

March 2026



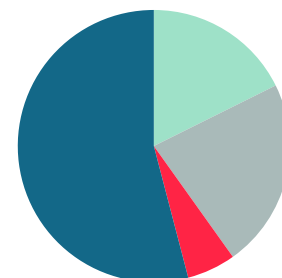
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	103	128	24.27%
Pending Listings	152	163	7.24%
New Listings	202	200	-0.99%
Average List Price	322,598	335,263	3.93%
Average Sale Price	316,335	330,003	4.32%
Average Percent of Selling Price to List Price	98.32%	98.19%	-0.13%
Average Days on Market to Sale	46.16	54.73	18.59%
End of Month Inventory	431	392	-9.05%
Months Supply of Inventory	3.56	2.97	-16.74%



■ Closed (17.66%)
■ Pending (22.48%)
■ Other OffMarket (5.79%)
■ Active (54.07%)

Absorption: Last 12 months, an Average of **132** Sales/Month
Active Inventory as of March 31, 2026 = **392**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2026 decreased **9.05%** to 392 existing homes available for sale. Over the last 12 months this area has had an average of 132 closed sales per month. This represents an unsold inventory index of **2.97** 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 **4.32%** in March 2026 to \$330,003 versus the previous year at \$316,335.

Average Days on Market Lengthens

The average number of **54.73** days that homes spent on the market before selling increased by 8.58 days or **18.59%** in March 2026 compared to last year's same month at **46.16** 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 strong this month.

There were 200 New Listings in March 2026, down **0.99%** from last year at 202. Furthermore, there were 128 Closed Listings this month versus last year at 103, a **24.27%** increase.

Closed versus Listed trends yielded a **64.0%** ratio, up from previous year's, March 2025, at **51.0%**, a **25.51%** upswing. This will certainly create pressure on a decreasing Monthly Months 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



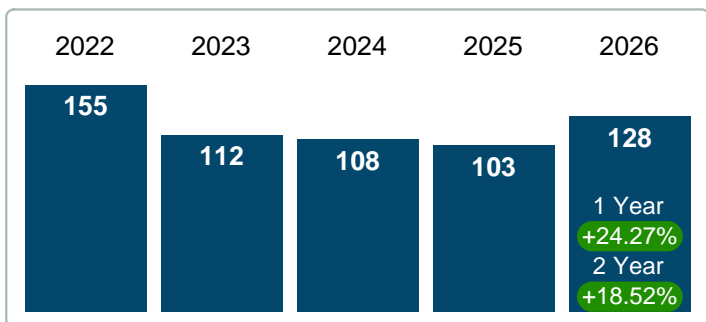
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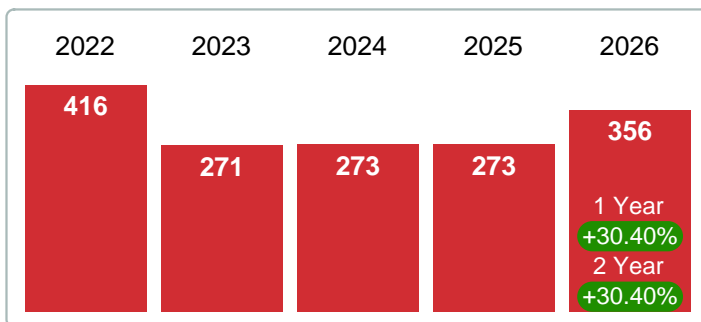
CLOSED LISTINGS

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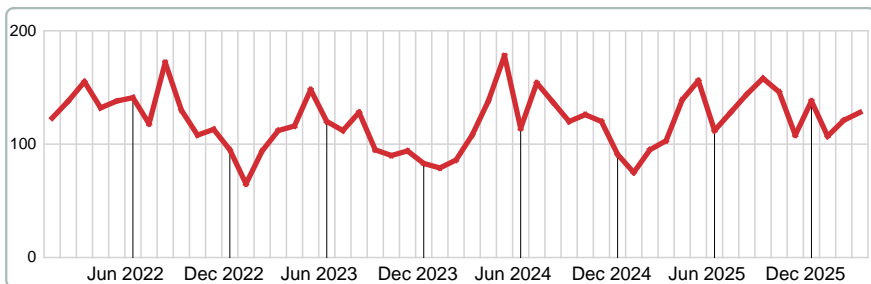
MARCH



YEAR TO DATE (YTD)

