

# December 2025



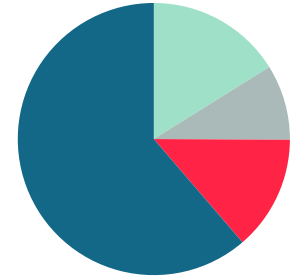
Area Delimited by County Of Cherokee - Residential Property Type



## 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%
Median List Price	206,000	220,000	6.80%
Median Sale Price	198,000	230,000	16.16%
Median Percent of Selling Price to List Price	98.51%	99.07%	0.57%
Median Days on Market to Sale	51.00	49.00	-3.92%
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.

#### 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 **16.16%** in December 2025 to \$230,000 versus the previous year at \$198,000.

#### Median Days on Market Shortens

The median number of **49.00** days that homes spent on the market before selling decreased by 2.00 days or **3.92%** in December 2025 compared to last year's same month at **51.00** DOM.

#### Sales Success for December 2025 is Positive

Overall, with Median Prices going up 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.

### 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

# December 2025



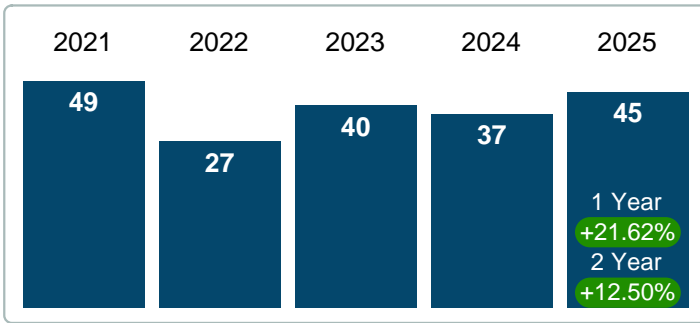
Area Delimited by County Of Cherokee - Residential Property Type



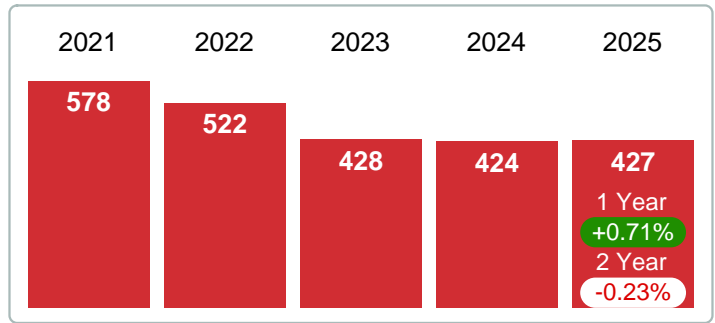
## CLOSED LISTINGS

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

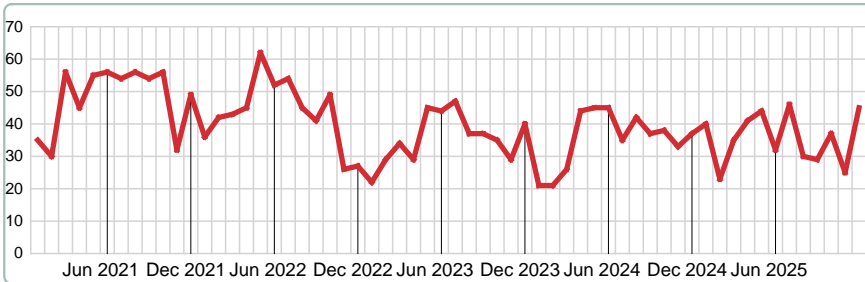
### DECEMBER



### YEAR TO DATE (YTD)

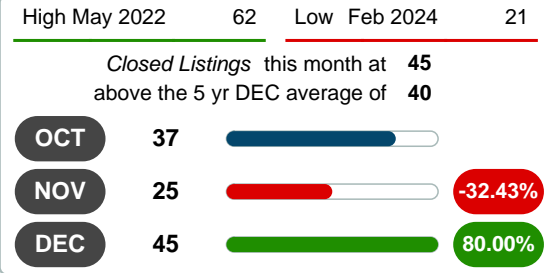


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 40



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.67%	59.0	2	1	0	0
\$75,001 - \$125,000	6	13.33%	44.0	5	1	0	0
\$125,001 - \$175,000	6	13.33%	62.0	2	4	0	0
\$175,001 - \$250,000	11	24.44%	21.0	1	10	0	0
\$250,001 - \$275,000	7	15.56%	51.0	0	6	1	0
\$275,001 - \$325,000	6	13.33%	44.5	0	5	1	0
\$325,001 and up	6	13.33%	53.0	0	0	5	1
<b>Total Closed Units</b>	<b>45</b>			<b>10</b>	<b>27</b>	<b>7</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>10,616,310</b>	<b>100%</b>	<b>49.0</b>	<b>1.11M</b>	<b>5.95M</b>	<b>2.66M</b>	<b>890.00K</b>
<b>Median Closed Price</b>	<b>\$230,000</b>			<b>\$101,000</b>	<b>\$238,485</b>	<b>\$340,000</b>	<b>\$890,000</b>

