

January 2026



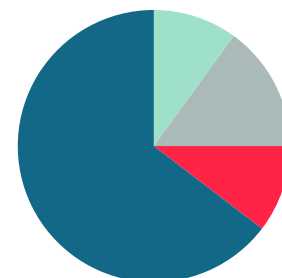
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2026 for MLS Technology Inc.

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	40	26	-35.00%
Pending Listings	29	39	34.48%
New Listings	55	57	3.64%
Average List Price	210,850	210,169	-0.32%
Average Sale Price	200,748	208,493	3.86%
Average Percent of Selling Price to List Price	94.06%	96.53%	2.62%
Average Days on Market to Sale	48.73	36.08	-25.96%
End of Month Inventory	173	168	-2.89%
Months Supply of Inventory	4.69	4.87	3.91%



■ Closed (10.00%)
■ Pending (15.00%)
■ Other OffMarket (10.38%)
■ Active (64.62%)

Absorption: Last 12 months, an Average of **35** Sales/Month
Active Inventory as of January 31, 2026 = **168**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2026 decreased **2.89%** to 168 existing homes available for sale. Over the last 12 months this area has had an average of 35 closed sales per month. This represents an unsold inventory index of **4.87** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **3.86%** in January 2026 to \$208,493 versus the previous year at \$200,748.

Average Days on Market Shortens

The average number of **36.08** days that homes spent on the market before selling decreased by 12.65 days or **25.96%** in January 2026 compared to last year's same month at **48.73** DOM.

Sales Success for January 2026 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 57 New Listings in January 2026, up **3.64%** from last year at 55. Furthermore, there were 26 Closed Listings this month versus last year at 40, a **-35.00%** decrease.

Closed versus Listed trends yielded a **45.6%** ratio, down from previous year's, January 2025, at **72.7%**, a **37.28%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

January 2026



Area Delimited by County Of Cherokee - Residential Property Type

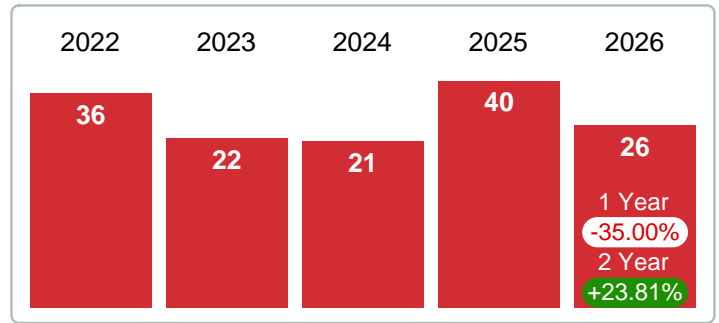
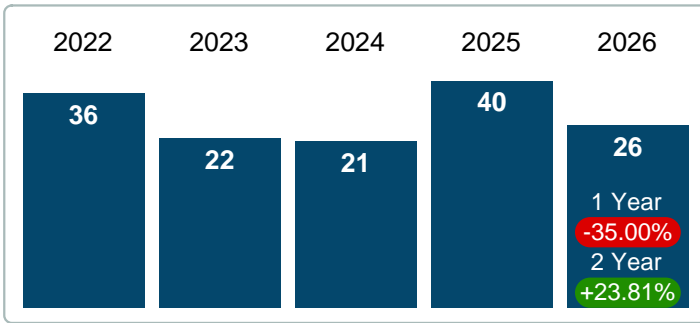


CLOSED LISTINGS

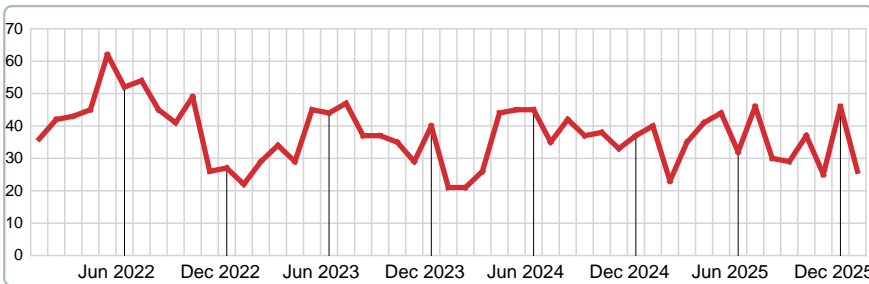
Report produced on Feb 11, 2026 for MLS Technology Inc.

