

March 2026



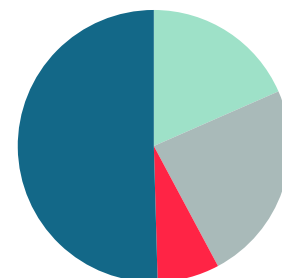
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	710	765	7.75%
Pending Listings	864	987	14.24%
New Listings	1,153	1,169	1.39%
Average List Price	331,136	315,682	-4.67%
Average Sale Price	326,120	310,268	-4.86%
Average Percent of Selling Price to List Price	98.63%	98.06%	-0.58%
Average Days on Market to Sale	45.40	52.17	14.93%
End of Month Inventory	1,948	2,095	7.55%
Months Supply of Inventory	2.77	2.88	3.89%



■ Closed (18.42%)
■ Pending (23.77%)
■ Other OffMarket (7.37%)
■ Active (50.45%)

Absorption: Last 12 months, an Average of **728** Sales/Month
Active Inventory as of March 31, 2026 = **2,095**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **7.55%** to 2,095 existing homes available for sale. Over the last 12 months this area has had an average of 728 closed sales per month. This represents an unsold inventory index of **2.88** 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 **4.86%** in March 2026 to \$310,268 versus the previous year at \$326,120.

Average Days on Market Lengthens

The average number of **52.17** days that homes spent on the market before selling increased by 6.78 days or **14.93%** in March 2026 compared to last year's same month at **45.40** 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 1,169 New Listings in March 2026, up **1.39%** from last year at 1,153. Furthermore, there were 765 Closed Listings this month versus last year at 710, a **7.75%** increase.

Closed versus Listed trends yielded a **65.4%** ratio, up from previous year's, March 2025, at **61.6%**, a **6.27%** 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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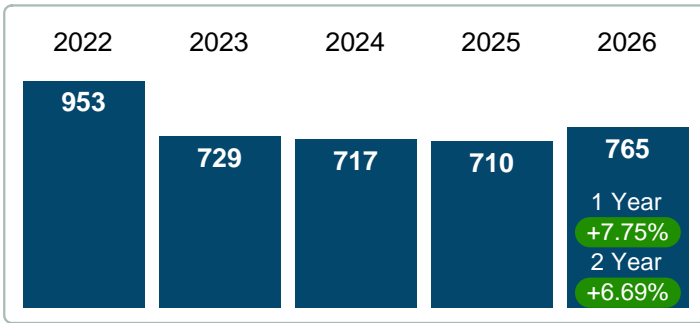
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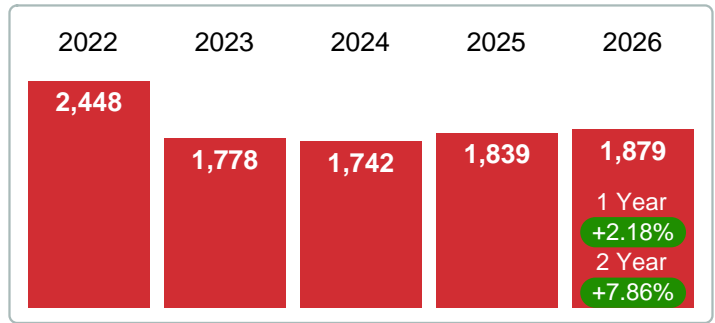
CLOSED LISTINGS

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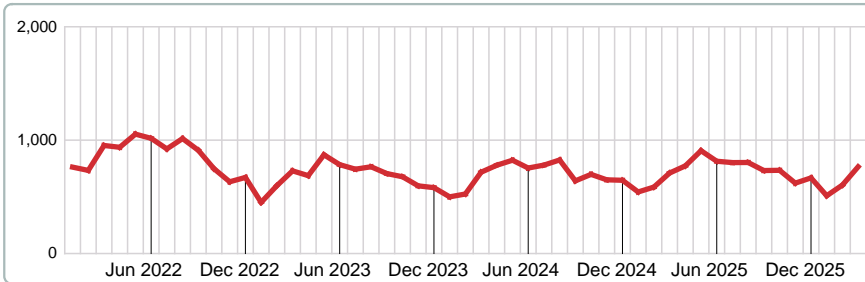
MARCH



YEAR TO DATE (YTD)

