

March 2026



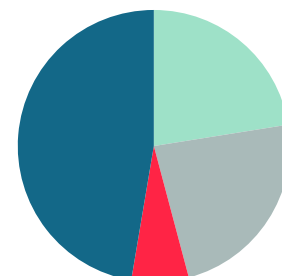
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	March 2026	+/-%
Closed Listings	57	76	33.33%
Pending Listings	69	79	14.49%
New Listings	77	100	29.87%
Average List Price	222,129	213,865	-3.72%
Average Sale Price	217,055	207,242	-4.52%
Average Percent of Selling Price to List Price	97.63%	96.10%	-1.57%
Average Days on Market to Sale	35.98	50.55	40.49%
End of Month Inventory	127	160	25.98%
Months Supply of Inventory	2.20	2.58	17.18%



■ Closed (22.49%)
■ Pending (23.37%)
■ Other OffMarket (6.80%)
■ Active (47.34%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of March 31, 2026 = **160**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **25.98%** to 160 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 **2.58** 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 **4.52%** in March 2026 to \$207,242 versus the previous year at \$217,055.

Average Days on Market Lengthens

The average number of **50.55** days that homes spent on the market before selling increased by 14.57 days or **40.49%** in March 2026 compared to last year's same month at **35.98** 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 100 New Listings in March 2026, up **29.87%** from last year at 77. Furthermore, there were 76 Closed Listings this month versus last year at 57, a **33.33%** increase.

Closed versus Listed trends yielded a **76.0%** ratio, up from previous year's, March 2025, at **74.0%**, a **2.67%** 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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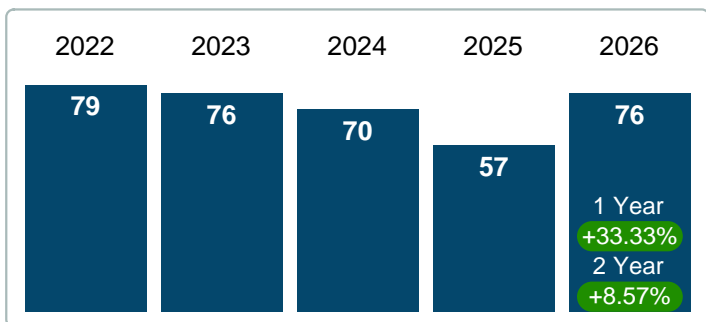
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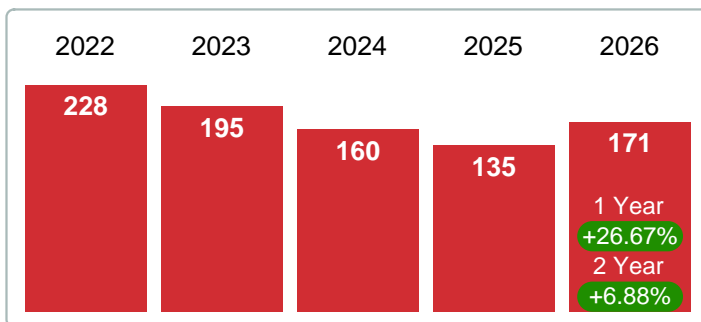
CLOSED LISTINGS

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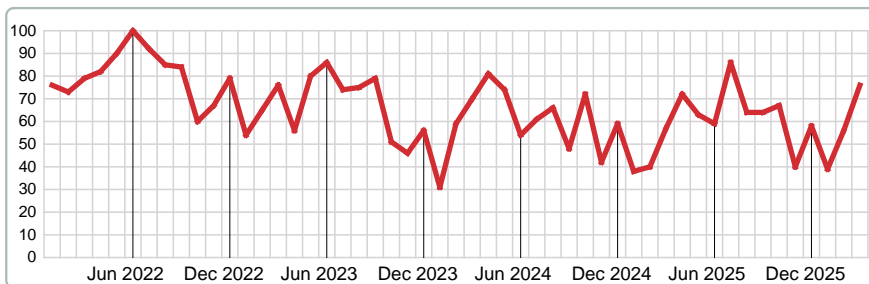
MARCH



YEAR TO DATE (YTD)

