

February 2026



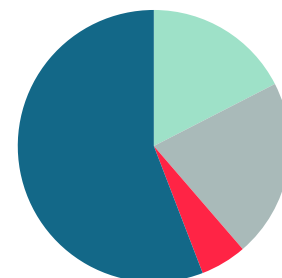
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2025	2026	
Closed Listings	95	121	27.37%
Pending Listings	103	147	42.72%
New Listings	189	139	-26.46%
Average List Price	314,362	373,045	18.67%
Average Sale Price	313,753	366,492	16.81%
Average Percent of Selling Price to List Price	101.73%	100.37%	-1.34%
Average Days on Market to Sale	43.12	54.68	26.82%
End of Month Inventory	437	387	-11.44%
Months Supply of Inventory	3.59	2.98	-17.00%



■ Closed (17.46%)
■ Pending (21.21%)
■ Other OffMarket (5.48%)
■ Active (55.84%)

Absorption: Last 12 months, an Average of **130** Sales/Month
Active Inventory as of February 28, 2026 = **387**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2026 decreased **11.44%** to 387 existing homes available for sale. Over the last 12 months this area has had an average of 130 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 **16.81%** in February 2026 to \$366,492 versus the previous year at \$313,753.

Average Days on Market Lengthens

The average number of **54.68** days that homes spent on the market before selling increased by 11.56 days or **26.82%** in February 2026 compared to last year's same month at **43.12** 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 strong this month.

There were 139 New Listings in February 2026, down **26.46%** from last year at 189. Furthermore, there were 121 Closed Listings this month versus last year at 95, a **27.37%** increase.

Closed versus Listed trends yielded a **87.1%** ratio, up from previous year's, February 2025, at **50.3%**, a **73.18%** upswing. This will certainly create pressure on a decreasing Month's 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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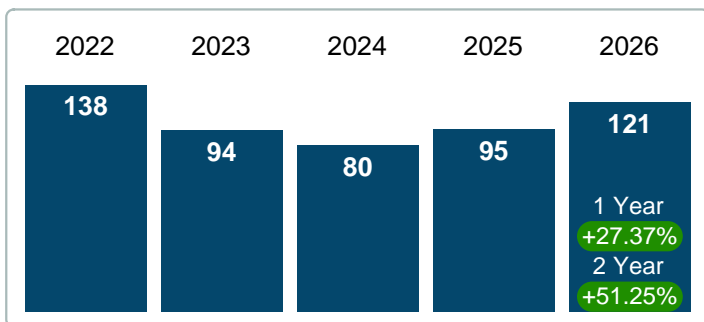
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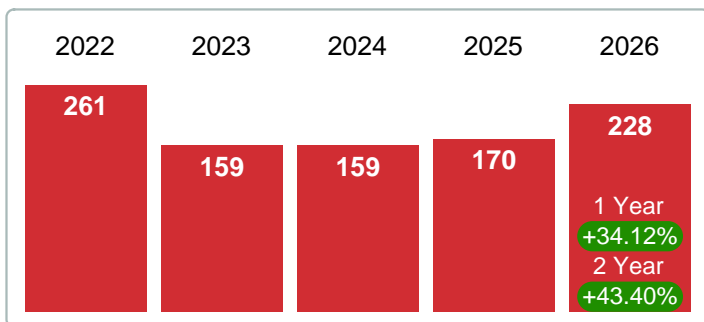
CLOSED LISTINGS

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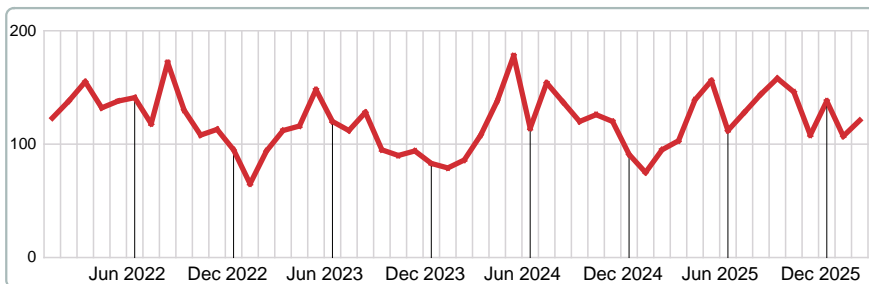
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 106

High May 2024 178 Low Jan 2023 65

Closed Listings this month at 121 above the 5 yr FEB average of 106

- DEC 138
- JAN 107 (-22.46%)
- FEB 121 (13.08%)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	7.44%	29.2	2	6	0	1
\$150,001 - \$200,000	10	8.26%	11.8	2	7	1	0
\$200,001 - \$225,000	12	9.92%	66.3	0	12	0	0
\$225,001 - \$300,000	43	35.54%	38.8	1	29	13	0
\$300,001 - \$400,000	18	14.88%	68.8	0	6	10	2
\$400,001 - \$675,000	16	13.22%	91.6	0	5	9	2
\$675,001 and up	13	10.74%	81.9	0	2	6	5
Total Closed Units	121			5	67	39	10
Total Closed Volume	44,345,582	100%	54.7	794.00K	17.70M	16.49M	9.36M
Average Closed Price	\$366,492			\$158,800	\$264,120	\$422,884	\$936,308

