

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

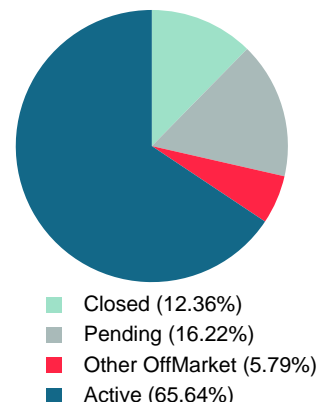


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	45	32	-28.89%
Pending Listings	32	42	31.25%
New Listings	58	55	-5.17%
Average List Price	274,782	251,075	-8.63%
Average Sale Price	256,491	247,578	-3.47%
Average Percent of Selling Price to List Price	96.97%	98.12%	1.18%
Average Days on Market to Sale	39.00	60.38	54.81%
End of Month Inventory	194	170	-12.37%
Months Supply of Inventory	5.46	4.66	-14.77%

Absorption: Last 12 months, an Average of **37** Sales/Month
Active Inventory as of June 30, 2025 = **170**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2025 decreased **12.37%** to 170 existing homes available for sale. Over the last 12 months this area has had an average of 37 closed sales per month. This represents an unsold inventory index of **4.66** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.47%** in June 2025 to \$247,578 versus the previous year at \$256,491.

Average Days on Market Lengthens

The average number of **60.38** days that homes spent on the market before selling increased by 21.38 days or **54.81%** in June 2025 compared to last year's same month at **39.00** DOM.

Sales Success for June 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 55 New Listings in June 2025, down **5.17%** from last year at 58. Furthermore, there were 32 Closed Listings this month versus last year at 45, a **-28.89%** decrease.

Closed versus Listed trends yielded a **58.2%** ratio, down from previous year's, June 2024, at **77.6%**, a **25.01%** 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

June 2025



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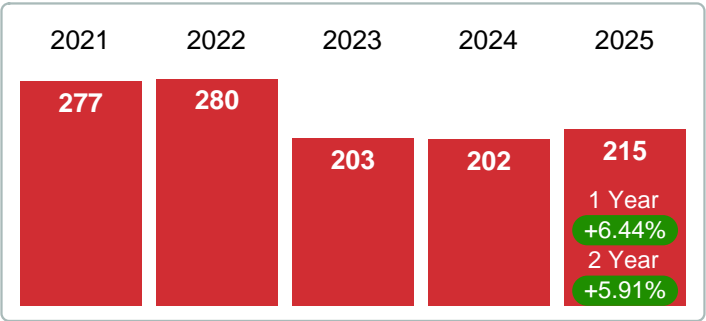
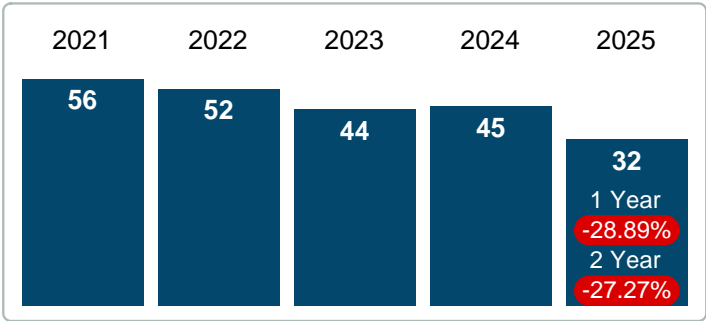


CLOSED LISTINGS

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

JUNE

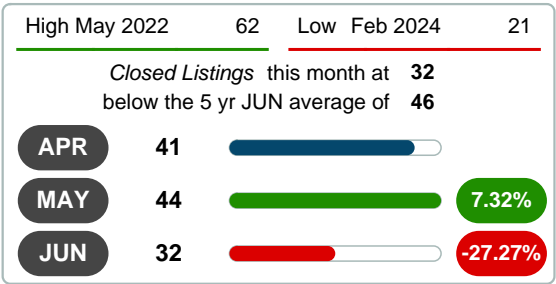
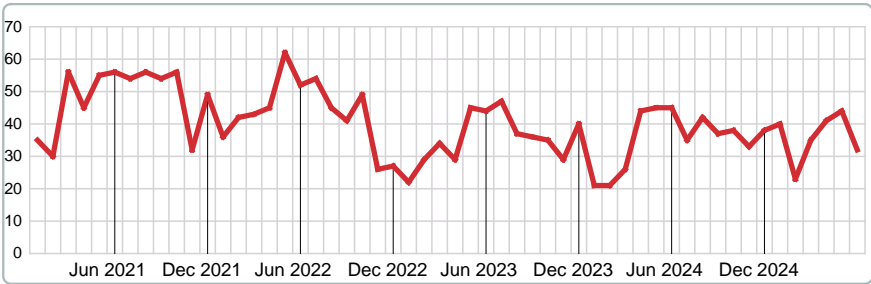
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 46



