

## March 2026



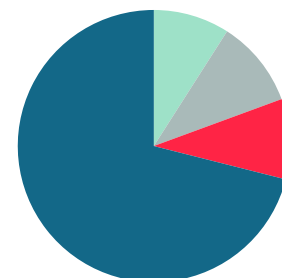
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



### 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%
Median List Price	205,000	213,950	4.37%
Median Sale Price	195,500	204,000	4.35%
Median Percent of Selling Price to List Price	97.20%	95.90%	-1.34%
Median Days on Market to Sale	53.00	44.00	-16.98%
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.

##### 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 **4.35%** in March 2026 to \$204,000 versus the previous year at \$195,500.

##### Median Days on Market Shortens

The median number of **44.00** days that homes spent on the market before selling decreased by 9.00 days or **16.98%** in March 2026 compared to last year's same month at **53.00** 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 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.

#### 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

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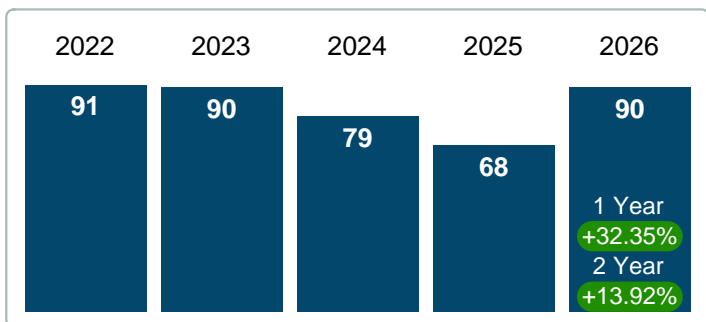
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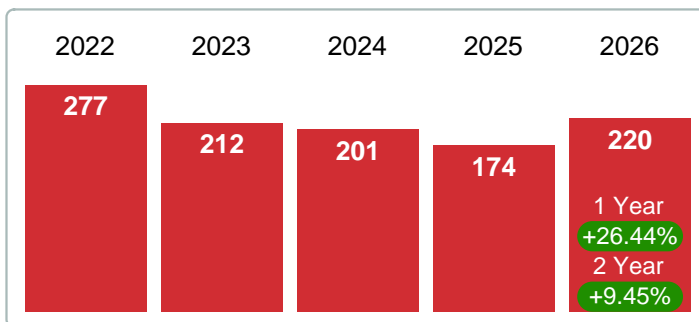
## CLOSED LISTINGS

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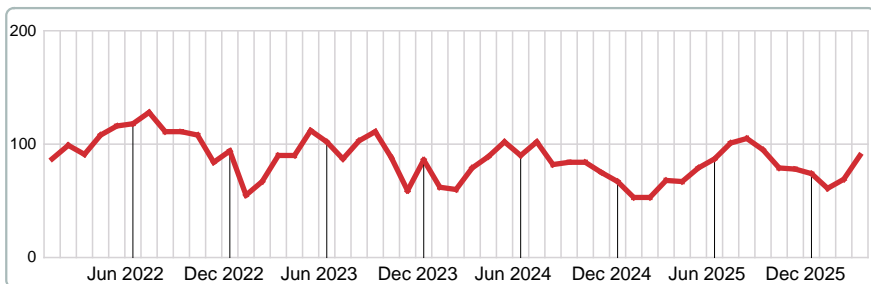
### MARCH



### YEAR TO DATE (YTD)

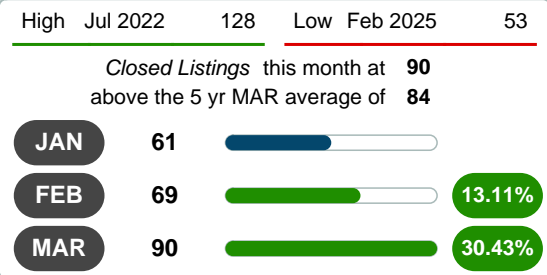


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 84



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	8.89%	56.5	6	1	1	0
\$75,001 - \$100,000	5	5.56%	88.0	1	4	0	0
\$100,001 - \$150,000	16	17.78%	59.0	4	9	3	0
\$150,001 - \$250,000	27	30.00%	29.0	6	16	5	0
\$250,001 - \$325,000	10	11.11%	51.0	1	7	0	2
\$325,001 - \$500,000	16	17.78%	24.0	2	12	2	0
\$500,001 and up	8	8.89%	16.5	1	3	2	2
<b>Total Closed Units</b>	<b>90</b>			<b>21</b>	<b>52</b>	<b>13</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>23,835,850</b>	<b>100%</b>	<b>44.0</b>	<b>3.55M</b>	<b>13.67M</b>	<b>3.73M</b>	<b>2.89M</b>
<b>Median Closed Price</b>	<b>\$204,000</b>			<b>\$133,250</b>	<b>\$210,250</b>	<b>\$225,000</b>	<b>\$520,000</b>

