

## May 2025



Area Delimited by County Of Cherokee - Residential Property Type

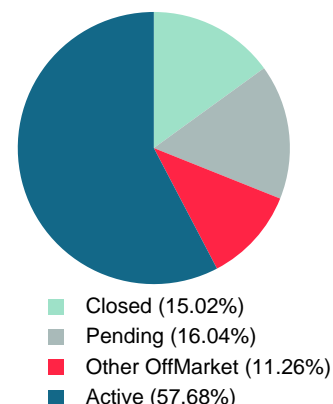


## MONTHLY INVENTORY ANALYSIS

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%
Median List Price	226,000	269,450	19.23%
Median Sale Price	230,000	260,750	13.37%
Median Percent of Selling Price to List Price	97.99%	96.53%	-1.49%
Median Days on Market to Sale	35.00	17.00	-51.43%
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.

## 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 **13.37%** in May 2025 to \$260,750 versus the previous year at \$230,000.

## Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 18.00 days or **51.43%** in May 2025 compared to last year's same month at **35.00** DOM.

## Sales Success for May 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 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.

## What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

## 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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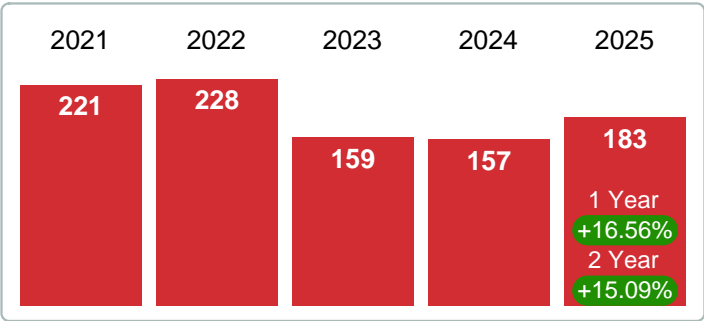
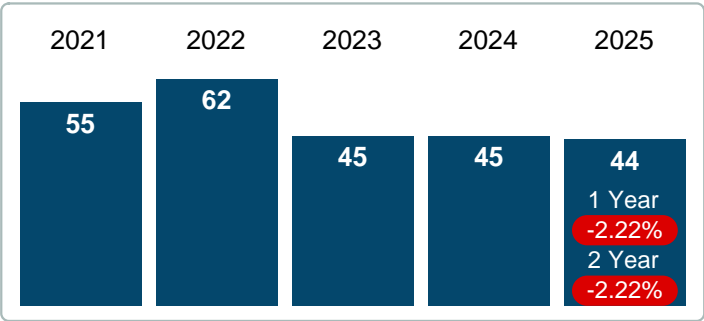


CLOSED LISTINGS

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MAY

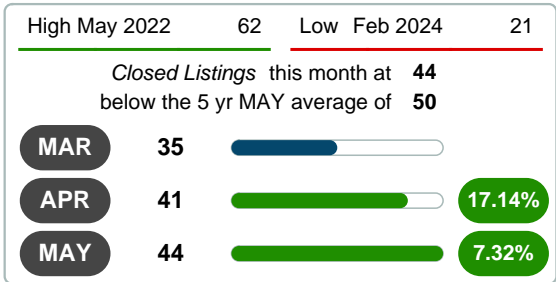
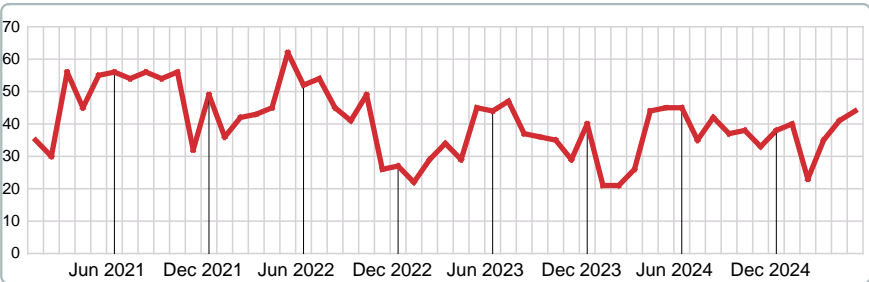
YEAR TO DATE (YTD)



