

February 2026



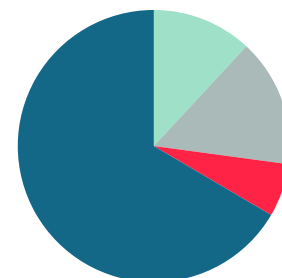
Area Delimited by County Of Cherokee - Residential Property Type



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%
Median List Price	185,900	237,450	27.73%
Median Sale Price	185,000	231,180	24.96%
Median Percent of Selling Price to List Price	97.40%	95.23%	-2.23%
Median Days on Market to Sale	20.00	65.50	227.50%
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.

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 **24.96%** in February 2026 to \$231,180 versus the previous year at \$185,000.

Median Days on Market Lengthens

The median number of **65.50** days that homes spent on the market before selling increased by 45.50 days or **227.50%** in February 2026 compared to last year's same month at **20.00** DOM.

Sales Success for February 2026 is Positive

Overall, with Median Prices going up 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 Monthly 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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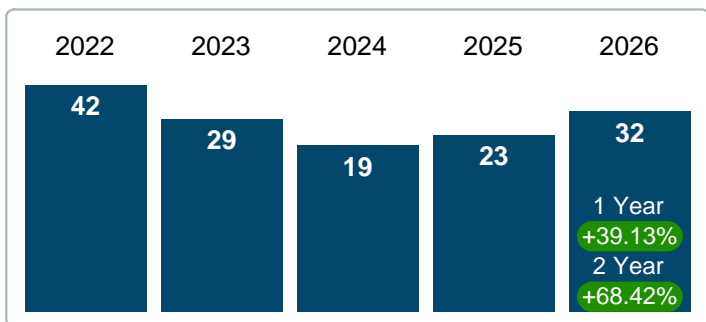
Area Delimited by County Of Cherokee - Residential Property Type



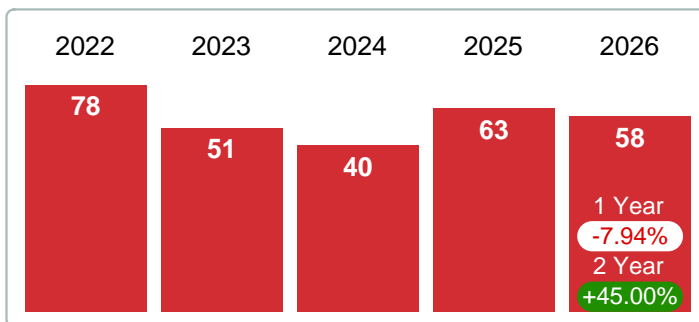
CLOSED LISTINGS

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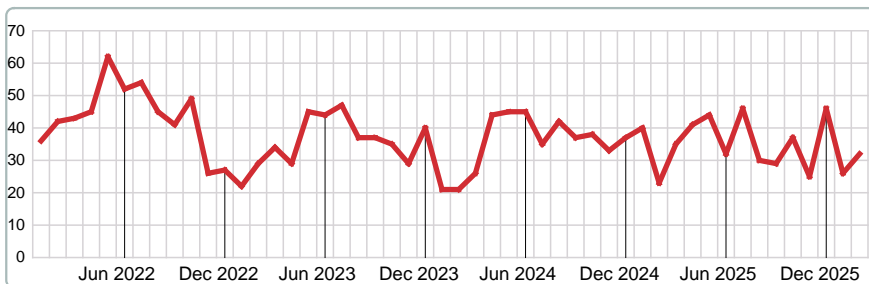
FEBRUARY



YEAR TO DATE (YTD)

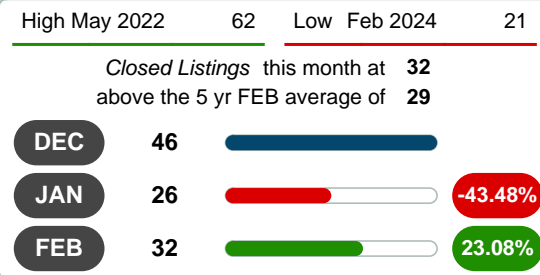


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 29



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	28.0	2	3	0	0
\$100,001 - \$175,000	6	18.75%	17.5	1	5	0	0
\$175,001 - \$250,000	3	9.38%	14.0	0	1	2	0
\$250,001 - \$325,000	7	21.88%	79.0	0	5	2	0
\$325,001 - \$425,000	5	15.63%	81.0	0	2	3	0
\$425,001 and up	4	12.50%	107.0	0	2	1	1
Total Closed Units	32			4	19	8	1
Total Closed Volume	8,412,885	100%	65.5	353.63K	4.43M	2.50M	1.13M
Median Closed Price	\$231,180			\$86,813	\$212,000	\$326,500	\$1,125,000

