

November 2024



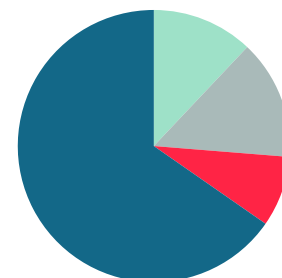
Area Delimited by County Of Cherokee - Residential Property Type



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%
Median List Price	255,000	87,000	-65.88%
Median Sale Price	245,000	86,500	-64.69%
Median Percent of Selling Price to List Price	98.04%	88.55%	-9.68%
Median Days on Market to Sale	54.00	56.00	3.70%
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.

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 **64.69%** in November 2024 to \$86,500 versus the previous year at \$245,000.

Median Days on Market Lengthens

The median number of **56.00** days that homes spent on the market before selling increased by 2.00 days or **3.70%** in November 2024 compared to last year's same month at **54.00** DOM.

Sales Success for November 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, 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.

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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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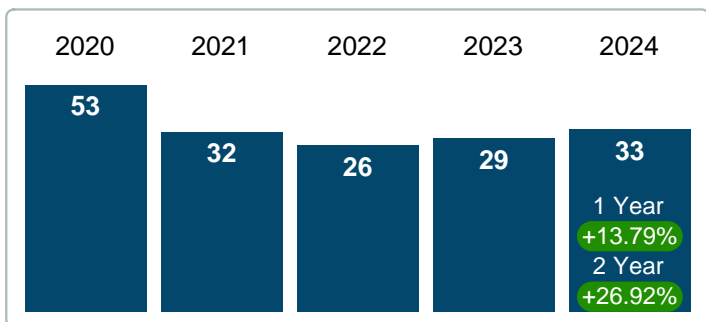
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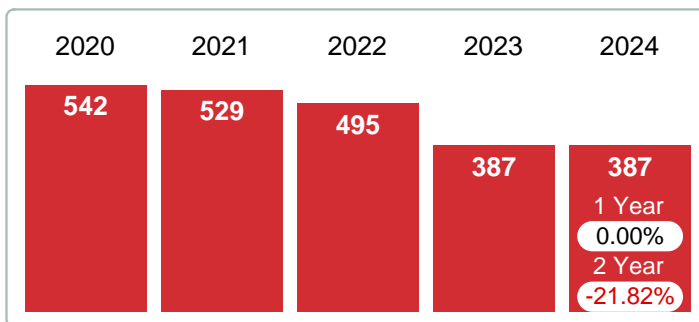
CLOSED LISTINGS

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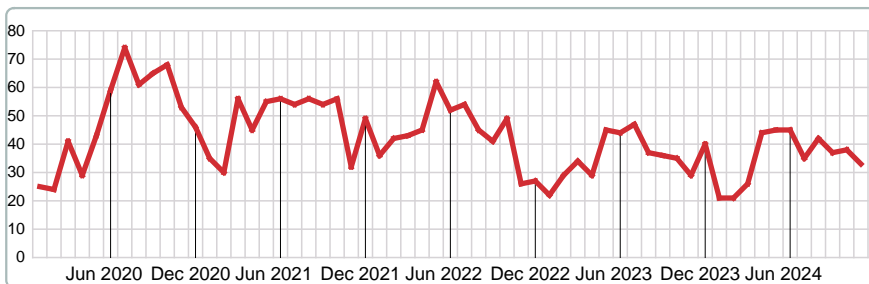
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 35

High Jul 2020: 74 | Low Feb 2024: 21

Closed Listings this month at **33**
below the 5 yr NOV average of **35**

- SEP: 37 (Progress bar)
- OCT: 38 (Progress bar, +2.70%)
- NOV: 33 (Progress bar, -13.16%)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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 - \$170,000	20	60.61%	56.0	13	7	0	0
\$170,001 - \$210,000	5	15.15%	21.0	1	1	3	0
\$210,001 - \$530,000	4	12.12%	42.0	0	4	0	0
\$530,001 and up	4	12.12%	18.0	0	1	3	0
Total Closed Units	33			14	13	6	0
Total Closed Volume	6,233,958	100%	56.0	1.01M	2.69M	2.53M	0.00B
Median Closed Price	\$86,500			\$53,333	\$169,000	\$363,032	\$0

