

March 2026



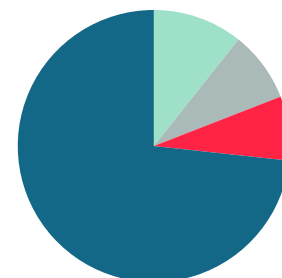
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	9	14	55.56%
Pending Listings	16	11	-31.25%
New Listings	20	16	-20.00%
Median List Price	285,000	135,000	-52.63%
Median Sale Price	275,000	126,625	-53.95%
Median Percent of Selling Price to List Price	93.61%	93.43%	-0.19%
Median Days on Market to Sale	107.00	19.50	-81.78%
End of Month Inventory	65	96	47.69%
Months Supply of Inventory	6.55	8.73	33.15%



■ Closed (10.69%)
■ Pending (8.40%)
■ Other OffMarket (7.63%)
■ Active (73.28%)

Absorption: Last 12 months, an Average of **11** Sales/Month
Active Inventory as of March 31, 2026 = **96**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **47.69%** to 96 existing homes available for sale. Over the last 12 months this area has had an average of 11 closed sales per month. This represents an unsold inventory index of **8.73** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **53.95%** in March 2026 to \$126,625 versus the previous year at \$275,000.

Median Days on Market Shortens

The median number of **19.50** days that homes spent on the market before selling decreased by 87.50 days or **81.78%** in March 2026 compared to last year's same month at **107.00** DOM.

Sales Success for March 2026 is Positive

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

There were 16 New Listings in March 2026, down **20.00%** from last year at 20. Furthermore, there were 14 Closed Listings this month versus last year at 9, a **55.56%** increase.

Closed versus Listed trends yielded a **87.5%** ratio, up from previous year's, March 2025, at **45.0%**, a **94.44%** 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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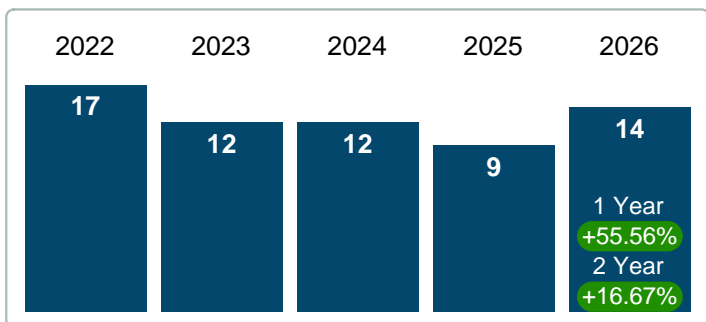
Area Delimited by County Of Sequoyah - Residential Property Type



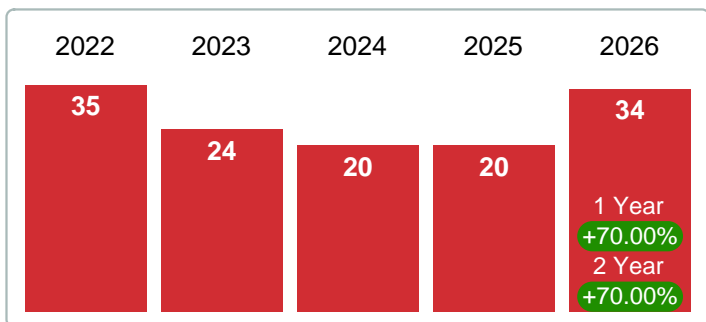
CLOSED LISTINGS

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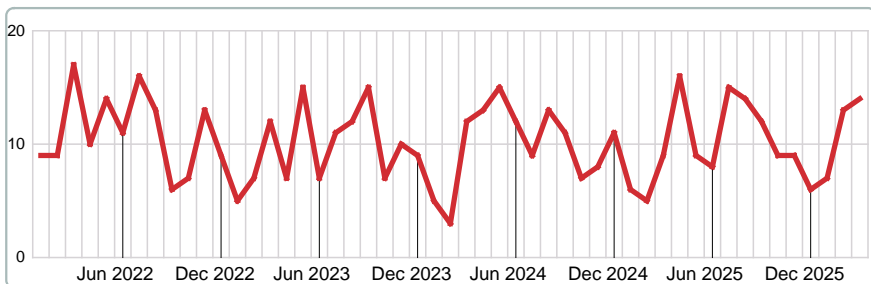
MARCH



YEAR TO DATE (YTD)