February 2026



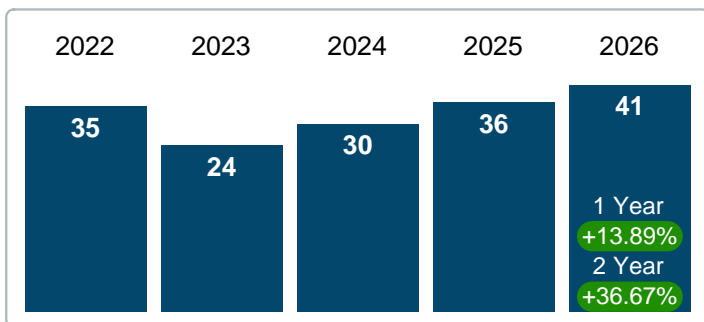
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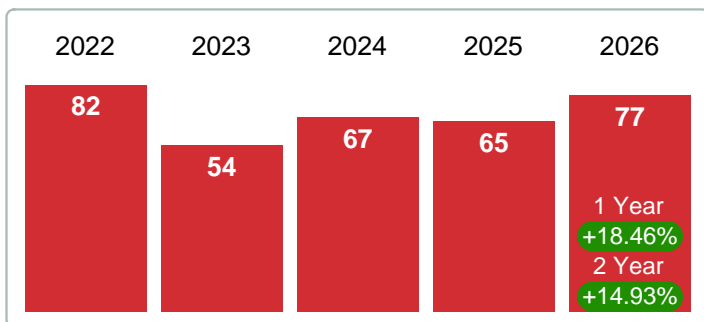
PENDING LISTINGS

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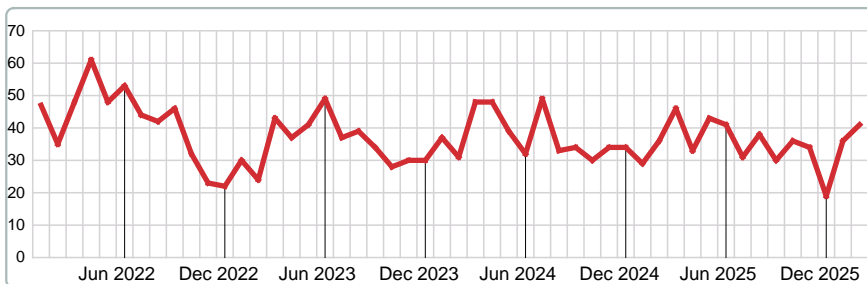
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

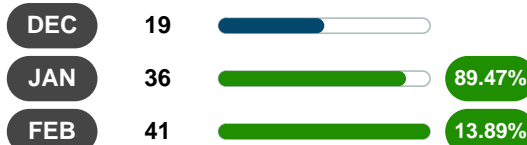


3 MONTHS

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		%	MDOM	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%	25.0	1	2	0	0
\$125,001 - \$200,000	10	24.39%	16.0	7	3	0	0
\$200,001 - \$275,000	11	26.83%	24.0	1	8	2	0
\$275,001 - \$325,000	0	0.00%	24.0	0	0	0	0
\$325,001 - \$450,000	10	24.39%	112.0	1	4	5	0
\$450,001 and up	5	12.20%	60.0	0	2	3	0
Total Pending Units	41			12	19	10	0
Total Pending Volume	12,656,850	100%	35.0	1.97M	5.12M	5.57M	0.00B
Median Listing Price	\$229,900			\$139,250	\$235,000	\$349,250	\$0

February 2026



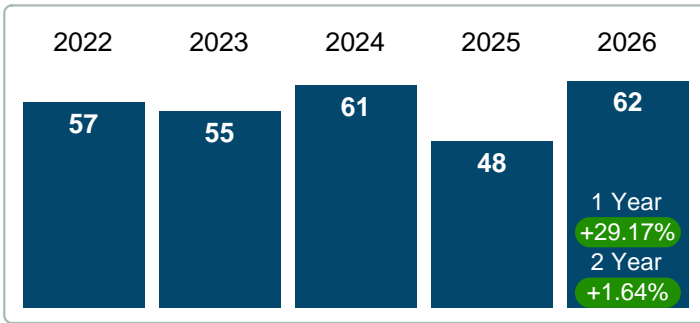
Area Delimited by County Of Cherokee - Residential Property Type



