

## March 2026



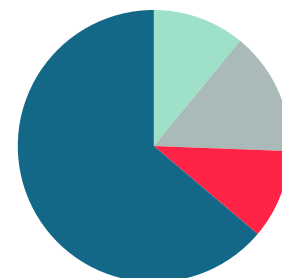
Area Delimited by County Of Cherokee - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	March		
	2025	2026	+/-%
Closed Listings	36	32	-11.11%
Pending Listings	46	43	-6.52%
New Listings	64	80	25.00%
Median List Price	216,500	205,000	-5.31%
Median Sale Price	211,500	205,000	-3.07%
Median Percent of Selling Price to List Price	97.00%	98.36%	1.40%
Median Days on Market to Sale	47.00	29.00	-38.30%
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.

##### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.07%** in March 2026 to \$205,000 versus the previous year at \$211,500.

##### Median Days on Market Shortens

The median number of **29.00** days that homes spent on the market before selling decreased by 18.00 days or **38.30%** in March 2026 compared to last year's same month at **47.00** DOM.

##### Sales Success for March 2026 is Positive

Overall, with Median 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# March 2026



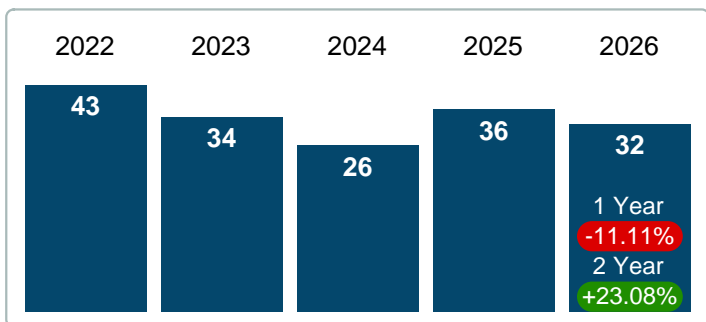
Area Delimited by County Of Cherokee - Residential Property Type



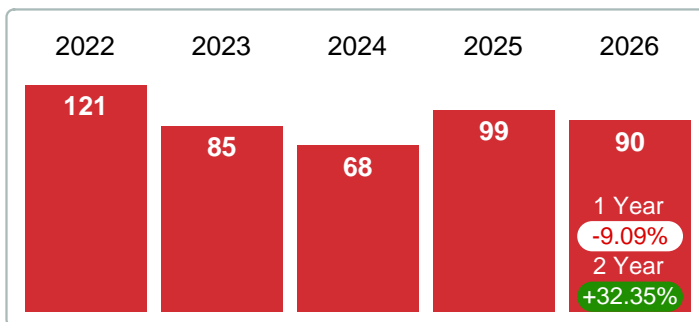
## CLOSED LISTINGS

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

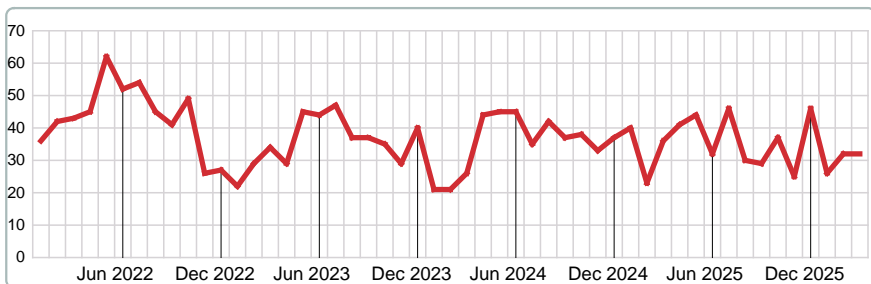
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 34

High May 2022: 62 | Low Feb 2024: 21

Closed Listings this month at **32**  
below the 5 yr MAR average of **34**

Month	Closed Listings	% Change
JAN	26	
FEB	32	23.08%
MAR	32	0.00%

### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	9.38%	19.0	2	1	0	0
\$125,001 - \$125,000	0	0.00%	19.0	0	0	0	0
\$125,001 - \$175,000	10	31.25%	24.0	5	5	0	0
\$175,001 - \$225,000	5	15.63%	34.0	1	3	1	0
\$225,001 - \$325,000	7	21.88%	28.0	1	6	0	0
\$325,001 - \$400,000	3	9.38%	45.0	0	0	3	0
\$400,001 and up	4	12.50%	35.0	0	2	2	0
<b>Total Closed Units</b>	<b>32</b>			<b>9</b>	<b>17</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>7,626,460</b>	<b>100%</b>	<b>29.0</b>	<b>1.41M</b>	<b>3.92M</b>	<b>2.30M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$205,000</b>			<b>\$146,500</b>	<b>\$225,000</b>	<b>\$359,000</b>	<b>\$0</b>

