

March 2026



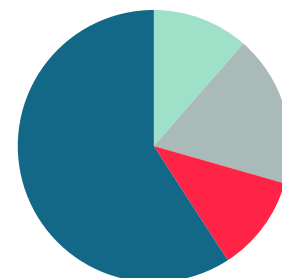
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	March		
	2025	2026	+/-%
Closed Listings	42	40	-4.76%
Pending Listings	50	63	26.00%
New Listings	66	98	48.48%
Average List Price	208,119	209,678	0.75%
Average Sale Price	201,400	200,890	-0.25%
Average Percent of Selling Price to List Price	95.54%	95.89%	0.36%
Average Days on Market to Sale	67.98	70.65	3.93%
End of Month Inventory	168	207	23.21%
Months Supply of Inventory	3.48	4.34	24.72%



■ Closed (11.43%)
■ Pending (18.00%)
■ Other OffMarket (11.43%)
■ Active (59.14%)

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of March 31, 2026 = **207**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **23.21%** to 207 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **4.34** 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 **0.25%** in March 2026 to \$200,890 versus the previous year at \$201,400.

Average Days on Market Lengthens

The average number of **70.65** days that homes spent on the market before selling increased by 2.67 days or **3.93%** in March 2026 compared to last year's same month at **67.98** DOM.

Sales Success for March 2026 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 98 New Listings in March 2026, up **48.48%** from last year at 66. Furthermore, there were 40 Closed Listings this month versus last year at 42, a **-4.76%** decrease.

Closed versus Listed trends yielded a **40.8%** ratio, down from previous year's, March 2025, at **63.6%**, a **35.86%** downswing. 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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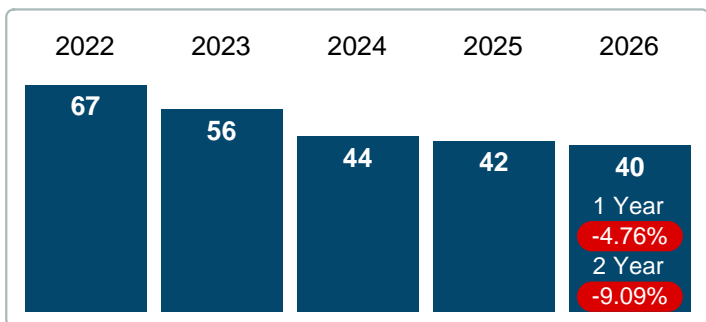
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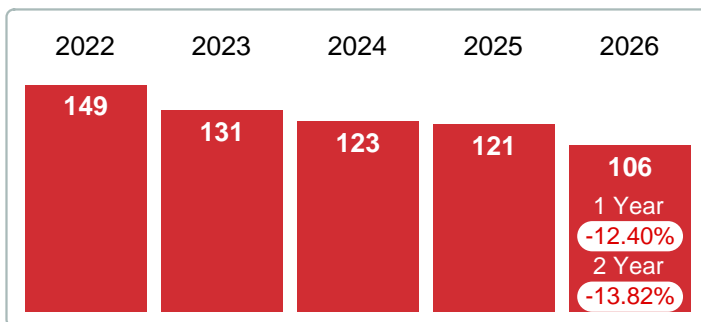
CLOSED LISTINGS

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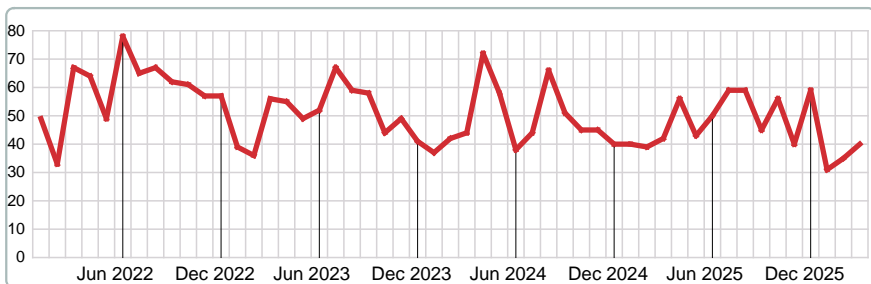
MARCH



YEAR TO DATE (YTD)

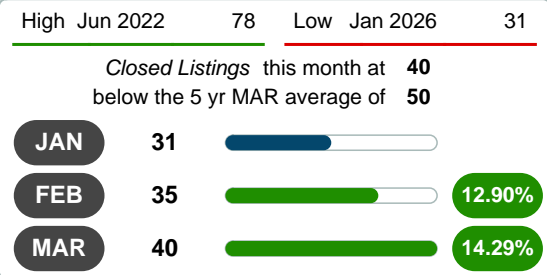


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	5.00%	5.5	1	1	0	0
\$50,001 - \$100,000	6	15.00%	58.2	5	0	1	0
\$100,001 - \$150,000	6	15.00%	86.8	2	3	1	0
\$150,001 - \$200,000	9	22.50%	70.6	1	8	0	0
\$200,001 - \$225,000	4	10.00%	58.5	0	2	2	0
\$225,001 - \$375,000	9	22.50%	49.4	2	3	3	1
\$375,001 and up	4	10.00%	157.8	0	1	3	0
Total Closed Units	40			11	18	10	1
Total Closed Volume	8,035,586	100%	70.7	1.22M	3.72M	2.86M	243.00K
Average Closed Price	\$200,890			\$111,000	\$206,442	\$285,564	\$243,000

