

## March 2026



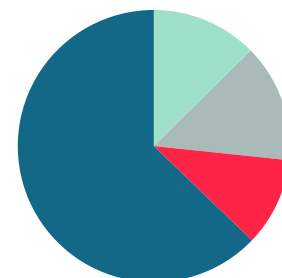
Area Delimited by County Of Mayes - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	28	36	28.57%
Pending Listings	29	40	37.93%
New Listings	61	76	24.59%
Average List Price	268,777	248,444	-7.56%
Average Sale Price	259,475	245,164	-5.52%
Average Percent of Selling Price to List Price	97.22%	101.50%	4.40%
Average Days on Market to Sale	51.14	74.31	45.29%
End of Month Inventory	170	179	5.29%
Months Supply of Inventory	4.92	5.34	8.70%



■ Closed (12.63%)  
■ Pending (14.04%)  
■ Other OffMarket (10.53%)  
■ Active (62.81%)

**Absorption:** Last 12 months, an Average of **34** Sales/Month  
**Active Inventory** as of March 31, 2026 = **179**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **5.29%** to 179 existing homes available for sale. Over the last 12 months this area has had an average of 34 closed sales per month. This represents an unsold inventory index of **5.34** 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 **5.52%** in March 2026 to \$245,164 versus the previous year at \$259,475.

##### Average Days on Market Lengthens

The average number of **74.31** days that homes spent on the market before selling increased by 23.16 days or **45.29%** in March 2026 compared to last year's same month at **51.14** 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 76 New Listings in March 2026, up **24.59%** from last year at 61. Furthermore, there were 36 Closed Listings this month versus last year at 28, a **28.57%** increase.

Closed versus Listed trends yielded a **47.4%** ratio, up from previous year's, March 2025, at **45.9%**, a **3.20%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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



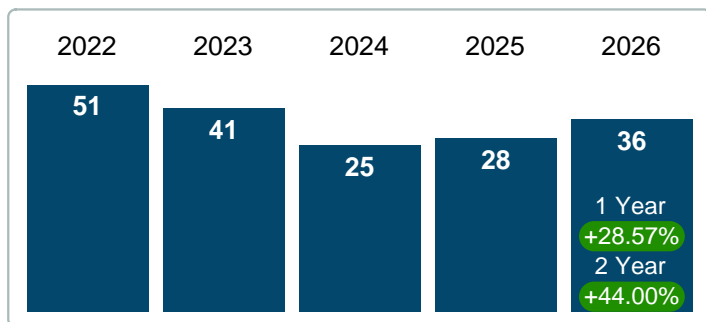
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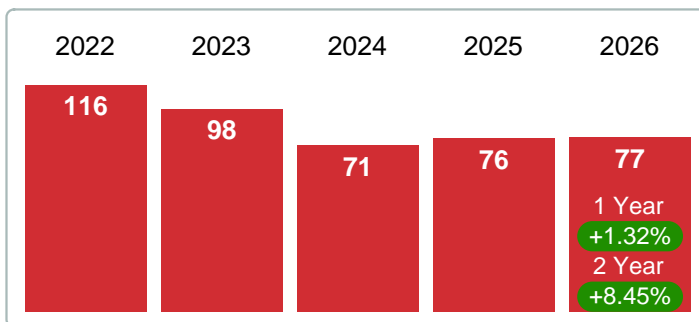
## CLOSED LISTINGS

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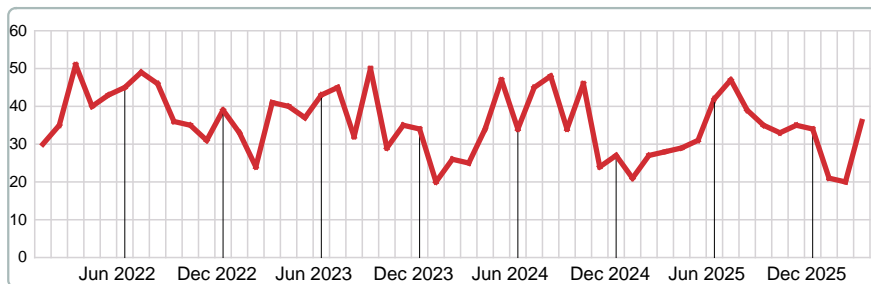
### MARCH



