

February 2026



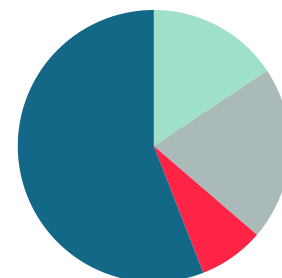
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	264,700	285,000	7.67%
Median Sale Price	260,000	280,000	7.69%
Median Percent of Selling Price to List Price	98.80%	99.12%	0.33%
Median Days on Market to Sale	32.00	40.00	25.00%
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.

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 **7.69%** in February 2026 to \$280,000 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 8.00 days or **25.00%** in February 2026 compared to last year's same month at **32.00** 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 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.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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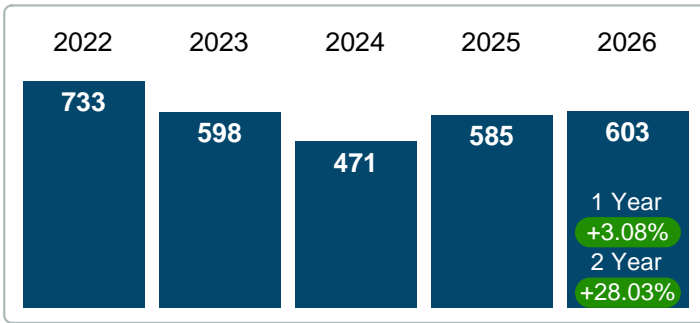
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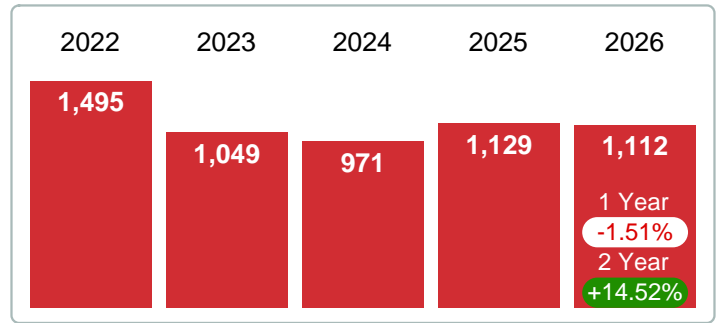
CLOSED LISTINGS

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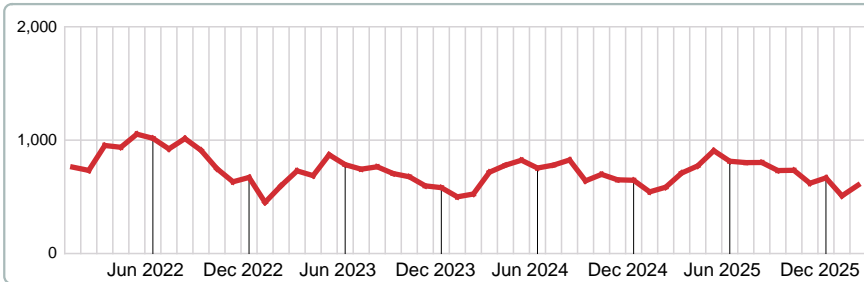
FEBRUARY



YEAR TO DATE (YTD)

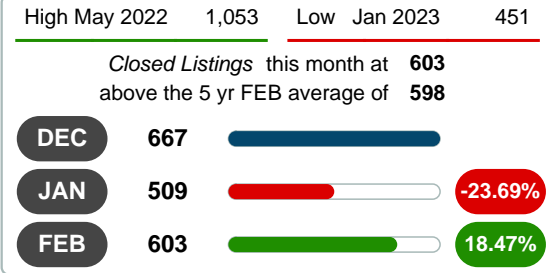


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 598



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	40	6.63%	26.5	22	17	1	0
\$125,001 - \$175,000	59	9.78%	34.0	16	36	7	0
\$175,001 - \$225,000	84	13.93%	35.0	9	61	13	1
\$225,001 - \$300,000	162	26.87%	37.5	10	108	40	4
\$300,001 - \$375,000	96	15.92%	48.0	3	38	51	4
\$375,001 - \$575,000	100	16.58%	53.0	3	31	56	10
\$575,001 and up	62	10.28%	36.5	3	8	39	12
Total Closed Units	603			66	299	207	31
Total Closed Volume	208,938,173	100%	40.0	13.13M	80.31M	97.19M	18.30M
Median Closed Price	\$280,000			\$161,250	\$246,000	\$361,995	\$509,900

