

January 2026



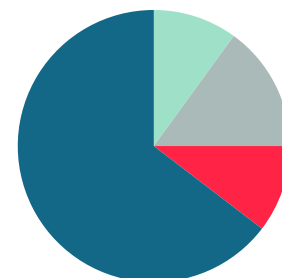
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	40	26	-35.00%
Pending Listings	29	39	34.48%
New Listings	55	57	3.64%
Median List Price	180,000	183,800	2.11%
Median Sale Price	170,500	172,500	1.17%
Median Percent of Selling Price to List Price	97.44%	100.00%	2.63%
Median Days on Market to Sale	18.00	21.00	16.67%
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.

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 **1.17%** in January 2026 to \$172,500 versus the previous year at \$170,500.

Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 3.00 days or **16.67%** in January 2026 compared to last year's same month at **18.00** DOM.

Sales Success for January 2026 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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.

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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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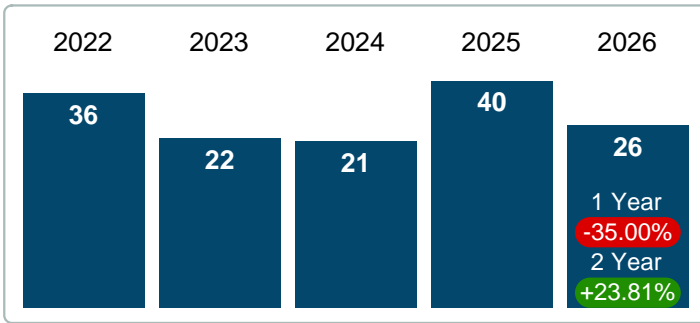
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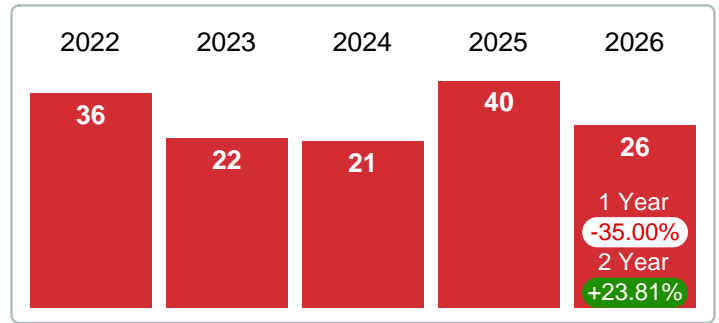
CLOSED LISTINGS

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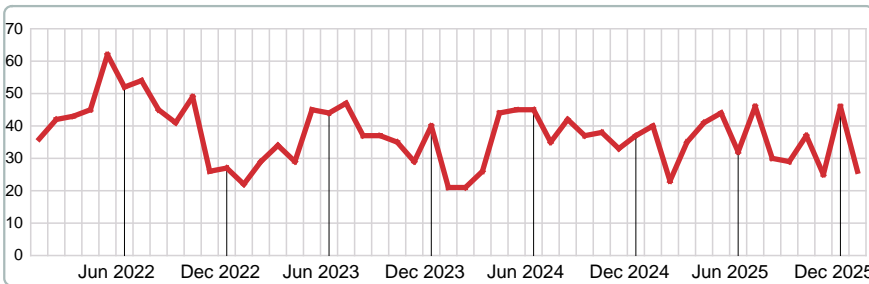
JANUARY



YEAR TO DATE (YTD)

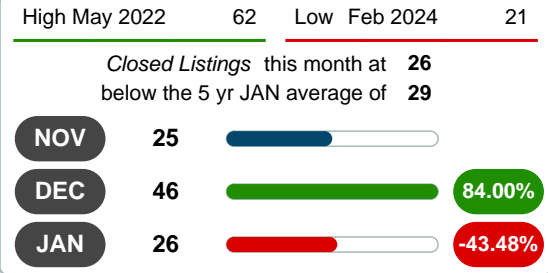


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 29



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	2.0	2	2	0	0
\$125,001 - \$200,000	9	34.62%	22.0	4	5	0	0
\$200,001 - \$250,000	4	15.38%	6.5	2	2	0	0
\$250,001 - \$375,000	3	11.54%	28.0	0	2	1	0
\$375,001 and up	3	11.54%	73.0	0	1	1	1
Total Closed Units	26			10	13	2	1
Total Closed Volume	5,420,825	100%	21.0	1.42M	2.76M	840.10K	399.00K
Median Closed Price	\$172,500			\$146,450	\$187,700	\$420,050	\$399,000

