

# March 2026



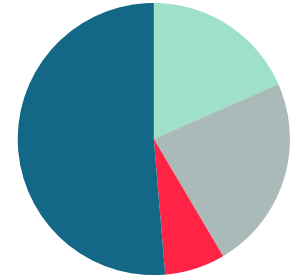
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## 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%
Median List Price	275,000	275,000	0.00%
Median Sale Price	270,000	273,000	1.11%
Median Percent of Selling Price to List Price	100.00%	99.87%	-0.13%
Median Days on Market to Sale	23.00	33.50	45.65%
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.

#### 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 **1.11%** in March 2026 to \$273,000 versus the previous year at \$270,000.

#### Median Days on Market Lengthens

The median number of **33.50** days that homes spent on the market before selling increased by 10.50 days or **45.65%** in March 2026 compared to last year's same month at **23.00** 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 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.

### 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

# March 2026



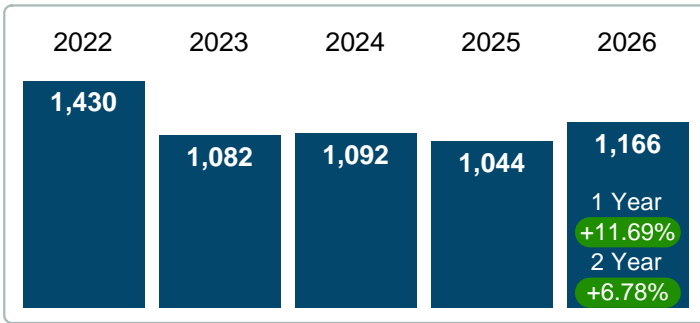
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



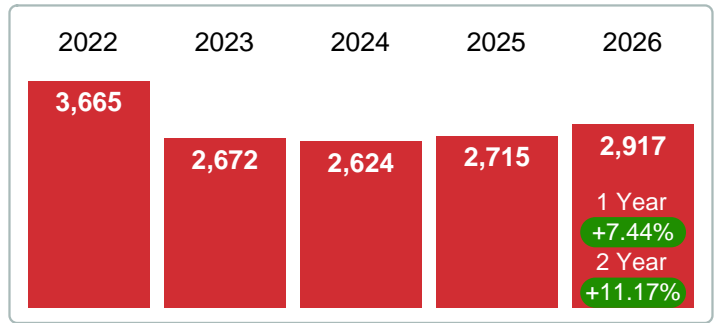
## CLOSED LISTINGS

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

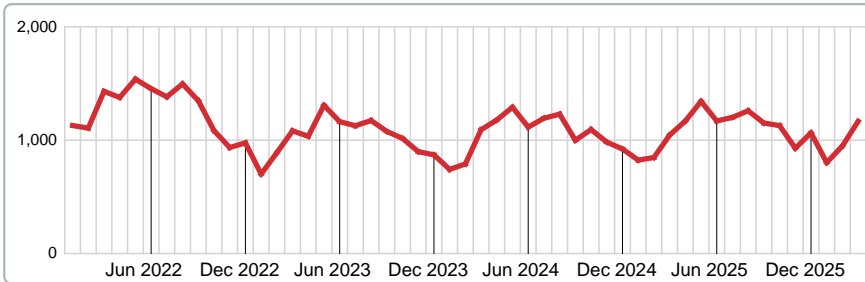
### MARCH



### YEAR TO DATE (YTD)

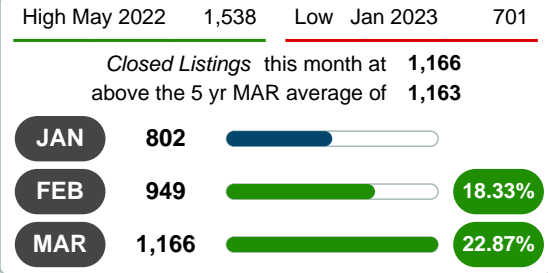


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 1,163



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	90	7.72%	16.5	40	45	5	0
\$125,001 - \$175,000	126	10.81%	27.0	36	78	11	1
\$175,001 - \$225,000	188	16.12%	28.0	19	150	17	2
\$225,001 - \$300,000	284	24.36%	28.5	13	202	65	4
\$300,001 - \$375,000	194	16.64%	46.0	9	100	77	8
\$375,001 - \$525,000	166	14.24%	44.0	2	54	89	21
\$525,001 and up	118	10.12%	54.5	2	17	74	25
<b>Total Closed Units</b>	<b>1,166</b>			<b>121</b>	<b>646</b>	<b>338</b>	<b>61</b>
<b>Total Closed Volume</b>	<b>360,180,243</b>	<b>100%</b>	<b>33.5</b>	<b>21.10M</b>	<b>167.77M</b>	<b>139.58M</b>	<b>31.73M</b>
<b>Median Closed Price</b>	<b>\$273,000</b>			<b>\$155,000</b>	<b>\$241,831</b>	<b>\$370,000</b>	<b>\$490,000</b>

