

March 2026



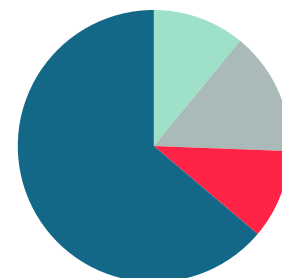
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 13, 2026 for MLS Technology Inc.

Compared Metrics	2025	March 2026	+/-%
Closed Listings	36	32	-11.11%
Pending Listings	46	43	-6.52%
New Listings	64	80	25.00%
Average List Price	250,342	244,891	-2.18%
Average Sale Price	239,242	238,327	-0.38%
Average Percent of Selling Price to List Price	94.91%	97.58%	2.82%
Average Days on Market to Sale	55.50	53.75	-3.15%
End of Month Inventory	164	187	14.02%
Months Supply of Inventory	4.33	5.34	23.53%



■ Closed (10.92%)
■ Pending (14.68%)
■ Other OffMarket (10.58%)
■ Active (63.82%)

Absorption: Last 12 months, an Average of **35** Sales/Month
Active Inventory as of March 31, 2026 = **187**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **14.02%** to 187 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 **5.34** 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 **0.38%** in March 2026 to \$238,327 versus the previous year at \$239,242.

Average Days on Market Shortens

The average number of **53.75** days that homes spent on the market before selling decreased by 1.75 days or **3.15%** in March 2026 compared to last year's same month at **55.50** DOM.

Sales Success for March 2026 is Positive

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

There were 80 New Listings in March 2026, up **25.00%** from last year at 64. Furthermore, there were 32 Closed Listings this month versus last year at 36, a **-11.11%** decrease.

Closed versus Listed trends yielded a **40.0%** ratio, down from previous year's, March 2025, at **56.3%**, a **28.89%** downswing. This will certainly create pressure on an increasing Monthly Months 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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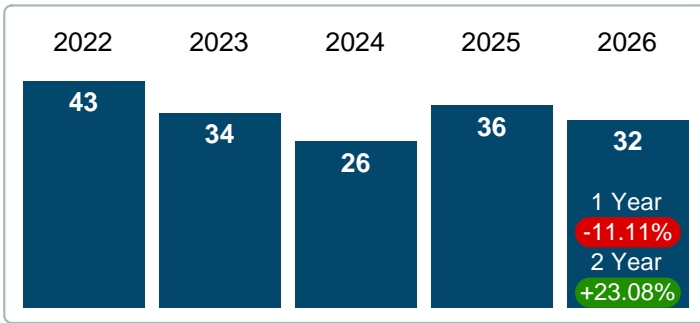
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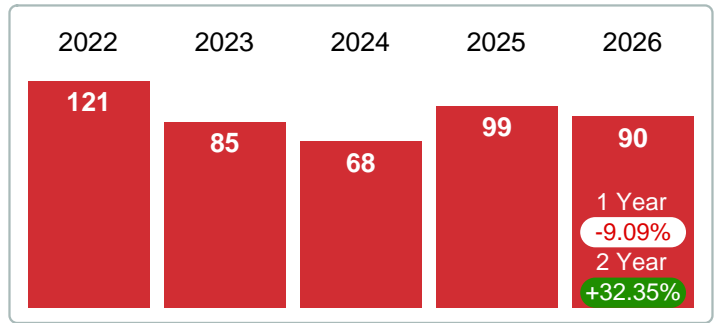
CLOSED LISTINGS

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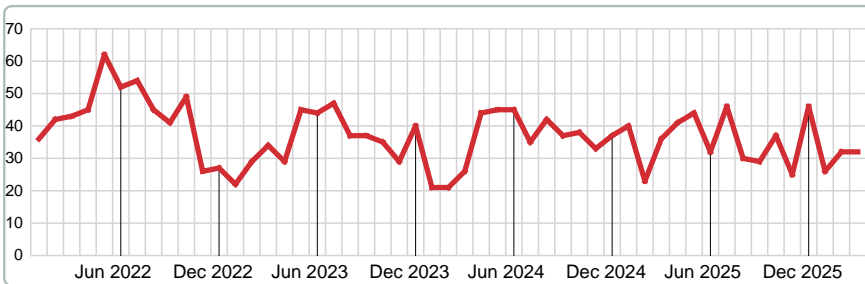
MARCH



YEAR TO DATE (YTD)

