

May 2025



Area Delimited by County Of Cherokee - Residential Property Type

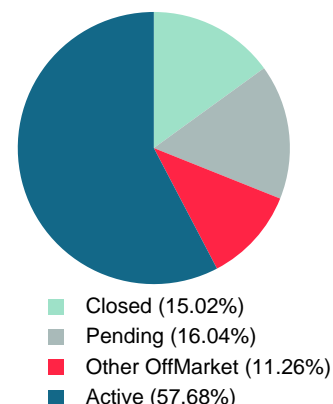


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	45	44	-2.22%
Pending Listings	39	47	20.51%
New Listings	57	58	1.75%
Average List Price	258,218	288,751	11.82%
Average Sale Price	246,647	272,801	10.60%
Average Percent of Selling Price to List Price	95.32%	94.62%	-0.73%
Average Days on Market to Sale	60.31	47.27	-21.62%
End of Month Inventory	186	169	-9.14%
Months Supply of Inventory	5.25	4.50	-14.38%

Absorption: Last 12 months, an Average of **38** Sales/Month
Active Inventory as of May 31, 2025 = **169**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2025 decreased **9.14%** to 169 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 **4.50** 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 **10.60%** in May 2025 to \$272,801 versus the previous year at \$246,647.

Average Days on Market Shortens

The average number of **47.27** days that homes spent on the market before selling decreased by 13.04 days or **21.62%** in May 2025 compared to last year's same month at **60.31** DOM.

Sales Success for May 2025 is Positive

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

There were 58 New Listings in May 2025, up **1.75%** from last year at 57. Furthermore, there were 44 Closed Listings this month versus last year at 45, a **-2.22%** decrease.

Closed versus Listed trends yielded a **75.9%** ratio, down from previous year's, May 2024, at **78.9%**, a **3.91%** downswing. This will certainly create pressure on a decreasing 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

May 2025



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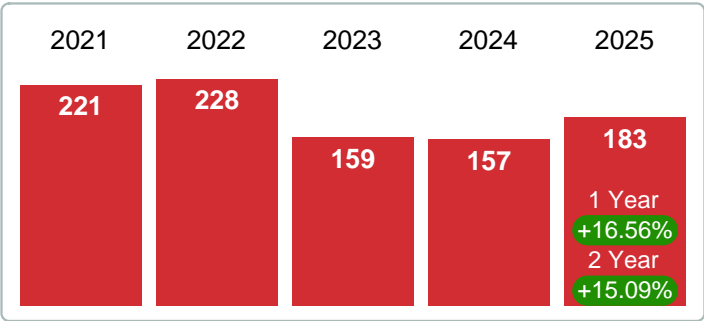
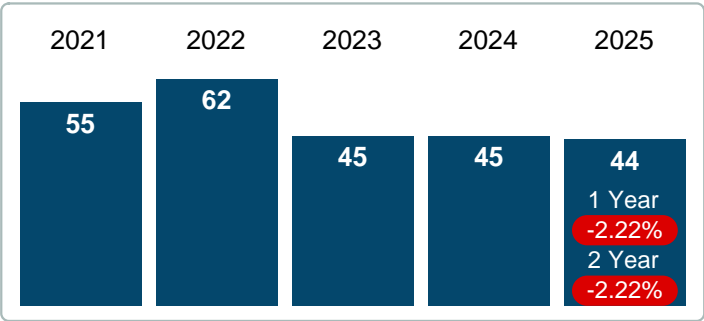


CLOSED LISTINGS

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MAY

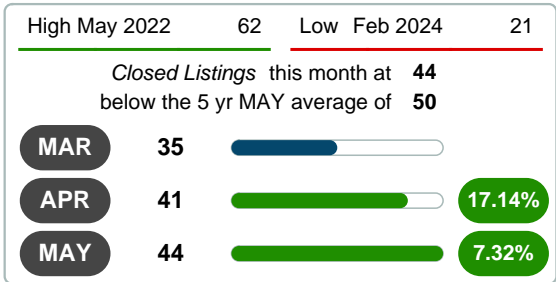
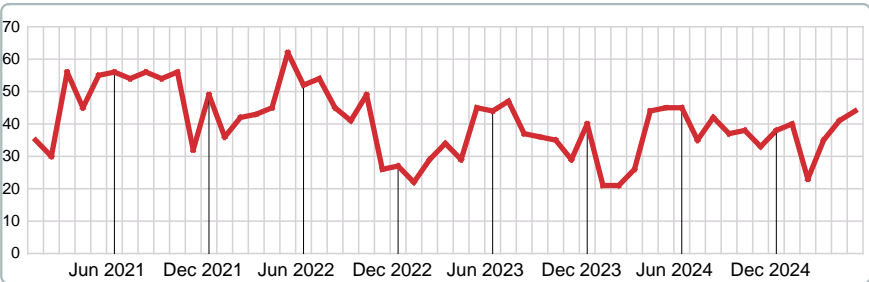
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1		2.27%	47.0	1	0	0	0
\$75,001 - \$125,000	5		11.36%	21.6	3	2	0	0
\$125,001 - \$150,000	5		11.36%	40.4	0	2	3	0
\$150,001 - \$275,000	16		36.36%	37.5	2	13	1	0
\$275,001 - \$350,000	5		11.36%	55.0	0	4	0	1
\$350,001 - \$500,000	7		15.91%	91.4	1	5	1	0
\$500,001 and up	5		11.36%	41.6	0	2	3	0
Total Closed Units				44	7	28	8	1
Total Closed Volume				12,003,249	1.20M	7.55M	2.95M	299.90K
Average Closed Price				\$272,801	\$171,950	\$269,698	\$368,519	\$299,900

