

## February 2026



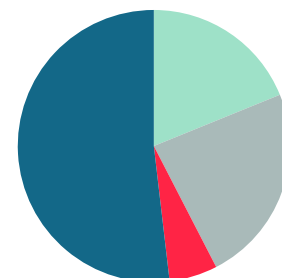
Area Delimited by County Of Washington - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2025	2026	+/-%
Closed Listings	40	56	40.00%
Pending Listings	55	70	27.27%
New Listings	62	79	27.42%
Average List Price	280,108	189,652	-32.29%
Average Sale Price	274,166	185,540	-32.33%
Average Percent of Selling Price to List Price	98.32%	96.95%	-1.39%
Average Days on Market to Sale	46.20	42.71	-7.54%
End of Month Inventory	135	154	14.07%
Months Supply of Inventory	2.26	2.55	12.66%



■ Closed (18.86%)  
■ Pending (23.57%)  
■ Other OffMarket (5.72%)  
■ Active (51.85%)

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of February 28, 2026 = **154**

#### Analysis Wrap-Up

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

The total housing inventory at the end of February 2026 rose **14.07%** to 154 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.55** MSI for this period.

##### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **32.33%** in February 2026 to \$185,540 versus the previous year at \$274,166.

##### Average Days on Market Shortens

The average number of **42.71** days that homes spent on the market before selling decreased by 3.49 days or **7.54%** in February 2026 compared to last year's same month at **46.20** DOM.

##### Sales Success for February 2026 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 79 New Listings in February 2026, up **27.42%** from last year at 62. Furthermore, there were 56 Closed Listings this month versus last year at 40, a **40.00%** increase.

Closed versus Listed trends yielded a **70.9%** ratio, up from previous year's, February 2025, at **64.5%**, a **9.87%** upswing. 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

# February 2026



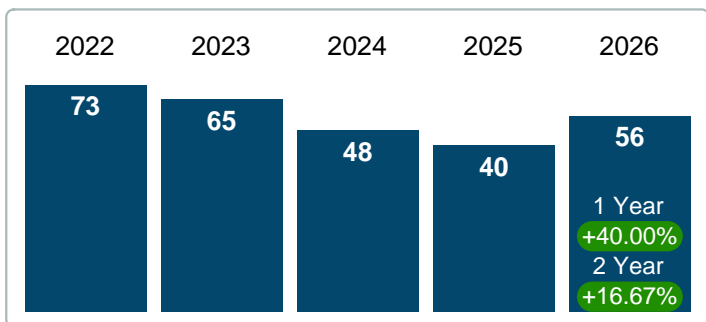
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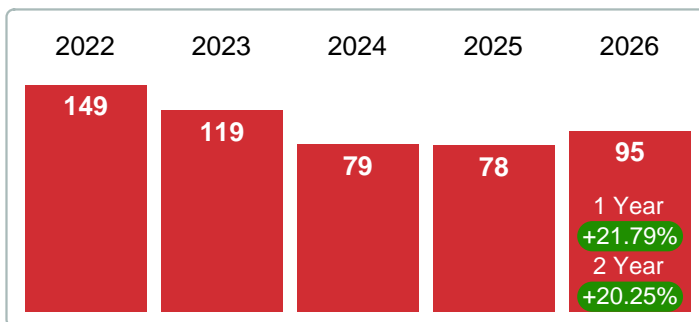
## CLOSED LISTINGS

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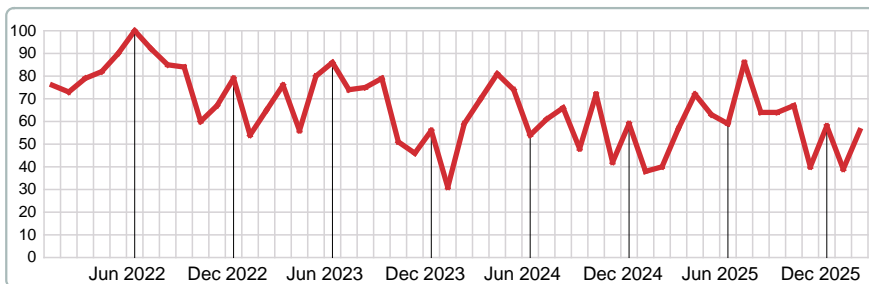
### FEBRUARY



### YEAR TO DATE (YTD)

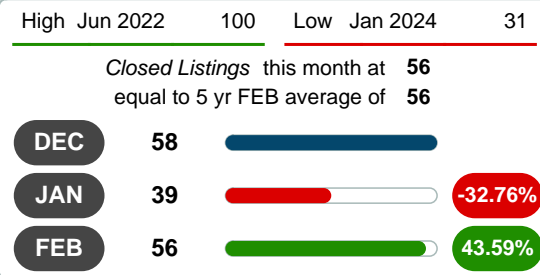


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 56



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	10.71%	59.7	3	2	1	0
\$75,001 - \$100,000	3	5.36%	17.7	1	2	0	0
\$100,001 - \$150,000	14	25.00%	32.6	1	10	3	0
\$150,001 - \$175,000	9	16.07%	54.7	1	6	2	0
\$175,001 - \$225,000	13	23.21%	43.8	1	10	2	0
\$225,001 - \$275,000	6	10.71%	48.8	1	2	3	0
\$275,001 and up	5	8.93%	34.0	0	2	3	0
<b>Total Closed Units</b>	<b>56</b>			<b>8</b>	<b>34</b>	<b>14</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>10,390,247</b>	<b>100%</b>	<b>42.7</b>	<b>988.80K</b>	<b>6.21M</b>	<b>3.19M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$185,540</b>			<b>\$123,600</b>	<b>\$182,557</b>	<b>\$228,179</b>	<b>\$0</b>

