

## March 2026



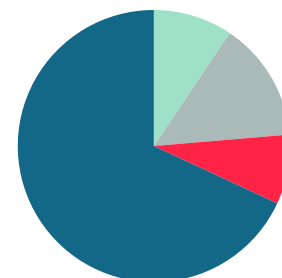
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	49	49	0.00%
Pending Listings	61	74	21.31%
New Listings	106	123	16.04%
Average List Price	228,233	252,167	10.49%
Average Sale Price	218,530	240,194	9.91%
Average Percent of Selling Price to List Price	94.50%	95.00%	0.52%
Average Days on Market to Sale	58.92	78.20	32.73%
End of Month Inventory	312	354	13.46%
Months Supply of Inventory	5.77	6.72	16.51%



■ Closed (9.42%)  
■ Pending (14.23%)  
■ Other OffMarket (8.27%)  
■ Active (68.08%)

**Absorption:** Last 12 months, an Average of **53** Sales/Month  
**Active Inventory** as of March 31, 2026 = **354**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **13.46%** to 354 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **6.72** MSI for this period.

##### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **9.91%** in March 2026 to \$240,194 versus the previous year at \$218,530.

##### Average Days on Market Lengthens

The average number of **78.20** days that homes spent on the market before selling increased by 19.29 days or **32.73%** in March 2026 compared to last year's same month at **58.92** DOM.

##### Sales Success for March 2026 is Positive

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

There were 123 New Listings in March 2026, up **16.04%** from last year at 106. Furthermore, there were 49 Closed Listings this month versus last year at 49, a **0.00%** decrease.

Closed versus Listed trends yielded a **39.8%** ratio, down from previous year's, March 2025, at **46.2%**, a **13.82%** downswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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



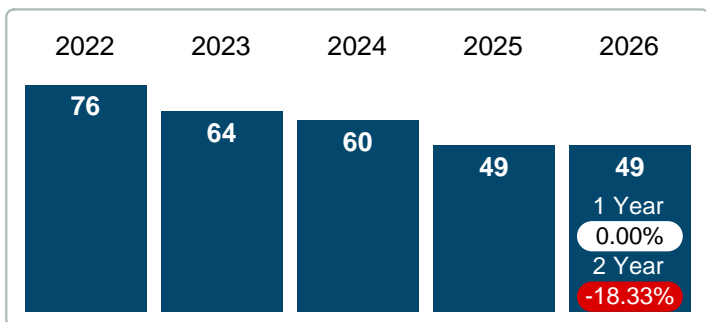
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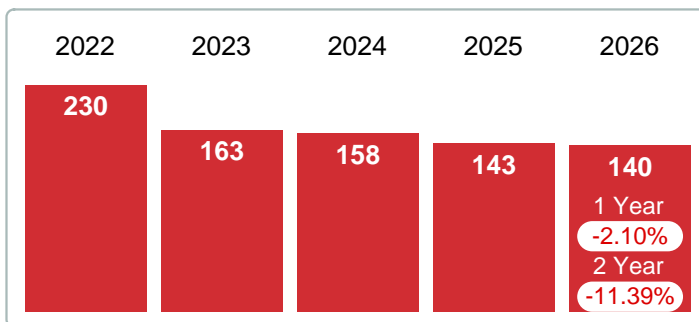
## CLOSED LISTINGS

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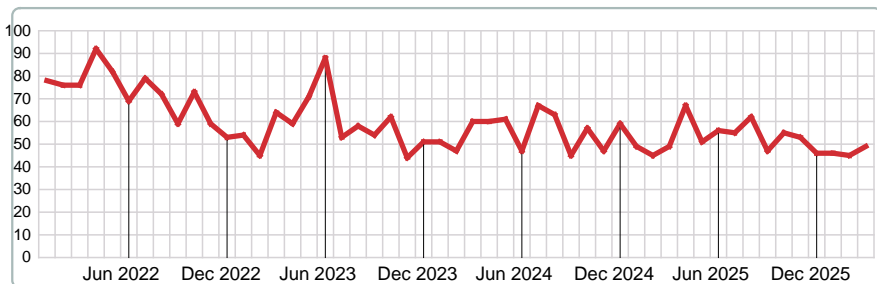
### MARCH



### YEAR TO DATE (YTD)

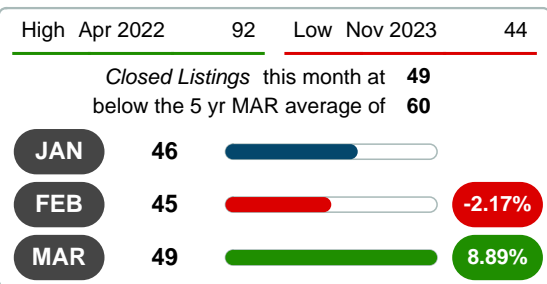


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 60



### 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	2	4.08%	73.0	1	1	0	0
\$75,001 - \$100,000	9	18.37%	83.7	4	5	0	0
\$100,001 - \$175,000	8	16.33%	57.1	3	4	1	0
\$175,001 - \$275,000	11	22.45%	98.5	1	5	5	0
\$275,001 - \$325,000	6	12.24%	38.0	1	3	2	0
\$325,001 - \$400,000	9	18.37%	113.7	0	7	0	2
\$400,001 and up	4	8.16%	35.5	1	1	2	0
<b>Total Closed Units</b>	<b>49</b>			<b>11</b>	<b>26</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>11,769,500</b>	<b>100%</b>	<b>78.2</b>	<b>1.75M</b>	<b>6.17M</b>	<b>3.09M</b>	<b>762.50K</b>
<b>Average Closed Price</b>	<b>\$240,194</b>			<b>\$158,718</b>	<b>\$237,346</b>	<b>\$309,010</b>	<b>\$381,250</b>

