

April 2022



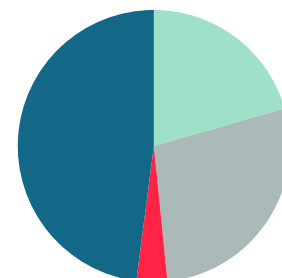
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	45	45	0.00%
Pending Listings	67	61	-8.96%
New Listings	82	78	-4.88%
Median List Price	167,800	150,000	-10.61%
Median Sale Price	160,000	157,000	-1.88%
Median Percent of Selling Price to List Price	98.41%	100.00%	1.62%
Median Days on Market to Sale	10.00	11.00	10.00%
End of Month Inventory	89	105	17.98%
Months Supply of Inventory	1.68	2.18	29.61%



■ Closed (20.55%)
■ Pending (27.85%)
■ Other OffMarket (3.65%)
■ Active (47.95%)

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of April 30, 2022 = **105**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **17.98%** to 105 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **2.18** 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 **1.88%** in April 2022 to \$157,000 versus the previous year at \$160,000.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 1.00 days or **10.00%** in April 2022 compared to last year's same month at **10.00** DOM.

Sales Success for April 2022 is Positive

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

There were 78 New Listings in April 2022, down **4.88%** from last year at 82. Furthermore, there were 45 Closed Listings this month versus last year at 45, a **0.00%** decrease.

Closed versus Listed trends yielded a **57.7%** ratio, up from previous year's, April 2021, at **54.9%**, a **5.13%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

April 2022



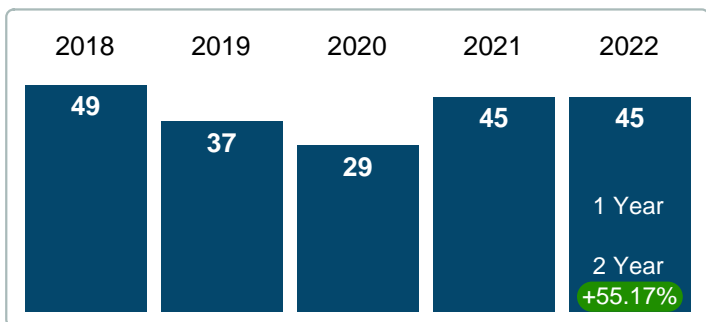
Area Delimited by County Of Cherokee - Residential Property Type



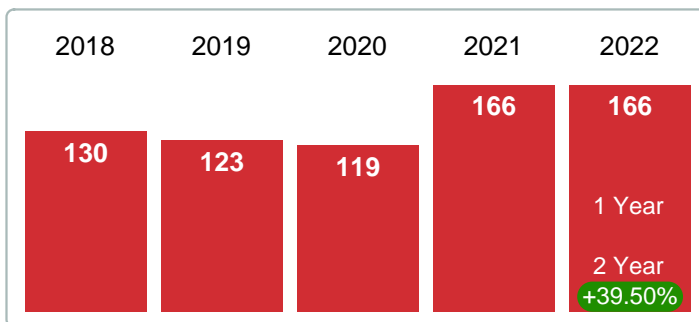
CLOSED LISTINGS

Report produced on Aug 09, 2023 for MLS Technology Inc.

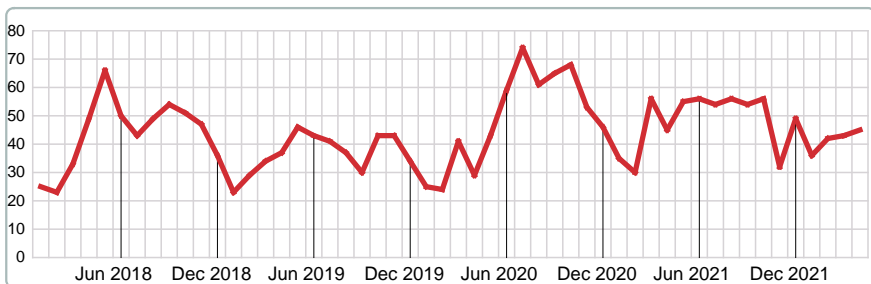
APRIL



YEAR TO DATE (YTD)

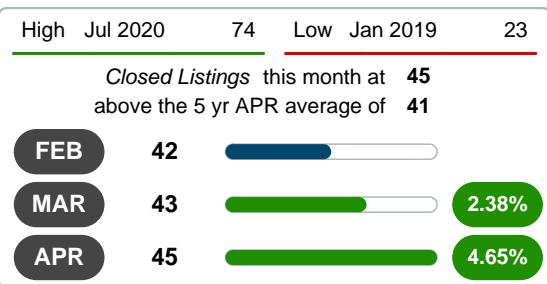


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 41



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	4.44%	39.5	0	2	0	0
\$75,001 - \$125,000	8	17.78%	29.5	3	4	1	0
\$125,001 - \$125,000	0	0.00%	29.5	0	0	0	0
\$125,001 - \$200,000	18	40.00%	10.0	4	12	1	1
\$200,001 - \$225,000	4	8.89%	1.5	0	4	0	0
\$225,001 - \$275,000	8	17.78%	10.0	0	5	3	0
\$275,001 and up	5	11.11%	17.0	0	4	0	1
Total Closed Units	45			7	31	5	2
Total Closed Volume	11,329,699	100%	11.0	896.40K	6.47M	975.50K	2.99M
Median Closed Price	\$157,000			\$125,900	\$185,000	\$231,000	\$1,496,250