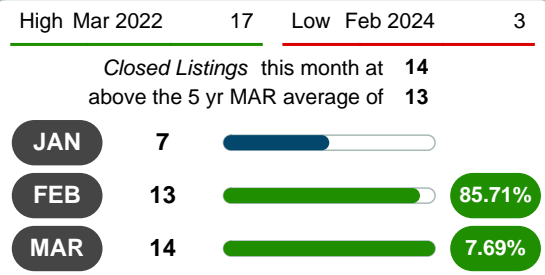


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 13



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	1	7.14%	8.0	1	0	0	0
\$30,001 - \$50,000	2	14.29%	86.0	2	0	0	0
\$50,001 - \$110,000	2	14.29%	34.0	0	2	0	0
\$110,001 - \$160,000	4	28.57%	11.5	1	3	0	0
\$160,001 - \$180,000	2	14.29%	78.0	0	2	0	0
\$180,001 - \$540,000	1	7.14%	2.0	0	0	1	0
\$540,001 and up	2	14.29%	15.0	1	0	1	0
Total Closed Units	14			5	7	2	0
Total Closed Volume	2,721,750	100%	19.5	786.75K	875.00K	1.06M	0.00B
Median Closed Price	\$126,625			\$44,000	\$120,000	\$530,000	\$0

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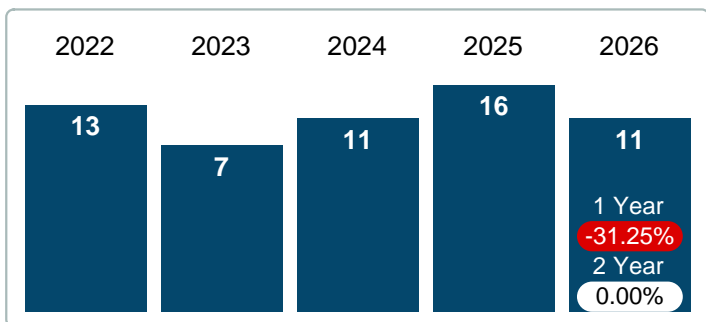
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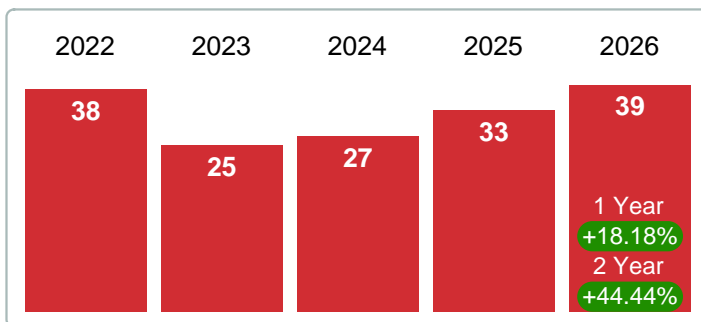
PENDING LISTINGS

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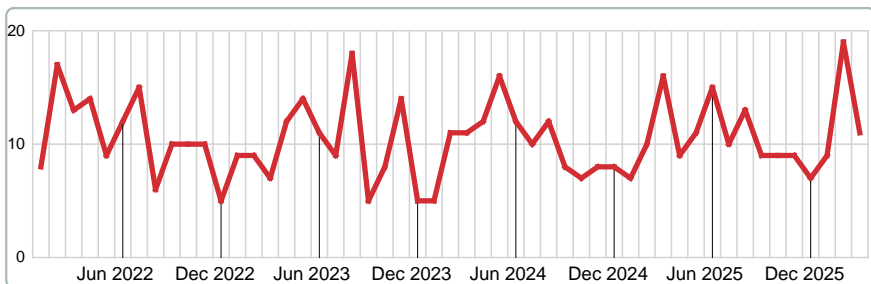
MARCH



YEAR TO DATE (YTD)

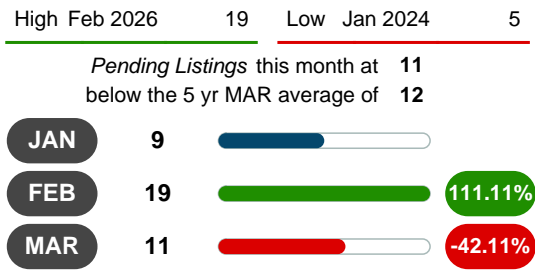


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 12



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	9.09%	34.0	0	1	0	0
\$50,001 - \$75,000	1	9.09%	47.0	1	0	0	0
\$75,001 - \$125,000	1	9.09%	61.0	0	1	0	0
\$125,001 - \$150,000	2	18.18%	33.5	0	2	0	0
\$150,001 - \$375,000	3	27.27%	4.0	1	0	2	0
\$375,001 - \$425,000	1	9.09%	70.0	0	0	1	0
\$425,001 and up	2	18.18%	73.0	0	2	0	0
Total Pending Units	11			2	6	3	0
Total Pending Volume	2,563,799	100%	47.0	232.00K	1.60M	728.00K	0.00B
Median Listing Price	\$158,000			\$116,000	\$142,000	\$165,000	\$0