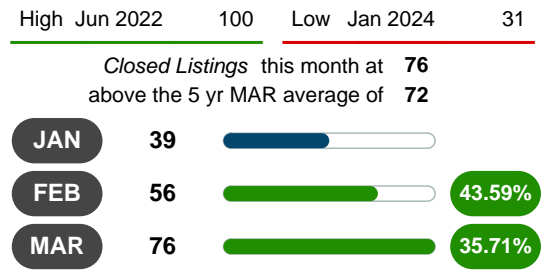


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 72



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.58%	7.2	3	2	0	0
\$50,001 - \$100,000	8	10.53%	32.3	0	8	0	0
\$100,001 - \$150,000	14	18.42%	50.7	2	8	4	0
\$150,001 - \$225,000	20	26.32%	44.1	2	11	7	0
\$225,001 - \$275,000	11	14.47%	65.1	1	4	6	0
\$275,001 - \$350,000	10	13.16%	74.8	0	4	6	0
\$350,001 and up	8	10.53%	61.5	0	0	8	0
Total Closed Units	76			8	37	31	0
Total Closed Volume	15,750,400	100%	50.6	954.80K	6.07M	8.73M	0.00B
Average Closed Price	\$207,242			\$119,350	\$164,038	\$281,490	\$0

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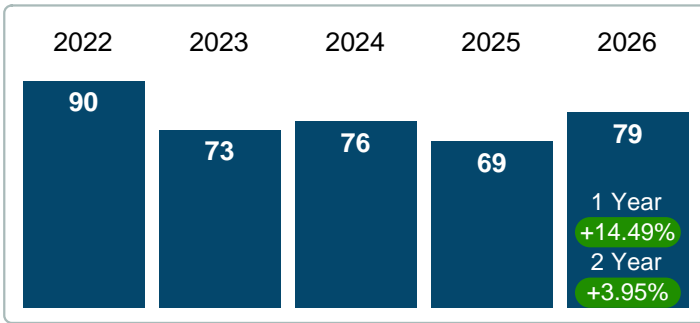
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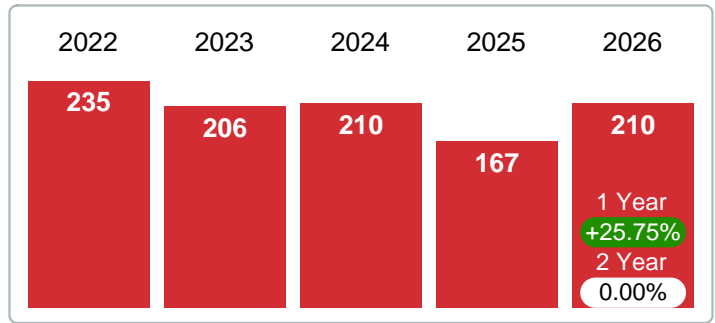
PENDING LISTINGS

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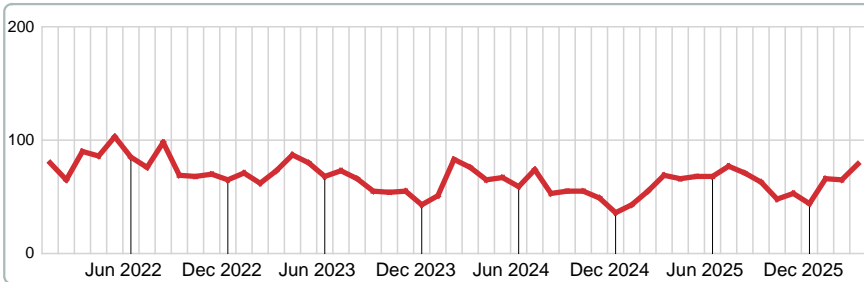
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 77

High May 2022 103 Low Dec 2024 36

Pending Listings this month at **79**
above the 5 yr MAR average of **77**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	8.86%	14.3	5	2	0	0
\$75,001 - \$100,000	10	12.66%	30.6	3	7	0	0
\$100,001 - \$150,000	12	15.19%	32.2	5	6	1	0
\$150,001 - \$225,000	17	21.52%	43.0	2	12	3	0
\$225,001 - \$275,000	11	13.92%	49.1	0	5	6	0
\$275,001 - \$400,000	14	17.72%	55.3	0	2	11	1
\$400,001 and up	8	10.13%	53.0	0	1	6	1
Total Pending Units	79			15	35	27	2
Total Pending Volume	18,187,600	100%	41.3	1.52M	6.23M	9.69M	749.90K
Average Listing Price	\$230,223			\$101,140	\$177,906	\$359,033	\$374,950

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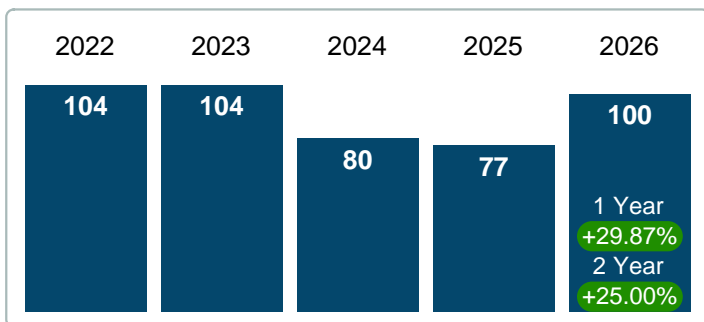
Area Delimited by County Of Washington - Residential Property Type