April 2022



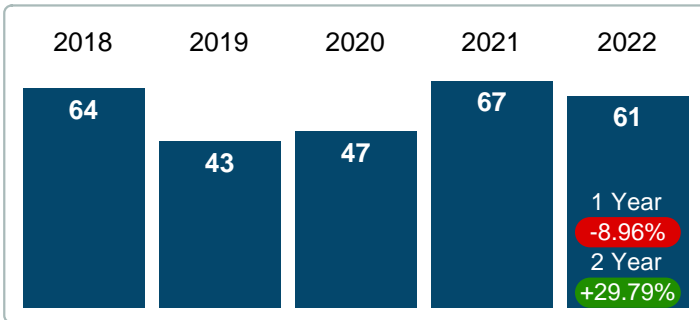
Area Delimited by County Of Cherokee - Residential Property Type



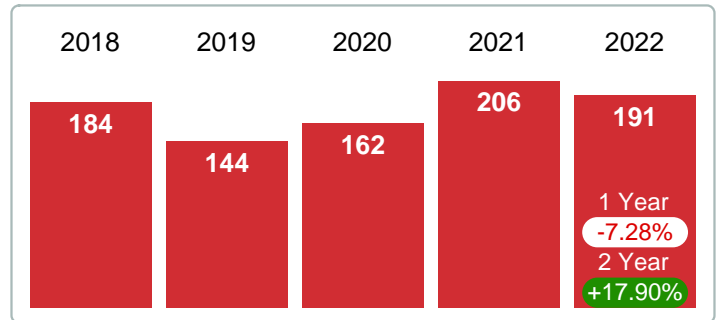
PENDING LISTINGS

Report produced on Aug 09, 2023 for MLS Technology Inc.

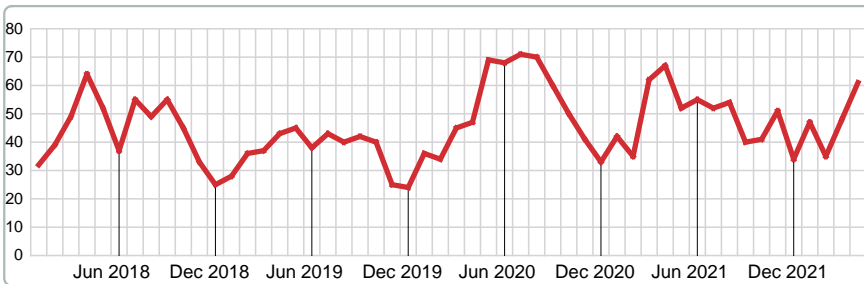
APRIL



YEAR TO DATE (YTD)

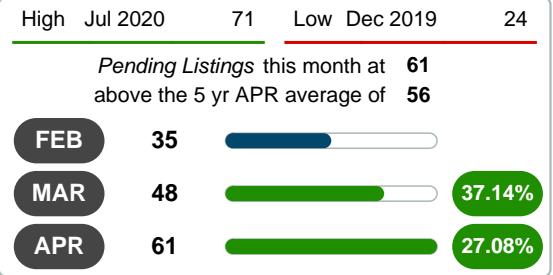


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 56



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.84%	13.0	4	2	0	0
\$75,001 - \$125,000	6	9.84%	4.0	3	3	0	0
\$125,001 - \$150,000	8	13.11%	24.5	2	6	0	0
\$150,001 - \$225,000	16	26.23%	3.5	1	13	1	1
\$225,001 - \$300,000	12	19.67%	9.0	0	7	5	0
\$300,001 - \$375,000	5	8.20%	10.0	0	4	1	0
\$375,001 and up	8	13.11%	19.0	0	3	2	3
Total Pending Units	61			10	38	9	4
Total Pending Volume	14,367,600	100%	8.0	1.04M	8.49M	2.95M	1.89M
Median Listing Price	\$219,900			\$95,500	\$217,450	\$291,000	\$493,000

April 2022



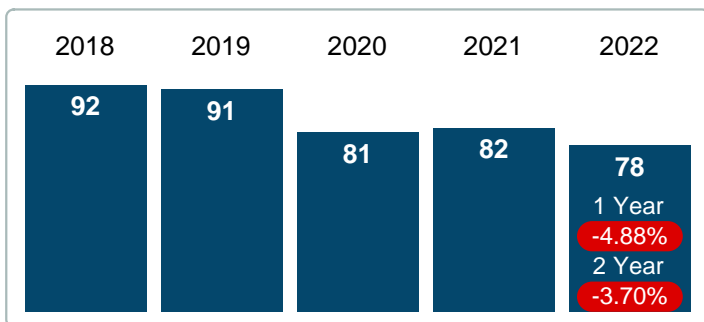
Area Delimited by County Of Cherokee - Residential Property Type



