

# March 2026



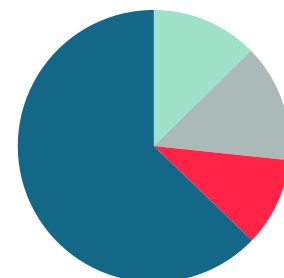
Area Delimited by County Of Mayes - Residential Property Type



## 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%
Median List Price	222,500	209,950	-5.64%
Median Sale Price	220,000	208,500	-5.23%
Median Percent of Selling Price to List Price	98.27%	98.66%	0.39%
Median Days on Market to Sale	31.00	62.00	100.00%
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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **5.23%** in March 2026 to \$208,500 versus the previous year at \$220,000.

#### Median Days on Market Lengthens

The median number of **62.00** days that homes spent on the market before selling increased by 31.00 days or **100.00%** in March 2026 compared to last year's same month at **31.00** DOM.

#### Sales Success for March 2026 is Positive

Overall, with Median 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>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



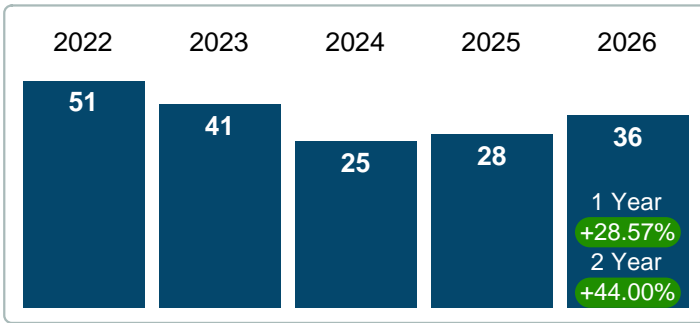
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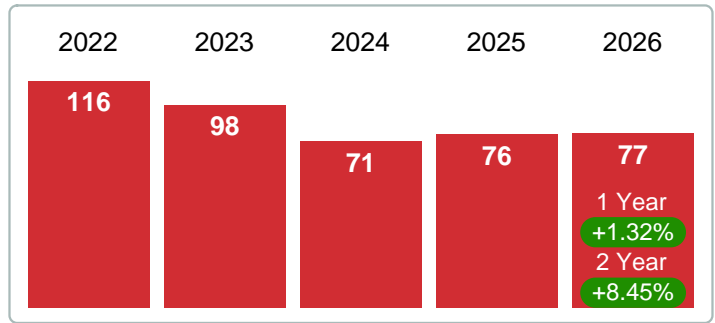
## CLOSED LISTINGS

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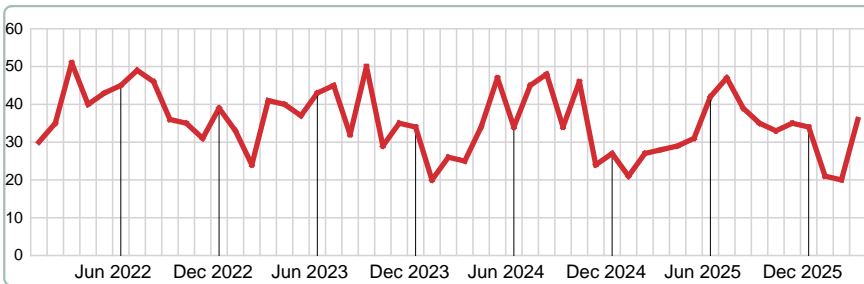
### MARCH



### YEAR TO DATE (YTD)

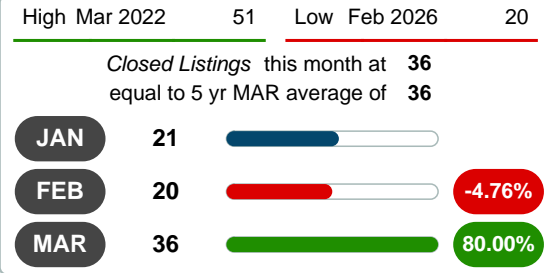


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 36



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	8.33%	124.0	2	1	0	0
\$75,001 - \$125,000	4	11.11%	17.0	1	1	2	0
\$125,001 - \$175,000	3	8.33%	21.0	1	2	0	0
\$175,001 - \$225,000	9	25.00%	129.0	1	8	0	0
\$225,001 - \$275,000	8	22.22%	23.0	2	5	1	0
\$275,001 - \$425,000	6	16.67%	84.0	0	2	4	0
\$425,001 and up	3	8.33%	6.0	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>62.0</b>	<b>1.68M</b>	<b>5.09M</b>	<b>2.06M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$208,500</b>			<b>\$163,000</b>	<b>\$205,000</b>	<b>\$375,000</b>	<b>\$0</b>

