

March 2026



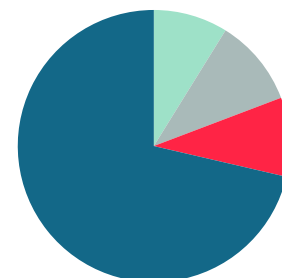
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	49	62	26.53%
Pending Listings	57	73	28.07%
New Listings	143	156	9.09%
Average List Price	279,197	246,943	-11.55%
Average Sale Price	265,932	240,351	-9.62%
Average Percent of Selling Price to List Price	95.17%	97.09%	2.02%
Average Days on Market to Sale	51.37	66.79	30.02%
End of Month Inventory	426	501	17.61%
Months Supply of Inventory	6.74	8.08	19.82%



■ Closed (8.83%)
■ Pending (10.40%)
■ Other OffMarket (9.40%)
■ Active (71.37%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of March 31, 2026 = **501**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **17.61%** to 501 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **8.08** 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 **9.62%** in March 2026 to \$240,351 versus the previous year at \$265,932.

Average Days on Market Lengthens

The average number of **66.79** days that homes spent on the market before selling increased by 15.42 days or **30.02%** in March 2026 compared to last year's same month at **51.37** DOM.

Sales Success for March 2026 is Positive

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

There were 156 New Listings in March 2026, up **9.09%** from last year at 143. Furthermore, there were 62 Closed Listings this month versus last year at 49, a **26.53%** increase.

Closed versus Listed trends yielded a **39.7%** ratio, up from previous year's, March 2025, at **34.3%**, a **15.99%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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



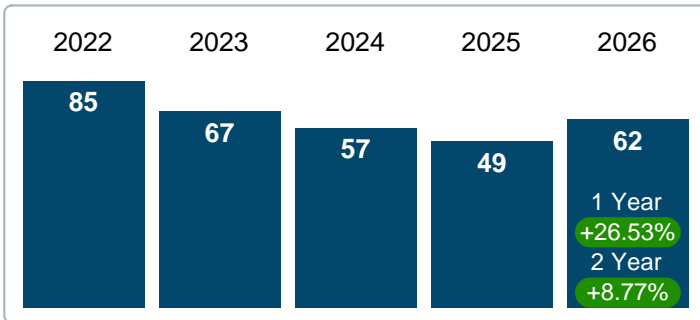
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



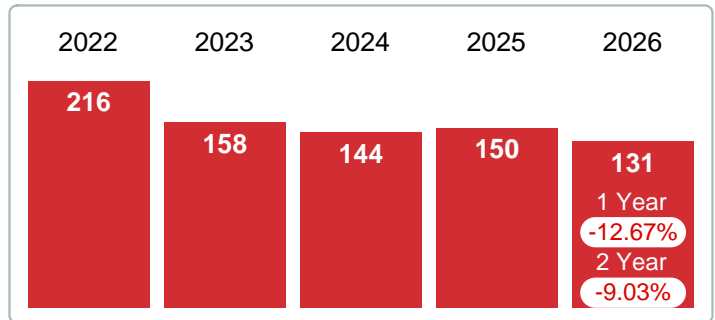
CLOSED LISTINGS

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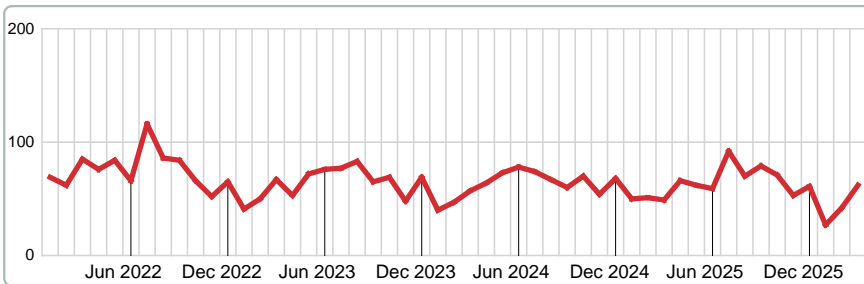
MARCH



YEAR TO DATE (YTD)

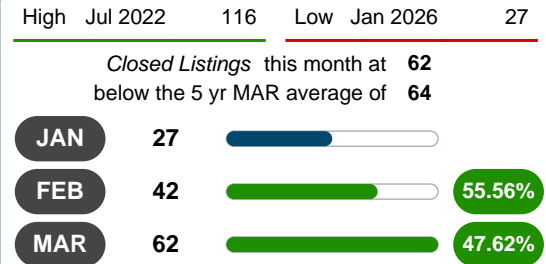


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.06%	68.6	3	2	0	0
\$100,001 - \$150,000	6	9.68%	46.2	2	4	0	0
\$150,001 - \$175,000	6	9.68%	57.3	2	2	2	0
\$175,001 - \$250,000	22	35.48%	64.3	1	20	1	0
\$250,001 - \$300,000	8	12.90%	89.0	0	5	3	0
\$300,001 - \$400,000	9	14.52%	52.7	1	5	3	0
\$400,001 and up	6	9.68%	96.0	0	2	4	0
Total Closed Units	62			9	40	13	0
Total Closed Volume	14,901,775	100%	66.8	1.19M	9.11M	4.60M	0.00B
Average Closed Price	\$240,351			\$131,889	\$227,794	\$354,077	\$0