### YEAR TO DATE (YTD)

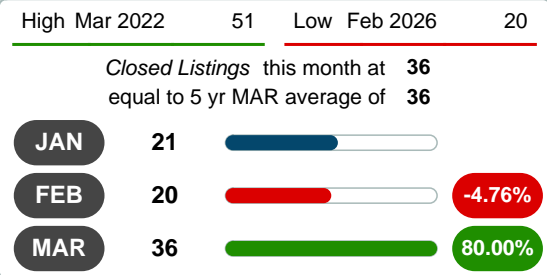


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 36



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	8.33%	110.0	2	1	0	0
\$75,001 - \$125,000	4	11.11%	31.0	1	1	2	0
\$125,001 - \$175,000	3	8.33%	31.7	1	2	0	0
\$175,001 - \$225,000	9	25.00%	107.7	1	8	0	0
\$225,001 - \$275,000	8	22.22%	56.5	2	5	1	0
\$275,001 - \$425,000	6	16.67%	85.3	0	2	4	0
\$425,001 and up	3	8.33%	64.3	1	2	0	0
<b>Total Closed Units</b>	<b>36</b>			<b>8</b>	<b>21</b>	<b>7</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>8,825,900</b>	<b>100%</b>	<b>74.3</b>	<b>1.68M</b>	<b>5.09M</b>	<b>2.06M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$245,164</b>			<b>\$210,500</b>	<b>\$242,190</b>	<b>\$293,700</b>	<b>\$0</b>

# March 2026



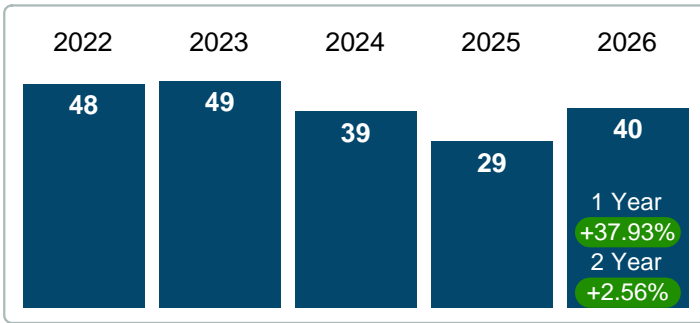
Area Delimited by County Of Mayes - Residential Property Type



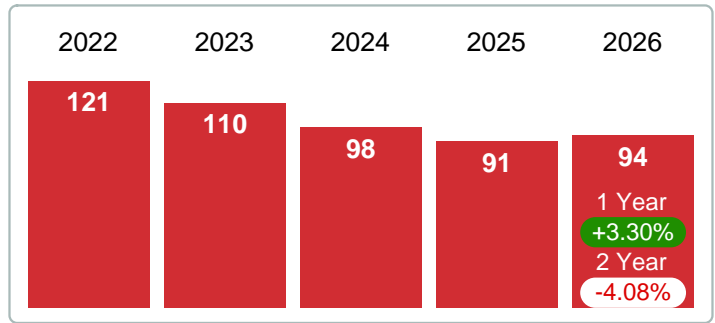
## PENDING LISTINGS

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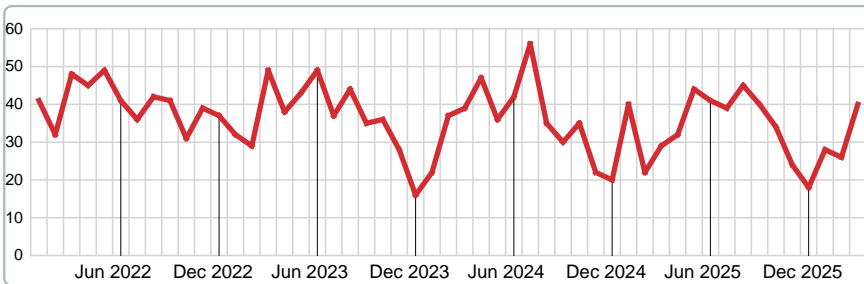
### MARCH



### YEAR TO DATE (YTD)

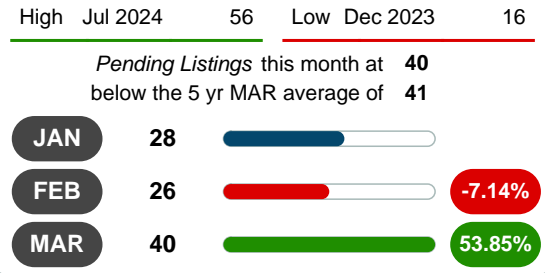


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 41



### 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	3	7.50%	42.0	0	1	2	0
\$125,001 - \$175,000	6	15.00%	49.2	3	3	0	0
\$175,001 - \$225,000	5	12.50%	74.6	1	4	0	0
\$225,001 - \$300,000	12	30.00%	65.9	1	8	3	0
\$300,001 - \$325,000	3	7.50%	101.0	0	0	3	0
\$325,001 - \$425,000	8	20.00%	57.1	1	4	3	0
\$425,001 and up	3	7.50%	60.3	1	0	1	1
<b>Total Pending Units</b>	<b>40</b>			<b>7</b>	<b>20</b>	<b>12</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>11,309,450</b>	<b>100%</b>	<b>63.2</b>	<b>2.04M</b>	<b>4.83M</b>	<b>3.77M</b>	<b>669.00K</b>
<b>Average Listing Price</b>	<b>\$282,736</b>			<b>\$291,614</b>	<b>\$241,348</b>	<b>\$314,350</b>	<b>\$669,000</b>