# March 2026



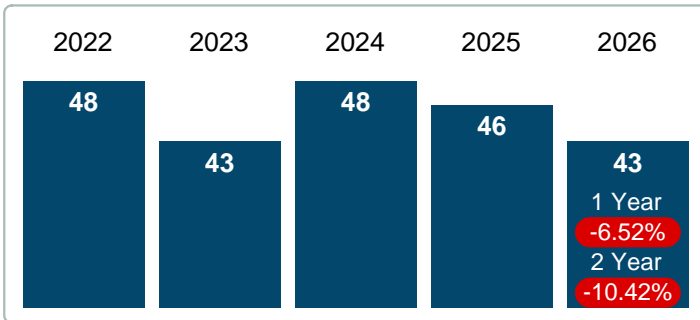
Area Delimited by County Of Cherokee - Residential Property Type



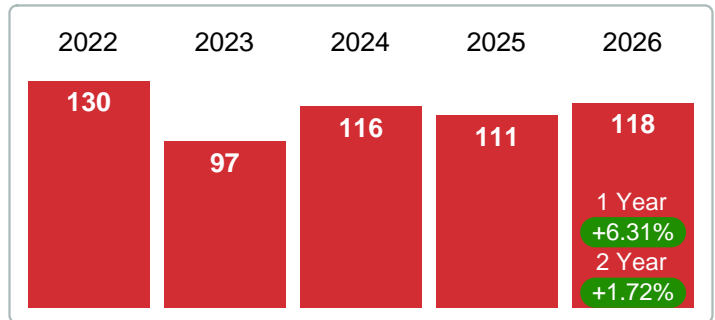
## PENDING LISTINGS

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

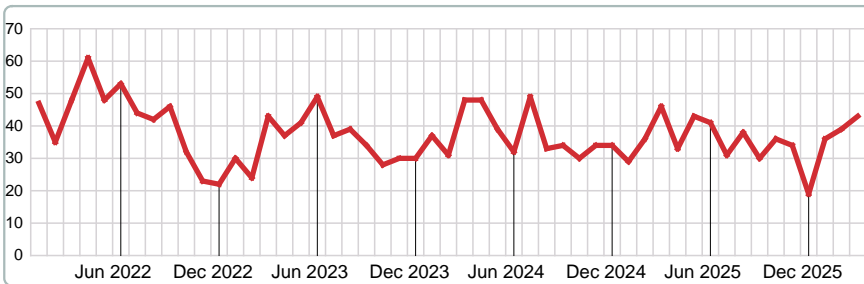
### MARCH



### YEAR TO DATE (YTD)

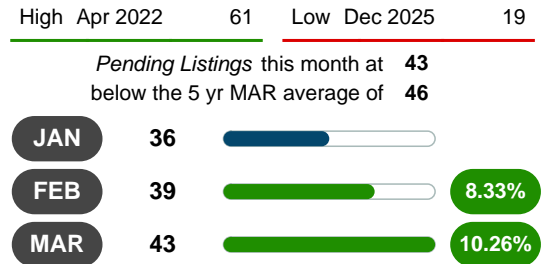


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 46



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	47.0	1	2	1	0
\$150,001 - \$200,000	10	23.26%	11.5	5	4	1	0
\$200,001 - \$250,000	7	16.28%	11.0	1	2	4	0
\$250,001 - \$300,000	10	23.26%	3.0	0	5	4	1
\$300,001 - \$425,000	5	11.63%	73.0	1	0	4	0
\$425,001 and up	5	11.63%	26.0	0	4	1	0
<b>Total Pending Units</b>	<b>43</b>			<b>10</b>	<b>17</b>	<b>15</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>11,689,894</b>	<b>100%</b>	<b>11.0</b>	<b>1.77M</b>	<b>5.15M</b>	<b>4.51M</b>	<b>265.00K</b>
<b>Median Listing Price</b>	<b>\$240,000</b>			<b>\$163,900</b>	<b>\$255,000</b>	<b>\$268,000</b>	<b>\$265,000</b>

# March 2026



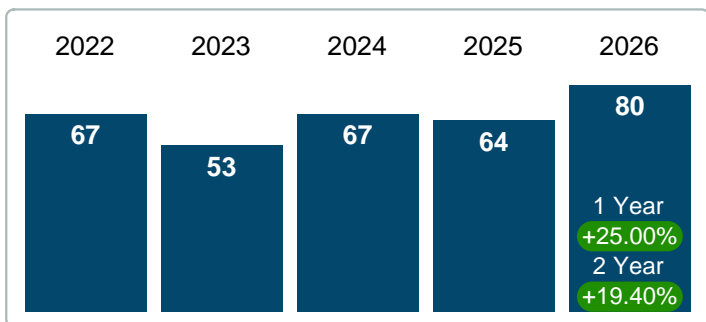
Area Delimited by County Of Cherokee - Residential Property Type



