

# March 2026



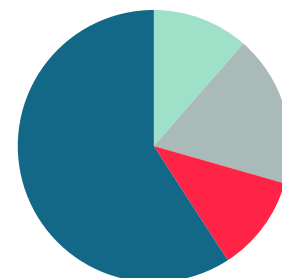
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	42	40	-4.76%
Pending Listings	50	63	26.00%
New Listings	66	98	48.48%
Median List Price	157,450	199,925	26.98%
Median Sale Price	159,750	199,725	25.02%
Median Percent of Selling Price to List Price	98.66%	97.47%	-1.21%
Median Days on Market to Sale	51.50	47.00	-8.74%
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.

#### 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 **25.02%** in March 2026 to \$199,725 versus the previous year at \$159,750.

#### Median Days on Market Shortens

The median number of **47.00** days that homes spent on the market before selling decreased by 4.50 days or **8.74%** in March 2026 compared to last year's same month at **51.50** DOM.

#### Sales Success for March 2026 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 Monthly Months 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



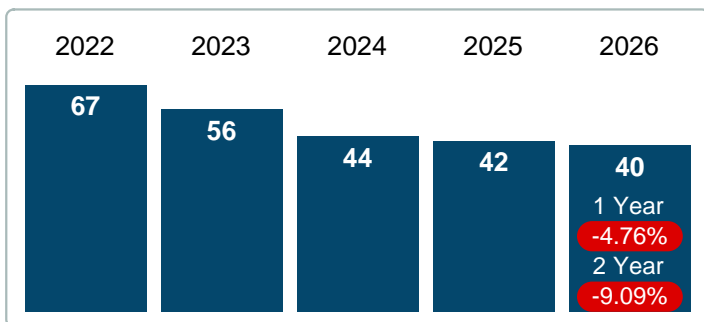
Area Delimited by County Of Muskogee - Residential Property Type



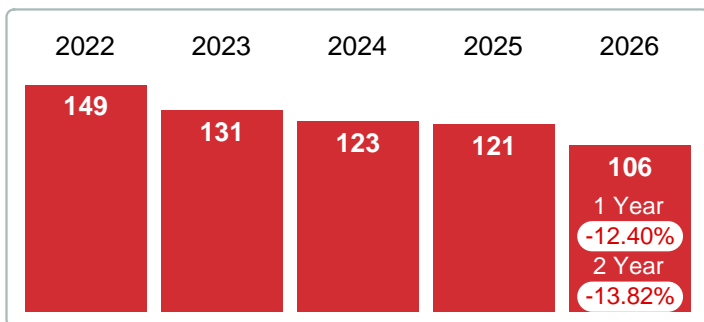
## CLOSED LISTINGS

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

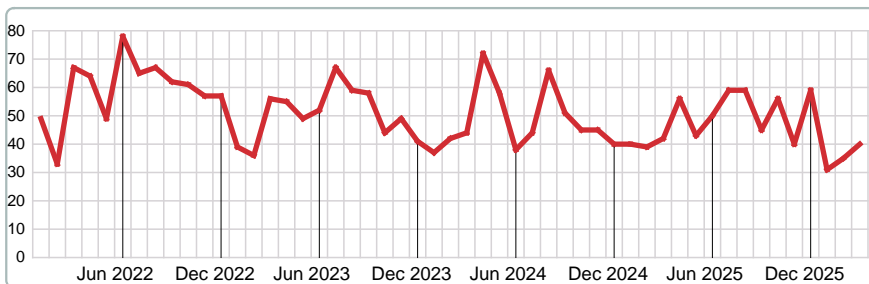
### MARCH



### YEAR TO DATE (YTD)

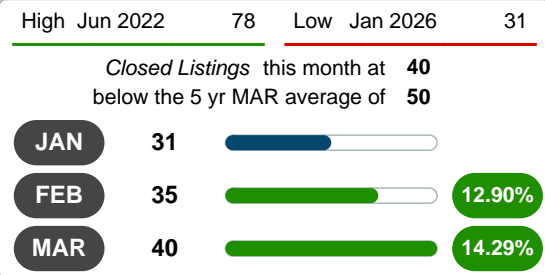


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 50



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	24.0	5	0	1	0
\$100,001 - \$150,000	6	15.00%	66.5	2	3	1	0
\$150,001 - \$200,000	9	22.50%	29.0	1	8	0	0
\$200,001 - \$225,000	4	10.00%	47.0	0	2	2	0
\$225,001 - \$375,000	9	22.50%	44.0	2	3	3	1
\$375,001 and up	4	10.00%	159.5	0	1	3	0
<b>Total Closed Units</b>	<b>40</b>			<b>11</b>	<b>18</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,035,586</b>	<b>100%</b>	<b>47.0</b>	<b>1.22M</b>	<b>3.72M</b>	<b>2.86M</b>	<b>243.00K</b>
<b>Median Closed Price</b>	<b>\$199,725</b>			<b>\$74,000</b>	<b>\$199,725</b>	<b>\$241,888</b>	<b>\$243,000</b>