March 2026



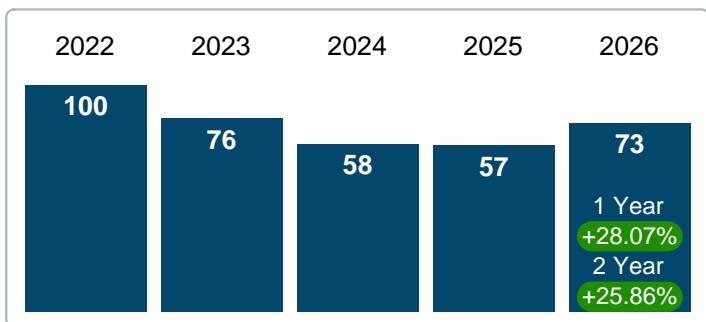
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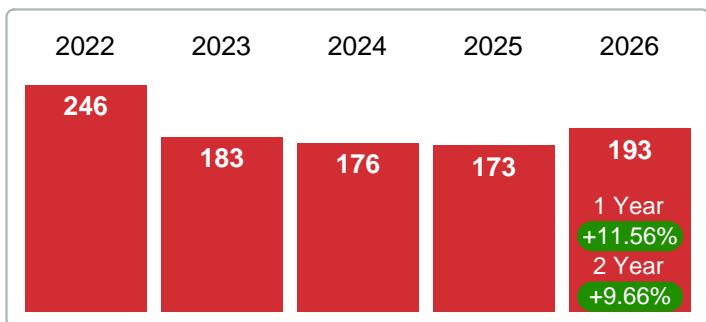
PENDING LISTINGS

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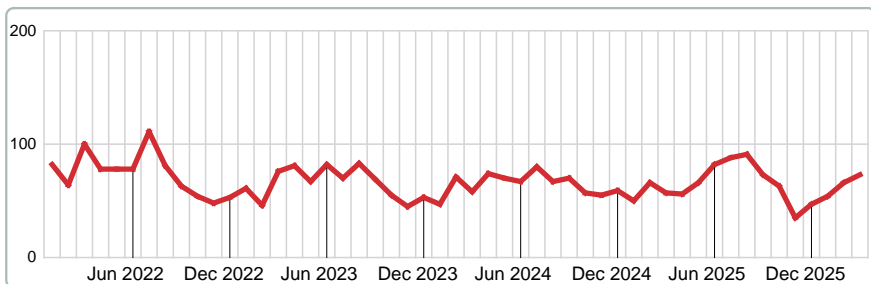
MARCH



YEAR TO DATE (YTD)

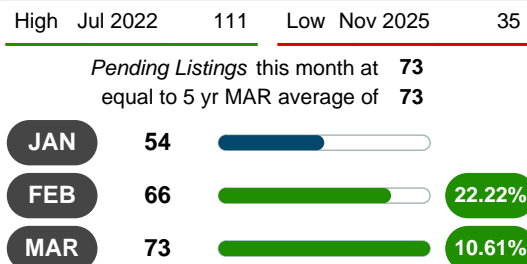


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 73



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	9.59%	55.0	3	3	1	0
\$125,001 - \$175,000	8	10.96%	126.4	1	4	2	1
\$175,001 - \$200,000	11	15.07%	86.2	2	7	2	0
\$200,001 - \$275,000	14	19.18%	61.4	1	10	3	0
\$275,001 - \$375,000	17	23.29%	49.6	1	10	5	1
\$375,001 - \$550,000	8	10.96%	54.5	1	6	1	0
\$550,001 and up	8	10.96%	44.5	0	2	4	2
Total Pending Units	73			9	42	18	4
Total Pending Volume	21,908,994	100%	66.3	1.84M	11.70M	6.64M	1.73M
Average Listing Price	\$300,123			\$204,100	\$278,681	\$368,811	\$432,225

March 2026



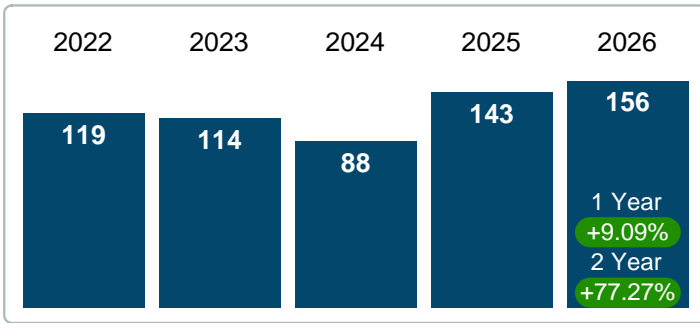
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