November 2024



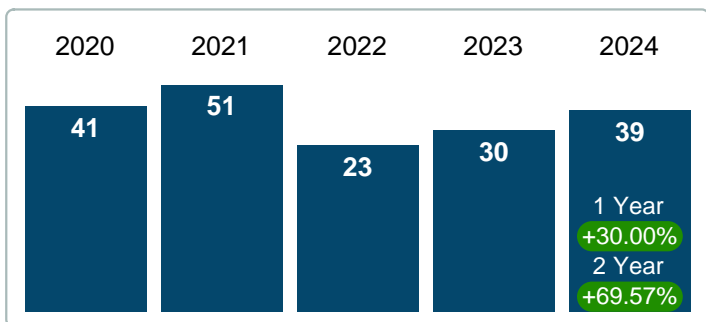
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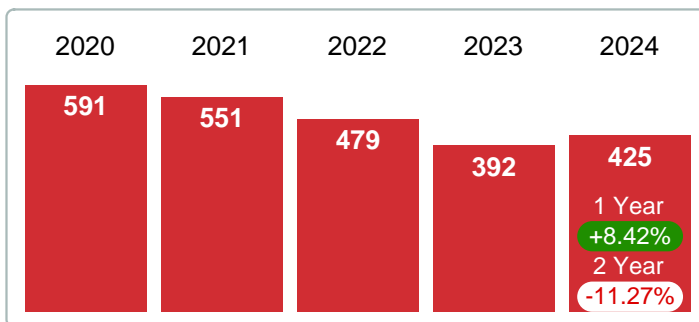
PENDING LISTINGS

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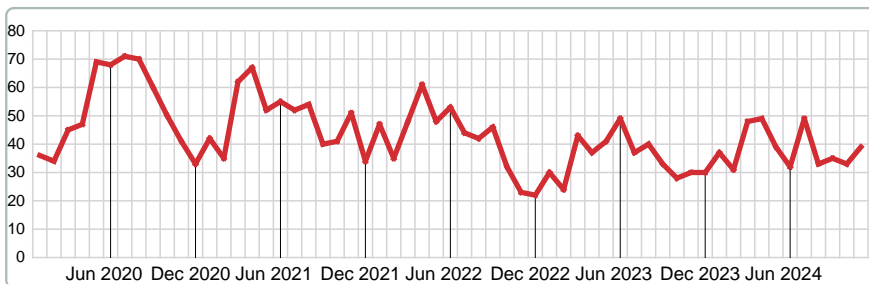
NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	2.56%	0.0	1	0	0	0
\$50,001 - \$125,000	7	17.95%	30.0	3	3	1	0
\$125,001 - \$150,000	4	10.26%	12.0	2	2	0	0
\$150,001 - \$200,000	12	30.77%	61.5	1	9	2	0
\$200,001 - \$275,000	6	15.38%	6.0	0	6	0	0
\$275,001 - \$275,000	0	0.00%	6.0	0	0	0	0
\$275,001 and up	9	23.08%	96.0	1	6	2	0
Total Pending Units	39			8	26	5	0
Total Pending Volume	9,315,699	100%	58.0	2.42M	5.62M	1.28M	0.00B
Median Listing Price	\$188,500			\$112,450	\$194,200	\$189,999	\$0

November 2024



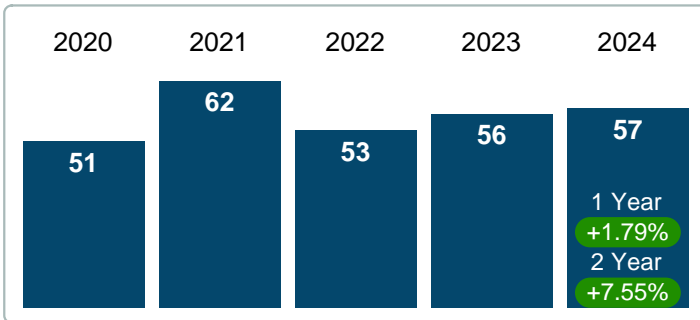
Area Delimited by County Of Cherokee - Residential Property Type