# December 2025



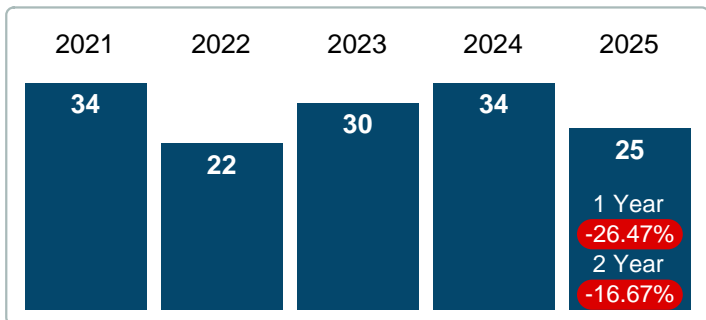
Area Delimited by County Of Cherokee - Residential Property Type



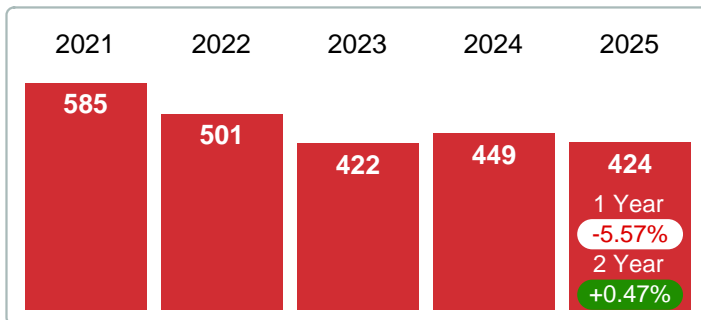
## PENDING LISTINGS

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

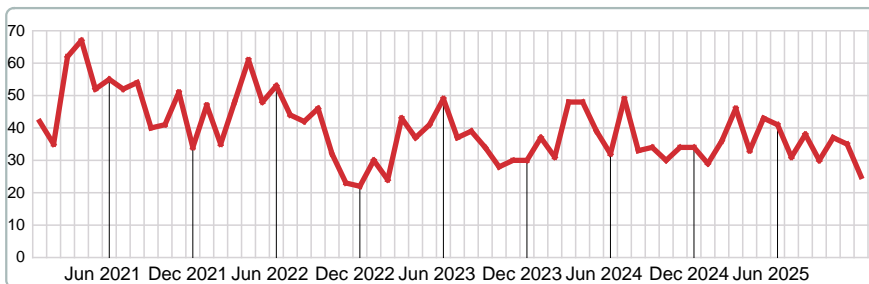
### DECEMBER



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	16.00%	23.5	4	0	0	0
\$125,001 - \$125,000	0	0.00%	23.5	0	0	0	0
\$125,001 - \$175,000	5	20.00%	28.0	3	2	0	0
\$175,001 - \$275,000	6	24.00%	73.5	1	3	2	0
\$275,001 - \$425,000	4	16.00%	57.5	0	3	0	1
\$425,001 - \$625,000	4	16.00%	95.0	1	1	2	0
\$625,001 and up	2	8.00%	112.0	0	1	1	0
<b>Total Pending Units</b>	<b>25</b>			<b>9</b>	<b>10</b>	<b>5</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>7,848,800</b>	<b>100%</b>	<b>62.0</b>	<b>1.56M</b>	<b>3.16M</b>	<b>2.73M</b>	<b>399.00K</b>
<b>Median Listing Price</b>	<b>\$244,500</b>			<b>\$138,500</b>	<b>\$273,450</b>	<b>\$600,000</b>	<b>\$399,000</b>

# December 2025



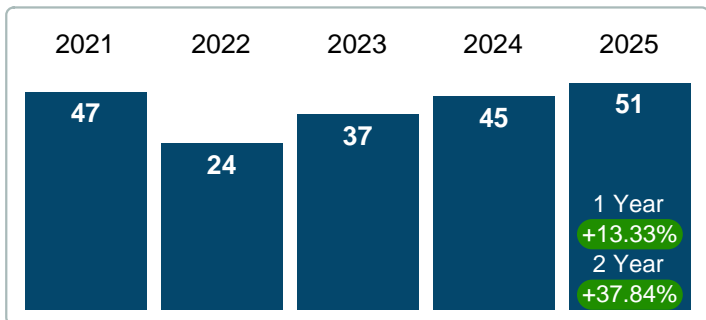
Area Delimited by County Of Cherokee - Residential Property Type



