



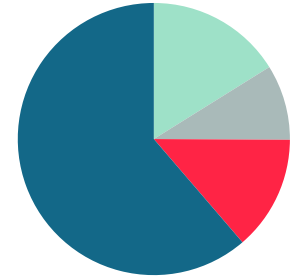
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	37	45	21.62%
Pending Listings	34	25	-26.47%
New Listings	45	51	13.33%
Average List Price	270,159	240,329	-11.04%
Average Sale Price	257,605	235,918	-8.42%
Average Percent of Selling Price to List Price	96.49%	96.99%	0.51%
Average Days on Market to Sale	63.41	59.20	-6.63%
End of Month Inventory	167	171	2.40%
Months Supply of Inventory	4.73	4.81	1.68%



■ Closed (16.13%)
■ Pending (8.96%)
■ Other OffMarket (13.62%)
■ Active (61.29%)

Absorption: Last 12 months, an Average of **36** Sales/Month
Active Inventory as of December 31, 2025 = **171**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **2.40%** to 171 existing homes available for sale. Over the last 12 months this area has had an average of 36 closed sales per month. This represents an unsold inventory index of **4.81** 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 **8.42%** in December 2025 to \$235,918 versus the previous year at \$257,605.

Average Days on Market Shortens

The average number of **59.20** days that homes spent on the market before selling decreased by 4.21 days or **6.63%** in December 2025 compared to last year's same month at **63.41** DOM.

Sales Success for December 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 51 New Listings in December 2025, up **13.33%** from last year at 45. Furthermore, there were 45 Closed Listings this month versus last year at 37, a **21.62%** increase.

Closed versus Listed trends yielded a **88.2%** ratio, up from previous year's, December 2024, at **82.2%**, a **7.31%** 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

December 2025



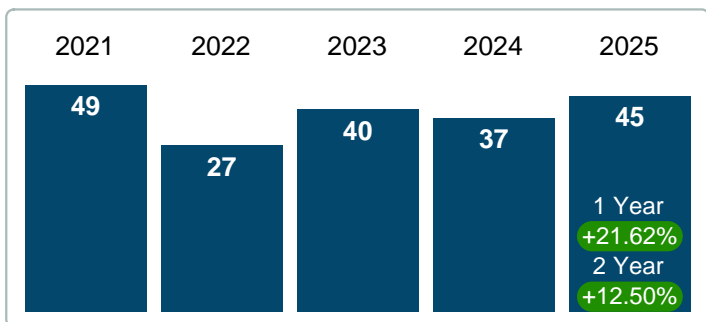
Area Delimited by County Of Cherokee - Residential Property Type



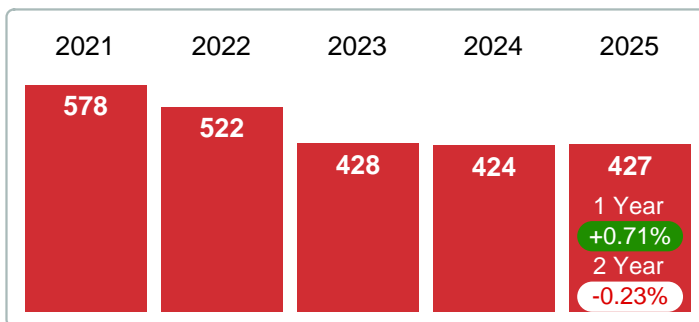
CLOSED LISTINGS

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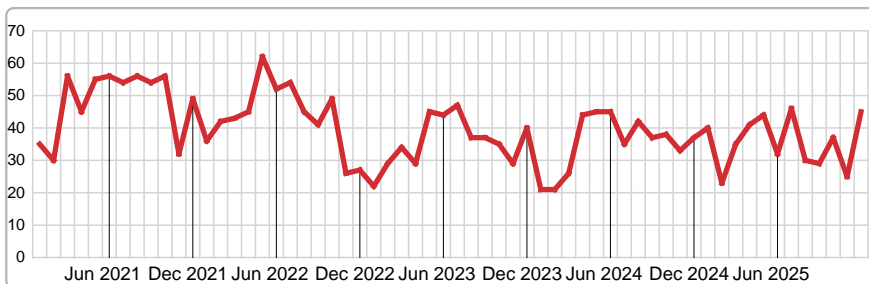
DECEMBER



YEAR TO DATE (YTD)

