

## March 2026



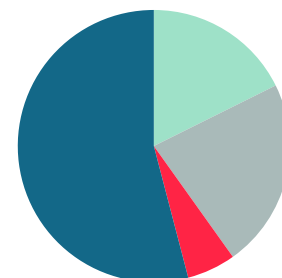
Area Delimited by County Of Wagoner - Residential Property Type



### 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%
Median List Price	294,500	284,950	-3.24%
Median Sale Price	290,000	282,450	-2.60%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	26.00	29.00	11.54%
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.

##### 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 **2.60%** in March 2026 to \$282,450 versus the previous year at \$290,000.

##### Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 3.00 days or **11.54%** in March 2026 compared to last year's same month at **26.00** 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 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 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



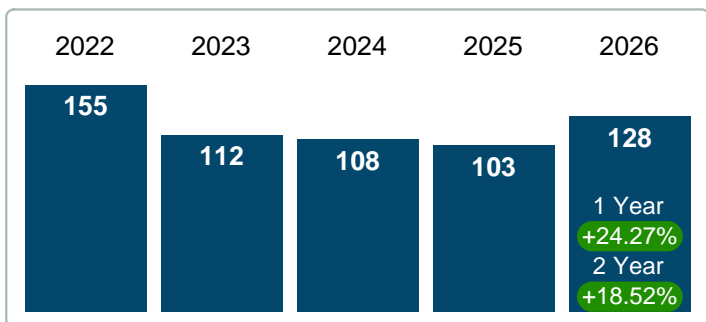
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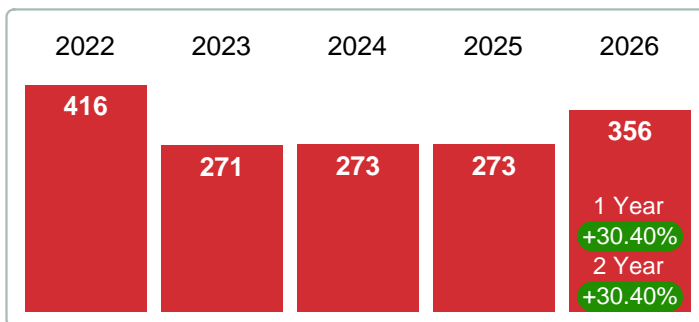
## CLOSED LISTINGS

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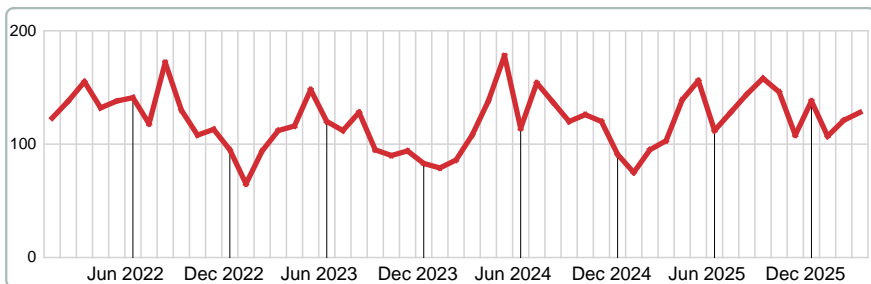
### MARCH



### YEAR TO DATE (YTD)

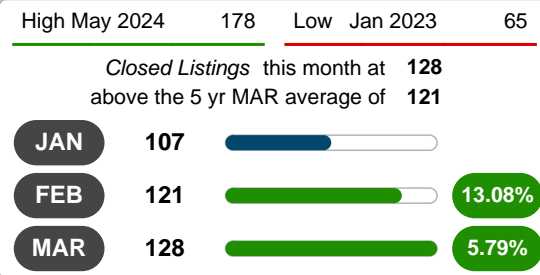


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 121



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	9	7.03%	58.0	4	3	2	0
\$175,001 - \$225,000	16	12.50%	23.5	0	16	0	0
\$225,001 - \$250,000	22	17.19%	24.0	1	17	4	0
\$250,001 - \$325,000	36	28.13%	36.0	0	23	12	1
\$325,001 - \$400,000	15	11.72%	9.0	0	9	5	1
\$400,001 - \$500,000	15	11.72%	69.0	0	4	11	0
\$500,001 and up	15	11.72%	28.0	0	3	10	2
<b>Total Closed Units</b>	<b>128</b>			<b>5</b>	<b>75</b>	<b>44</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>42,240,414</b>	<b>100%</b>	<b>29.0</b>	<b>716.00K</b>	<b>21.14M</b>	<b>18.25M</b>	<b>2.13M</b>
<b>Median Closed Price</b>	<b>\$282,450</b>			<b>\$139,000</b>	<b>\$257,500</b>	<b>\$365,675</b>	<b>\$524,500</b>

