

March 2026



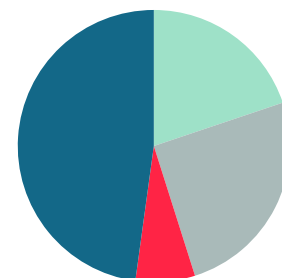
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	57	73	28.07%
Pending Listings	65	93	43.08%
New Listings	90	106	17.78%
Average List Price	284,947	278,403	-2.30%
Average Sale Price	277,844	270,878	-2.51%
Average Percent of Selling Price to List Price	96.28%	96.74%	0.47%
Average Days on Market to Sale	57.77	63.37	9.69%
End of Month Inventory	162	176	8.64%
Months Supply of Inventory	2.71	2.74	1.17%



■ Closed (19.84%)
■ Pending (25.27%)
■ Other OffMarket (7.07%)
■ Active (47.83%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of March 31, 2026 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **8.64%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 64 closed sales per month. This represents an unsold inventory index of **2.74** 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 **2.51%** in March 2026 to \$270,878 versus the previous year at \$277,844.

Average Days on Market Lengthens

The average number of **63.37** days that homes spent on the market before selling increased by 5.60 days or **9.69%** in March 2026 compared to last year's same month at **57.77** DOM.

Sales Success for March 2026 is Positive

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

There were 106 New Listings in March 2026, up **17.78%** from last year at 90. Furthermore, there were 73 Closed Listings this month versus last year at 57, a **28.07%** increase.

Closed versus Listed trends yielded a **68.9%** ratio, up from previous year's, March 2025, at **63.3%**, a **8.74%** upswing. This will certainly create pressure on an increasing 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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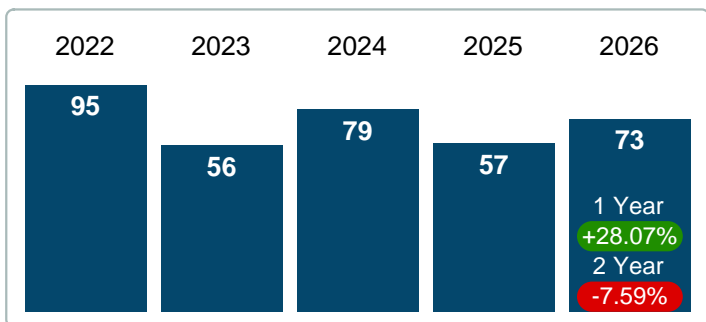
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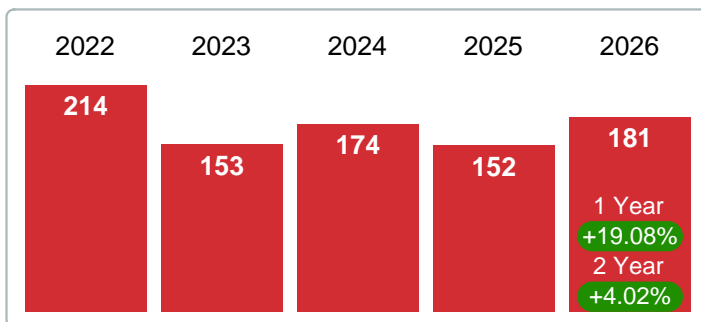
CLOSED LISTINGS

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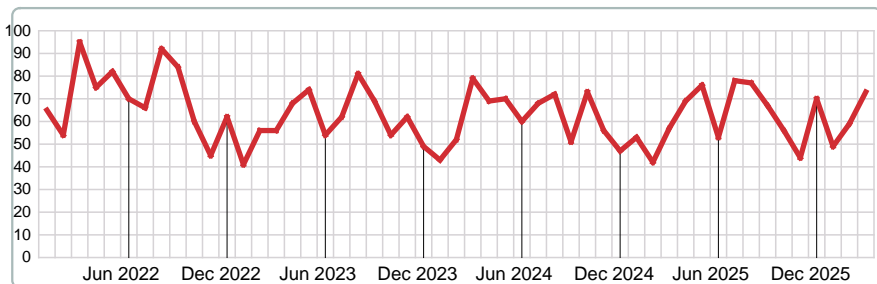
MARCH



YEAR TO DATE (YTD)

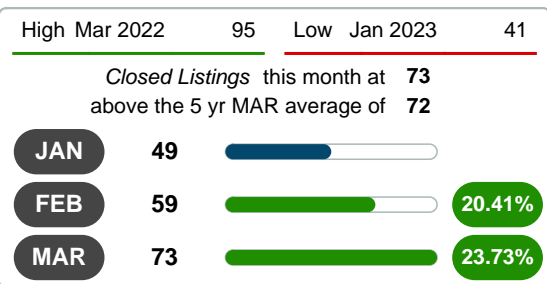


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 72



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	9.59%	48.0	4	3	0	0
\$125,001 - \$175,000	9	12.33%	75.3	2	6	1	0
\$175,001 - \$200,000	10	13.70%	46.7	1	9	0	0
\$200,001 - \$250,000	19	26.03%	66.6	3	11	4	1
\$250,001 - \$325,000	11	15.07%	62.8	2	5	2	2
\$325,001 - \$450,000	10	13.70%	65.5	0	5	4	1
\$450,001 and up	7	9.59%	76.3	0	2	2	3
Total Closed Units	73			12	41	13	7
Total Closed Volume	19,774,097	100%	63.4	2.13M	10.00M	4.43M	3.22M
Average Closed Price	\$270,878			\$177,283	\$243,903	\$340,474	\$460,071

