

February 2026



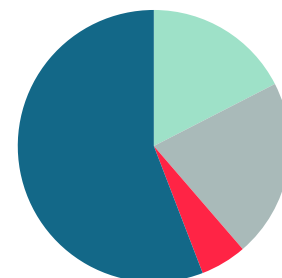
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	289,900	264,900	-8.62%
Median Sale Price	285,000	264,999	-7.02%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	26.00	31.00	19.23%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **7.02%** in February 2026 to \$264,999 versus the previous year at \$285,000.

Median Days on Market Lengthens

The median number of **31.00** days that homes spent on the market before selling increased by 5.00 days or **19.23%** in February 2026 compared to last year's same month at **26.00** DOM.

Sales Success for February 2026 is Positive

Overall, with Median Prices falling 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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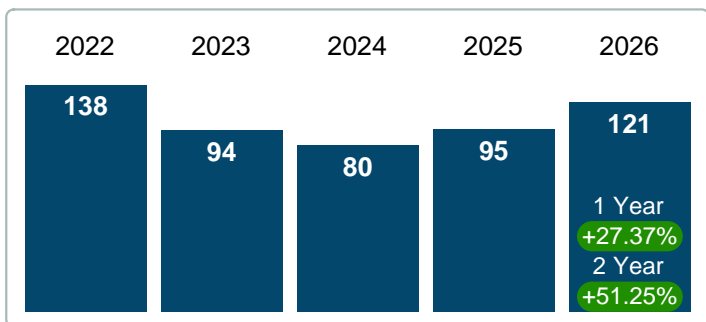
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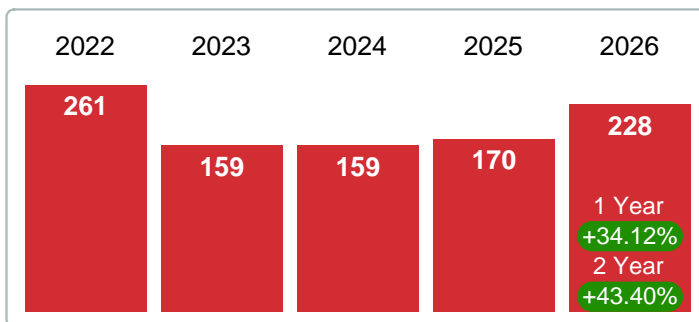
CLOSED LISTINGS

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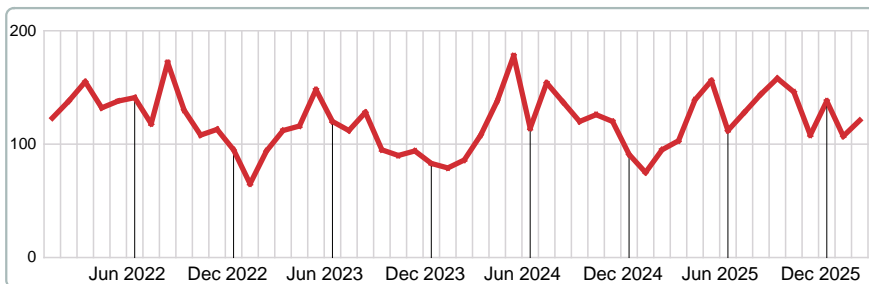
FEBRUARY



YEAR TO DATE (YTD)

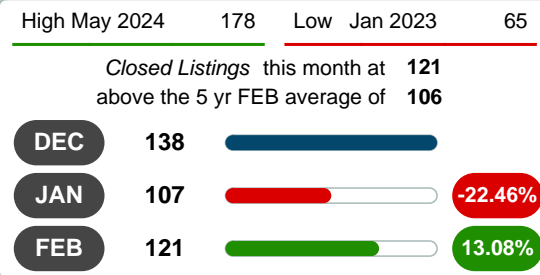


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 106



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	7.44%	14.0	2	6	0	1
\$150,001 - \$200,000	10	8.26%	7.5	2	7	1	0
\$200,001 - \$225,000	12	9.92%	65.0	0	12	0	0
\$225,001 - \$300,000	43	35.54%	24.0	1	29	13	0
\$300,001 - \$400,000	18	14.88%	58.0	0	6	10	2
\$400,001 - \$675,000	16	13.22%	52.0	0	5	9	2
\$675,001 and up	13	10.74%	28.0	0	2	6	5
Total Closed Units	121			5	67	39	10
Total Closed Volume	44,345,582	100%	31.0	794.00K	17.70M	16.49M	9.36M
Median Closed Price	\$264,999			\$160,000	\$234,900	\$341,000	\$703,950