May 2025



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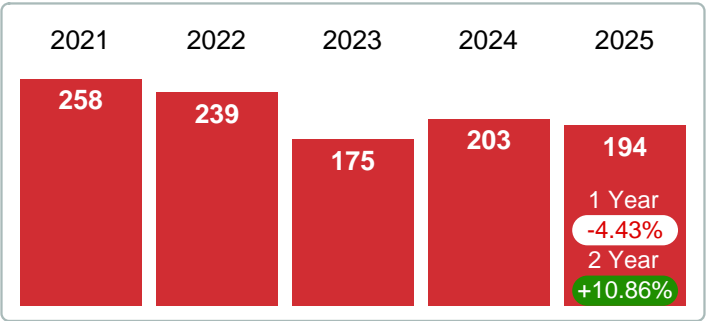
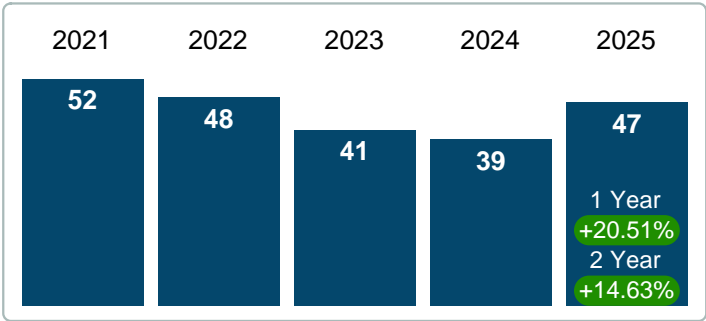


PENDING LISTINGS

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MAY

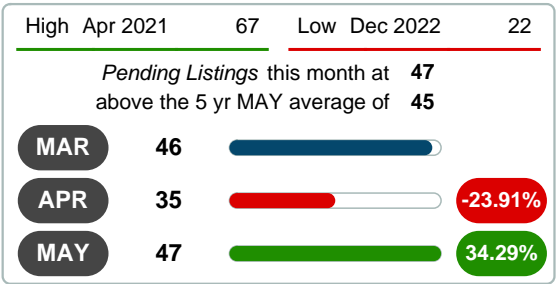
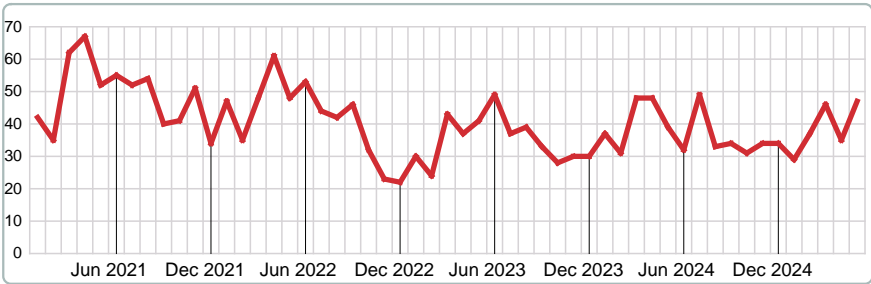
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 45



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4			8.51%	55.5	3	1	0	0
\$100,001 - \$125,000	4			8.51%	24.8	2	2	0	0
\$125,001 - \$175,000	7			14.89%	60.4	1	4	2	0
\$175,001 - \$250,000	14			29.79%	57.1	3	8	3	0
\$250,001 - \$325,000	6			12.77%	100.8	2	3	1	0
\$325,001 - \$475,000	7			14.89%	35.1	0	4	3	0
\$475,001 and up	5			10.64%	66.0	1	2	2	0
Total Pending Units	47					12	24	11	0
Total Pending Volume	12,425,900				100%	2.47M	6.54M	3.42M	0.00B
Average Listing Price	\$276,557					\$205,758	\$272,467	\$310,691	\$0

