

March 2026



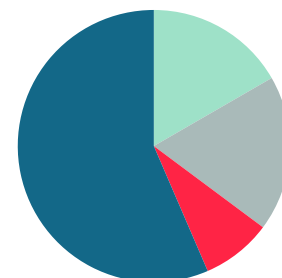
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 13, 2026 for MLS Technology Inc.

Compared Metrics	2025	March 2026	+/-%
Closed Listings	53	54	1.89%
Pending Listings	65	60	-7.69%
New Listings	87	87	0.00%
Median List Price	180,000	202,450	12.47%
Median Sale Price	175,000	193,950	10.83%
Median Percent of Selling Price to List Price	99.71%	97.16%	-2.56%
Median Days on Market to Sale	27.00	25.50	-5.56%
End of Month Inventory	196	183	-6.63%
Months Supply of Inventory	4.22	3.85	-8.92%



Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of March 31, 2026 = **183**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2026 decreased **6.63%** to 183 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **3.85** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.83%** in March 2026 to \$193,950 versus the previous year at \$175,000.

Median Days on Market Shortens

The median number of **25.50** days that homes spent on the market before selling decreased by 1.50 days or **5.56%** in March 2026 compared to last year's same month at **27.00** DOM.

Sales Success for March 2026 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 87 New Listings in March 2026, down **0.00%** from last year at 87. Furthermore, there were 54 Closed Listings this month versus last year at 53, a **1.89%** increase.

Closed versus Listed trends yielded a **62.1%** ratio, up from previous year's, March 2025, at **60.9%**, a **1.89%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

March 2026



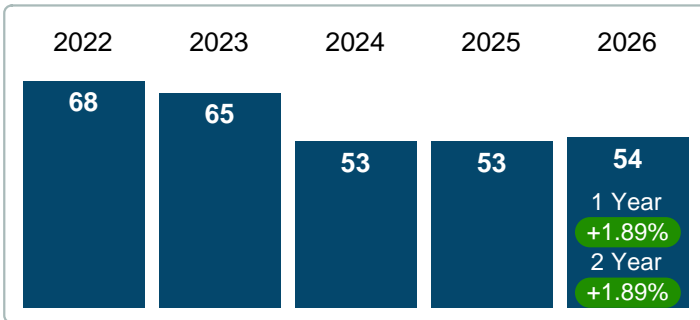
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



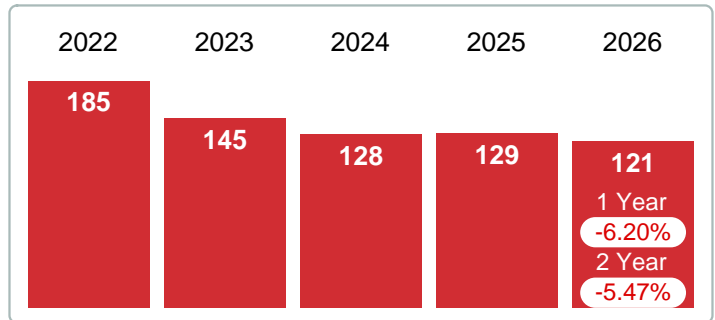
CLOSED LISTINGS

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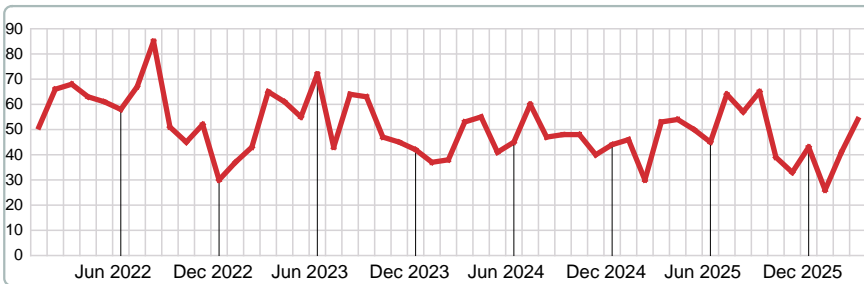
MARCH



YEAR TO DATE (YTD)