February 2026



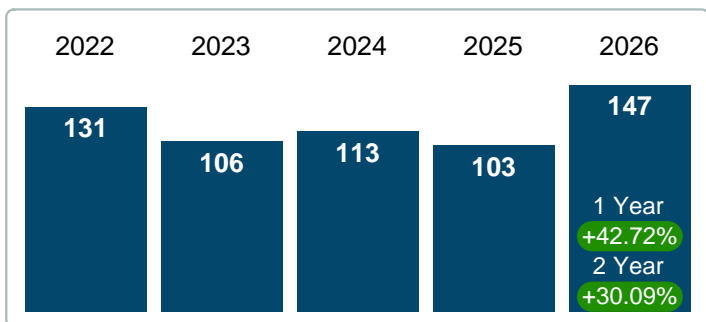
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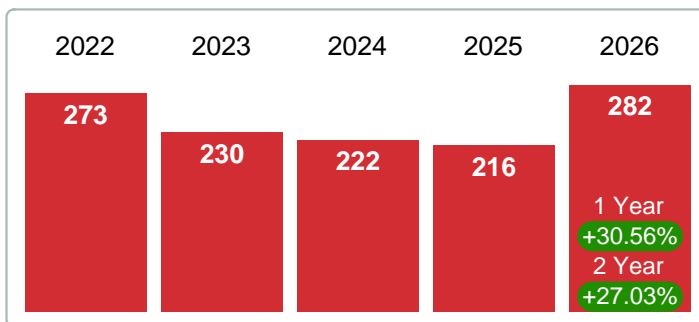
PENDING LISTINGS

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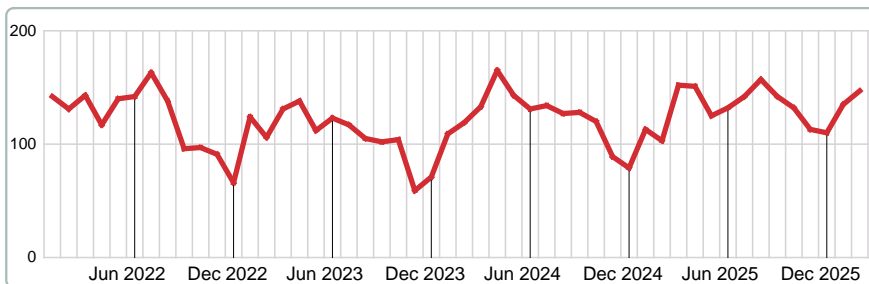
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

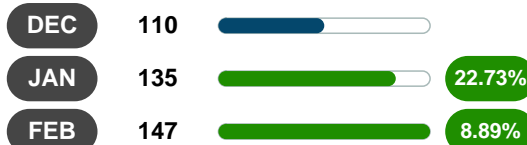


3 MONTHS

5 year FEB AVG = 120

High Apr 2024 165 Low Nov 2023 59

Pending Listings this month at 147 above the 5 yr FEB average of 120



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	8.16%	65.5	2	8	2	0
\$175,001 - \$225,000	14	9.52%	22.5	0	12	2	0
\$225,001 - \$250,000	27	18.37%	29.0	0	23	4	0
\$250,001 - \$300,000	32	21.77%	31.5	0	27	5	0
\$300,001 - \$375,000	26	17.69%	49.5	0	13	10	3
\$375,001 - \$600,000	22	14.97%	68.5	0	8	11	3
\$600,001 and up	14	9.52%	31.0	0	2	8	4
Total Pending Units	147			2	93	42	10
Total Pending Volume	51,963,823	100%	34.0	254.00K	25.42M	17.63M	8.66M
Median Listing Price	\$274,500			\$127,000	\$255,000	\$367,175	\$537,450

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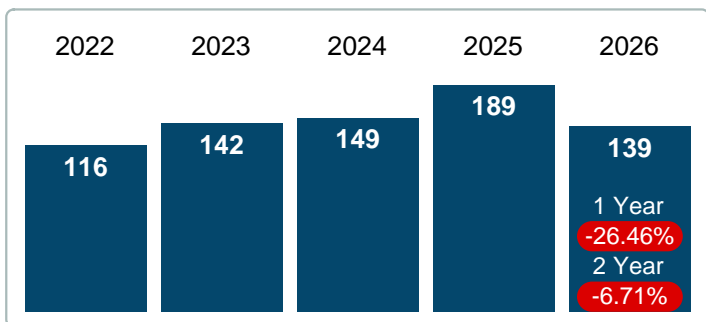
Area Delimited by County Of Wagoner - Residential Property Type



