

March 2025



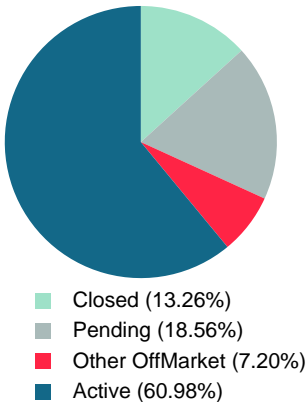
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	26	35	34.62%
Pending Listings	48	49	2.08%
New Listings	67	64	-4.48%
Average List Price	248,640	253,537	1.97%
Average Sale Price	236,669	242,249	2.36%
Average Percent of Selling Price to List Price	93.16%	94.86%	1.82%
Average Days on Market to Sale	59.35	57.06	-3.86%
End of Month Inventory	168	161	-4.17%
Months Supply of Inventory	4.92	4.25	-13.64%



Absorption: Last 12 months, an Average of **38** Sales/Month
Active Inventory as of March 31, 2025 = **161**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2025 decreased **4.17%** to 161 existing homes available for sale. Over the last 12 months this area has had an average of 38 closed sales per month. This represents an unsold inventory index of **4.25** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **2.36%** in March 2025 to \$242,249 versus the previous year at \$236,669.

Average Days on Market Shortens

The average number of **57.06** days that homes spent on the market before selling decreased by 2.29 days or **3.86%** in March 2025 compared to last year's same month at **59.35** DOM.

Sales Success for March 2025 is Positive

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

There were 64 New Listings in March 2025, down **4.48%** from last year at 67. Furthermore, there were 35 Closed Listings this month versus last year at 26, a **34.62%** increase.

Closed versus Listed trends yielded a **54.7%** ratio, up from previous year's, March 2024, at **38.8%**, a **40.93%** upswing. This will certainly create pressure on a decreasing Monthly 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

March 2025



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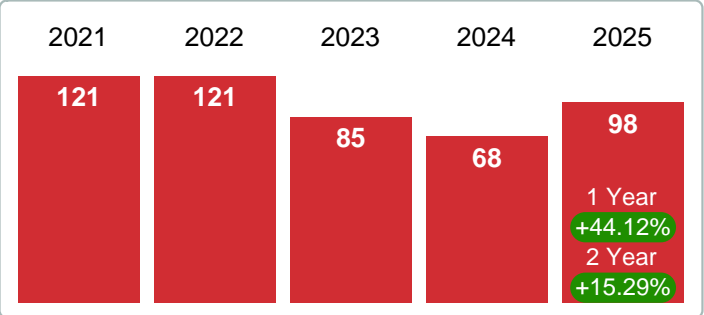
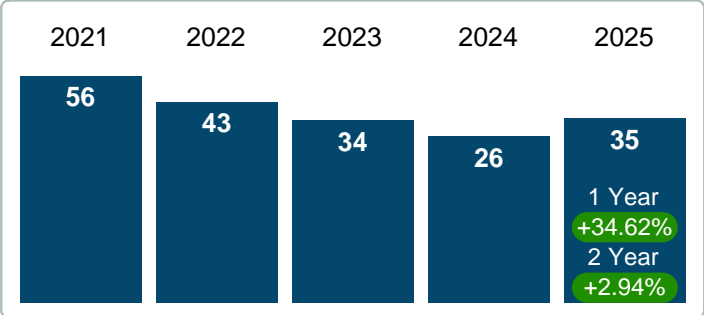


CLOSED LISTINGS

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MARCH

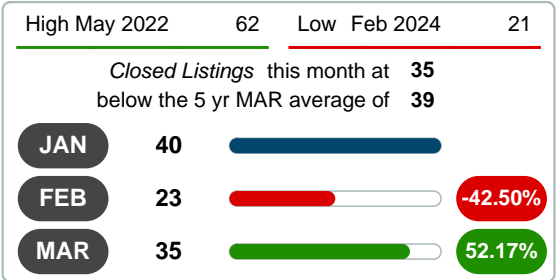
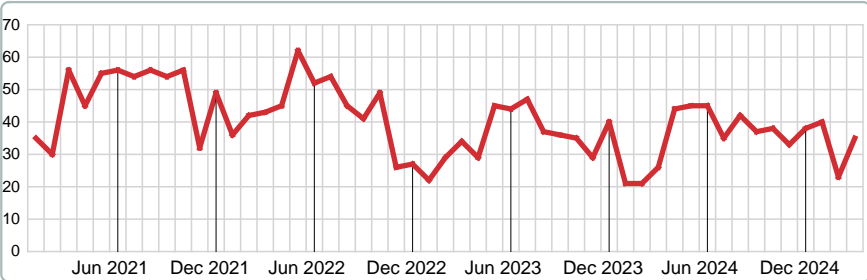
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 39