JANUARY

YEAR TO DATE (YTD)

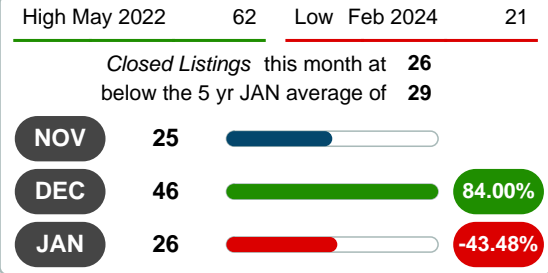


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 29



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	1	3.85%	20.0	1	0	0	0
\$75,001 - \$100,000	2	7.69%	72.5	1	1	0	0
\$100,001 - \$125,000	4	15.38%	5.0	2	2	0	0
\$125,001 - \$200,000	9	34.62%	42.9	4	5	0	0
\$200,001 - \$250,000	4	15.38%	13.8	2	2	0	0
\$250,001 - \$375,000	3	11.54%	33.3	0	2	1	0
\$375,001 and up	3	11.54%	70.7	0	1	1	1
Total Closed Units	26			10	13	2	1
Total Closed Volume	5,420,825	100%	36.1	1.42M	2.76M	840.10K	399.00K
Average Closed Price	\$208,493			\$142,153	\$212,323	\$420,050	\$399,000

January 2026



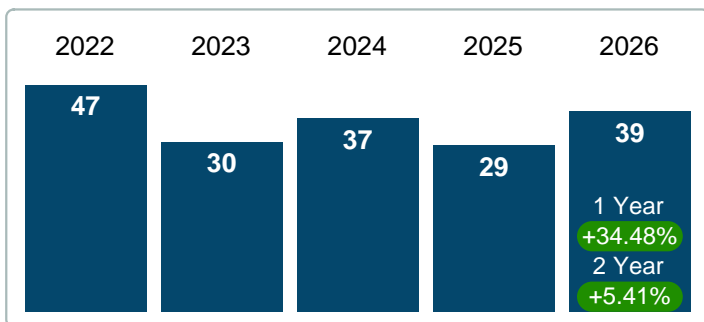
Area Delimited by County Of Cherokee - Residential Property Type



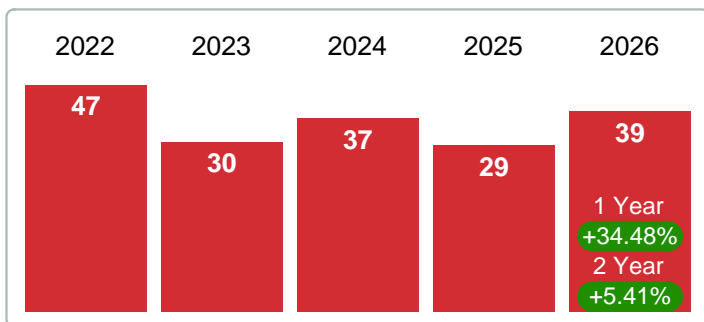
PENDING LISTINGS

Report produced on Feb 11, 2026 for MLS Technology Inc.

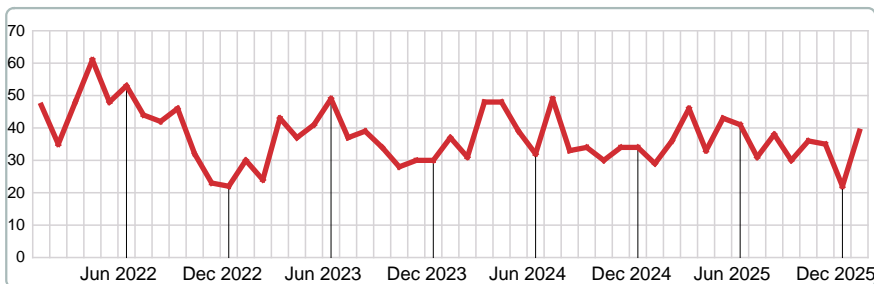
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 36

High Apr 2022 61 Low Dec 2025 22

Pending Listings this month at 39
above the 5 yr JAN average of 36



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.69%	5.7	1	2	0	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$150,000	10	25.64%	58.4	4	6	0	0
\$150,001 - \$250,000	11	28.21%	45.5	4	4	3	0
\$250,001 - \$325,000	6	15.38%	83.3	0	4	2	0
\$325,001 - \$400,000	5	12.82%	60.0	0	2	3	0
\$400,001 and up	4	10.26%	63.5	0	1	3	0
Total Pending Units	39			9	19	11	0
Total Pending Volume	9,131,000	100%	55.3	1.36M	4.01M	3.76M	0.00B
Average Listing Price	\$234,128			\$150,844	\$211,163	\$341,936	\$0

January 2026



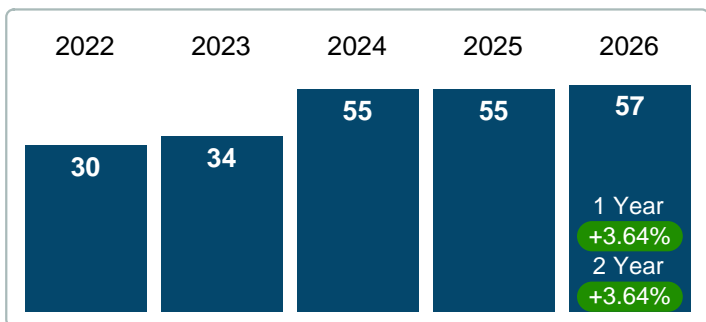
Area Delimited by County Of Cherokee - Residential Property Type



