

## March 2026



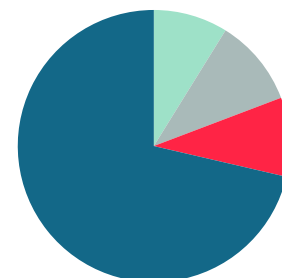
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential  
Property Type



### 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%
Median List Price	250,000	214,900	-14.04%
Median Sale Price	245,000	208,500	-14.90%
Median Percent of Selling Price to List Price	96.85%	99.71%	2.95%
Median Days on Market to Sale	24.00	51.00	112.50%
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.

##### 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 **14.90%** in March 2026 to \$208,500 versus the previous year at \$245,000.

##### Median Days on Market Lengthens

The median number of **51.00** days that homes spent on the market before selling increased by 27.00 days or **112.50%** in March 2026 compared to last year's same month at **24.00** DOM.

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

Overall, with Median 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

<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

# March 2026



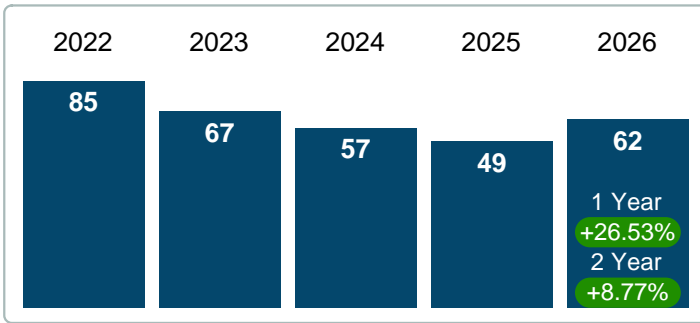
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



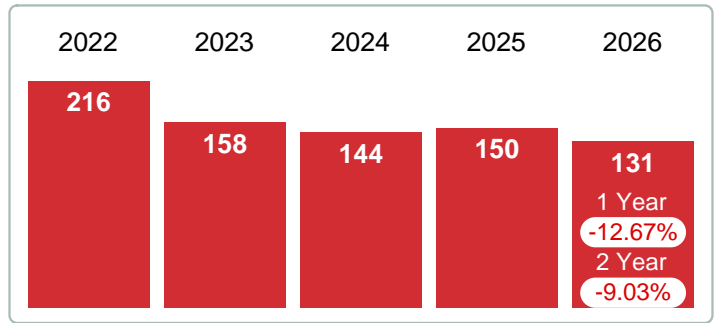
## CLOSED LISTINGS

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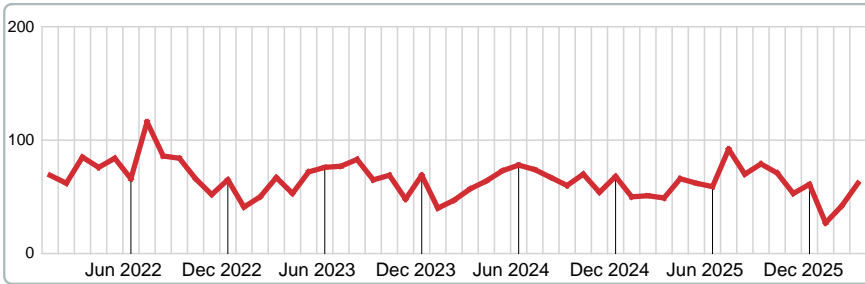
### MARCH



### YEAR TO DATE (YTD)

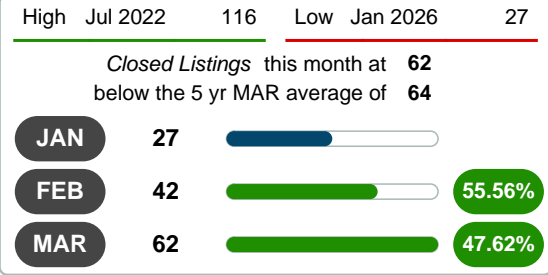


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 64



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.06%	71.0	3	2	0	0
\$100,001 - \$150,000	6	9.68%	36.5	2	4	0	0
\$150,001 - \$175,000	6	9.68%	48.0	2	2	2	0
\$175,001 - \$250,000	22	35.48%	49.0	1	20	1	0
\$250,001 - \$300,000	8	12.90%	78.0	0	5	3	0
\$300,001 - \$400,000	9	14.52%	7.0	1	5	3	0
\$400,001 and up	6	9.68%	110.5	0	2	4	0
<b>Total Closed Units</b>	<b>62</b>			<b>9</b>	<b>40</b>	<b>13</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>14,901,775</b>	<b>100%</b>	<b>51.0</b>	<b>1.19M</b>	<b>9.11M</b>	<b>4.60M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$208,500</b>			<b>\$116,000</b>	<b>\$208,500</b>	<b>\$305,000</b>	<b>\$0</b>