February 2026



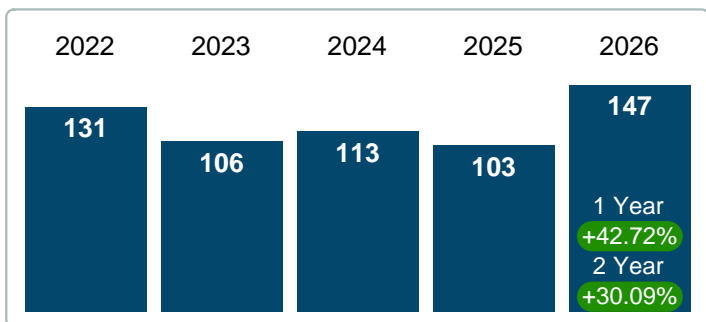
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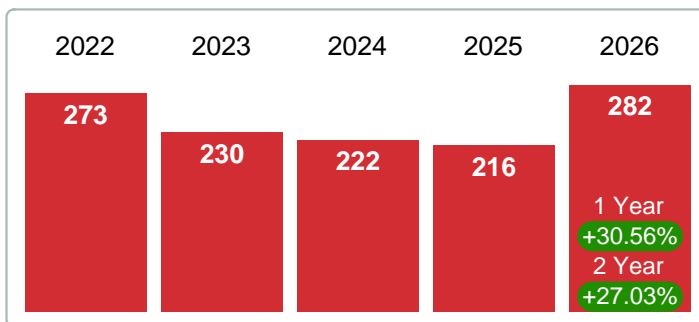
PENDING LISTINGS

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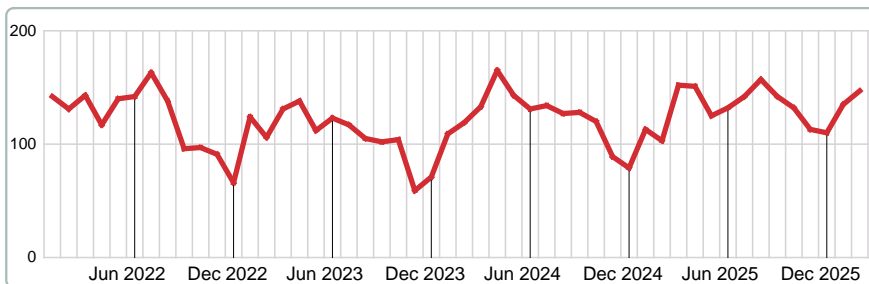
FEBRUARY



YEAR TO DATE (YTD)

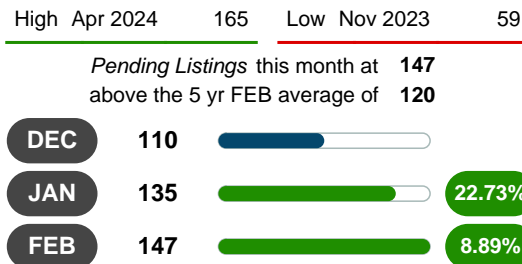


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 120



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	8.16%	69.6	2	8	2	0
\$175,001 - \$225,000	14	9.52%	43.9	0	12	2	0
\$225,001 - \$250,000	27	18.37%	40.8	0	23	4	0
\$250,001 - \$300,000	32	21.77%	48.9	0	27	5	0
\$300,001 - \$375,000	26	17.69%	94.1	0	13	10	3
\$375,001 - \$600,000	22	14.97%	78.5	0	8	11	3
\$600,001 and up	14	9.52%	67.8	0	2	8	4
Total Pending Units	147			2	93	42	10
Total Pending Volume	51,963,823	100%	62.9	254.00K	25.42M	17.63M	8.66M
Average Listing Price	\$353,495			\$127,000	\$273,354	\$419,770	\$865,759

