

April 2025

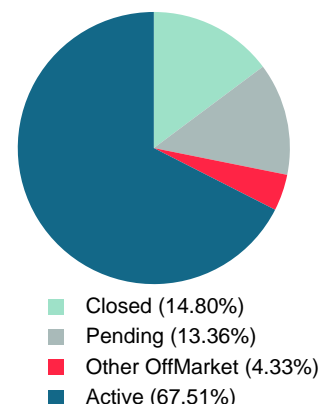
Area Delimited by County Of Cherokee - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

Report produced on May 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	April 2025	+/- %
Closed Listings	44	41	-6.82%
Pending Listings	48	37	-22.92%
New Listings	78	74	-5.13%
Median List Price	213,500	219,900	3.00%
Median Sale Price	203,750	215,000	5.52%
Median Percent of Selling Price to List Price	98.06%	97.77%	-0.30%
Median Days on Market to Sale	23.00	23.00	0.00%
End of Month Inventory	182	187	2.75%
Months Supply of Inventory	5.14	4.96	-3.39%

Absorption: Last 12 months, an Average of **38** Sales/Month
Active Inventory as of April 30, 2025 = **187**

**Analysis Wrap-Up****Months Supply of Inventory (MSI) Increases**

The total housing inventory at the end of April 2025 rose **2.75%** to 187 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 **4.96** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **5.52%** in April 2025 to \$215,000 versus the previous year at \$203,750.

Median Days on Market Shortens

The median number of **23.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in April 2025 compared to last year's same month at **23.00** DOM.

Sales Success for April 2025 is Positive

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

There were 74 New Listings in April 2025, down **5.13%** from last year at 78. Furthermore, there were 41 Closed Listings this month versus last year at 44, a **-6.82%** decrease.

Closed versus Listed trends yielded a **55.4%** ratio, down from previous year's, April 2024, at **56.4%**, a **1.78%** downswing. 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

April 2025



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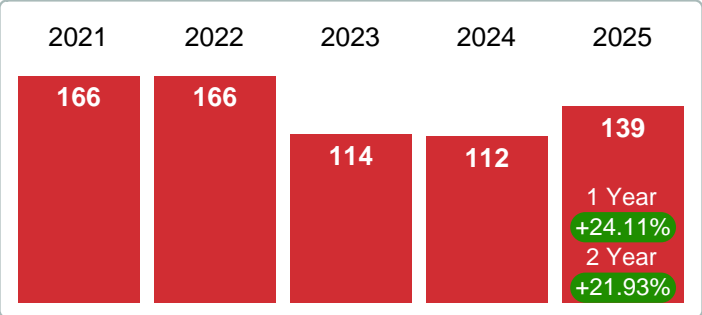
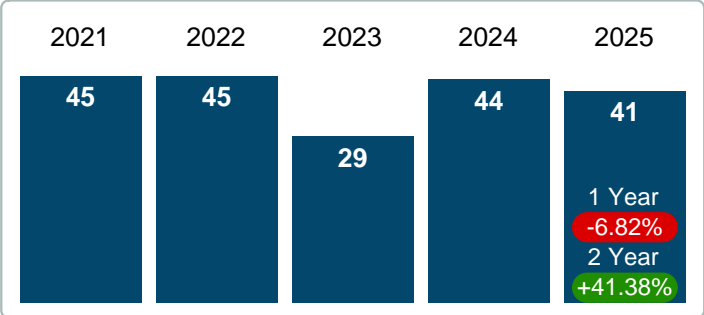


CLOSED LISTINGS

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APRIL

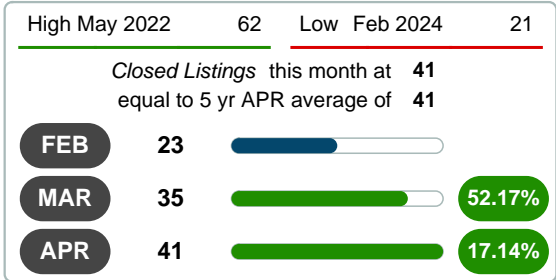
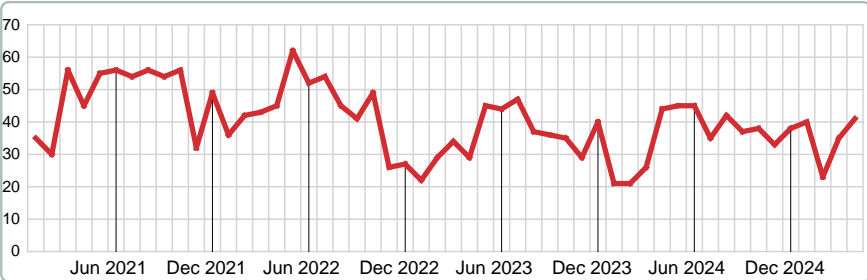
YEAR TO DATE (YTD)



