

September 2022



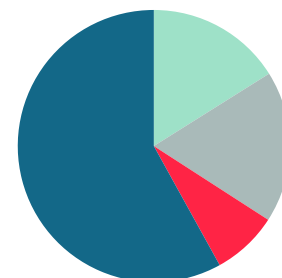
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | September | | |
|---|-----------|---------|---------|
| | 2021 | 2022 | +/-% |
| Closed Listings | 54 | 41 | -24.07% |
| Pending Listings | 40 | 46 | 15.00% |
| New Listings | 51 | 61 | 19.61% |
| Median List Price | 179,700 | 178,700 | -0.56% |
| Median Sale Price | 180,100 | 178,700 | -0.78% |
| Median Percent of Selling Price to List Price | 100.00% | 100.00% | 0.00% |
| Median Days on Market to Sale | 8.00 | 13.00 | 62.50% |
| End of Month Inventory | 108 | 148 | 37.04% |
| Months Supply of Inventory | 2.13 | 3.19 | 49.58% |



■ Closed (16.08%)
■ Pending (18.04%)
■ Other OffMarket (7.84%)
■ Active (58.04%)

Absorption: Last 12 months, an Average of **46** Sales/Month
Active Inventory as of September 30, 2022 = **148**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2022 rose **37.04%** to 148 existing homes available for sale. Over the last 12 months this area has had an average of 46 closed sales per month. This represents an unsold inventory index of **3.19** 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 **0.78%** in September 2022 to \$178,700 versus the previous year at \$180,100.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 5.00 days or **62.50%** in September 2022 compared to last year's same month at **8.00** DOM.

Sales Success for September 2022 is Positive

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

There were 61 New Listings in September 2022, up **19.61%** from last year at 51. Furthermore, there were 41 Closed Listings this month versus last year at 54, a **-24.07%** decrease.

Closed versus Listed trends yielded a **67.2%** ratio, down from previous year's, September 2021, at **105.9%**, a **36.52%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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| 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

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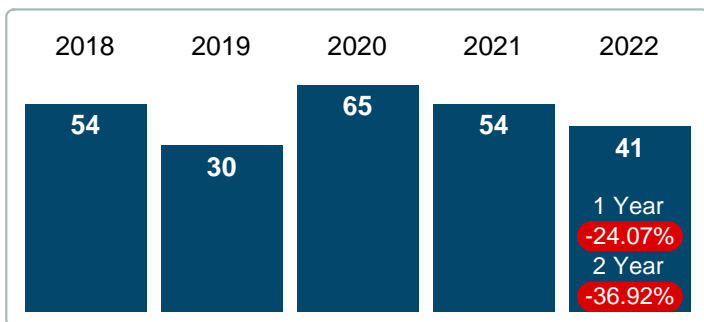
Area Delimited by County Of Cherokee - Residential Property Type



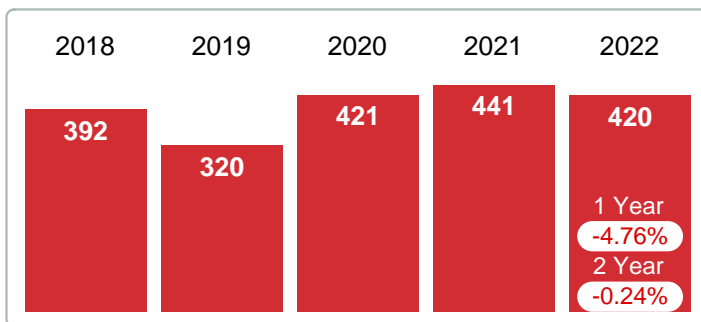
CLOSED LISTINGS

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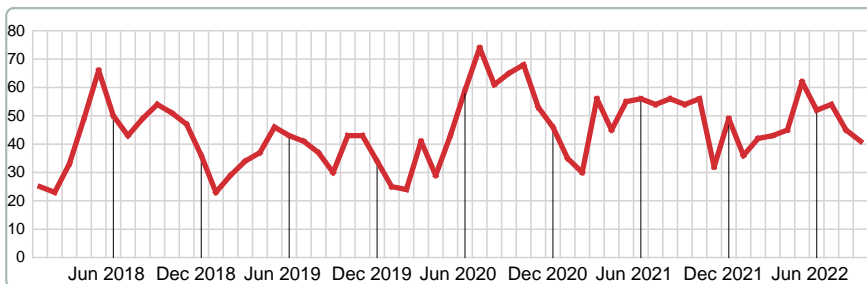
SEPTEMBER



YEAR TO DATE (YTD)

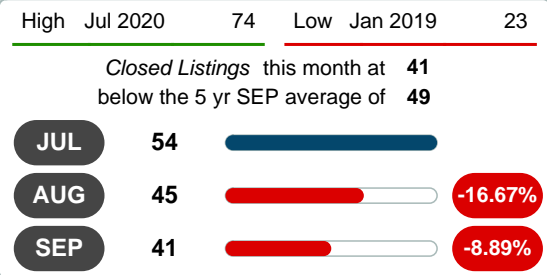


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 49



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less | 4 | 9.76% | 28.0 | 2 | 1 | 1 | 0 |
| \$100,001 - \$125,000 | 6 | 14.63% | 30.0 | 2 | 4 | 0 | 0 |
| \$125,001 - \$125,000 | 0 | 0.00% | 30.0 | 0 | 0 | 0 | 0 |
| \$125,001 - \$200,000 | 15 | 36.59% | 13.0 | 4 | 9 | 2 | 0 |
| \$200,001 - \$300,000 | 6 | 14.63% | 11.0 | 0 | 4 | 2 | 0 |
| \$300,001 - \$375,000 | 5 | 12.20% | 12.0 | 1 | 2 | 2 | 0 |
| \$375,001 and up | 5 | 12.20% | 14.0 | 0 | 2 | 2 | 1 |
| Total Closed Units | 41 | | | 9 | 22 | 9 | 1 |
| Total Closed Volume | 9,293,447 | 100% | 13.0 | 1.43M | 4.43M | 2.78M | 660.00K |
| Median Closed Price | \$178,700 | | | \$146,500 | \$169,850 | \$274,700 | \$660,000 |