February 2026



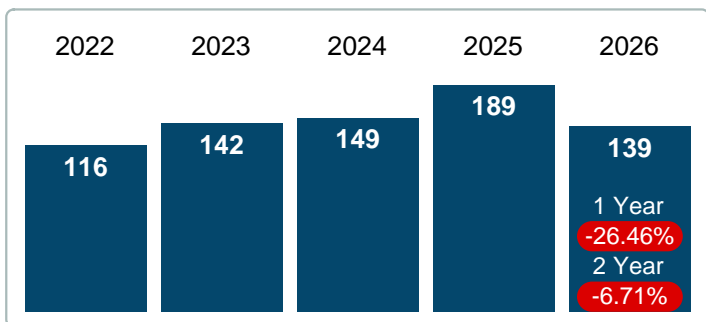
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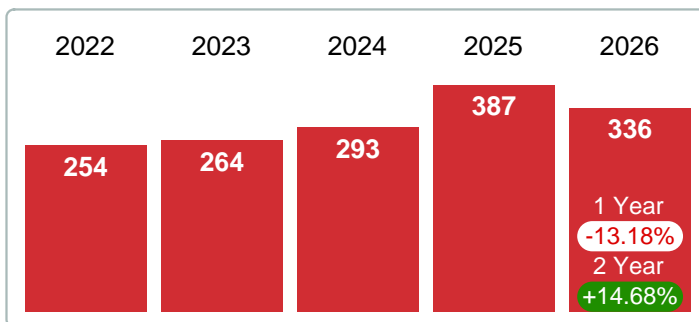
NEW LISTINGS

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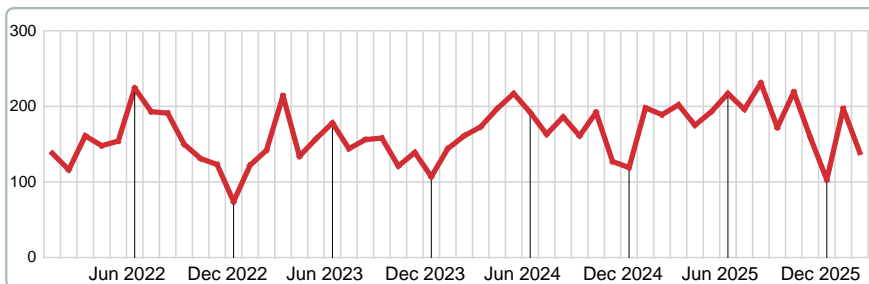
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 147

High Aug 2025 231 Low Dec 2022 74

New Listings this month at 139
below the 5 yr FEB average of 147



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	13	9.35%	1	11	1	0
\$200,001 - \$225,000	4	2.88%	0	4	0	0
\$225,001 - \$250,000	24	17.27%	0	20	4	0
\$250,001 - \$325,000	45	32.37%	2	31	12	0
\$325,001 - \$375,000	17	12.23%	0	12	5	0
\$375,001 - \$625,000	20	14.39%	0	8	11	1
\$625,001 and up	16	11.51%	0	3	9	4
Total New Listed Units	139		3	89	42	5
Total New Listed Volume	56,237,898	100%	665.00K	31.60M	19.44M	4.53M
Average New Listed Listing Price	\$404,589		\$221,667	\$355,042	\$462,842	\$906,967

February 2026



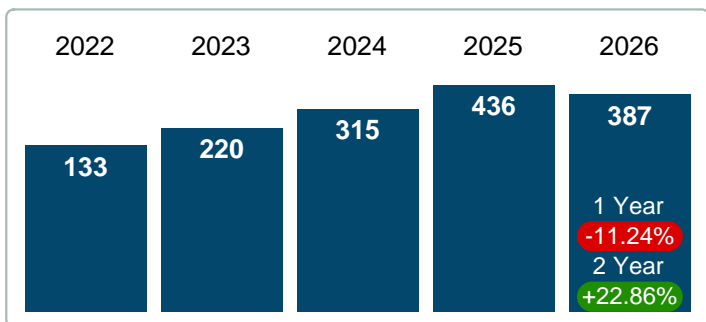
Area Delimited by County Of Wagoner - Residential Property Type



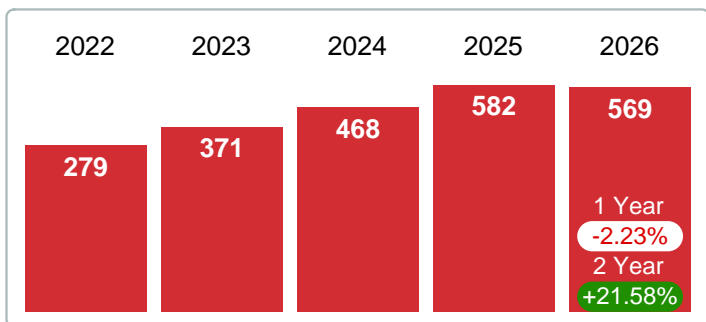
ACTIVE INVENTORY

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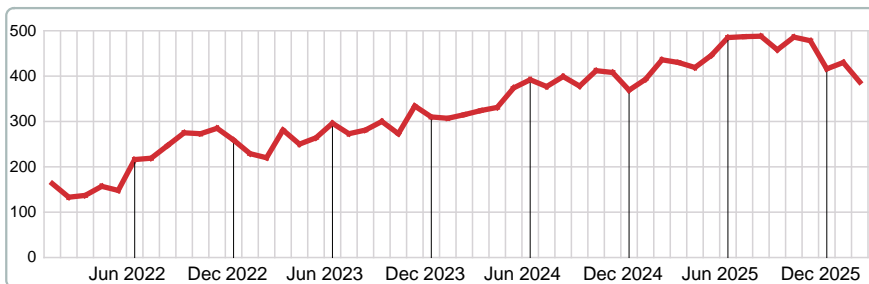
END OF FEBRUARY