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				%	MDOM	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%	7.0	3	2	0	0
\$125,001 - \$150,000	5			11.36%	7.0	0	2	3	0
\$150,001 - \$275,000	16			36.36%	11.0	2	13	1	0
\$275,001 - \$350,000	5			11.36%	62.0	0	4	0	1
\$350,001 - \$500,000	7			15.91%	55.0	1	5	1	0
\$500,001 and up	5			11.36%	23.0	0	2	3	0
Total Closed Units				44		7	28	8	1
Total Closed Volume				12,003,249	100%	1.20M	7.55M	2.95M	299.90K
Median Closed Price				\$260,750		\$95,250	\$263,250	\$321,675	\$299,900

May 2025



Area Delimited by County Of Cherokee - Residential Property Type

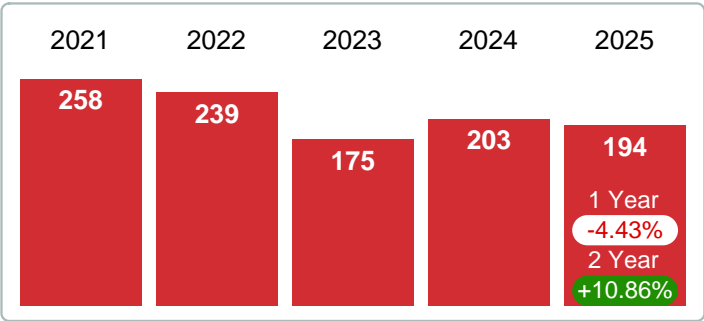
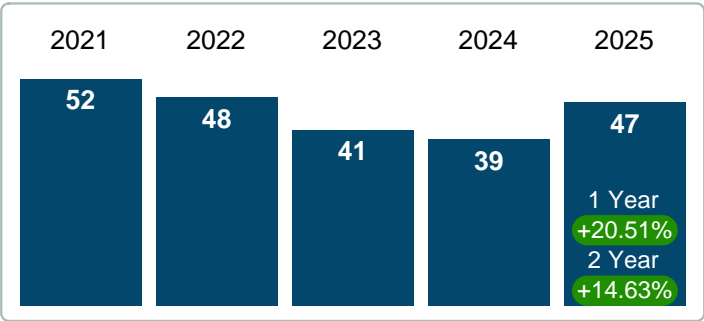


PENDING LISTINGS

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MAY

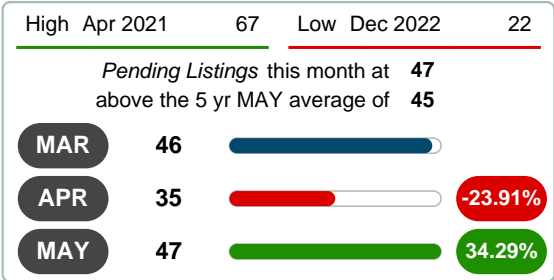
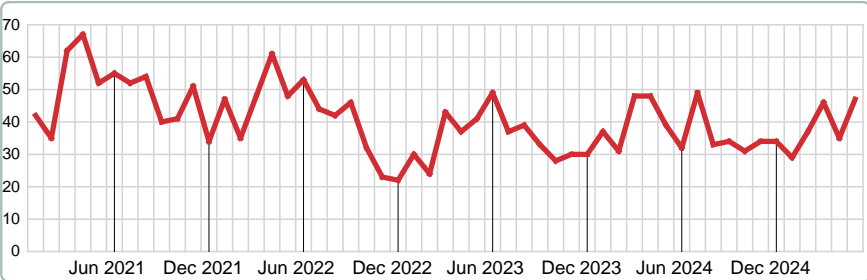
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4			8.51%	52.0	3	1	0	0
\$100,001 - \$125,000	4			8.51%	19.5	2	2	0	0
\$125,001 - \$175,000	7			14.89%	40.0	1	4	2	0
\$175,001 - \$250,000	14			29.79%	32.0	3	8	3	0
\$250,001 - \$325,000	6			12.77%	41.0	2	3	1	0
\$325,001 - \$475,000	7			14.89%	23.0	0	4	3	0
\$475,001 and up	5			10.64%	73.0	1	2	2	0
Total Pending Units					47	12	24	11	0
Total Pending Volume					12,425,900	2.47M	6.54M	3.42M	0.00B
Median Listing Price					\$230,000	\$176,500	\$231,500	\$315,000	\$0

