

March 2026



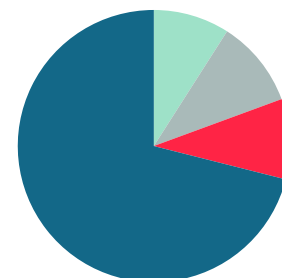
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	68	90	32.35%
Pending Listings	82	103	25.61%
New Listings	209	228	9.09%
Average List Price	299,940	280,849	-6.36%
Average Sale Price	288,576	264,843	-8.22%
Average Percent of Selling Price to List Price	95.54%	94.44%	-1.15%
Average Days on Market to Sale	73.93	66.91	-9.49%
End of Month Inventory	606	707	16.67%
Months Supply of Inventory	7.66	8.61	12.40%



■ Closed (9.05%)
■ Pending (10.35%)
■ Other OffMarket (9.55%)
■ Active (71.06%)

Absorption: Last 12 months, an Average of **82** Sales/Month
Active Inventory as of March 31, 2026 = **707**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **16.67%** to 707 existing homes available for sale. Over the last 12 months this area has had an average of 82 closed sales per month. This represents an unsold inventory index of **8.61** 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 **8.22%** in March 2026 to \$264,843 versus the previous year at \$288,576.

Average Days on Market Shortens

The average number of **66.91** days that homes spent on the market before selling decreased by 7.02 days or **9.49%** in March 2026 compared to last year's same month at **73.93** DOM.

Sales Success for March 2026 is Positive

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

There were 228 New Listings in March 2026, up **9.09%** from last year at 209. Furthermore, there were 90 Closed Listings this month versus last year at 68, a **32.35%** increase.

Closed versus Listed trends yielded a **39.5%** ratio, up from previous year's, March 2025, at **32.5%**, a **21.32%** upswing. 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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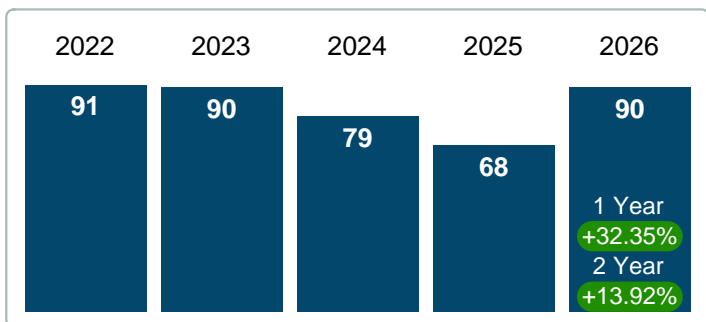
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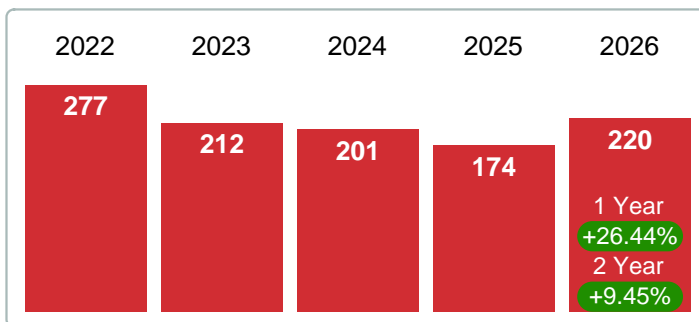
CLOSED LISTINGS

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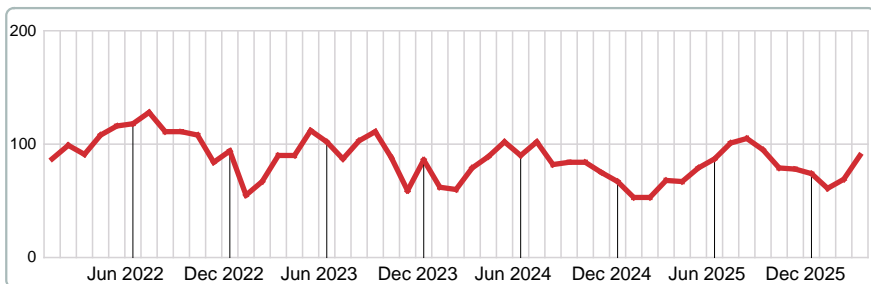
MARCH



YEAR TO DATE (YTD)