# February 2026



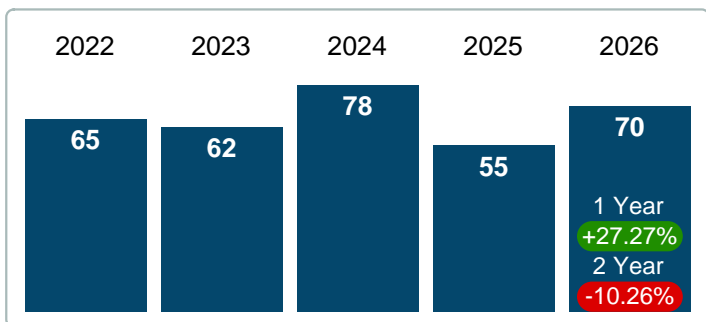
Area Delimited by County Of Washington - Residential Property Type



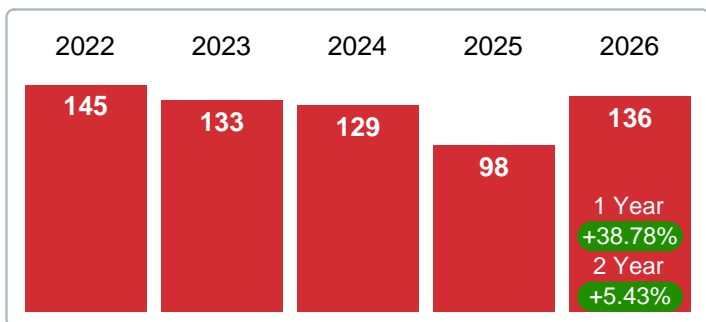
## PENDING LISTINGS

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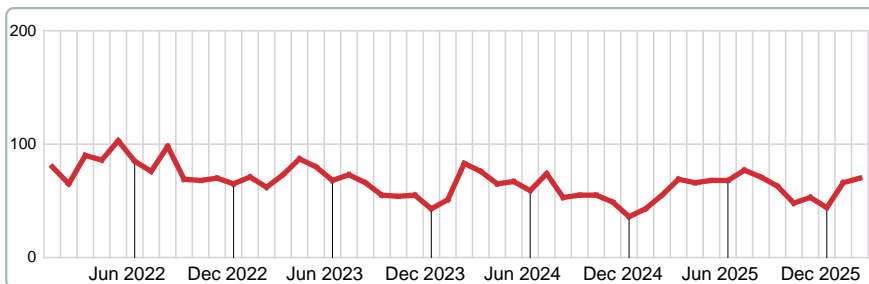
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

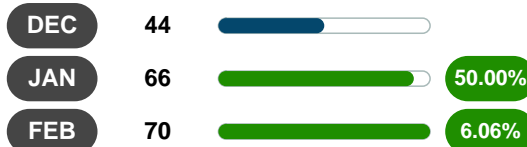


### 3 MONTHS

5 year FEB AVG = 66

High May 2022 103 Low Dec 2024 36

Pending Listings this month at **70**  
above the 5 yr FEB average of **66**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	2.86%	2.5	0	2	0	0
\$75,001 - \$125,000	11	15.71%	37.3	2	8	1	0
\$125,001 - \$150,000	11	15.71%	63.6	0	8	3	0
\$150,001 - \$225,000	20	28.57%	70.3	1	12	7	0
\$225,001 - \$275,000	10	14.29%	41.0	0	6	4	0
\$275,001 - \$400,000	9	12.86%	81.1	0	4	5	0
\$400,001 and up	7	10.00%	44.7	1	2	4	0
<b>Total Pending Units</b>	<b>70</b>			<b>4</b>	<b>42</b>	<b>24</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>15,739,000</b>	<b>100%</b>	<b>56.8</b>	<b>1.19M</b>	<b>7.93M</b>	<b>6.62M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$224,843</b>			<b>\$297,225</b>	<b>\$188,695</b>	<b>\$276,038</b>	<b>\$0</b>

# February 2026



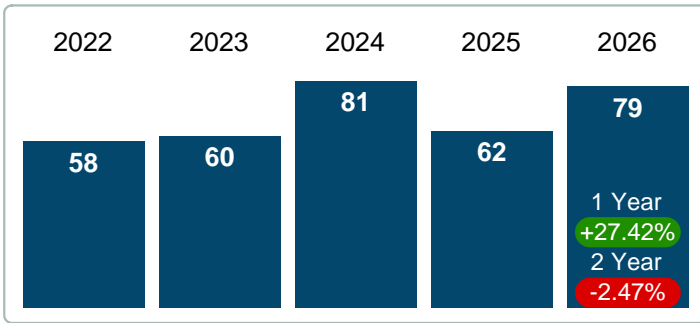
Area Delimited by County Of Washington - Residential Property Type