January 2026



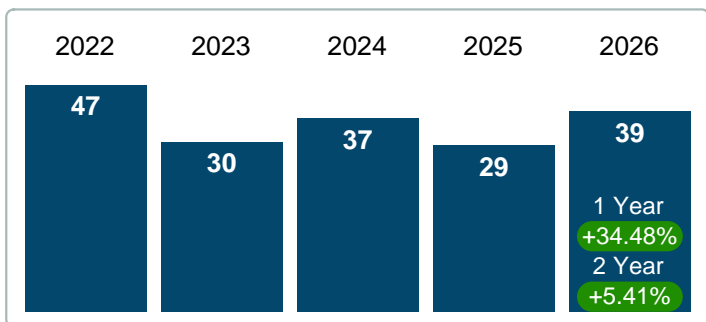
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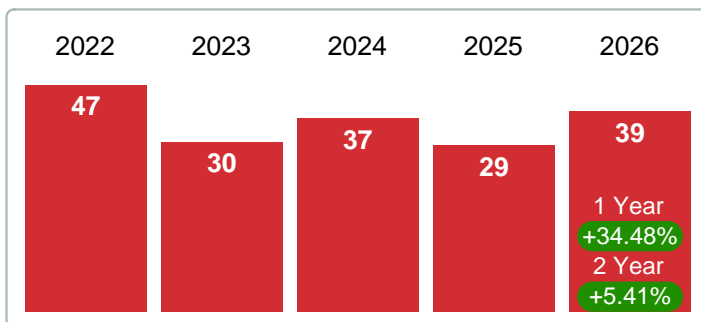
PENDING LISTINGS

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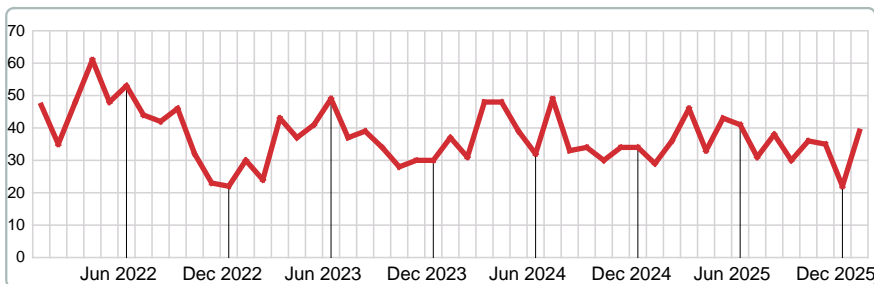
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

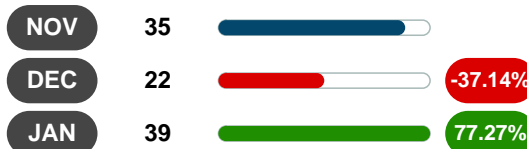


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.69%	8.0	1	2	0	0
\$100,001 - \$100,000	0	0.00%	8.0	0	0	0	0
\$100,001 - \$150,000	10	25.64%	46.0	4	6	0	0
\$150,001 - \$250,000	11	28.21%	29.0	4	4	3	0
\$250,001 - \$325,000	6	15.38%	89.5	0	4	2	0
\$325,001 - \$400,000	5	12.82%	61.0	0	2	3	0
\$400,001 and up	4	10.26%	61.0	0	1	3	0
Total Pending Units	39			9	19	11	0
Total Pending Volume	9,131,000	100%	30.0	1.36M	4.01M	3.76M	0.00B
Median Listing Price	\$210,000			\$132,900	\$185,000	\$359,000	\$0

January 2026



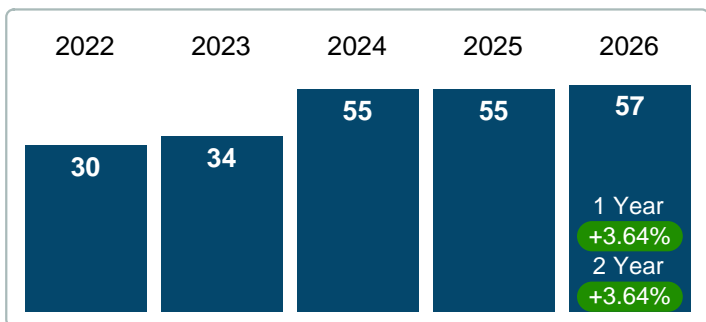
Area Delimited by County Of Cherokee - Residential Property Type