March 2026



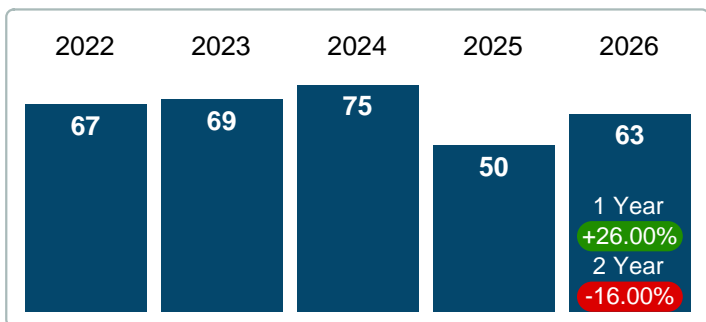
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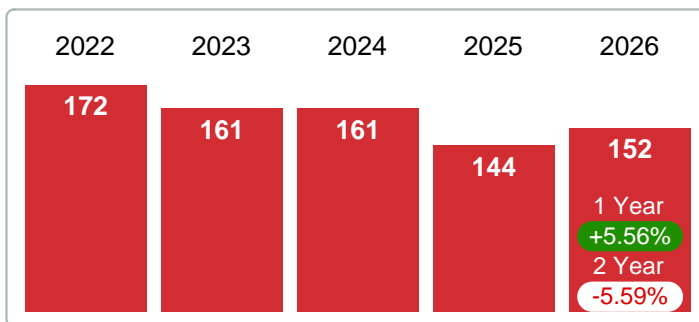
PENDING LISTINGS

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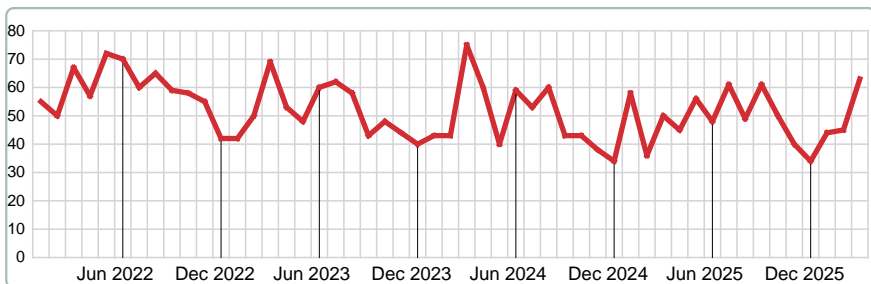
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 65

High Mar 2024: 75 | Low Dec 2025: 34

Pending Listings this month at **63**
below the 5 yr MAR average of **65**

- JAN: 44
- FEB: 45 (2.27% change)
- MAR: 63 (40.00% change)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	3.17%	21.5	2	0	0	0
\$75,001 - \$125,000	12	19.05%	44.8	6	5	1	0
\$125,001 - \$175,000	9	14.29%	60.9	4	3	2	0
\$175,001 - \$225,000	15	23.81%	56.7	3	10	2	0
\$225,001 - \$300,000	8	12.70%	57.1	0	8	0	0
\$300,001 - \$375,000	9	14.29%	56.0	1	4	3	1
\$375,001 and up	8	12.70%	47.8	0	5	2	1
Total Pending Units	63			16	35	10	2
Total Pending Volume	14,495,260	100%	52.7	2.24M	8.61M	2.89M	760.00K
Average Listing Price	\$230,083			\$139,891	\$245,887	\$289,096	\$380,000

March 2026



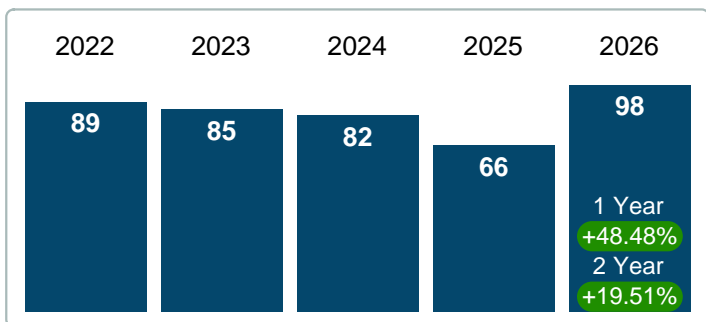
Area Delimited by County Of Muskogee - Residential Property Type