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	4			9.76%	26.5	3	1	0	0
\$75,001 - \$125,000	4			9.76%	133.5	0	3	1	0
\$125,001 - \$175,000	6			14.63%	6.0	2	4	0	0
\$175,001 - \$250,000	10			24.39%	11.5	3	5	2	0
\$250,001 - \$325,000	6			14.63%	37.0	1	4	1	0
\$325,001 - \$425,000	7			17.07%	23.0	1	4	1	1
\$425,001 and up	4			9.76%	25.0	1	2	0	1
Total Closed Units				41		11	23	5	2
Total Closed Volume				10,213,685	100%	2.39M	5.67M	1.10M	1.06M
Median Closed Price				\$215,000		\$176,400	\$215,000	\$200,000	\$527,500

April 2025



Area Delimited by County Of Cherokee - Residential Property Type

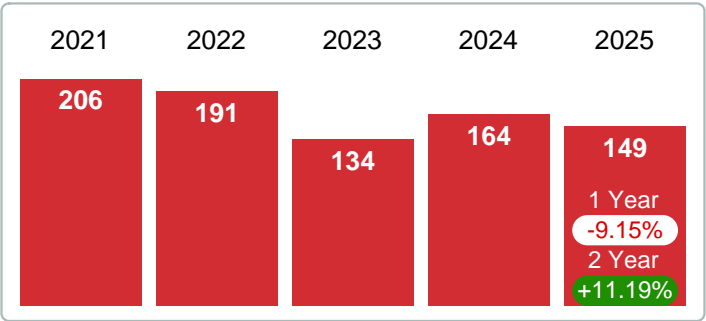
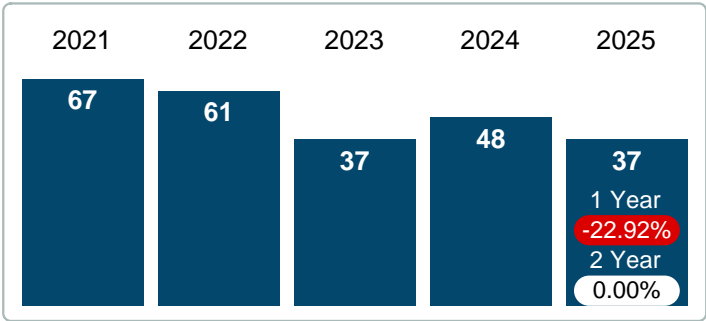


PENDING LISTINGS

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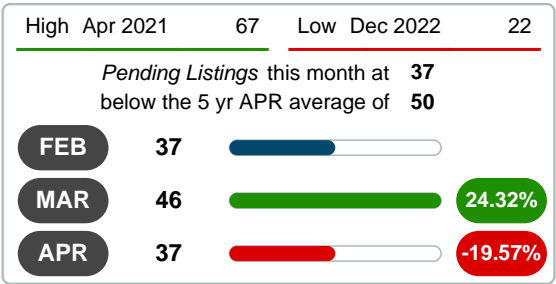
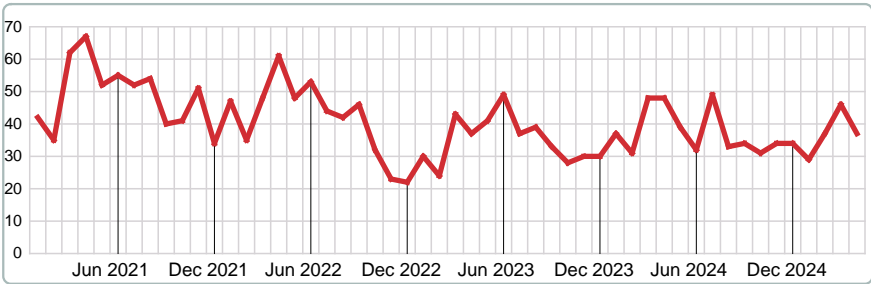
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 50



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0			0.00%	25.0	0	0	0	0
\$25,001 - \$125,000	8			21.62%	17.5	5	3	0	0
\$125,001 - \$150,000	6			16.22%	8.5	1	4	1	0
\$150,001 - \$225,000	8			21.62%	6.0	2	5	1	0
\$225,001 - \$325,000	7			18.92%	21.0	0	6	1	0
\$325,001 - \$475,000	4			10.81%	33.5	0	3	1	0
\$475,001 and up	4			10.81%	19.0	2	0	2	0
Total Pending Units					37	10	21	6	0
Total Pending Volume					8,764,449	1.97M	4.47M	2.33M	0.00B
Median Listing Price					\$179,900	\$115,075	\$179,900	\$296,000	\$0