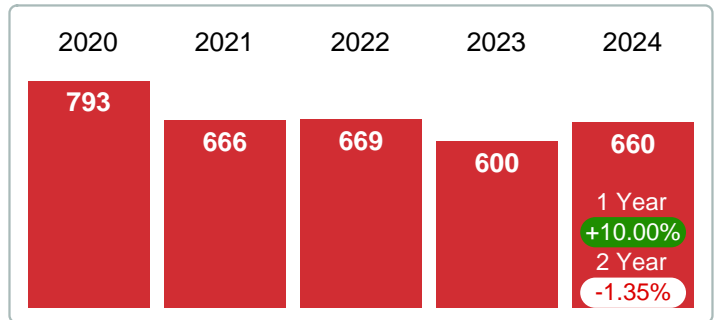
NEW LISTINGS

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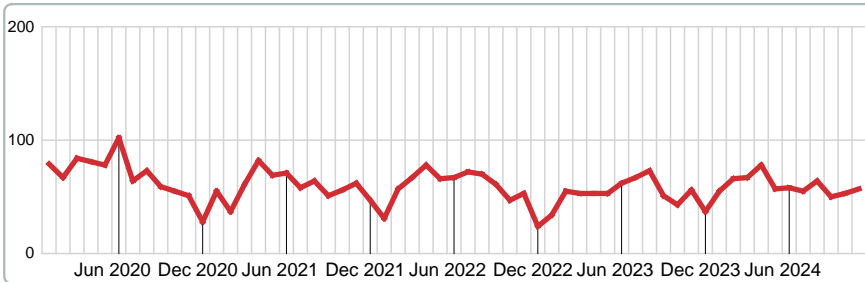
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

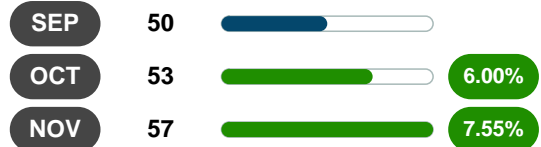


3 MONTHS

5 year NOV AVG = 56

High Jun 2020 102 Low Dec 2022 24

New Listings this month at 57 above the 5 yr NOV average of 56



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	4	7.02%	2	2	0	0
\$125,001 - \$150,000	7	12.28%	2	4	1	0
\$150,001 - \$175,000	5	8.77%	1	4	0	0
\$175,001 - \$275,000	18	31.58%	0	13	4	1
\$275,001 - \$450,000	12	21.05%	1	7	4	0
\$450,001 - \$750,000	5	8.77%	0	3	2	0
\$750,001 and up	6	10.53%	2	1	2	1
Total New Listed Units	57		8	34	13	2
Total New Listed Volume	18,858,299	100%	2.57M	9.84M	4.93M	1.52M
Median New Listed Listing Price	\$249,500		\$162,500	\$244,700	\$299,999	\$757,500

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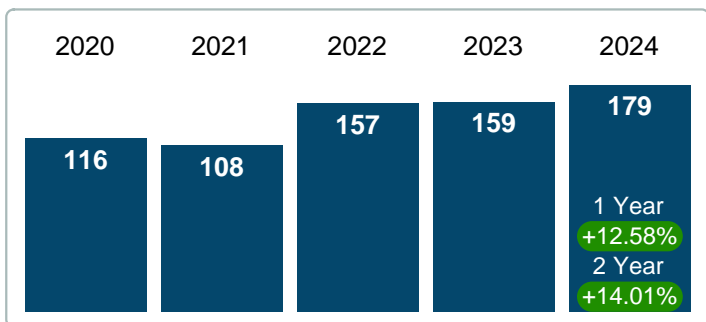
Area Delimited by County Of Cherokee - Residential Property Type