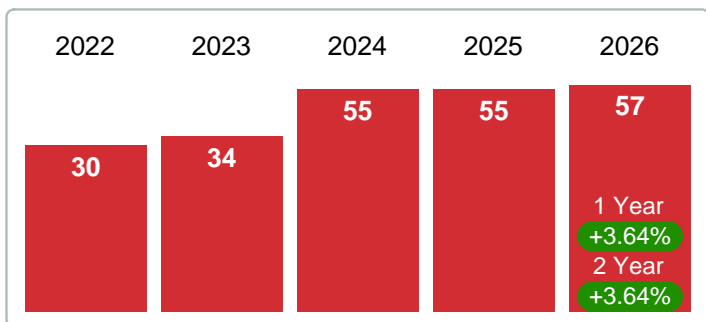
NEW LISTINGS

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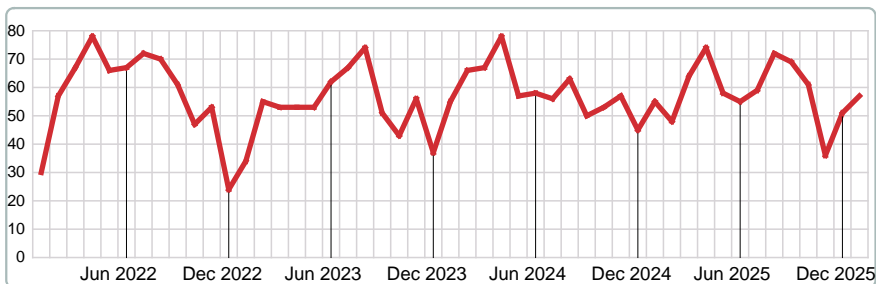
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

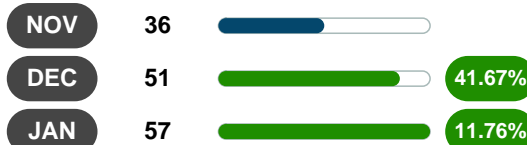


3 MONTHS

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



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
Median New Listed Listing Price	\$289,900		\$170,000	\$285,000	\$334,900	\$795,000

January 2026



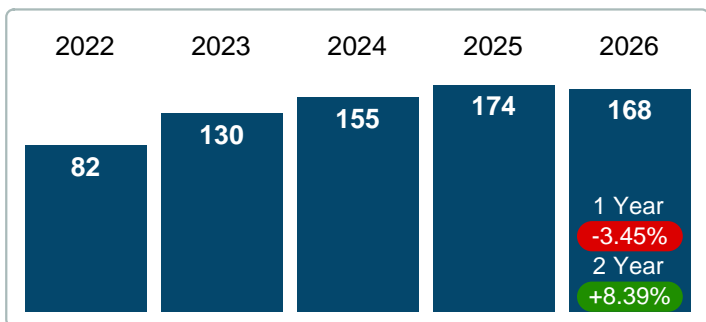
Area Delimited by County Of Cherokee - Residential Property Type



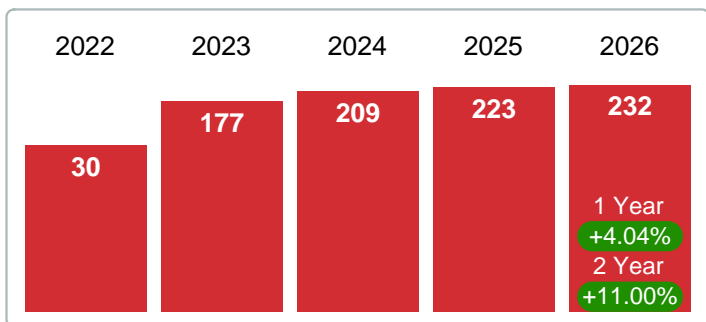
ACTIVE INVENTORY

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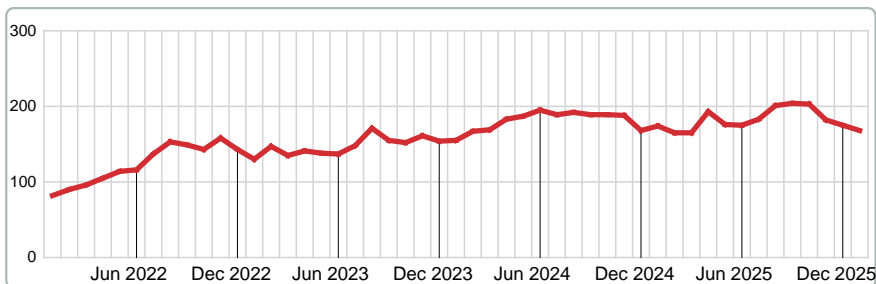
END OF JANUARY