# March 2026



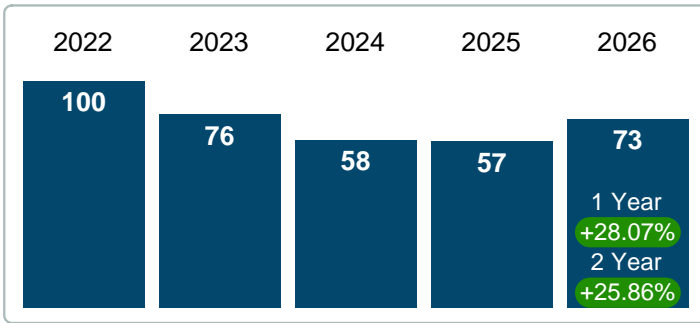
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



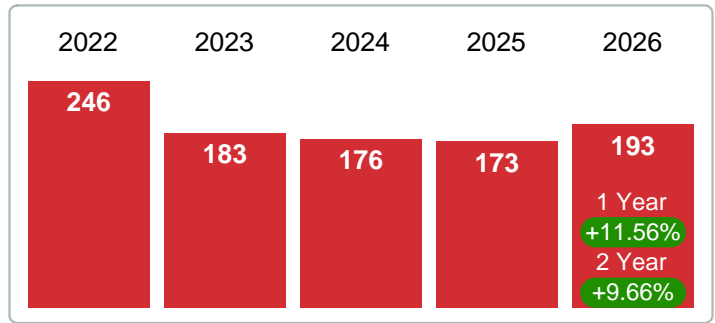
## PENDING LISTINGS

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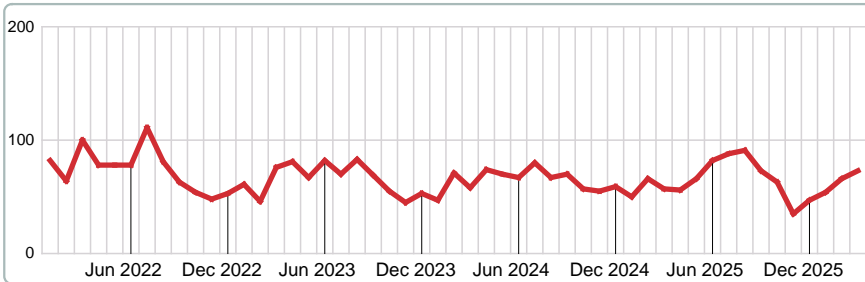
### MARCH



### YEAR TO DATE (YTD)

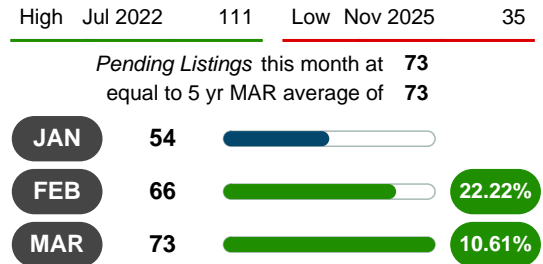


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 73



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	9.59%	15.0	3	3	1	0
\$125,001 - \$175,000	8	10.96%	76.0	1	4	2	1
\$175,001 - \$200,000	11	15.07%	46.0	2	7	2	0
\$200,001 - \$275,000	14	19.18%	24.0	1	10	3	0
\$275,001 - \$375,000	17	23.29%	20.0	1	10	5	1
\$375,001 - \$550,000	8	10.96%	40.5	1	6	1	0
\$550,001 and up	8	10.96%	23.0	0	2	4	2
<b>Total Pending Units</b>	<b>73</b>			<b>9</b>	<b>42</b>	<b>18</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>21,908,994</b>	<b>100%</b>	<b>30.0</b>	<b>1.84M</b>	<b>11.70M</b>	<b>6.64M</b>	<b>1.73M</b>
<b>Median Listing Price</b>	<b>\$268,000</b>			<b>\$199,000</b>	<b>\$266,500</b>	<b>\$317,000</b>	<b>\$452,450</b>

# March 2026



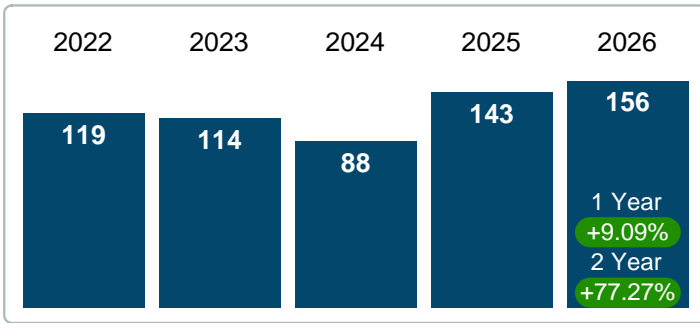
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