# March 2026



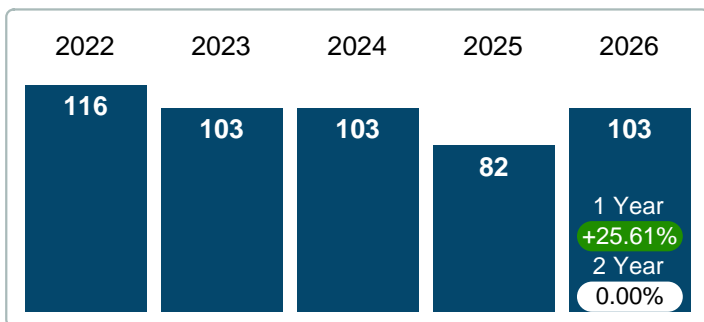
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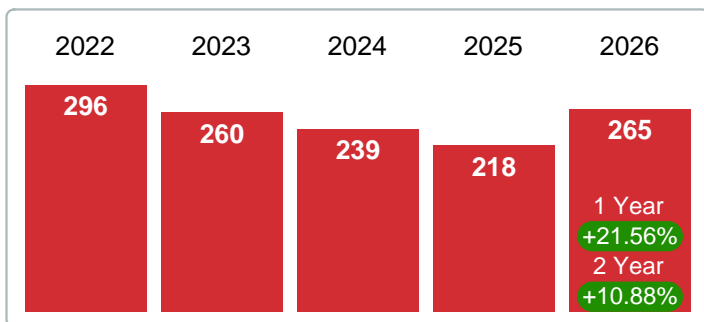
## PENDING LISTINGS

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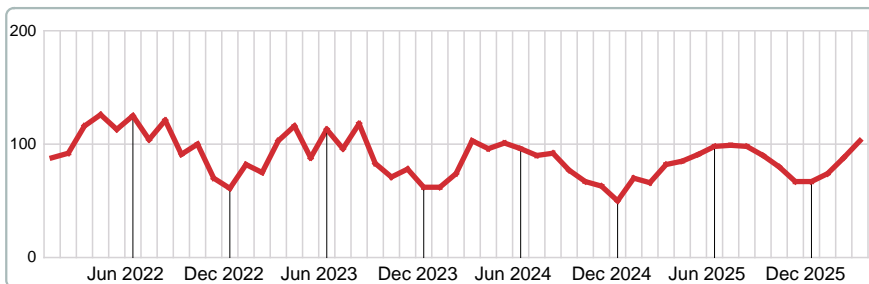
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

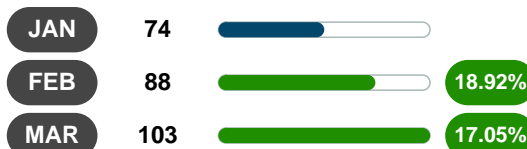


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	9.71%	42.5	4	5	1	0
\$100,001 - \$125,000	3	2.91%	63.0	1	2	0	0
\$125,001 - \$175,000	26	25.24%	30.0	5	13	8	0
\$175,001 - \$275,000	22	21.36%	63.5	1	20	1	0
\$275,001 - \$375,000	16	15.53%	49.5	0	13	3	0
\$375,001 - \$425,000	12	11.65%	6.5	3	4	4	1
\$425,001 and up	14	13.59%	43.5	2	7	1	4
<b>Total Pending Units</b>	<b>103</b>			<b>16</b>	<b>64</b>	<b>18</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>27,357,998</b>	<b>100%</b>	<b>47.0</b>	<b>3.56M</b>	<b>16.67M</b>	<b>4.61M</b>	<b>2.52M</b>
<b>Median Listing Price</b>	<b>\$225,000</b>			<b>\$161,750</b>	<b>\$225,000</b>	<b>\$212,000</b>	<b>\$499,900</b>