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	3			9.38%	22.3	2	1	0	0
\$75,001 - \$125,000	3			9.38%	24.7	1	2	0	0
\$125,001 - \$175,000	6			18.75%	98.5	1	4	1	0
\$175,001 - \$225,000	6			18.75%	71.0	0	4	2	0
\$225,001 - \$300,000	6			18.75%	82.8	0	4	2	0
\$300,001 - \$450,000	4			12.50%	25.3	2	2	0	0
\$450,001 and up	4			12.50%	44.0	1	3	0	0
Total Closed Units					32	7	20	5	0
Total Closed Volume					7,922,507	1.61M	5.31M	1.00M	0.00B
Average Closed Price					\$247,578	\$230,106	\$265,513	\$200,300	\$0

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

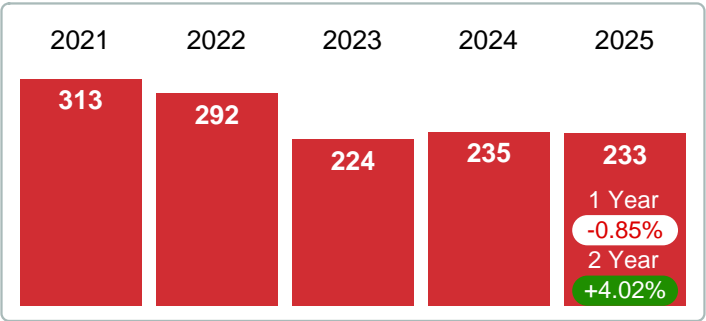
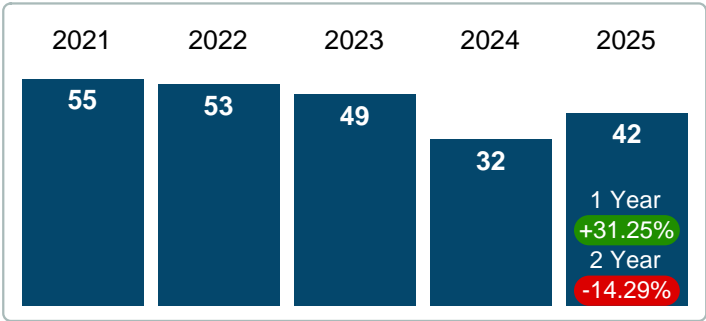


PENDING LISTINGS

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

JUNE

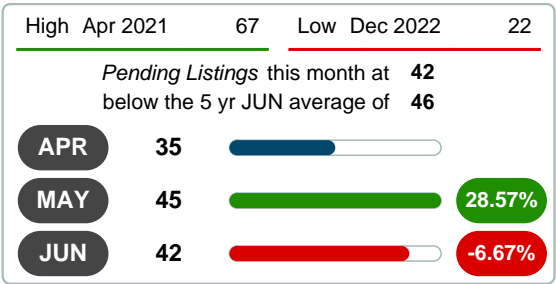
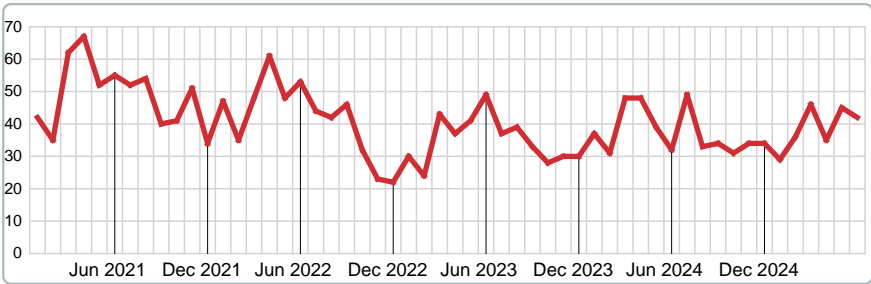
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 46



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	3			7.14%	22.7	1	2	0	0
\$100,001 - \$125,000	4			9.52%	65.3	4	0	0	0
\$125,001 - \$175,000	7			16.67%	85.9	5	2	0	0
\$175,001 - \$225,000	7			16.67%	42.4	1	5	1	0
\$225,001 - \$300,000	10			23.81%	64.2	0	5	3	2
\$300,001 - \$450,000	7			16.67%	41.9	0	5	2	0
\$450,001 and up	4			9.52%	129.3	0	3	1	0
Total Pending Units					42	11	22	7	2
Total Pending Volume					11,629,299	1.50M	6.82M	2.79M	515.50K
Average Listing Price					\$276,888	\$136,654	\$310,132	\$398,243	\$257,750