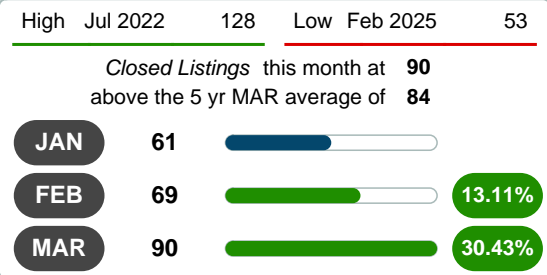


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 84



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	8	8.89%	61.1	6	1	1	0
\$75,001 - \$100,000	5	5.56%	71.8	1	4	0	0
\$100,001 - \$150,000	16	17.78%	63.2	4	9	3	0
\$150,001 - \$250,000	27	30.00%	77.1	6	16	5	0
\$250,001 - \$325,000	10	11.11%	89.4	1	7	0	2
\$325,001 - \$500,000	16	17.78%	51.6	2	12	2	0
\$500,001 and up	8	8.89%	45.1	1	3	2	2
Total Closed Units	90			21	52	13	4
Total Closed Volume	23,835,850	100%	66.9	3.55M	13.67M	3.73M	2.89M
Average Closed Price	\$264,843			\$169,093	\$262,962	\$286,608	\$721,250

March 2026



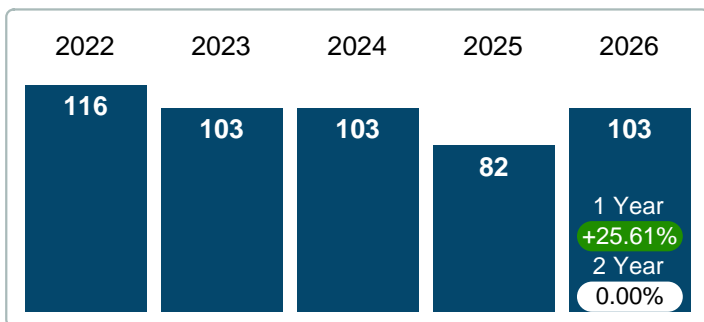
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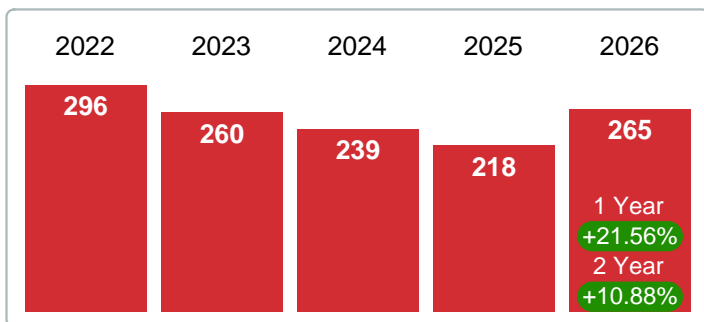
PENDING LISTINGS

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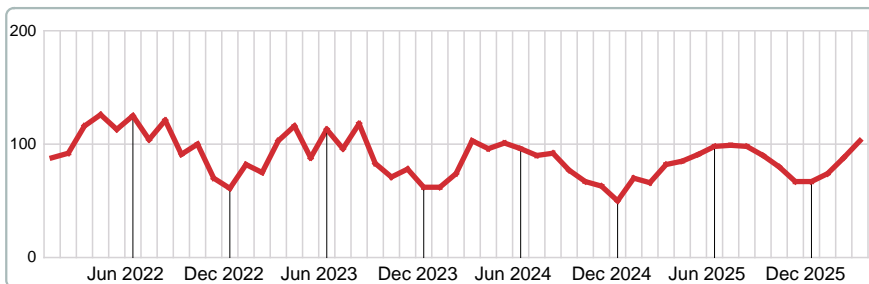
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

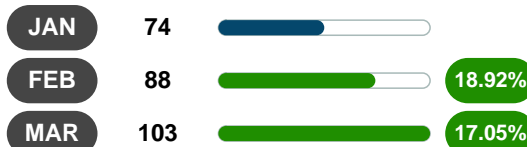


3 MONTHS

5 year MAR AVG = 101

High Apr 2022 126 Low Dec 2024 50

Pending Listings this month at **103**
above the 5 yr MAR average of **101**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	9.71%	54.0	4	5	1	0
\$100,001 - \$125,000	3	2.91%	91.0	1	2	0	0
\$125,001 - \$175,000	26	25.24%	68.5	5	13	8	0
\$175,001 - \$275,000	22	21.36%	96.0	1	20	1	0
\$275,001 - \$375,000	16	15.53%	83.9	0	13	3	0
\$375,001 - \$425,000	12	11.65%	35.5	3	4	4	1
\$425,001 and up	14	13.59%	53.3	2	7	1	4
Total Pending Units	103			16	64	18	5
Total Pending Volume	27,357,998	100%	70.1	3.56M	16.67M	4.61M	2.52M
Average Listing Price	\$265,612			\$222,587	\$260,403	\$256,250	\$503,660