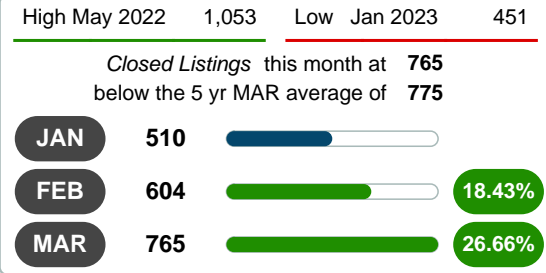


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 775



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	60	7.84%	29.7	30	27	3	0
\$125,001 - \$175,000	87	11.37%	41.5	24	55	8	0
\$175,001 - \$225,000	115	15.03%	45.4	11	92	11	1
\$225,001 - \$300,000	181	23.66%	42.7	10	128	41	2
\$300,001 - \$375,000	135	17.65%	59.6	4	70	57	4
\$375,001 - \$525,000	109	14.25%	69.9	2	34	56	17
\$525,001 and up	78	10.20%	75.8	1	11	53	13
Total Closed Units	765			82	417	229	37
Total Closed Volume	237,355,163	100%	52.2	13.85M	109.09M	95.10M	19.32M
Average Closed Price	\$310,268			\$168,880	\$261,615	\$415,271	\$522,064

March 2026



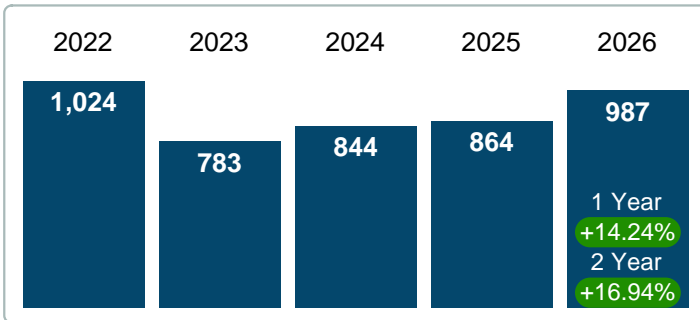
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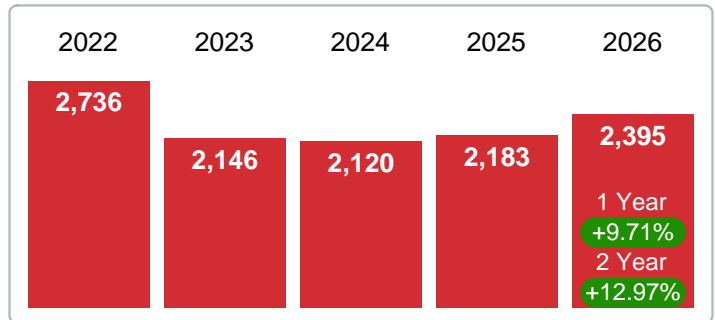
PENDING LISTINGS

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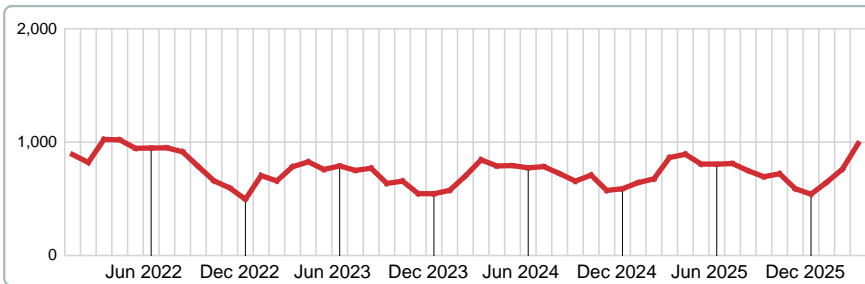
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

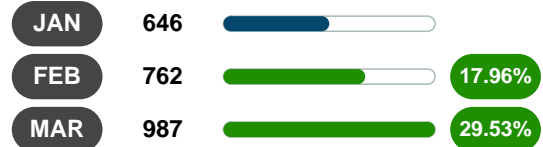


3 MONTHS

5 year MAR AVG = 900

High Mar 2022 1,024 Low Dec 2022 496

Pending Listings this month at **987**
above the 5 yr MAR average of **900**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	87	8.81%	48.1	45	34	8	0
\$150,001 - \$200,000	117	11.85%	38.1	23	87	5	2
\$200,001 - \$225,000	75	7.60%	36.9	6	60	7	2
\$225,001 - \$325,000	326	33.03%	45.5	16	221	84	5
\$325,001 - \$400,000	134	13.58%	55.0	2	49	73	10
\$400,001 - \$575,000	140	14.18%	48.8	5	41	76	18
\$575,001 and up	108	10.94%	68.9	1	12	64	31
Total Pending Units	987			98	504	317	68
Total Pending Volume	338,725,113	100%	48.5	18.21M	137.42M	140.34M	42.75M
Average Listing Price	\$343,187			\$185,796	\$272,664	\$442,717	\$628,720

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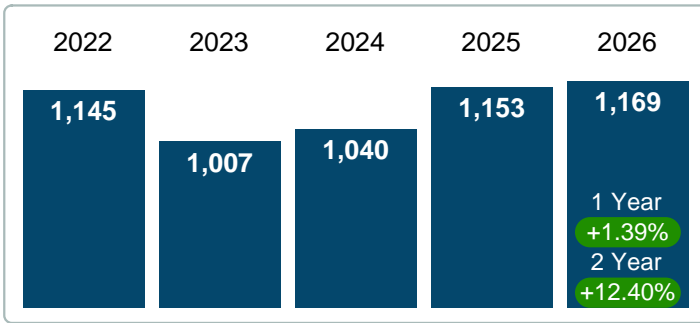
Area Delimited by County Of Tulsa - Residential Property Type