# March 2026



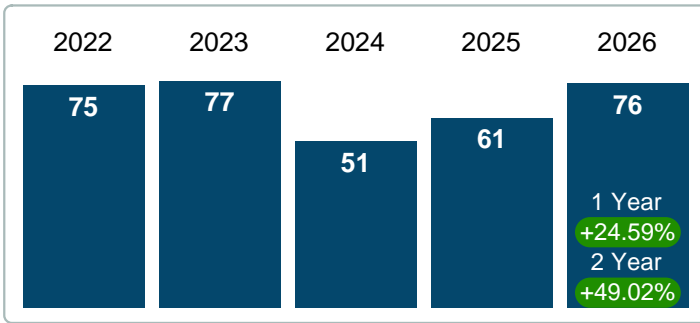
Area Delimited by County Of Mayes - Residential Property Type



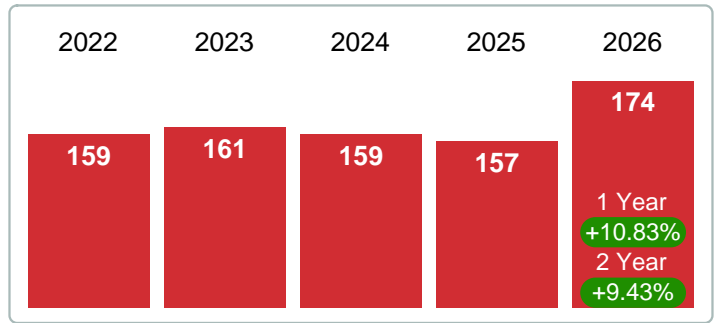
## NEW LISTINGS

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

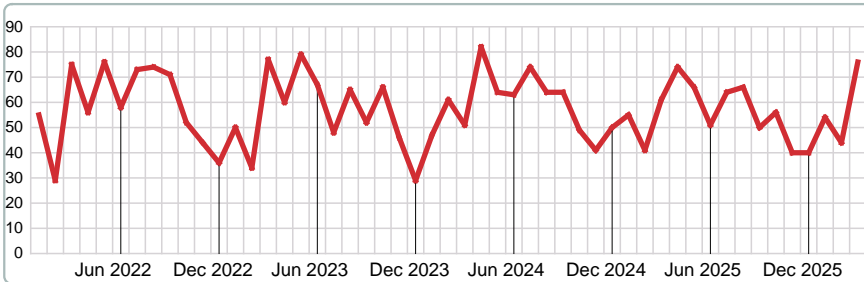
### MARCH



### YEAR TO DATE (YTD)

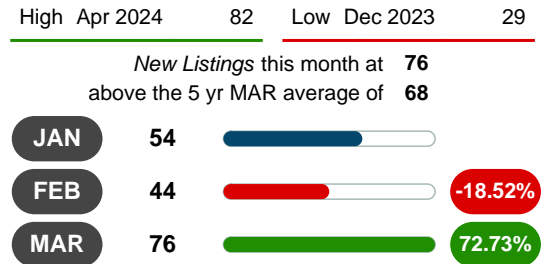


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 68



### 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	5	6.58%	2	2	1	0
\$125,001 - \$175,000	8	10.53%	4	3	1	0
\$175,001 - \$225,000	9	11.84%	0	9	0	0
\$225,001 - \$350,000	27	35.53%	2	21	4	0
\$350,001 - \$425,000	10	13.16%	3	5	2	0
\$425,001 - \$625,000	9	11.84%	1	5	2	1
\$625,001 and up	8	10.53%	2	1	5	0
<b>Total New Listed Units</b>	<b>76</b>		<b>14</b>	<b>46</b>	<b>15</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>27,742,997</b>	<b>100%</b>	<b>4.70M</b>	<b>13.53M</b>	<b>9.05M</b>	<b>470.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$365,039</b>		<b>\$335,521</b>	<b>\$294,085</b>	<b>\$603,187</b>	<b>\$470,000</b>

# March 2026



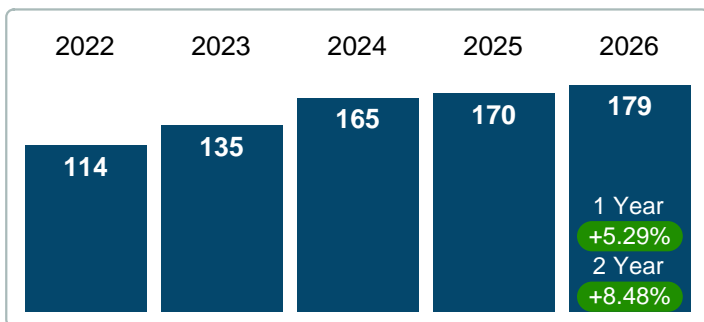
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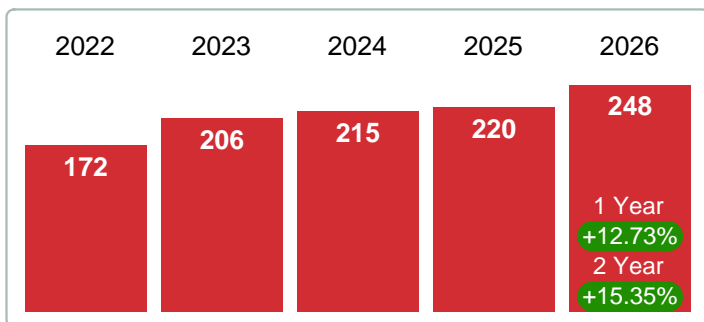
## ACTIVE INVENTORY

