

March 2026



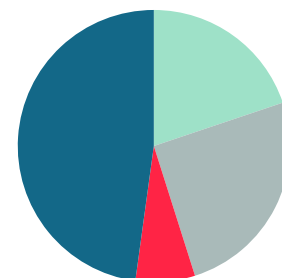
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	215,000	230,000	6.98%
Median Sale Price	215,000	228,000	6.05%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	37.00	41.00	10.81%
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.

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 **6.05%** in March 2026 to \$228,000 versus the previous year at \$215,000.

Median Days on Market Lengthens

The median number of **41.00** days that homes spent on the market before selling increased by 4.00 days or **10.81%** in March 2026 compared to last year's same month at **37.00** DOM.

Sales Success for March 2026 is Positive

Overall, with Median Prices going up 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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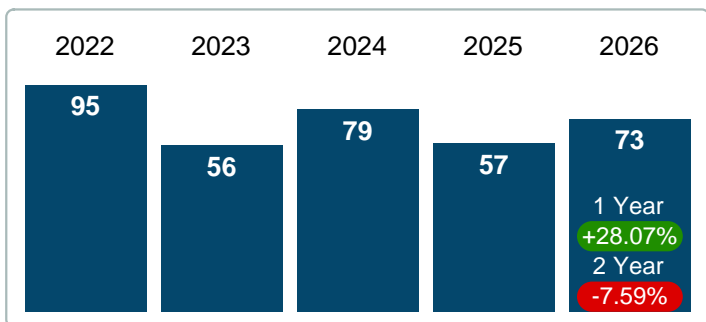
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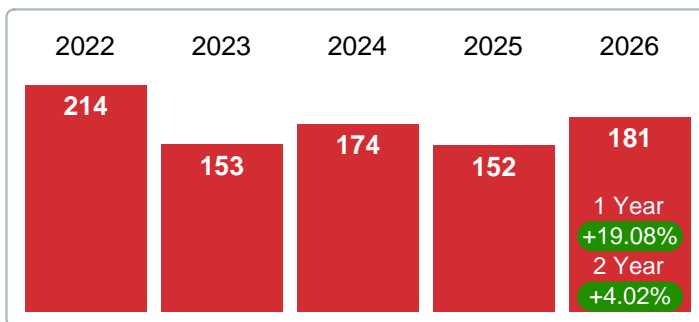
CLOSED LISTINGS

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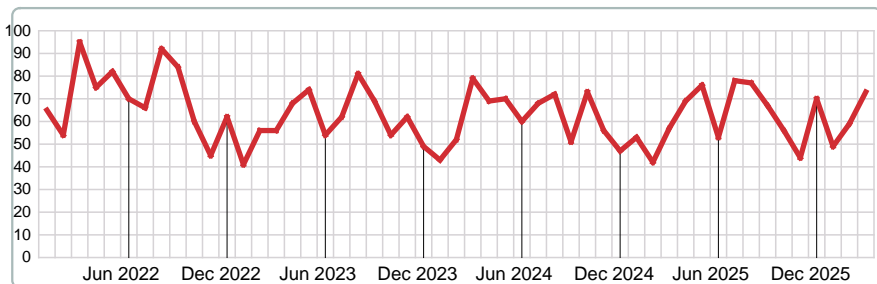
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 72

High Mar 2022: 95 | Low Jan 2023: 41

Closed Listings this month at **73**
above the 5 yr MAR average of **72**

Month	Closed Listings	% Change
JAN	49	
FEB	59	20.41%
MAR	73	23.73%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	9.59%	28.0	4	3	0	0
\$125,001 - \$175,000	9	12.33%	64.0	2	6	1	0
\$175,001 - \$200,000	10	13.70%	16.5	1	9	0	0
\$200,001 - \$250,000	19	26.03%	38.0	3	11	4	1
\$250,001 - \$325,000	11	15.07%	59.0	2	5	2	2
\$325,001 - \$450,000	10	13.70%	31.5	0	5	4	1
\$450,001 and up	7	9.59%	41.0	0	2	2	3
Total Closed Units	73			12	41	13	7
Total Closed Volume	19,774,097	100%	41.0	2.13M	10.00M	4.43M	3.22M
Median Closed Price	\$228,000			\$184,250	\$222,887	\$280,000	\$450,000