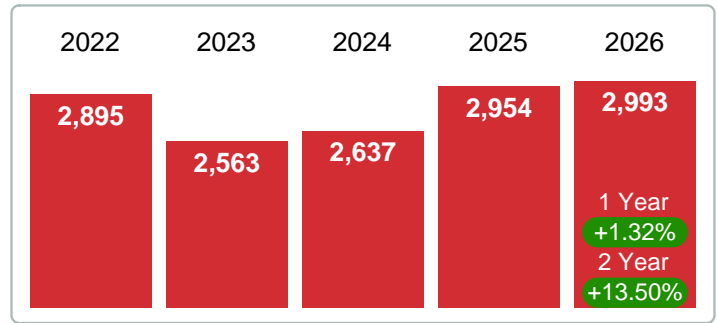
NEW LISTINGS

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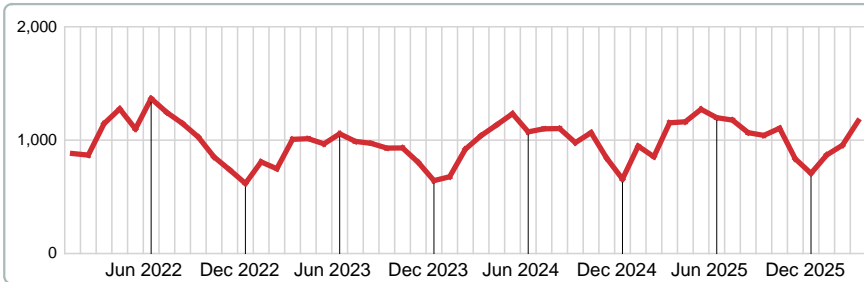
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

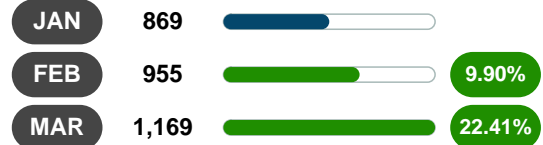


3 MONTHS

5 year MAR AVG = 1,103

High Jun 2022 1,367 Low Dec 2022 618

New Listings this month at 1,169
above the 5 yr MAR average of 1,103



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	106	9.07%	60	33	13	0
\$150,001 - \$200,000	131	11.21%	21	101	7	2
\$200,001 - \$250,000	166	14.20%	17	127	20	2
\$250,001 - \$350,000	296	25.32%	21	185	83	7
\$350,001 - \$450,000	192	16.42%	10	76	85	21
\$450,001 - \$625,000	150	12.83%	4	45	80	21
\$625,001 and up	128	10.95%	2	20	61	45
Total New Listed Units	1,169		135	587	349	98
Total New Listed Volume	443,037,712	100%	29.16M	175.74M	163.78M	74.35M
Average New Listed Listing Price	\$378,989		\$216,019	\$299,392	\$469,285	\$758,690

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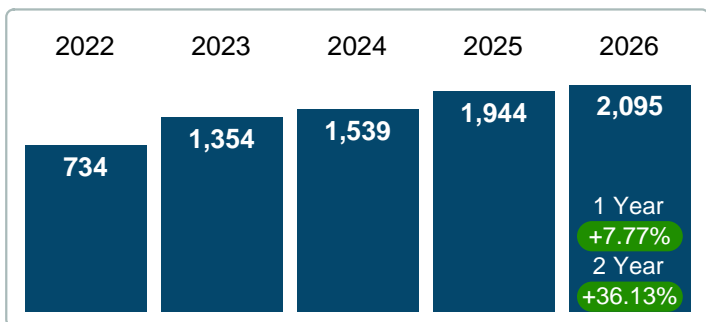
Area Delimited by County Of Tulsa - Residential Property Type