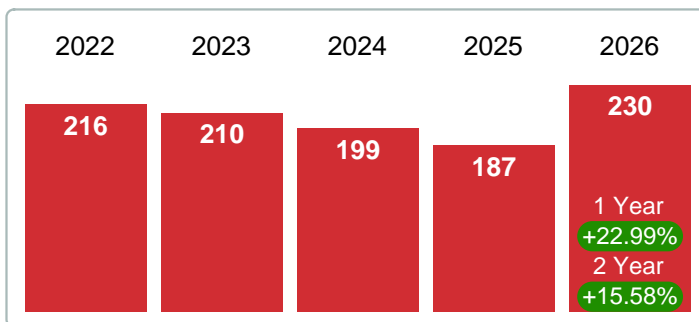
NEW LISTINGS

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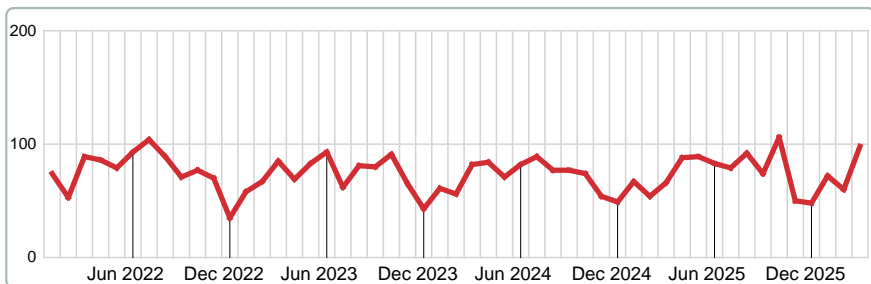
MARCH



YEAR TO DATE (YTD)

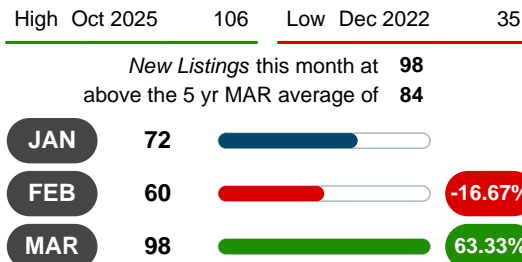


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 84



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	9.18%	2	7	0	0
\$100,001 - \$150,000	12	12.24%	4	8	0	0
\$150,001 - \$175,000	13	13.27%	2	10	0	1
\$175,001 - \$275,000	27	27.55%	1	22	4	0
\$275,001 - \$300,000	9	9.18%	0	5	3	1
\$300,001 - \$425,000	19	19.39%	0	11	5	3
\$425,001 and up	9	9.18%	0	2	5	2
Total New Listed Units	98		9	65	17	7
Total New Listed Volume	24,564,175	100%	1.20M	14.10M	6.29M	2.97M
Average New Listed Listing Price	\$250,655		\$133,422	\$216,909	\$370,135	\$424,571

March 2026



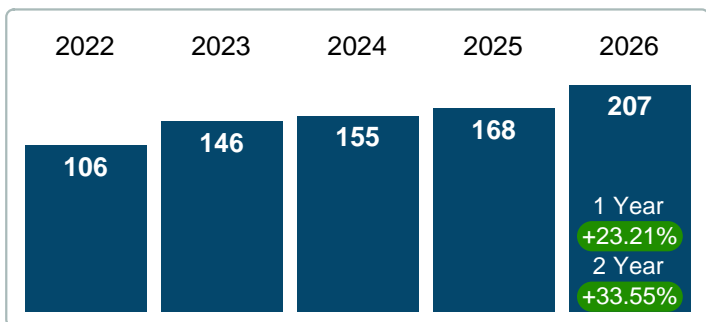
Area Delimited by County Of Muskogee - Residential Property Type