June 2025



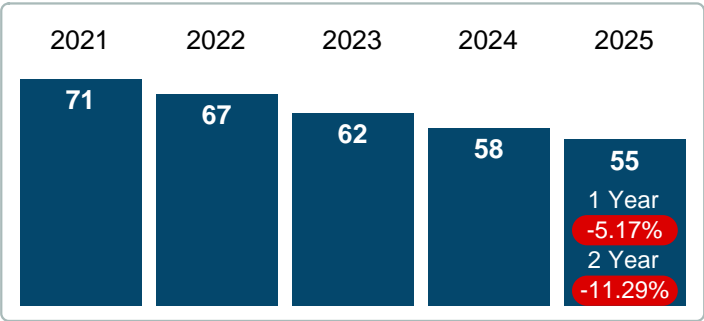
Area Delimited by County Of Cherokee - Residential Property Type



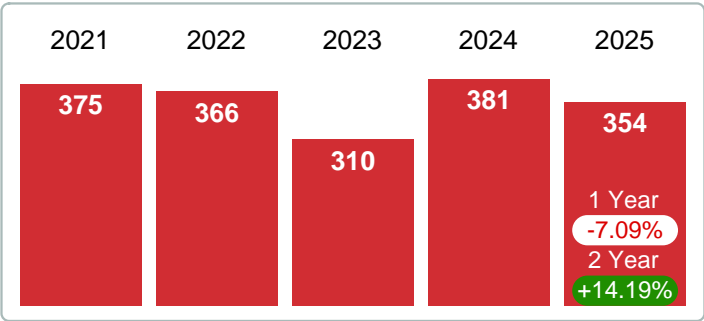
NEW LISTINGS

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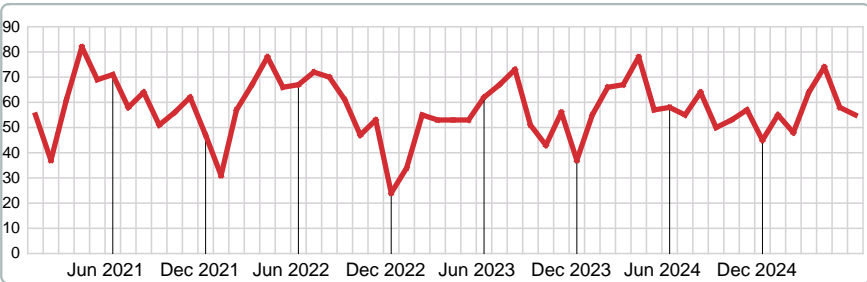
JUNE



YEAR TO DATE (YTD)

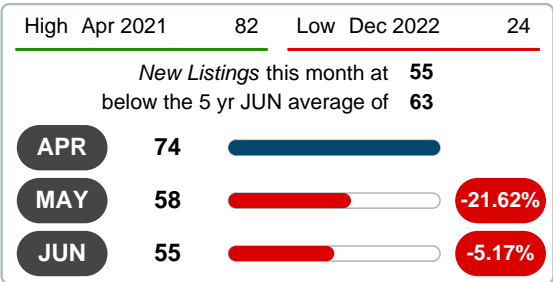


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 63



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$100,000 and less	4		7.27%
\$100,001 - \$150,000	4		7.27%
\$150,001 - \$175,000	7		12.73%
\$175,001 - \$275,000	17		30.91%
\$275,001 - \$350,000	11		20.00%
\$350,001 - \$475,000	5		9.09%
\$475,001 and up	7		12.73%
Total New Listed Units	55		
Total New Listed Volume	15,746,900		100%
Average New Listed Listing Price	\$286,307		

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	3	0	0
3	1	0	0
1	6	0	0
4	7	5	1
0	8	2	1
1	1	2	1
0	2	4	1
10	28	13	4
1.84M	7.57M	4.86M	1.48M
\$183,620	\$270,207	\$374,123	\$370,325

June 2025



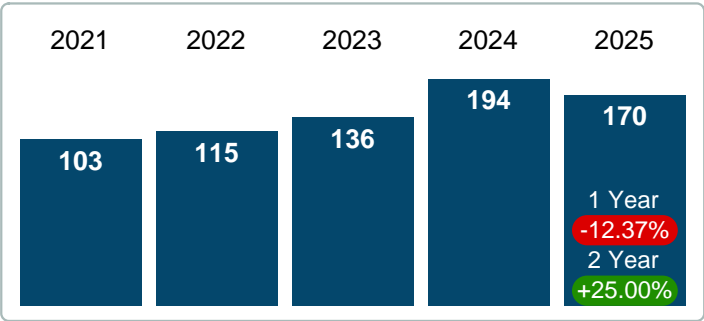
Area Delimited by County Of Cherokee - Residential Property Type