ACTIVE DURING JANUARY

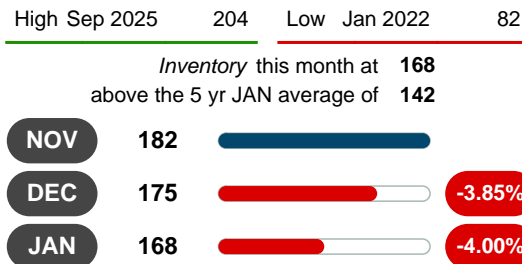


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 142



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	7.14%	113.5	8	4	0	0
\$100,001 - \$150,000	16	9.52%	59.5	9	6	1	0
\$150,001 - \$225,000	33	19.64%	42.0	6	19	8	0
\$225,001 - \$325,000	36	21.43%	62.5	3	22	11	0
\$325,001 - \$425,000	31	18.45%	73.0	4	11	14	2
\$425,001 - \$675,000	24	14.29%	102.5	1	13	7	3
\$675,001 and up	16	9.52%	112.0	3	3	6	4
Total Active Inventory by Units	168			34	78	47	9
Total Active Inventory by Volume	65,351,050	100%	73.0	8.83M	27.85M	20.51M	8.17M
Median Active Inventory Listing Price	\$305,850			\$152,000	\$280,000	\$334,900	\$599,900

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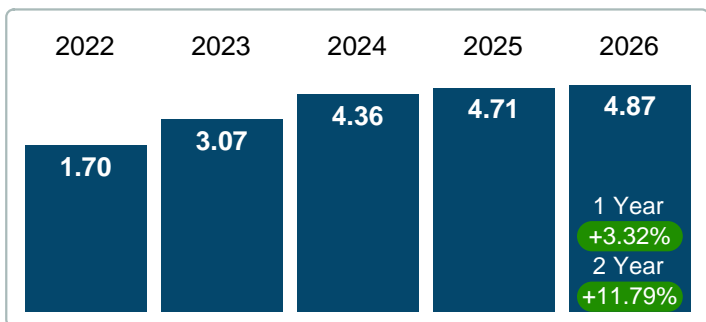
Area Delimited by County Of Cherokee - Residential Property Type



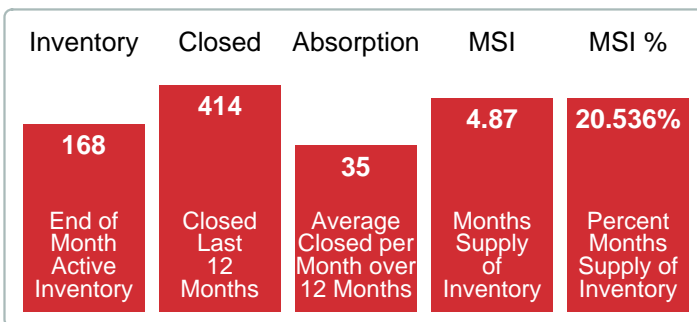
MONTHS SUPPLY of INVENTORY (MSI)

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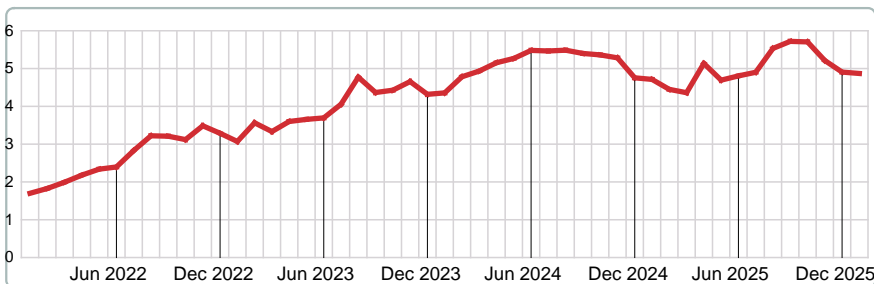
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