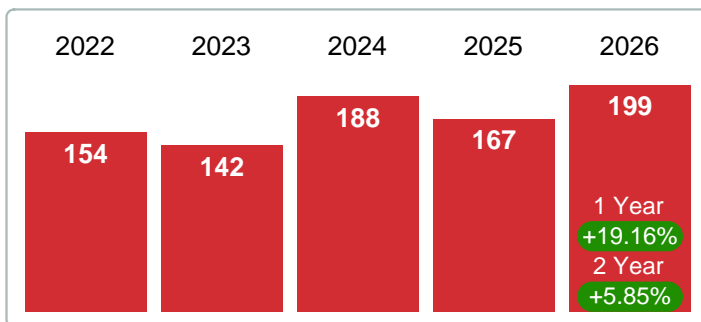
## NEW LISTINGS

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

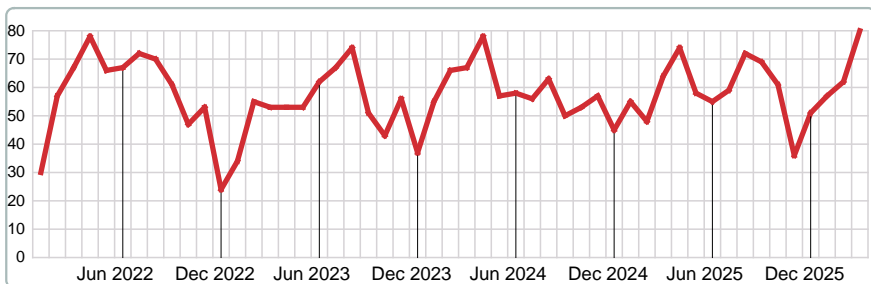
### MARCH



### YEAR TO DATE (YTD)

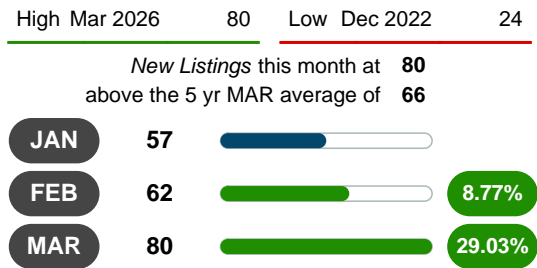


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>80</b>		<b>15</b>	<b>49</b>	<b>13</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>22,061,889</b>	<b>100%</b>	<b>2.34M</b>	<b>13.21M</b>	<b>3.99M</b>	<b>2.52M</b>
<b>Median New Listed Listing Price</b>	<b>\$255,000</b>		<b>\$154,000</b>	<b>\$269,000</b>	<b>\$298,000</b>	<b>\$850,000</b>

# March 2026



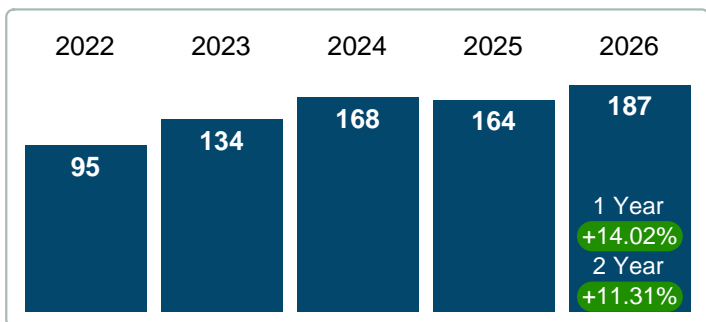
Area Delimited by County Of Cherokee - Residential Property Type