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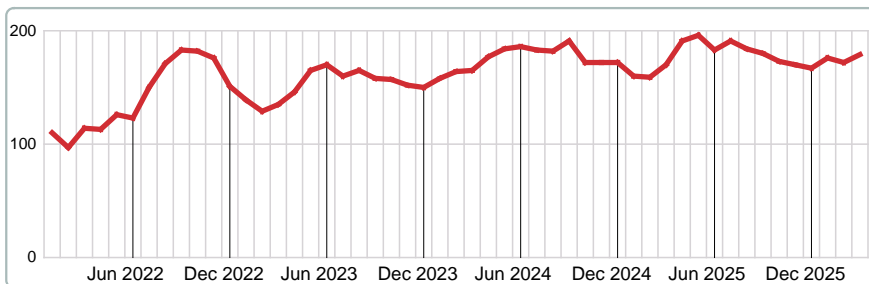
### END OF MARCH



### ACTIVE DURING MARCH



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 153

High May 2025 196 Low Feb 2022 97

Inventory this month at 179  
above the 5 yr MAR average of 153



## 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	12	6.70%	103.3	8	3	1	0
\$125,001 - \$175,000	22	12.29%	103.9	7	11	4	0
\$175,001 - \$250,000	32	17.88%	74.3	3	25	4	0
\$250,001 - \$375,000	40	22.35%	78.7	3	30	6	1
\$375,001 - \$475,000	31	17.32%	78.6	6	18	6	1
\$475,001 - \$775,000	22	12.29%	73.5	4	5	11	2
\$775,001 and up	20	11.17%	128.2	2	9	4	5
<b>Total Active Inventory by Units</b>	<b>179</b>			<b>33</b>	<b>101</b>	<b>36</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>74,343,821</b>	<b>100%</b>	<b>87.5</b>	<b>10.30M</b>	<b>36.49M</b>	<b>17.93M</b>	<b>9.63M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$415,329</b>			<b>\$312,058</b>	<b>\$361,248</b>	<b>\$498,100</b>	<b>\$1,069,806</b>

# March 2026



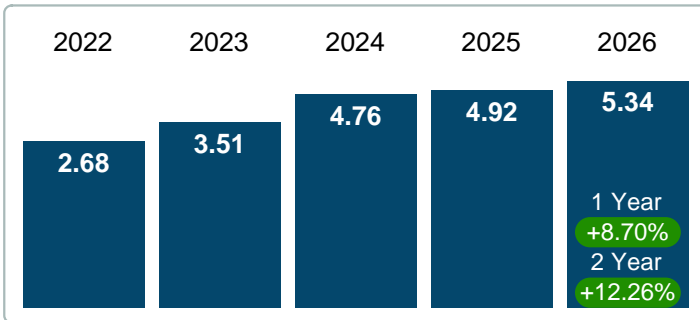
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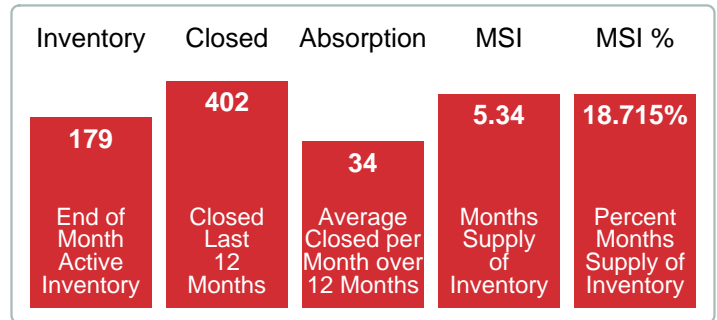
## MONTHS SUPPLY of INVENTORY (MSI)

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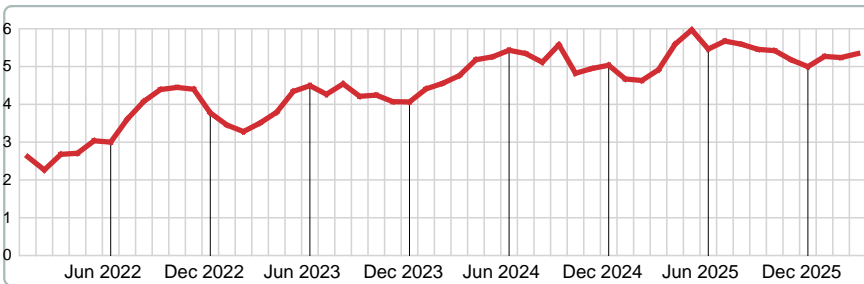
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 4.24