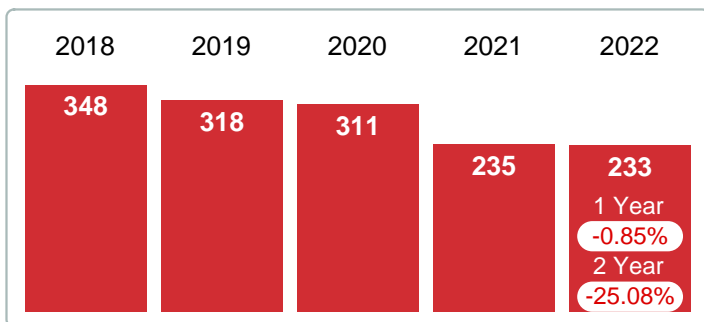
NEW LISTINGS

Report produced on Aug 09, 2023 for MLS Technology Inc.

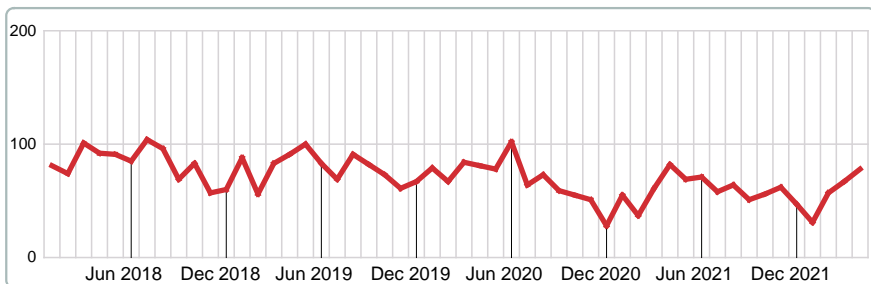
APRIL



YEAR TO DATE (YTD)

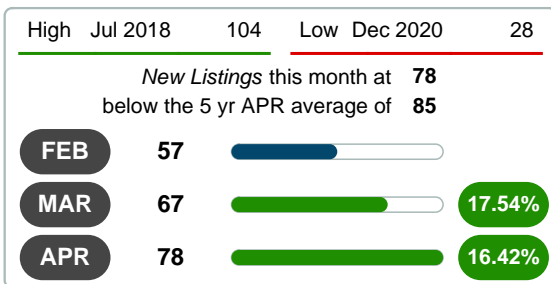


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 85



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.69%	4	2	0	0
\$75,001 - \$100,000	8	10.26%	3	4	0	1
\$100,001 - \$150,000	11	14.10%	5	5	0	1
\$150,001 - \$225,000	19	24.36%	4	12	2	1
\$225,001 - \$300,000	16	20.51%	0	11	5	0
\$300,001 - \$525,000	11	14.10%	0	6	5	0
\$525,001 and up	7	8.97%	1	1	3	2
Total New Listed Units	78		17	41	15	5
Total New Listed Volume	20,262,800	100%	2.37M	10.27M	5.77M	1.86M
Median New Listed Listing Price	\$219,900		\$109,000	\$219,900	\$315,000	\$219,900

April 2022



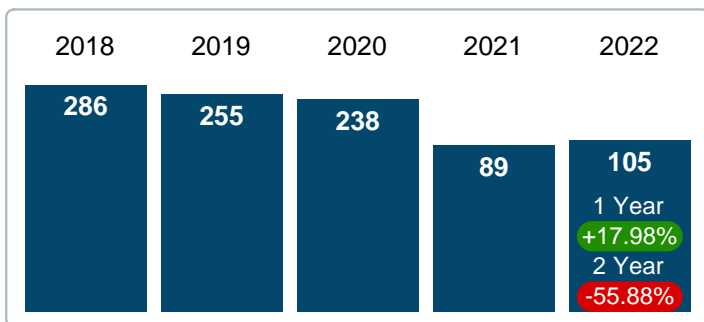
Area Delimited by County Of Cherokee - Residential Property Type



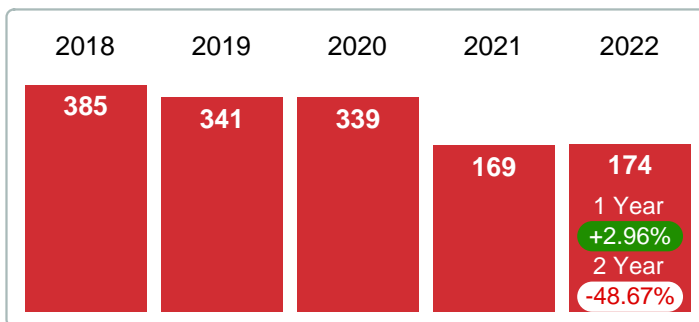
ACTIVE INVENTORY

Report produced on Aug 09, 2023 for MLS Technology Inc.