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2		5.71%	57.5	0	2	0	0
\$100,001 - \$125,000	2		5.71%	113.0	2	0	0	0
\$125,001 - \$175,000	8		22.86%	45.6	3	5	0	0
\$175,001 - \$225,000	8		22.86%	37.5	0	4	4	0
\$225,001 - \$300,000	8		22.86%	84.6	0	8	0	0
\$300,001 - \$425,000	4		11.43%	45.8	0	2	0	2
\$425,001 and up	3		8.57%	43.7	0	0	3	0
Total Closed Units			35		5	21	7	2
Total Closed Volume			8,478,700	100%	686.00K	4.64M	2.47M	678.00K
Average Closed Price			\$242,249		\$137,200	\$221,081	\$353,143	\$339,000

March 2025



Area Delimited by County Of Cherokee - Residential Property Type

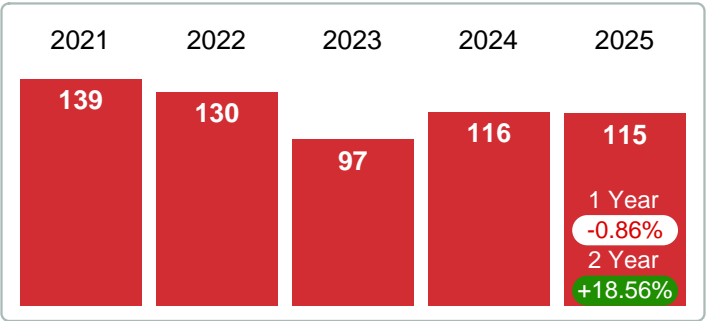
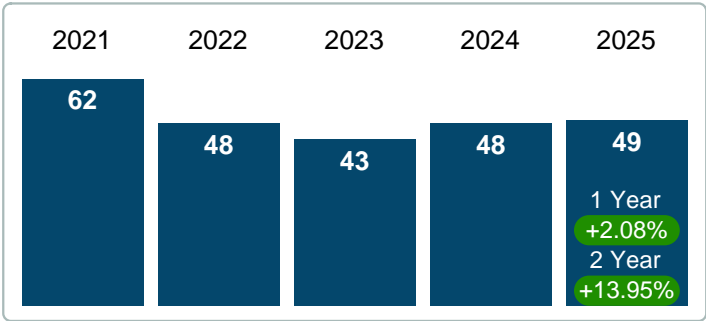


PENDING LISTINGS

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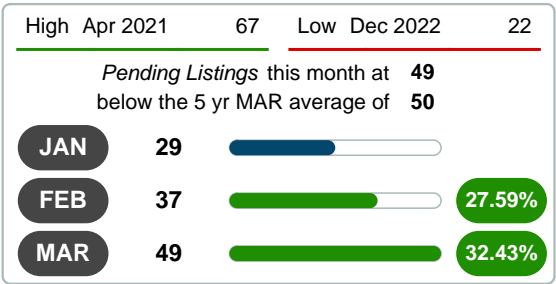
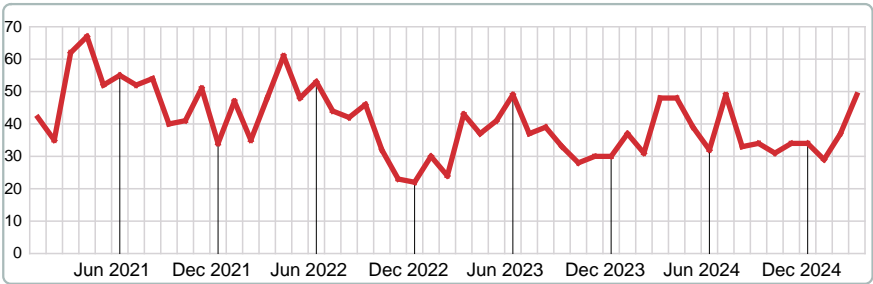
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 50



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$120,000 and less	4		8.16%	32.8	3	1	0	0
\$120,001 - \$150,000	7		14.29%	83.6	2	4	1	0
\$150,001 - \$180,000	7		14.29%	25.4	1	6	0	0
\$180,001 - \$270,000	9		18.37%	96.6	2	7	0	0
\$270,001 - \$350,000	10		20.41%	75.1	2	6	1	1
\$350,001 - \$470,000	7		14.29%	55.6	0	7	0	0
\$470,001 and up	5		10.20%	89.8	0	3	2	0
Total Pending Units			49		10	34	4	1
Total Pending Volume			13,194,947	100%	1.60M	9.76M	1.53M	299.90K
Average Listing Price			\$147,700		\$160,120	\$287,028	\$383,725	\$299,900