March 2026



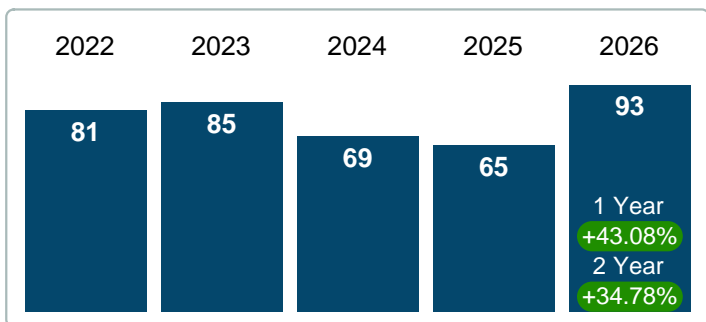
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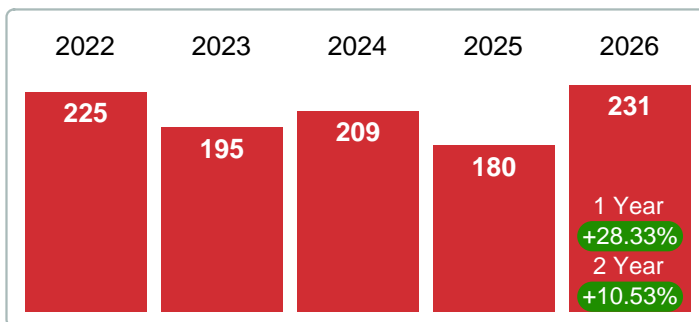
PENDING LISTINGS

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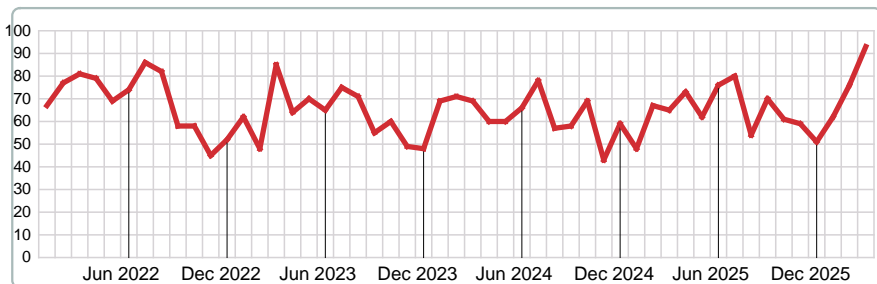
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

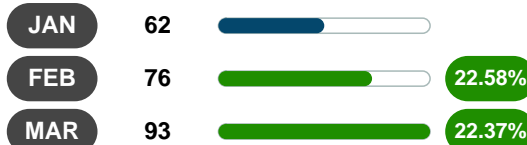


3 MONTHS

5 year MAR AVG = 79

High Mar 2026 93 Low Nov 2024 43

Pending Listings this month at 93 above the 5 yr MAR average of 79



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	8.60%	22.0	3	5	0	0
\$125,001 - \$150,000	8	8.60%	23.5	2	4	2	0
\$150,001 - \$175,000	12	12.90%	18.0	3	7	2	0
\$175,001 - \$225,000	21	22.58%	10.0	1	16	4	0
\$225,001 - \$325,000	27	29.03%	29.0	3	14	9	1
\$325,001 - \$500,000	6	6.45%	23.5	0	3	2	1
\$500,001 and up	11	11.83%	32.0	0	0	9	2
Total Pending Units	93			12	49	28	4
Total Pending Volume	24,951,107	100%	27.0	2.11M	10.50M	10.05M	2.29M
Median Listing Price	\$220,000			\$160,000	\$197,000	\$302,500	\$542,500

March 2026



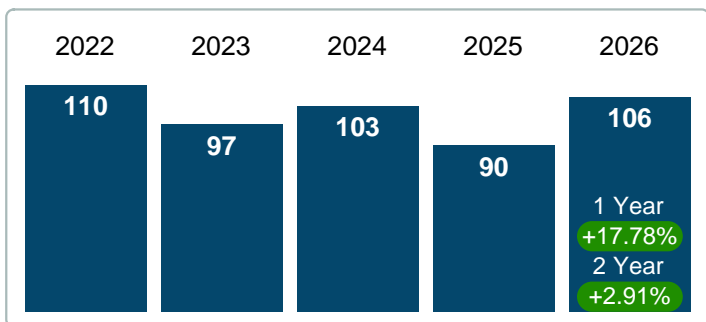
Area Delimited by County Of Creek - Residential Property Type