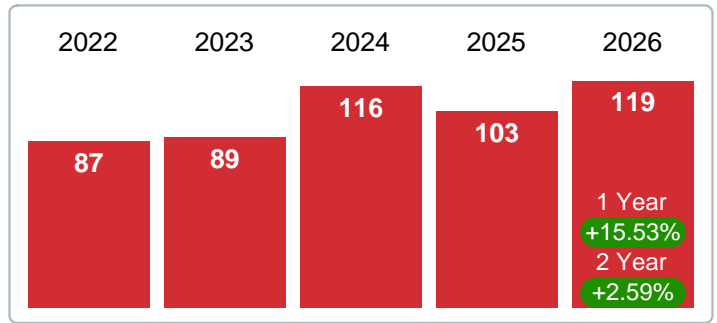
NEW LISTINGS

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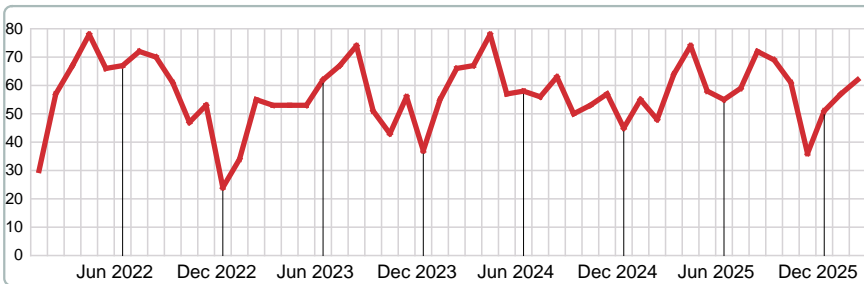
FEBRUARY



YEAR TO DATE (YTD)

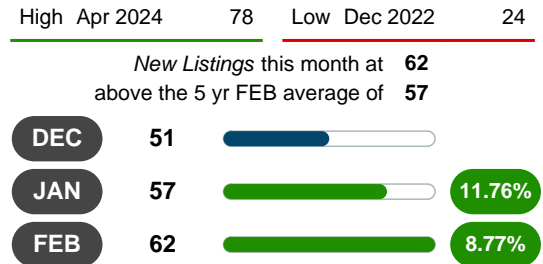


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	62		14	29	15	4
Total New Listed Volume	19,273,850	100%	2.70M	8.37M	6.89M	1.32M
Median New Listed Listing Price	\$239,000		\$184,900	\$235,000	\$307,300	\$356,000

February 2026



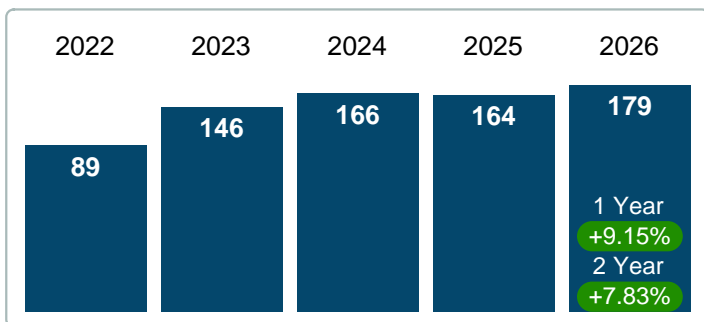
Area Delimited by County Of Cherokee - Residential Property Type



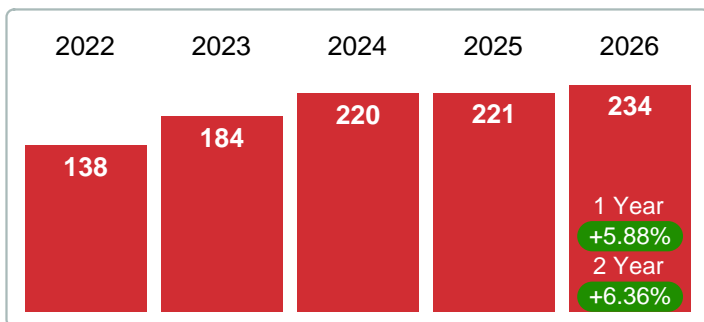
ACTIVE INVENTORY

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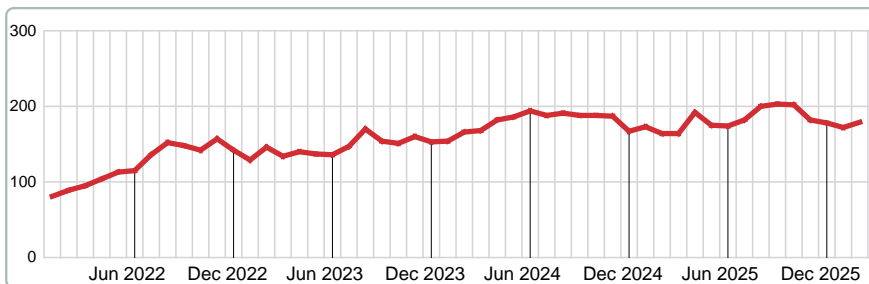
END OF FEBRUARY