February 2026



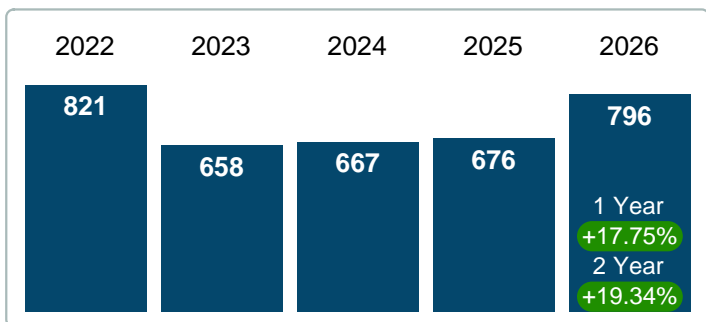
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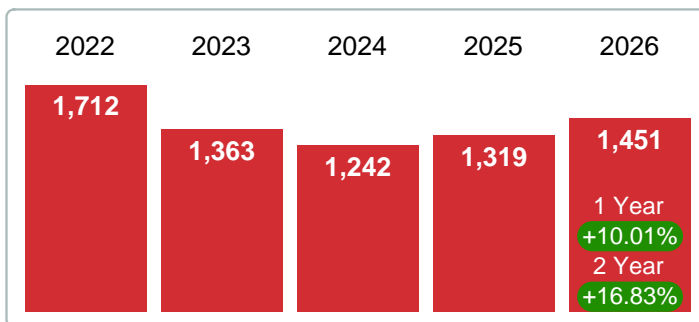
PENDING LISTINGS

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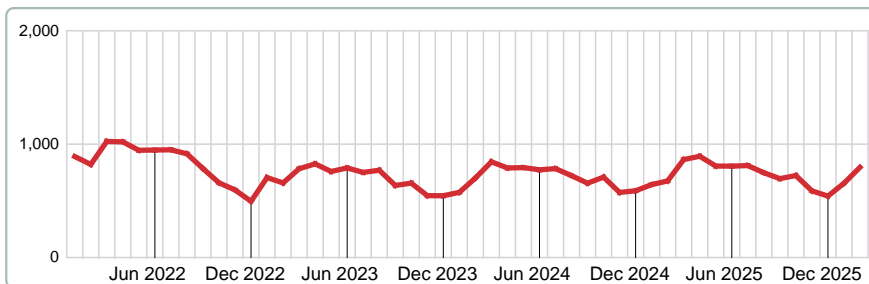
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

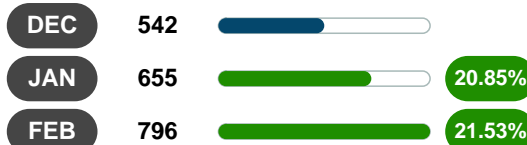


3 MONTHS

5 year FEB AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	62	7.79%	23.0	33	27	2	0
\$125,001 - \$175,000	79	9.92%	17.0	21	51	7	0
\$175,001 - \$225,000	111	13.94%	35.0	11	90	9	1
\$225,001 - \$300,000	187	23.49%	27.0	9	122	52	4
\$300,001 - \$375,000	150	18.84%	38.5	5	81	59	5
\$375,001 - \$525,000	116	14.57%	58.5	4	35	64	13
\$525,001 and up	91	11.43%	29.0	1	14	58	18
Total Pending Units	796			84	420	251	41
Total Pending Volume	257,471,840	100%	32.0	14.60M	113.75M	107.01M	22.12M
Median Listing Price	\$285,000			\$145,000	\$250,000	\$369,500	\$489,900

February 2026



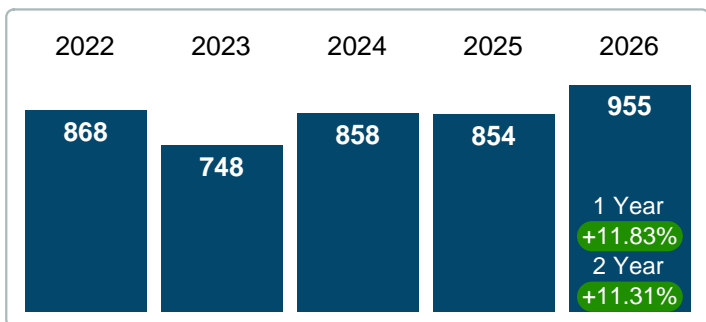
Area Delimited by County Of Tulsa - Residential Property Type