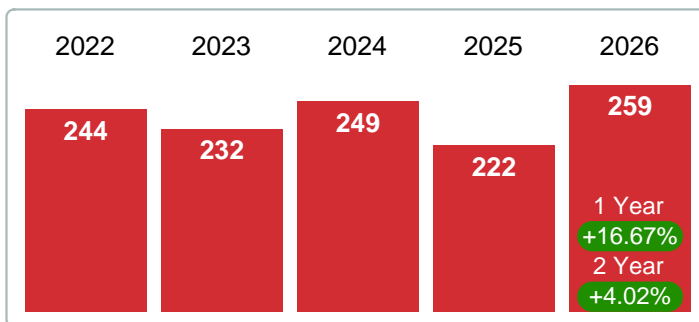
NEW LISTINGS

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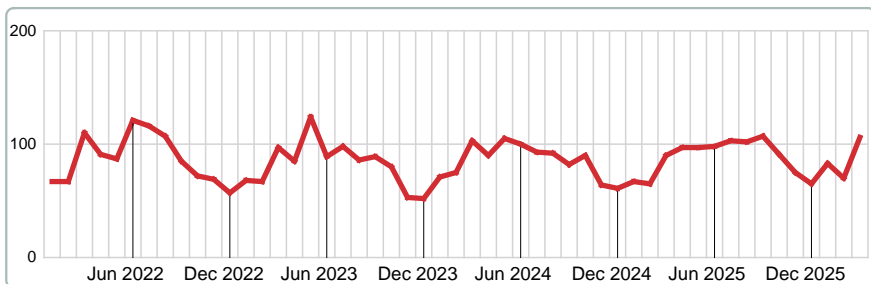
MARCH



YEAR TO DATE (YTD)

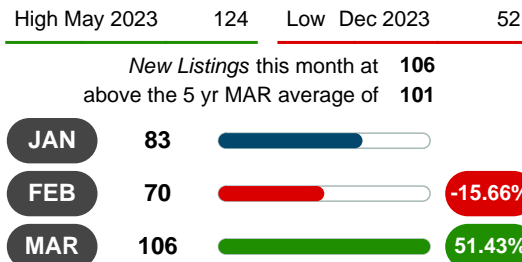


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 101



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
Median New Listed Listing Price	\$249,450		\$174,750	\$219,000	\$325,000	\$572,450

March 2026



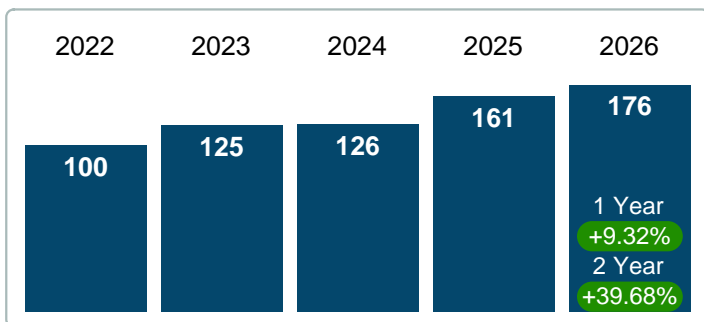
Area Delimited by County Of Creek - Residential Property Type



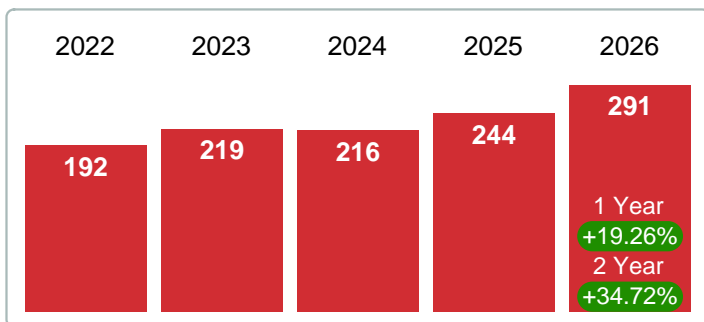
ACTIVE INVENTORY

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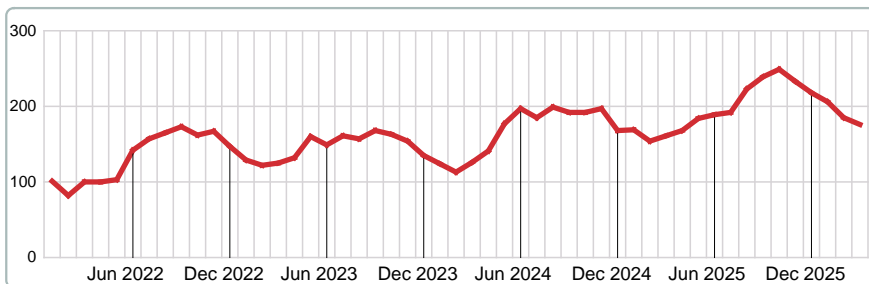
END OF MARCH