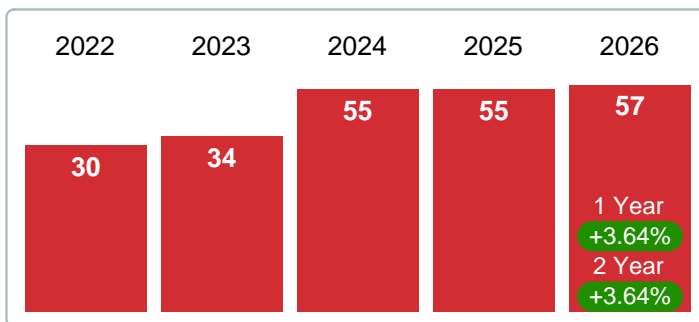
NEW LISTINGS

Report produced on Feb 11, 2026 for MLS Technology Inc.

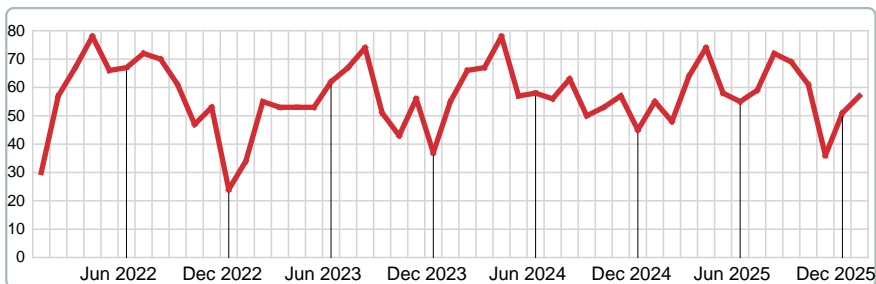
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46

High Apr 2024 78 Low Dec 2022 24

New Listings this month at 57 above the 5 yr JAN average of 46

- NOV 36
- DEC 51 (41.67%)
- JAN 57 (11.76%)

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	7.02%	3	1	0	0
\$100,001 - \$150,000	7	12.28%	2	5	0	0
\$150,001 - \$175,000	6	10.53%	2	4	0	0
\$175,001 - \$300,000	15	26.32%	2	7	6	0
\$300,001 - \$400,000	12	21.05%	1	7	4	0
\$400,001 - \$550,000	7	12.28%	0	4	3	0
\$550,001 and up	6	10.53%	2	1	2	1
Total New Listed Units	57		12	29	15	1
Total New Listed Volume	18,538,950	100%	4.10M	7.89M	5.75M	795.00K
Average New Listed Listing Price	\$325,245		\$341,513	\$272,193	\$383,480	\$795,000

January 2026



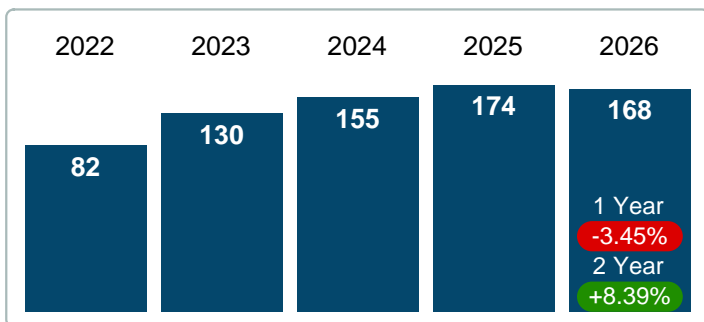
Area Delimited by County Of Cherokee - Residential Property Type



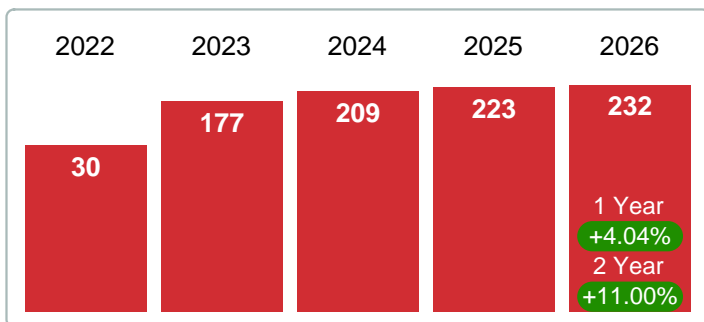
ACTIVE INVENTORY

Report produced on Feb 11, 2026 for MLS Technology Inc.