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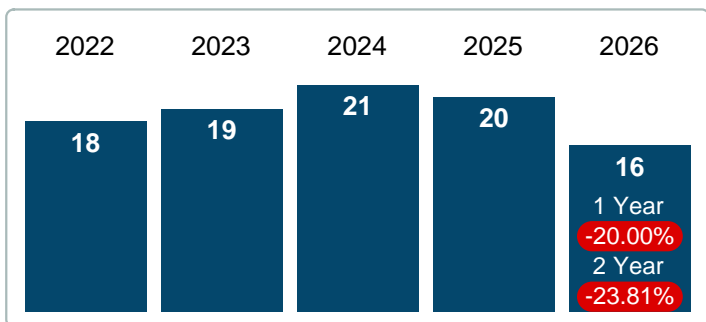
Area Delimited by County Of Sequoyah - Residential Property Type



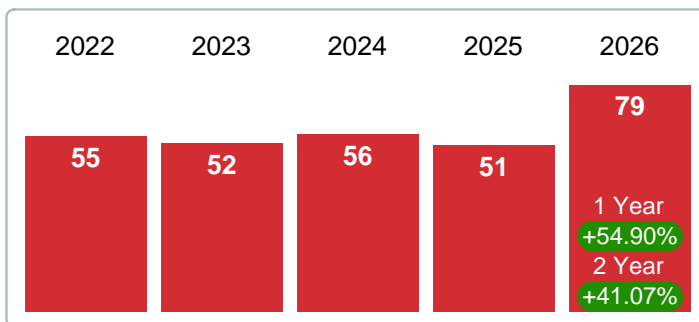
NEW LISTINGS

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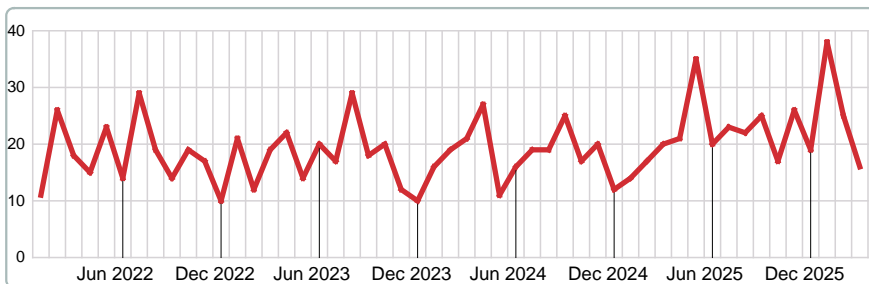
MARCH



YEAR TO DATE (YTD)

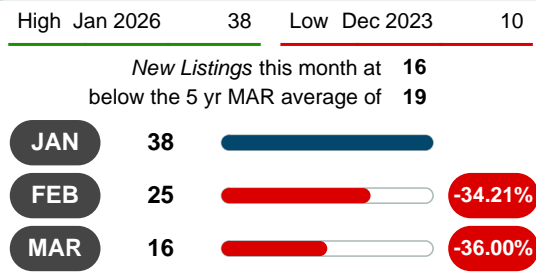


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 19



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	1	6.25%	1	0	0	0
\$125,001 - \$150,000	1	6.25%	0	1	0	0
\$150,001 - \$175,000	2	12.50%	1	0	1	0
\$175,001 - \$275,000	4	25.00%	2	2	0	0
\$275,001 - \$325,000	3	18.75%	0	2	1	0
\$325,001 - \$1,375,000	3	18.75%	0	2	1	0
\$1,375,001 and up	2	12.50%	1	0	1	0
Total New Listed Units	16		5	7	4	0
Total New Listed Volume	8,420,799	100%	2.00M	1.82M	4.60M	0.00B
Median New Listed Listing Price	\$259,000		\$179,000	\$279,000	\$572,000	\$0

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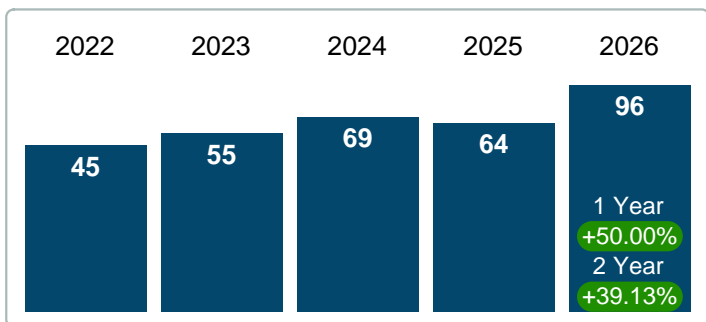
Area Delimited by County Of Sequoyah - Residential Property Type