High May 2025 5.97 Low Feb 2022 2.26

Months Supply this month at **5.34**  
above the 5 yr MAR average of **4.24**



### 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	12	6.70%	2.18	3.10	1.44	1.20	0.00
\$125,001 - \$175,000	22	12.29%	3.83	7.00	2.59	8.00	0.00
\$175,001 - \$250,000	32	17.88%	3.15	2.40	3.26	3.20	0.00
\$250,001 - \$375,000	40	22.35%	6.40	4.50	8.00	3.79	4.00
\$375,001 - \$475,000	31	17.32%	10.63	72.00	12.00	4.80	12.00
\$475,001 - \$775,000	22	12.29%	9.43	24.00	3.53	16.50	24.00
\$775,001 and up	20	11.17%	34.29	0.00	21.60	48.00	60.00
Market Supply of Inventory (MSI)			5.34	5.74	4.79	5.84	18.00
Total Active Inventory by Units		100%	5.34	33	101	36	9

# March 2026



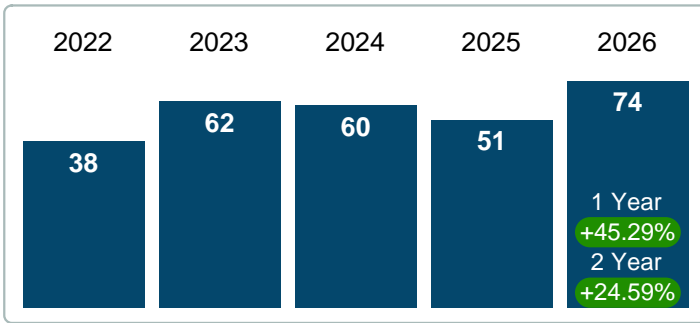
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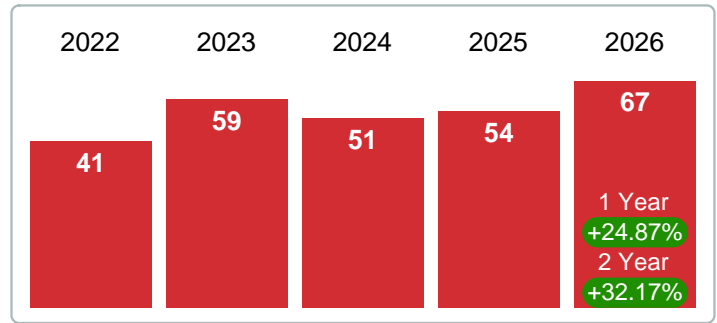
## AVERAGE DAYS ON MARKET TO SALE

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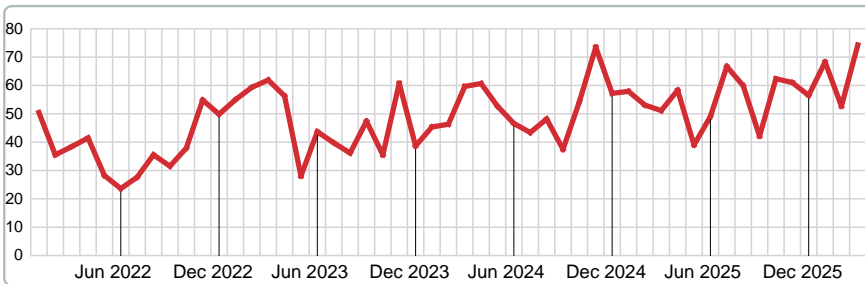
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 57

High Mar 2026 74 Low Jun 2022 24

Average Days on Market to Sale this month at 74 above the 5 yr MAR average of 57



### 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
\$75,000 and less	8.33%	110	125	81	0	0
\$75,001 - \$125,000	11.11%	31	5	85	17	0
\$125,001 - \$175,000	8.33%	32	6	45	0	0
\$175,001 - \$225,000	25.00%	108	31	117	0	0
\$225,001 - \$275,000	22.22%	57	55	68	1	0
\$275,001 - \$425,000	16.67%	85	0	48	104	0
\$425,001 and up	8.33%	64	1	96	0	0
<b>Average Closed DOM</b>		<b>74</b>	<b>50</b>	<b>87</b>	<b>64</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>74</b>	<b>8</b>	<b>21</b>	<b>7</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>8,825,900</b>	<b>1.68M</b>	<b>5.09M</b>	<b>2.06M</b>	<b>0.00B</b>