# March 2026



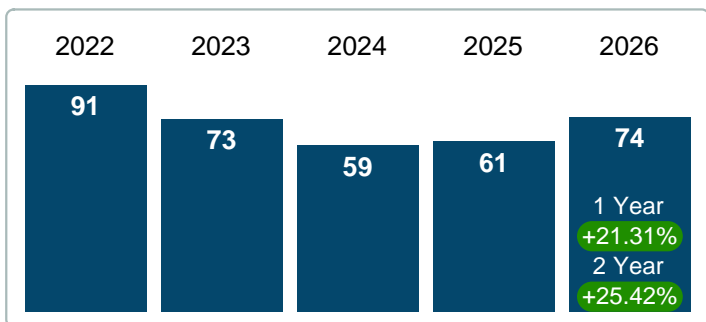
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



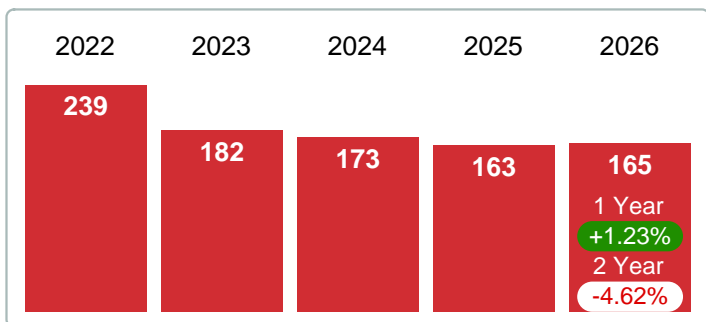
## PENDING LISTINGS

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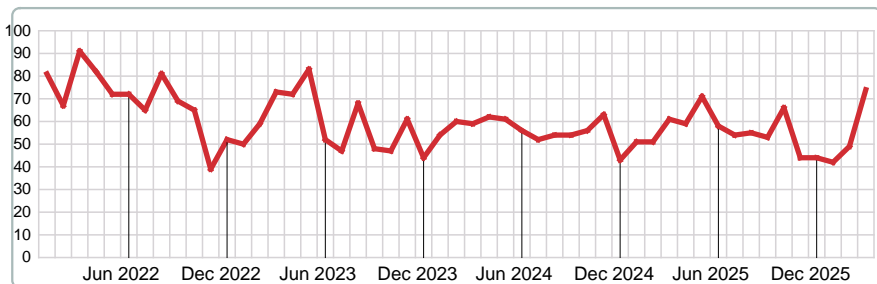
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

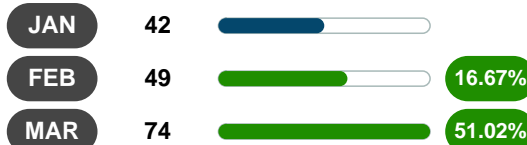


### 3 MONTHS

5 year MAR AVG = 72

High Mar 2022 91 Low Nov 2022 39

Pending Listings this month at 74  
above the 5 yr MAR average of 72



### 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	5	6.76%	37.4	2	3	0	0
\$75,001 - \$125,000	9	12.16%	34.3	2	6	1	0
\$125,001 - \$150,000	8	10.81%	56.9	1	6	1	0
\$150,001 - \$225,000	21	28.38%	97.0	1	13	7	0
\$225,001 - \$325,000	15	20.27%	63.9	2	8	4	1
\$325,001 - \$475,000	8	10.81%	50.4	2	4	2	0
\$475,001 and up	8	10.81%	86.8	0	4	3	1
<b>Total Pending Units</b>	<b>74</b>			<b>10</b>	<b>44</b>	<b>18</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>18,745,790</b>	<b>100%</b>	<b>68.1</b>	<b>1.79M</b>	<b>10.93M</b>	<b>5.17M</b>	<b>848.80K</b>
<b>Average Listing Price</b>	<b>\$253,321</b>			<b>\$179,380</b>	<b>\$248,463</b>	<b>\$287,267</b>	<b>\$424,400</b>