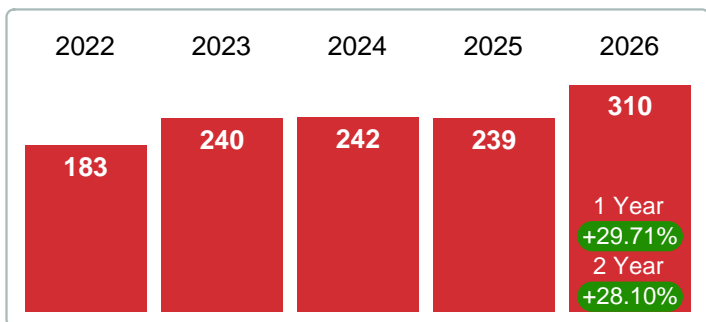
ACTIVE INVENTORY

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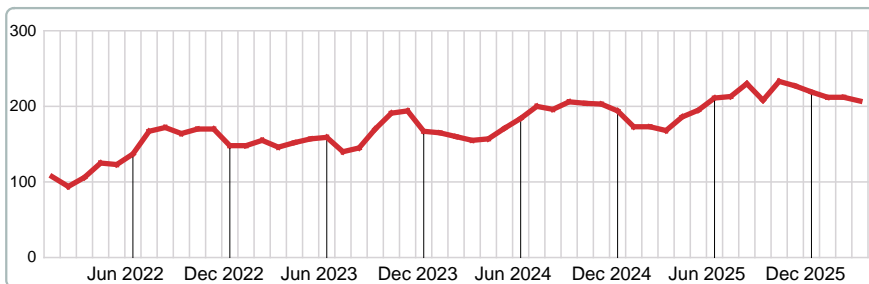
END OF MARCH



ACTIVE DURING MARCH

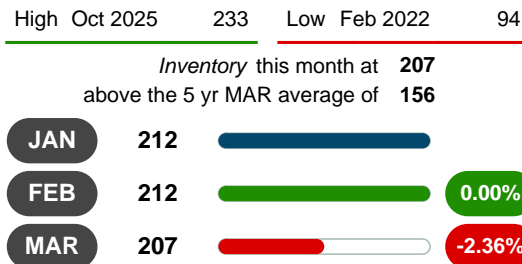


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 156



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	4.83%	113.4	3	6	1	0
\$75,001 - \$125,000	31	14.98%	88.3	9	19	3	0
\$125,001 - \$150,000	21	10.14%	67.1	5	10	5	1
\$150,001 - \$225,000	62	29.95%	84.9	7	48	6	1
\$225,001 - \$300,000	36	17.39%	69.6	3	18	12	3
\$300,001 - \$425,000	23	11.11%	65.3	0	8	13	2
\$425,001 and up	24	11.59%	87.6	3	5	11	5
Total Active Inventory by Units	207			30	114	51	12
Total Active Inventory by Volume	52,054,958	100%	80.4	6.66M	23.07M	17.12M	5.20M
Average Active Inventory Listing Price	\$251,473			\$222,051	\$202,411	\$335,654	\$433,350

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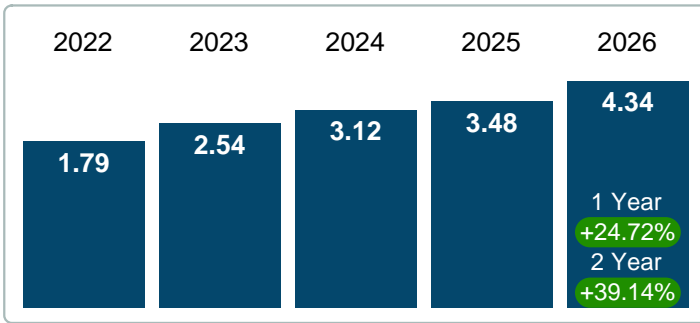
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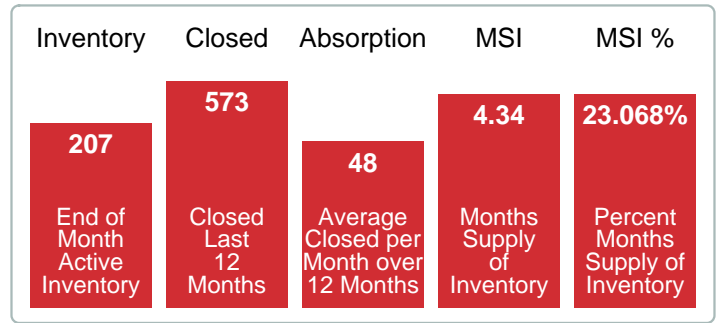
MONTHS SUPPLY of INVENTORY (MSI)

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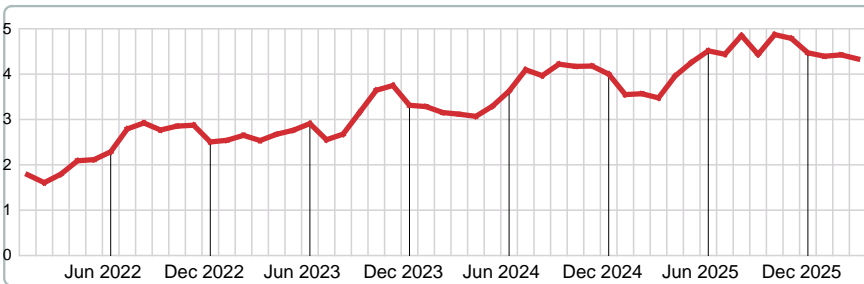
MSI FOR MARCH