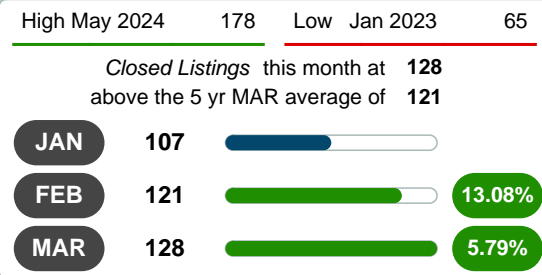


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 121



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	9	7.03%	70.8	4	3	2	0
\$175,001 - \$225,000	16	12.50%	43.4	0	16	0	0
\$225,001 - \$250,000	22	17.19%	29.7	1	17	4	0
\$250,001 - \$325,000	36	28.13%	52.3	0	23	12	1
\$325,001 - \$400,000	15	11.72%	86.0	0	9	5	1
\$400,001 - \$500,000	15	11.72%	67.7	0	4	11	0
\$500,001 and up	15	11.72%	55.3	0	3	10	2
Total Closed Units	128			5	75	44	4
Total Closed Volume	42,240,414	100%	54.7	716.00K	21.14M	18.25M	2.13M
Average Closed Price	\$330,003			\$143,200	\$281,922	\$414,688	\$533,500

March 2026



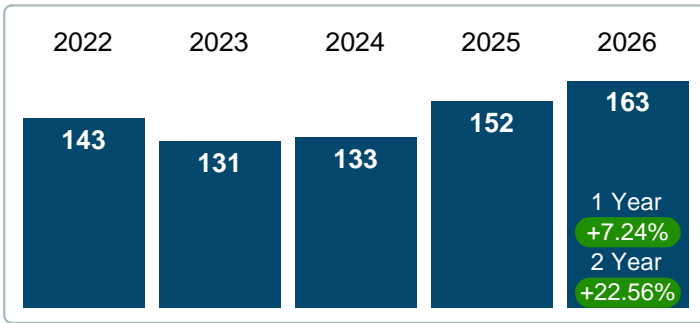
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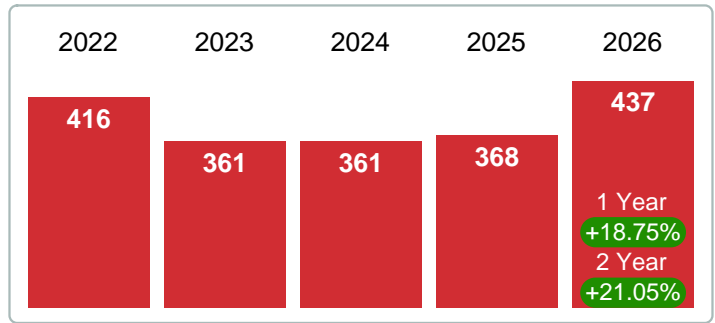
PENDING LISTINGS

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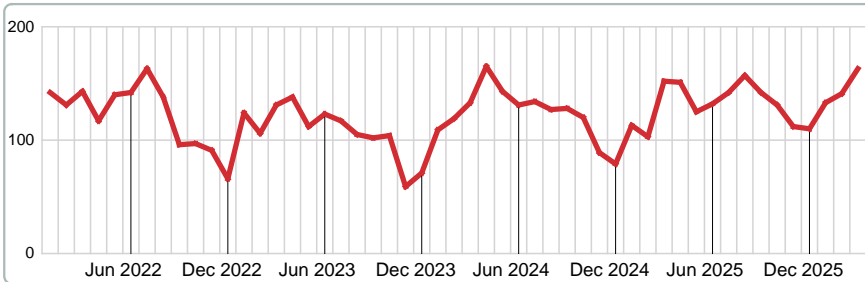
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

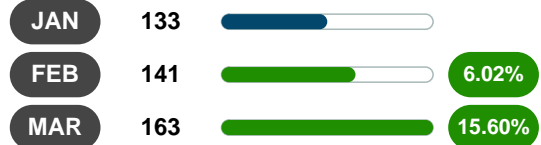


3 MONTHS

5 year MAR AVG = 144

High Apr 2024 165 Low Nov 2023 59

Pending Listings this month at **163**
above the 5 yr MAR average of **144**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	13	7.98%	57.2	3	9	1	0
\$175,001 - \$225,000	17	10.43%	44.5	0	14	3	0
\$225,001 - \$250,000	28	17.18%	25.9	3	22	3	0
\$250,001 - \$300,000	28	17.18%	35.6	0	15	13	0
\$300,001 - \$375,000	36	22.09%	62.8	0	19	17	0
\$375,001 - \$525,000	23	14.11%	80.3	0	9	12	2
\$525,001 and up	18	11.04%	86.6	0	2	14	2
Total Pending Units	163			6	90	63	4
Total Pending Volume	53,947,977	100%	54.5	1.16M	24.92M	25.87M	1.99M
Average Listing Price	\$330,969			\$193,667	\$276,889	\$410,694	\$498,075

