

August 2025



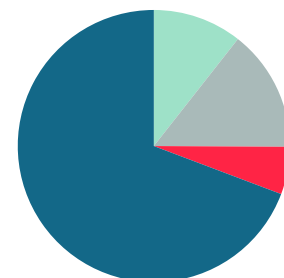
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	42	30	-28.57%
Pending Listings	33	41	24.24%
New Listings	63	72	14.29%
Average List Price	188,369	344,117	82.68%
Average Sale Price	181,740	337,757	85.85%
Average Percent of Selling Price to List Price	95.87%	97.15%	1.34%
Average Days on Market to Sale	42.57	42.27	-0.72%
End of Month Inventory	191	196	2.62%
Months Supply of Inventory	5.46	5.39	-1.15%



- Closed (10.60%)
- Pending (14.49%)
- Other OffMarket (5.65%)
- Active (69.26%)

Absorption: Last 12 months, an Average of **36** Sales/Month
Active Inventory as of August 31, 2025 = **196**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **2.62%** to 196 existing homes available for sale. Over the last 12 months this area has had an average of 36 closed sales per month. This represents an unsold inventory index of **5.39** 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 **85.85%** in August 2025 to \$337,757 versus the previous year at \$181,740.

Average Days on Market Shortens

The average number of **42.27** days that homes spent on the market before selling decreased by 0.30 days or **0.72%** in August 2025 compared to last year's same month at **42.57** DOM.

Sales Success for August 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 72 New Listings in August 2025, up **14.29%** from last year at 63. Furthermore, there were 30 Closed Listings this month versus last year at 42, a **-28.57%** decrease.

Closed versus Listed trends yielded a **41.7%** ratio, down from previous year's, August 2024, at **66.7%**, a **37.50%** 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

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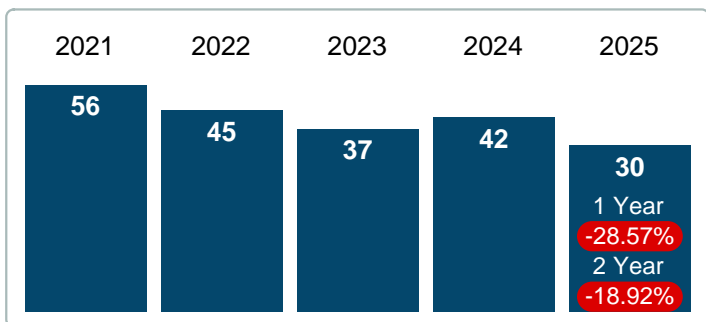
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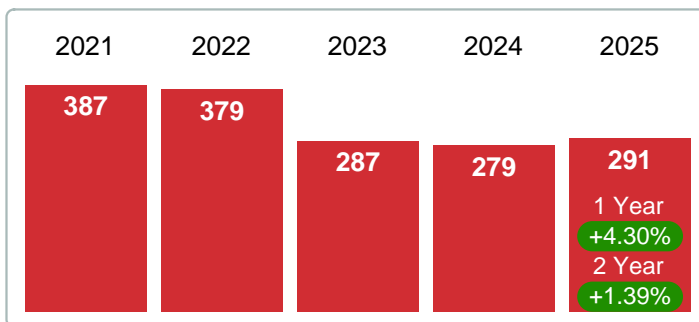
CLOSED LISTINGS

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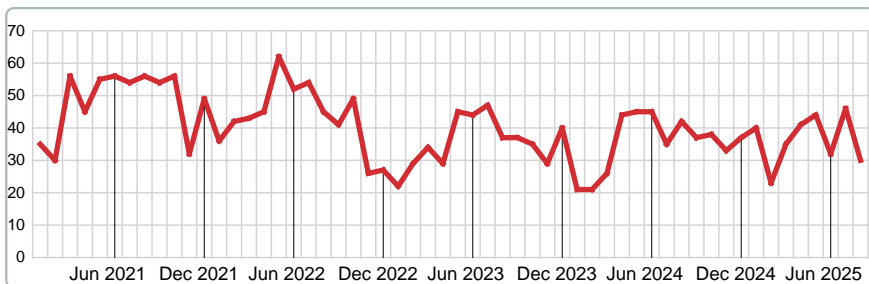
AUGUST



YEAR TO DATE (YTD)

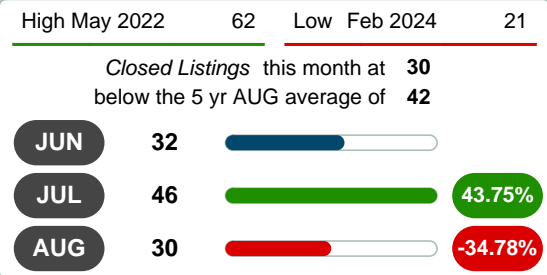


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 42



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	2	6.67%	5.5	1	1	0	0
\$75,001 - \$125,000	3	10.00%	70.0	1	1	1	0
\$125,001 - \$200,000	2	6.67%	3.0	1	1	0	0
\$200,001 - \$275,000	11	36.67%	50.8	1	9	1	0
\$275,001 - \$325,000	5	16.67%	56.6	1	3	1	0
\$325,001 - \$500,000	4	13.33%	27.5	0	2	2	0
\$500,001 and up	3	10.00%	29.7	0	2	1	0
Total Closed Units	30			5	19	6	0
Total Closed Volume	10,132,700	100%	42.3	773.00K	5.17M	4.19M	0.00B
Average Closed Price	\$337,757			\$154,600	\$272,353	\$697,500	\$0