March 2026



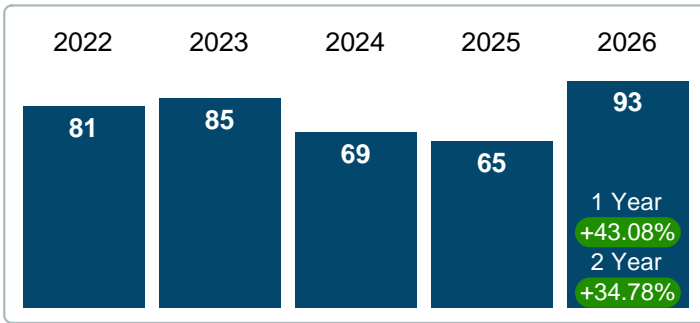
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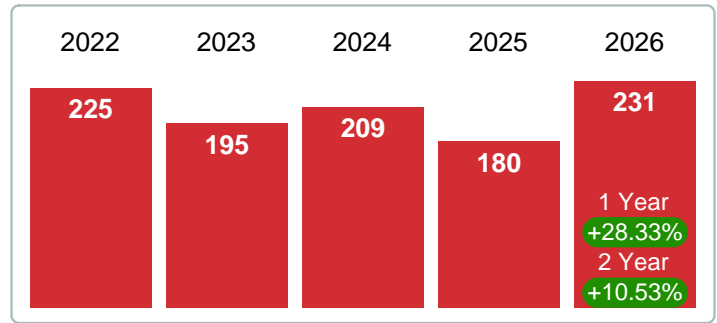
PENDING LISTINGS

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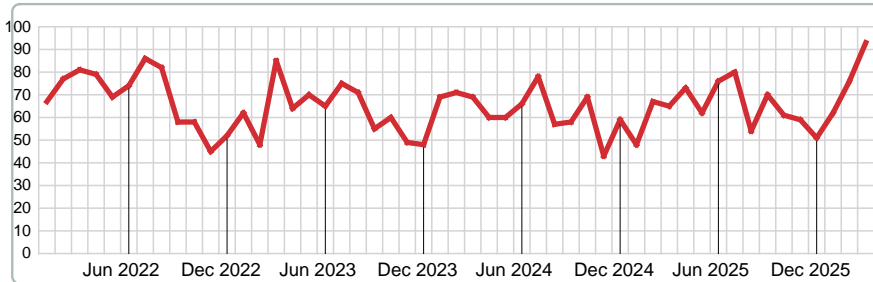
MARCH



YEAR TO DATE (YTD)

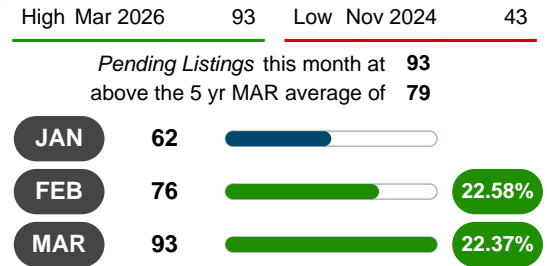


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 79



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	8.60%	61.3	3	5	0	0
\$125,001 - \$150,000	8	8.60%	40.8	2	4	2	0
\$150,001 - \$175,000	12	12.90%	38.7	3	7	2	0
\$175,001 - \$225,000	21	22.58%	59.8	1	16	4	0
\$225,001 - \$325,000	27	29.03%	49.2	3	14	9	1
\$325,001 - \$500,000	6	6.45%	57.3	0	3	2	1
\$500,001 and up	11	11.83%	82.7	0	0	9	2
Total Pending Units	93			12	49	28	4
Total Pending Volume	24,951,107	100%	55.0	2.11M	10.50M	10.05M	2.29M
Average Listing Price	\$268,291			\$175,625	\$214,333	\$358,797	\$573,750