INDICATORS FOR MARCH 2026

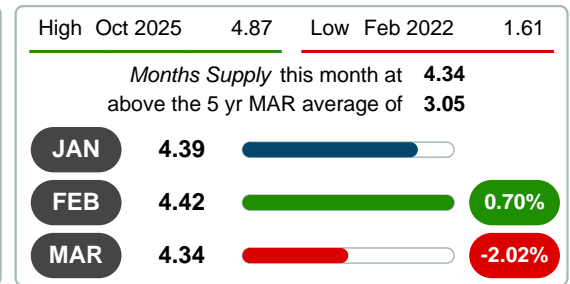


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.05



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
\$75,000 and less	10	4.83%	1.52	0.97	2.06	2.40	0.00
\$75,001 - \$125,000	31	14.98%	4.83	4.15	5.70	4.00	0.00
\$125,001 - \$150,000	21	10.14%	5.36	7.50	3.43	15.00	0.00
\$150,001 - \$225,000	62	29.95%	4.00	4.94	4.17	2.40	12.00
\$225,001 - \$300,000	36	17.39%	4.19	4.50	3.38	5.14	12.00
\$300,001 - \$425,000	23	11.11%	5.31	0.00	4.57	6.00	4.80
\$425,001 and up	24	11.59%	9.93	36.00	8.57	8.80	10.00
Market Supply of Inventory (MSI)			4.34	3.71	4.02	5.23	7.58
Total Active Inventory by Units		100%	4.34	30	114	51	12

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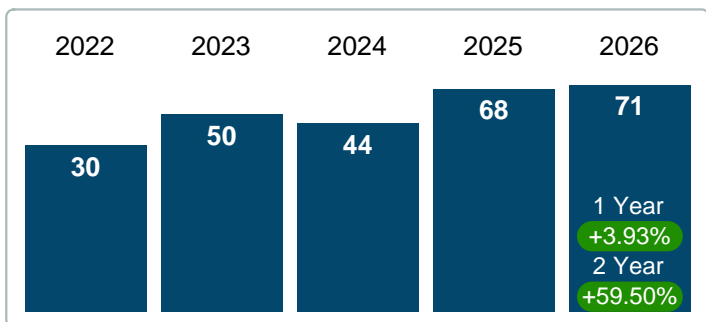
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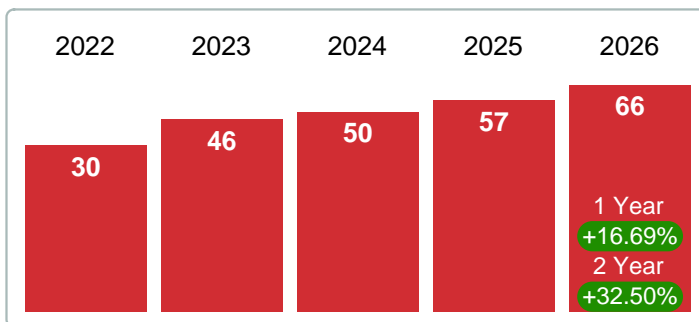
AVERAGE DAYS ON MARKET TO SALE

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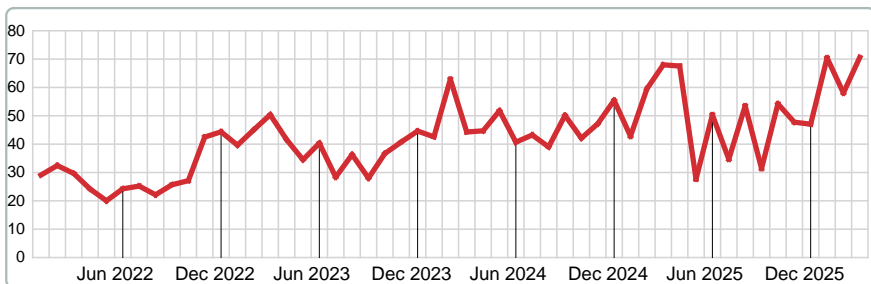
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 53

High Mar 2026 71 Low May 2022 20

Average Days on Market to Sale this month at 71 above the 5 yr MAR average of 53



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
\$50,000 and less	5.00%	6	6	5	0	0
\$50,001 - \$100,000	15.00%	58	67	0	15	0
\$100,001 - \$150,000	15.00%	87	92	87	77	0
\$150,001 - \$200,000	22.50%	71	17	77	0	0
\$200,001 - \$225,000	10.00%	59	0	30	88	0
\$225,001 - \$375,000	22.50%	49	73	48	51	1
\$375,001 and up	10.00%	158	0	157	158	0
Average Closed DOM		71	62	69	90	1
Total Closed Units	100%	71	11	18	10	1
Total Closed Volume		8,035,586	1.22M	3.72M	2.86M	243.00K