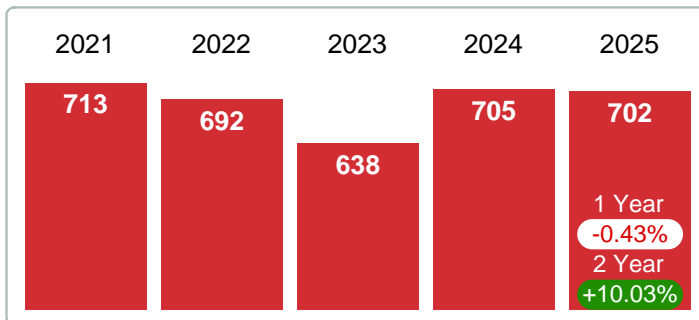
## NEW LISTINGS

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

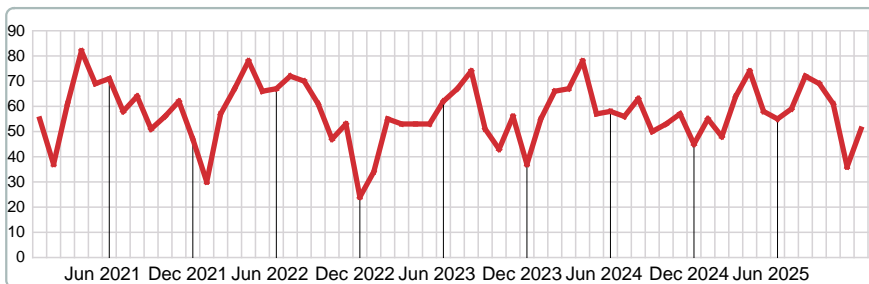
### DECEMBER



### YEAR TO DATE (YTD)

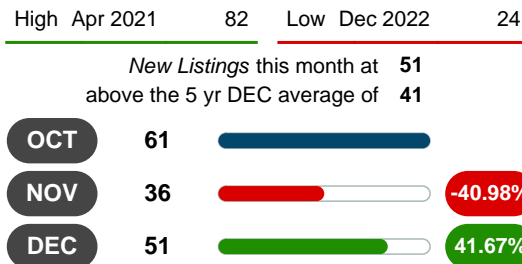


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>51</b>		<b>14</b>	<b>27</b>	<b>10</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>12,899,600</b>	<b>100%</b>	<b>1.95M</b>	<b>7.85M</b>	<b>3.11M</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$228,800</b>		<b>\$125,000</b>	<b>\$245,000</b>	<b>\$309,500</b>	<b>\$0</b>

# December 2025



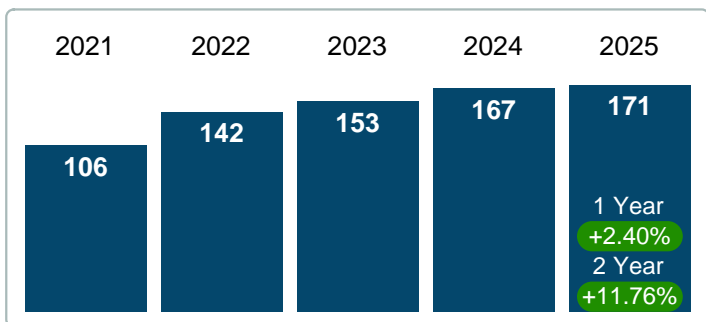
Area Delimited by County Of Cherokee - Residential Property Type



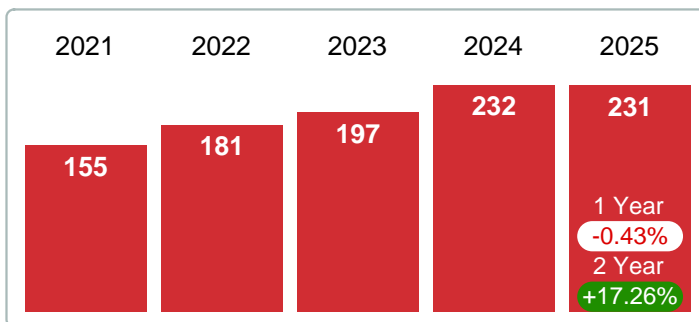
## ACTIVE INVENTORY

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

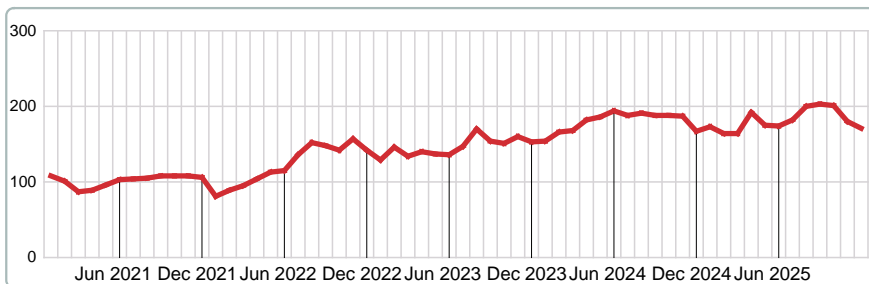
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