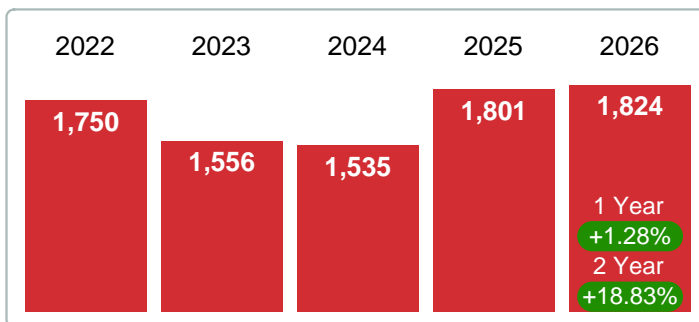
NEW LISTINGS

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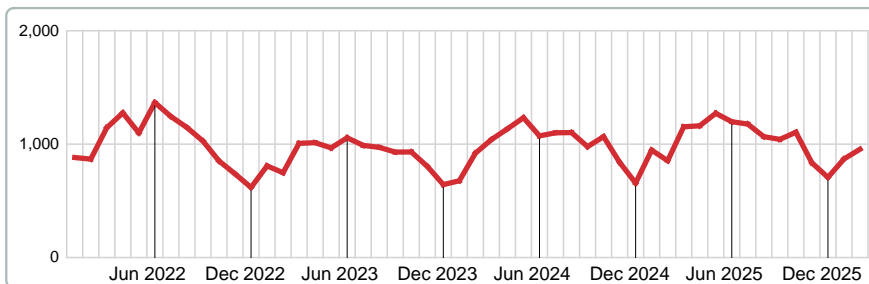
FEBRUARY



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
Total New Listed Units	955		119	443	327	66
Total New Listed Volume	350,757,168	100%	22.75M	122.08M	150.74M	55.19M
Median New Listed Listing Price	\$298,000		\$165,000	\$254,977	\$375,000	\$598,900

February 2026



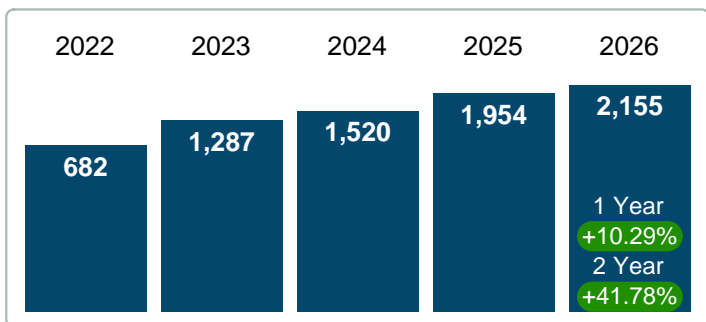
Area Delimited by County Of Tulsa - Residential Property Type



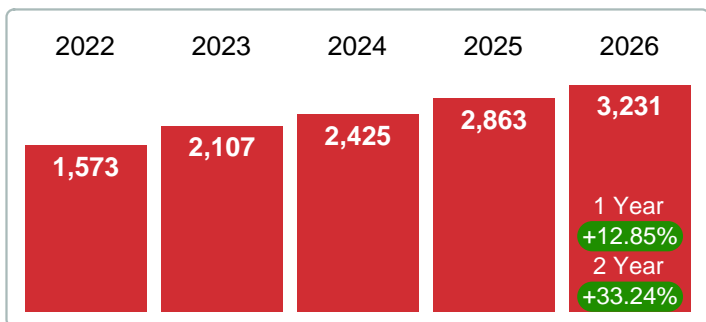
ACTIVE INVENTORY

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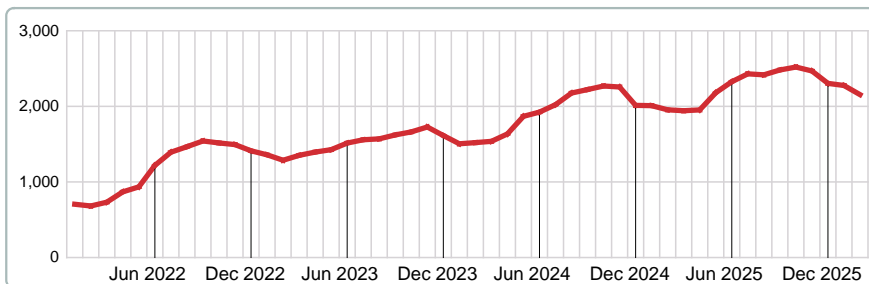
END OF FEBRUARY



