

# February 2026



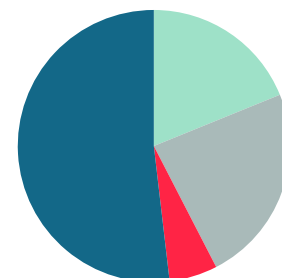
Area Delimited by County Of Washington - Residential Property Type



## 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%
Median List Price	204,950	166,200	-18.91%
Median Sale Price	205,000	166,250	-18.90%
Median Percent of Selling Price to List Price	100.00%	99.68%	-0.32%
Median Days on Market to Sale	29.00	23.00	-20.69%
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.

#### 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 **18.90%** in February 2026 to \$166,250 versus the previous year at \$205,000.

#### Median Days on Market Shortens

The median number of **23.00** days that homes spent on the market before selling decreased by 6.00 days or **20.69%** in February 2026 compared to last year's same month at **29.00** DOM.

#### Sales Success for February 2026 is Positive

Overall, with Median 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  $\frac{1}{2}$ s 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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



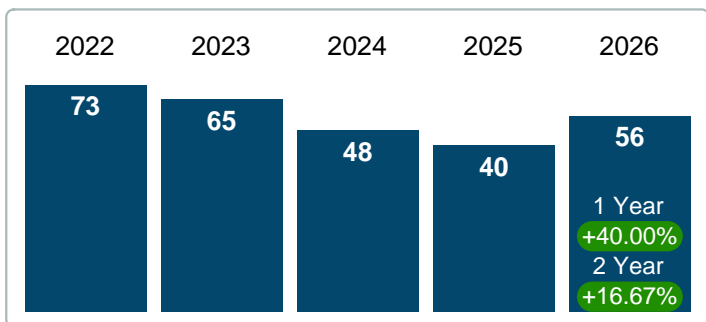
Area Delimited by County Of Washington - Residential Property Type



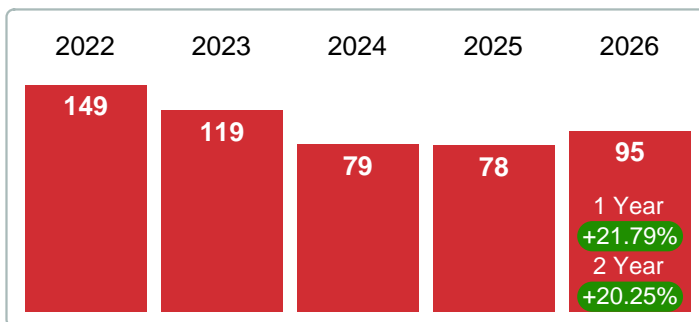
## CLOSED LISTINGS

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

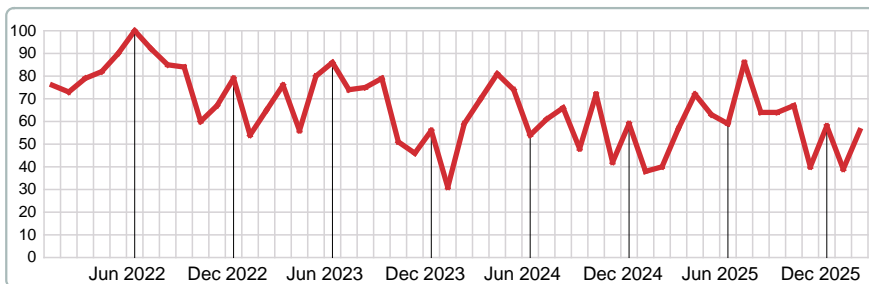
### FEBRUARY



### YEAR TO DATE (YTD)

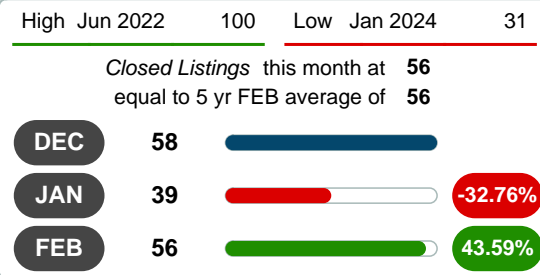


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 56



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	10.71%	48.0	3	2	1	0
\$75,001 - \$100,000	3	5.36%	8.0	1	2	0	0
\$100,001 - \$150,000	14	25.00%	10.5	1	10	3	0
\$150,001 - \$175,000	9	16.07%	57.0	1	6	2	0
\$175,001 - \$225,000	13	23.21%	25.0	1	10	2	0
\$225,001 - \$275,000	6	10.71%	23.0	1	2	3	0
\$275,001 and up	5	8.93%	21.0	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>23.0</b>	<b>988.80K</b>	<b>6.21M</b>	<b>3.19M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$166,250</b>			<b>\$107,400</b>	<b>\$162,000</b>	<b>\$191,500</b>	<b>\$0</b>