# March 2026



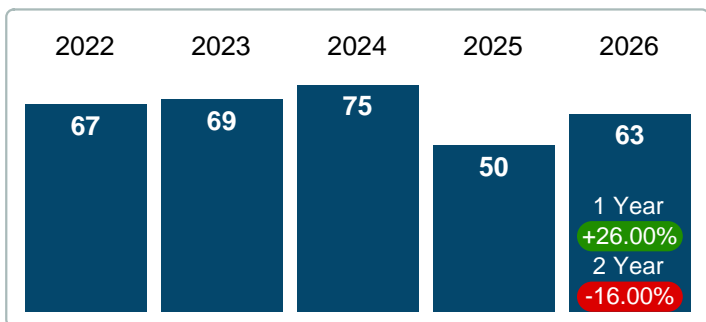
Area Delimited by County Of Muskogee - Residential Property Type



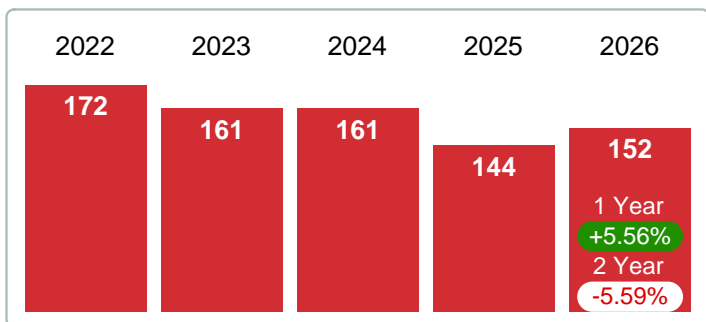
## PENDING LISTINGS

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

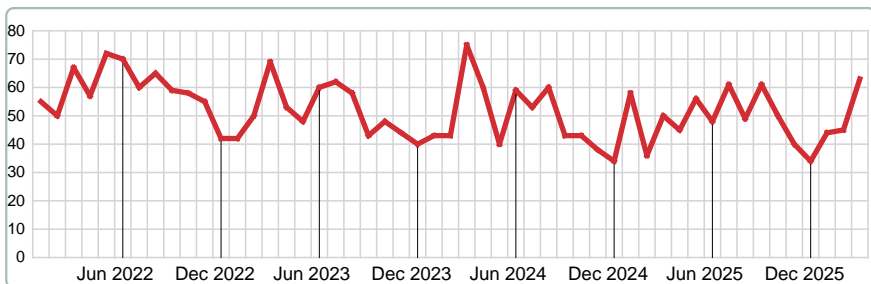
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 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		%	MDOM	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%	36.0	6	5	1	0
\$125,001 - \$175,000	9	14.29%	25.0	4	3	2	0
\$175,001 - \$225,000	15	23.81%	15.0	3	10	2	0
\$225,001 - \$300,000	8	12.70%	23.0	0	8	0	0
\$300,001 - \$375,000	9	14.29%	59.0	1	4	3	1
\$375,001 and up	8	12.70%	27.5	0	5	2	1
<b>Total Pending Units</b>	<b>63</b>			<b>16</b>	<b>35</b>	<b>10</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>14,495,260</b>	<b>100%</b>	<b>27.0</b>	<b>2.24M</b>	<b>8.61M</b>	<b>2.89M</b>	<b>760.00K</b>
<b>Median Listing Price</b>	<b>\$199,950</b>			<b>\$124,450</b>	<b>\$225,000</b>	<b>\$265,000</b>	<b>\$380,000</b>

# March 2026



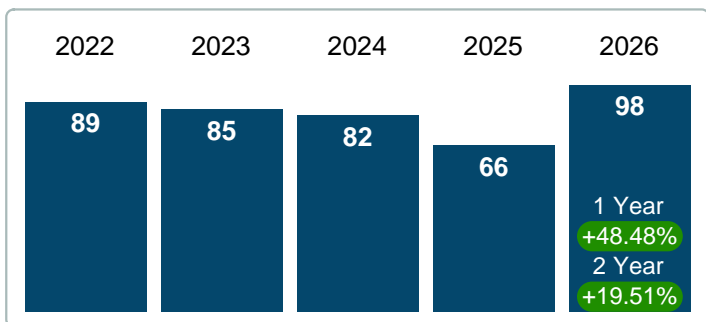
Area Delimited by County Of Muskogee - Residential Property Type