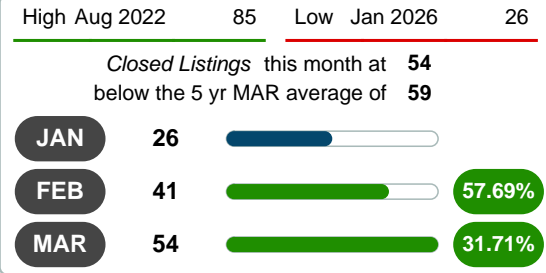


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 59



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	9.26%	19.0	1	3	1	0
\$50,001 - \$75,000	6	11.11%	11.0	2	3	1	0
\$75,001 - \$150,000	9	16.67%	5.0	1	7	0	1
\$150,001 - \$225,000	12	22.22%	53.5	3	9	0	0
\$225,001 - \$275,000	8	14.81%	99.5	0	7	1	0
\$275,001 - \$400,000	8	14.81%	25.5	0	6	2	0
\$400,001 and up	6	11.11%	2.0	0	4	1	1
Total Closed Units	54			7	39	6	2
Total Closed Volume	11,241,675	100%	25.5	718.50K	8.25M	1.65M	624.50K
Median Closed Price	\$193,950			\$81,500	\$209,900	\$277,000	\$312,250

March 2026



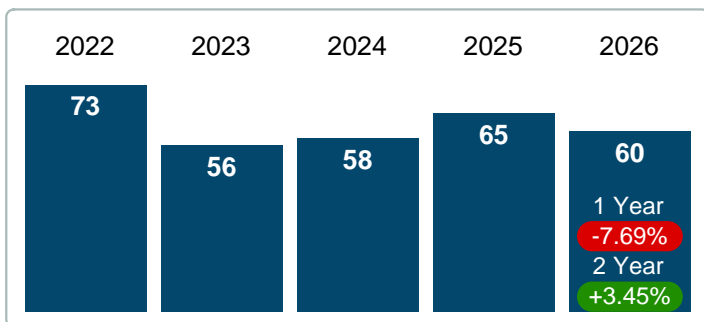
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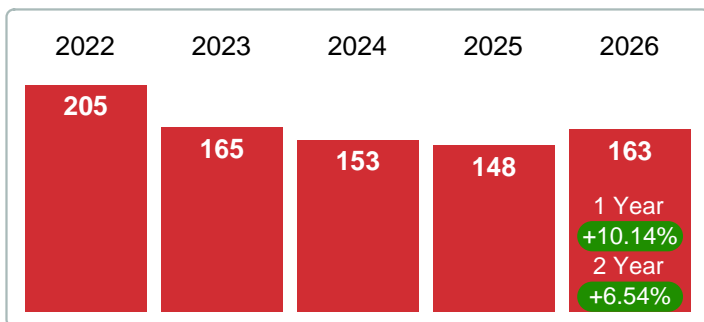
PENDING LISTINGS

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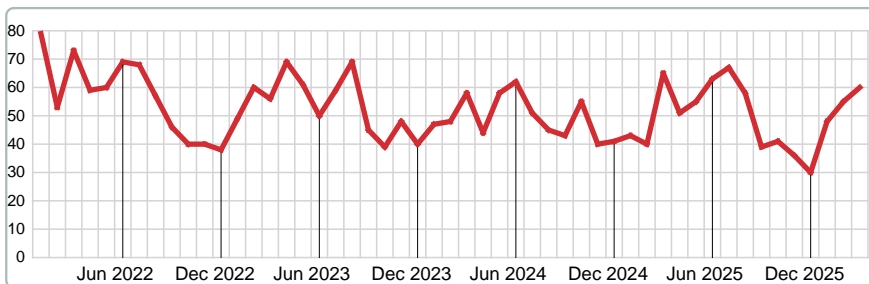
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

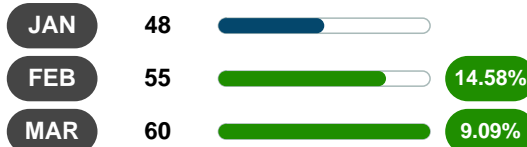


3 MONTHS

5 year MAR AVG = 62

High Jan 2022 79 Low Dec 2025 30

Pending Listings this month at 60 below the 5 yr MAR average of 62



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	4	6.67%	29.0	1	2	1	0
\$75,001 - \$125,000	8	13.33%	17.0	3	5	0	0
\$125,001 - \$150,000	7	11.67%	88.0	2	4	1	0
\$150,001 - \$225,000	15	25.00%	19.0	1	12	2	0
\$225,001 - \$300,000	12	20.00%	24.5	0	10	1	1
\$300,001 - \$575,000	8	13.33%	12.0	0	7	0	1
\$575,001 and up	6	10.00%	37.0	1	3	2	0
Total Pending Units	60			8	43	7	2
Total Pending Volume	15,335,440	100%	21.0	1.52M	10.93M	2.05M	832.90K
Median Listing Price	\$202,500			\$124,500	\$220,000	\$199,900	\$416,450