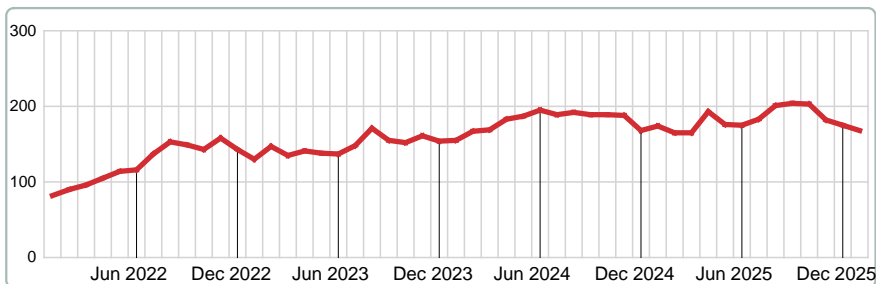
END OF JANUARY



ACTIVE DURING JANUARY

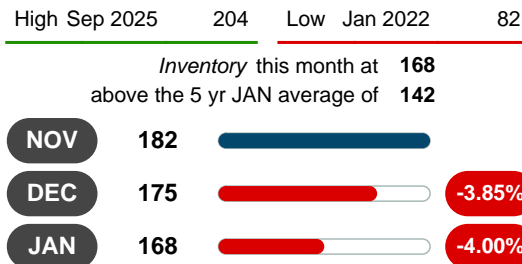


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 142



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	12	7.14%	91.2	8	4	0	0
\$100,001 - \$150,000	16	9.52%	78.7	9	6	1	0
\$150,001 - \$225,000	33	19.64%	57.6	6	19	8	0
\$225,001 - \$325,000	36	21.43%	79.8	3	22	11	0
\$325,001 - \$425,000	31	18.45%	86.5	4	11	14	2
\$425,001 - \$675,000	24	14.29%	104.5	1	13	7	3
\$675,001 and up	16	9.52%	107.1	3	3	6	4
Total Active Inventory by Units	168			34	78	47	9
Total Active Inventory by Volume	65,351,050	100%	83.5	8.83M	27.85M	20.51M	8.17M
Average Active Inventory Listing Price	\$388,994			\$259,634	\$357,004	\$436,417	\$907,289

January 2026



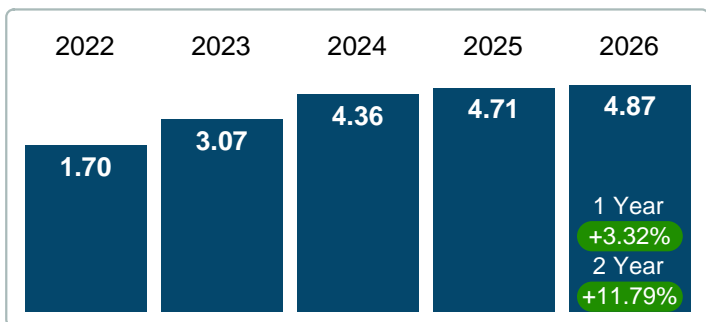
Area Delimited by County Of Cherokee - Residential Property Type



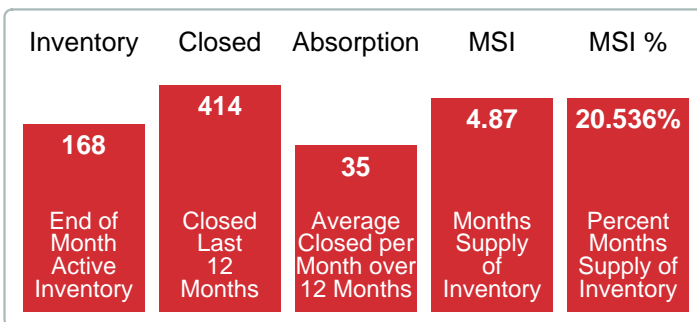
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Feb 11, 2026 for MLS Technology Inc.

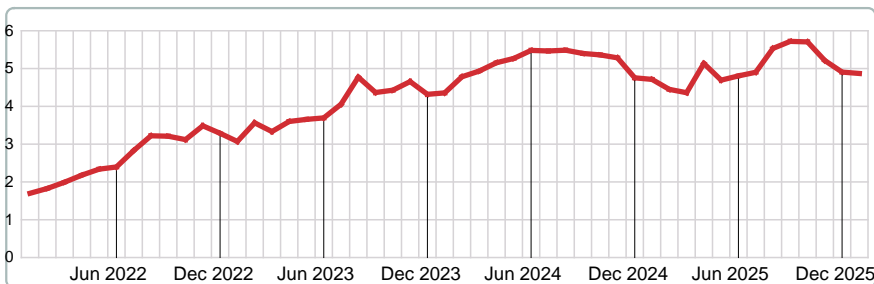
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

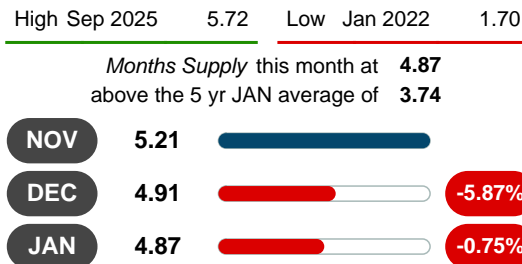


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 3.74



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	12	7.14%	3.27	3.69	3.00	0.00	0.00
\$100,001 - \$150,000	16	9.52%	3.37	4.32	2.48	4.00	0.00
\$150,001 - \$225,000	33	19.64%	3.57	3.00	3.30	5.33	0.00
\$225,001 - \$325,000	36	21.43%	3.89	2.40	3.52	7.76	0.00
\$325,001 - \$425,000	31	18.45%	7.91	24.00	4.71	12.92	6.00
\$425,001 - \$675,000	24	14.29%	9.00	4.00	10.40	7.64	12.00
\$675,001 and up	16	9.52%	16.00	0.00	9.00	14.40	16.00
Market Supply of Inventory (MSI)	4.87			4.29	3.97	8.17	7.71
Total Active Inventory by Units	168	100%	4.87	34	78	47	9