August 2025



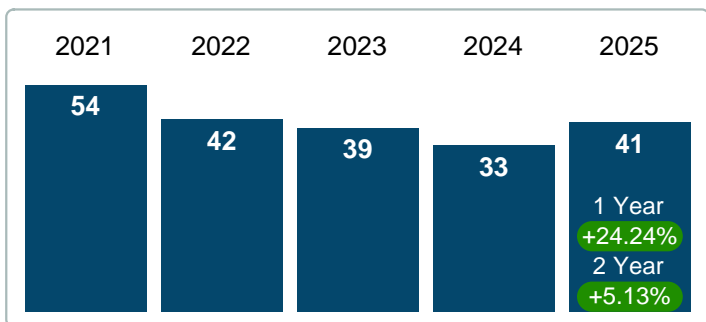
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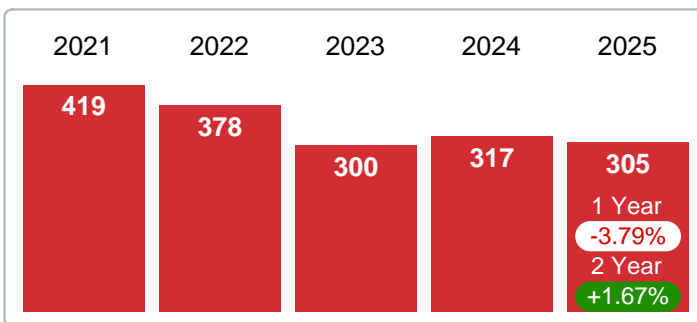
PENDING LISTINGS

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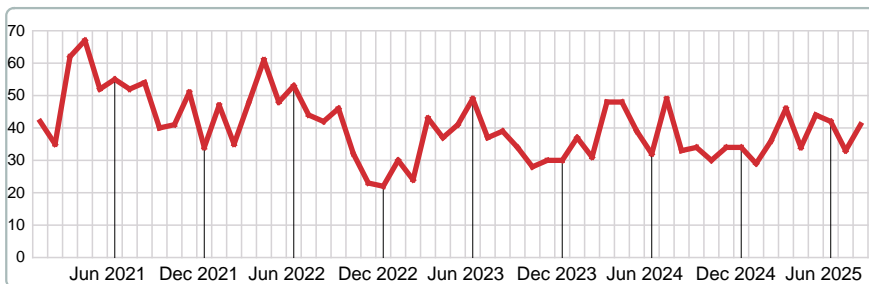
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

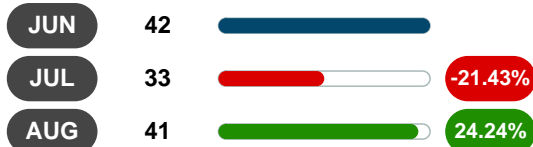


3 MONTHS

5 year AUG AVG = 42

High Apr 2021 67 Low Dec 2022 22

Pending Listings this month at 41
below the 5 yr AUG average of 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	7.32%	14.7	2	1	0	0
\$75,001 - \$125,000	3	7.32%	4.3	2	1	0	0
\$125,001 - \$200,000	9	21.95%	17.4	1	7	1	0
\$200,001 - \$275,000	9	21.95%	42.6	1	6	2	0
\$275,001 - \$325,000	6	14.63%	46.8	1	3	2	0
\$325,001 - \$425,000	6	14.63%	107.5	0	4	2	0
\$425,001 and up	5	12.20%	12.8	0	2	3	0
Total Pending Units	41			7	24	10	0
Total Pending Volume	13,009,189	100%	38.7	1.05M	5.99M	5.96M	0.00B
Average Listing Price	\$317,297			\$150,614	\$249,579	\$596,500	\$0

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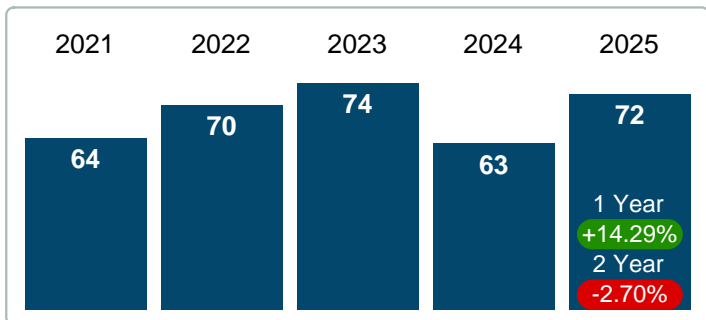
Area Delimited by County Of Cherokee - Residential Property Type