March 2026



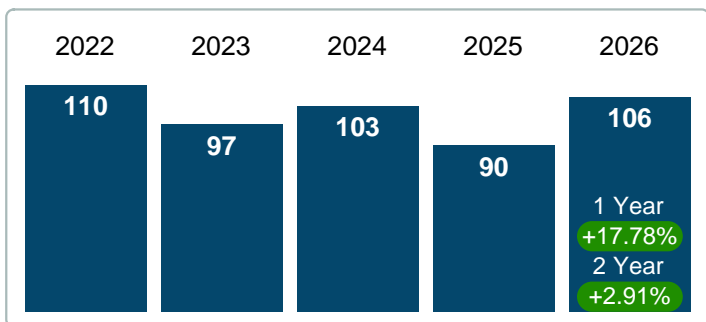
Area Delimited by County Of Creek - Residential Property Type



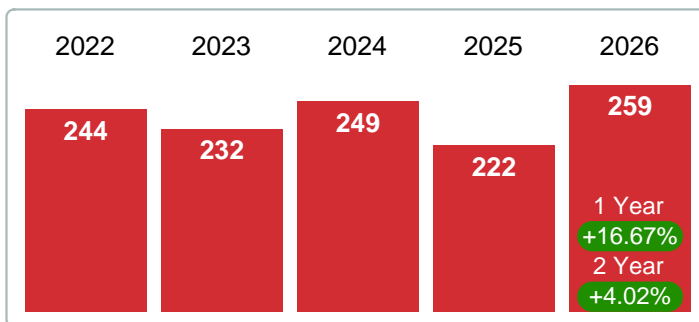
NEW LISTINGS

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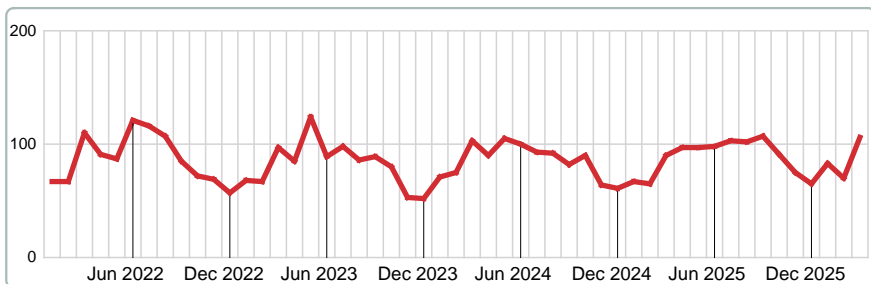
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

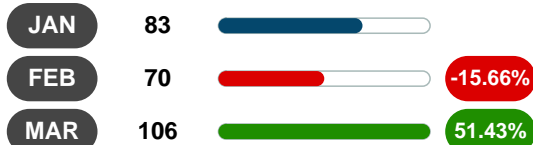


3 MONTHS

5 year MAR AVG = 101

High May 2023 124 Low Dec 2023 52

New Listings this month at **106**
above the 5 yr MAR average of **101**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	9.43%	1	8	0	1
\$125,001 - \$175,000	15	14.15%	5	7	3	0
\$175,001 - \$200,000	12	11.32%	3	8	1	0
\$200,001 - \$275,000	25	23.58%	2	17	6	0
\$275,001 - \$375,000	21	19.81%	0	9	11	1
\$375,001 - \$625,000	13	12.26%	0	4	9	0
\$625,001 and up	10	9.43%	1	4	3	2
Total New Listed Units	106		12	57	33	4
Total New Listed Volume	33,510,702	100%	2.76M	15.74M	12.50M	2.51M
Average New Listed Listing Price	\$316,139		\$229,667	\$276,220	\$378,796	\$627,475

March 2026



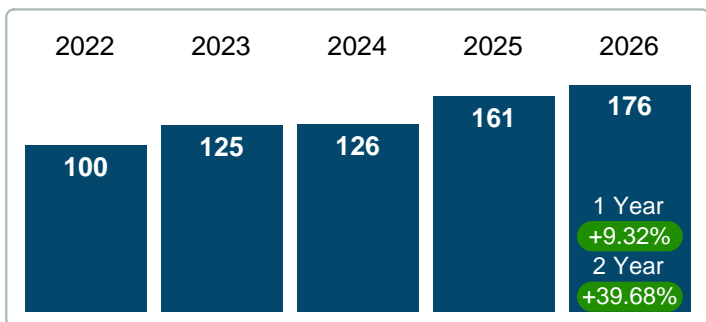
Area Delimited by County Of Creek - Residential Property Type