# March 2026



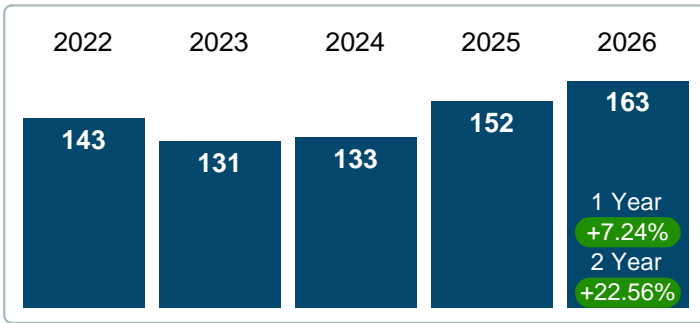
Area Delimited by County Of Wagoner - Residential Property Type



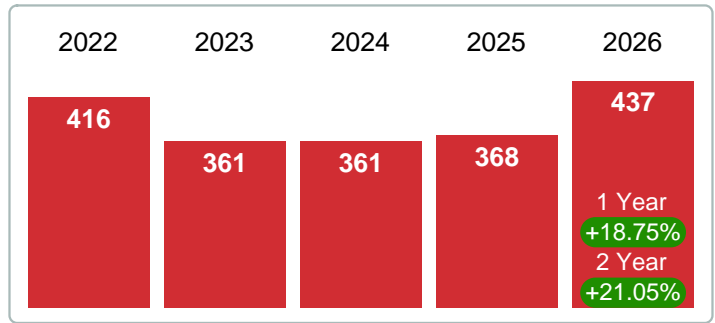
## PENDING LISTINGS

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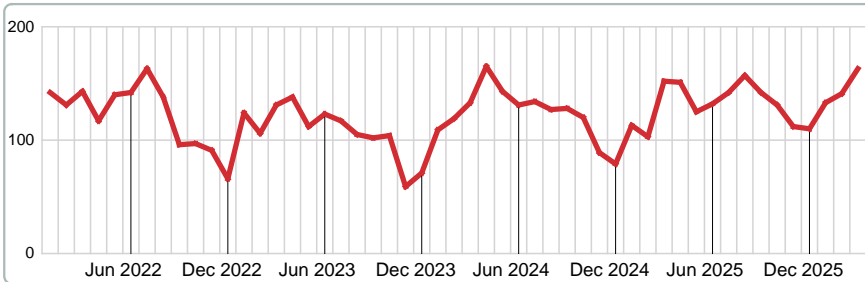
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

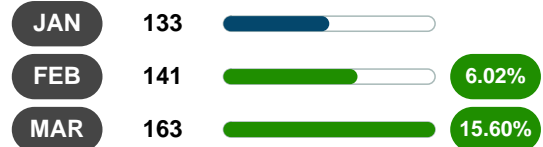


### 3 MONTHS

5 year MAR AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	13	7.98%	14.0	3	9	1	0
\$175,001 - \$225,000	17	10.43%	18.0	0	14	3	0
\$225,001 - \$250,000	28	17.18%	10.0	3	22	3	0
\$250,001 - \$300,000	28	17.18%	16.5	0	15	13	0
\$300,001 - \$375,000	36	22.09%	34.5	0	19	17	0
\$375,001 - \$525,000	23	14.11%	48.0	0	9	12	2
\$525,001 and up	18	11.04%	53.0	0	2	14	2
<b>Total Pending Units</b>	<b>163</b>			<b>6</b>	<b>90</b>	<b>63</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>53,947,977</b>	<b>100%</b>	<b>19.0</b>	<b>1.16M</b>	<b>24.92M</b>	<b>25.87M</b>	<b>1.99M</b>
<b>Median Listing Price</b>	<b>\$299,900</b>			<b>\$202,500</b>	<b>\$254,950</b>	<b>\$333,000</b>	<b>\$505,950</b>

# March 2026



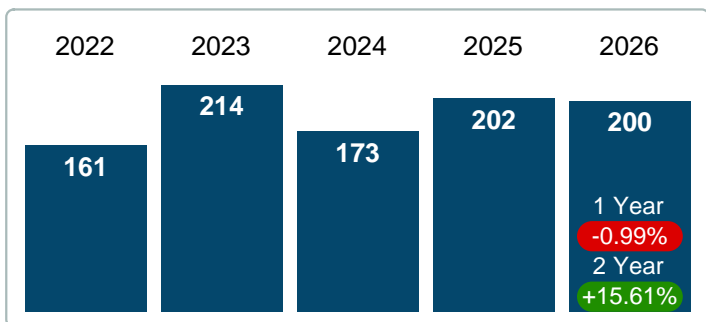
Area Delimited by County Of Wagoner - Residential Property Type