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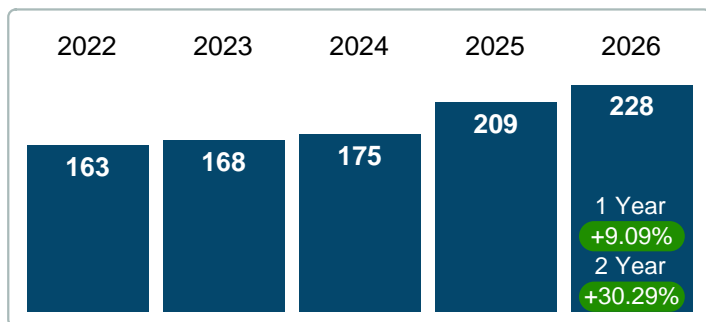
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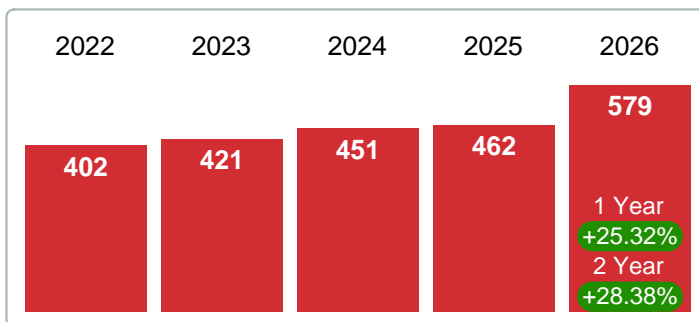
NEW LISTINGS

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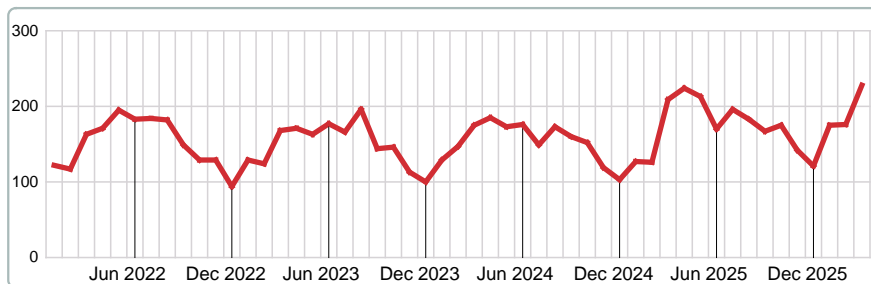
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 189

High Mar 2026 228 Low Dec 2022 94

New Listings this month at **228**
above the 5 yr MAR average of **189**



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	20	8.77%	11	7	2	0
\$100,001 - \$125,000	15	6.58%	6	8	1	0
\$125,001 - \$175,000	40	17.54%	8	21	11	0
\$175,001 - \$300,000	64	28.07%	11	44	9	0
\$300,001 - \$450,000	37	16.23%	7	15	13	2
\$450,001 - \$775,000	29	12.72%	1	18	7	3
\$775,001 and up	23	10.09%	1	6	12	4
Total New Listed Units	228		45	119	55	9
Total New Listed Volume	83,939,260	100%	9.66M	37.74M	28.28M	8.26M
Average New Listed Listing Price	\$368,155		\$214,704	\$317,121	\$514,260	\$917,322

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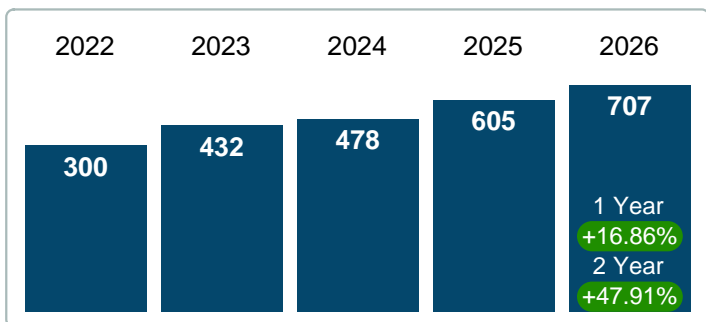
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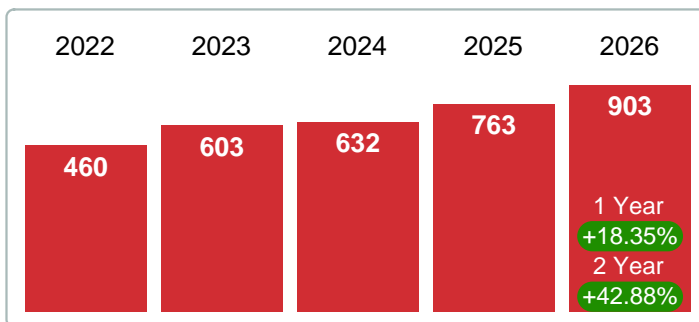
ACTIVE INVENTORY

