

# November 2024



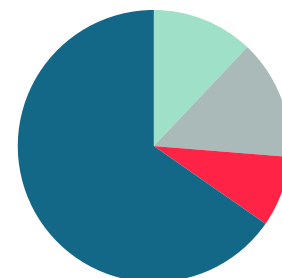
Area Delimited by County Of Cherokee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2024 for MLS Technology Inc.

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	29	33	13.79%
Pending Listings	30	39	30.00%
New Listings	56	57	1.79%
Average List Price	259,465	214,354	-17.39%
Average Sale Price	249,114	188,908	-24.17%
Average Percent of Selling Price to List Price	95.35%	79.47%	-16.66%
Average Days on Market to Sale	71.69	45.42	-36.64%
End of Month Inventory	159	179	12.58%
Months Supply of Inventory	4.61	5.03	9.15%



■ Closed (12.04%)  
■ Pending (14.23%)  
■ Other OffMarket (8.39%)  
■ Active (65.33%)

**Absorption:** Last 12 months, an Average of **36** Sales/Month  
**Active Inventory** as of November 30, 2024 = **179**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **12.58%** to 179 existing homes available for sale. Over the last 12 months this area has had an average of 36 closed sales per month. This represents an unsold inventory index of **5.03** 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 **24.17%** in November 2024 to \$188,908 versus the previous year at \$249,114.

#### Average Days on Market Shortens

The average number of **45.42** days that homes spent on the market before selling decreased by 26.27 days or **36.64%** in November 2024 compared to last year's same month at **71.69** DOM.

#### Sales Success for November 2024 is Positive

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

There were 57 New Listings in November 2024, up **1.79%** from last year at 56. Furthermore, there were 33 Closed Listings this month versus last year at 29, a **13.79%** increase.

Closed versus Listed trends yielded a **57.9%** ratio, up from previous year's, November 2023, at **51.8%**, a **11.80%** 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

<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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

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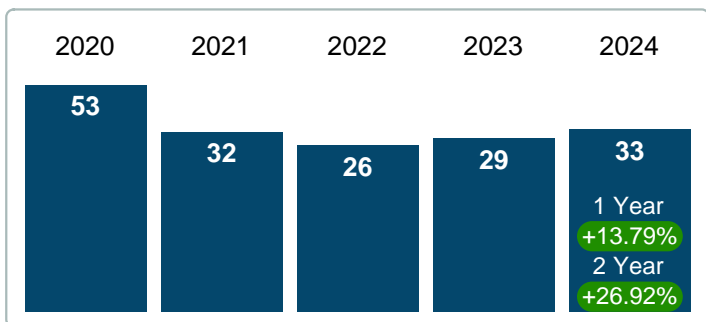
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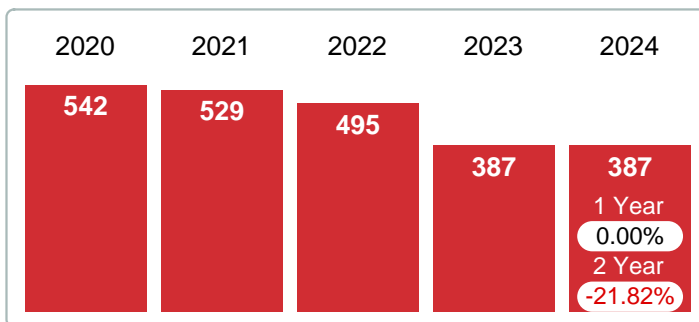
## CLOSED LISTINGS

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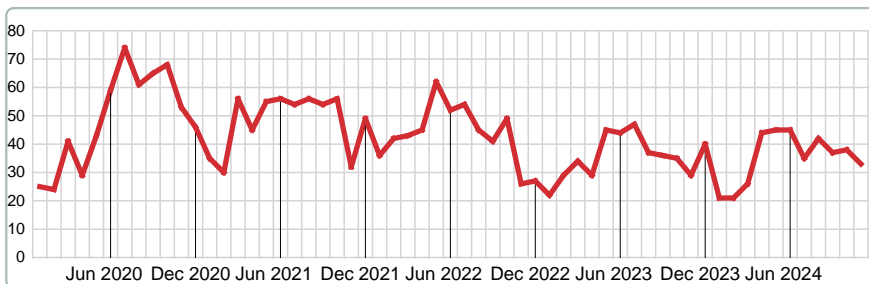
### NOVEMBER