March 2025



Area Delimited by County Of Cherokee - Residential Property Type

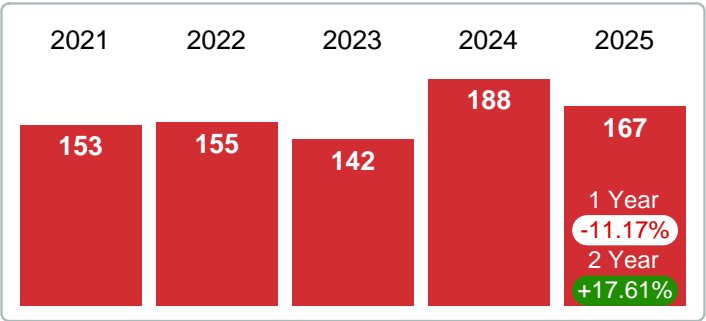
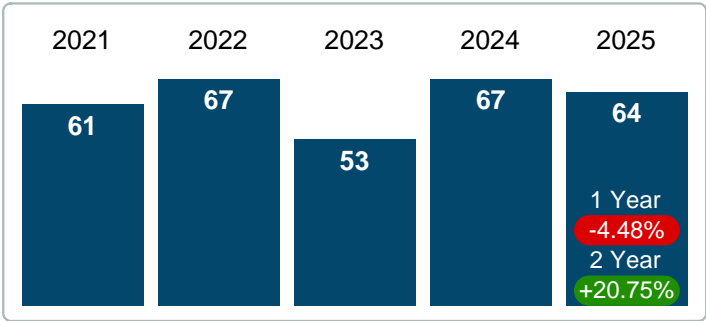


NEW LISTINGS

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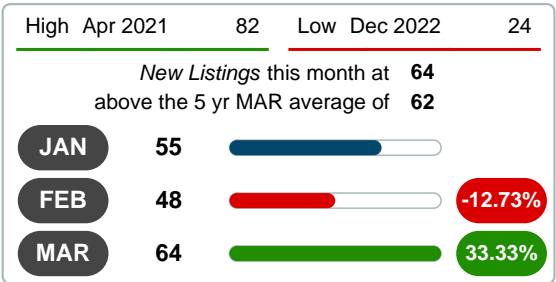
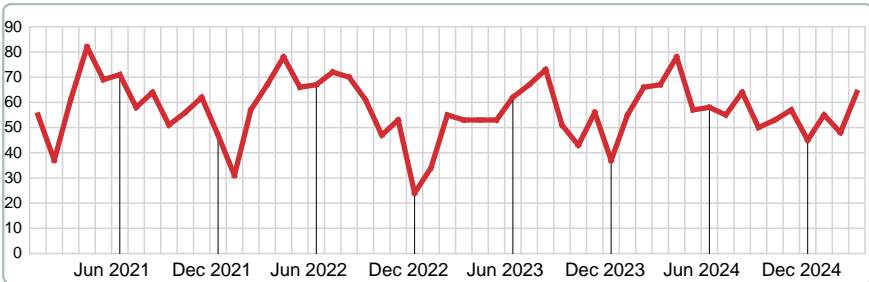
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 62



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$140,000 and less	7	10.94%
\$140,001 - \$160,000	6	9.38%
\$160,001 - \$240,000	11	17.19%
\$240,001 - \$330,000	16	25.00%
\$330,001 - \$490,000	9	14.06%
\$490,001 - \$700,000	9	14.06%
\$700,001 and up	6	9.38%
Total New Listed Units	64	
Total New Listed Volume	25,756,797	100%
Average New Listed Listing Price	\$0	

1-2 Beds	3 Beds	4 Beds	5+ Beds
3	4	0	0
3	3	0	0
5	6	0	0
3	11	2	0
1	5	3	0
0	3	5	1
0	0	3	3
15	32	13	4
2.97M	9.09M	7.90M	5.80M
\$197,693	\$284,119	\$607,823	\$1,449,475

March 2025



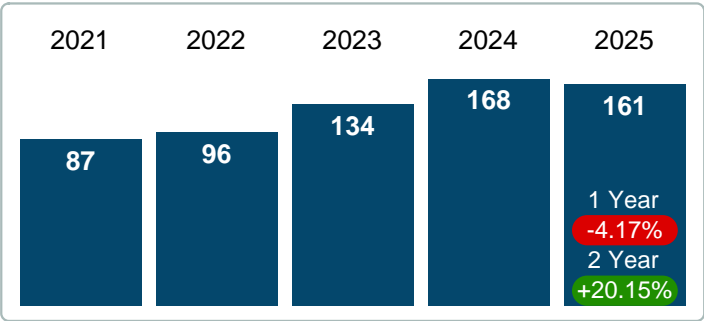
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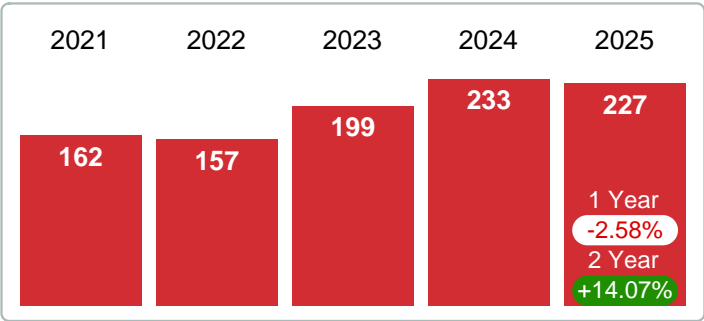
ACTIVE INVENTORY