ACTIVE DURING MARCH

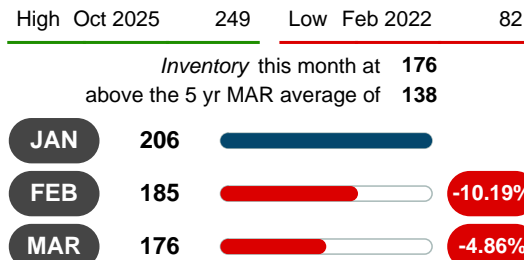


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 138



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	9.66%	81.0	6	10	0	1
\$150,001 - \$175,000	11	6.25%	49.0	4	6	1	0
\$175,001 - \$225,000	35	19.89%	79.0	4	28	2	1
\$225,001 - \$325,000	47	26.70%	47.0	0	31	16	0
\$325,001 - \$450,000	26	14.77%	52.0	2	11	13	0
\$450,001 - \$750,000	21	11.93%	61.0	0	10	8	3
\$750,001 and up	19	10.80%	43.0	1	3	7	8
Total Active Inventory by Units	176			17	99	47	13
Total Active Inventory by Volume	71,316,068	100%	55.5	3.64M	31.46M	23.73M	12.49M
Median Active Inventory Listing Price	\$276,500			\$159,700	\$249,900	\$365,000	\$768,000

March 2026



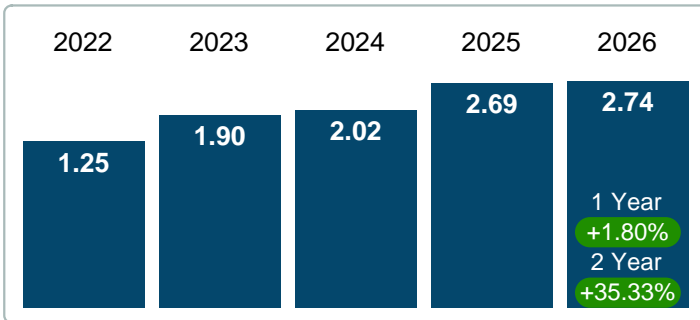
Area Delimited by County Of Creek - Residential Property Type



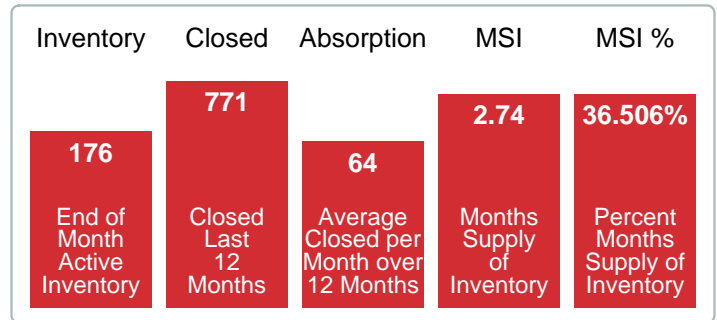
MONTHS SUPPLY of INVENTORY (MSI)

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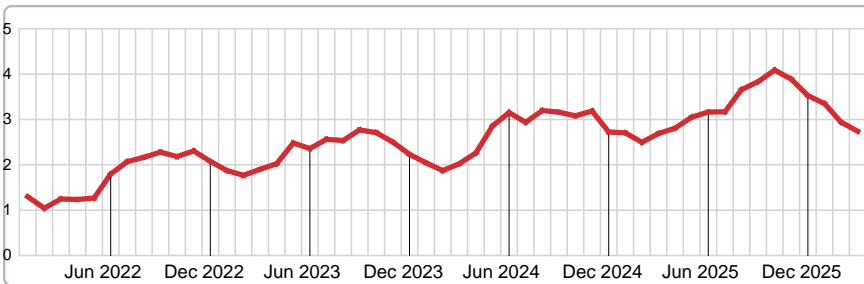
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS

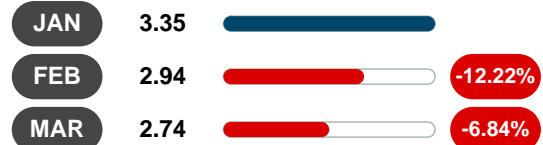


3 MONTHS

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

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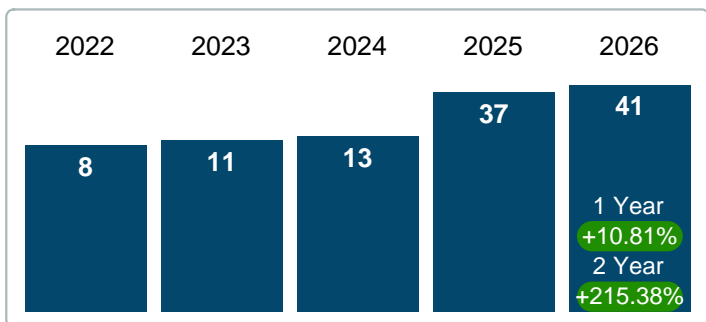
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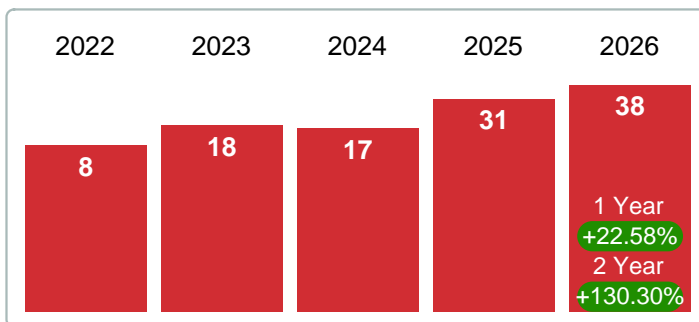
MEDIAN DAYS ON MARKET TO SALE

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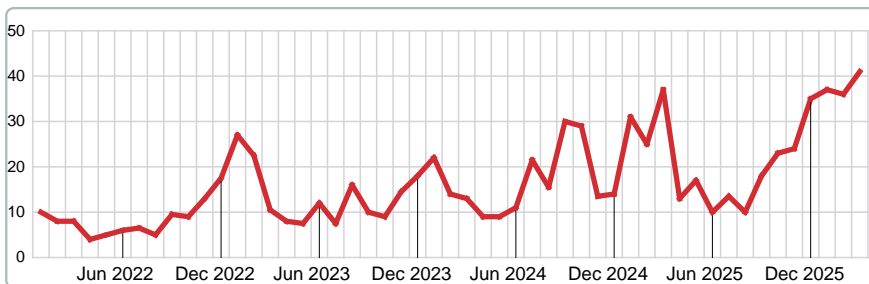
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 22

High Mar 2026 41 Low Apr 2022 4

Median Days on Market to Sale this month at 41 above the 5 yr MAR average of 22

Month	Median Days	Change
JAN	37	
FEB	36	-2.70%
MAR	41	13.89%

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
\$125,000 and less	9.59%	28	42	26	0	0
\$125,001 - \$175,000	12.33%	64	33	76	167	0
\$175,001 - \$200,000	13.70%	17	19	14	0	0
\$200,001 - \$250,000	26.03%	38	8	77	52	17
\$250,001 - \$325,000	15.07%	59	72	31	108	71
\$325,001 - \$450,000	13.70%	32	0	20	97	6
\$450,001 and up	9.59%	41	0	38	183	30
Median Closed DOM		41	24	38	72	30
Total Closed Units	100%	73	12	41	13	7
Total Closed Volume		19,774,097	2.13M	10.00M	4.43M	3.22M

March 2026



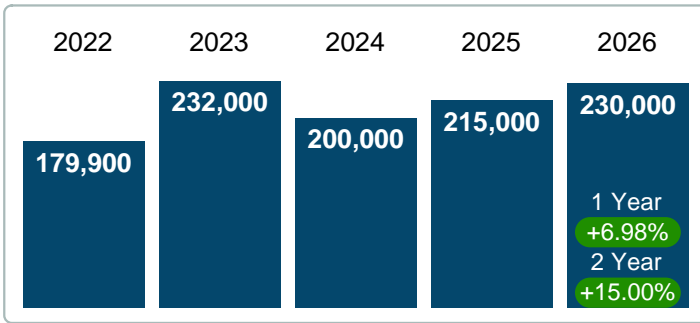
Area Delimited by County Of Creek - Residential Property Type