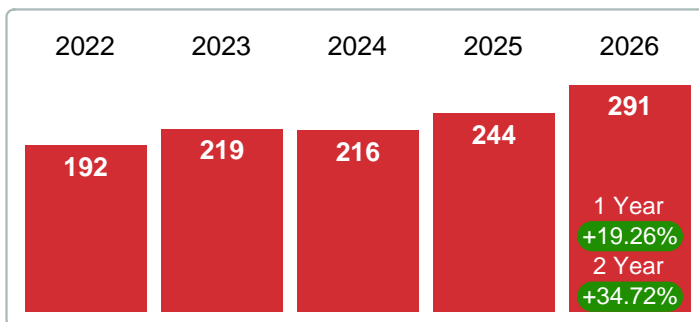
ACTIVE INVENTORY

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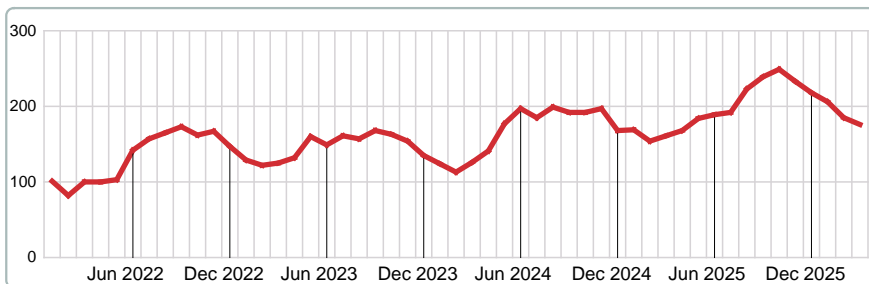
END OF MARCH



ACTIVE DURING MARCH

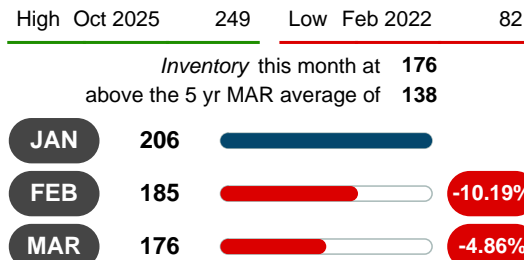


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 138



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	9.66%	82.5	6	10	0	1
\$150,001 - \$175,000	11	6.25%	81.5	4	6	1	0
\$175,001 - \$225,000	35	19.89%	85.5	4	28	2	1
\$225,001 - \$325,000	47	26.70%	65.1	0	31	16	0
\$325,001 - \$450,000	26	14.77%	75.4	2	11	13	0
\$450,001 - \$750,000	21	11.93%	100.5	0	10	8	3
\$750,001 and up	19	10.80%	74.3	1	3	7	8
Total Active Inventory by Units	176			17	99	47	13
Total Active Inventory by Volume	71,316,068	100%	78.6	3.64M	31.46M	23.73M	12.49M
Average Active Inventory Listing Price	\$405,205			\$214,041	\$317,776	\$504,824	\$960,831

March 2026



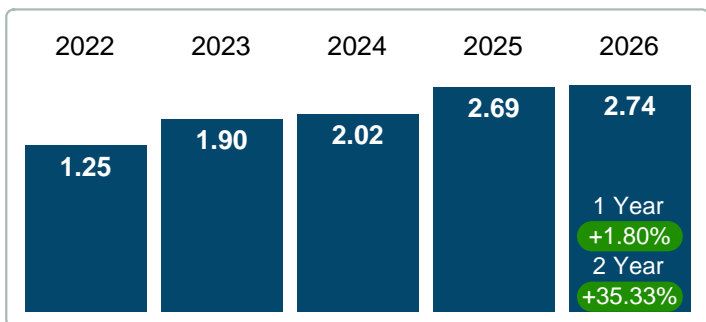
Area Delimited by County Of Creek - Residential Property Type



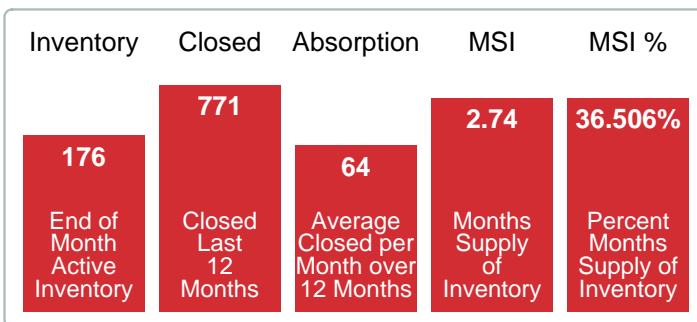
MONTHS SUPPLY of INVENTORY (MSI)

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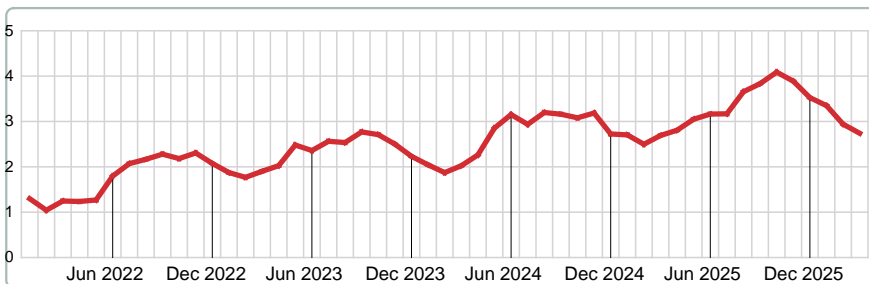
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.12