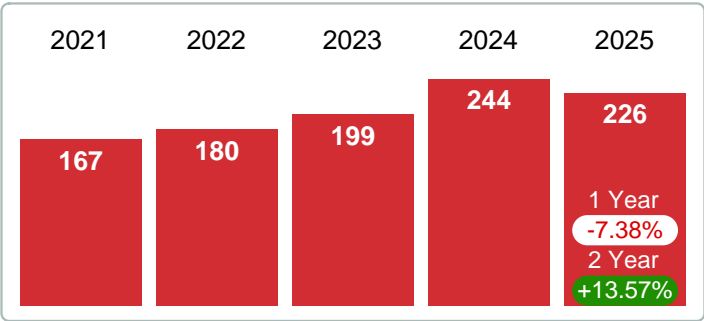
ACTIVE INVENTORY

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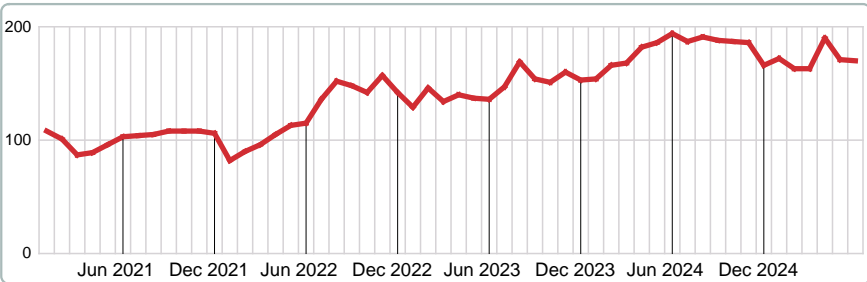
END OF JUNE



ACTIVE DURING JUNE

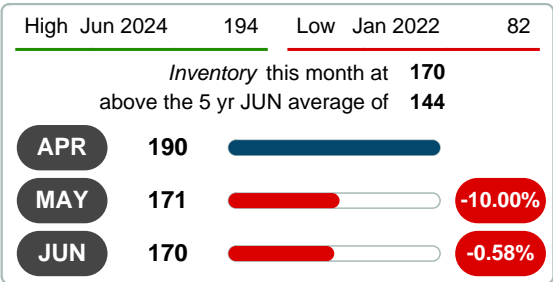


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 144



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	8			4.71%	87.8	3	5	0	0
\$100,001 - \$175,000	23			13.53%	73.6	13	9	1	0
\$175,001 - \$250,000	23			13.53%	66.3	8	11	4	0
\$250,001 - \$350,000	50			29.41%	95.1	6	27	16	1
\$350,001 - \$475,000	23			13.53%	83.4	2	11	7	3
\$475,001 - \$825,000	26			15.29%	86.0	2	9	11	4
\$825,001 and up	17			10.00%	120.4	1	3	5	8
Total Active Inventory by Units					170	35	75	44	16
Total Active Inventory by Volume					74,408,573	8.31M	29.58M	22.74M	13.78M
Average Active Inventory Listing Price					\$437,697	\$237,485	\$394,401	\$516,818	\$861,031

June 2025



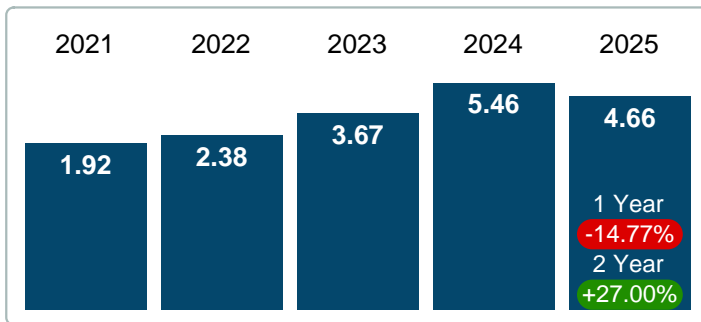
Area Delimited by County Of Cherokee - Residential Property Type



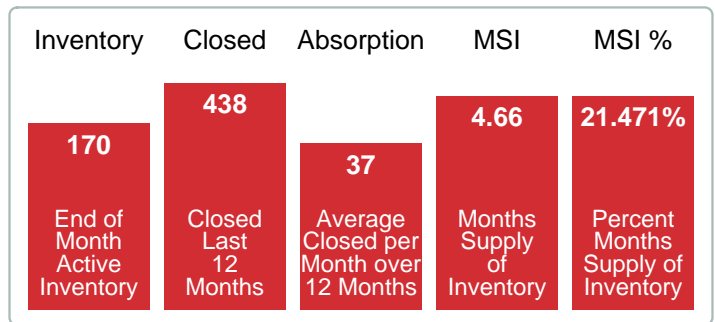
MONTHS SUPPLY of INVENTORY (MSI)

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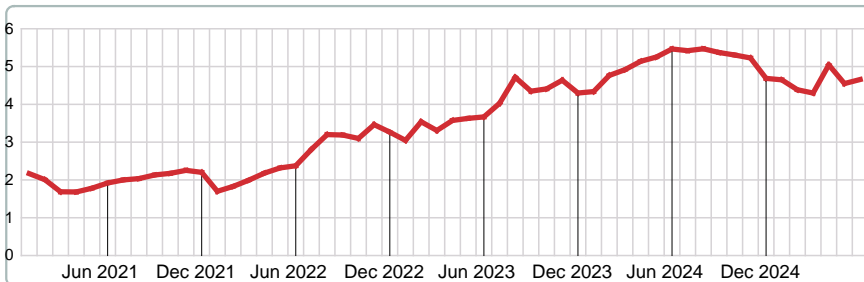
MSI FOR JUNE