April 2025



Area Delimited by County Of Cherokee - Residential Property Type

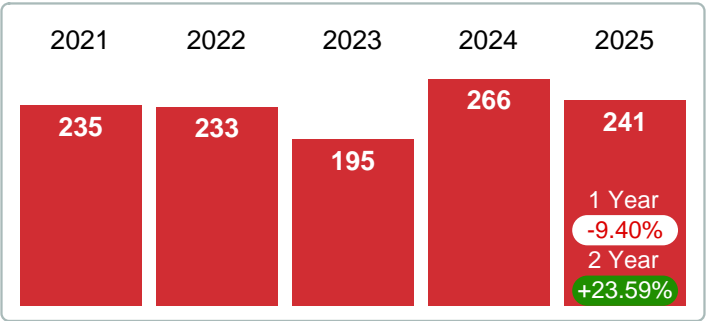
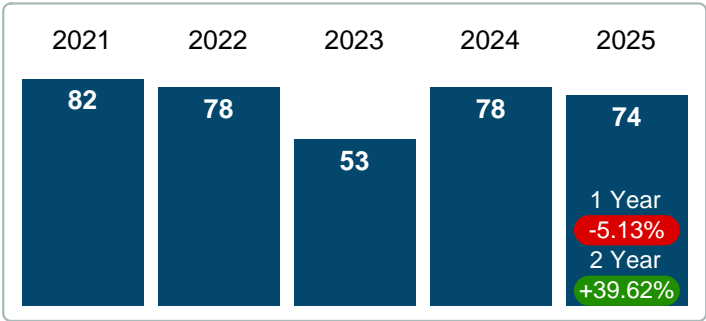


NEW LISTINGS

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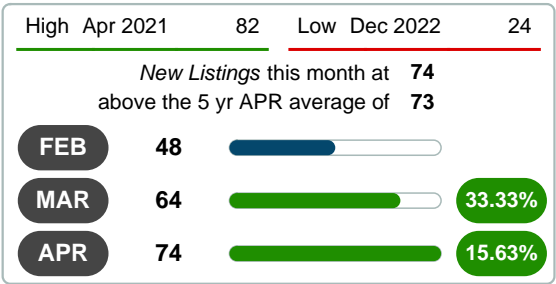
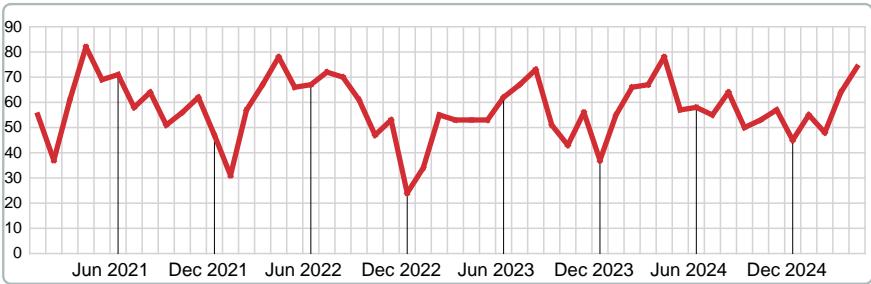
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 73



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	6	8.11%
\$100,001 - \$150,000	11	14.86%
\$150,001 - \$225,000	9	12.16%
\$225,001 - \$325,000	20	27.03%
\$325,001 - \$375,000	10	13.51%
\$375,001 - \$650,000	11	14.86%
\$650,001 and up	7	9.46%
Total New Listed Units	74	
Total New Listed Volume	25,693,736	100%
Median New Listed Listing Price	\$277,450	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	1	0	0
6	4	1	0
2	5	2	0
2	10	6	2
0	5	5	0
2	5	2	2
1	3	2	1
18	33	18	5
3.91M	10.78M	8.54M	2.46M
\$121,650	\$269,900	\$335,000	\$399,900

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Area Delimited by County Of Cherokee - Residential Property Type

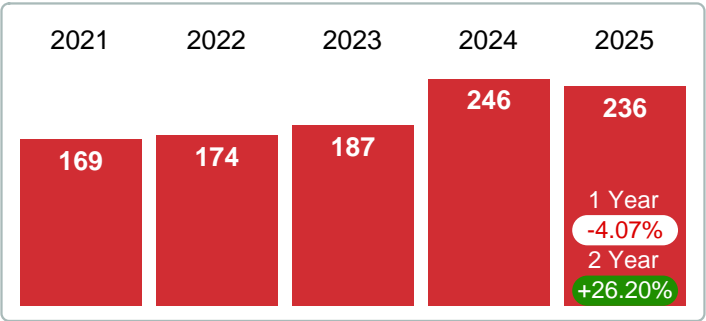
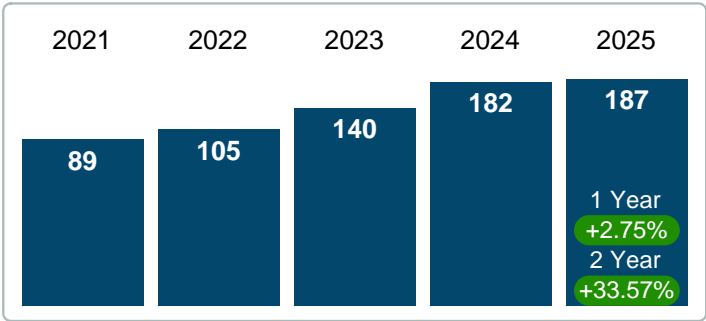