March 2026



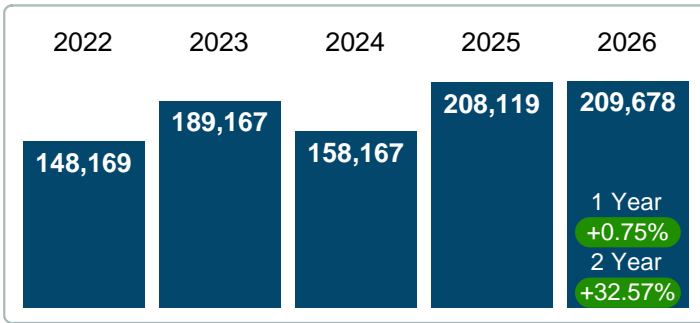
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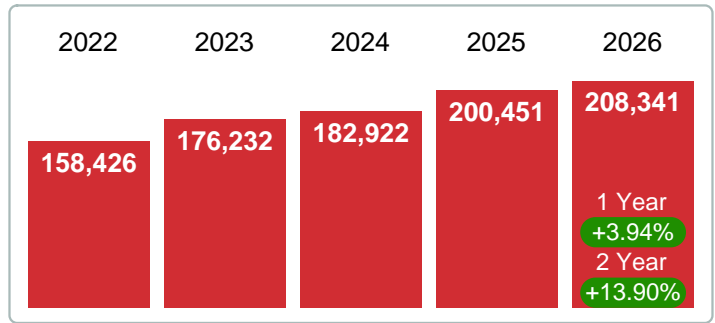
AVERAGE LIST PRICE AT CLOSING

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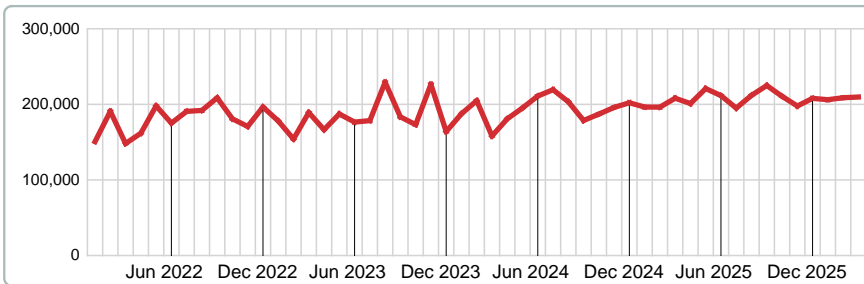
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

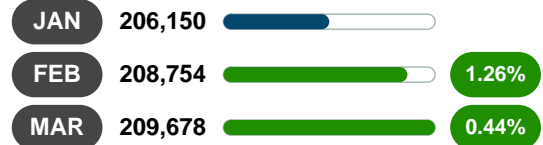


3 MONTHS

5 year MAR AVG = 182,660

High Aug 2023 229,242 Low Mar 2022 148,169

Average List Price at Closing this month at **209,678**
above the 5 yr MAR average of **182,660**



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
\$50,000 and less	5.00%	27,500	25,000	30,000	0	0
\$50,001 - \$100,000	15.00%	75,750	75,000	0	79,500	0
\$100,001 - \$150,000	15.00%	128,200	126,700	128,600	130,000	0
\$150,001 - \$200,000	17.50%	187,407	159,500	195,765	0	0
\$200,001 - \$225,000	12.50%	209,506	0	222,000	212,380	0
\$225,001 - \$375,000	25.00%	266,002	244,250	283,300	283,873	235,000
\$375,001 and up	10.00%	522,250	0	539,000	516,667	0
Average List Price		209,678	118,309	211,934	303,588	235,000
Total Closed Units	100%	209,678	11	18	10	1
Total Closed Volume		8,387,100	1.30M	3.81M	3.04M	235.00K

March 2026



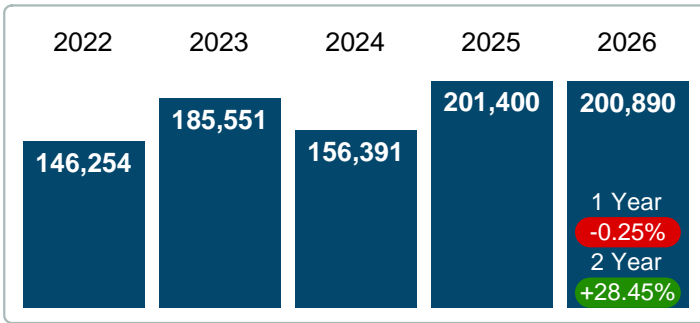
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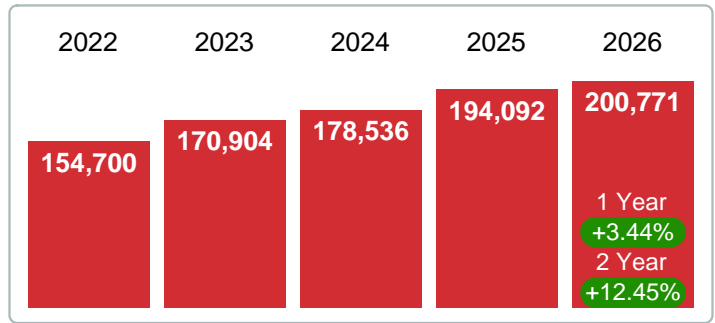
AVERAGE SOLD PRICE AT CLOSING