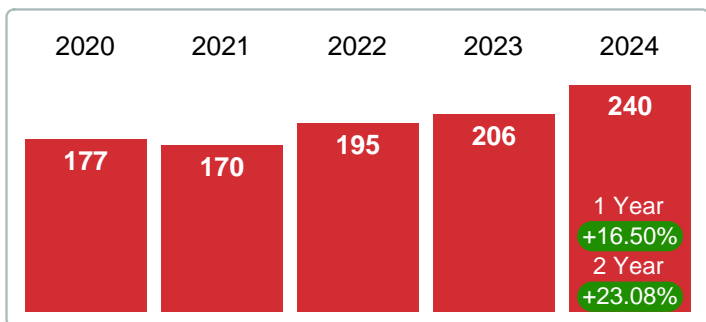
ACTIVE INVENTORY

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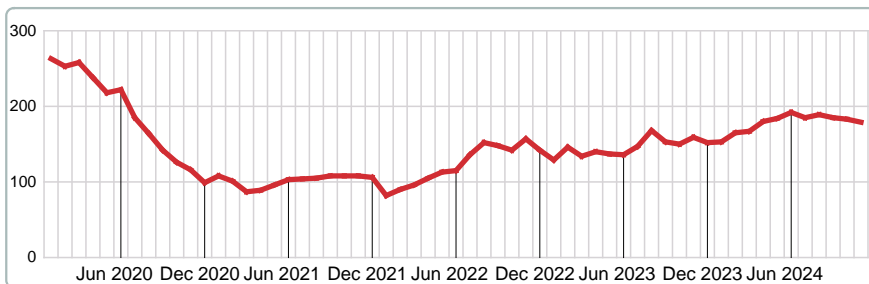
END OF NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	8.94%	69.0	10	6	0	0
\$125,001 - \$150,000	17	9.50%	40.0	6	9	2	0
\$150,001 - \$225,000	33	18.44%	52.0	9	16	7	1
\$225,001 - \$350,000	43	24.02%	76.0	5	25	12	1
\$350,001 - \$525,000	29	16.20%	79.0	3	16	6	4
\$525,001 - \$775,000	23	12.85%	99.0	1	10	8	4
\$775,001 and up	18	10.06%	64.5	2	8	5	3
Total Active Inventory by Units	179			36	90	40	13
Total Active Inventory by Volume	72,600,497	100%	68.0	8.51M	37.77M	18.30M	8.02M
Median Active Inventory Listing Price	\$290,000			\$169,000	\$276,500	\$349,950	\$570,000

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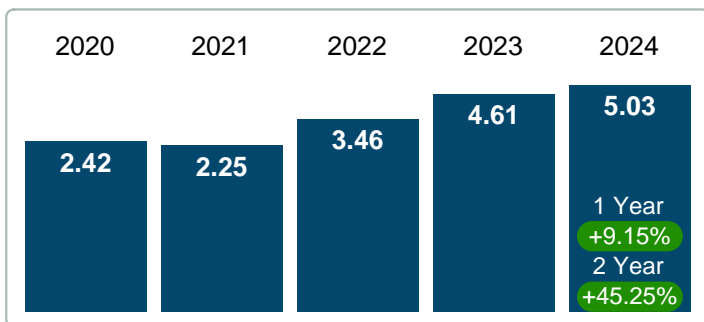
Area Delimited by County Of Cherokee - Residential Property Type



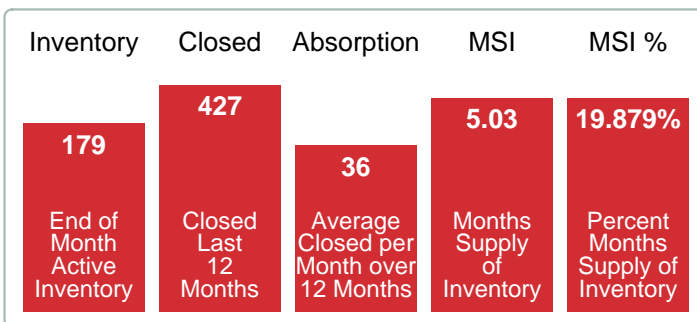
MONTHS SUPPLY of INVENTORY (MSI)

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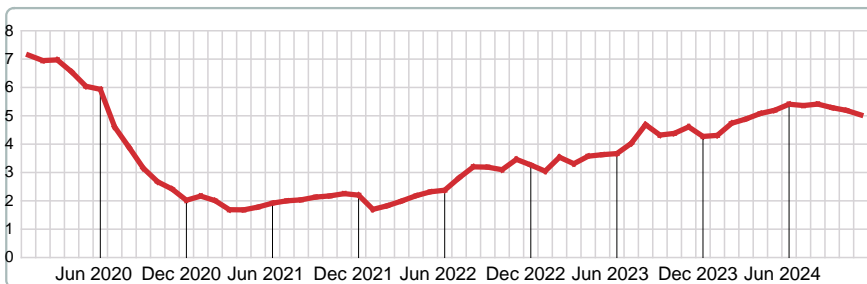
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

