

March 2026



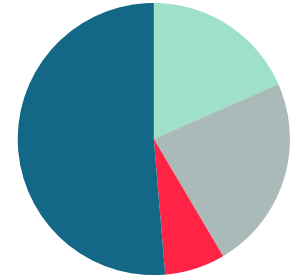
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	1,044	1,166	11.69%
Pending Listings	1,301	1,466	12.68%
New Listings	1,762	1,774	0.68%
Average List Price	321,225	314,893	-1.97%
Average Sale Price	315,808	308,902	-2.19%
Average Percent of Selling Price to List Price	98.50%	97.80%	-0.70%
Average Days on Market to Sale	46.64	55.58	19.17%
End of Month Inventory	3,160	3,256	3.04%
Months Supply of Inventory	2.98	2.93	-1.69%



- Closed (18.38%)
- Pending (23.11%)
- Other OffMarket (7.17%)
- Active (51.33%)

Absorption: Last 12 months, an Average of **1,111** Sales/Month
Active Inventory as of March 31, 2026 = **3,256**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **3.04%** to 3,256 existing homes available for sale. Over the last 12 months this area has had an average of 1,111 closed sales per month. This represents an unsold inventory index of **2.93** 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 **2.19%** in March 2026 to \$308,902 versus the previous year at \$315,808.

Average Days on Market Lengthens

The average number of **55.58** days that homes spent on the market before selling increased by 8.94 days or **19.17%** in March 2026 compared to last year's same month at **46.64** 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 1,774 New Listings in March 2026, up **0.68%** from last year at 1,762. Furthermore, there were 1,166 Closed Listings this month versus last year at 1,044, a **11.69%** increase.

Closed versus Listed trends yielded a **65.7%** ratio, up from previous year's, March 2025, at **59.3%**, a **10.93%** 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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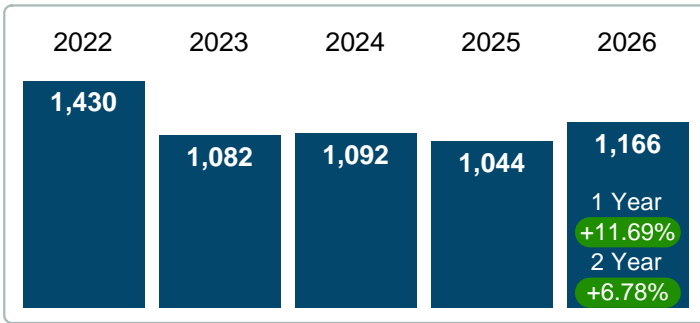
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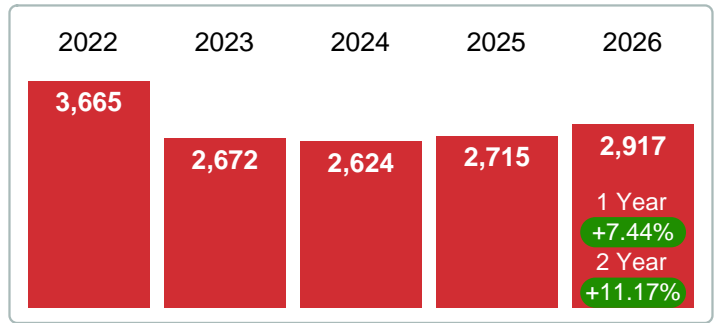
CLOSED LISTINGS

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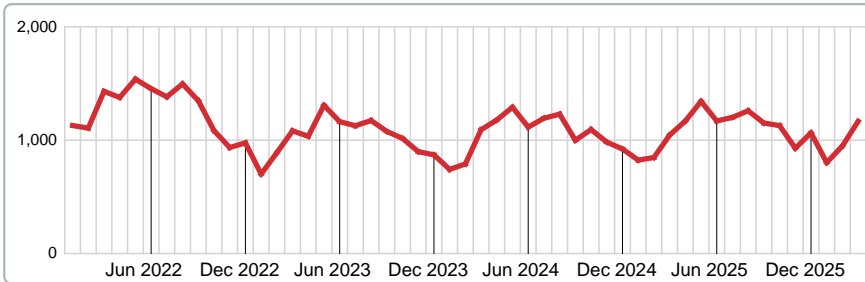
MARCH



YEAR TO DATE (YTD)