ACTIVE DURING FEBRUARY

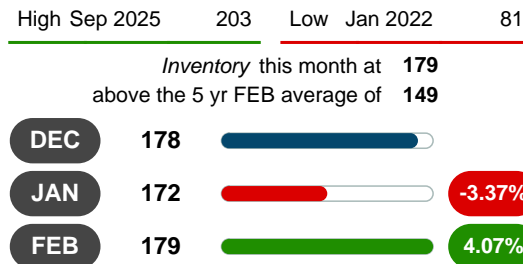


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 149



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.26%	89.0	7	5	0	1
\$100,001 - \$175,000	26	14.53%	85.5	12	12	2	0
\$175,001 - \$225,000	28	15.64%	41.5	5	14	9	0
\$225,001 - \$325,000	46	25.70%	52.5	6	24	14	2
\$325,001 - \$425,000	27	15.08%	68.0	4	9	12	2
\$425,001 - \$675,000	22	12.29%	56.0	1	13	5	3
\$675,001 and up	17	9.50%	120.0	3	4	6	4
Total Active Inventory by Units			179	38	81	48	12
Total Active Inventory by Volume			67,211,250	9.97M	28.66M	19.81M	8.77M
Median Active Inventory Listing Price			\$293,000	\$173,950	\$279,000	\$320,000	\$478,450

February 2026



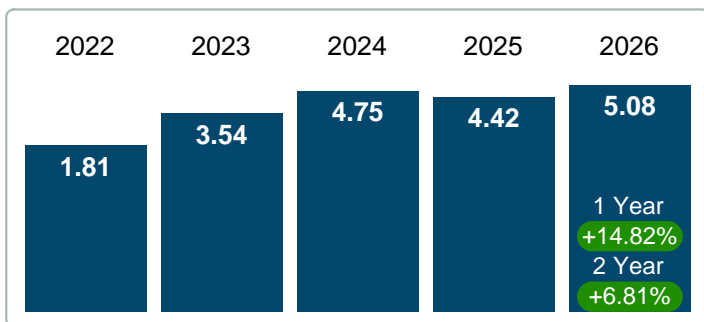
Area Delimited by County Of Cherokee - Residential Property Type



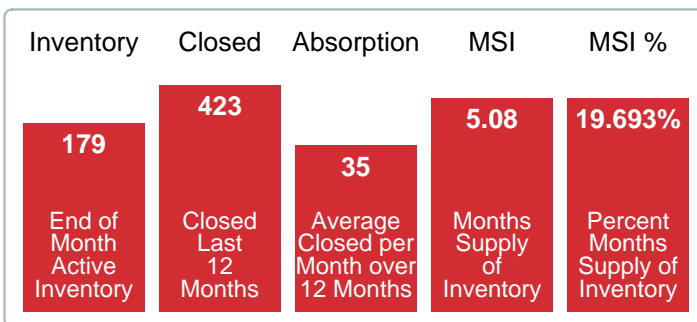
MONTHS SUPPLY of INVENTORY (MSI)

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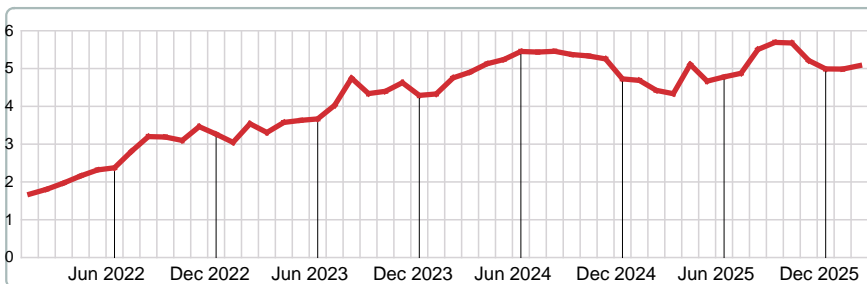
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2026