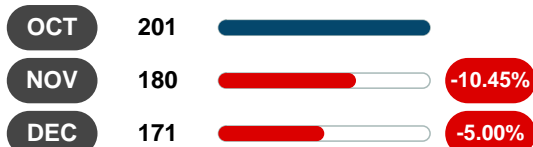


### 3 MONTHS

5 year DEC AVG = 148

High Sep 2025 203 Low Jan 2022 81

Inventory this month at 171  
above the 5 yr DEC average of 148



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	11	6.43%	105.0	6	5	0	0
\$100,001 - \$150,000	19	11.11%	55.0	12	6	1	0
\$150,001 - \$200,000	27	15.79%	97.0	6	14	7	0
\$200,001 - \$325,000	47	27.49%	70.0	3	28	16	0
\$325,001 - \$425,000	28	16.37%	79.0	4	9	14	1
\$425,001 - \$625,000	22	12.87%	114.0	1	10	7	4
\$625,001 and up	17	9.94%	93.0	2	4	7	4
<b>Total Active Inventory by Units</b>	<b>171</b>			<b>34</b>	<b>76</b>	<b>52</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>64,910,299</b>	<b>100%</b>	<b>84.0</b>	<b>8.36M</b>	<b>26.18M</b>	<b>22.14M</b>	<b>8.23M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$275,000</b>			<b>\$144,450</b>	<b>\$269,700</b>	<b>\$336,000</b>	<b>\$599,900</b>

# December 2025



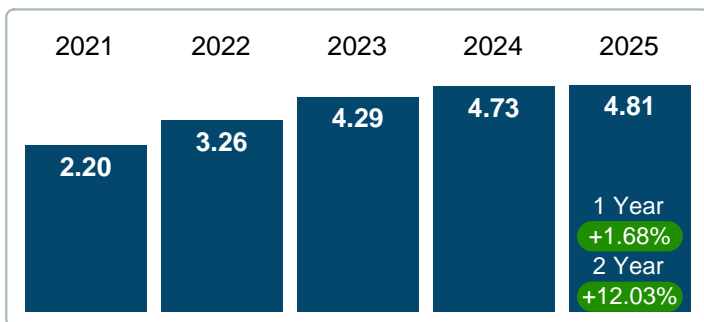
Area Delimited by County Of Cherokee - Residential Property Type



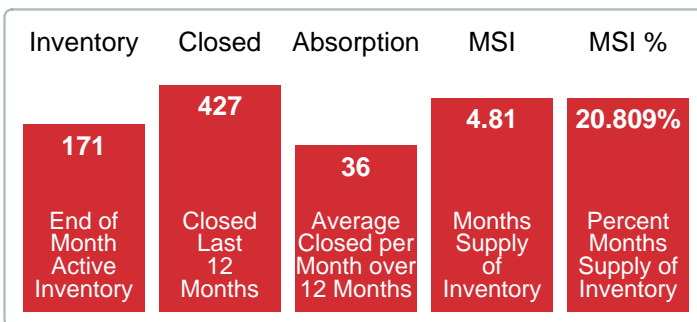
## MONTHS SUPPLY of INVENTORY (MSI)

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

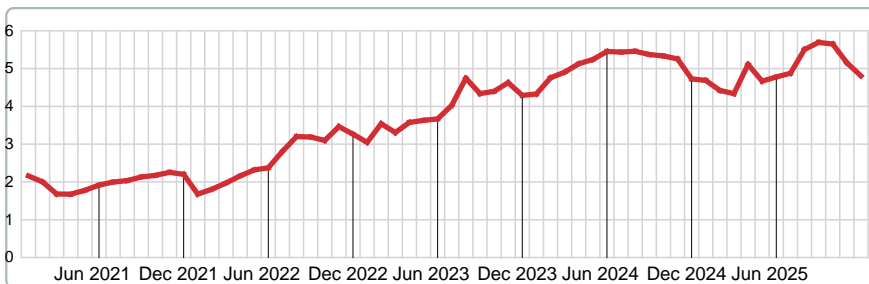
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025