INDICATORS FOR JUNE 2025



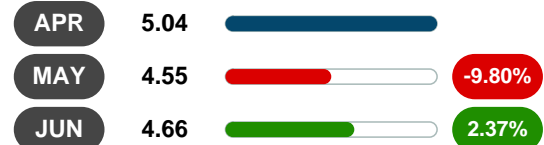
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.62

High Aug 2024 5.47 Low Apr 2021 1.68

Months Supply this month at 4.66
above the 5 yr JUN average of 3.62

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	8	4.71%	1.33	0.84	2.31	0.00	0.00
\$100,001 - \$175,000	23	13.53%	2.44	4.46	1.59	1.33	0.00
\$175,001 - \$250,000	23	13.53%	2.68	5.65	2.28	1.85	0.00
\$250,001 - \$350,000	50	29.41%	7.89	8.00	6.35	14.77	4.00
\$350,001 - \$475,000	23	13.53%	6.42	8.00	5.50	7.00	9.00
\$475,001 - \$825,000	26	15.29%	12.48	12.00	10.80	12.00	24.00
\$825,001 and up	17	10.00%	34.00	12.00	12.00	60.00	96.00
Market Supply of Inventory (MSI)			4.66	3.82	3.75	7.04	14.77
Total Active Inventory by Units		100%	4.66	35	75	44	16

June 2025



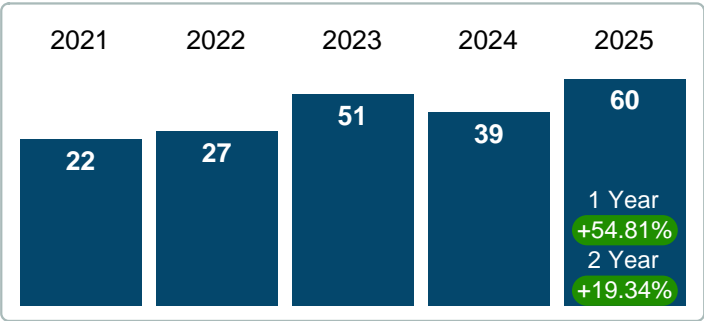
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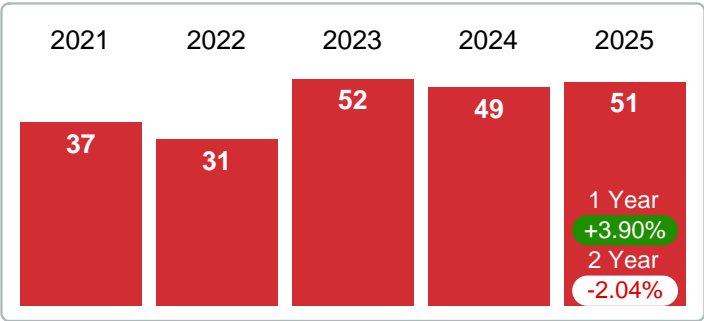
AVERAGE DAYS ON MARKET TO SALE

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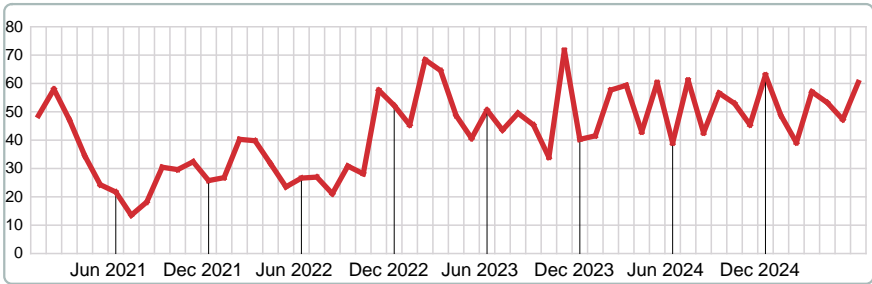
JUNE



YEAR TO DATE (YTD)

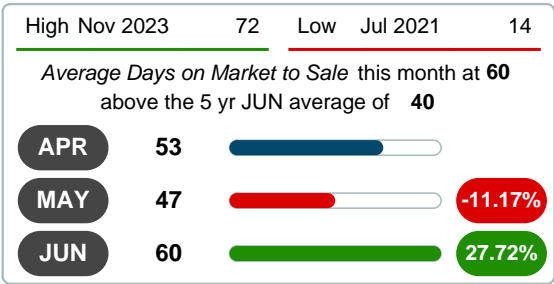


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 40



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	3		9.38%	22	33	1	0	0
\$75,001 - \$125,000	3		9.38%	25	2	36	0	0
\$125,001 - \$175,000	6		18.75%	99	298	48	100	0
\$175,001 - \$225,000	6		18.75%	71	0	38	137	0
\$225,001 - \$300,000	6		18.75%	83	0	98	54	0
\$300,001 - \$450,000	4		12.50%	25	17	34	0	0
\$450,001 and up	4		12.50%	44	104	24	0	0
Average Closed DOM		60			72	47	96	0
Total Closed Units		32	100%	60	7	20	5	
Total Closed Volume		7,922,507			1.61M	5.31M	1.00M	0.00B