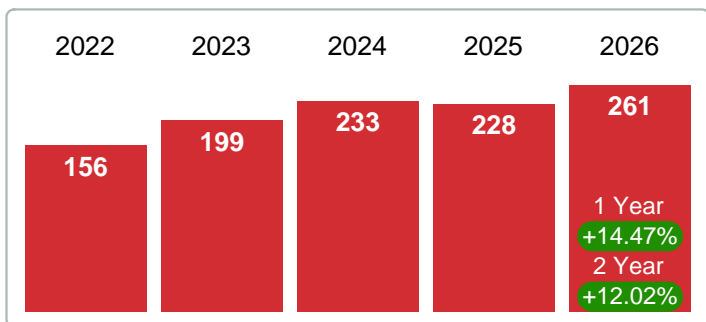
## ACTIVE INVENTORY

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

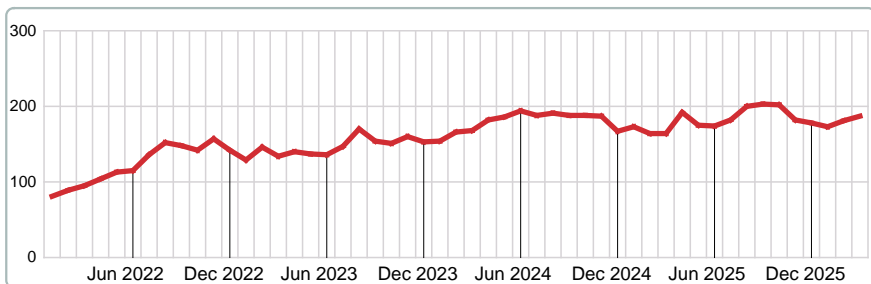
### END OF MARCH



### ACTIVE DURING MARCH

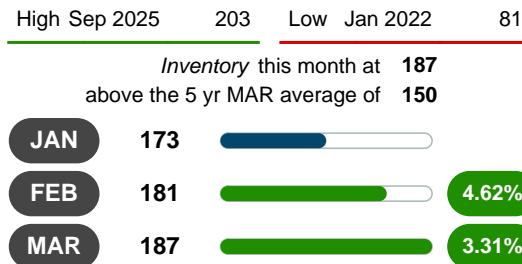


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 150



### 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	6.95%	61.0	9	3	0	1
\$100,001 - \$175,000	26	13.90%	57.0	11	14	1	0
\$175,001 - \$225,000	28	14.97%	43.0	8	13	7	0
\$225,001 - \$300,000	39	20.86%	28.0	5	25	9	0
\$300,001 - \$400,000	38	20.32%	74.0	3	22	11	2
\$400,001 - \$575,000	24	12.83%	61.0	1	16	4	3
\$575,001 and up	19	10.16%	80.0	3	4	7	5
<b>Total Active Inventory by Units</b>	<b>187</b>			<b>40</b>	<b>97</b>	<b>39</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>67,918,240</b>	<b>100%</b>	<b>54.0</b>	<b>9.90M</b>	<b>33.20M</b>	<b>16.08M</b>	<b>8.74M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$289,995</b>			<b>\$173,250</b>	<b>\$289,900</b>	<b>\$319,900</b>	<b>\$574,000</b>

# March 2026



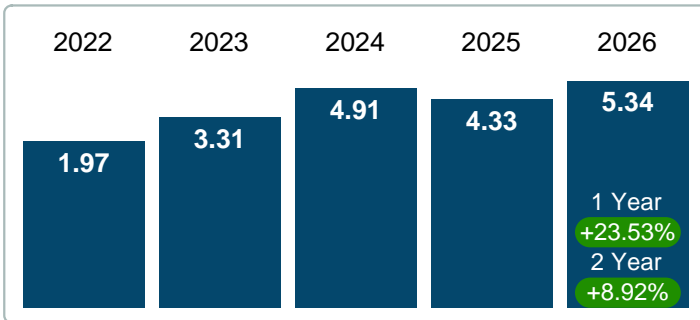
Area Delimited by County Of Cherokee - Residential Property Type



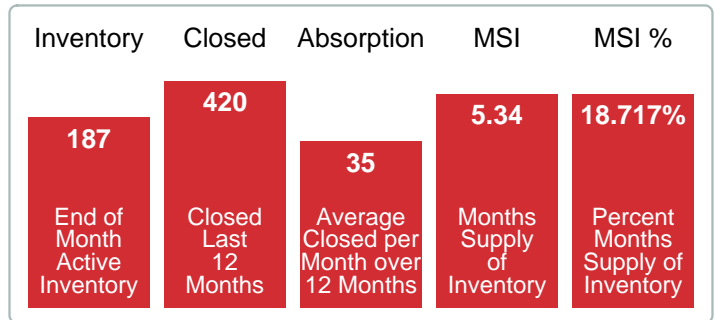
## MONTHS SUPPLY of INVENTORY (MSI)

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

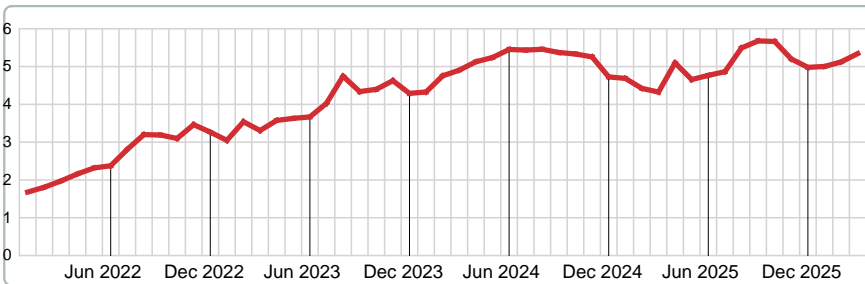
### MSI FOR MARCH



### INDICATORS FOR MARCH 2026

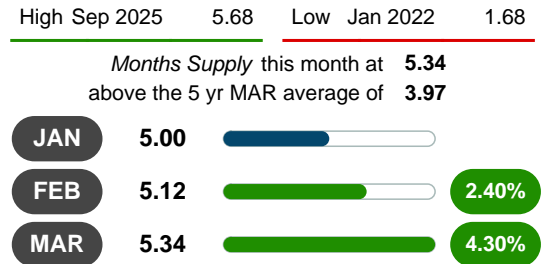


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 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

