

August 2025



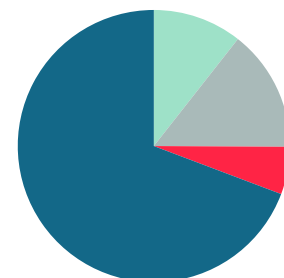
Area Delimited by County Of Cherokee - Residential Property Type



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%
Median List Price	162,000	253,450	56.45%
Median Sale Price	165,600	246,500	48.85%
Median Percent of Selling Price to List Price	97.88%	98.71%	0.85%
Median Days on Market to Sale	24.50	12.00	-51.02%
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.

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 **48.85%** in August 2025 to \$246,500 versus the previous year at \$165,600.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 12.50 days or **51.02%** in August 2025 compared to last year's same month at **24.50** DOM.

Sales Success for August 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 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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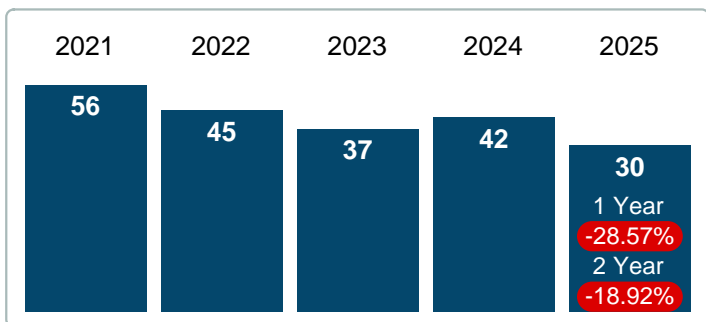
Area Delimited by County Of Cherokee - Residential Property Type



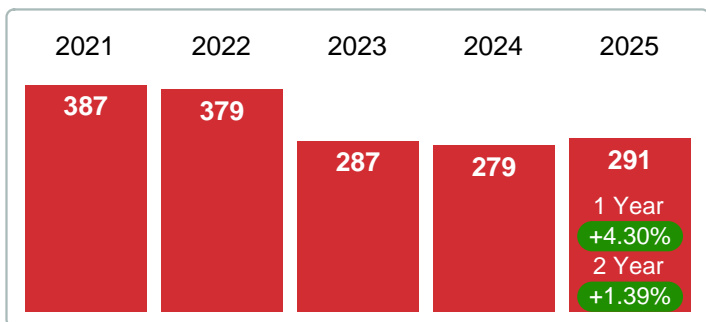
CLOSED LISTINGS

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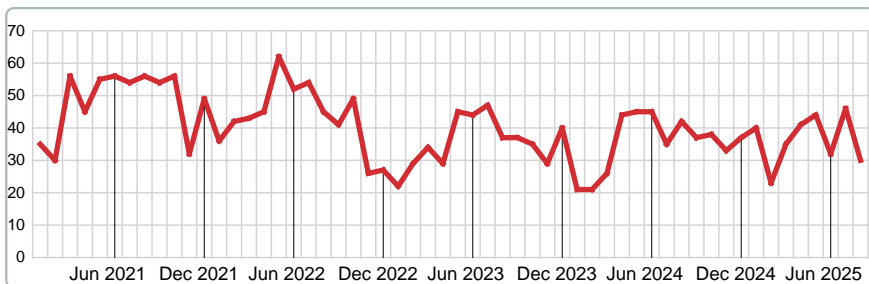
AUGUST



YEAR TO DATE (YTD)

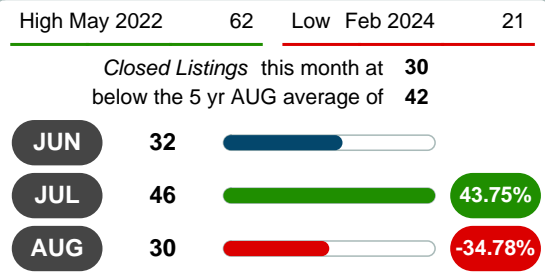


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	60.0	1	1	1	0
\$125,001 - \$200,000	2	6.67%	3.0	1	1	0	0
\$200,001 - \$275,000	11	36.67%	13.0	1	9	1	0
\$275,001 - \$325,000	5	16.67%	48.0	1	3	1	0
\$325,001 - \$500,000	4	13.33%	4.0	0	2	2	0
\$500,001 and up	3	10.00%	5.0	0	2	1	0
Total Closed Units	30			5	19	6	0
Total Closed Volume	10,132,700	100%	12.0	773.00K	5.17M	4.19M	0.00B
Median Closed Price	\$246,500			\$140,000	\$260,000	\$318,000	\$0