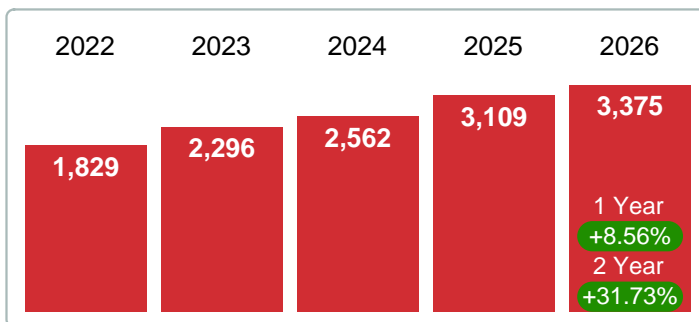
ACTIVE INVENTORY

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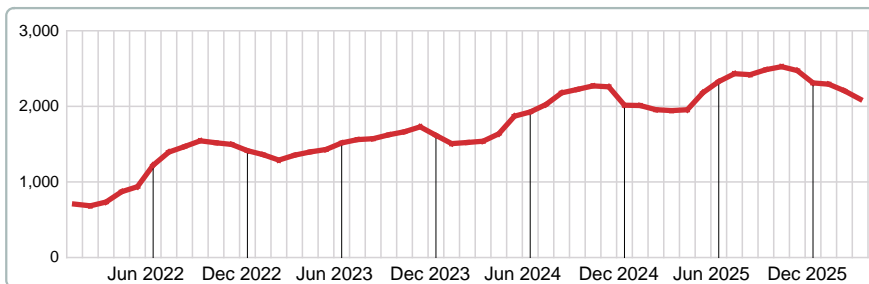
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,533

High Oct 2025 2,525 Low Feb 2022 684

Inventory this month at **2,095**
above the 5 yr MAR average of **1,533**



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	152	7.26%	125.8	104	42	6	0
\$125,001 - \$200,000	265	12.65%	61.2	84	144	34	3
\$200,001 - \$275,000	319	15.23%	60.7	47	219	46	7
\$275,001 - \$375,000	484	23.10%	68.4	26	209	224	25
\$375,001 - \$525,000	393	18.76%	80.2	18	173	162	40
\$525,001 - \$700,000	272	12.98%	100.6	11	54	161	46
\$700,001 and up	210	10.02%	77.5	7	26	98	79
Total Active Inventory by Units	2,095			297	867	731	200
Total Active Inventory by Volume	882,529,880	100%	77.8	65.27M	281.61M	367.88M	167.77M
Average Active Inventory Listing Price	\$421,255			\$219,750	\$324,815	\$503,254	\$838,857

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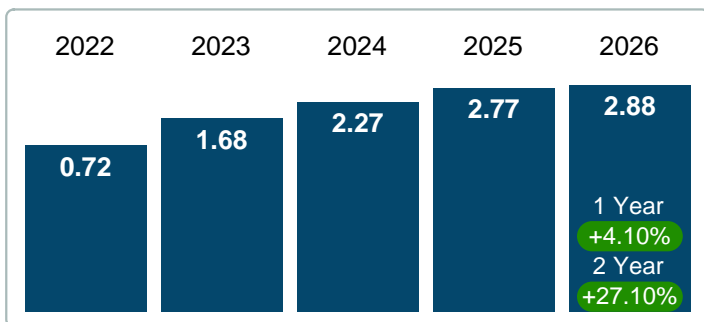
Area Delimited by County Of Tulsa - Residential Property Type



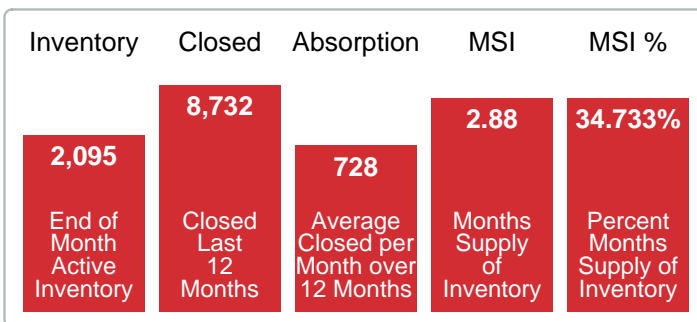
MONTHS SUPPLY of INVENTORY (MSI)

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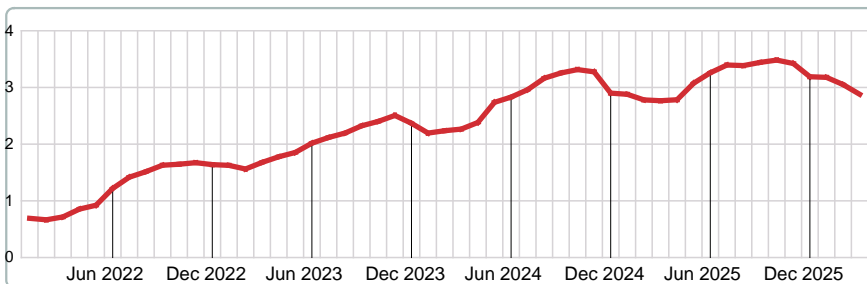
MSI FOR MARCH