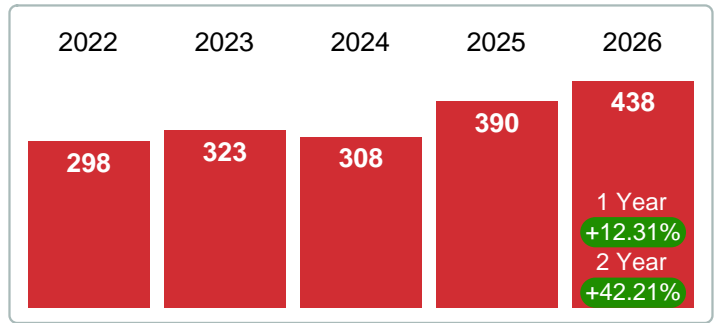
NEW LISTINGS

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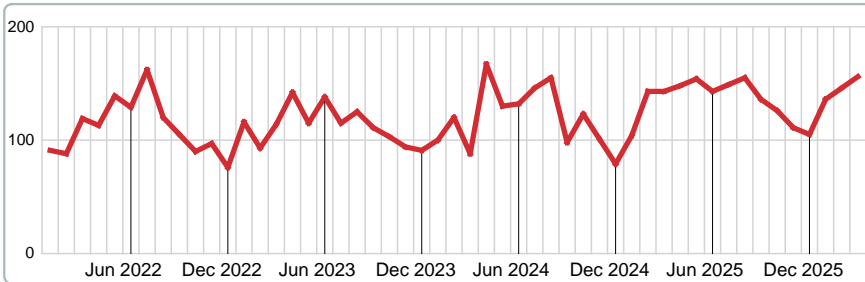
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 124

High Apr 2024 167 Low Dec 2022 76

New Listings this month at 156
above the 5 yr MAR average of 124



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	16	10.26%	3	13	0	0
\$125,001 - \$175,000	15	9.62%	4	10	1	0
\$175,001 - \$250,000	25	16.03%	4	18	1	2
\$250,001 - \$325,000	33	21.15%	5	21	6	1
\$325,001 - \$450,000	34	21.79%	1	17	15	1
\$450,001 - \$675,000	17	10.90%	4	6	6	1
\$675,001 and up	16	10.26%	0	6	5	5
Total New Listed Units	156		21	91	34	10
Total New Listed Volume	62,336,563	100%	5.67M	29.44M	14.96M	12.27M
Average New Listed Listing Price	\$399,593		\$269,948	\$323,535	\$439,914	\$1,226,890

March 2026



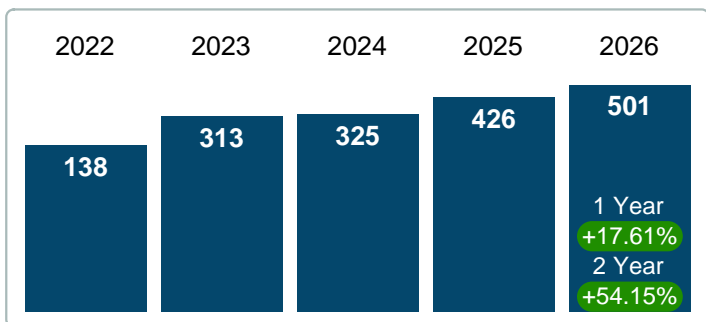
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



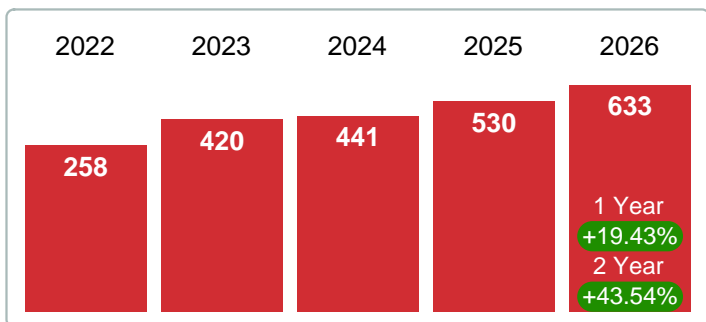
ACTIVE INVENTORY

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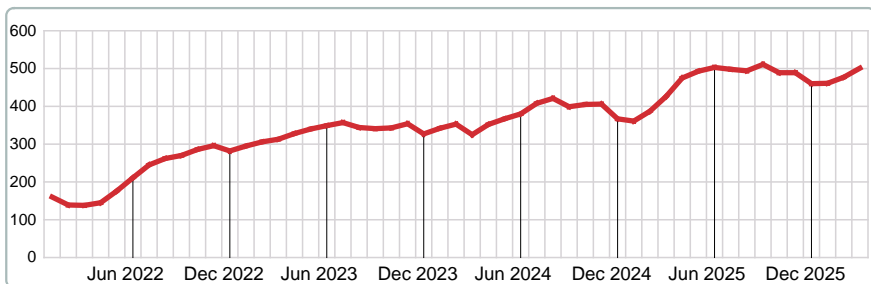
END OF MARCH