ACTIVE DURING FEBRUARY

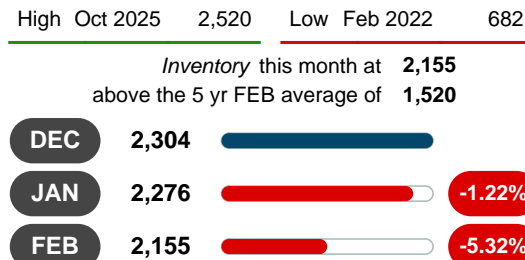


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,520



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	155	7.19%	81.0	104	42	8	1
\$125,001 - \$200,000	269	12.48%	44.0	93	142	32	2
\$200,001 - \$275,000	348	16.15%	44.5	46	249	45	8
\$275,001 - \$375,000	510	23.67%	47.0	21	211	251	27
\$375,001 - \$500,000	357	16.57%	72.0	12	151	164	30
\$500,001 - \$675,000	286	13.27%	106.5	9	67	164	46
\$675,001 and up	230	10.67%	72.0	9	26	120	75
Total Active Inventory by Units		2,155		294	888	784	189
Total Active Inventory by Volume		884,911,451	100%	61.41M	282.53M	391.42M	149.55M
Median Active Inventory Listing Price		\$331,225		\$159,950	\$280,000	\$413,568	\$598,900

February 2026



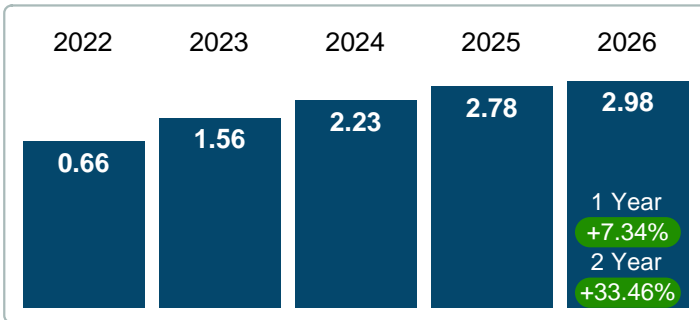
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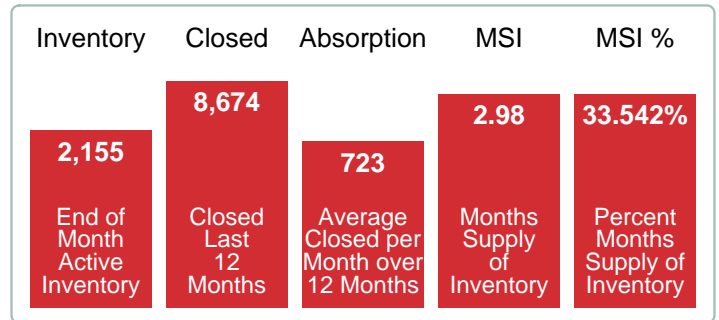
MONTHS SUPPLY of INVENTORY (MSI)

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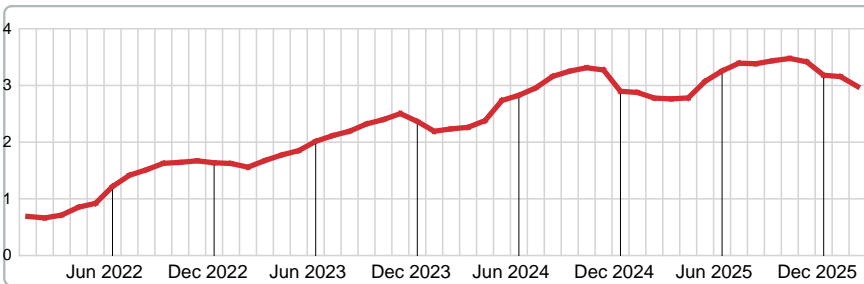
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

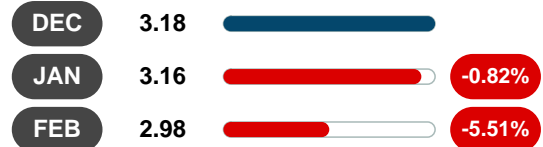


3 MONTHS

5 year FEB AVG = 2.04

High Oct 2025 3.48 Low Feb 2022 0.66

Months Supply this month at **2.98**
above the 5 yr FEB average of **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