ACTIVE INVENTORY

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END OF APRIL

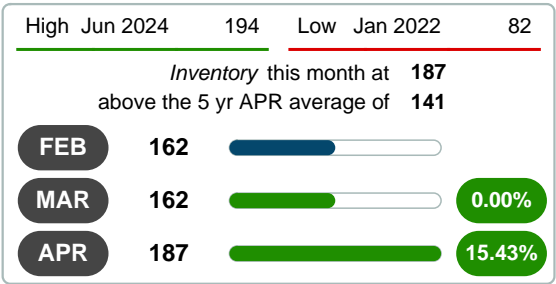
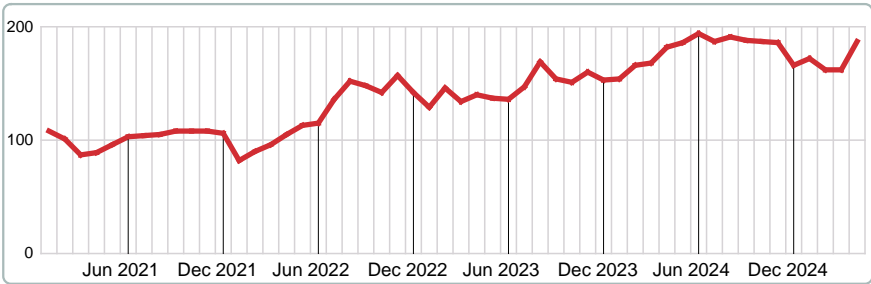
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 141



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	9			4.81%	68.0	4	5	0	0
\$100,001 - \$175,000	32			17.11%	93.5	18	11	3	0
\$175,001 - \$225,000	19			10.16%	64.0	7	8	4	0
\$225,001 - \$325,000	49			26.20%	54.0	8	30	9	2
\$325,001 - \$475,000	32			17.11%	41.5	2	18	10	2
\$475,001 - \$775,000	27			14.44%	83.0	4	9	10	4
\$775,001 and up	19			10.16%	37.0	1	6	5	7
Total Active Inventory by Units				187		44	87	41	15
Total Active Inventory by Volume				78,384,859	100%	10.45M	34.20M	20.78M	12.96M
Median Active Inventory Listing Price				\$289,999		\$174,900	\$279,999	\$355,000	\$699,000

April 2025



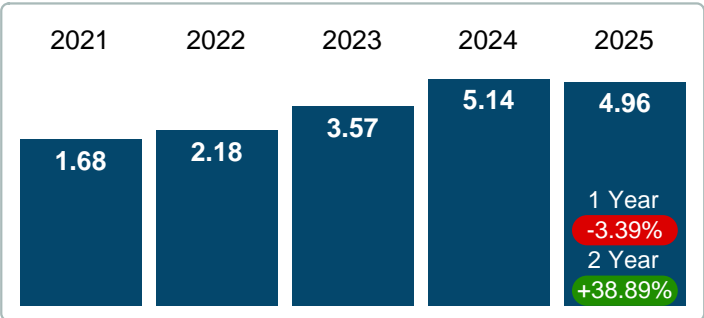
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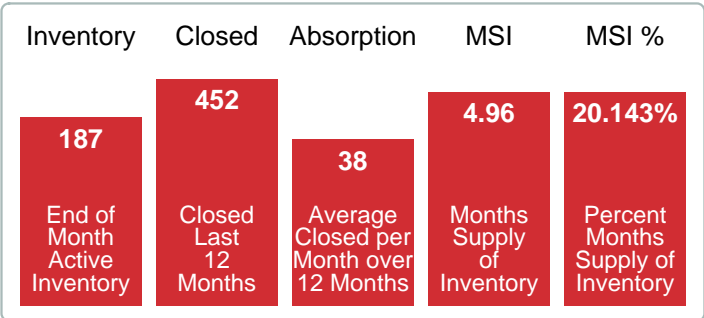
MONTHS SUPPLY of INVENTORY (MSI)

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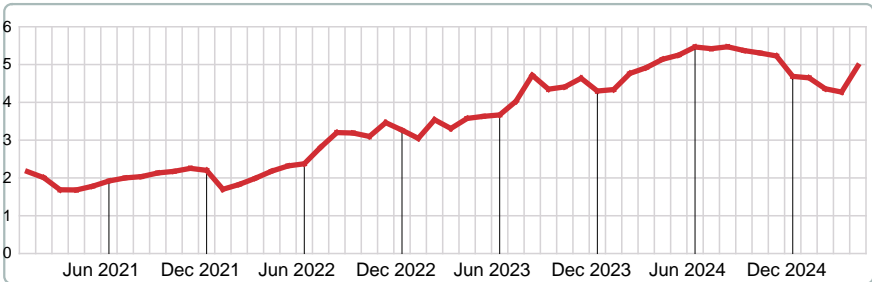
MSI FOR APRIL