August 2025



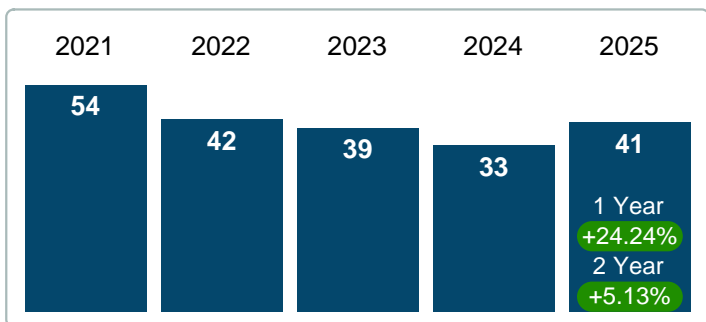
Area Delimited by County Of Cherokee - Residential Property Type



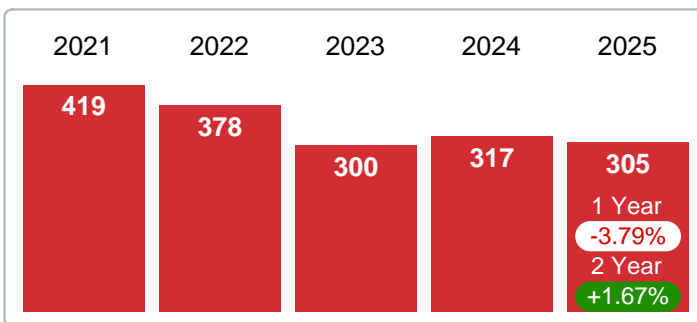
PENDING LISTINGS

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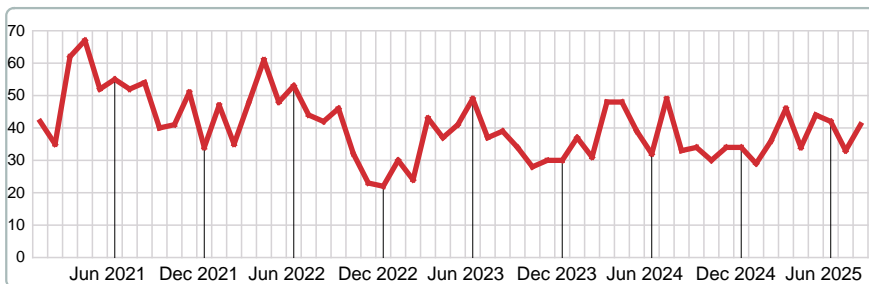
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

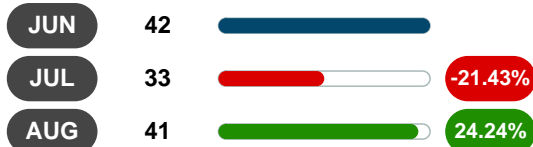


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	7.32%	11.0	2	1	0	0
\$75,001 - \$125,000	3	7.32%	4.0	2	1	0	0
\$125,001 - \$200,000	9	21.95%	8.0	1	7	1	0
\$200,001 - \$275,000	9	21.95%	33.0	1	6	2	0
\$275,001 - \$325,000	6	14.63%	10.0	1	3	2	0
\$325,001 - \$425,000	6	14.63%	111.0	0	4	2	0
\$425,001 and up	5	12.20%	18.0	0	2	3	0
Total Pending Units	41			7	24	10	0
Total Pending Volume	13,009,189	100%	11.0	1.05M	5.99M	5.96M	0.00B
Median Listing Price	\$235,000			\$108,900	\$218,350	\$311,000	\$0