# March 2026



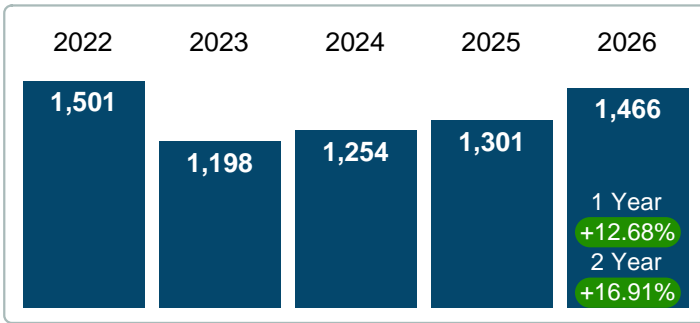
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



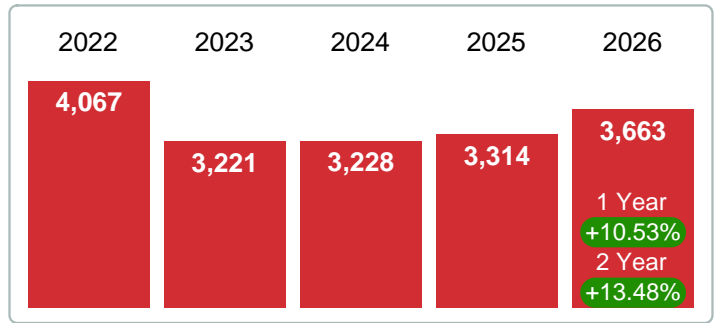
## PENDING LISTINGS

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

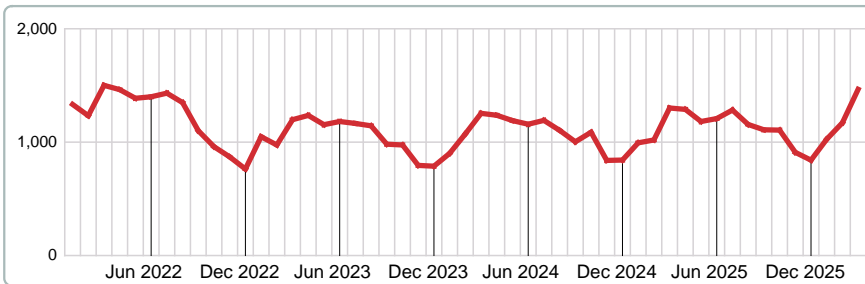
### MARCH



### 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



### 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	96	6.55%	17.0	47	45	4	0
\$125,001 - \$175,000	139	9.48%	20.0	35	88	16	0
\$175,001 - \$225,000	210	14.32%	17.5	21	164	21	4
\$225,001 - \$325,000	481	32.81%	23.0	25	316	133	7
\$325,001 - \$400,000	182	12.41%	33.0	2	78	90	12
\$400,001 - \$575,000	210	14.32%	21.0	7	62	114	27
\$575,001 and up	148	10.10%	29.5	1	15	92	40
<b>Total Pending Units</b>	<b>1,466</b>			<b>138</b>	<b>768</b>	<b>470</b>	<b>90</b>
<b>Total Pending Volume</b>	<b>488,823,085</b>	<b>100%</b>	<b>23.0</b>	<b>25.16M</b>	<b>203.97M</b>	<b>204.13M</b>	<b>55.56M</b>
<b>Median Listing Price</b>	<b>\$285,000</b>			<b>\$160,000</b>	<b>\$241,750</b>	<b>\$374,450</b>	<b>\$532,450</b>

# March 2026



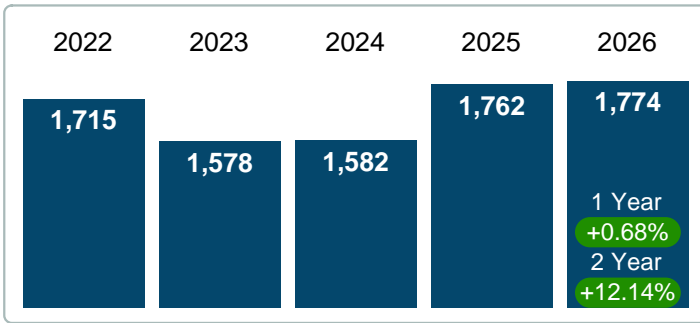
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