High Oct 2025 4.09 Low Feb 2022 1.04

Months Supply this month at 2.74 above the 5 yr MAR average of 2.12



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
\$150,000 and less	17	9.66%	1.53	1.22	1.88	0.00	6.00
\$150,001 - \$175,000	11	6.25%	1.76	3.69	1.31	1.71	0.00
\$175,001 - \$225,000	35	19.89%	2.27	2.67	2.29	1.41	4.00
\$225,001 - \$325,000	47	26.70%	2.74	0.00	2.62	4.17	0.00
\$325,001 - \$450,000	26	14.77%	3.03	4.00	2.64	4.33	0.00
\$450,001 - \$750,000	21	11.93%	5.04	0.00	8.00	3.69	5.14
\$750,001 and up	19	10.80%	12.00	12.00	12.00	14.00	10.67
Market Supply of Inventory (MSI)			2.74	1.84	2.50	3.86	4.11
Total Active Inventory by Units		100%	2.74	17	99	47	13

March 2026



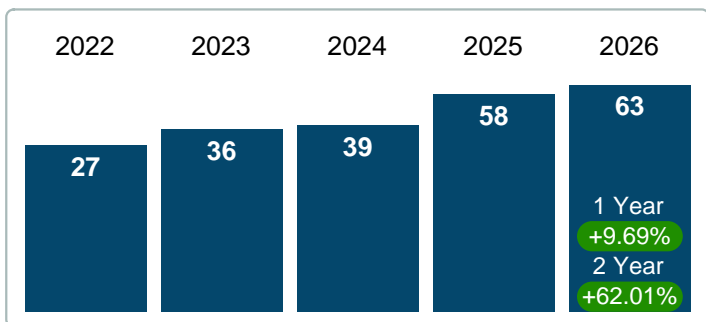
Area Delimited by County Of Creek - Residential Property Type



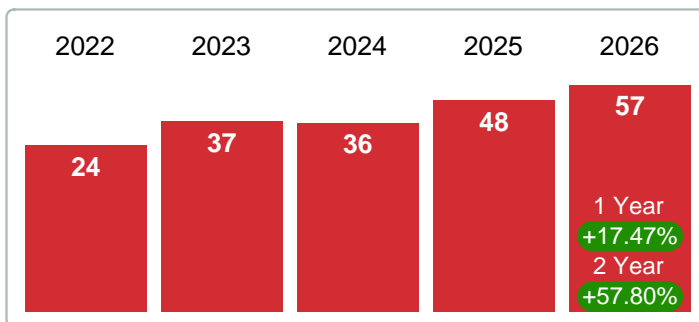
AVERAGE DAYS ON MARKET TO SALE

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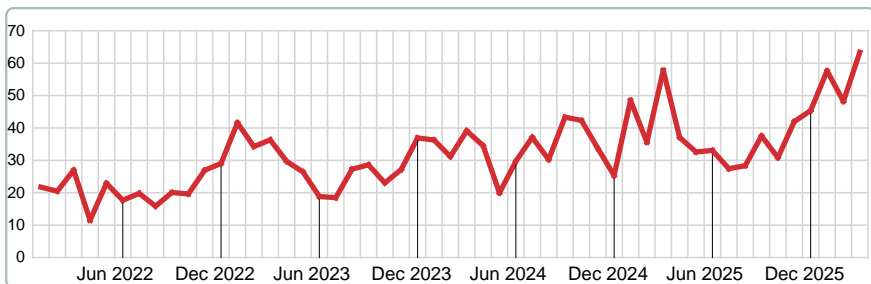
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 45

High Mar 2026 63 Low Apr 2022 11

Average Days on Market to Sale this month at 63 above the 5 yr MAR average of 45

- JAN 58
- FEB 48 (-16.30%)
- MAR 63 (31.42%)

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	
\$125,000 and less	7	9.59%	48	56	37	0	
\$125,001 - \$175,000	9	12.33%	75	33	74	167	
\$175,001 - \$200,000	10	13.70%	47	19	50	0	
\$200,001 - \$250,000	19	26.03%	67	15	85	66	
\$250,001 - \$325,000	11	15.07%	63	72	38	108	
\$325,001 - \$450,000	10	13.70%	66	0	55	94	
\$450,001 and up	7	9.59%	76	0	38	183	
Average Closed DOM		63		42	61	107	
Total Closed Units		73	100%	63	12	41	13
Total Closed Volume		19,774,097		2.13M	10.00M	4.43M	3.22M

March 2026



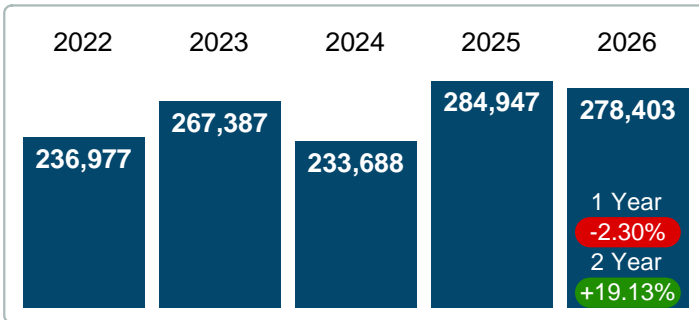
Area Delimited by County Of Creek - Residential Property Type