March 2026



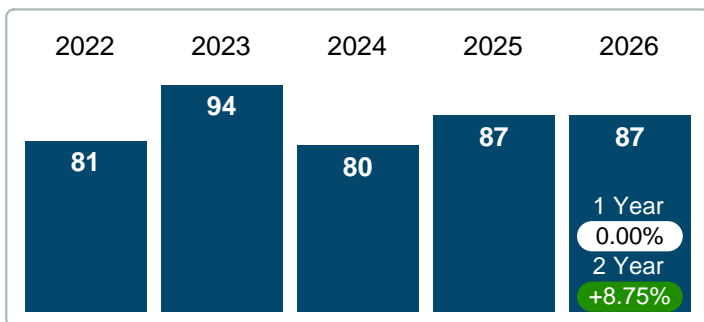
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



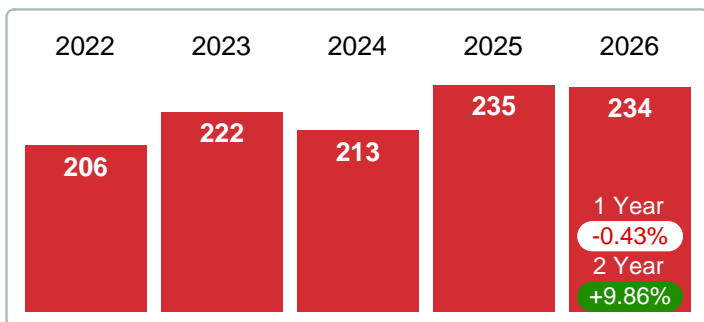
NEW LISTINGS

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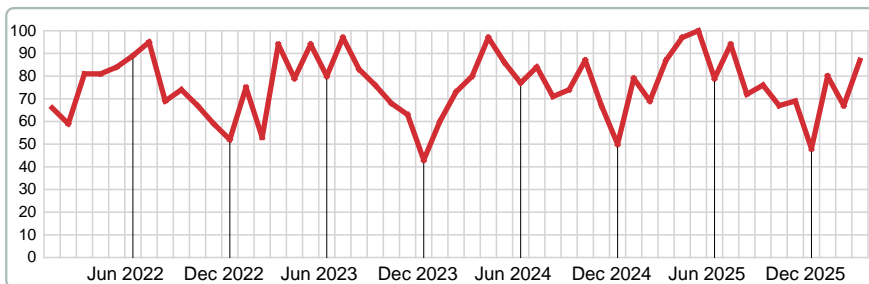
MARCH



YEAR TO DATE (YTD)

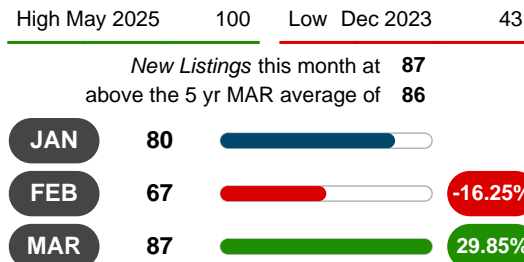


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 86



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	8.05%	4	1	2	0
\$75,001 - \$100,000	4	4.60%	2	2	0	0
\$100,001 - \$175,000	21	24.14%	9	12	0	0
\$175,001 - \$250,000	19	21.84%	2	15	2	0
\$250,001 - \$350,000	15	17.24%	1	11	3	0
\$350,001 - \$600,000	13	14.94%	0	13	0	0
\$600,001 and up	8	9.20%	1	4	3	0
Total New Listed Units	87		19	58	10	0
Total New Listed Volume	24,464,700	100%	2.83M	17.39M	4.24M	0.00B
Median New Listed Listing Price	\$219,000		\$116,500	\$250,000	\$298,950	\$0

March 2026



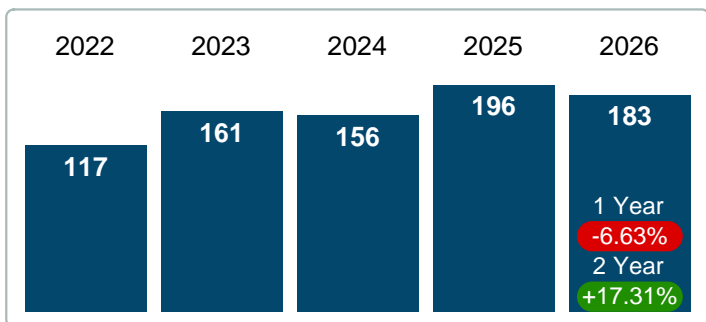
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