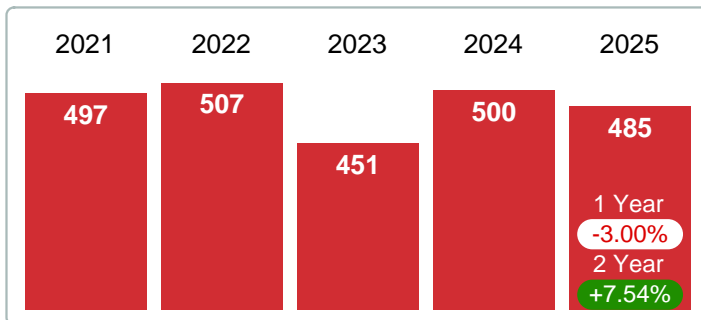
NEW LISTINGS

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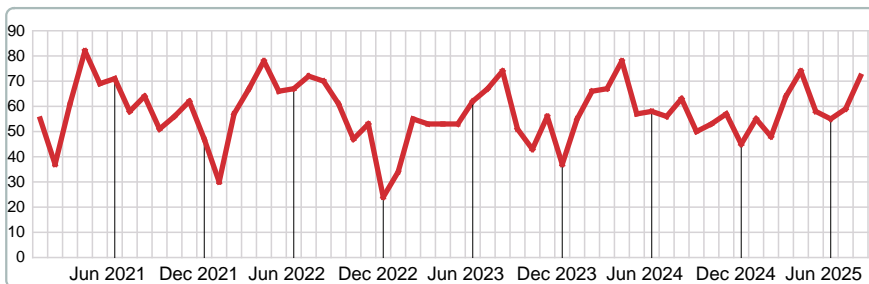
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

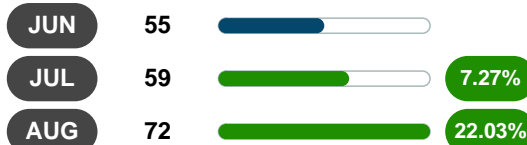


3 MONTHS

5 year AUG AVG = 69

High Apr 2021 82 Low Dec 2022 24

New Listings this month at **72**
above the 5 yr AUG average of **69**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.56%	1	3	0	0
\$75,001 - \$150,000	13	18.06%	5	8	0	0
\$150,001 - \$175,000	7	9.72%	2	4	1	0
\$175,001 - \$325,000	24	33.33%	3	15	6	0
\$325,001 - \$425,000	6	8.33%	0	5	1	0
\$425,001 - \$675,000	11	15.28%	1	5	1	4
\$675,001 and up	7	9.72%	1	0	5	1
Total New Listed Units	72		13	40	14	5
Total New Listed Volume	25,791,090	100%	3.78M	10.05M	9.06M	2.91M
Average New Listed Listing Price	\$358,210		\$290,723	\$251,140	\$646,950	\$581,760

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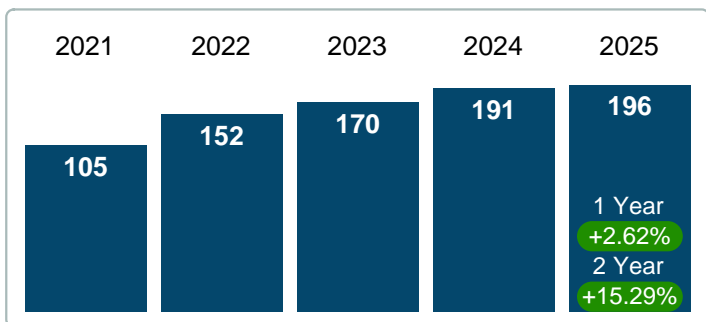
Area Delimited by County Of Cherokee - Residential Property Type