ACTIVE DURING FEBRUARY

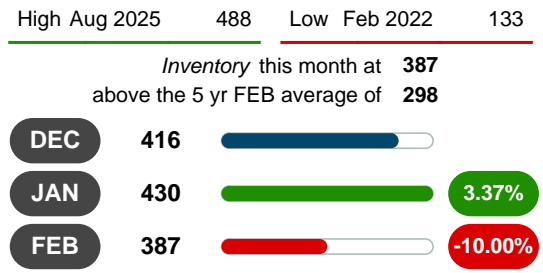


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 298



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	30	7.75%	84.1	12	12	6	0
\$175,001 - \$250,000	53	13.70%	57.8	2	43	8	0
\$250,001 - \$300,000	58	14.99%	60.9	2	34	21	1
\$300,001 - \$375,000	90	23.26%	72.8	1	51	37	1
\$375,001 - \$525,000	65	16.80%	107.8	3	26	28	8
\$525,001 - \$725,000	51	13.18%	127.1	1	14	31	5
\$725,001 and up	40	10.34%	112.6	2	8	18	12
Total Active Inventory by Units	387			23	188	149	27
Total Active Inventory by Volume	169,450,888	100%	87.0	7.18M	70.37M	69.95M	21.94M
Average Active Inventory Listing Price	\$437,858			\$312,282	\$374,312	\$469,494	\$812,705

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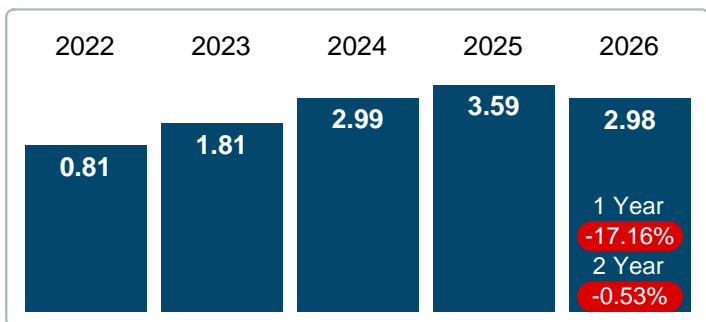
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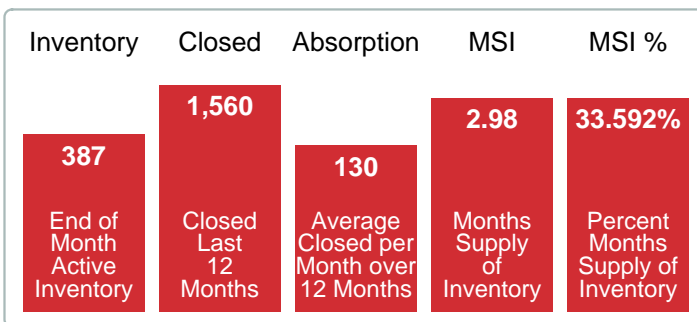
MONTHS SUPPLY of INVENTORY (MSI)

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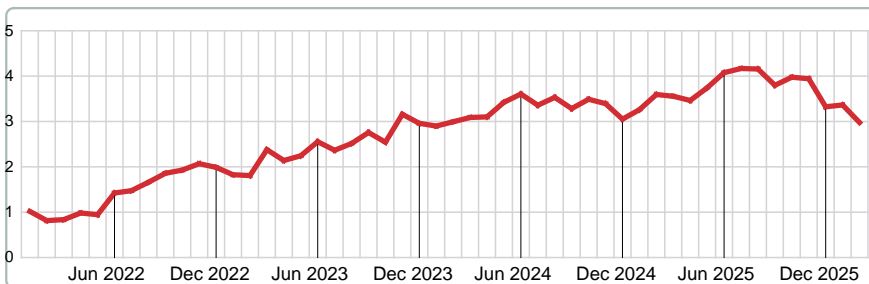
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

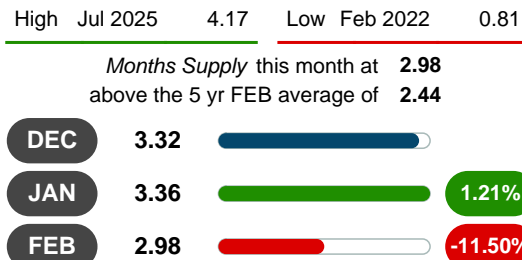


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.44



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
\$175,000 and less	30	7.75%	2.28	3.43	1.40	6.55	0.00
\$175,001 - \$250,000	53	13.70%	1.55	1.41	1.55	1.66	0.00
\$250,001 - \$300,000	58	14.99%	2.31	8.00	2.08	2.55	4.00
\$300,001 - \$375,000	90	23.26%	3.38	4.00	3.87	3.13	0.71
\$375,001 - \$525,000	65	16.80%	3.68	36.00	3.22	3.26	8.73
\$525,001 - \$725,000	51	13.18%	5.61	4.00	6.00	5.81	4.29
\$725,001 and up	40	10.34%	9.60	0.00	13.71	9.82	6.86
Market Supply of Inventory (MSI)			2.98	4.00	2.45	3.58	4.63
Total Active Inventory by Units		100%	2.98	23	188	149	27

