

March 2026



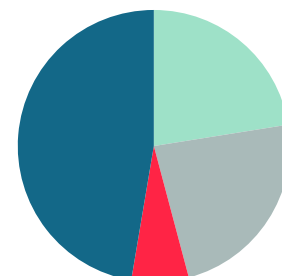
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	190,000	209,400	10.21%
Median Sale Price	190,000	202,250	6.45%
Median Percent of Selling Price to List Price	100.00%	99.03%	-0.97%
Median Days on Market to Sale	16.00	25.50	59.38%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **6.45%** in March 2026 to \$202,250 versus the previous year at \$190,000.

Median Days on Market Lengthens

The median number of **25.50** days that homes spent on the market before selling increased by 9.50 days or **59.38%** in March 2026 compared to last year's same month at **16.00** DOM.

Sales Success for March 2026 is Positive

Overall, with Median Prices going up 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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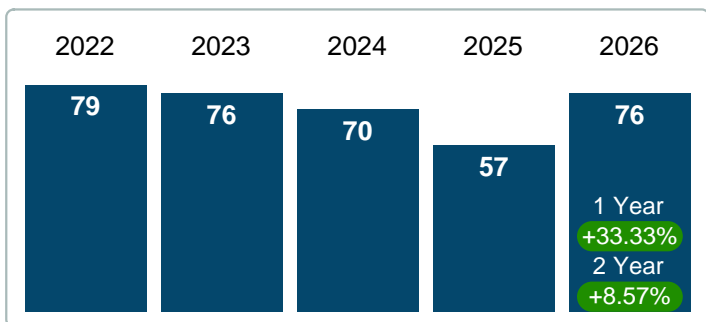
Area Delimited by County Of Washington - Residential Property Type



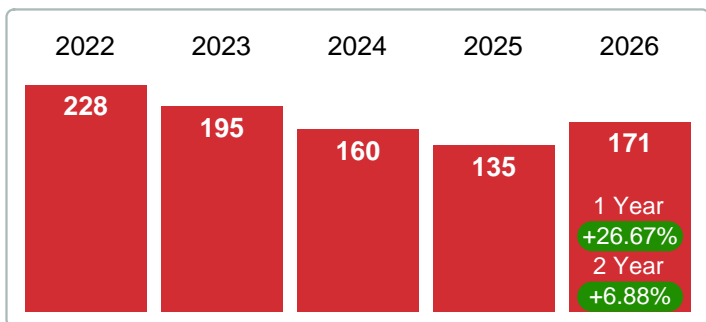
CLOSED LISTINGS

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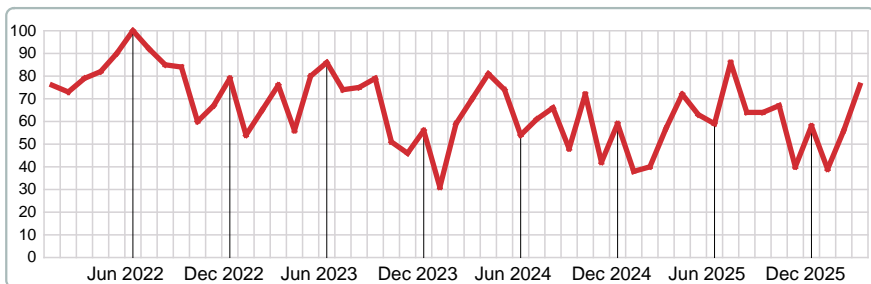
MARCH



YEAR TO DATE (YTD)

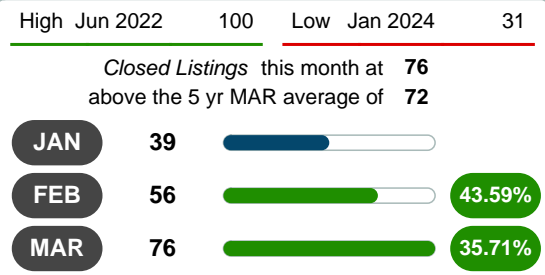


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 72



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.58%	6.0	3	2	0	0
\$50,001 - \$100,000	8	10.53%	23.5	0	8	0	0
\$100,001 - \$150,000	14	18.42%	23.0	2	8	4	0
\$150,001 - \$225,000	20	26.32%	16.0	2	11	7	0
\$225,001 - \$275,000	11	14.47%	61.0	1	4	6	0
\$275,001 - \$350,000	10	13.16%	74.0	0	4	6	0
\$350,001 and up	8	10.53%	50.0	0	0	8	0
Total Closed Units	76			8	37	31	0
Total Closed Volume	15,750,400	100%	25.5	954.80K	6.07M	8.73M	0.00B
Median Closed Price	\$202,250			\$126,200	\$156,000	\$257,000	\$0