### YEAR TO DATE (YTD)

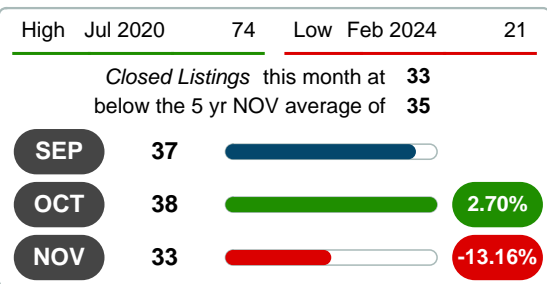


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 35



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$175,000	20	60.61%	49.1	13	7	0	0
\$175,001 - \$200,000	5	15.15%	43.0	1	1	3	0
\$200,001 - \$525,000	4	12.12%	56.8	0	4	0	0
\$525,001 and up	4	12.12%	18.8	0	1	3	0
<b>Total Closed Units</b>	<b>33</b>			<b>14</b>	<b>13</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>6,233,958</b>	<b>100%</b>	<b>45.4</b>	<b>1.01M</b>	<b>2.69M</b>	<b>2.53M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$188,908</b>			<b>\$72,381</b>	<b>\$206,890</b>	<b>\$421,844</b>	<b>\$0</b>

# November 2024



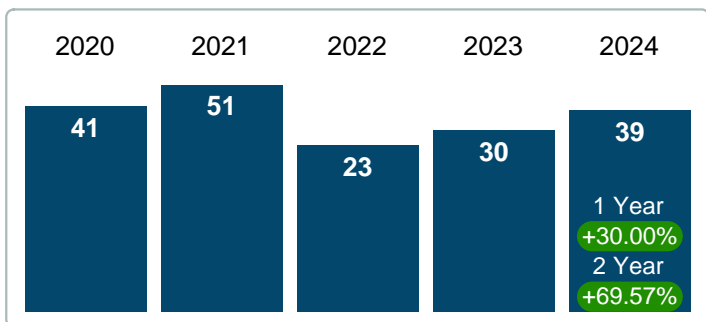
Area Delimited by County Of Cherokee - Residential Property Type



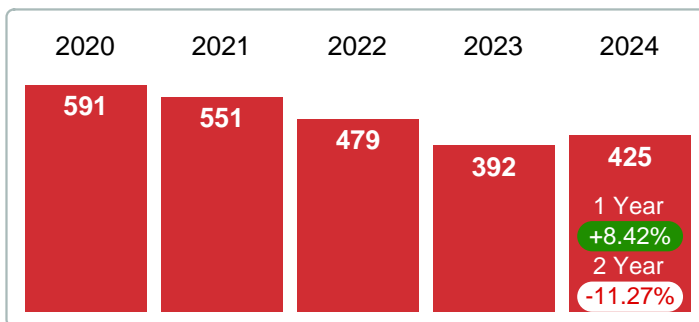
## PENDING LISTINGS

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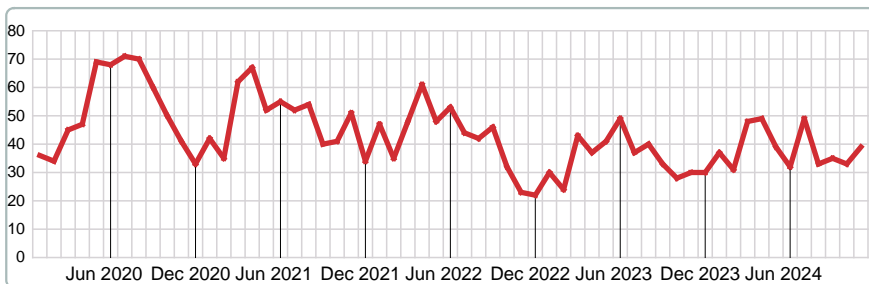
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 37

High Jul 2020 71 Low Dec 2022 22

Pending Listings this month at 39 above the 5 yr NOV average of 37



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	1	2.56%	0.0	1	0	0	0
\$60,001 - \$120,000	7	17.95%	50.6	3	3	1	0
\$120,001 - \$160,000	4	10.26%	37.0	2	2	0	0
\$160,001 - \$200,000	12	30.77%	67.6	1	9	2	0
\$200,001 - \$270,000	4	10.26%	26.5	0	4	0	0
\$270,001 - \$290,000	5	12.82%	107.2	0	5	0	0
\$290,001 and up	6	15.38%	104.5	1	3	2	0
<b>Total Pending Units</b>	<b>39</b>			<b>8</b>	<b>26</b>	<b>5</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>9,315,699</b>	<b>100%</b>	<b>7.5</b>	<b>2.42M</b>	<b>5.62M</b>	<b>1.28M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$87,950</b>			<b>\$302,200</b>	<b>\$216,262</b>	<b>\$255,060</b>	<b>\$0</b>