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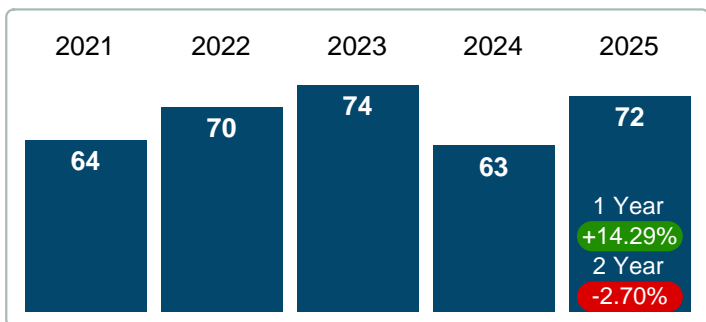
Area Delimited by County Of Cherokee - Residential Property Type



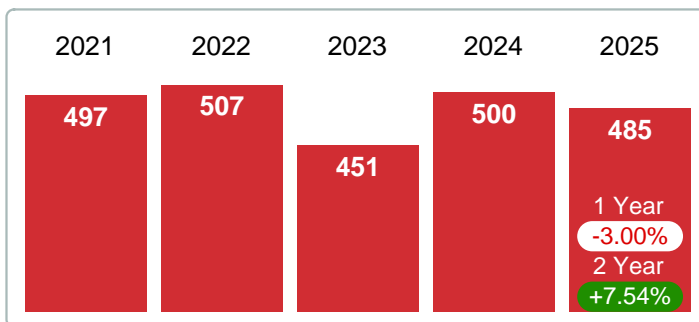
NEW LISTINGS

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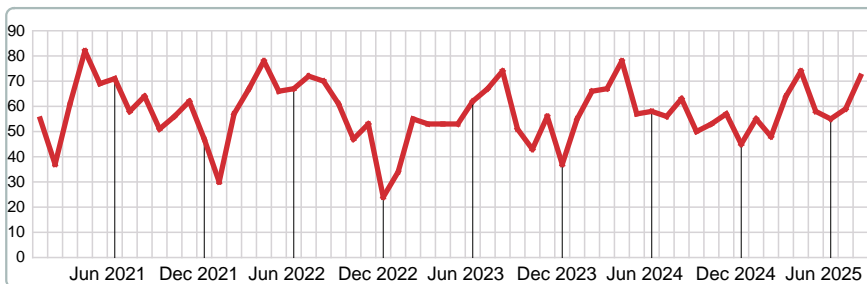
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

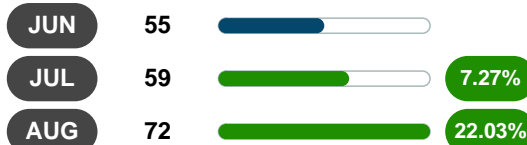


3 MONTHS

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
Median New Listed Listing Price	\$230,000		\$168,000	\$221,350	\$329,500	\$495,000

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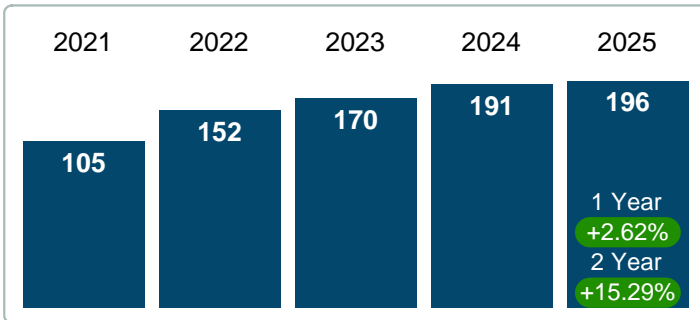
Area Delimited by County Of Cherokee - Residential Property Type