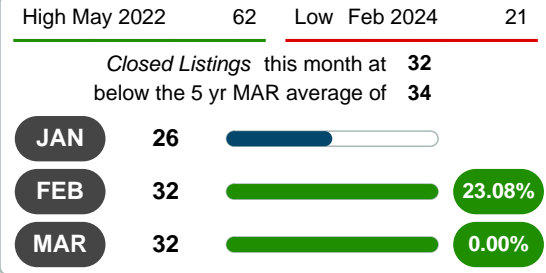


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 34



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	9.38%	14.0	2	1	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	10	31.25%	56.2	5	5	0	0
\$175,001 - \$225,000	5	15.63%	45.8	1	3	1	0
\$225,001 - \$325,000	7	21.88%	42.3	1	6	0	0
\$325,001 - \$400,000	3	9.38%	129.0	0	0	3	0
\$400,001 and up	4	12.50%	51.0	0	2	2	0
Total Closed Units	32			9	17	6	0
Total Closed Volume	7,626,460	100%	53.8	1.41M	3.92M	2.30M	0.00B
Average Closed Price	\$238,327			\$156,800	\$230,427	\$383,000	\$0

March 2026



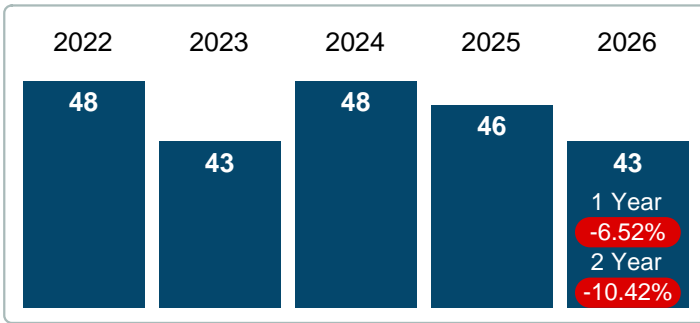
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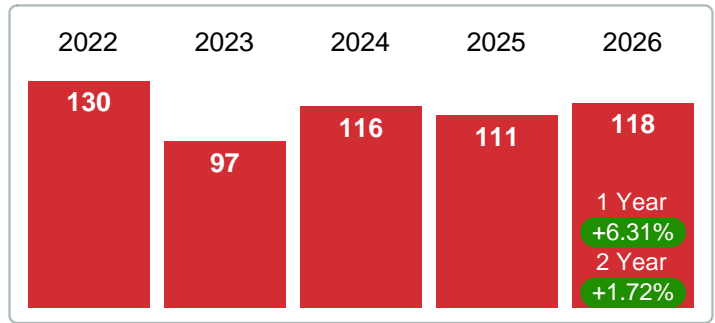
PENDING LISTINGS

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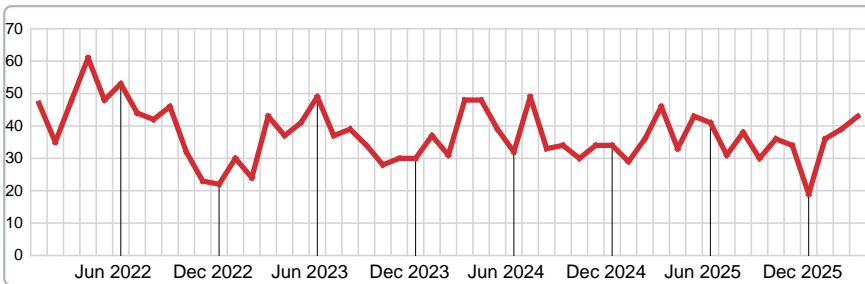
MARCH



YEAR TO DATE (YTD)

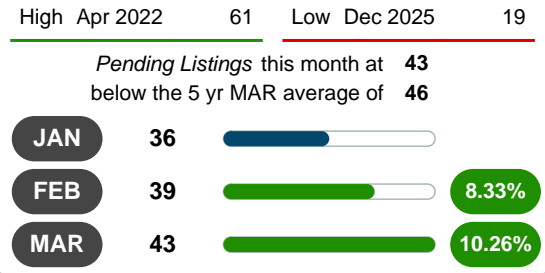


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	4.65%	55.0	2	0	0	0
\$125,001 - \$150,000	4	9.30%	74.5	1	2	1	0
\$150,001 - \$200,000	10	23.26%	28.4	5	4	1	0
\$200,001 - \$250,000	7	16.28%	33.6	1	2	4	0
\$250,001 - \$300,000	10	23.26%	19.7	0	5	4	1
\$300,001 - \$425,000	5	11.63%	107.0	1	0	4	0
\$425,001 and up	5	11.63%	47.8	0	4	1	0
Total Pending Units	43			10	17	15	1
Total Pending Volume	11,689,894	100%	44.1	1.77M	5.15M	4.51M	265.00K
Average Listing Price	\$271,858			\$176,820	\$302,653	\$300,773	\$265,000