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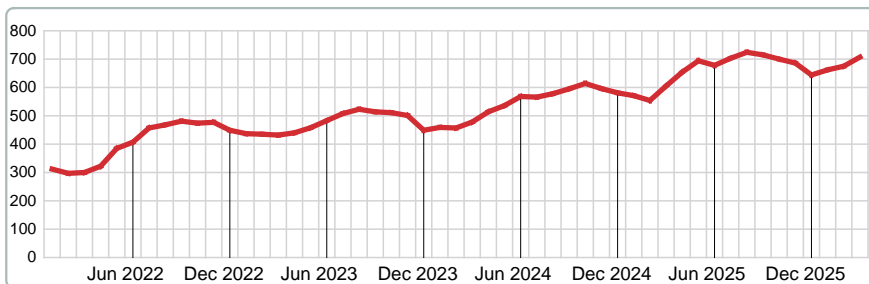
END OF MARCH



ACTIVE DURING MARCH

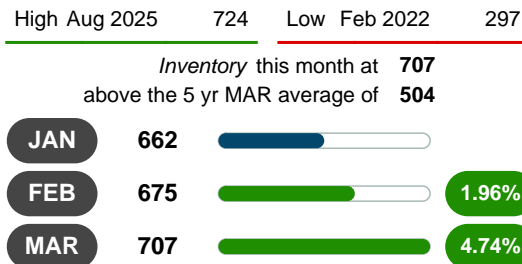


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 504



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	63	8.91%	89.0	42	18	3	0
\$100,001 - \$125,000	37	5.23%	74.8	14	21	2	0
\$125,001 - \$175,000	125	17.68%	85.6	34	75	15	1
\$175,001 - \$325,000	214	30.27%	89.4	38	124	47	5
\$325,001 - \$475,000	108	15.28%	114.9	12	55	34	7
\$475,001 - \$775,000	85	12.02%	83.8	9	36	32	8
\$775,001 and up	75	10.61%	101.9	2	23	29	21
Total Active Inventory by Units	707			151	352	162	42
Total Active Inventory by Volume	297,961,025	100%	92.5	30.53M	138.26M	82.13M	47.04M
Average Active Inventory Listing Price	\$421,444			\$202,201	\$392,797	\$506,964	\$1,119,905

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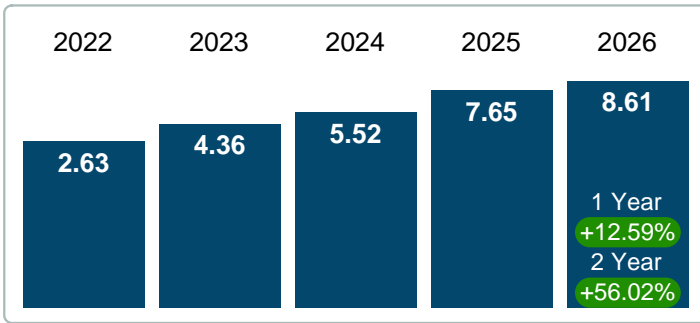
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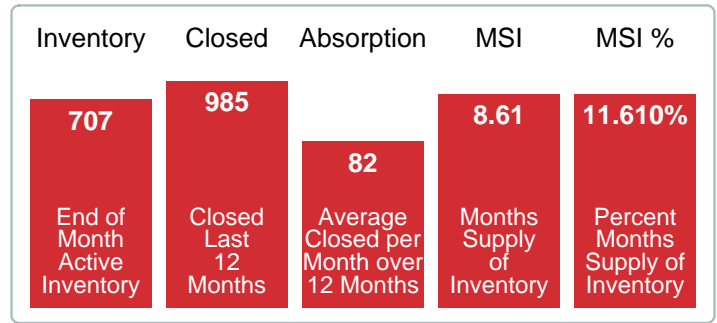
MONTHS SUPPLY of INVENTORY (MSI)

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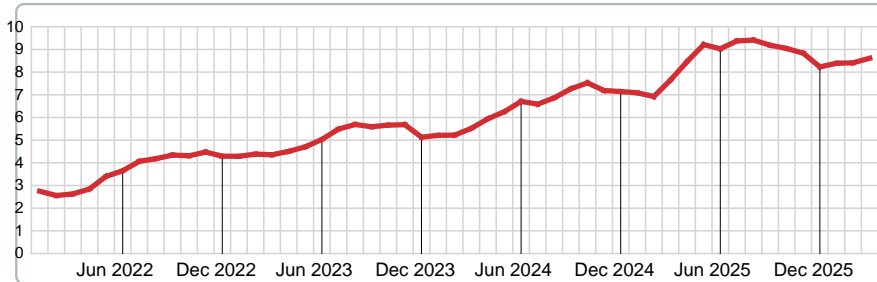
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 5.75