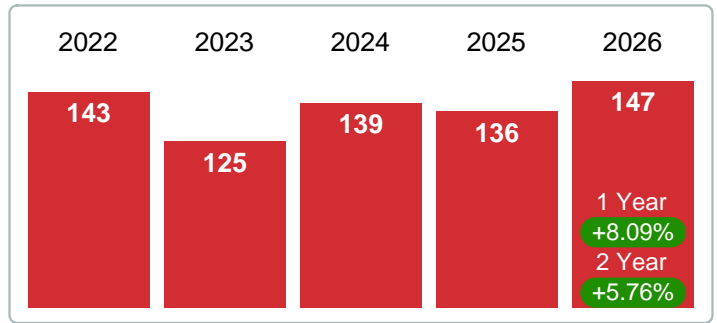
## NEW LISTINGS

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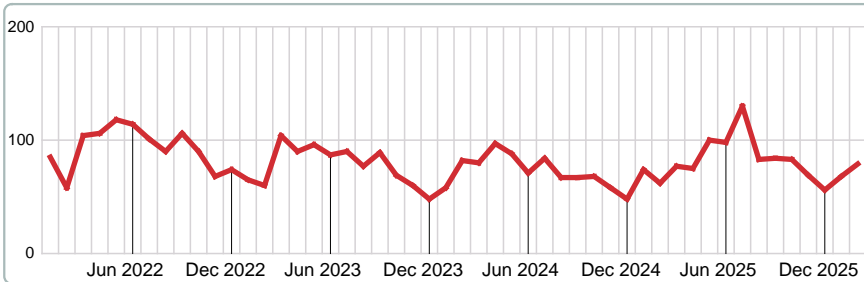
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

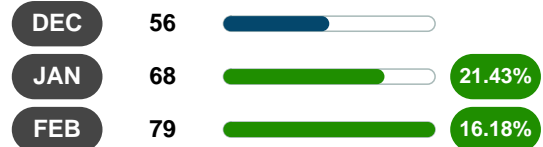


### 3 MONTHS

5 year FEB AVG = 68

High Jul 2025 130 Low Dec 2024 48

New Listings this month at **79**  
above the 5 yr FEB average of **68**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	2.53%	1	1	0	0
\$50,001 - \$75,000	9	11.39%	5	2	1	1
\$75,001 - \$150,000	18	22.78%	4	12	1	1
\$150,001 - \$225,000	17	21.52%	1	8	8	0
\$225,001 - \$325,000	15	18.99%	0	8	7	0
\$325,001 - \$475,000	10	12.66%	0	4	6	0
\$475,001 and up	8	10.13%	0	1	6	1
<b>Total New Listed Units</b>	<b>79</b>		<b>11</b>	<b>36</b>	<b>29</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>20,394,900</b>	<b>100%</b>	<b>897.50K</b>	<b>7.13M</b>	<b>11.51M</b>	<b>854.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$258,163</b>		<b>\$81,591</b>	<b>\$198,081</b>	<b>\$396,983</b>	<b>\$284,667</b>

# February 2026



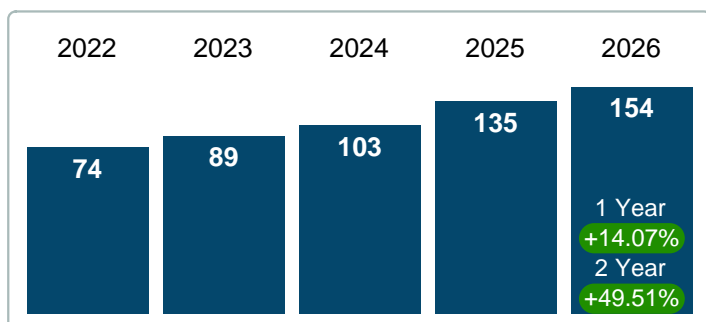
Area Delimited by County Of Washington - Residential Property Type