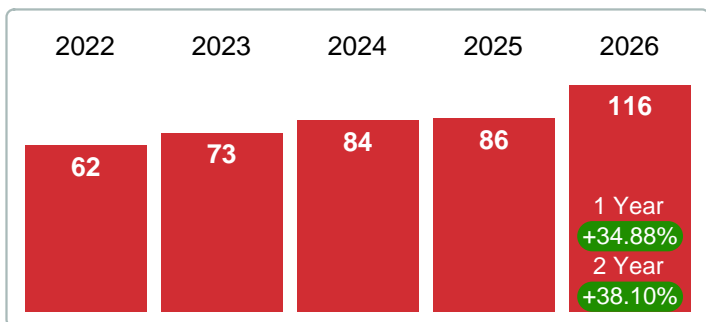
ACTIVE INVENTORY

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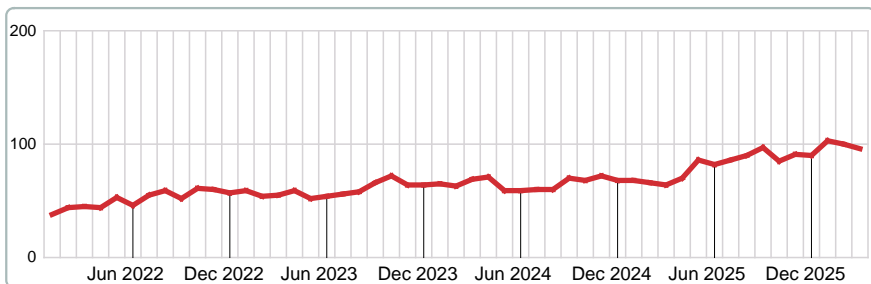
END OF MARCH



ACTIVE DURING MARCH

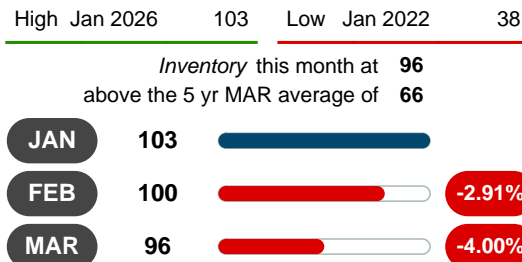


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 66



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	9.38%	78.0	5	4	0	0
\$125,001 - \$150,000	10	10.42%	99.0	2	7	1	0
\$150,001 - \$175,000	11	11.46%	96.0	1	8	2	0
\$175,001 - \$350,000	32	33.33%	76.0	6	15	9	2
\$350,001 - \$450,000	13	13.54%	125.0	2	7	3	1
\$450,001 - \$725,000	11	11.46%	68.0	0	5	4	2
\$725,001 and up	10	10.42%	85.0	1	3	5	1
Total Active Inventory by Units	96			17	49	24	6
Total Active Inventory by Volume	58,867,396	100%	80.0	4.39M	36.21M	14.11M	4.15M
Median Active Inventory Listing Price	\$274,250			\$179,000	\$250,000	\$348,500	\$511,950

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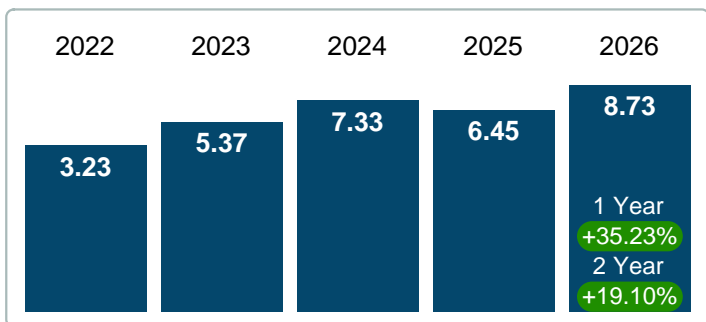
Area Delimited by County Of Sequoyah - Residential Property Type



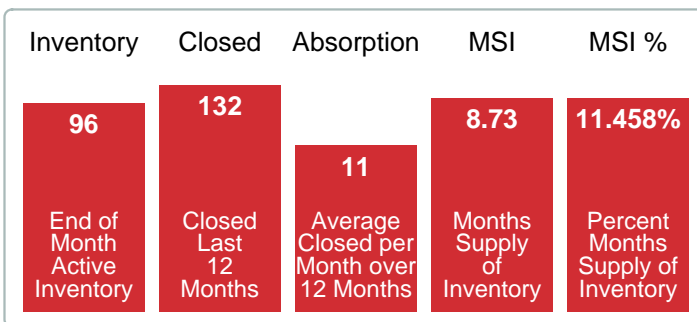
MONTHS SUPPLY of INVENTORY (MSI)

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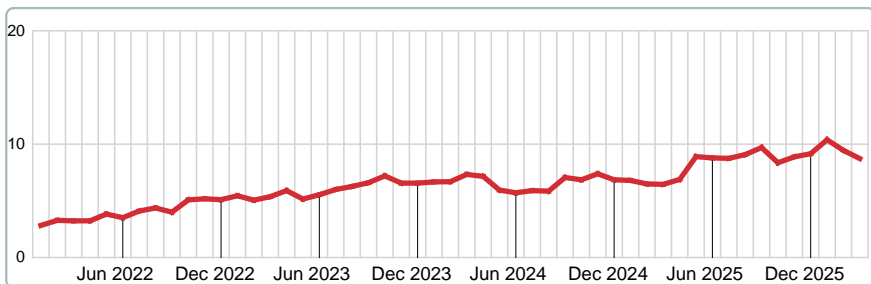
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS

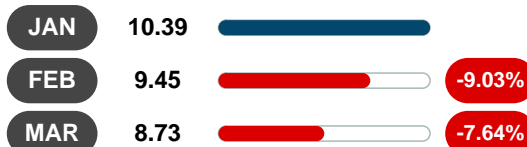


3 MONTHS

5 year MAR AVG = 6.22

High Jan 2026 10.39 Low Jan 2022 2.83

Months Supply this month at 8.73 above the 5 yr MAR average of 6.22



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
\$125,000 and less	9	9.38%	3.09	4.62	2.40	0.00	0.00
\$125,001 - \$150,000	10	10.42%	9.23	4.80	16.80	4.00	0.00
\$150,001 - \$175,000	11	11.46%	8.80	12.00	8.00	12.00	0.00
\$175,001 - \$350,000	32	33.33%	8.17	18.00	6.67	7.20	24.00
\$350,001 - \$450,000	13	13.54%	17.33	24.00	14.00	18.00	0.00
\$450,001 - \$725,000	11	11.46%	14.67	0.00	10.00	48.00	24.00
\$725,001 and up	10	10.42%	30.00	0.00	36.00	30.00	12.00
Market Supply of Inventory (MSI)			8.73	8.16	7.64	10.67	24.00
Total Active Inventory by Units		100%	8.73	17	49	24	6

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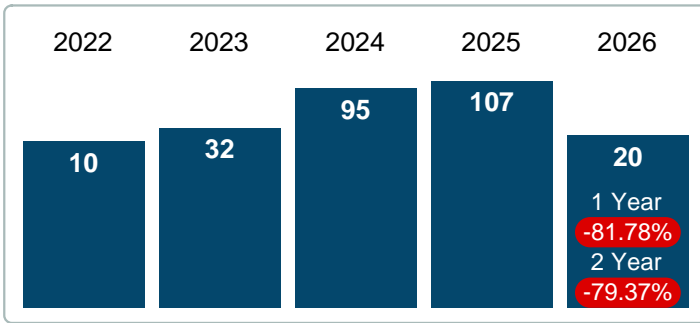
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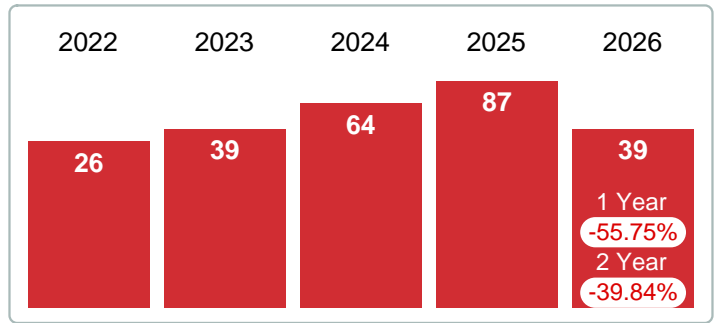
MEDIAN DAYS ON MARKET TO SALE

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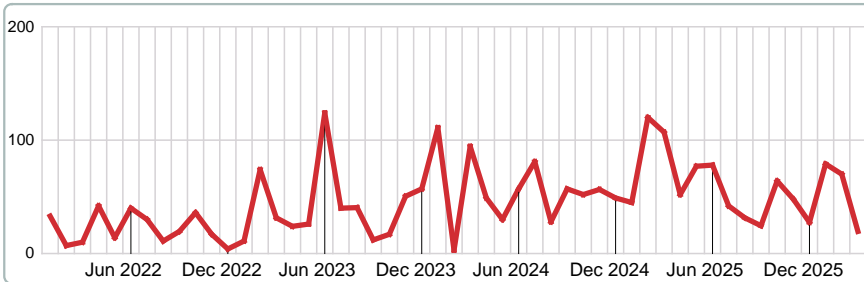
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

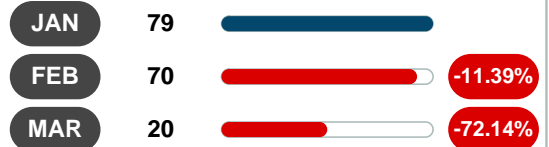


3 MONTHS

5 year MAR AVG = 53

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 20 below the 5 yr MAR average of 53



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
\$30,000 and less	7.14%	8	8	0	0	0
\$30,001 - \$50,000	14.29%	86	86	0	0	0
\$50,001 - \$110,000	14.29%	34	0	34	0	0
\$110,001 - \$160,000	28.57%	12	100	8	0	0
\$160,001 - \$180,000	14.29%	78	0	78	0	0
\$180,001 - \$540,000	7.14%	2	0	0	2	0
\$540,001 and up	14.29%	15	11	0	19	0
Median Closed DOM		20	54	20	11	0
Total Closed Units	100%	14	5	7	2	
Total Closed Volume		2,721,750	786.75K	875.00K	1.06M	0.00B