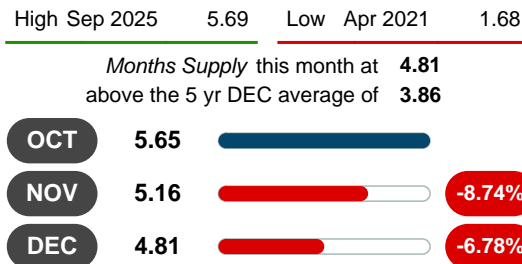


### 5 YEAR MARKET ACTIVITY TRENDS



### 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	171	100%	4.81	34	76	52	9

# December 2025



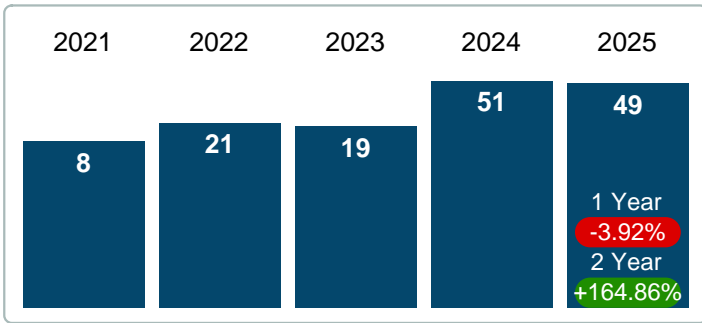
Area Delimited by County Of Cherokee - Residential Property Type



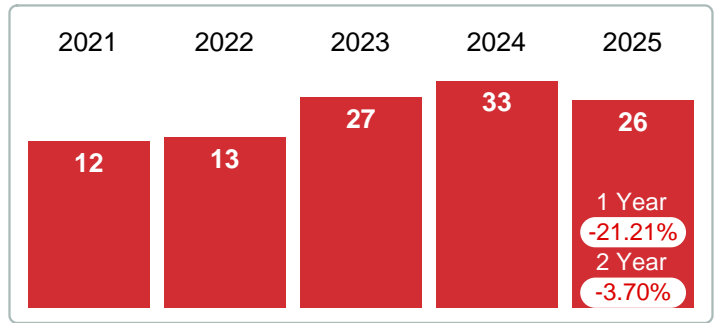
## MEDIAN DAYS ON MARKET TO SALE

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

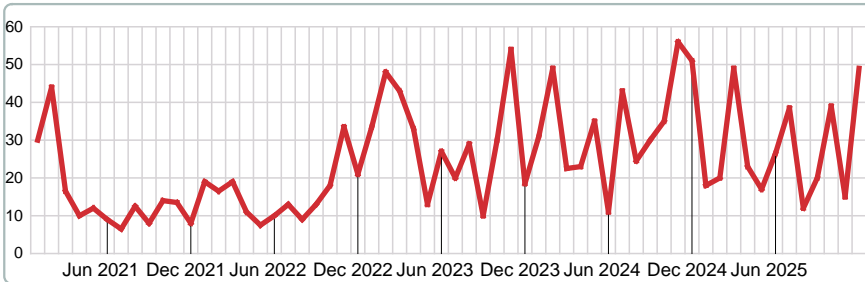
### DECEMBER



### YEAR TO DATE (YTD)

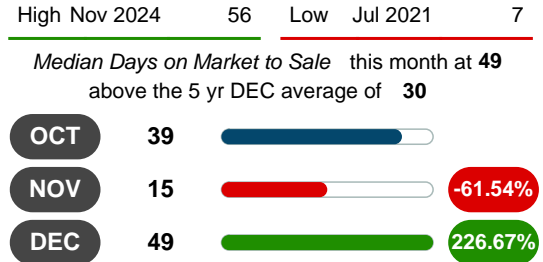


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 30



### 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
\$75,000 and less	6.67%	59	93	49	0	0
\$75,001 - \$125,000	13.33%	44	34	108	0	0
\$125,001 - \$175,000	13.33%	62	38	65	0	0
\$175,001 - \$250,000	24.44%	21	20	27	0	0
\$250,001 - \$275,000	15.56%	51	0	43	98	0
\$275,001 - \$325,000	13.33%	45	0	40	68	0
\$325,001 and up	13.33%	53	0	0	32	316
Median Closed DOM		49	44	49	68	316
Total Closed Units	100%	45	10	27	7	1
Total Closed Volume		10,616,310	1.11M	5.95M	2.66M	890.00K

# December 2025



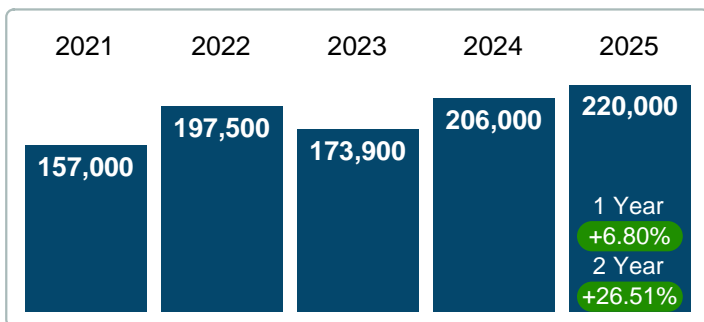
Area Delimited by County Of Cherokee - Residential Property Type