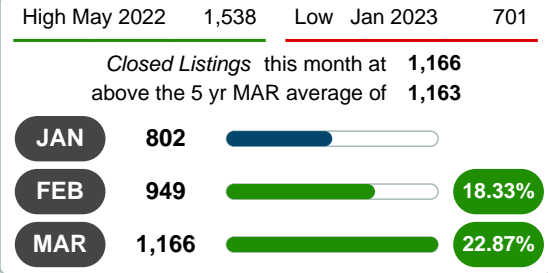


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,163



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	90	7.72%	40.4	40	45	5	0
\$125,001 - \$175,000	126	10.81%	44.7	36	78	11	1
\$175,001 - \$225,000	188	16.12%	45.8	19	150	17	2
\$225,001 - \$300,000	284	24.36%	47.3	13	202	65	4
\$300,001 - \$375,000	194	16.64%	66.5	9	100	77	8
\$375,001 - \$525,000	166	14.24%	65.1	2	54	89	21
\$525,001 and up	118	10.12%	83.1	2	17	74	25
Total Closed Units	1,166			121	646	338	61
Total Closed Volume	360,180,243	100%	55.6	21.10M	167.77M	139.58M	31.73M
Average Closed Price	\$308,902			\$174,374	\$259,702	\$412,962	\$520,201

March 2026



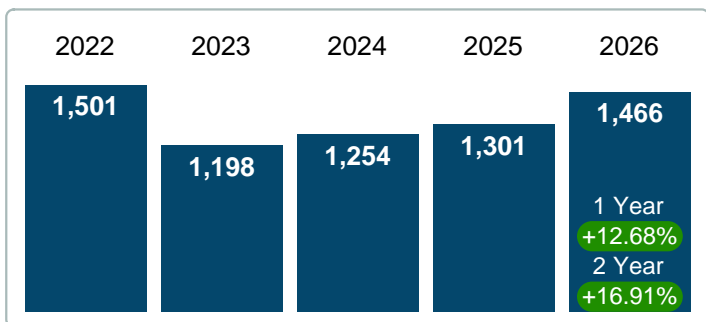
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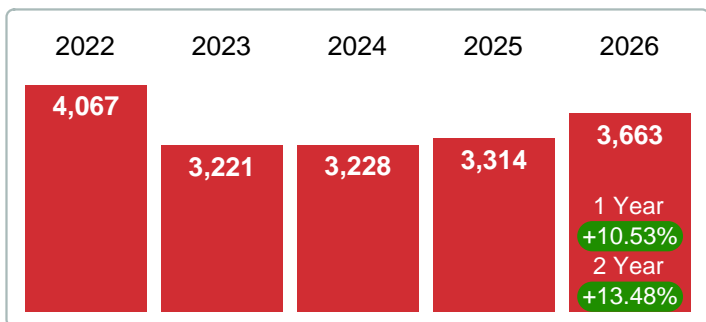
PENDING LISTINGS

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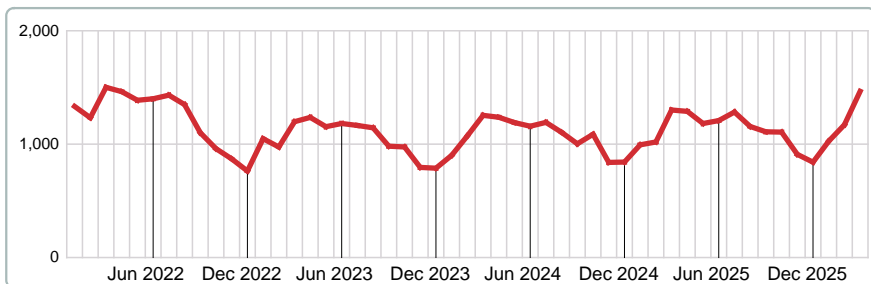
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,344

High Mar 2022 1,501 Low Dec 2022 763

Pending Listings this month at 1,466 above the 5 yr MAR average of 1,344

JAN	1,026	<div style="width: 76.3%;"></div>
FEB	1,171	<div style="width: 87.2%;"></div> 14.13%
MAR	1,466	<div style="width: 108.6%;"></div> 25.19%

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	96	6.55%	47.9	47	45	4	0
\$125,001 - \$175,000	139	9.48%	47.6	35	88	16	0
\$175,001 - \$225,000	210	14.32%	38.8	21	164	21	4
\$225,001 - \$325,000	481	32.81%	46.4	25	316	133	7
\$325,001 - \$400,000	182	12.41%	59.3	2	78	90	12
\$400,001 - \$575,000	210	14.32%	52.3	7	62	114	27
\$575,001 and up	148	10.10%	70.9	1	15	92	40
Total Pending Units	1,466			138	768	470	90
Total Pending Volume	488,823,085	100%	50.5	25.16M	203.97M	204.13M	55.56M
Average Listing Price	\$333,440			\$182,288	\$265,585	\$434,329	\$617,368

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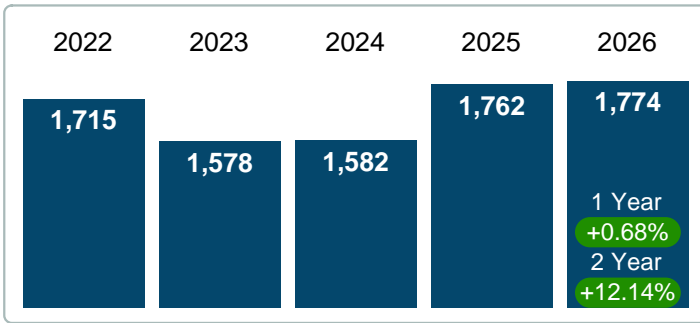
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