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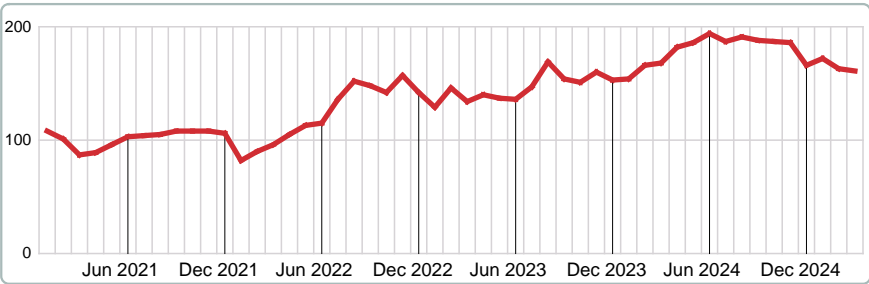
END OF MARCH



ACTIVE DURING MARCH

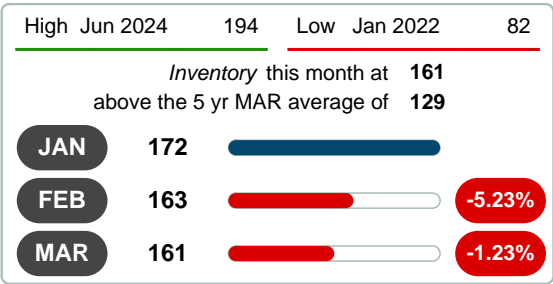


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 129



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	17			10.56%	73.1	8	9	0	0
\$125,001 - \$150,000	12			7.45%	111.1	7	4	1	0
\$150,001 - \$225,000	29			18.01%	84.4	9	14	6	0
\$225,001 - \$325,000	35			21.74%	72.5	7	24	4	0
\$325,001 - \$525,000	31			19.25%	77.7	4	17	7	3
\$525,001 - \$725,000	20			12.42%	92.0	2	7	8	3
\$725,001 and up	17			10.56%	91.5	1	5	4	7
Total Active Inventory by Units					161	38	80	30	13
Total Active Inventory by Volume					67,453,621	9.16M	31.25M	14.83M	12.22M
Average Active Inventory Listing Price					\$418,967	\$241,026	\$390,640	\$494,170	\$939,873

March 2025



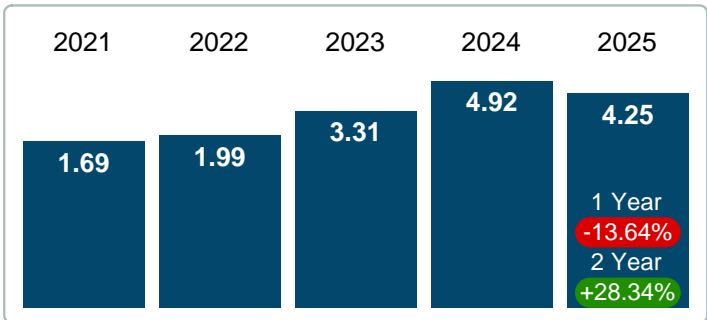
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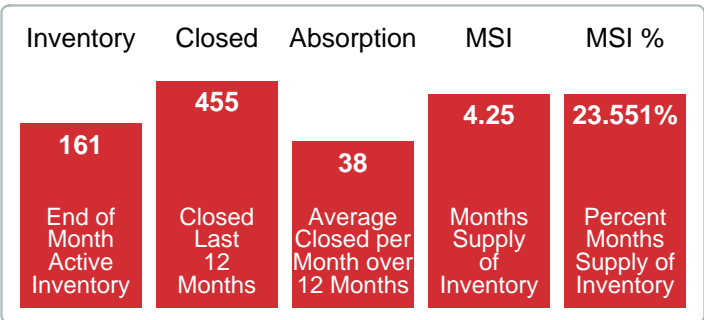
MONTHS SUPPLY of INVENTORY (MSI)

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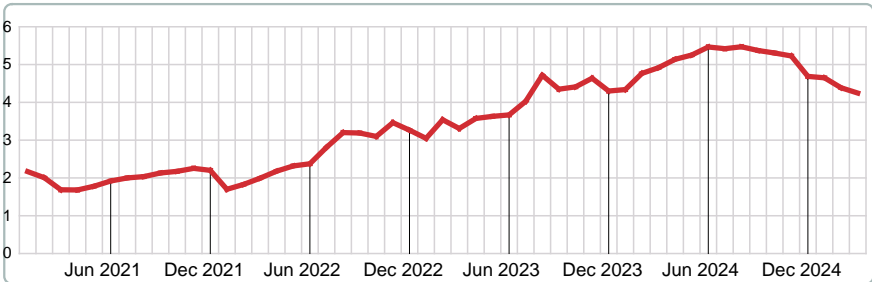
MSI FOR MARCH