# March 2026



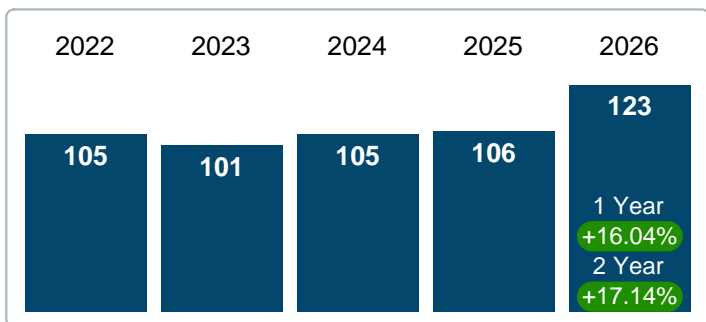
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



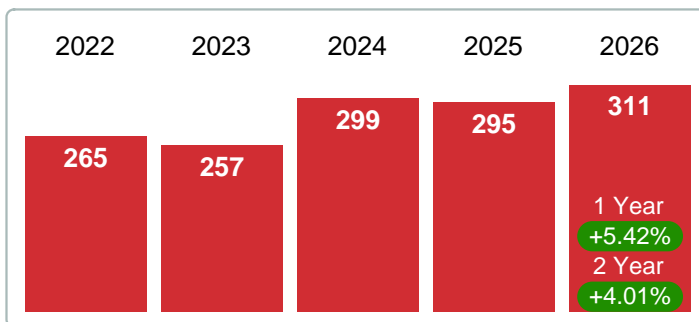
## NEW LISTINGS

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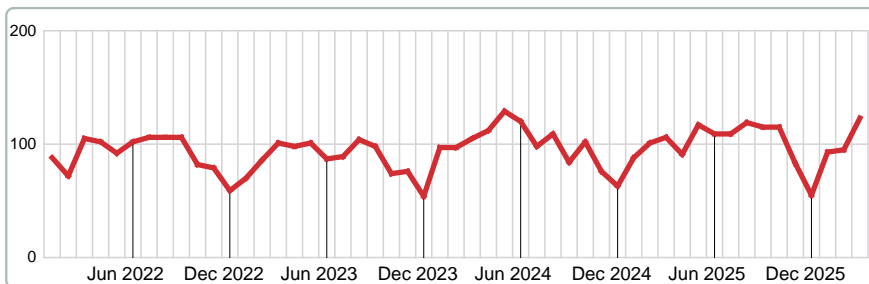
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

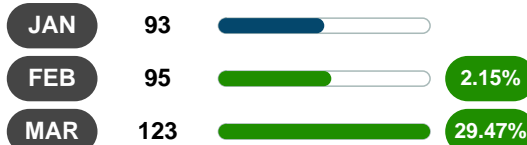


### 3 MONTHS

5 year MAR AVG = 108

High May 2024 129 Low Dec 2023 54

New Listings this month at 123  
above the 5 yr MAR average of 108



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	4.88%	3	2	1	0
\$75,001 - \$125,000	16	13.01%	6	7	3	0
\$125,001 - \$175,000	22	17.89%	8	13	1	0
\$175,001 - \$275,000	23	18.70%	4	18	1	0
\$275,001 - \$375,000	27	21.95%	3	21	3	0
\$375,001 - \$600,000	16	13.01%	1	10	4	1
\$600,001 and up	13	10.57%	1	4	4	4
<b>Total New Listed Units</b>	<b>123</b>		<b>26</b>	<b>75</b>	<b>17</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>36,742,099</b>	<b>100%</b>	<b>5.27M</b>	<b>21.45M</b>	<b>6.33M</b>	<b>3.68M</b>
<b>Average New Listed Listing Price</b>	<b>\$298,716</b>		<b>\$202,869</b>	<b>\$286,028</b>	<b>\$372,471</b>	<b>\$736,680</b>

# March 2026



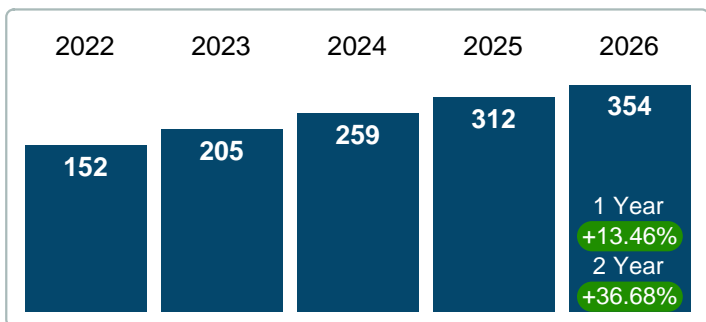
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