# March 2026



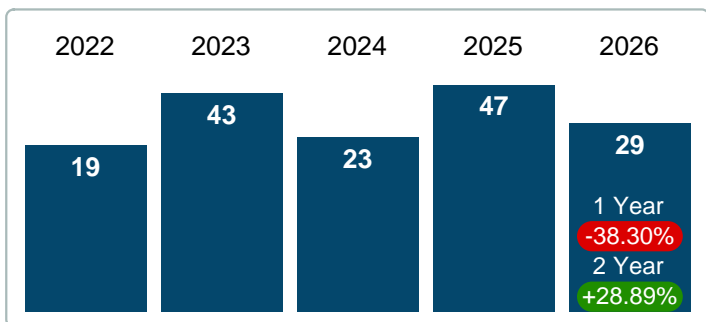
Area Delimited by County Of Cherokee - Residential Property Type



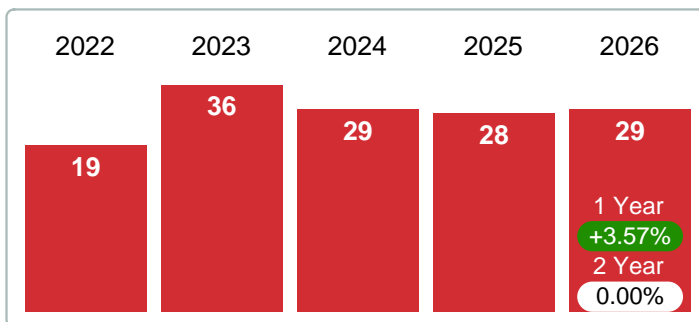
## MEDIAN DAYS ON MARKET TO SALE

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

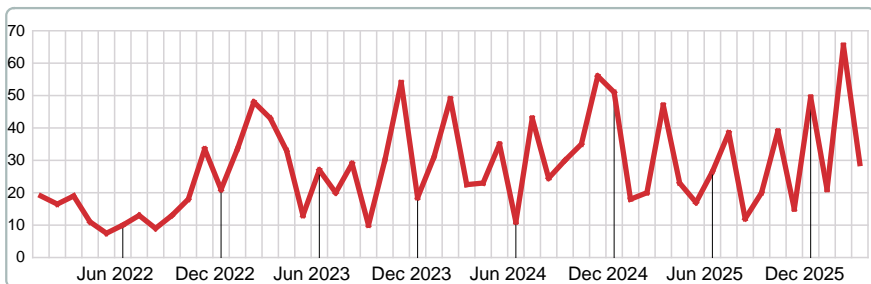
### MARCH



### YEAR TO DATE (YTD)

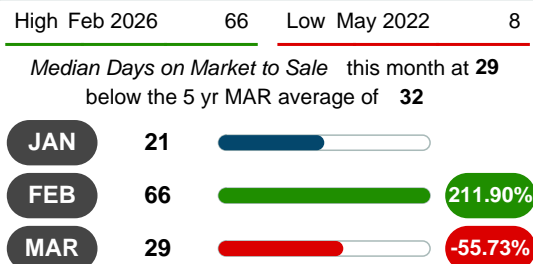


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 32



### 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
\$125,000 and less	9.38%	19	12	19	0	0
\$125,001 - \$125,000	0.00%	19	0	0	0	0
\$125,001 - \$175,000	31.25%	24	13	35	0	0
\$175,001 - \$225,000	15.63%	34	129	27	38	0
\$225,001 - \$325,000	21.88%	28	1	36	0	0
\$325,001 - \$400,000	9.38%	45	0	0	45	0
\$400,001 and up	12.50%	35	0	10	93	0
<b>Median Closed DOM</b>		<b>29</b>	<b>13</b>	<b>27</b>	<b>53</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>29.0</b>	<b>9</b>	<b>17</b>	<b>6</b>	<b></b>
<b>Total Closed Volume</b>		<b>7,626,460</b>	<b>1.41M</b>	<b>3.92M</b>	<b>2.30M</b>	<b>0.00B</b>