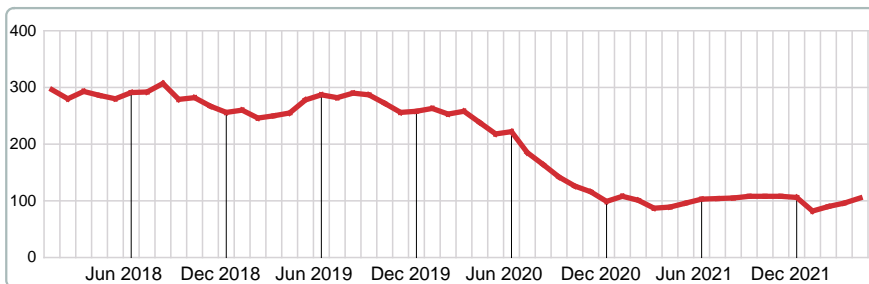
END OF APRIL



ACTIVE DURING APRIL

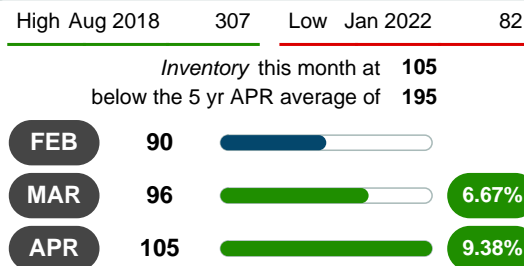


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 195



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	11	10.48%	19.0	4	7	0	0
\$100,001 - \$150,000	11	10.48%	32.0	7	2	1	1
\$150,001 - \$225,000	17	16.19%	40.0	4	10	3	0
\$225,001 - \$325,000	27	25.71%	38.0	3	17	7	0
\$325,001 - \$475,000	12	11.43%	63.5	1	5	5	1
\$475,001 - \$750,000	18	17.14%	64.5	2	5	8	3
\$750,001 and up	9	8.57%	138.0	1	4	3	1
Total Active Inventory by Units	105			22	50	27	6
Total Active Inventory by Volume	41,647,939	100%	45.0	6.10M	20.03M	12.26M	3.26M
Median Active Inventory Listing Price	\$265,000			\$152,950	\$259,950	\$399,900	\$627,500

April 2022



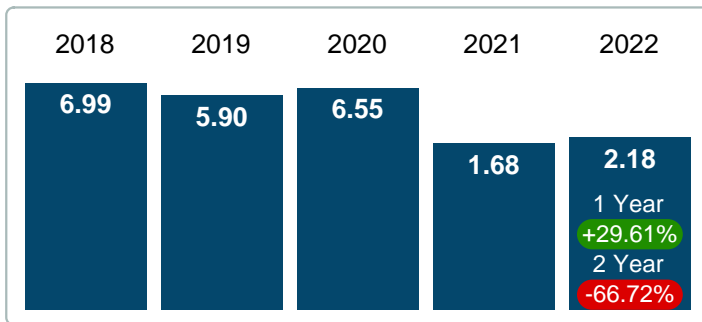
Area Delimited by County Of Cherokee - Residential Property Type



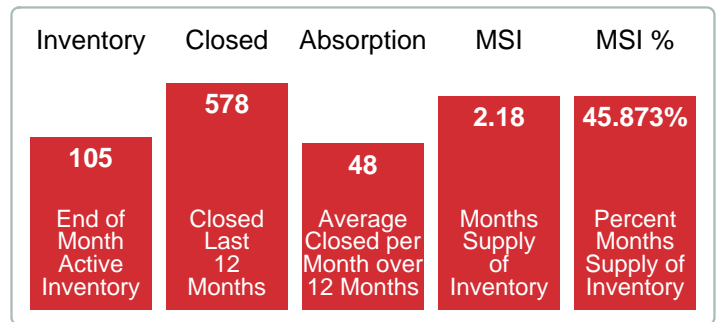
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 09, 2023 for MLS Technology Inc.