May 2025



Area Delimited by County Of Cherokee - Residential Property Type

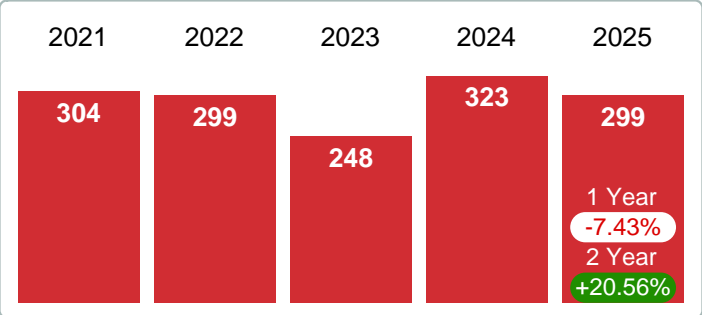
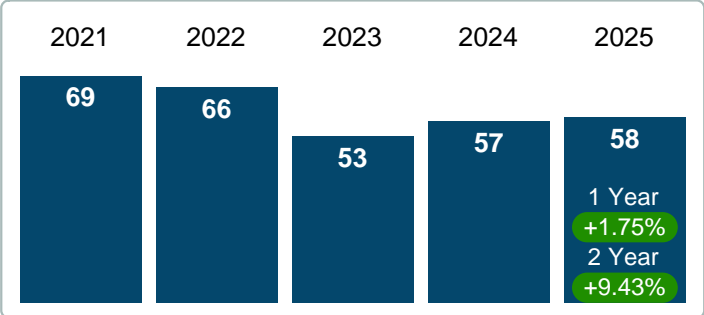


NEW LISTINGS

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MAY

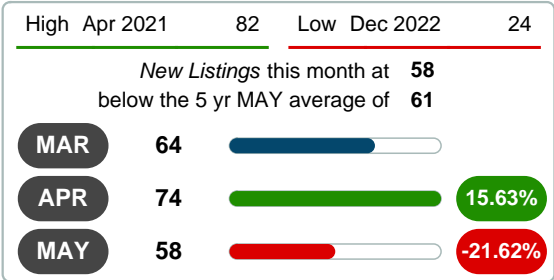
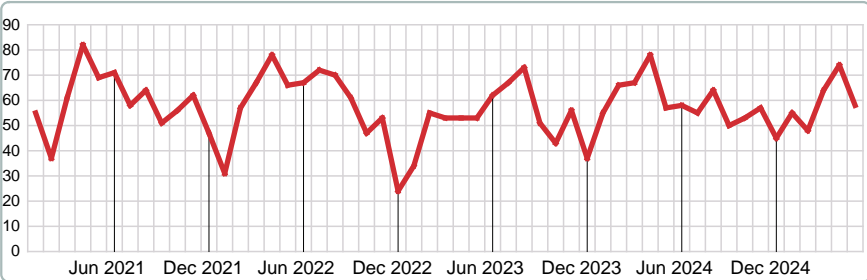
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 61



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$100,000 and less	3		5.17%
\$100,001 - \$150,000	8		13.79%
\$150,001 - \$225,000	11		18.97%
\$225,001 - \$325,000	11		18.97%
\$325,001 - \$450,000	11		18.97%
\$450,001 - \$575,000	7		12.07%
\$575,001 and up	7		12.07%
Total New Listed Units			58
Total New Listed Volume			20,880,171
Average New Listed Listing Price			\$152,500

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	1	0	0
3	3	2	0
1	9	1	0
3	5	3	0
0	6	4	1
0	4	3	0
1	2	2	2
10	30	15	3
2.39M	8.94M	6.84M	2.71M
\$238,570	\$298,100	\$456,171	\$902,967

May 2025



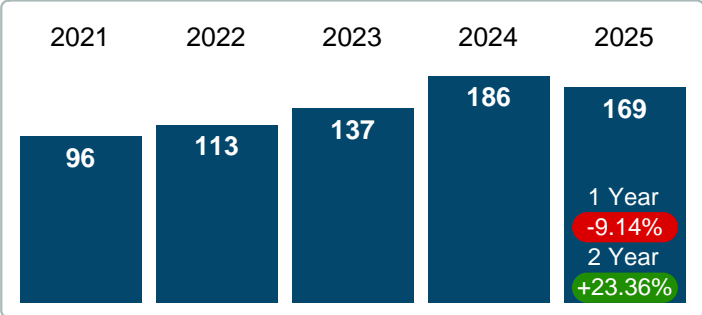
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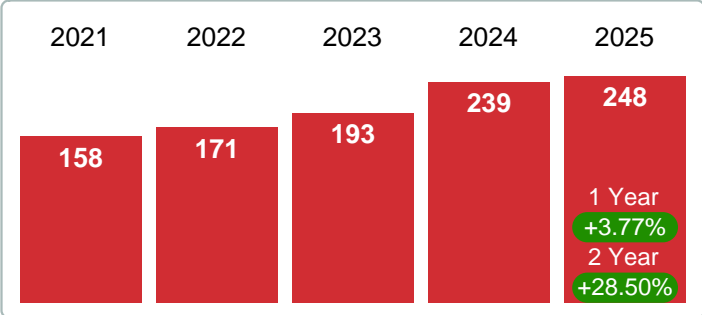
ACTIVE INVENTORY