March 2026



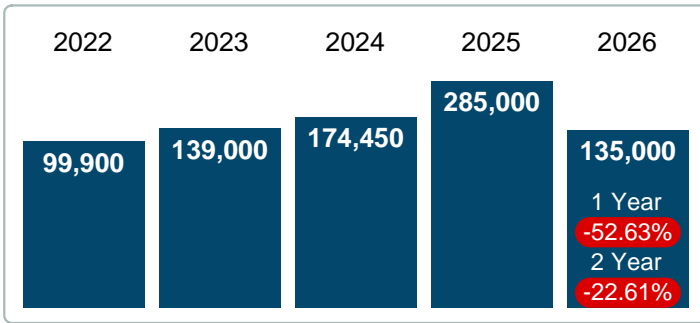
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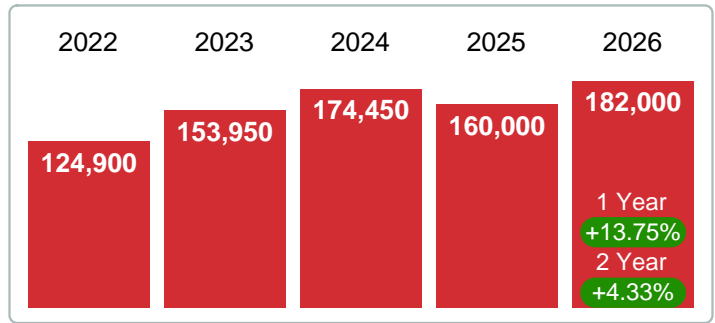
MEDIAN LIST PRICE AT CLOSING

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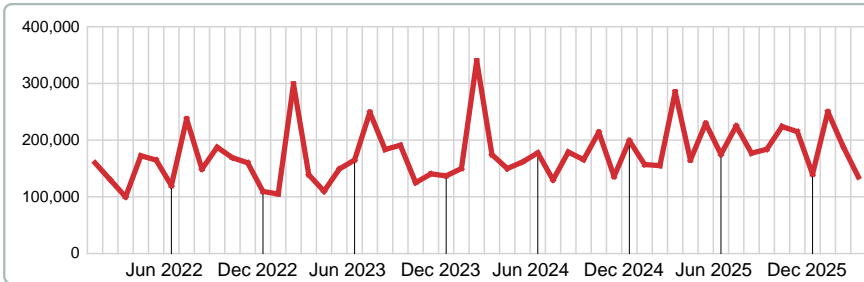
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 166,670

High Feb 2024 339,900 Low Mar 2022 99,900

Median List Price at Closing this month at **135,000**
below the 5 yr MAR average of **166,670**



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
\$30,000 and less	7.14%	25,000	25,000	0	0	0
\$30,001 - \$50,000	14.29%	44,450	44,450	0	0	0
\$50,001 - \$110,000	14.29%	78,750	0	78,750	0	0
\$110,001 - \$160,000	21.43%	135,000	129,900	135,000	0	0
\$160,001 - \$180,000	14.29%	174,500	0	174,500	0	0
\$180,001 - \$540,000	14.29%	205,000	0	185,000	225,000	0
\$540,001 and up	14.29%	677,500	565,000	0	790,000	0
Median List Price		135,000	49,900	135,000	507,500	0
Total Closed Units	100%	135,000	5	7	2	
Total Closed Volume		2,785,300	808.80K	961.50K	1.02M	0.00B

March 2026



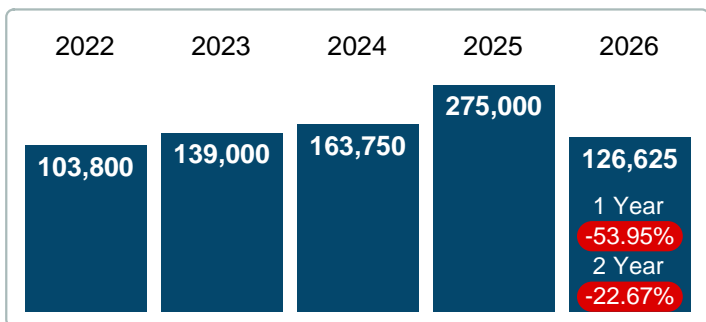
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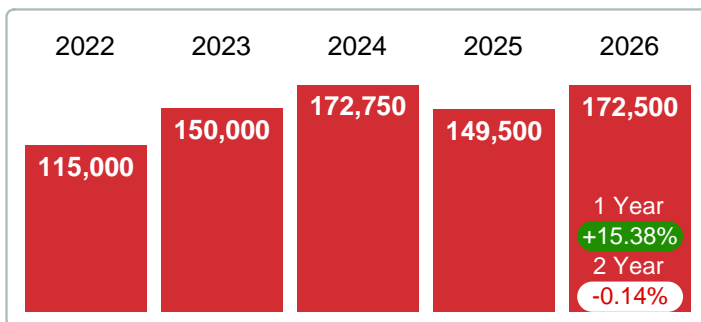
MEDIAN SOLD PRICE AT CLOSING