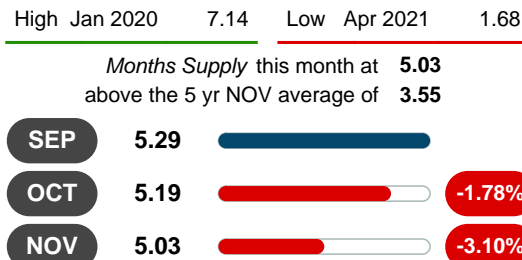


5 YEAR MARKET ACTIVITY TRENDS



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



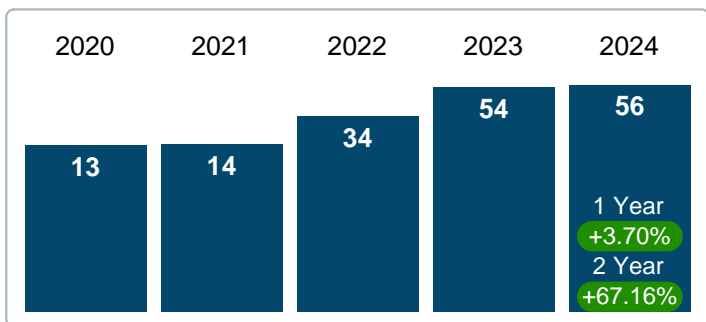
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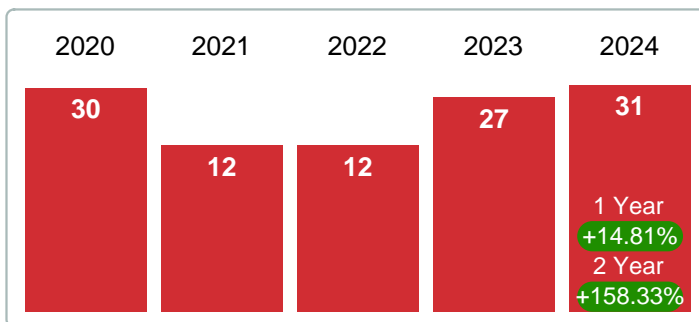
MEDIAN DAYS ON MARKET TO SALE

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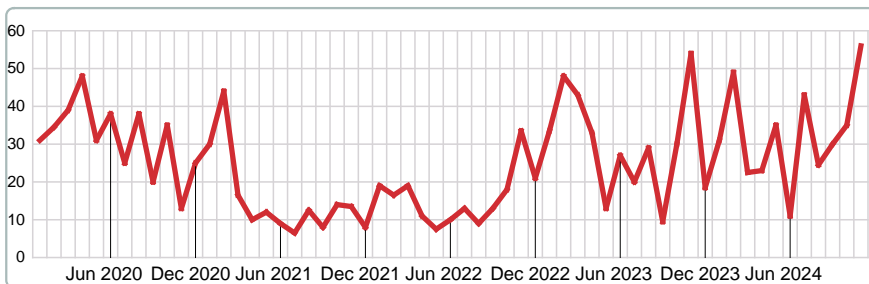
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

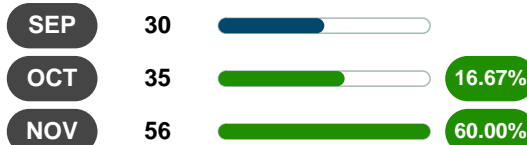


3 MONTHS

5 year NOV AVG = 34

High Nov 2024 56 Low Jul 2021 7

Median Days on Market to Sale this month at 56 above the 5 yr NOV average of 34



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
\$50,000 and less	0	65	0	0	0	0
\$50,001 - \$50,000	0	65	0	0	0	0
\$50,001 - \$50,000	0	65	0	0	0	0
\$50,001 - \$170,000	20	56	56	56	0	0
\$170,001 - \$210,000	5	21	54	8	21	0
\$210,001 - \$530,000	4	42	0	42	0	0
\$530,001 and up	4	18	0	8	28	0
Median Closed DOM		56	56	56	25	0
Total Closed Units		33	14	13	6	
Total Closed Volume		6,233,958	1.01M	2.69M	2.53M	0.00B

November 2024



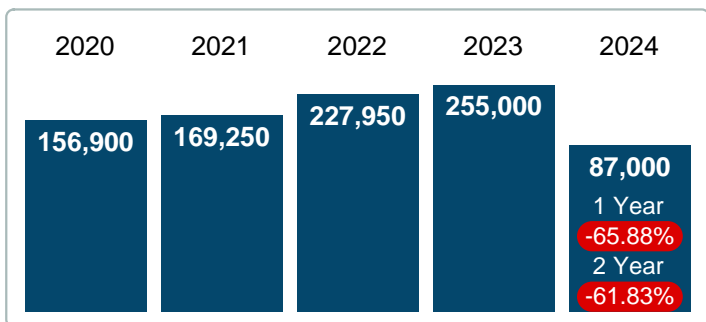
Area Delimited by County Of Cherokee - Residential Property Type