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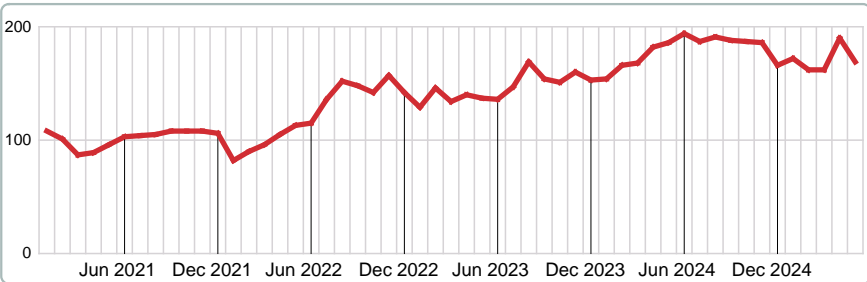
END OF MAY



ACTIVE DURING MAY

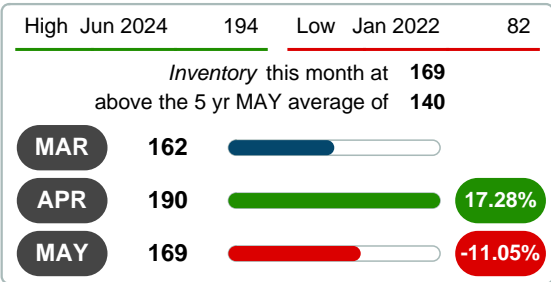


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 140



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6			3.55%	48.8	2	4	0	0
\$100,001 - \$200,000	31			18.34%	84.9	19	11	1	0
\$200,001 - \$275,000	26			15.38%	115.4	4	20	2	0
\$275,001 - \$350,000	38			22.49%	69.2	6	16	15	1
\$350,001 - \$475,000	24			14.20%	66.1	1	14	7	2
\$475,001 - \$850,000	28			16.57%	83.3	4	11	8	5
\$850,001 and up	16			9.47%	97.6	0	3	6	7
Total Active Inventory by Units					169	36	79	39	15
Total Active Inventory by Volume					75,428,744	8.63M	31.82M	21.47M	13.51M
Average Active Inventory Listing Price					\$446,324	\$239,799	\$402,733	\$550,389	\$900,993

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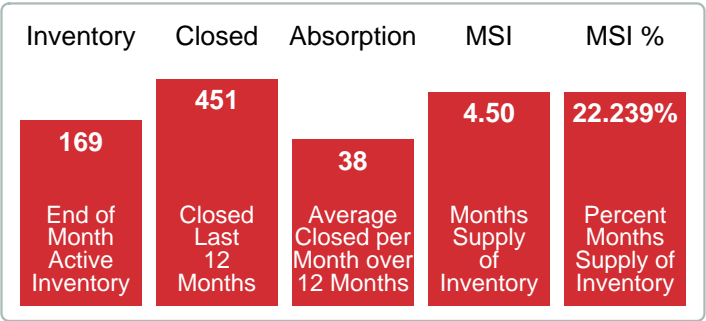
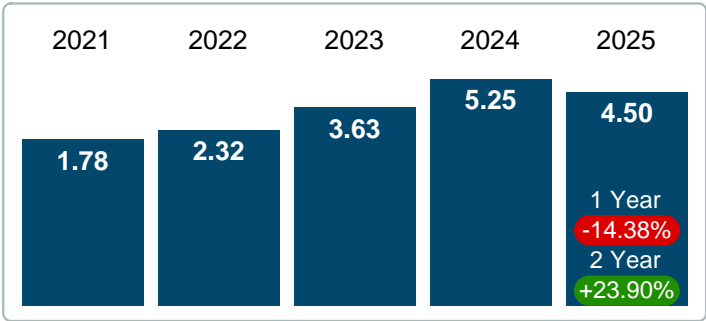


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

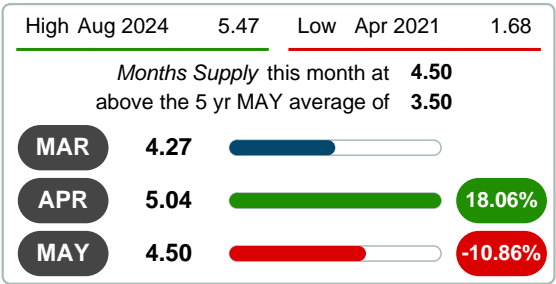
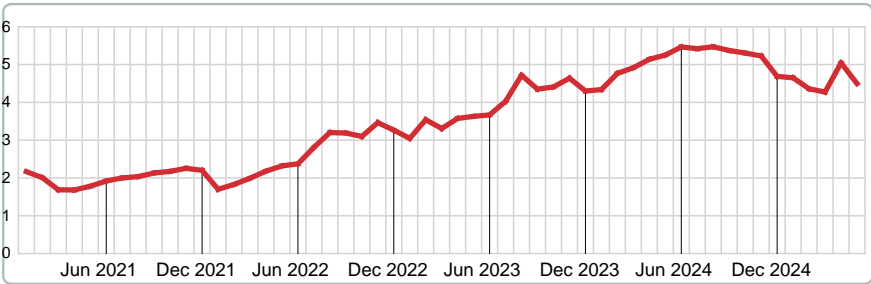
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 3.50