# March 2026



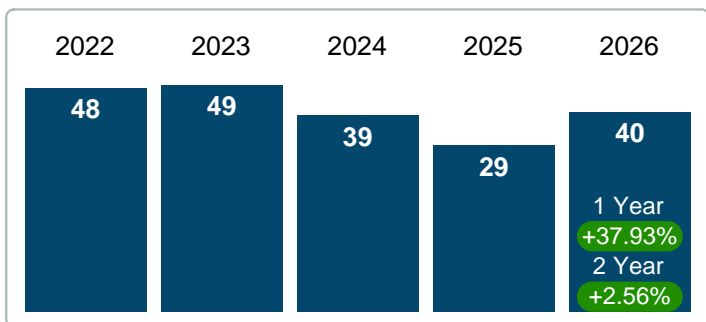
Area Delimited by County Of Mayes - Residential Property Type



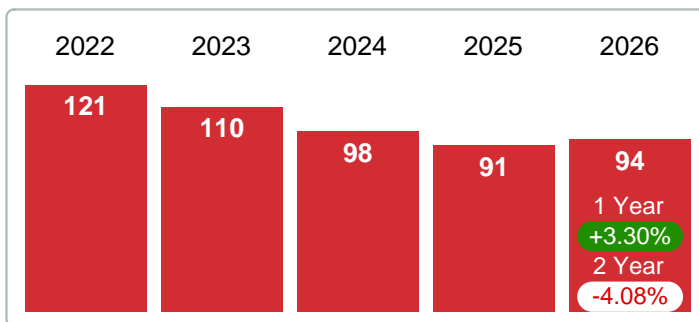
## PENDING LISTINGS

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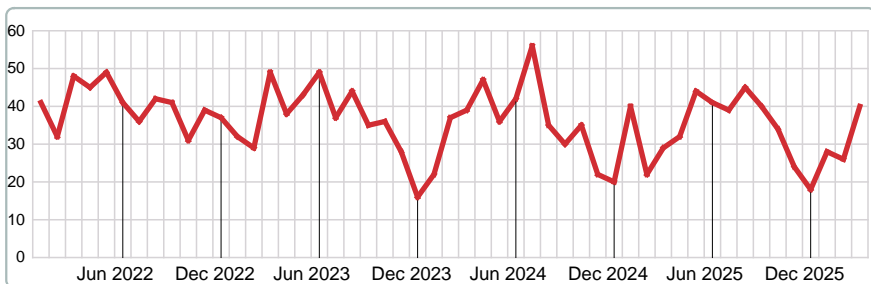
### MARCH



### YEAR TO DATE (YTD)

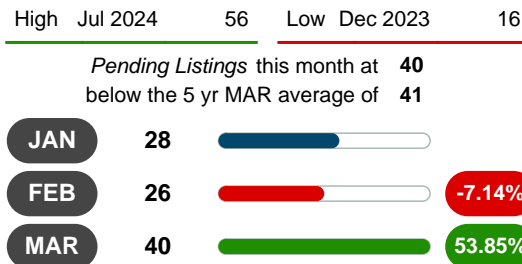


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 41



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	7.50%	32.0	0	1	2	0
\$125,001 - \$175,000	6	15.00%	19.5	3	3	0	0
\$175,001 - \$225,000	5	12.50%	31.0	1	4	0	0
\$225,001 - \$300,000	12	30.00%	67.5	1	8	3	0
\$300,001 - \$325,000	3	7.50%	51.0	0	0	3	0
\$325,001 - \$425,000	8	20.00%	48.0	1	4	3	0
\$425,001 and up	3	7.50%	28.0	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>38.5</b>	<b>2.04M</b>	<b>4.83M</b>	<b>3.77M</b>	<b>669.00K</b>
<b>Median Listing Price</b>	<b>\$286,225</b>			<b>\$199,000</b>	<b>\$239,000</b>	<b>\$311,500</b>	<b>\$669,000</b>

# March 2026



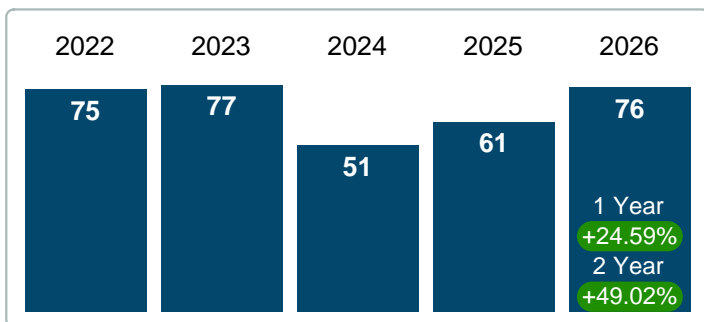
Area Delimited by County Of Mayes - Residential Property Type