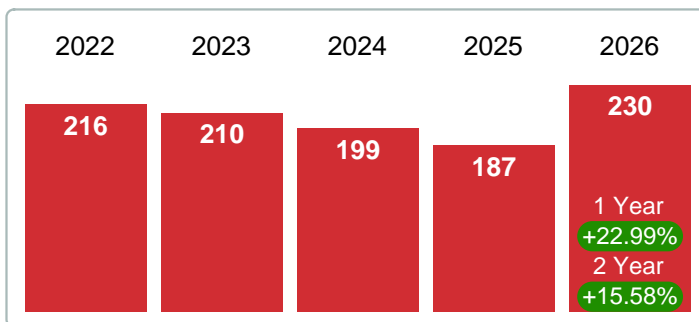
## NEW LISTINGS

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

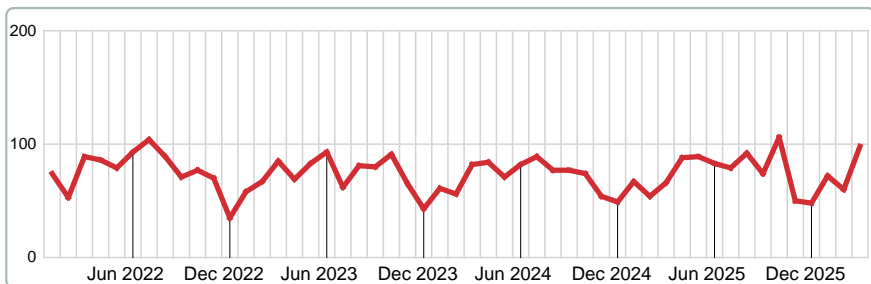
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

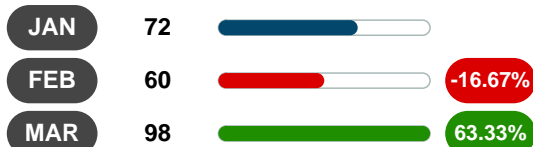


### 3 MONTHS

5 year MAR AVG = 84

High Oct 2025 106 Low Dec 2022 35

New Listings this month at **98**  
above the 5 yr MAR average of **84**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
<b>Total New Listed Units</b>	<b>98</b>		<b>9</b>	<b>65</b>	<b>17</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>24,564,175</b>	<b>100%</b>	<b>1.20M</b>	<b>14.10M</b>	<b>6.29M</b>	<b>2.97M</b>
<b>Median New Listed Listing Price</b>	<b>\$217,000</b>		<b>\$134,000</b>	<b>\$199,900</b>	<b>\$319,900</b>	<b>\$385,000</b>

# March 2026



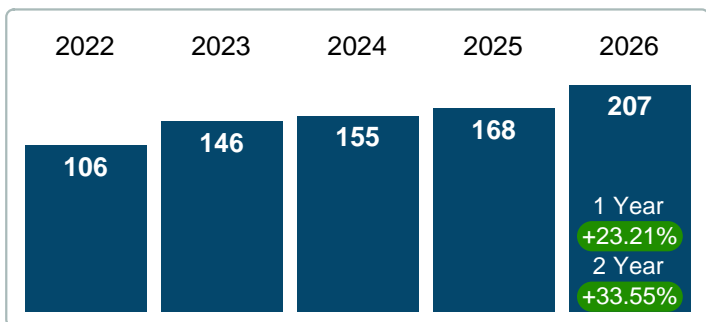
Area Delimited by County Of Muskogee - Residential Property Type