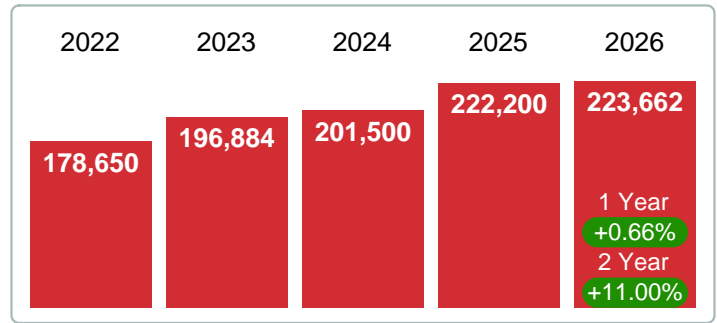
MEDIAN LIST PRICE AT CLOSING

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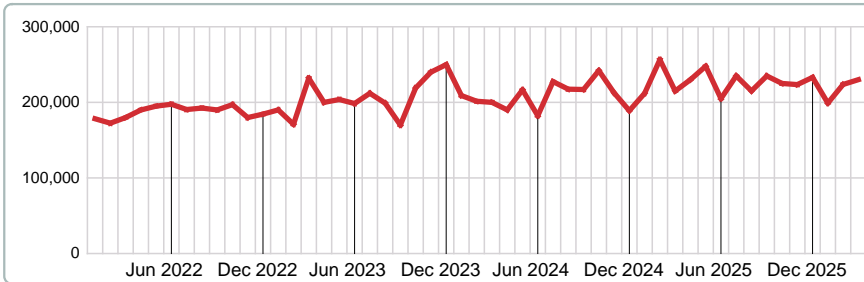
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

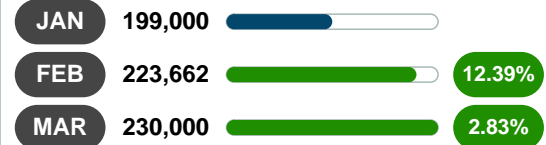


3 MONTHS

5 year MAR AVG = 211,380

High Feb 2025 256,450 Low Sep 2023 170,000

Median List Price at Closing this month at **230,000**
above the 5 yr MAR average of **211,380**



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
\$125,000 and less	5	6.85%	100,000	97,500	100,000	0	0
\$125,001 - \$175,000	11	15.07%	155,000	154,950	157,500	150,000	0
\$175,001 - \$200,000	9	12.33%	195,000	0	195,000	0	0
\$200,001 - \$250,000	18	24.66%	225,391	223,950	225,391	230,000	209,000
\$250,001 - \$325,000	13	17.81%	289,900	310,000	289,950	289,000	287,500
\$325,001 - \$450,000	10	13.70%	369,200	0	350,000	377,150	450,000
\$450,001 and up	7	9.59%	599,500	0	674,750	642,500	575,000
Median List Price			230,000	190,000	222,887	289,900	450,000
Total Closed Units		100%	230,000	12	41	13	7
Total Closed Volume			20,323,390	2.21M	10.27M	4.54M	3.30M

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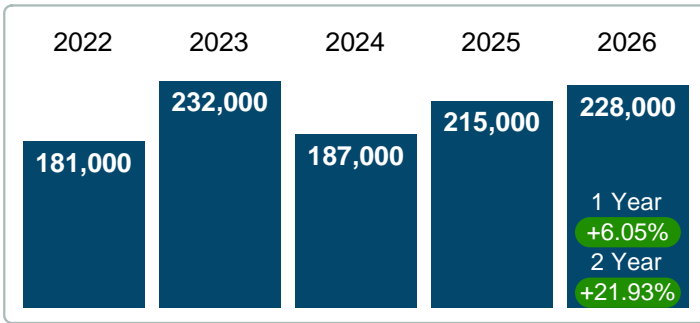
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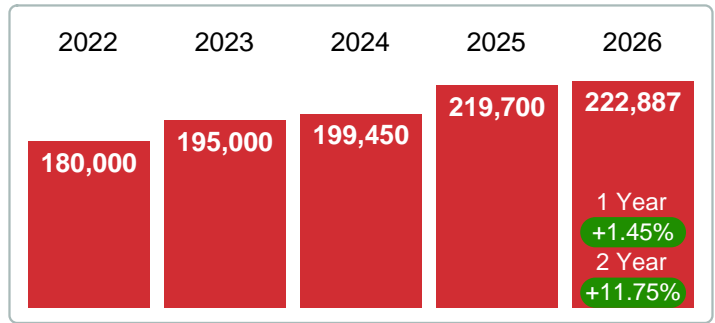
MEDIAN SOLD PRICE AT CLOSING