# March 2026



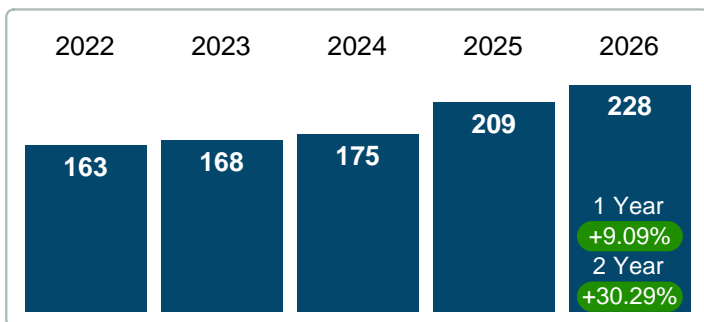
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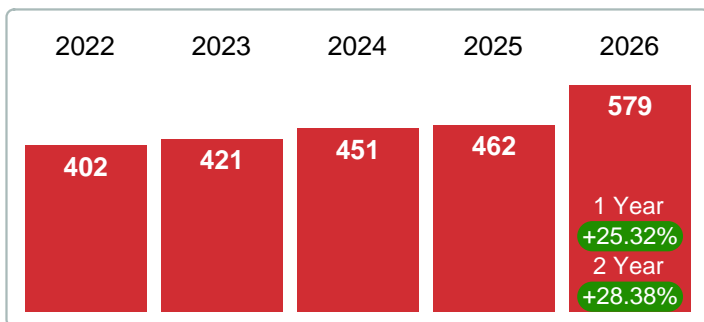
## NEW LISTINGS

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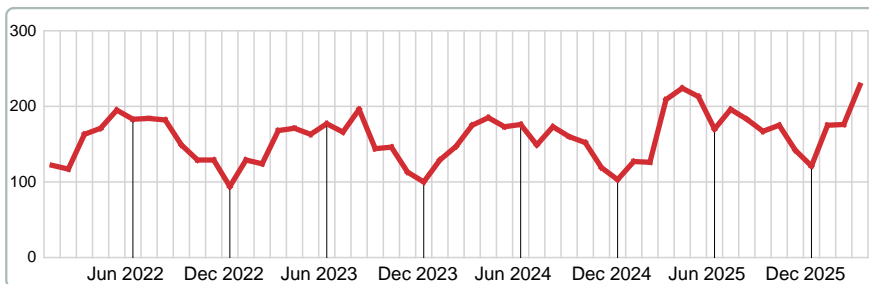
### MARCH



### 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
<b>Total New Listed Units</b>	<b>228</b>		<b>45</b>	<b>119</b>	<b>55</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>83,939,260</b>	<b>100%</b>	<b>9.66M</b>	<b>37.74M</b>	<b>28.28M</b>	<b>8.26M</b>
<b>Median New Listed Listing Price</b>	<b>\$238,000</b>		<b>\$158,000</b>	<b>\$235,000</b>	<b>\$350,000</b>	<b>\$749,000</b>

# March 2026



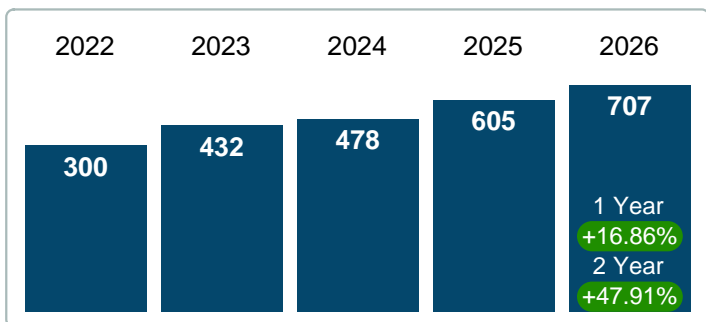
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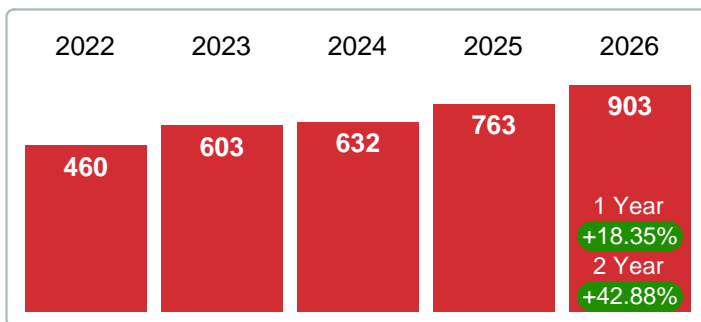
## ACTIVE INVENTORY