High Aug 2025 9.41 Low Feb 2022 2.56

Months Supply this month at **8.61**
above the 5 yr MAR average of **5.75**



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
\$100,000 and less	63	8.91%	4.42	7.20	2.51	3.00	0.00
\$100,001 - \$125,000	37	5.23%	6.73	7.64	6.81	3.43	0.00
\$125,001 - \$175,000	125	17.68%	6.82	10.74	5.88	7.20	3.00
\$175,001 - \$325,000	214	30.27%	8.39	11.69	7.79	8.55	6.00
\$325,001 - \$475,000	108	15.28%	11.57	11.08	10.31	12.36	42.00
\$475,001 - \$775,000	85	12.02%	15.45	54.00	12.34	17.45	13.71
\$775,001 and up	75	10.61%	20.45	0.00	27.60	21.75	14.00
Market Supply of Inventory (MSI)			8.61	9.85	7.33	10.74	11.45
Total Active Inventory by Units		100%	8.61	151	352	162	42

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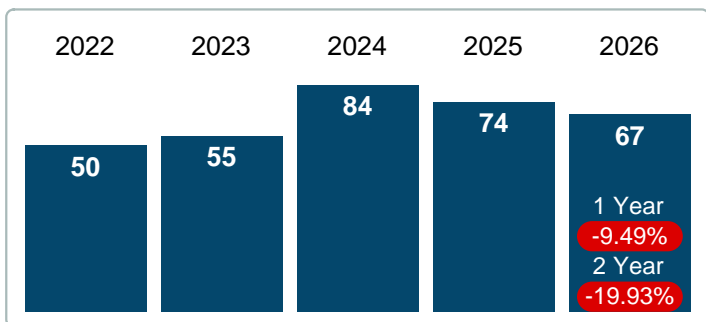
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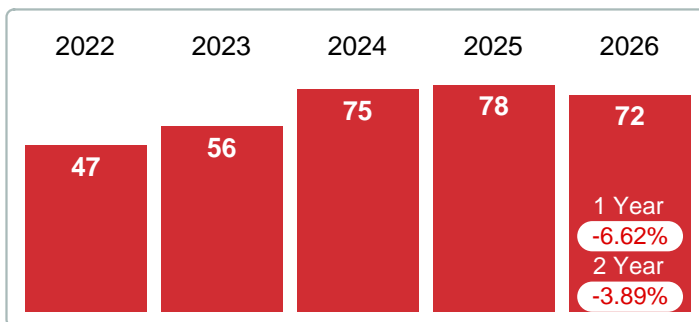
AVERAGE DAYS ON MARKET TO SALE

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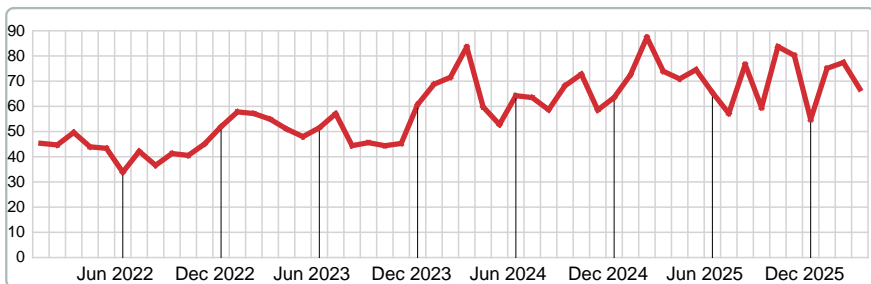
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

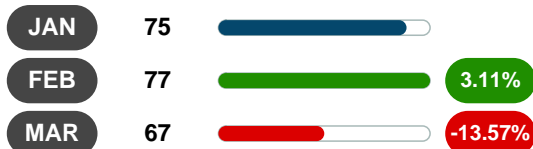


3 MONTHS

5 year MAR AVG = 66

High Feb 2025 87 Low Jun 2022 34

Average Days on Market to Sale this month at 67 above the 5 yr MAR average of 66



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	8.89%	61	72	36	21	0
\$75,001 - \$100,000	5.56%	72	121	60	0	0
\$100,001 - \$150,000	17.78%	63	56	73	45	0
\$150,001 - \$250,000	30.00%	77	94	61	108	0
\$250,001 - \$325,000	11.11%	89	31	56	0	236
\$325,001 - \$500,000	17.78%	52	5	49	116	0
\$500,001 and up	8.89%	45	11	95	25	8
Average Closed DOM		67	66	61	75	122
Total Closed Units	100%	67	21	52	13	4
Total Closed Volume		23,835,850	3.55M	13.67M	3.73M	2.89M