INDICATORS FOR MARCH 2026

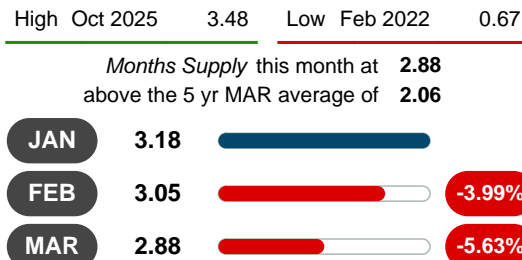


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.06



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	152	7.26%	2.91	3.86	1.86	2.32	0.00
\$125,001 - \$200,000	265	12.65%	2.18	2.96	1.79	2.79	9.00
\$200,001 - \$275,000	319	15.23%	1.78	3.10	1.61	1.75	3.82
\$275,001 - \$375,000	484	23.10%	2.67	3.22	2.37	2.98	2.56
\$375,001 - \$525,000	393	18.76%	3.67	4.70	4.91	2.88	3.38
\$525,001 - \$700,000	272	12.98%	5.40	16.50	4.80	5.24	5.94
\$700,001 and up	210	10.02%	5.85	16.80	5.20	5.18	6.82
Market Supply of Inventory (MSI)			2.88	3.56	2.29	3.29	4.63
Total Active Inventory by Units		100%	2,095	297	867	731	200

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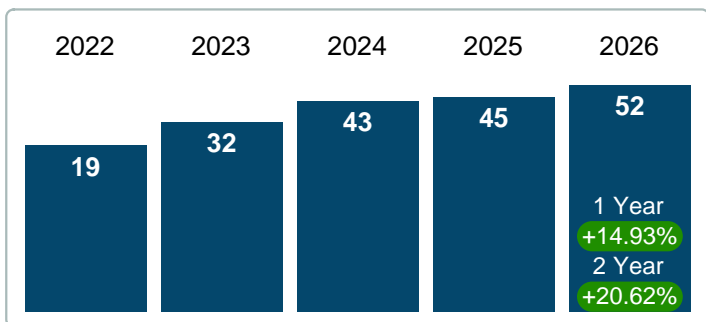
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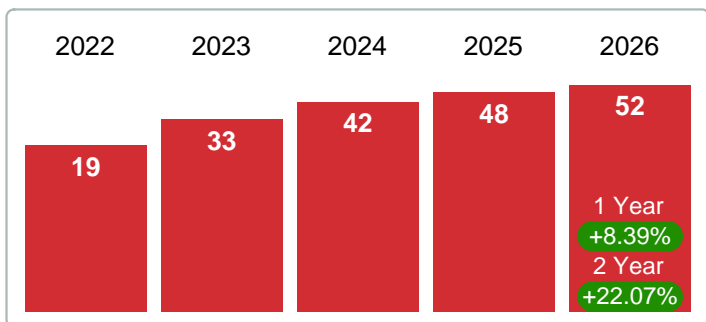
AVERAGE DAYS ON MARKET TO SALE

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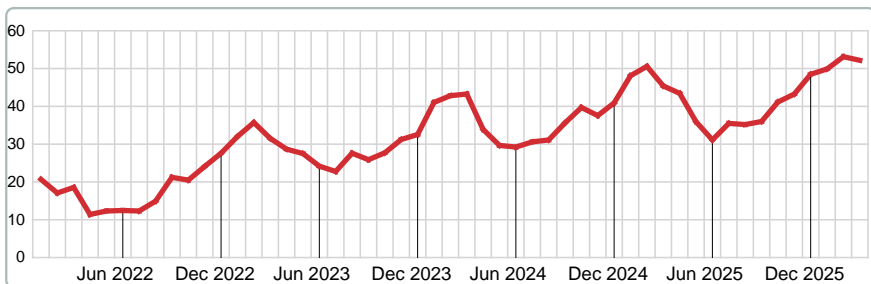
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 38

High Feb 2026 53 Low Apr 2022 11

Average Days on Market to Sale this month at 52 above the 5 yr MAR average of 38

- JAN 50
- FEB 53 (+6.47%)
- MAR 52 (-1.79%)

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
\$125,000 and less	7.84%	30	36	26	5	0
\$125,001 - \$175,000	11.37%	41	42	44	21	0
\$175,001 - \$225,000	15.03%	45	56	44	45	50
\$225,001 - \$300,000	23.66%	43	43	41	48	15
\$300,001 - \$375,000	17.65%	60	45	52	67	95
\$375,001 - \$525,000	14.25%	70	96	69	64	89
\$525,001 and up	10.20%	76	127	82	79	53
Average Closed DOM		52	44	47	62	72
Total Closed Units	100%	52	82	417	229	37
Total Closed Volume		237,355,163	13.85M	109.09M	95.10M	19.32M

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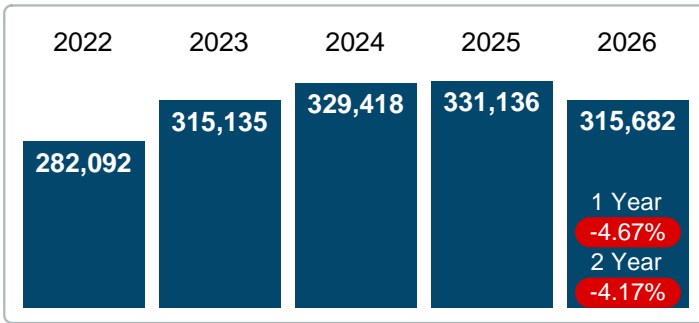
Area Delimited by County Of Tulsa - Residential Property Type