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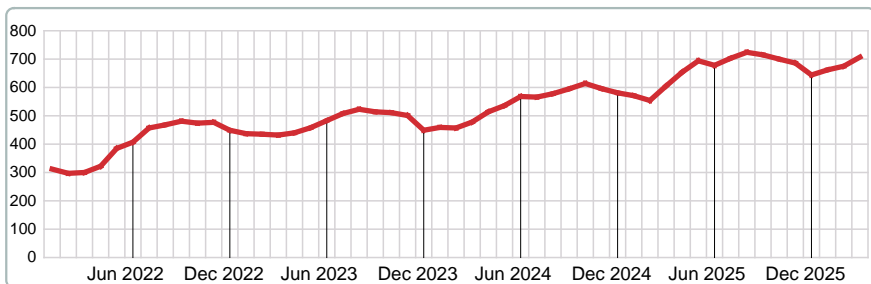
### END OF MARCH



### ACTIVE DURING MARCH



### 5 YEAR MARKET ACTIVITY TRENDS

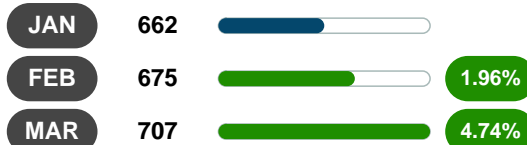


### 3 MONTHS

5 year MAR AVG = 504

High Aug 2025 724 Low Feb 2022 297

Inventory this month at **707**  
above the 5 yr MAR average of **504**



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	63	8.91%	74.0	42	18	3	0
\$100,001 - \$125,000	37	5.23%	61.0	14	21	2	0
\$125,001 - \$175,000	125	17.68%	68.0	34	75	15	1
\$175,001 - \$325,000	214	30.27%	68.0	38	124	47	5
\$325,001 - \$475,000	108	15.28%	91.5	12	55	34	7
\$475,001 - \$775,000	85	12.02%	61.0	9	36	32	8
\$775,001 and up	75	10.61%	59.0	2	23	29	21
Total Active Inventory by Units			707	151	352	162	42
Total Active Inventory by Volume			297,961,025	30.53M	138.26M	82.13M	47.04M
Median Active Inventory Listing Price			\$260,500	\$149,900	\$240,000	\$375,250	\$772,000

# March 2026



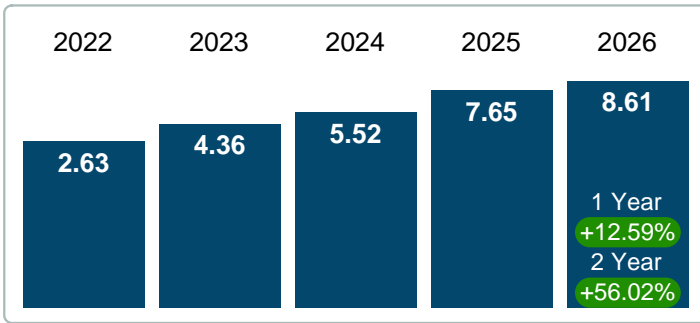
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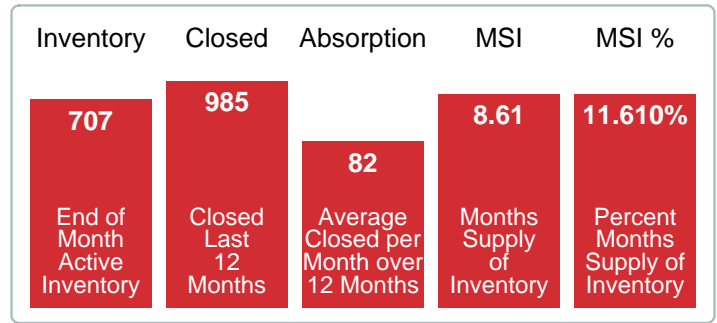
## MONTHS SUPPLY of INVENTORY (MSI)

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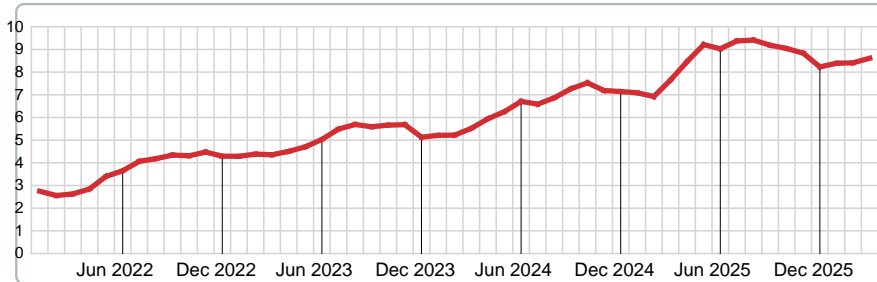
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 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