# February 2026



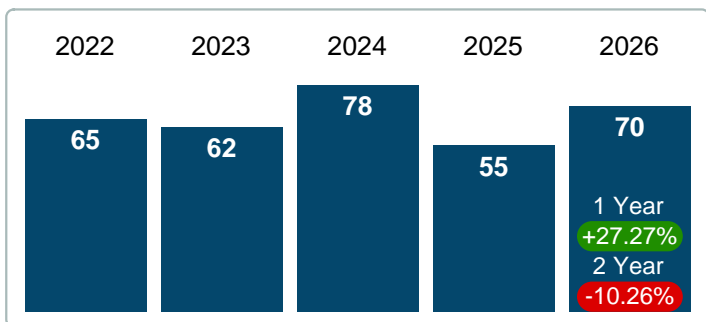
Area Delimited by County Of Washington - Residential Property Type



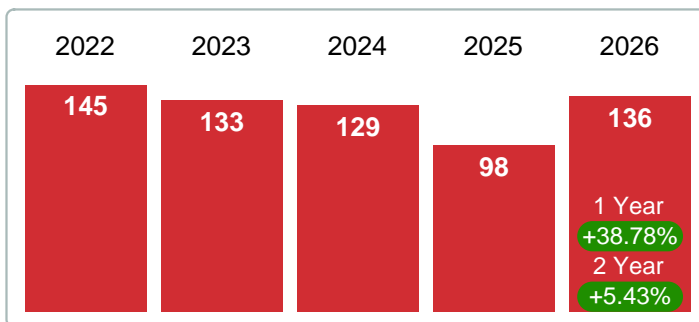
## PENDING LISTINGS

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

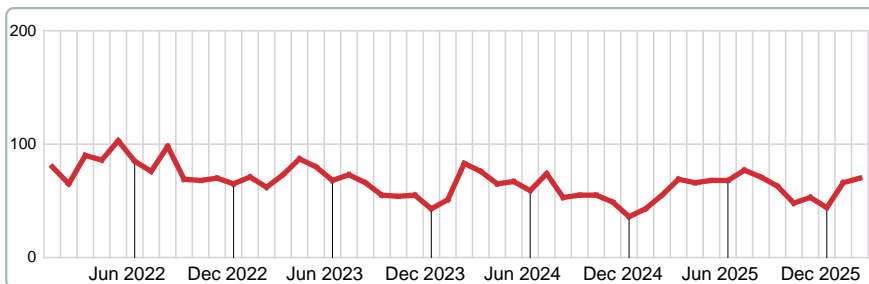
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

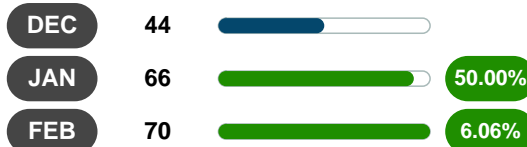


### 3 MONTHS

5 year FEB AVG = 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		%	MDOM	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%	33.0	2	8	1	0
\$125,001 - \$150,000	11	15.71%	33.0	0	8	3	0
\$150,001 - \$225,000	20	28.57%	31.5	1	12	7	0
\$225,001 - \$275,000	10	14.29%	25.0	0	6	4	0
\$275,001 - \$400,000	9	12.86%	74.0	0	4	5	0
\$400,001 and up	7	10.00%	28.0	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>31.5</b>	<b>1.19M</b>	<b>7.93M</b>	<b>6.62M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$189,900</b>			<b>\$124,950</b>	<b>\$165,000</b>	<b>\$247,450</b>	<b>\$0</b>

# February 2026



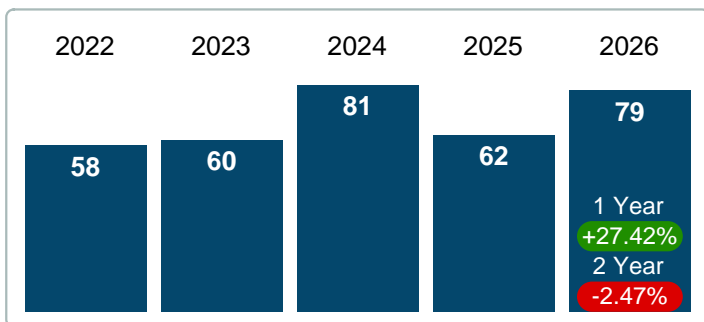
Area Delimited by County Of Washington - Residential Property Type