May 2025



Area Delimited by County Of Cherokee - Residential Property Type

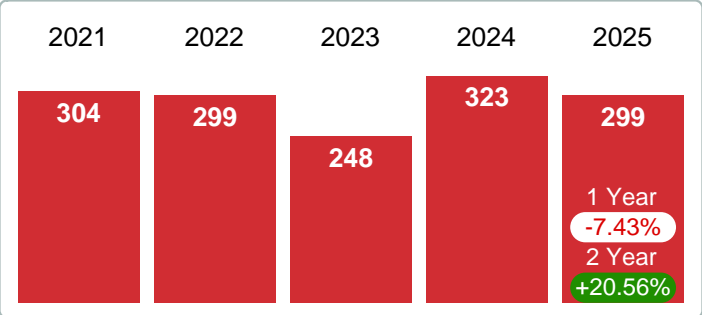
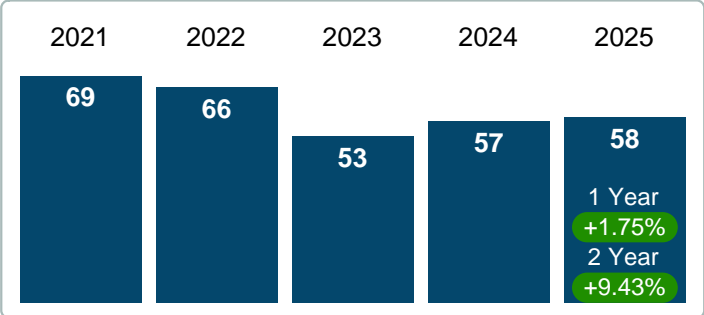


NEW LISTINGS

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MAY

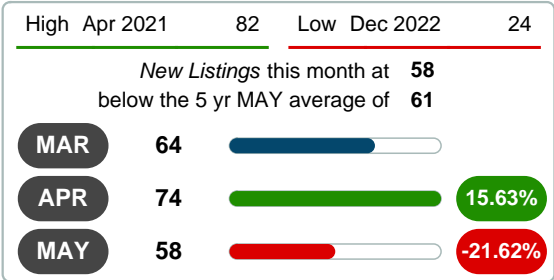
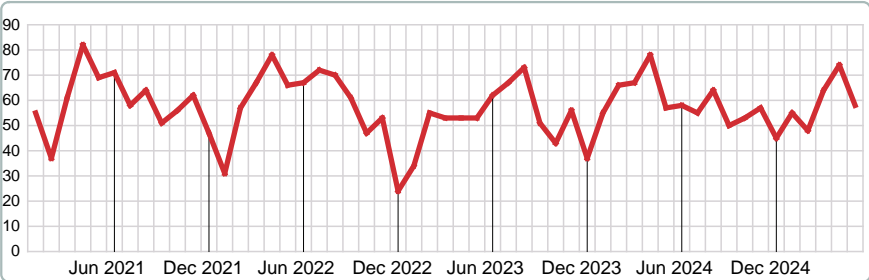
YEAR TO DATE (YTD)



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	100%
Median New Listed Listing Price	\$291,750	

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
\$141,000	\$244,900	\$349,000	\$1,060,000

May 2025



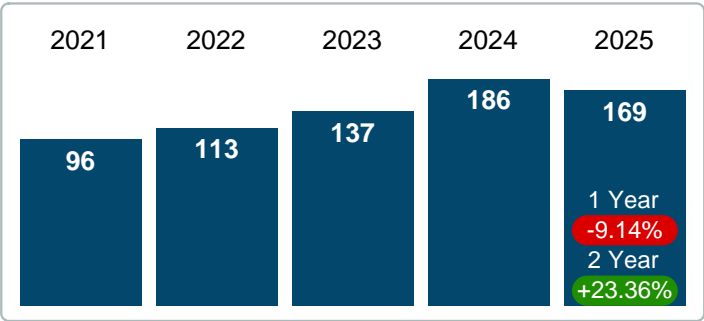
Area Delimited by County Of Cherokee - Residential Property Type