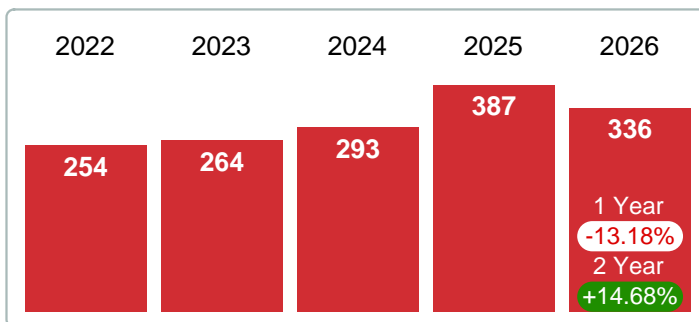
NEW LISTINGS

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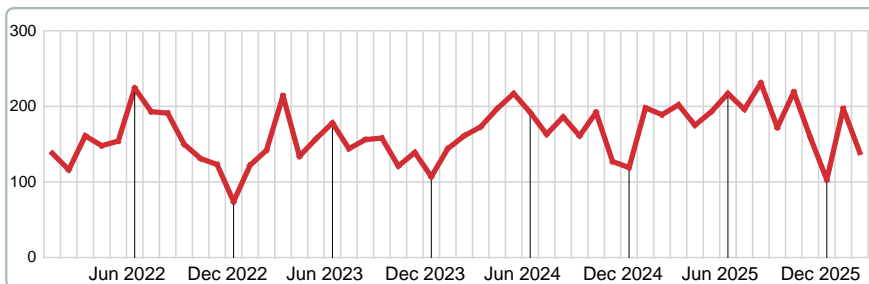
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 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
Median New Listed Listing Price	\$299,798		\$275,000	\$269,900	\$357,000	\$765,000

February 2026



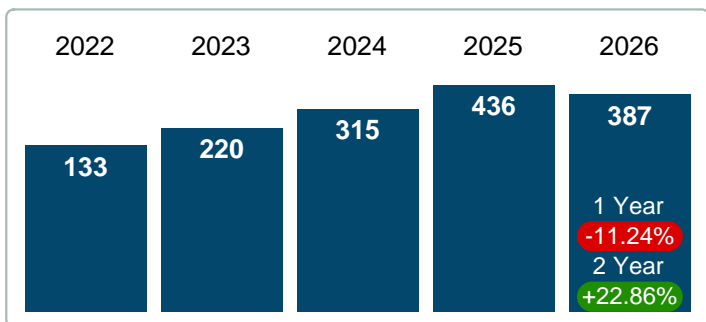
Area Delimited by County Of Wagoner - Residential Property Type



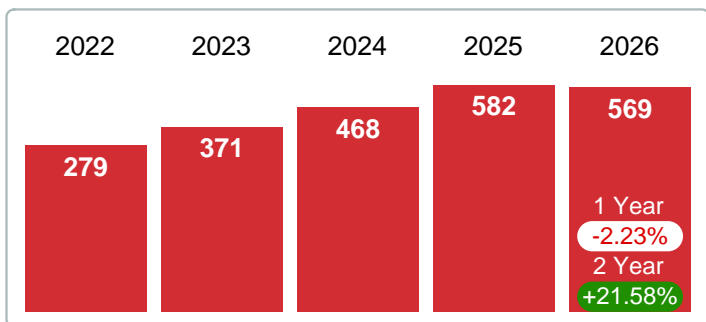
ACTIVE INVENTORY

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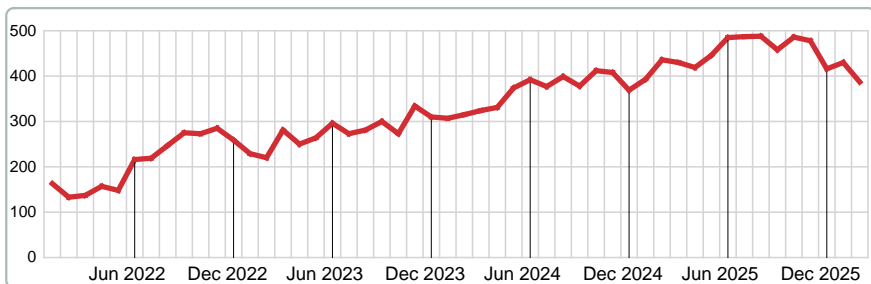
END OF FEBRUARY