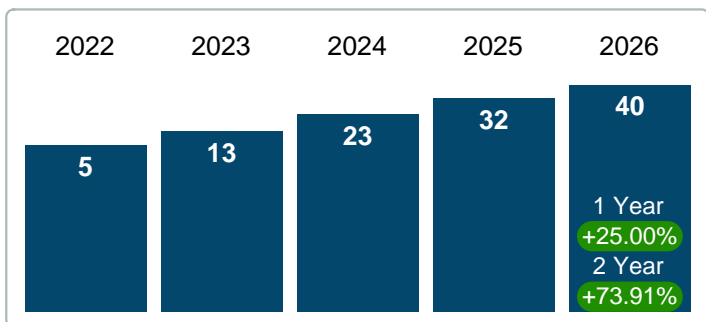
Area Delimited by County Of Tulsa - Residential Property Type



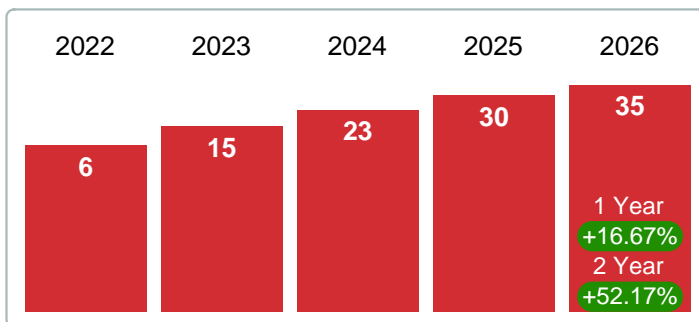
MEDIAN DAYS ON MARKET TO SALE

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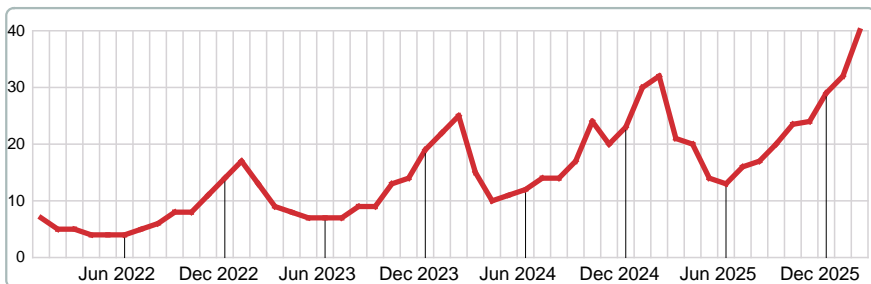
FEBRUARY



YEAR TO DATE (YTD)

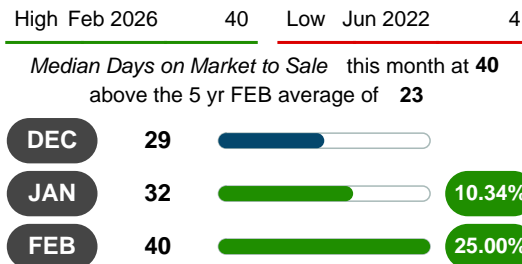


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 23



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
\$125,000 and less	6.63%	27	31	19	11	0
\$125,001 - \$175,000	9.78%	34	21	35	49	0
\$175,001 - \$225,000	13.93%	35	55	25	54	115
\$225,001 - \$300,000	26.87%	38	36	34	56	23
\$300,001 - \$375,000	15.92%	48	33	19	59	28
\$375,001 - \$575,000	16.58%	53	43	49	60	55
\$575,001 and up	10.28%	37	1	23	28	72
Median Closed DOM		40	34	32	55	51
Total Closed Units	100%	603	66	299	207	31
Total Closed Volume		208,938,173	13.13M	80.31M	97.19M	18.30M

February 2026



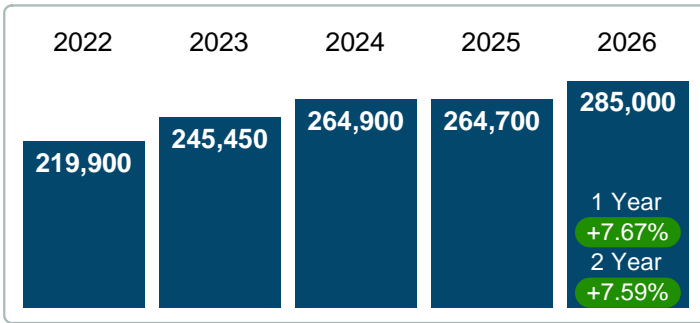
Area Delimited by County Of Tulsa - Residential Property Type