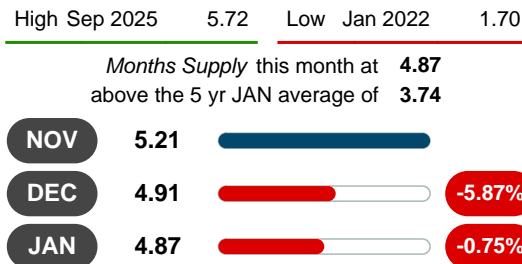


5 YEAR MARKET ACTIVITY TRENDS



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



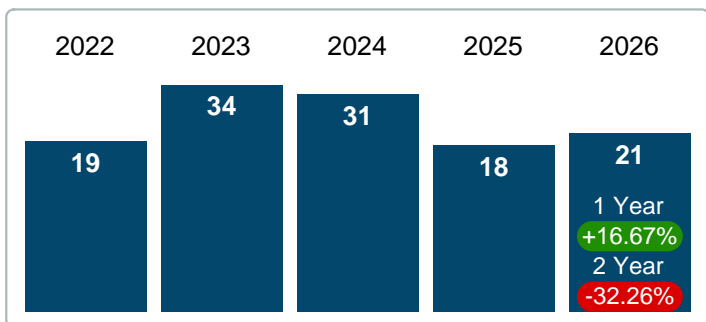
Area Delimited by County Of Cherokee - Residential Property Type



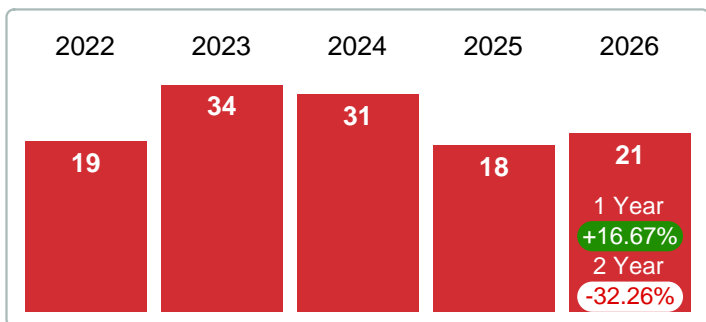
MEDIAN DAYS ON MARKET TO SALE

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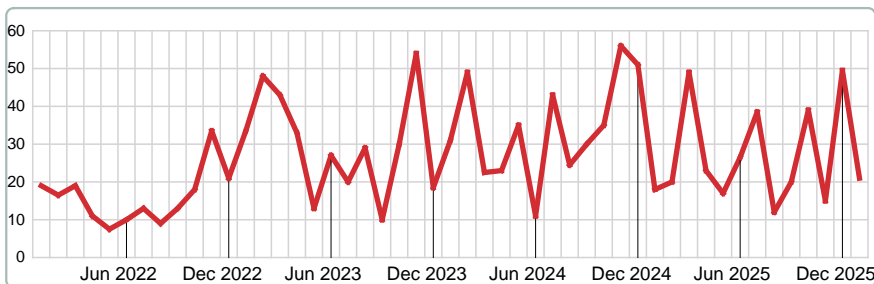
JANUARY



YEAR TO DATE (YTD)

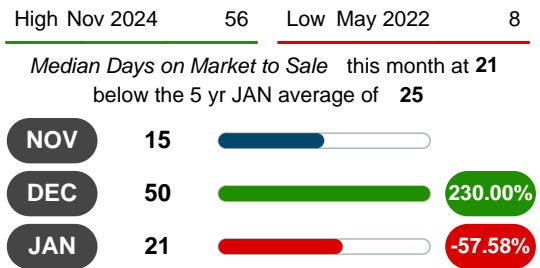


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 25



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	3.85%	20	20	0	0	0
\$75,001 - \$100,000	7.69%	73	83	62	0	0
\$100,001 - \$125,000	15.38%	2	8	2	0	0
\$125,001 - \$200,000	34.62%	22	14	41	0	0
\$200,001 - \$250,000	15.38%	7	4	24	0	0
\$250,001 - \$375,000	11.54%	28	0	16	68	0
\$375,001 and up	11.54%	73	0	50	89	73
Median Closed DOM		21	11	28	79	73
Total Closed Units	100%	26	10	13	2	1
Total Closed Volume		5,420,825	1.42M	2.76M	840.10K	399.00K

January 2026



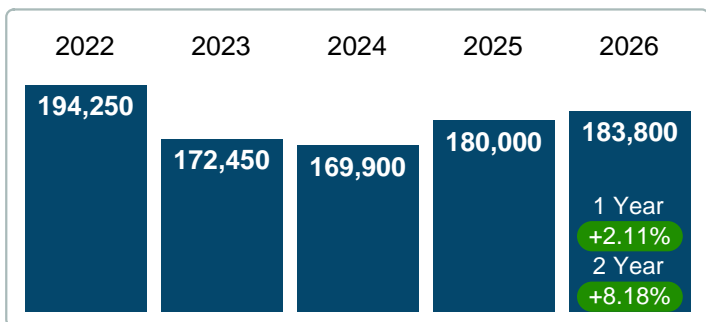
Area Delimited by County Of Cherokee - Residential Property Type