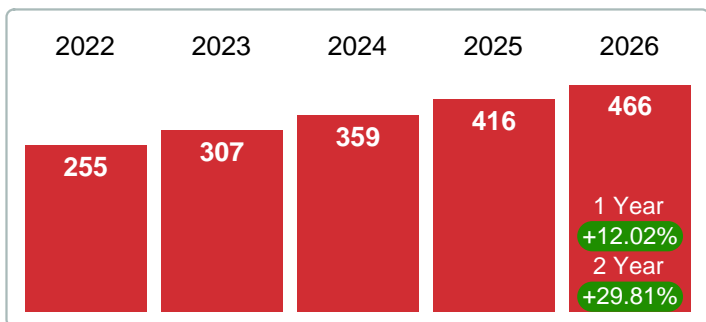
## ACTIVE INVENTORY

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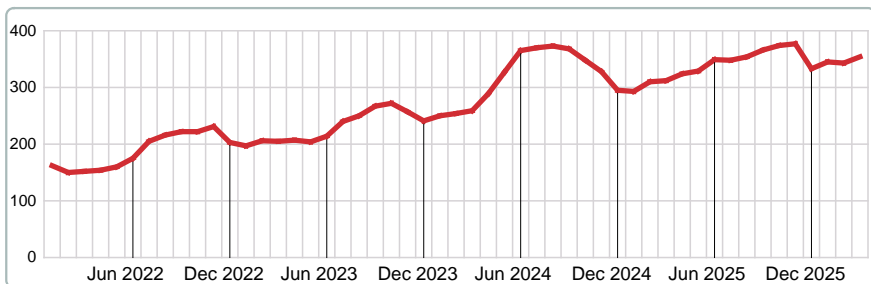
### END OF MARCH



### ACTIVE DURING MARCH

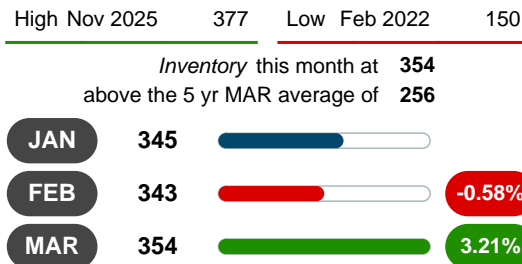


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 256



### 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	17	4.80%	94.1	13	3	1	0
\$75,001 - \$125,000	43	12.15%	90.1	23	15	5	0
\$125,001 - \$175,000	57	16.10%	91.2	17	31	9	0
\$175,001 - \$275,000	84	23.73%	88.4	10	65	8	1
\$275,001 - \$375,000	60	16.95%	80.4	5	40	14	1
\$375,001 - \$600,000	56	15.82%	117.0	3	30	18	5
\$600,001 and up	37	10.45%	98.5	6	13	11	7
<b>Total Active Inventory by Units</b>	<b>354</b>			<b>77</b>	<b>197</b>	<b>66</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>110,853,746</b>	<b>100%</b>	<b>93.6</b>	<b>15.98M</b>	<b>57.07M</b>	<b>25.99M</b>	<b>11.81M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$313,146</b>			<b>\$207,552</b>	<b>\$289,712</b>	<b>\$393,754</b>	<b>\$843,664</b>

# March 2026



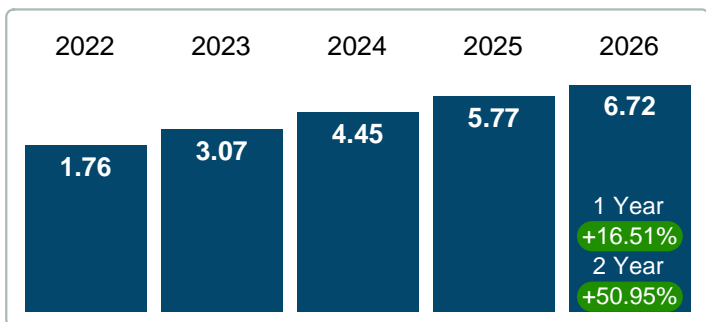
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



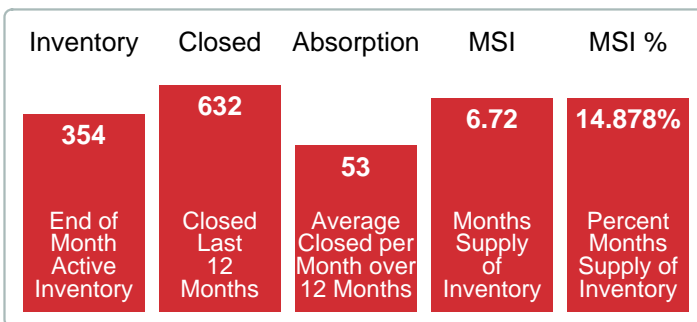
## MONTHS SUPPLY of INVENTORY (MSI)

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

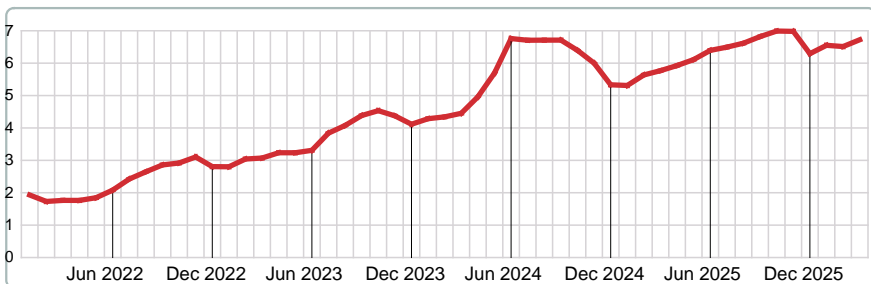
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026