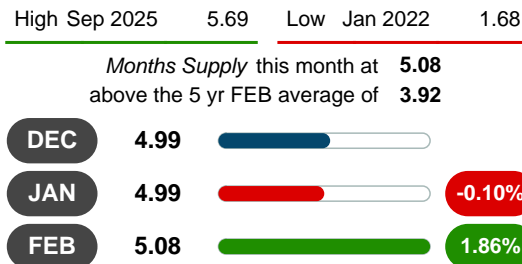


5 YEAR MARKET ACTIVITY TRENDS



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



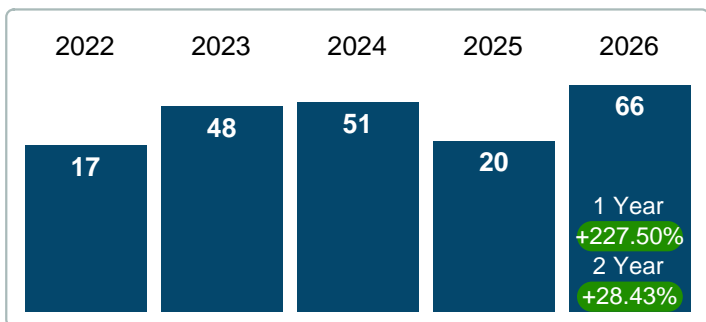
Area Delimited by County Of Cherokee - Residential Property Type



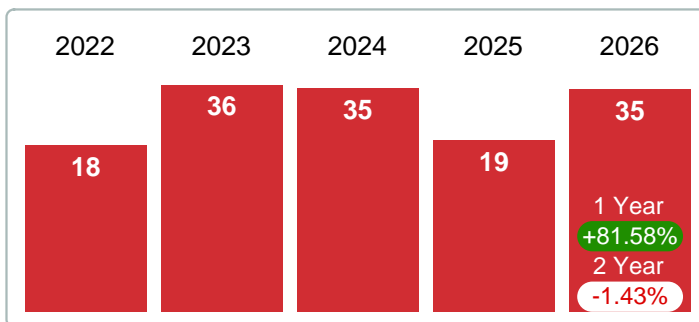
MEDIAN DAYS ON MARKET TO SALE

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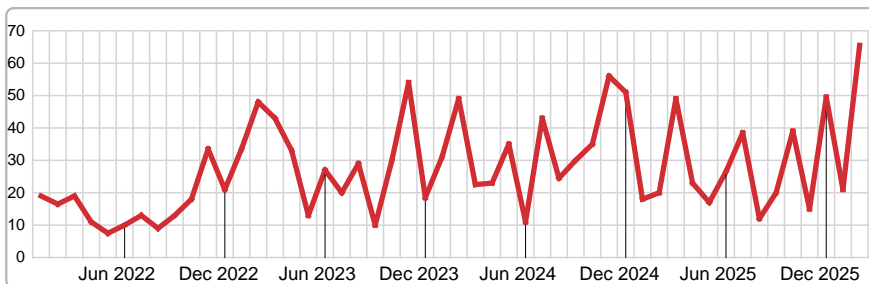
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 40

High Feb 2026 66 Low May 2022 8

Median Days on Market to Sale this month at 66 above the 5 yr FEB average of 40



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	6.25%	44	4	84	0	0
\$75,001 - \$100,000	15.63%	28	66	28	0	0
\$100,001 - \$175,000	18.75%	18	1	22	0	0
\$175,001 - \$250,000	9.38%	14	0	1	49	0
\$250,001 - \$325,000	21.88%	79	0	79	45	0
\$325,001 - \$425,000	15.63%	81	0	30	113	0
\$425,001 and up	12.50%	107	0	111	7	119
Median Closed DOM		66	3	53	82	119
Total Closed Units	100%	65.5	4	19	8	1
Total Closed Volume		8,412,885	353.63K	4.43M	2.50M	1.13M

February 2026



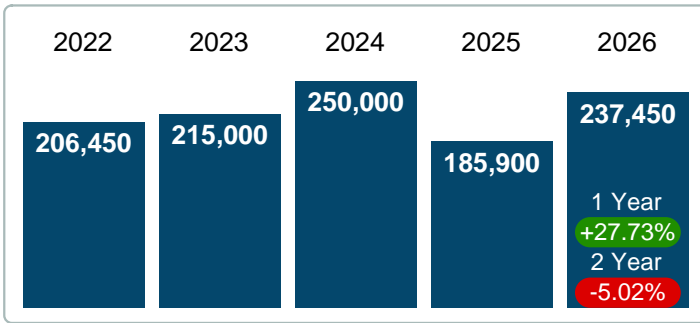
Area Delimited by County Of Cherokee - Residential Property Type