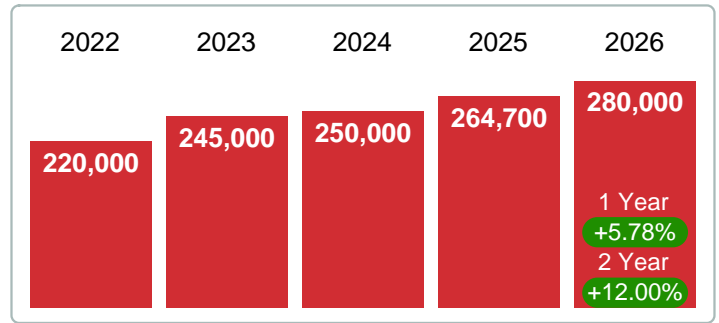
MEDIAN LIST PRICE AT CLOSING

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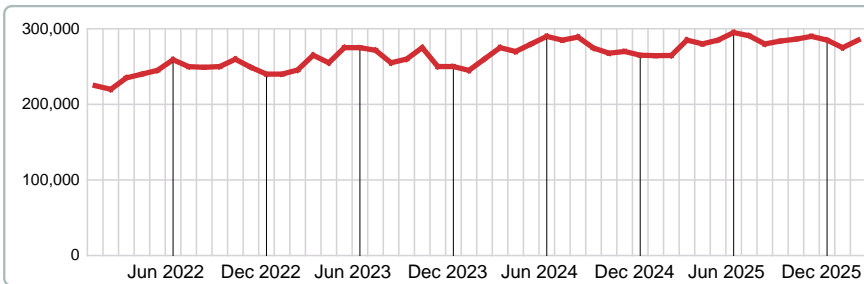
FEBRUARY



YEAR TO DATE (YTD)

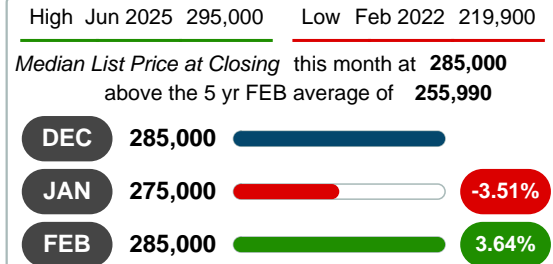


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 255,990



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
\$125,000 and less	39	6.47%	85,000	79,750	91,000	100,000	0
\$125,001 - \$175,000	58	9.62%	153,000	150,000	158,500	141,450	0
\$175,001 - \$225,000	87	14.43%	200,000	197,000	205,000	199,000	207,500
\$225,001 - \$300,000	155	25.70%	264,990	249,450	259,450	282,107	289,500
\$300,001 - \$375,000	101	16.75%	339,000	329,500	335,000	340,000	338,395
\$375,001 - \$575,000	99	16.42%	435,000	452,000	417,950	447,400	485,000
\$575,001 and up	64	10.61%	805,000	599,000	892,400	815,495	774,000
Median List Price			285,000	162,500	249,999	361,995	519,900
Total Closed Units		100%	285,000	66	299	207	31
Total Closed Volume			213,685,491	13.14M	81.89M	99.65M	19.02M

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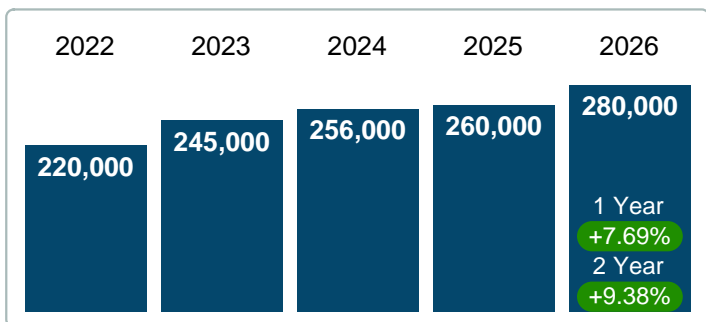
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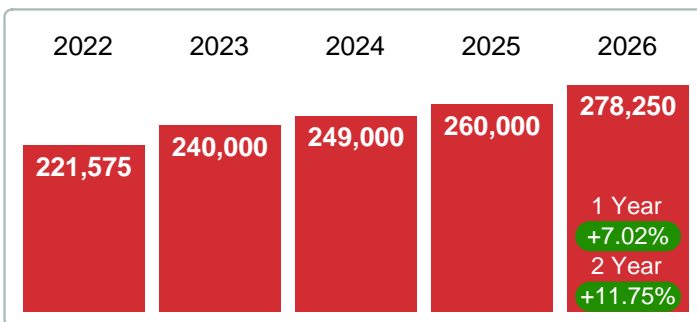
MEDIAN SOLD PRICE AT CLOSING