January 2026



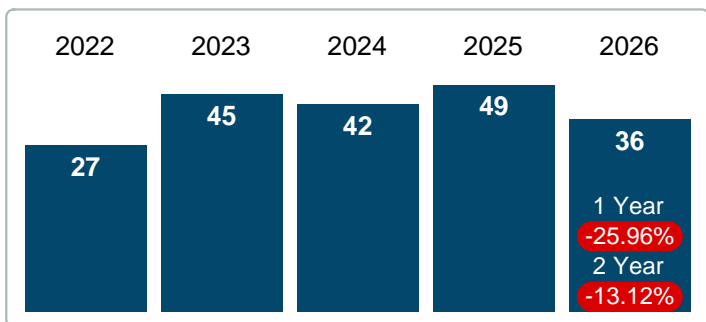
Area Delimited by County Of Cherokee - Residential Property Type



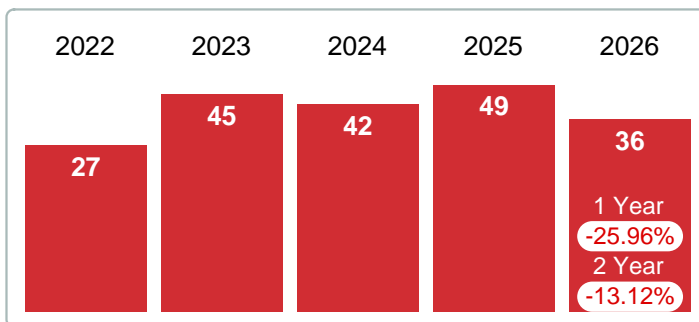
AVERAGE DAYS ON MARKET TO SALE

Report produced on Feb 11, 2026 for MLS Technology Inc.

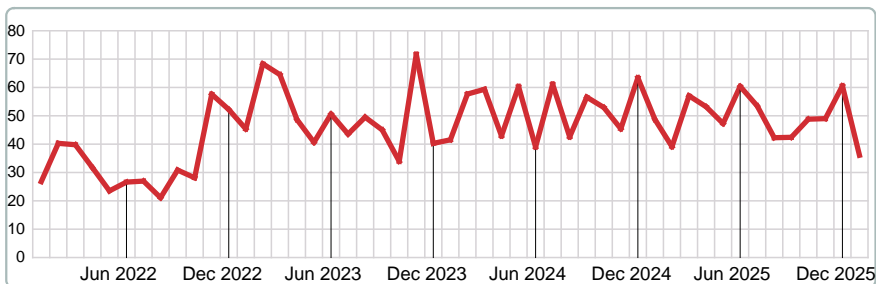
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

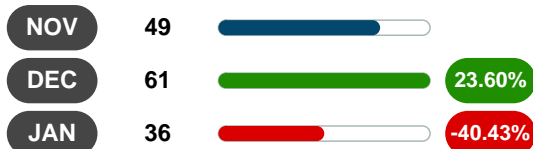


3 MONTHS

5 year JAN AVG = 40

High Nov 2023 72 Low Aug 2022 21

Average Days on Market to Sale this month at 36 below the 5 yr JAN average of 40



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	3.85%	20	20	0	0	0
\$75,001 - \$100,000	7.69%	73	83	62	0	0
\$100,001 - \$125,000	15.38%	5	8	2	0	0
\$125,001 - \$200,000	34.62%	43	37	48	0	0
\$200,001 - \$250,000	15.38%	14	4	24	0	0
\$250,001 - \$375,000	11.54%	33	0	16	68	0
\$375,001 and up	11.54%	71	0	50	89	73
Average Closed DOM		36	27	33	79	73
Total Closed Units	100%	36	10	13	2	1
Total Closed Volume		5,420,825	1.42M	2.76M	840.10K	399.00K

January 2026



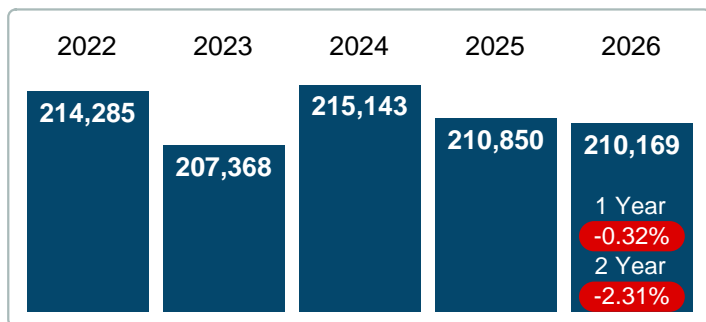
Area Delimited by County Of Cherokee - Residential Property Type