September 2022



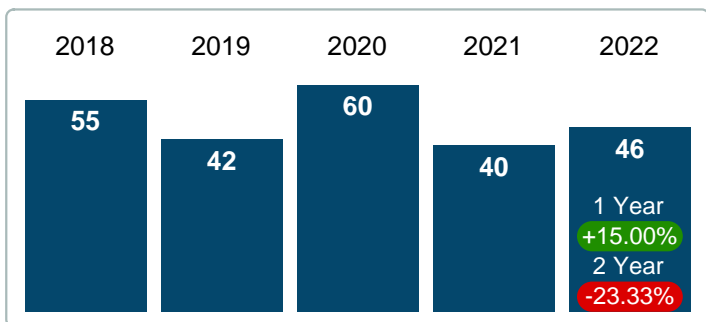
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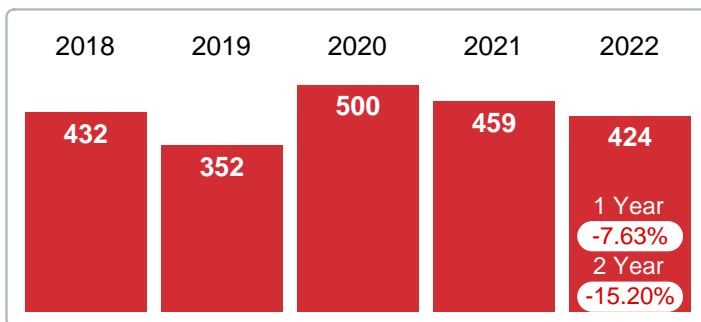
PENDING LISTINGS

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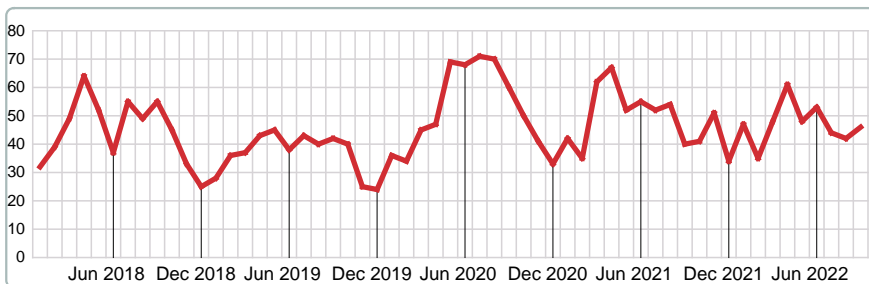
SEPTEMBER



YEAR TO DATE (YTD)

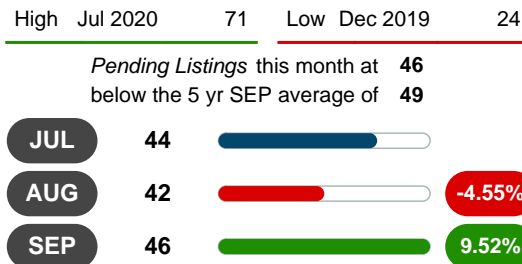


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 49



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 | 4 | 8.70% | 33.5 | 1 | 3 | 0 | 0 |
| \$100,001 - \$125,000 | 2 | 4.35% | 25.5 | 1 | 1 | 0 | 0 |
| \$125,001 - \$175,000 | 9 | 19.57% | 56.0 | 1 | 5 | 2 | 1 |
| \$175,001 - \$275,000 | 14 | 30.43% | 24.5 | 2 | 10 | 2 | 0 |
| \$275,001 - \$325,000 | 7 | 15.22% | 15.0 | 0 | 6 | 1 | 0 |
| \$325,001 - \$425,000 | 6 | 13.04% | 43.5 | 0 | 2 | 3 | 1 |
| \$425,001 and up | 4 | 8.70% | 14.5 | 0 | 3 | 1 | 0 |
| Total Pending Units | 46 | | | 5 | 30 | 9 | 2 |
| Total Pending Volume | 11,876,612 | 100% | 28.5 | 728.60K | 7.97M | 2.64M | 528.90K |
| Median Listing Price | \$219,700 | | | \$139,900 | \$219,700 | \$325,000 | \$264,450 |