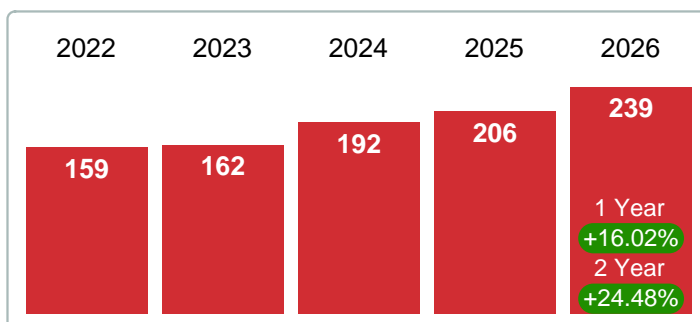
## ACTIVE INVENTORY

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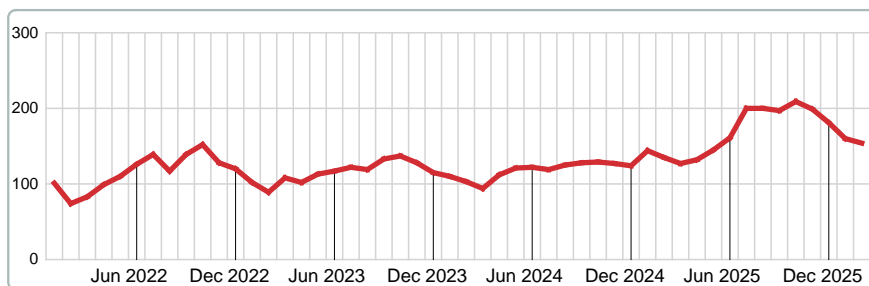
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

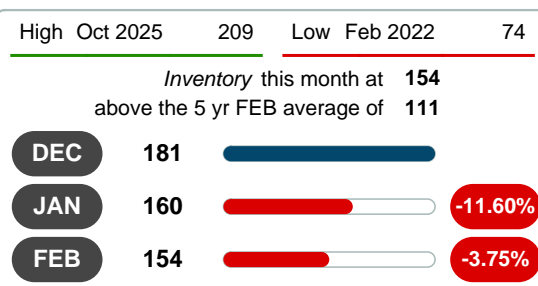


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 111



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	13	8.44%	42.2	8	2	2	1
\$75,001 - \$125,000	21	13.64%	62.6	11	10	0	0
\$125,001 - \$175,000	19	12.34%	111.1	3	12	3	1
\$175,001 - \$275,000	34	22.08%	58.4	4	19	11	0
\$275,001 - \$375,000	31	20.13%	105.1	2	8	20	1
\$375,001 - \$625,000	20	12.99%	71.2	1	4	14	1
\$625,001 and up	16	10.39%	89.0	0	5	7	4
<b>Total Active Inventory by Units</b>	<b>154</b>			<b>29</b>	<b>60</b>	<b>57</b>	<b>8</b>
<b>Total Active Inventory by Volume</b>	<b>51,582,900</b>	<b>100%</b>	<b>78.3</b>	<b>3.84M</b>	<b>17.27M</b>	<b>23.57M</b>	<b>6.91M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$334,954</b>			<b>\$132,259</b>	<b>\$287,854</b>	<b>\$413,496</b>	<b>\$863,363</b>

# February 2026



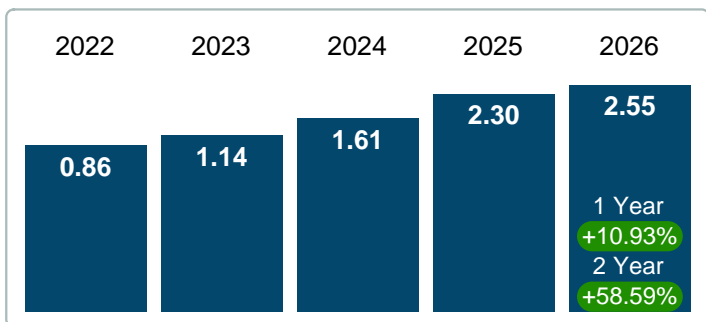
Area Delimited by County Of Washington - Residential Property Type



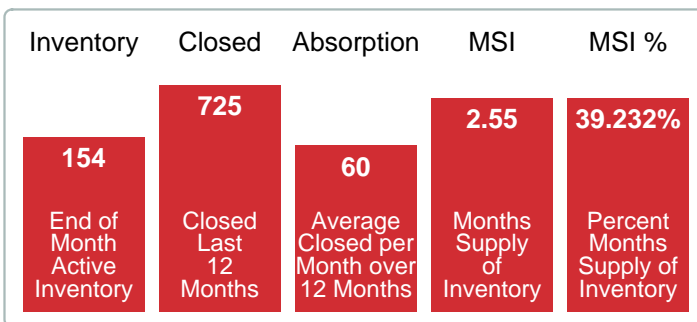
## MONTHS SUPPLY of INVENTORY (MSI)

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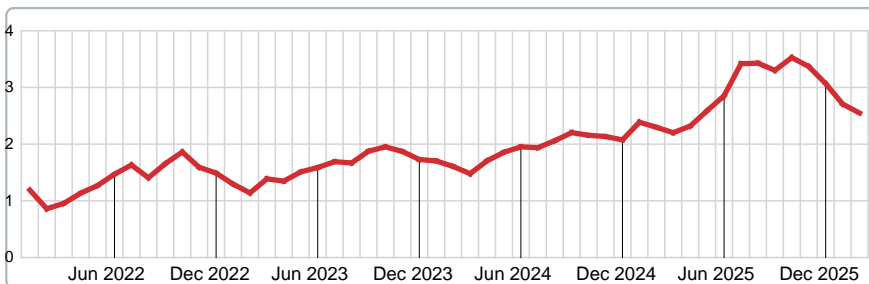
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1.69