INDICATORS FOR APRIL 2025

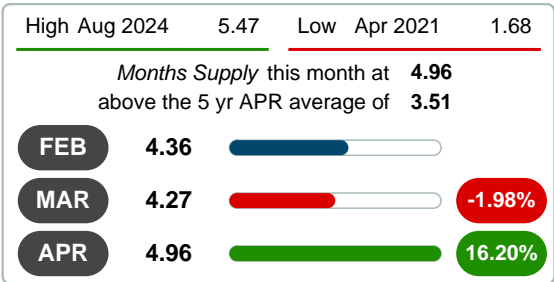


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.51



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	9			4.81%	1.50	1.17	2.22	0.00	0.00
\$100,001 - \$175,000	32			17.11%	3.25	5.02	1.94	7.20	0.00
\$175,001 - \$225,000	19			10.16%	2.78	5.60	2.18	2.18	0.00
\$225,001 - \$325,000	49			26.20%	5.76	9.60	4.74	8.31	8.00
\$325,001 - \$475,000	32			17.11%	8.35	12.00	9.82	6.67	6.00
\$475,001 - \$775,000	27			14.44%	13.50	24.00	12.00	12.00	16.00
\$775,001 and up	19			10.16%	28.50	6.00	24.00	30.00	84.00
Market Supply of Inventory (MSI)					4.96	4.59	4.19	6.65	12.86
Total Active Inventory by Units				100%	4.96	44	87	41	15

April 2025



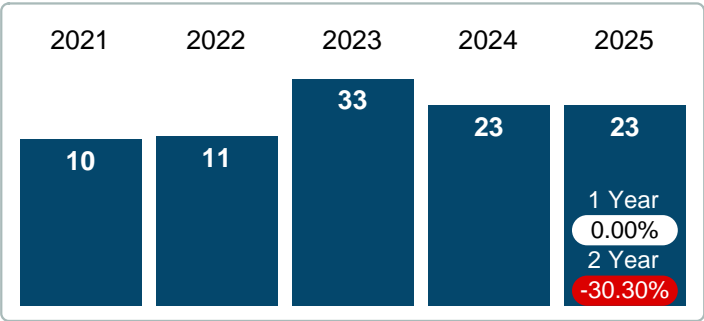
Area Delimited by County Of Cherokee - Residential Property Type



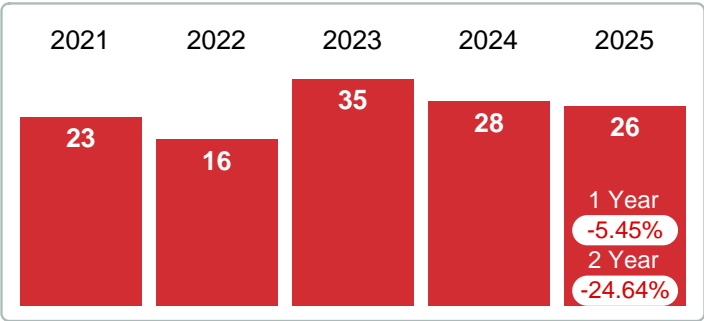
MEDIAN DAYS ON MARKET TO SALE

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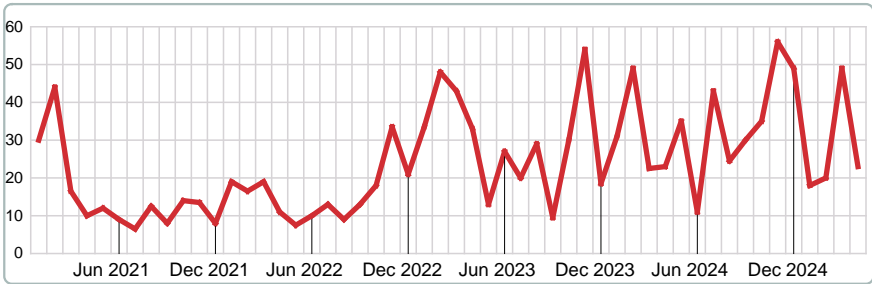
APRIL



YEAR TO DATE (YTD)

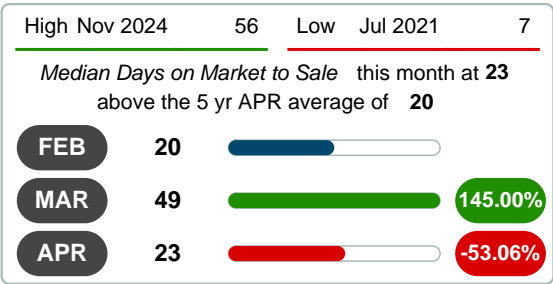


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 20



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	4			9.76%	27	14	39	0	0
\$75,001 - \$125,000	4			9.76%	134	0	134	133	0
\$125,001 - \$175,000	6			14.63%	6	53	6	0	0
\$175,001 - \$250,000	10			24.39%	12	32	11	60	0
\$250,001 - \$325,000	6			14.63%	37	64	8	145	0
\$325,001 - \$425,000	7			17.07%	23	3	49	20	141
\$425,001 and up	4			9.76%	25	24	50	0	26
Median Closed DOM					23	24	14	109	84
Total Closed Units				100%	23.0	11	23	5	2
Total Closed Volume					10,213,685	2.39M	5.67M	1.10M	1.06M