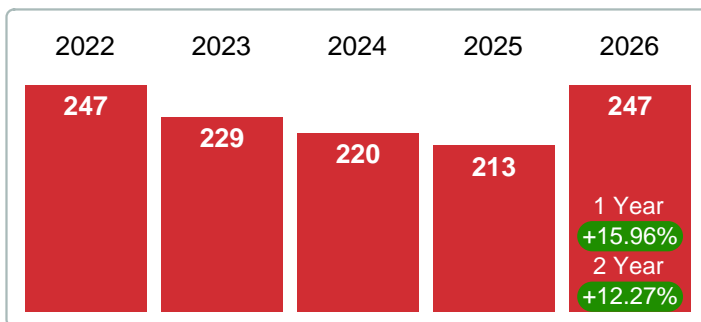
NEW LISTINGS

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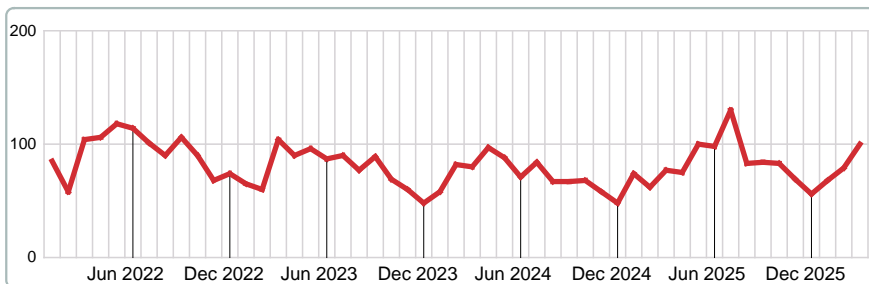
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

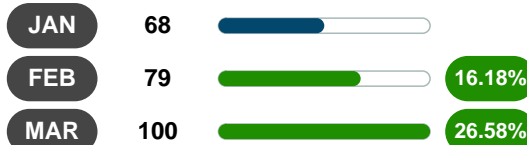


3 MONTHS

5 year MAR AVG = 93

High Jul 2025 130 Low Dec 2024 48

New Listings this month at 100
above the 5 yr MAR average of 93



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.00%	4	2	0	0
\$75,001 - \$125,000	11	11.00%	4	7	0	0
\$125,001 - \$200,000	18	18.00%	5	11	2	0
\$200,001 - \$275,000	22	22.00%	0	17	5	0
\$275,001 - \$325,000	17	17.00%	1	7	8	1
\$325,001 - \$475,000	16	16.00%	0	4	11	1
\$475,001 and up	10	10.00%	0	3	4	3
Total New Listed Units	100		14	51	30	5
Total New Listed Volume	27,668,399	100%	1.54M	12.55M	10.76M	2.82M
Average New Listed Listing Price	\$276,684		\$110,271	\$246,035	\$358,593	\$563,800

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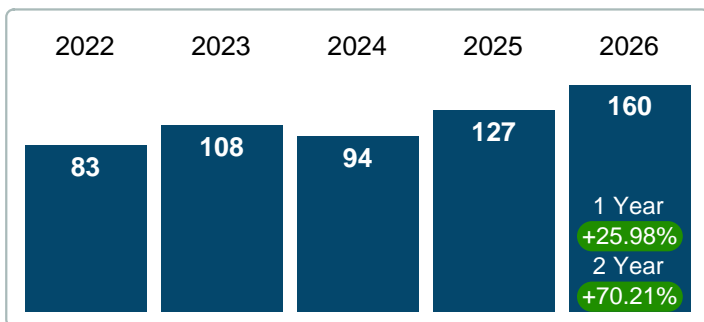
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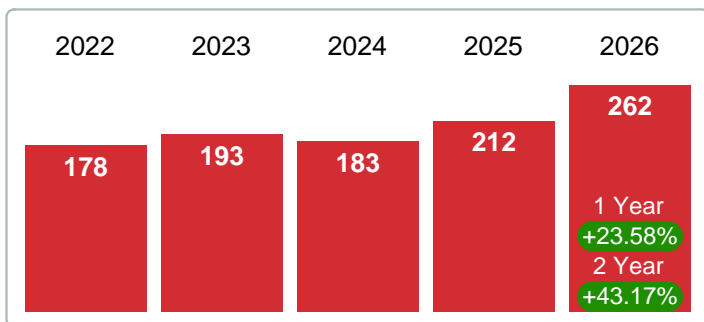
ACTIVE INVENTORY

