

## February 2026



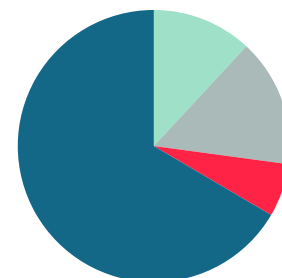
Area Delimited by County Of Cherokee - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2025	2026	
Closed Listings	23	32	39.13%
Pending Listings	36	41	13.89%
New Listings	48	62	29.17%
Average List Price	352,187	277,027	-21.34%
Average Sale Price	330,446	262,903	-20.44%
Average Percent of Selling Price to List Price	96.55%	93.25%	-3.42%
Average Days on Market to Sale	39.13	61.78	57.89%
End of Month Inventory	164	179	9.15%
Months Supply of Inventory	4.40	5.08	15.34%



■ Closed (11.90%)  
■ Pending (15.24%)  
■ Other OffMarket (6.32%)  
■ Active (66.54%)

**Absorption:** Last 12 months, an Average of **35** Sales/Month  
**Active Inventory** as of February 28, 2026 = **179**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2026 rose **9.15%** to 179 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 **5.08** 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 **20.44%** in February 2026 to \$262,903 versus the previous year at \$330,446.

##### Average Days on Market Lengthens

The average number of **61.78** days that homes spent on the market before selling increased by 22.65 days or **57.89%** in February 2026 compared to last year's same month at **39.13** DOM.

##### Sales Success for February 2026 is Positive

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

There were 62 New Listings in February 2026, up **29.17%** from last year at 48. Furthermore, there were 32 Closed Listings this month versus last year at 23, a **39.13%** increase.

Closed versus Listed trends yielded a **51.6%** ratio, up from previous year's, February 2025, at **47.9%**, a **7.71%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# February 2026



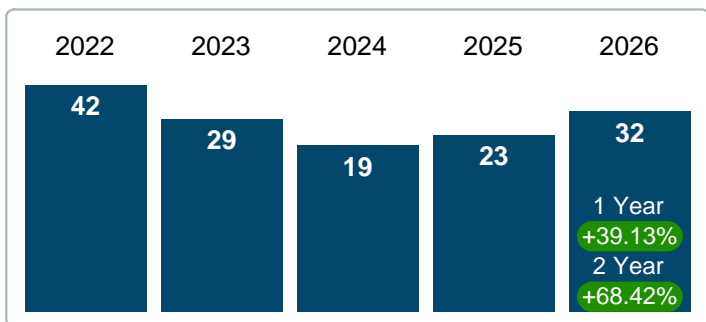
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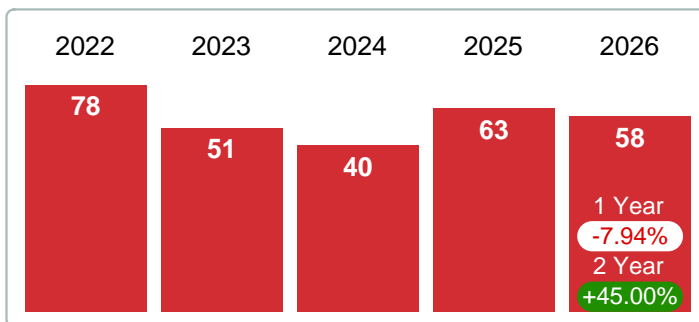
## CLOSED LISTINGS

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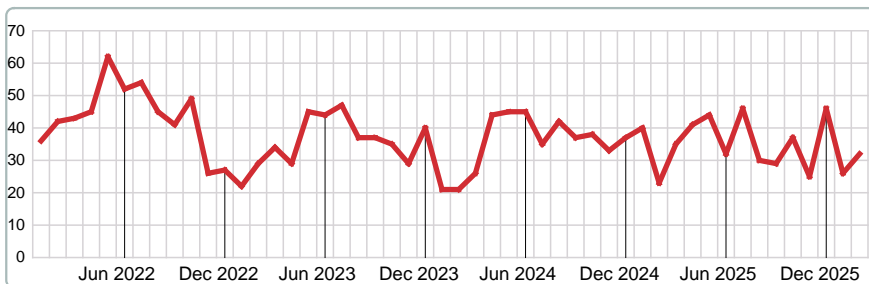
### FEBRUARY



### YEAR TO DATE (YTD)

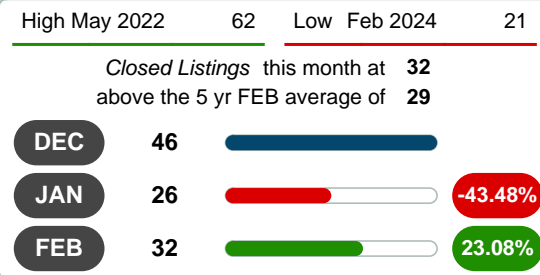


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB 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	2	6.25%	44.0	1	1	0	0
\$75,001 - \$100,000	5	15.63%	67.2	2	3	0	0
\$100,001 - \$175,000	6	18.75%	38.0	1	5	0	0
\$175,001 - \$250,000	3	9.38%	32.7	0	1	2	0
\$250,001 - \$325,000	7	21.88%	67.0	0	5	2	0
\$325,001 - \$425,000	5	15.63%	82.2	0	2	3	0
\$425,001 and up	4	12.50%	86.8	0	2	1	1
<b>Total Closed Units</b>	<b>32</b>			<b>4</b>	<b>19</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,412,885</b>	<b>100%</b>	<b>61.8</b>	<b>353.63K</b>	<b>4.43M</b>	<b>2.50M</b>	<b>1.13M</b>
<b>Average Closed Price</b>	<b>\$262,903</b>			<b>\$88,406</b>	<b>\$233,277</b>	<b>\$312,750</b>	<b>\$1,125,000</b>