# March 2026



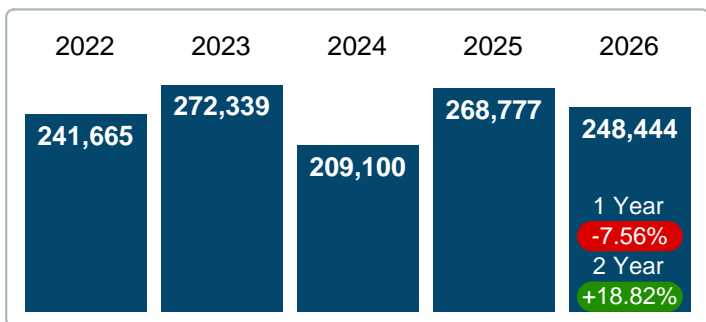
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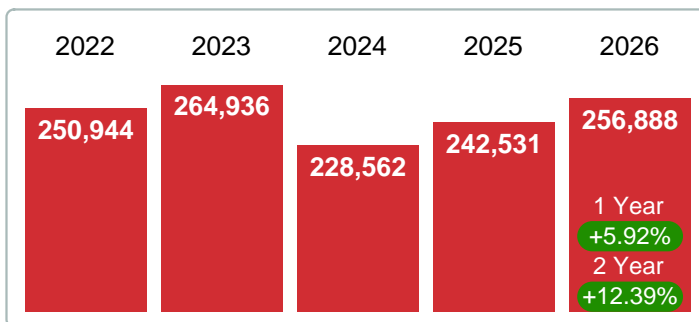
## AVERAGE LIST PRICE AT CLOSING

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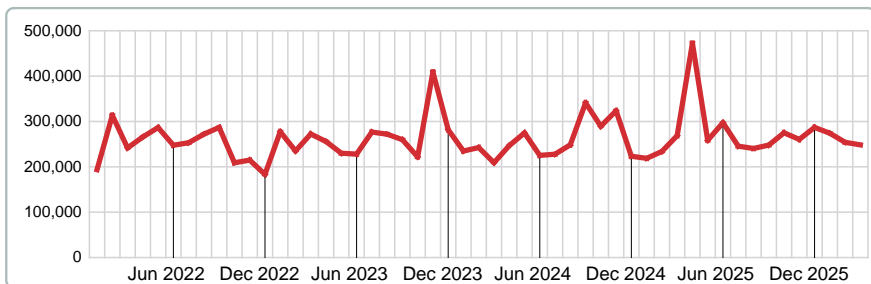
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 248,065

High Apr 2025 472,390    Low Dec 2022 183,377

Average List Price at Closing this month at **248,444**  
above the 5 yr MAR average of **248,065**

Month	Price	Change
JAN	274,037	
FEB	254,080	-7.28%
MAR	248,444	-2.22%

### 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
\$75,000 and less	11.11%	62,475	64,200	89,900	0	0
\$75,001 - \$125,000	11.11%	100,850	75,000	110,000	87,500	0
\$125,001 - \$175,000	2.78%	139,000	139,000	130,000	0	0
\$175,001 - \$225,000	27.78%	196,270	199,000	197,338	0	0
\$225,001 - \$275,000	19.44%	251,657	260,000	255,320	244,900	0
\$275,001 - \$425,000	19.44%	354,914	0	310,750	395,750	0
\$425,001 and up	8.33%	647,667	695,000	624,000	0	0
<b>Average List Price</b>		<b>248,444</b>	<b>219,550</b>	<b>246,890</b>	<b>286,129</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>248,444</b>	<b>8</b>	<b>21</b>	<b>7</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>8,944,000</b>	<b>1.76M</b>	<b>5.18M</b>	<b>2.00M</b>	<b>0.00B</b>

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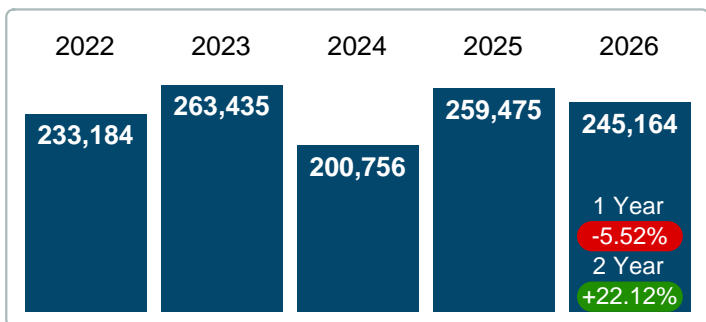
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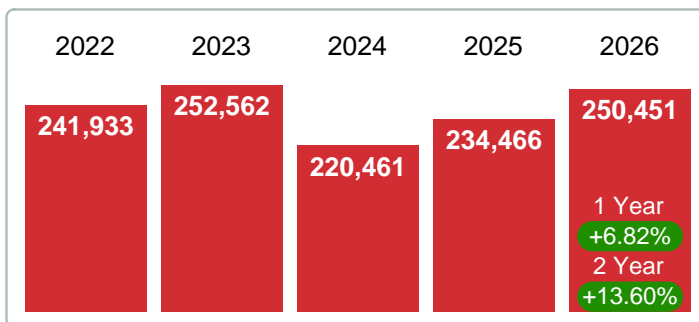
## AVERAGE SOLD PRICE AT CLOSING