March 2026



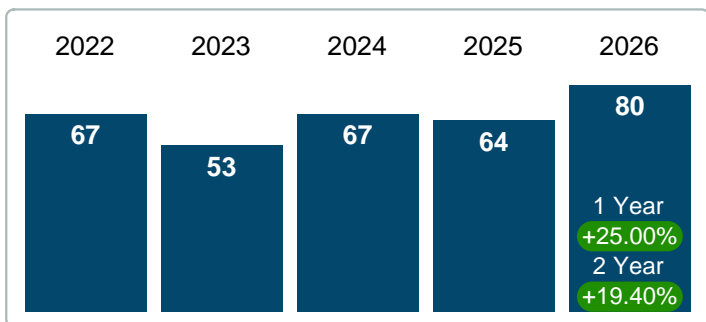
Area Delimited by County Of Cherokee - Residential Property Type



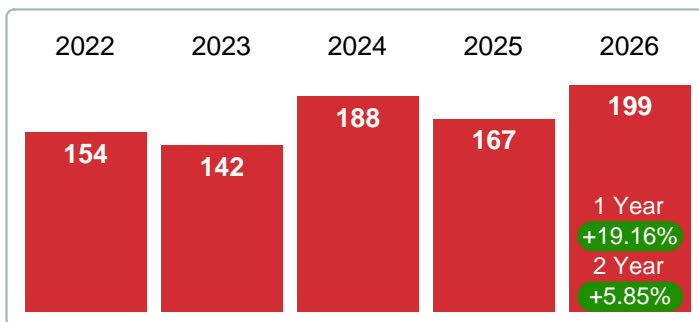
NEW LISTINGS

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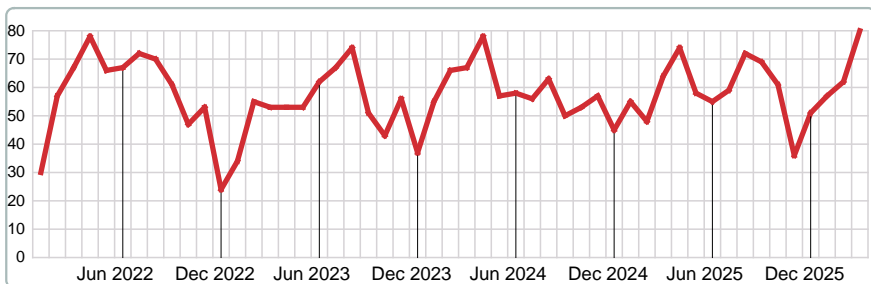
MARCH



YEAR TO DATE (YTD)

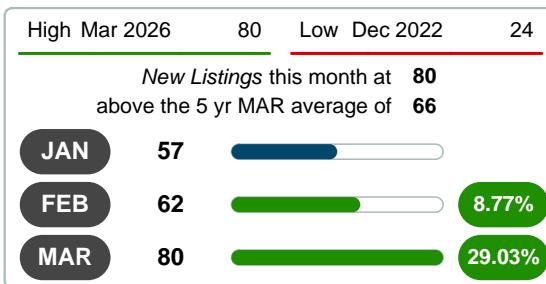


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 66



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	7	8.75%	4	3	0	0
\$125,001 - \$150,000	6	7.50%	3	3	0	0
\$150,001 - \$200,000	14	17.50%	6	7	1	0
\$200,001 - \$275,000	22	27.50%	1	17	4	0
\$275,001 - \$300,000	12	15.00%	1	7	4	0
\$300,001 - \$425,000	8	10.00%	0	6	2	0
\$425,001 and up	11	13.75%	0	6	2	3
Total New Listed Units	80		15	49	13	3
Total New Listed Volume	22,061,889	100%	2.34M	13.21M	3.99M	2.52M
Average New Listed Listing Price	\$275,774		\$156,100	\$269,520	\$306,915	\$841,333

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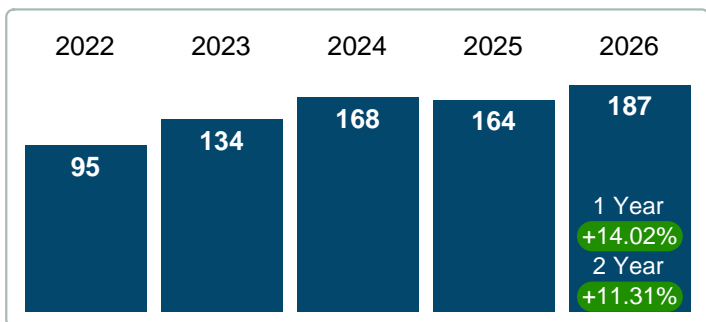
Area Delimited by County Of Cherokee - Residential Property Type