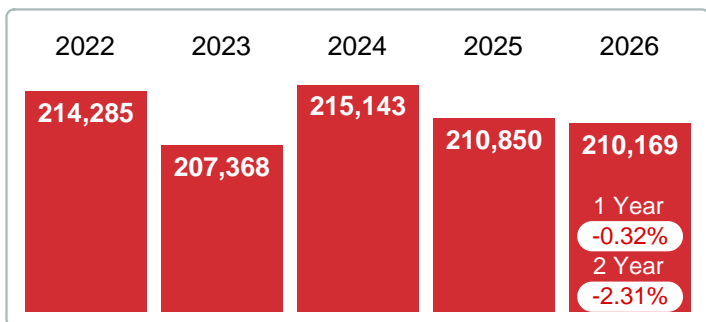
AVERAGE LIST PRICE AT CLOSING

Report produced on Feb 11, 2026 for MLS Technology Inc.

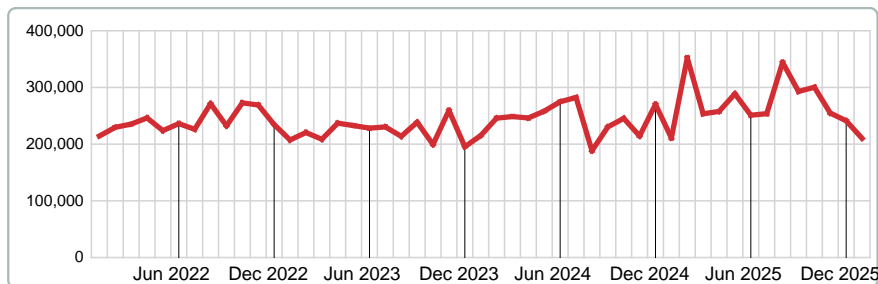
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

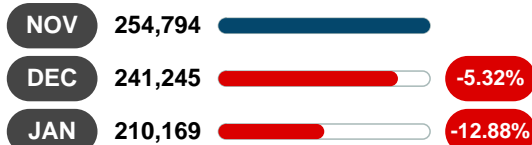


3 MONTHS

5 year JAN AVG = 211,563

High Feb 2025 352,187 Low Aug 2024 188,369

Average List Price at Closing this month at **210,169**
below the 5 yr JAN average of **211,563**



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	3.85%	30,000	30,000	0	0	0
\$75,001 - \$100,000	3.85%	99,000	114,000	99,000	0	0
\$100,001 - \$125,000	19.23%	117,500	120,000	116,750	0	0
\$125,001 - \$200,000	34.62%	170,033	164,175	174,720	0	0
\$200,001 - \$250,000	15.38%	224,675	231,350	218,000	0	0
\$250,001 - \$375,000	11.54%	301,633	0	322,450	260,000	0
\$375,001 and up	11.54%	471,333	0	415,000	600,000	399,000
Average List Price		210,169	150,340	207,846	430,000	399,000
Total Closed Units	100%	210,169	10	13	2	1
Total Closed Volume		5,464,400	1.50M	2.70M	860.00K	399.00K

January 2026



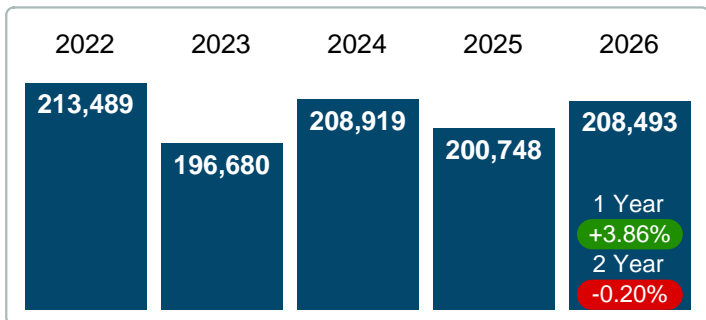
Area Delimited by County Of Cherokee - Residential Property Type



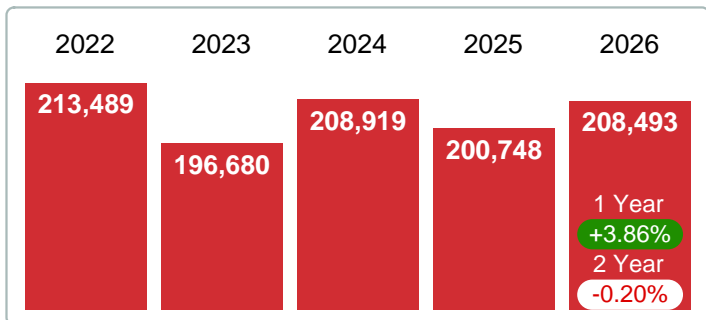
AVERAGE SOLD PRICE AT CLOSING

Report produced on Feb 11, 2026 for MLS Technology Inc.