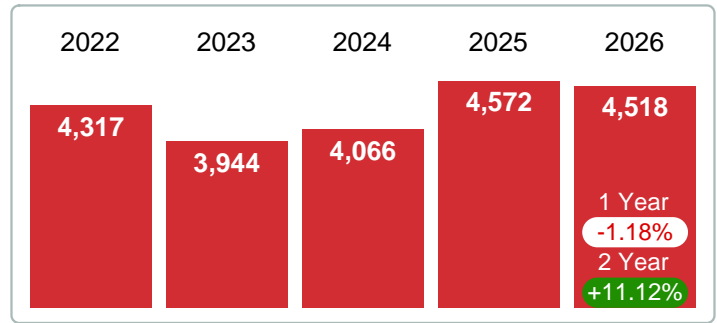
NEW LISTINGS

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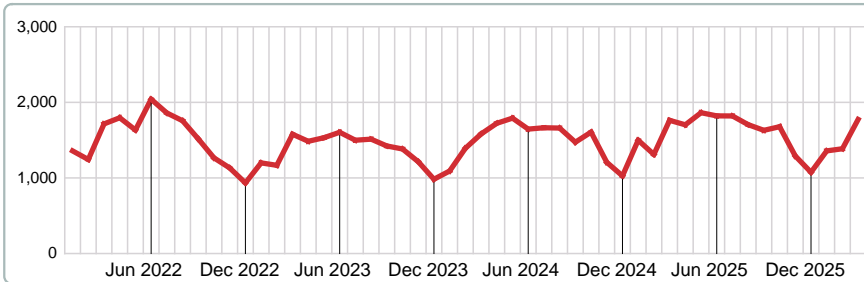
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,682

High Jun 2022 2,041 Low Dec 2022 934

New Listings this month at 1,774 above the 5 yr MAR average of 1,682



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	126	7.10%	65	56	4	1
\$125,001 - \$200,000	264	14.88%	57	172	32	3
\$200,001 - \$250,000	259	14.60%	26	199	32	2
\$250,001 - \$350,000	455	25.65%	30	275	138	12
\$350,001 - \$450,000	268	15.11%	13	112	120	23
\$450,001 - \$625,000	212	11.95%	6	59	121	26
\$625,001 and up	190	10.71%	3	36	98	53
Total New Listed Units	1,774		200	909	545	120
Total New Listed Volume	654,492,164	100%	41.63M	267.14M	254.29M	91.44M
Average New Listed Listing Price	\$368,936		\$208,128	\$293,884	\$466,580	\$761,998

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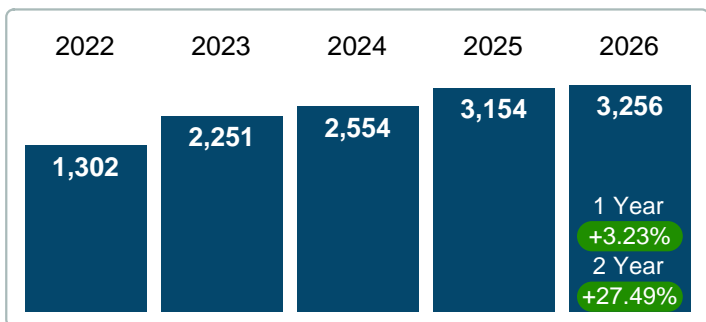
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



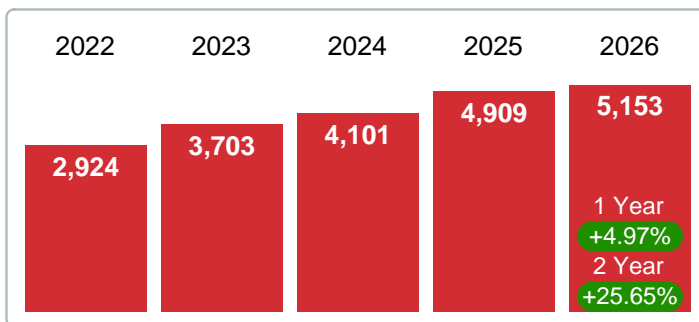
ACTIVE INVENTORY

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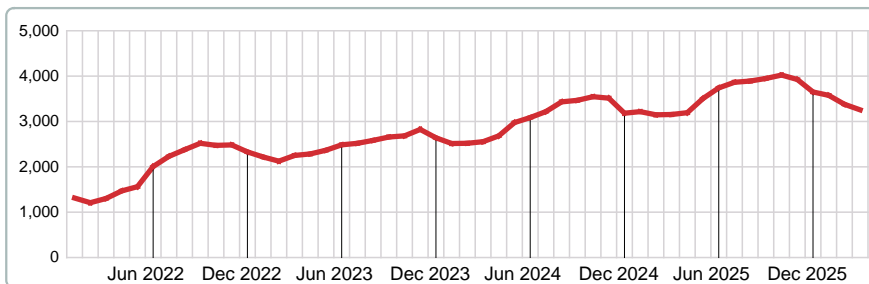
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2,503