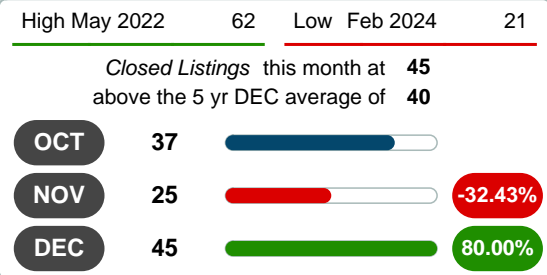


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 40



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.67%	78.0	2	1	0	0
\$75,001 - \$125,000	6	13.33%	72.2	5	1	0	0
\$125,001 - \$175,000	6	13.33%	56.7	2	4	0	0
\$175,001 - \$250,000	11	24.44%	36.5	1	10	0	0
\$250,001 - \$275,000	7	15.56%	51.7	0	6	1	0
\$275,001 - \$325,000	6	13.33%	45.8	0	5	1	0
\$325,001 and up	6	13.33%	103.2	0	0	5	1
Total Closed Units	45			10	27	7	1
Total Closed Volume	10,616,310	100%	59.2	1.11M	5.95M	2.66M	890.00K
Average Closed Price	\$235,918			\$111,440	\$220,293	\$380,571	\$890,000

December 2025



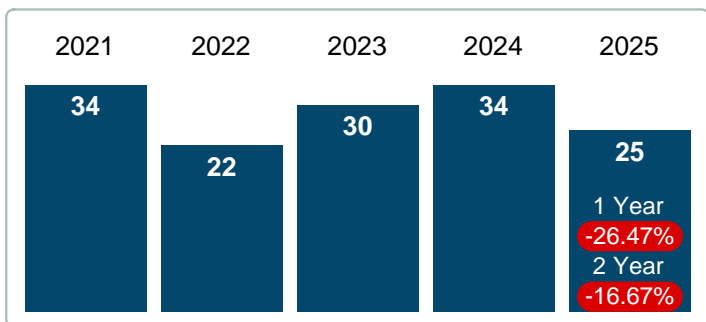
Area Delimited by County Of Cherokee - Residential Property Type



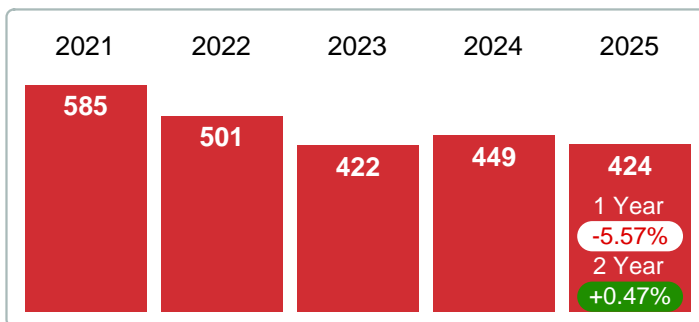
PENDING LISTINGS

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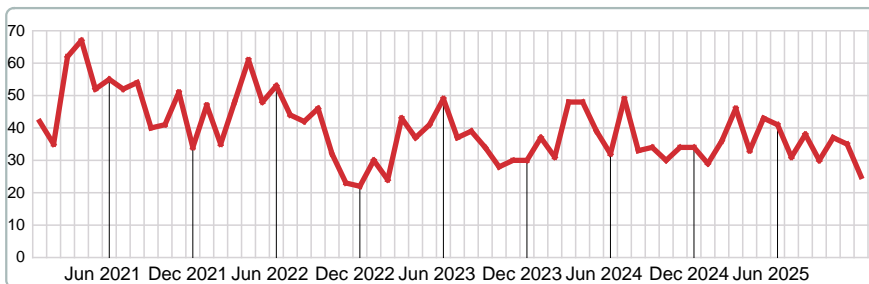
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 29

High Apr 2021 67 Low Dec 2022 22

Pending Listings this month at 25
below the 5 yr DEC average of 29



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	16.00%	25.8	4	0	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	5	20.00%	47.0	3	2	0	0
\$175,001 - \$275,000	6	24.00%	67.5	1	3	2	0
\$275,001 - \$425,000	4	16.00%	54.0	0	3	0	1
\$425,001 - \$625,000	4	16.00%	97.8	1	1	2	0
\$625,001 and up	2	8.00%	112.0	0	1	1	0
Total Pending Units	25			9	10	5	1
Total Pending Volume	7,848,800	100%	63.0	1.56M	3.16M	2.73M	399.00K
Average Listing Price	\$313,952			\$172,956	\$316,370	\$545,900	\$399,000

December 2025



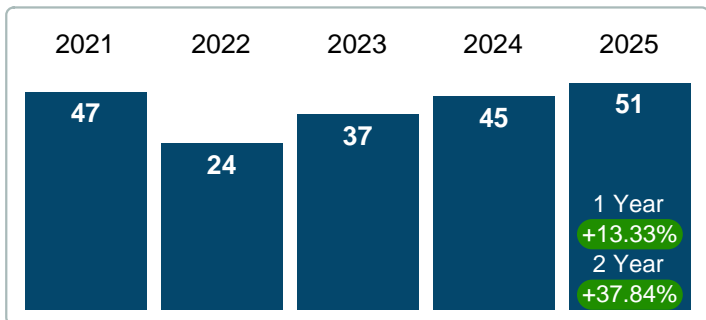
Area Delimited by County Of Cherokee - Residential Property Type