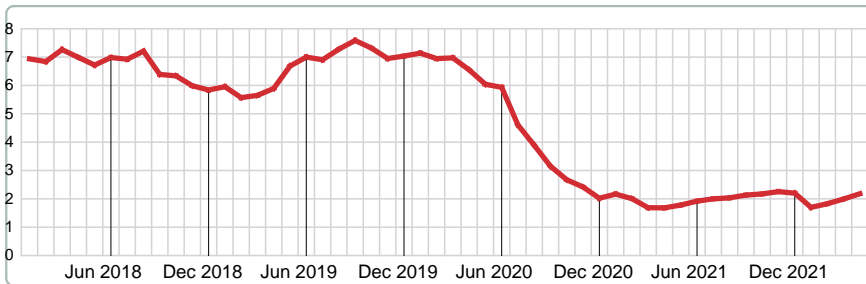
MSI FOR APRIL



INDICATORS FOR APRIL 2022

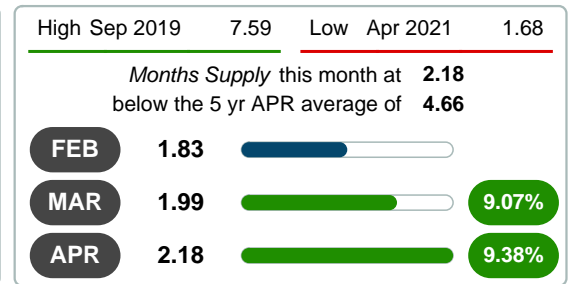


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 4.66



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	11	10.48%	1.39	0.98	2.00	0.00	0.00
\$100,001 - \$150,000	11	10.48%	0.97	2.55	0.29	0.71	3.00
\$150,001 - \$225,000	17	16.19%	1.19	4.00	0.94	1.33	0.00
\$225,001 - \$325,000	27	25.71%	3.06	6.00	3.14	2.80	0.00
\$325,001 - \$475,000	12	11.43%	3.27	4.00	3.16	3.75	2.00
\$475,001 - \$750,000	18	17.14%	12.71	0.00	10.00	12.00	12.00
\$750,001 and up	9	8.57%	13.50	0.00	12.00	18.00	6.00
Market Supply of Inventory (MSI)			2.18	2.56	1.73	3.12	2.88
Total Active Inventory by Units		100%	2.18	22	50	27	6

April 2022



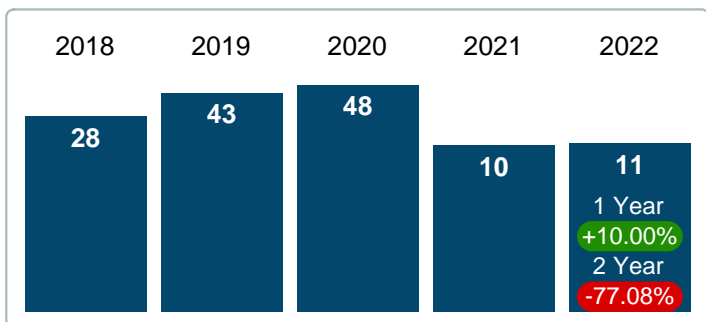
Area Delimited by County Of Cherokee - Residential Property Type



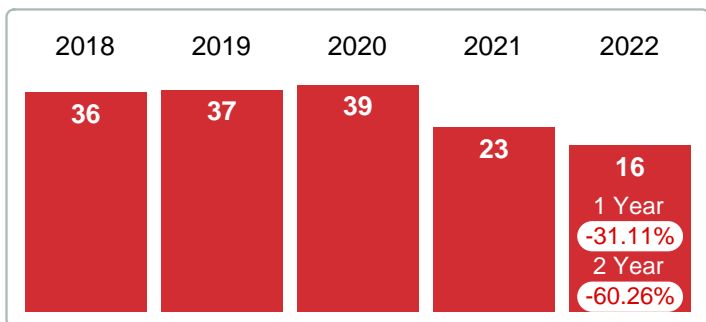
MEDIAN DAYS ON MARKET TO SALE

Report produced on Aug 09, 2023 for MLS Technology Inc.

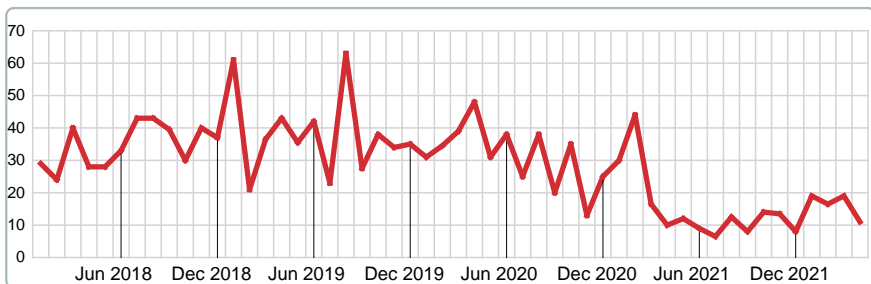
APRIL



YEAR TO DATE (YTD)

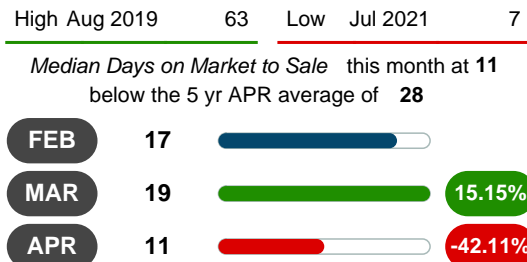


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 28



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	2	4.44%	40	0	40	0	0
\$75,001 - \$125,000	8	17.78%	30	43	9	101	0
\$125,001 - \$125,000	0	0.00%	30	0	0	0	0
\$125,001 - \$200,000	18	40.00%	10	6	10	72	71
\$200,001 - \$225,000	4	8.89%	2	0	2	0	0
\$225,001 - \$275,000	8	17.78%	10	0	13	7	0
\$275,001 and up	5	11.11%	17	0	9	0	26
Median Closed DOM	11			16	10	18	49
Total Closed Units	45	100%	11.0	7	31	5	2
Total Closed Volume	11,329,699			896.40K	6.47M	975.50K	2.99M