September 2022



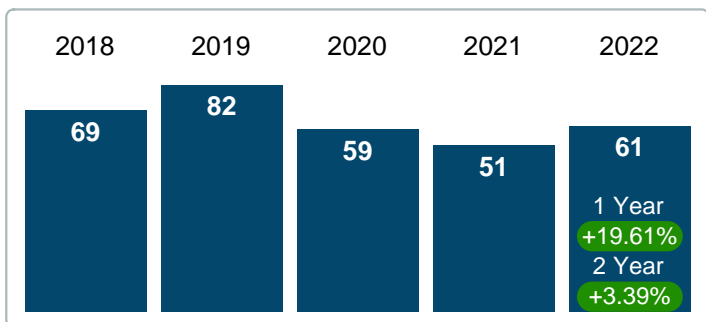
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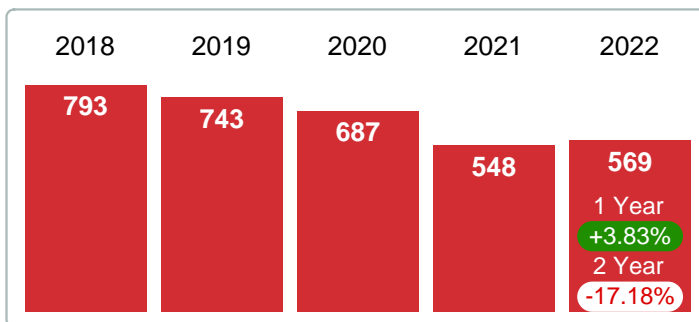
NEW LISTINGS

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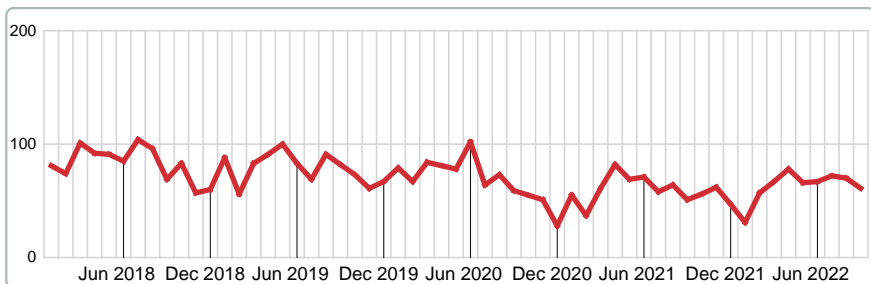
SEPTEMBER



YEAR TO DATE (YTD)

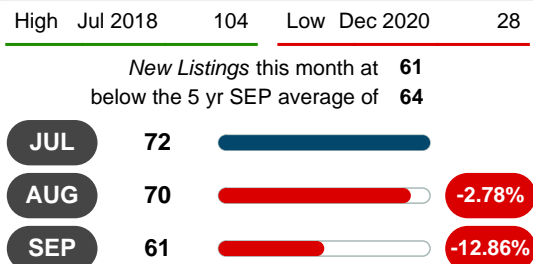


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 64



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | % | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less | 6 | 9.84% | 1 | 4 | 1 | 0 |
| \$100,001 - \$125,000 | 3 | 4.92% | 0 | 3 | 0 | 0 |
| \$125,001 - \$225,000 | 13 | 21.31% | 2 | 6 | 4 | 1 |
| \$225,001 - \$350,000 | 16 | 26.23% | 0 | 9 | 7 | 0 |
| \$350,001 - \$500,000 | 9 | 14.75% | 0 | 3 | 4 | 2 |
| \$500,001 - \$650,000 | 8 | 13.11% | 2 | 3 | 3 | 0 |
| \$650,001 and up | 6 | 9.84% | 0 | 0 | 5 | 1 |
| Total New Listed Units | 61 | | 5 | 28 | 24 | 4 |
| Total New Listed Volume | 21,557,750 | 100% | 1.53M | 7.33M | 10.81M | 1.89M |
| Median New Listed Listing Price | \$305,000 | | \$179,900 | \$227,950 | \$361,000 | \$430,000 |

September 2022



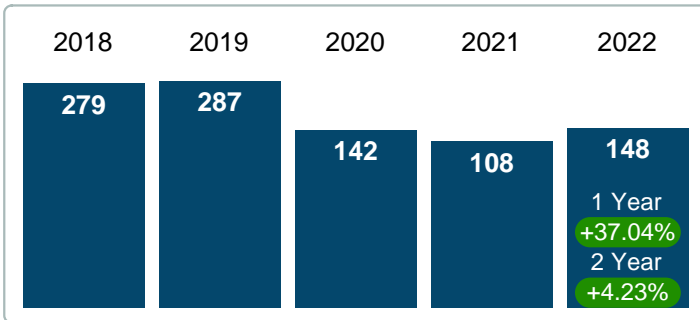
Area Delimited by County Of Cherokee - Residential Property Type



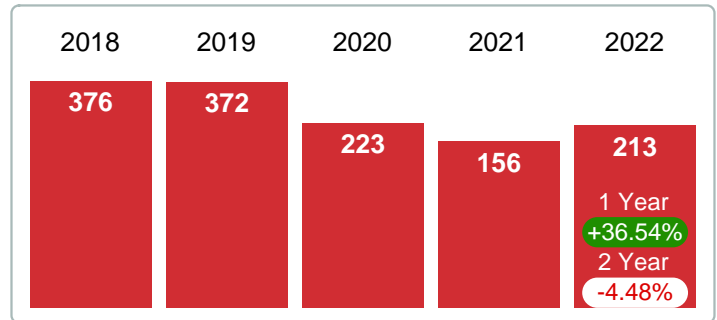
ACTIVE INVENTORY

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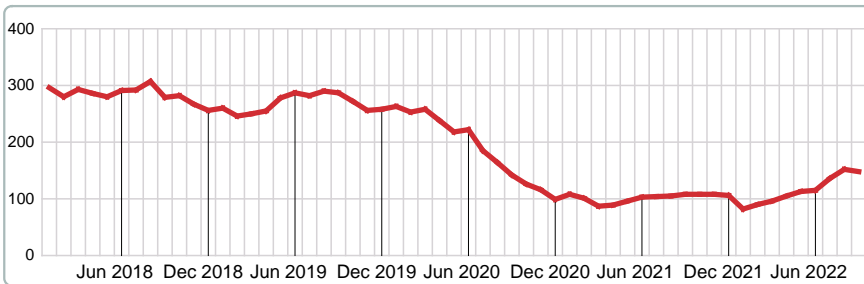
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