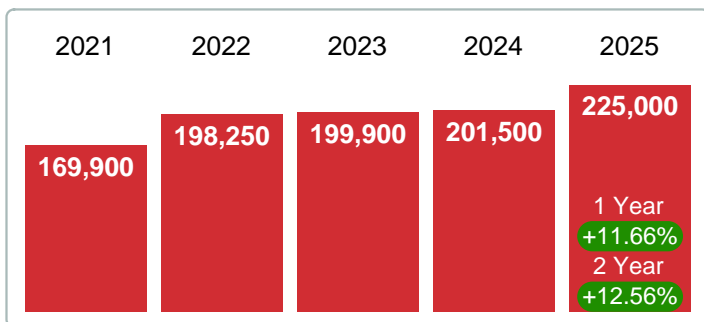
## MEDIAN LIST PRICE AT CLOSING

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

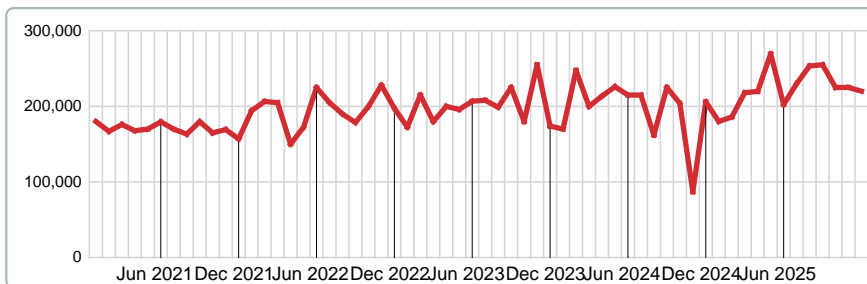
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

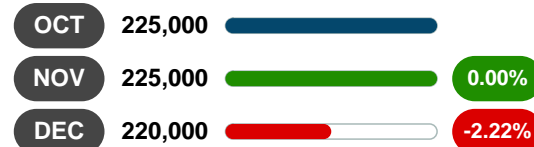


### 3 MONTHS

5 year DEC AVG = 190,880

High May 2025 269,450 Low Nov 2024 87,000

Median List Price at Closing this month at **220,000** above the 5 yr DEC average of **190,880**



### 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
\$75,000 and less	1	2.22%	39,000	0	39,000	0	0
\$75,001 - \$125,000	8	17.78%	101,450	99,900	115,000	0	0
\$125,001 - \$175,000	5	11.11%	159,000	145,950	159,000	0	0
\$175,001 - \$250,000	13	28.89%	209,900	195,000	209,900	244,500	0
\$250,001 - \$275,000	2	4.44%	261,250	0	261,250	0	0
\$275,001 - \$325,000	11	24.44%	287,500	0	284,900	312,500	0
\$325,001 and up	5	11.11%	479,500	0	0	424,700	899,500
Median List Price			220,000	111,500	233,985	351,500	899,500
Total Closed Units		100%	220,000	10	27	7	1
Total Closed Volume			10,814,784	1.20M	6.05M	2.67M	899.50K

# December 2025



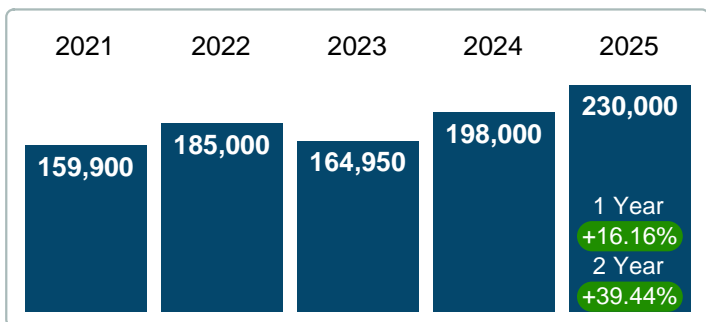
Area Delimited by County Of Cherokee - Residential Property Type