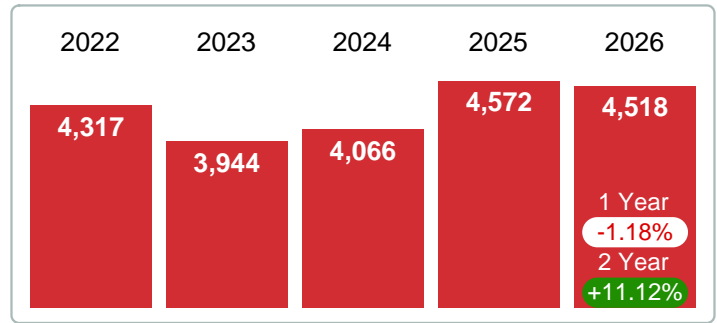
## NEW LISTINGS

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

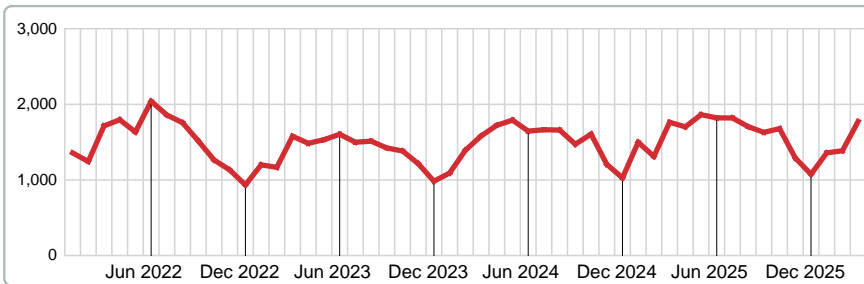
### MARCH



### 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
<b>Total New Listed Units</b>	<b>1,774</b>		<b>200</b>	<b>909</b>	<b>545</b>	<b>120</b>
<b>Total New Listed Volume</b>	<b>654,492,164</b>	100%	<b>41.63M</b>	<b>267.14M</b>	<b>254.29M</b>	<b>91.44M</b>
<b>Median New Listed Listing Price</b>	<b>\$298,750</b>		<b>\$175,000</b>	<b>\$259,900</b>	<b>\$399,999</b>	<b>\$597,000</b>

# March 2026



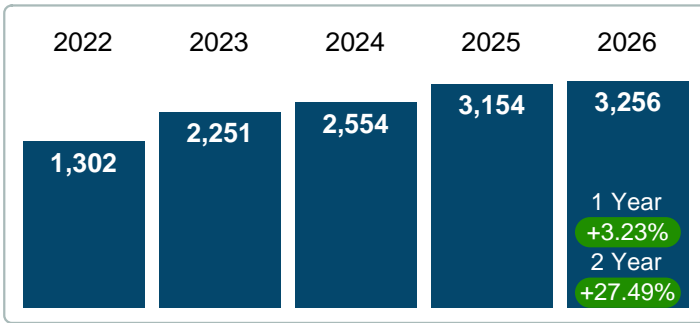
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