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	6			3.55%	1.00	0.56	1.85	0.00	0.00
\$100,001 - \$200,000	31			18.34%	2.31	4.96	1.43	0.57	0.00
\$200,001 - \$275,000	26			15.38%	3.25	2.67	3.64	2.18	0.00
\$275,001 - \$350,000	38			22.49%	9.31	24.00	6.19	15.00	4.00
\$350,001 - \$475,000	24			14.20%	7.02	6.00	7.64	6.46	6.00
\$475,001 - \$850,000	28			16.57%	12.92	24.00	13.20	8.00	30.00
\$850,001 and up	16			9.47%	32.00	0.00	18.00	72.00	84.00
Market Supply of Inventory (MSI)					4.50	3.72	3.81	6.41	13.85
Total Active Inventory by Units				100%	4.50	36	79	39	15

May 2025



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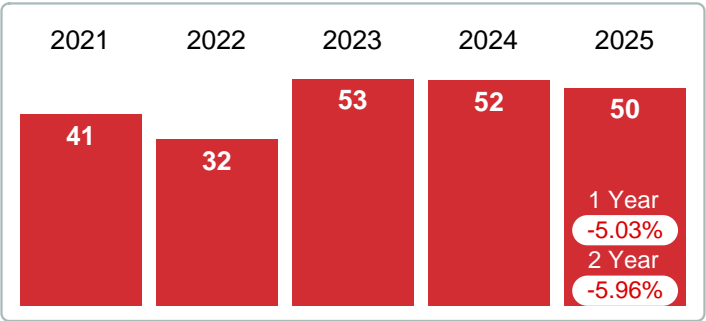
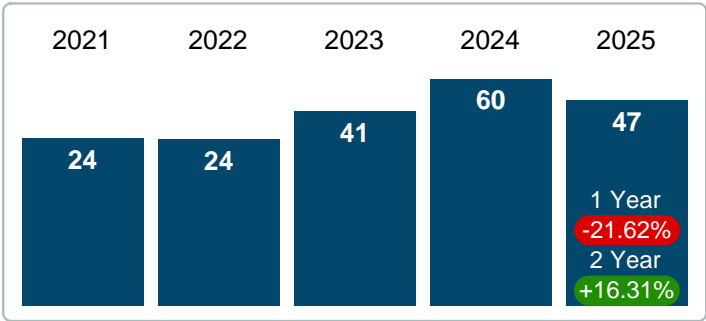


AVERAGE DAYS ON MARKET TO SALE

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

MAY

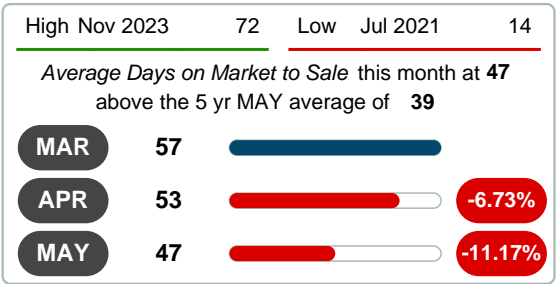
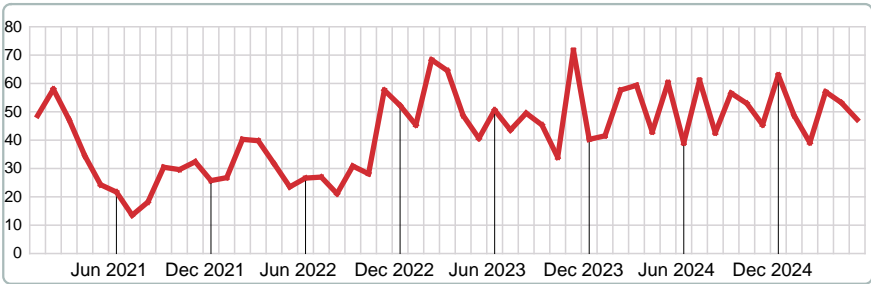
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 39



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
\$75,000 and less	1		2.27%	47	47	0	0	0
\$75,001 - \$125,000	5		11.36%	22	35	2	0	0
\$125,001 - \$150,000	5		11.36%	40	0	77	16	0
\$150,001 - \$275,000	16		36.36%	38	74	35	3	0
\$275,001 - \$350,000	5		11.36%	55	0	45	0	94
\$350,001 - \$500,000	7		15.91%	91	16	121	20	0
\$500,001 and up	5		11.36%	42	0	17	58	0
Average Closed DOM		47			45	51	31	94
Total Closed Units		44	100%	47	7	28	8	1
Total Closed Volume		12,003,249			1.20M	7.55M	2.95M	299.90K