April 2022



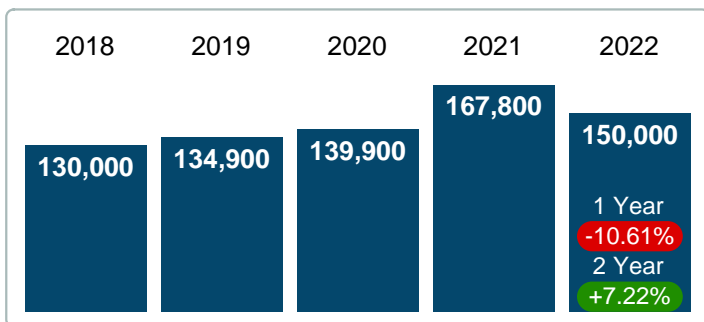
Area Delimited by County Of Cherokee - Residential Property Type



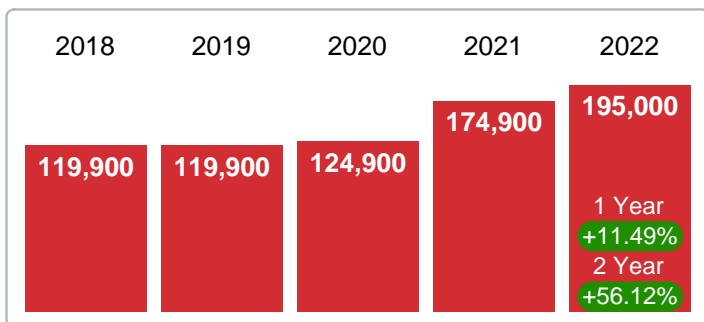
MEDIAN LIST PRICE AT CLOSING

Report produced on Aug 09, 2023 for MLS Technology Inc.

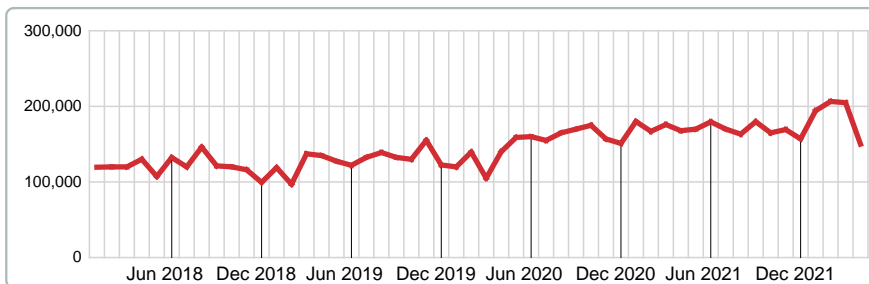
APRIL



YEAR TO DATE (YTD)

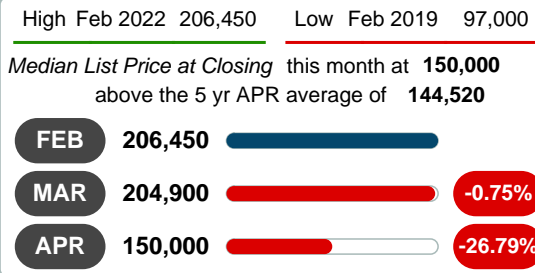


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 144,520



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
\$90,000 and less	3	6.67%	79,900	0	79,900	0	0
\$90,001 - \$120,000	3	6.67%	99,900	99,900	100,000	0	0
\$120,001 - \$140,000	9	20.00%	129,900	129,900	134,900	0	0
\$140,001 - \$200,000	14	31.11%	150,000	155,000	149,950	149,000	184,900
\$200,001 - \$230,000	5	11.11%	219,900	0	219,900	226,900	0
\$230,001 - \$280,000	5	11.11%	257,500	0	256,850	257,500	0
\$280,001 and up	6	13.33%	374,950	0	354,900	350,000	2,490,000
Median List Price			150,000	129,900	185,000	226,900	1,337,450
Total Closed Units		100%	150,000	7	31	5	2
Total Closed Volume			11,078,500	910.60K	6.36M	1.13M	2.67M

April 2022



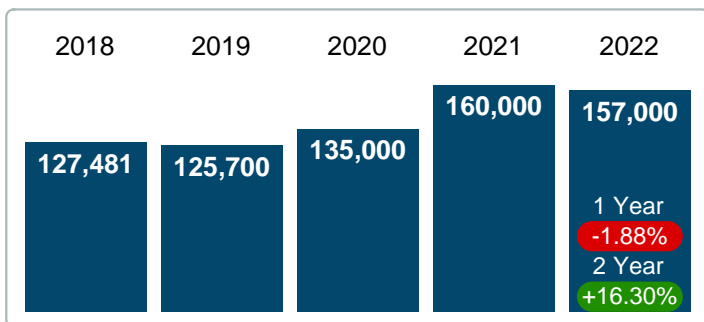
Area Delimited by County Of Cherokee - Residential Property Type



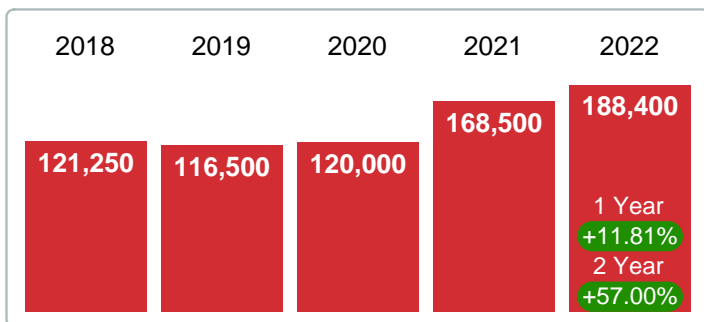
MEDIAN SOLD PRICE AT CLOSING

Report produced on Aug 09, 2023 for MLS Technology Inc.