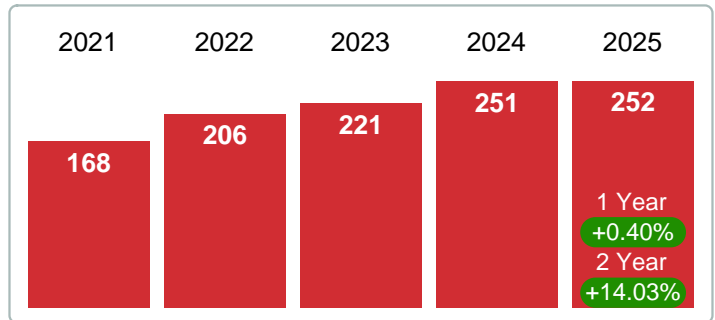
ACTIVE INVENTORY

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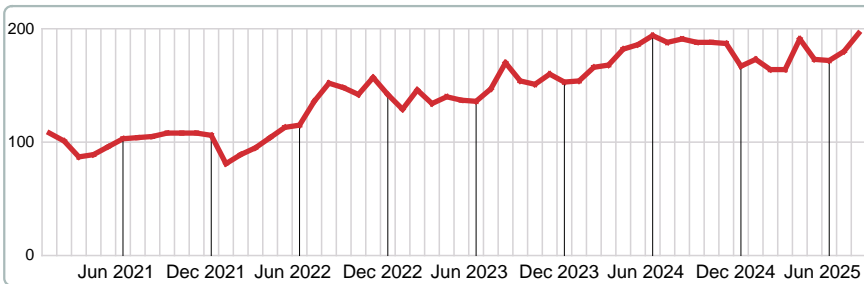
END OF AUGUST



ACTIVE DURING AUGUST

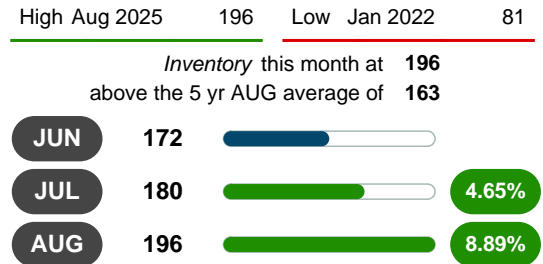


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 163



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	7.14%	59.5	6	8	0	0
\$100,001 - \$150,000	17	8.67%	46.0	10	7	0	0
\$150,001 - \$225,000	38	19.39%	41.0	9	19	10	0
\$225,001 - \$350,000	51	26.02%	104.0	6	26	18	1
\$350,001 - \$475,000	26	13.27%	79.0	3	13	7	3
\$475,001 - \$875,000	30	15.31%	94.0	2	11	9	8
\$875,001 and up	20	10.20%	124.5	1	4	7	8
Total Active Inventory by Units	196			37	88	51	20
Total Active Inventory by Volume	83,759,349	100%	72.0	9.64M	32.41M	25.21M	16.50M
Median Active Inventory Listing Price	\$312,000			\$169,900	\$268,200	\$339,900	\$697,000

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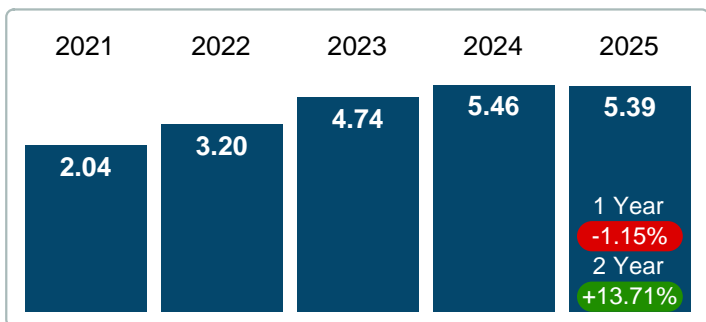
Area Delimited by County Of Cherokee - Residential Property Type