INDICATORS FOR MARCH 2025

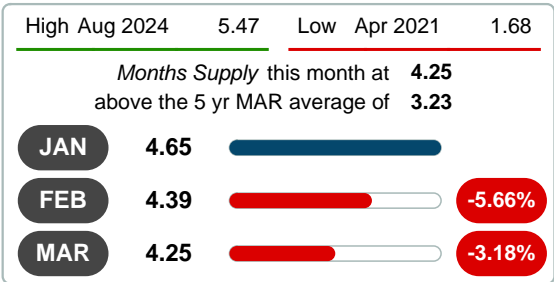


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.23



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	17	10.56%	2.02	1.52	3.18	0.00	0.00
\$125,001 - \$150,000	12	7.45%	3.89	7.64	2.29	4.00	0.00
\$150,001 - \$225,000	29	18.01%	2.52	4.00	1.95	3.00	0.00
\$225,001 - \$325,000	35	21.74%	4.12	10.50	3.79	3.20	0.00
\$325,001 - \$525,000	31	19.25%	7.02	24.00	8.16	3.82	9.00
\$525,001 - \$725,000	20	12.42%	17.14	0.00	16.80	12.00	36.00
\$725,001 and up	17	10.56%	20.40	6.00	20.00	12.00	84.00
Market Supply of Inventory (MSI)			4.25	4.04	3.84	4.50	13.00
Total Active Inventory by Units		100%	4.25	38	80	30	13

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Area Delimited by County Of Cherokee - Residential Property Type

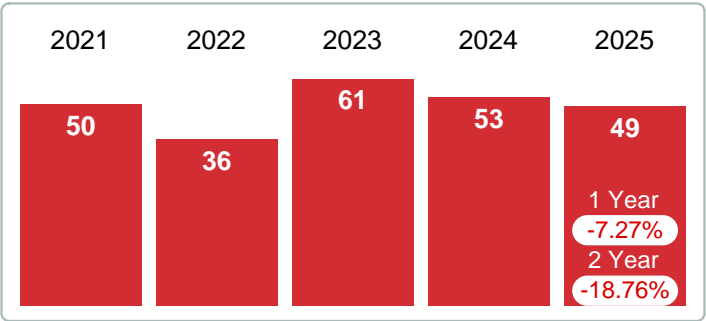
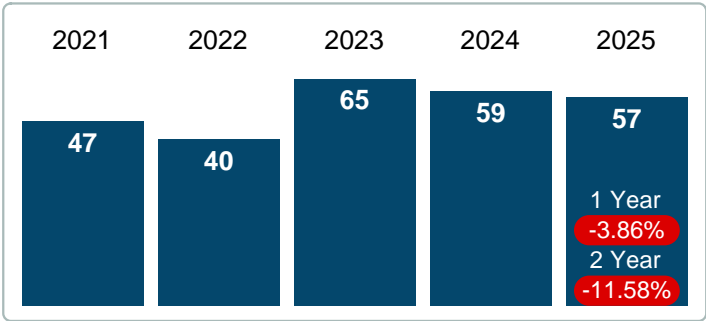


AVERAGE DAYS ON MARKET TO SALE

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MARCH

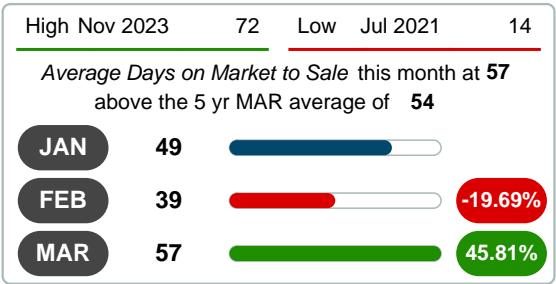
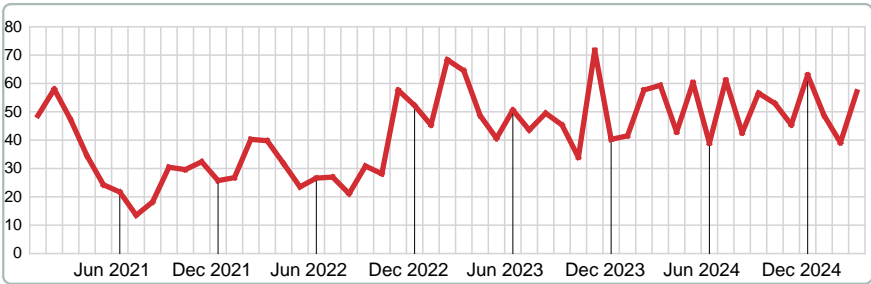
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 54



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
\$100,000 and less	2		5.71%	58	0	58	0	0
\$100,001 - \$125,000	2		5.71%	113	113	0	0	0
\$125,001 - \$175,000	8		22.86%	46	46	45	0	0
\$175,001 - \$225,000	8		22.86%	38	0	44	32	0
\$225,001 - \$300,000	8		22.86%	85	0	85	0	0
\$300,001 - \$425,000	4		11.43%	46	0	68	0	24
\$425,001 and up	3		8.57%	44	0	0	44	0
Average Closed DOM		57			73	63	37	24
Total Closed Units		35	100%	57	5	21	7	2
Total Closed Volume		8,478,700			686.00K	4.64M	2.47M	678.00K