# November 2024



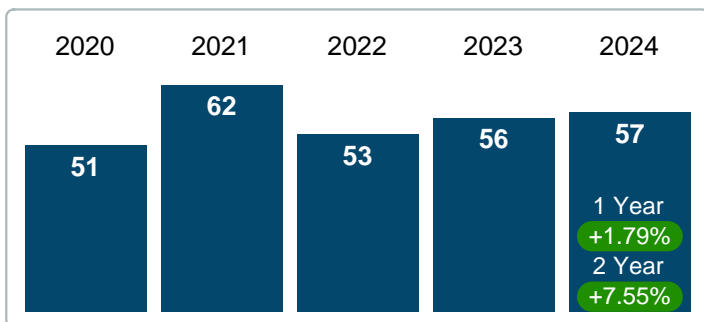
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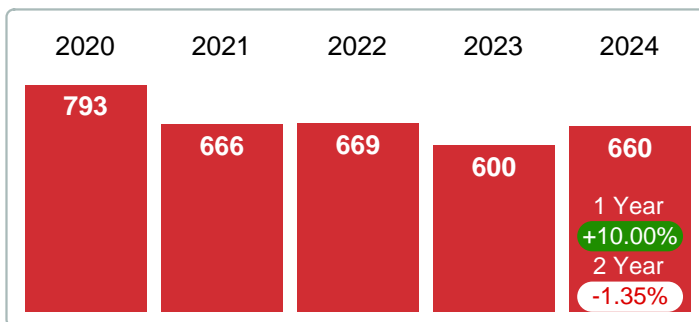
## NEW LISTINGS

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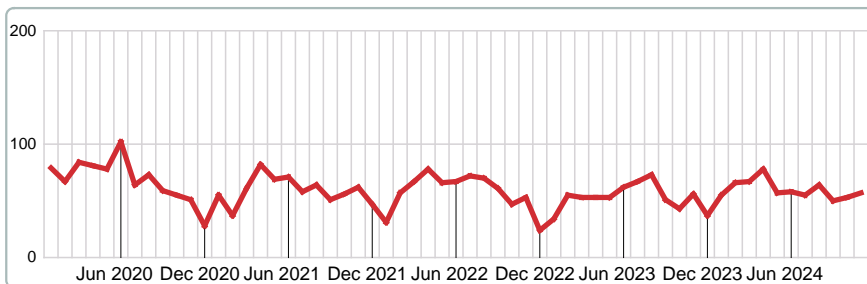
### NOVEMBER



### YEAR TO DATE (YTD)

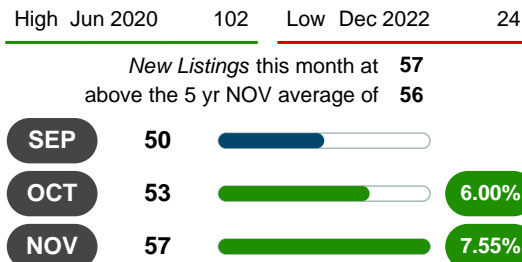


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 56



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$130,000 and less	5	8.77%	2	3	0	0
\$130,001 - \$150,000	6	10.53%	2	3	1	0
\$150,001 - \$190,000	8	14.04%	1	6	1	0
\$190,001 - \$290,000	16	28.07%	0	11	4	1
\$290,001 - \$450,000	11	19.30%	1	7	3	0
\$450,001 - \$760,000	6	10.53%	0	3	3	0
\$760,001 and up	5	8.77%	2	1	1	1
<b>Total New Listed Units</b>	<b>57</b>		<b>8</b>	<b>34</b>	<b>13</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>18,858,299</b>	<b>100%</b>	<b>2.57M</b>	<b>9.84M</b>	<b>4.93M</b>	<b>1.52M</b>
<b>Average New Listed Listing Price</b>	<b>\$108,000</b>		<b>\$321,550</b>	<b>\$289,456</b>	<b>\$379,185</b>	<b>\$757,500</b>

# November 2024



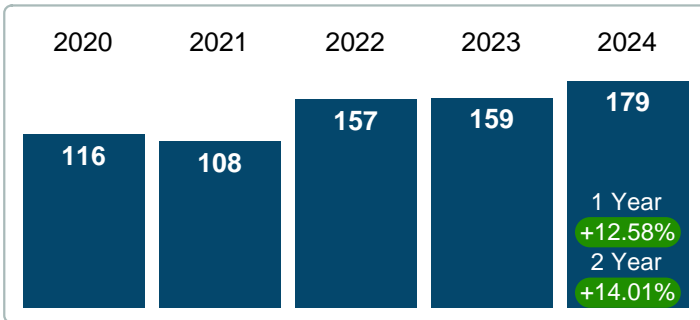
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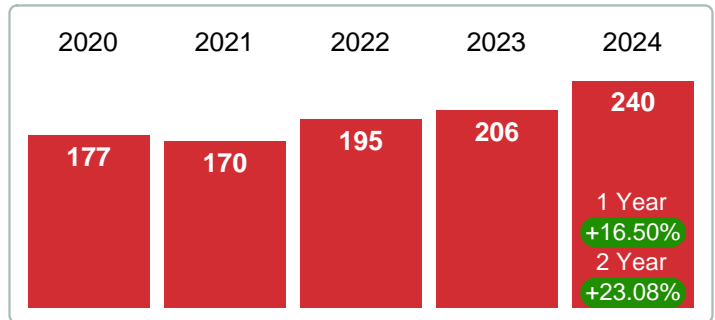
## ACTIVE INVENTORY