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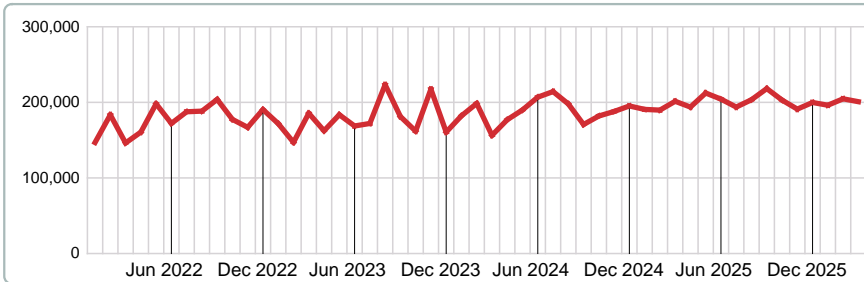
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

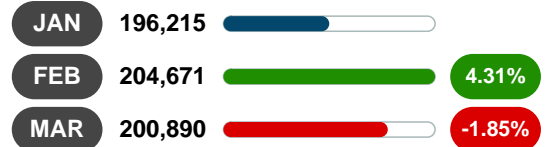


3 MONTHS

5 year MAR AVG = 178,097

High Aug 2023 223,298 Low Mar 2022 146,254

Average Sold Price at Closing this month at **200,890** above the 5 yr MAR average of **178,097**



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
\$50,000 and less	5.00%	30,251	30,501	30,000	0	0
\$50,001 - \$100,000	15.00%	64,083	64,900	0	60,000	0
\$100,001 - \$150,000	15.00%	123,650	117,000	125,967	130,000	0
\$150,001 - \$200,000	22.50%	187,939	155,000	192,056	0	0
\$200,001 - \$225,000	10.00%	210,965	0	214,500	207,430	0
\$225,001 - \$375,000	22.50%	258,086	238,500	279,000	255,258	243,000
\$375,001 and up	10.00%	497,650	0	505,600	495,000	0
Average Sold Price		200,890	111,000	206,442	285,564	243,000
Total Closed Units	100%	200,890	11	18	10	1
Total Closed Volume		8,035,586	1.22M	3.72M	2.86M	243.00K

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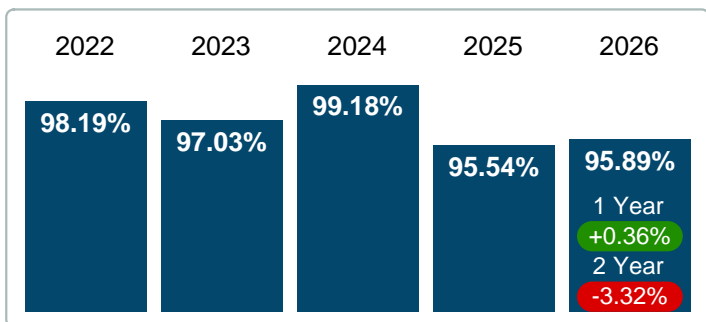
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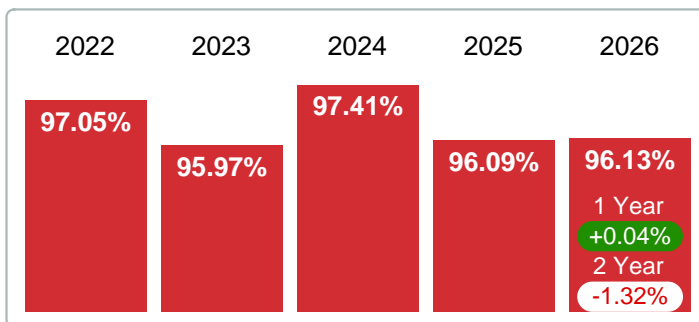
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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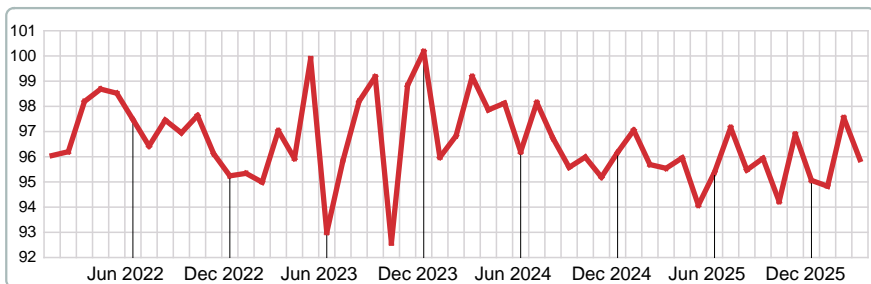
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