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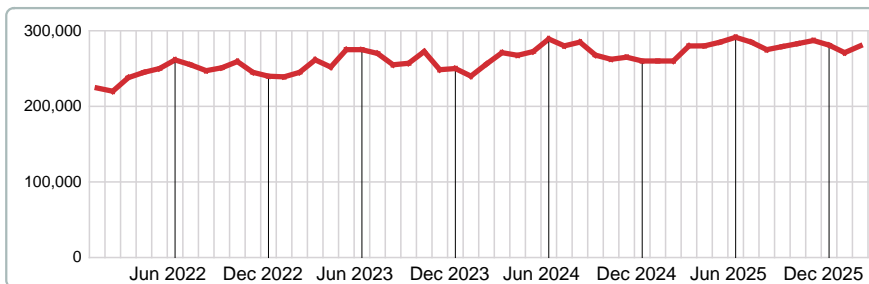
FEBRUARY



YEAR TO DATE (YTD)

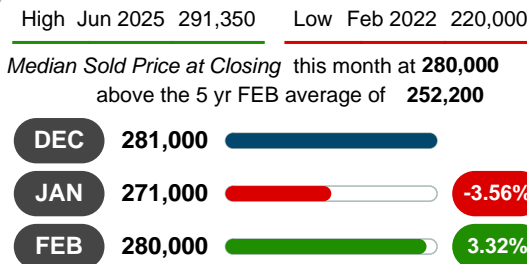


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 252,200



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
\$125,000 and less	6.63%	85,000	81,950	85,000	73,800	0
\$125,001 - \$175,000	9.78%	151,000	152,000	151,000	148,000	0
\$175,001 - \$225,000	13.93%	200,000	194,000	200,000	197,000	217,000
\$225,001 - \$300,000	26.87%	265,000	252,250	258,250	282,554	269,500
\$300,001 - \$375,000	15.92%	332,500	350,000	332,500	336,500	318,450
\$375,001 - \$575,000	16.58%	438,250	485,000	420,000	447,400	452,500
\$575,001 and up	10.28%	825,000	599,000	847,500	825,000	747,500
Median Sold Price		280,000	161,250	246,000	361,995	509,900
Total Closed Units	100%	603	66	299	207	31
Total Closed Volume		208,938,173	13.13M	80.31M	97.19M	18.30M

February 2026



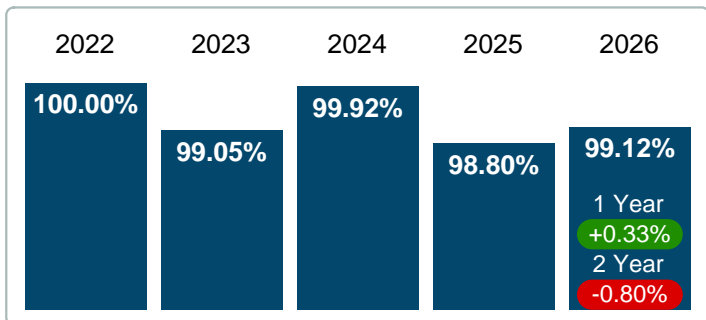
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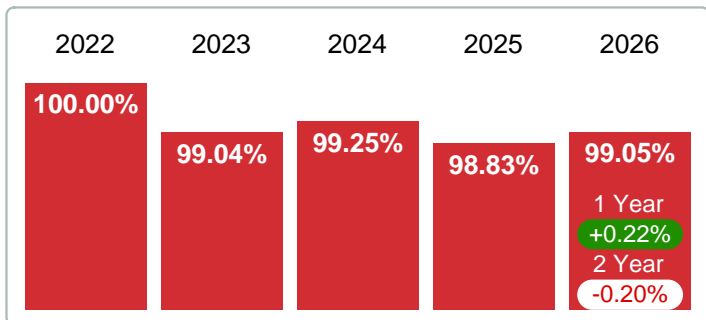
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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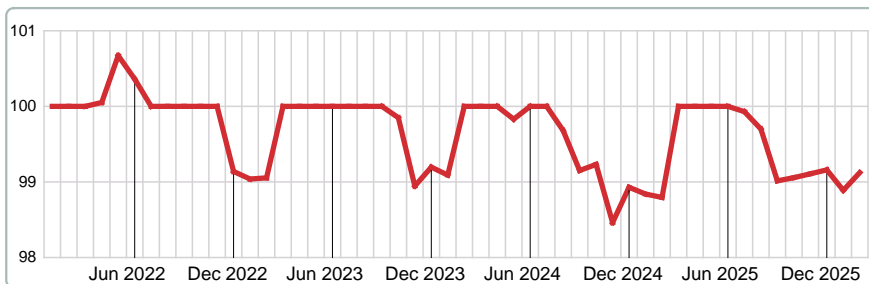
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