March 2026



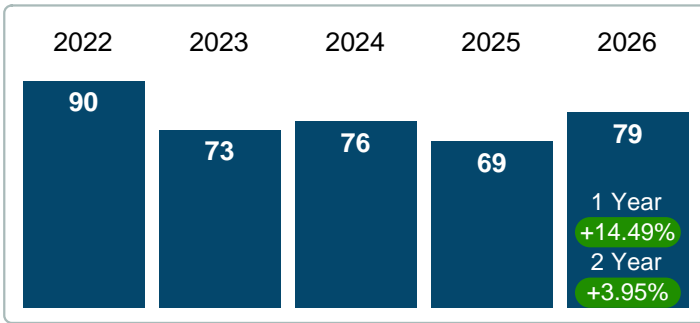
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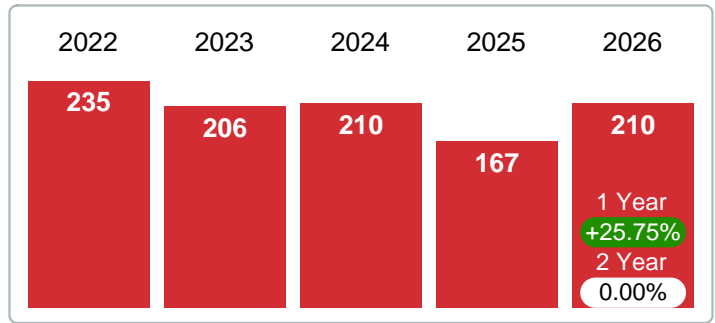
PENDING LISTINGS

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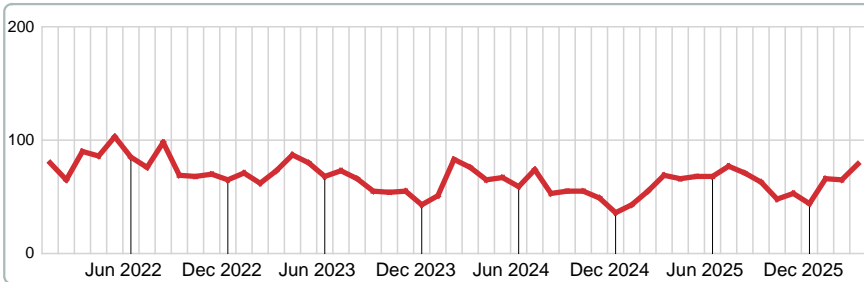
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	8.86%	6.0	5	2	0	0
\$75,001 - \$100,000	10	12.66%	18.5	3	7	0	0
\$100,001 - \$150,000	12	15.19%	12.5	5	6	1	0
\$150,001 - \$225,000	17	21.52%	24.0	2	12	3	0
\$225,001 - \$275,000	11	13.92%	16.0	0	5	6	0
\$275,001 - \$400,000	14	17.72%	40.5	0	2	11	1
\$400,001 and up	8	10.13%	31.0	0	1	6	1
Total Pending Units	79			15	35	27	2
Total Pending Volume	18,187,600	100%	18.0	1.52M	6.23M	9.69M	749.90K
Median Listing Price	\$193,000			\$100,000	\$162,000	\$309,900	\$374,950

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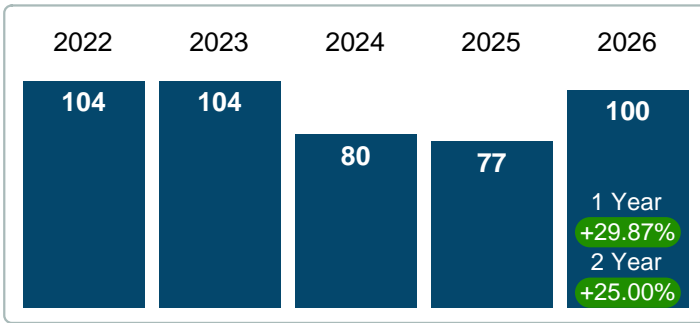
Area Delimited by County Of Washington - Residential Property Type