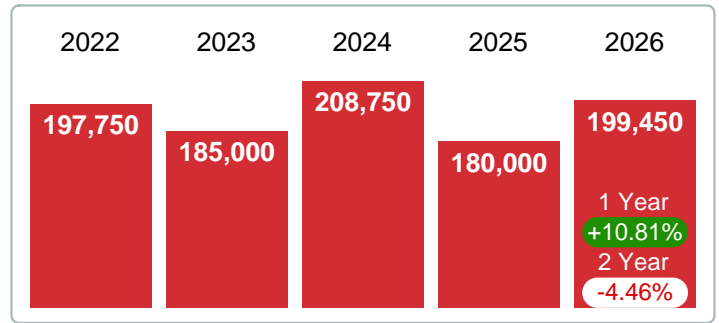
MEDIAN LIST PRICE AT CLOSING

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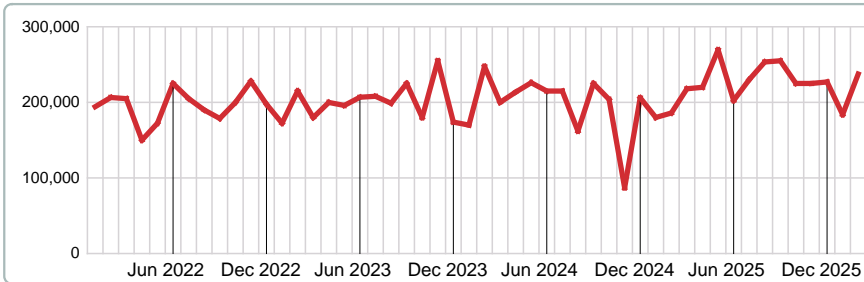
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

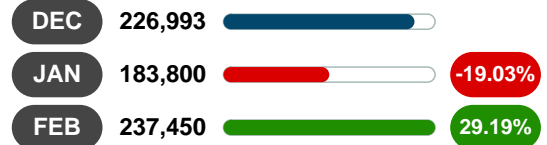


3 MONTHS

5 year FEB AVG = 218,960

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

Median List Price at Closing this month at **237,450**
above the 5 yr FEB average of **218,960**



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	0	0.00%	107	0	0	0	0
\$75,001 - \$100,000	4	12.50%	93,000	94,875	93,000	0	0
\$100,001 - \$175,000	8	25.00%	115,450	115,450	122,500	0	0
\$175,001 - \$250,000	5	15.63%	220,000	0	225,000	199,450	0
\$250,001 - \$325,000	5	15.63%	275,000	0	270,000	289,450	0
\$325,001 - \$425,000	6	18.75%	362,000	0	365,000	359,000	0
\$425,001 and up	4	12.50%	590,000	0	590,000	449,000	1,200,000
Median List Price			237,450	107,375	225,000	316,500	1,200,000
Total Closed Units		100%	237,450	4	19	8	1
Total Closed Volume			8,864,850	420.65K	4.70M	2.54M	1.20M

February 2026



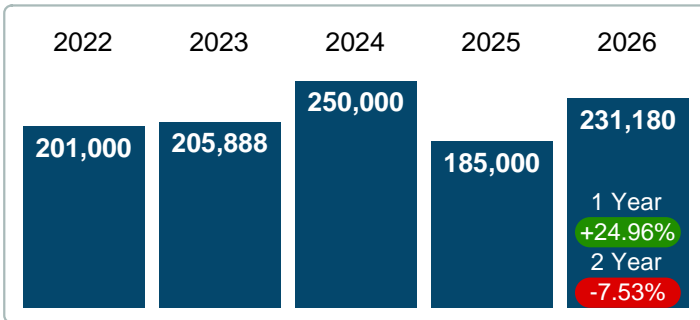
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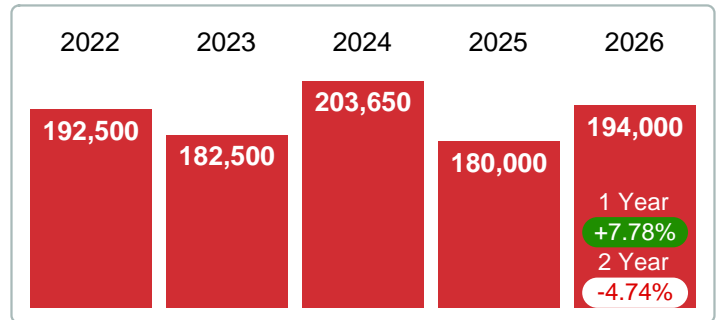
MEDIAN SOLD PRICE AT CLOSING