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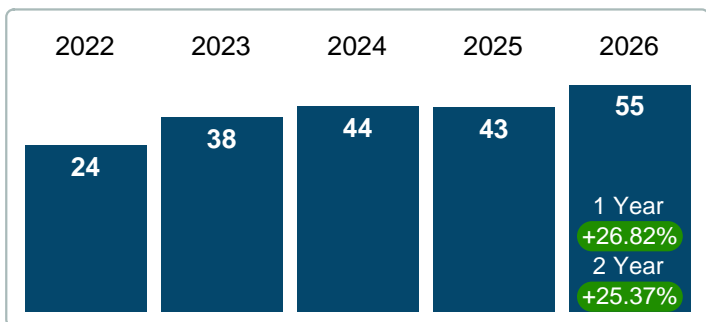
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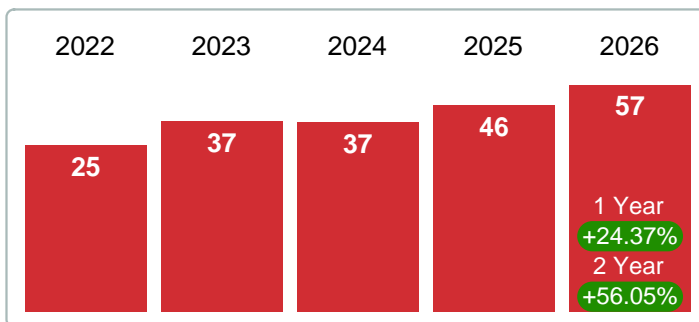
AVERAGE DAYS ON MARKET TO SALE

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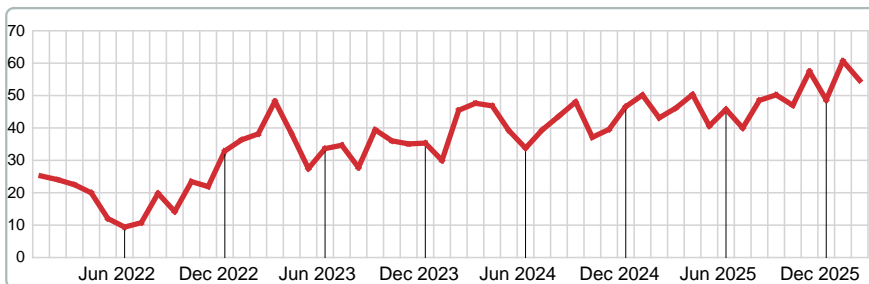
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

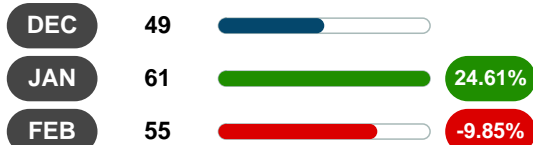


3 MONTHS

5 year FEB AVG = 41

High Jan 2026 61 Low Jun 2022 9

Average Days on Market to Sale this month at 55 above the 5 yr FEB average of 41



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
\$150,000 and less	7.44%	29	72	20	0	2
\$150,001 - \$200,000	8.26%	12	9	10	30	0
\$200,001 - \$225,000	9.92%	66	0	66	0	0
\$225,001 - \$300,000	35.54%	39	1	40	38	0
\$300,001 - \$400,000	14.88%	69	0	63	71	74
\$400,001 - \$675,000	13.22%	92	0	100	70	168
\$675,001 and up	10.74%	82	0	15	123	59
Average Closed DOM		55	32	46	67	78
Total Closed Units	100%	55	5	67	39	10
Total Closed Volume		44,345,582	794.00K	17.70M	16.49M	9.36M