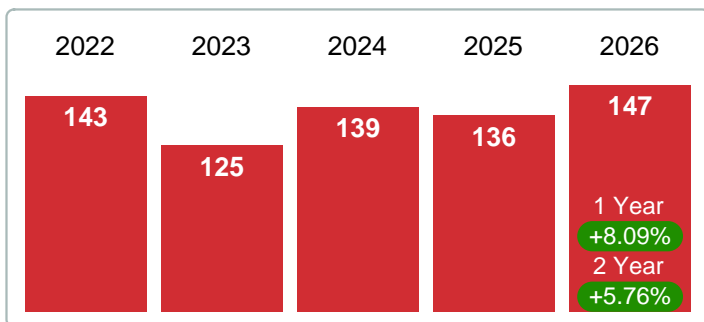
## NEW LISTINGS

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

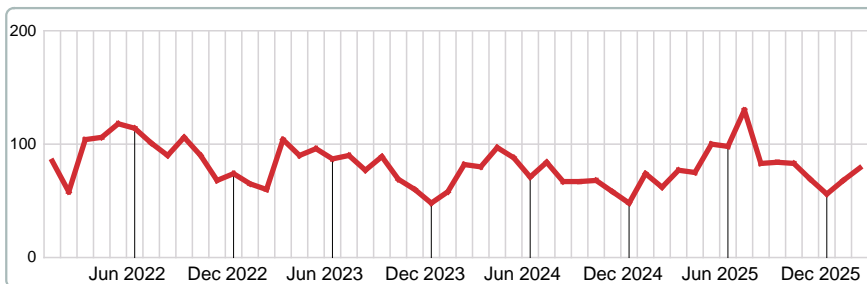
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

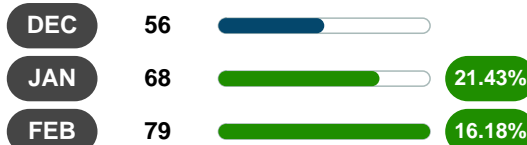


### 3 MONTHS

5 year FEB AVG = 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>Median New Listed Listing Price</b>	<b>\$195,000</b>		<b>\$74,900</b>	<b>\$192,450</b>	<b>\$299,900</b>	<b>\$144,000</b>

# February 2026



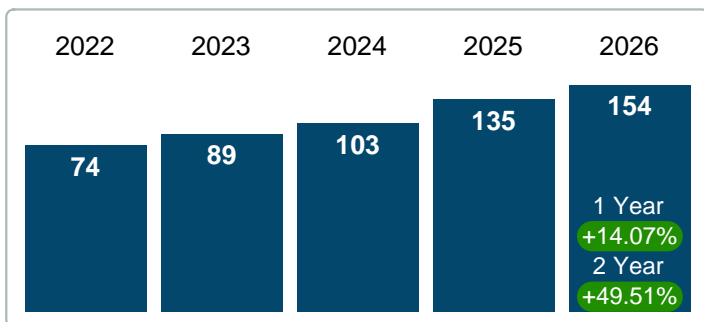
Area Delimited by County Of Washington - Residential Property Type



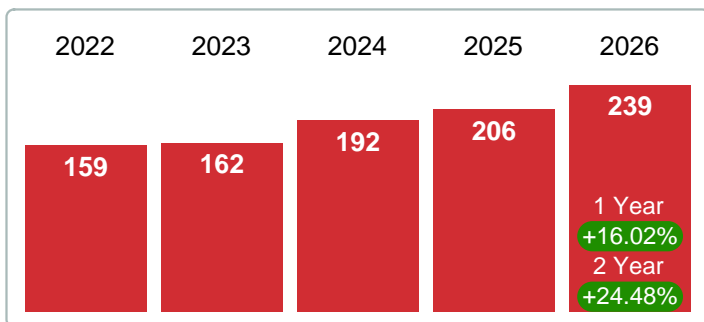
## ACTIVE INVENTORY

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

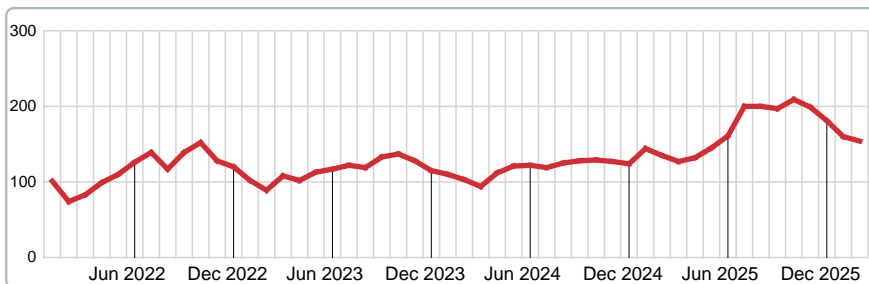
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