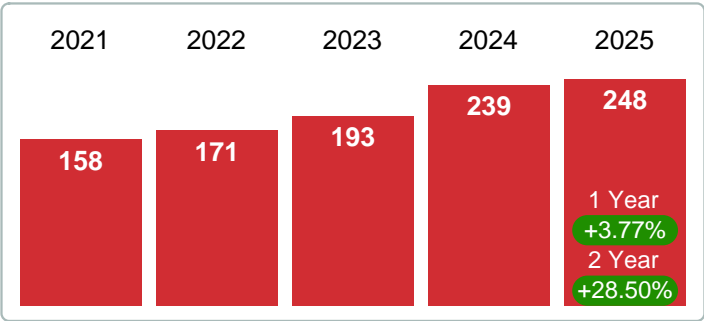
ACTIVE INVENTORY

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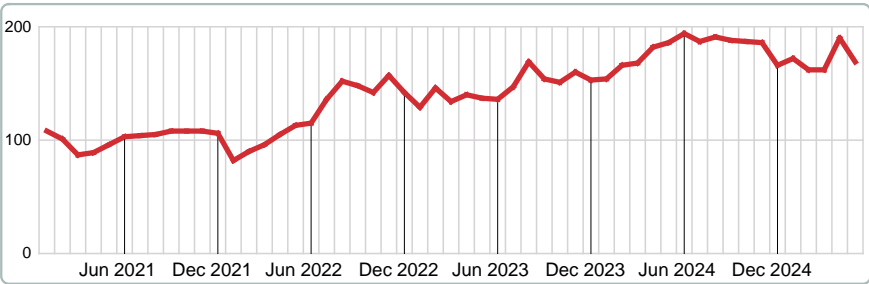
END OF MAY



ACTIVE DURING MAY

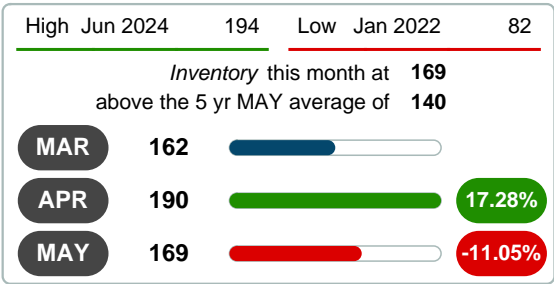


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 140



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6			3.55%	41.5	2	4	0	0
\$100,001 - \$200,000	31			18.34%	75.0	19	11	1	0
\$200,001 - \$275,000	26			15.38%	113.0	4	20	2	0
\$275,001 - \$350,000	38			22.49%	49.0	6	16	15	1
\$350,001 - \$475,000	24			14.20%	46.0	1	14	7	2
\$475,001 - \$850,000	28			16.57%	69.5	4	11	8	5
\$850,001 and up	16			9.47%	66.0	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
Median Active Inventory Listing Price					\$315,000	\$162,250	\$295,000	\$359,000	\$850,000

May 2025



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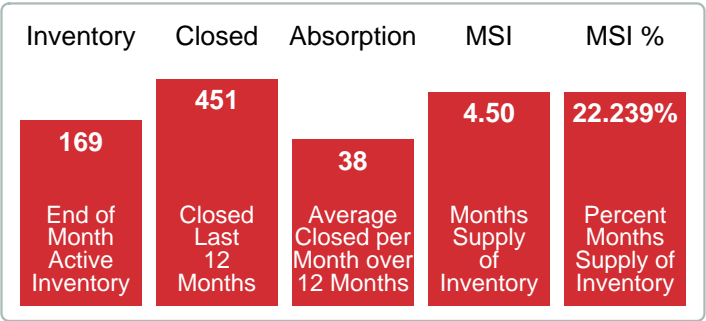
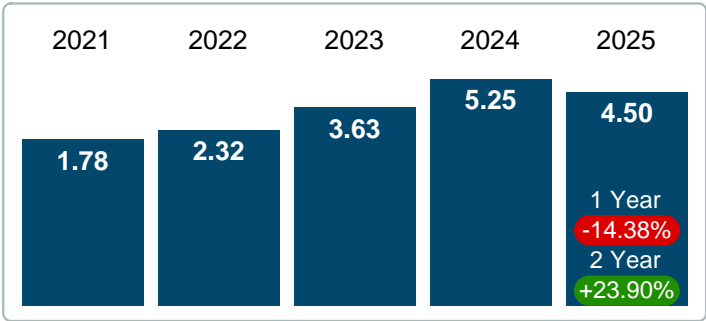


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

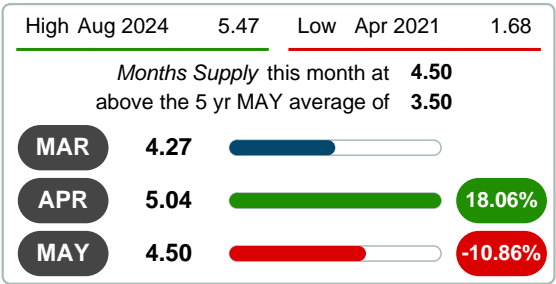
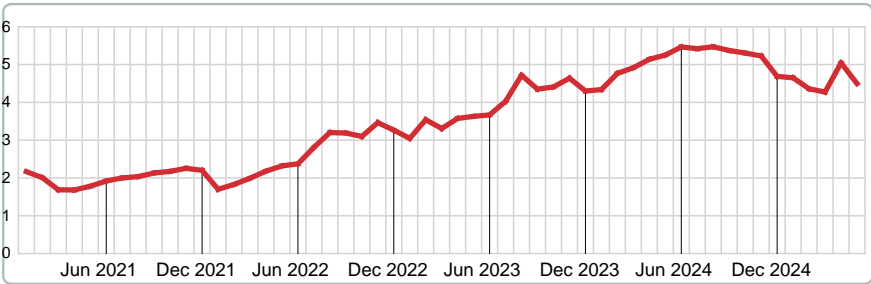
INDICATORS FOR MAY 2025