# February 2026



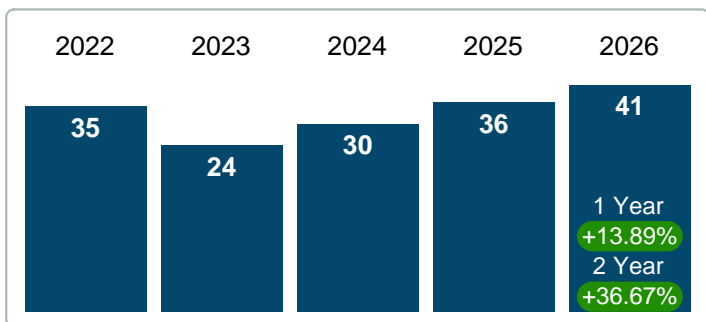
Area Delimited by County Of Cherokee - Residential Property Type



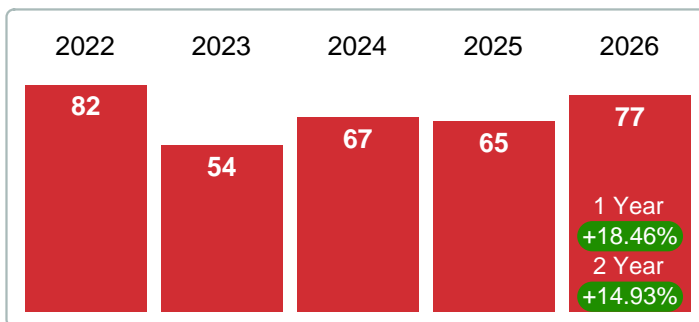
## PENDING LISTINGS

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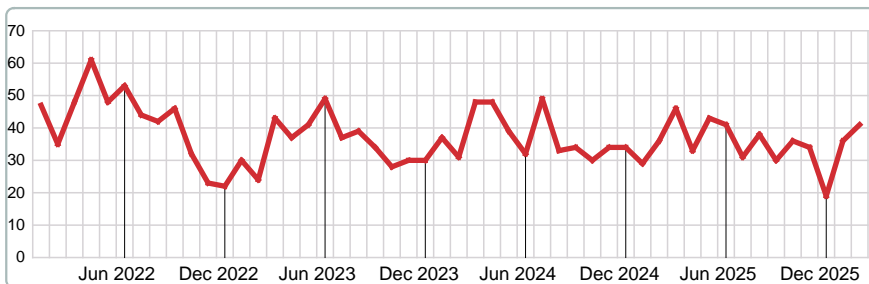
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

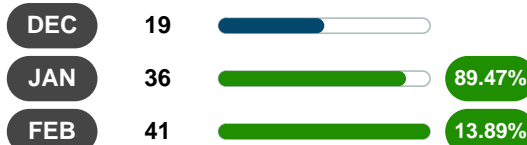


### 3 MONTHS

5 year FEB AVG = 33

High Apr 2022 61 Low Dec 2025 19

Pending Listings this month at 41  
above the 5 yr FEB average of 33



### 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	2	4.88%	2.5	2	0	0	0
\$100,001 - \$125,000	3	7.32%	32.7	1	2	0	0
\$125,001 - \$200,000	10	24.39%	44.1	7	3	0	0
\$200,001 - \$275,000	11	26.83%	34.2	1	8	2	0
\$275,001 - \$325,000	0	0.00%	0.0	0	0	0	0
\$325,001 - \$450,000	10	24.39%	101.4	1	4	5	0
\$450,001 and up	5	12.20%	71.4	0	2	3	0
<b>Total Pending Units</b>	<b>41</b>			<b>12</b>	<b>19</b>	<b>10</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>12,656,850</b>	<b>100%</b>	<b>55.9</b>	<b>1.97M</b>	<b>5.12M</b>	<b>5.57M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$308,704</b>			<b>\$164,163</b>	<b>\$269,311</b>	<b>\$557,000</b>	<b>\$0</b>