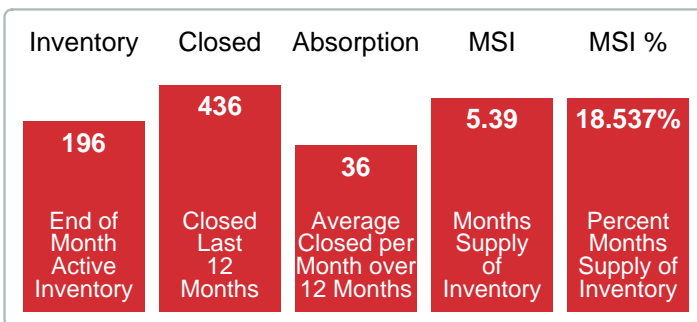
MONTHS SUPPLY of INVENTORY (MSI)

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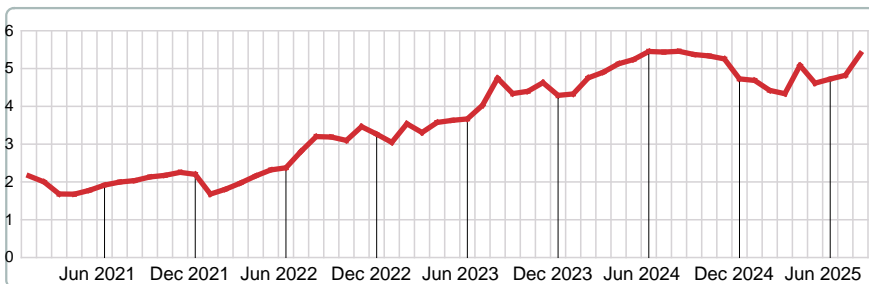
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

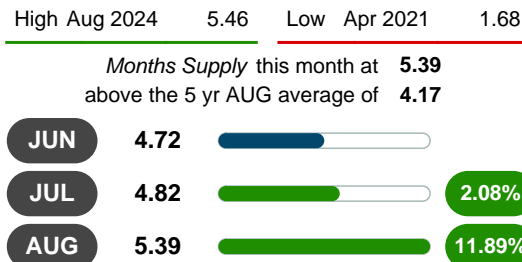


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.17



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	100%	5.39	4.27	4.31	8.38	17.14
Total Active Inventory by Units	196			37	88	51	20

August 2025



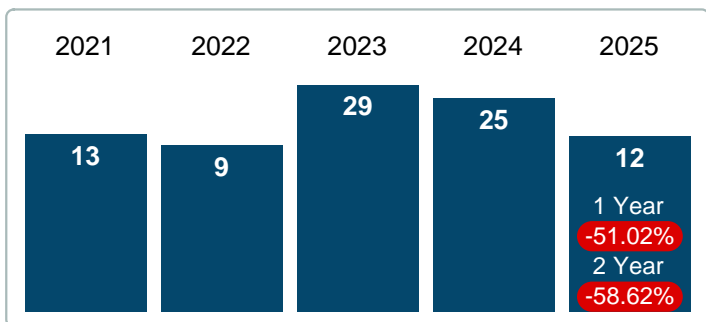
Area Delimited by County Of Cherokee - Residential Property Type



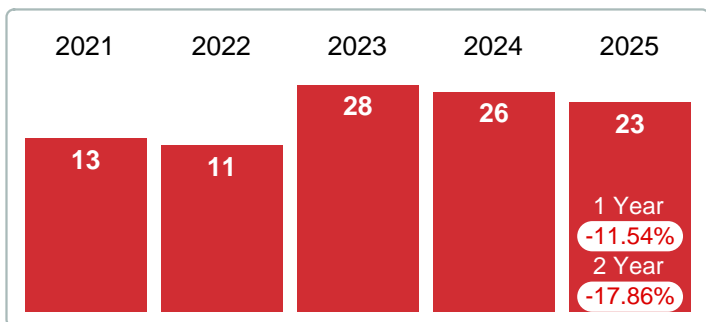
MEDIAN DAYS ON MARKET TO SALE

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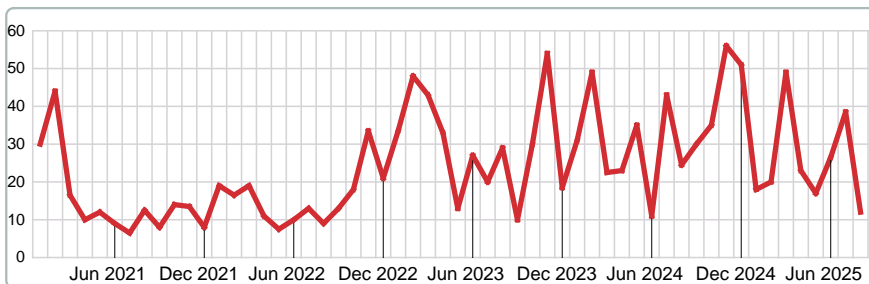
AUGUST