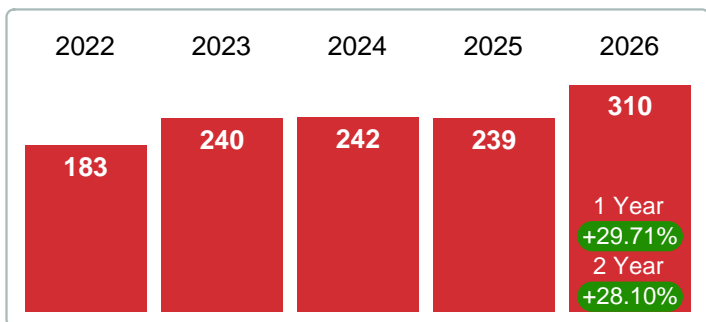
## ACTIVE INVENTORY

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

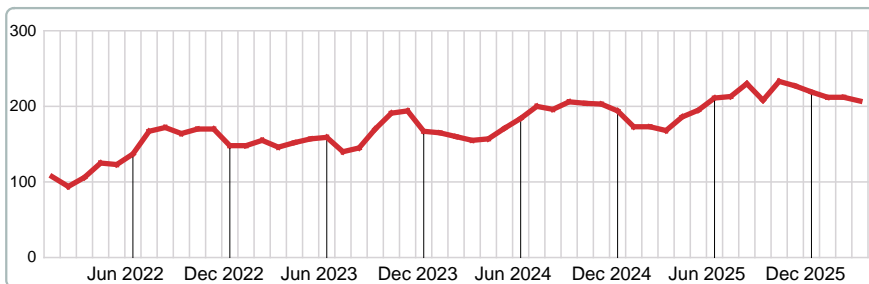
### END OF MARCH



### ACTIVE DURING MARCH



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 156

High Oct 2025 233 Low Feb 2022 94

Inventory this month at 207  
above the 5 yr MAR average of 156



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	4.83%	135.0	3	6	1	0
\$75,001 - \$125,000	31	14.98%	77.0	9	19	3	0
\$125,001 - \$150,000	21	10.14%	62.0	5	10	5	1
\$150,001 - \$225,000	62	29.95%	60.5	7	48	6	1
\$225,001 - \$300,000	36	17.39%	44.5	3	18	12	3
\$300,001 - \$425,000	23	11.11%	25.0	0	8	13	2
\$425,001 and up	24	11.59%	63.0	3	5	11	5
<b>Total Active Inventory by Units</b>	<b>207</b>			<b>30</b>	<b>114</b>	<b>51</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>52,054,958</b>	<b>100%</b>	<b>62.0</b>	<b>6.66M</b>	<b>23.07M</b>	<b>17.12M</b>	<b>5.20M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$198,900</b>			<b>\$137,500</b>	<b>\$190,000</b>	<b>\$285,000</b>	<b>\$402,250</b>

# March 2026



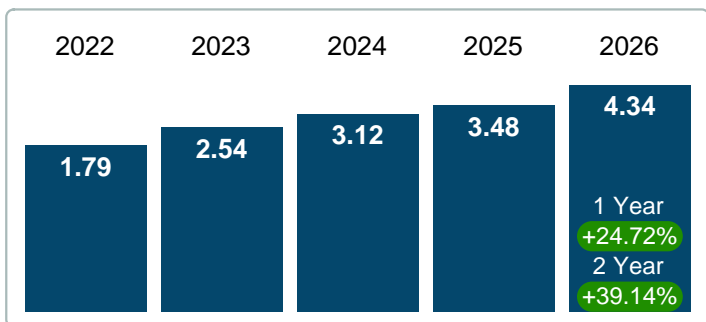
Area Delimited by County Of Muskogee - Residential Property Type



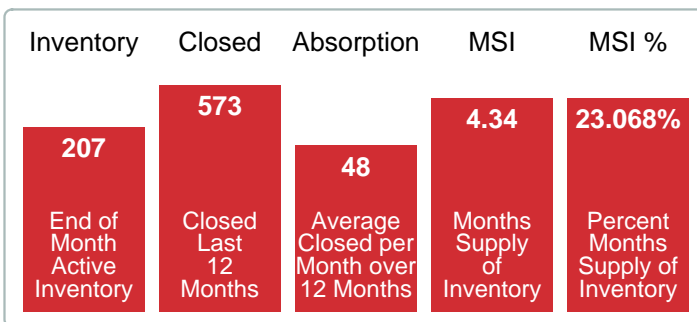
## MONTHS SUPPLY of INVENTORY (MSI)

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

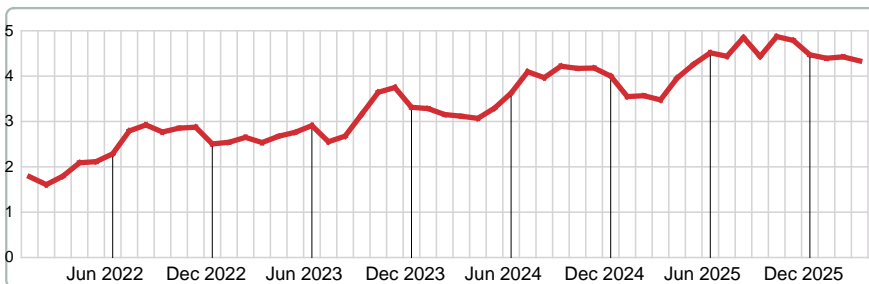
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026

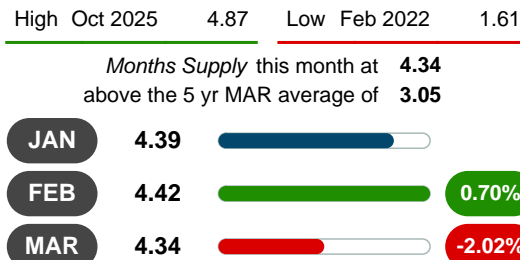


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 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	4.83%	1.52	0.97	2.06	2.40	0.00
\$75,001 - \$125,000	14.98%	4.83	4.15	5.70	4.00	0.00
\$125,001 - \$150,000	10.14%	5.36	7.50	3.43	15.00	0.00
\$150,001 - \$225,000	29.95%	4.00	4.94	4.17	2.40	12.00
\$225,001 - \$300,000	17.39%	4.19	4.50	3.38	5.14	12.00
\$300,001 - \$425,000	11.11%	5.31	0.00	4.57	6.00	4.80
\$425,001 and up	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