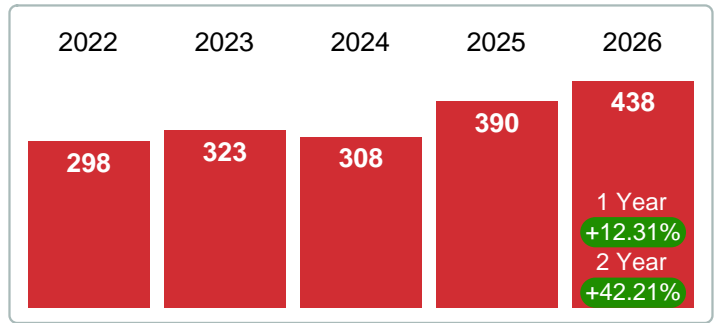
## NEW LISTINGS

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

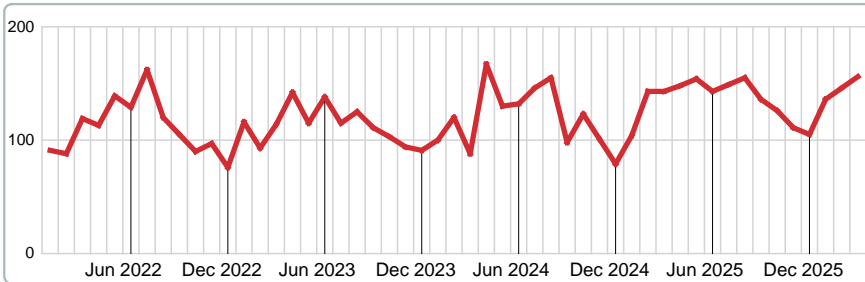
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

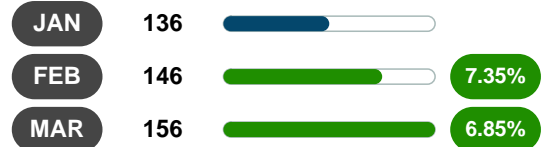


### 3 MONTHS

5 year MAR AVG = 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
<b>Total New Listed Units</b>	<b>156</b>		<b>21</b>	<b>91</b>	<b>34</b>	<b>10</b>
<b>Total New Listed Volume</b>	<b>62,336,563</b>	<b>100%</b>	<b>5.67M</b>	<b>29.44M</b>	<b>14.96M</b>	<b>12.27M</b>
<b>Median New Listed Listing Price</b>	<b>\$299,950</b>		<b>\$250,000</b>	<b>\$262,880</b>	<b>\$381,500</b>	<b>\$737,450</b>

# March 2026



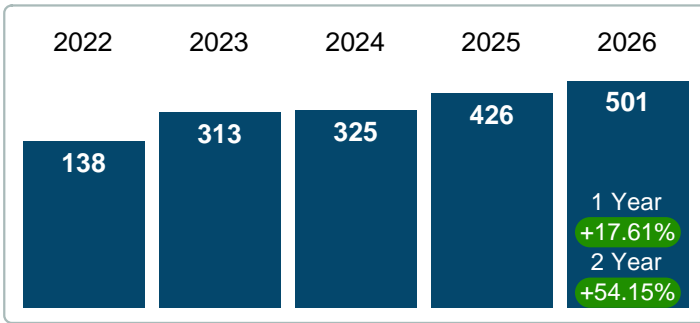
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