May 2025



Area Delimited by County Of Cherokee - Residential Property Type

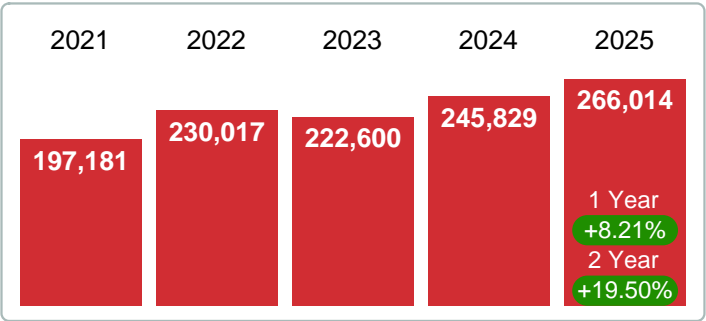
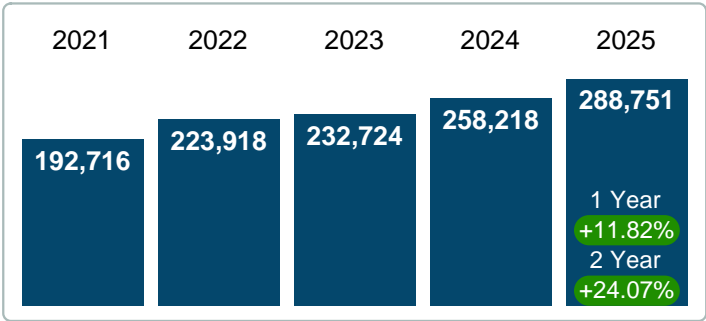


AVERAGE LIST PRICE AT CLOSING

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MAY

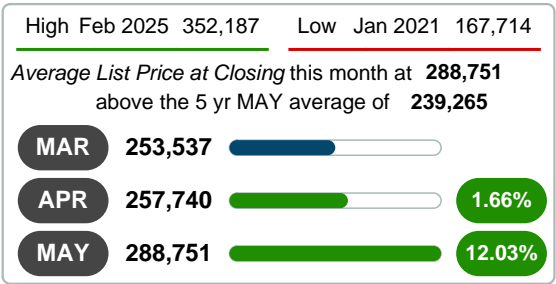
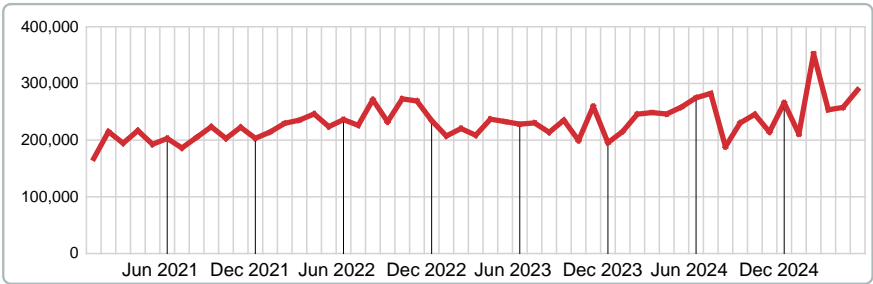
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 239,265



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
\$75,000 and less	1			2.27%	35,000	35,000	0	0	0
\$75,001 - \$125,000	4			9.09%	97,313	93,417	127,000	0	0
\$125,001 - \$150,000	6			13.64%	139,967	0	139,950	138,300	0
\$150,001 - \$275,000	14			31.82%	216,600	247,450	224,354	199,900	0
\$275,001 - \$350,000	7			15.91%	315,543	0	332,475	0	299,900
\$350,001 - \$500,000	7			15.91%	430,557	450,000	417,780	475,000	0
\$500,001 and up	5			11.36%	637,180	0	602,000	660,633	0
Average List Price					288,751	180,021	288,332	383,963	299,900
Total Closed Units				100%	288,751	7	28	8	1
Total Closed Volume					12,705,049	1.26M	8.07M	3.07M	299.90K