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



Area Delimited by County Of Cherokee - Residential Property Type

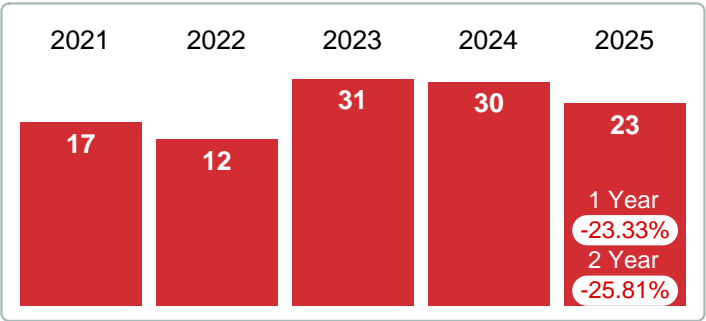
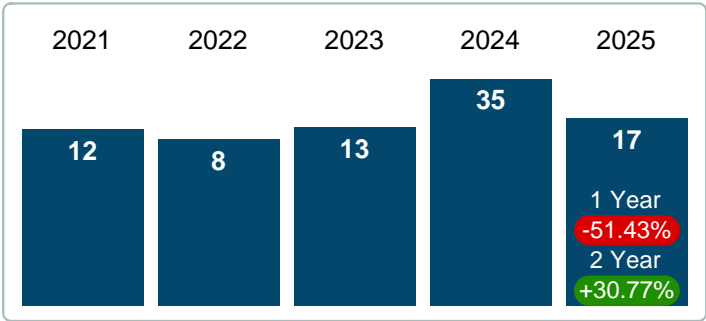


MEDIAN DAYS ON MARKET TO SALE

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MAY

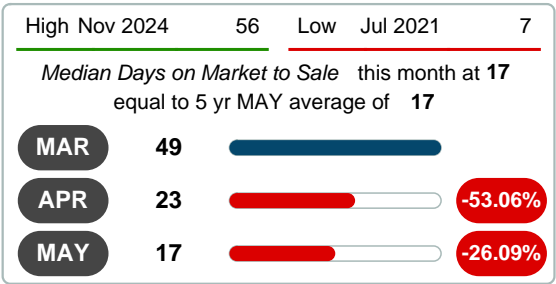
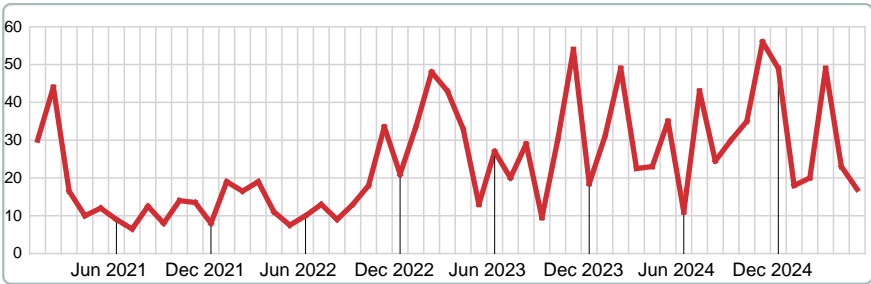
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 17



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	1	2.27%	47	47	0	0	0
\$75,001 - \$125,000	5	11.36%	7	16	2	0	0
\$125,001 - \$150,000	5	11.36%	7	0	77	3	0
\$150,001 - \$275,000	16	36.36%	11	74	11	3	0
\$275,001 - \$350,000	5	11.36%	62	0	42	0	94
\$350,001 - \$500,000	7	15.91%	55	16	77	20	0
\$500,001 and up	5	11.36%	23	0	17	70	0
Median Closed DOM	17			16	17	19	94
Total Closed Units	44			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