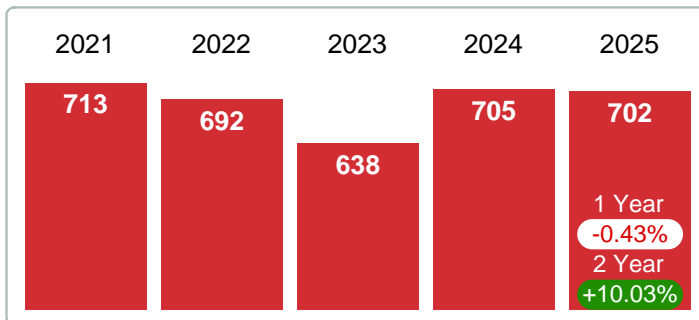
NEW LISTINGS

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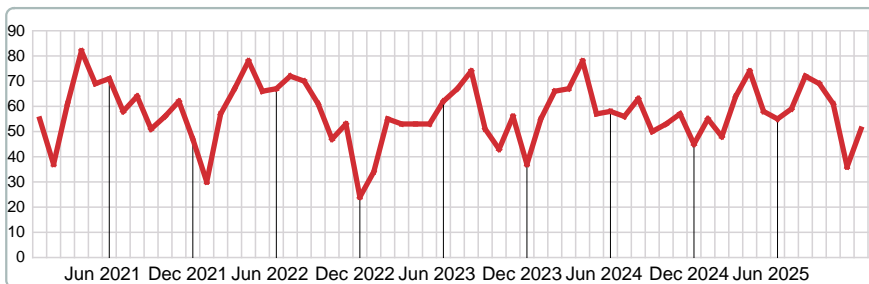
DECEMBER



YEAR TO DATE (YTD)

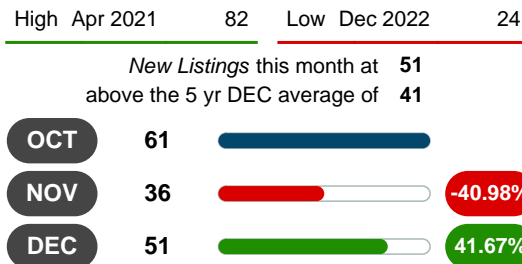


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 41



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	7.84%	3	1	0	0
\$100,001 - \$125,000	5	9.80%	5	0	0	0
\$125,001 - \$175,000	6	11.76%	3	3	0	0
\$175,001 - \$250,000	16	31.37%	3	11	2	0
\$250,001 - \$325,000	8	15.69%	0	4	4	0
\$325,001 - \$400,000	6	11.76%	0	3	3	0
\$400,001 and up	6	11.76%	0	5	1	0
Total New Listed Units	51		14	27	10	0
Total New Listed Volume	12,899,600	100%	1.95M	7.85M	3.11M	0.00B
Average New Listed Listing Price	\$252,933		\$139,129	\$290,581	\$310,610	\$0

December 2025



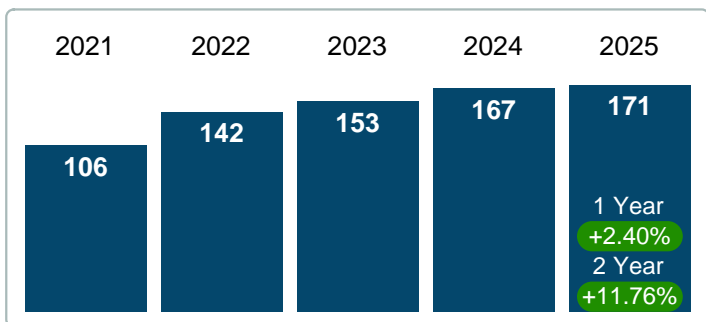
Area Delimited by County Of Cherokee - Residential Property Type



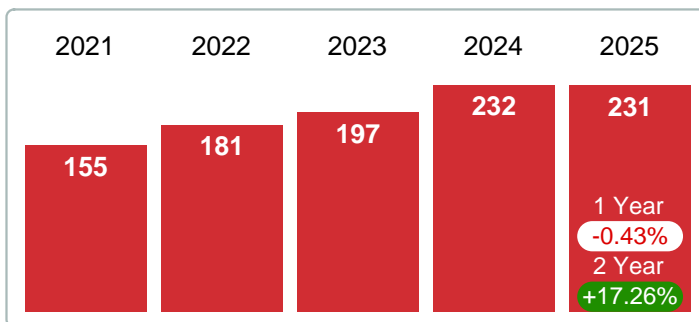
ACTIVE INVENTORY

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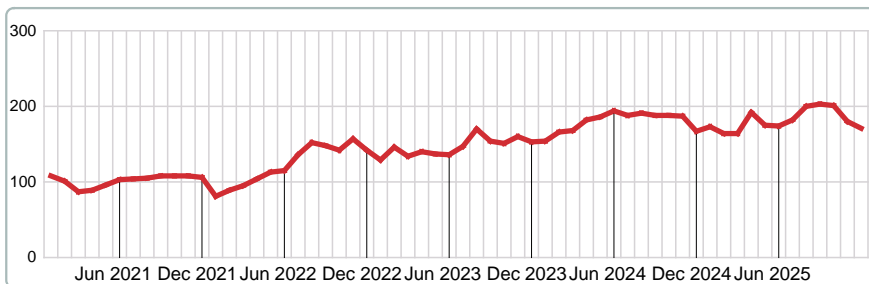
END OF DECEMBER