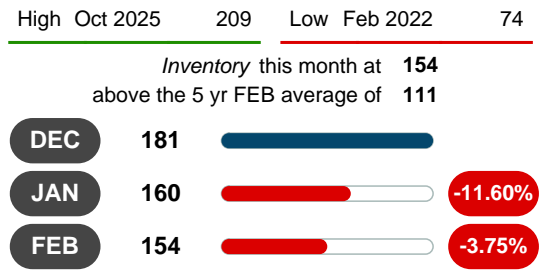


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 111



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	13	8.44%	25.0	8	2	2	1
\$75,001 - \$125,000	21	13.64%	32.0	11	10	0	0
\$125,001 - \$175,000	19	12.34%	108.0	3	12	3	1
\$175,001 - \$275,000	34	22.08%	34.0	4	19	11	0
\$275,001 - \$375,000	31	20.13%	85.0	2	8	20	1
\$375,001 - \$625,000	20	12.99%	52.5	1	4	14	1
\$625,001 and up	16	10.39%	81.0	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>54.0</b>	<b>3.84M</b>	<b>17.27M</b>	<b>23.57M</b>	<b>6.91M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$234,000</b>			<b>\$95,000</b>	<b>\$199,500</b>	<b>\$339,000</b>	<b>\$617,000</b>

# February 2026



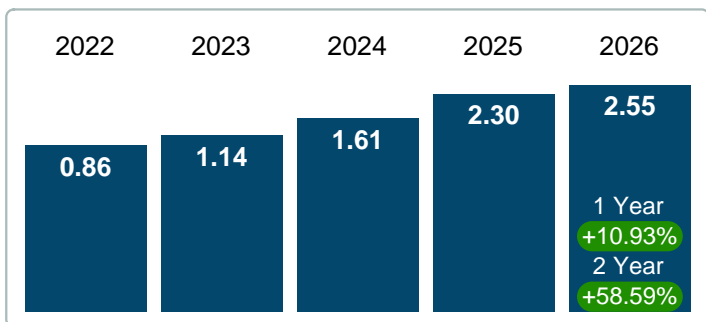
Area Delimited by County Of Washington - Residential Property Type



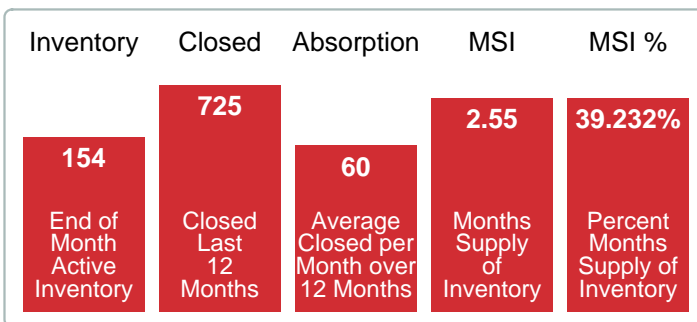
## MONTHS SUPPLY of INVENTORY (MSI)

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

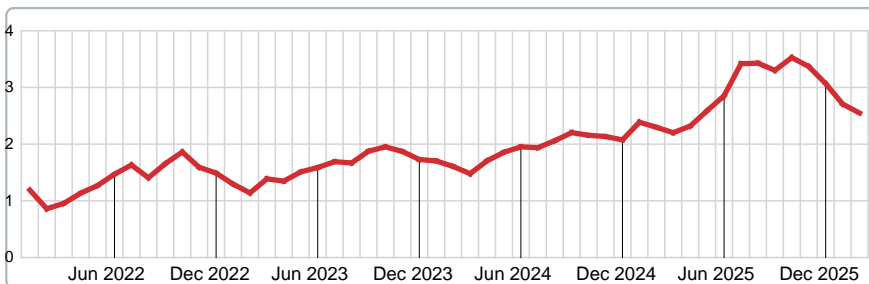
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

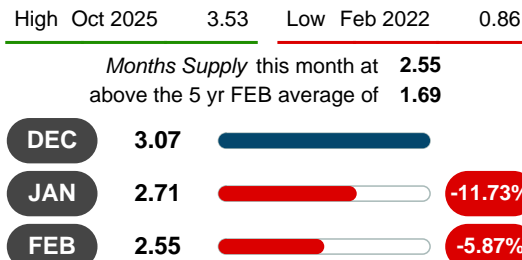


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 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