# March 2026



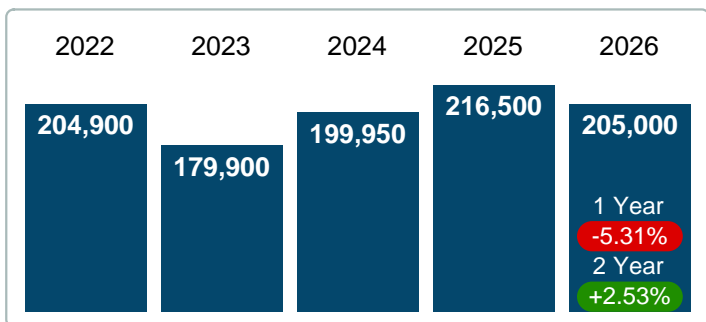
Area Delimited by County Of Cherokee - Residential Property Type



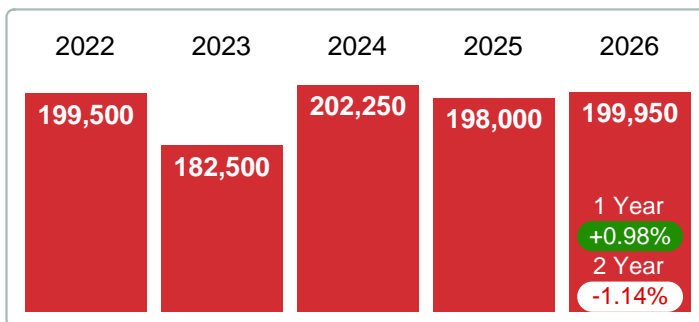
## MEDIAN LIST PRICE AT CLOSING

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

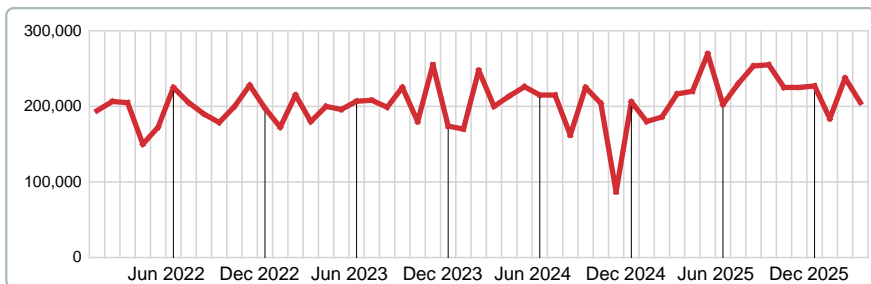
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

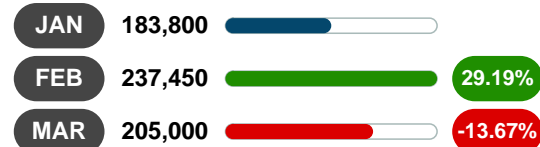


### 3 MONTHS

5 year MAR AVG = 201,250

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

Median List Price at Closing this month at **205,000**  
above the 5 yr MAR average of **201,250**



### 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
\$125,000 and less	3	9.38%	115,000	117,450	115,000	0	0
\$125,001 - \$125,000	0	0.00%	115,000	0	0	0	0
\$125,001 - \$175,000	9	28.13%	150,000	146,500	157,000	0	0
\$175,001 - \$225,000	7	21.88%	200,000	190,000	200,000	210,000	0
\$225,001 - \$325,000	5	15.63%	245,000	240,000	257,500	0	0
\$325,001 - \$400,000	4	12.50%	354,000	0	349,000	359,000	0
\$400,001 and up	4	12.50%	453,500	0	437,500	546,000	0
Median List Price			205,000	146,500	224,900	359,000	0
Total Closed Units		100%	205,000	9	17	6	
Total Closed Volume			7,836,500	1.43M	4.05M	2.36M	0.00B

# March 2026



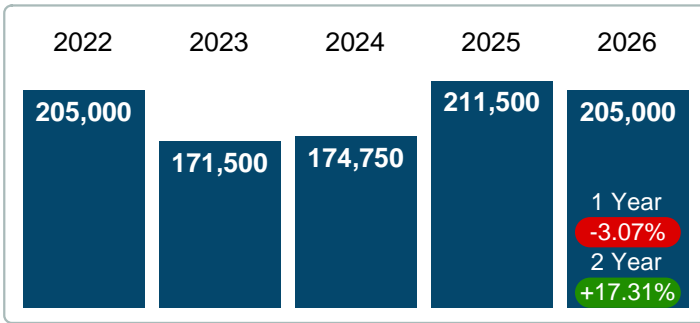
Area Delimited by County Of Cherokee - Residential Property Type