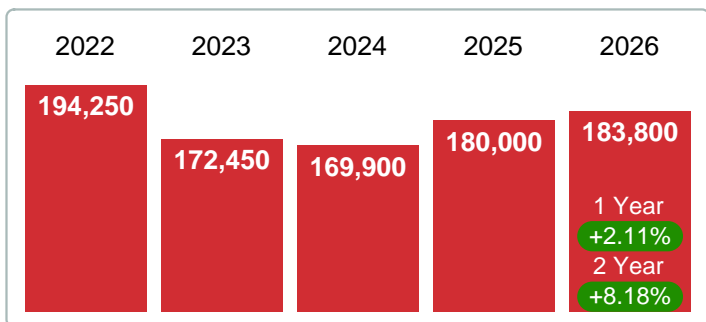
MEDIAN LIST PRICE AT CLOSING

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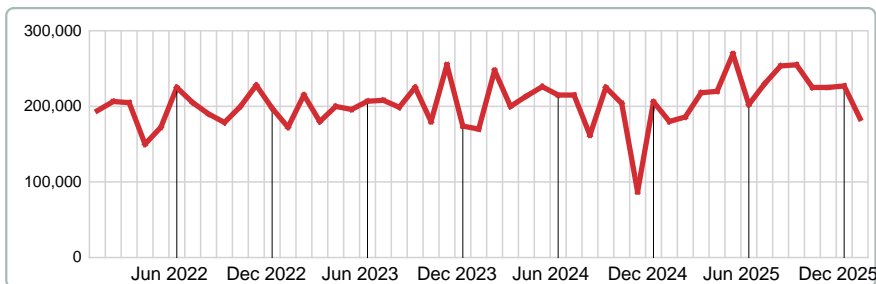
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 180,080

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

Median List Price at Closing this month at **183,800**
above the 5 yr JAN average of **180,080**

- NOV 225,000
- DEC 226,993 +0.89%
- JAN 183,800 -19.03%

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	3.85%	30,000	30,000	0	0	0
\$75,001 - \$100,000	3.85%	99,000	0	99,000	0	0
\$100,001 - \$125,000	19.23%	115,000	115,000	116,750	0	0
\$125,001 - \$200,000	34.62%	169,900	167,400	179,900	0	0
\$200,001 - \$250,000	15.38%	221,750	231,350	218,000	0	0
\$250,001 - \$375,000	11.54%	285,000	0	322,450	260,000	0
\$375,001 and up	11.54%	415,000	0	415,000	600,000	399,000
Median List Price		183,800	148,900	187,700	430,000	399,000
Total Closed Units	100%	183,800	10	13	2	1
Total Closed Volume		5,464,400	1.50M	2.70M	860.00K	399.00K

January 2026



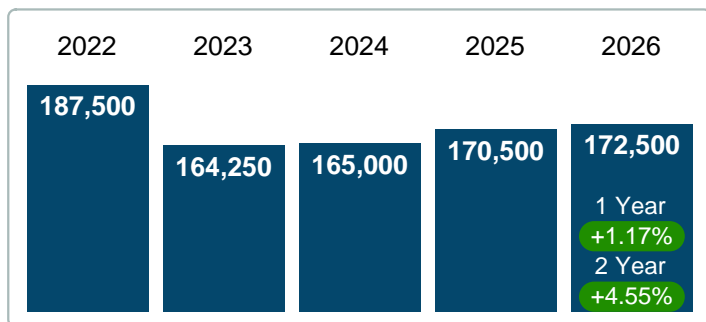
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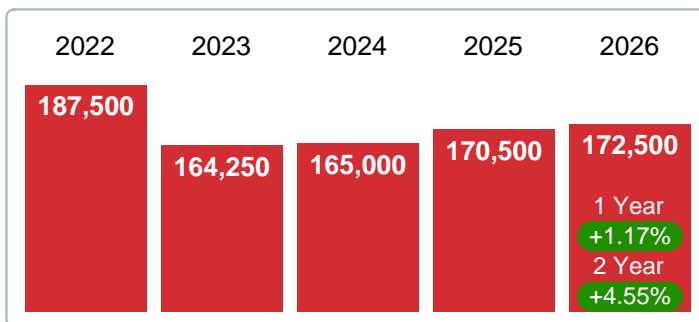
MEDIAN SOLD PRICE AT CLOSING