High Oct 2025 3.53 Low Feb 2022 0.86

Months Supply this month at **2.55**  
above the 5 yr FEB average of **1.69**



### 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
\$75,000 and less	13	8.44%	2.74	3.31	0.96	8.00	0.00
\$75,001 - \$125,000	21	13.64%	2.52	5.28	1.76	0.00	0.00
\$125,001 - \$175,000	19	12.34%	1.69	1.64	1.44	2.77	0.00
\$175,001 - \$275,000	34	22.08%	1.70	4.00	1.65	1.53	0.00
\$275,001 - \$375,000	31	20.13%	3.80	24.00	2.91	3.93	4.00
\$375,001 - \$625,000	20	12.99%	3.12	12.00	2.40	3.82	1.00
\$625,001 and up	16	10.39%	10.67	0.00	20.00	9.33	8.00
Market Supply of Inventory (MSI)			2.55	3.87	1.86	3.07	3.84
Total Active Inventory by Units		100%	2.55	29	60	57	8

# February 2026



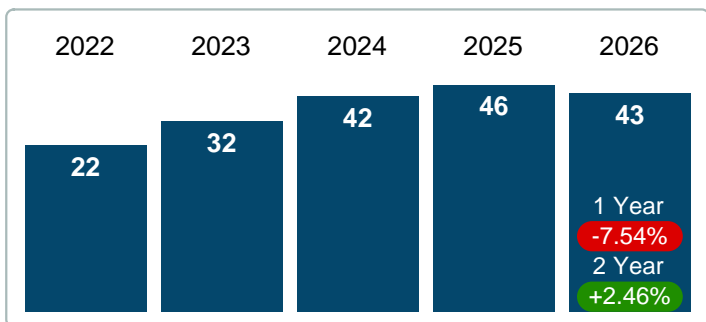
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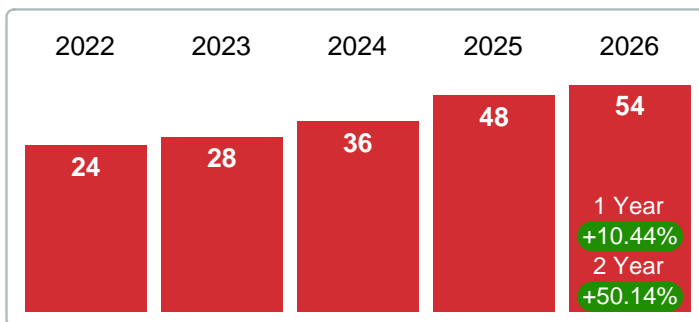
## AVERAGE DAYS ON MARKET TO SALE

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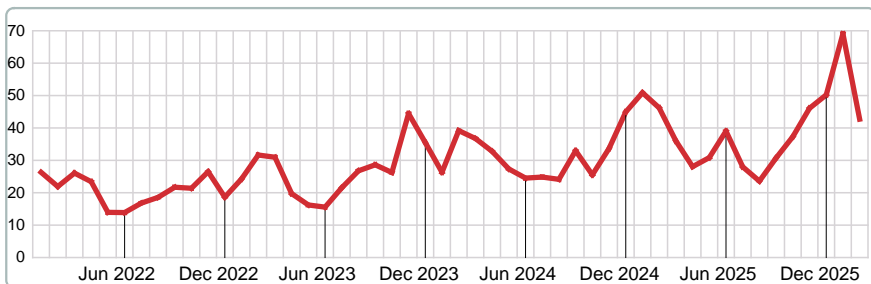
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

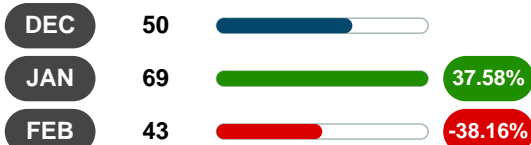


### 3 MONTHS

5 year FEB AVG = 37

High Jan 2026 69 Low Jun 2022 14

Average Days on Market to Sale this month at 43 above the 5 yr FEB average of 37



### 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
\$75,000 and less	10.71%	60	28	113	49	0
\$75,001 - \$100,000	5.36%	18	5	24	0	0
\$100,001 - \$150,000	25.00%	33	4	39	19	0
\$150,001 - \$175,000	16.07%	55	57	48	75	0
\$175,001 - \$225,000	23.21%	44	25	44	51	0
\$225,001 - \$275,000	10.71%	49	21	13	82	0
\$275,001 and up	8.93%	34	0	36	33	0
<b>Average Closed DOM</b>		<b>43</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>43</b>	<b>8</b>	<b>34</b>	<b>14</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>10,390,247</b>	<b>988.80K</b>	<b>6.21M</b>	<b>3.19M</b>	<b>0.00B</b>