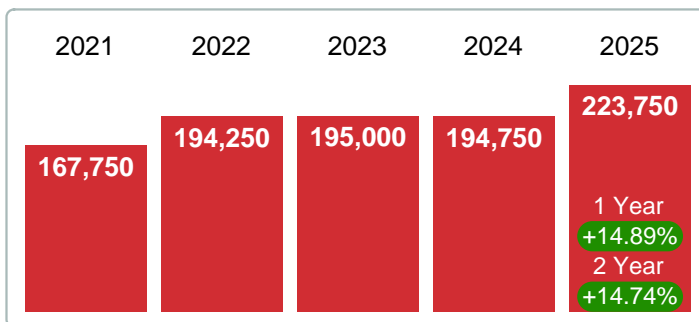
## MEDIAN SOLD PRICE AT CLOSING

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

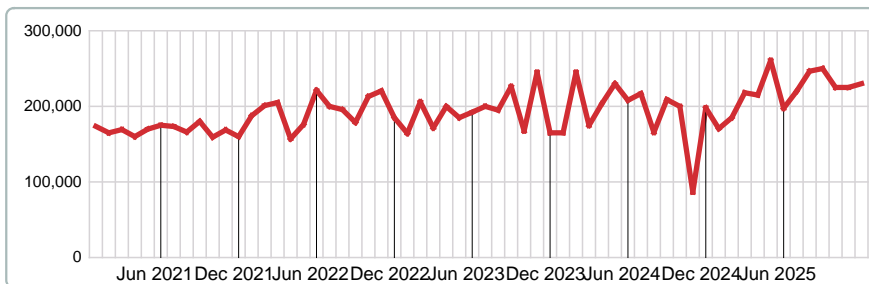
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

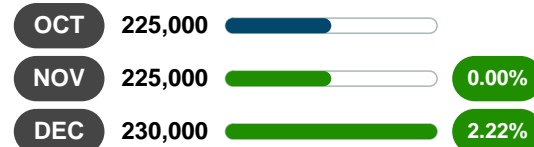


### 3 MONTHS

5 year DEC AVG = 187,570

High May 2025 260,750 Low Nov 2024 86,500

Median Sold Price at Closing this month at **230,000** above the 5 yr DEC average of **187,570**



### 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
\$75,000 and less	3	6.67%	65,000	68,950	35,000	0	0
\$75,001 - \$125,000	6	13.33%	95,650	97,000	90,000	0	0
\$125,001 - \$175,000	6	13.33%	164,000	146,950	165,500	0	0
\$175,001 - \$250,000	11	24.44%	209,900	185,000	216,650	0	0
\$250,001 - \$275,000	7	15.56%	265,000	0	265,000	253,000	0
\$275,001 - \$325,000	6	13.33%	286,713	0	286,425	287,000	0
\$325,001 and up	6	13.33%	422,500	0	0	375,000	890,000
Median Sold Price			230,000	101,000	238,485	340,000	890,000
Total Closed Units		100%	230,000	10	27	7	1
Total Closed Volume			10,616,310	1.11M	5.95M	2.66M	890.00K

# December 2025



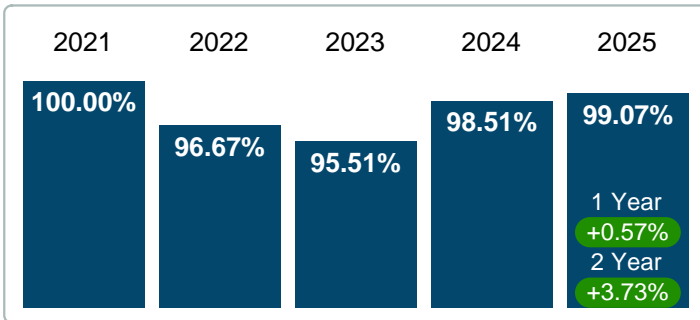
Area Delimited by County Of Cherokee - Residential Property Type



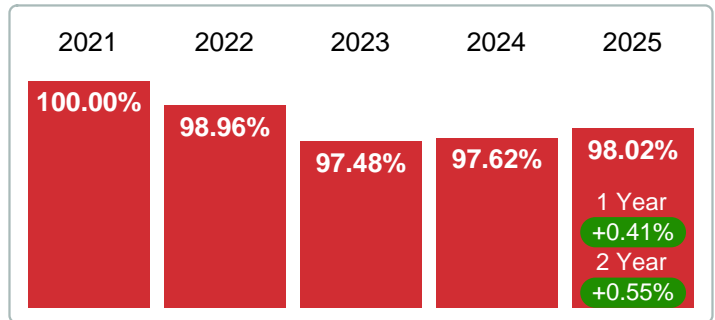
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

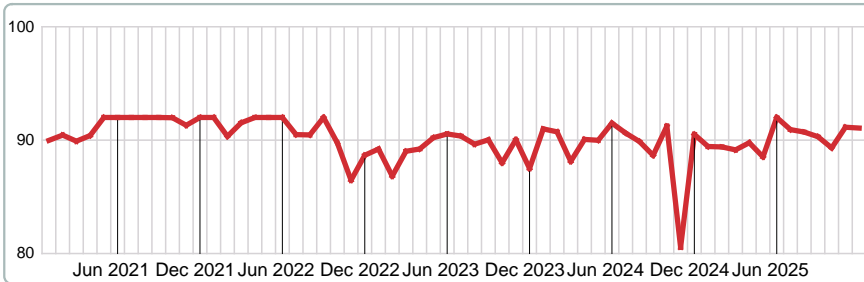
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