ACTIVE DURING MARCH

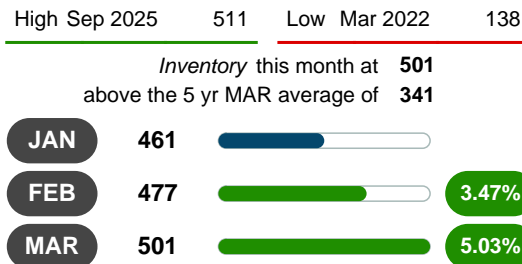


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 341



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	44	8.78%	65.9	18	24	2	0
\$125,001 - \$175,000	59	11.78%	85.3	13	39	6	1
\$175,001 - \$225,000	62	12.38%	86.6	9	41	8	4
\$225,001 - \$325,000	138	27.54%	84.8	13	92	21	12
\$325,001 - \$425,000	78	15.57%	88.9	9	38	28	3
\$425,001 - \$725,000	68	13.57%	94.9	4	35	24	5
\$725,001 and up	52	10.38%	80.3	2	23	17	10
Total Active Inventory by Units	501			68	292	106	35
Total Active Inventory by Volume	202,248,955	100%	85.0	17.62M	102.99M	52.68M	28.97M
Average Active Inventory Listing Price	\$403,691			\$259,056	\$352,715	\$496,934	\$827,577

March 2026



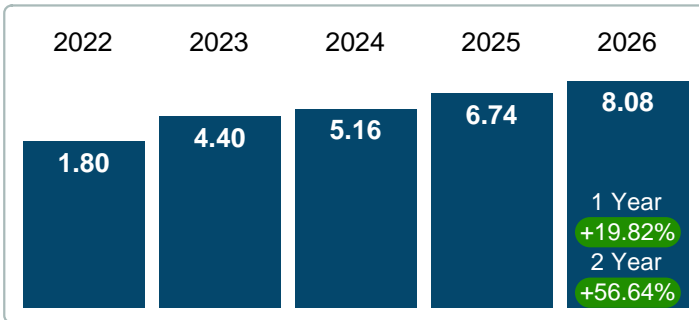
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



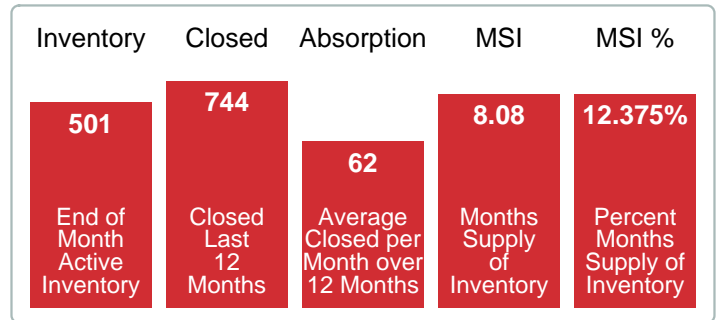
MONTHS SUPPLY of INVENTORY (MSI)

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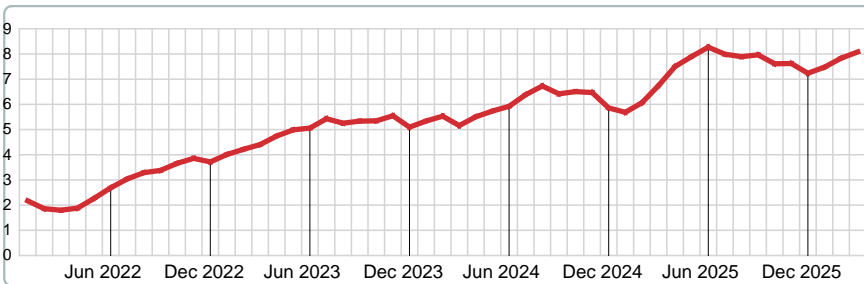
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 5.24