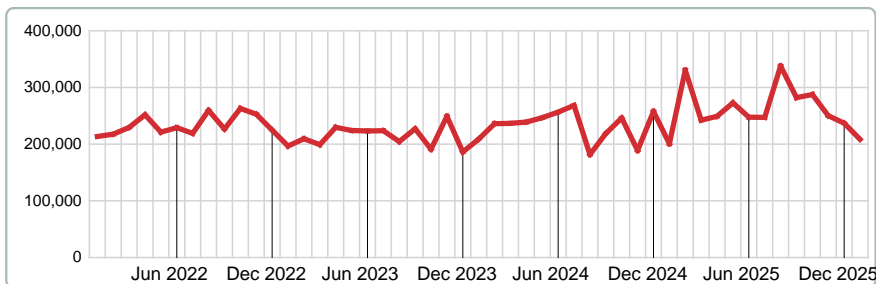
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

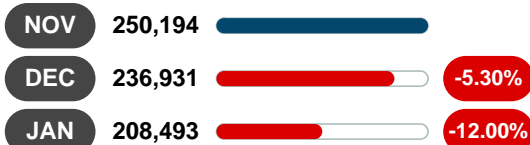


3 MONTHS

5 year JAN AVG = 205,666

High Aug 2025 337,757 Low Aug 2024 181,740

Average Sold Price at Closing this month at **208,493** above the 5 yr JAN average of **205,666**



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	3.85%	20,000	20,000	0	0	0
\$75,001 - \$100,000	7.69%	85,563	76,125	95,000	0	0
\$100,001 - \$125,000	15.38%	115,875	117,500	114,250	0	0
\$125,001 - \$200,000	34.62%	164,844	158,225	170,140	0	0
\$200,001 - \$250,000	15.38%	223,375	228,750	218,000	0	0
\$250,001 - \$375,000	11.54%	288,767	0	302,500	261,300	0
\$375,001 and up	11.54%	507,600	0	545,000	578,800	399,000
Average Sold Price		208,493	142,153	212,323	420,050	399,000
Total Closed Units	100%	208,493	10	13	2	1
Total Closed Volume		5,420,825	1.42M	2.76M	840.10K	399.00K

January 2026



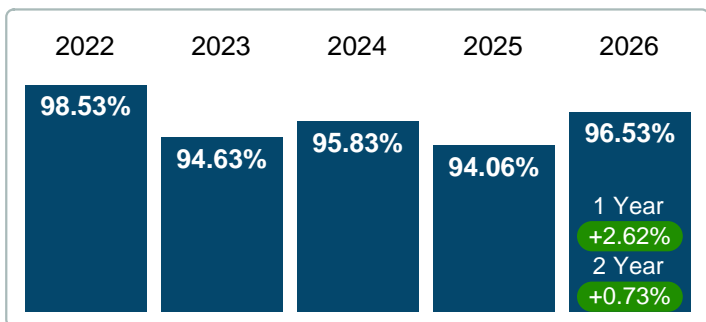
Area Delimited by County Of Cherokee - Residential Property Type



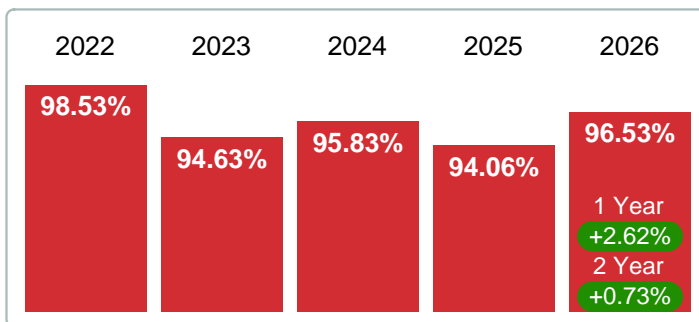
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 11, 2026 for MLS Technology Inc.

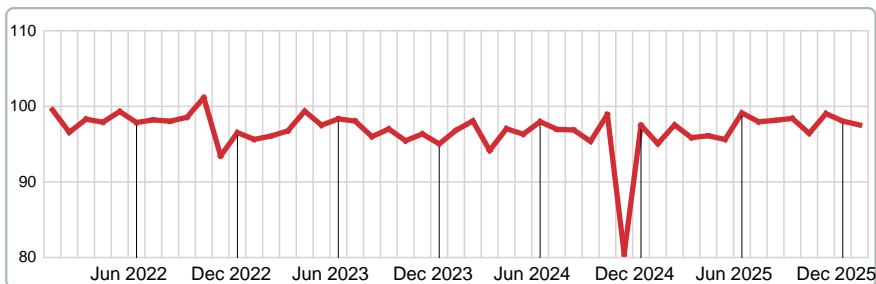
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

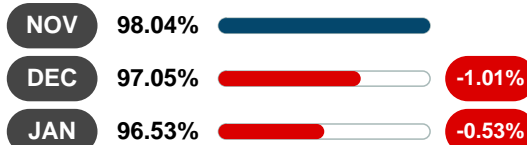


3 MONTHS

5 year JAN AVG = 95.92%

High Oct 2022 100.14% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **96.53%** above the 5 yr JAN average of **95.92%**