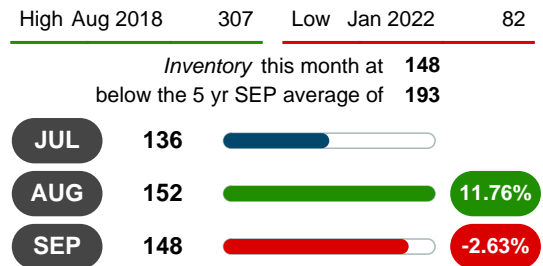


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 193



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less | 9 | 6.08% | 79.0 | 5 | 4 | 0 | 0 |
| \$75,001 - \$150,000 | 24 | 16.22% | 40.5 | 6 | 13 | 5 | 0 |
| \$150,001 - \$175,000 | 12 | 8.11% | 78.5 | 4 | 8 | 0 | 0 |
| \$175,001 - \$325,000 | 44 | 29.73% | 73.0 | 5 | 26 | 11 | 2 |
| \$325,001 - \$450,000 | 24 | 16.22% | 36.5 | 1 | 12 | 9 | 2 |
| \$450,001 - \$750,000 | 20 | 13.51% | 28.5 | 2 | 8 | 9 | 1 |
| \$750,001 and up | 15 | 10.14% | 57.0 | 2 | 3 | 8 | 2 |
| Total Active Inventory by Units | 148 | | | 25 | 74 | 42 | 7 |
| Total Active Inventory by Volume | 53,852,739 | 100% | 56.5 | 7.19M | 24.39M | 18.98M | 3.30M |
| Median Active Inventory Listing Price | \$252,500 | | | \$159,900 | \$222,450 | \$361,000 | \$412,900 |

September 2022



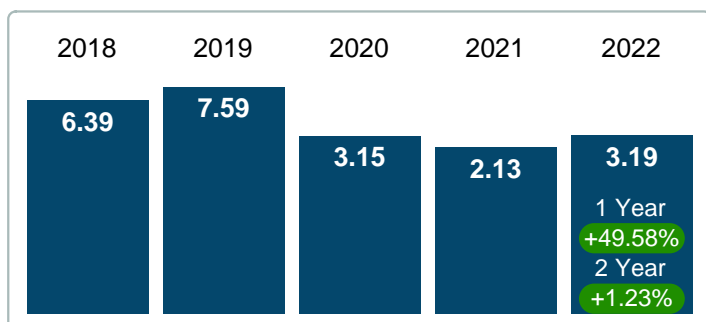
Area Delimited by County Of Cherokee - Residential Property Type



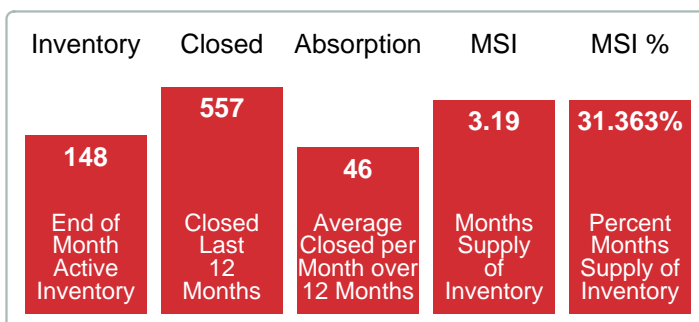
MONTHS SUPPLY of INVENTORY (MSI)

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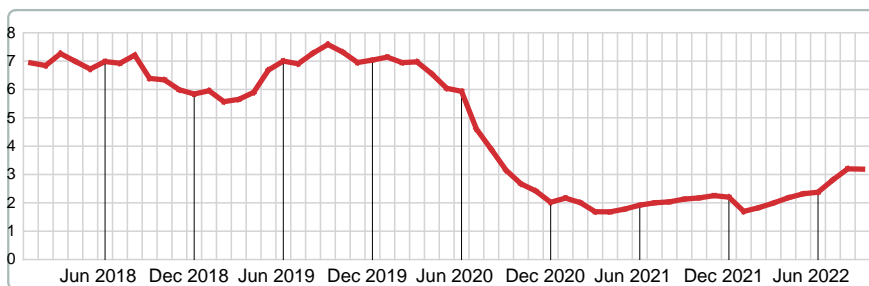
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