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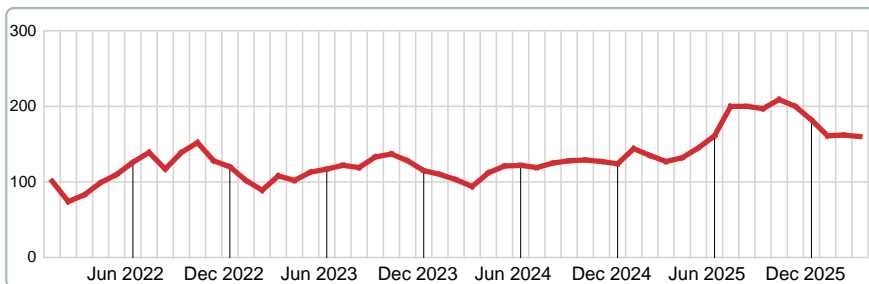
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 114

High Oct 2025 209 Low Feb 2022 74

Inventory this month at 160
above the 5 yr MAR average of 114



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	7.50%	88.2	7	2	2	1
\$75,001 - \$150,000	21	13.13%	92.2	7	10	3	1
\$150,001 - \$225,000	26	16.25%	84.8	2	20	4	0
\$225,001 - \$300,000	39	24.38%	64.4	3	22	13	1
\$300,001 - \$400,000	26	16.25%	61.5	1	8	17	0
\$400,001 - \$625,000	20	12.50%	71.8	1	7	9	3
\$625,001 and up	16	10.00%	89.1	0	5	6	5
Total Active Inventory by Units	160			21	74	54	11
Total Active Inventory by Volume	56,347,848	100%	76.1	3.05M	23.35M	21.08M	8.88M
Average Active Inventory Listing Price	\$352,174			\$145,238	\$315,494	\$390,283	\$806,909

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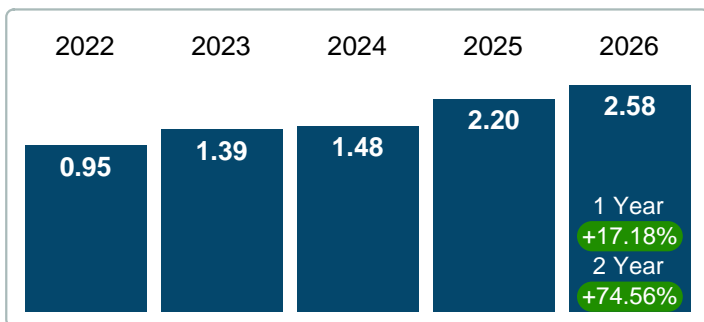
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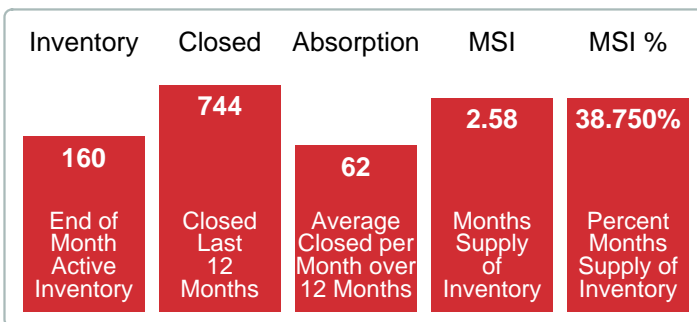
MONTHS SUPPLY of INVENTORY (MSI)

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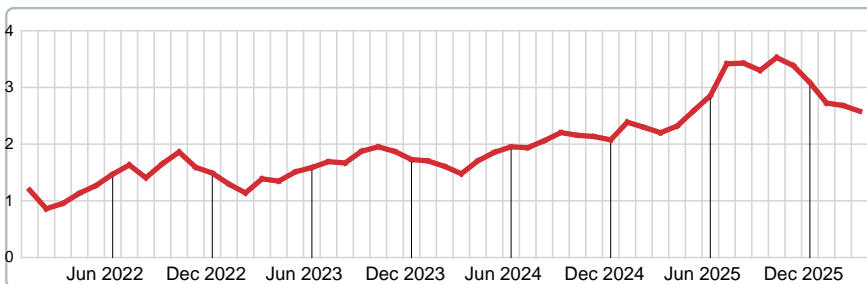
MSI FOR MARCH