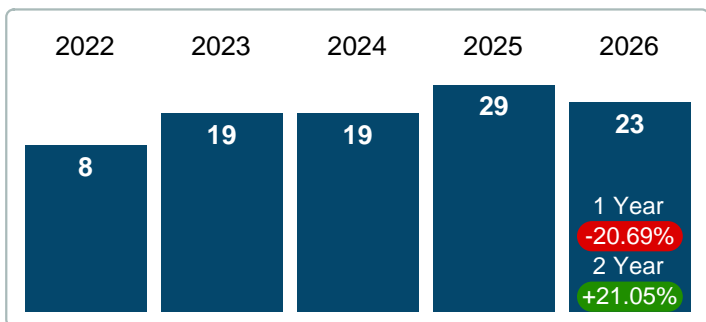
Area Delimited by County Of Washington - Residential Property Type



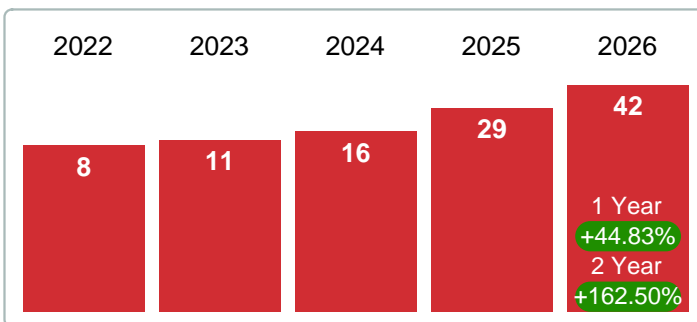
## MEDIAN DAYS ON MARKET TO SALE

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

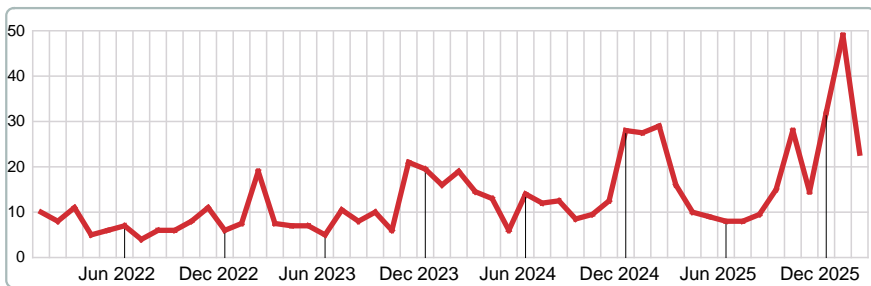
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

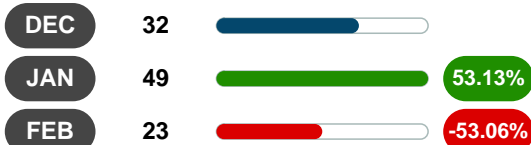


### 3 MONTHS

5 year FEB AVG = 20

High Jan 2026 49 Low Jul 2022 4

Median Days on Market to Sale this month at 23 above the 5 yr FEB average of 20



### 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
\$75,000 and less	10.71%	48	10	113	49	0
\$75,001 - \$100,000	5.36%	8	5	24	0	0
\$100,001 - \$150,000	25.00%	11	4	7	17	0
\$150,001 - \$175,000	16.07%	57	57	43	75	0
\$175,001 - \$225,000	23.21%	25	25	27	51	0
\$225,001 - \$275,000	10.71%	23	21	13	101	0
\$275,001 and up	8.93%	21	0	36	21	0
Median Closed DOM		23	16	25	25	0
Total Closed Units	100%	56	8	34	14	
Total Closed Volume		10,390,247	988.80K	6.21M	3.19M	0.00B

# February 2026



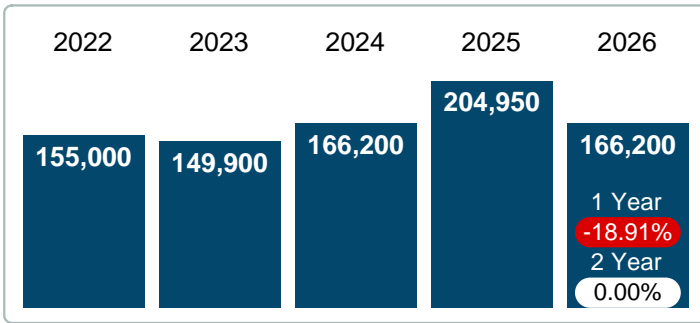
Area Delimited by County Of Washington - Residential Property Type