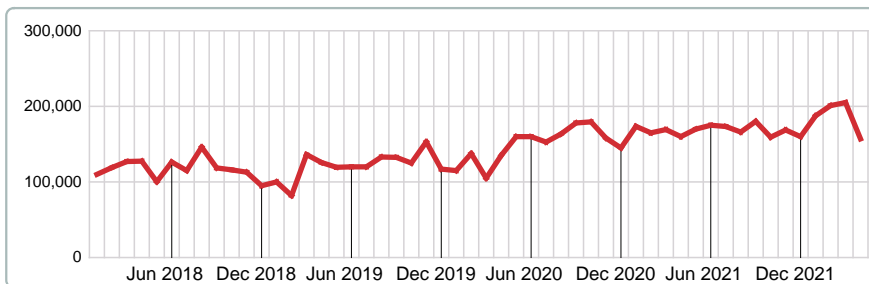
APRIL



YEAR TO DATE (YTD)

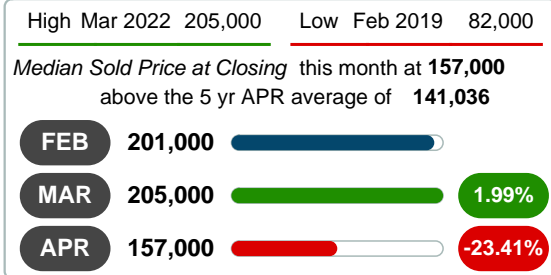


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 141,036



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	2	4.44%	49,000	0	49,000	0	0
\$75,001 - \$125,000	8	17.78%	102,500	112,000	93,500	110,000	0
\$125,001 - \$125,000	0	0.00%	102,500	0	0	0	0
\$125,001 - \$200,000	18	40.00%	149,450	141,000	149,450	142,000	177,500
\$200,001 - \$225,000	4	8.89%	214,950	0	214,950	0	0
\$225,001 - \$275,000	8	17.78%	253,250	0	255,000	235,000	0
\$275,001 and up	5	11.11%	399,900	0	354,900	0	02,815,000
Median Sold Price			157,000	125,900	185,000	231,000	1,496,250
Total Closed Units		100%	157,000	7	31	5	2
Total Closed Volume			11,329,699	896.40K	6.47M	975.50K	2.99M

April 2022



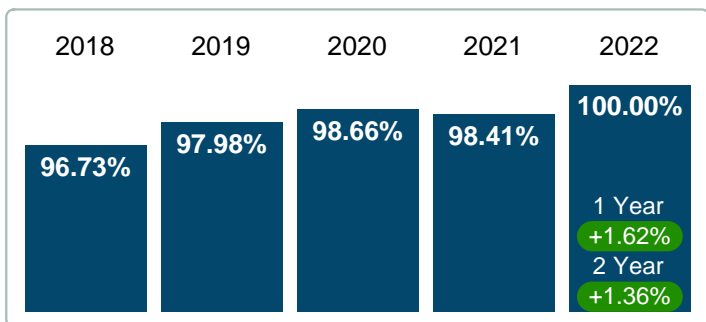
Area Delimited by County Of Cherokee - Residential Property Type



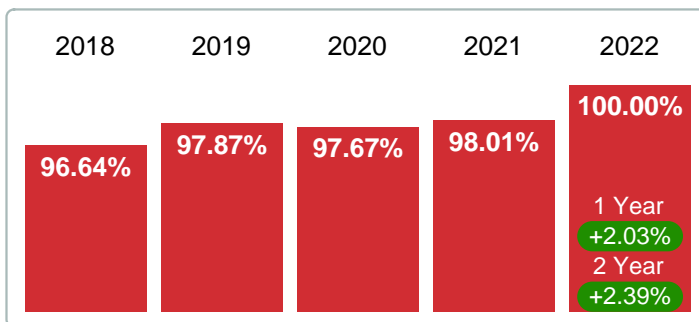
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 09, 2023 for MLS Technology Inc.