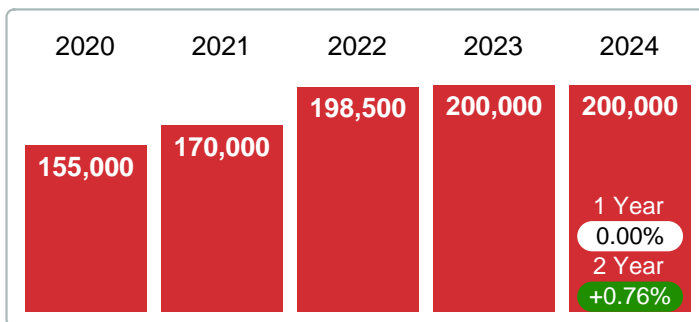
MEDIAN LIST PRICE AT CLOSING

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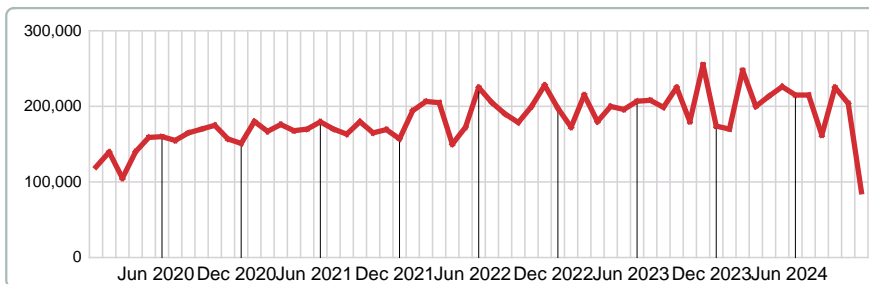
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

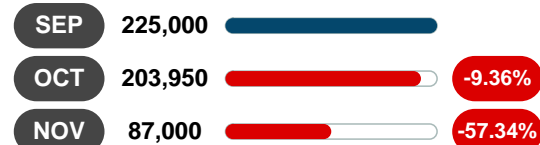


3 MONTHS

5 year NOV AVG = 179,220

High Nov 2023 255,000 Low Nov 2024 87,000

Median List Price at Closing this month at **87,000**
below the 5 yr NOV average of **179,220**



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
\$50,000 and less	0.00%	18	0	0	0	0
\$50,001 - \$50,000	0.00%	18	0	0	0	0
\$50,001 - \$50,000	0.00%	18	0	0	0	0
\$50,001 - \$170,000	57.58%	86,666	86,666	86,666	0	0
\$170,001 - \$210,000	18.18%	195,250	200,000	193,000	196,000	0
\$210,001 - \$530,000	9.09%	299,900	0	299,900	0	0
\$530,001 and up	15.15%	650,000	0	597,450	660,000	0
Median List Price		87,000	86,666	168,700	374,500	0
Total Closed Units		33	14	13	6	0
Total Closed Volume		7,073,690	1.42M	2.99M	2.66M	0.00B

November 2024



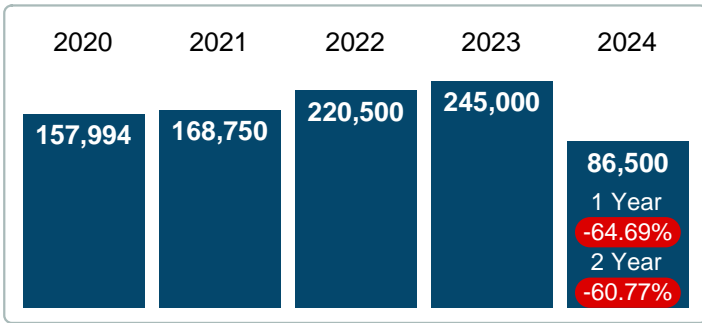
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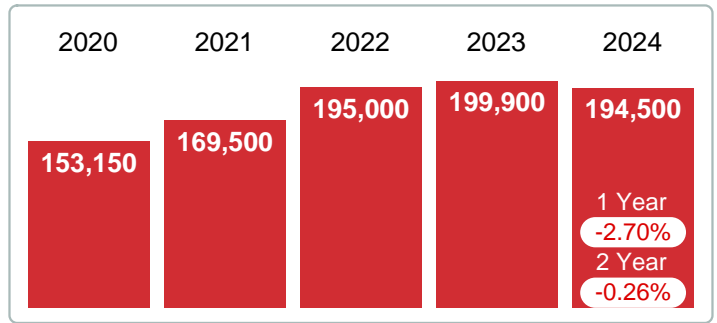
MEDIAN SOLD PRICE AT CLOSING