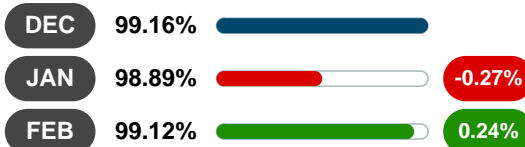


3 MONTHS

5 year FEB AVG = 99.38%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **99.12%**
equal to 5 yr FEB average of **99.38%**



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
\$125,000 and less	40	6.63%	95.61%	97.28%	94.29%	73.80%	0.00%
\$125,001 - \$175,000	59	9.78%	98.64%	98.68%	98.43%	100.00%	0.00%
\$175,001 - \$225,000	84	13.93%	99.70%	97.42%	99.95%	100.00%	100.93%
\$225,001 - \$300,000	162	26.87%	100.00%	96.91%	100.00%	100.00%	100.00%
\$300,001 - \$375,000	96	15.92%	99.21%	96.31%	98.77%	100.00%	99.25%
\$375,001 - \$575,000	100	16.58%	99.58%	99.18%	99.00%	99.96%	99.72%
\$575,001 and up	62	10.28%	98.40%	100.00%	98.30%	98.64%	96.43%
Median Sold/List Ratio		99.12%		97.88%	99.00%	99.71%	98.50%
Total Closed Units		603	100%	66	299	207	31
Total Closed Volume		208,938,173		13.13M	80.31M	97.19M	18.30M

February 2026



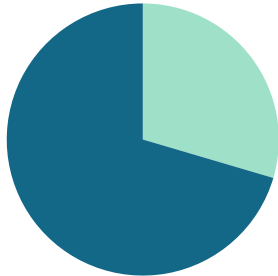
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

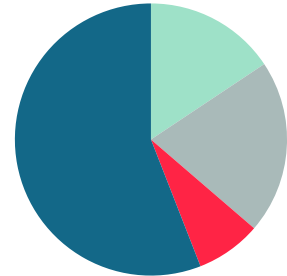


Inventory
 New Listings
955 = 29.56%
 Start Inventory
2,276
 Total Inventory Units
3,231
 Volume
\$1,255,944,917

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%
Median List Price	264,700	285,000	7.67%	264,700	280,000	5.78%
Median Sale Price	260,000	280,000	7.69%	260,000	278,250	7.02%
Median Percent of Selling Price to List Price	98.80%	99.12%	0.33%	98.83%	99.05%	0.22%
Median Days on Market to Sale	32.00	40.00	25.00%	30.00	35.00	16.67%
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**

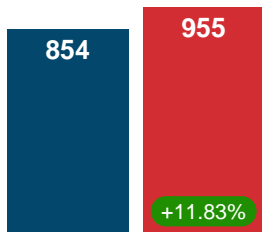
2025

2026

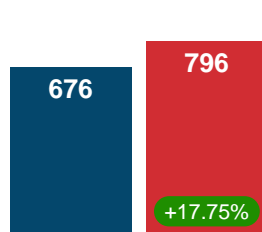
FEBRUARY MARKET

MEDIAN PRICES

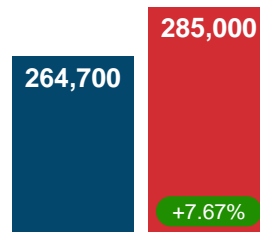
New Listings



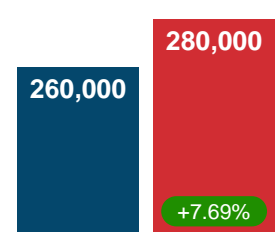
Pending Listings



List Price



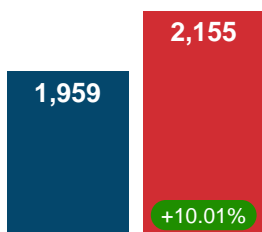
Sale Price



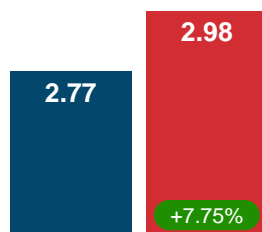
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

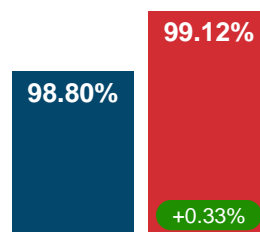
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