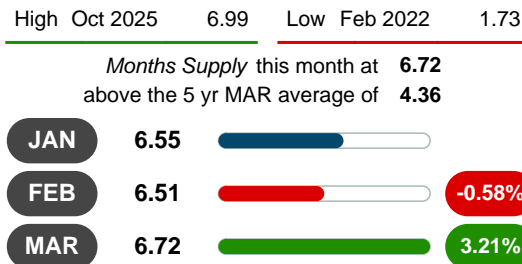


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 4.36



### 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	17	4.80%	3.64	6.50	1.29	3.00	0.00
\$75,001 - \$125,000	43	12.15%	5.11	6.42	3.53	8.57	0.00
\$125,001 - \$175,000	57	16.10%	6.05	7.56	4.77	13.50	0.00
\$175,001 - \$275,000	84	23.73%	5.83	6.67	7.16	2.13	12.00
\$275,001 - \$375,000	60	16.95%	7.91	15.00	8.42	7.00	2.00
\$375,001 - \$600,000	56	15.82%	9.88	12.00	8.78	14.40	6.67
\$600,001 and up	37	10.45%	14.80	0.00	12.00	12.00	14.00
Market Supply of Inventory (MSI)			6.72	7.76	6.27	6.95	7.64
Total Active Inventory by Units		100%	6.72	77	197	66	14

# March 2026



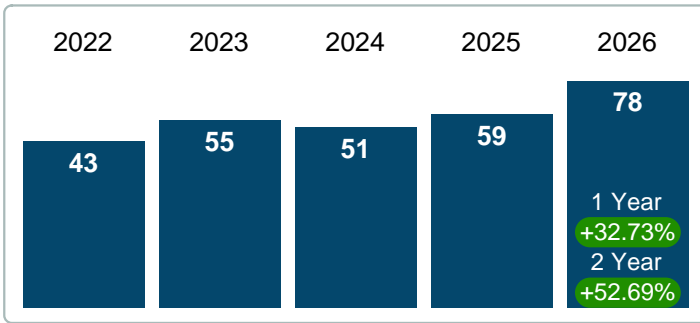
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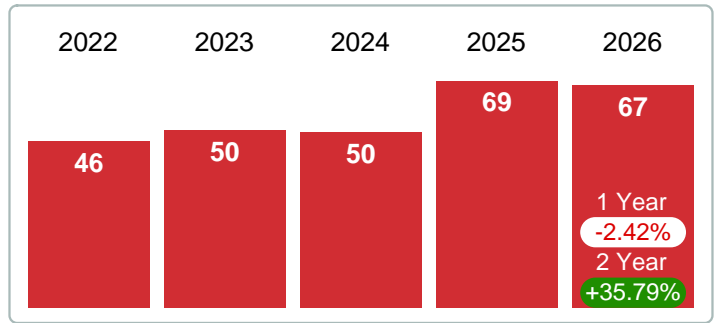
## AVERAGE DAYS ON MARKET TO SALE

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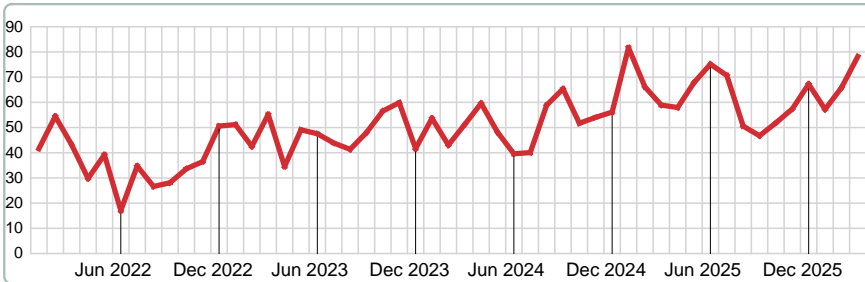
### MARCH



### YEAR TO DATE (YTD)

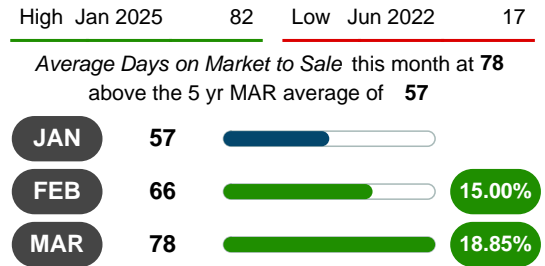


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 57



### 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	4.08%	73	133	13	0	0
\$75,001 - \$100,000	18.37%	84	21	134	0	0
\$100,001 - \$175,000	16.33%	57	37	51	145	0
\$175,001 - \$275,000	22.45%	98	174	107	75	0
\$275,001 - \$325,000	12.24%	38	38	13	76	0
\$325,001 - \$400,000	18.37%	114	0	129	0	59
\$400,001 and up	8.16%	36	2	11	65	0
<b>Average Closed DOM</b>		<b>78</b>	<b>49</b>	<b>91</b>	<b>80</b>	<b>59</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>78</b>	<b>11</b>	<b>26</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>11,769,500</b>	<b>1.75M</b>	<b>6.17M</b>	<b>3.09M</b>	<b>762.50K</b>