# February 2026



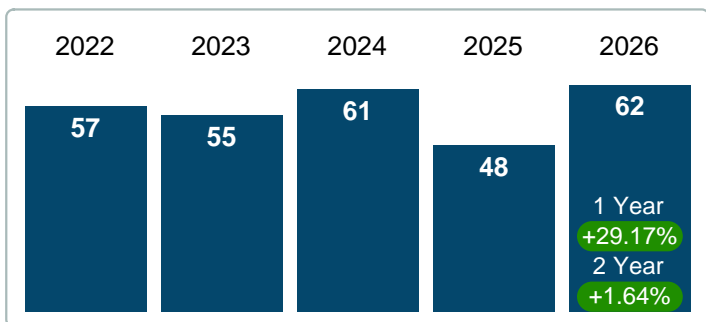
Area Delimited by County Of Cherokee - Residential Property Type



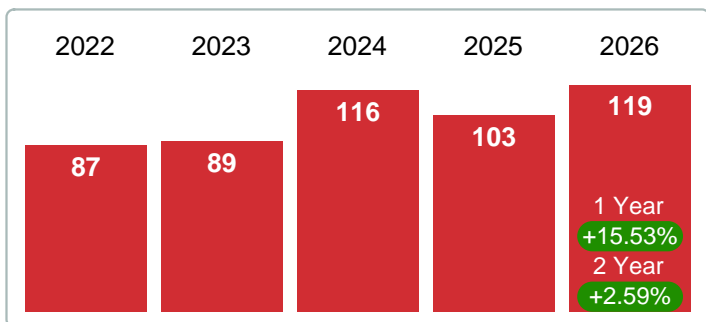
## NEW LISTINGS

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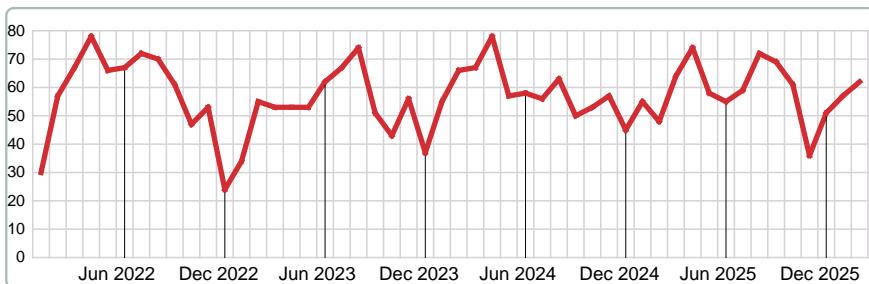
### FEBRUARY



### YEAR TO DATE (YTD)

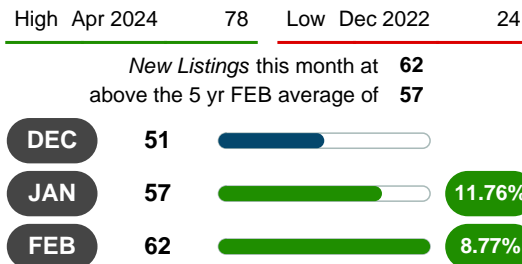


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 57



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	9.68%	2	3	0	1
\$125,001 - \$175,000	6	9.68%	4	2	0	0
\$175,001 - \$200,000	7	11.29%	2	5	0	0
\$200,001 - \$275,000	17	27.42%	4	7	5	1
\$275,001 - \$400,000	12	19.35%	2	5	5	0
\$400,001 - \$500,000	7	11.29%	0	5	1	1
\$500,001 and up	7	11.29%	0	2	4	1
<b>Total New Listed Units</b>	<b>62</b>		<b>14</b>	<b>29</b>	<b>15</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>19,273,850</b>	<b>100%</b>	<b>2.70M</b>	<b>8.37M</b>	<b>6.89M</b>	<b>1.32M</b>
<b>Average New Listed Listing Price</b>	<b>\$310,869</b>		<b>\$192,732</b>	<b>\$288,576</b>	<b>\$459,140</b>	<b>\$329,950</b>

# February 2026



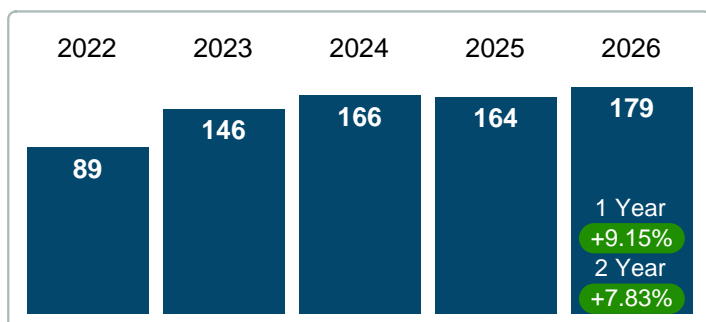
Area Delimited by County Of Cherokee - Residential Property Type