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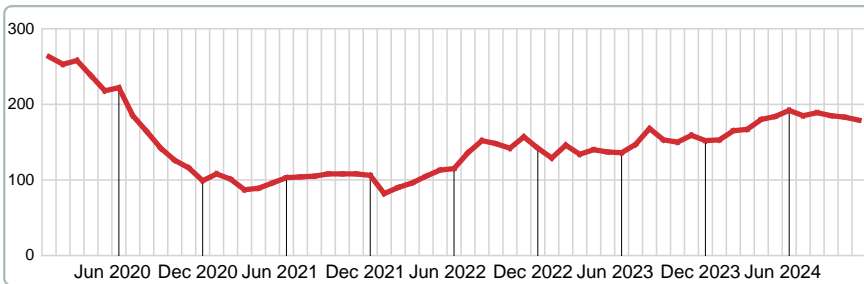
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

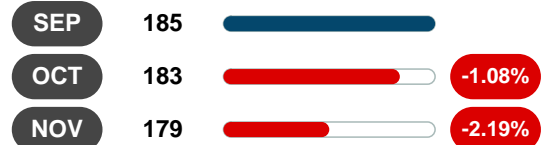


### 3 MONTHS

5 year NOV AVG = 144

High Jan 2020 263 Low Jan 2022 82

Inventory this month at 179  
above the 5 yr NOV average of 144



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	8.94%	99.6	10	6	0	0
\$125,001 - \$150,000	17	9.50%	63.9	6	9	2	0
\$150,001 - \$225,000	33	18.44%	64.2	9	16	7	1
\$225,001 - \$350,000	43	24.02%	93.2	5	25	12	1
\$350,001 - \$525,000	29	16.20%	100.6	3	16	6	4
\$525,001 - \$775,000	23	12.85%	96.7	1	10	8	4
\$775,001 and up	18	10.06%	69.8	2	8	5	3
<b>Total Active Inventory by Units</b>	<b>179</b>			<b>36</b>	<b>90</b>	<b>40</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>72,600,497</b>	<b>100%</b>	<b>84.9</b>	<b>8.51M</b>	<b>37.77M</b>	<b>18.30M</b>	<b>8.02M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$405,589</b>			<b>\$236,425</b>	<b>\$419,661</b>	<b>\$457,522</b>	<b>\$616,835</b>

# November 2024



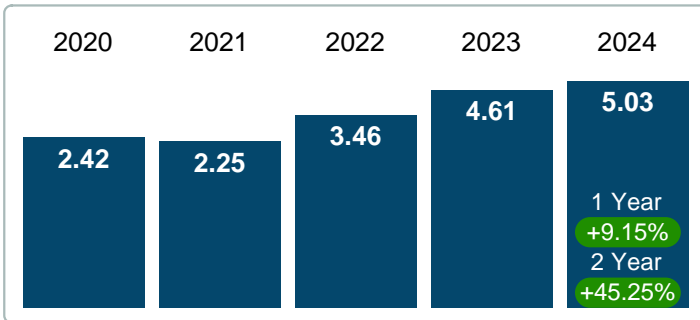
Area Delimited by County Of Cherokee - Residential Property Type



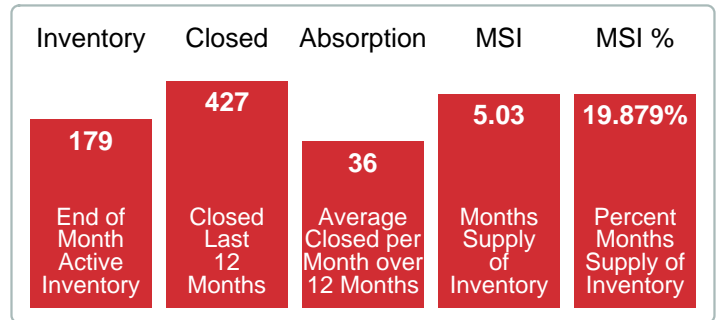
## MONTHS SUPPLY of INVENTORY (MSI)

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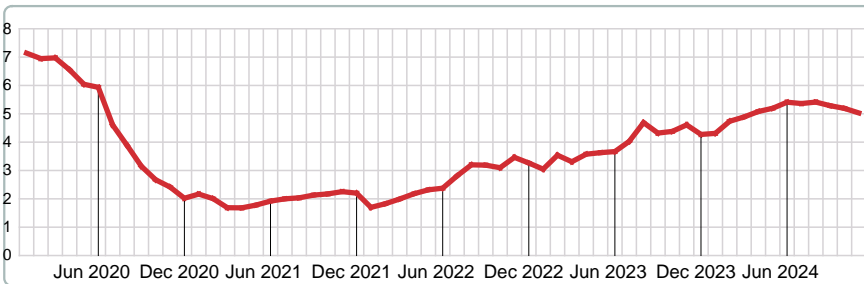
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