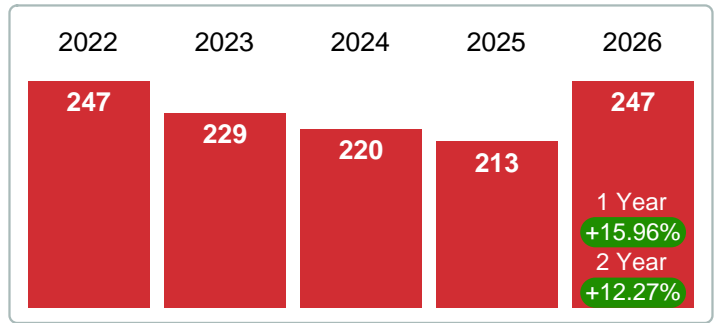
NEW LISTINGS

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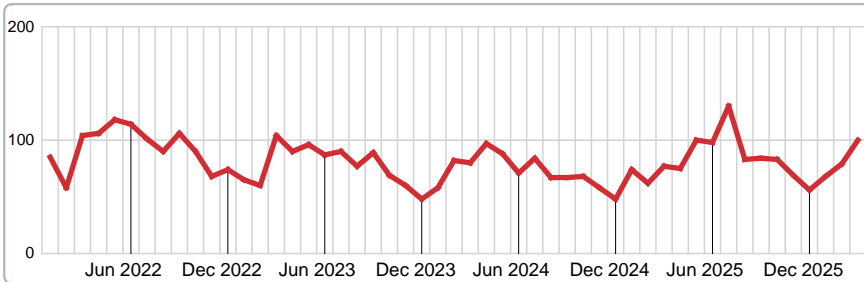
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

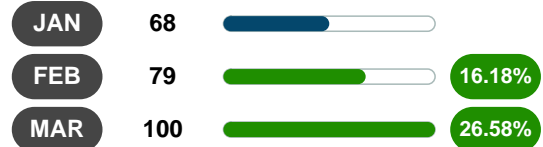


3 MONTHS

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
Median New Listed Listing Price	\$250,000		\$107,000	\$230,000	\$322,500	\$484,000

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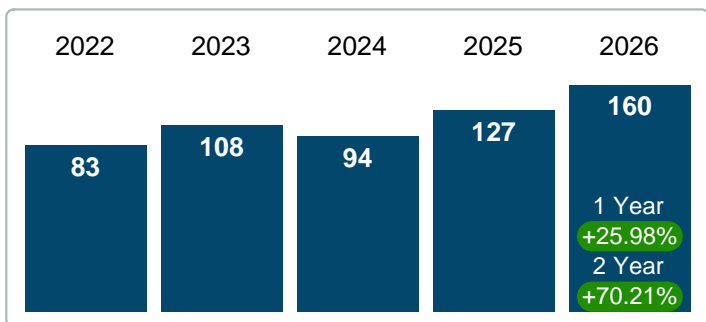
Area Delimited by County Of Washington - Residential Property Type