March 2026



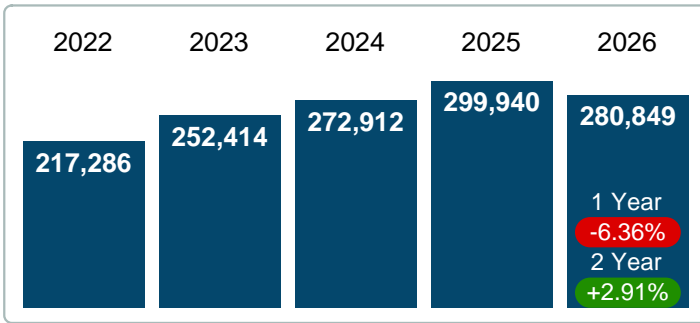
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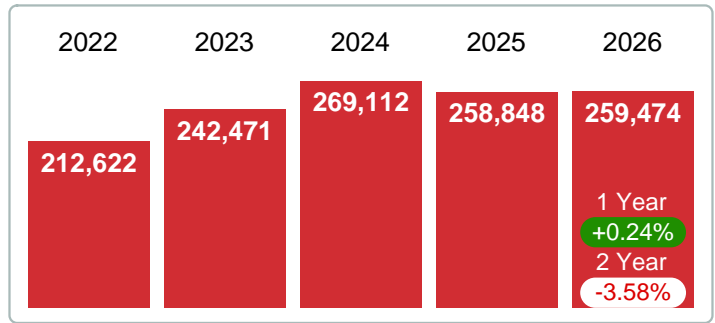
AVERAGE LIST PRICE AT CLOSING

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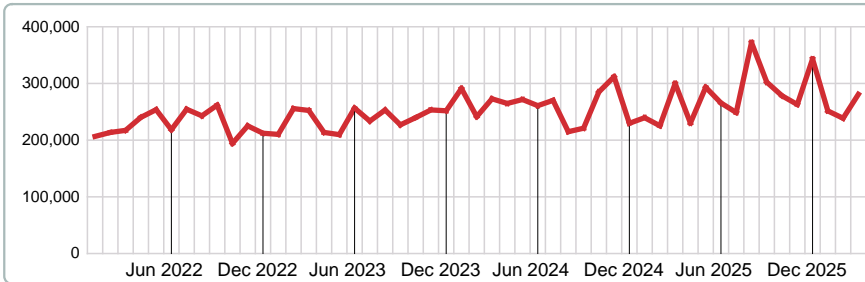
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

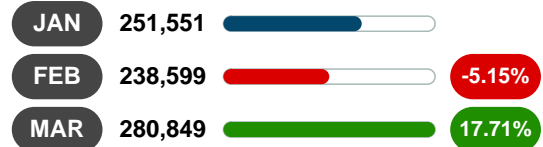


3 MONTHS

5 year MAR AVG = 264,680

High Aug 2025 372,236 Low Oct 2022 194,300

Average List Price at Closing this month at **280,849**
above the 5 yr MAR average of **264,680**



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	7.78%	50,457	48,450	62,500	80,000	0
\$75,001 - \$100,000	5.56%	87,780	79,900	95,685	0	0
\$100,001 - \$150,000	17.78%	130,184	131,225	131,756	148,000	0
\$150,001 - \$250,000	28.89%	197,115	203,400	197,825	219,960	0
\$250,001 - \$325,000	13.33%	284,300	300,000	278,686	0	312,450
\$325,001 - \$500,000	14.44%	378,600	399,000	414,067	457,000	0
\$500,001 and up	12.22%	813,000	565,000	971,667	682,500	1,169,500
Average List Price		280,849	179,948	281,362	300,215	740,975
Total Closed Units	100%	280,849	21	52	13	4
Total Closed Volume		25,276,438	3.78M	14.63M	3.90M	2.96M

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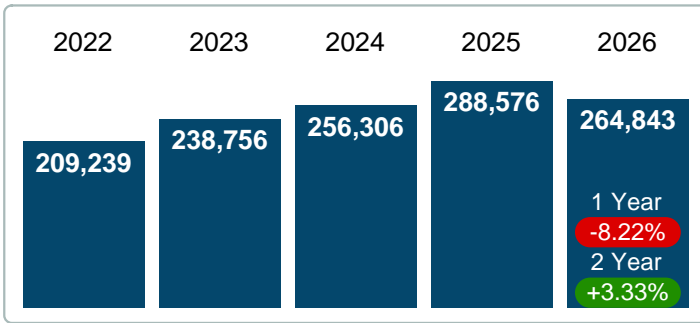
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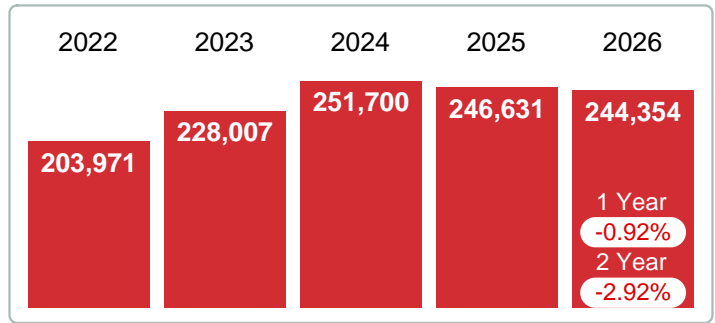
AVERAGE SOLD PRICE AT CLOSING