# March 2026



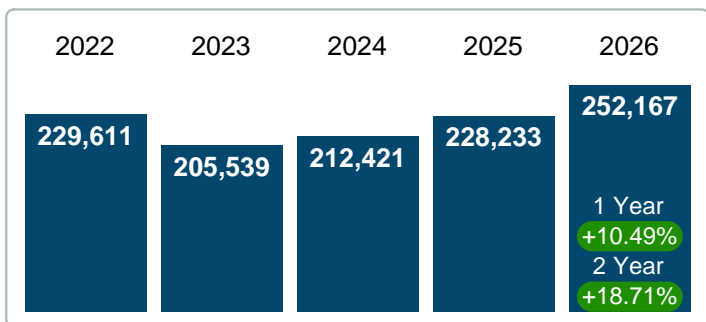
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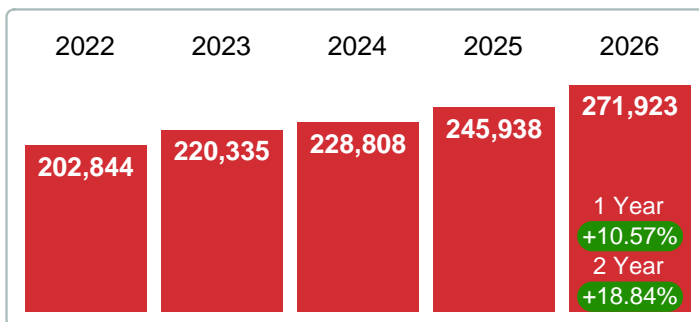
## AVERAGE LIST PRICE AT CLOSING

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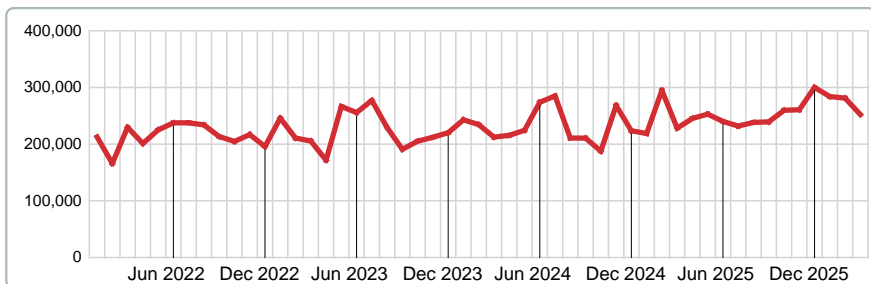
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 225,594

High Dec 2025 300,061    Low Feb 2022 165,967

Average List Price at Closing this month at **252,167**  
above the 5 yr MAR average of **225,594**

Month	Price	% Change
JAN	283,946	
FEB	281,144	-0.99%
MAR	252,167	-10.31%

### 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	4.08%	37,450	35,000	39,900	0	0
\$75,001 - \$100,000	10.20%	87,600	88,250	108,200	0	0
\$100,001 - \$175,000	20.41%	132,180	138,633	158,600	179,900	0
\$175,001 - \$275,000	22.45%	213,755	229,500	227,900	242,180	0
\$275,001 - \$325,000	14.29%	290,057	280,000	302,333	294,700	0
\$325,001 - \$400,000	18.37%	370,533	0	374,686	0	399,000
\$400,001 and up	10.20%	561,000	465,000	680,000	617,500	0
<b>Average List Price</b>		<b>252,167</b>	<b>161,673</b>	<b>252,485</b>	<b>321,520</b>	<b>399,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>252,167</b>	<b>11</b>	<b>26</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,356,198</b>	<b>1.78M</b>	<b>6.56M</b>	<b>3.22M</b>	<b>798.00K</b>

# March 2026



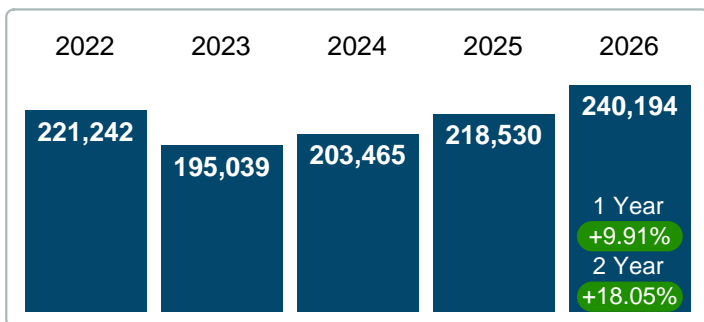
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