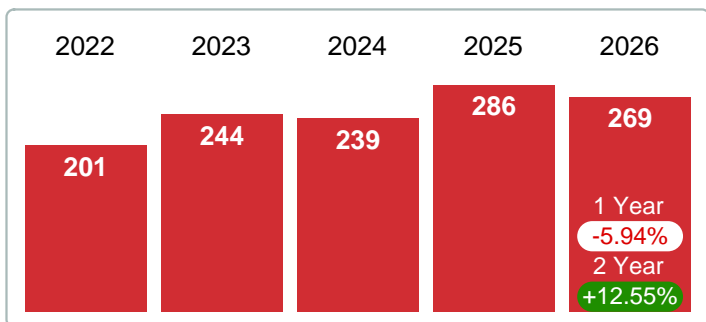
ACTIVE INVENTORY

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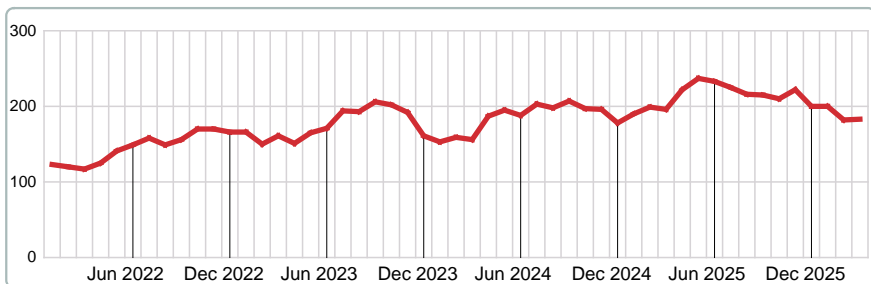
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 163

High May 2025: 237 | Low Mar 2022: 117

Inventory this month at **183**
above the 5 yr MAR average of **163**

- JAN: 200
- FEB: 182 (-9.00%)
- MAR: 183 (0.55%)

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	17	9.29%	82.0	11	3	3	0
\$75,001 - \$125,000	16	8.74%	25.0	10	6	0	0
\$125,001 - \$175,000	24	13.11%	70.0	5	13	6	0
\$175,001 - \$275,000	46	25.14%	54.0	6	33	7	0
\$275,001 - \$450,000	39	21.31%	40.0	0	29	9	1
\$450,001 - \$675,000	22	12.02%	93.0	1	10	8	3
\$675,001 and up	19	10.38%	92.0	2	5	5	7
Total Active Inventory by Units	183			35	99	38	11
Total Active Inventory by Volume	64,207,670	100%	61.0	6.38M	29.78M	14.77M	13.28M
Median Active Inventory Listing Price	\$239,900			\$120,000	\$259,900	\$315,000	\$950,000

March 2026



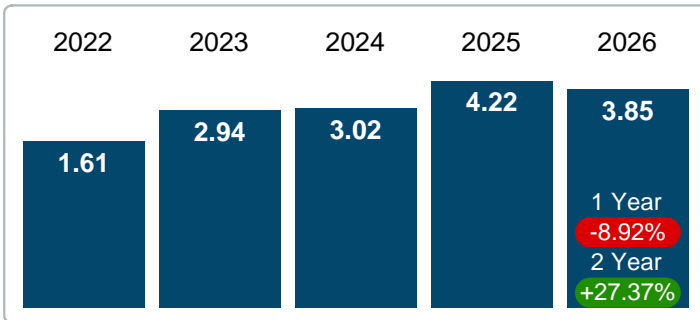
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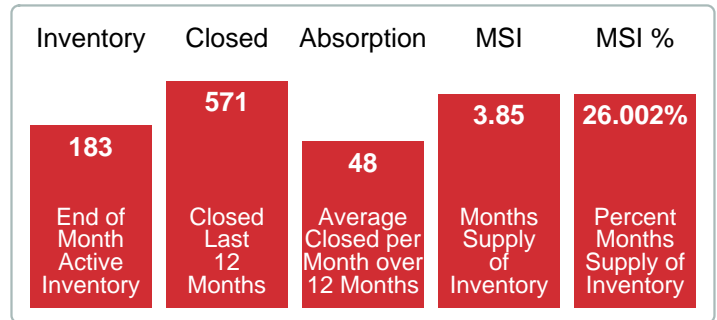
MONTHS SUPPLY of INVENTORY (MSI)

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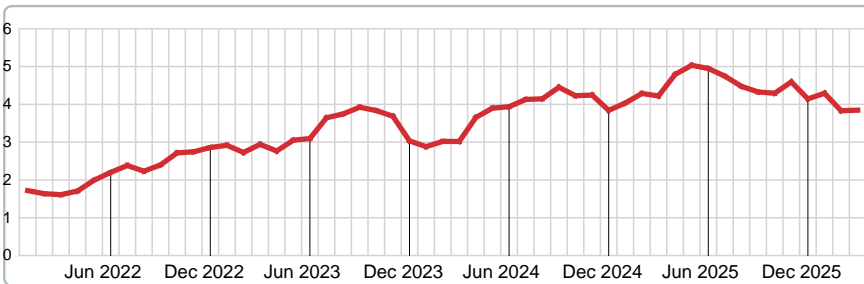
MSI FOR MARCH