# March 2026



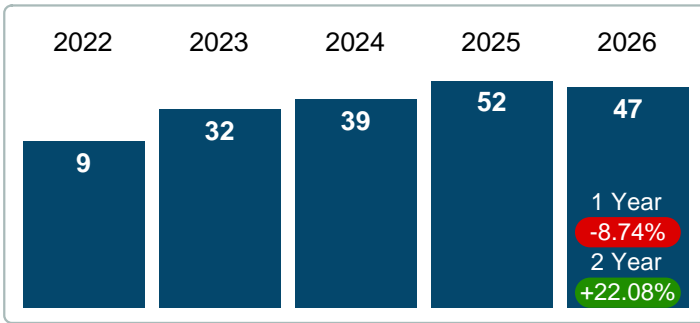
Area Delimited by County Of Muskogee - Residential Property Type



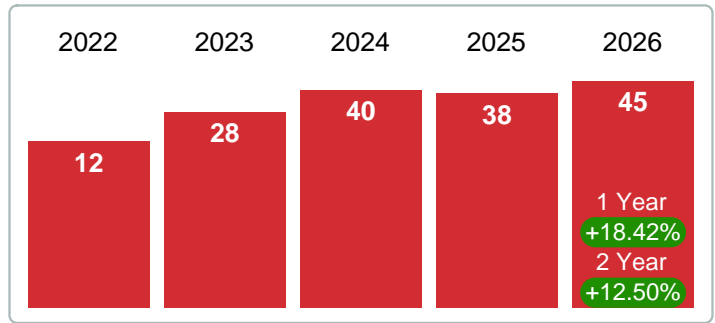
## MEDIAN DAYS ON MARKET TO SALE

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

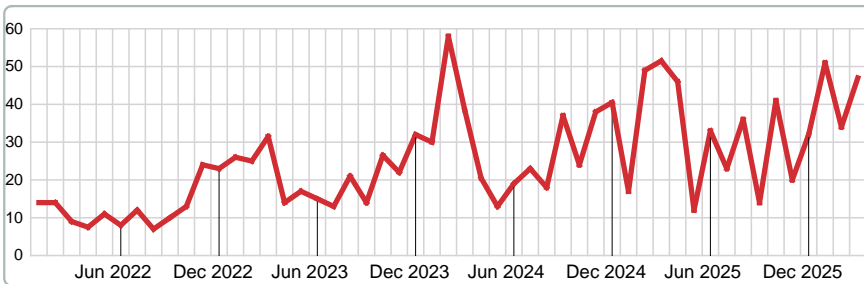
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 36

High Feb 2024 58 Low Aug 2022 7

Median Days on Market to Sale this month at 47 above the 5 yr MAR average of 36



### 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
\$50,000 and less	5.00%	6	6	5	0	0
\$50,001 - \$100,000	15.00%	24	33	0	15	0
\$100,001 - \$150,000	15.00%	67	92	56	77	0
\$150,001 - \$200,000	22.50%	29	17	37	0	0
\$200,001 - \$225,000	10.00%	47	0	30	88	0
\$225,001 - \$375,000	22.50%	44	73	39	44	1
\$375,001 and up	10.00%	160	0	157	162	0
<b>Median Closed DOM</b>		<b>47</b>	<b>33</b>	<b>45</b>	<b>63</b>	<b>1</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>40</b>	<b>11</b>	<b>18</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,035,586</b>	<b>1.22M</b>	<b>3.72M</b>	<b>2.86M</b>	<b>243.00K</b>

# March 2026



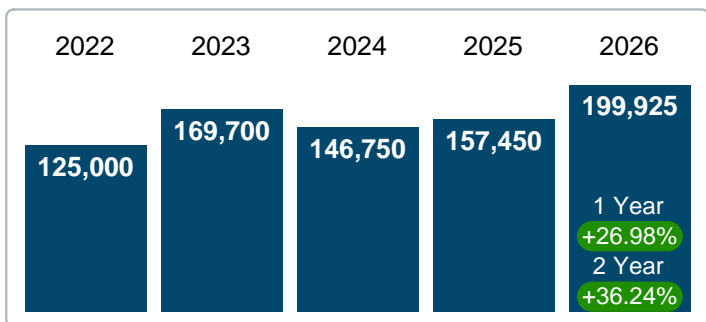
Area Delimited by County Of Muskogee - Residential Property Type