# March 2026



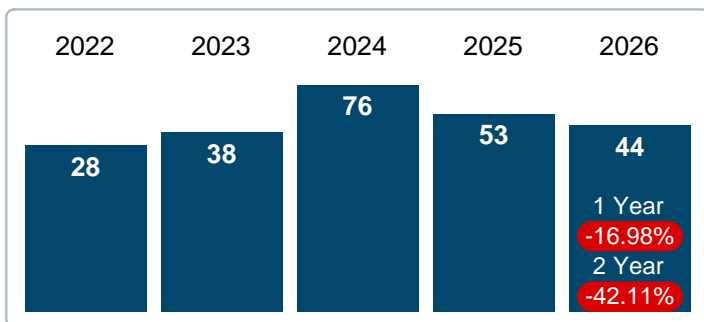
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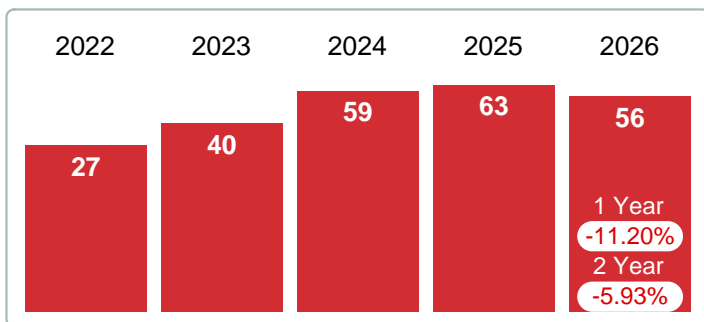
## MEDIAN DAYS ON MARKET TO SALE

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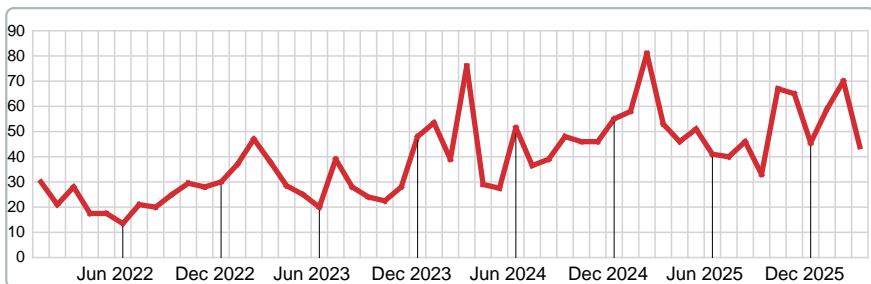
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

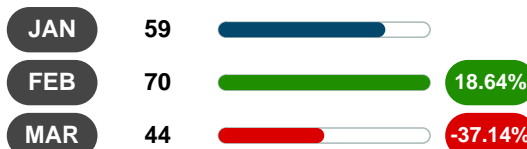


### 3 MONTHS

5 year MAR AVG = 48

High Feb 2025 81 Low Jun 2022 14

Median Days on Market to Sale this month at 44 below the 5 yr MAR average of 48



### 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	8.89%	57	70	36	21	0
\$75,001 - \$100,000	5.56%	88	121	60	0	0
\$100,001 - \$150,000	17.78%	59	49	79	63	0
\$150,001 - \$250,000	30.00%	29	47	43	13	0
\$250,001 - \$325,000	11.11%	51	31	45	0	236
\$325,001 - \$500,000	17.78%	24	5	24	116	0
\$500,001 and up	8.89%	17	11	122	25	8
<b>Median Closed DOM</b>		<b>44</b>	<b>54</b>	<b>41</b>	<b>30</b>	<b>79</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>44.0</b>	<b>21</b>	<b>52</b>	<b>13</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>23,835,850</b>	<b>3.55M</b>	<b>13.67M</b>	<b>3.73M</b>	<b>2.89M</b>

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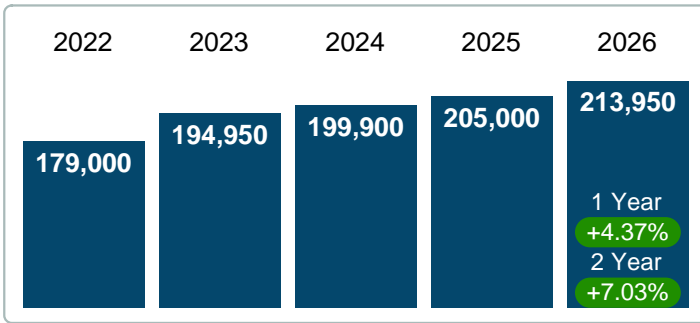
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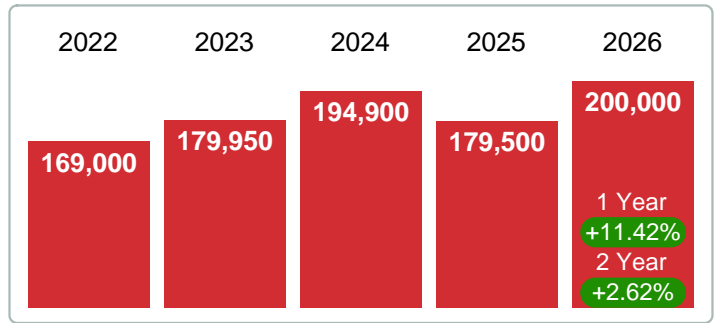
## MEDIAN LIST PRICE AT CLOSING