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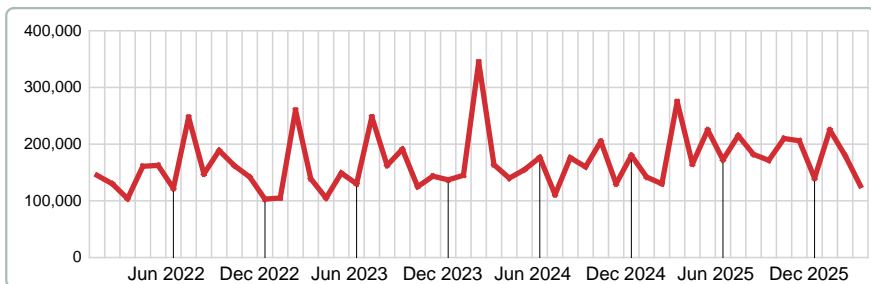
MARCH



YEAR TO DATE (YTD)

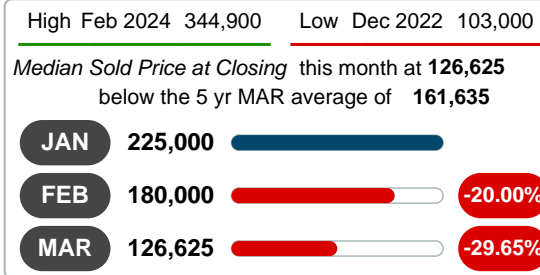


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 161,635



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
\$30,000 and less	7.14%	22,500	22,500	0	0	0
\$30,001 - \$50,000	14.29%	41,500	41,500	0	0	0
\$50,001 - \$110,000	14.29%	65,250	0	65,250	0	0
\$110,001 - \$160,000	28.57%	126,625	133,250	120,000	0	0
\$160,001 - \$180,000	14.29%	173,000	0	173,000	0	0
\$180,001 - \$540,000	7.14%	225,000	0	0	225,000	0
\$540,001 and up	14.29%	691,500	548,000	0	835,000	0
Median Sold Price		126,625	44,000	120,000	530,000	0
Total Closed Units	100%	14	5	7	2	0
Total Closed Volume		2,721,750	786.75K	875.00K	1.06M	0.00B

March 2026



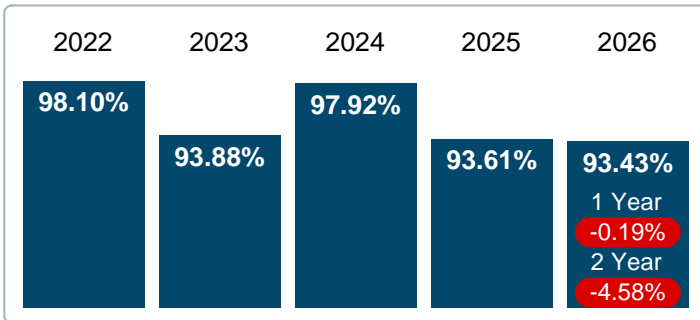
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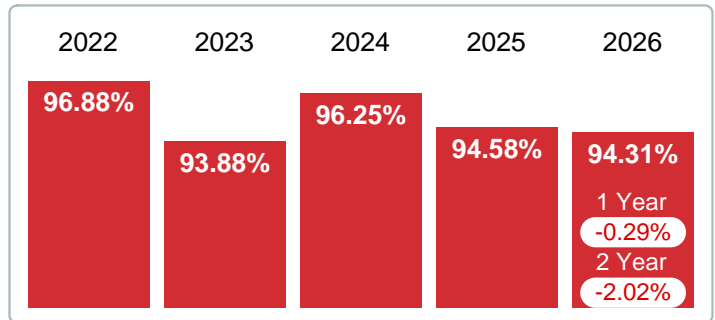
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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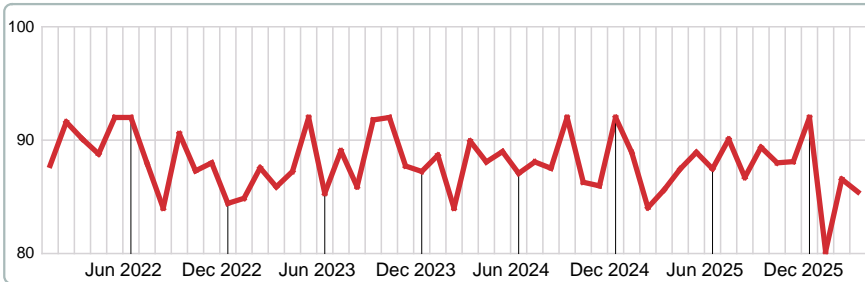
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 95.39%