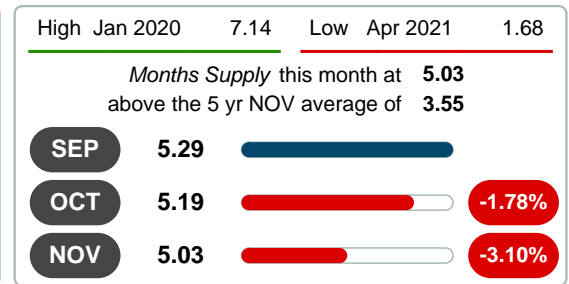


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.55



### 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
\$125,000 and less	16	8.94%	1.81	1.85	1.89	0.00	0.00
\$125,001 - \$150,000	17	9.50%	5.10	6.55	4.91	4.80	0.00
\$150,001 - \$225,000	33	18.44%	3.41	5.68	2.56	4.20	6.00
\$225,001 - \$350,000	43	24.02%	4.91	7.50	4.35	5.33	12.00
\$350,001 - \$525,000	29	16.20%	8.92	18.00	10.11	4.80	16.00
\$525,001 - \$775,000	23	12.85%	18.40	0.00	30.00	9.60	48.00
\$775,001 and up	18	10.06%	36.00	24.00	32.00	30.00	0.00
Market Supply of Inventory (MSI)			5.03	4.08	4.70	5.85	17.33
Total Active Inventory by Units		100%	5.03	36	90	40	13

# November 2024



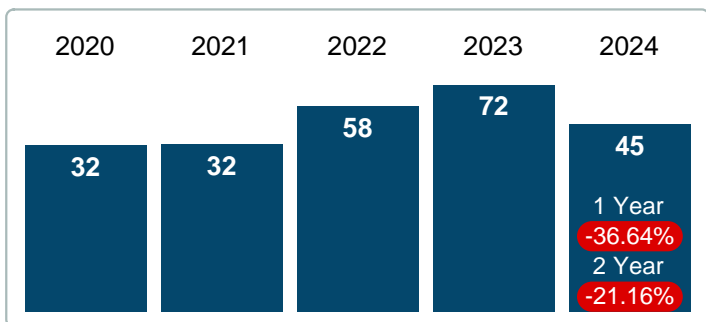
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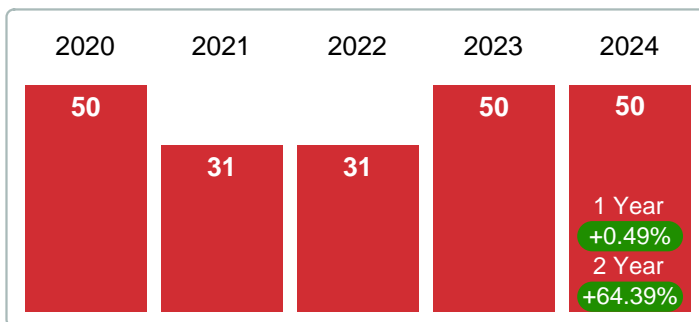
## AVERAGE DAYS ON MARKET TO SALE

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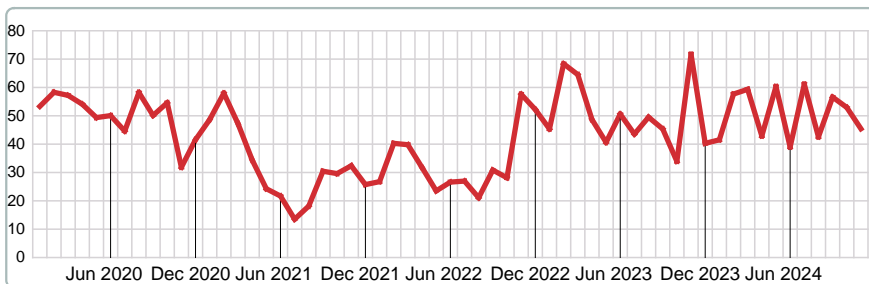
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 48

High Nov 2023 72 Low Jul 2021 14

Average Days on Market to Sale this month at 45 below the 5 yr NOV average of 48



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$175,000	60.61%	49	54	41	0	0
\$175,001 - \$200,000	15.15%	43	54	8	51	0
\$200,001 - \$525,000	12.12%	57	0	57	0	0
\$525,001 and up	12.12%	19	0	8	22	0
<b>Average Closed DOM</b>		<b>45</b>	<b>54</b>	<b>41</b>	<b>37</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>45</b>	<b>14</b>	<b>13</b>	<b>6</b>	<b></b>
<b>Total Closed Volume</b>		<b>6,233,958</b>	<b>1.01M</b>	<b>2.69M</b>	<b>2.53M</b>	<b>0.00B</b>