High Oct 2025 4,023 Low Feb 2022 1,209

Inventory this month at 3,256 above the 5 yr MAR average of 2,503



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	261	8.02%	107.2	151	92	13	5
\$125,001 - \$200,000	402	12.35%	66.6	118	219	58	7
\$200,001 - \$275,000	532	16.34%	58.2	63	371	86	12
\$275,001 - \$375,000	738	22.67%	70.4	36	344	323	35
\$375,001 - \$525,000	583	17.91%	84.6	25	261	244	53
\$525,001 - \$700,000	395	12.13%	98.2	13	85	234	63
\$700,001 and up	345	10.60%	85.4	12	54	155	124
Total Active Inventory by Units	3,256			418	1,426	1,113	299
Total Active Inventory by Volume	1,368,871,850	100%	78.4	93.50M	470.26M	556.28M	248.84M
Average Active Inventory Listing Price	\$420,415			\$223,673	\$329,773	\$499,804	\$832,233

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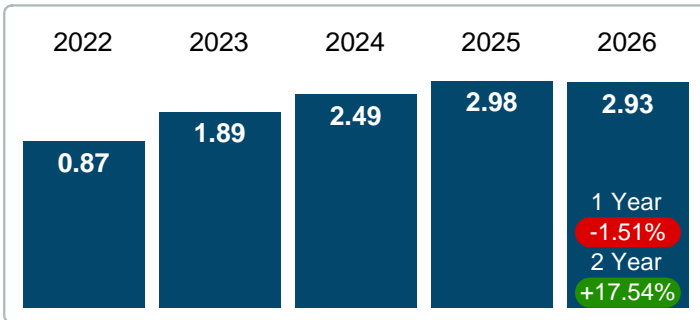
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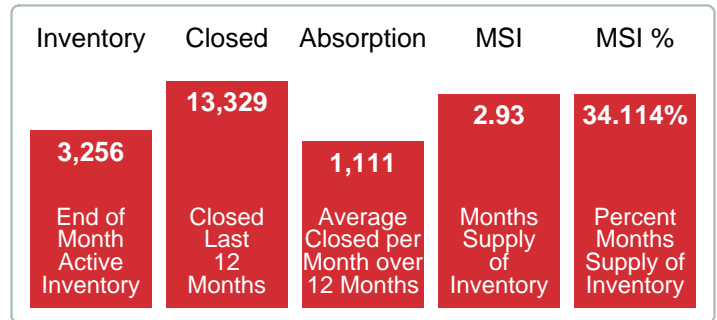
MONTHS SUPPLY of INVENTORY (MSI)

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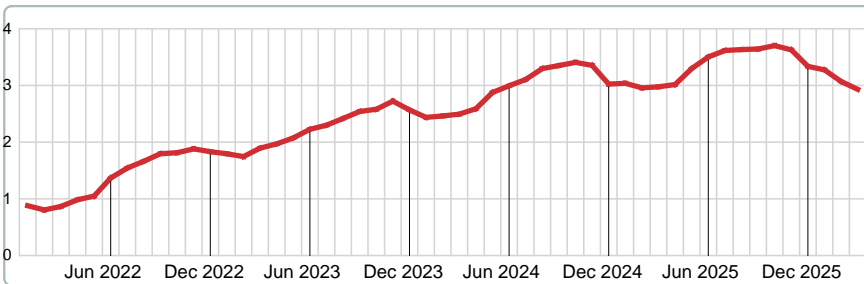
MSI FOR MARCH



INDICATORS FOR MARCH 2026

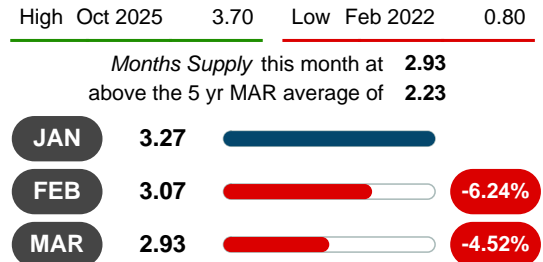


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.23



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
\$125,000 and less	261	8.02%	2.95	3.60	2.27	2.44	8.57
\$125,001 - \$200,000	402	12.35%	2.18	2.91	1.76	3.19	5.60
\$200,001 - \$275,000	532	16.34%	1.83	3.14	1.68	1.85	4.00
\$275,001 - \$375,000	738	22.67%	2.78	3.57	2.56	3.00	2.68
\$375,001 - \$525,000	583	17.91%	3.75	5.45	4.70	3.08	3.31
\$525,001 - \$700,000	395	12.13%	5.25	9.75	5.10	5.14	5.36
\$700,001 and up	345	10.60%	6.72	18.00	7.12	5.94	7.29
Market Supply of Inventory (MSI)			2.93	3.50	2.38	3.39	4.77
Total Active Inventory by Units		100%	2.93	418	1,426	1,113	299