May 2025



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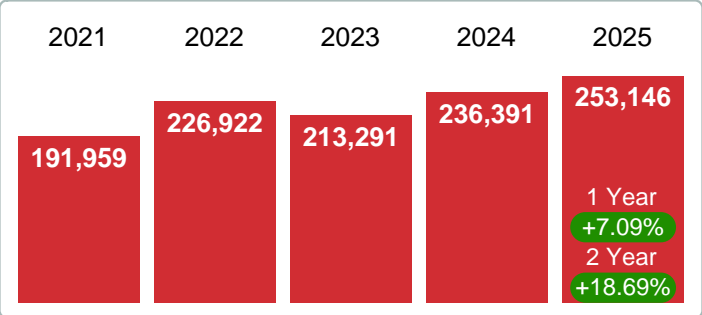
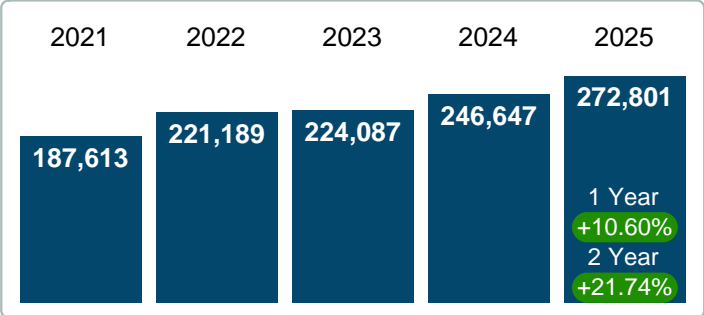


AVERAGE SOLD PRICE AT CLOSING

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MAY

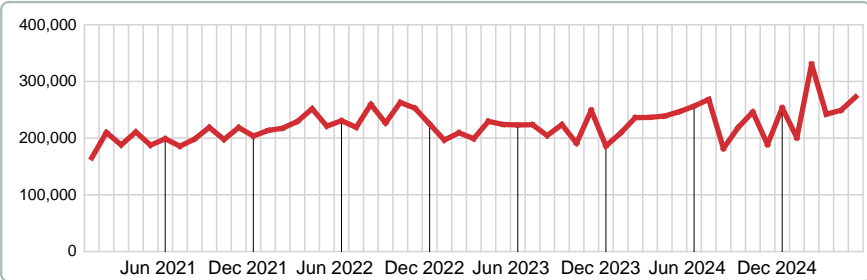
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 230,467



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

Average Sold Price at Closing this month at **272,801**
above the 5 yr MAY average of **230,467**

MAR

242,249

APR

249,114

2.83%

MAY

272,801

9.51%

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
\$75,000 and less	1			2.27%	22,500	22,500	0	0	0
\$75,001 - \$125,000	5			11.36%	93,030	88,717	99,500	0	0
\$125,001 - \$150,000	5			11.36%	137,960	0	144,950	133,300	0
\$150,001 - \$275,000	16			36.36%	218,228	245,000	215,319	202,500	0
\$275,001 - \$350,000	5			11.36%	320,380	0	325,500	0	299,900
\$350,001 - \$500,000	7			15.91%	396,764	425,000	382,300	440,850	0
\$500,001 and up	5			11.36%	590,980	0	525,000	634,967	0
Average Sold Price					272,801	171,950	269,698	368,519	299,900
Total Closed Units				100%	272,801	7	28	8	1
Total Closed Volume					12,003,249	1.20M	7.55M	2.95M	299.90K

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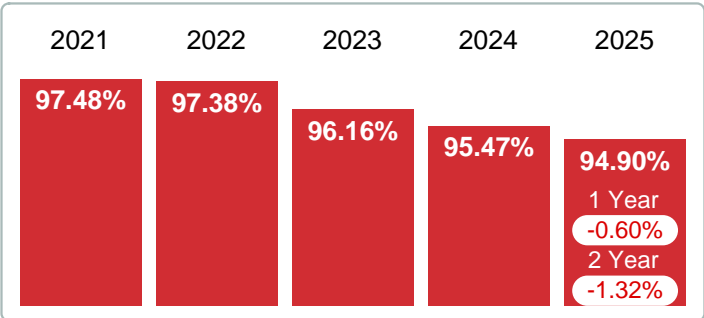
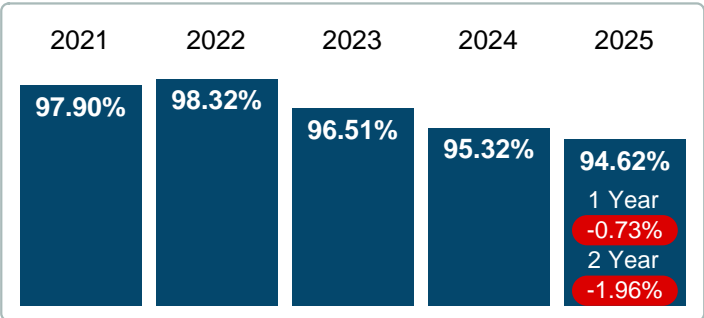


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

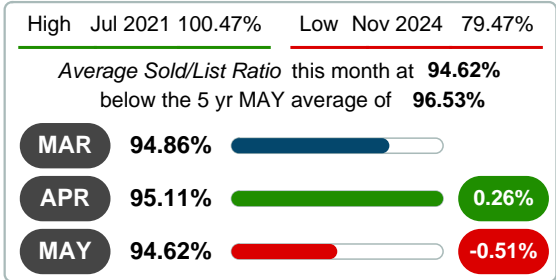
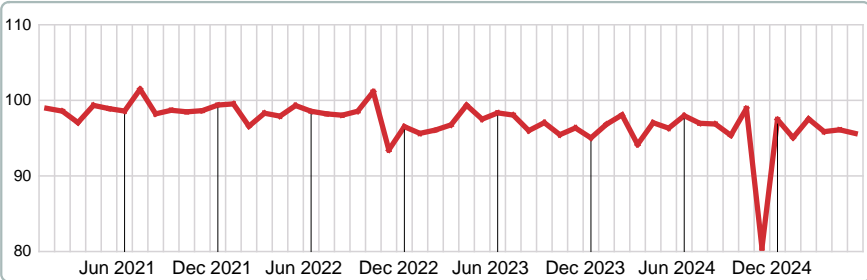
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 96.53%