February 2026



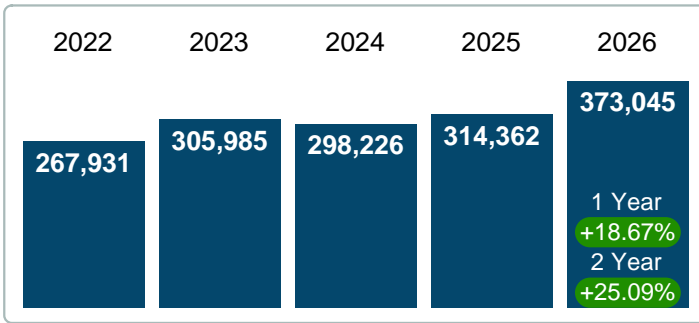
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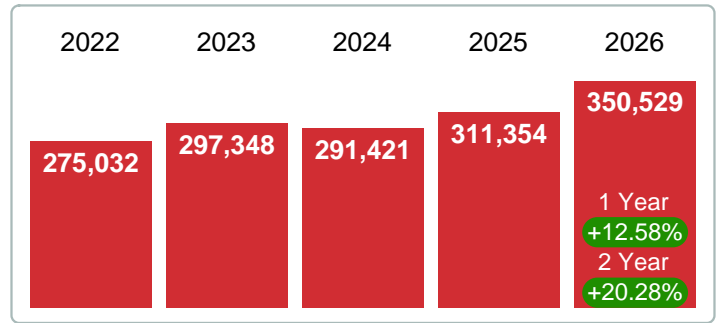
AVERAGE LIST PRICE AT CLOSING

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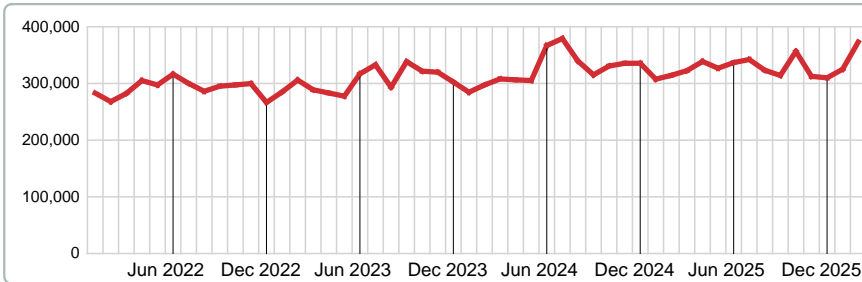
FEBRUARY



YEAR TO DATE (YTD)

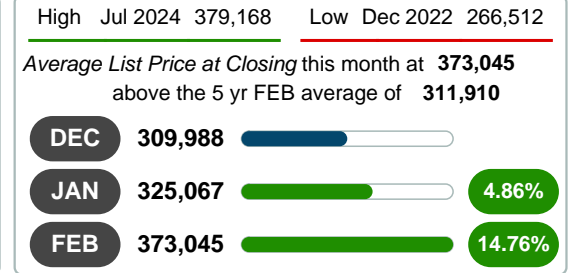


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 311,910



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
\$150,000 and less	9	7.44%	90,606	84,000	91,258	0 99,900
\$150,001 - \$200,000	10	8.26%	179,730	192,250	181,043	175,000 0
\$200,001 - \$225,000	10	8.26%	218,870	0	219,008	0 0
\$225,001 - \$300,000	44	36.36%	250,795	250,000	248,994	262,325 0
\$300,001 - \$400,000	20	16.53%	353,059	0	362,283	350,758 332,450
\$400,001 - \$675,000	16	13.22%	550,619	0	486,380	540,456 620,950
\$675,001 and up	12	9.92%	1,119,247	0	803,935	786,265 1,555,500
Average List Price		373,045		160,500	266,825	427,551 978,420
Total Closed Units		121	100%	373,045	5	67 39 10
Total Closed Volume		45,138,453		802.50K	17.88M	16.67M 9.78M

February 2026



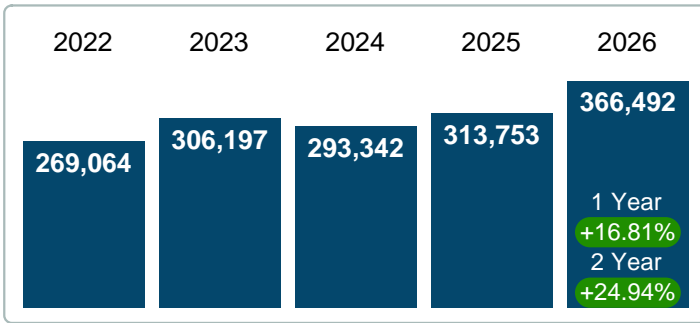
Area Delimited by County Of Wagoner - Residential Property Type