INDICATORS FOR MARCH 2026

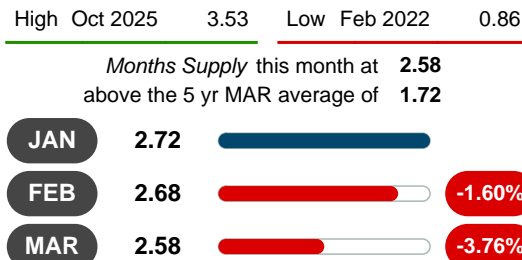


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.72



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
\$75,000 and less	12	7.50%	2.32	2.90	0.80	8.00	0.00
\$75,001 - \$150,000	21	13.13%	1.52	2.40	1.03	2.40	0.00
\$150,001 - \$225,000	26	16.25%	1.46	1.26	1.66	1.04	0.00
\$225,001 - \$300,000	39	24.38%	3.30	6.00	4.40	2.14	4.00
\$300,001 - \$400,000	26	16.25%	3.51	6.00	4.00	3.34	0.00
\$400,001 - \$625,000	20	12.50%	4.36	0.00	6.00	3.60	3.27
\$625,001 and up	16	10.00%	11.29	0.00	20.00	9.00	10.00
Market Supply of Inventory (MSI)			2.58	2.77	2.27	2.75	5.28
Total Active Inventory by Units		100%	2.58	21	74	54	11

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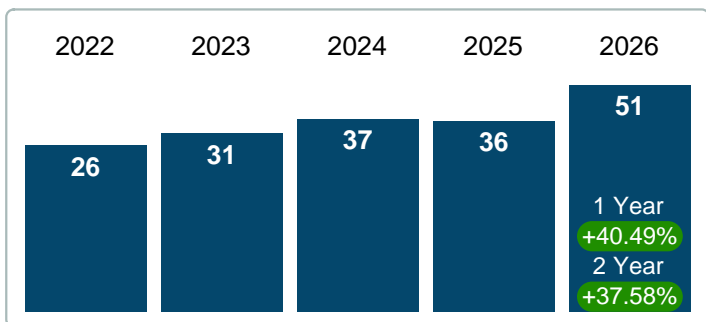
Area Delimited by County Of Washington - Residential Property Type



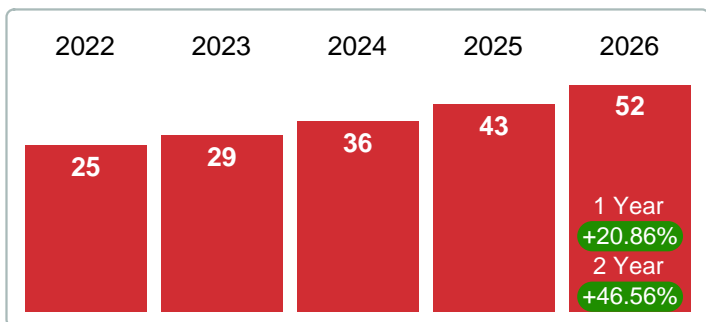
AVERAGE DAYS ON MARKET TO SALE

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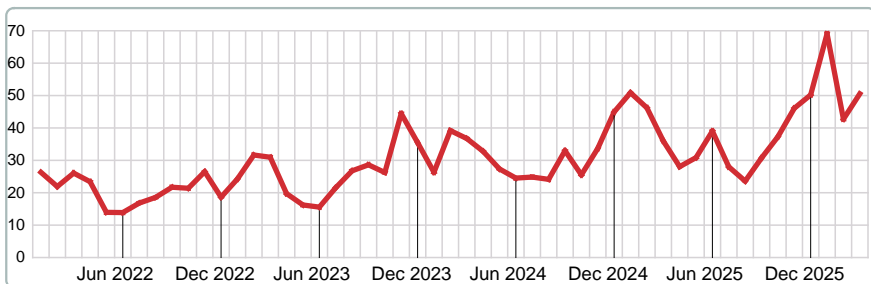
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 36

High Jan 2026 69 Low Jun 2022 14

Average Days on Market to Sale this month at 51 above the 5 yr MAR average of 36



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	
\$50,000 and less	5	6.58%	7	6	9	0	
\$50,001 - \$100,000	8	10.53%	32	0	32	0	
\$100,001 - \$150,000	14	18.42%	51	79	41	56	
\$150,001 - \$225,000	20	26.32%	44	29	43	51	
\$225,001 - \$275,000	11	14.47%	65	78	40	80	
\$275,001 - \$350,000	10	13.16%	75	0	82	70	
\$350,001 and up	8	10.53%	62	0	0	62	
Average Closed DOM		51		39	42	64	
Total Closed Units		76	100%	51	8	37	31
Total Closed Volume		15,750,400		954.80K	6.07M	8.73M	0.00B