ACTIVE DURING FEBRUARY

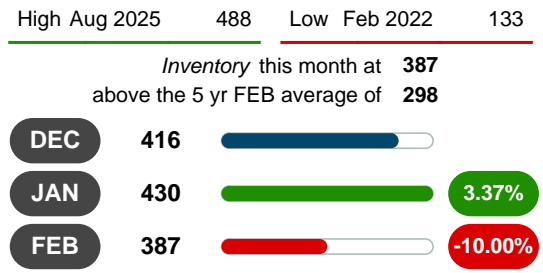


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 298



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	30	7.75%	82.0	12	12	6	0
\$175,001 - \$250,000	53	13.70%	33.0	2	43	8	0
\$250,001 - \$300,000	58	14.99%	38.0	2	34	21	1
\$300,001 - \$375,000	90	23.26%	51.0	1	51	37	1
\$375,001 - \$525,000	65	16.80%	101.0	3	26	28	8
\$525,001 - \$725,000	51	13.18%	102.0	1	14	31	5
\$725,001 and up	40	10.34%	106.0	2	8	18	12
Total Active Inventory by Units	387			23	188	149	27
Total Active Inventory by Volume	169,450,888	100%	59.0	7.18M	70.37M	69.95M	21.94M
Median Active Inventory Listing Price	\$333,568			\$175,000	\$306,250	\$385,000	\$716,400

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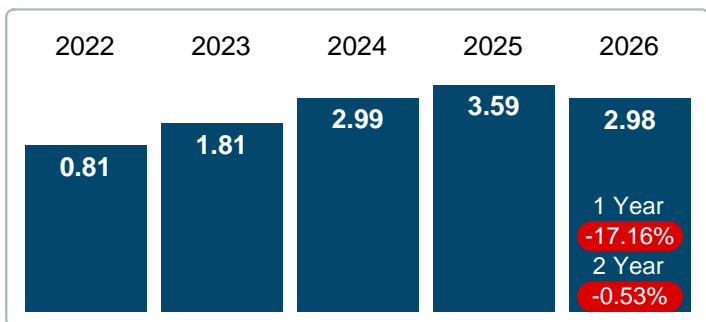
Area Delimited by County Of Wagoner - Residential Property Type



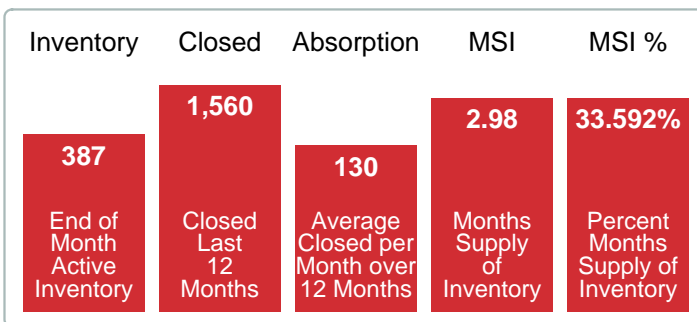
MONTHS SUPPLY of INVENTORY (MSI)

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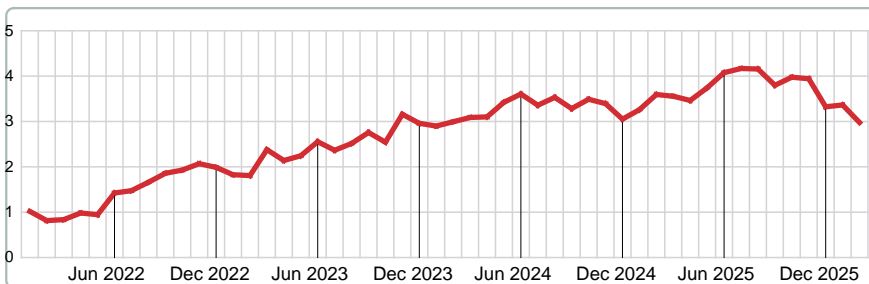
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