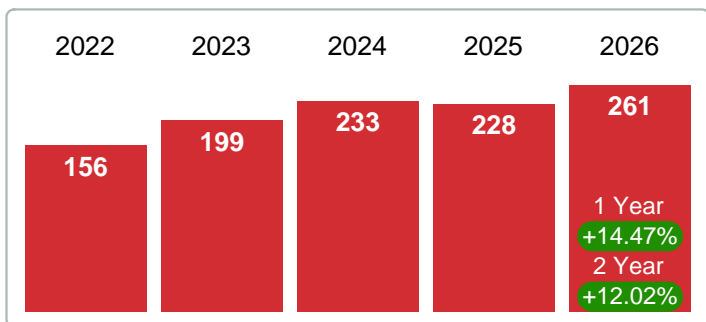
ACTIVE INVENTORY

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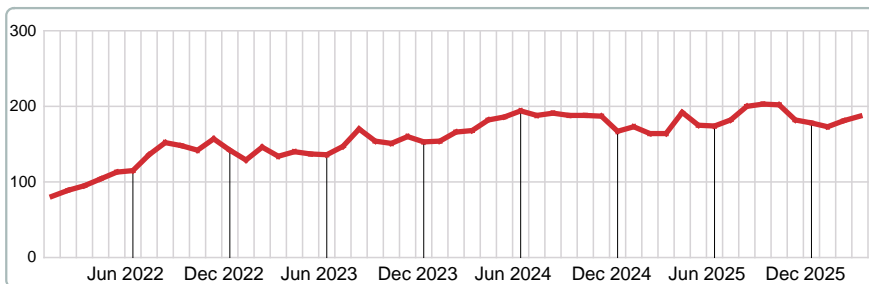
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

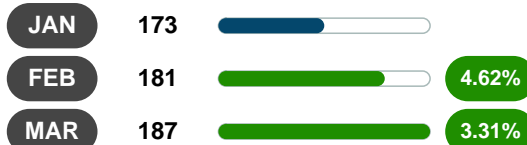


3 MONTHS

5 year MAR AVG = 150

High Sep 2025 203 Low Jan 2022 81

Inventory this month at **187**
above the 5 yr MAR average of **150**



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	6.95%	77.2	9	3	0	1
\$100,001 - \$175,000	26	13.90%	65.2	11	14	1	0
\$175,001 - \$225,000	28	14.97%	58.6	8	13	7	0
\$225,001 - \$300,000	39	20.86%	46.6	5	25	9	0
\$300,001 - \$400,000	38	20.32%	88.0	3	22	11	2
\$400,001 - \$575,000	24	12.83%	83.6	1	16	4	3
\$575,001 and up	19	10.16%	104.3	3	4	7	5
Total Active Inventory by Units	187			40	97	39	11
Total Active Inventory by Volume	67,918,240	100%	72.1	9.90M	33.20M	16.08M	8.74M
Average Active Inventory Listing Price	\$363,199			\$247,561	\$342,259	\$412,333	\$794,155

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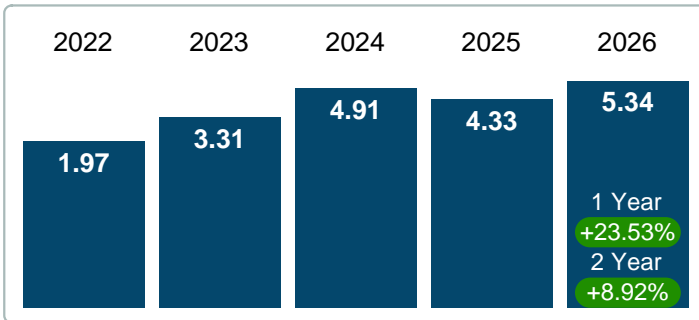
Area Delimited by County Of Cherokee - Residential Property Type



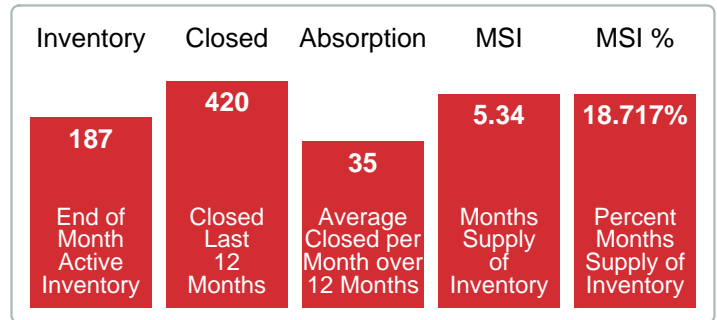
MONTHS SUPPLY of INVENTORY (MSI)

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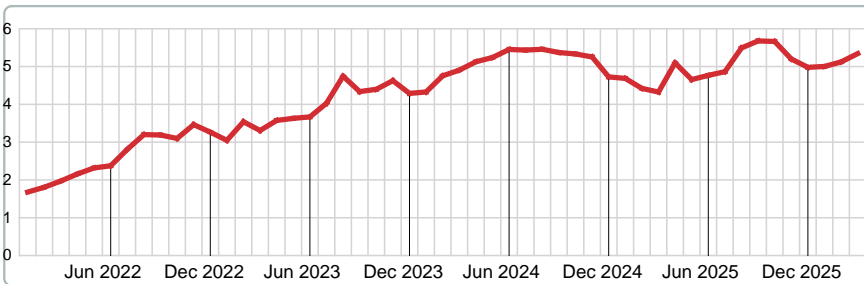
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS

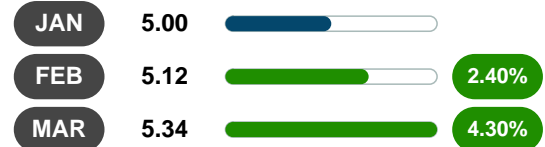


3 MONTHS

5 year MAR AVG = 3.97

High Sep 2025 5.68 Low Jan 2022 1.68

Months Supply this month at **5.34**
above the 5 yr MAR average of **3.97**



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	6.95%	3.18	3.72	2.00	0.00	0.00
\$100,001 - \$175,000	26	13.90%	3.15	3.47	3.00	2.40	0.00
\$175,001 - \$225,000	28	14.97%	5.25	10.67	3.90	5.60	0.00
\$225,001 - \$300,000	39	20.86%	4.98	4.62	4.69	7.71	0.00
\$300,001 - \$400,000	38	20.32%	7.60	9.00	8.00	6.29	12.00
\$400,001 - \$575,000	24	12.83%	8.00	4.00	9.14	4.36	36.00
\$575,001 and up	19	10.16%	12.67	36.00	9.60	12.00	12.00
Market Supply of Inventory (MSI)			5.34	4.95	4.91	6.24	12.00
Total Active Inventory by Units		100%	5.34	40	97	39	11

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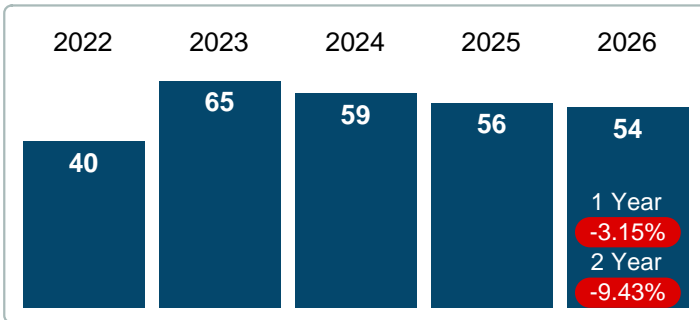
Area Delimited by County Of Cherokee - Residential Property Type



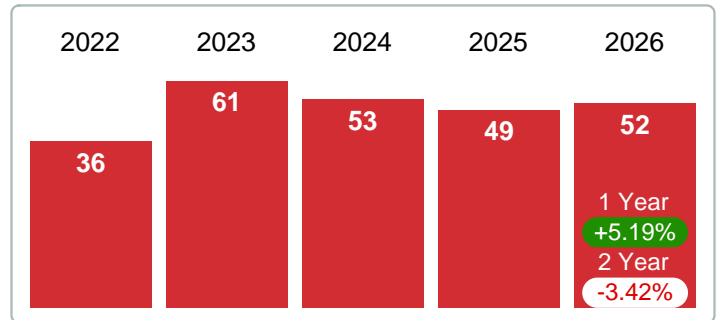
AVERAGE DAYS ON MARKET TO SALE

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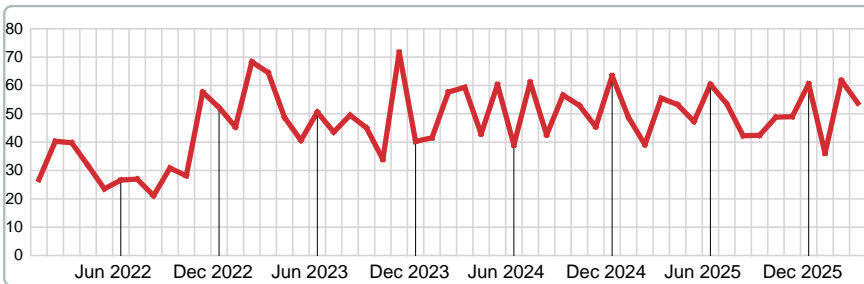
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 55

High Nov 2023 72 Low Aug 2022 21

Average Days on Market to Sale this month at 54 below the 5 yr MAR average of 55



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
\$125,000 and less	9.38%	14	12	19	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	31.25%	56	40	73	0	0
\$175,001 - \$225,000	15.63%	46	129	21	38	0
\$225,001 - \$325,000	21.88%	42	1	49	0	0
\$325,001 - \$400,000	9.38%	129	0	0	129	0
\$400,001 and up	12.50%	51	0	10	93	0
Average Closed DOM		54	39	45	102	0
Total Closed Units	100%	54	9	17	6	0
Total Closed Volume		7,626,460	1.41M	3.92M	2.30M	0.00B