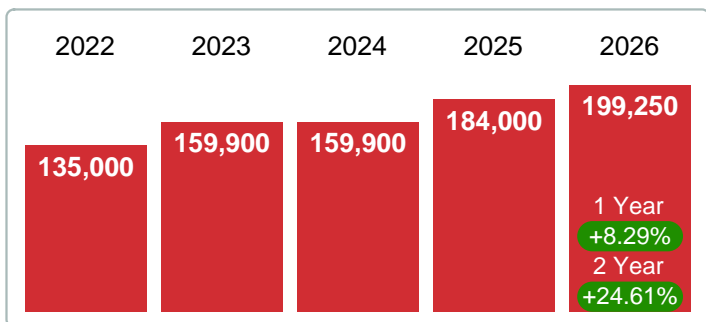
## MEDIAN LIST PRICE AT CLOSING

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

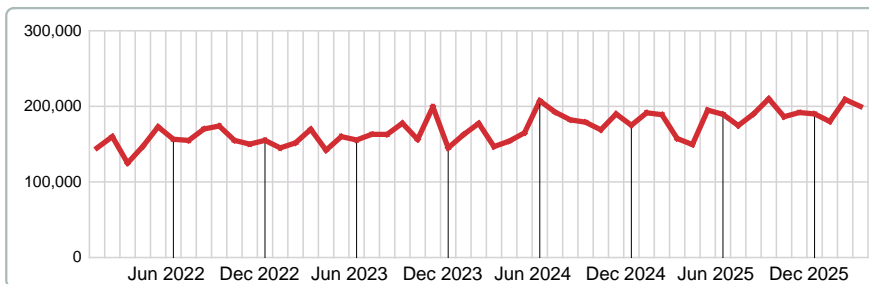
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

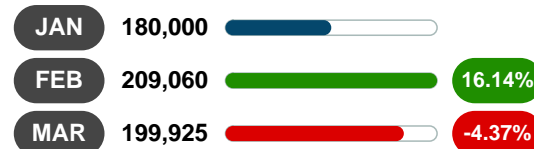


### 3 MONTHS

5 year MAR AVG = 159,765

High Sep 2025 210,000 Low Mar 2022 125,000

Median List Price at Closing this month at **199,925** above the 5 yr MAR average of **159,765**



### 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
\$50,000 and less	5.00%	27,500	25,000	30,000	0	0
\$50,001 - \$100,000	15.00%	75,000	70,500	0	79,500	0
\$100,001 - \$150,000	15.00%	132,450	126,700	134,900	130,000	0
\$150,001 - \$200,000	17.50%	199,000	159,500	199,250	0	0
\$200,001 - \$225,000	12.50%	209,860	0	209,000	212,380	0
\$225,001 - \$375,000	25.00%	250,000	244,250	262,450	279,900	235,000
\$375,001 and up	10.00%	494,500	0	539,000	450,000	0
<b>Median List Price</b>		<b>199,925</b>	<b>90,000</b>	<b>199,925</b>	<b>264,950</b>	<b>235,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>199,925</b>	<b>11</b>	<b>18</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,387,100</b>	<b>1.30M</b>	<b>3.81M</b>	<b>3.04M</b>	<b>235.00K</b>

# March 2026



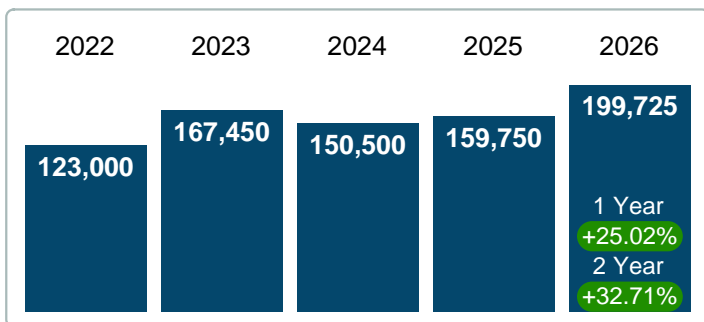
Area Delimited by County Of Muskogee - Residential Property Type