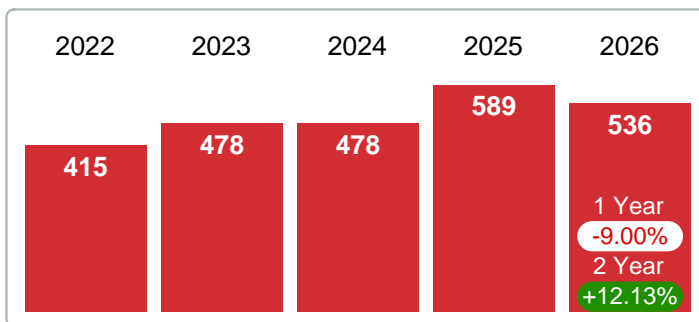
## NEW LISTINGS

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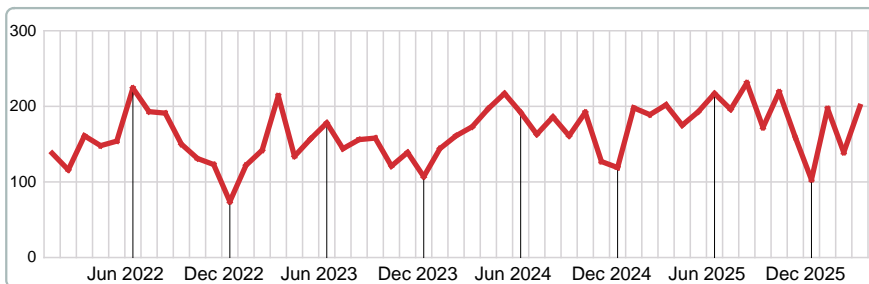
### MARCH



### 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
<b>Total New Listed Units</b>	<b>200</b>		<b>11</b>	<b>111</b>	<b>71</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>75,312,034</b>	<b>100%</b>	<b>2.16M</b>	<b>34.03M</b>	<b>31.72M</b>	<b>7.41M</b>
<b>Median New Listed Listing Price</b>	<b>\$289,945</b>		<b>\$199,000</b>	<b>\$262,000</b>	<b>\$360,000</b>	<b>\$589,500</b>

# March 2026



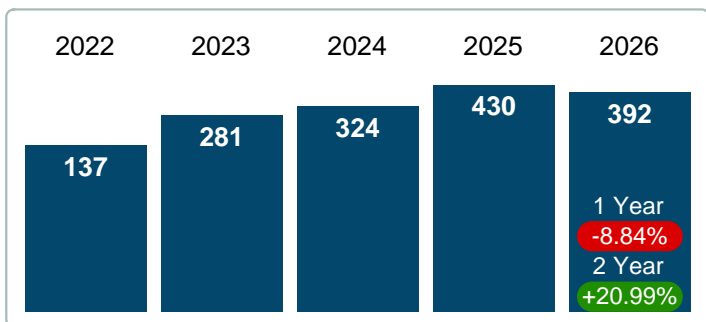
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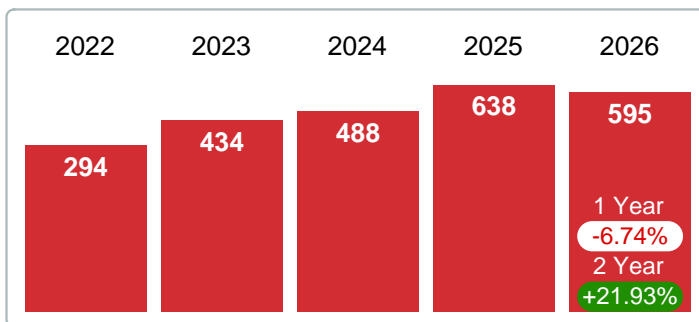
## ACTIVE INVENTORY