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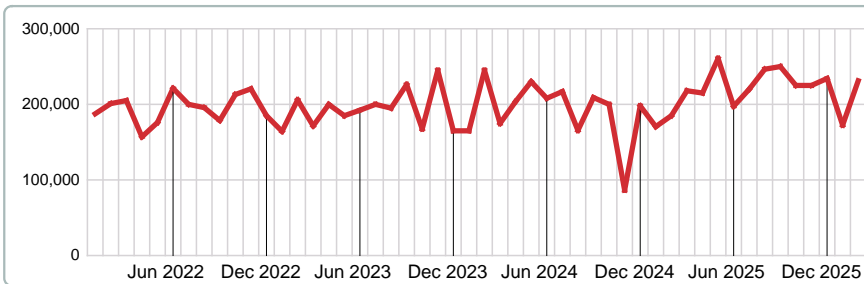
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 214,614

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

Median Sold Price at Closing this month at 231,180 above the 5 yr FEB average of 214,614



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	6.25%	72,500	70,000	75,000	0	0
\$75,001 - \$100,000	15.63%	90,000	86,813	90,000	0	0
\$100,001 - \$175,000	18.75%	117,500	110,000	120,000	0	0
\$175,001 - \$250,000	9.38%	199,000	0	212,000	195,000	0
\$250,001 - \$325,000	21.88%	269,900	0	269,900	285,000	0
\$325,001 - \$425,000	15.63%	359,000	0	355,000	359,000	0
\$425,001 and up	12.50%	562,500	0	562,500	430,000	1,125,000
Median Sold Price		231,180	86,813	212,000	326,500	1,125,000
Total Closed Units	100%	32	4	19	8	1
Total Closed Volume		8,412,885	353.63K	4.43M	2.50M	1.13M

February 2026



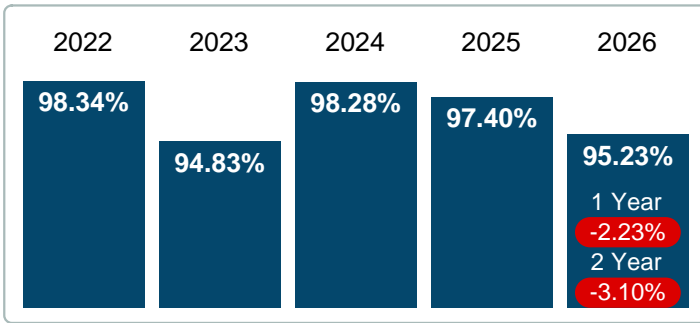
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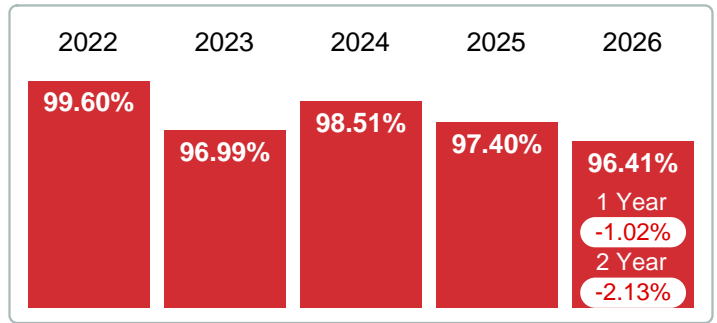
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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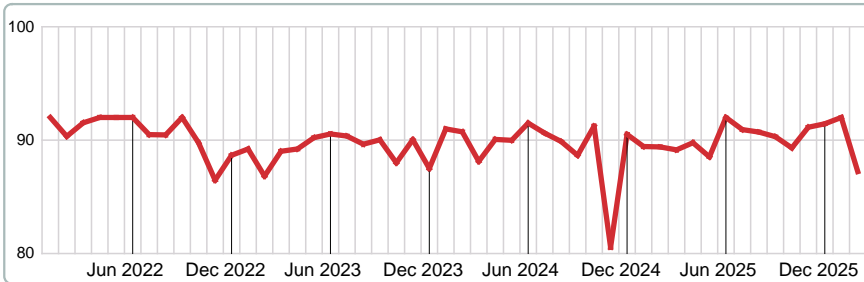
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