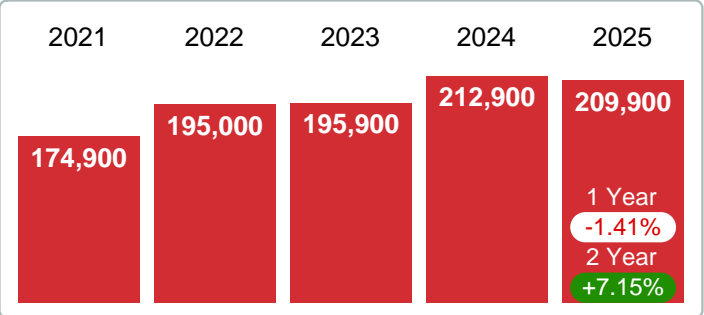
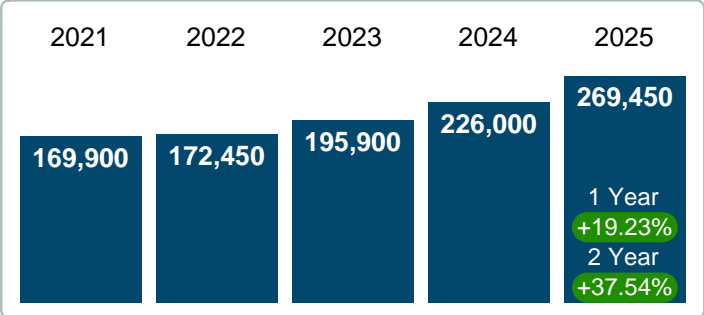


MEDIAN LIST PRICE AT CLOSING

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MAY

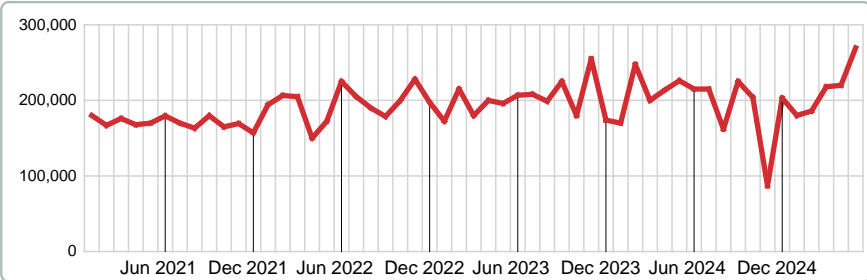
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 206,740



High May 2025 269,450    Low Nov 2024 87,000

Median List Price at Closing this month at **269,450**  
above the 5 yr MAY average of **206,740**

MAR

218,000

APR

219,900

0.87%

MAY

269,450

22.53%

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	1		2.27%	35,000	35,000	0	0	0
\$75,001 - \$125,000	4		9.09%	97,625	95,250	109,000	0	0
\$125,001 - \$150,000	6		13.64%	140,000	0	145,000	135,000	0
\$150,001 - \$275,000	14		31.82%	209,900	247,450	179,900	199,900	0
\$275,001 - \$350,000	7		15.91%	325,000	0	325,000	0	299,900
\$350,001 - \$500,000	7		15.91%	425,000	450,000	395,000	475,000	0
\$500,001 and up	5		11.36%	597,000	0	602,000	597,000	0
Median List Price				269,450	100,000	269,900	337,450	299,900
Total Closed Units			100%	269,450	7	28	8	1
Total Closed Volume				12,705,049	1.26M	8.07M	3.07M	299.90K



May 2025



Area Delimited by County Of Cherokee - Residential Property Type

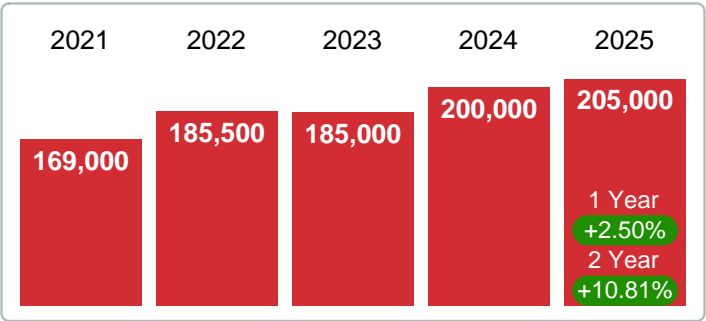
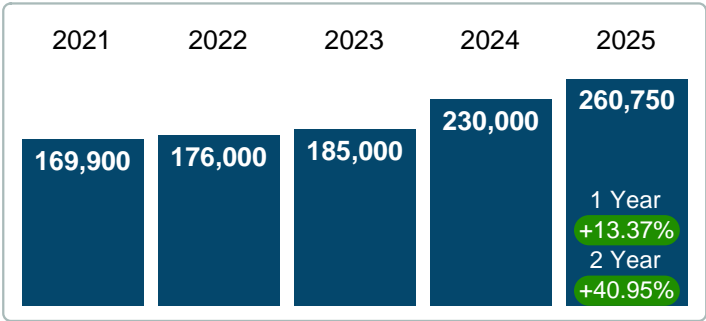