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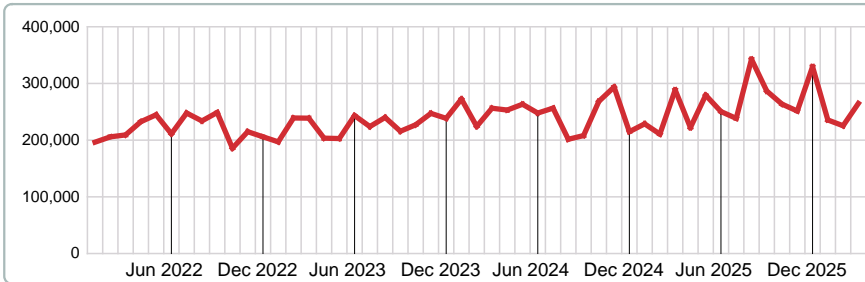
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

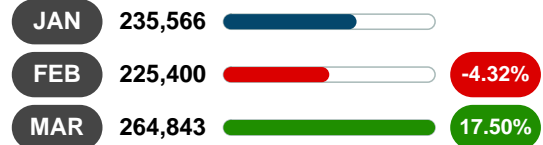


3 MONTHS

5 year MAR AVG = 251,544

High Aug 2025 342,684 Low Oct 2022 185,791

Average Sold Price at Closing this month at **264,843** above the 5 yr MAR average of **251,544**



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	8.89%	47,488	45,317	53,000	55,000	0
\$75,001 - \$100,000	5	5.56%	83,660	79,900	84,600	0	0
\$100,001 - \$150,000	16	17.78%	125,697	118,813	127,878	128,333	0
\$150,001 - \$250,000	27	30.00%	195,174	197,650	188,931	212,180	0
\$250,001 - \$325,000	10	11.11%	274,990	280,000	267,843	0	297,500
\$325,001 - \$500,000	16	17.78%	383,994	355,000	380,742	432,500	0
\$500,001 and up	8	8.89%	857,875	548,000	888,333	680,000	1,145,000
Average Sold Price			264,843	169,093	262,962	286,608	721,250
Total Closed Units		100%	264,843	21	52	13	4
Total Closed Volume			23,835,850	3.55M	13.67M	3.73M	2.89M

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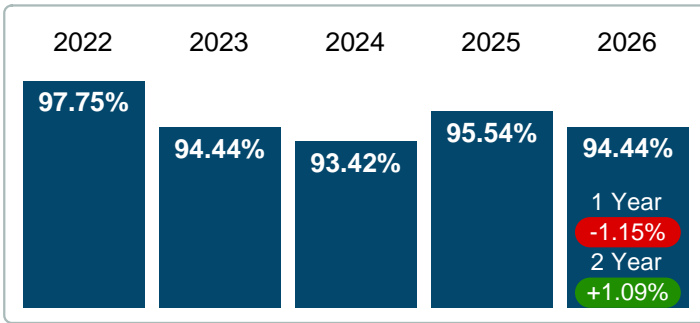
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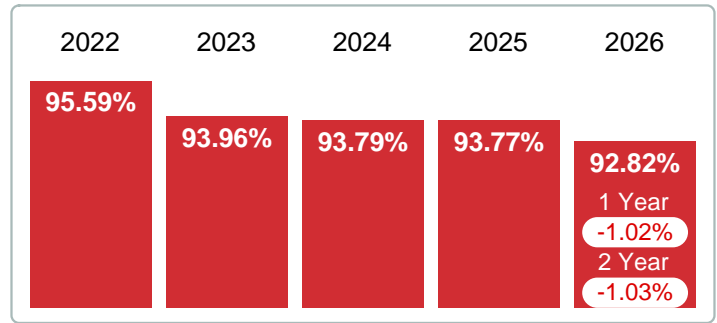
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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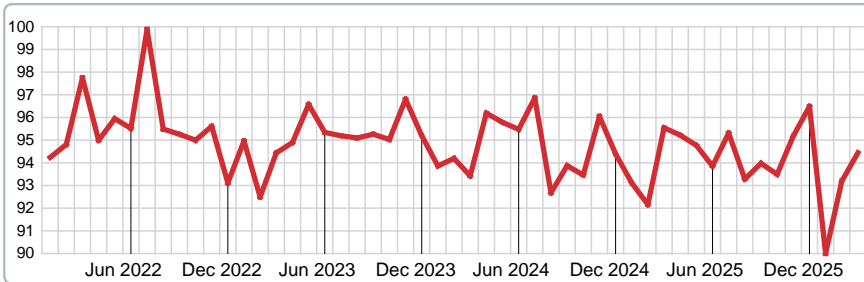
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