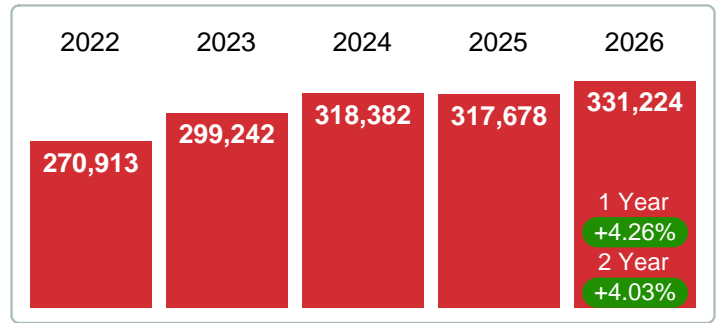
AVERAGE LIST PRICE AT CLOSING

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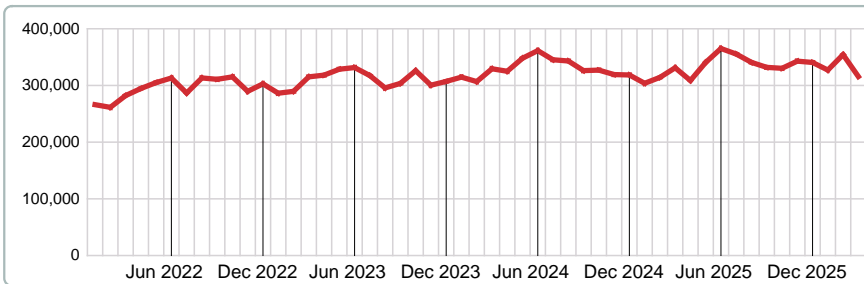
MARCH



YEAR TO DATE (YTD)

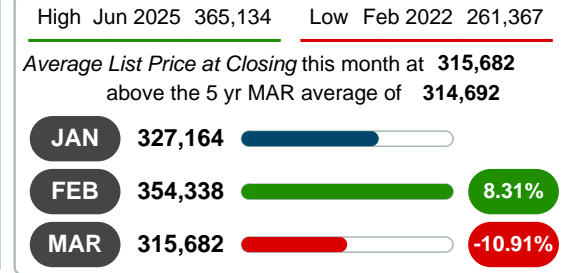


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 314,692



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
\$125,000 and less	6.41%	91,044	91,613	109,853	95,666	0
\$125,001 - \$175,000	12.03%	153,409	152,317	159,548	159,288	0
\$175,001 - \$225,000	15.03%	203,857	196,591	209,227	204,209	198,000
\$225,001 - \$300,000	23.92%	266,131	265,320	265,308	276,501	282,200
\$300,001 - \$375,000	17.65%	334,337	356,225	332,194	337,611	349,950
\$375,001 - \$525,000	13.73%	431,661	456,700	441,344	436,210	456,865
\$525,001 and up	11.24%	701,351	586,000	740,182	709,547	742,393
Average List Price		315,682	172,488	267,028	421,056	529,189
Total Closed Units	100%	315,682	82	417	229	37
Total Closed Volume		241,496,458	14.14M	111.35M	96.42M	19.58M

March 2026



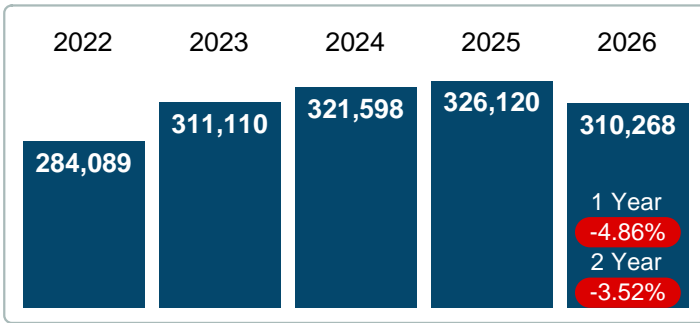
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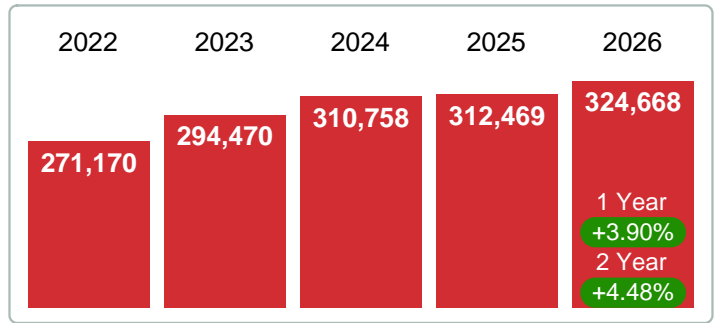
AVERAGE SOLD PRICE AT CLOSING

