \$300,001 - \$375,000  | 96  | 15.92%             | 336,055     | 345,000        | 337,624        | 335,621        |                |
| \$375,001 - \$575,000  | 100 | 16.58%             | 447,221     | 467,000        | 434,947        | 450,678        |                |
| \$575,001 and up   | 62  | 10.28%             | 966,576     | 698,000        | 835,125        | 1,025,840      |                |
| <b>Average Sold Price</b>                                    |     | <b>346,498</b>     |             | <b>198,963</b> | <b>268,608</b> | <b>469,524</b> | <b>590,360</b> |
| <b>Total Closed Units</b>                                    |     | <b>603</b>         | <b>100%</b> | <b>346,498</b> | <b>66</b>      | <b>299</b>     | <b>207</b>     |
| <b>Total Closed Volume</b>                                   |     | <b>208,938,173</b> |             |                | <b>13.13M</b>  | <b>80.31M</b>  | <b>97.19M</b>  |

# February 2026



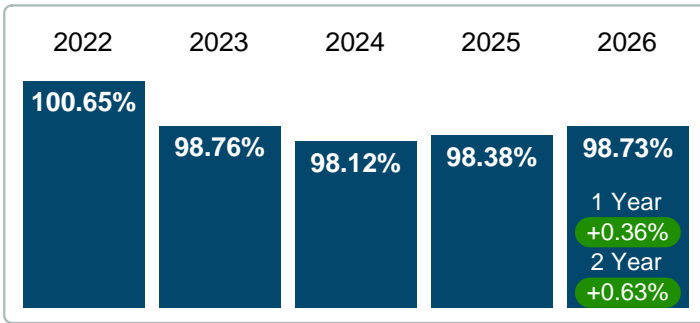
Area Delimited by County Of Tulsa - Residential Property Type



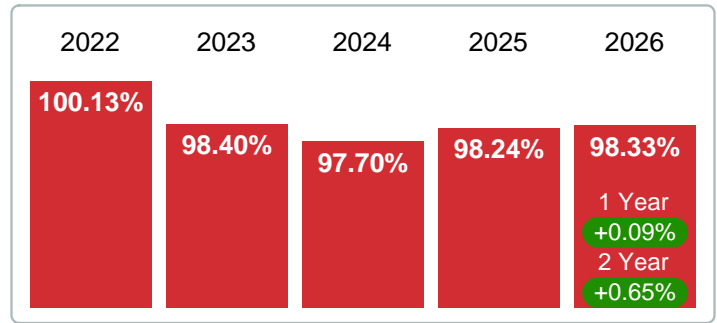
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

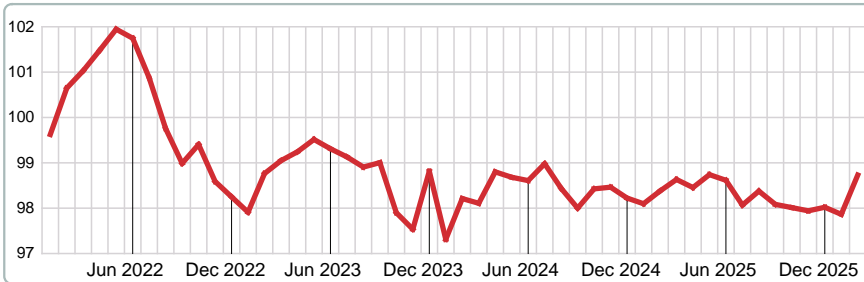
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

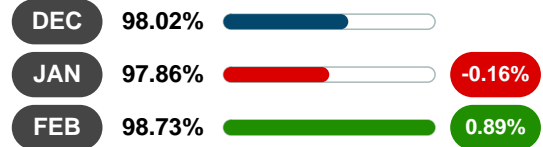


### 3 MONTHS

5 year FEB AVG = 98.93%

High May 2022 101.95% Low Jan 2024 97.31%

Average Sold/List Ratio this month at **98.73%**  
equal to 5 yr FEB average of **98.93%**



### 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 |
|--|-------------|--------|---------|----------|--------|--------|---------|
| \$125,000 and less                             | 40          | 6.63%  | 96.03%  | 98.04%   | 94.73% | 73.80% | 0.00%   |
| \$125,001 - \$175,000                          | 59          | 9.78%  | 97.93%  | 99.27%   | 97.08% | 99.21% | 0.00%   |
| \$175,001 - \$225,000                          | 84          | 13.93% | 98.53%  | 97.42%   | 98.71% | 98.29% | 100.93% |
| \$225,001 - \$300,000                          | 162         | 26.87% | 98.68%  | 96.73%   | 98.76% | 98.50% | 103.05% |
| \$300,001 - \$375,000                          | 96          | 15.92% | 101.05% | 180.37%  | 97.98% | 98.81% | 99.20%  |
| \$375,001 - \$575,000                          | 100         | 16.58% | 98.87%  | 100.51%  | 98.32% | 98.98% | 99.53%  |
| \$575,001 and up                               | 62          | 10.28% | 97.84%  | 99.96%   | 97.06% | 98.33% | 96.22%  |
| Average Sold/List Ratio                        |             | 98.70% |         | 102.00%  | 98.13% | 98.57% | 98.71%  |
| Total Closed Units                             | 603         | 100%   | 98.70%  | 66       | 299    | 207    | 31      |
| Total Closed Volume                            | 208,938,173 |        |         | 13.13M   | 80.31M | 97.19M | 18.30M  |