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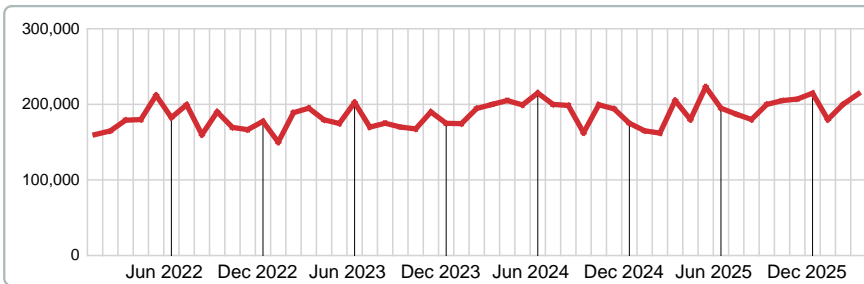
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

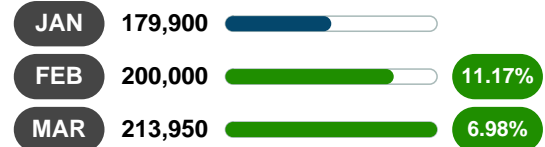


### 3 MONTHS

5 year MAR AVG = 198,560

High May 2025 223,000 Low Jan 2023 150,000

Median List Price at Closing this month at **213,950** above the 5 yr MAR average of **198,560**



### 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	7.78%	49,900	44,450	62,500	0	0
\$75,001 - \$100,000	5.56%	85,000	79,900	95,000	80,000	0
\$100,001 - \$150,000	17.78%	129,950	129,950	129,950	139,500	0
\$150,001 - \$250,000	28.89%	192,450	185,500	192,450	219,900	0
\$250,001 - \$325,000	13.33%	276,500	280,000	275,000	254,900	312,450
\$325,001 - \$500,000	14.44%	375,000	399,000	353,500	375,000	0
\$500,001 and up	12.22%	675,000	565,000	675,000	575,000	1,169,500
Median List Price		213,950	150,000	219,950	225,000	557,000
Total Closed Units	100%	213,950	21	52	13	4
Total Closed Volume		25,276,438	3.78M	14.63M	3.90M	2.96M

# March 2026



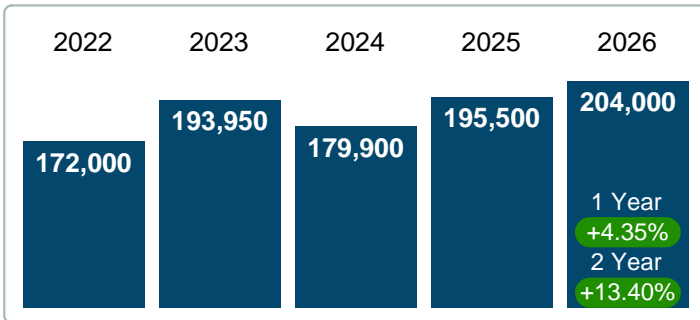
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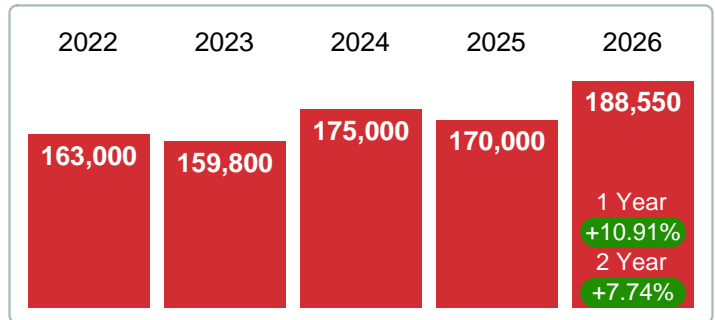
## MEDIAN SOLD PRICE AT CLOSING