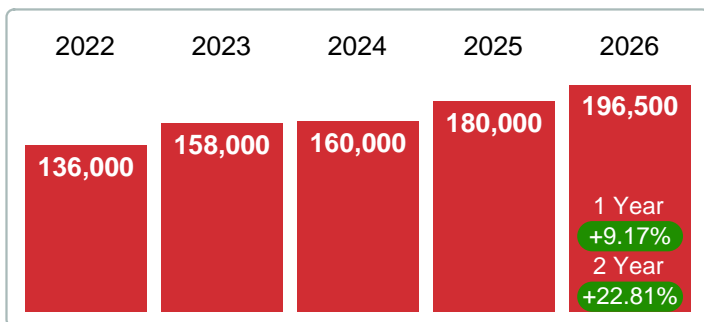
## MEDIAN SOLD PRICE AT CLOSING

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

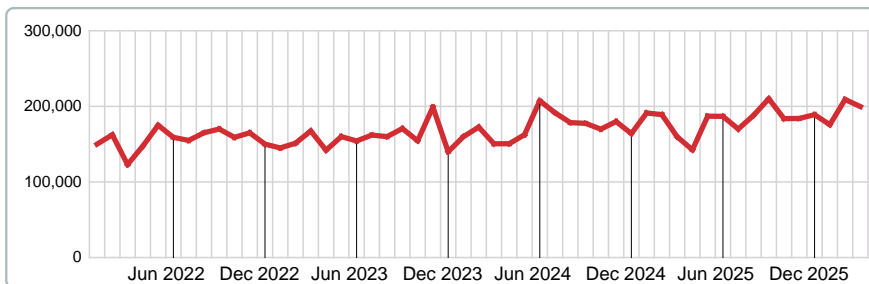
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 160,085

High Sep 2025 210,000 | Low Mar 2022 123,000

Median Sold Price at Closing this month at **199,725**  
above the 5 yr MAR average of **160,085**

- JAN: 175,730
- FEB: 209,072 (+18.97%)
- MAR: 199,725 (-4.47%)

### 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
\$50,000 and less	5.00%	30,251	30,501	30,000	0	0
\$50,001 - \$100,000	15.00%	62,500	65,000	0	60,000	0
\$100,001 - \$150,000	15.00%	125,000	117,000	133,000	130,000	0
\$150,001 - \$200,000	22.50%	199,000	155,000	199,250	0	0
\$200,001 - \$225,000	10.00%	211,930	0	214,500	207,430	0
\$225,001 - \$375,000	22.50%	243,000	238,500	265,000	248,775	243,000
\$375,001 and up	10.00%	459,050	0	505,600	412,500	0
<b>Median Sold Price</b>		<b>199,725</b>	<b>74,000</b>	<b>199,725</b>	<b>241,888</b>	<b>243,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>199,725</b>	<b>11</b>	<b>18</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,035,586</b>	<b>1.22M</b>	<b>3.72M</b>	<b>2.86M</b>	<b>243.00K</b>

# March 2026



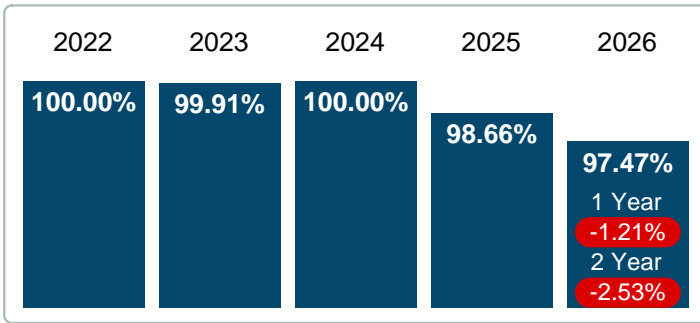
Area Delimited by County Of Muskogee - Residential Property Type



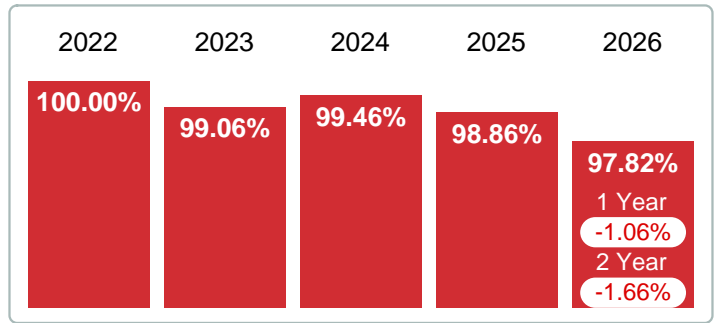
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

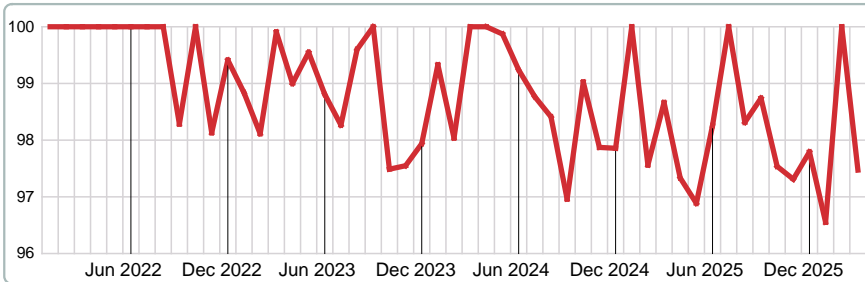
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