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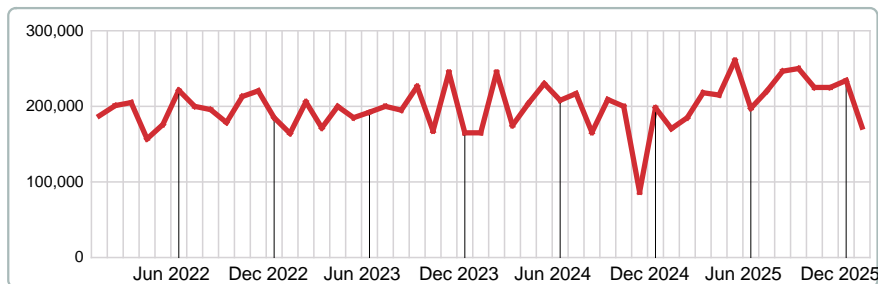
JANUARY



YEAR TO DATE (YTD)

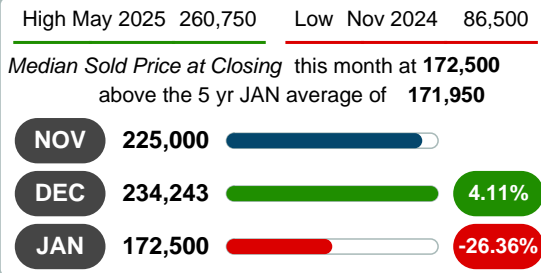


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 171,950



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	1	3.85%	20,000	20,000	0	0	0
\$75,001 - \$100,000	2	7.69%	85,563	76,125	95,000	0	0
\$100,001 - \$125,000	4	15.38%	117,500	117,500	114,250	0	0
\$125,001 - \$200,000	9	34.62%	170,000	165,000	175,000	0	0
\$200,001 - \$250,000	4	15.38%	221,750	228,750	218,000	0	0
\$250,001 - \$375,000	3	11.54%	285,000	0	302,500	261,300	0
\$375,001 and up	3	11.54%	545,000	0	545,000	578,800	399,000
Median Sold Price			172,500	146,450	187,700	420,050	399,000
Total Closed Units		100%	172,500	10	13	2	1
Total Closed Volume			5,420,825	1.42M	2.76M	840.10K	399.00K

January 2026



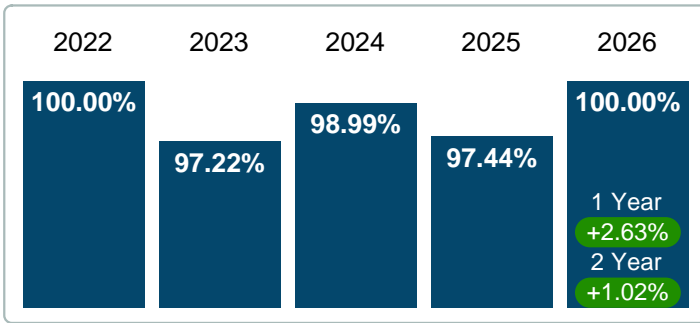
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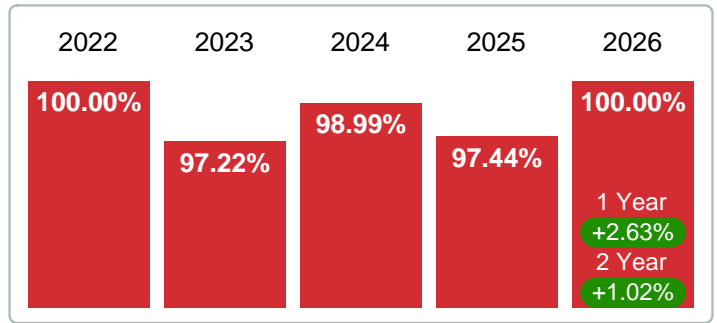
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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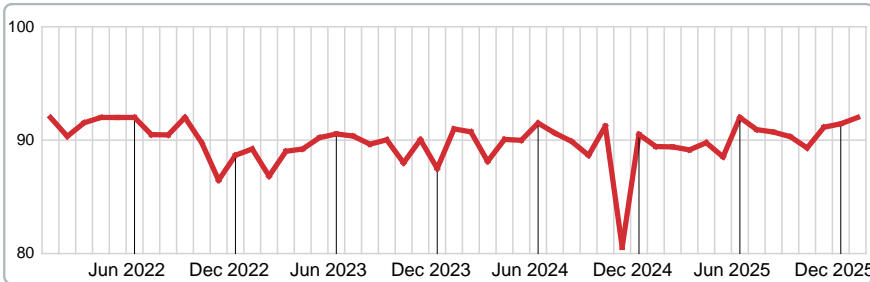
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