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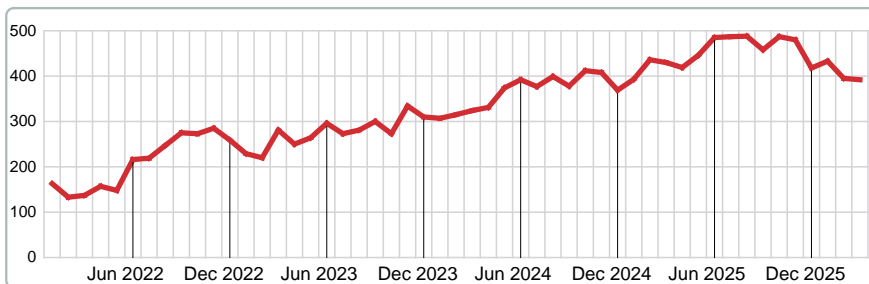
### END OF MARCH



### ACTIVE DURING MARCH

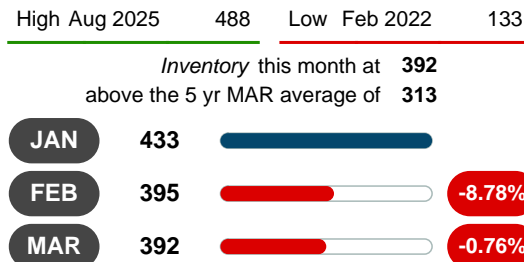


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 313



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	27	6.89%	68.0	11	12	4	0
\$175,001 - \$250,000	54	13.78%	25.5	3	42	9	0
\$250,001 - \$275,000	45	11.48%	36.0	4	27	13	1
\$275,001 - \$375,000	105	26.79%	61.0	1	61	41	2
\$375,001 - \$550,000	70	17.86%	80.5	1	29	33	7
\$550,001 - \$750,000	50	12.76%	79.5	1	14	28	7
\$750,001 and up	41	10.46%	81.0	3	10	16	12
<b>Total Active Inventory by Units</b>	<b>392</b>			<b>24</b>	<b>195</b>	<b>144</b>	<b>29</b>
<b>Total Active Inventory by Volume</b>	<b>176,041,216</b>	<b>100%</b>	<b>60.0</b>	<b>7.77M</b>	<b>74.10M</b>	<b>68.33M</b>	<b>25.84M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$334,945</b>			<b>\$193,000</b>	<b>\$300,135</b>	<b>\$412,500</b>	<b>\$716,400</b>

# March 2026



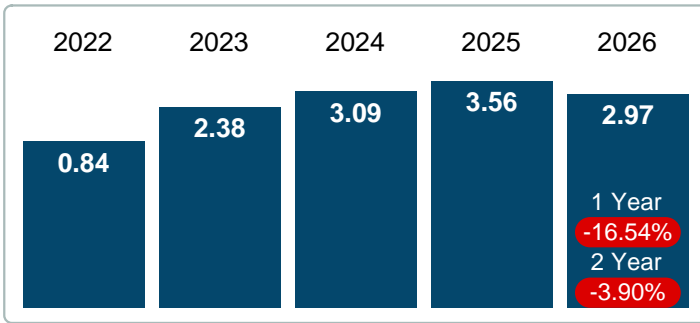
Area Delimited by County Of Wagoner - Residential Property Type



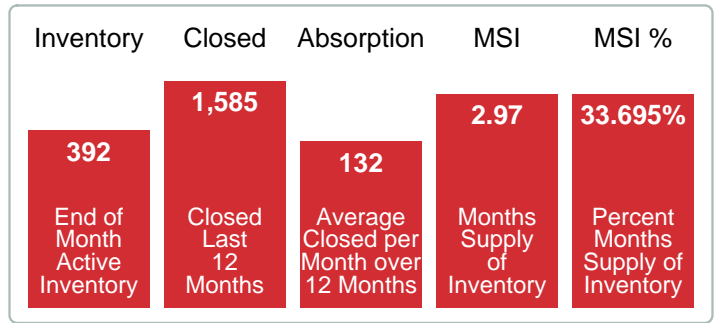
## MONTHS SUPPLY of INVENTORY (MSI)

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

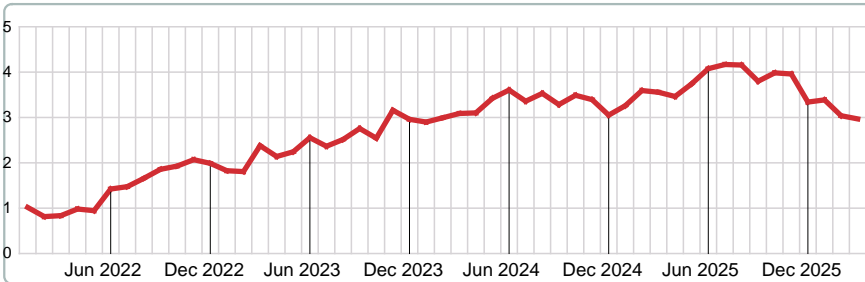
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026