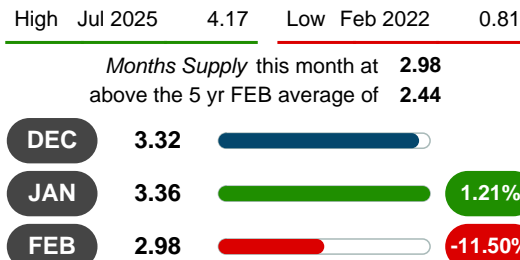


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.44



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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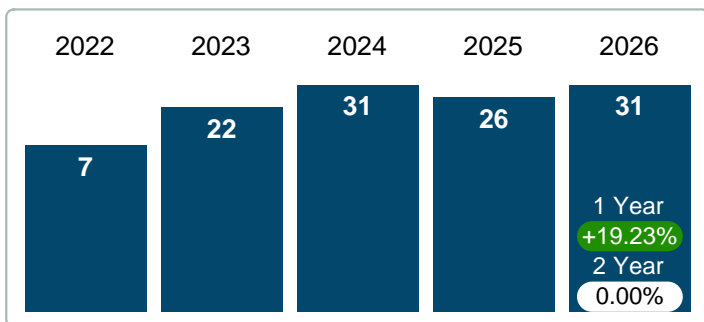
Area Delimited by County Of Wagoner - Residential Property Type



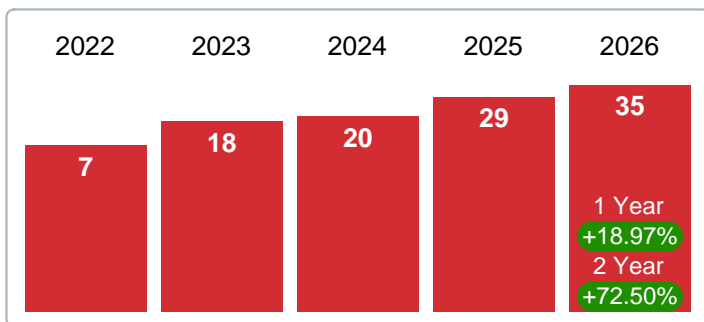
MEDIAN DAYS ON MARKET TO SALE

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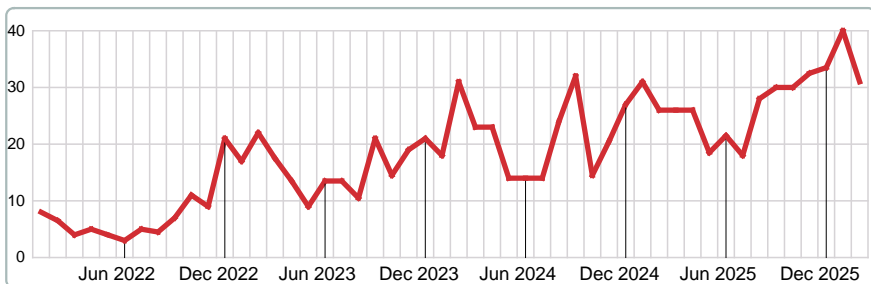
FEBRUARY



YEAR TO DATE (YTD)

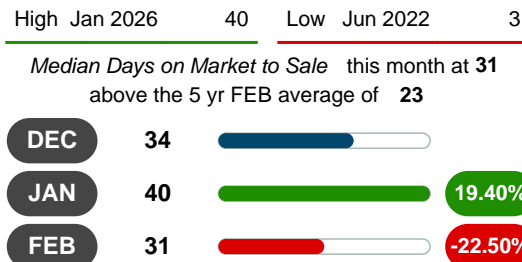


5 YEAR MARKET ACTIVITY TRENDS



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
\$150,000 and less	7.44%	14	72	18	0	2
\$150,001 - \$200,000	8.26%	8	9	7	30	0
\$200,001 - \$225,000	9.92%	65	0	65	0	0
\$225,001 - \$300,000	35.54%	24	1	29	22	0
\$300,001 - \$400,000	14.88%	58	0	42	61	74
\$400,001 - \$675,000	13.22%	52	0	90	19	168
\$675,001 and up	10.74%	28	0	15	116	25
Median Closed DOM		31	11	29	51	39
Total Closed Units	100%	121	5	67	39	10
Total Closed Volume		44,345,582	794.00K	17.70M	16.49M	9.36M

February 2026



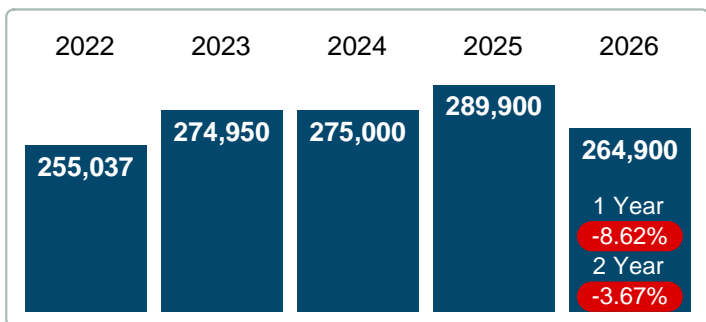
Area Delimited by County Of Wagoner - Residential Property Type