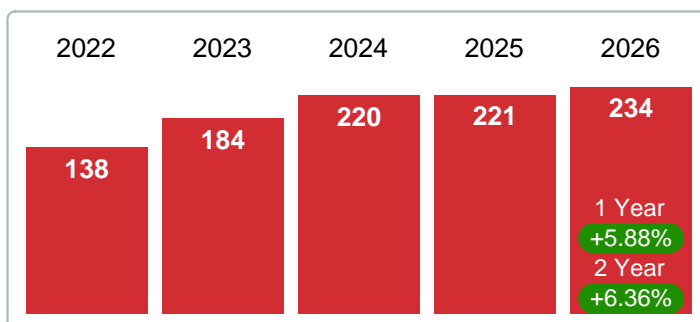
## ACTIVE INVENTORY

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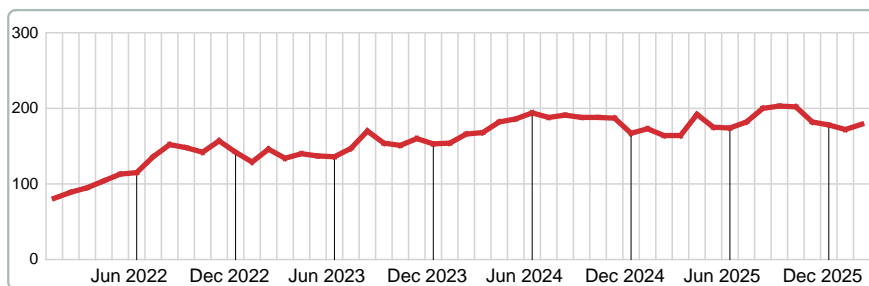
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

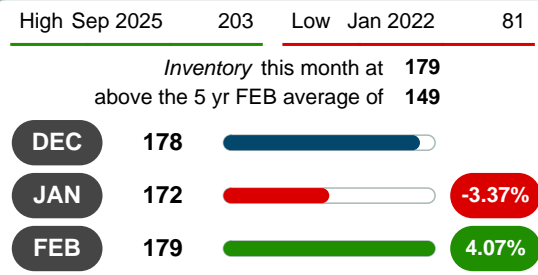


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 149



## 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	13	7.26%	88.6	7	5	0	1
\$100,001 - \$175,000	26	14.53%	97.2	12	12	2	0
\$175,001 - \$225,000	28	15.64%	48.4	5	14	9	0
\$225,001 - \$325,000	46	25.70%	78.6	6	24	14	2
\$325,001 - \$425,000	27	15.08%	85.9	4	9	12	2
\$425,001 - \$675,000	22	12.29%	78.7	1	13	5	3
\$675,001 and up	17	9.50%	104.4	3	4	6	4
<b>Total Active Inventory by Units</b>	<b>179</b>			<b>38</b>	<b>81</b>	<b>48</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>67,211,250</b>	<b>100%</b>	<b>80.9</b>	<b>9.97M</b>	<b>28.66M</b>	<b>19.81M</b>	<b>8.77M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$375,482</b>			<b>\$262,396</b>	<b>\$353,836</b>	<b>\$412,604</b>	<b>\$731,208</b>

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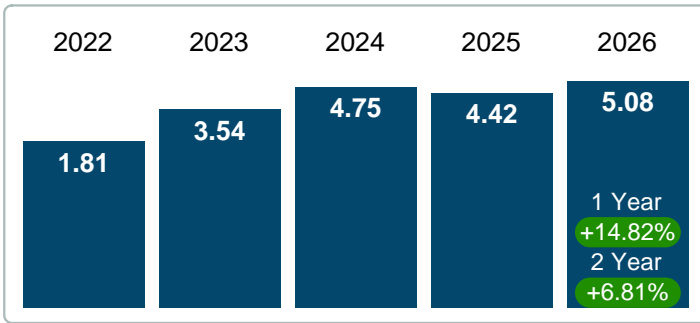
Area Delimited by County Of Cherokee - Residential Property Type



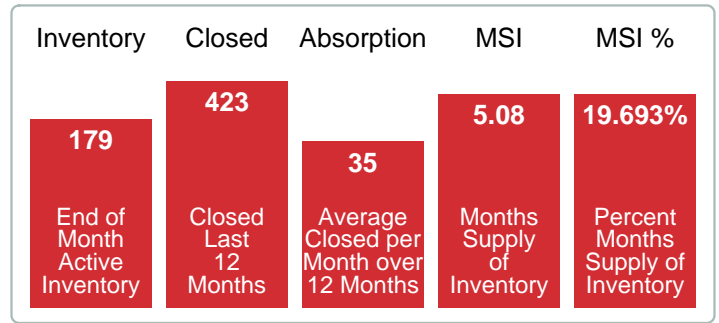
## MONTHS SUPPLY of INVENTORY (MSI)

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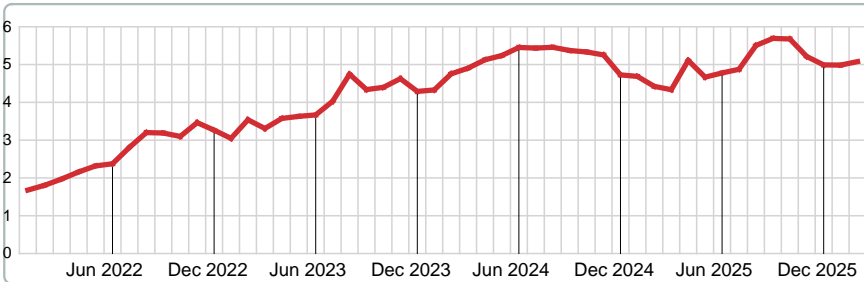
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2026