March 2025



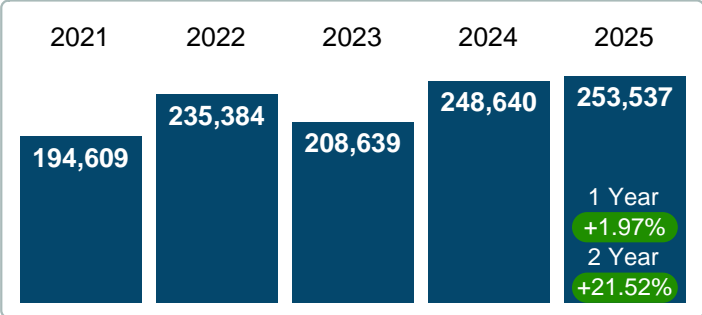
Area Delimited by County Of Cherokee - Residential Property Type



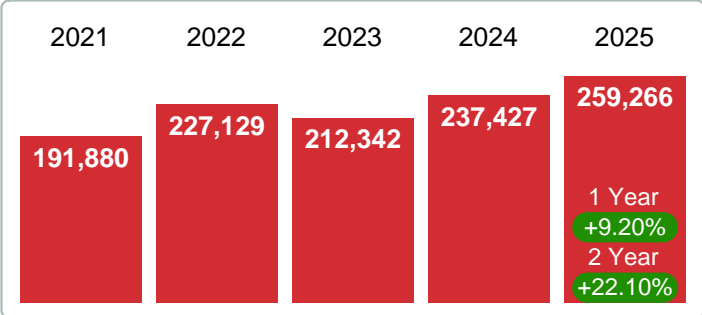
AVERAGE LIST PRICE AT CLOSING

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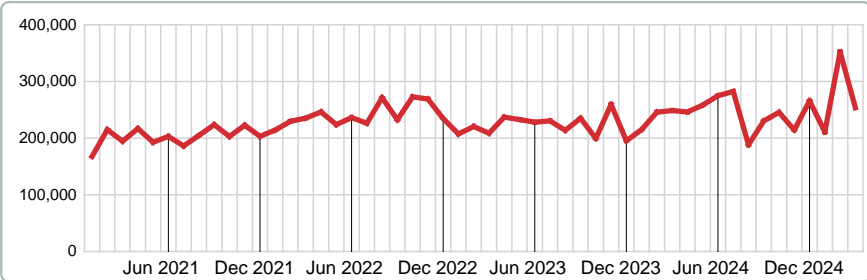
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 228,162

High Feb 2025 352,187 Low Jan 2021 167,714

Average List Price at Closing this month at **253,537**
above the 5 yr MAR average of **228,162**

JAN

210,850

FEB

352,187

67.03%

MAR

253,537

-28.01%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

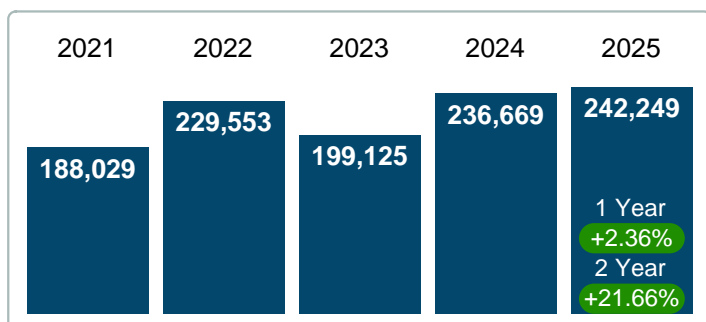
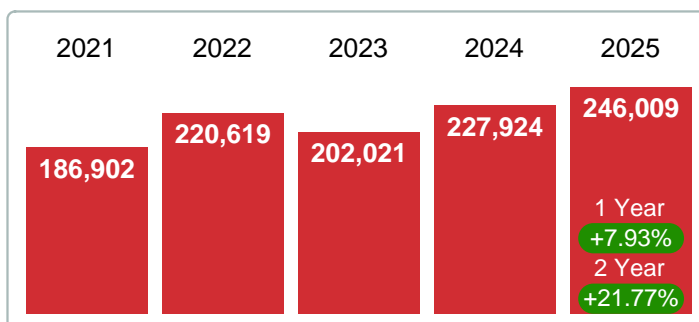
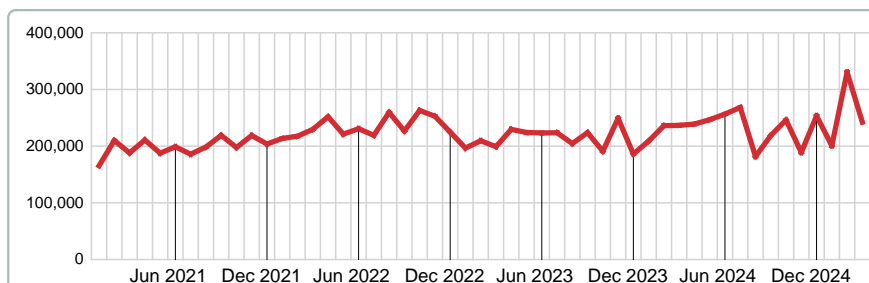
Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	2.86%	65,000	0	91,250	0	0
\$100,001 \$125,000	2	5.71%	111,250	127,000	0	0	0
\$125,001 \$175,000	8	22.86%	158,413	160,133	163,180	0	0
\$175,001 \$225,000	7	20.00%	202,986	0	214,750	220,225	0
\$225,001 \$300,000	9	25.71%	262,311	0	274,163	0	0
\$300,001 \$425,000	4	11.43%	340,850	0	409,950	0	339,500
\$425,001 and up	4	11.43%	543,475	0	0	569,633	0
Average List Price			253,537	146,880	231,933	369,971	339,500
Total Closed Units		100%	253,537	5	21	7	2
Total Closed Volume			8,873,800	734.40K	4.87M	2.59M	679.00K