YEAR TO DATE (YTD)

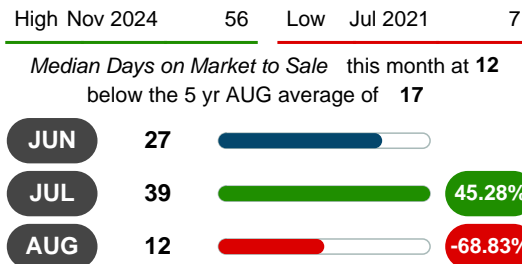


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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	6.67%	6	10	1	0	0
\$75,001 - \$125,000	10.00%	60	114	36	60	0
\$125,001 - \$200,000	6.67%	3	3	3	0	0
\$200,001 - \$275,000	36.67%	13	63	13	6	0
\$275,001 - \$325,000	16.67%	48	119	11	101	0
\$325,001 - \$500,000	13.33%	4	0	3	52	0
\$500,001 and up	10.00%	5	0	44	2	0
Median Closed DOM		12	63	11	33	0
Total Closed Units	100%	30	5	19	6	
Total Closed Volume		10,132,700	773.00K	5.17M	4.19M	0.00B

August 2025



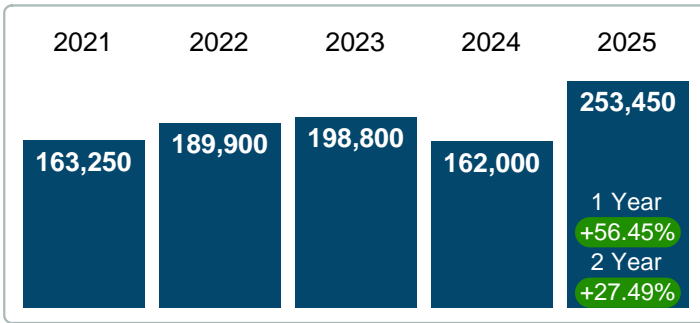
Area Delimited by County Of Cherokee - Residential Property Type



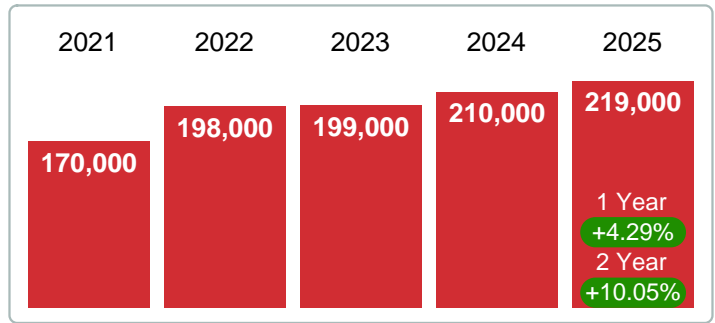
MEDIAN LIST PRICE AT CLOSING

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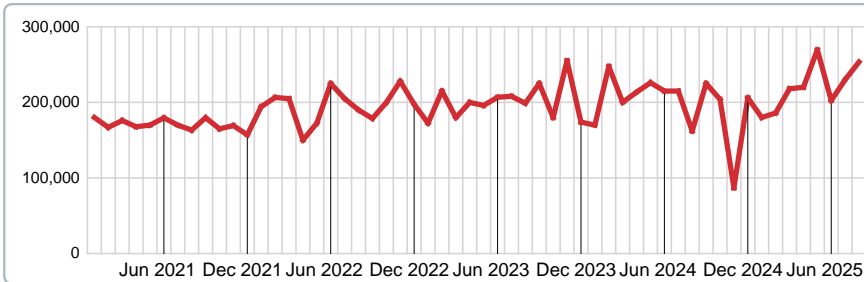
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