High Jun 2025 8.27 Low Mar 2022 1.80

Months Supply this month at **8.08**
above the 5 yr MAR average of **5.24**



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	44	8.78%	5.87	5.68	6.00	6.00	0.00
\$125,001 - \$175,000	59	11.78%	6.56	4.11	8.51	5.54	6.00
\$175,001 - \$225,000	62	12.38%	4.56	8.31	4.03	3.69	24.00
\$225,001 - \$325,000	138	27.54%	7.96	14.18	7.51	5.36	48.00
\$325,001 - \$425,000	78	15.57%	10.64	21.60	9.12	10.84	18.00
\$425,001 - \$725,000	68	13.57%	11.18	8.00	15.56	10.67	4.62
\$725,001 and up	52	10.38%	44.57	12.00	138.00	22.67	120.00
Market Supply of Inventory (MSI)			8.08	7.22	7.77	8.10	18.26
Total Active Inventory by Units		100%	8.08	68	292	106	35

March 2026



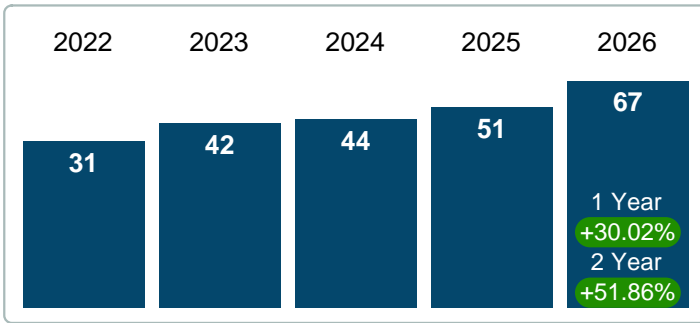
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



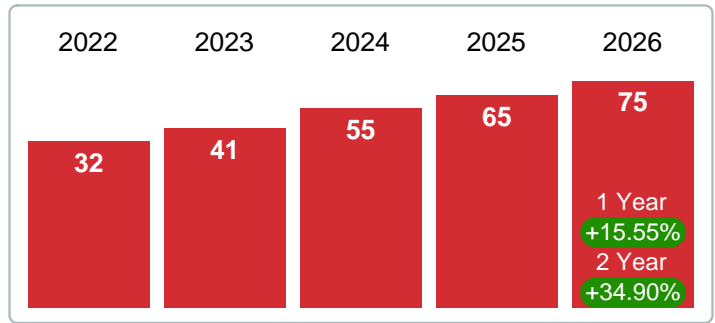
AVERAGE DAYS ON MARKET TO SALE

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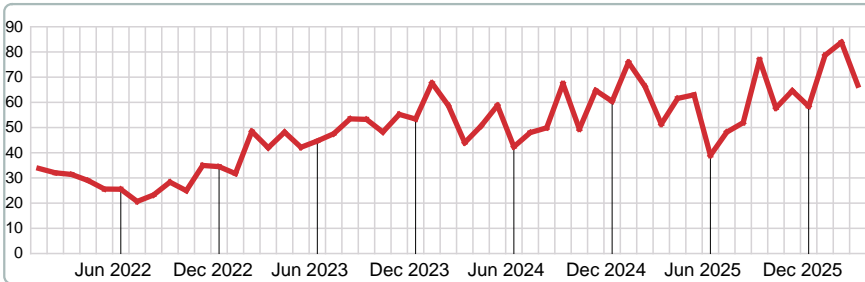
MARCH



YEAR TO DATE (YTD)

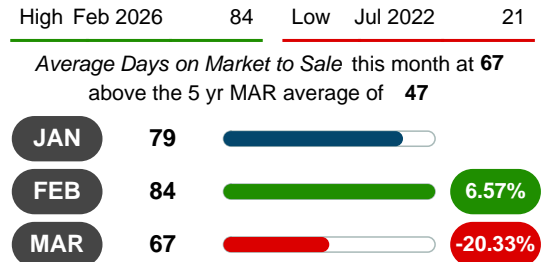


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 47



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
\$100,000 and less	8.06%	69	71	65	0	0
\$100,001 - \$150,000	9.68%	46	81	29	0	0
\$150,001 - \$175,000	9.68%	57	50	37	86	0
\$175,001 - \$250,000	35.48%	64	260	54	73	0
\$250,001 - \$300,000	12.90%	89	0	129	23	0
\$300,001 - \$400,000	14.52%	53	145	55	17	0
\$400,001 and up	9.68%	96	0	167	61	0
Average Closed DOM		67	98	66	47	0
Total Closed Units	100%	67	9	40	13	
Total Closed Volume		14,901,775	1.19M	9.11M	4.60M	0.00B

March 2026



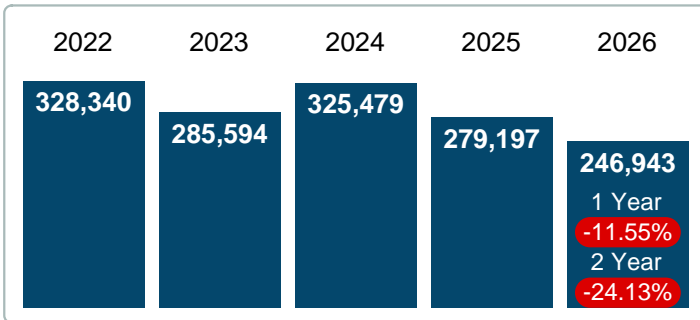
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