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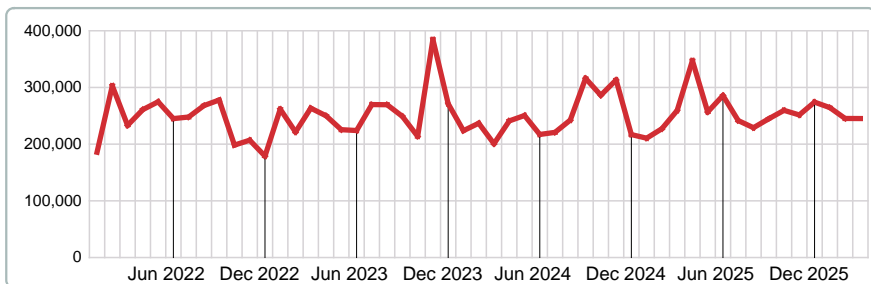
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

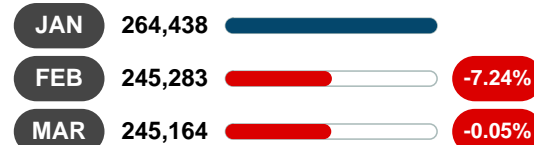


### 3 MONTHS

5 year MAR AVG = 240,403

High Nov 2023 384,533 Low Dec 2022 178,931

Average Sold Price at Closing this month at **245,164** above the 5 yr MAR average of **240,403**



### 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
\$75,000 and less	8.33%	54,333	46,500	70,000	0	0
\$75,001 - \$125,000	11.11%	99,500	80,000	85,000	116,500	0
\$125,001 - \$175,000	8.33%	149,667	137,000	156,000	0	0
\$175,001 - \$225,000	25.00%	194,389	189,000	195,063	0	0
\$225,001 - \$275,000	22.22%	244,238	245,000	243,800	244,900	0
\$275,001 - \$425,000	16.67%	366,583	0	310,750	394,500	0
\$425,001 and up	8.33%	637,667	695,000	609,000	0	0
<b>Average Sold Price</b>		<b>245,164</b>	<b>210,500</b>	<b>242,190</b>	<b>293,700</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>245,164</b>	<b>8</b>	<b>21</b>	<b>7</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>8,825,900</b>	<b>1.68M</b>	<b>5.09M</b>	<b>2.06M</b>	<b>0.00B</b>

# March 2026



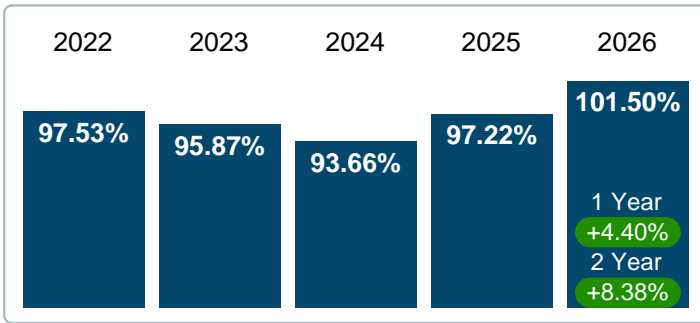
Area Delimited by County Of Mayes - Residential Property Type



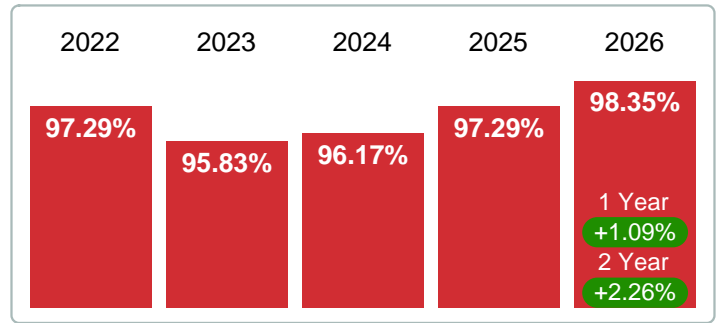
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

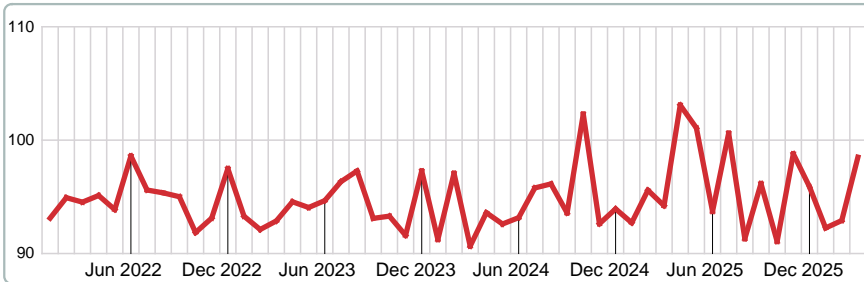
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