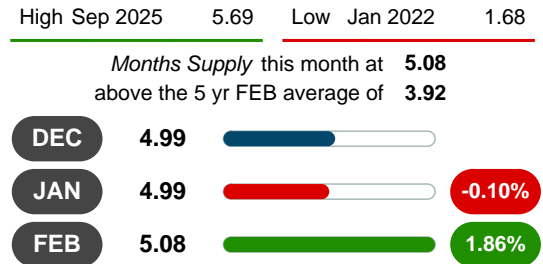


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 3.92



### 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	13	7.26%	3.06	2.90	3.00	0.00	0.00
\$100,001 - \$175,000	26	14.53%	3.25	4.00	2.62	4.80	0.00
\$175,001 - \$225,000	28	15.64%	5.01	7.50	4.10	6.00	0.00
\$225,001 - \$325,000	46	25.70%	4.72	4.80	3.65	8.84	6.00
\$325,001 - \$425,000	27	15.08%	6.75	24.00	4.00	9.00	8.00
\$425,001 - \$675,000	22	12.29%	8.00	4.00	9.75	5.45	12.00
\$675,001 and up	17	9.50%	18.55	0.00	16.00	14.40	16.00
Market Supply of Inventory (MSI)			5.08	4.90	4.03	7.58	11.08
Total Active Inventory by Units		100%	5.08	38	81	48	12

# February 2026



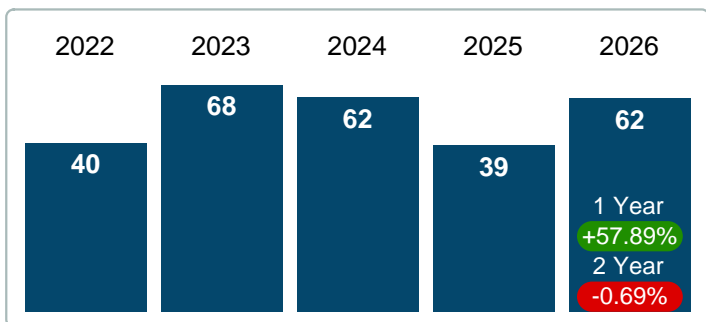
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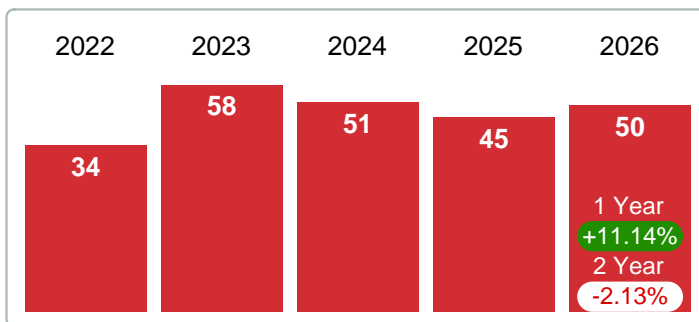
## AVERAGE DAYS ON MARKET TO SALE

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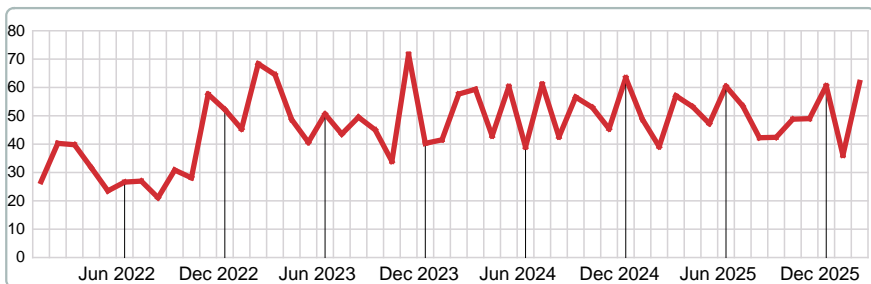
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 54

High Nov 2023 72 Low Aug 2022 21

Average Days on Market to Sale this month at 62 above the 5 yr FEB average of 54



### 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	6.25%	44	4	84	0	0
\$75,001 - \$100,000	15.63%	67	66	68	0	0
\$100,001 - \$175,000	18.75%	38	1	45	0	0
\$175,001 - \$250,000	9.38%	33	0	1	49	0
\$250,001 - \$325,000	21.88%	67	0	76	45	0
\$325,001 - \$425,000	15.63%	82	0	30	117	0
\$425,001 and up	12.50%	87	0	111	7	119
<b>Average Closed DOM</b>		<b>62</b>	<b>34</b>	<b>62</b>	<b>68</b>	<b>119</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>62</b>	<b>4</b>	<b>19</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,412,885</b>	<b>353.63K</b>	<b>4.43M</b>	<b>2.50M</b>	<b>1.13M</b>