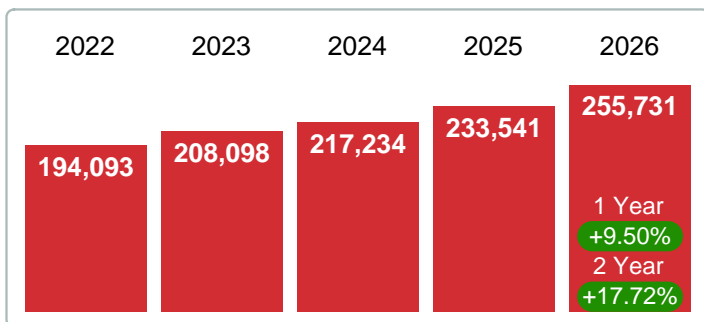
## AVERAGE SOLD PRICE AT CLOSING

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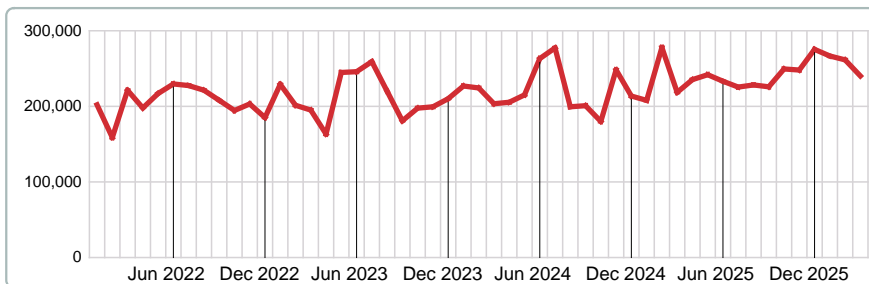
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 215,694

High Feb 2025 277,811    Low Feb 2022 158,804

Average Sold Price at Closing this month at **240,194**  
above the 5 yr MAR average of **215,694**

Month	Average Sold Price	Change
JAN	266,648	
FEB	261,489	-1.93%
MAR	240,194	-8.14%

### 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	4.08%	35,500	30,000	41,000	0	0
\$75,001 - \$100,000	18.37%	89,333	87,250	91,000	0	0
\$100,001 - \$175,000	16.33%	148,363	137,300	150,000	175,000	0
\$175,001 - \$275,000	22.45%	223,027	210,000	216,500	232,160	0
\$275,001 - \$325,000	12.24%	289,567	280,000	289,333	294,700	0
\$325,001 - \$400,000	18.37%	361,389	0	355,714	0	381,250
\$400,001 and up	8.16%	566,100	465,000	634,500	582,450	0
<b>Average Sold Price</b>		<b>240,194</b>	<b>158,718</b>	<b>237,346</b>	<b>309,010</b>	<b>381,250</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>240,194</b>	<b>11</b>	<b>26</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>11,769,500</b>	<b>1.75M</b>	<b>6.17M</b>	<b>3.09M</b>	<b>762.50K</b>

# March 2026



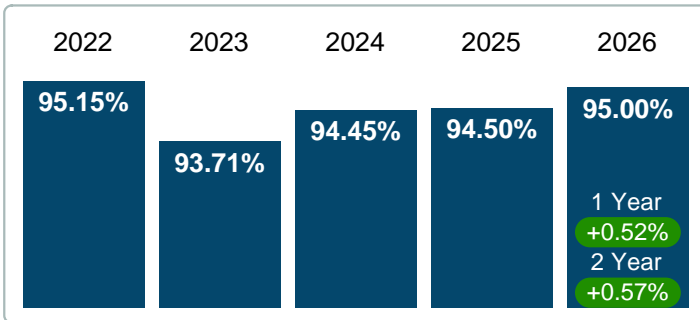
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



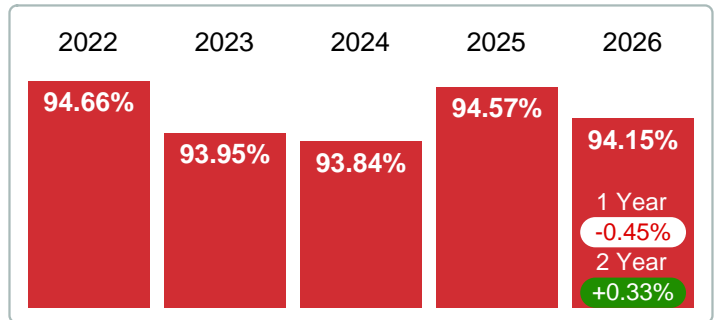
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

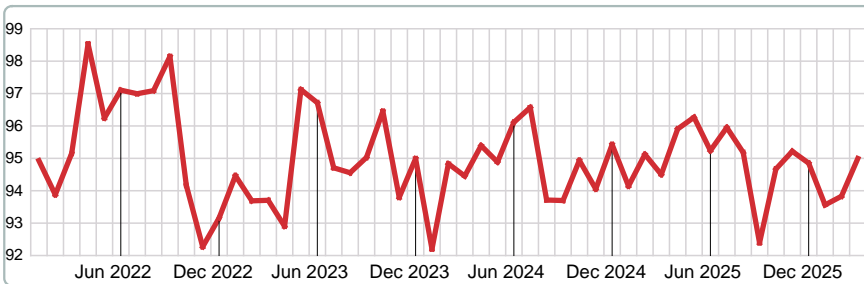
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