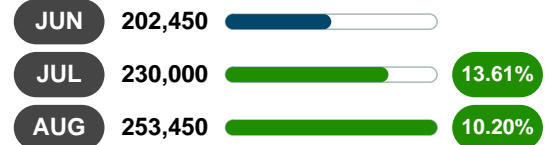


3 MONTHS

5 year AUG AVG = 193,480

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

Median List Price at Closing this month at **253,450** above the 5 yr AUG average of **193,480**



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	6.67%	49,700	29,900	69,500	0	0
\$75,001 - \$125,000	13.33%	115,250	120,000	79,900	115,500	0
\$125,001 - \$200,000	3.33%	152,000	0	152,000	0	0
\$200,001 - \$275,000	33.33%	228,000	225,000	229,750	218,000	0
\$275,001 - \$325,000	20.00%	299,000	299,000	299,450	289,900	0
\$325,001 - \$500,000	13.33%	380,000	0	397,450	380,000	0
\$500,001 and up	10.00%	575,000	0	550,000	2,850,000	0
Median List Price		253,450	125,000	273,900	322,450	0
Total Closed Units	100%	253,450	5	19	6	0
Total Closed Volume		10,323,500	793.90K	5.30M	4.23M	0.00B

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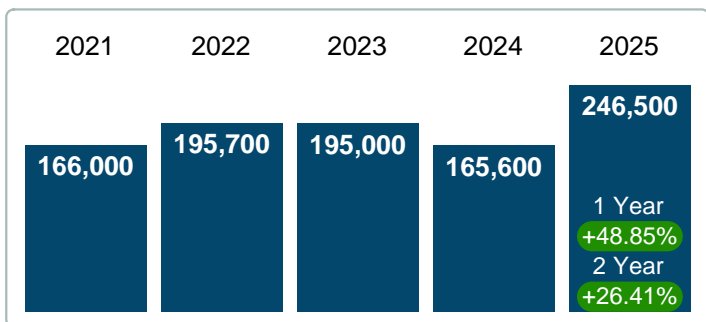
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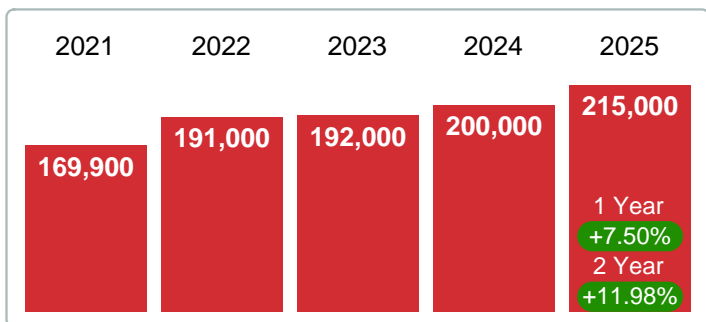
MEDIAN SOLD PRICE AT CLOSING

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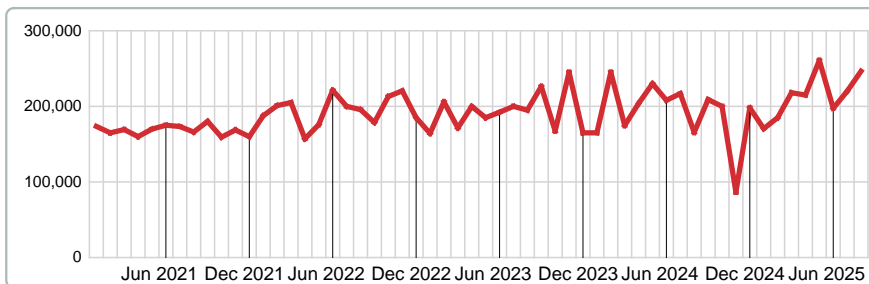
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