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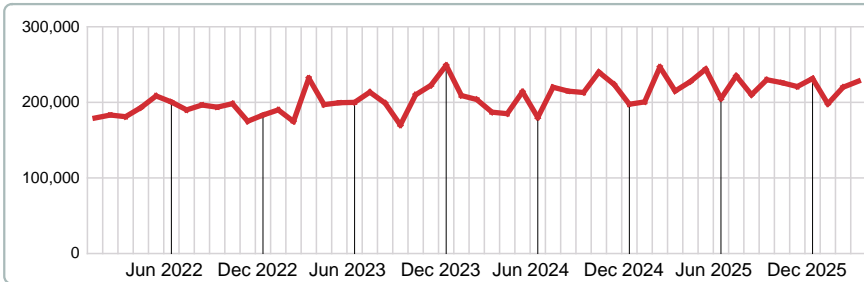
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

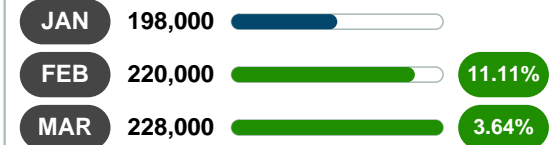


3 MONTHS

5 year MAR AVG = 208,600

High Dec 2023 249,000 Low Sep 2023 170,000

Median Sold Price at Closing this month at **228,000** above the 5 yr MAR average of **208,600**



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
\$125,000 and less	9.59%	106,500	93,250	107,500	0	0
\$125,001 - \$175,000	12.33%	159,000	154,200	161,000	145,000	0
\$175,001 - \$200,000	13.70%	193,000	200,000	193,000	0	0
\$200,001 - \$250,000	26.03%	225,000	210,000	225,000	230,880	203,000
\$250,001 - \$325,000	15.07%	289,900	305,001	289,900	277,500	277,500
\$325,001 - \$450,000	13.70%	369,250	0	350,000	377,200	450,000
\$450,001 and up	9.59%	584,500	0	667,250	622,500	567,500
Median Sold Price		228,000	184,250	222,887	280,000	450,000
Total Closed Units		73	12	41	13	7
Total Closed Volume		19,774,097	2.13M	10.00M	4.43M	3.22M

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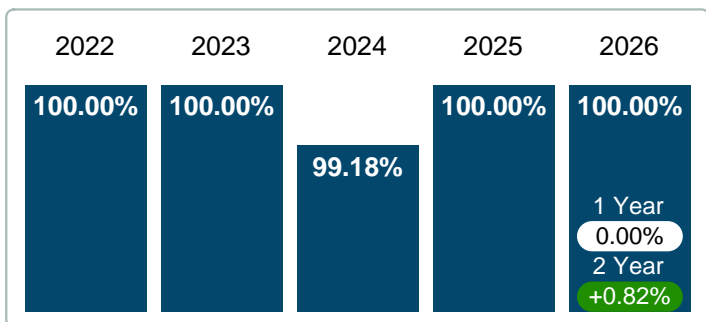
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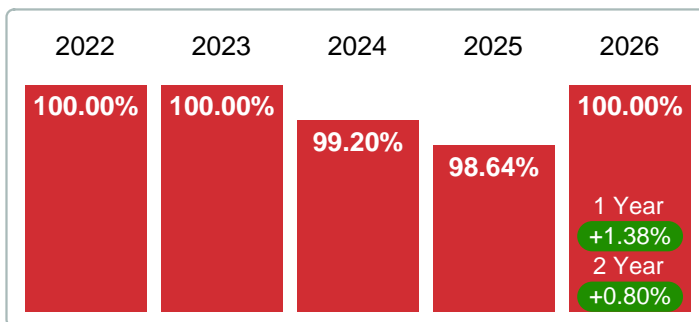
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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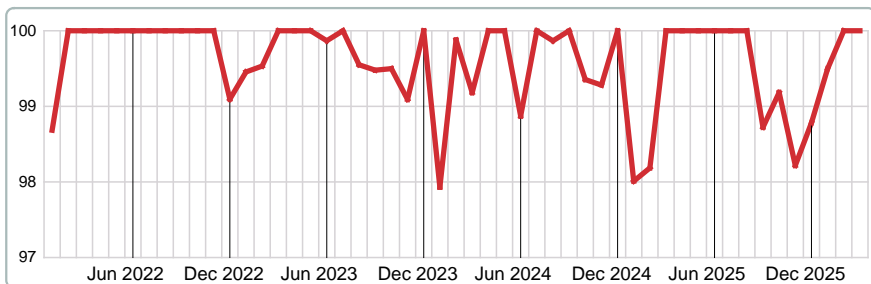
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