# February 2026



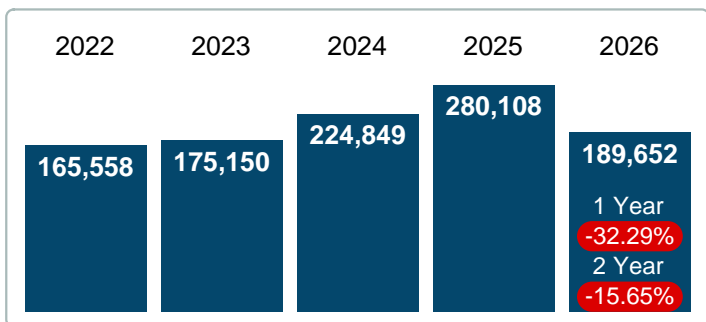
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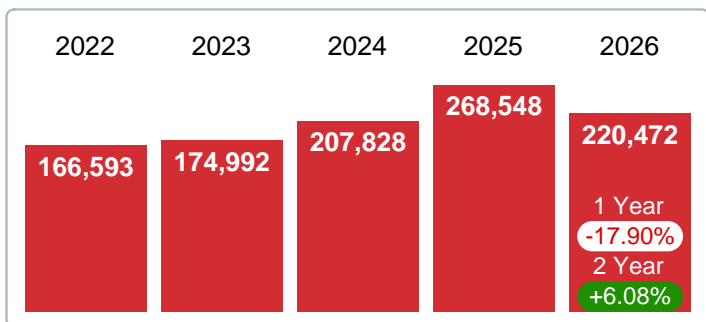
## AVERAGE LIST PRICE AT CLOSING

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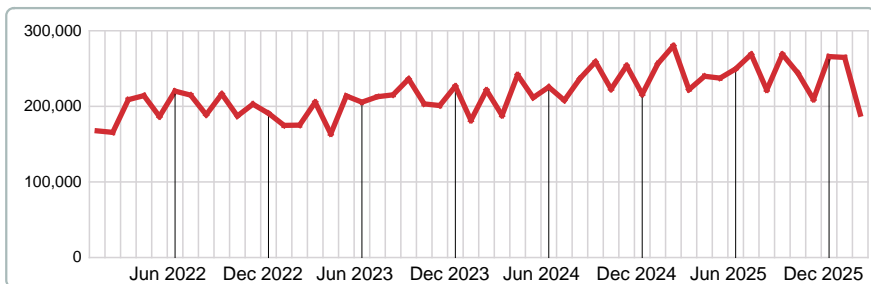
### FEBRUARY



### YEAR TO DATE (YTD)

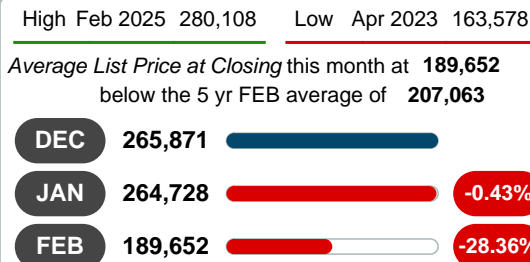


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 207,063



### 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
\$75,000 and less	7.14%	64,100	65,600	74,750	84,900	0
\$75,001 - \$100,000	7.14%	87,425	79,900	110,000	0	0
\$100,001 - \$150,000	26.79%	129,047	132,900	130,130	125,500	0
\$150,001 - \$175,000	16.07%	165,456	179,000	164,883	162,400	0
\$175,001 - \$225,000	19.64%	202,880	205,000	215,340	189,500	0
\$225,001 - \$275,000	10.71%	245,167	233,000	287,500	244,095	0
\$275,001 and up	12.50%	412,414	0	507,500	430,967	0
<b>Average List Price</b>		<b>189,652</b>	<b>128,325</b>	<b>188,338</b>	<b>227,885</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>189,652</b>	<b>8</b>	<b>34</b>	<b>14</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>10,620,485</b>	<b>1.03M</b>	<b>6.40M</b>	<b>3.19M</b>	<b>0.00B</b>

# February 2026



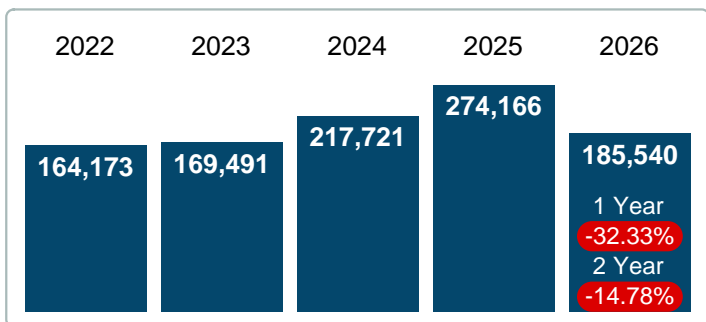
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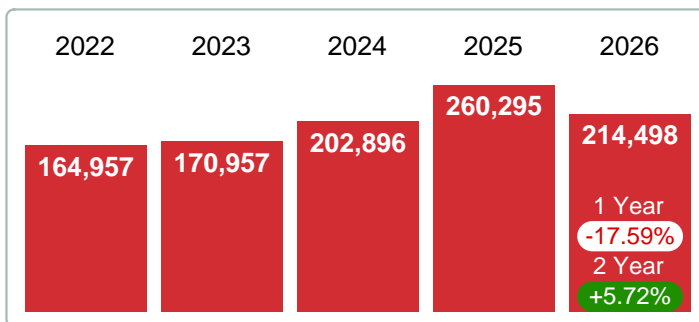
## AVERAGE SOLD PRICE AT CLOSING