# February 2026



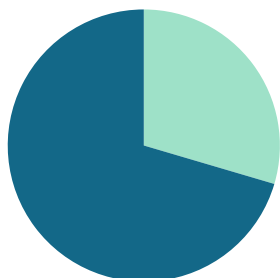
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

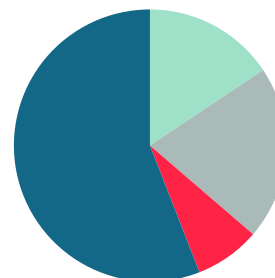


**Inventory**  
 New Listings  
**955 = 29.56%**  
 Start Inventory  
**2,276**  
 Total Inventory Units  
**3,231**  
 Volume  
**\$1,255,944,917**

### Market Activity

Closed Sales  
**603 = 15.65%**  
 Pending Sales  
**796 = 20.66%**  
 Other Off Market  
**299 = 7.76%**  
 Active Inventory  
**2,155 = 55.93%**

### MARKET ACTIVITY



| Compared Metrics                               | February |         |        | Year to Date |         |        |
|--|----------|---------|--------|--------------|---------|--------|
|  | 2025     | 2026    | +/-%   | 2025         | 2026    | +/-%   |
| Closed Sales                                   | 585      | 603     | 3.08%  | 1,129        | 1,112   | -1.51% |
| Pending Sales                                  | 676      | 796     | 17.75% | 1,319        | 1,451   | 10.01% |
| New Listings                                   | 854      | 955     | 11.83% | 1,801        | 1,824   | 1.28%  |
| Average List Price                             | 314,453  | 354,371 | 12.69% | 309,214      | 342,020 | 10.61% |
| Average Sale Price                             | 309,628  | 346,498 | 11.91% | 303,822      | 334,672 | 10.15% |
| Average Percent of Selling Price to List Price | 98.38%   | 98.73%  | 0.36%  | 98.24%       | 98.33%  | 0.09%  |
| Average Days on Market to Sale                 | 50.64    | 53.16   | 4.98%  | 49.38        | 51.70   | 4.70%  |
| Monthly Inventory                              | 1,959    | 2,155   | 10.01% | 1,959        | 2,155   | 10.01% |
| Months Supply of Inventory                     | 2.77     | 2.98    | 7.75%  | 2.77         | 2.98    | 7.75%  |

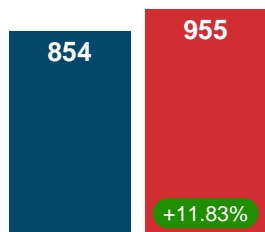
**Absorption:** Last 12 months, an Average of **723** Sales/Month

**Inventory** on February 28, 2026 = **2,155** 2025 2026

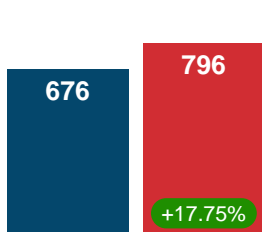
### FEBRUARY MARKET

### AVERAGE PRICES

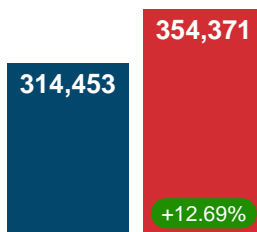
#### New Listings



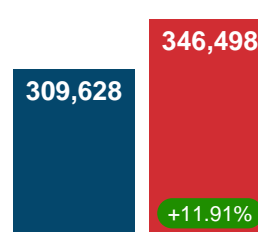
#### Pending Listings



#### List Price



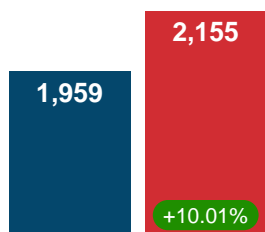
#### Sale Price



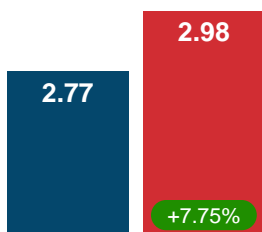
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

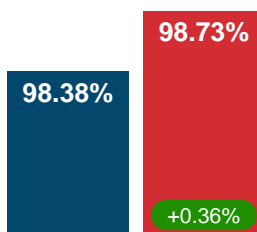
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