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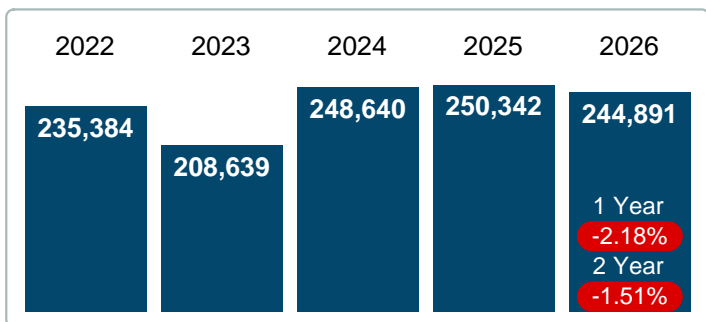
Area Delimited by County Of Cherokee - Residential Property Type



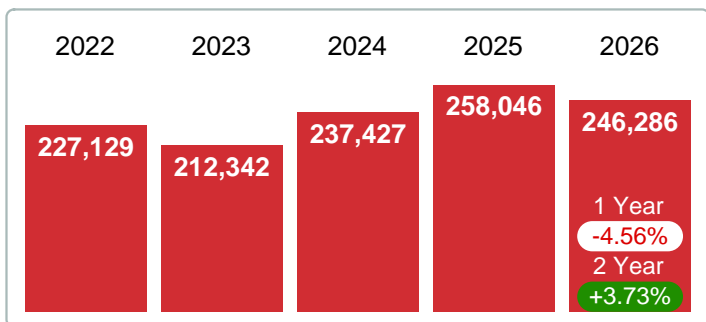
AVERAGE LIST PRICE AT CLOSING

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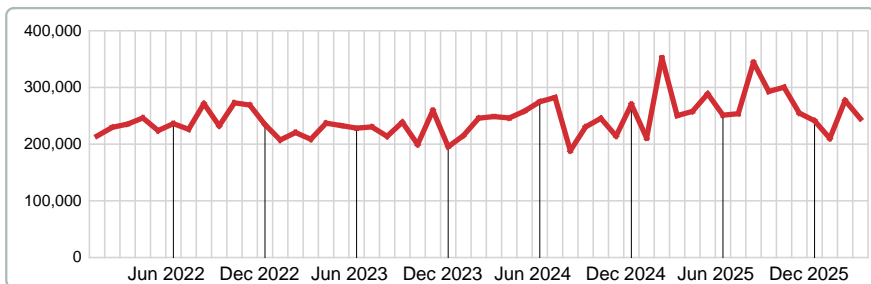
MARCH



YEAR TO DATE (YTD)

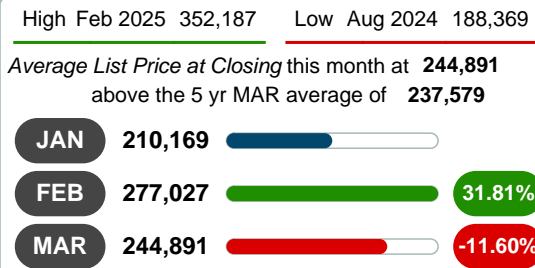


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 237,579



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
\$125,000 and less	9.38%	116,633	117,450	115,000	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	28.13%	154,189	152,840	160,700	0	0
\$175,001 - \$225,000	21.88%	202,129	190,000	203,333	210,000	0
\$225,001 - \$325,000	15.63%	263,000	240,000	274,817	0	0
\$325,001 - \$400,000	12.50%	350,500	0	0	351,000	0
\$400,001 and up	12.50%	491,750	0	437,500	546,000	0
Average List Price		244,891	158,789	238,376	392,500	0
Total Closed Units	100%	244,891	9	17	6	0
Total Closed Volume		7,836,500	1.43M	4.05M	2.36M	0.00B

March 2026



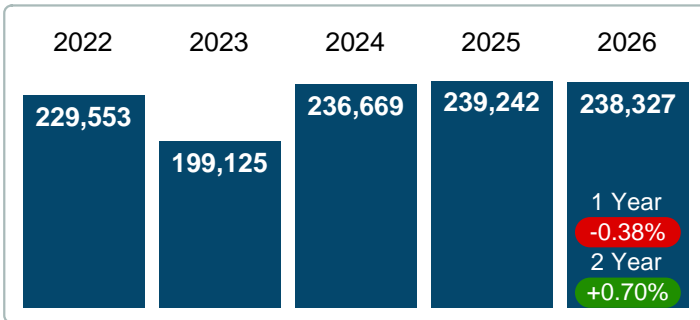
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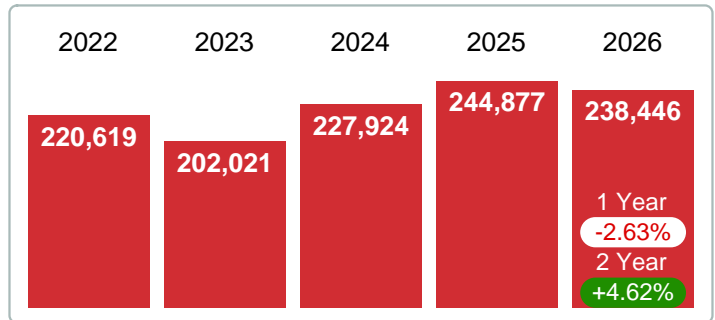
AVERAGE SOLD PRICE AT CLOSING