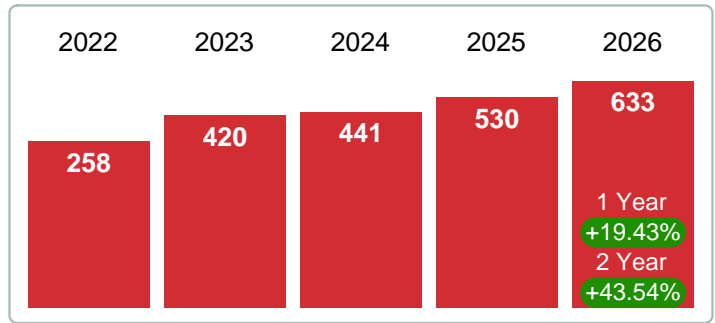
## ACTIVE INVENTORY

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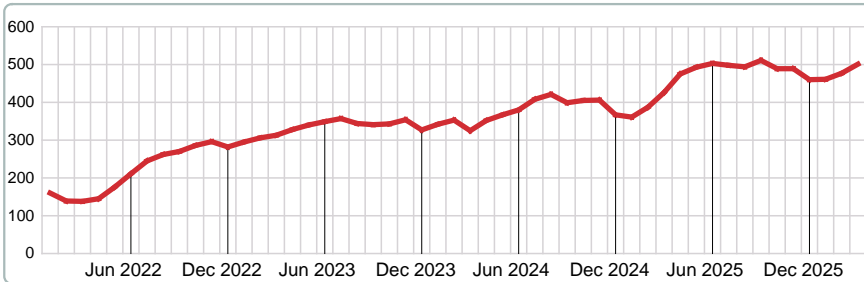
### END OF MARCH



### ACTIVE DURING MARCH

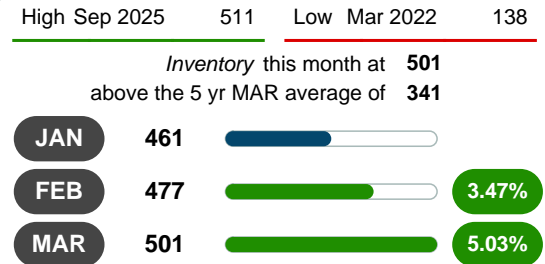


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 341



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	44	8.78%	43.5	18	24	2	0
\$125,001 - \$175,000	59	11.78%	71.0	13	39	6	1
\$175,001 - \$225,000	62	12.38%	74.0	9	41	8	4
\$225,001 - \$325,000	138	27.54%	70.0	13	92	21	12
\$325,001 - \$425,000	78	15.57%	69.0	9	38	28	3
\$425,001 - \$725,000	68	13.57%	52.5	4	35	24	5
\$725,001 and up	52	10.38%	52.5	2	23	17	10
Total Active Inventory by Units		501		68	292	106	35
Total Active Inventory by Volume		202,248,955	100%	17.62M	102.99M	52.68M	28.97M
Median Active Inventory Listing Price		\$287,500		\$187,450	\$268,000	\$393,765	\$360,000

# March 2026



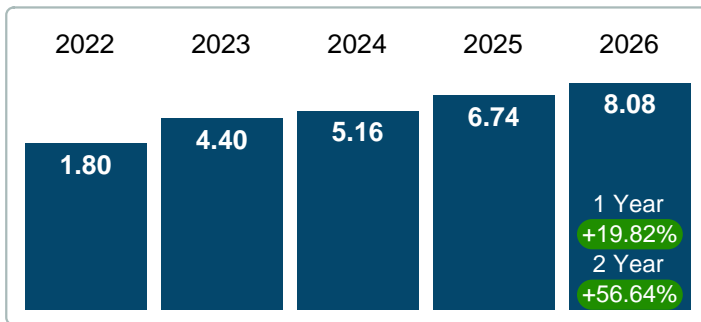
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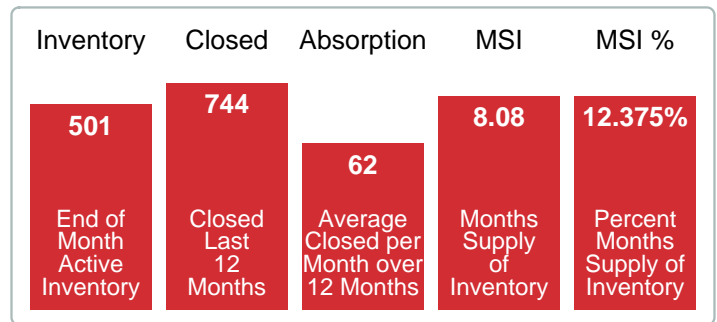
## MONTHS SUPPLY of INVENTORY (MSI)

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

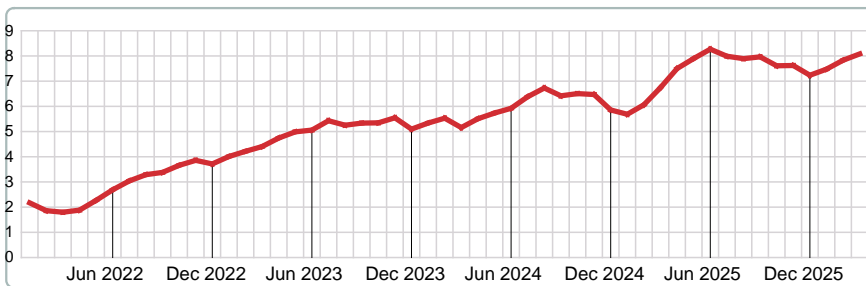
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026