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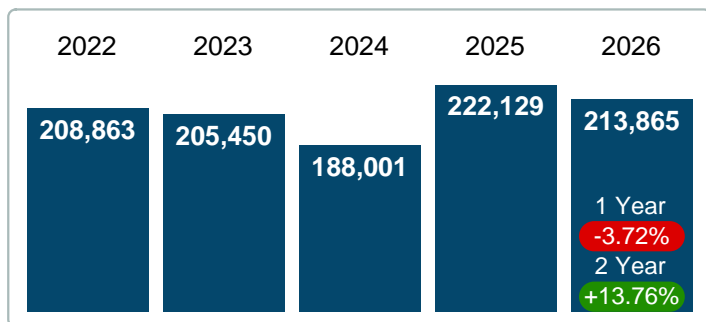
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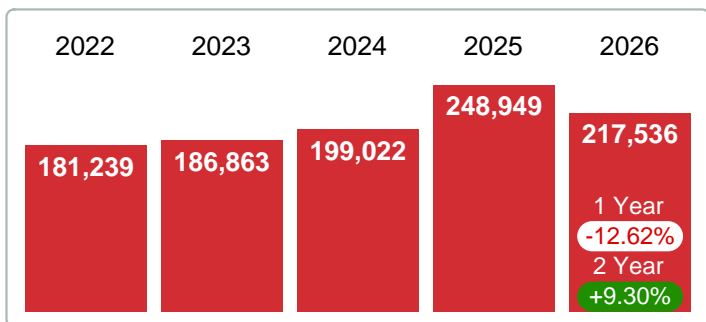
AVERAGE LIST PRICE AT CLOSING

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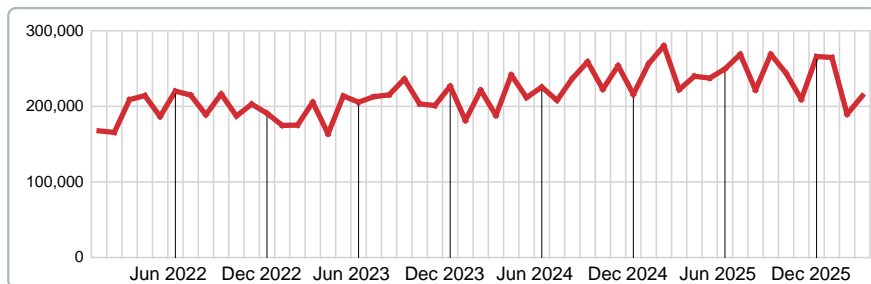
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 207,661

High Feb 2025 280,108 Low Apr 2023 163,578

Average List Price at Closing this month at **213,865**
above the 5 yr MAR average of **207,661**

- JAN: 264,728
- FEB: 189,652 (-28.36%)
- MAR: 213,865 (12.77%)

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	
\$50,000 and less	4	5.26%	35,225	33,633	50,000	0	
\$50,001 - \$100,000	9	11.84%	82,044	0	85,550	0	
\$100,001 - \$150,000	13	17.11%	131,392	127,450	134,150	133,500	
\$150,001 - \$225,000	19	25.00%	192,784	183,400	201,655	201,829	
\$225,001 - \$275,000	12	15.79%	250,588	254,150	251,000	255,500	
\$275,001 - \$350,000	10	13.16%	306,360	0	331,200	304,133	
\$350,001 and up	9	11.84%	436,978	0	0	445,975	
Average List Price		213,865		122,094	173,097	286,206	0
Total Closed Units		76	100%	213,865	8	37	31
Total Closed Volume		16,253,750		976.75K	6.40M	8.87M	0.00B

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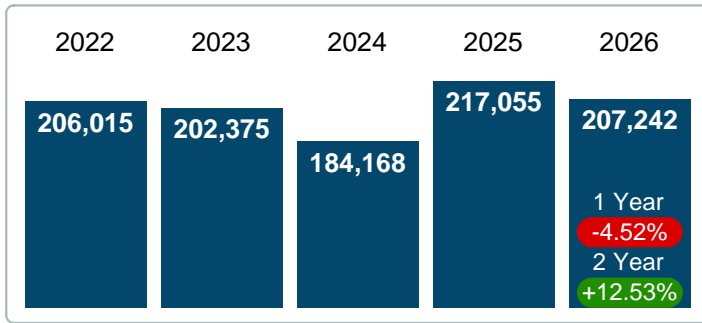
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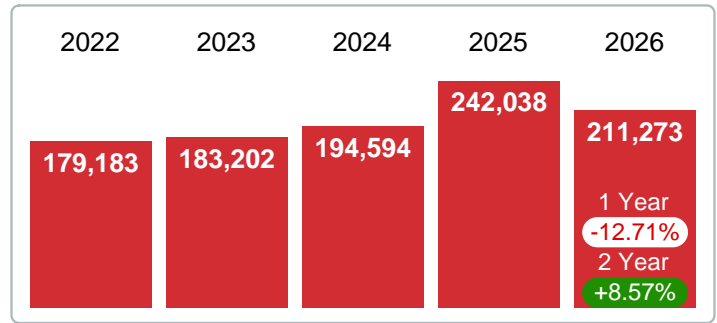
AVERAGE SOLD PRICE AT CLOSING