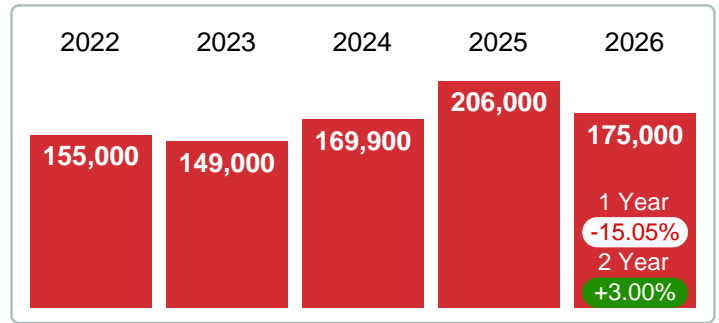
## MEDIAN LIST PRICE AT CLOSING

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

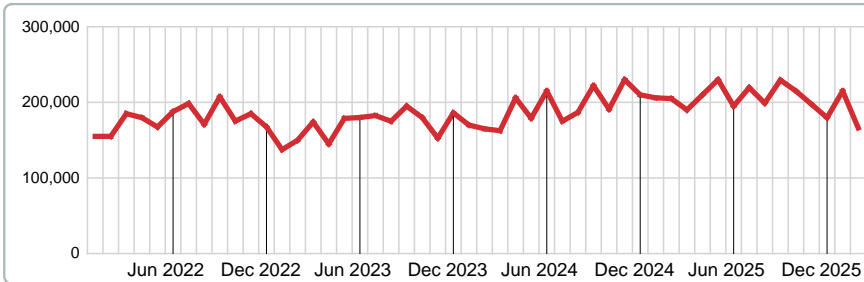
### FEBRUARY



### YEAR TO DATE (YTD)

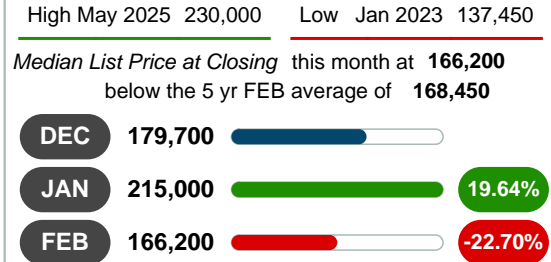


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 168,450



### 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
\$75,000 and less	4	7.14%	73,700	53,450	74,750	0	0
\$75,001 - \$100,000	4	7.14%	87,400	84,900	95,000	84,900	0
\$100,001 - \$150,000	15	26.79%	129,000	132,900	129,000	125,000	0
\$150,001 - \$175,000	9	16.07%	164,900	0	163,700	164,900	0
\$175,001 - \$225,000	11	19.64%	205,000	192,000	210,000	204,643	0
\$225,001 - \$275,000	6	10.71%	241,500	233,000	242,500	248,000	0
\$275,001 and up	7	12.50%	388,000	0	490,000	386,500	0
Median List Price			166,200	111,400	163,700	189,500	0
Total Closed Units		100%	166,200	8	34	14	
Total Closed Volume			10,620,485	1.03M	6.40M	3.19M	0.00B

# February 2026



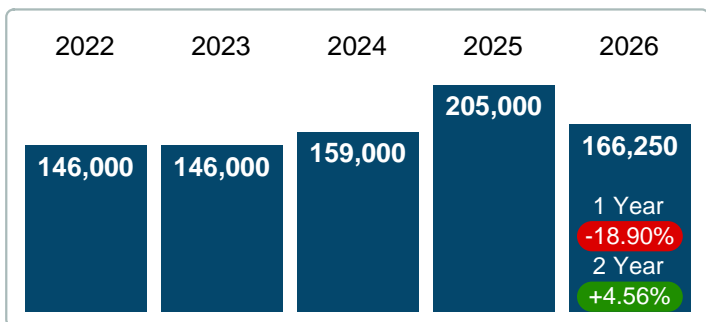
Area Delimited by County Of Washington - Residential Property Type