### 5 YEAR MARKET ACTIVITY TRENDS

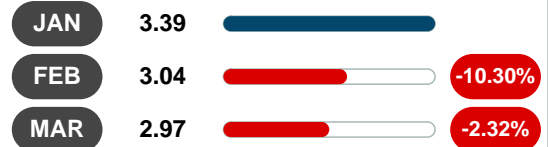


### 3 MONTHS

5 year MAR AVG = 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



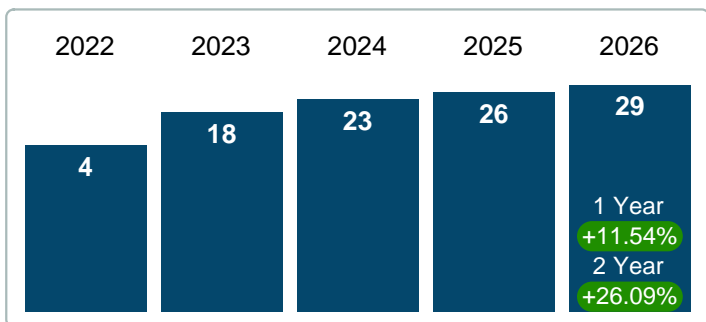
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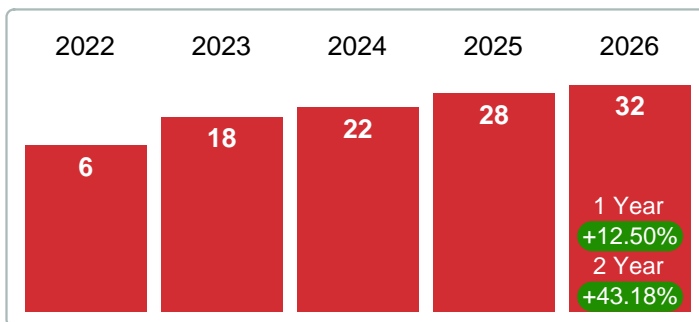
## MEDIAN DAYS ON MARKET TO SALE

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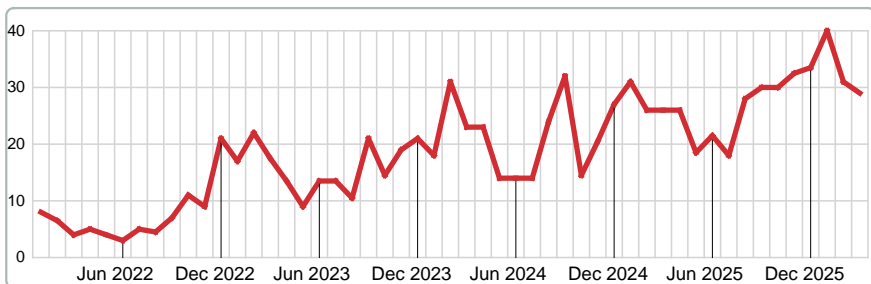
### MARCH



### YEAR TO DATE (YTD)

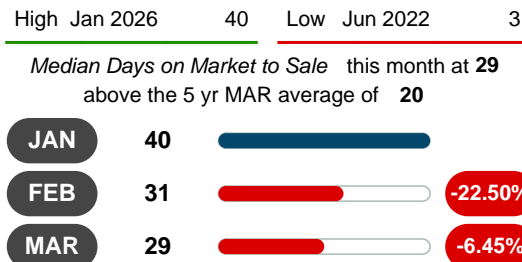


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 20



### 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
\$175,000 and less	7.03%	58	5	111	132	0
\$175,001 - \$225,000	12.50%	24	0	24	0	0
\$225,001 - \$250,000	17.19%	24	1	23	29	0
\$250,001 - \$325,000	28.13%	36	0	37	17	194
\$325,001 - \$400,000	11.72%	9	0	5	204	5
\$400,001 - \$500,000	11.72%	69	0	76	58	0
\$500,001 and up	11.72%	28	0	77	29	16
Median Closed DOM		29	1	31	33	16
Total Closed Units	100%	29.0	5	75	44	4
Total Closed Volume		42,240,414	716.00K	21.14M	18.25M	2.13M