# February 2026



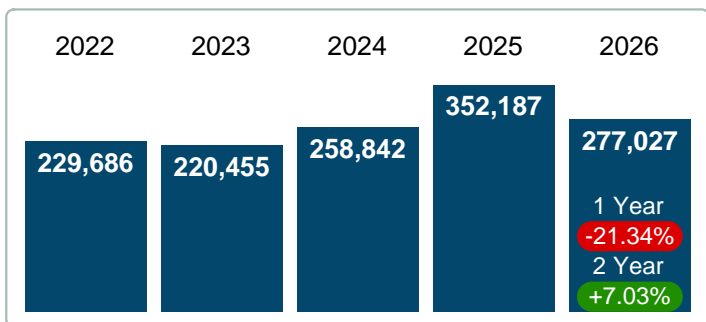
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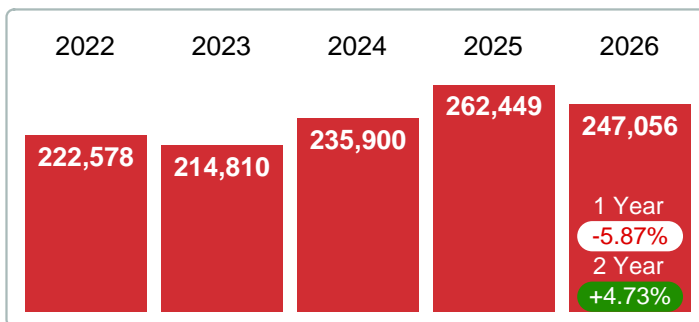
## AVERAGE LIST PRICE AT CLOSING

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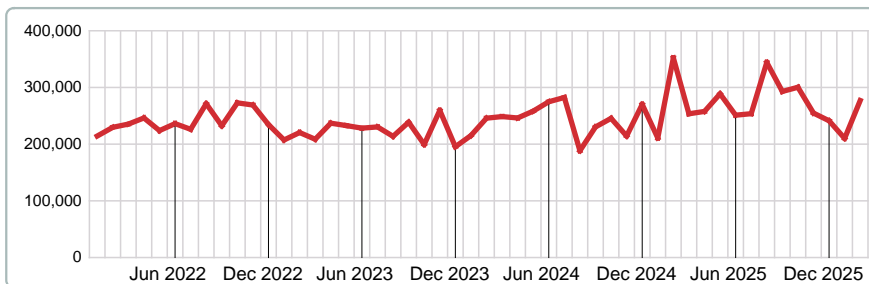
### FEBRUARY



### YEAR TO DATE (YTD)

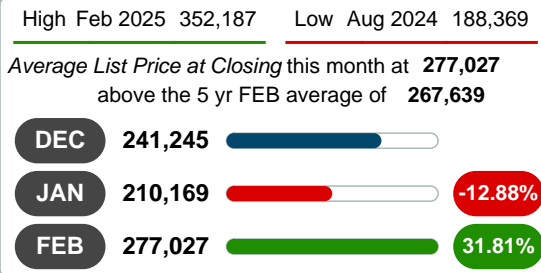


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 267,639



### 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	0.00%	0	90,000	91,000	0	0
\$75,001 - \$100,000	12.50%	93,938	107,375	102,500	0	0
\$100,001 - \$175,000	25.00%	121,600	115,900	150,880	0	0
\$175,001 - \$250,000	15.63%	218,760	0	220,000	199,450	0
\$250,001 - \$325,000	15.63%	278,160	0	282,340	289,450	0
\$325,001 - \$425,000	18.75%	367,117	0	369,950	370,967	0
\$425,001 and up	12.50%	707,250	0	590,000	449,000	1,200,000
<b>Average List Price</b>		<b>277,027</b>	<b>105,163</b>	<b>247,605</b>	<b>317,463</b>	<b>1,200,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>277,027</b>	<b>4</b>	<b>19</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,864,850</b>	<b>420.65K</b>	<b>4.70M</b>	<b>2.54M</b>	<b>1.20M</b>

# February 2026



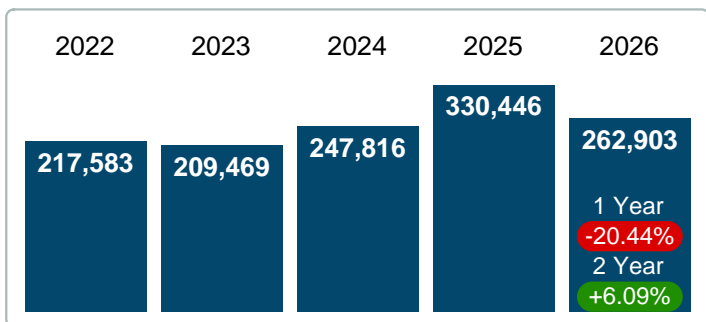
Area Delimited by County Of Cherokee - Residential Property Type