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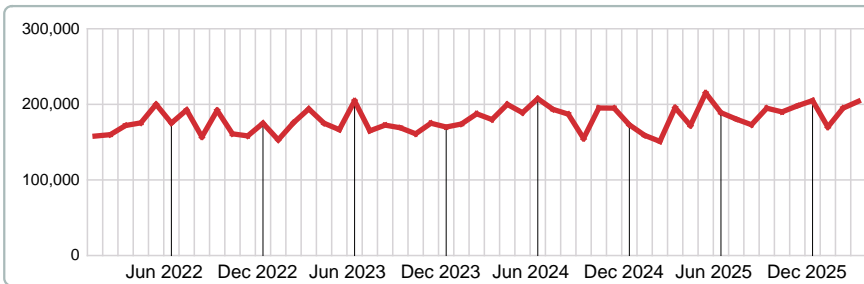
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

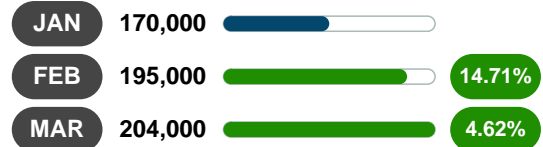


### 3 MONTHS

5 year MAR AVG = 189,070

High May 2025 215,000 Low Feb 2025 151,000

Median Sold Price at Closing this month at **204,000** above the 5 yr MAR average of **189,070**



### 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	8.89%	48,500	41,500	53,000	55,000	0
\$75,001 - \$100,000	5.56%	82,400	79,900	83,700	0	0
\$100,001 - \$150,000	17.78%	124,750	116,000	128,900	125,000	0
\$150,001 - \$250,000	30.00%	189,900	189,000	182,500	225,000	0
\$250,001 - \$325,000	11.11%	267,450	280,000	265,000	0	297,500
\$325,001 - \$500,000	17.78%	358,500	355,000	358,500	432,500	0
\$500,001 and up	8.89%	787,500	548,000	850,000	680,000	1,145,000
<b>Median Sold Price</b>		<b>204,000</b>	<b>133,250</b>	<b>210,250</b>	<b>225,000</b>	<b>520,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>204,000</b>	<b>21</b>	<b>52</b>	<b>13</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>23,835,850</b>	<b>3.55M</b>	<b>13.67M</b>	<b>3.73M</b>	<b>2.89M</b>

# March 2026



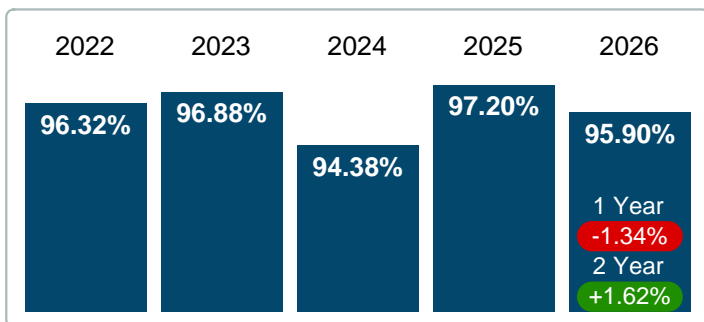
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



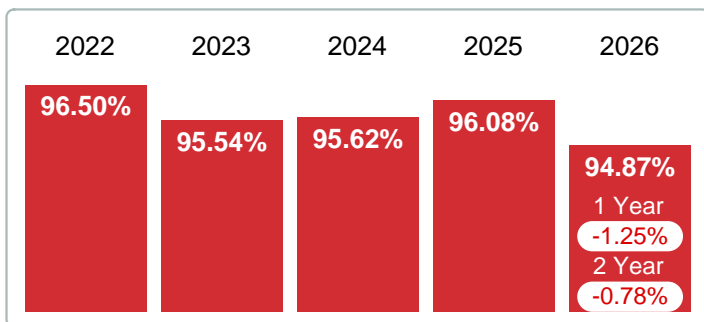
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

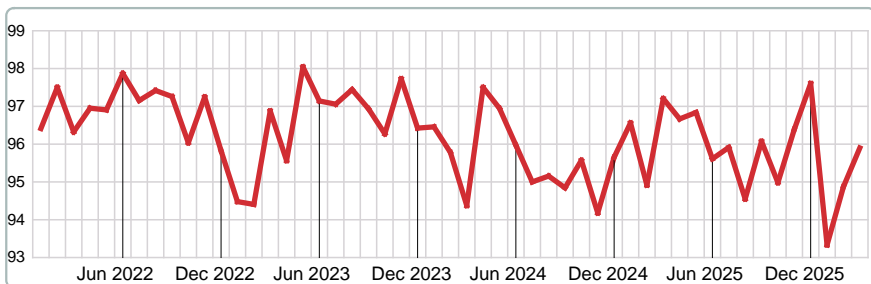
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