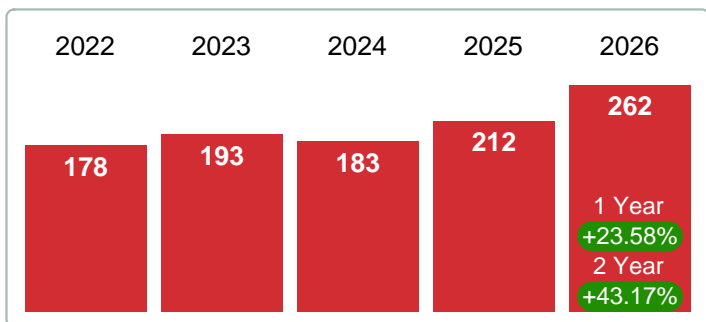
ACTIVE INVENTORY

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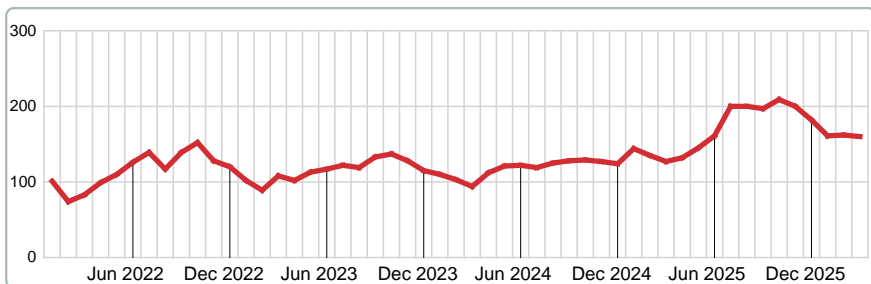
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	7.50%	56.5	7	2	2	1
\$75,001 - \$150,000	21	13.13%	63.0	7	10	3	1
\$150,001 - \$225,000	26	16.25%	60.0	2	20	4	0
\$225,001 - \$300,000	39	24.38%	30.0	3	22	13	1
\$300,001 - \$400,000	26	16.25%	29.5	1	8	17	0
\$400,001 - \$625,000	20	12.50%	48.5	1	7	9	3
\$625,001 and up	16	10.00%	58.0	0	5	6	5
Total Active Inventory by Units	160			21	74	54	11
Total Active Inventory by Volume	56,347,848	100%	48.5	3.05M	23.35M	21.08M	8.88M
Median Active Inventory Listing Price	\$277,250			\$90,000	\$247,500	\$334,500	\$619,000

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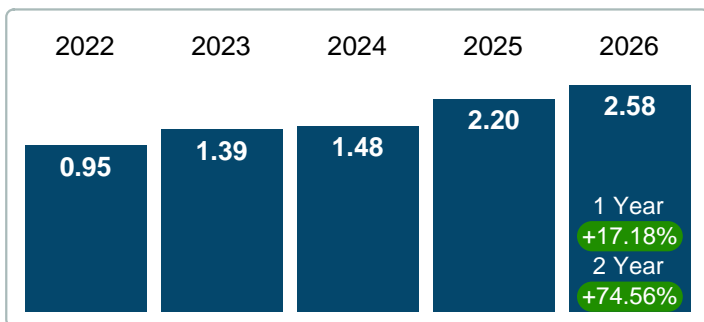
Area Delimited by County Of Washington - Residential Property Type



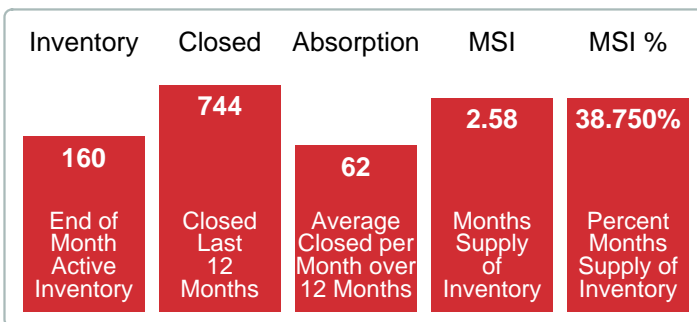
MONTHS SUPPLY of INVENTORY (MSI)

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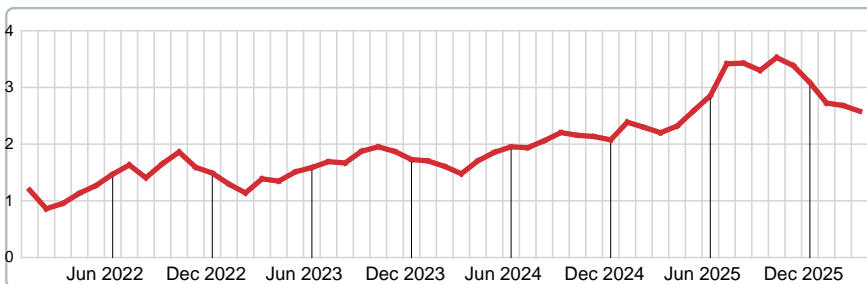
MSI FOR MARCH