### 5 YEAR MARKET ACTIVITY TRENDS

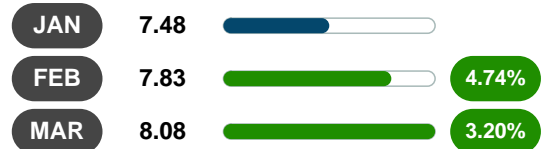


### 3 MONTHS

5 year MAR AVG = 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



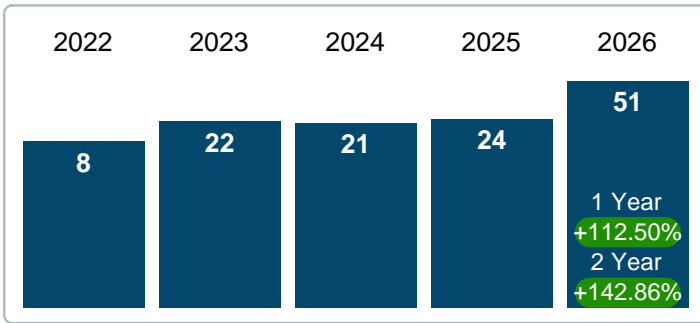
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



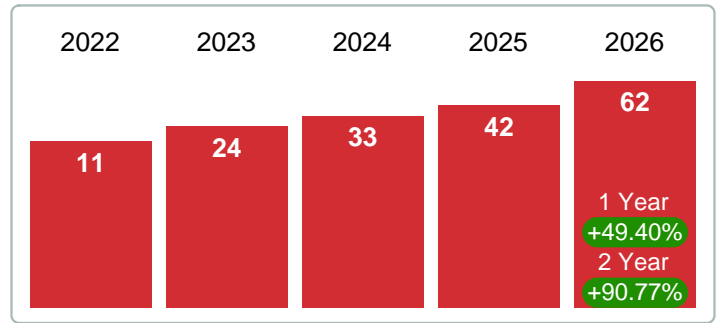
## MEDIAN DAYS ON MARKET TO SALE

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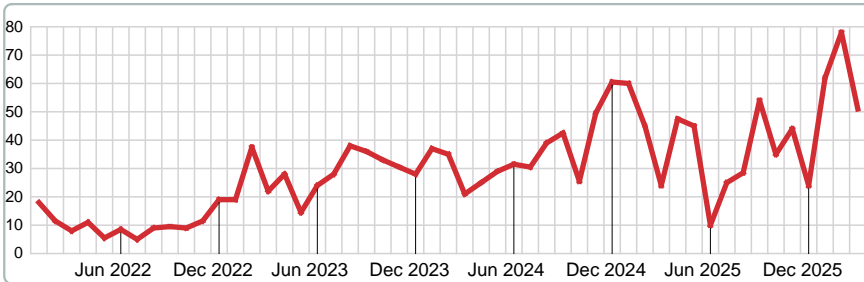
### MARCH



### YEAR TO DATE (YTD)

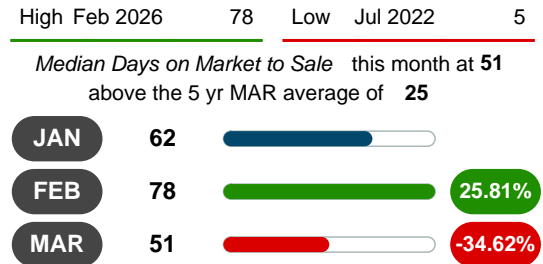


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 25



### 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
\$100,000 and less	8.06%	71	71	65	0	0
\$100,001 - \$150,000	9.68%	37	81	27	0	0
\$150,001 - \$175,000	9.68%	48	50	37	86	0
\$175,001 - \$250,000	35.48%	49	260	40	73	0
\$250,001 - \$300,000	12.90%	78	0	135	13	0
\$300,001 - \$400,000	14.52%	7	145	5	7	0
\$400,001 and up	9.68%	111	0	167	60	0
Median Closed DOM		51	86	42	40	0
Total Closed Units	100%	62	9	40	13	
Total Closed Volume		14,901,775	1.19M	9.11M	4.60M	0.00B