March 2026



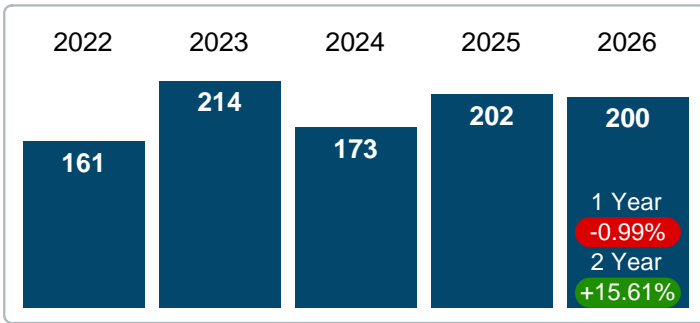
Area Delimited by County Of Wagoner - Residential Property Type



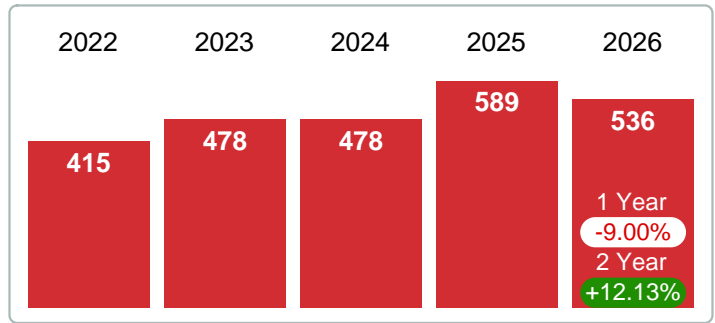
NEW LISTINGS

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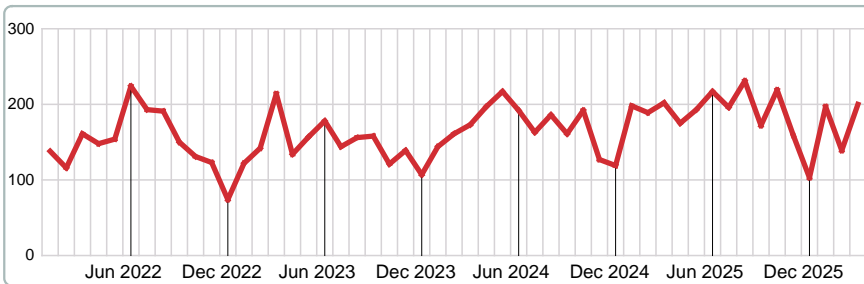
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 190

High Aug 2025 231 Low Dec 2022 74

New Listings this month at 200
above the 5 yr MAR average of 190



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	6.00%	4	7	1	0
\$175,001 - \$225,000	21	10.50%	2	16	3	0
\$225,001 - \$250,000	31	15.50%	3	25	3	0
\$250,001 - \$325,000	56	28.00%	1	36	19	0
\$325,001 - \$425,000	32	16.00%	1	14	15	2
\$425,001 - \$625,000	26	13.00%	0	8	16	2
\$625,001 and up	22	11.00%	0	5	14	3
Total New Listed Units	200		11	111	71	7
Total New Listed Volume	75,312,034	100%	2.16M	34.03M	31.72M	7.41M
Average New Listed Listing Price	\$376,560		\$196,218	\$306,539	\$446,768	\$1,058,186

March 2026



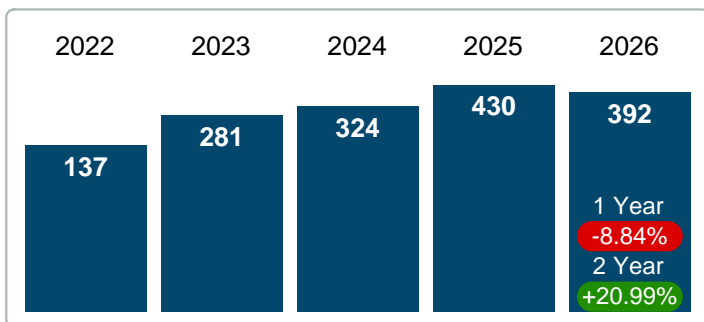
Area Delimited by County Of Wagoner - Residential Property Type