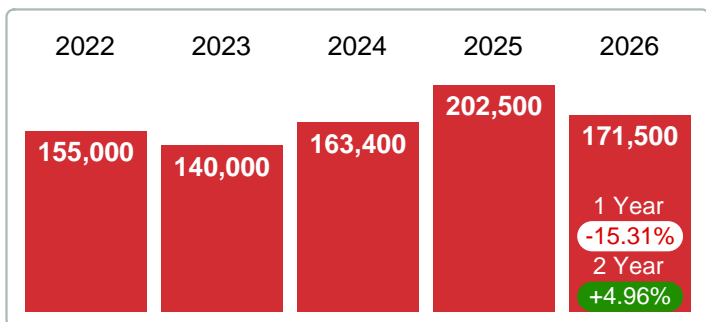
## MEDIAN SOLD PRICE AT CLOSING

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

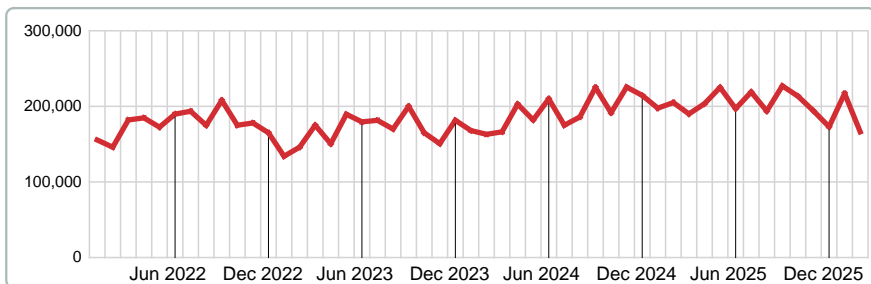
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

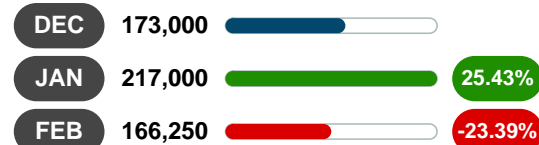


### 3 MONTHS

5 year FEB AVG = 164,450

High Sep 2025 227,000 Low Jan 2023 134,000

Median Sold Price at Closing this month at **166,250**  
above the 5 yr FEB average of **164,450**



### 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
\$75,000 and less	10.71%	63,500	65,000	52,500	75,000	0
\$75,001 - \$100,000	5.36%	90,000	79,900	94,000	0	0
\$100,001 - \$150,000	25.00%	127,500	134,900	127,500	125,000	0
\$150,001 - \$175,000	16.07%	165,000	172,000	162,000	167,250	0
\$175,001 - \$225,000	23.21%	204,000	200,000	217,500	191,500	0
\$225,001 - \$275,000	10.71%	249,000	231,500	262,500	248,000	0
\$275,001 and up	8.93%	490,000	0	507,500	380,000	0
Median Sold Price		166,250	107,400	162,000	191,500	0
Total Closed Units	100%	56	8	34	14	
Total Closed Volume		10,390,247	988.80K	6.21M	3.19M	0.00B

# February 2026



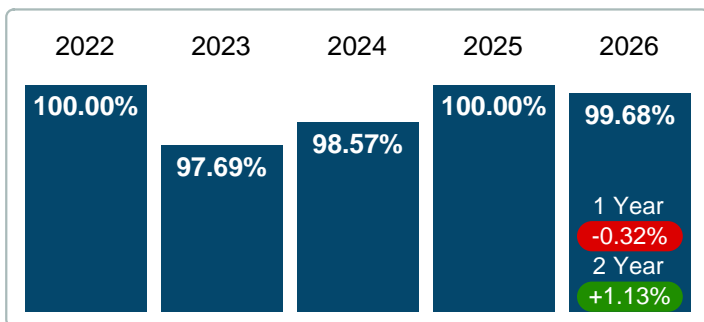
Area Delimited by County Of Washington - Residential Property Type



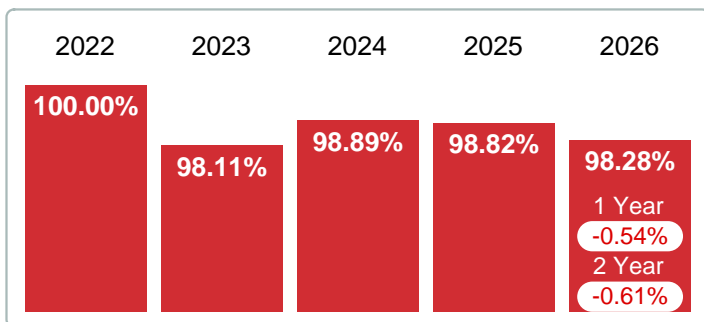
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

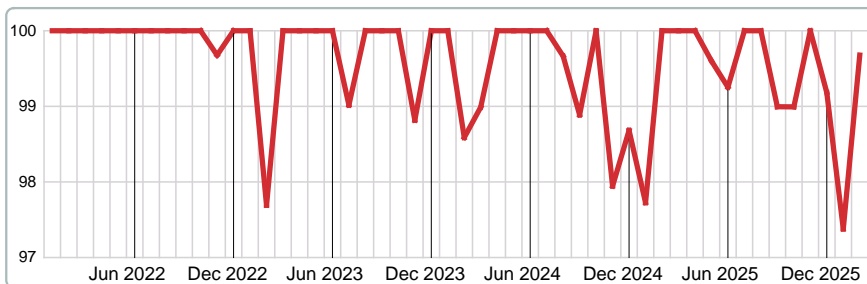
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