# March 2026



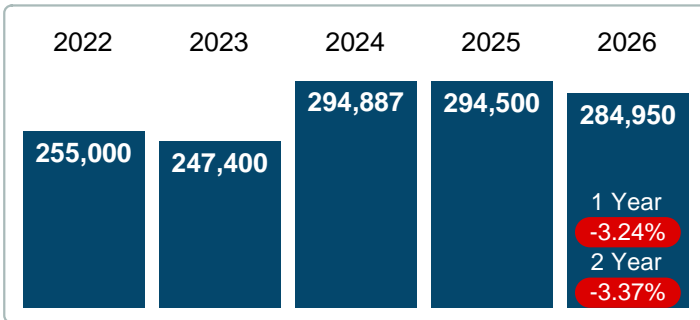
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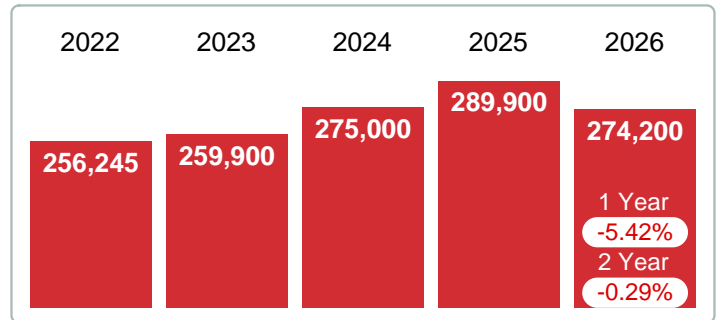
## MEDIAN LIST PRICE AT CLOSING

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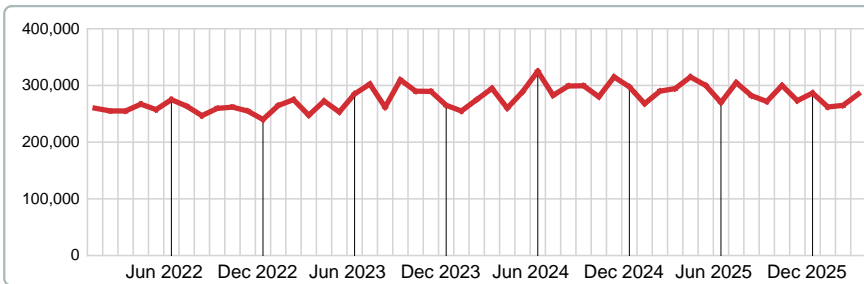
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

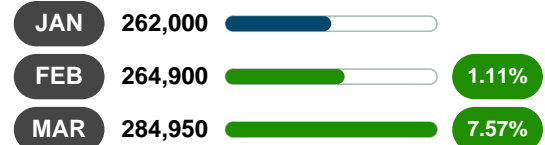


### 3 MONTHS

5 year MAR AVG = 275,347

High Jun 2024 325,000 Low Dec 2022 240,000

Median List Price at Closing this month at **284,950**  
above the 5 yr MAR average of **275,347**



### 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
\$175,000 and less	8	6.25%	127,000	127,000	169,000	115,000	0
\$175,001 - \$225,000	15	11.72%	210,000	0	212,063	189,000	0
\$225,001 - \$250,000	19	14.84%	235,765	230,000	235,215	242,712	0
\$250,001 - \$325,000	38	29.69%	279,700	0	271,900	299,950	0
\$325,001 - \$400,000	17	13.28%	359,350	0	369,000	343,151	359,500
\$400,001 - \$500,000	16	12.50%	437,000	0	439,000	435,000	0
\$500,001 and up	15	11.72%	649,900	0	625,000	627,000	734,500
Median List Price			284,950	139,000	259,000	367,175	545,000
Total Closed Units		100%	284,950	5	75	44	4
Total Closed Volume			42,913,712	726.00K	21.41M	18.58M	2.19M

# March 2026



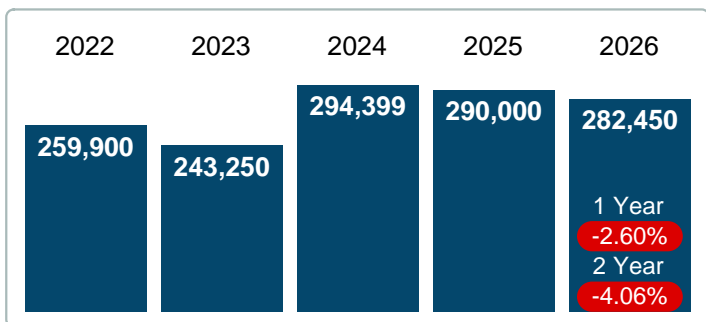
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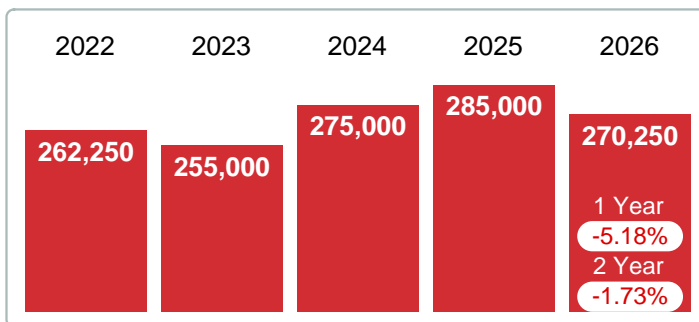
## MEDIAN SOLD PRICE AT CLOSING