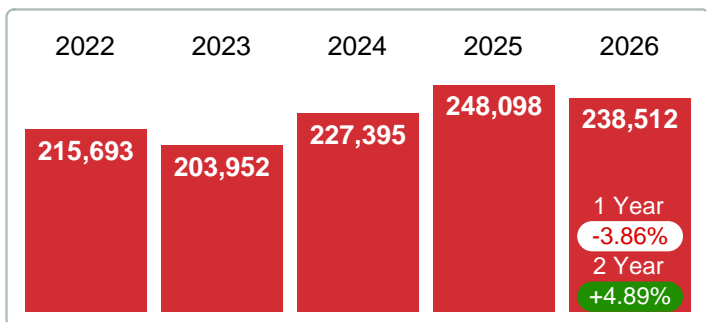
## AVERAGE SOLD PRICE AT CLOSING

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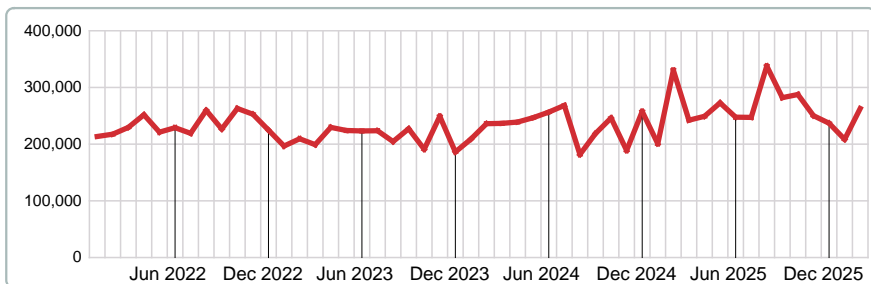
### FEBRUARY



### YEAR TO DATE (YTD)

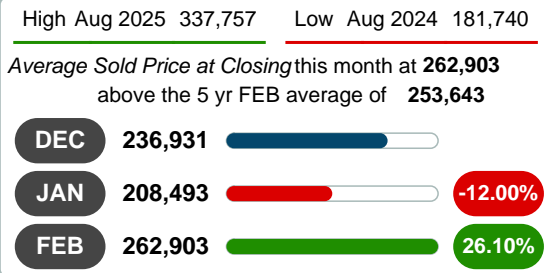


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 253,643



### 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	6.25%	72,500	70,000	75,000	0	0
\$75,001 - \$100,000	15.63%	90,125	86,813	92,333	0	0
\$100,001 - \$175,000	18.75%	128,000	110,000	131,600	0	0
\$175,001 - \$250,000	9.38%	200,667	0	212,000	195,000	0
\$250,001 - \$325,000	21.88%	277,894	0	275,052	285,000	0
\$325,001 - \$425,000	15.63%	364,400	0	355,000	370,667	0
\$425,001 and up	12.50%	670,000	0	562,500	430,000	1,125,000
<b>Average Sold Price</b>		<b>262,903</b>	<b>88,406</b>	<b>233,277</b>	<b>312,750</b>	<b>1,125,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>262,903</b>	<b>4</b>	<b>19</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,412,885</b>	<b>353.63K</b>	<b>4.43M</b>	<b>2.50M</b>	<b>1.13M</b>

# February 2026



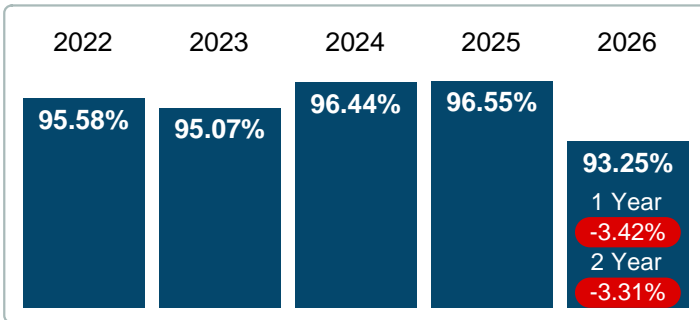
Area Delimited by County Of Cherokee - Residential Property Type



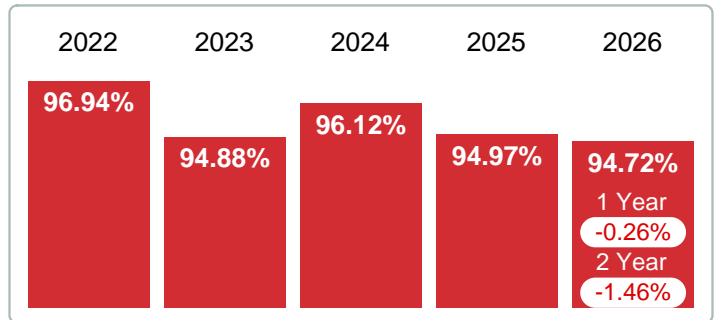
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

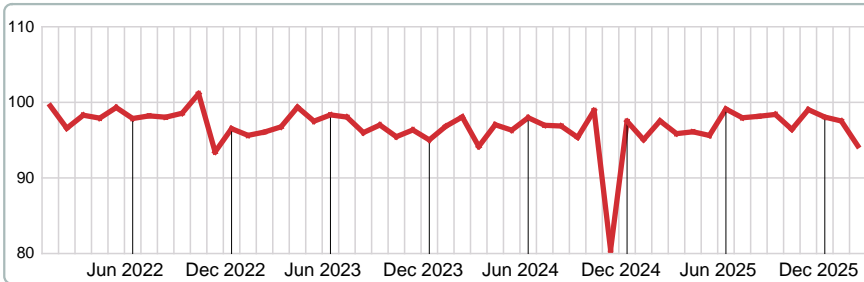
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