# March 2026



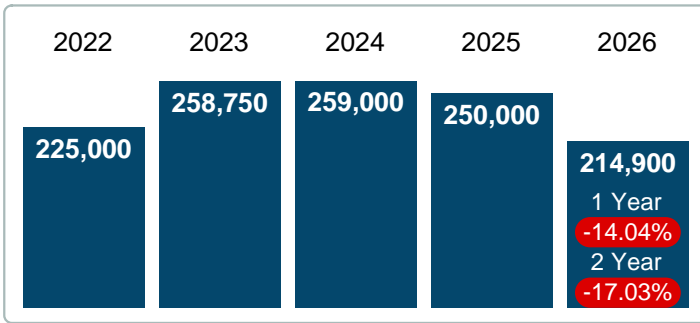
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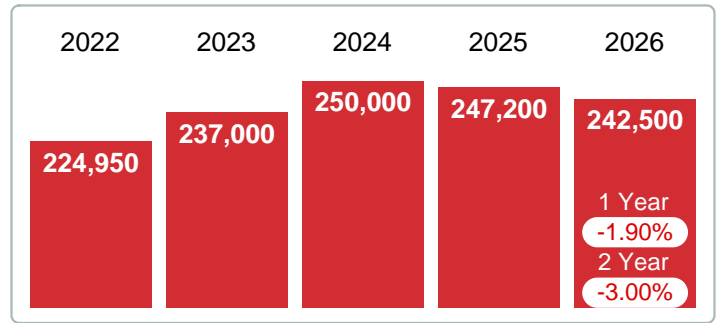
## MEDIAN LIST PRICE AT CLOSING

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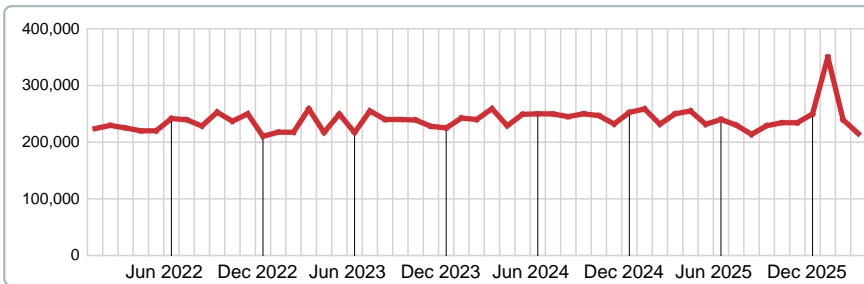
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

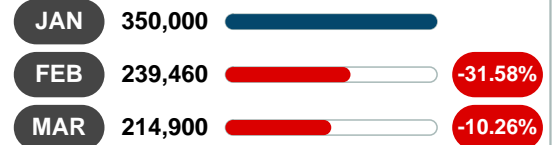


### 3 MONTHS

5 year MAR AVG = 241,530

High Jan 2026 350,000 Low Dec 2022 210,400

Median List Price at Closing this month at **214,900**  
below the 5 yr MAR average of **241,530**



### 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
\$100,000 and less	6.45%	65,000	65,000	65,000	0	0
\$100,001 - \$150,000	11.29%	139,900	109,950	145,000	0	0
\$150,001 - \$175,000	8.06%	165,000	169,000	165,000	165,000	0
\$175,001 - \$250,000	37.10%	199,000	199,500	199,000	204,250	0
\$250,001 - \$300,000	12.90%	269,500	0	270,000	268,000	0
\$300,001 - \$400,000	14.52%	339,000	325,000	359,000	334,500	0
\$400,001 and up	9.68%	560,000	0	467,500	625,000	0
<b>Median List Price</b>		<b>214,900</b>	<b>110,000</b>	<b>212,450</b>	<b>319,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>214,900</b>	<b>9</b>	<b>40</b>	<b>13</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>15,310,451</b>	<b>1.29M</b>	<b>9.20M</b>	<b>4.82M</b>	<b>0.00B</b>

# March 2026



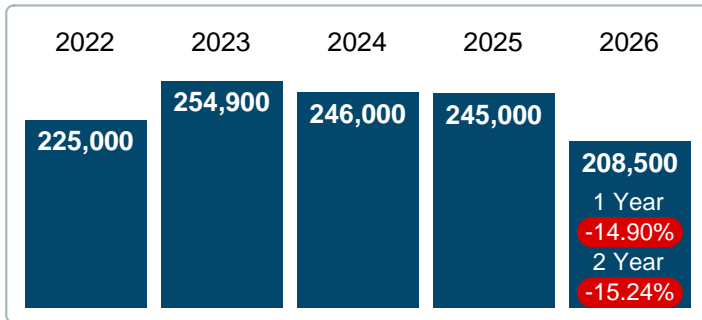
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