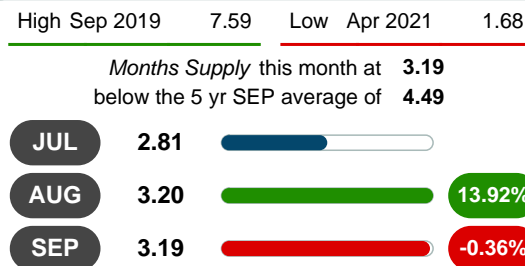


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4.49



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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$75,000 and less | 9 | 6.08% | 2.20 | 3.00 | 1.78 | 0.00 | 0.00 |
| \$75,001 - \$150,000 | 24 | 16.22% | 1.80 | 1.20 | 1.81 | 6.00 | 0.00 |
| \$150,001 - \$175,000 | 12 | 8.11% | 2.57 | 9.60 | 2.40 | 0.00 | 0.00 |
| \$175,001 - \$325,000 | 44 | 29.73% | 2.51 | 5.00 | 2.08 | 3.22 | 3.43 |
| \$325,001 - \$450,000 | 24 | 16.22% | 7.38 | 6.00 | 9.60 | 6.35 | 4.80 |
| \$450,001 - \$750,000 | 20 | 13.51% | 6.67 | 24.00 | 7.38 | 7.71 | 1.50 |
| \$750,001 and up | 15 | 10.14% | 25.71 | 0.00 | 9.00 | 96.00 | 12.00 |
| Market Supply of Inventory (MSI) | | | 3.19 | 3.00 | 2.65 | 5.31 | 3.11 |
| Total Active Inventory by Units | | 100% | 3.19 | 25 | 74 | 42 | 7 |

September 2022



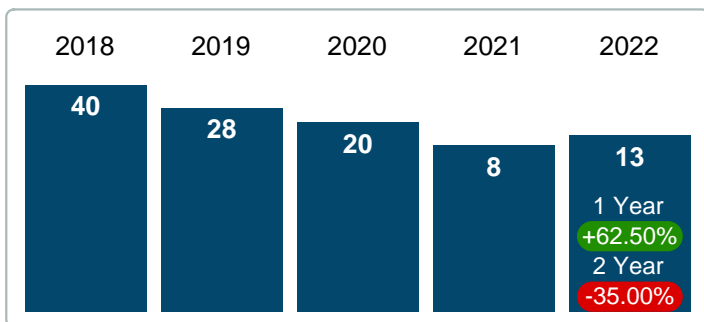
Area Delimited by County Of Cherokee - Residential Property Type



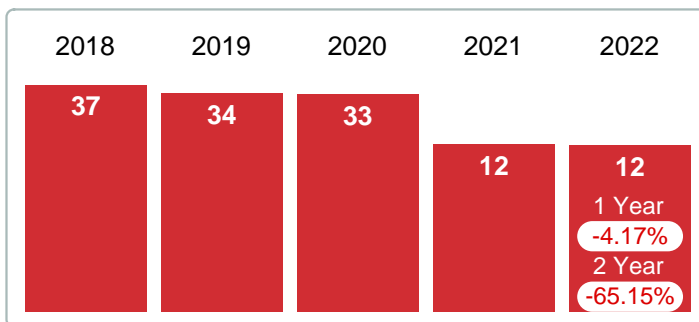
MEDIAN DAYS ON MARKET TO SALE

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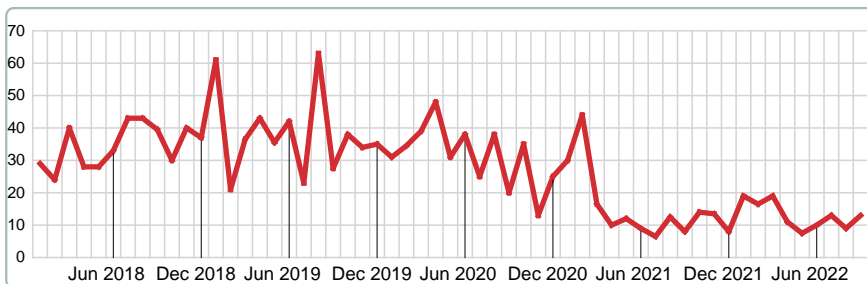
SEPTEMBER



YEAR TO DATE (YTD)

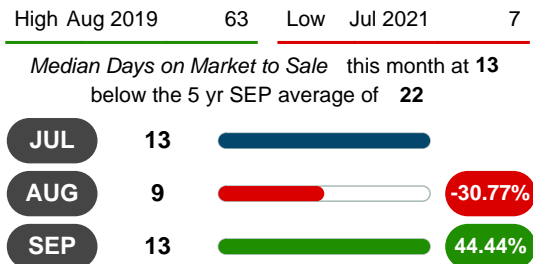


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 22



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 |
|--|--------|-----------|----------|--------|--------|---------|
| \$100,000 and less | 9.76% | 28 | 4 | 49 | 58 | 0 |
| \$100,001 - \$125,000 | 14.63% | 30 | 56 | 13 | 0 | 0 |
| \$125,001 - \$125,000 | 0.00% | 30 | 0 | 0 | 0 | 0 |
| \$125,001 - \$200,000 | 36.59% | 13 | 5 | 13 | 94 | 0 |
| \$200,001 - \$300,000 | 14.63% | 11 | 0 | 2 | 40 | 0 |
| \$300,001 - \$375,000 | 12.20% | 12 | 7 | 31 | 14 | 0 |
| \$375,001 and up | 12.20% | 14 | 0 | 53 | 12 | 274 |
| Median Closed DOM | | 13 | 7 | 13 | 21 | 274 |
| Total Closed Units | 100% | 41 | 9 | 22 | 9 | 1 |
| Total Closed Volume | | 9,293,447 | 1.43M | 4.43M | 2.78M | 660.00K |