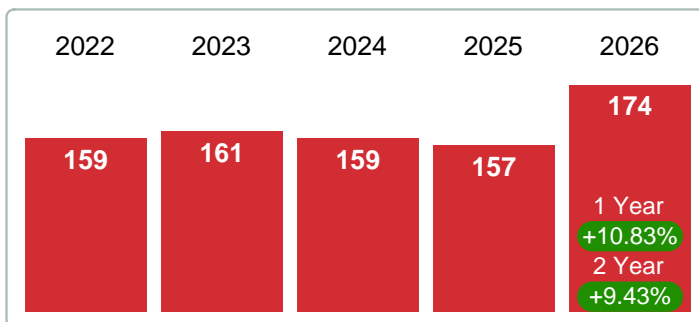
## NEW LISTINGS

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

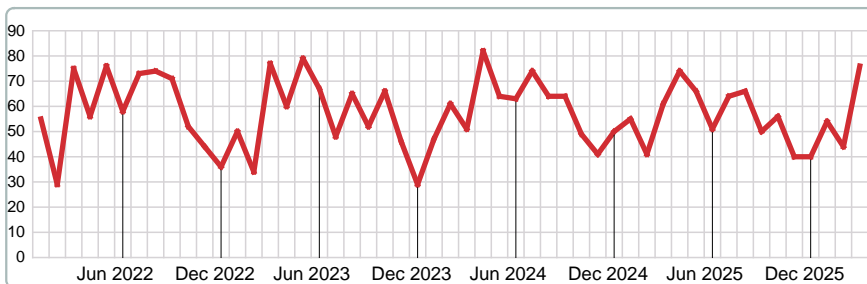
### MARCH



### YEAR TO DATE (YTD)

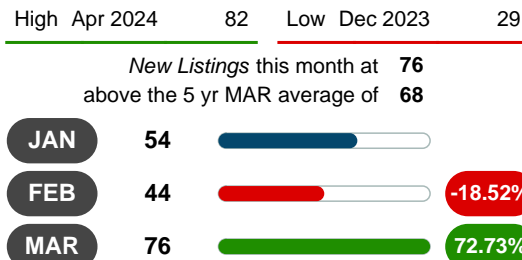


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$309,000</b>		<b>\$305,000</b>	<b>\$267,400</b>	<b>\$390,000</b>	<b>\$470,000</b>

# March 2026



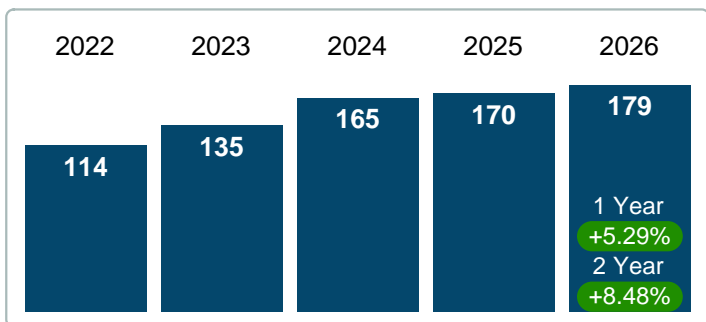
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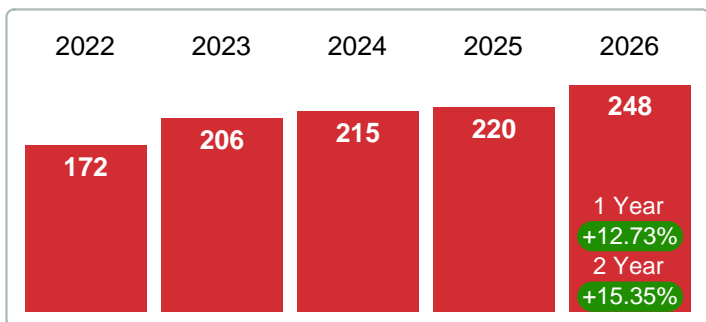
## ACTIVE INVENTORY