INDICATORS FOR MARCH 2026

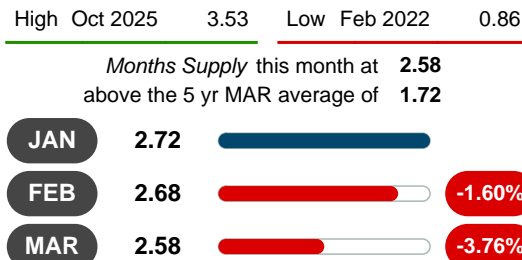


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 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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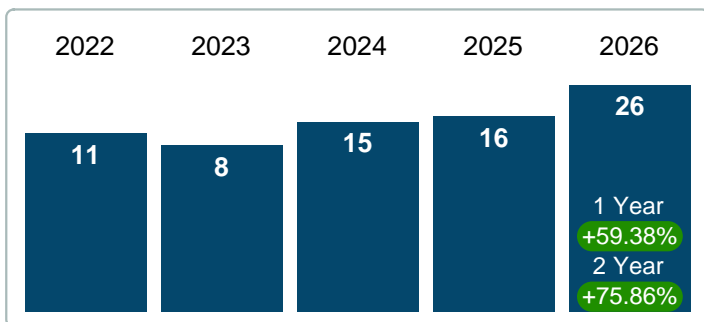
Area Delimited by County Of Washington - Residential Property Type



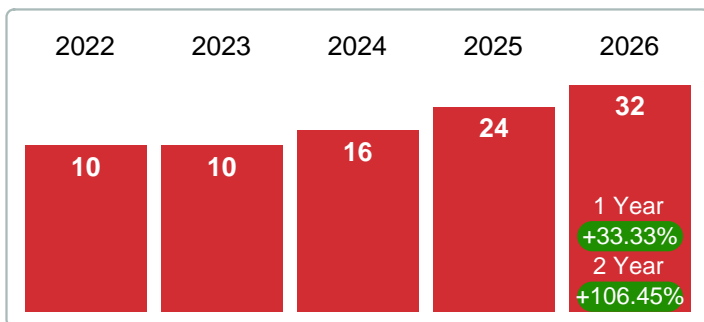
MEDIAN DAYS ON MARKET TO SALE

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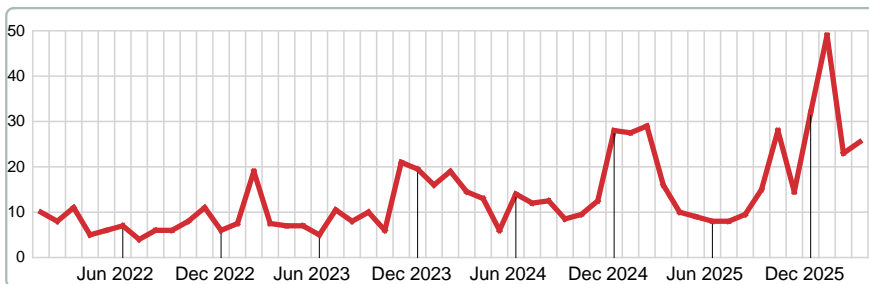
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 15

High Jan 2026 49 Low Jul 2022 4

Median Days on Market to Sale this month at 26 above the 5 yr MAR average of 15



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
\$50,000 and less	6.58%	6	6	9	0	0
\$50,001 - \$100,000	10.53%	24	0	24	0	0
\$100,001 - \$150,000	18.42%	23	79	22	48	0
\$150,001 - \$225,000	26.32%	16	29	30	6	0
\$225,001 - \$275,000	14.47%	61	78	34	61	0
\$275,001 - \$350,000	13.16%	74	0	98	47	0
\$350,001 and up	10.53%	50	0	0	50	0
Median Closed DOM		26	9	22	33	0
Total Closed Units	100%	76	8	37	31	
Total Closed Volume		15,750,400	954.80K	6.07M	8.73M	0.00B

March 2026



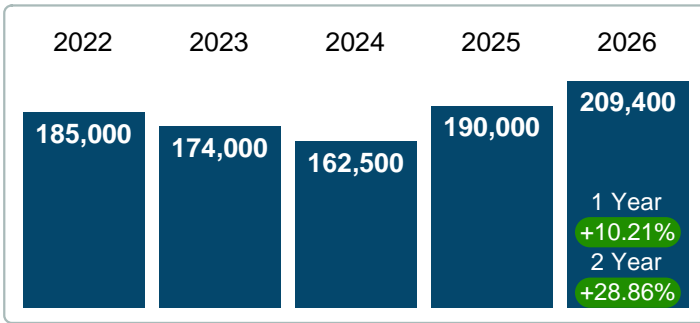
Area Delimited by County Of Washington - Residential Property Type