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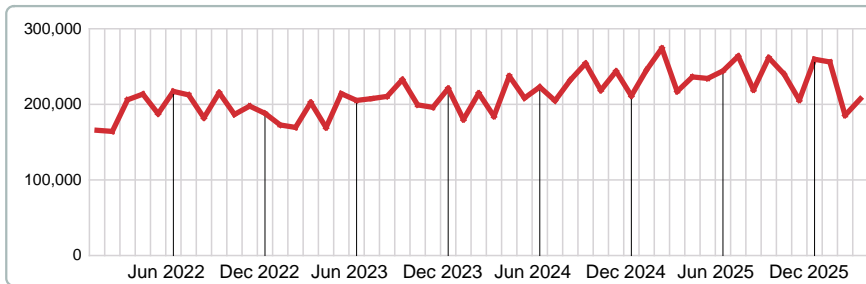
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

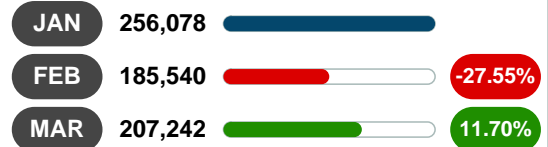


3 MONTHS

5 year MAR AVG = 203,371

High Feb 2025 274,166 Low Feb 2022 164,173

Average Sold Price at Closing this month at **207,242** above the 5 yr MAR average of **203,371**



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
\$50,000 and less	6.58%	35,700	29,167	45,500	0	0
\$50,001 - \$100,000	10.53%	73,575	0	73,575	0	0
\$100,001 - \$150,000	18.42%	129,379	126,200	129,800	130,125	0
\$150,001 - \$225,000	26.32%	194,355	182,450	190,764	203,400	0
\$225,001 - \$275,000	14.47%	250,045	250,000	250,000	250,083	0
\$275,001 - \$350,000	13.16%	306,440	0	313,250	301,900	0
\$350,001 and up	10.53%	433,750	0	0	433,750	0
Average Sold Price		207,242	119,350	164,038	281,490	0
Total Closed Units	100%	207,242	8	37	31	0
Total Closed Volume		15,750,400	954.80K	6.07M	8.73M	0.00B

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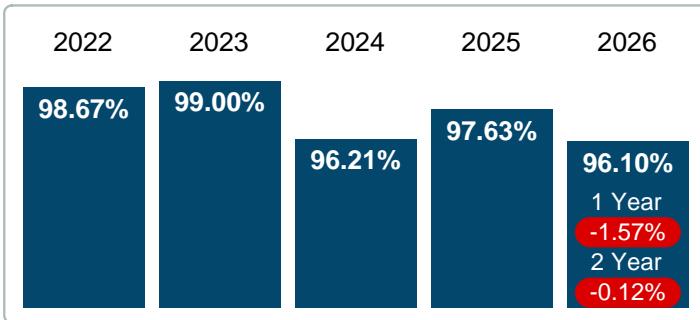
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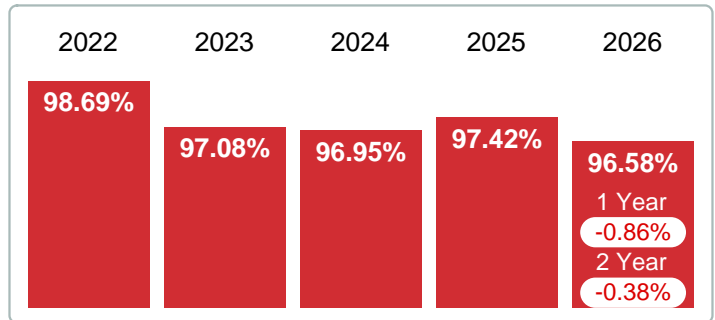
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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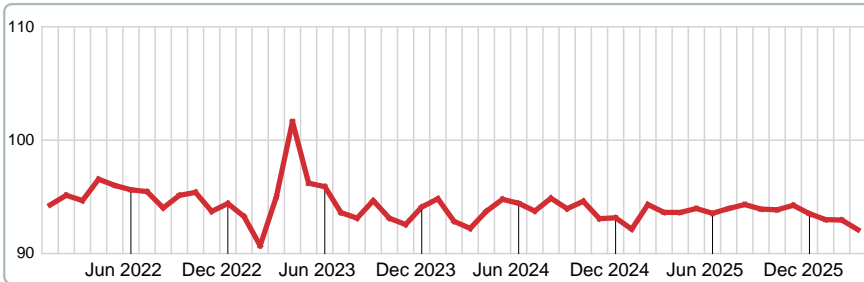
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