June 2025



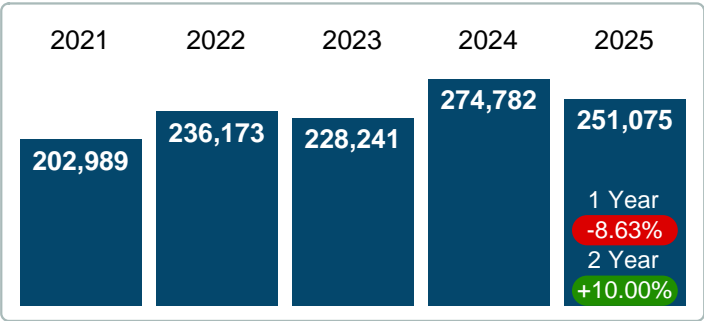
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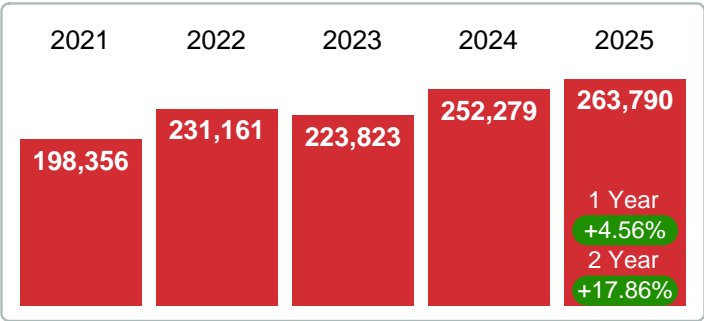
AVERAGE LIST PRICE AT CLOSING

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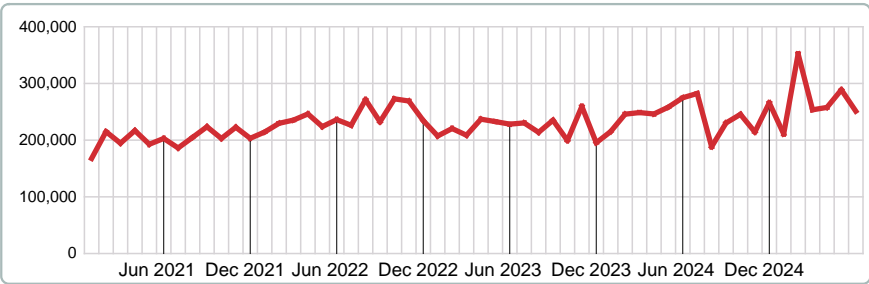
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 238,652

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

Average List Price at Closing this month at **251,075**
above the 5 yr JUN average of **238,652**

APR

257,740

MAY

288,751

12.03%

JUN

251,075

-13.05%

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	3	9.38%	59,967	54,950	70,000	0	0
\$75,001 - \$125,000	3	9.38%	106,633	94,900	112,500	0	0
\$125,001 - \$175,000	6	18.75%	152,883	134,900	153,125	169,900	0
\$175,001 - \$225,000	8	25.00%	202,950	0	199,950	192,450	0
\$225,001 - \$300,000	4	12.50%	253,200	0	255,700	224,500	0
\$300,001 - \$450,000	3	9.38%	355,000	384,900	377,500	0	0
\$450,001 and up	5	15.63%	583,180	569,000	622,333	0	0
Average List Price			251,075	239,786	267,605	200,760	0
Total Closed Units		100%	251,075	7	20	5	
Total Closed Volume			8,034,400	1.68M	5.35M	1.00M	0.00B

June 2025



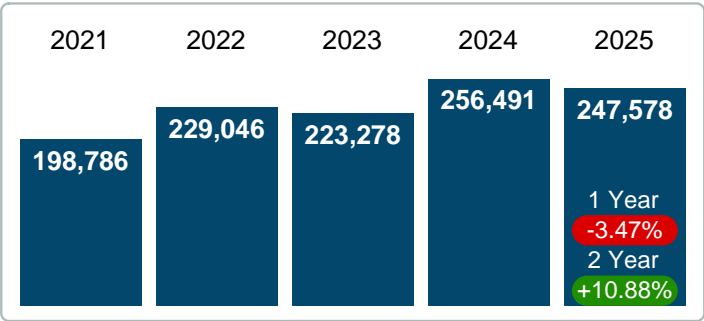
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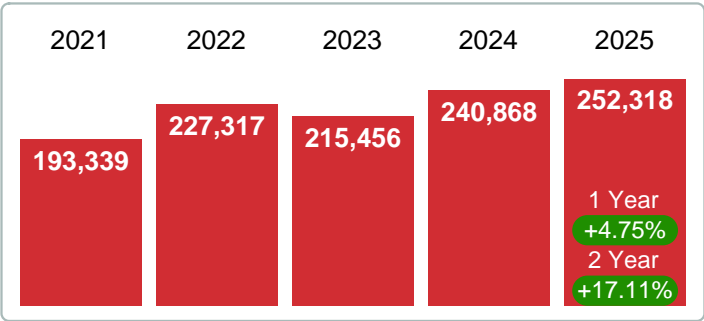
AVERAGE SOLD PRICE AT CLOSING