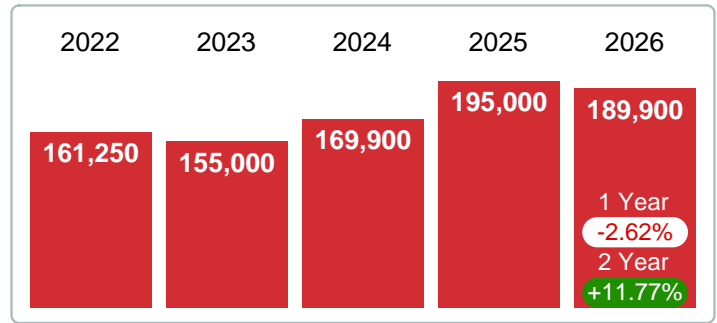
MEDIAN LIST PRICE AT CLOSING

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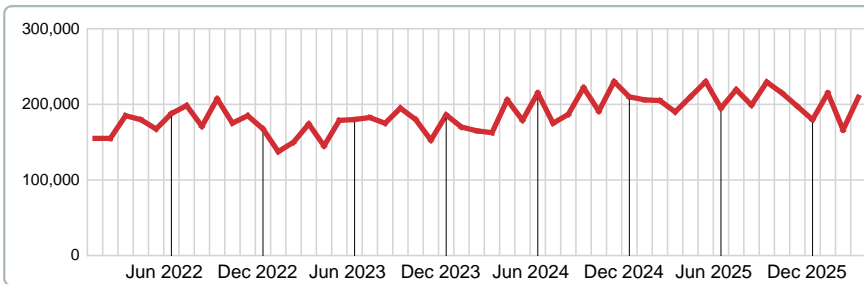
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 184,180

High May 2025 230,000 Low Jan 2023 137,450

Median List Price at Closing this month at **209,400**
above the 5 yr MAR average of **184,180**



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	
\$50,000 and less	4	5.26%	38,000	36,000	40,000	0	
\$50,001 - \$100,000	9	11.84%	82,500	0	81,000	99,000	
\$100,001 - \$150,000	13	17.11%	137,000	127,450	137,000	137,500	
\$150,001 - \$225,000	19	25.00%	205,000	183,400	193,500	212,450	
\$225,001 - \$275,000	12	15.79%	249,950	254,150	245,000	254,500	
\$275,001 - \$350,000	10	13.16%	309,900	0	309,950	304,900	
\$350,001 and up	9	11.84%	399,900	0	365,000	404,950	
Median List Price		209,400		127,450	156,000	260,000	
Total Closed Units		76	100%	209,400	8	37	31
Total Closed Volume		16,253,750		976.75K	6.40M	8.87M	0.00B

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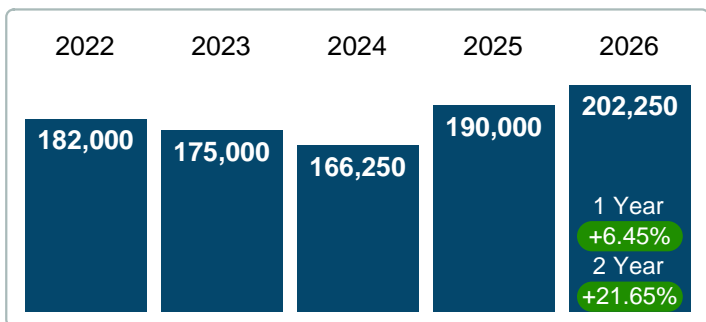
Area Delimited by County Of Washington - Residential Property Type