INDICATORS FOR MARCH 2026

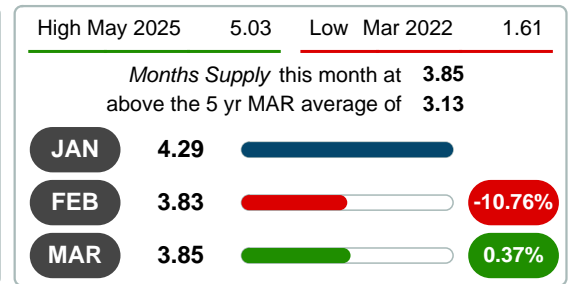


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.13



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	9.29%	2.58	3.67	1.03	5.14	0.00
\$75,001 - \$125,000	8.74%	2.63	3.75	2.12	0.00	0.00
\$125,001 - \$175,000	13.11%	3.16	3.16	2.36	14.40	0.00
\$175,001 - \$275,000	25.14%	3.19	4.24	3.22	3.23	0.00
\$275,001 - \$450,000	21.31%	3.71	0.00	4.35	2.92	1.71
\$450,001 - \$675,000	12.02%	11.00	12.00	10.91	13.71	7.20
\$675,001 and up	10.38%	45.60	0.00	20.00	60.00	84.00
Market Supply of Inventory (MSI)		3.85	3.93	3.38	5.18	5.50
Total Active Inventory by Units		183	35	99	38	11

March 2026



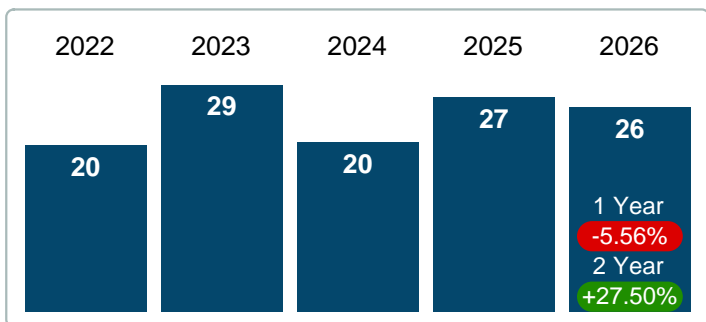
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



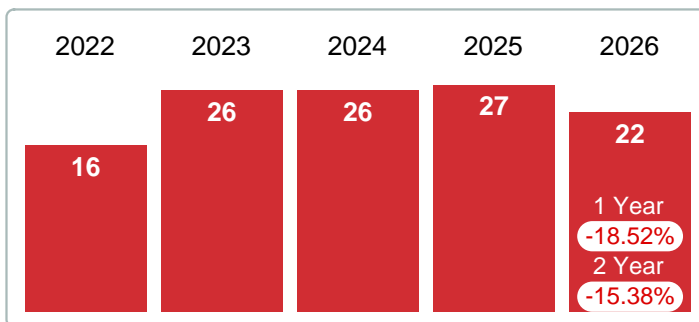
MEDIAN DAYS ON MARKET TO SALE

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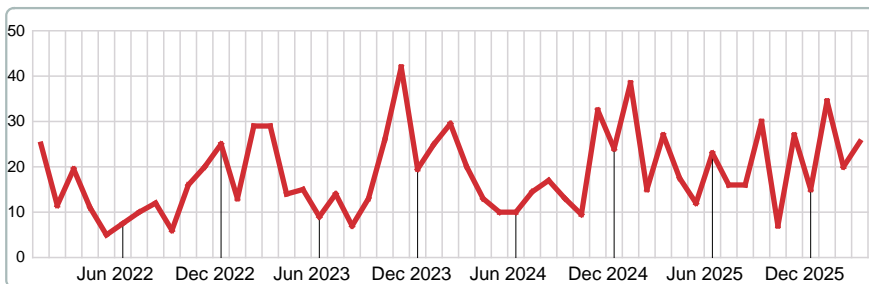
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 24

High Nov 2023 42 Low May 2022 5

Median Days on Market to Sale this month at 26 above the 5 yr MAR average of 24

- JAN 35
- FEB 20 (-42.03%)
- MAR 26 (27.50%)

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	
\$50,000 and less	9.26%	19	46	8	294	0	
\$50,001 - \$75,000	11.11%	11	8	45	1	0	
\$75,001 - \$150,000	16.67%	5	17	5	0	1	
\$150,001 - \$225,000	22.22%	54	49	58	0	0	
\$225,001 - \$275,000	14.81%	100	0	98	134	0	
\$275,001 - \$400,000	14.81%	26	0	26	59	0	
\$400,001 and up	11.11%	2	0	2	1	215	
Median Closed DOM		26		17	27	59	108
Total Closed Units	100%	54	7	39	6	2	
Total Closed Volume		11,241,675	718.50K	8.25M	1.65M	624.50K	