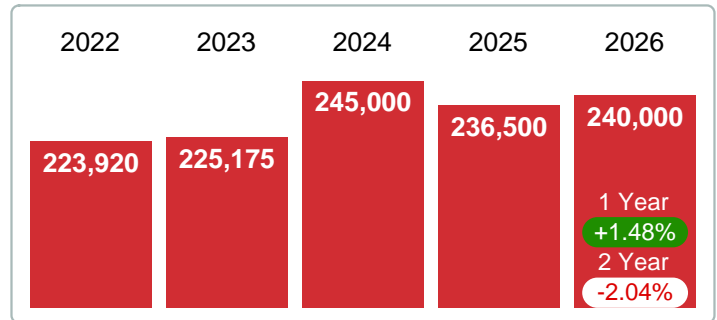
## MEDIAN SOLD PRICE AT CLOSING

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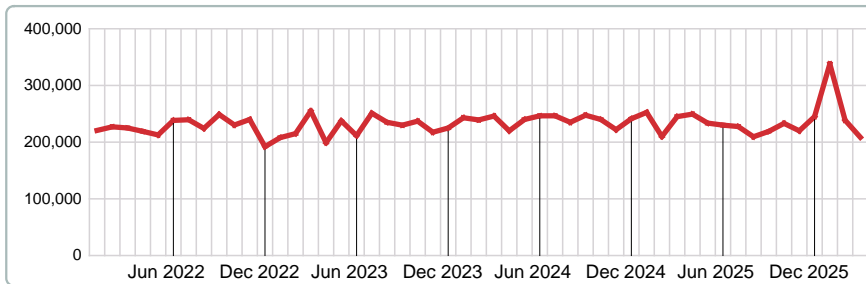
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

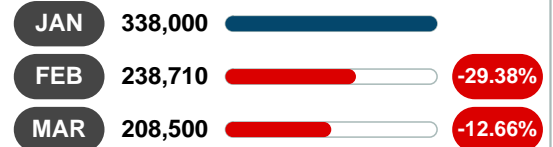


### 3 MONTHS

5 year MAR AVG = 235,880

High Jan 2026 338,000 Low Dec 2022 192,000

Median Sold Price at Closing this month at 208,500 below the 5 yr MAR average of 235,880



### 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
\$100,000 and less	5	8.06%	65,000	55,000	82,500	0	0
\$100,001 - \$150,000	6	9.68%	141,000	111,000	147,500	0	0
\$150,001 - \$175,000	6	9.68%	158,500	163,500	151,738	165,500	0
\$175,001 - \$250,000	22	35.48%	195,250	185,000	195,250	200,000	0
\$250,001 - \$300,000	8	12.90%	264,000	0	260,000	268,000	0
\$300,001 - \$400,000	9	14.52%	334,500	305,000	365,000	334,500	0
\$400,001 and up	6	9.68%	522,500	0	462,500	572,500	0
Median Sold Price			208,500	116,000	208,500	305,000	0
Total Closed Units		100%	208,500	9	40	13	
Total Closed Volume			14,901,775	1.19M	9.11M	4.60M	0.00B

# March 2026



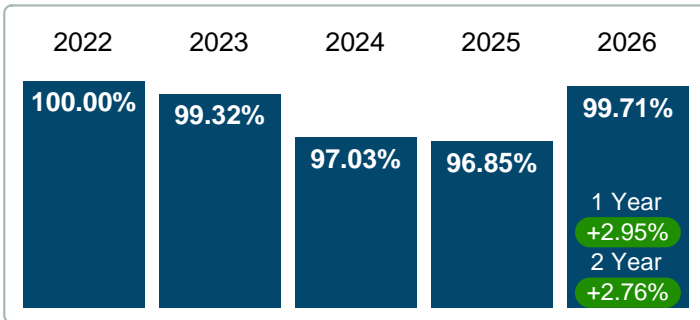
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



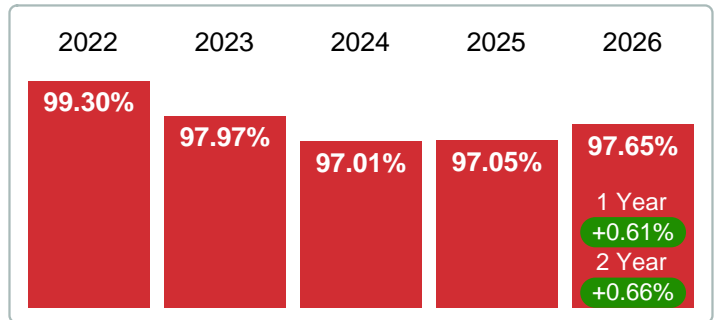
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

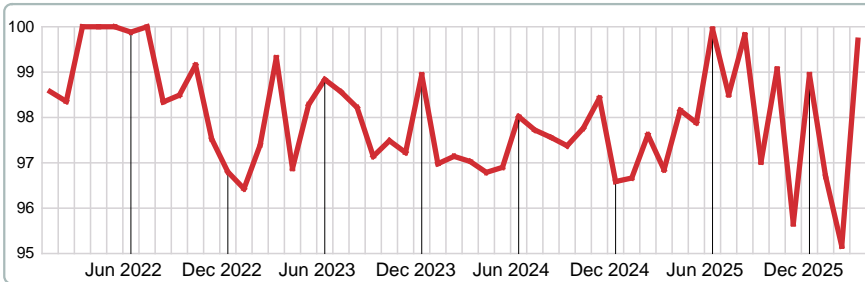
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