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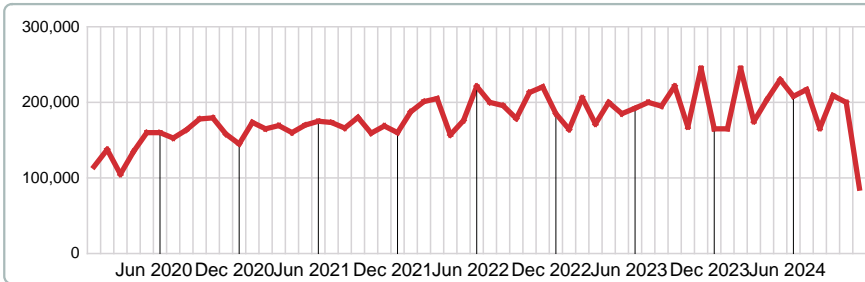
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

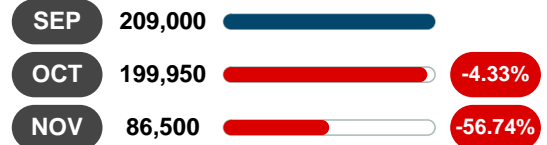


3 MONTHS

5 year NOV AVG = 175,749

High Feb 2024 245,000 Low Nov 2024 86,500

Median Sold Price at Closing this month at **86,500**
 below the 5 yr NOV average of **175,749**



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
\$50,000 and less	0	0.00%	650,000	0	0	0	0
\$50,001 - \$50,000	0	0.00%	650,000	0	0	0	0
\$50,001 - \$50,000	0	0.00%	650,000	0	0	0	0
\$50,001 - \$170,000	20	60.61%	53,333	53,333	53,333	0	0
\$170,001 - \$210,000	5	15.15%	193,000	198,500	193,000	184,000	0
\$210,001 - \$530,000	4	12.12%	328,950	0	328,950	0	0
\$530,001 and up	4	12.12%	609,500	0	599,000	620,000	0
Median Sold Price			86,500	53,333	169,000	363,032	0
Total Closed Units		100%	86,500	14	13	6	
Total Closed Volume			6,233,958	1.01M	2.69M	2.53M	0.00B

November 2024



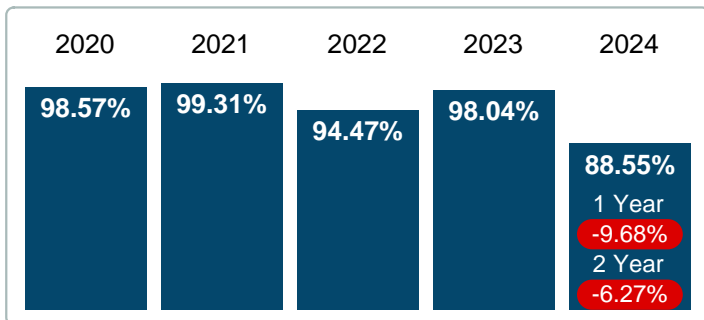
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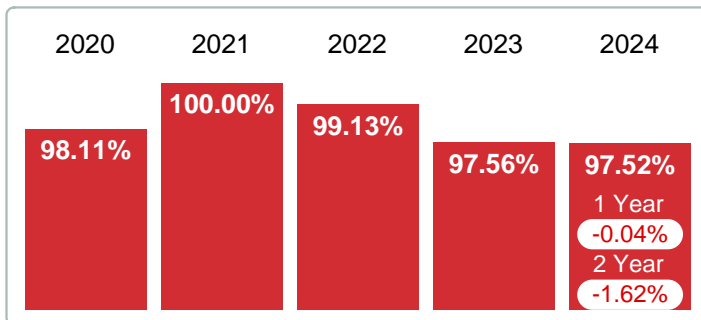
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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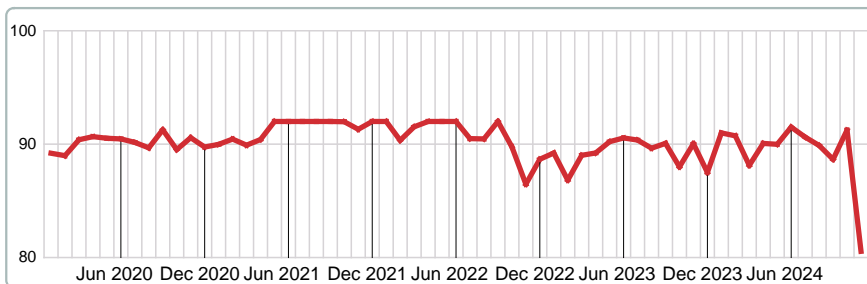
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