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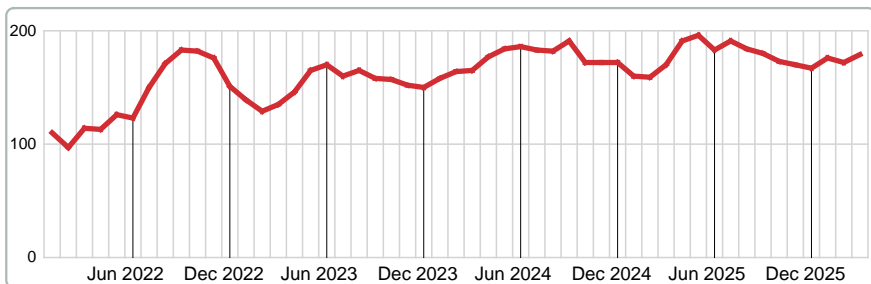
### END OF MARCH



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	6.70%	89.5	8	3	1	0
\$125,001 - \$175,000	22	12.29%	79.5	7	11	4	0
\$175,001 - \$250,000	32	17.88%	58.5	3	25	4	0
\$250,001 - \$375,000	40	22.35%	55.0	3	30	6	1
\$375,001 - \$475,000	31	17.32%	50.0	6	18	6	1
\$475,001 - \$775,000	22	12.29%	53.0	4	5	11	2
\$775,001 and up	20	11.17%	106.5	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>62.0</b>	<b>10.30M</b>	<b>36.49M</b>	<b>17.93M</b>	<b>9.63M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$325,000</b>			<b>\$215,000</b>	<b>\$290,000</b>	<b>\$462,000</b>	<b>\$929,000</b>

# March 2026



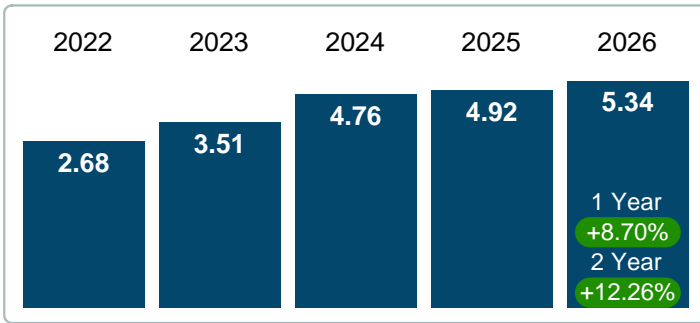
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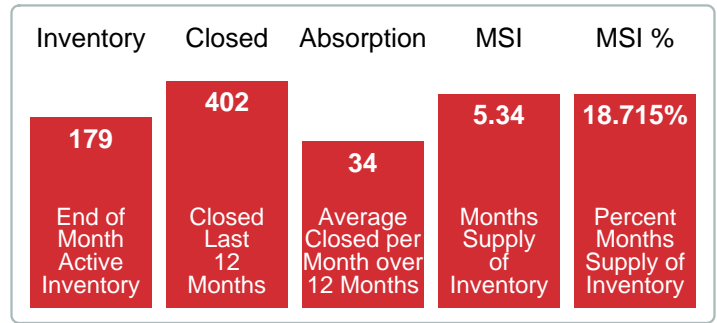
## MONTHS SUPPLY of INVENTORY (MSI)

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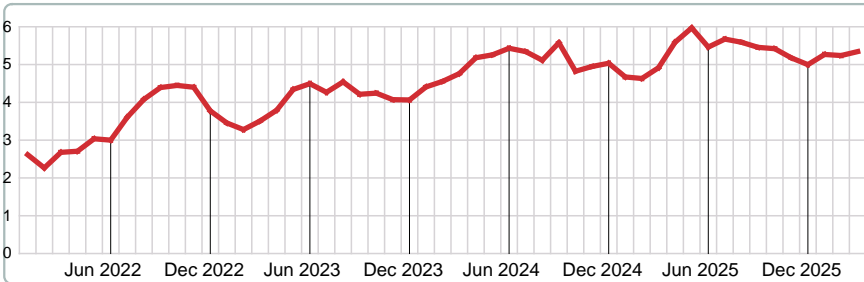
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026