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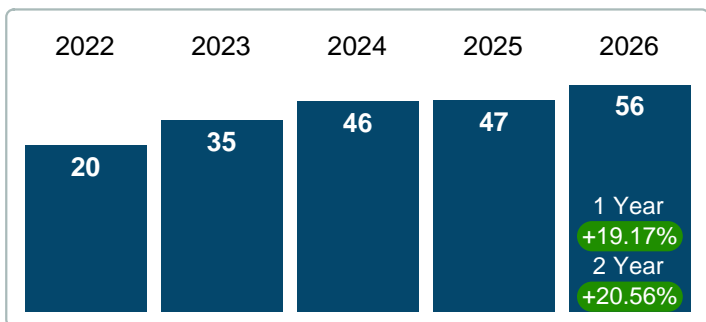
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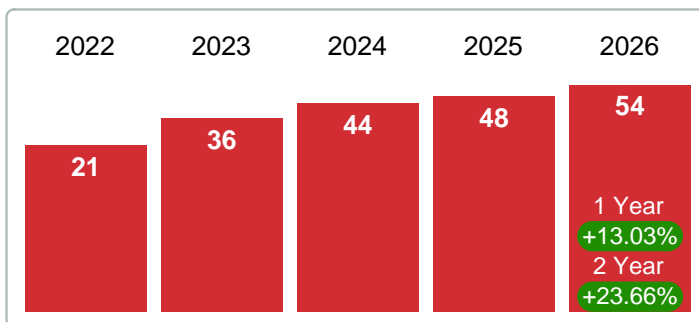
AVERAGE DAYS ON MARKET TO SALE

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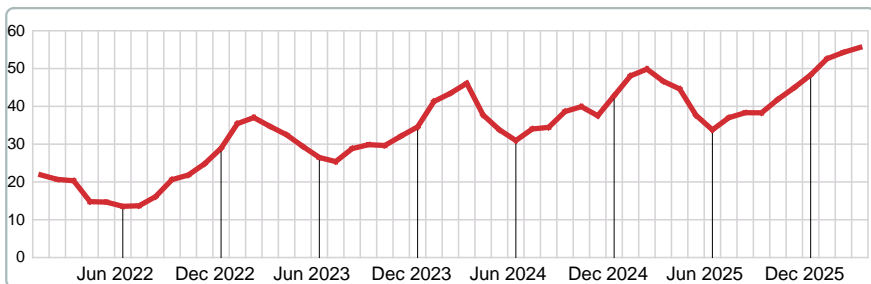
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

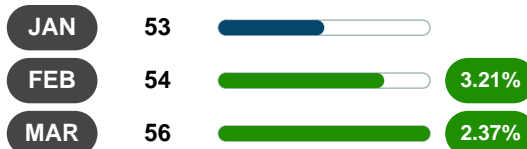


3 MONTHS

5 year MAR AVG = 41

High Mar 2026 56 Low Jun 2022 14

Average Days on Market to Sale this month at 56 above the 5 yr MAR average of 41



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 90	7.72%	40	41	37	65	0
\$125,001 - \$175,000 126	10.81%	45	42	46	43	80
\$175,001 - \$225,000 188	16.12%	46	45	46	50	34
\$225,001 - \$300,000 284	24.36%	47	35	48	47	43
\$300,001 - \$375,000 194	16.64%	66	45	60	75	83
\$375,001 - \$525,000 166	14.24%	65	96	58	64	86
\$525,001 and up 118	10.12%	83	131	83	84	76
Average Closed DOM		56	44	50	66	77
Total Closed Units	1,166	100%	121	646	338	61
Total Closed Volume	360,180,243		21.10M	167.77M	139.58M	31.73M