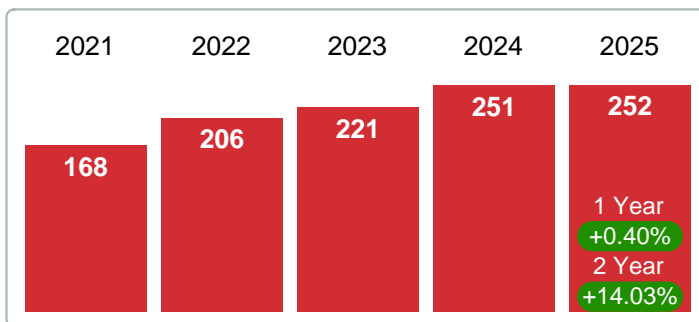
ACTIVE INVENTORY

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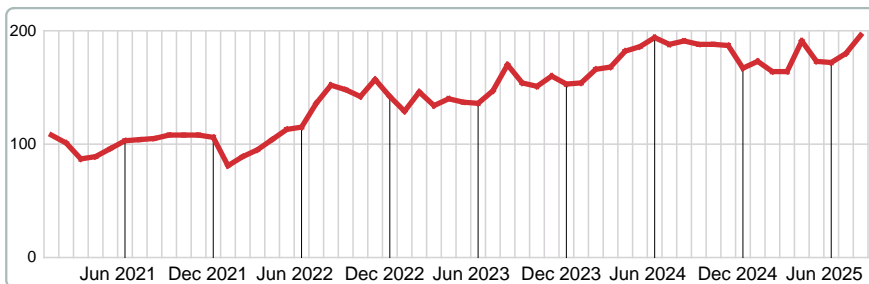
END OF AUGUST



ACTIVE DURING AUGUST

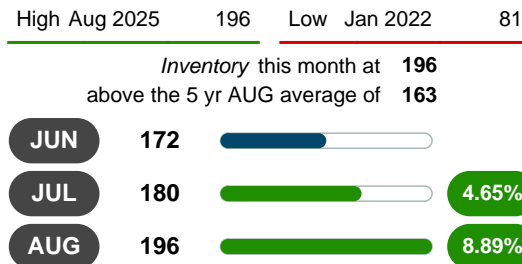


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 163



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	14	7.14%	93.2	6	8	0	0
\$100,001 - \$150,000	17	8.67%	67.9	10	7	0	0
\$150,001 - \$225,000	38	19.39%	44.9	9	19	10	0
\$225,001 - \$350,000	51	26.02%	112.1	6	26	18	1
\$350,001 - \$475,000	26	13.27%	89.0	3	13	7	3
\$475,001 - \$875,000	30	15.31%	103.1	2	11	9	8
\$875,001 and up	20	10.20%	123.8	1	4	7	8
Total Active Inventory by Units	196			37	88	51	20
Total Active Inventory by Volume	83,759,349	100%	90.6	9.64M	32.41M	25.21M	16.50M
Average Active Inventory Listing Price	\$427,344			\$260,599	\$368,322	\$494,294	\$824,795

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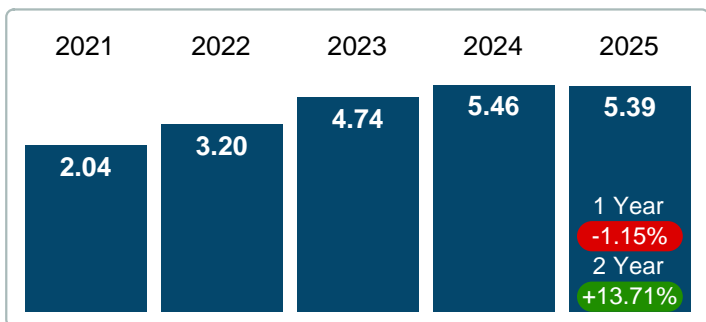
Area Delimited by County Of Cherokee - Residential Property Type



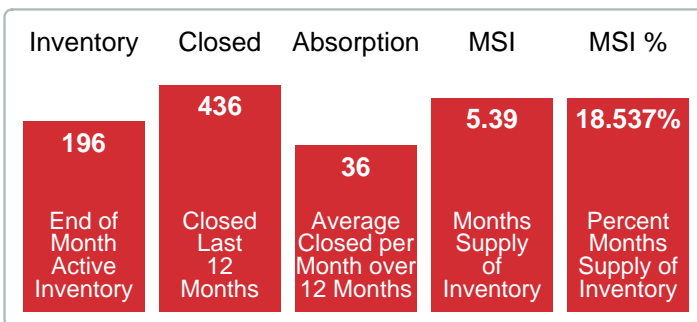
MONTHS SUPPLY of INVENTORY (MSI)

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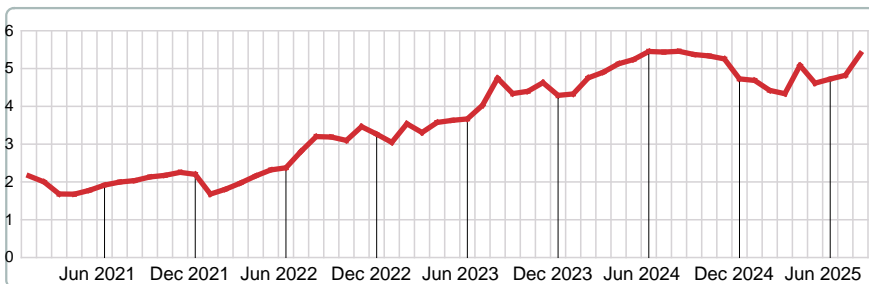
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025