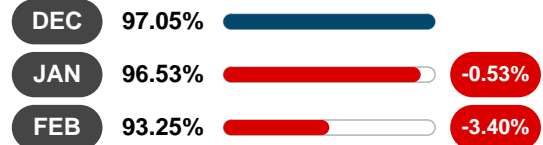


### 3 MONTHS

5 year FEB AVG = 95.38%

High Oct 2022 100.14% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **93.25%**  
below the 5 yr FEB average of **95.38%**



### 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	2	6.25%	80.10%	77.78%	82.42%	0.00%	0.00%
\$75,001 - \$100,000	5	15.63%	86.81%	81.05%	90.65%	0.00%	0.00%
\$100,001 - \$175,000	6	18.75%	89.88%	94.91%	88.88%	0.00%	0.00%
\$175,001 - \$250,000	3	9.38%	97.30%	0.00%	96.36%	97.77%	0.00%
\$250,001 - \$325,000	7	21.88%	97.92%	0.00%	97.75%	98.34%	0.00%
\$325,001 - \$425,000	5	15.63%	98.53%	0.00%	96.01%	100.21%	0.00%
\$425,001 and up	4	12.50%	95.08%	0.00%	95.40%	95.77%	93.75%
Average Sold/List Ratio		93.20%		83.70%	92.98%	98.58%	93.75%
Total Closed Units		32	100%	4	19	8	1
Total Closed Volume		8,412,885		353.63K	4.43M	2.50M	1.13M

# February 2026



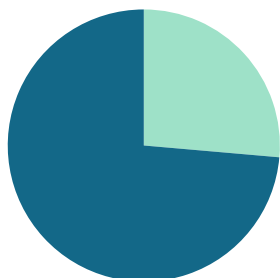
Area Delimited by County Of Cherokee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

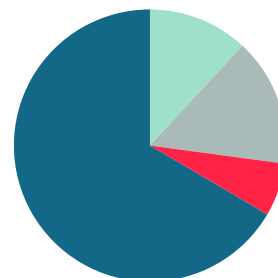


**Inventory**  
 New Listings **62 = 26.38%**  
 Start Inventory **173**  
 Total Inventory Units **235**  
 Volume **\$87,248,200**

### Market Activity

Closed Sales **32 = 11.90%**  
 Pending Sales **41 = 15.24%**  
 Other Off Market **17 = 6.32%**  
 Active Inventory **179 = 66.54%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	23	32	39.13%	63	58	-7.94%
Pending Sales	36	41	13.89%	65	77	18.46%
New Listings	48	62	29.17%	103	119	15.53%
Average List Price	352,187	277,027	-21.34%	262,449	247,056	-5.87%
Average Sale Price	330,446	262,903	-20.44%	248,098	238,512	-3.86%
Average Percent of Selling Price to List Price	96.55%	93.25%	-3.42%	94.97%	94.72%	-0.26%
Average Days on Market to Sale	39.13	61.78	57.89%	45.22	50.26	11.14%
Monthly Inventory	164	179	9.15%	164	179	9.15%
Months Supply of Inventory	4.40	5.08	15.34%	4.40	5.08	15.34%

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

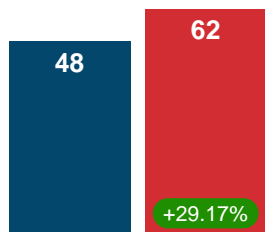
**Inventory** on February 28, 2026 = **179**

**2025** **2026**

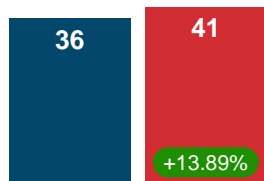
### FEBRUARY MARKET

### AVERAGE PRICES

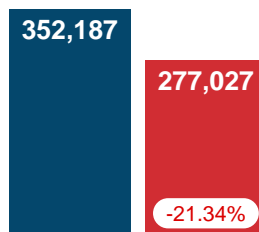
#### New Listings



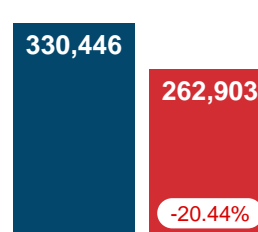
#### Pending Listings



#### List Price



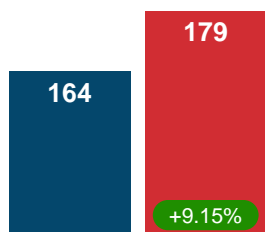
#### Sale Price



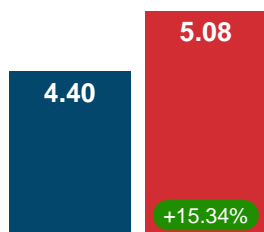
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

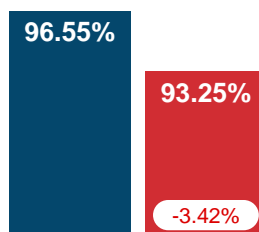
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