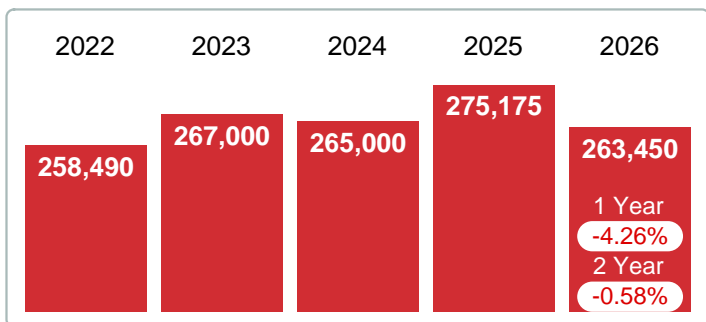
MEDIAN LIST PRICE AT CLOSING

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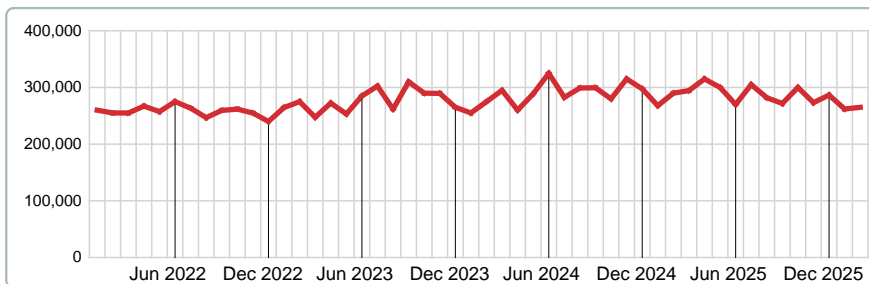
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

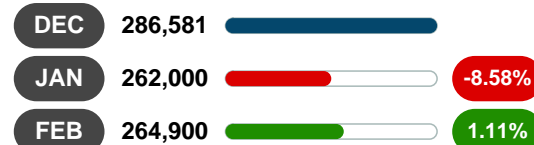


3 MONTHS

5 year FEB AVG = 271,957

High Jun 2024 325,000 Low Dec 2022 240,000

Median List Price at Closing this month at **264,900**
below the 5 yr FEB average of **271,957**



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
\$150,000 and less	7.44%	99,900	84,000	108,825	0	99,900
\$150,001 - \$200,000	8.26%	178,750	160,000	186,200	175,000	0
\$200,001 - \$225,000	8.26%	219,518	224,500	219,135	0	0
\$225,001 - \$300,000	36.36%	243,250	250,000	236,694	251,843	0
\$300,001 - \$400,000	16.53%	347,200	0	385,000	329,900	332,450
\$400,001 - \$675,000	13.22%	572,700	0	467,250	572,700	620,950
\$675,001 and up	9.92%	803,935	0	803,935	713,790	1,565,000
Median List Price		264,900	160,000	235,172	344,500	712,700
Total Closed Units	100%	264,900	5	67	39	10
Total Closed Volume		45,138,453	802.50K	17.88M	16.67M	9.78M

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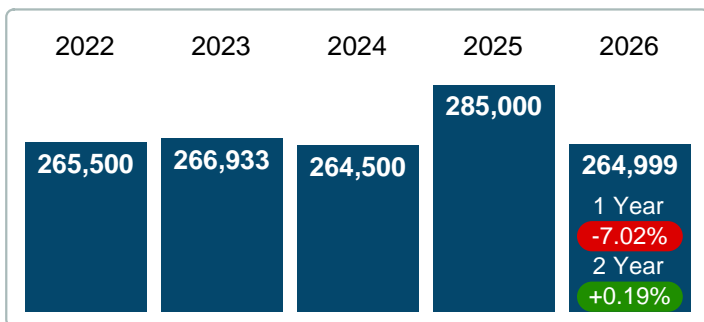
Area Delimited by County Of Wagoner - Residential Property Type