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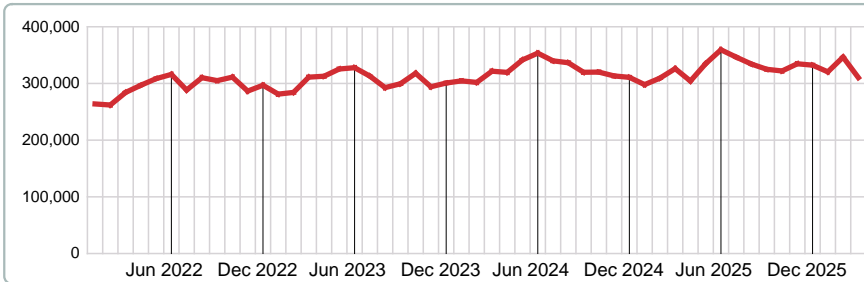
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

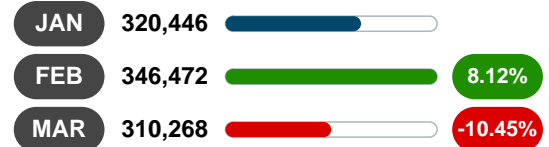


3 MONTHS

5 year MAR AVG = 310,637

High Jun 2025 359,383 Low Feb 2022 261,990

Average Sold Price at Closing this month at **310,268**
below the 5 yr MAR average of **310,637**



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
\$125,000 and less	7.84%	91,372	87,315	96,365	87,000	0
\$125,001 - \$175,000	11.37%	153,995	150,392	155,432	154,925	0
\$175,001 - \$225,000	15.03%	202,909	194,173	204,095	201,082	210,000
\$225,001 - \$300,000	23.66%	264,023	259,025	261,708	272,801	257,250
\$300,001 - \$375,000	17.65%	331,873	347,125	328,799	333,834	342,475
\$375,001 - \$525,000	14.25%	434,740	458,380	433,901	430,162	448,716
\$525,001 and up	10.20%	707,219	587,900	718,091	699,667	737,985
Average Sold Price		310,268	168,880	261,615	415,271	522,064
Total Closed Units	100%	310,268	82	417	229	37
Total Closed Volume		237,355,163	13.85M	109.09M	95.10M	19.32M

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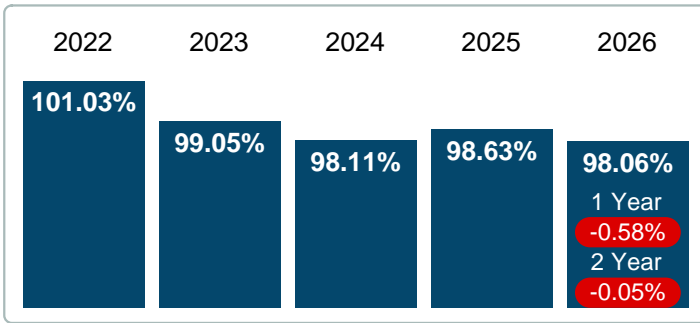
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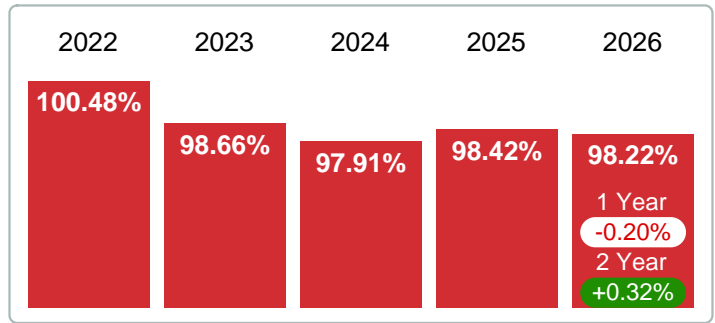
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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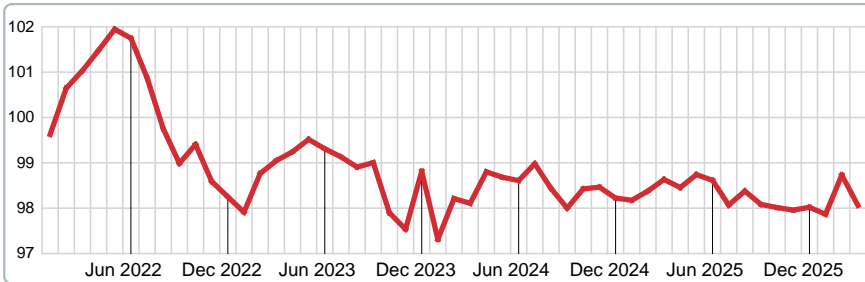
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 98.98%