5 YEAR MARKET ACTIVITY TRENDS

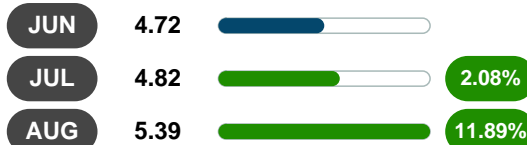


3 MONTHS

5 year AUG AVG = 4.17

High Aug 2024 5.46 Low Apr 2021 1.68

Months Supply this month at **5.39**
above the 5 yr AUG average of **4.17**



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	14	7.14%	2.71	1.95	4.36	0.00	0.00
\$100,001 - \$150,000	17	8.67%	3.52	5.00	3.00	0.00	0.00
\$150,001 - \$225,000	38	19.39%	3.56	4.15	2.92	5.22	0.00
\$225,001 - \$350,000	51	26.02%	5.42	6.55	3.95	12.00	2.40
\$350,001 - \$475,000	26	13.27%	7.26	12.00	6.50	7.00	9.00
\$475,001 - \$875,000	30	15.31%	13.85	12.00	11.00	12.00	32.00
\$875,001 and up	20	10.20%	40.00	12.00	24.00	28.00	0.00
Market Supply of Inventory (MSI)	5.39			4.27	4.31	8.38	17.14
Total Active Inventory by Units	196	100%	5.39	37	88	51	20

August 2025



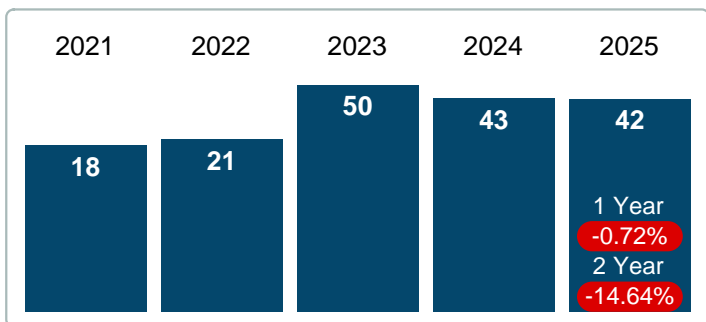
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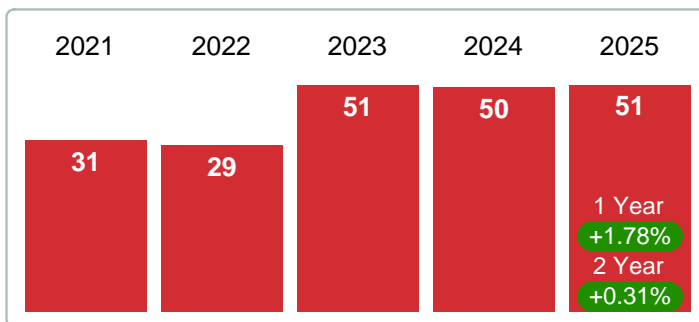
AVERAGE DAYS ON MARKET TO SALE

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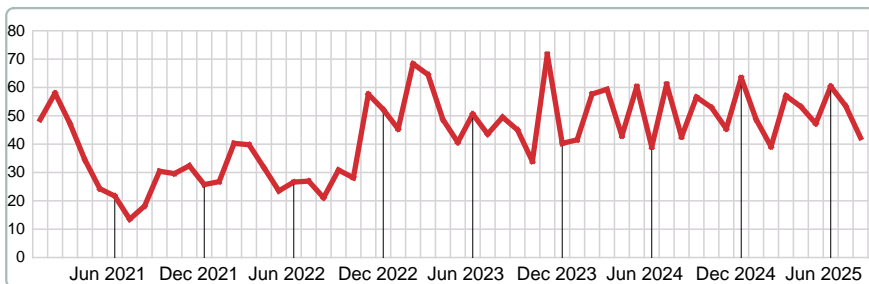
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

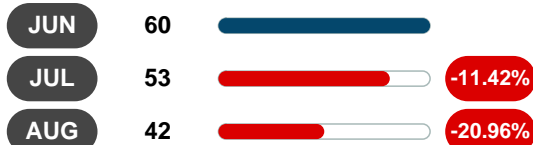


3 MONTHS

5 year AUG AVG = 35

High Nov 2023 72 Low Jul 2021 14

Average Days on Market to Sale this month at 42 above the 5 yr AUG average of 35



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	6.67%	6	10	1	0	0
\$75,001 - \$125,000	10.00%	70	114	36	60	0
\$125,001 - \$200,000	6.67%	3	3	3	0	0
\$200,001 - \$275,000	36.67%	51	63	54	6	0
\$275,001 - \$325,000	16.67%	57	119	21	101	0
\$325,001 - \$500,000	13.33%	28	0	3	52	0
\$500,001 and up	10.00%	30	0	44	2	0
Average Closed DOM		42	62	36	46	0
Total Closed Units	100%	42	5	19	6	
Total Closed Volume		10,132,700	773.00K	5.17M	4.19M	0.00B