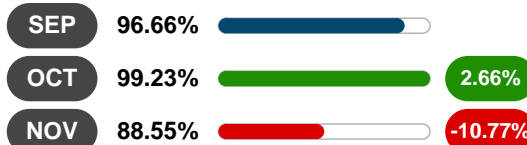


3 MONTHS

5 year NOV AVG = 95.79%

High Sep 2022 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **88.55%**
below the 5 yr NOV average of **95.79%**



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	
\$50,000 and less	0	0.00%	09,500.00%	0.00%	0.00%	0.00%	0.00%	
\$50,001 - \$50,000	0	0.00%	09,500.00%	0.00%	0.00%	0.00%	0.00%	
\$50,001 - \$50,000	0	0.00%	09,500.00%	0.00%	0.00%	0.00%	0.00%	
\$50,001 - \$170,000	20	60.61%	61.54%	61.54%	61.54%	0.00%	0.00%	
\$170,001 - \$210,000	5	15.15%	94.52%	94.52%	100.00%	92.46%	0.00%	
\$210,001 - \$530,000	4	12.12%	95.17%	0.00%	95.17%	0.00%	0.00%	
\$530,001 and up	4	12.12%	94.77%	0.00%	92.15%	95.59%	0.00%	
Median Sold/List Ratio		88.55%		61.54%	90.89%	94.77%	0.00%	
Total Closed Units		33	100%	88.55%	14	13	6	
Total Closed Volume		6,233,958			1.01M	2.69M	2.53M	0.00B

November 2024



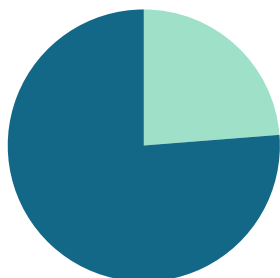
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

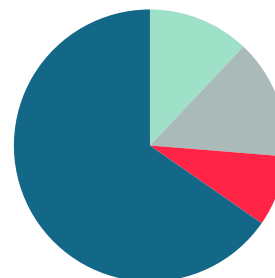


Inventory
 New Listings
57 = 23.75%
 Start Inventory
183
 Total Inventory Units
240
 Volume
\$88,461,996

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%
Median List Price	255,000	87,000	-65.88%	200,000	200,000	0.00%
Median Sale Price	245,000	86,500	-64.69%	199,900	194,500	-2.70%
Median Percent of Selling Price to List Price	98.04%	88.55%	-9.68%	97.56%	97.52%	-0.04%
Median Days on Market to Sale	54.00	56.00	3.70%	27.00	31.00	14.81%
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%

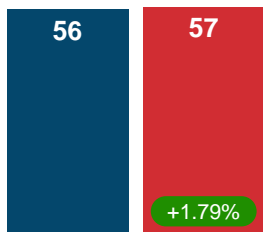
Absorption: Last 12 months, an Average of **36** Sales/Month

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

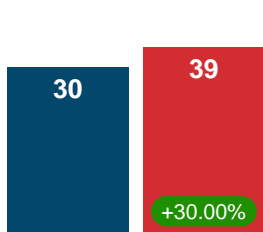
NOVEMBER MARKET

MEDIAN PRICES

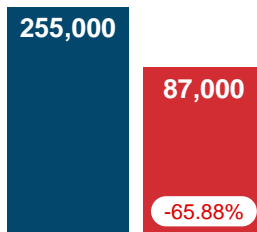
New Listings



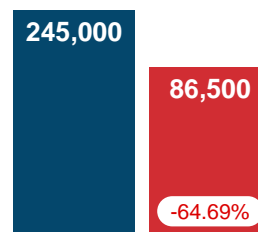
Pending Listings



List Price



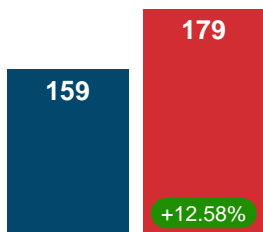
Sale Price



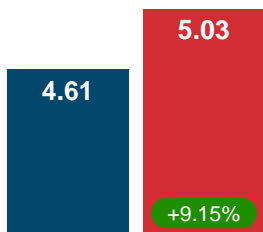
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

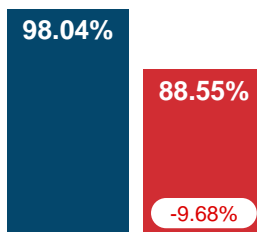
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