September 2022



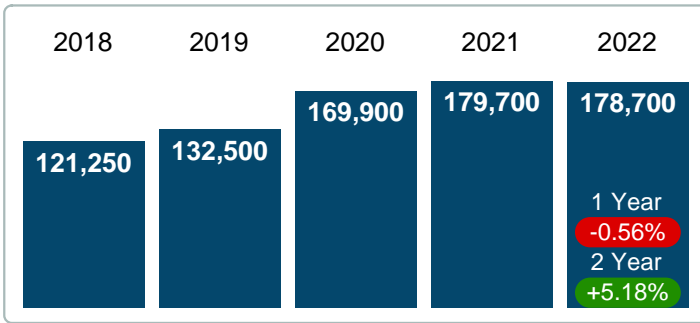
Area Delimited by County Of Cherokee - Residential Property Type



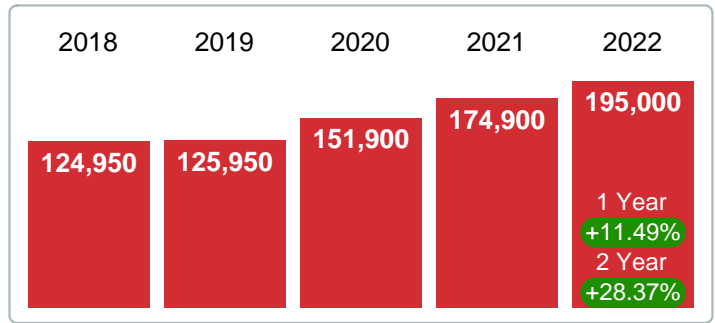
MEDIAN LIST PRICE AT CLOSING

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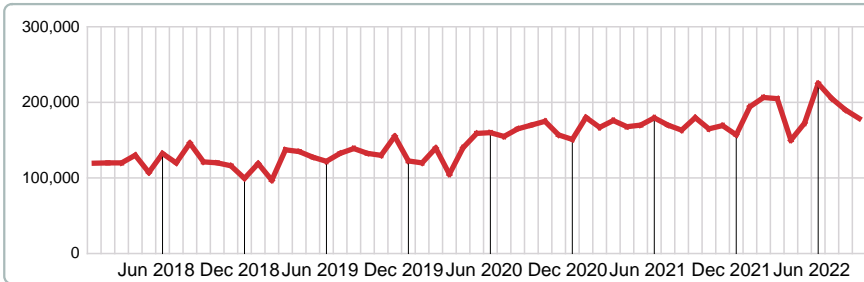
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

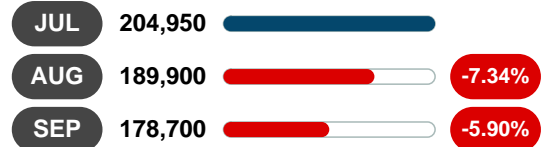


3 MONTHS

5 year SEP AVG = 156,410

High Jun 2022 224,900 Low Feb 2019 97,000

Median List Price at Closing this month at **178,700**
above the 5 yr SEP average of **156,410**



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 |
|---|----|--------|-----------|----------|---------|---------|---------|
| \$100,000 and less | 4 | 9.76% | 79,450 | 78,500 | 79,900 | 79,000 | 0 |
| \$100,001 - \$125,000 | 4 | 9.76% | 118,300 | 115,000 | 118,300 | 0 | 0 |
| \$125,001 - \$125,000 | 0 | 0.00% | 118,300 | 0 | 0 | 0 | 0 |
| \$125,001 - \$200,000 | 17 | 41.46% | 149,000 | 178,750 | 146,900 | 160,450 | 0 |
| \$200,001 - \$300,000 | 6 | 14.63% | 237,400 | 0 | 237,400 | 244,950 | 0 |
| \$300,001 - \$375,000 | 4 | 9.76% | 339,950 | 0 | 345,000 | 332,400 | 0 |
| \$375,001 and up | 6 | 14.63% | 490,000 | 424,000 | 432,500 | 619,500 | 680,000 |
| Median List Price | | | 178,700 | 145,000 | 170,350 | 270,000 | 680,000 |
| Total Closed Units | | 100% | 178,700 | 9 | 22 | 9 | 1 |
| Total Closed Volume | | | 9,527,700 | 1.50M | 4.55M | 2.79M | 680.00K |

September 2022



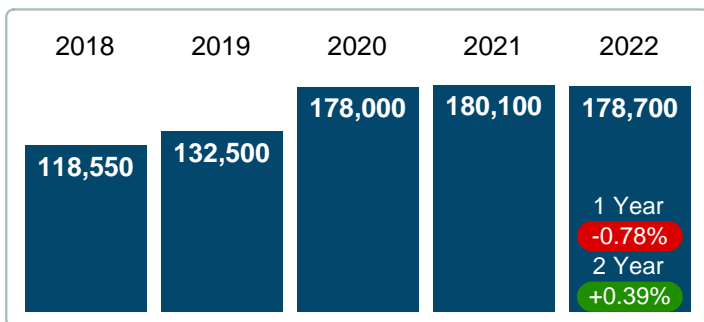
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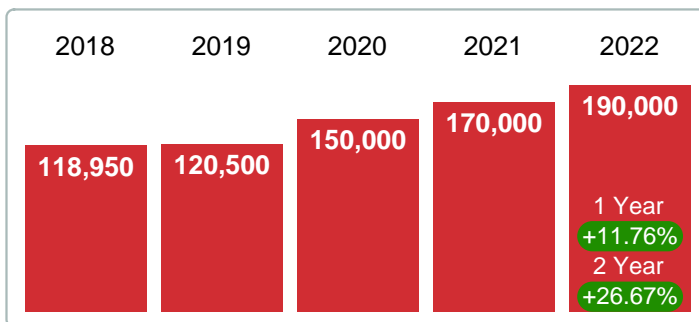
MEDIAN SOLD PRICE AT CLOSING