March 2025

Area Delimited by County Of Cherokee - Residential Property Type

**AVERAGE SOLD PRICE AT CLOSING**

Report produced on Apr 11, 2025 for MLS Technology Inc.

MARCH**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS**

5 year MAR AVG = 219,125

High Feb 2025 330,446 Low Jan 2021 165,317

Average Sold Price at Closing this month at **242,249**
above the 5 yr MAR average of **219,125**

JAN	200,748	
FEB	330,446	64.61%
MAR	242,249	-26.69%

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
\$100,000 and less	2		5.71%	76,000	0	76,000	0	0
\$100,001 - \$125,000	2		5.71%	108,000	108,000	0	0	0
\$125,001 - \$175,000	8		22.86%	153,313	156,667	151,300	0	0
\$175,001 - \$225,000	8		22.86%	205,125	0	204,000	206,250	0
\$225,001 - \$300,000	8		22.86%	267,288	0	267,288	0	0
\$300,001 - \$425,000	4		11.43%	364,475	0	389,950	0	339,000
\$425,001 and up	3		8.57%	549,000	0	0	549,000	0
Average Sold Price				242,249	137,200	221,081	353,143	339,000
Total Closed Units			100%	242,249	5	21	7	2
Total Closed Volume				8,478,700	686.00K	4.64M	2.47M	678.00K

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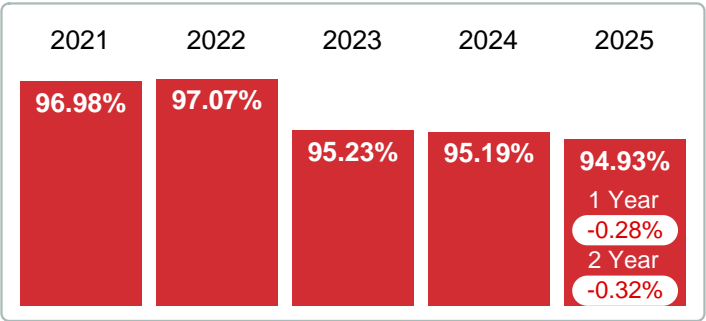
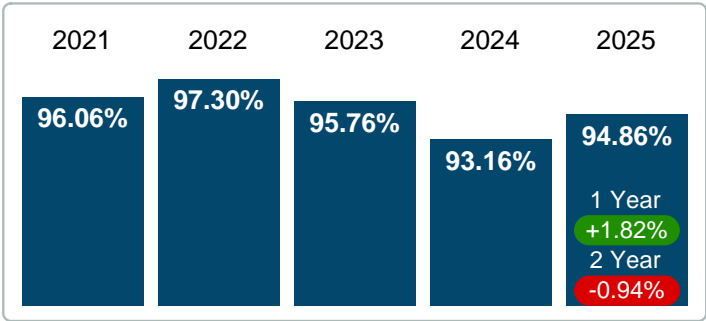


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MARCH

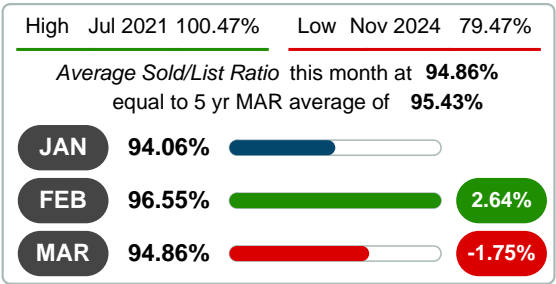
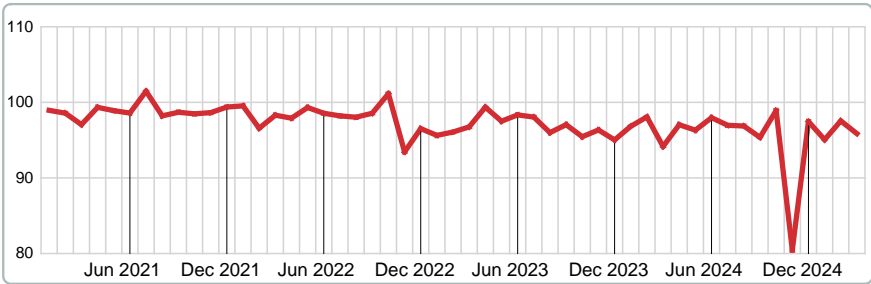
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 95.43%