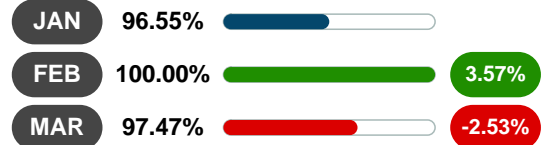


### 3 MONTHS

5 year MAR AVG = 99.21%

High Feb 2026 100.00% Low Jan 2026 96.55%

Median Sold/List Ratio this month at **97.47%**  
below the 5 yr MAR average of **99.21%**



### 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
\$50,000 and less	<div style="width: 5.00%;"></div> 2	5.00%	111.00%	122.00%	100.00%	0.00%	0.00%
\$50,001 - \$100,000	<div style="width: 15.00%;"></div> 6	15.00%	87.17%	88.41%	0.00%	75.47%	0.00%
\$100,001 - \$150,000	<div style="width: 15.00%;"></div> 6	15.00%	98.54%	92.93%	97.87%	100.00%	0.00%
\$150,001 - \$200,000	<div style="width: 22.50%;"></div> 9	22.50%	97.77%	97.18%	98.88%	0.00%	0.00%
\$200,001 - \$225,000	<div style="width: 10.00%;"></div> 4	10.00%	97.70%	0.00%	96.94%	97.70%	0.00%
\$225,001 - \$375,000	<div style="width: 22.50%;"></div> 9	22.50%	96.84%	97.71%	96.84%	94.00%	103.40%
\$375,001 and up	<div style="width: 10.00%;"></div> 4	10.00%	94.98%	0.00%	93.80%	96.15%	0.00%
Median Sold/List Ratio	97.47%			97.18%	97.82%	95.77%	103.40%
Total Closed Units	40	100%	97.47%	11	18	10	1
Total Closed Volume	8,035,586			1.22M	3.72M	2.86M	243.00K

# March 2026



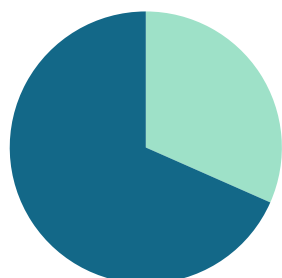
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

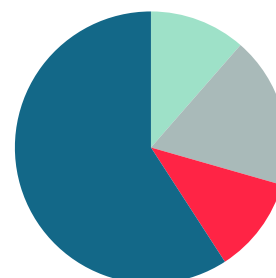


**Inventory**  
 New Listings **98 = 31.61%**  
 Start Inventory **212**  
 Total Inventory Units **310**  
 Volume **\$76,135,618**

### 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%
Median List Price	157,450	199,925	26.98%	184,000	199,250	8.29%
Median Sale Price	159,750	199,725	25.02%	180,000	196,500	9.17%
Median Percent of Selling Price to List Price	98.66%	97.47%	-1.21%	98.86%	97.82%	-1.06%
Median Days on Market to Sale	51.50	47.00	-8.74%	38.00	45.00	18.42%
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

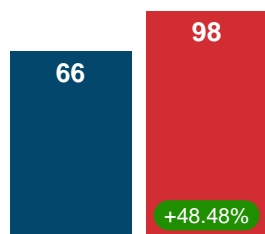
**Inventory** on March 31, 2026 = **207**

**2025** **2026**

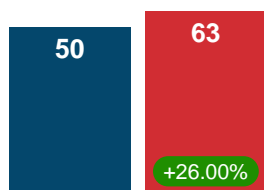
### MARCH MARKET

### MEDIAN PRICES

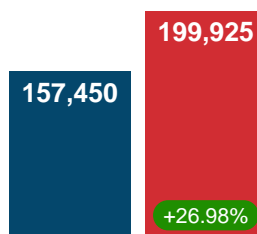
#### New Listings



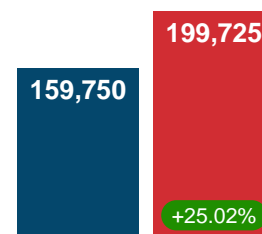
#### Pending Listings



#### List Price



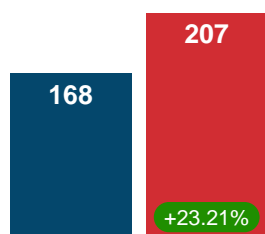
#### Sale Price



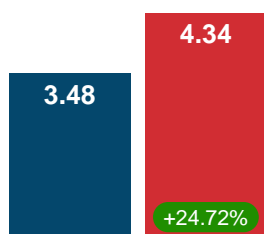
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

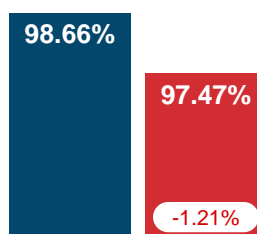
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