# November 2024



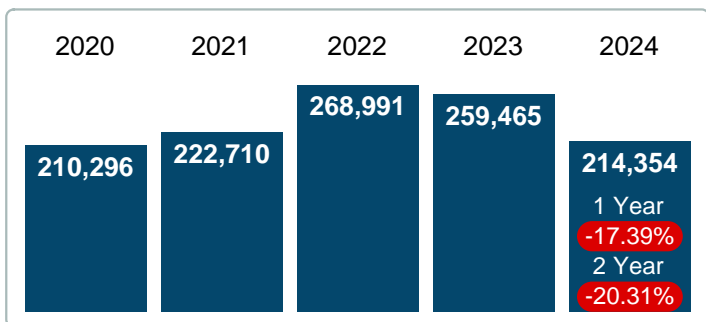
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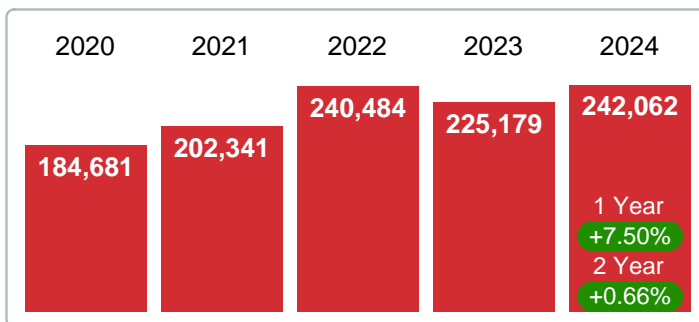
## AVERAGE LIST PRICE AT CLOSING

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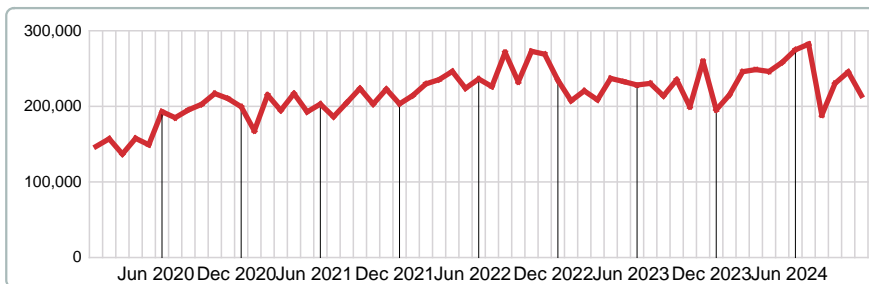
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

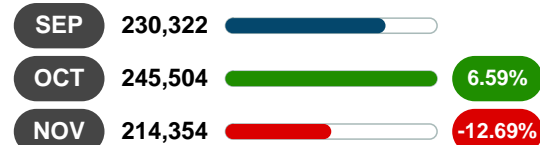


### 3 MONTHS

5 year NOV AVG = 235,163

High Jul 2024 282,330 Low Mar 2020 136,886

Average List Price at Closing this month at **214,354**  
 below the 5 yr NOV average of **235,163**



### 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
\$50,000 and less	0	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0	0
\$50,001 - \$175,000	19	57.58%	91,136	93,197	101,433	0	0
\$175,001 - \$200,000	5	15.15%	194,500	210,000	193,000	196,500	0
\$200,001 - \$525,000	4	12.12%	276,200	0	359,925	0	0
\$525,001 and up	5	15.15%	652,960	0	650,000	689,967	0
<b>Average List Price</b>			<b>214,354</b>	<b>101,540</b>	<b>230,210</b>	<b>443,233</b>	<b>0</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>214,354</b>	<b>14</b>	<b>13</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>				<b>1.42M</b>	<b>2.99M</b>	<b>2.66M</b>	<b>0.00B</b>



# November 2024



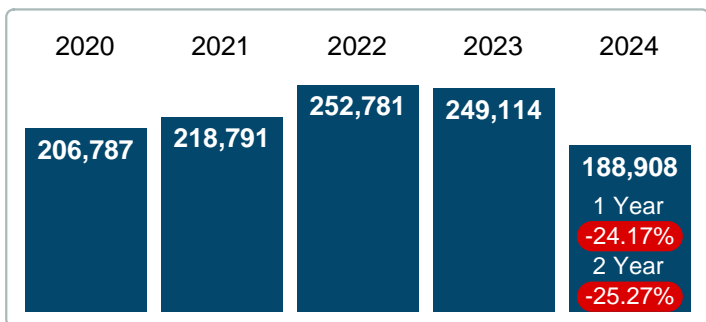
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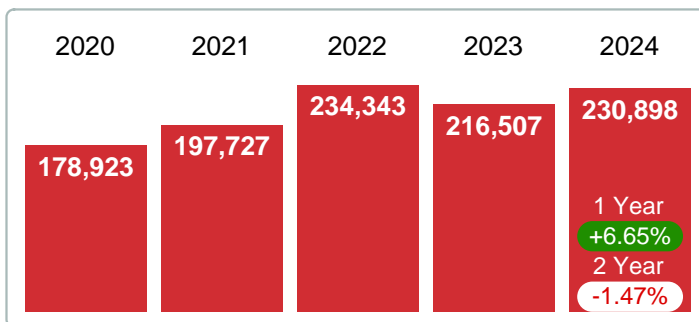
## AVERAGE SOLD PRICE AT CLOSING