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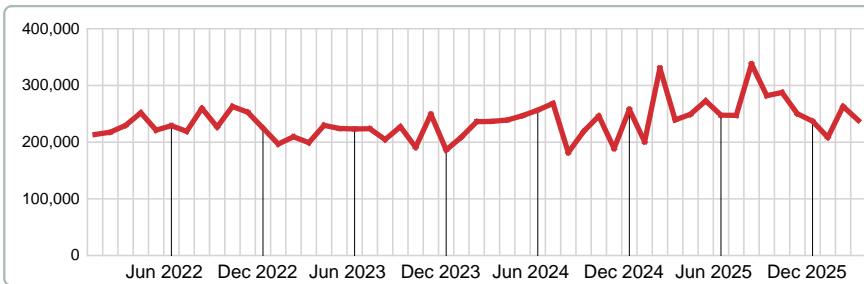
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

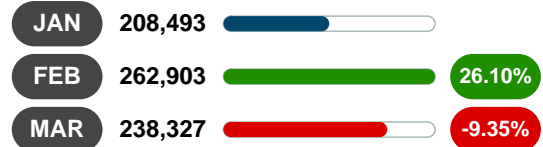


3 MONTHS

5 year MAR AVG = 228,583

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

Average Sold Price at Closing this month at **238,327** above the 5 yr MAR average of **228,583**



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
\$125,000 and less	9.38%	116,633	117,450	115,000	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	31.25%	150,330	149,260	151,400	0	0
\$175,001 - \$225,000	15.63%	201,000	190,000	201,667	210,000	0
\$225,001 - \$325,000	21.88%	261,571	240,000	265,167	0	0
\$325,001 - \$400,000	9.38%	349,333	0	0	349,333	0
\$400,001 and up	12.50%	472,315	0	424,630	520,000	0
Average Sold Price		238,327	156,800	230,427	383,000	0
Total Closed Units	100%	238,327	9	17	6	
Total Closed Volume		7,626,460	1.41M	3.92M	2.30M	0.00B

March 2026



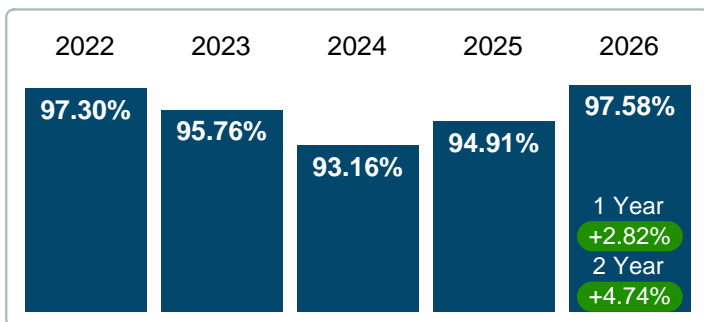
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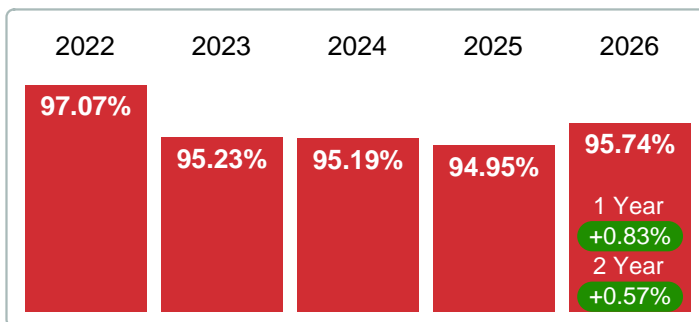
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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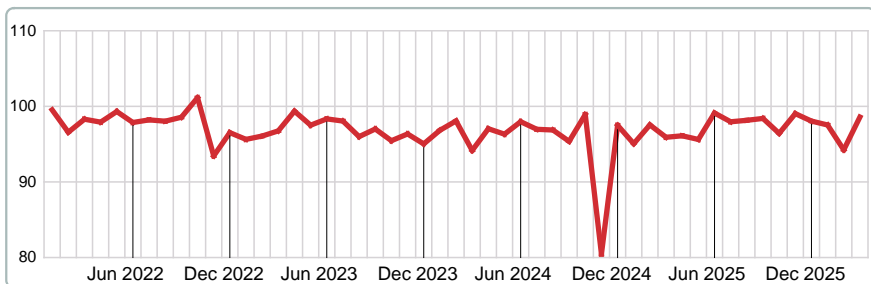
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