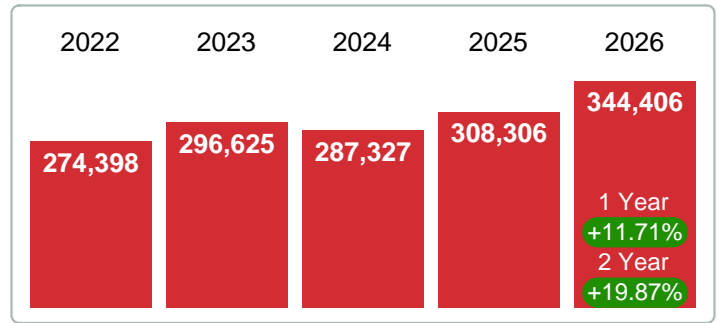
AVERAGE SOLD PRICE AT CLOSING

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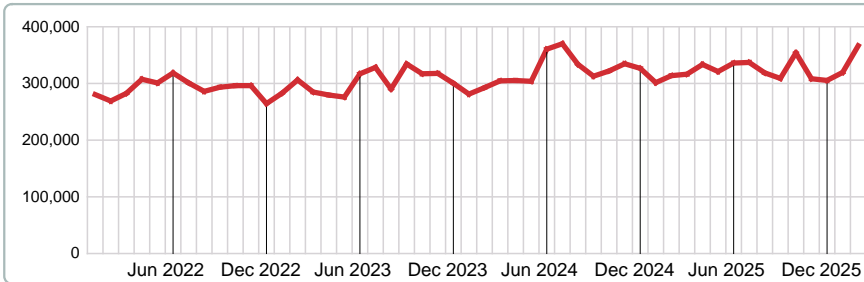
FEBRUARY



YEAR TO DATE (YTD)

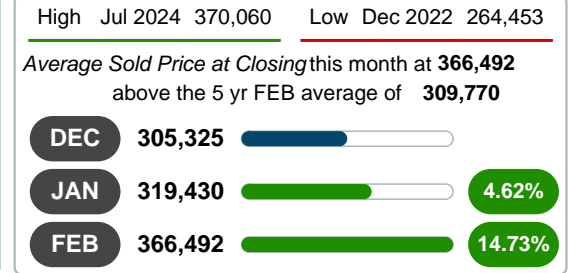


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 309,770



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
\$150,000 and less	9	7.44%	96,167	83,000	101,167	0	92,500
\$150,001 - \$200,000	10	8.26%	175,880	176,500	175,114	180,000	0
\$200,001 - \$225,000	12	9.92%	216,150	0	216,150	0	0
\$225,001 - \$300,000	43	35.54%	250,764	275,000	246,336	258,779	0
\$300,001 - \$400,000	18	14.88%	343,451	0	354,567	339,554	329,588
\$400,001 - \$675,000	16	13.22%	527,854	0	469,700	539,529	620,700
\$675,001 and up	13	10.74%	1,055,142	0	824,894	782,844	1,474,000
Average Sold Price			366,492	158,800	264,120	422,884	936,308
Total Closed Units		100%	366,492	5	67	39	10
Total Closed Volume			44,345,582	794.00K	17.70M	16.49M	9.36M

February 2026



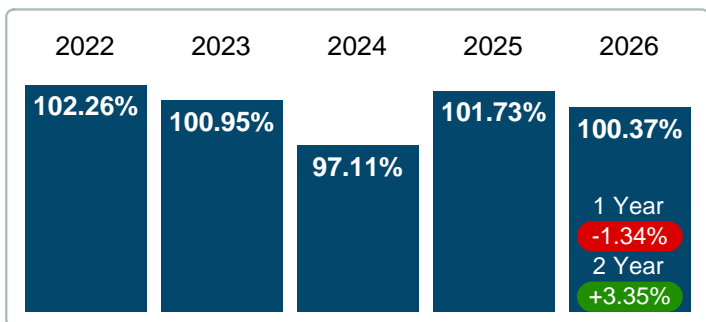
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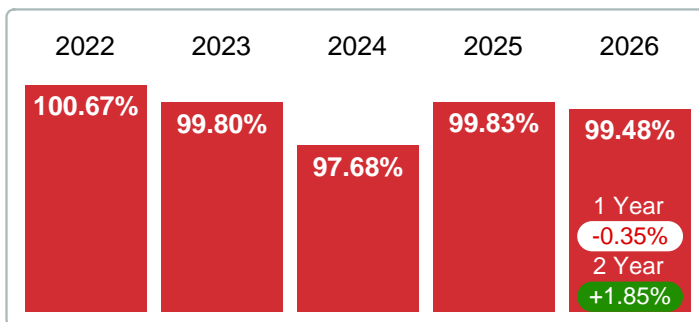
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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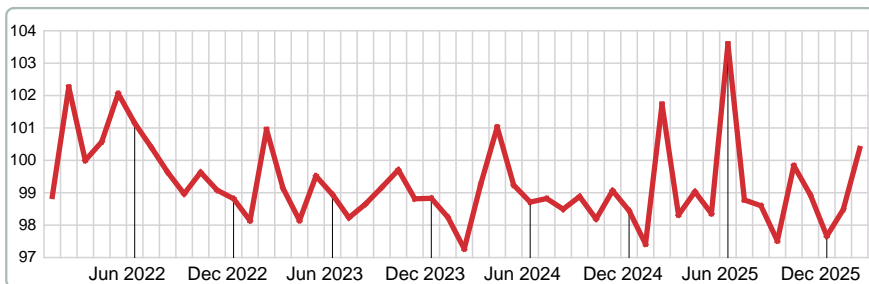
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