ACTIVE DURING DECEMBER

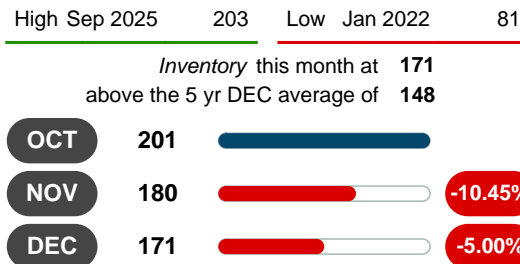


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 148



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	11	6.43%	80.4	6	5	0	0
\$100,001 - \$150,000	19	11.11%	70.9	12	6	1	0
\$150,001 - \$200,000	27	15.79%	93.9	6	14	7	0
\$200,001 - \$325,000	47	27.49%	78.8	3	28	16	0
\$325,001 - \$425,000	28	16.37%	80.4	4	9	14	1
\$425,001 - \$625,000	22	12.87%	111.1	1	10	7	4
\$625,001 and up	17	9.94%	98.2	2	4	7	4
Total Active Inventory by Units	171			34	76	52	9
Total Active Inventory by Volume	64,910,299	100%	86.7	8.36M	26.18M	22.14M	8.23M
Average Active Inventory Listing Price	\$379,592			\$245,787	\$344,472	\$425,791	\$914,722

December 2025



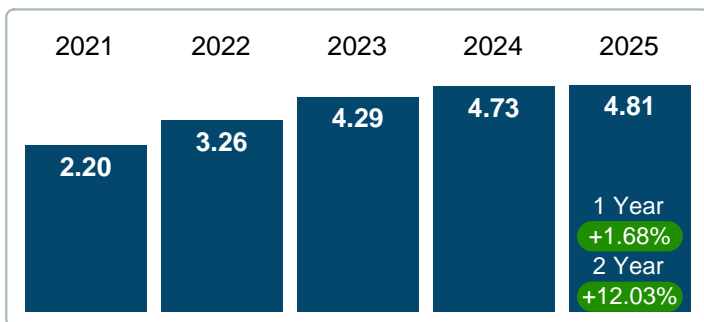
Area Delimited by County Of Cherokee - Residential Property Type



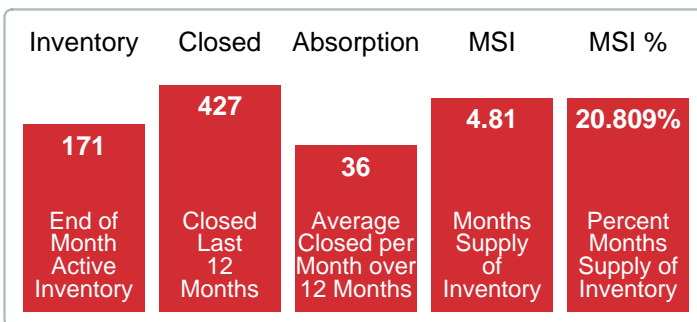
MONTHS SUPPLY of INVENTORY (MSI)

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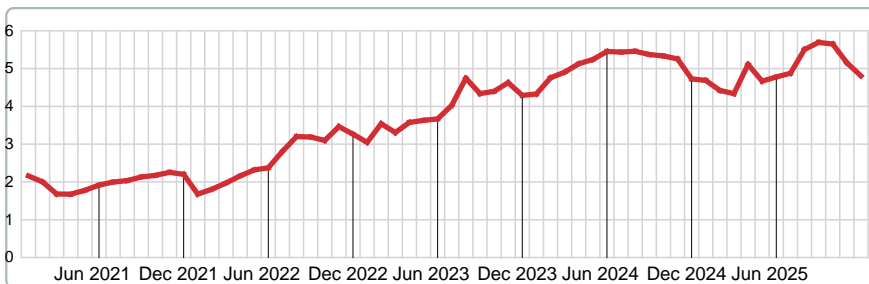
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