April 2025



Area Delimited by County Of Cherokee - Residential Property Type

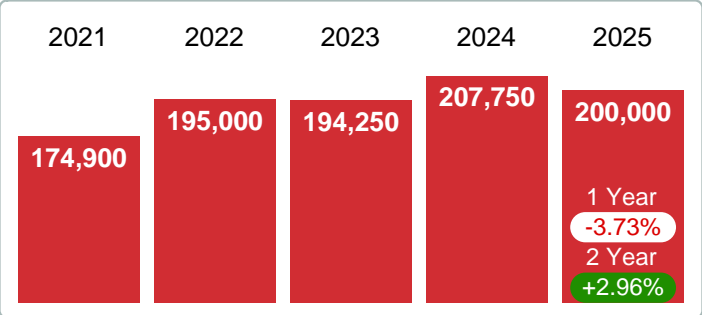
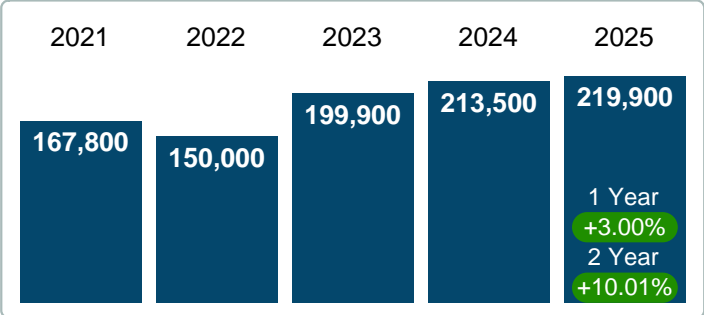


MEDIAN LIST PRICE AT CLOSING

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APRIL

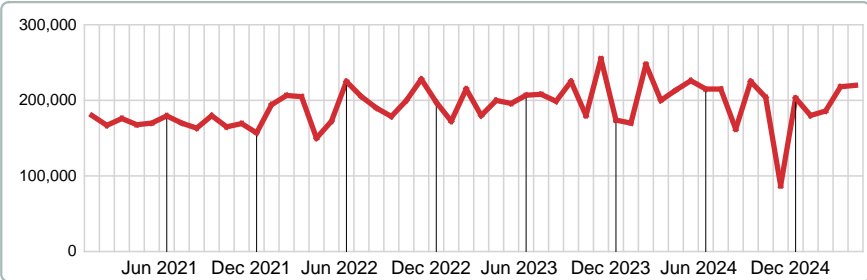
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 190,220



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

Median List Price at Closing this month at **219,900**
above the 5 yr APR average of **190,220**

FEB

185,900

MAR

218,000

17.27%

APR

219,900

0.87%

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
\$75,000 and less	3		7.32%	35,000	37,000	32,000	0	0
\$75,001 - \$125,000	2		4.88%	101,000	77,000	125,000	0	0
\$125,001 - \$175,000	7		17.07%	153,300	153,300	159,999	134,900	0
\$175,001 - \$250,000	11		26.83%	198,000	208,900	197,000	193,400	0
\$250,001 - \$325,000	8		19.51%	285,225	285,500	292,425	279,999	0
\$325,001 - \$425,000	4		9.76%	374,900	0	399,900	342,500	0
\$425,001 and up	6		14.63%	461,500	660,000	455,000	0	561,950
Median List Price				219,900	208,900	219,900	198,000	561,950
Total Closed Units			100%	219,900	11	23	5	2
Total Closed Volume				10,567,348	2.44M	5.86M	1.14M	1.12M

April 2025



Area Delimited by County Of Cherokee - Residential Property Type

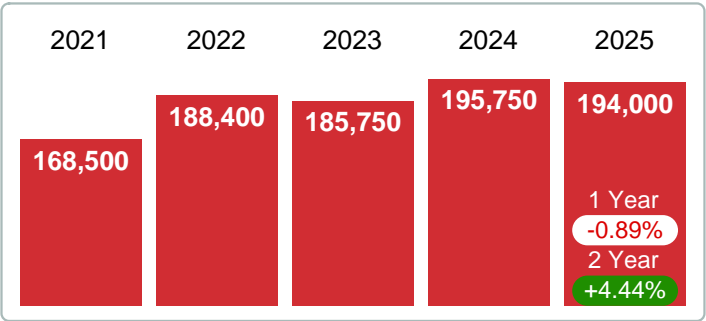
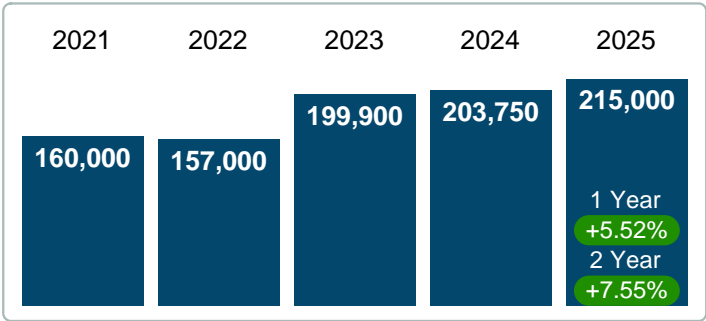