High May 2022 101.95% Low Jan 2024 97.31%

Average Sold/List Ratio this month at **98.06%**
below the 5 yr MAR average of **98.98%**



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
\$125,000 and less	60	7.84%	92.37%	94.88%	89.22%	95.53%	0.00%
\$125,001 - \$175,000	87	11.37%	97.95%	98.90%	97.63%	97.28%	0.00%
\$175,001 - \$225,000	115	15.03%	98.04%	98.86%	97.79%	98.53%	106.06%
\$225,001 - \$300,000	181	23.66%	98.61%	97.86%	98.75%	98.70%	91.11%
\$300,001 - \$375,000	135	17.65%	98.93%	97.46%	99.04%	98.96%	98.11%
\$375,001 - \$525,000	109	14.25%	98.58%	100.40%	98.40%	98.70%	98.34%
\$525,001 and up	78	10.20%	99.12%	100.32%	97.23%	99.25%	100.06%
Average Sold/List Ratio		98.10%		97.28%	97.75%	98.79%	98.74%
Total Closed Units		765	100%	82	417	229	37
Total Closed Volume		237,355,163		13.85M	109.09M	95.10M	19.32M

March 2026



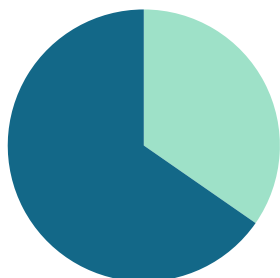
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

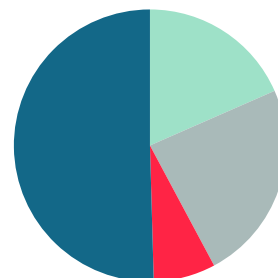


Inventory
 New Listings
1,169 = 34.66%
 Start Inventory
2,204
 Total Inventory Units
3,373
 Volume
\$1,336,514,669

Market Activity

Closed Sales
765 = 18.42%
 Pending Sales
987 = 23.77%
 Other Off Market
306 = 7.37%
 Active Inventory
2,095 = 50.45%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	710	765	7.75%	1,839	1,879	2.18%
Pending Sales	864	987	14.24%	2,183	2,395	9.71%
New Listings	1,153	1,169	1.39%	2,954	2,993	1.32%
Average List Price	331,136	315,682	-4.67%	317,678	331,224	4.26%
Average Sale Price	326,120	310,268	-4.86%	312,469	324,668	3.90%
Average Percent of Selling Price to List Price	98.63%	98.06%	-0.58%	98.42%	98.22%	-0.20%
Average Days on Market to Sale	45.40	52.17	14.93%	47.85	51.86	8.39%
Monthly Inventory	1,948	2,095	7.55%	1,948	2,095	7.55%
Months Supply of Inventory	2.77	2.88	3.89%	2.77	2.88	3.89%

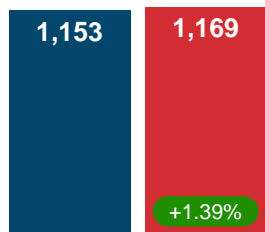
Absorption: Last 12 months, an Average of **728** Sales/Month

Inventory on March 31, 2026 = 2,095 2025 2026

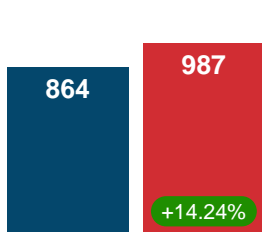
MARCH MARKET

AVERAGE PRICES

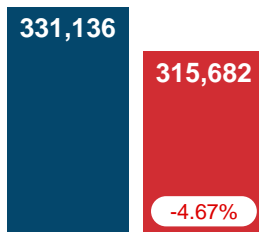
New Listings



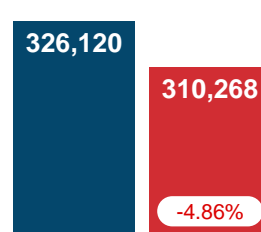
Pending Listings



List Price



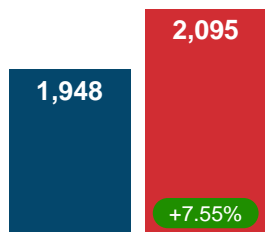
Sale Price



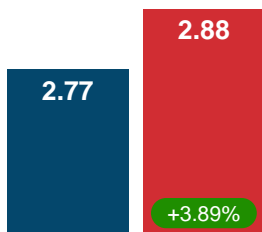
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

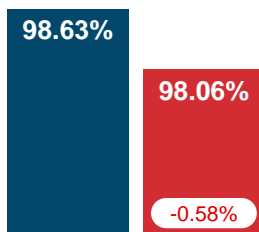
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