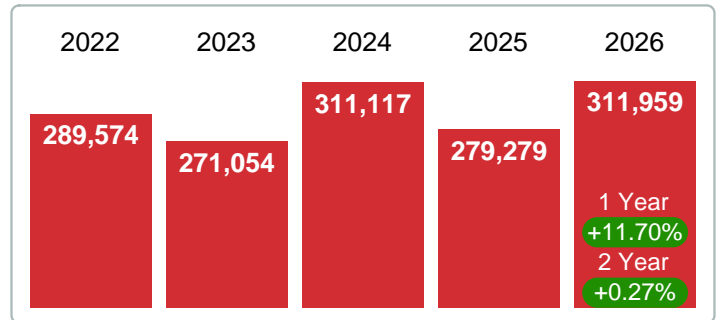
AVERAGE LIST PRICE AT CLOSING

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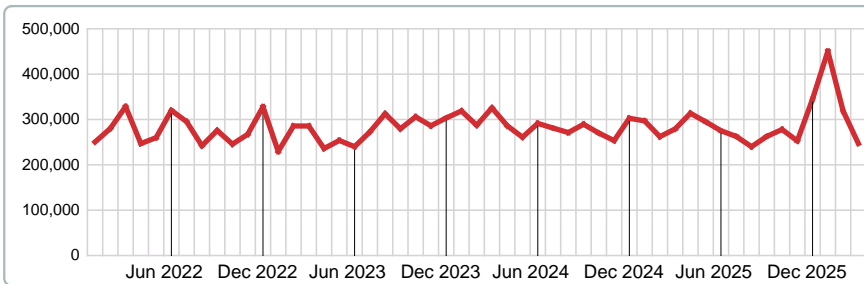
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

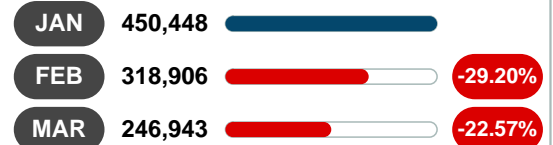


3 MONTHS

5 year MAR AVG = 293,111

High Jan 2026 450,448 Low Jan 2023 229,487

Average List Price at Closing this month at **246,943** below the 5 yr MAR average of **293,111**



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
\$100,000 and less	6.45%	60,000	58,333	87,450	0	0
\$100,001 - \$150,000	11.29%	129,671	109,950	149,475	0	0
\$150,001 - \$175,000	8.06%	167,780	184,500	155,000	179,250	0
\$175,001 - \$250,000	37.10%	204,187	199,000	204,270	215,000	0
\$250,001 - \$300,000	12.90%	269,519	0	266,300	267,651	0
\$300,001 - \$400,000	14.52%	342,378	325,000	352,780	330,833	0
\$400,001 and up	9.68%	565,000	0	467,500	613,750	0
Average List Price		246,943	143,100	229,965	371,073	0
Total Closed Units	100%	246,943	9	40	13	0
Total Closed Volume		15,310,451	1.29M	9.20M	4.82M	0.00B

March 2026



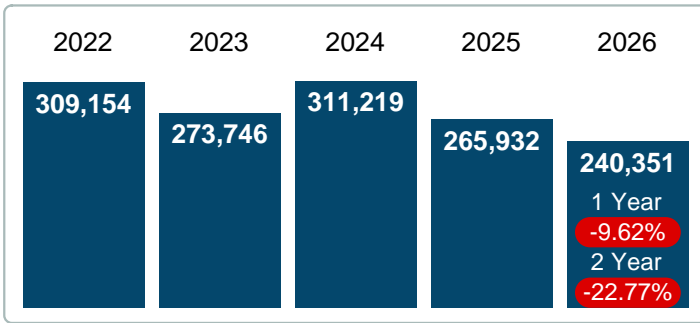
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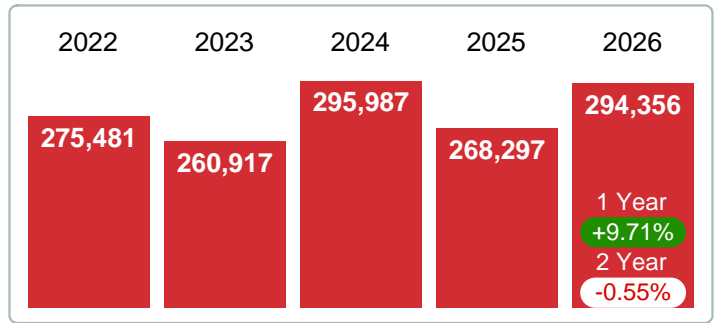
AVERAGE SOLD PRICE AT CLOSING