March 2026



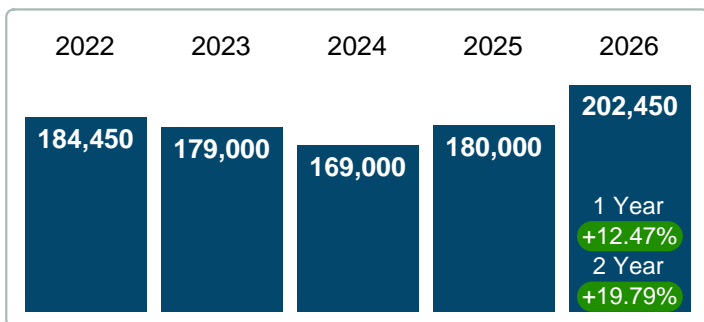
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



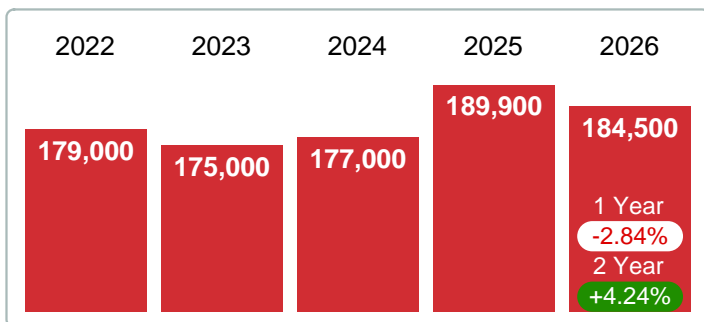
MEDIAN LIST PRICE AT CLOSING

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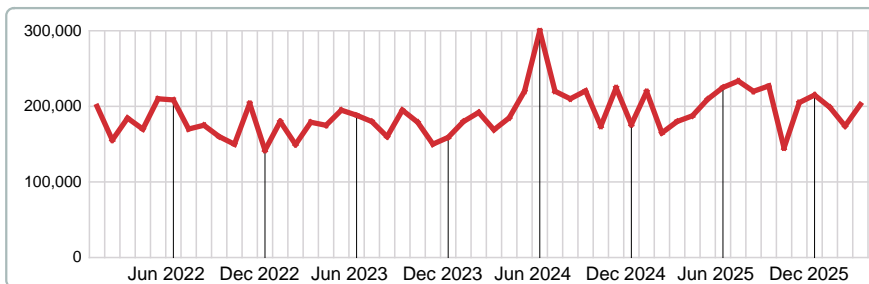
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 182,980

High Jun 2024 299,900 Low Dec 2022 141,950
 Median List Price at Closing this month at **202,450**
 above the 5 yr MAR average of **182,980**

Month	Price	Change
JAN	198,750	
FEB	174,000	-12.45%
MAR	202,450	16.35%

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
\$50,000 and less	5	9.26%	35,000	49,000	35,000	15,000	0
\$50,001 - \$75,000	6	11.11%	66,950	59,750	68,000	75,000	0
\$75,001 - \$150,000	6	11.11%	109,500	89,000	119,000	0	0
\$150,001 - \$225,000	14	25.93%	177,450	159,000	187,200	0	165,000
\$225,001 - \$275,000	7	12.96%	255,000	0	255,000	0	0
\$275,001 - \$400,000	10	18.52%	289,000	0	289,000	289,000	0
\$400,001 and up	6	11.11%	437,000	0	421,750	725,000	489,000
Median List Price			202,450	89,000	215,000	284,000	327,000
Total Closed Units		100%	202,450	7	39	6	2
Total Closed Volume			11,568,700	755.40K	8.49M	1.67M	654.00K