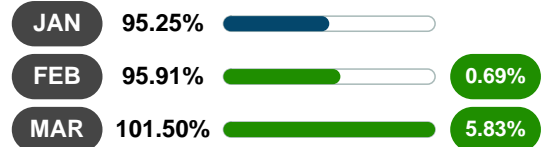


### 3 MONTHS

5 year MAR AVG = 97.16%

High Apr 2025 106.09% Low Mar 2024 93.66%

Average Sold/List Ratio this month at **101.50%** above the 5 yr MAR average of **97.16%**



## 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
\$75,000 and less	3	8.33%	75.91%	74.93%	77.86%	0.00%	0.00%
\$75,001 - \$125,000	4	11.11%	125.88%	106.67%	77.27%	159.80%	0.00%
\$125,001 - \$175,000	3	8.33%	125.27%	98.56%	138.63%	0.00%	0.00%
\$175,001 - \$225,000	9	25.00%	98.42%	94.97%	98.85%	0.00%	0.00%
\$225,001 - \$275,000	8	22.22%	95.98%	94.21%	95.88%	100.00%	0.00%
\$275,001 - \$425,000	6	16.67%	99.79%	0.00%	100.00%	99.69%	0.00%
\$425,001 and up	3	8.33%	98.20%	100.00%	97.29%	0.00%	0.00%
Average Sold/List Ratio		101.50%		92.31%	99.87%	116.91%	0.00%
Total Closed Units		36	100%	8	21	7	
Total Closed Volume		8,825,900		1.68M	5.09M	2.06M	0.00B

# March 2026



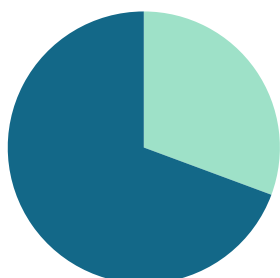
Area Delimited by County Of Mayes - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

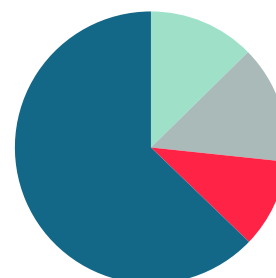


**Inventory**  
 New Listings  
**76 = 30.65%**  
 Start Inventory  
**172**  
 Total Inventory Units  
**248**  
 Volume  
**\$95,848,830**

### Market Activity

Closed Sales  
**36 = 12.63%**  
 Pending Sales  
**40 = 14.04%**  
 Other Off Market  
**30 = 10.53%**  
 Active Inventory  
**179 = 62.81%**

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	28	36	28.57%	76	77	1.32%
Pending Sales	29	40	37.93%	91	94	3.30%
New Listings	61	76	24.59%	157	174	10.83%
Average List Price	268,777	248,444	-7.56%	242,531	256,888	5.92%
Average Sale Price	259,475	245,164	-5.52%	234,466	250,451	6.82%
Average Percent of Selling Price to List Price	97.22%	101.50%	4.40%	97.29%	98.35%	1.09%
Average Days on Market to Sale	51.14	74.31	45.29%	53.70	67.05	24.87%
Monthly Inventory	170	179	5.29%	170	179	5.29%
Months Supply of Inventory	4.92	5.34	8.70%	4.92	5.34	8.70%

**Absorption:** Last 12 months, an Average of **34** Sales/Month

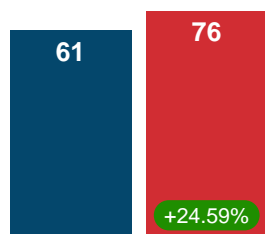
**Inventory** on March 31, 2026 = **179**

**2025** **2026**

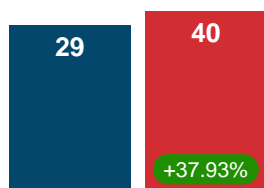
### MARCH MARKET

### AVERAGE PRICES

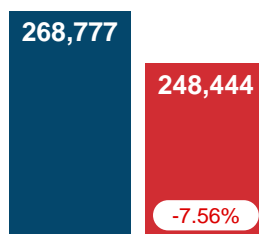
#### New Listings



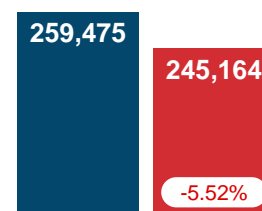
#### Pending Listings



#### List Price



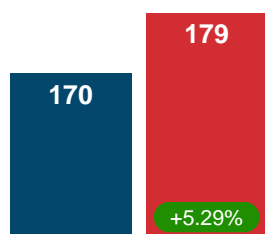
#### Sale Price



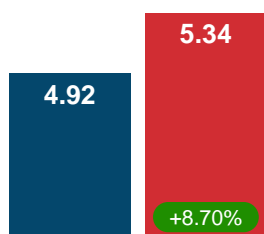
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

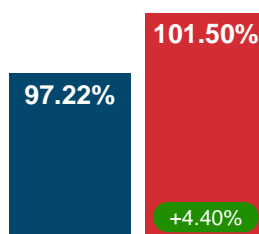
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