August 2025



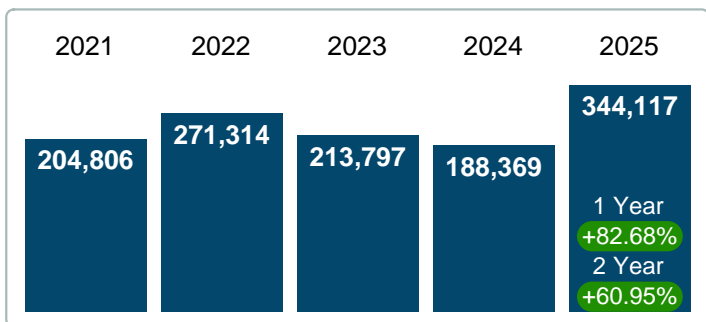
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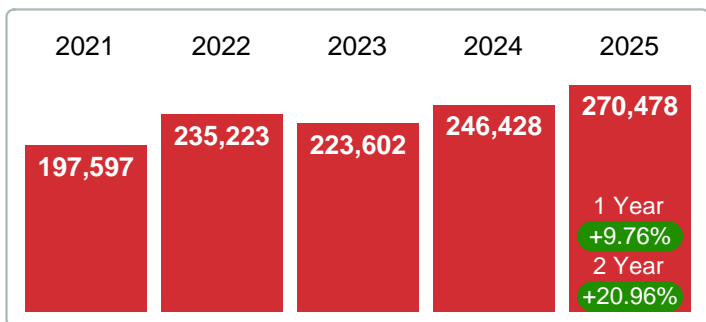
AVERAGE LIST PRICE AT CLOSING

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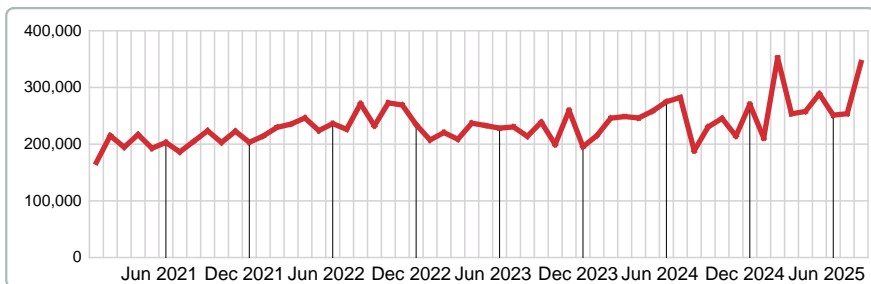
AUGUST



YEAR TO DATE (YTD)

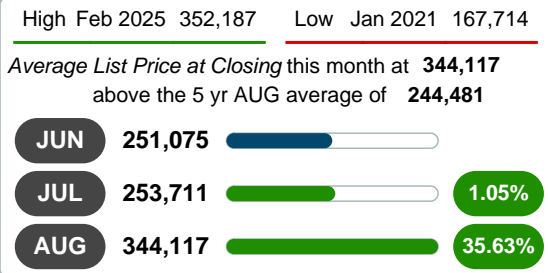


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 244,481



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	6.67%	49,700	29,900	69,500	0	0
\$75,001 - \$125,000	13.33%	108,850	115,000	79,900	115,500	0
\$125,001 - \$200,000	3.33%	152,000	125,000	152,000	0	0
\$200,001 - \$275,000	33.33%	234,070	225,000	244,178	218,000	0
\$275,001 - \$325,000	20.00%	298,517	299,000	300,767	289,900	0
\$325,001 - \$500,000	13.33%	388,725	0	397,450	380,000	0
\$500,001 and up	10.00%	1,316,667	0	550,000	2,850,000	0
Average List Price		344,117	158,780	278,747	705,567	0
Total Closed Units		30	5	19	6	0
Total Closed Volume		10,323,500	793.90K	5.30M	4.23M	0.00B

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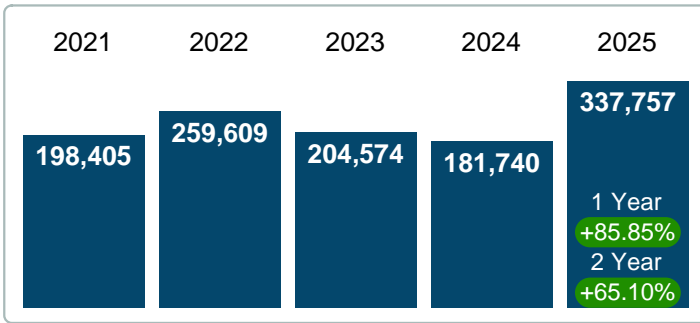
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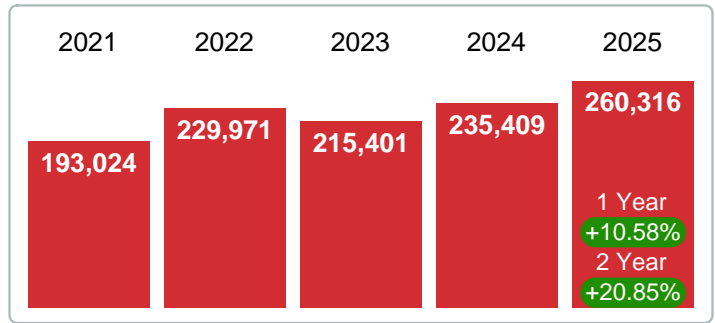
AVERAGE SOLD PRICE AT CLOSING