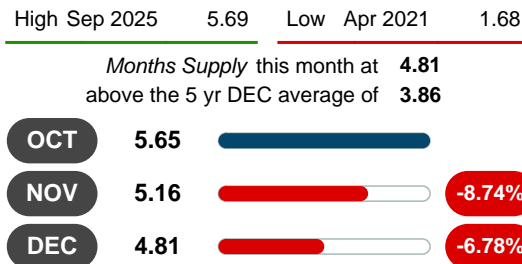


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.86



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
\$100,000 and less	11	6.43%	2.75	2.57	3.33	0.00	0.00
\$100,001 - \$150,000	19	11.11%	3.93	5.54	2.48	4.00	0.00
\$150,001 - \$200,000	27	15.79%	4.10	4.24	3.36	7.00	0.00
\$200,001 - \$325,000	47	27.49%	3.76	1.89	3.23	8.35	0.00
\$325,001 - \$425,000	28	16.37%	7.15	24.00	3.72	12.92	4.00
\$425,001 - \$625,000	22	12.87%	9.10	6.00	8.00	8.40	24.00
\$625,001 and up	17	9.94%	12.75	24.00	12.00	14.00	9.60
Market Supply of Inventory (MSI)			4.81	4.29	3.66	9.04	7.71
Total Active Inventory by Units		100%	4.81	34	76	52	9

December 2025



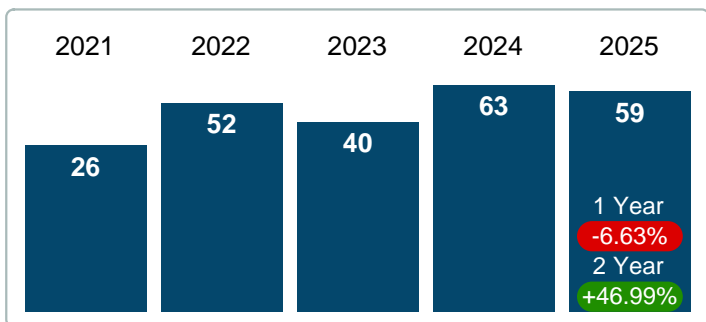
Area Delimited by County Of Cherokee - Residential Property Type



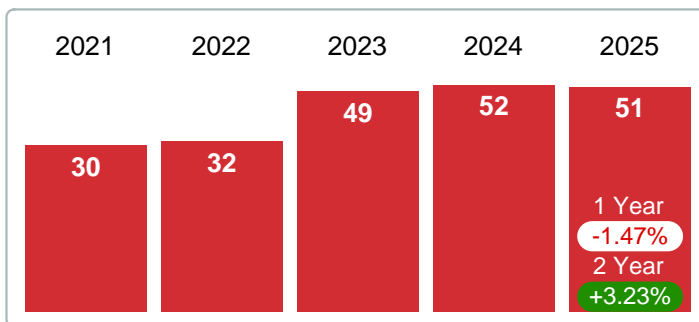
AVERAGE DAYS ON MARKET TO SALE

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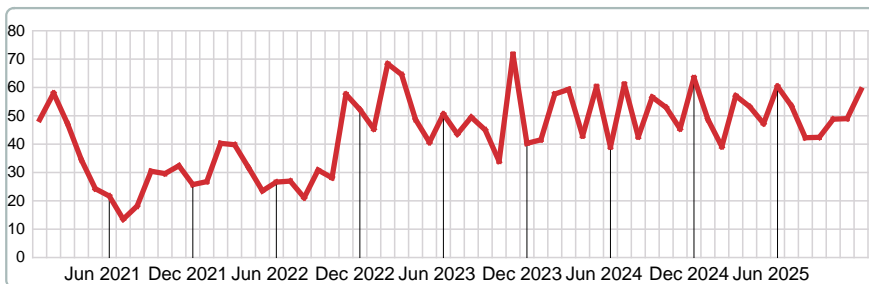
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

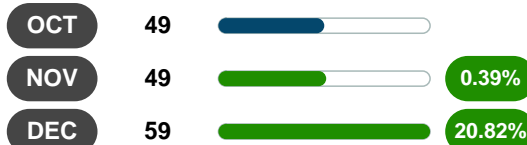


3 MONTHS

5 year DEC AVG = 48

High Nov 2023 72 Low Jul 2021 14

Average Days on Market to Sale this month at 59 above the 5 yr DEC average of 48



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
\$75,000 and less	6.67%	78	93	49	0	0
\$75,001 - \$125,000	13.33%	72	65	108	0	0
\$125,001 - \$175,000	13.33%	57	38	66	0	0
\$175,001 - \$250,000	24.44%	36	20	38	0	0
\$250,001 - \$275,000	15.56%	52	0	44	98	0
\$275,001 - \$325,000	13.33%	46	0	41	68	0
\$325,001 and up	13.33%	103	0	0	61	316
Average Closed DOM		59				
Total Closed Units	100%	59	10	27	7	1
Total Closed Volume		10,616,310	1.11M	5.95M	2.66M	890.00K

December 2025



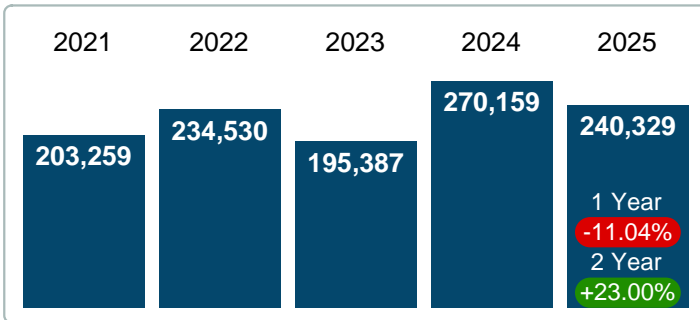
Area Delimited by County Of Cherokee - Residential Property Type