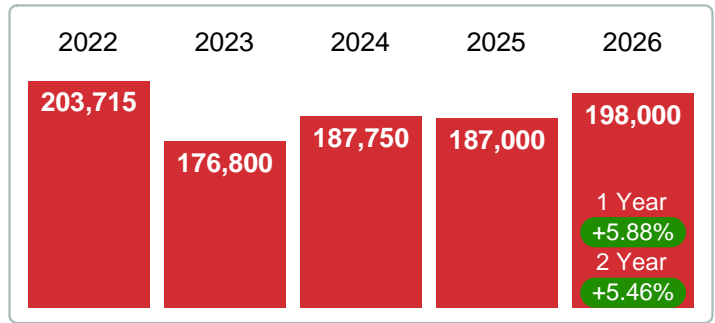
## MEDIAN SOLD PRICE AT CLOSING

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

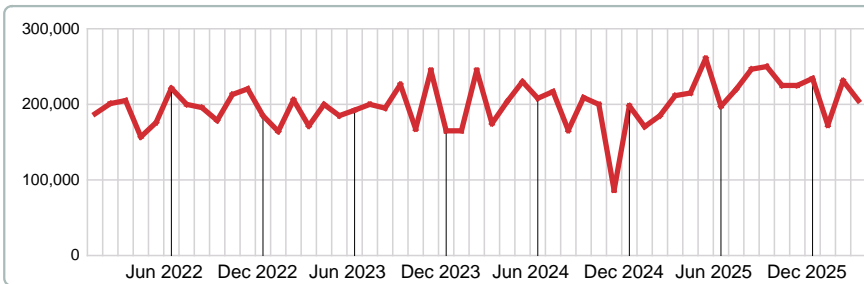
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

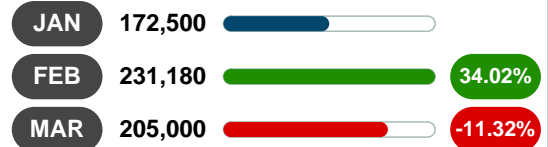


### 3 MONTHS

5 year MAR AVG = 193,550

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

Median Sold Price at Closing this month at **205,000** above the 5 yr MAR average of **193,550**



### 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
\$125,000 and less	9.38%	115,000	117,450	115,000	0	0
\$125,001 - \$125,000	0.00%	115,000	0	0	0	0
\$125,001 - \$175,000	31.25%	149,250	146,500	152,000	0	0
\$175,001 - \$225,000	15.63%	200,000	190,000	200,000	210,000	0
\$225,001 - \$325,000	21.88%	245,000	240,000	254,000	0	0
\$325,001 - \$400,000	9.38%	359,000	0	0	359,000	0
\$400,001 and up	12.50%	427,500	0	424,630	520,000	0
Median Sold Price		205,000	146,500	225,000	359,000	0
Total Closed Units	100%	205,000	9	17	6	
Total Closed Volume		7,626,460	1.41M	3.92M	2.30M	0.00B

# March 2026



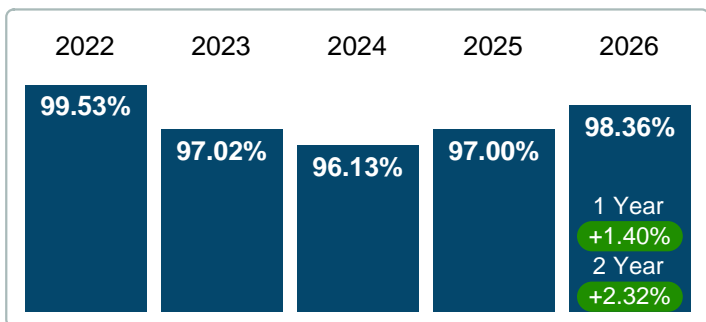
Area Delimited by County Of Cherokee - Residential Property Type



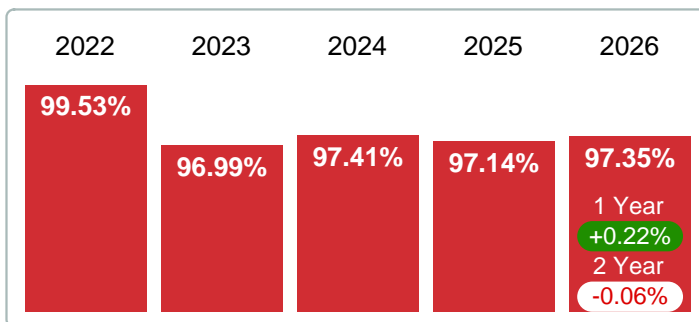
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