March 2026



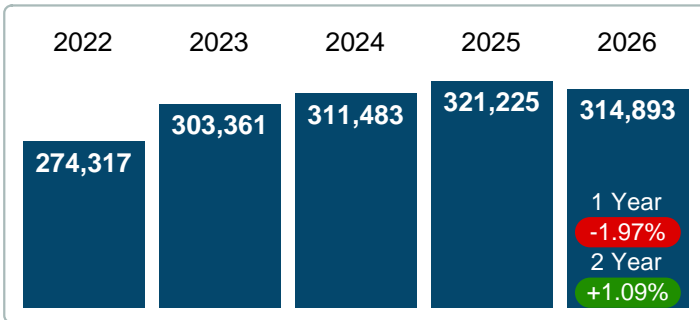
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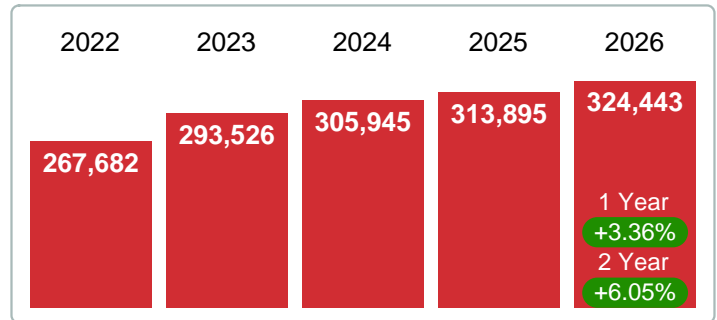
AVERAGE LIST PRICE AT CLOSING

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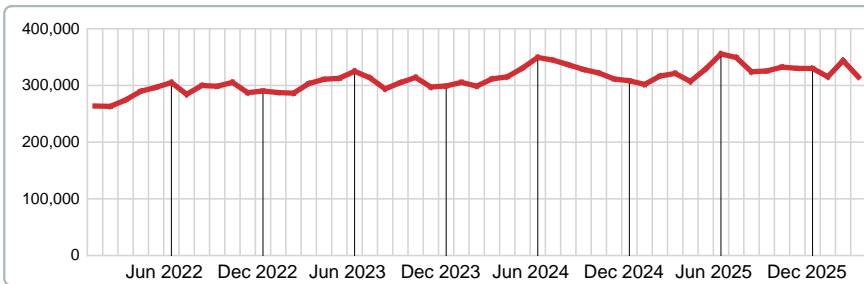
MARCH



YEAR TO DATE (YTD)

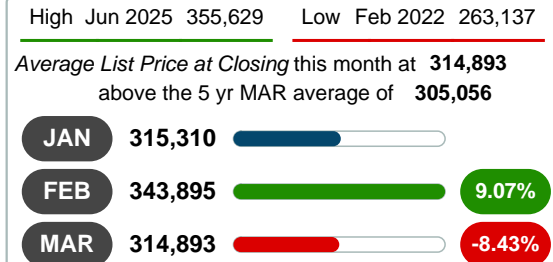


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 305,056



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	77	6.60%	90,797	88,985	106,947	94,000	0	
\$125,001 - \$175,000	128	10.98%	154,838	156,578	160,322	162,573	155,000	
\$175,001 - \$225,000	186	15.95%	204,211	203,600	208,929	207,576	203,500	
\$225,001 - \$300,000	292	25.04%	264,974	264,938	263,822	276,330	284,850	
\$300,001 - \$375,000	195	16.72%	335,773	331,267	334,278	338,231	362,413	
\$375,001 - \$525,000	162	13.89%	437,122	456,700	439,209	441,870	456,176	
\$525,001 and up	126	10.81%	704,044	718,000	718,547	709,652	728,116	
Average List Price		314,893		180,493	265,185	419,033	530,874	
Total Closed Units		1,166	100%	314,893	121	646	338	61
Total Closed Volume		367,165,437		21.84M	171.31M	141.63M	32.38M	

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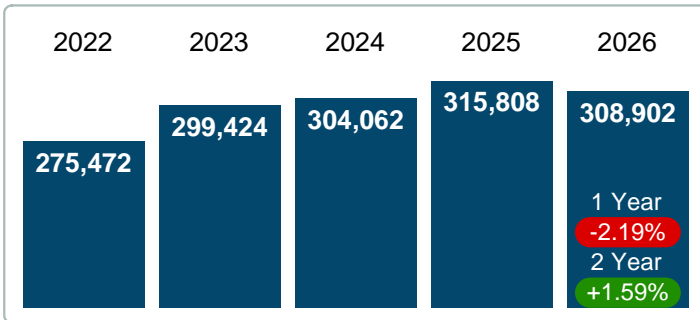
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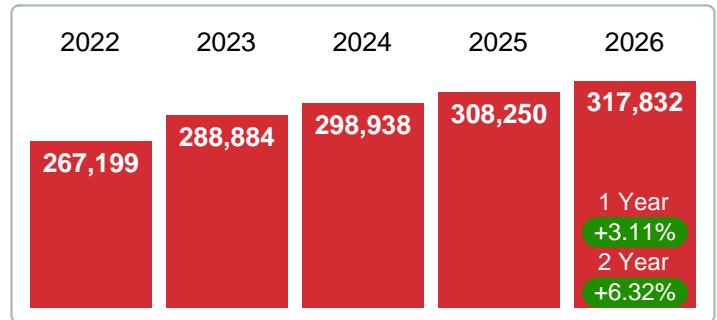
AVERAGE SOLD PRICE AT CLOSING