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
\$75,000 and less	1		2.27%	64.29%	64.29%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	5		11.36%	89.38%	94.94%	81.03%	0.00%	0.00%
\$125,001 - \$150,000	5		11.36%	99.54%	0.00%	103.85%	96.67%	0.00%
\$150,001 - \$275,000	16		36.36%	96.96%	99.34%	96.26%	101.30%	0.00%
\$275,001 - \$350,000	5		11.36%	98.29%	0.00%	97.86%	0.00%	100.00%
\$350,001 - \$500,000	7		15.91%	92.32%	94.44%	91.79%	92.81%	0.00%
\$500,001 and up	5		11.36%	93.08%	0.00%	89.19%	95.68%	0.00%
Average Sold/List Ratio			94.60%		91.75%	94.64%	96.39%	100.00%
Total Closed Units			44	100%	7	28	8	1
Total Closed Volume			12,003,249		1.20M	7.55M	2.95M	299.90K

May 2025



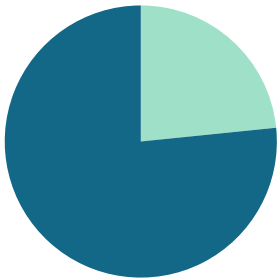
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MARKET SUMMARY

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

INVENTORY

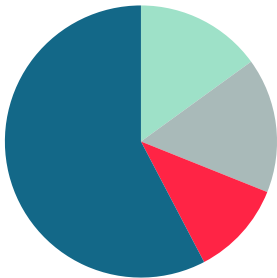


Inventory
New Listings
58 = 23.39%
Start Inventory
190
Total Inventory Units
248
Volume
\$99,386,831

Market Activity

Closed Sales
44 = 15.02%
Pending Sales
47 = 16.04%
Other Off Market
33 = 11.26%
Active Inventory
169 = 57.68%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	45	44	-2.22%	157	183	16.56%
Pending Sales	39	47	20.51%	203	194	-4.43%
New Listings	57	58	1.75%	323	299	-7.43%
Average List Price	258,218	288,751	11.82%	245,829	266,014	8.21%
Average Sale Price	246,647	272,801	10.60%	236,391	253,146	7.09%
Average Percent of Selling Price to List Price	95.32%	94.62%	-0.73%	95.47%	94.90%	-0.60%
Average Days on Market to Sale	60.31	47.27	-21.62%	52.41	49.77	-5.03%
Monthly Inventory	186	169	-9.14%	186	169	-9.14%
Months Supply of Inventory	5.25	4.50	-14.38%	5.25	4.50	-14.38%

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

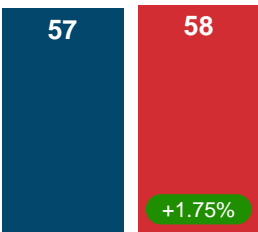
Inventory on May 31, 2025 = 169

20242025

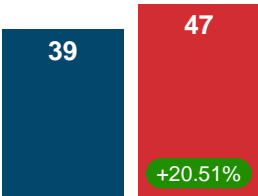
MAY MARKET

AVERAGE PRICES

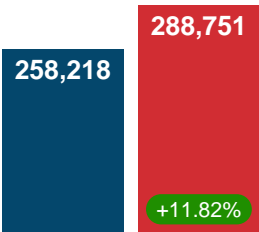
New Listings



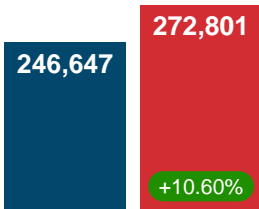
Pending Listings



List Price



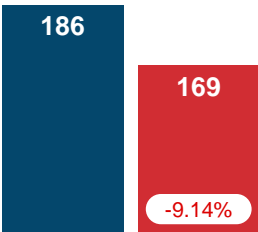
Sale Price



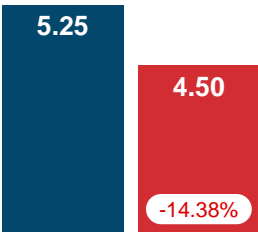
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

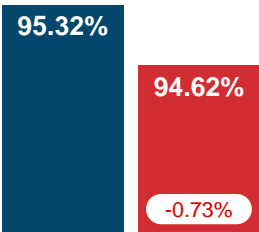
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