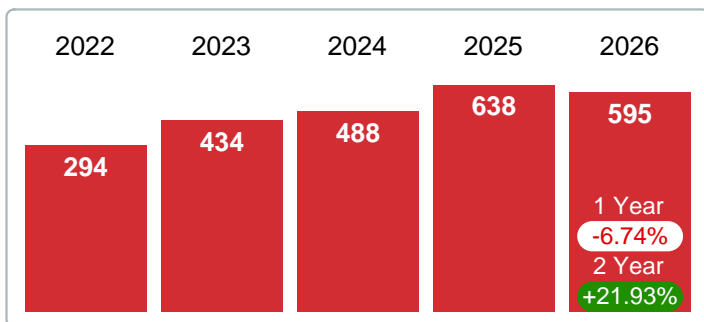
ACTIVE INVENTORY

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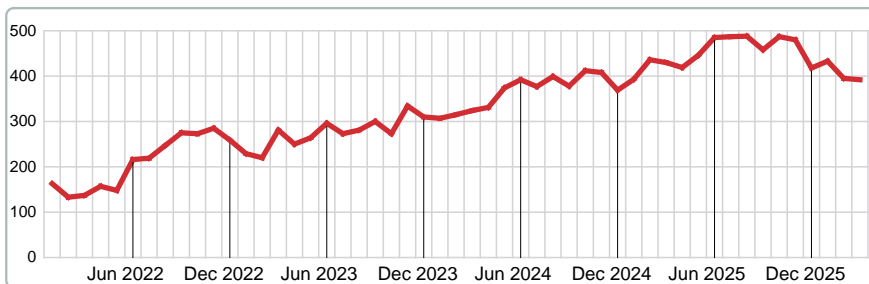
END OF MARCH



ACTIVE DURING MARCH

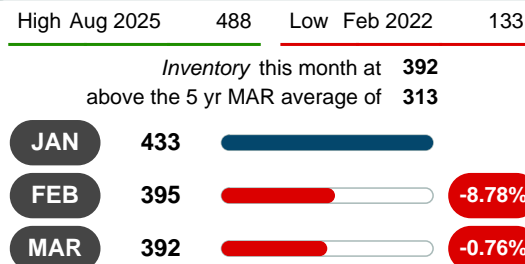


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 313



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	27	6.89%	84.0	11	12	4	0
\$175,001 - \$250,000	54	13.78%	45.0	3	42	9	0
\$250,001 - \$275,000	45	11.48%	52.6	4	27	13	1
\$275,001 - \$375,000	105	26.79%	69.8	1	61	41	2
\$375,001 - \$550,000	70	17.86%	106.0	1	29	33	7
\$550,001 - \$750,000	50	12.76%	96.8	1	14	28	7
\$750,001 and up	41	10.46%	98.7	3	10	16	12
Total Active Inventory by Units	392			24	195	144	29
Total Active Inventory by Volume	176,041,216	100%	78.3	7.77M	74.10M	68.33M	25.84M
Average Active Inventory Listing Price	\$449,085			\$323,595	\$380,022	\$474,514	\$891,060

March 2026



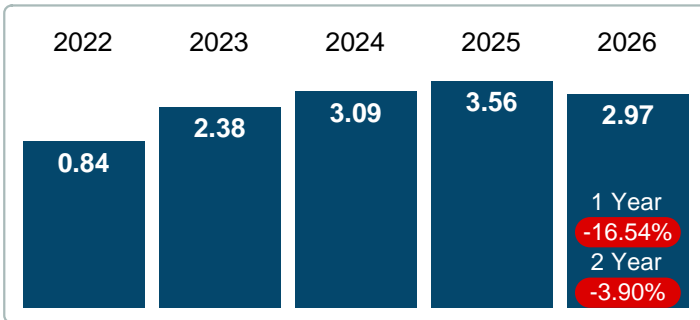
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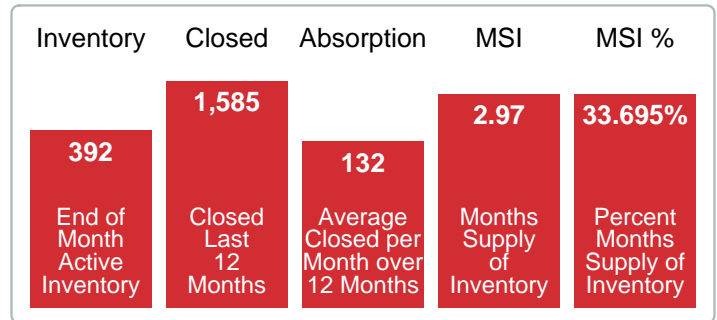
MONTHS SUPPLY of INVENTORY (MSI)

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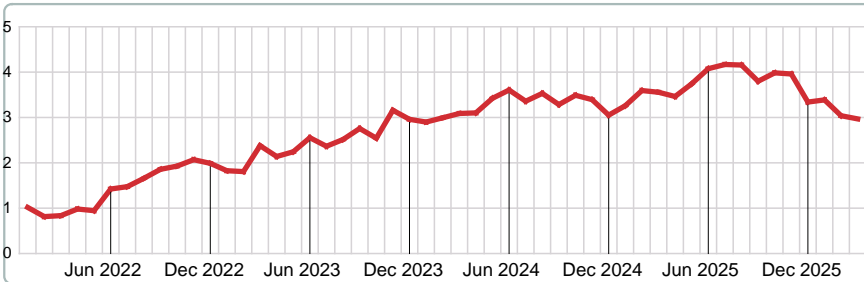
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS

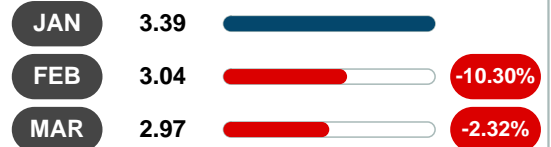


3 MONTHS

5 year MAR AVG = 2.57

High Jul 2025 4.17 Low Feb 2022 0.81

Months Supply this month at **2.97**
above the 5 yr MAR average of **2.57**



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
\$175,000 and less	27	6.89%	2.10	3.14	1.47	4.00	0.00
\$175,001 - \$250,000	54	13.78%	1.54	2.25	1.46	1.83	0.00
\$250,001 - \$275,000	45	11.48%	2.98	24.00	2.51	3.25	6.00
\$275,001 - \$375,000	105	26.79%	2.82	4.00	3.13	2.56	1.33
\$375,001 - \$550,000	70	17.86%	3.46	6.00	3.35	3.19	6.46
\$550,001 - \$750,000	50	12.76%	6.67	6.00	7.64	6.34	6.46
\$750,001 and up	41	10.46%	10.25	0.00	17.14	8.73	7.58
Market Supply of Inventory (MSI)			2.97	4.30	2.49	3.39	5.04
Total Active Inventory by Units		100%	2.97	24	195	144	29

March 2026



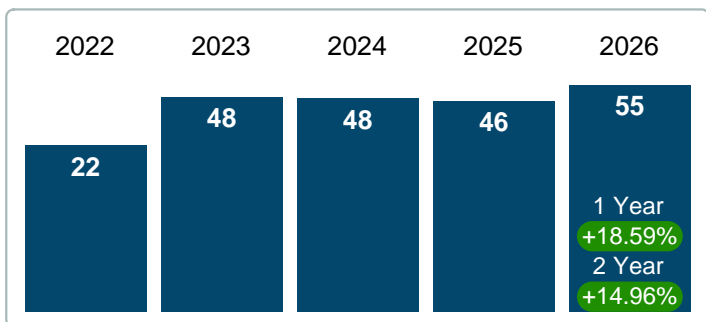
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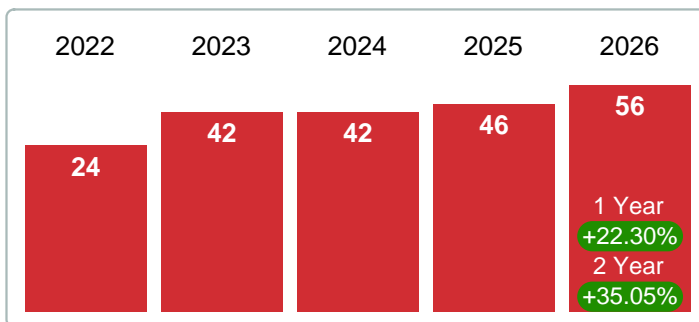
AVERAGE DAYS ON MARKET TO SALE

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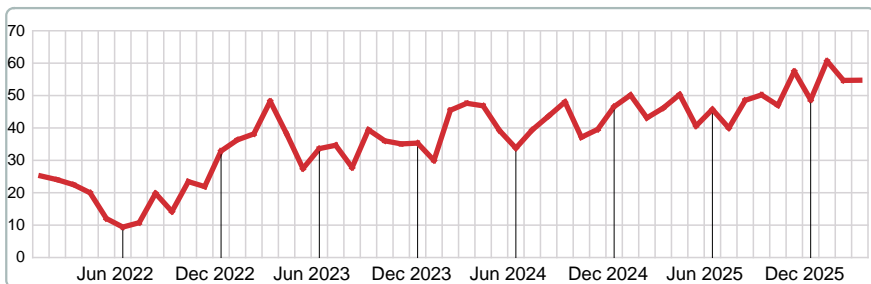
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

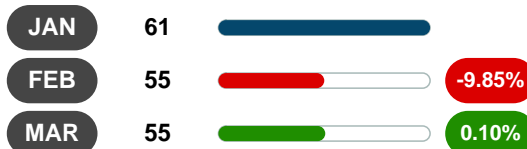


3 MONTHS

5 year MAR AVG = 44

High Jan 2026 61 Low Jun 2022 9

Average Days on Market to Sale this month at 55 above the 5 yr MAR average of 44



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
\$175,000 and less	7.03%	71	27	88	132	0
\$175,001 - \$225,000	12.50%	43	0	43	0	0
\$225,001 - \$250,000	17.19%	30	1	33	25	0
\$250,001 - \$325,000	28.13%	52	0	54	38	194
\$325,001 - \$400,000	11.72%	86	0	43	180	5
\$400,001 - \$500,000	11.72%	68	0	68	68	0
\$500,001 and up	11.72%	55	0	90	53	16
Average Closed DOM		55				
Total Closed Units	100%	55	5	75	44	4
Total Closed Volume		42,240,414	716.00K	21.14M	18.25M	2.13M