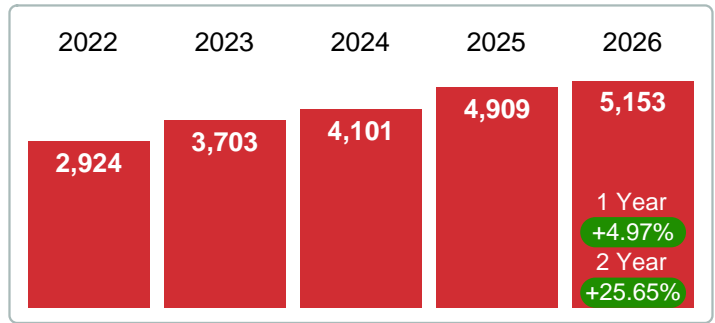
## ACTIVE INVENTORY

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

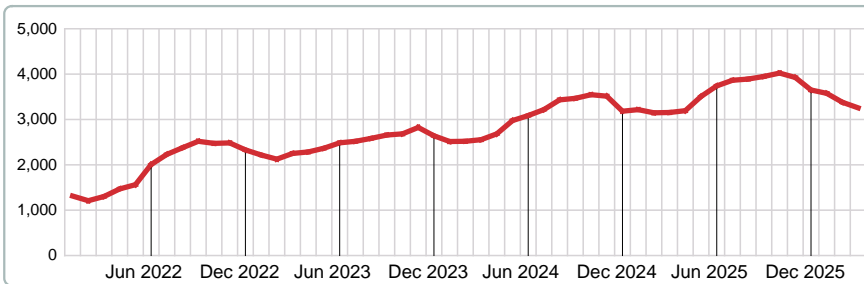
### END OF MARCH



### ACTIVE DURING MARCH



### 5 YEAR MARKET ACTIVITY TRENDS

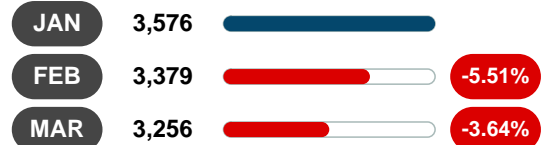


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	261	8.02%	61.0	151	92	13	5
\$125,001 - \$200,000	402	12.35%	46.0	118	219	58	7
\$200,001 - \$275,000	532	16.34%	36.5	63	371	86	12
\$275,001 - \$375,000	738	22.67%	47.0	36	344	323	35
\$375,001 - \$525,000	583	17.91%	60.0	25	261	244	53
\$525,001 - \$700,000	395	12.13%	75.0	13	85	234	63
\$700,001 and up	345	10.60%	60.0	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	93.50M	470.26M	556.28M	248.84M
Median Active Inventory Listing Price			\$330,000	\$159,900	\$283,525	\$409,900	\$634,500

# March 2026



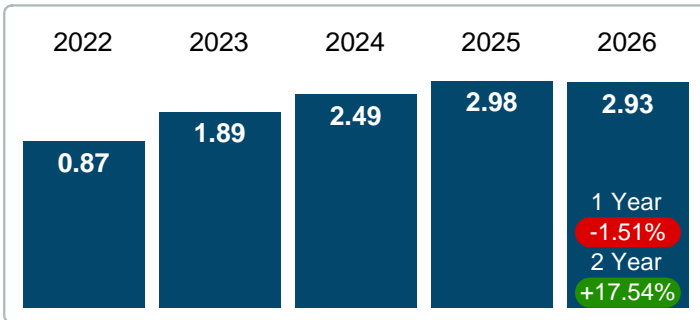
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



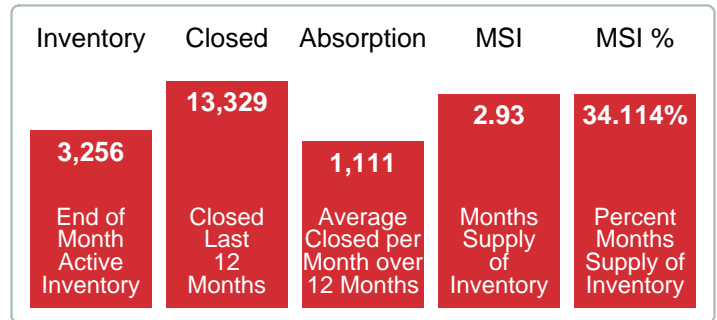
## MONTHS SUPPLY of INVENTORY (MSI)

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

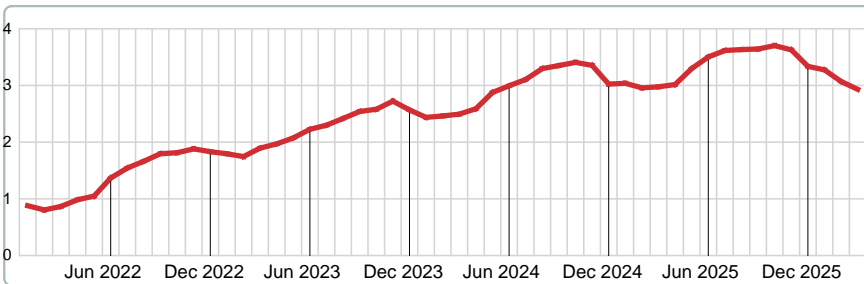
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026

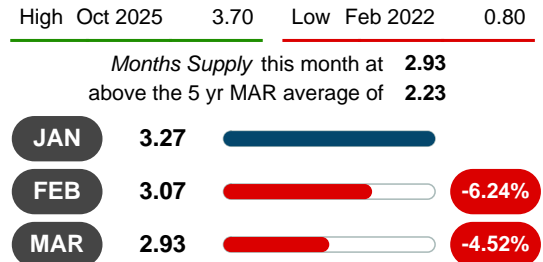


### 5 YEAR MARKET ACTIVITY TRENDS



### 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	8.02%	2.95	3.60	2.27	2.44	8.57
\$125,001 - \$200,000	12.35%	2.18	2.91	1.76	3.19	5.60
\$200,001 - \$275,000	16.34%	1.83	3.14	1.68	1.85	4.00
\$275,001 - \$375,000	22.67%	2.78	3.57	2.56	3.00	2.68
\$375,001 - \$525,000	17.91%	3.75	5.45	4.70	3.08	3.31
\$525,001 - \$700,000	12.13%	5.25	9.75	5.10	5.14	5.36
\$700,001 and up	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		3,256	418	1,426	1,113	299