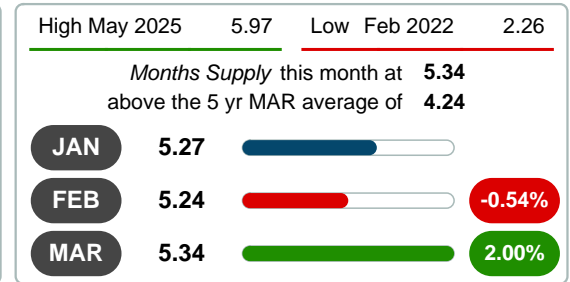


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 4.24



### 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



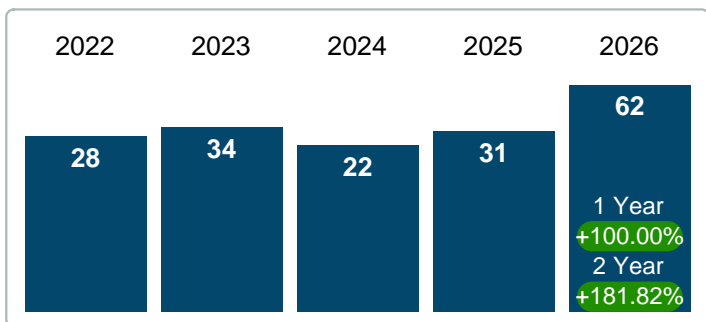
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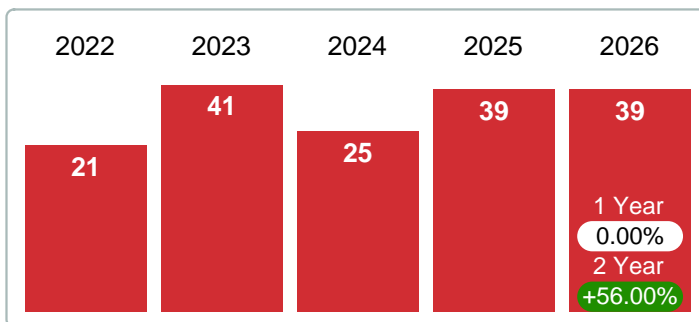
## MEDIAN DAYS ON MARKET TO SALE

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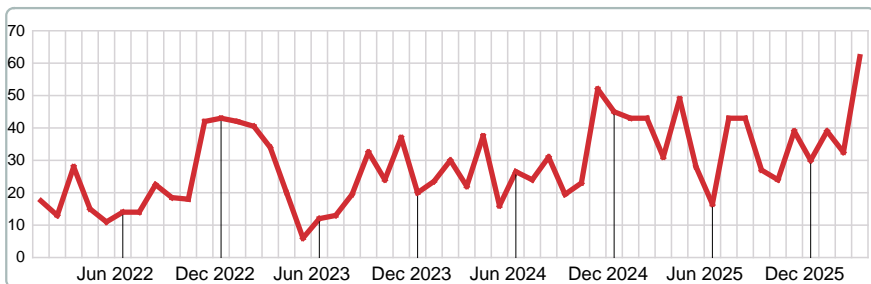
### MARCH



### YEAR TO DATE (YTD)

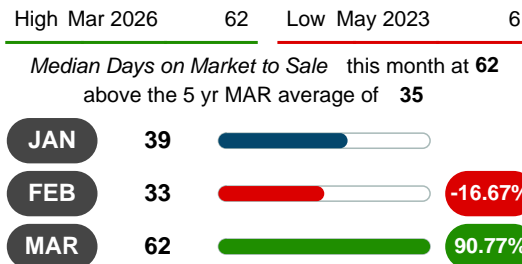


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 35



### 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
\$75,000 and less	8.33%	124	125	81	0	0
\$75,001 - \$125,000	11.11%	17	5	85	17	0
\$125,001 - \$175,000	8.33%	21	6	45	0	0
\$175,001 - \$225,000	25.00%	129	31	137	0	0
\$225,001 - \$275,000	22.22%	23	55	31	1	0
\$275,001 - \$425,000	16.67%	84	0	48	99	0
\$425,001 and up	8.33%	6	1	96	0	0
Median Closed DOM		62	19	81	21	0
Total Closed Units	100%	36	8	21	7	
Total Closed Volume		8,825,900	1.68M	5.09M	2.06M	0.00B