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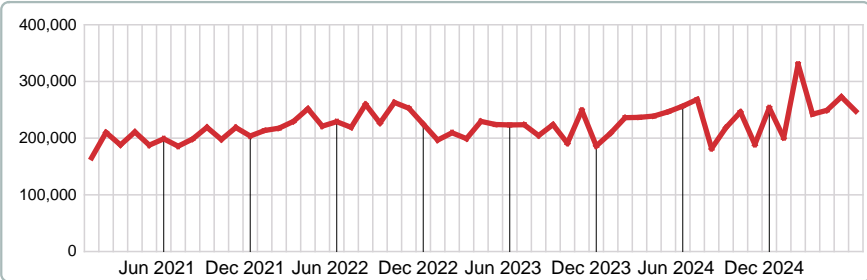
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 231,036

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

Average Sold Price at Closing this month at **247,578**
above the 5 yr JUN average of **231,036**

APR

249,114

MAY

272,801

9.51%

JUN

247,578

-9.25%

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	3			9.38%	53,000	44,500	70,000	0	0
\$75,001 - \$125,000	3			9.38%	99,967	89,900	105,000	0	0
\$125,001 - \$175,000	6			18.75%	155,233	134,900	158,625	162,000	0
\$175,001 - \$225,000	6			18.75%	191,733	0	195,725	183,750	0
\$225,001 - \$300,000	6			18.75%	244,317	0	248,475	236,000	0
\$300,001 - \$450,000	4			12.50%	382,186	380,972	383,400	0	0
\$450,001 and up	4			12.50%	596,791	535,000	617,388	0	0
Average Sold Price					247,578	230,106	265,513	200,300	0
Total Closed Units				100%	247,578	7	20	5	
Total Closed Volume					7,922,507	1.61M	5.31M	1.00M	0.00B

June 2025



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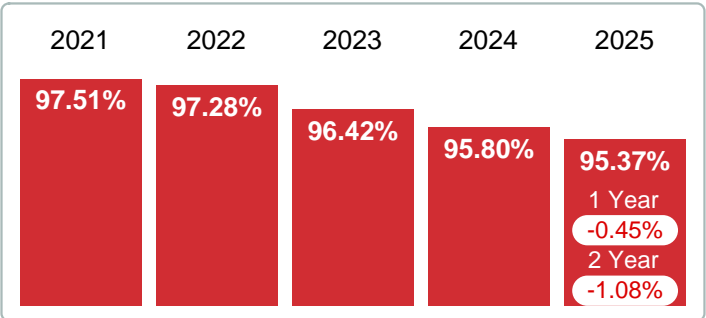
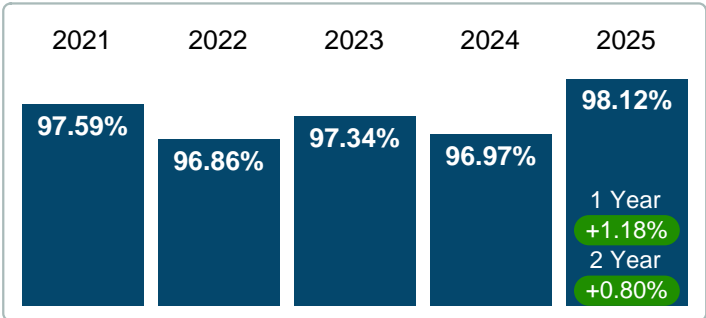


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

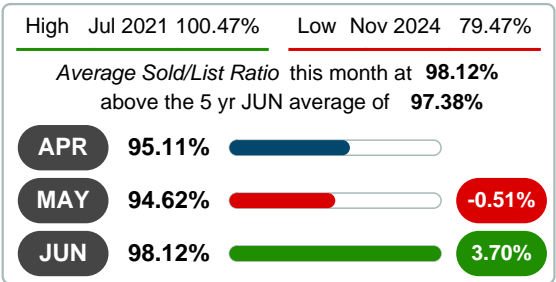
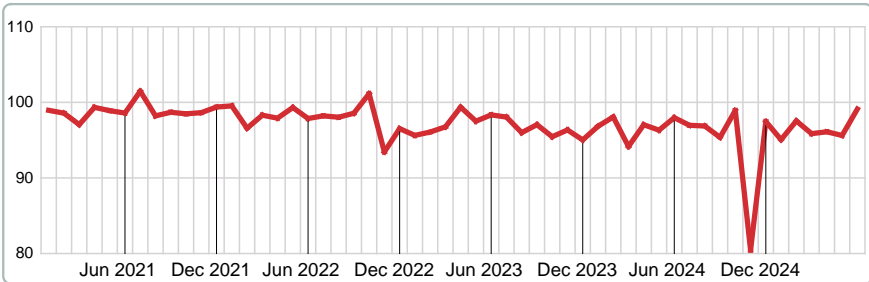
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 97.38%