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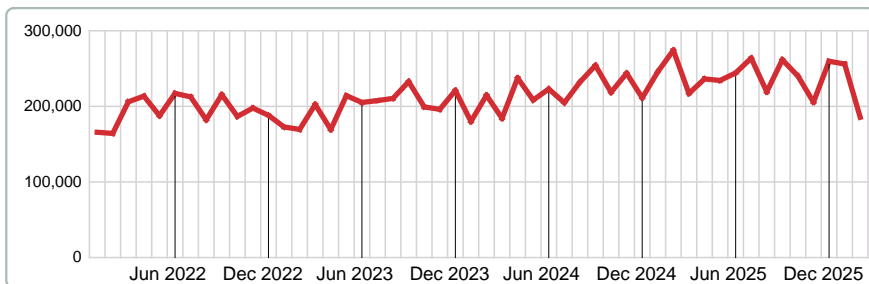
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

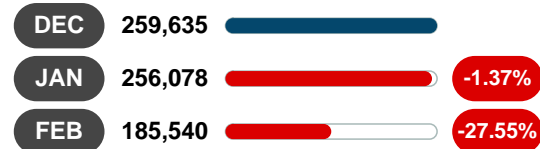


### 3 MONTHS

5 year FEB AVG = 202,218

High Feb 2025 274,166 Low Feb 2022 164,173

Average Sold Price at Closing this month at **185,540**  
below the 5 yr FEB average of **202,218**



### 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
\$75,000 and less	10.71%	58,417	56,833	52,500	75,000	0
\$75,001 - \$100,000	5.36%	89,300	79,900	94,000	0	0
\$100,001 - \$150,000	25.00%	128,850	134,900	128,400	128,333	0
\$150,001 - \$175,000	16.07%	164,050	172,000	161,658	167,250	0
\$175,001 - \$225,000	23.21%	207,923	200,000	212,000	191,500	0
\$225,001 - \$275,000	10.71%	252,583	231,500	262,500	253,000	0
\$275,001 and up	8.93%	454,600	0	507,500	419,333	0
<b>Average Sold Price</b>		<b>185,540</b>	<b>123,600</b>	<b>182,557</b>	<b>228,179</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>185,540</b>	<b>8</b>	<b>34</b>	<b>14</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>10,390,247</b>	<b>988.80K</b>	<b>6.21M</b>	<b>3.19M</b>	<b>0.00B</b>

# February 2026



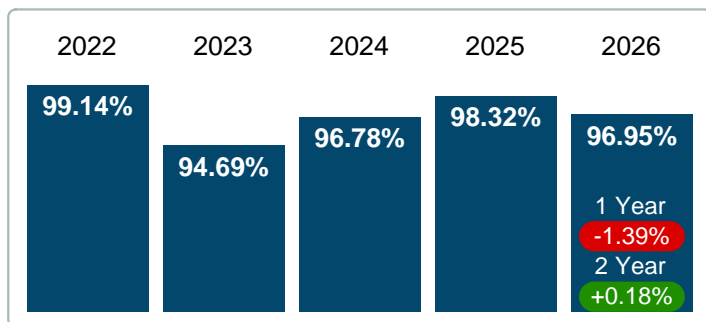
Area Delimited by County Of Washington - Residential Property Type



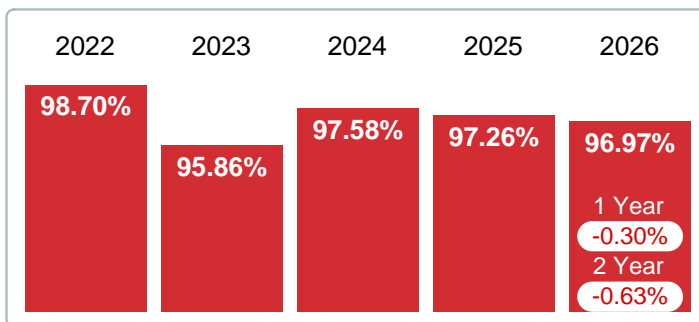
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

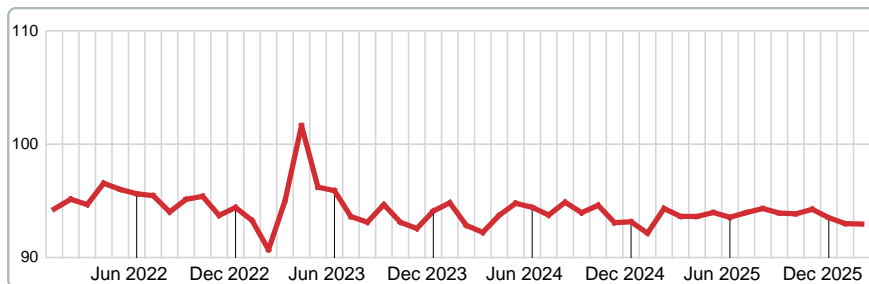
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