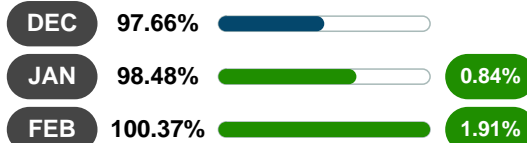


3 MONTHS

5 year FEB AVG = 100.48%

High Jun 2025 103.59% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **100.37%** equal to 5 yr FEB average of **100.48%**



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
\$150,000 and less	9	7.44%	121.70%	99.00%	134.12%	0.00%	92.59%
\$150,001 - \$200,000	10	8.26%	96.76%	92.98%	96.97%	102.86%	0.00%
\$200,001 - \$225,000	12	9.92%	98.79%	0.00%	98.79%	0.00%	0.00%
\$225,001 - \$300,000	43	35.54%	99.28%	110.00%	99.03%	99.02%	0.00%
\$300,001 - \$400,000	18	14.88%	97.57%	0.00%	97.99%	97.01%	99.14%
\$400,001 - \$675,000	16	13.22%	98.93%	0.00%	97.01%	99.76%	99.96%
\$675,001 and up	13	10.74%	99.06%	0.00%	102.58%	100.41%	96.03%
Average Sold/List Ratio		100.40%		98.79%	101.78%	98.99%	97.10%
Total Closed Units		121	100%	5	67	39	10
Total Closed Volume		44,345,582		794.00K	17.70M	16.49M	9.36M

February 2026



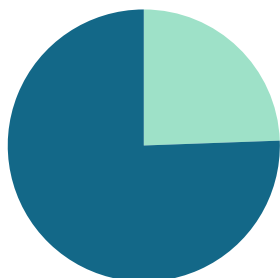
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

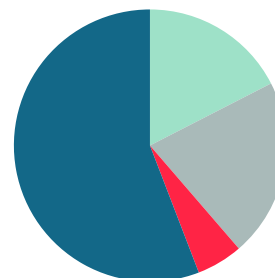


Inventory
 New Listings
139 = 24.43%
 Start Inventory
430
 Total Inventory Units
569
 Volume
\$237,583,276

Market Activity

Closed Sales
121 = 17.46%
 Pending Sales
147 = 21.21%
 Other Off Market
38 = 5.48%
 Active Inventory
387 = 55.84%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	95	121	27.37%	170	228	34.12%
Pending Sales	103	147	42.72%	216	282	30.56%
New Listings	189	139	-26.46%	387	336	-13.18%
Average List Price	314,362	373,045	18.67%	311,354	350,529	12.58%
Average Sale Price	313,753	366,492	16.81%	308,306	344,406	11.71%
Average Percent of Selling Price to List Price	101.73%	100.37%	-1.34%	99.83%	99.48%	-0.35%
Average Days on Market to Sale	43.12	54.68	26.82%	46.22	57.48	24.37%
Monthly Inventory	437	387	-11.44%	437	387	-11.44%
Months Supply of Inventory	3.59	2.98	-17.00%	3.59	2.98	-17.00%

Absorption: Last 12 months, an Average of **130** Sales/Month

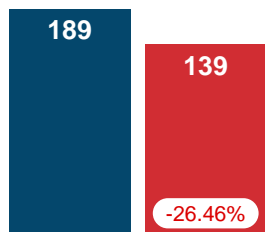
Inventory on February 28, 2026 = **387**

2025 **2026**

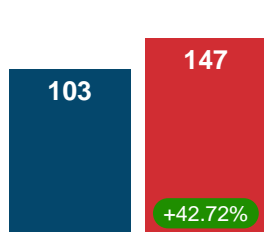
FEBRUARY MARKET

AVERAGE PRICES

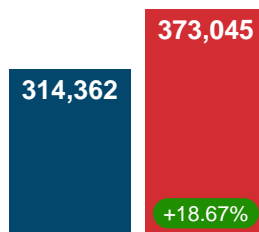
New Listings



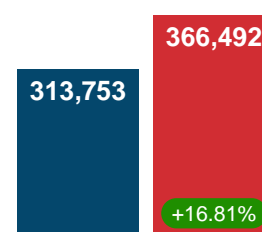
Pending Listings



List Price



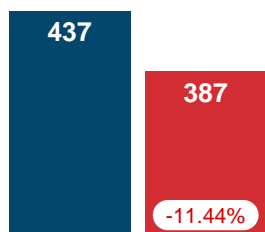
Sale Price



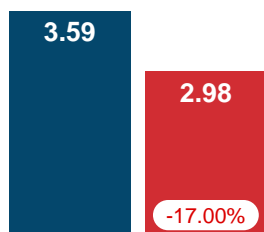
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

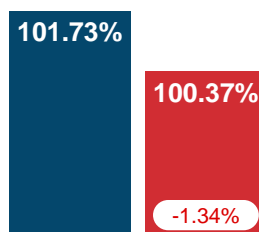
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