# March 2026



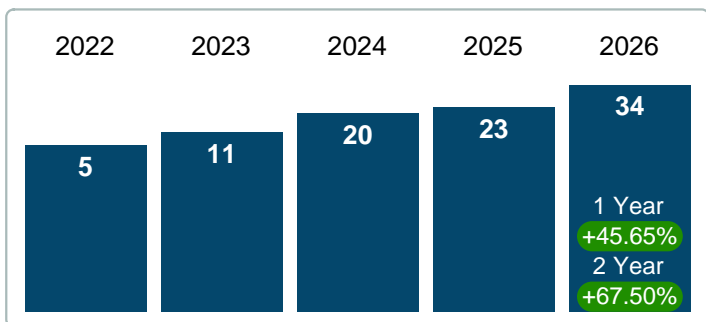
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



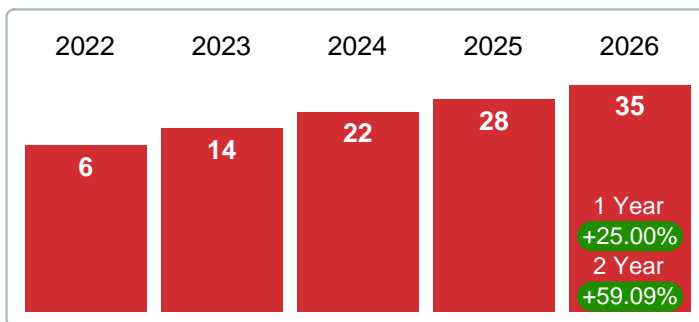
## MEDIAN DAYS ON MARKET TO SALE

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

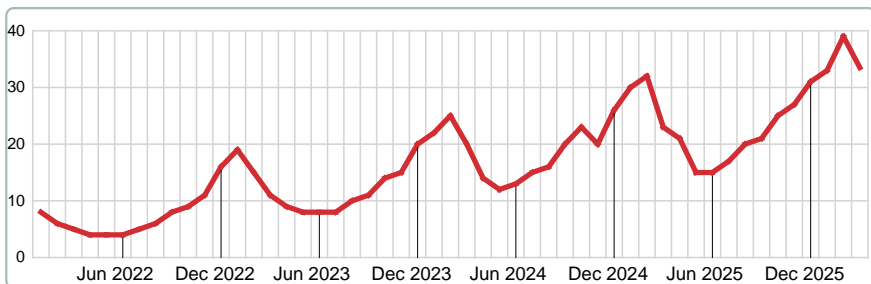
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

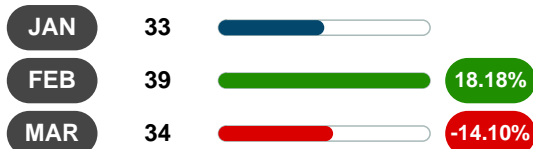


### 3 MONTHS

5 year MAR AVG = 19

High Feb 2026 39 Low Jun 2022 4

Median Days on Market to Sale this month at 34 above the 5 yr MAR average of 19



### 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	7.72%	17	15	19	7	0
\$125,001 - \$175,000	10.81%	27	27	28	16	80
\$175,001 - \$225,000	16.12%	28	25	27	34	34
\$225,001 - \$300,000	24.36%	29	13	33	28	47
\$300,001 - \$375,000	16.64%	46	40	32	58	49
\$375,001 - \$525,000	14.24%	44	96	42	44	45
\$525,001 and up	10.12%	55	131	42	56	37
Median Closed DOM		34	23	30	46	44
Total Closed Units	100%	1,166	121	646	338	61
Total Closed Volume		360,180,243	21.10M	167.77M	139.58M	31.73M

# March 2026



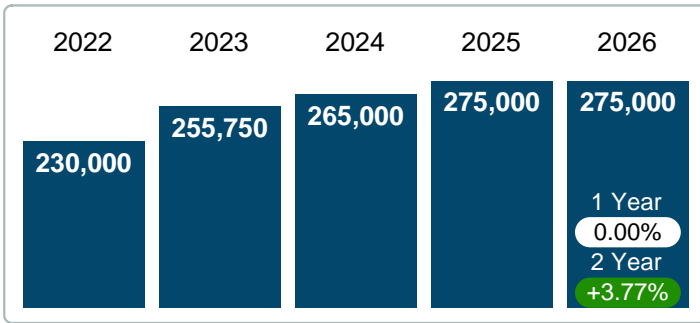
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