MEDIAN SOLD PRICE AT CLOSING

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APRIL

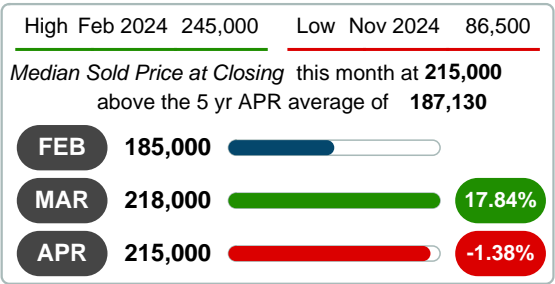
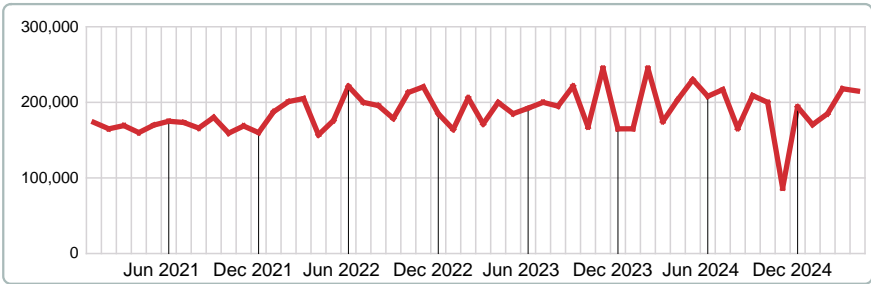
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 187,130



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	4		9.76%	32,500	35,000	27,500	0	0
\$75,001 - \$125,000	4		9.76%	112,500	0	115,000	90,000	0
\$125,001 - \$175,000	6		14.63%	157,550	165,050	150,000	0	0
\$175,001 - \$250,000	10		24.39%	203,750	230,000	207,500	192,500	0
\$250,001 - \$325,000	6		14.63%	285,000	285,000	291,750	285,000	0
\$325,001 - \$425,000	7		17.07%	390,000	351,000	391,000	343,000	395,000
\$425,001 and up	4		9.76%	558,500	640,000	465,950	0	660,000
Median Sold Price		215,000			176,400	215,000	200,000	527,500
Total Closed Units		41	100%	215,000	11	23	5	2
Total Closed Volume		10,213,685			2.39M	5.67M	1.10M	1.06M

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Area Delimited by County Of Cherokee - Residential Property Type

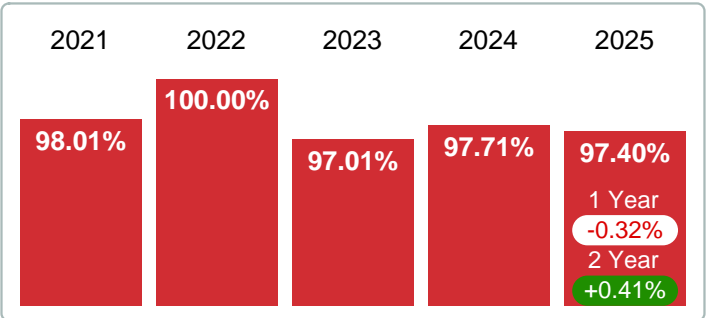
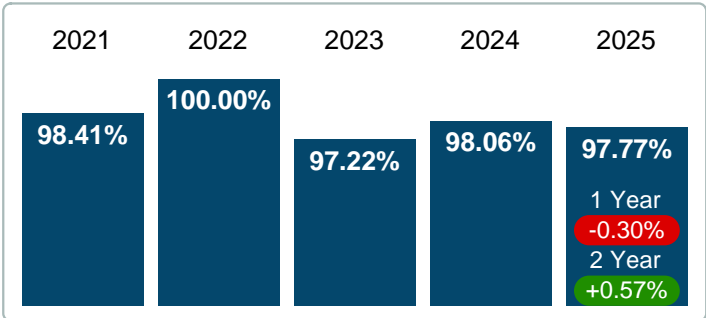


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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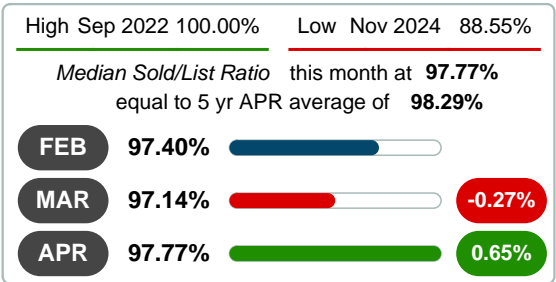
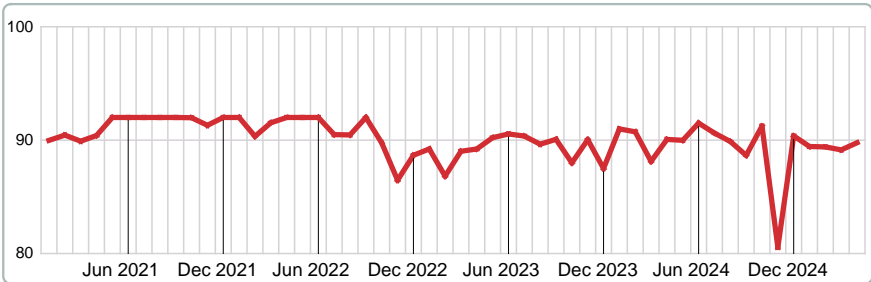
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 98.29%