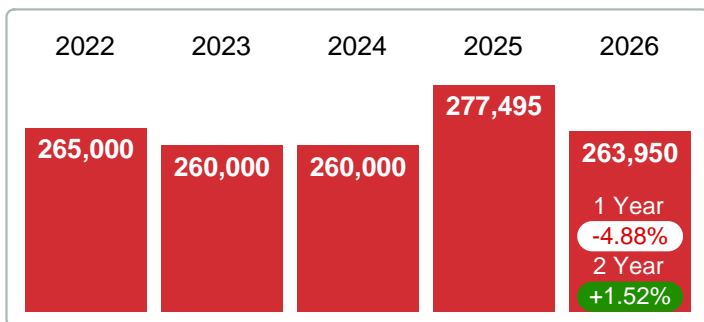
MEDIAN SOLD PRICE AT CLOSING

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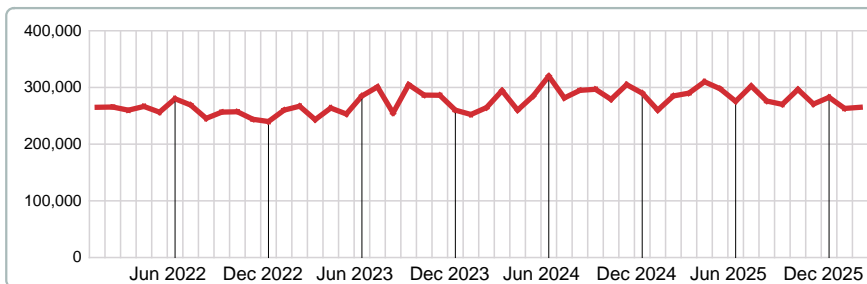
FEBRUARY



YEAR TO DATE (YTD)

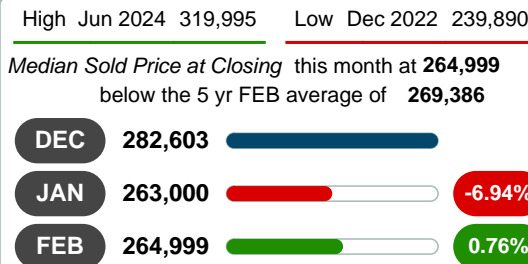


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 269,386



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
\$150,000 and less	7.44%	98,000	83,000	114,500	0	92,500
\$150,001 - \$200,000	8.26%	180,000	176,500	180,000	180,000	0
\$200,001 - \$225,000	9.92%	217,518	0	217,518	0	0
\$225,001 - \$300,000	35.54%	245,000	275,000	236,662	253,085	0
\$300,001 - \$400,000	14.88%	342,750	0	354,000	335,450	329,588
\$400,001 - \$675,000	13.22%	522,500	0	435,000	555,000	620,700
\$675,001 and up	10.74%	780,000	0	824,894	715,473	1,500,000
Median Sold Price		264,999	160,000	234,900	341,000	703,950
Total Closed Units	100%	121	5	67	39	10
Total Closed Volume		44,345,582	794.00K	17.70M	16.49M	9.36M

February 2026



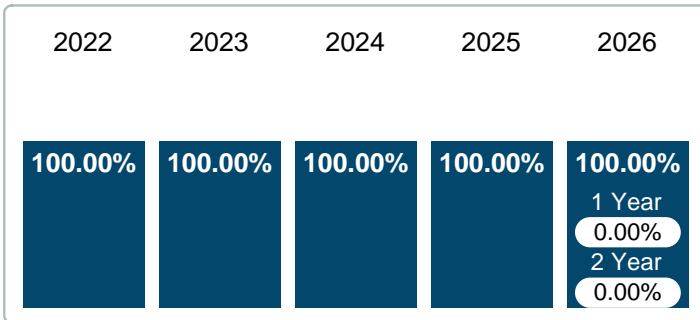
Area Delimited by County Of Wagoner - Residential Property Type



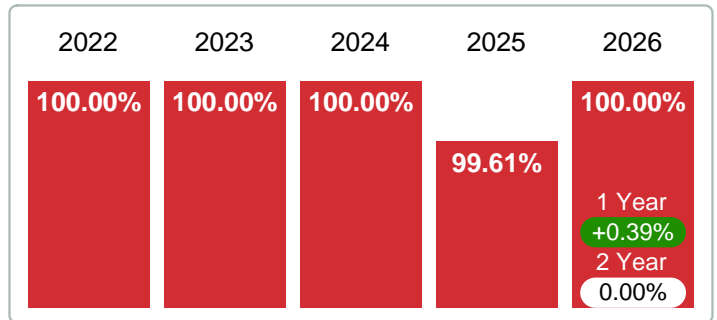
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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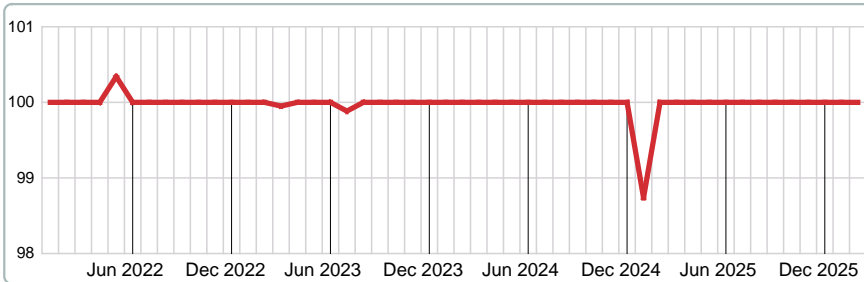
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