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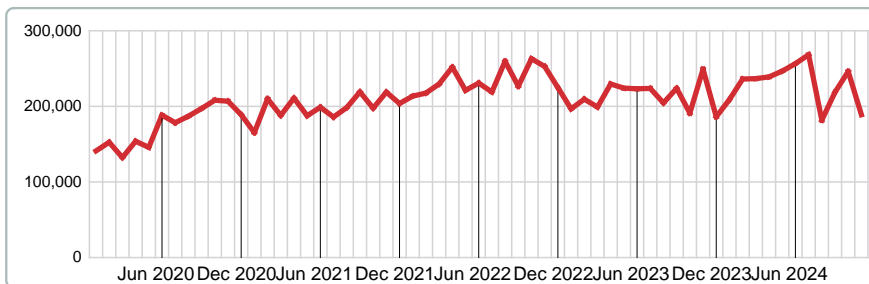
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 223,276

High Jul 2024 268,304 | Low Mar 2020 132,282

Average Sold Price at Closing this month at **188,908**  
 below the 5 yr NOV average of **223,276**

Month	Average Sold Price	Change (%)
SEP	218,730	
OCT	246,094	+12.51%
NOV	188,908	-23.24%

### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$175,000	60.61%	67,925	62,679	77,666	0	0
\$175,001 - \$200,000	15.15%	189,800	198,500	193,000	185,833	0
\$200,001 - \$525,000	12.12%	338,475	0	338,475	0	0
\$525,001 and up	12.12%	643,141	0	599,000	657,854	0
<b>Average Sold Price</b>		<b>188,908</b>	<b>72,381</b>	<b>206,890</b>	<b>421,844</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>188,908</b>	<b>14</b>	<b>13</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>6,233,958</b>	<b>1.01M</b>	<b>2.69M</b>	<b>2.53M</b>	<b>0.00B</b>

# November 2024



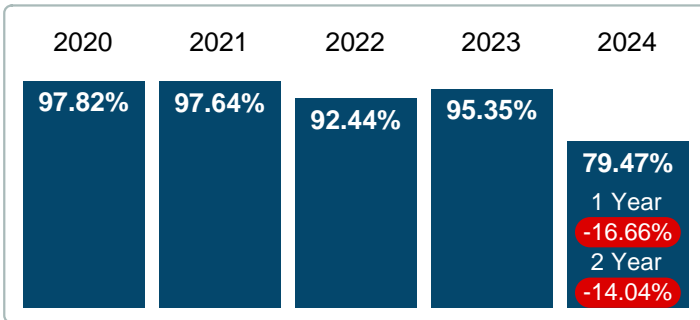
Area Delimited by County Of Cherokee - Residential Property Type



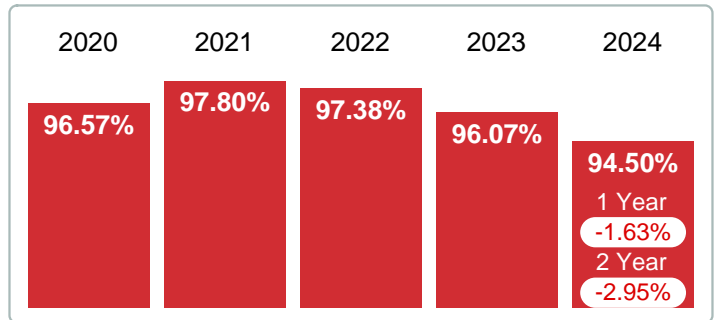
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 11, 2024 for MLS Technology Inc.

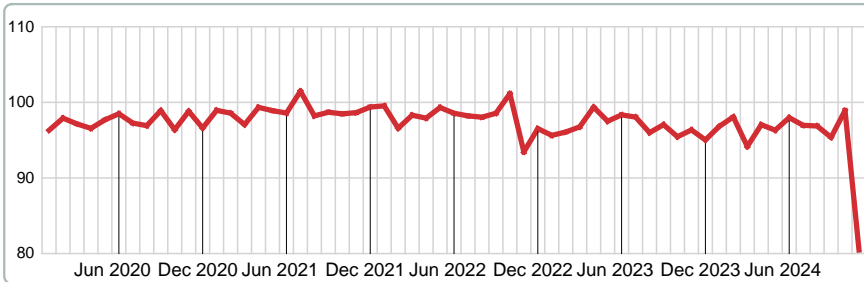
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