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	3	9.38%	87.93%	81.89%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	3	9.38%	93.57%	94.73%	92.98%	0.00%	0.00%
\$125,001 - \$175,000	6	18.75%	101.87%	100.00%	103.97%	95.35%	0.00%
\$175,001 - \$225,000	6	18.75%	97.23%	0.00%	98.05%	95.60%	0.00%
\$225,001 - \$300,000	6	18.75%	100.41%	0.00%	98.03%	105.19%	0.00%
\$300,001 - \$450,000	4	12.50%	101.36%	101.07%	101.66%	0.00%	0.00%
\$450,001 and up	4	12.50%	98.19%	94.02%	99.58%	0.00%	0.00%
Average Sold/List Ratio		98.10%		93.52%	99.41%	99.38%	0.00%
Total Closed Units		32	100%	7	20	5	
Total Closed Volume		7,922,507		1.61M	5.31M	1.00M	0.00B

June 2025



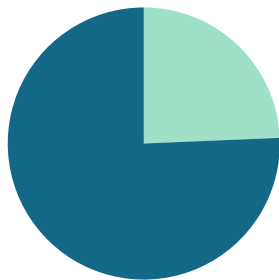
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



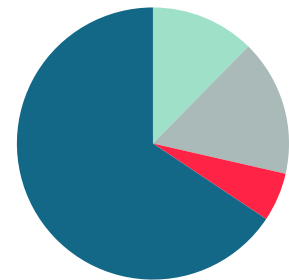
Inventory

New Listings	55 = 24.34%
Start Inventory	171
Total Inventory Units	226
Volume	\$90,774,772

Market Activity

Closed Sales	32 = 12.36%
Pending Sales	42 = 16.22%
Other Off Market	15 = 5.79%
Active Inventory	170 = 65.64%

MARKET ACTIVITY



Compared Metrics	2024	June 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	45	32	-28.89%	202	215	6.44%
Pending Sales	32	42	31.25%	235	233	-0.85%
New Listings	58	55	-5.17%	381	354	-7.09%
Average List Price	274,782	251,075	-8.63%	252,279	263,790	4.56%
Average Sale Price	256,491	247,578	-3.47%	240,868	252,318	4.75%
Average Percent of Selling Price to List Price	96.97%	98.12%	1.18%	95.80%	95.37%	-0.45%
Average Days on Market to Sale	39.00	60.38	54.81%	49.42	51.35	3.90%
Monthly Inventory	194	170	-12.37%	194	170	-12.37%
Months Supply of Inventory	5.46	4.66	-14.77%	5.46	4.66	-14.77%

Absorption: Last 12 months, an Average of 37 Sales/Month

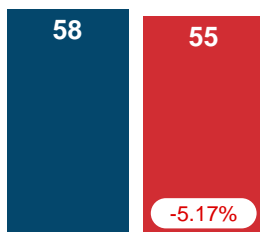
Inventory on June 30, 2025 = 170

2024 2025

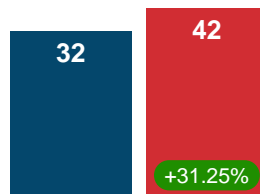
JUNE MARKET

AVERAGE PRICES

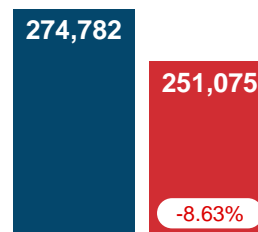
New Listings



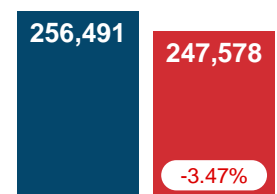
Pending Listings



List Price



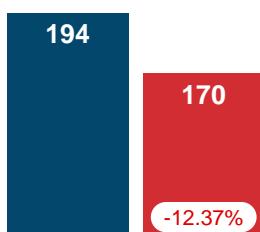
Sale Price



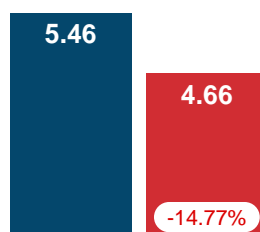
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

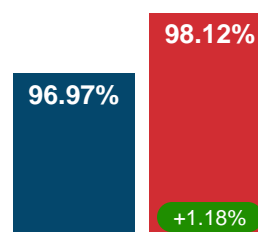
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