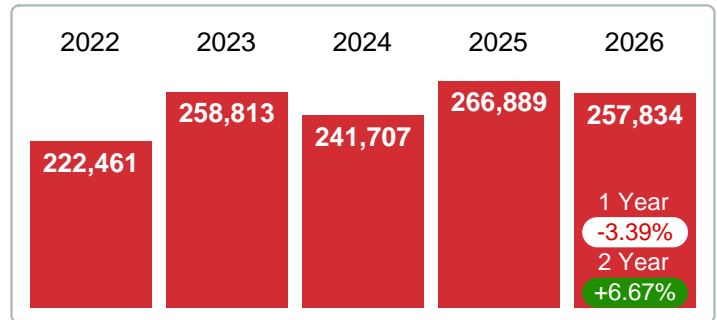
AVERAGE LIST PRICE AT CLOSING

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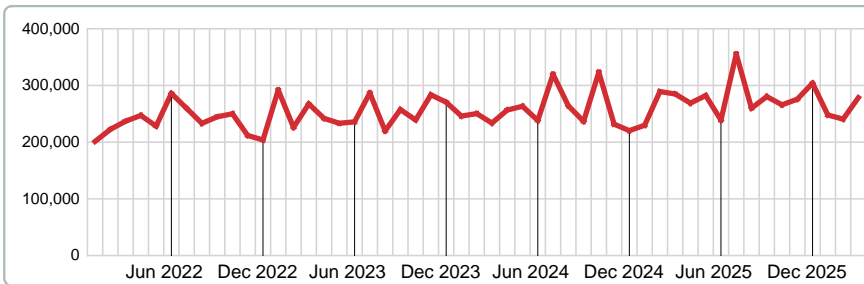
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

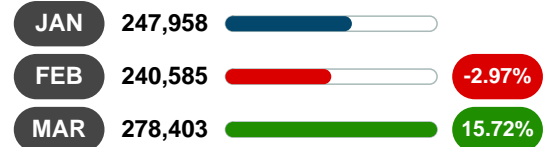


3 MONTHS

5 year MAR AVG = 260,280

High Jul 2025 355,405 Low Jan 2022 201,235

Average List Price at Closing this month at **278,403** above the 5 yr MAR average of **260,280**



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
\$125,000 and less	6.85%	95,300	94,125	135,000	0	0
\$125,001 - \$175,000	15.07%	157,745	154,950	165,900	150,000	0
\$175,001 - \$200,000	12.33%	193,208	217,900	190,419	0	0
\$200,001 - \$250,000	24.66%	225,390	230,000	232,123	239,190	209,000
\$250,001 - \$325,000	17.81%	292,592	310,000	291,960	289,450	287,500
\$325,001 - \$450,000	13.70%	381,260	0	358,680	392,300	450,000
\$450,001 and up	9.59%	671,357	0	674,750	642,500	688,333
Average List Price		278,403	184,525	250,493	349,220	471,286
Total Closed Units	100%	278,403	12	41	13	7
Total Closed Volume		20,323,390	2.21M	10.27M	4.54M	3.30M

March 2026



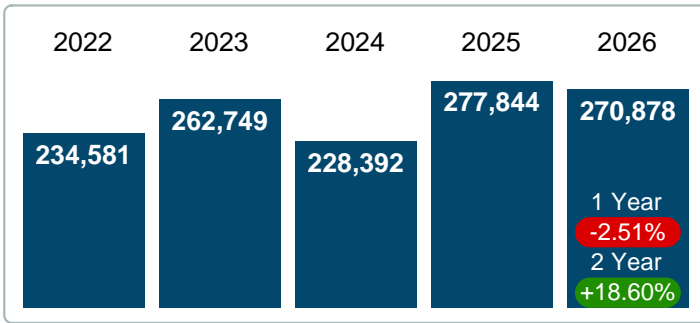
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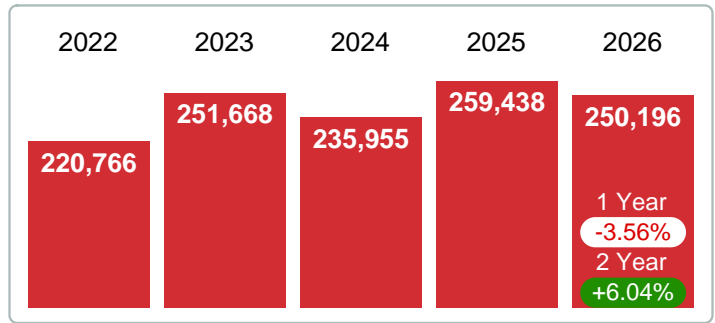
AVERAGE SOLD PRICE AT CLOSING