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
\$100,000 and less	2	5.71%	84.27%	0.00%	84.27%	0.00%	0.00%
\$100,001 to \$125,000	2	5.71%	86.83%	86.83%	0.00%	0.00%	0.00%
\$125,001 to \$175,000	8	22.86%	94.80%	97.75%	93.02%	0.00%	0.00%
\$175,001 to \$225,000	8	22.86%	94.56%	0.00%	94.93%	94.20%	0.00%
\$225,001 to \$300,000	8	22.86%	97.74%	0.00%	97.74%	0.00%	0.00%
\$300,001 to \$425,000	4	11.43%	97.70%	0.00%	95.70%	0.00%	99.70%
\$425,001 and up	3	8.57%	96.76%	0.00%	0.00%	96.76%	0.00%
Average Sold/List Ratio		94.90%		93.38%	94.60%	95.30%	99.70%
Total Closed Units		35	100%	5	21	7	2
Total Closed Volume		8,478,700		686.00K	4.64M	2.47M	678.00K

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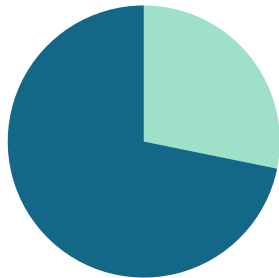
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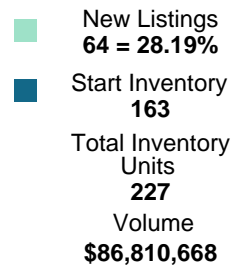
MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

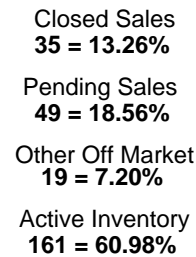
INVENTORY



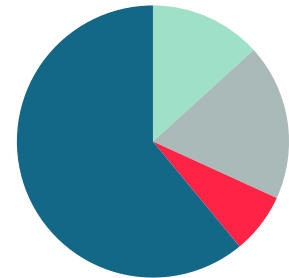
Inventory



Market Activity



MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	26	35	34.62%	68	98	44.12%
Pending Sales	48	49	2.08%	116	115	-0.86%
New Listings	67	64	-4.48%	188	167	-11.17%
Average List Price	248,640	253,537	1.97%	237,427	259,266	9.20%
Average Sale Price	236,669	242,249	2.36%	227,924	246,009	7.93%
Average Percent of Selling Price to List Price	93.16%	94.86%	1.82%	95.19%	94.93%	-0.28%
Average Days on Market to Sale	59.35	57.06	-3.86%	53.32	49.45	-7.27%
Monthly Inventory	168	161	-4.17%	168	161	-4.17%
Months Supply of Inventory	4.92	4.25	-13.64%	4.92	4.25	-13.64%

Absorption: Last 12 months, an Average of 38 Sales/Month

Inventory on March 31, 2025 = 161

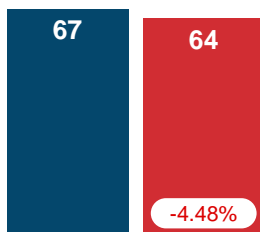
2024

2025

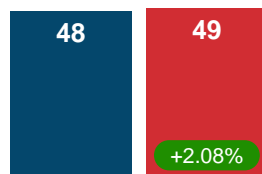
MARCH MARKET

AVERAGE PRICES

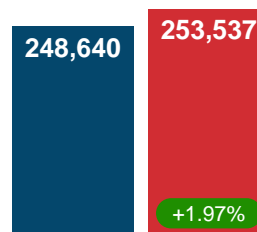
New Listings



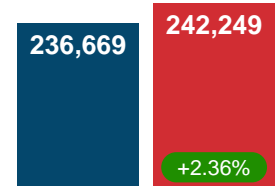
Pending Listings



List Price



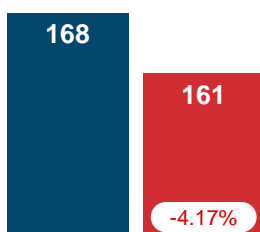
Sale Price



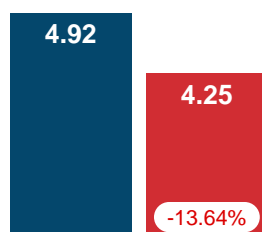
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

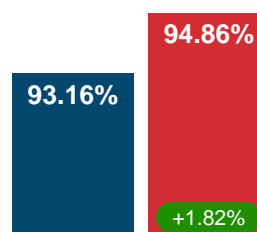
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