High Dec 2025 100.00% Low Jan 2026 88.18%

Median Sold/List Ratio this month at **93.43%**
below the 5 yr MAR average of **95.39%**



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
\$30,000 and less	1	7.14%	90.00%	90.00%	0.00%	0.00%	0.00%
\$30,001 - \$50,000	2	14.29%	94.09%	94.09%	0.00%	0.00%	0.00%
\$50,001 - \$110,000	2	14.29%	83.19%	0.00%	83.19%	0.00%	0.00%
\$110,001 - \$160,000	4	28.57%	91.50%	102.58%	88.89%	0.00%	0.00%
\$160,001 - \$180,000	2	14.29%	95.02%	0.00%	95.02%	0.00%	0.00%
\$180,001 - \$540,000	1	7.14%	100.00%	0.00%	0.00%	100.00%	0.00%
\$540,001 and up	2	14.29%	101.34%	96.99%	0.00%	105.70%	0.00%
Median Sold/List Ratio		93.43%		96.99%	88.89%	102.85%	0.00%
Total Closed Units		14	100%	5	7	2	
Total Closed Volume		2,721,750		786.75K	875.00K	1.06M	0.00B

March 2026



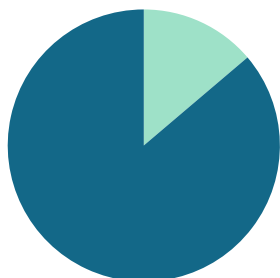
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

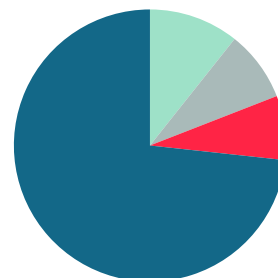


Inventory
 New Listings
16 = 13.79%
 Start Inventory
100
 Total Inventory Units
116
 Volume
\$66,038,996

Market Activity

Closed Sales
14 = 10.69%
 Pending Sales
11 = 8.40%
 Other Off Market
10 = 7.63%
 Active Inventory
96 = 73.28%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	9	14	55.56%	20	34	70.00%
Pending Sales	16	11	-31.25%	33	39	18.18%
New Listings	20	16	-20.00%	51	79	54.90%
Median List Price	285,000	135,000	-52.63%	160,000	182,000	13.75%
Median Sale Price	275,000	126,625	-53.95%	149,500	172,500	15.38%
Median Percent of Selling Price to List Price	93.61%	93.43%	-0.19%	94.58%	94.31%	-0.29%
Median Days on Market to Sale	107.00	19.50	-81.78%	87.00	38.50	-55.75%
Monthly Inventory	65	96	47.69%	65	96	47.69%
Months Supply of Inventory	6.55	8.73	33.15%	6.55	8.73	33.15%

Absorption: Last 12 months, an Average of 11 Sales/Month

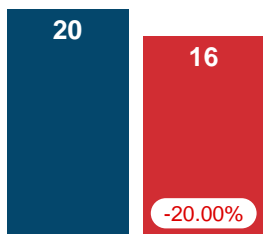
Inventory on March 31, 2026 = 96

2025 2026

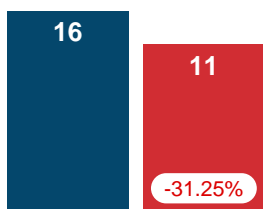
MARCH MARKET

MEDIAN PRICES

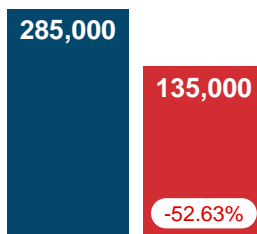
New Listings



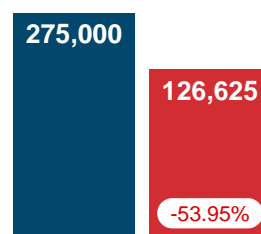
Pending Listings



List Price



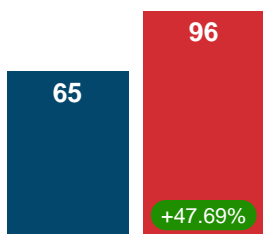
Sale Price



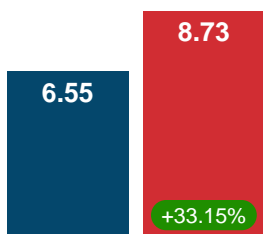
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

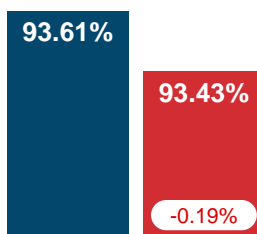
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