March 2026



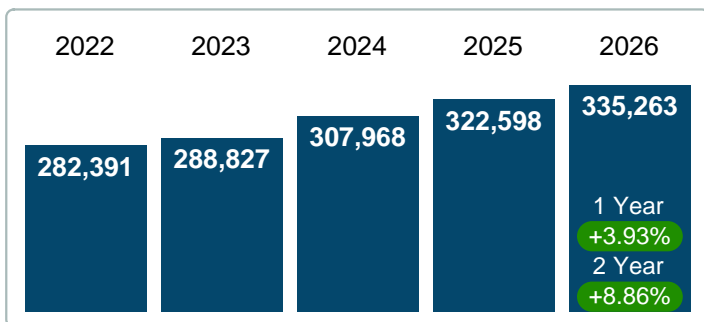
Area Delimited by County Of Wagoner - Residential Property Type



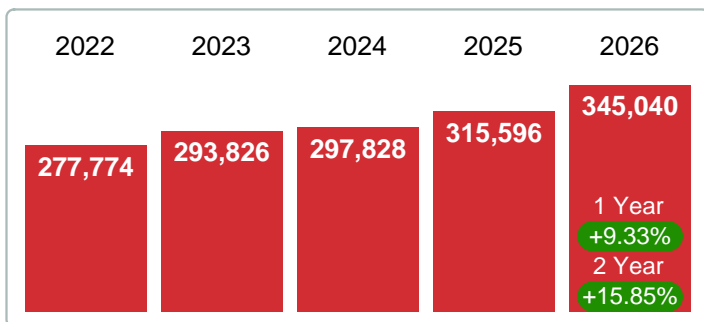
AVERAGE LIST PRICE AT CLOSING

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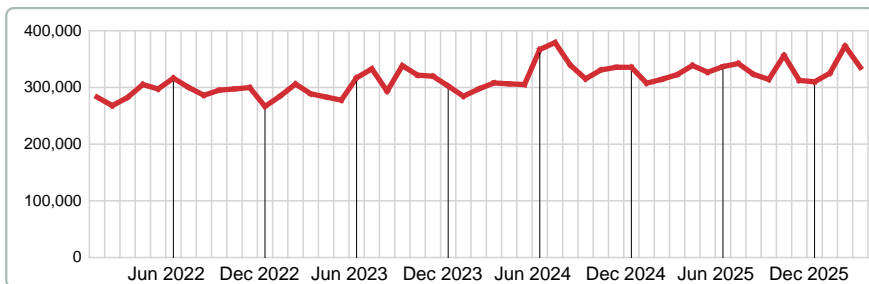
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 307,409

High Jul 2024 379,168 Low Dec 2022 266,512

Average List Price at Closing this month at **335,263** above the 5 yr MAR average of **307,409**

- JAN 325,067
- FEB 373,045 **+14.76%**
- MAR 335,263 **-10.13%**

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
\$175,000 and less	8	126,250	124,000	133,000	152,000	0
\$175,001 - \$225,000	15	209,664	0	214,998	0	0
\$225,001 - \$250,000	19	237,928	230,000	240,920	247,624	0
\$250,001 - \$325,000	38	283,564	0	282,594	305,084	349,000
\$325,001 - \$400,000	17	358,295	0	372,967	352,100	370,000
\$400,001 - \$500,000	16	443,188	0	458,450	440,664	0
\$500,001 and up	15	685,376	0	596,698	702,154	734,500
Average List Price		335,263	145,200	285,532	422,383	547,000
Total Closed Units		128	5	75	44	4
Total Closed Volume		42,913,712	726.00K	21.41M	18.58M	2.19M

March 2026



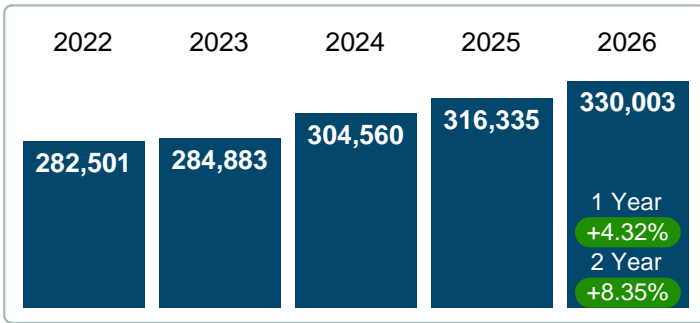
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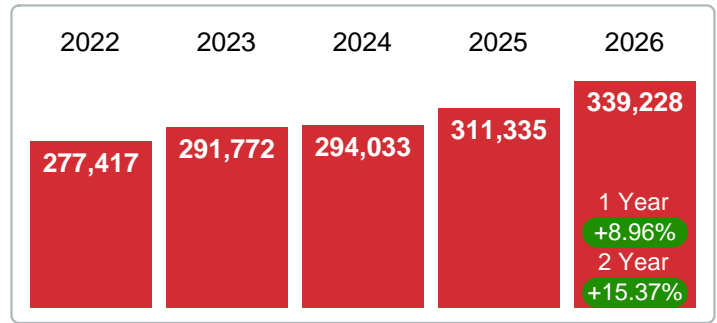
AVERAGE SOLD PRICE AT CLOSING