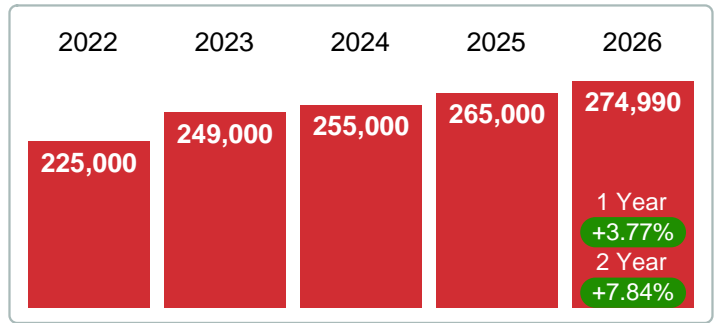
## MEDIAN LIST PRICE AT CLOSING

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

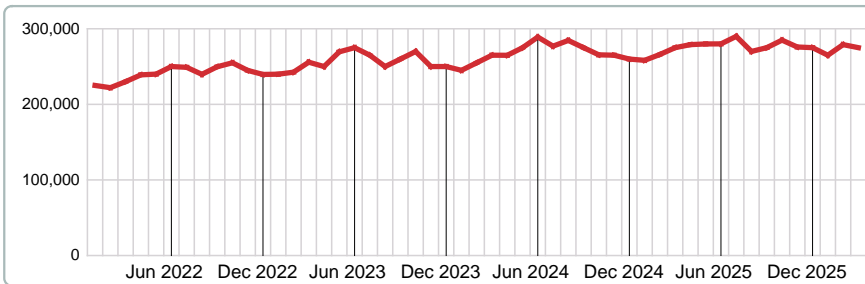
### MARCH



### YEAR TO DATE (YTD)



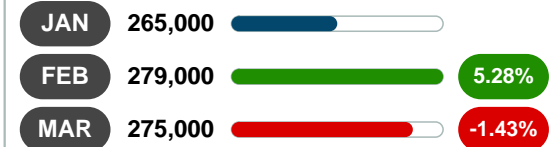
### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 260,150

High Jul 2025 289,900 Low Feb 2022 222,040  
Median List Price at Closing this month at **275,000**  
above the 5 yr MAR average of **260,150**



### 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	77	6.60%	95,000	86,000	99,950	69,000	0
\$125,001 - \$175,000	128	10.98%	152,000	149,450	157,450	150,000	155,000
\$175,001 - \$225,000	186	15.95%	202,750	195,000	205,000	210,000	203,500
\$225,001 - \$300,000	292	25.04%	264,000	250,000	259,000	282,450	287,250
\$300,001 - \$375,000	195	16.72%	330,000	335,000	329,000	334,900	345,200
\$375,001 - \$525,000	162	13.89%	425,000	456,700	422,500	425,000	435,000
\$525,001 and up	126	10.81%	640,653	718,000	642,450	649,500	615,000
Median List Price			275,000	162,500	249,900	375,000	490,000
Total Closed Units		100%	275,000	121	646	338	61
Total Closed Volume			367,165,437	21.84M	171.31M	141.63M	32.38M

# March 2026



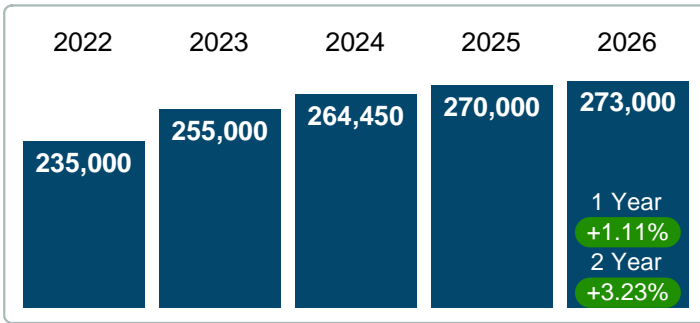
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