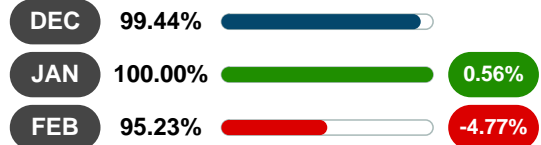


3 MONTHS

5 year FEB AVG = 96.82%

High Jan 2026 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **95.23%**
below the 5 yr FEB average of **96.82%**



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	<div style="width: 6.25%;"></div> 2	6.25%	80.10%	77.78%	82.42%	0.00%	0.00%
\$75,001 - \$100,000	<div style="width: 15.63%;"></div> 5	15.63%	83.83%	81.05%	87.80%	0.00%	0.00%
\$100,001 - \$175,000	<div style="width: 18.75%;"></div> 6	18.75%	90.34%	94.91%	85.78%	0.00%	0.00%
\$175,001 - \$250,000	<div style="width: 9.38%;"></div> 3	9.38%	96.36%	0.00%	96.36%	97.77%	0.00%
\$250,001 - \$325,000	<div style="width: 21.88%;"></div> 7	21.88%	100.00%	0.00%	100.00%	98.34%	0.00%
\$325,001 - \$425,000	<div style="width: 15.63%;"></div> 5	15.63%	100.00%	0.00%	96.01%	100.00%	0.00%
\$425,001 and up	<div style="width: 12.50%;"></div> 4	12.50%	95.11%	0.00%	95.40%	95.77%	93.75%
Median Sold/List Ratio	95.23%			81.05%	94.55%	98.23%	93.75%
Total Closed Units	32	100%	95.23%	4	19	8	1
Total Closed Volume	8,412,885			353.63K	4.43M	2.50M	1.13M

February 2026



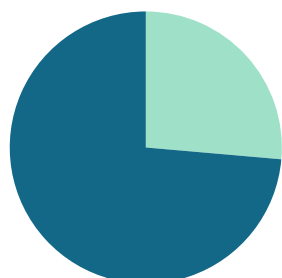
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

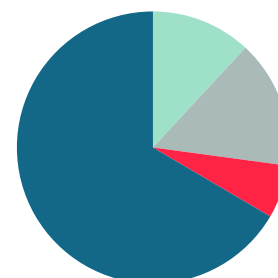


Inventory
 New Listings **62 = 26.38%**
 Start Inventory **173**
 Total Inventory Units **235**
 Volume **\$87,248,200**

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%
Median List Price	185,900	237,450	27.73%	180,000	199,450	10.81%
Median Sale Price	185,000	231,180	24.96%	180,000	194,000	7.78%
Median Percent of Selling Price to List Price	97.40%	95.23%	-2.23%	97.40%	96.41%	-1.02%
Median Days on Market to Sale	20.00	65.50	227.50%	19.00	34.50	81.58%
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%

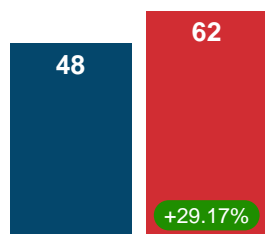
Absorption: Last 12 months, an Average of **35** Sales/Month

Inventory on February 28, 2026 = **179** 2025 2026

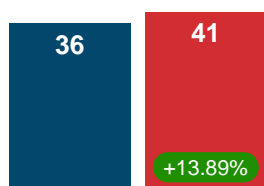
FEBRUARY MARKET

MEDIAN PRICES

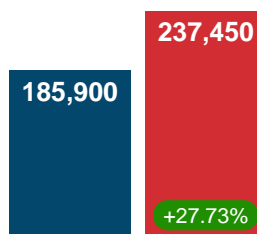
New Listings



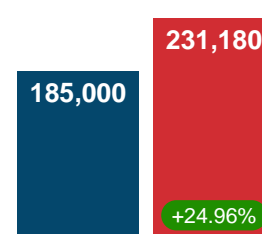
Pending Listings



List Price



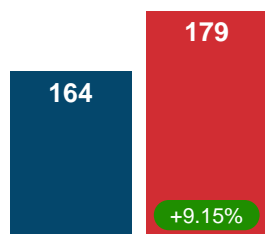
Sale Price



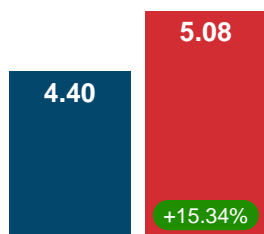
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

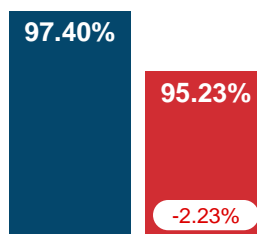
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