# March 2026



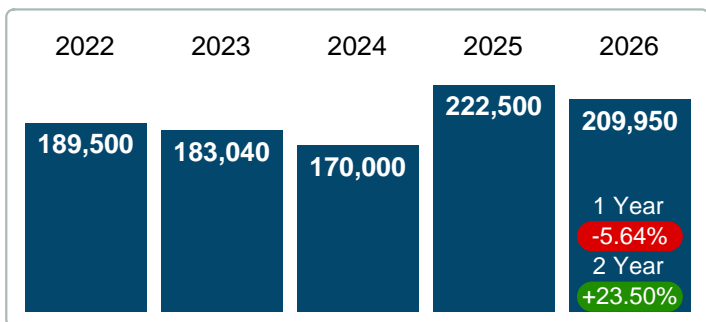
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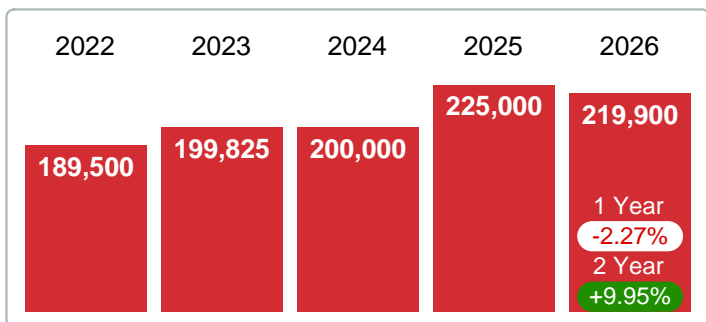
## MEDIAN LIST PRICE AT CLOSING

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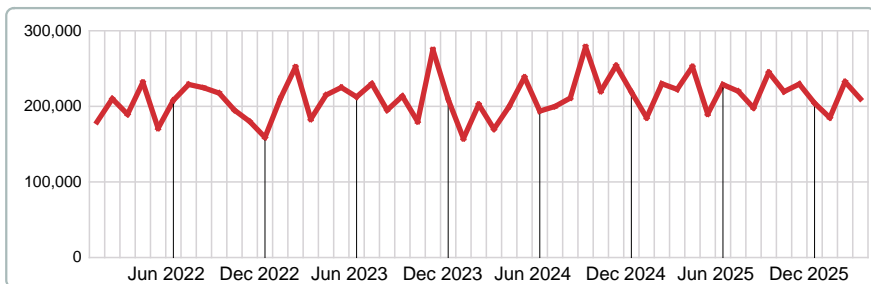
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

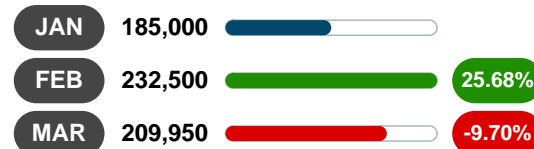


### 3 MONTHS

5 year MAR AVG = 194,998

High Sep 2024 278,750 Low Jan 2024 157,450

Median List Price at Closing this month at **209,950**  
above the 5 yr MAR average of **194,998**



### 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
\$75,000 and less	11.11%	62,500	62,450	75,000	50,000	0
\$75,001 - \$125,000	11.11%	99,950	78,500	99,950	125,000	0
\$125,001 - \$175,000	2.78%	139,000	139,000	0	0	0
\$175,001 - \$225,000	27.78%	199,000	199,000	199,000	0	0
\$225,001 - \$275,000	19.44%	245,000	260,000	248,450	244,900	0
\$275,001 - \$425,000	19.44%	375,000	0	279,900	391,500	0
\$425,001 and up	8.33%	695,000	695,000	624,000	0	0
<b>Median List Price</b>		<b>209,950</b>	<b>169,000</b>	<b>200,000</b>	<b>375,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>209,950</b>	<b>8</b>	<b>21</b>	<b>7</b>	<b>0</b>
<b>Total Closed Volume</b>			<b>1.76M</b>	<b>5.18M</b>	<b>2.00M</b>	<b>0.00B</b>

# March 2026



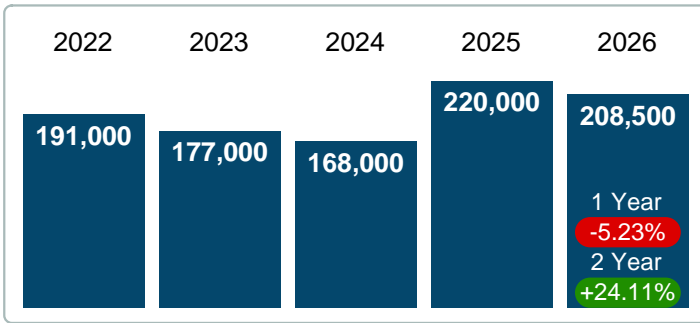
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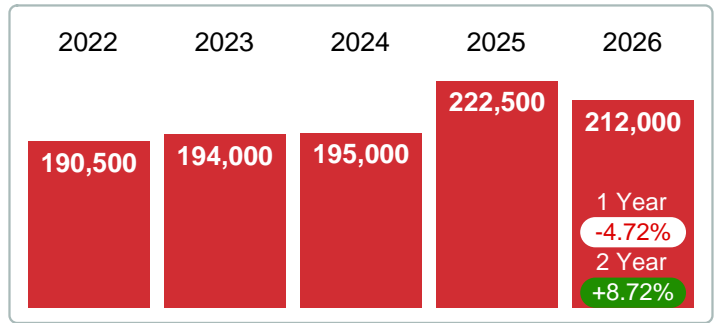
## MEDIAN SOLD PRICE AT CLOSING