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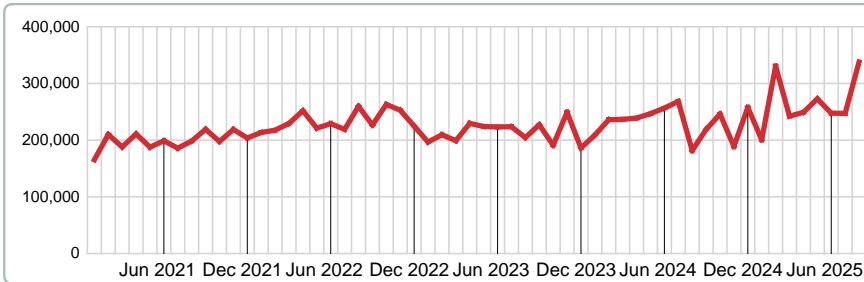
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

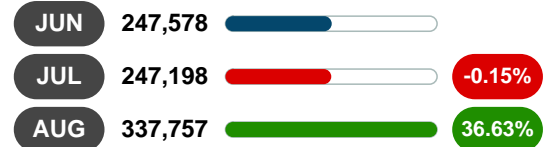


3 MONTHS

5 year AUG AVG = 236,417

High Aug 2025 337,757 Low Jan 2021 165,317

Average Sold Price at Closing this month at **337,757** above the 5 yr AUG average of **236,417**



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	6.67%	47,250	25,000	69,500	0	0
\$75,001 - \$125,000	10.00%	94,967	110,000	79,900	95,000	0
\$125,001 - \$200,000	6.67%	137,500	140,000	135,000	0	0
\$200,001 - \$275,000	36.67%	233,468	210,000	238,794	209,000	0
\$275,001 - \$325,000	16.67%	294,480	288,000	299,467	286,000	0
\$325,001 - \$500,000	13.33%	382,313	0	392,125	372,500	0
\$500,001 and up	10.00%	1,302,833	0	529,250	285,000	0
Average Sold Price		337,757	154,600	272,353	697,500	0
Total Closed Units	100%	337,757	5	19	6	0
Total Closed Volume		10,132,700	773.00K	5.17M	4.19M	0.00B

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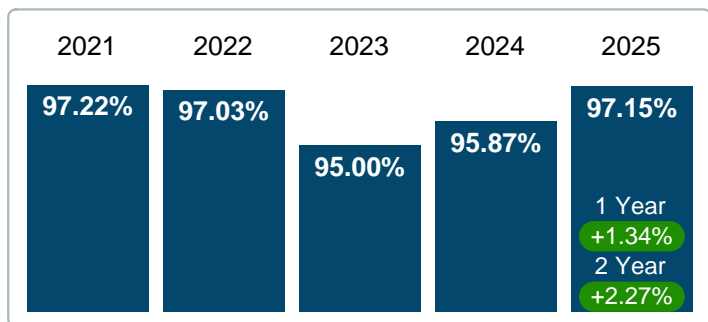
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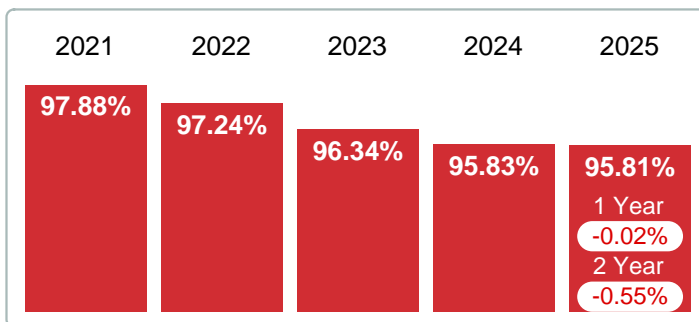
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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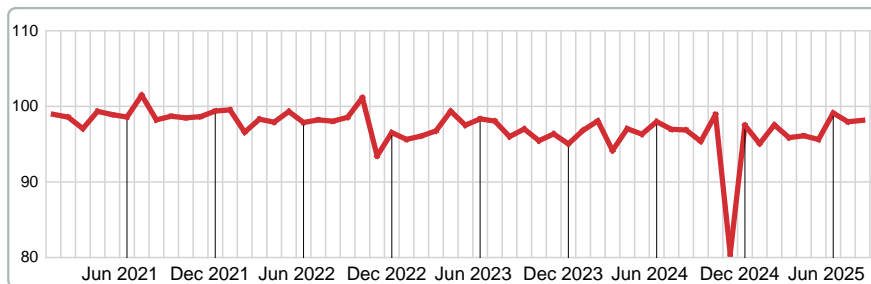
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