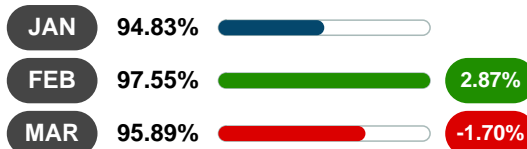


3 MONTHS

5 year MAR AVG = 97.17%

High Dec 2023 100.18% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.89%**
below the 5 yr MAR average of **97.17%**



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	
\$50,000 and less	2	5.00%	111.00%	122.00%	100.00%	0.00%	0.00%	
\$50,001 - \$100,000	6	15.00%	85.98%	88.08%	0.00%	75.47%	0.00%	
\$100,001 - \$150,000	6	15.00%	96.56%	92.93%	97.84%	100.00%	0.00%	
\$150,001 - \$200,000	9	22.50%	97.97%	97.18%	98.06%	0.00%	0.00%	
\$200,001 - \$225,000	4	10.00%	97.32%	0.00%	96.94%	97.70%	0.00%	
\$225,001 - \$375,000	9	22.50%	96.18%	97.71%	98.25%	90.69%	103.40%	
\$375,001 and up	4	10.00%	95.41%	0.00%	93.80%	95.94%	0.00%	
Average Sold/List Ratio		95.90%		94.63%	97.80%	93.08%	103.40%	
Total Closed Units		40	100%	95.90%	11	18	10	1
Total Closed Volume		8,035,586			1.22M	3.72M	2.86M	243.00K

March 2026



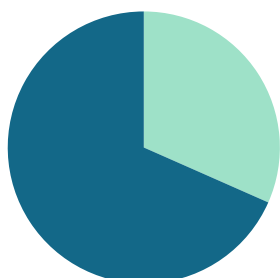
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

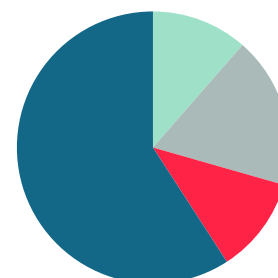


Inventory
 New Listings **98 = 31.61%**
 Start Inventory **212**
 Total Inventory Units **310**
 Volume **\$76,135,618**

Market Activity

Closed Sales **40 = 11.43%**
 Pending Sales **63 = 18.00%**
 Other Off Market **40 = 11.43%**
 Active Inventory **207 = 59.14%**

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	42	40	-4.76%	121	106	-12.40%
Pending Sales	50	63	26.00%	144	152	5.56%
New Listings	66	98	48.48%	187	230	22.99%
Average List Price	208,119	209,678	0.75%	200,451	208,341	3.94%
Average Sale Price	201,400	200,890	-0.25%	194,092	200,771	3.44%
Average Percent of Selling Price to List Price	95.54%	95.89%	0.36%	96.09%	96.13%	0.04%
Average Days on Market to Sale	67.98	70.65	3.93%	56.93	66.42	16.69%
Monthly Inventory	168	207	23.21%	168	207	23.21%
Months Supply of Inventory	3.48	4.34	24.72%	3.48	4.34	24.72%

Absorption: Last 12 months, an Average of **48** Sales/Month

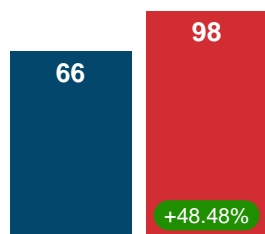
Inventory on March 31, 2026 = **207**

2025 **2026**

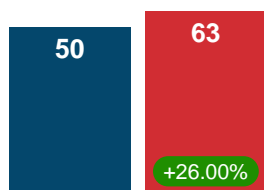
MARCH MARKET

AVERAGE PRICES

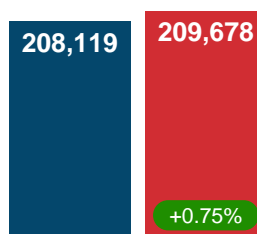
New Listings



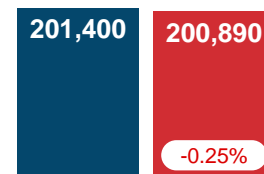
Pending Listings



List Price



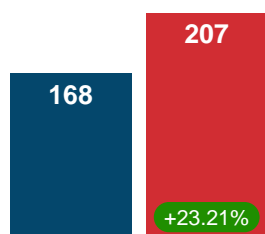
Sale Price



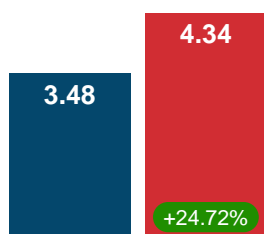
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

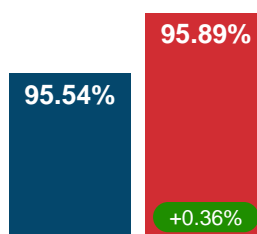
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