MEDIAN SOLD PRICE AT CLOSING

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MAY

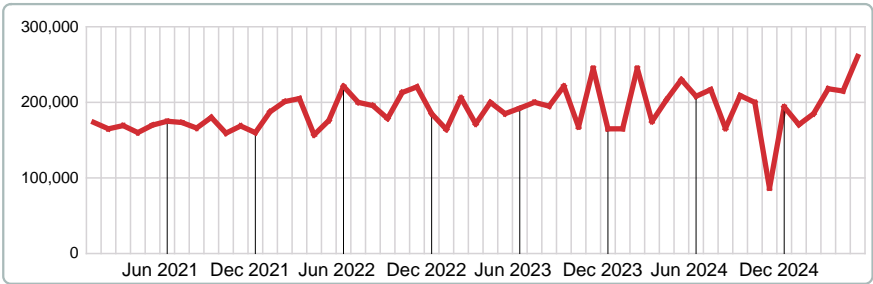
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 204,330



High May 2025 260,750    Low Nov 2024 86,500

Median Sold Price at Closing this month at **260,750**  
above the 5 yr MAY average of **204,330**

MAR

218,000

APR

215,000

-1.38%

MAY

260,750

21.28%

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	1		2.27%	22,500	22,500	0	0	0
\$75,001 - \$125,000	5		11.36%	92,000	92,000	99,500	0	0
\$125,001 - \$150,000	5		11.36%	135,000	0	144,950	135,000	0
\$150,001 - \$275,000	16		36.36%	222,500	245,000	220,000	202,500	0
\$275,001 - \$350,000	5		11.36%	318,000	0	321,000	0	299,900
\$350,001 - \$500,000	7		15.91%	410,000	425,000	361,500	440,850	0
\$500,001 and up	5		11.36%	540,000	0	525,000	565,000	0
Median Sold Price		260,750			95,250	263,250	321,675	299,900
Total Closed Units		44	100%	260,750	7	28	8	1
Total Closed Volume		12,003,249			1.20M	7.55M	2.95M	299.90K

May 2025



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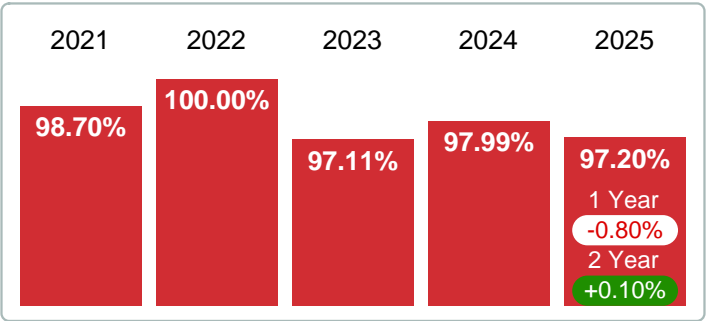
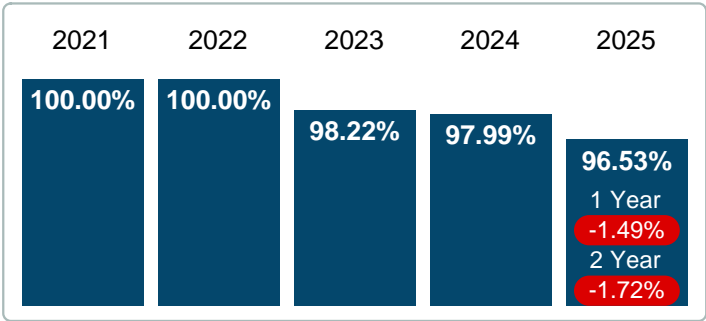