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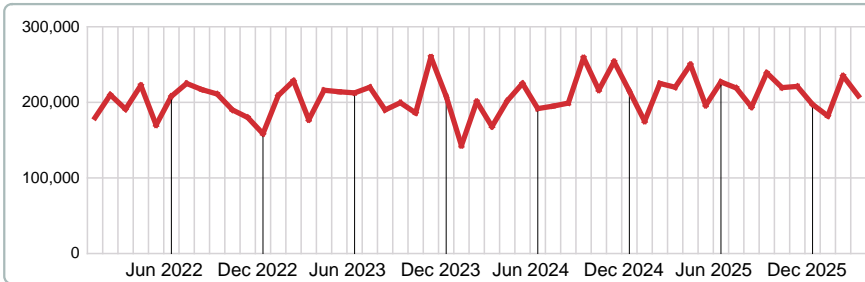
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 192,900

High Nov 2023 260,000 Low Jan 2024 142,800

Median Sold Price at Closing this month at **208,500** above the 5 yr MAR average of **192,900**



### 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
\$75,000 and less	8.33%	50,000	46,500	70,000	0	0
\$75,001 - \$125,000	11.11%	98,000	80,000	85,000	116,500	0
\$125,001 - \$175,000	8.33%	137,000	137,000	156,000	0	0
\$175,001 - \$225,000	25.00%	197,000	189,000	198,000	0	0
\$225,001 - \$275,000	22.22%	241,950	245,000	239,000	244,900	0
\$275,001 - \$425,000	16.67%	379,000	0	310,750	389,000	0
\$425,001 and up	8.33%	695,000	695,000	609,000	0	0
<b>Median Sold Price</b>		<b>208,500</b>	<b>163,000</b>	<b>205,000</b>	<b>375,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>208,500</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



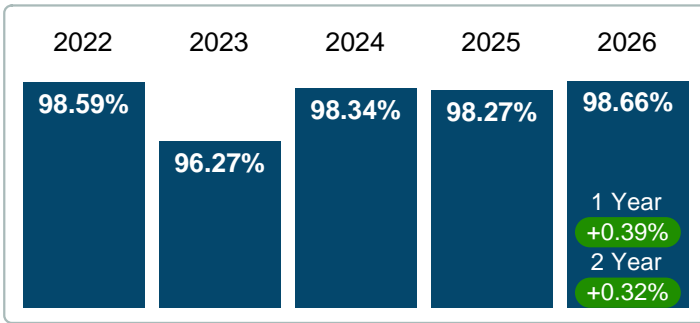
Area Delimited by County Of Mayes - Residential Property Type



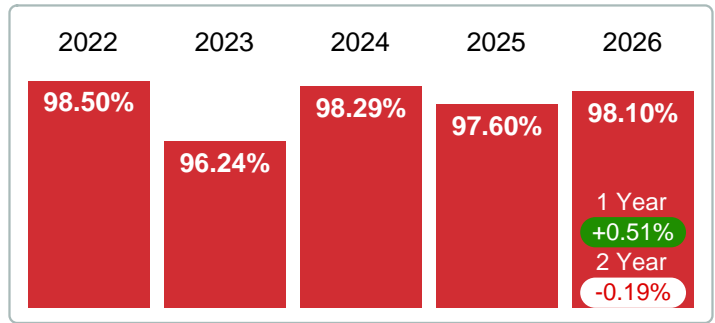
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

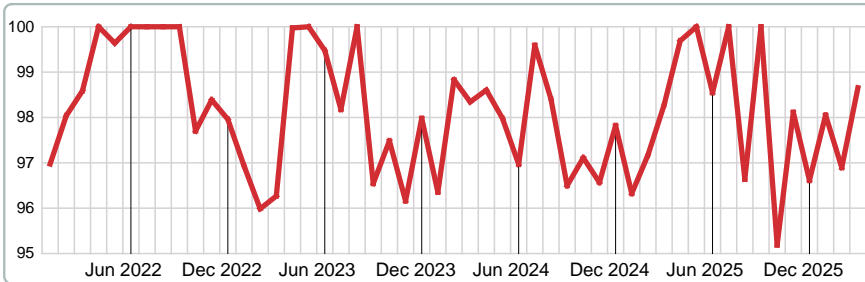
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