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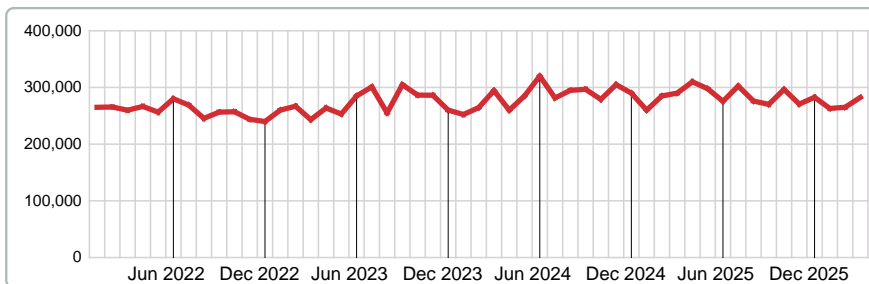
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

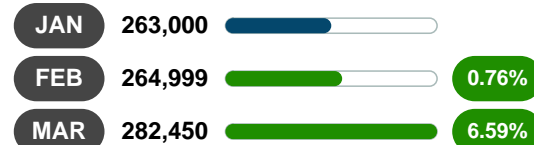


### 3 MONTHS

5 year MAR AVG = 274,000

High Jun 2024 319,995 Low Dec 2022 239,890

Median Sold Price at Closing this month at **282,450** above the 5 yr MAR average of **274,000**



### 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
\$175,000 and less	7.03%	139,000	127,000	152,378	128,250	0
\$175,001 - \$225,000	12.50%	214,563	0	214,563	0	0
\$225,001 - \$250,000	17.19%	239,700	230,000	237,215	246,250	0
\$250,001 - \$325,000	28.13%	287,400	0	273,900	299,950	325,000
\$325,001 - \$400,000	11.72%	365,000	0	365,000	346,372	370,000
\$400,001 - \$500,000	11.72%	435,000	0	464,450	429,900	0
\$500,001 and up	11.72%	642,500	0	625,000	605,000	719,500
<b>Median Sold Price</b>		<b>282,450</b>	<b>139,000</b>	<b>257,500</b>	<b>365,675</b>	<b>524,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>282,450</b>	<b>5</b>	<b>75</b>	<b>44</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>42,240,414</b>	<b>716.00K</b>	<b>21.14M</b>	<b>18.25M</b>	<b>2.13M</b>

# March 2026



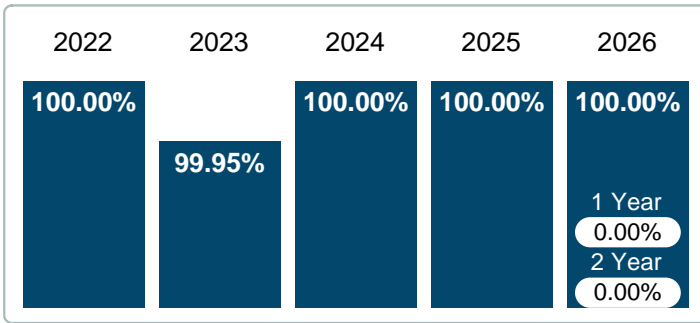
Area Delimited by County Of Wagoner - Residential Property Type



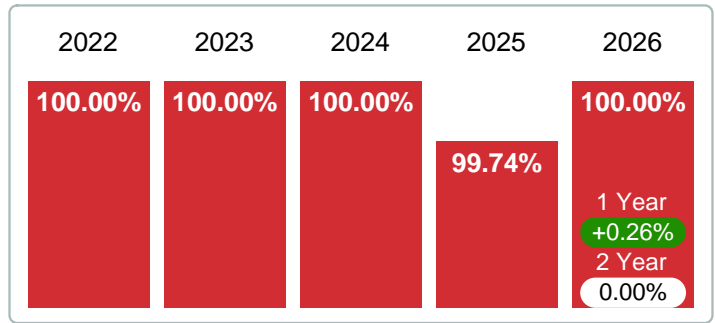
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