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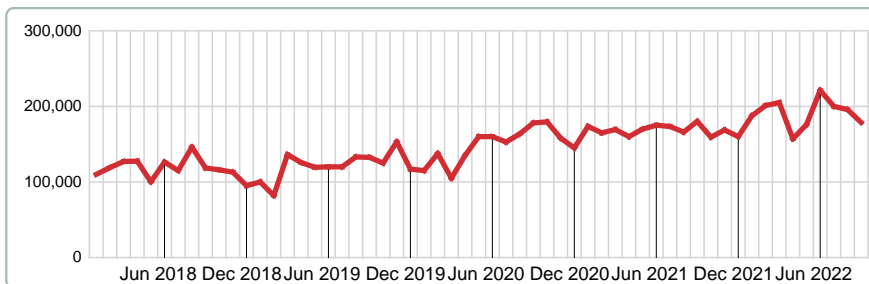
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

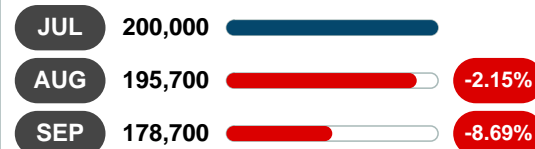


3 MONTHS

5 year SEP AVG = 157,570

High Jun 2022 221,200 Low Feb 2019 82,000

Median Sold Price at Closing this month at **178,700**
above the 5 yr SEP average of **157,570**



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 |
|---|----|--------|-----------|----------|---------|---------|---------|
| \$100,000 and less | 4 | 9.76% | 65,000 | 78,500 | 65,000 | 65,000 | 0 |
| \$100,001 - \$125,000 | 6 | 14.63% | 120,500 | 110,000 | 124,650 | 0 | 0 |
| \$125,001 - \$125,000 | 0 | 0.00% | 120,500 | 0 | 0 | 0 | 0 |
| \$125,001 - \$200,000 | 15 | 36.59% | 161,000 | 179,000 | 150,000 | 156,274 | 0 |
| \$200,001 - \$300,000 | 6 | 14.63% | 236,950 | 0 | 236,950 | 240,850 | 0 |
| \$300,001 - \$375,000 | 5 | 12.20% | 325,000 | 360,000 | 320,000 | 338,200 | 0 |
| \$375,001 and up | 5 | 12.20% | 540,000 | 0 | 410,000 | 620,500 | 660,000 |
| Median Sold Price | | | 178,700 | 146,500 | 169,850 | 274,700 | 660,000 |
| Total Closed Units | | 100% | 41 | 9 | 22 | 9 | 1 |
| Total Closed Volume | | | 9,293,447 | 1.43M | 4.43M | 2.78M | 660.00K |

September 2022



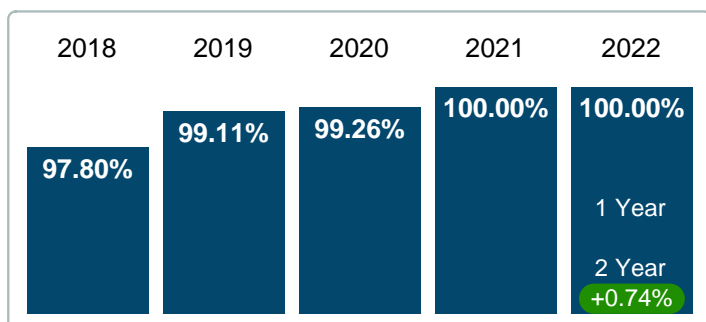
Area Delimited by County Of Cherokee - Residential Property Type



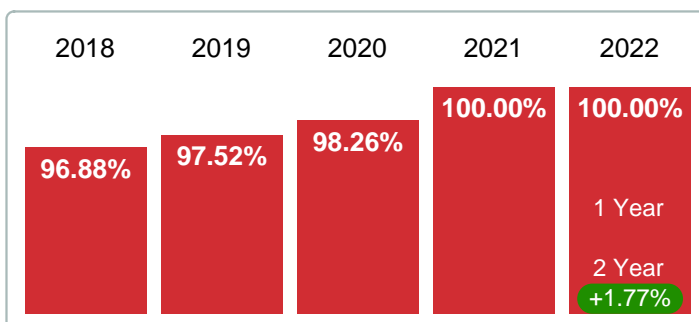
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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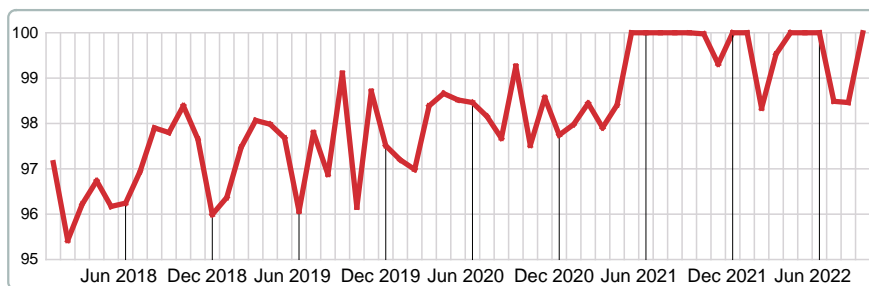
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99.23%