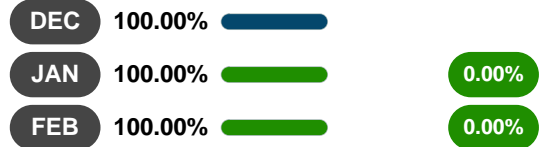


3 MONTHS

5 year FEB AVG = 100.00%

High May 2022 100.34% Low Jan 2025 98.74%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr FEB average of **100.00%**



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
\$150,000 and less	9	7.44%	100.00%	99.00%	105.32%	0.00%	92.59%
\$150,001 - \$200,000	10	8.26%	99.18%	92.98%	98.63%	102.86%	0.00%
\$200,001 - \$225,000	12	9.92%	99.11%	0.00%	99.11%	0.00%	0.00%
\$225,001 - \$300,000	43	35.54%	100.00%	110.00%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	18	14.88%	98.80%	0.00%	98.80%	97.94%	99.14%
\$400,001 - \$675,000	16	13.22%	99.96%	0.00%	98.10%	100.00%	99.96%
\$675,001 and up	13	10.74%	97.93%	0.00%	102.58%	100.37%	97.65%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	97.92%
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



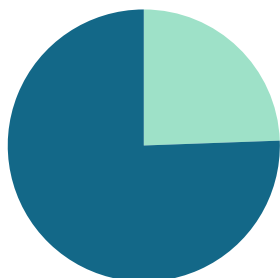
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

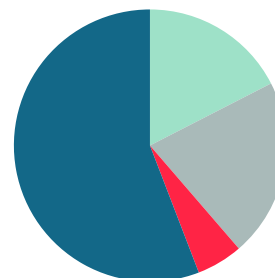


Inventory
 New Listings
139 = 24.43%
 Start Inventory
430
 Total Inventory Units
569
 Volume
\$237,583,276

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%
Median List Price	289,900	264,900	-8.62%	275,175	263,450	-4.26%
Median Sale Price	285,000	264,999	-7.02%	277,495	263,950	-4.88%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.61%	100.00%	0.39%
Median Days on Market to Sale	26.00	31.00	19.23%	29.00	34.50	18.97%
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

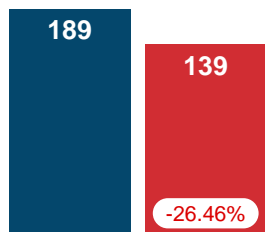
Inventory on February 28, 2026 = **387**

2025 **2026**

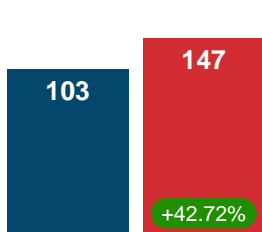
FEBRUARY MARKET

MEDIAN PRICES

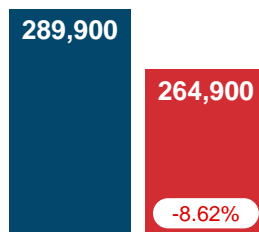
New Listings



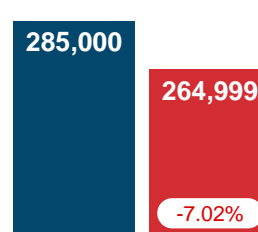
Pending Listings



List Price



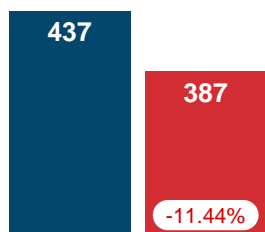
Sale Price



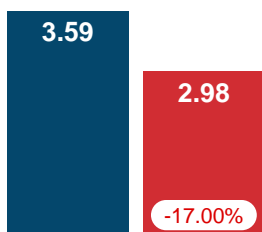
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