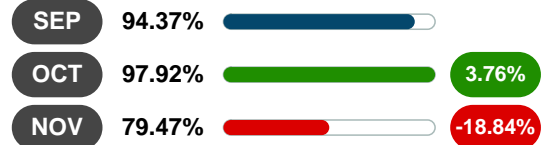


### 3 MONTHS

5 year NOV AVG = 92.54%

High Jul 2021 100.47% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **79.47%**  
below the 5 yr NOV average of **92.54%**



### 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
\$50,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$175,000	20	60.61%	69.34%	67.61%	72.55%	0.00%	0.00%
\$175,001 - \$200,000	5	15.15%	95.66%	94.52%	100.00%	94.60%	0.00%
\$200,001 - \$525,000	4	12.12%	94.72%	0.00%	94.72%	0.00%	0.00%
\$525,001 and up	4	12.12%	94.58%	0.00%	92.15%	95.39%	0.00%
Average Sold/List Ratio		79.50%		69.53%	82.99%	94.99%	0.00%
Total Closed Units		33	100%	14	13	6	
Total Closed Volume		6,233,958		1.01M	2.69M	2.53M	0.00B

# November 2024



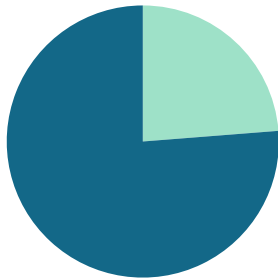
Area Delimited by County Of Cherokee - Residential Property Type



## MARKET SUMMARY

Report produced on Dec 11, 2024 for MLS Technology Inc.

### INVENTORY

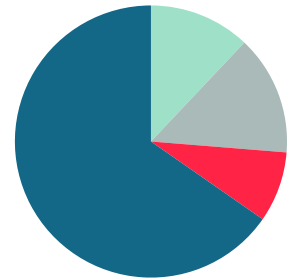


**Inventory**  
 New Listings  
**57 = 23.75%**  
 Start Inventory  
**183**  
 Total Inventory Units  
**240**  
 Volume  
**\$88,461,996**

### Market Activity

Closed Sales  
**33 = 12.04%**  
 Pending Sales  
**39 = 14.23%**  
 Other Off Market  
**23 = 8.39%**  
 Active Inventory  
**179 = 65.33%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	29	33	13.79%	387	387	0.00%
Pending Sales	30	39	30.00%	392	425	8.42%
New Listings	56	57	1.79%	600	660	10.00%
Average List Price	259,465	214,354	-17.39%	225,179	242,062	7.50%
Average Sale Price	249,114	188,908	-24.17%	216,507	230,898	6.65%
Average Percent of Selling Price to List Price	95.35%	79.47%	-16.66%	96.07%	94.50%	-1.63%
Average Days on Market to Sale	71.69	45.42	-36.64%	50.18	50.43	0.49%
Monthly Inventory	159	179	12.58%	159	179	12.58%
Months Supply of Inventory	4.61	5.03	9.15%	4.61	5.03	9.15%

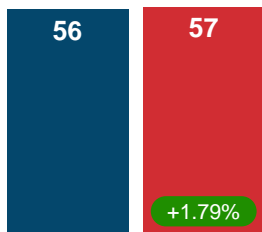
**Absorption:** Last 12 months, an Average of **36** Sales/Month

**Inventory** on November 30, 2024 = **179** 2023 2024

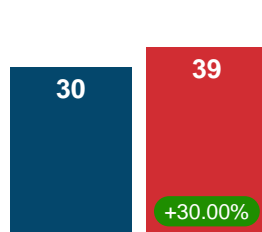
### NOVEMBER MARKET

### AVERAGE PRICES

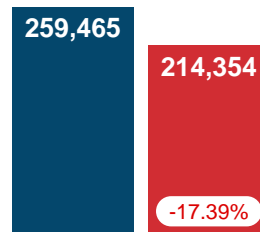
#### New Listings



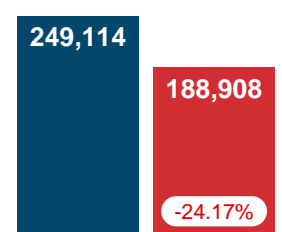
#### Pending Listings



#### List Price



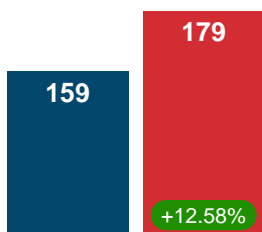
#### Sale Price



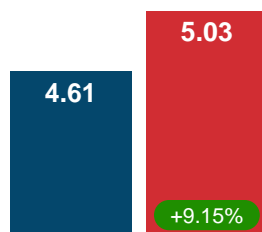
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

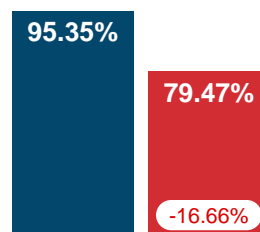
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