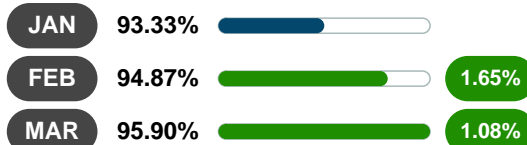


### 3 MONTHS

5 year MAR AVG = 96.14%

High May 2023 98.04% Low Jan 2026 93.33%

Median Sold/List Ratio this month at **95.90%** equal to 5 yr MAR average of **96.14%**



## 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	8	8.89%	89.63%	90.72%	84.80%	68.75%	0.00%
\$75,001 - \$100,000	5	5.56%	90.13%	100.00%	86.68%	0.00%	0.00%
\$100,001 - \$150,000	16	17.78%	94.52%	90.90%	95.84%	87.88%	0.00%
\$150,001 - \$250,000	27	30.00%	97.30%	96.86%	96.08%	100.00%	0.00%
\$250,001 - \$325,000	10	11.11%	94.58%	93.33%	95.32%	0.00%	95.34%
\$325,001 - \$500,000	16	17.78%	97.00%	88.97%	97.96%	95.05%	0.00%
\$500,001 and up	8	8.89%	96.17%	96.99%	96.05%	98.50%	96.89%
Median Sold/List Ratio		95.90%		95.65%	95.94%	96.47%	96.08%
Total Closed Units		90	100%	21	52	13	4
Total Closed Volume		23,835,850		3.55M	13.67M	3.73M	2.89M

# March 2026



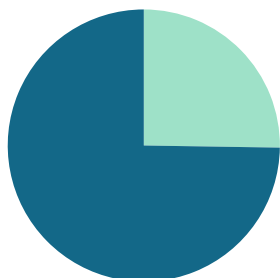
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

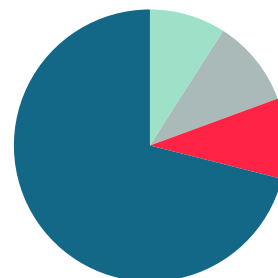


**Inventory**  
 New Listings  
**228 = 25.25%**  
 Start Inventory  
**675**  
 Total Inventory Units  
**903**  
 Volume  
**\$365,488,312**

### 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%
Median List Price	205,000	213,950	4.37%	179,500	200,000	11.42%
Median Sale Price	195,500	204,000	4.35%	170,000	188,550	10.91%
Median Percent of Selling Price to List Price	97.20%	95.90%	-1.34%	96.08%	94.87%	-1.25%
Median Days on Market to Sale	53.00	44.00	-16.98%	62.50	55.50	-11.20%
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

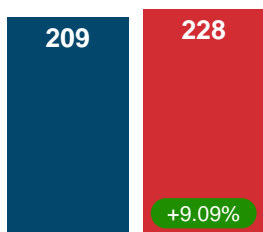
**Inventory** on March 31, 2026 = **707**

**2025** **2026**

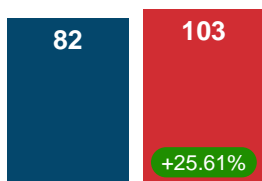
### MARCH MARKET

### MEDIAN PRICES

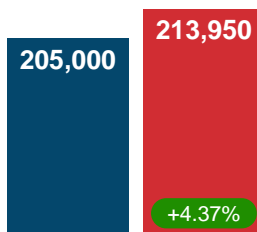
#### New Listings



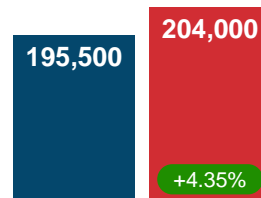
#### Pending Listings



#### List Price



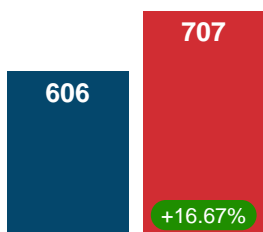
#### Sale Price



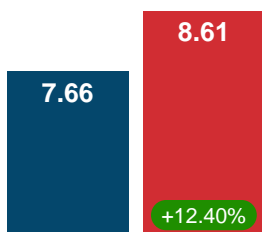
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

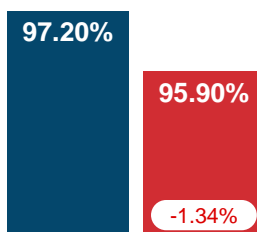
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