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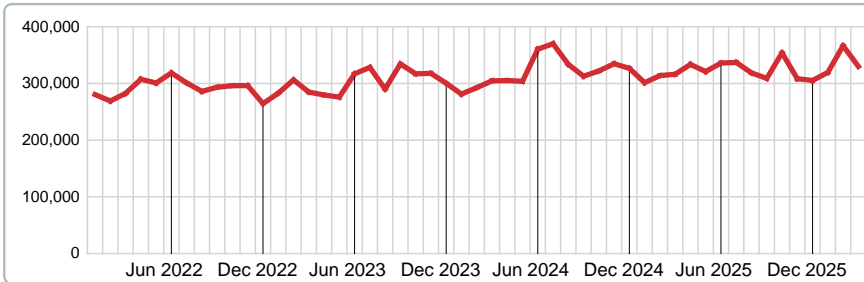
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

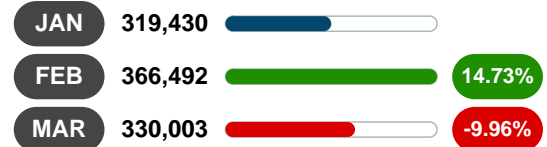


3 MONTHS

5 year MAR AVG = 303,656

High Jul 2024 370,060 Low Dec 2022 264,453

Average Sold Price at Closing this month at **330,003** above the 5 yr MAR average of **303,656**



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
\$175,000 and less	9	7.03%	121,986	121,500	118,459	128,250
\$175,001 - \$225,000	16	12.50%	209,135	0	209,135	0
\$225,001 - \$250,000	22	17.19%	238,602	230,000	237,350	246,074
\$250,001 - \$325,000	36	28.13%	288,931	0	280,812	301,486
\$325,001 - \$400,000	15	11.72%	363,730	0	370,278	350,689
\$400,001 - \$500,000	15	11.72%	440,347	0	458,450	433,764
\$500,001 and up	15	11.72%	672,298	0	594,231	686,278
Average Sold Price		330,003		143,200	281,922	414,688
Total Closed Units		128	100%	330,003	5	75
Total Closed Volume		42,240,414		716.00K	21.14M	18.25M

March 2026



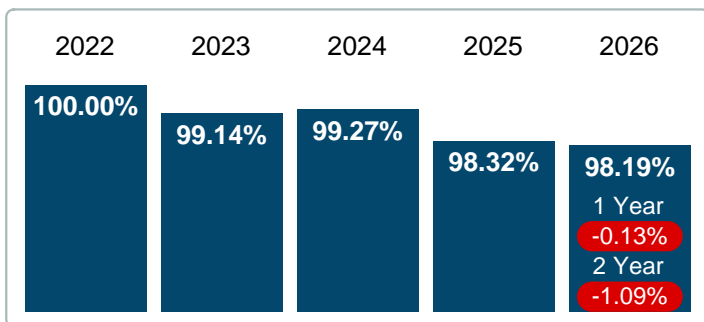
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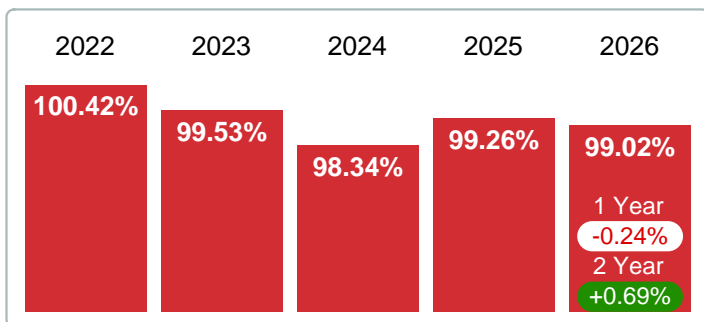
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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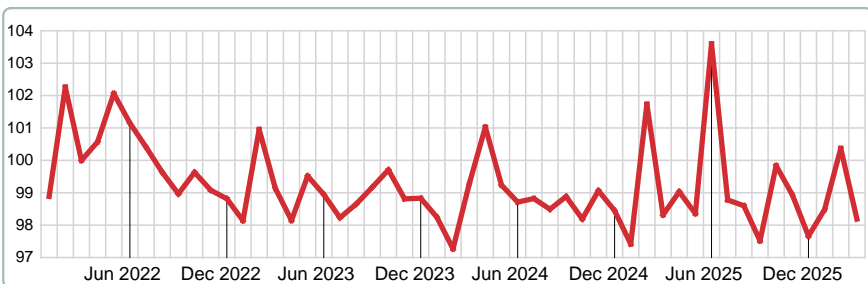
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