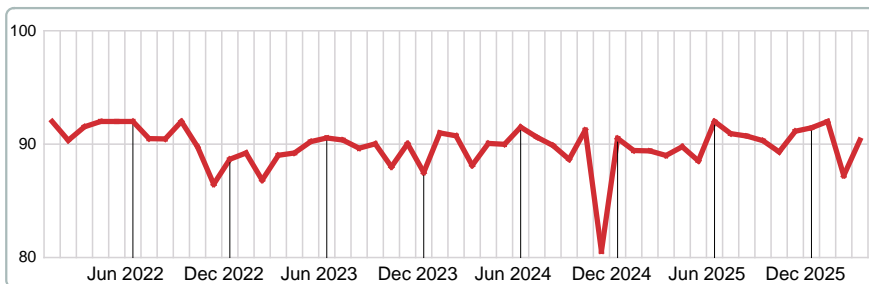
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

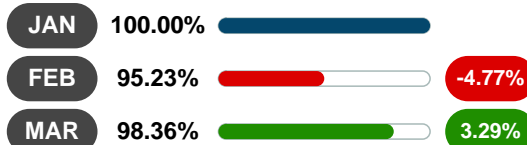


### 3 MONTHS

5 year MAR AVG = 97.61%

High Jan 2026 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **98.36%**  
equal to 5 yr MAR average of **97.61%**



### 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
\$125,000 and less	3	9.38%	100.00%	100.00%	100.00%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	10	31.25%	96.90%	100.00%	93.22%	0.00%	0.00%
\$175,001 - \$225,000	5	15.63%	100.00%	100.00%	100.00%	100.00%	0.00%
\$225,001 - \$325,000	7	21.88%	97.41%	100.00%	97.21%	0.00%	0.00%
\$325,001 - \$400,000	3	9.38%	100.00%	0.00%	0.00%	100.00%	0.00%
\$400,001 and up	4	12.50%	97.01%	0.00%	97.06%	94.84%	0.00%
Median Sold/List Ratio		98.36%		100.00%	97.14%	99.25%	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



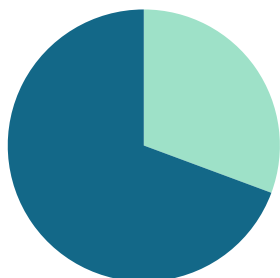
Area Delimited by County Of Cherokee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

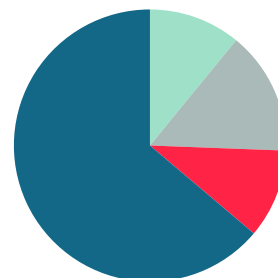


**Inventory**  
 New Listings  
**80 = 30.65%**  
 Start Inventory  
**181**  
 Total Inventory Units  
**261**  
 Volume  
**\$89,036,434**

### 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%
Median List Price	216,500	205,000	-5.31%	198,000	199,950	0.98%
Median Sale Price	211,500	205,000	-3.07%	187,000	198,000	5.88%
Median Percent of Selling Price to List Price	97.00%	98.36%	1.40%	97.14%	97.35%	0.22%
Median Days on Market to Sale	47.00	29.00	-38.30%	28.00	29.00	3.57%
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

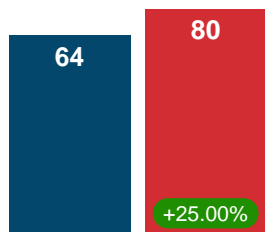
**Inventory** on March 31, 2026 = **187**

**2025** **2026**

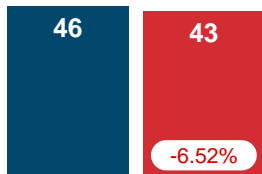
### MARCH MARKET

### MEDIAN PRICES

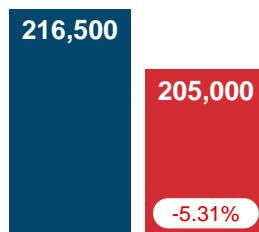
#### New Listings



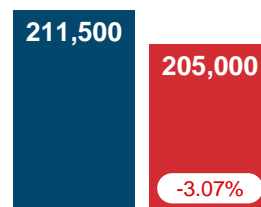
#### Pending Listings



#### List Price



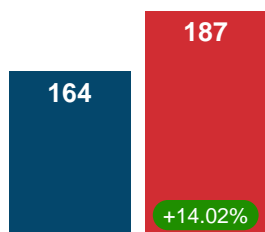
#### Sale Price



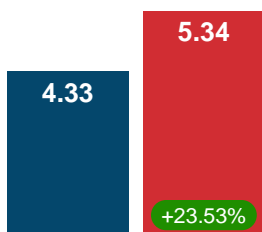
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

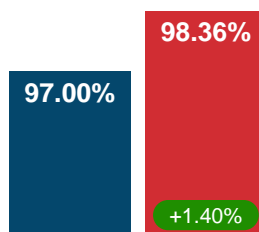
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