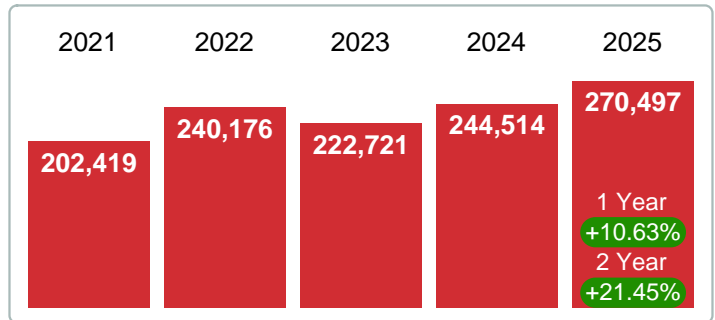
AVERAGE LIST PRICE AT CLOSING

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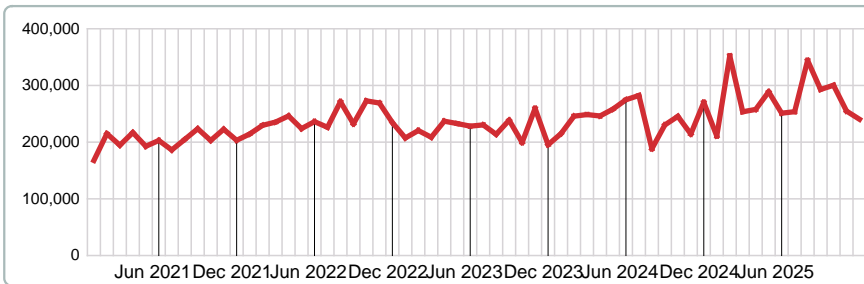
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

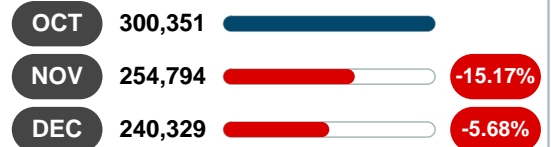


3 MONTHS

5 year DEC AVG = 228,733

High Feb 2025 352,187 Low Jan 2021 167,714

Average List Price at Closing this month at **240,329** above the 5 yr DEC average of **228,733**



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
\$75,000 and less	1	2.22%	39,000	91,000	39,000	0	0
\$75,001 - \$125,000	8	17.78%	103,488	106,180	115,000	0	0
\$125,001 - \$175,000	5	11.11%	148,560	145,950	157,700	0	0
\$175,001 - \$250,000	13	28.89%	213,060	195,000	215,039	0	0
\$250,001 - \$275,000	2	4.44%	261,250	0	274,233	244,500	0
\$275,001 - \$325,000	11	24.44%	292,045	0	292,920	299,999	0
\$325,001 and up	5	11.11%	540,060	0	0	425,160	899,500
Average List Price			240,329	119,980	223,896	381,471	899,500
Total Closed Units		100%	240,329	10	27	7	1
Total Closed Volume			10,814,784	1.20M	6.05M	2.67M	899.50K

December 2025



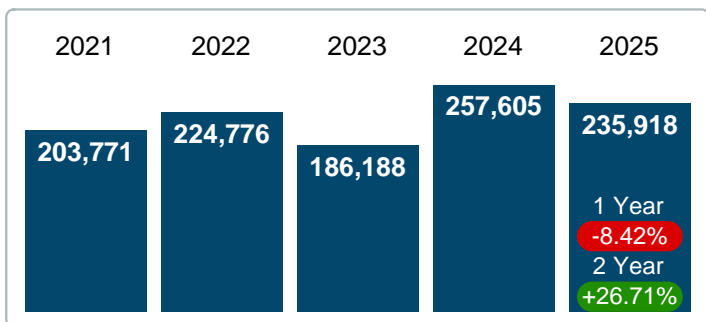
Area Delimited by County Of Cherokee - Residential Property Type