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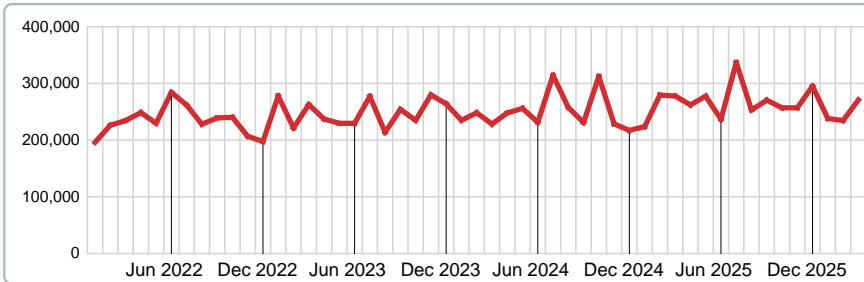
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

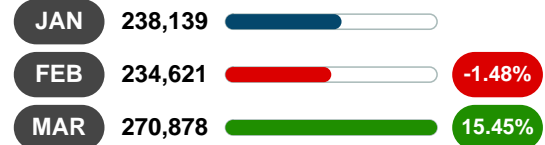


3 MONTHS

5 year MAR AVG = 254,889

High Jul 2025 336,900 Low Jan 2022 196,104

Average Sold Price at Closing this month at **270,878** above the 5 yr MAR average of **254,889**



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
\$125,000 and less	9.59%	92,714	86,625	100,833	0	0
\$125,001 - \$175,000	12.33%	156,378	154,200	159,000	145,000	0
\$175,001 - \$200,000	13.70%	190,988	200,000	189,987	0	0
\$200,001 - \$250,000	26.03%	225,353	220,833	225,860	232,940	203,000
\$250,001 - \$325,000	15.07%	288,300	305,001	290,260	277,500	277,500
\$325,001 - \$450,000	13.70%	376,280	0	352,680	387,350	450,000
\$450,001 and up	9.59%	656,000	0	667,250	622,500	670,833
Average Sold Price		270,878	177,283	243,903	340,474	460,071
Total Closed Units	100%	270,878	12	41	13	7
Total Closed Volume		19,774,097	2.13M	10.00M	4.43M	3.22M

March 2026



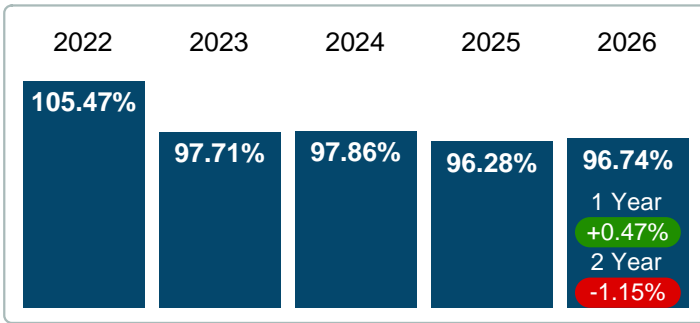
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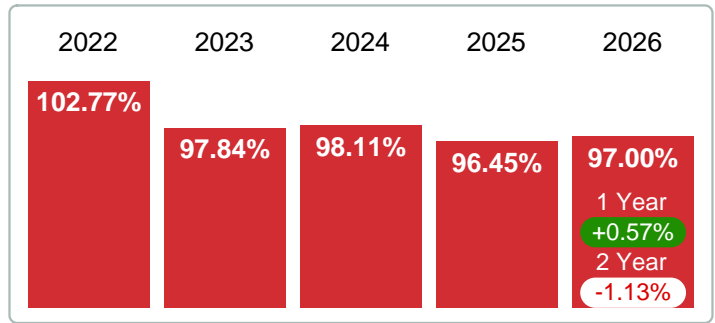
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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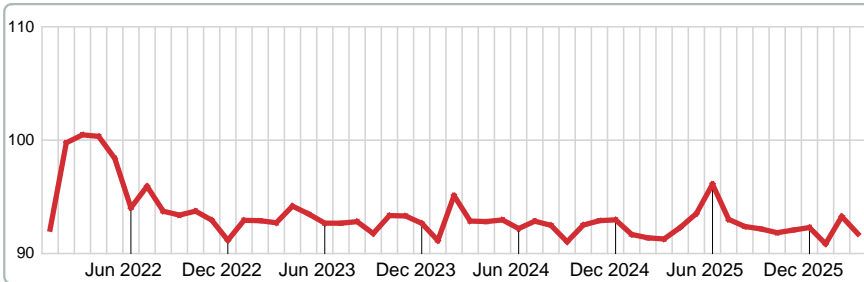
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