High Sep 2022 100.00% Low Feb 2018 95.42%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr SEP average of **99.23%**

- JUL** 98.49%
- AUG** 98.46% -0.03%
- SEP** 100.00% 1.56%

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 |
|--|----|-----------|---------|----------|---------|---------|---------|
| \$100,000 and less | 4 | 9.76% | 91.14% | 100.00% | 81.35% | 82.28% | 0.00% |
| \$100,001 - \$125,000 | 6 | 14.63% | 99.01% | 95.83% | 99.01% | 0.00% | 0.00% |
| \$125,001 - \$125,000 | 0 | 0.00% | 99.01% | 0.00% | 0.00% | 0.00% | 0.00% |
| \$125,001 - \$200,000 | 15 | 36.59% | 100.00% | 100.16% | 100.00% | 97.63% | 0.00% |
| \$200,001 - \$300,000 | 6 | 14.63% | 100.02% | 0.00% | 100.02% | 97.94% | 0.00% |
| \$300,001 - \$375,000 | 5 | 12.20% | 99.46% | 84.91% | 93.15% | 101.91% | 0.00% |
| \$375,001 and up | 5 | 12.20% | 97.06% | 0.00% | 94.77% | 100.14% | 97.06% |
| Median Sold/List Ratio | | 100.00% | | 100.00% | 99.78% | 100.00% | 97.06% |
| Total Closed Units | | 41 | 100% | 9 | 22 | 9 | 1 |
| Total Closed Volume | | 9,293,447 | | 1.43M | 4.43M | 2.78M | 660.00K |

September 2022



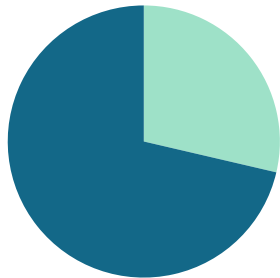
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

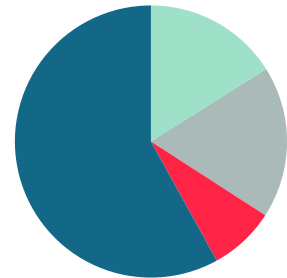
- New Listings **61 = 28.64%**
- Start Inventory **152**
- Total Inventory Units **213**
- Volume **\$74,556,150**

Market Activity

Market Activity

- Closed Sales **41 = 16.08%**
- Pending Sales **46 = 18.04%**
- Other Off Market **20 = 7.84%**
- Active Inventory **148 = 58.04%**

MARKET ACTIVITY



| Compared Metrics | September | | | Year to Date | | |
|---|-----------|---------|---------|--------------|---------|--------|
| | 2021 | 2022 | +/-% | 2021 | 2022 | +/-% |
| Closed Sales | 54 | 41 | -24.07% | 441 | 420 | -4.76% |
| Pending Sales | 40 | 46 | 15.00% | 459 | 424 | -7.63% |
| New Listings | 51 | 61 | 19.61% | 548 | 569 | 3.83% |
| Median List Price | 179,700 | 178,700 | -0.56% | 174,900 | 195,000 | 11.49% |
| Median Sale Price | 180,100 | 178,700 | -0.78% | 170,000 | 190,000 | 11.76% |
| Median Percent of Selling Price to List Price | 100.00% | 100.00% | 0.00% | 100.00% | 100.00% | 0.00% |
| Median Days on Market to Sale | 8.00 | 13.00 | 62.50% | 12.00 | 11.50 | -4.17% |
| Monthly Inventory | 108 | 148 | 37.04% | 108 | 148 | 37.04% |
| Months Supply of Inventory | 2.13 | 3.19 | 49.58% | 2.13 | 3.19 | 49.58% |

Absorption: Last 12 months, an Average of **46** Sales/Month

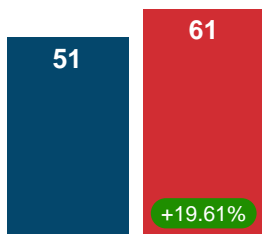
Inventory on September 30, 2022 = **148**

2021 **2022**

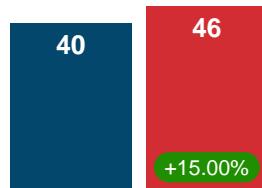
SEPTEMBER MARKET

MEDIAN PRICES

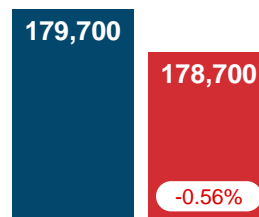
New Listings



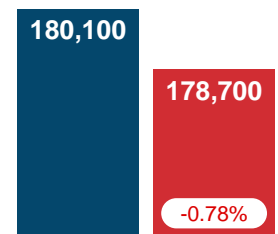
Pending Listings



List Price



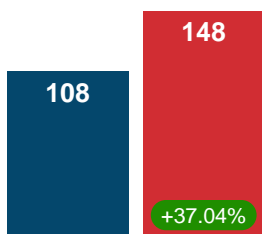
Sale Price



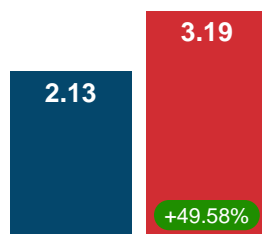
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