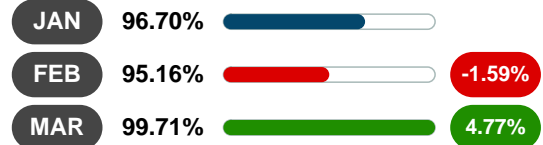


### 3 MONTHS

5 year MAR AVG = 98.58%

High Jul 2022 100.00% Low Feb 2026 95.16%

Median Sold/List Ratio this month at **99.71%** above the 5 yr MAR average of **98.58%**



### 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
\$100,000 and less	5	8.06%	88.24%	84.62%	95.50%	0.00%	0.00%
\$100,001 - \$150,000	6	9.68%	98.25%	100.95%	98.25%	0.00%	0.00%
\$150,001 - \$175,000	6	9.68%	93.79%	89.41%	98.27%	92.54%	0.00%
\$175,001 - \$250,000	22	35.48%	100.00%	92.96%	100.00%	93.02%	0.00%
\$250,001 - \$300,000	8	12.90%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	9	14.52%	98.69%	93.85%	98.69%	99.41%	0.00%
\$400,001 and up	6	9.68%	98.24%	0.00%	99.02%	93.79%	0.00%
Median Sold/List Ratio		99.71%		92.96%	100.00%	98.45%	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



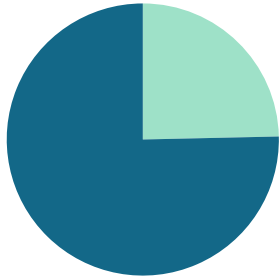
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

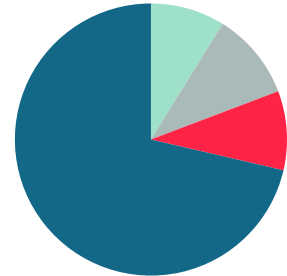


**Inventory**  
 New Listings  
**156 = 24.64%**  
 Start Inventory  
**477**  
 Total Inventory Units  
**633**  
 Volume  
**\$251,061,250**

### 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%
Median List Price	250,000	214,900	-14.04%	247,200	242,500	-1.90%
Median Sale Price	245,000	208,500	-14.90%	236,500	240,000	1.48%
Median Percent of Selling Price to List Price	96.85%	99.71%	2.95%	97.05%	97.65%	0.61%
Median Days on Market to Sale	24.00	51.00	112.50%	41.50	62.00	49.40%
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

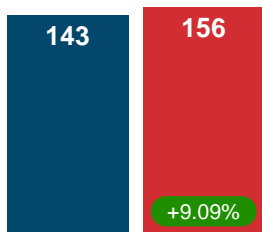
**Inventory** on March 31, 2026 = **501**

**2025** **2026**

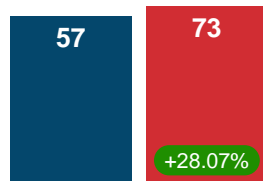
### MARCH MARKET

### MEDIAN PRICES

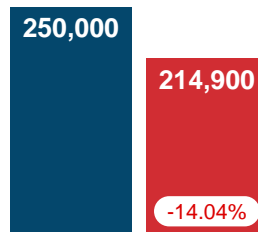
#### New Listings



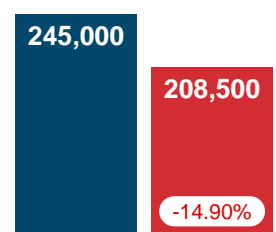
#### Pending Listings



#### List Price



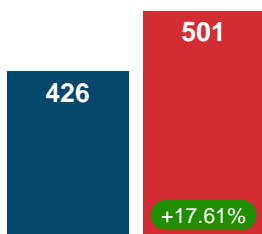
#### Sale Price



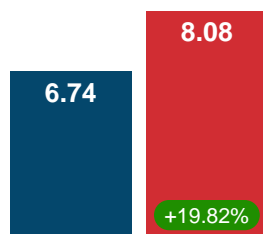
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

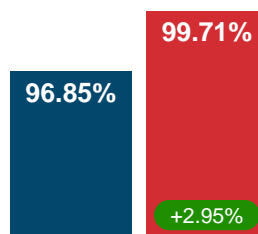
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