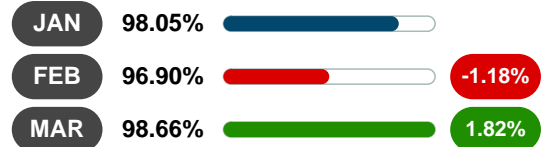


### 3 MONTHS

5 year MAR AVG = 98.03%

High Sep 2025 100.00% Low Oct 2025 95.19%

Median Sold/List Ratio this month at **98.66%** above the 5 yr MAR average of **98.03%**



## 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
\$75,000 and less	3	8.33%	77.86%	74.93%	77.86%	0.00%	0.00%
\$75,001 - \$125,000	4	11.11%	102.13%	106.67%	77.27%	159.80%	0.00%
\$125,001 - \$175,000	3	8.33%	98.56%	98.56%	138.63%	0.00%	0.00%
\$175,001 - \$225,000	9	25.00%	98.50%	94.97%	99.25%	0.00%	0.00%
\$225,001 - \$275,000	8	22.22%	96.25%	94.21%	96.33%	100.00%	0.00%
\$275,001 - \$425,000	6	16.67%	100.00%	0.00%	100.00%	100.00%	0.00%
\$425,001 and up	3	8.33%	98.80%	100.00%	97.29%	0.00%	0.00%
Median Sold/List Ratio		98.66%		94.76%	98.50%	100.00%	0.00%
Total Closed Units		36	100%	98.66%	8	21	7
Total Closed Volume		8,825,900			1.68M	5.09M	2.06M

# March 2026



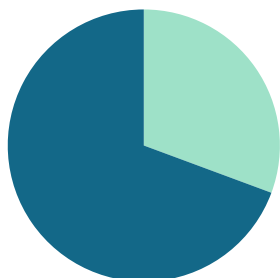
Area Delimited by County Of Mayes - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

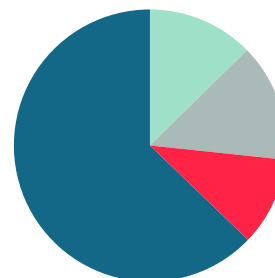


**Inventory**  
 New Listings  
**76 = 30.65%**  
 Start Inventory  
**172**  
 Total Inventory Units  
**248**  
 Volume  
**\$95,848,830**

### 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%
Median List Price	222,500	209,950	-5.64%	225,000	219,900	-2.27%
Median Sale Price	220,000	208,500	-5.23%	222,500	212,000	-4.72%
Median Percent of Selling Price to List Price	98.27%	98.66%	0.39%	97.60%	98.10%	0.51%
Median Days on Market to Sale	31.00	62.00	100.00%	39.00	39.00	0.00%
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%

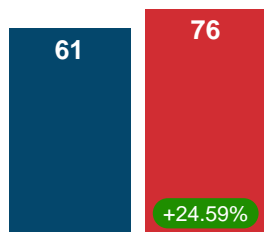
**Absorption:** Last 12 months, an Average of **34** Sales/Month

**Inventory** on March 31, 2026 = **179** 2025 2026

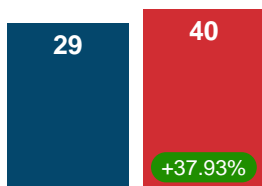
### MARCH MARKET

### MEDIAN PRICES

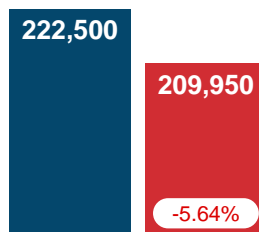
#### New Listings



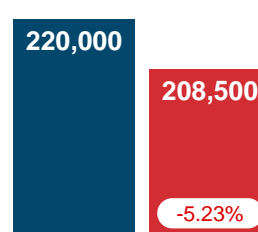
#### Pending Listings



#### List Price



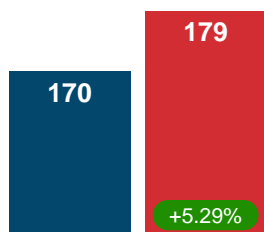
#### Sale Price



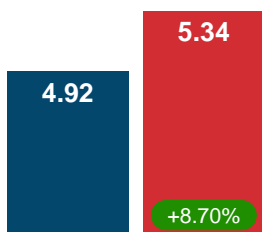
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

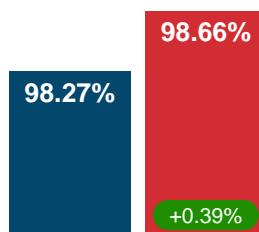
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