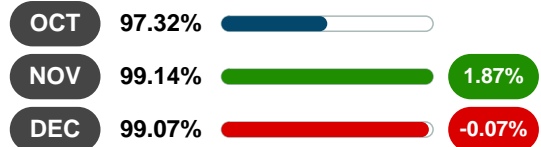


### 3 MONTHS

5 year DEC AVG = 97.95%

High Jun 2025 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **99.07%**  
 above the 5 yr DEC average of **97.95%**



### 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
\$75,000 and less	3	6.67%	82.28%	76.53%	89.74%	0.00%	0.00%
\$75,001 - \$125,000	6	13.33%	91.42%	92.75%	78.26%	0.00%	0.00%
\$125,001 - \$175,000	6	13.33%	100.62%	100.62%	100.68%	0.00%	0.00%
\$175,001 - \$250,000	11	24.44%	100.00%	94.87%	100.00%	0.00%	0.00%
\$250,001 - \$275,000	7	15.56%	99.07%	0.00%	97.76%	103.48%	0.00%
\$275,001 - \$325,000	6	13.33%	98.38%	0.00%	100.00%	95.67%	0.00%
\$325,001 and up	6	13.33%	99.40%	0.00%	0.00%	99.85%	98.94%
Median Sold/List Ratio		99.07%		93.81%	99.82%	99.85%	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



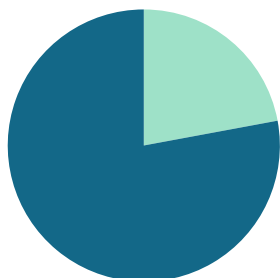
Area Delimited by County Of Cherokee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

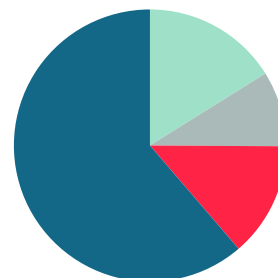


**Inventory**  
 New Listings  
**51 = 22.08%**  
 Start Inventory  
**180**  
 Total Inventory Units  
**231**  
 Volume  
**\$87,537,749**

### 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%
Median List Price	206,000	220,000	6.80%	201,500	225,000	11.66%
Median Sale Price	198,000	230,000	16.16%	194,750	223,750	14.89%
Median Percent of Selling Price to List Price	98.51%	99.07%	0.57%	97.62%	98.02%	0.41%
Median Days on Market to Sale	51.00	49.00	-3.92%	33.00	26.00	-21.21%
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%

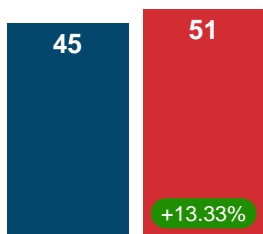
**Absorption:** Last 12 months, an Average of **36** Sales/Month

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

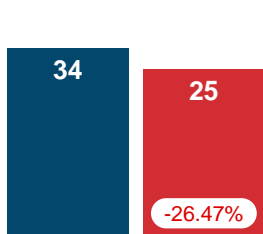
### DECEMBER MARKET

### MEDIAN PRICES

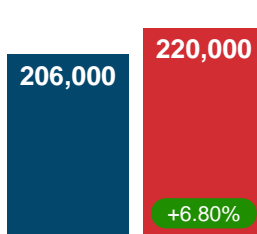
#### New Listings



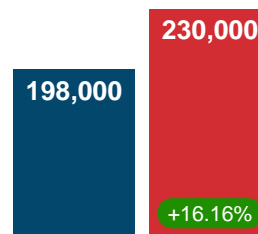
#### Pending Listings



#### List Price



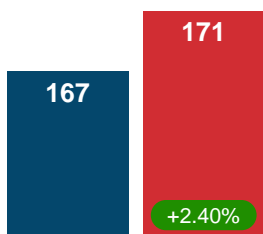
#### Sale Price



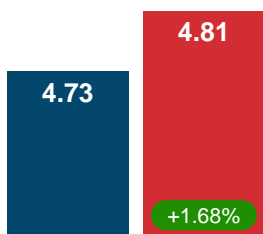
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

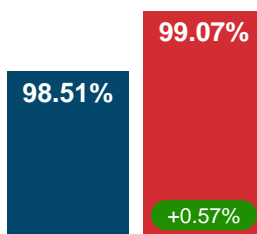
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