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

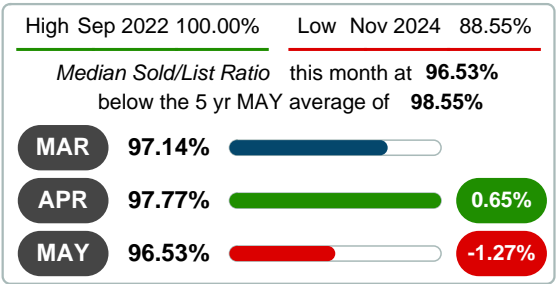
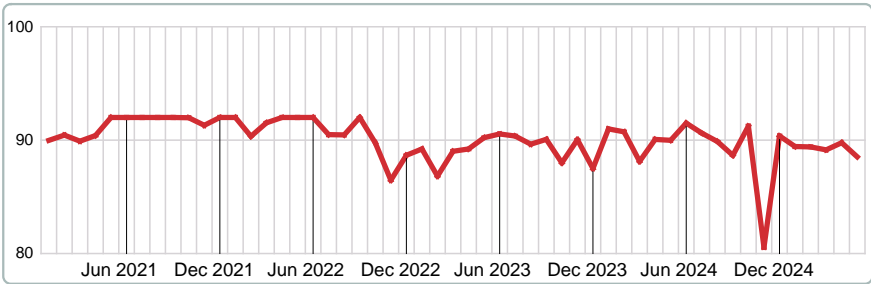
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 98.55%



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	1		2.27%	64.29%	64.29%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	5		11.36%	92.82%	92.82%	81.03%	0.00%	0.00%
\$125,001 - \$150,000	5		11.36%	100.00%	0.00%	103.85%	100.00%	0.00%
\$150,001 - \$275,000	16		36.36%	97.42%	99.34%	96.65%	101.30%	0.00%
\$275,001 - \$350,000	5		11.36%	98.21%	0.00%	98.03%	0.00%	100.00%
\$350,001 - \$500,000	7		15.91%	92.81%	94.44%	92.72%	92.81%	0.00%
\$500,001 and up	5		11.36%	96.58%	0.00%	89.19%	96.58%	0.00%
Median Sold/List Ratio			96.53%		94.44%	96.56%	98.29%	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



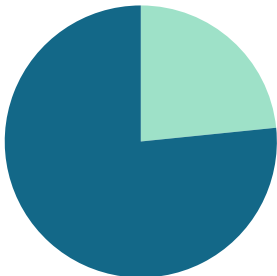
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

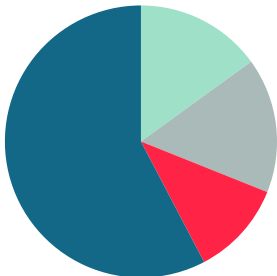


**Inventory**  
New Listings  
58 = 23.39%  
Start Inventory  
190  
Total Inventory Units  
248  
Volume  
\$99,386,831

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%
Median List Price	226,000	269,450	19.23%	212,900	209,900	-1.41%
Median Sale Price	230,000	260,750	13.37%	200,000	205,000	2.50%
Median Percent of Selling Price to List Price	97.99%	96.53%	-1.49%	97.99%	97.20%	-0.80%
Median Days on Market to Sale	35.00	17.00	-51.43%	30.00	23.00	-23.33%
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

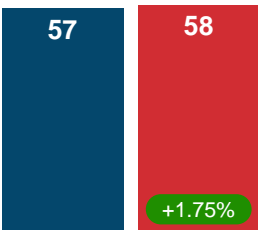
Inventory on May 31, 2025 = 169

20242025

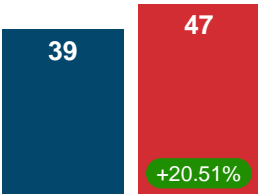
MAY MARKET

MEDIAN PRICES

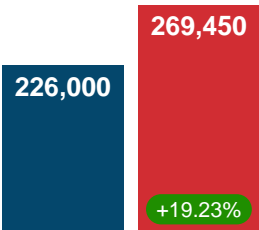
New Listings



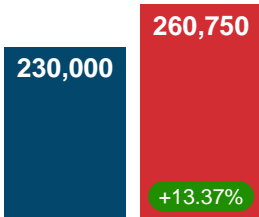
Pending Listings



List Price



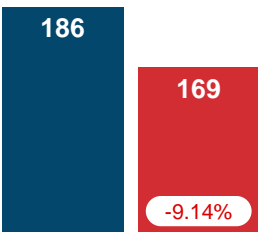
Sale Price



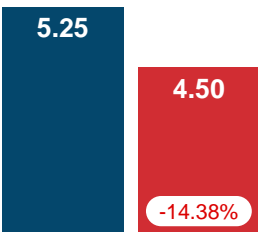
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

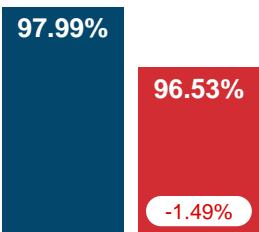
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