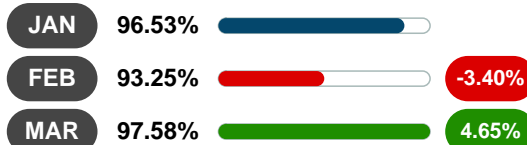


3 MONTHS

5 year MAR AVG = 95.74%

High Oct 2022 100.14% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **97.58%** above the 5 yr MAR average of **95.74%**



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
\$125,000 and less	3	9.38%	100.00%	100.00%	100.00%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	10	31.25%	96.10%	97.81%	94.39%	0.00%	0.00%
\$175,001 - \$225,000	5	15.63%	99.46%	100.00%	99.10%	100.00%	0.00%
\$225,001 - \$325,000	7	21.88%	97.45%	100.00%	97.02%	0.00%	0.00%
\$325,001 - \$400,000	3	9.38%	99.50%	0.00%	0.00%	99.50%	0.00%
\$400,001 and up	4	12.50%	95.95%	0.00%	97.06%	94.84%	0.00%
Average Sold/List Ratio		97.60%		98.78%	96.79%	98.03%	0.00%
Total Closed Units		32	100%	9	17	6	
Total Closed Volume		7,626,460		1.41M	3.92M	2.30M	0.00B

March 2026



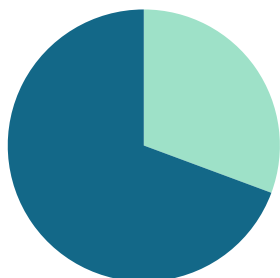
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Apr 13, 2026 for MLS Technology Inc.

INVENTORY

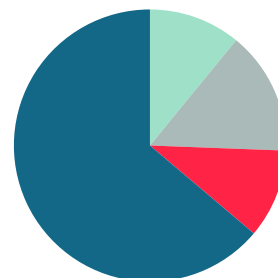


Inventory
 New Listings **80 = 30.65%**
 Start Inventory **181**
 Total Inventory Units **261**
 Volume **\$89,036,434**

Market Activity

Closed Sales **32 = 10.92%**
 Pending Sales **43 = 14.68%**
 Other Off Market **31 = 10.58%**
 Active Inventory **187 = 63.82%**

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	36	32	-11.11%	99	90	-9.09%
Pending Sales	46	43	-6.52%	111	118	6.31%
New Listings	64	80	25.00%	167	199	19.16%
Average List Price	250,342	244,891	-2.18%	258,046	246,286	-4.56%
Average Sale Price	239,242	238,327	-0.38%	244,877	238,446	-2.63%
Average Percent of Selling Price to List Price	94.91%	97.58%	2.82%	94.95%	95.74%	0.83%
Average Days on Market to Sale	55.50	53.75	-3.15%	48.96	51.50	5.19%
Monthly Inventory	164	187	14.02%	164	187	14.02%
Months Supply of Inventory	4.33	5.34	23.53%	4.33	5.34	23.53%

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

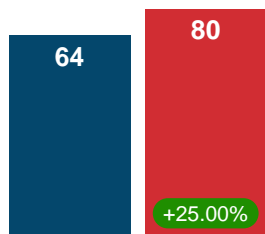
Inventory on March 31, 2026 = **187**

2025 **2026**

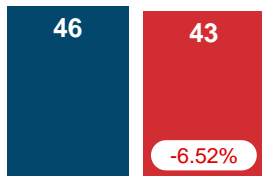
MARCH MARKET

AVERAGE PRICES

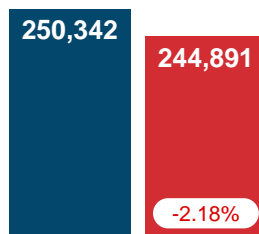
New Listings



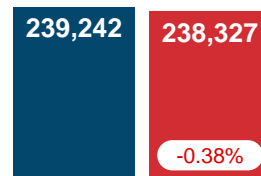
Pending Listings



List Price



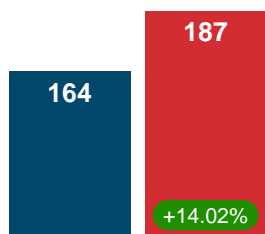
Sale Price



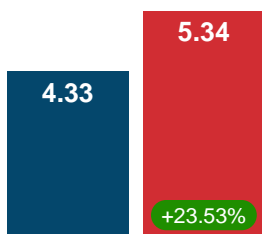
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

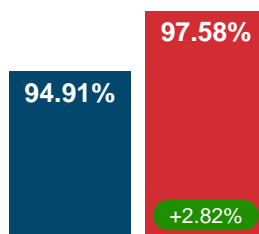
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