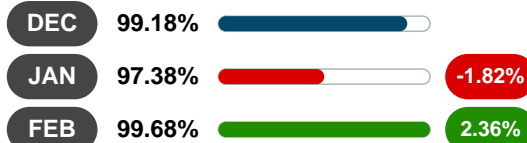


### 3 MONTHS

5 year FEB AVG = 99.19%

High Nov 2025 100.00% Low Jan 2026 97.38%

Median Sold/List Ratio this month at **99.68%**  
above the 5 yr FEB average of **99.19%**



### 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
\$75,000 and less	6	10.71%	85.88%	89.16%	70.19%	88.34%	0.00%
\$75,001 - \$100,000	3	5.36%	100.00%	100.00%	87.58%	0.00%	0.00%
\$100,001 - \$150,000	14	25.00%	100.00%	101.50%	100.00%	102.66%	0.00%
\$150,001 - \$175,000	9	16.07%	98.59%	96.09%	98.33%	103.05%	0.00%
\$175,001 - \$225,000	13	23.21%	100.00%	97.56%	98.91%	101.14%	0.00%
\$225,001 - \$275,000	6	10.71%	99.68%	99.36%	91.67%	100.00%	0.00%
\$275,001 and up	5	8.93%	98.70%	0.00%	100.00%	97.71%	0.00%
Median Sold/List Ratio		99.68%		96.83%	100.00%	100.00%	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



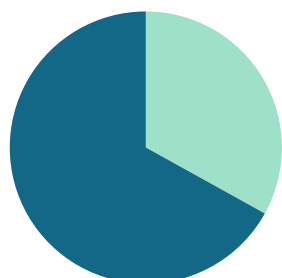
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

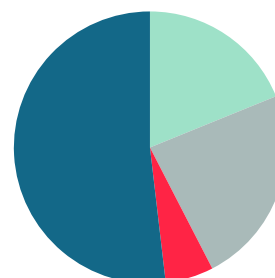


**Inventory**  
 New Listings  
**79 = 33.05%**  
 Start Inventory  
**160**  
 Total Inventory Units  
**239**  
 Volume  
**\$70,758,700**

### 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%
Median List Price	204,950	166,200	-18.91%	206,000	175,000	-15.05%
Median Sale Price	205,000	166,250	-18.90%	202,500	171,500	-15.31%
Median Percent of Selling Price to List Price	100.00%	99.68%	-0.32%	98.82%	98.28%	-0.54%
Median Days on Market to Sale	29.00	23.00	-20.69%	29.00	42.00	44.83%
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%

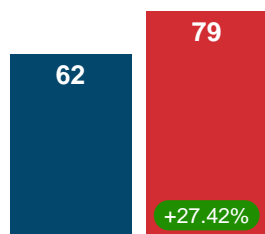
**Absorption:** Last 12 months, an Average of **60** Sales/Month

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

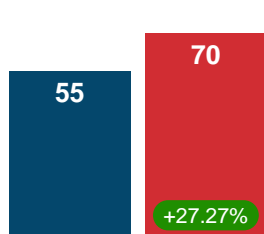
### FEBRUARY MARKET

### MEDIAN PRICES

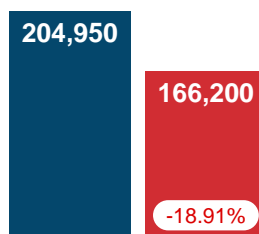
#### New Listings



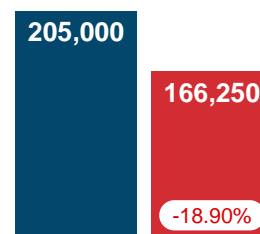
#### Pending Listings



#### List Price



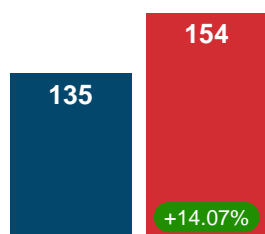
#### Sale Price



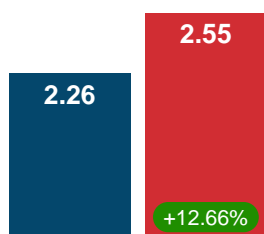
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

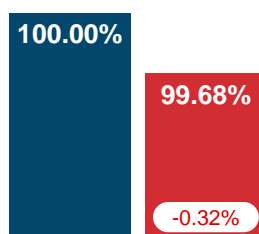
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