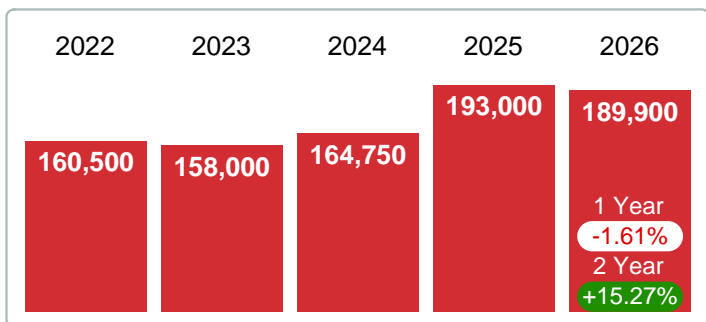
MEDIAN SOLD PRICE AT CLOSING

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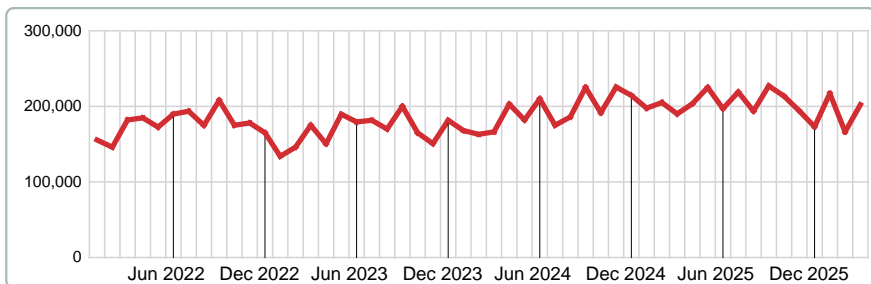
MARCH



YEAR TO DATE (YTD)

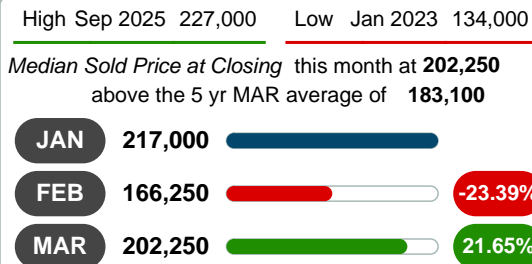


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 183,100



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
\$50,000 and less	5	6.58%	44,000	25,000	45,500	0	0
\$50,001 - \$100,000	8	10.53%	75,600	0	75,600	0	0
\$100,001 - \$150,000	14	18.42%	133,000	126,200	127,750	136,250	0
\$150,001 - \$225,000	20	26.32%	197,250	182,450	190,000	215,000	0
\$225,001 - \$275,000	11	14.47%	250,000	250,000	245,000	247,500	0
\$275,001 - \$350,000	10	13.16%	303,700	0	312,500	299,700	0
\$350,001 and up	8	10.53%	407,000	0	0	407,000	0
Median Sold Price			202,250	126,200	156,000	257,000	0
Total Closed Units		100%	202,250	8	37	31	
Total Closed Volume			15,750,400	954.80K	6.07M	8.73M	0.00B

March 2026



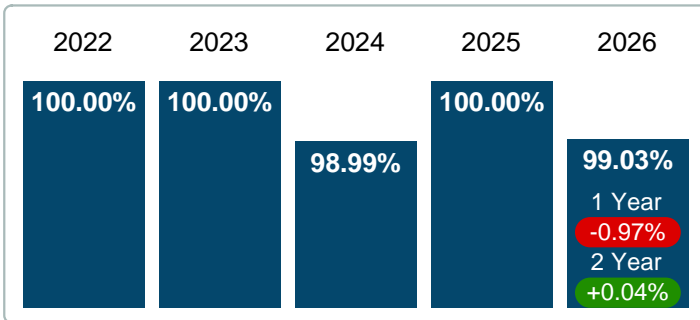
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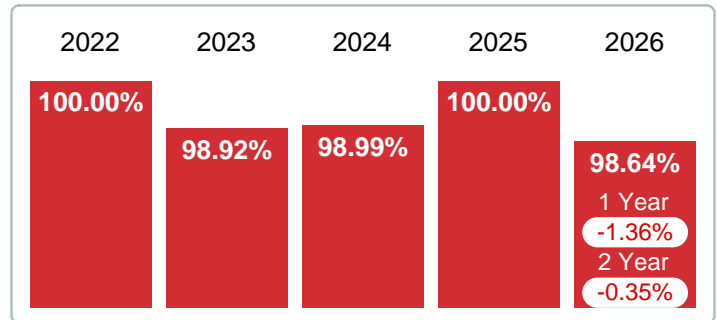
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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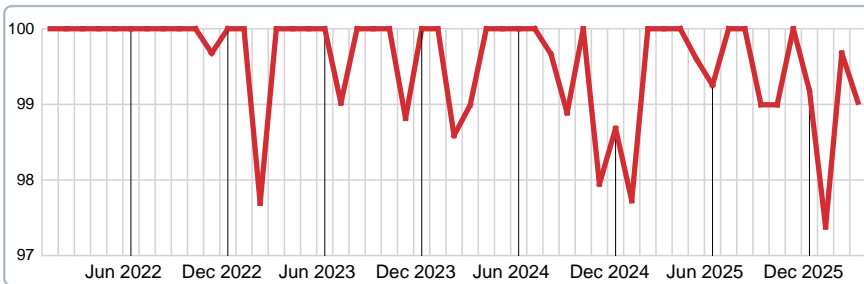
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