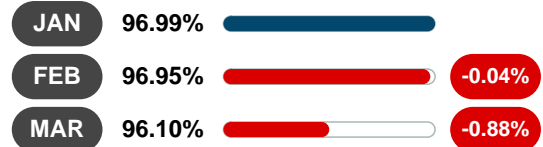


3 MONTHS

5 year MAR AVG = 97.52%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **96.10%**
below the 5 yr MAR average of **97.52%**



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	
\$50,000 and less	5	6.58%	90.37%	87.00%	95.42%	0.00%	0.00%	
\$50,001 - \$100,000	8	10.53%	86.71%	0.00%	86.71%	0.00%	0.00%	
\$100,001 - \$150,000	14	18.42%	97.66%	98.81%	97.08%	98.24%	0.00%	
\$150,001 - \$225,000	20	26.32%	97.70%	99.54%	95.44%	100.72%	0.00%	
\$225,001 - \$275,000	11	14.47%	98.58%	98.37%	99.69%	97.87%	0.00%	
\$275,001 - \$350,000	10	13.16%	97.46%	0.00%	94.78%	99.25%	0.00%	
\$350,001 and up	8	10.53%	97.23%	0.00%	0.00%	97.23%	0.00%	
Average Sold/List Ratio		96.10%		94.51%	94.30%	98.66%	0.00%	
Total Closed Units		76	100%	96.10%	8	37	31	
Total Closed Volume		15,750,400			954.80K	6.07M	8.73M	0.00B

March 2026



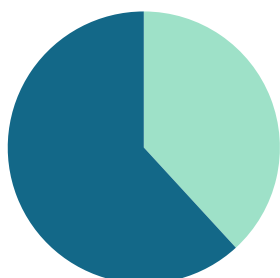
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

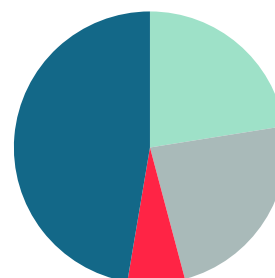


Inventory
 New Listings
100 = 38.17%
 Start Inventory
162
 Total Inventory Units
262
 Volume
\$80,162,418

Market Activity

Closed Sales
76 = 22.49%
 Pending Sales
79 = 23.37%
 Other Off Market
23 = 6.80%
 Active Inventory
160 = 47.34%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	57	76	33.33%	135	171	26.67%
Pending Sales	69	79	14.49%	167	210	25.75%
New Listings	77	100	29.87%	213	247	15.96%
Average List Price	222,129	213,865	-3.72%	248,949	217,536	-12.62%
Average Sale Price	217,055	207,242	-4.52%	242,038	211,273	-12.71%
Average Percent of Selling Price to List Price	97.63%	96.10%	-1.57%	97.42%	96.58%	-0.86%
Average Days on Market to Sale	35.98	50.55	40.49%	43.20	52.21	20.86%
Monthly Inventory	127	160	25.98%	127	160	25.98%
Months Supply of Inventory	2.20	2.58	17.18%	2.20	2.58	17.18%

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

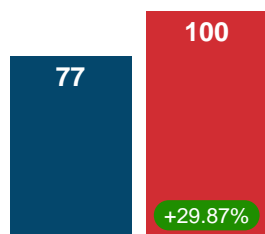
Inventory on March 31, 2026 = **160**

2025 **2026**

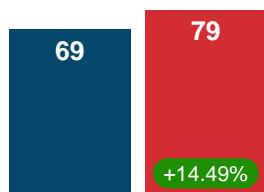
MARCH MARKET

AVERAGE PRICES

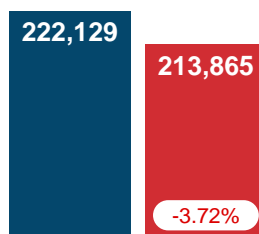
New Listings



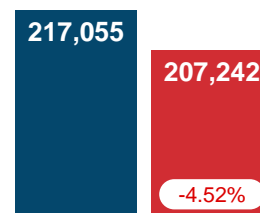
Pending Listings



List Price



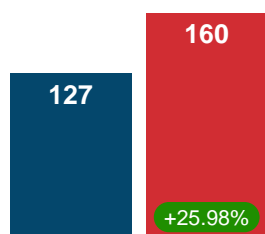
Sale Price



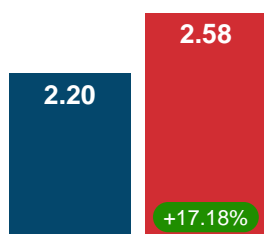
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

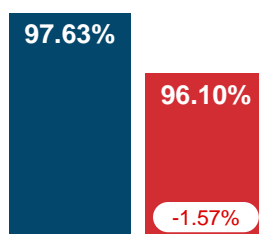
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