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	<div style="width: 3.85%;"></div>	3.85%	66.67%	66.67%	0.00%	0.00%	0.00%	
\$75,001 - \$100,000	<div style="width: 7.69%;"></div>	7.69%	81.37%	66.78%	95.96%	0.00%	0.00%	
\$100,001 - \$125,000	<div style="width: 15.38%;"></div>	15.38%	98.00%	98.00%	98.00%	0.00%	0.00%	
\$125,001 - \$200,000	<div style="width: 34.62%;"></div>	34.62%	97.04%	96.76%	97.27%	0.00%	0.00%	
\$200,001 - \$250,000	<div style="width: 15.38%;"></div>	15.38%	99.45%	98.91%	100.00%	0.00%	0.00%	
\$250,001 - \$375,000	<div style="width: 11.54%;"></div>	11.54%	96.47%	0.00%	94.46%	100.50%	0.00%	
\$375,001 and up	<div style="width: 11.54%;"></div>	11.54%	109.26%	0.00%	131.33%	96.47%	100.00%	
Average Sold/List Ratio		96.50%		91.43%	99.89%	98.48%	100.00%	
Total Closed Units		26	100%	96.50%	10	13	2	1
Total Closed Volume		5,420,825			1.42M	2.76M	840.10K	399.00K

January 2026



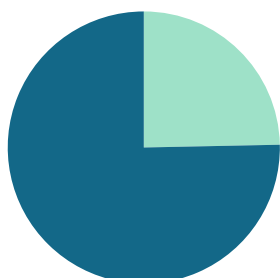
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Feb 11, 2026 for MLS Technology Inc.

INVENTORY

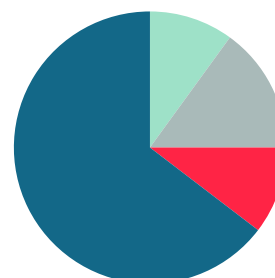


Inventory
 New Listings
57 = 24.68%
 Start Inventory
174
 Total Inventory Units
231
 Volume
\$83,648,999

Market Activity

Closed Sales
26 = 10.00%
 Pending Sales
39 = 15.00%
 Other Off Market
27 = 10.38%
 Active Inventory
168 = 64.62%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	40	26	-35.00%	40	26	-35.00%
Pending Sales	29	39	34.48%	29	39	34.48%
New Listings	55	57	3.64%	55	57	3.64%
Average List Price	210,850	210,169	-0.32%	210,850	210,169	-0.32%
Average Sale Price	200,748	208,493	3.86%	200,748	208,493	3.86%
Average Percent of Selling Price to List Price	94.06%	96.53%	2.62%	94.06%	96.53%	2.62%
Average Days on Market to Sale	48.73	36.08	-25.96%	48.73	36.08	-25.96%
Monthly Inventory	173	168	-2.89%	173	168	-2.89%
Months Supply of Inventory	4.69	4.87	3.91%	4.69	4.87	3.91%

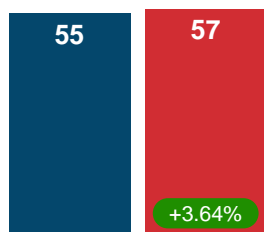
Absorption: Last 12 months, an Average of **35** Sales/Month

Inventory on January 31, 2026 = **168** 2025 2026

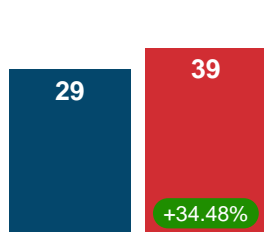
JANUARY MARKET

AVERAGE PRICES

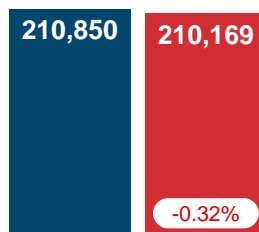
New Listings



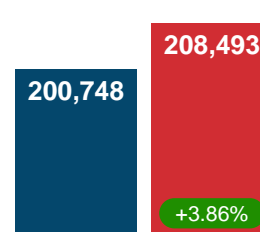
Pending Listings



List Price



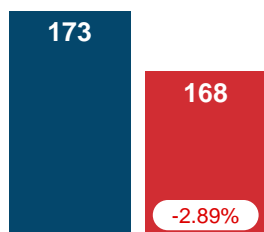
Sale Price



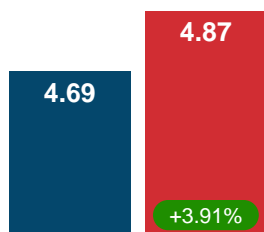
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

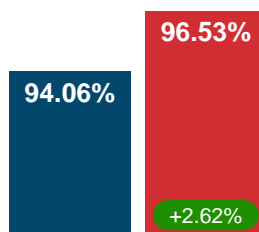
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