March 2026



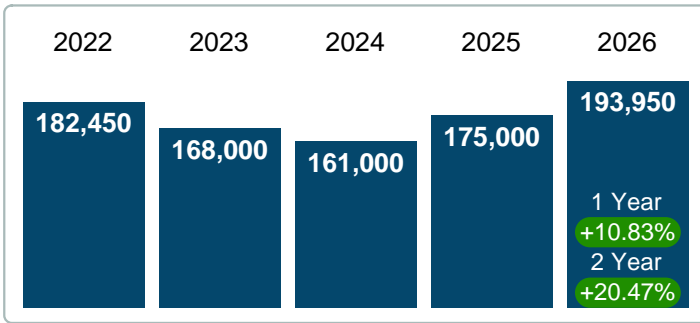
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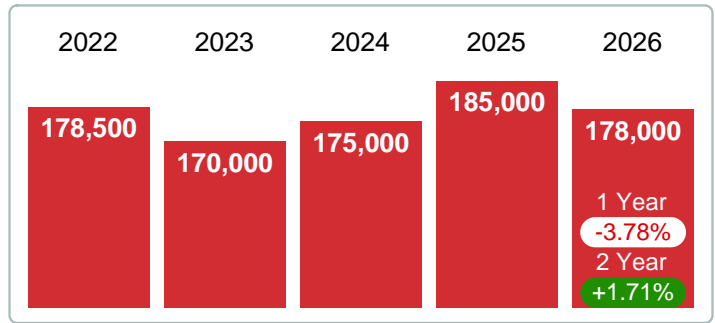
MEDIAN SOLD PRICE AT CLOSING

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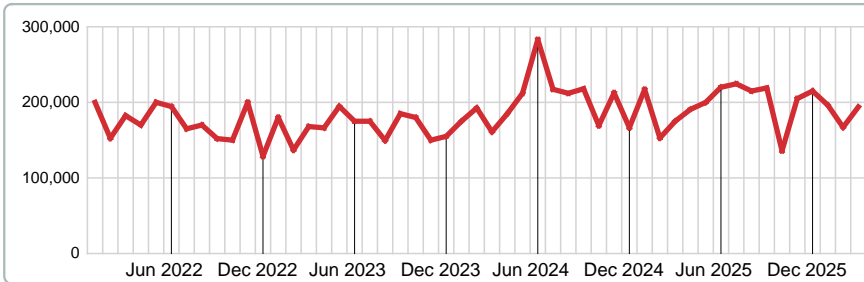
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 176,080

High Jun 2024 283,000 Low Dec 2022 128,700

Median Sold Price at Closing this month at 193,950 above the 5 yr MAR average of 176,080



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
\$50,000 and less	5	9.26%	25,000	40,000	25,000	15,000	0
\$50,001 - \$75,000	6	11.11%	60,250	52,000	62,500	65,000	0
\$75,001 - \$150,000	9	16.67%	130,000	81,500	130,000	0	150,000
\$150,001 - \$225,000	12	22.22%	187,200	159,000	198,000	0	0
\$225,001 - \$275,000	8	14.81%	261,000	0	260,000	270,000	0
\$275,001 - \$400,000	8	14.81%	289,250	0	299,500	286,750	0
\$400,001 and up	6	11.11%	432,500	0	421,750	725,000	474,500
Median Sold Price			193,950	81,500	209,900	277,000	312,250
Total Closed Units		100%	193,950	7	39	6	2
Total Closed Volume			11,241,675	718.50K	8.25M	1.65M	624.50K

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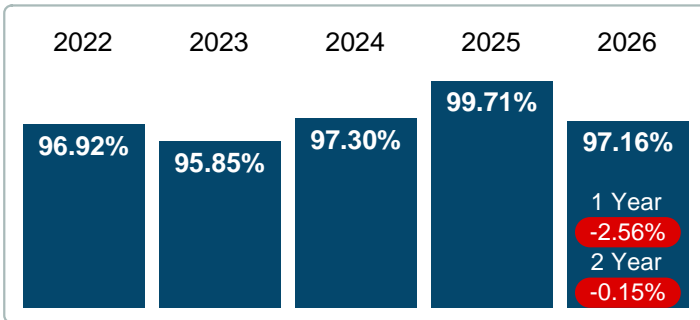
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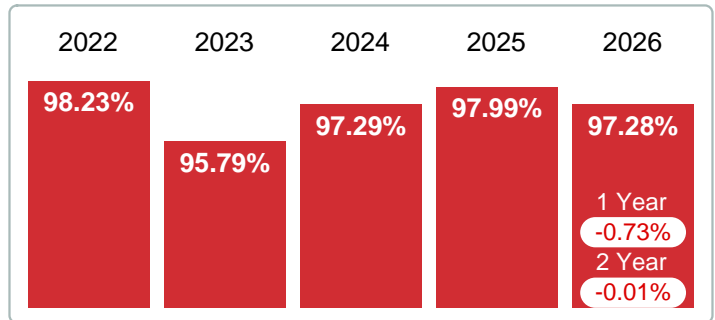
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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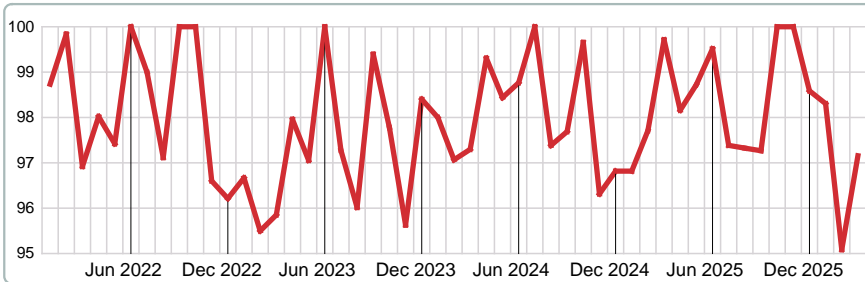
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