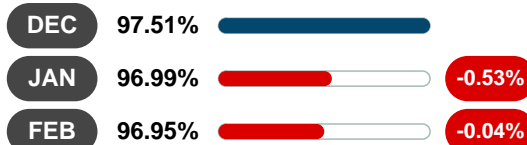


### 3 MONTHS

5 year FEB AVG = 97.18%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **96.95%**  
equal to 5 yr FEB average of **97.18%**



### 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
\$75,000 and less	6	10.71%	81.84%	87.43%	70.19%	88.34%	0.00%
\$75,001 - \$100,000	3	5.36%	91.72%	100.00%	87.58%	0.00%	0.00%
\$100,001 - \$150,000	14	25.00%	99.68%	101.50%	98.72%	102.28%	0.00%
\$150,001 - \$175,000	9	16.07%	98.97%	96.09%	98.09%	103.05%	0.00%
\$175,001 - \$225,000	13	23.21%	99.09%	97.56%	98.84%	101.14%	0.00%
\$225,001 - \$275,000	6	10.71%	99.48%	99.36%	91.67%	104.72%	0.00%
\$275,001 and up	5	8.93%	98.35%	0.00%	100.00%	97.26%	0.00%
Average Sold/List Ratio		97.00%		94.60%	95.97%	100.68%	0.00%
Total Closed Units		56	100%	8	34	14	
Total Closed Volume		10,390,247		988.80K	6.21M	3.19M	0.00B

# February 2026



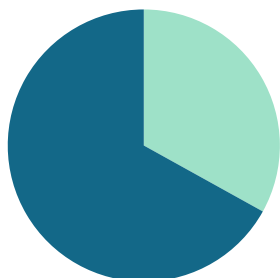
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

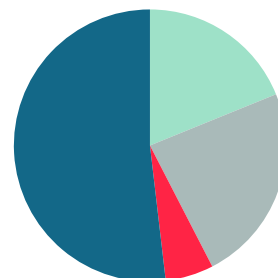


**Inventory**  
 New Listings  
**79 = 33.05%**  
 Start Inventory  
**160**  
 Total Inventory Units  
**239**  
 Volume  
**\$70,758,700**

### Market Activity

Closed Sales  
**56 = 18.86%**  
 Pending Sales  
**70 = 23.57%**  
 Other Off Market  
**17 = 5.72%**  
 Active Inventory  
**154 = 51.85%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	40	56	40.00%	78	95	21.79%
Pending Sales	55	70	27.27%	98	136	38.78%
New Listings	62	79	27.42%	136	147	8.09%
Average List Price	280,108	189,652	-32.29%	268,548	220,472	-17.90%
Average Sale Price	274,166	185,540	-32.33%	260,295	214,498	-17.59%
Average Percent of Selling Price to List Price	98.32%	96.95%	-1.39%	97.26%	96.97%	-0.30%
Average Days on Market to Sale	46.20	42.71	-7.54%	48.47	53.54	10.44%
Monthly Inventory	135	154	14.07%	135	154	14.07%
Months Supply of Inventory	2.26	2.55	12.66%	2.26	2.55	12.66%

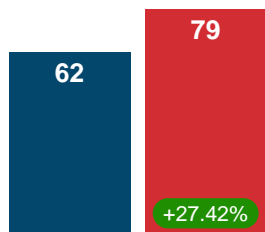
**Absorption:** Last 12 months, an Average of **60** Sales/Month

**Inventory** on February 28, 2026 = **154** 2025 2026

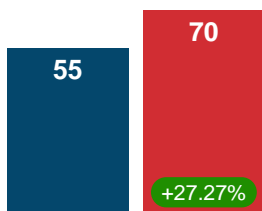
### FEBRUARY MARKET

### AVERAGE PRICES

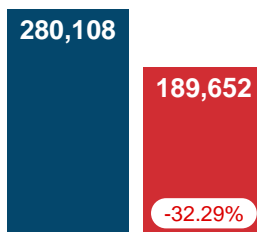
#### New Listings



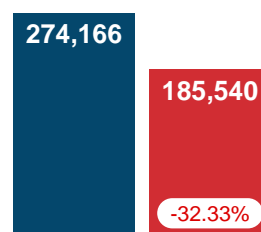
#### Pending Listings



#### List Price



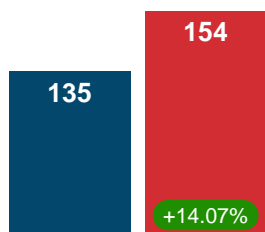
#### Sale Price



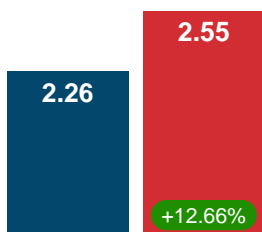
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

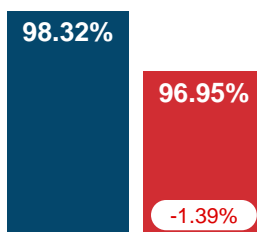
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