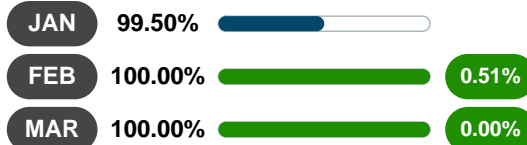


3 MONTHS

5 year MAR AVG = 99.84%

High Mar 2026 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAR average of 99.84%



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
\$125,000 and less	7	9.59%	80.00%	91.81%	75.00%	0.00%	0.00%
\$125,001 - \$175,000	9	12.33%	100.00%	99.56%	100.84%	96.67%	0.00%
\$175,001 - \$200,000	10	13.70%	99.49%	91.79%	100.00%	0.00%	0.00%
\$200,001 - \$250,000	19	26.03%	100.00%	98.00%	100.00%	100.00%	97.13%
\$250,001 - \$325,000	11	15.07%	97.26%	98.54%	100.00%	95.87%	96.52%
\$325,001 - \$450,000	10	13.70%	100.00%	0.00%	100.00%	99.34%	100.00%
\$450,001 and up	7	9.59%	97.50%	0.00%	98.75%	96.85%	98.70%
Median Sold/List Ratio		100.00%		96.69%	100.00%	97.38%	97.13%
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



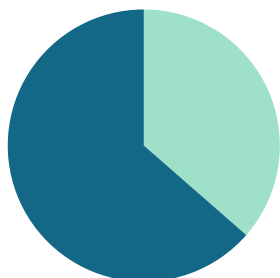
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

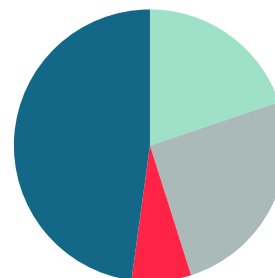


Inventory
 New Listings
106 = 36.43%
 Start Inventory
185
 Total Inventory Units
291
 Volume
\$102,142,375

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%
Median List Price	215,000	230,000	6.98%	222,200	223,662	0.66%
Median Sale Price	215,000	228,000	6.05%	219,700	222,887	1.45%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.64%	100.00%	1.38%
Median Days on Market to Sale	37.00	41.00	10.81%	31.00	38.00	22.58%
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

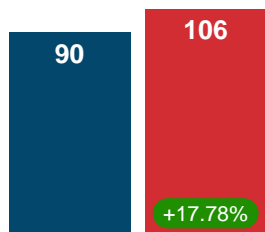
Inventory on March 31, 2026 = **176**

2025 **2026**

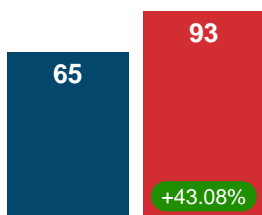
MARCH MARKET

MEDIAN PRICES

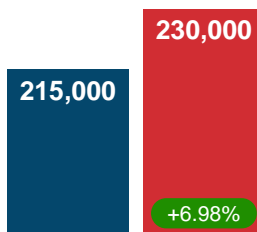
New Listings



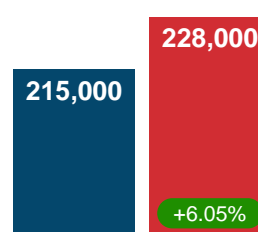
Pending Listings



List Price



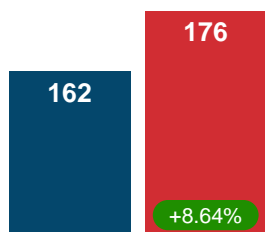
Sale Price



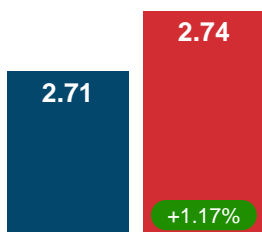
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