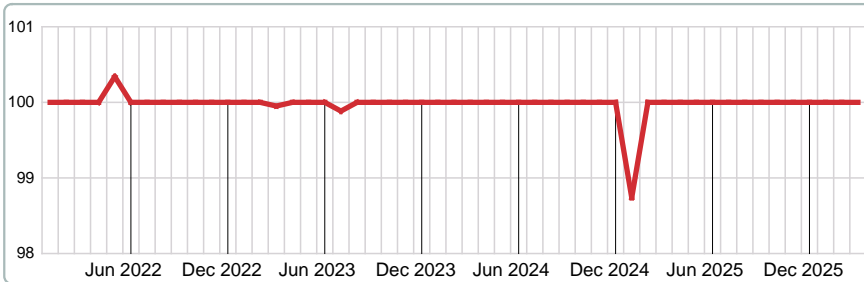
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

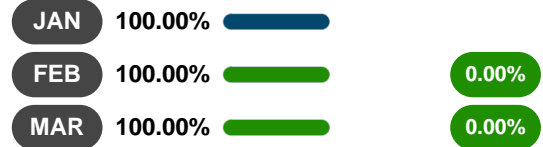


### 3 MONTHS

5 year MAR AVG = 99.99%

High May 2022 100.34% Low Jan 2025 98.74%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr MAR average of **99.99%**



### 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
\$175,000 and less	9	7.03%	94.29%	100.00%	90.16%	85.99%	0.00%
\$175,001 - \$225,000	16	12.50%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$250,000	22	17.19%	100.00%	100.00%	100.00%	99.96%	0.00%
\$250,001 - \$325,000	36	28.13%	100.00%	0.00%	100.00%	100.00%	93.12%
\$325,001 - \$400,000	15	11.72%	100.00%	0.00%	100.00%	100.00%	100.00%
\$400,001 - \$500,000	15	11.72%	100.00%	0.00%	100.00%	100.00%	0.00%
\$500,001 and up	15	11.72%	98.86%	0.00%	100.00%	97.88%	97.89%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.90%	97.15%
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



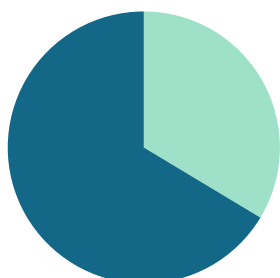
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

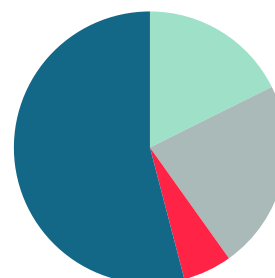


**Inventory**  
 New Listings  
**200 = 33.61%**  
 Start Inventory  
**395**  
 Total Inventory Units  
**595**  
 Volume  
**\$246,783,145**

### 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%
Median List Price	294,500	284,950	-3.24%	289,900	274,200	-5.42%
Median Sale Price	290,000	282,450	-2.60%	285,000	270,250	-5.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.74%	100.00%	0.26%
Median Days on Market to Sale	26.00	29.00	11.54%	28.00	31.50	12.50%
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

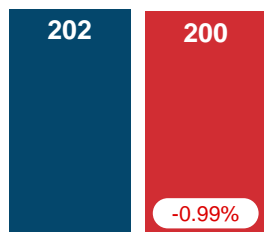
**Inventory** on March 31, 2026 = **392**

**2025** **2026**

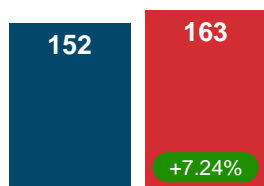
### MARCH MARKET

### MEDIAN PRICES

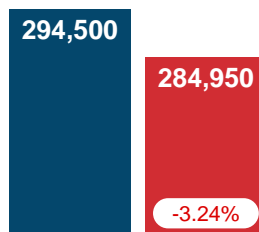
#### New Listings



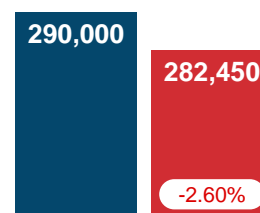
#### Pending Listings



#### List Price



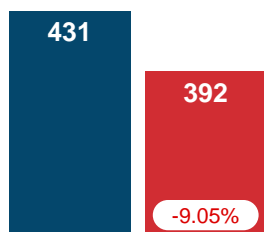
#### Sale Price



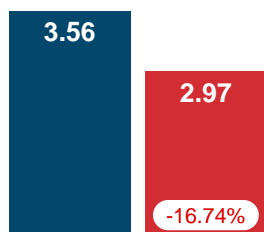
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