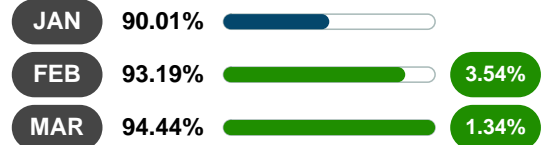


3 MONTHS

5 year MAR AVG = 95.12%

High Jul 2022 99.88% Low Jan 2026 90.01%

Average Sold/List Ratio this month at **94.44%**
below the 5 yr MAR average of **95.12%**



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	8	8.89%	89.05%	93.14%	84.80%	68.75%	0.00%
\$75,001 - \$100,000	5	5.56%	90.99%	100.00%	88.74%	0.00%	0.00%
\$100,001 - \$150,000	16	17.78%	94.30%	91.10%	98.10%	87.15%	0.00%
\$150,001 - \$250,000	27	30.00%	96.30%	97.14%	95.91%	96.57%	0.00%
\$250,001 - \$325,000	10	11.11%	95.80%	93.33%	96.28%	0.00%	95.34%
\$325,001 - \$500,000	16	17.78%	93.66%	88.97%	94.22%	95.05%	0.00%
\$500,001 and up	8	8.89%	95.88%	96.99%	93.08%	98.50%	96.89%
Average Sold/List Ratio		94.40%		94.02%	95.02%	92.32%	96.12%
Total Closed Units	90	100%	94.40%	21	52	13	4
Total Closed Volume	23,835,850			3.55M	13.67M	3.73M	2.89M

March 2026



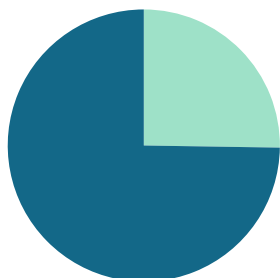
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

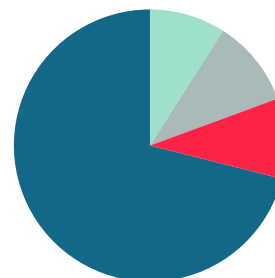


Inventory
 New Listings
228 = 25.25%
 Start Inventory
675
 Total Inventory Units
903
 Volume
\$365,488,312

Market Activity

Closed Sales
90 = 9.05%
 Pending Sales
103 = 10.35%
 Other Off Market
95 = 9.55%
 Active Inventory
707 = 71.06%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	68	90	32.35%	174	220	26.44%
Pending Sales	82	103	25.61%	218	265	21.56%
New Listings	209	228	9.09%	462	579	25.32%
Average List Price	299,940	280,849	-6.36%	258,848	259,474	0.24%
Average Sale Price	288,576	264,843	-8.22%	246,631	244,354	-0.92%
Average Percent of Selling Price to List Price	95.54%	94.44%	-1.15%	93.77%	92.82%	-1.02%
Average Days on Market to Sale	73.93	66.91	-9.49%	77.61	72.47	-6.62%
Monthly Inventory	606	707	16.67%	606	707	16.67%
Months Supply of Inventory	7.66	8.61	12.40%	7.66	8.61	12.40%

Absorption: Last 12 months, an Average of **82** Sales/Month

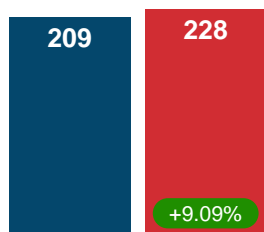
Inventory on March 31, 2026 = **707**

2025 **2026**

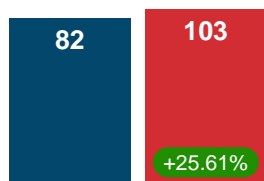
MARCH MARKET

AVERAGE PRICES

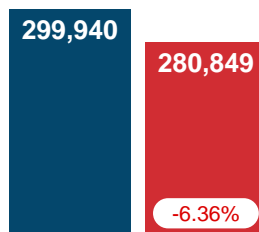
New Listings



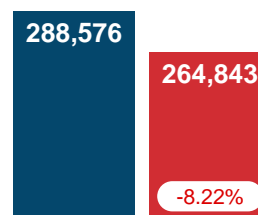
Pending Listings



List Price



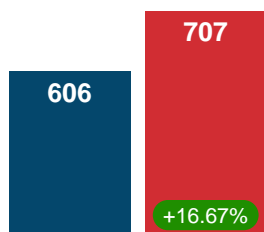
Sale Price



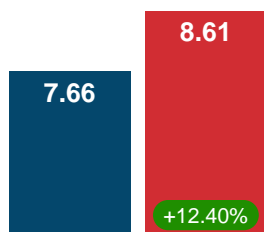
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

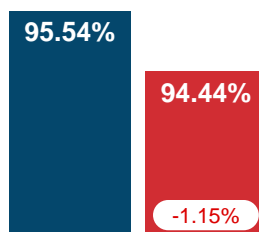
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