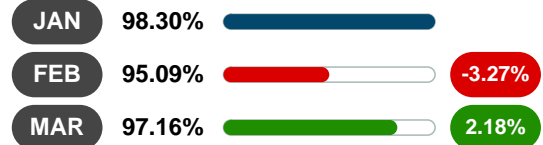


3 MONTHS

5 year MAR AVG = 97.39%

High Nov 2025 100.00% Low Feb 2026 95.09%

Median Sold/List Ratio this month at **97.16%**
equal to 5 yr MAR average of **97.39%**



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
\$50,000 and less	5	9.26%	81.63%	81.63%	80.00%	100.00%	0.00%
\$50,001 - \$75,000	6	11.11%	87.08%	87.03%	94.84%	86.67%	0.00%
\$75,001 - \$150,000	9	16.67%	91.57%	91.57%	95.96%	0.00%	90.91%
\$150,001 - \$225,000	12	22.22%	98.35%	100.00%	95.45%	0.00%	0.00%
\$225,001 - \$275,000	8	14.81%	97.73%	0.00%	98.69%	93.43%	0.00%
\$275,001 - \$400,000	8	14.81%	100.00%	0.00%	100.00%	100.90%	0.00%
\$400,001 and up	6	11.11%	100.00%	0.00%	100.00%	100.00%	97.03%
Median Sold/List Ratio		97.16%		91.57%	97.54%	100.00%	93.97%
Total Closed Units		54	100%	7	39	6	2
Total Closed Volume		11,241,675		718.50K	8.25M	1.65M	624.50K

March 2026



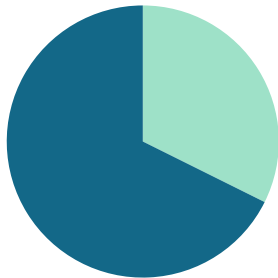
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

Report produced on Apr 13, 2026 for MLS Technology Inc.

INVENTORY

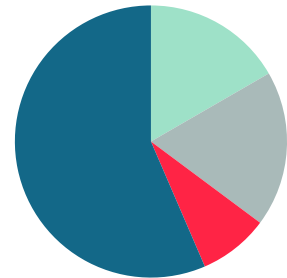


Inventory
 New Listings
87 = 32.34%
 Start Inventory
182
 Total Inventory Units
269
 Volume
\$88,303,210

Market Activity

Closed Sales
54 = 16.67%
 Pending Sales
60 = 18.52%
 Other Off Market
27 = 8.33%
 Active Inventory
183 = 56.48%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	53	54	1.89%	129	121	-6.20%
Pending Sales	65	60	-7.69%	148	163	10.14%
New Listings	87	87	0.00%	235	234	-0.43%
Median List Price	180,000	202,450	12.47%	189,900	184,500	-2.84%
Median Sale Price	175,000	193,950	10.83%	185,000	178,000	-3.78%
Median Percent of Selling Price to List Price	99.71%	97.16%	-2.56%	97.99%	97.28%	-0.73%
Median Days on Market to Sale	27.00	25.50	-5.56%	27.00	22.00	-18.52%
Monthly Inventory	196	183	-6.63%	196	183	-6.63%
Months Supply of Inventory	4.22	3.85	-8.92%	4.22	3.85	-8.92%

Absorption: Last 12 months, an Average of **48** Sales/Month

Inventory on March 31, 2026 = **183**

2025 **2026**

MARCH MARKET

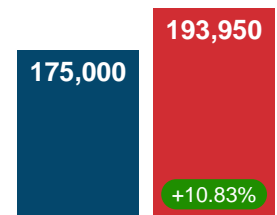
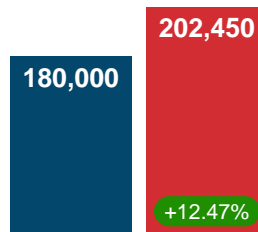
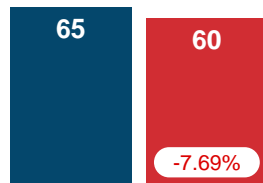
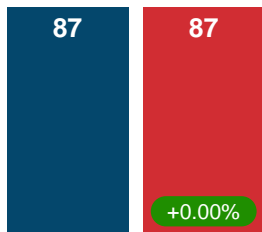
MEDIAN PRICES

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