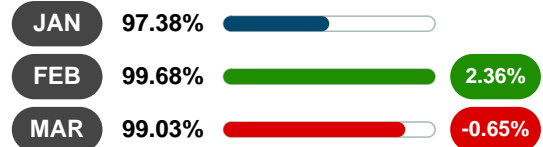


3 MONTHS

5 year MAR AVG = 99.60%

High Nov 2025 100.00% Low Jan 2026 97.38%

Median Sold/List Ratio this month at **99.03%**
 below the 5 yr MAR average of **99.60%**



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
\$50,000 and less	5	6.58%	94.67%	94.67%	95.42%	0.00%	0.00%
\$50,001 - \$100,000	8	10.53%	87.23%	0.00%	87.23%	0.00%	0.00%
\$100,001 - \$150,000	14	18.42%	99.01%	98.81%	99.01%	99.14%	0.00%
\$150,001 - \$225,000	20	26.32%	100.00%	99.54%	98.58%	100.00%	0.00%
\$225,001 - \$275,000	11	14.47%	98.57%	98.37%	99.28%	97.93%	0.00%
\$275,001 - \$350,000	10	13.16%	98.01%	0.00%	96.64%	99.60%	0.00%
\$350,001 and up	8	10.53%	98.22%	0.00%	0.00%	98.22%	0.00%
Median Sold/List Ratio		99.03%		97.99%	98.04%	99.28%	0.00%
Total Closed Units		76	100%	8	37	31	
Total Closed Volume		15,750,400		954.80K	6.07M	8.73M	0.00B

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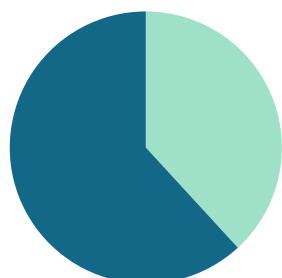
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY



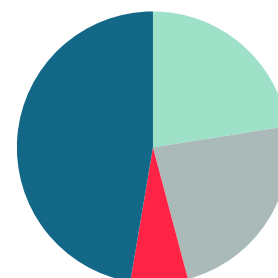
Inventory

- 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%
Median List Price	190,000	209,400	10.21%	195,000	189,900	-2.62%
Median Sale Price	190,000	202,250	6.45%	193,000	189,900	-1.61%
Median Percent of Selling Price to List Price	100.00%	99.03%	-0.97%	100.00%	98.64%	-1.36%
Median Days on Market to Sale	16.00	25.50	59.38%	24.00	32.00	33.33%
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

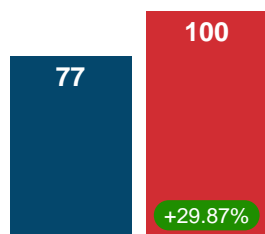
Inventory on March 31, 2026 = **160**

2025 **2026**

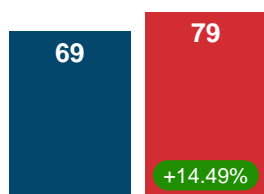
MARCH MARKET

MEDIAN PRICES

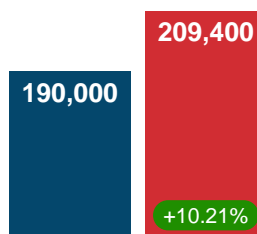
New Listings



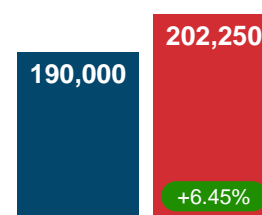
Pending Listings



List Price



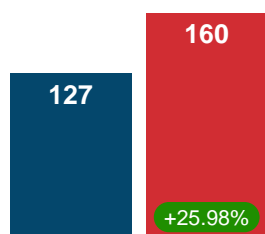
Sale Price



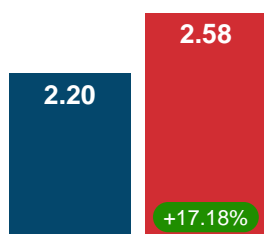
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

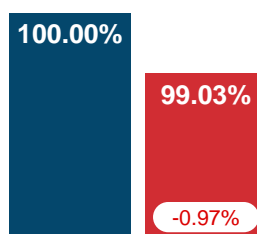
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