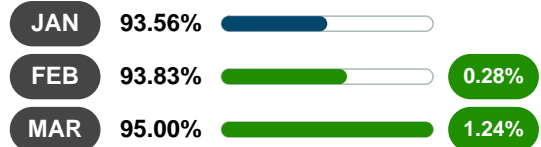


### 3 MONTHS

5 year MAR AVG = 94.56%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **95.00%**  
equal to 5 yr MAR average of **94.56%**



## 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	2	4.08%	94.24%	85.71%	102.76%	0.00%	0.00%
\$75,001 - \$100,000	9	18.37%	91.02%	98.91%	84.71%	0.00%	0.00%
\$100,001 - \$175,000	8	16.33%	96.38%	99.06%	94.15%	97.28%	0.00%
\$175,001 - \$275,000	11	22.45%	95.42%	91.50%	95.37%	96.25%	0.00%
\$275,001 - \$325,000	6	12.24%	98.08%	100.00%	96.17%	100.00%	0.00%
\$325,001 - \$400,000	9	18.37%	95.12%	0.00%	95.00%	0.00%	95.55%
\$400,001 and up	4	8.16%	95.46%	100.00%	93.31%	94.27%	0.00%
<b>Average Sold/List Ratio</b>			<b>95.00%</b>	<b>97.28%</b>	<b>93.33%</b>	<b>96.71%</b>	<b>95.55%</b>
<b>Total Closed Units</b>			<b>49</b>	<b>11</b>	<b>26</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>			<b>11,769,500</b>	<b>1.75M</b>	<b>6.17M</b>	<b>3.09M</b>	<b>762.50K</b>

# March 2026



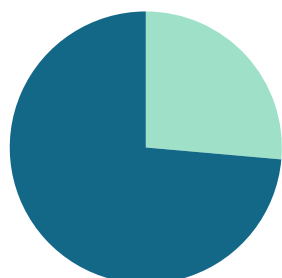
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

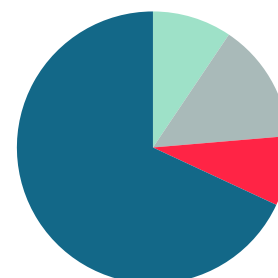


**Inventory**  
 New Listings  
**123 = 26.39%**  
 Start Inventory  
**343**  
 Total Inventory Units  
**466**  
 Volume  
**\$140,785,736**

### Market Activity

Closed Sales  
**49 = 9.42%**  
 Pending Sales  
**74 = 14.23%**  
 Other Off Market  
**43 = 8.27%**  
 Active Inventory  
**354 = 68.08%**

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	49	49	0.00%	143	140	-2.10%
Pending Sales	61	74	21.31%	163	165	1.23%
New Listings	106	123	16.04%	295	311	5.42%
Average List Price	228,233	252,167	10.49%	245,938	271,923	10.57%
Average Sale Price	218,530	240,194	9.91%	233,541	255,731	9.50%
Average Percent of Selling Price to List Price	94.50%	95.00%	0.52%	94.57%	94.15%	-0.45%
Average Days on Market to Sale	58.92	78.20	32.73%	68.99	67.32	-2.42%
Monthly Inventory	312	354	13.46%	312	354	13.46%
Months Supply of Inventory	5.77	6.72	16.51%	5.77	6.72	16.51%

**Absorption:** Last 12 months, an Average of **53** Sales/Month

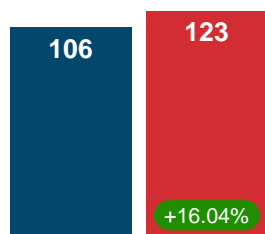
**Inventory** on March 31, 2026 = **354**

**2025** **2026**

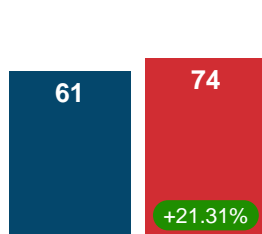
### MARCH MARKET

### AVERAGE PRICES

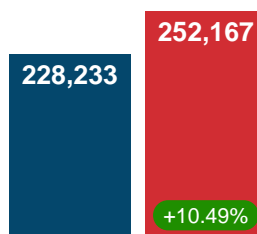
#### New Listings



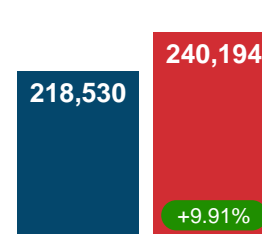
#### Pending Listings



#### List Price



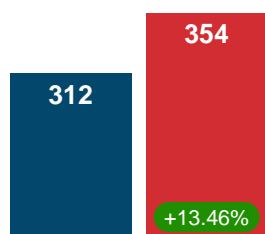
#### Sale Price



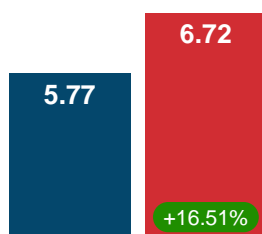
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

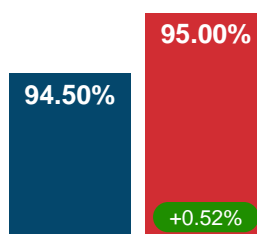
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