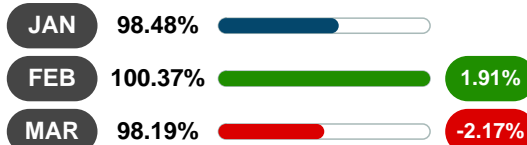


3 MONTHS

5 year MAR AVG = 98.98%

High Jun 2025 103.59% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **98.19%**
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
\$175,000 and less	9	7.03%	91.09%	98.57%	84.51%	85.99%	0.00%
\$175,001 - \$225,000	16	12.50%	97.42%	0.00%	97.42%	0.00%	0.00%
\$225,001 - \$250,000	22	17.19%	98.82%	100.00%	98.61%	99.46%	0.00%
\$250,001 - \$325,000	36	28.13%	99.07%	0.00%	99.42%	98.88%	93.12%
\$325,001 - \$400,000	15	11.72%	99.46%	0.00%	99.32%	99.60%	100.00%
\$400,001 - \$500,000	15	11.72%	98.90%	0.00%	100.00%	98.50%	0.00%
\$500,001 and up	15	11.72%	98.23%	0.00%	99.62%	97.88%	97.89%
Average Sold/List Ratio		98.20%		98.86%	98.24%	98.11%	97.22%
Total Closed Units		128	100%	5	75	44	4
Total Closed Volume		42,240,414		716.00K	21.14M	18.25M	2.13M

March 2026



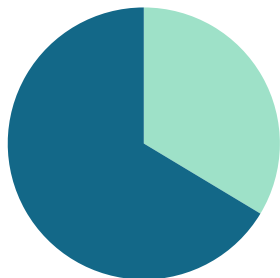
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

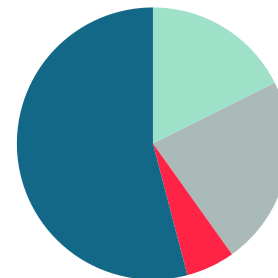


Inventory
 New Listings
200 = 33.61%
 Start Inventory
395
 Total Inventory Units
595
 Volume
\$246,783,145

Market Activity

Closed Sales
128 = 17.66%
 Pending Sales
163 = 22.48%
 Other Off Market
42 = 5.79%
 Active Inventory
392 = 54.07%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	103	128	24.27%	273	356	30.40%
Pending Sales	152	163	7.24%	368	437	18.75%
New Listings	202	200	-0.99%	589	536	-9.00%
Average List Price	322,598	335,263	3.93%	315,596	345,040	9.33%
Average Sale Price	316,335	330,003	4.32%	311,335	339,228	8.96%
Average Percent of Selling Price to List Price	98.32%	98.19%	-0.13%	99.26%	99.02%	-0.24%
Average Days on Market to Sale	46.16	54.73	18.59%	46.19	56.49	22.30%
Monthly Inventory	431	392	-9.05%	431	392	-9.05%
Months Supply of Inventory	3.56	2.97	-16.74%	3.56	2.97	-16.74%

Absorption: Last 12 months, an Average of **132** Sales/Month

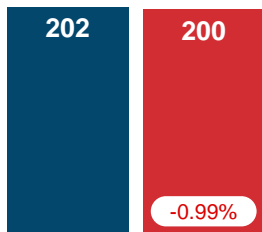
Inventory on March 31, 2026 = **392**

2025 **2026**

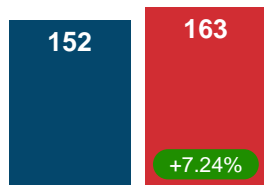
MARCH MARKET

AVERAGE PRICES

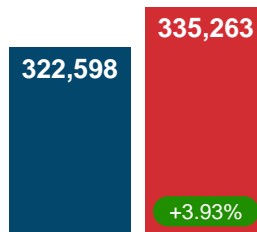
New Listings



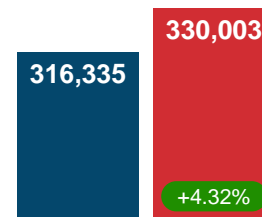
Pending Listings



List Price



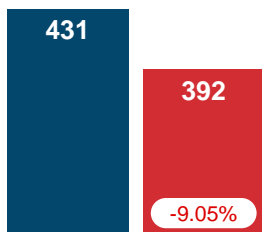
Sale Price



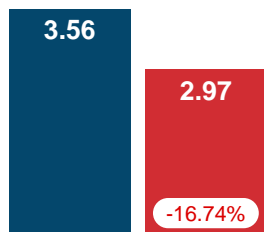
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

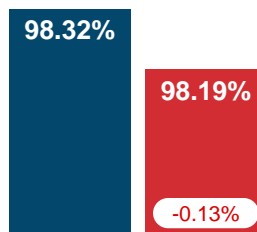
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