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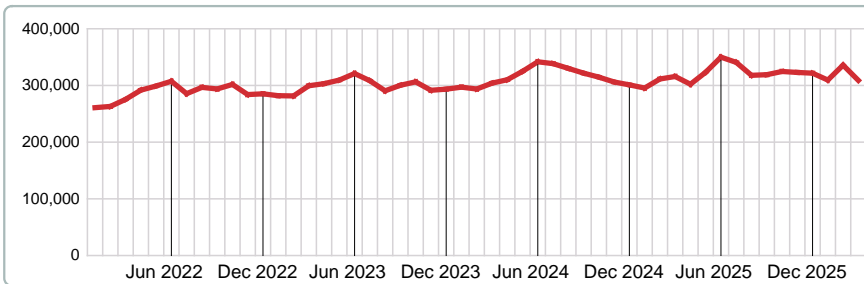
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

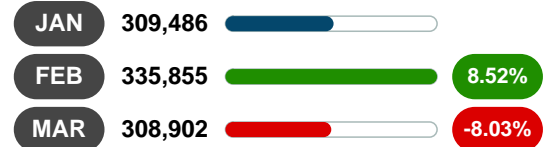


3 MONTHS

5 year MAR AVG = 300,734

High Jun 2025 349,909 Low Jan 2022 260,834

Average Sold Price at Closing this month at **308,902** above the 5 yr MAR average of **300,734**



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	7.72%	88,955	83,399	94,099	87,100	0
\$125,001 - \$175,000	10.81%	154,694	152,791	155,565	155,173	150,000
\$175,001 - \$225,000	16.12%	203,728	197,495	204,477	203,759	206,500
\$225,001 - \$300,000	24.36%	263,012	257,712	260,202	272,536	267,375
\$300,001 - \$375,000	16.64%	332,382	328,389	330,267	334,786	340,175
\$375,001 - \$525,000	14.24%	435,594	458,380	430,354	435,107	448,960
\$525,001 and up	10.12%	702,508	643,950	700,053	699,418	718,008
Average Sold Price		308,902	174,374	259,702	412,962	520,201
Total Closed Units	100%	308,902	121	646	338	61
Total Closed Volume		360,180,243	21.10M	167.77M	139.58M	31.73M

March 2026



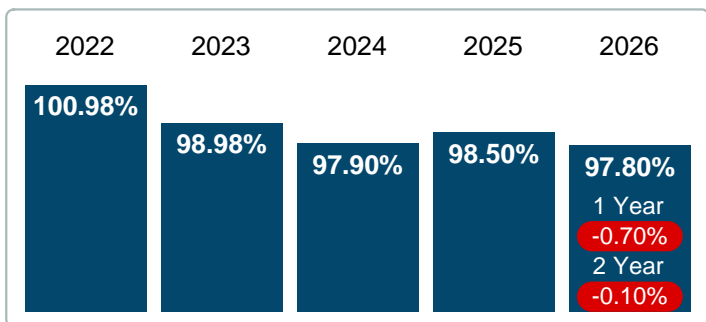
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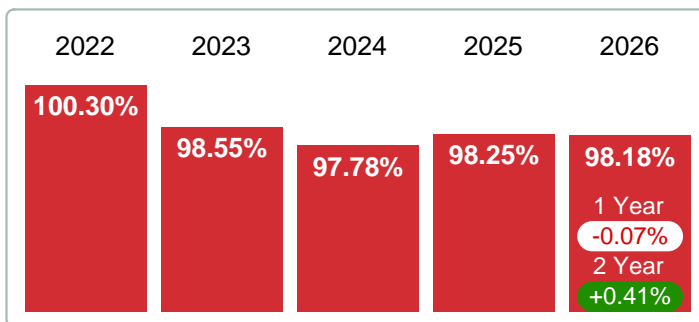
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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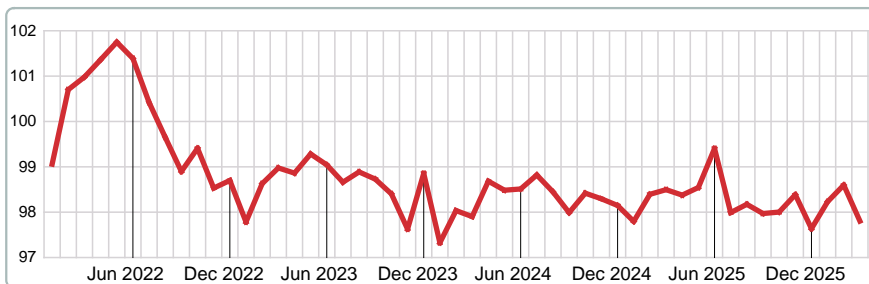
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