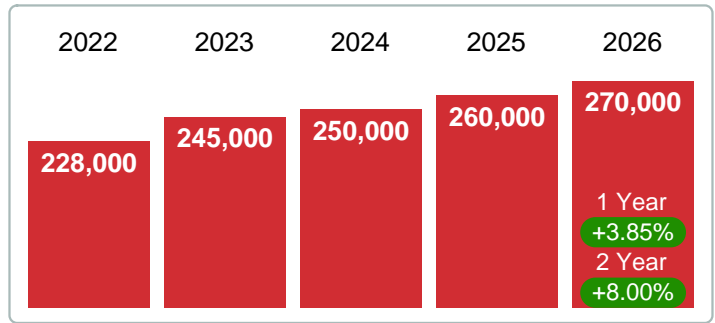
## MEDIAN SOLD PRICE AT CLOSING

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

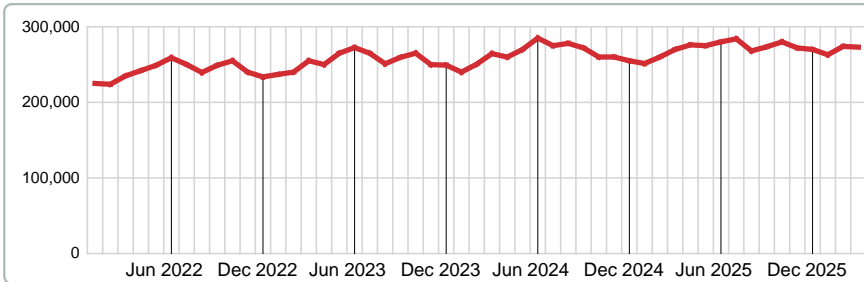
### MARCH



### YEAR TO DATE (YTD)



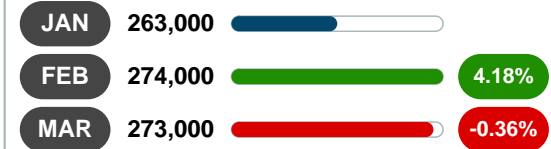
### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 259,490

High Jun 2024 285,000 Low Feb 2022 223,913  
Median Sold Price at Closing this month at 273,000 above the 5 yr MAR average of 259,490



## 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	90	7.72%	94,250	85,000	105,000	73,000	0
\$125,001 - \$175,000	126	10.81%	155,000	152,250	157,500	150,000	150,000
\$175,001 - \$225,000	188	16.12%	203,750	190,000	205,000	210,000	206,500
\$225,001 - \$300,000	284	24.36%	263,960	255,000	260,000	279,000	272,250
\$300,001 - \$375,000	194	16.64%	329,000	325,000	325,708	330,000	340,000
\$375,001 - \$525,000	166	14.24%	425,000	458,380	420,000	425,000	439,731
\$525,001 and up	118	10.12%	643,574	643,950	649,000	644,824	625,000
Median Sold Price			273,000	155,000	241,831	370,000	490,000
Total Closed Units		100%	273,000	121	646	338	61
Total Closed Volume			360,180,243	21.10M	167.77M	139.58M	31.73M

# March 2026



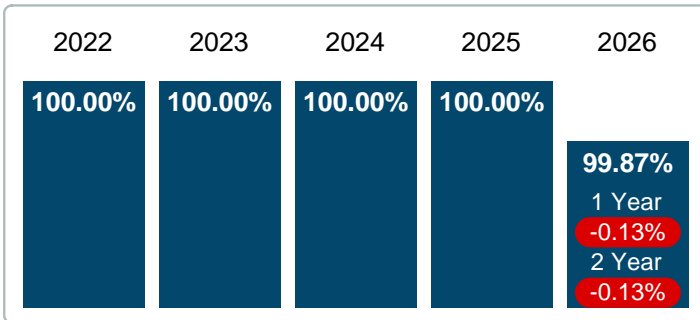
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



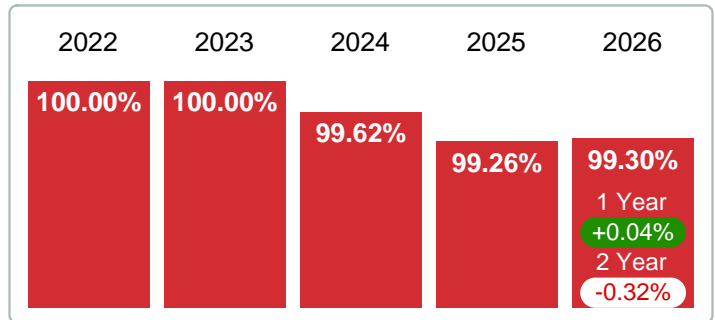
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