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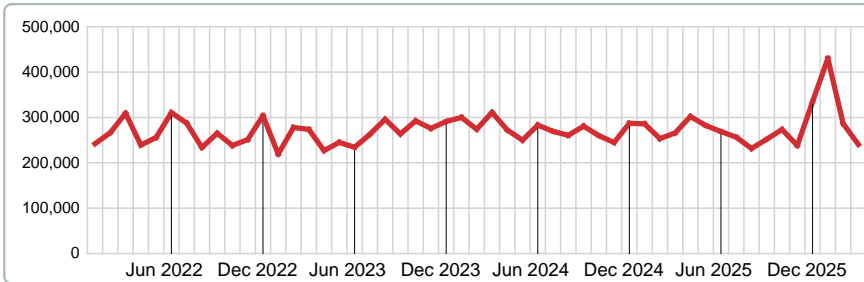
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

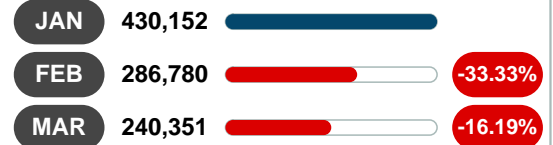


3 MONTHS

5 year MAR AVG = 280,080

High Jan 2026 430,152 Low Jan 2023 219,299

Average Sold Price at Closing this month at 240,351 below the 5 yr MAR average of 280,080



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
\$100,000 and less	8.06%	62,600	49,333	82,500	0	0
\$100,001 - \$150,000	9.68%	133,667	111,000	145,000	0	0
\$150,001 - \$175,000	9.68%	160,246	163,500	151,738	165,500	0
\$175,001 - \$250,000	35.48%	202,059	185,000	203,015	200,000	0
\$250,001 - \$300,000	12.90%	266,063	0	265,600	266,833	0
\$300,001 - \$400,000	14.52%	336,833	305,000	350,000	325,500	0
\$400,001 and up	9.68%	536,667	0	462,500	573,750	0
Average Sold Price		240,351	131,889	227,794	354,077	0
Total Closed Units	100%	240,351	9	40	13	0
Total Closed Volume		14,901,775	1.19M	9.11M	4.60M	0.00B

March 2026



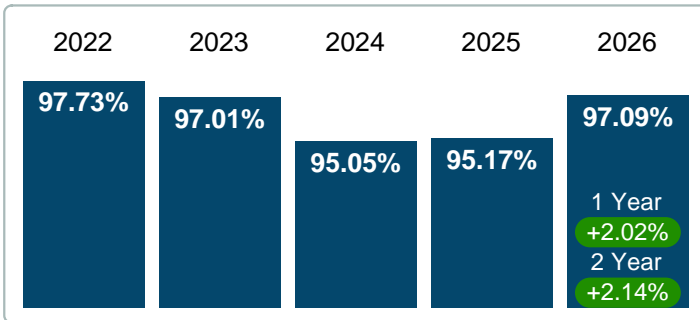
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



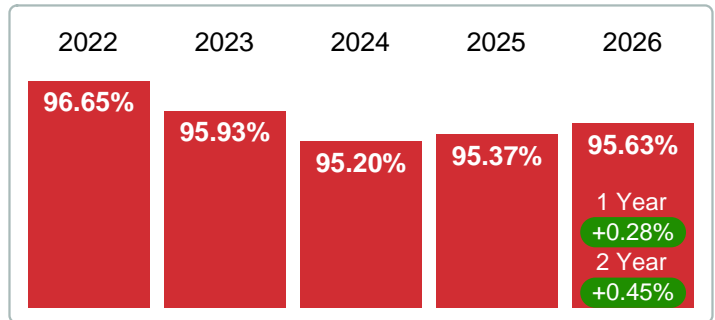
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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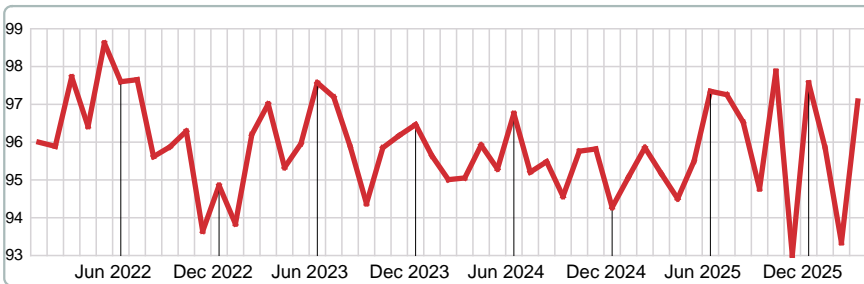
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