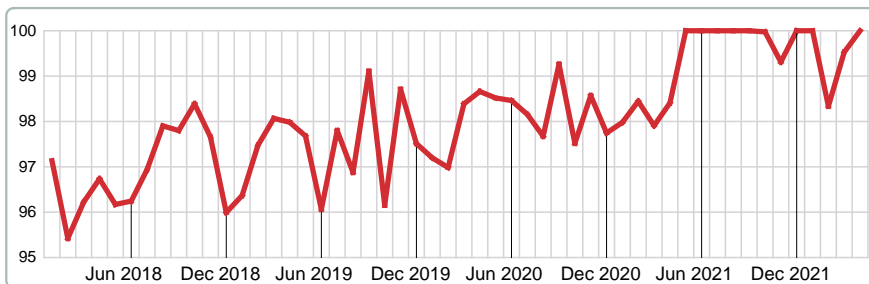
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

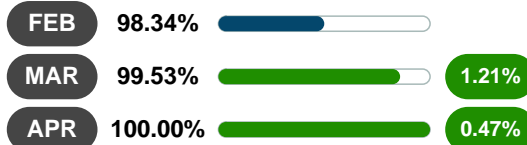


3 MONTHS

5 year APR AVG = 98.36%

High Apr 2022 100.00% Low Feb 2018 95.42%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr APR average of **98.36%**



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	2	4.44%	72.41%	0.00%	72.41%	0.00%	0.00%
\$75,001 - \$125,000	8	17.78%	86.59%	85.09%	90.14%	73.33%	0.00%
\$125,001 - \$200,000	0	0.00%	86.59%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$275,000	18	40.00%	100.00%	100.40%	100.00%	95.95%	96.00%
\$275,001 - \$350,000	4	8.89%	98.89%	0.00%	98.89%	0.00%	0.00%
\$350,001 - \$425,000	8	17.78%	100.00%	0.00%	100.00%	100.00%	0.00%
\$425,001 and up	5	11.11%	100.00%	0.00%	100.00%	0.00%	113.05%
Median Sold/List Ratio		100.00%		96.21%	100.00%	95.95%	104.53%
Total Closed Units		45	100%	7	31	5	2
Total Closed Volume		11,329,699		896.40K	6.47M	975.50K	2.99M

April 2022



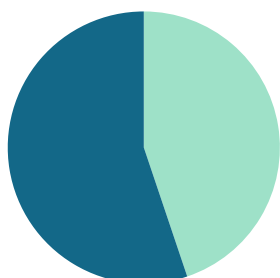
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

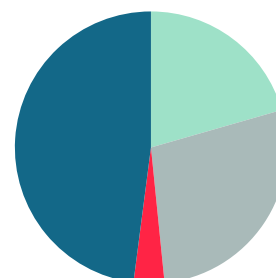


Inventory
 New Listings
78 = 44.83%
 Start Inventory
96
 Total Inventory Units
174
 Volume
\$59,583,489

Market Activity

Closed Sales
45 = 20.55%
 Pending Sales
61 = 27.85%
 Other Off Market
8 = 3.65%
 Active Inventory
105 = 47.95%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	45	45	0.00%	166	166	0.00%
Pending Sales	67	61	-8.96%	206	191	-7.28%
New Listings	82	78	-4.88%	235	233	-0.85%
Median List Price	167,800	150,000	-10.61%	174,900	195,000	11.49%
Median Sale Price	160,000	157,000	-1.88%	168,500	188,400	11.81%
Median Percent of Selling Price to List Price	98.41%	100.00%	1.62%	98.01%	100.00%	2.03%
Median Days on Market to Sale	10.00	11.00	10.00%	22.50	15.50	-31.11%
Monthly Inventory	89	105	17.98%	89	105	17.98%
Months Supply of Inventory	1.68	2.18	29.61%	1.68	2.18	29.61%

Absorption: Last 12 months, an Average of **48** Sales/Month

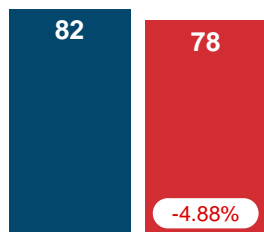
Inventory on April 30, 2022 = **105**

2021 **2022**

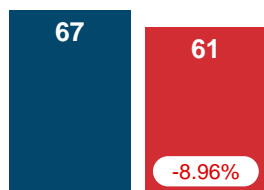
APRIL MARKET

MEDIAN PRICES

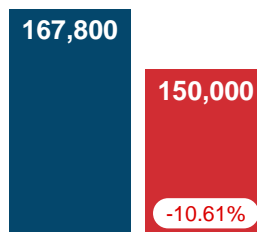
New Listings



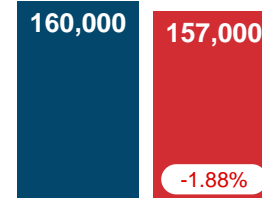
Pending Listings



List Price



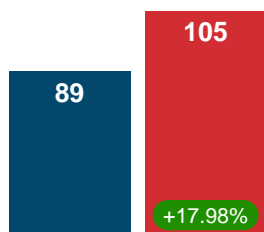
Sale Price



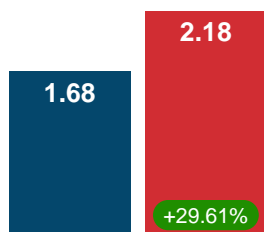
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

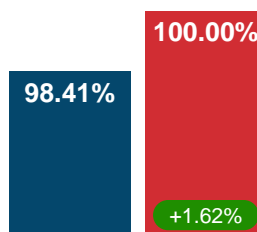
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