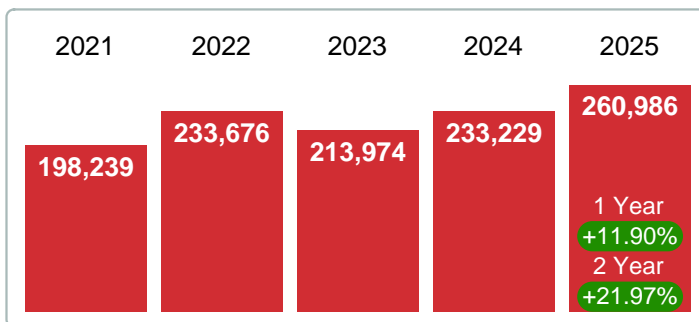
AVERAGE SOLD PRICE AT CLOSING

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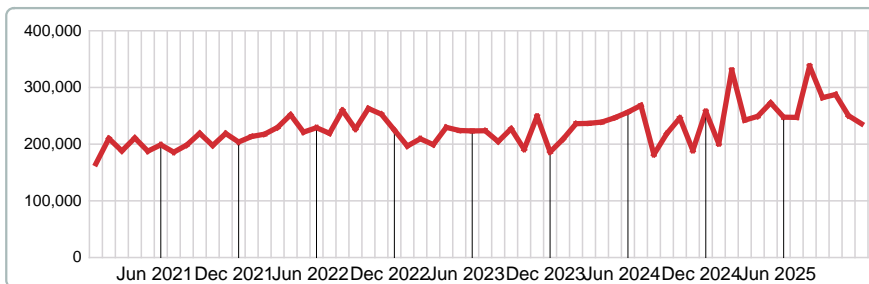
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

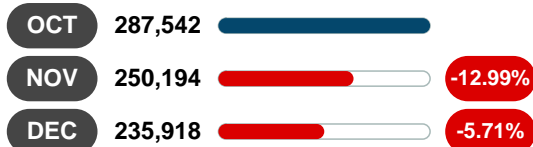


3 MONTHS

5 year DEC AVG = 221,652

High Aug 2025 337,757 Low Jan 2021 165,317

Average Sold Price at Closing this month at **235,918** above the 5 yr DEC average of **221,652**



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
\$75,000 and less	6.67%	57,633	68,950	35,000	0	0
\$75,001 - \$125,000	13.33%	97,933	99,520	90,000	0	0
\$125,001 - \$175,000	13.33%	154,567	146,950	158,375	0	0
\$175,001 - \$250,000	24.44%	212,099	185,000	214,809	0	0
\$250,001 - \$275,000	15.56%	263,286	0	265,000	253,000	0
\$275,001 - \$325,000	13.33%	289,721	0	290,265	287,000	0
\$325,001 and up	13.33%	502,333	0	0	424,800	890,000
Average Sold Price		235,918	111,440	220,293	380,571	890,000
Total Closed Units	100%	235,918	10	27	7	1
Total Closed Volume		10,616,310	1.11M	5.95M	2.66M	890.00K

December 2025



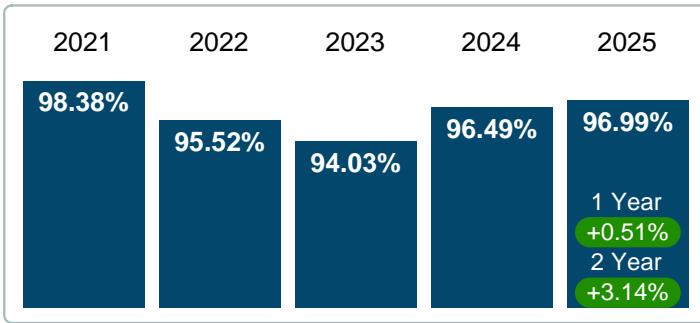
Area Delimited by County Of Cherokee - Residential Property Type



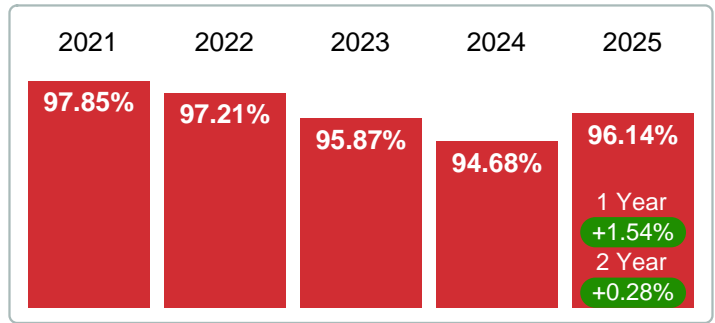
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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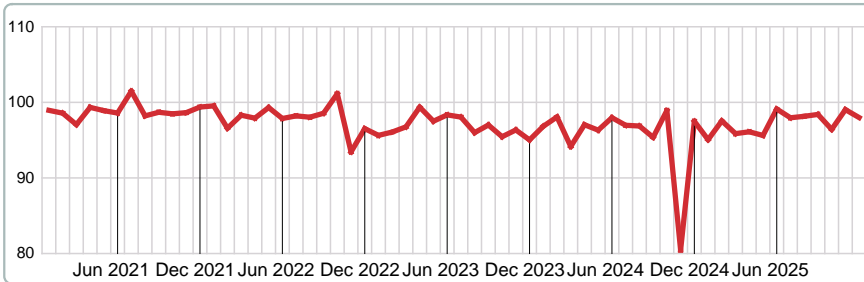
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