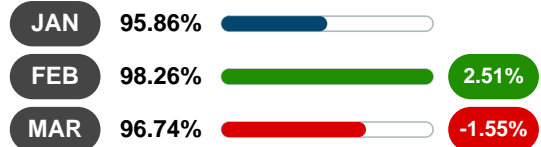


3 MONTHS

5 year MAR AVG = 98.81%

High Mar 2022 105.47% Low Jan 2026 95.86%

Average Sold/List Ratio this month at **96.74%**
below the 5 yr MAR average of **98.81%**



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
\$125,000 and less	7	9.59%	84.00%	90.90%	74.78%	0.00%	0.00%
\$125,001 - \$175,000	9	12.33%	97.43%	99.56%	96.84%	96.67%	0.00%
\$175,001 - \$200,000	10	13.70%	99.10%	91.79%	99.92%	0.00%	0.00%
\$200,001 - \$250,000	19	26.03%	97.53%	96.07%	97.83%	97.90%	97.13%
\$250,001 - \$325,000	11	15.07%	98.10%	98.54%	99.45%	95.87%	96.52%
\$325,001 - \$450,000	10	13.70%	98.84%	0.00%	98.55%	98.91%	100.00%
\$450,001 and up	7	9.59%	97.91%	0.00%	98.75%	96.85%	98.07%
Average Sold/List Ratio		96.70%		94.98%	96.79%	97.64%	97.77%
Total Closed Units		73	100%	12	41	13	7
Total Closed Volume		19,774,097		2.13M	10.00M	4.43M	3.22M

March 2026



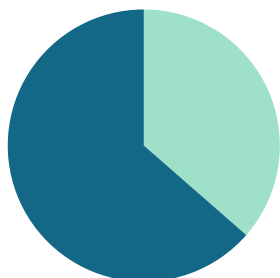
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

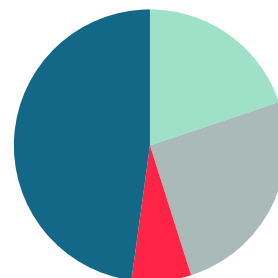


Inventory
 New Listings **106 = 36.43%**
 Start Inventory **185**
 Total Inventory Units **291**
 Volume **\$102,142,375**

Market Activity

Closed Sales **73 = 19.84%**
 Pending Sales **93 = 25.27%**
 Other Off Market **26 = 7.07%**
 Active Inventory **176 = 47.83%**

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	57	73	28.07%	152	181	19.08%
Pending Sales	65	93	43.08%	180	231	28.33%
New Listings	90	106	17.78%	222	259	16.67%
Average List Price	284,947	278,403	-2.30%	266,889	257,834	-3.39%
Average Sale Price	277,844	270,878	-2.51%	259,438	250,196	-3.56%
Average Percent of Selling Price to List Price	96.28%	96.74%	0.47%	96.45%	97.00%	0.57%
Average Days on Market to Sale	57.77	63.37	9.69%	48.41	56.87	17.47%
Monthly Inventory	162	176	8.64%	162	176	8.64%
Months Supply of Inventory	2.71	2.74	1.17%	2.71	2.74	1.17%

Absorption: Last 12 months, an Average of **64** Sales/Month

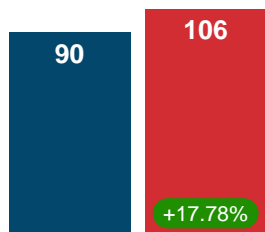
Inventory on March 31, 2026 = **176**

2025 **2026**

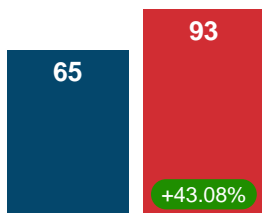
MARCH MARKET

AVERAGE PRICES

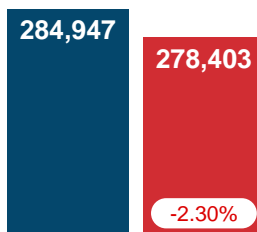
New Listings



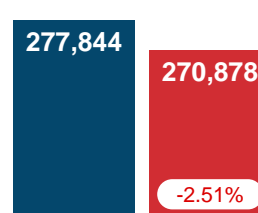
Pending Listings



List Price



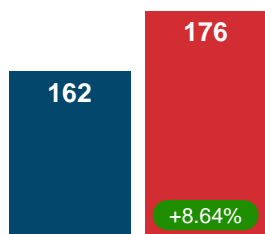
Sale Price



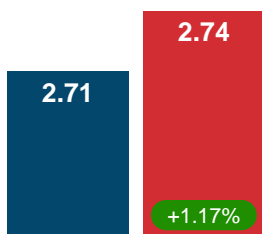
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

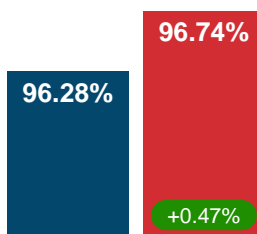
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