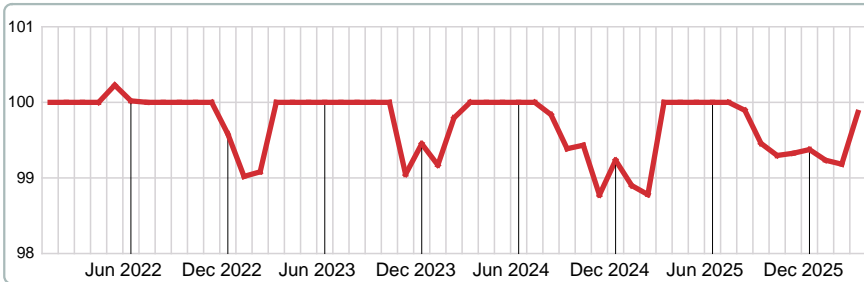
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 99.97%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.87%**  
 equal to 5 yr MAR average of **99.97%**



## 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	90	7.72%	96.00%	94.51%	96.52%	100.00%	0.00%
\$125,001 - \$175,000	126	10.81%	100.00%	100.00%	100.00%	96.67%	96.77%
\$175,001 - \$225,000	188	16.12%	100.00%	97.95%	100.00%	100.00%	101.59%
\$225,001 - \$300,000	284	24.36%	100.00%	98.00%	100.00%	100.00%	94.79%
\$300,001 - \$375,000	194	16.64%	100.00%	98.67%	100.00%	100.00%	100.00%
\$375,001 - \$525,000	166	14.24%	99.19%	100.40%	98.83%	99.04%	100.00%
\$525,001 and up	118	10.12%	98.69%	91.34%	98.61%	98.70%	98.68%
Median Sold/List Ratio		99.87%		98.17%	100.00%	99.90%	98.70%
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



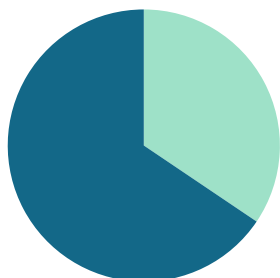
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

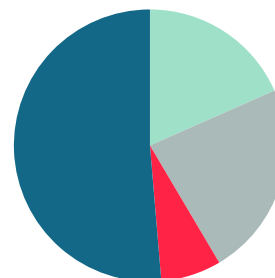


**Inventory**  
 New Listings  
**1,774 = 34.44%**  
 Start Inventory  
**3,377**  
 Total Inventory Units  
**5,151**  
 Volume  
**\$2,019,820,561**

### 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%
Median List Price	275,000	275,000	0.00%	265,000	274,990	3.77%
Median Sale Price	270,000	273,000	1.11%	260,000	270,000	3.85%
Median Percent of Selling Price to List Price	100.00%	99.87%	-0.13%	99.26%	99.30%	0.04%
Median Days on Market to Sale	23.00	33.50	45.65%	28.00	35.00	25.00%
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

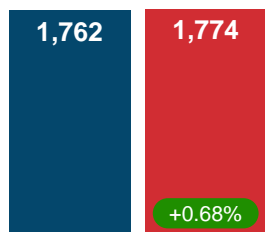
**Inventory** on March 31, 2026 = **3,256**

**2025** **2026**

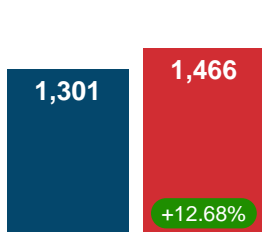
### MARCH MARKET

### MEDIAN PRICES

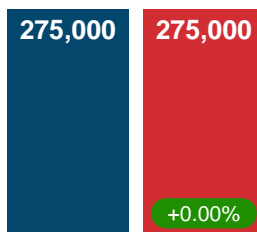
#### New Listings



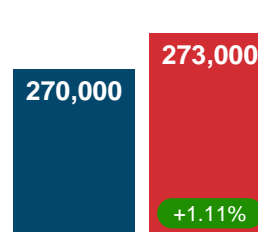
#### Pending Listings



#### List Price



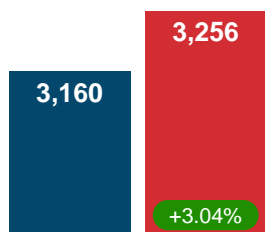
#### Sale Price



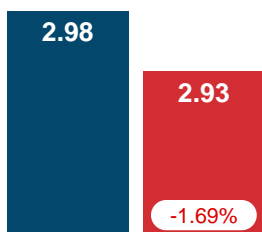
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

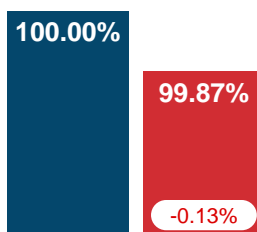
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