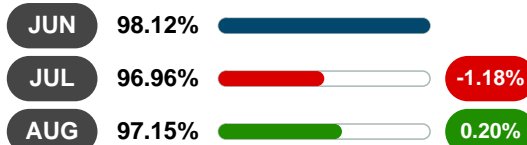


3 MONTHS

5 year AUG AVG = 96.45%

High Jul 2021 100.47% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **97.15%** above the 5 yr AUG average of **96.45%**



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	2	6.67%	91.81%	83.61%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	3	10.00%	92.63%	95.65%	100.00%	82.25%	0.00%
\$125,001 - \$200,000	2	6.67%	100.41%	112.00%	88.82%	0.00%	0.00%
\$200,001 - \$275,000	11	36.67%	97.47%	93.33%	98.11%	95.87%	0.00%
\$275,001 - \$325,000	5	16.67%	98.73%	96.32%	99.57%	98.65%	0.00%
\$325,001 - \$500,000	4	13.33%	98.44%	0.00%	98.82%	98.06%	0.00%
\$500,001 and up	3	10.00%	97.56%	0.00%	96.34%	100.00%	0.00%
Average Sold/List Ratio		97.20%		96.18%	97.94%	95.48%	0.00%
Total Closed Units		30	100%	97.20%	5	19	6
Total Closed Volume		10,132,700			773.00K	5.17M	4.19M

August 2025



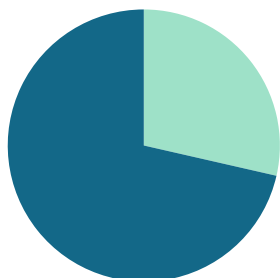
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

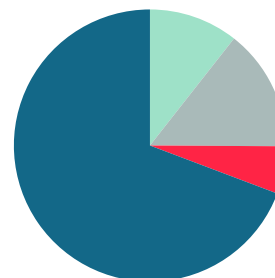


Inventory
 New Listings **72 = 28.57%**
 Start Inventory **180**
 Total Inventory Units **252**
 Volume **\$102,206,338**

Market Activity

Closed Sales **30 = 10.60%**
 Pending Sales **41 = 14.49%**
 Other Off Market **16 = 5.65%**
 Active Inventory **196 = 69.26%**

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	42	30	-28.57%	279	291	4.30%
Pending Sales	33	41	24.24%	317	305	-3.79%
New Listings	63	72	14.29%	500	485	-3.00%
Average List Price	188,369	344,117	82.68%	246,428	270,478	9.76%
Average Sale Price	181,740	337,757	85.85%	235,409	260,316	10.58%
Average Percent of Selling Price to List Price	95.87%	97.15%	1.34%	95.83%	95.81%	-0.02%
Average Days on Market to Sale	42.57	42.27	-0.72%	49.86	50.75	1.78%
Monthly Inventory	191	196	2.62%	191	196	2.62%
Months Supply of Inventory	5.46	5.39	-1.15%	5.46	5.39	-1.15%

Absorption: Last 12 months, an Average of **36** Sales/Month

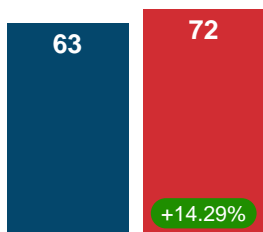
Inventory on August 31, 2025 = **196**

2024 **2025**

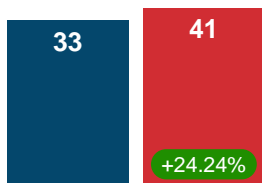
AUGUST MARKET

AVERAGE PRICES

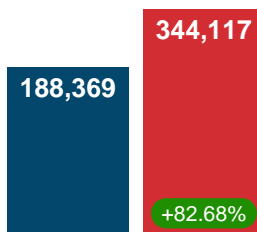
New Listings



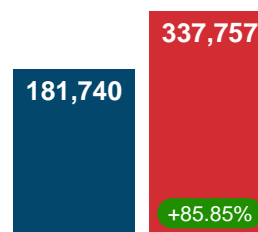
Pending Listings



List Price



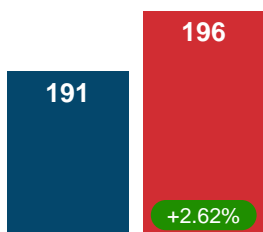
Sale Price



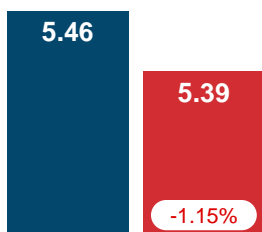
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

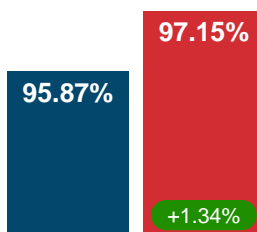
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