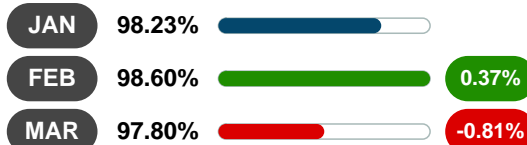


3 MONTHS

5 year MAR AVG = 98.83%

High May 2022 101.75% Low Jan 2024 97.33%

Average Sold/List Ratio this month at **97.80%**
below the 5 yr MAR average of **98.83%**



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	90	7.72%	90.86%	92.57%	88.78%	95.84%	0.00%
\$125,001 - \$175,000	126	10.81%	97.40%	98.00%	97.37%	95.72%	96.77%
\$175,001 - \$225,000	188	16.12%	98.08%	97.22%	98.13%	98.19%	101.59%
\$225,001 - \$300,000	284	24.36%	98.60%	97.56%	98.73%	98.69%	93.81%
\$300,001 - \$375,000	194	16.64%	98.78%	99.42%	98.86%	99.04%	94.63%
\$375,001 - \$525,000	166	14.24%	98.41%	100.40%	98.04%	98.57%	98.52%
\$525,001 and up	118	10.12%	98.71%	91.34%	97.67%	99.05%	99.02%
Average Sold/List Ratio		97.80%		96.07%	97.67%	98.65%	97.98%
Total Closed Units	1,166	100%	97.80%	121	646	338	61
Total Closed Volume	360,180,243			21.10M	167.77M	139.58M	31.73M

March 2026



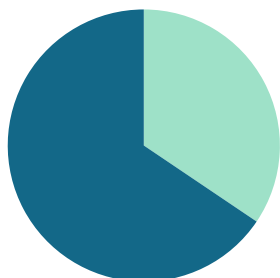
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

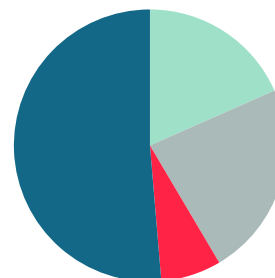


Inventory
 New Listings
1,774 = 34.44%
 Start Inventory
3,377
 Total Inventory Units
5,151
 Volume
\$2,019,820,561

Market Activity

Closed Sales
1,166 = 18.38%
 Pending Sales
1,466 = 23.11%
 Other Off Market
455 = 7.17%
 Active Inventory
3,256 = 51.33%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	1,044	1,166	11.69%	2,715	2,917	7.44%
Pending Sales	1,301	1,466	12.68%	3,314	3,663	10.53%
New Listings	1,762	1,774	0.68%	4,572	4,518	-1.18%
Average List Price	321,225	314,893	-1.97%	313,895	324,443	3.36%
Average Sale Price	315,808	308,902	-2.19%	308,250	317,832	3.11%
Average Percent of Selling Price to List Price	98.50%	97.80%	-0.70%	98.25%	98.18%	-0.07%
Average Days on Market to Sale	46.64	55.58	19.17%	48.08	54.34	13.03%
Monthly Inventory	3,160	3,256	3.04%	3,160	3,256	3.04%
Months Supply of Inventory	2.98	2.93	-1.69%	2.98	2.93	-1.69%

Absorption: Last 12 months, an Average of **1,111** Sales/Month

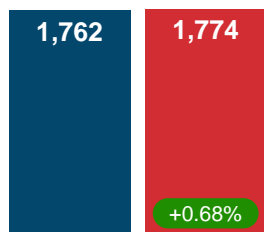
Inventory on March 31, 2026 = **3,256**

2025 **2026**

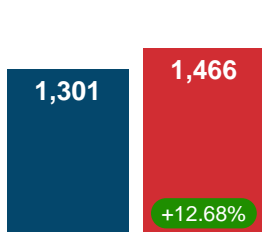
MARCH MARKET

AVERAGE PRICES

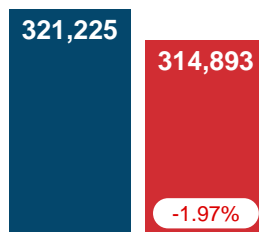
New Listings



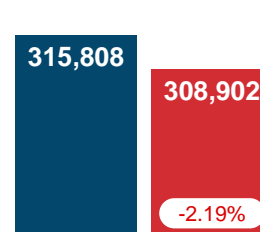
Pending Listings



List Price



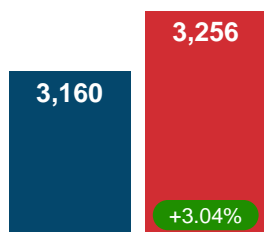
Sale Price



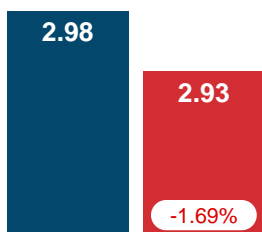
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

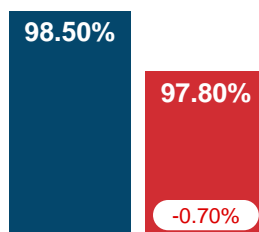
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