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	4	9.76%	88.36%	90.78%	85.94%	0.00%	0.00%
\$75,001 - \$125,000	4	9.76%	70.95%	0.00%	74.32%	66.72%	0.00%
\$125,001 - \$175,000	6	14.63%	95.58%	92.91%	95.58%	0.00%	0.00%
\$175,001 - \$250,000	10	24.39%	100.00%	100.00%	99.99%	99.50%	0.00%
\$250,001 - \$325,000	6	14.63%	98.48%	96.61%	98.48%	101.79%	0.00%
\$325,001 - \$425,000	7	17.07%	97.52%	127.64%	96.58%	100.15%	88.78%
\$425,001 and up	4	9.76%	98.60%	96.97%	100.96%	0.00%	97.20%
Median Sold/List Ratio		97.77%		96.97%	97.77%	100.15%	92.99%
Total Closed Units		41	100%	11	23	5	2
Total Closed Volume		10,213,685		2.39M	5.67M	1.10M	1.06M

April 2025



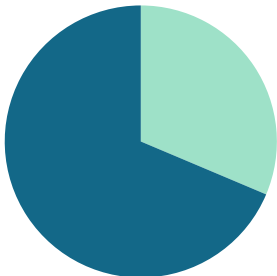
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY

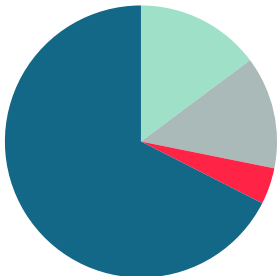


Inventory
New Listings
74 = 31.36%
Start Inventory
162
Total Inventory Units
236
Volume
\$92,353,408

Market Activity

Closed Sales
41 = 14.80%
Pending Sales
37 = 13.36%
Other Off Market
12 = 4.33%
Active Inventory
187 = 67.51%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	44	41	-6.82%	112	139	24.11%
Pending Sales	48	37	-22.92%	164	149	-9.15%
New Listings	78	74	-5.13%	266	241	-9.40%
Median List Price	213,500	219,900	3.00%	207,750	200,000	-3.73%
Median Sale Price	203,750	215,000	5.52%	195,750	194,000	-0.89%
Median Percent of Selling Price to List Price	98.06%	97.77%	-0.30%	97.71%	97.40%	-0.32%
Median Days on Market to Sale	23.00	23.00	0.00%	27.50	26.00	-5.45%
Monthly Inventory	182	187	2.75%	182	187	2.75%
Months Supply of Inventory	5.14	4.96	-3.39%	5.14	4.96	-3.39%

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

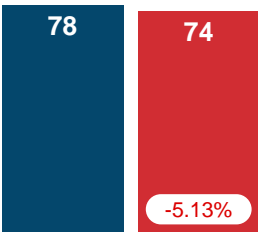
Inventory on April 30, 2025 = 187

20242025

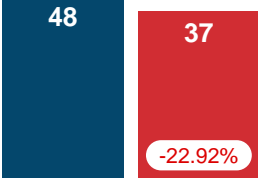
APRIL MARKET

MEDIAN PRICES

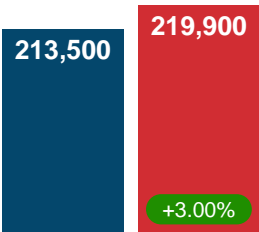
New Listings



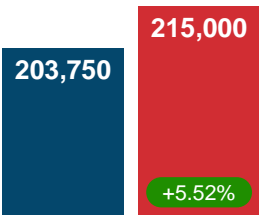
Pending Listings



List Price



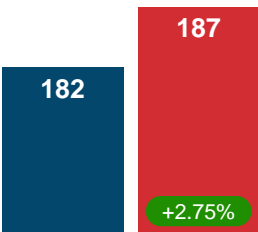
Sale Price



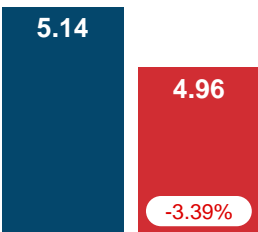
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

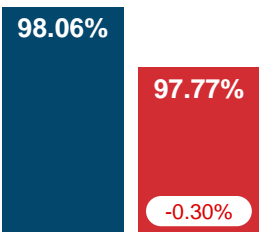
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%