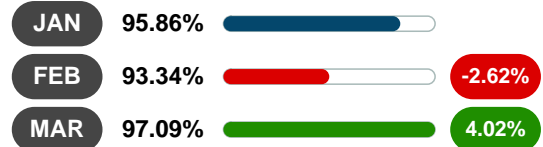


3 MONTHS

5 year MAR AVG = 96.41%

High May 2022 98.62% Low Nov 2025 93.01%

Average Sold/List Ratio this month at **97.09%** above the 5 yr MAR average of **96.41%**



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
\$100,000 and less	5	8.06%	87.17%	81.62%	95.50%	0.00%	0.00%
\$100,001 - \$150,000	6	9.68%	98.45%	100.95%	97.20%	0.00%	0.00%
\$150,001 - \$175,000	6	9.68%	93.41%	89.41%	98.27%	92.54%	0.00%
\$175,001 - \$250,000	22	35.48%	98.95%	92.96%	99.55%	93.02%	0.00%
\$250,001 - \$300,000	8	12.90%	99.74%	0.00%	99.77%	99.69%	0.00%
\$300,001 - \$400,000	9	14.52%	98.28%	93.85%	99.13%	98.34%	0.00%
\$400,001 and up	6	9.68%	95.54%	0.00%	99.02%	93.80%	0.00%
Average Sold/List Ratio		97.10%		90.26%	99.00%	95.95%	0.00%
Total Closed Units		62	100%	9	40	13	
Total Closed Volume		14,901,775		1.19M	9.11M	4.60M	0.00B

March 2026



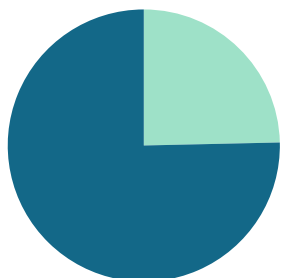
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

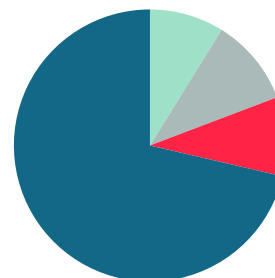


Inventory
 New Listings **156 = 24.64%**
 Start Inventory **477**
 Total Inventory Units **633**
 Volume **\$251,061,250**

Market Activity

Closed Sales **62 = 8.83%**
 Pending Sales **73 = 10.40%**
 Other Off Market **66 = 9.40%**
 Active Inventory **501 = 71.37%**

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	49	62	26.53%	150	131	-12.67%
Pending Sales	57	73	28.07%	173	193	11.56%
New Listings	143	156	9.09%	390	438	12.31%
Average List Price	279,197	246,943	-11.55%	279,279	311,959	11.70%
Average Sale Price	265,932	240,351	-9.62%	268,297	294,356	9.71%
Average Percent of Selling Price to List Price	95.17%	97.09%	2.02%	95.37%	95.63%	0.28%
Average Days on Market to Sale	51.37	66.79	30.02%	64.65	74.70	15.55%
Monthly Inventory	426	501	17.61%	426	501	17.61%
Months Supply of Inventory	6.74	8.08	19.82%	6.74	8.08	19.82%

Absorption: Last 12 months, an Average of **62** Sales/Month

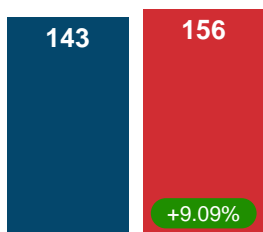
Inventory on March 31, 2026 = **501**

2025 **2026**

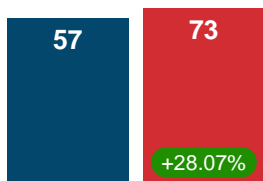
MARCH MARKET

AVERAGE PRICES

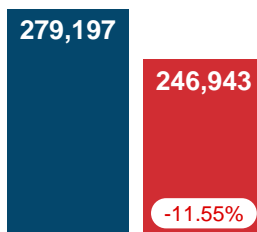
New Listings



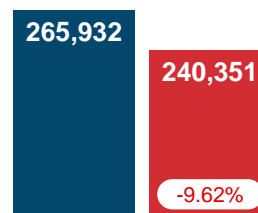
Pending Listings



List Price



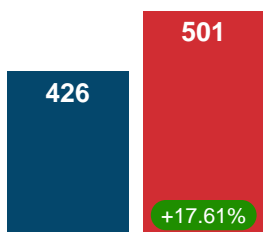
Sale Price



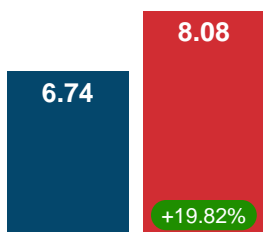
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

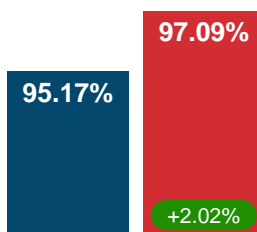
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