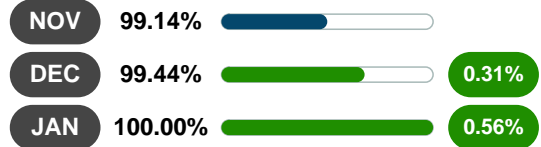


3 MONTHS

5 year JAN AVG = 98.73%

High Jan 2026 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JAN average of **98.73%**



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	1 <div style="width: 3.85%;"></div>	3.85%	66.67%	66.67%	0.00%	0.00%	0.00%
\$75,001 - \$100,000	2 <div style="width: 7.69%;"></div>	7.69%	81.37%	66.78%	95.96%	0.00%	0.00%
\$100,001 - \$125,000	4 <div style="width: 15.38%;"></div>	15.38%	98.00%	98.00%	98.00%	0.00%	0.00%
\$125,001 - \$200,000	9 <div style="width: 34.62%;"></div>	34.62%	100.00%	98.51%	100.00%	0.00%	0.00%
\$200,001 - \$250,000	4 <div style="width: 15.38%;"></div>	15.38%	100.00%	98.91%	100.00%	0.00%	0.00%
\$250,001 - \$375,000	3 <div style="width: 11.54%;"></div>	11.54%	100.00%	0.00%	94.46%	100.50%	0.00%
\$375,001 and up	3 <div style="width: 11.54%;"></div>	11.54%	100.00%	0.00%	131.33%	96.47%	100.00%
Median Sold/List Ratio	100.00%			97.42%	100.00%	98.48%	100.00%
Total Closed Units	26	100%	100.00%	10	13	2	1
Total Closed Volume	5,420,825			1.42M	2.76M	840.10K	399.00K

January 2026



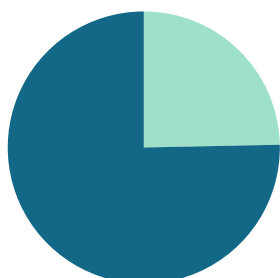
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



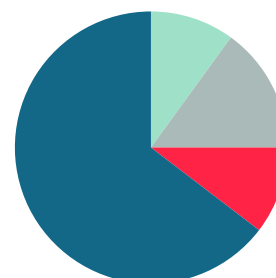
Inventory

- 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%
Median List Price	180,000	183,800	2.11%	180,000	183,800	2.11%
Median Sale Price	170,500	172,500	1.17%	170,500	172,500	1.17%
Median Percent of Selling Price to List Price	97.44%	100.00%	2.63%	97.44%	100.00%	2.63%
Median Days on Market to Sale	18.00	21.00	16.67%	18.00	21.00	16.67%
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

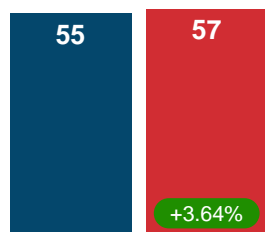
Inventory on January 31, 2026 = **168**

2025 **2026**

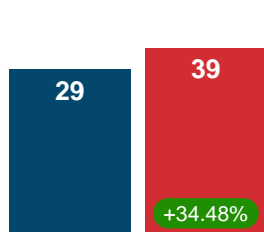
JANUARY MARKET

MEDIAN PRICES

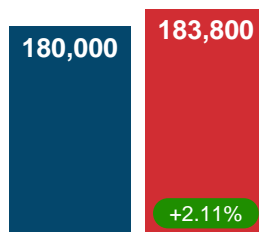
New Listings



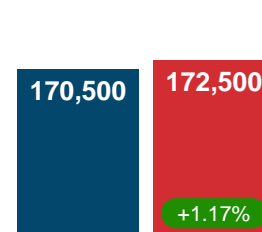
Pending Listings



List Price



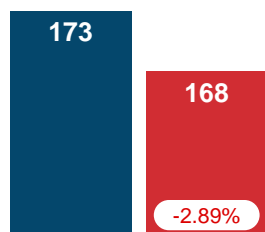
Sale Price



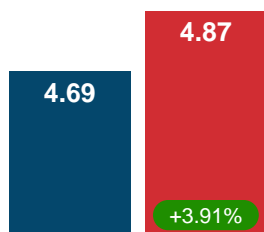
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

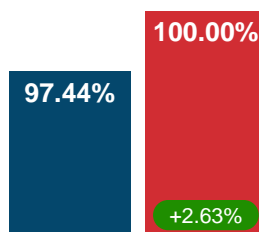
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