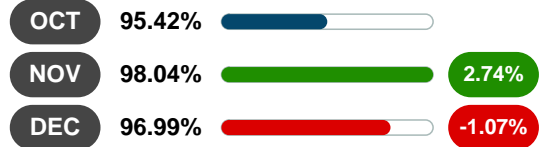


3 MONTHS

5 year DEC AVG = 96.28%

High Jul 2021 100.47% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **96.99%** above the 5 yr DEC average of **96.28%**



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
\$75,000 and less	3	6.67%	80.93%	76.53%	89.74%	0.00%	0.00%
\$75,001 - \$125,000	6	13.33%	91.84%	94.56%	78.26%	0.00%	0.00%
\$125,001 - \$175,000	6	13.33%	100.50%	100.62%	100.45%	0.00%	0.00%
\$175,001 - \$250,000	11	24.44%	99.33%	94.87%	99.78%	0.00%	0.00%
\$250,001 - \$275,000	7	15.56%	97.69%	0.00%	96.73%	103.48%	0.00%
\$275,001 - \$325,000	6	13.33%	98.57%	0.00%	99.15%	95.67%	0.00%
\$325,001 and up	6	13.33%	99.92%	0.00%	0.00%	100.12%	98.94%
Average Sold/List Ratio		97.00%		92.20%	97.91%	99.96%	98.94%
Total Closed Units		45	100%	10	27	7	1
Total Closed Volume		10,616,310		1.11M	5.95M	2.66M	890.00K

December 2025



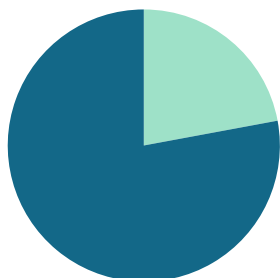
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Jan 12, 2026 for MLS Technology Inc.

INVENTORY

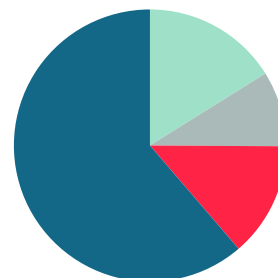


Inventory
 New Listings
51 = 22.08%
 Start Inventory
180
 Total Inventory Units
231
 Volume
\$87,537,749

Market Activity

Closed Sales
45 = 16.13%
 Pending Sales
25 = 8.96%
 Other Off Market
38 = 13.62%
 Active Inventory
171 = 61.29%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	37	45	21.62%	424	427	0.71%
Pending Sales	34	25	-26.47%	449	424	-5.57%
New Listings	45	51	13.33%	705	702	-0.43%
Average List Price	270,159	240,329	-11.04%	244,514	270,497	10.63%
Average Sale Price	257,605	235,918	-8.42%	233,229	260,986	11.90%
Average Percent of Selling Price to List Price	96.49%	96.99%	0.51%	94.68%	96.14%	1.54%
Average Days on Market to Sale	63.41	59.20	-6.63%	51.56	50.80	-1.47%
Monthly Inventory	167	171	2.40%	167	171	2.40%
Months Supply of Inventory	4.73	4.81	1.68%	4.73	4.81	1.68%

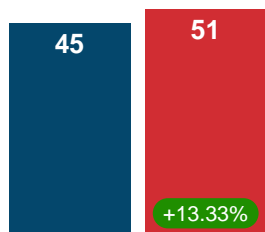
Absorption: Last 12 months, an Average of **36** Sales/Month

Inventory on December 31, 2025 = **171** 2024 2025

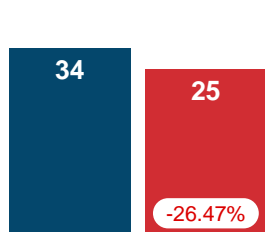
DECEMBER MARKET

AVERAGE PRICES

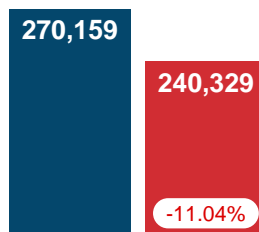
New Listings



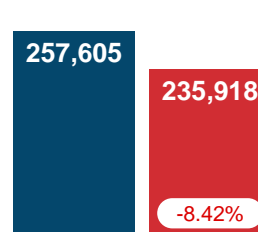
Pending Listings



List Price



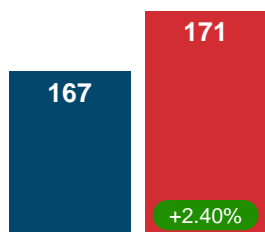
Sale Price



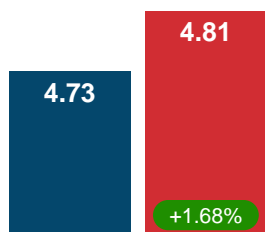
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

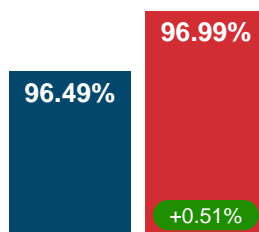
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