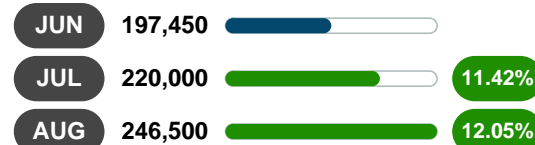


3 MONTHS

5 year AUG AVG = 193,760

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

Median Sold Price at Closing this month at **246,500** above the 5 yr AUG average of **193,760**



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	6.67%	47,250	25,000	69,500	0	0
\$75,001 - \$125,000	10.00%	95,000	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%	230,000	210,000	230,000	209,000	0
\$275,001 - \$325,000	16.67%	288,400	288,000	295,000	286,000	0
\$325,001 - \$500,000	13.33%	372,500	0	392,125	372,500	0
\$500,001 and up	10.00%	540,000	0	529,250	2,850,000	0
Median Sold Price		246,500	140,000	260,000	318,000	0
Total Closed Units		30	5	19	6	0
Total Closed Volume		10,132,700	773.00K	5.17M	4.19M	0.00B

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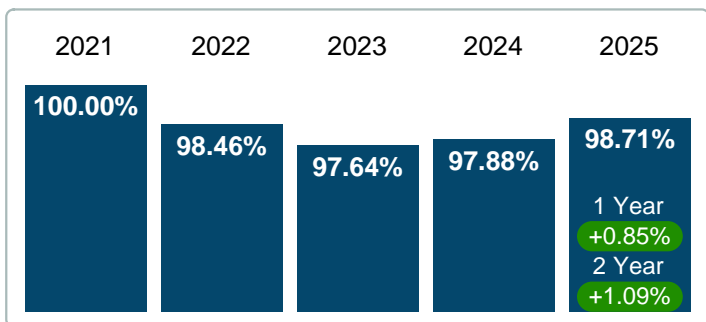
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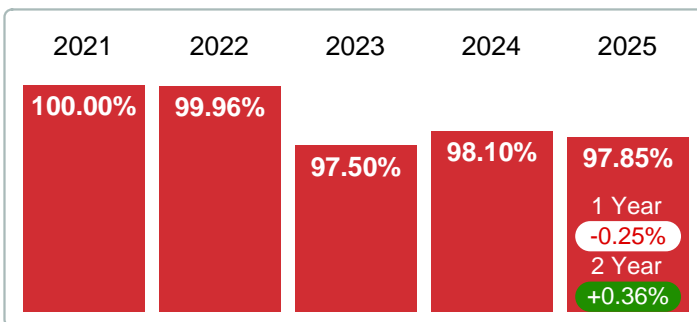
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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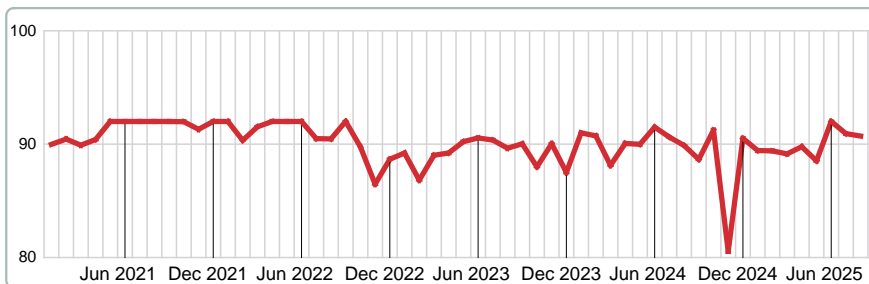
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

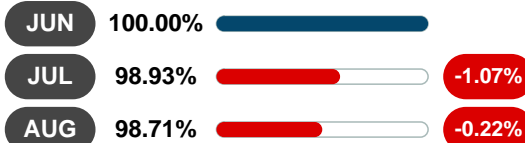


3 MONTHS

5 year AUG AVG = 98.54%

High Jun 2025 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **98.71%**
equal to 5 yr AUG average of **98.54%**



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	2	6.67%	91.81%	83.61%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	3	10.00%	95.65%	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%	99.49%	93.33%	100.00%	95.87%	0.00%
\$275,001 - \$325,000	5	16.67%	98.66%	96.32%	100.00%	98.65%	0.00%
\$325,001 - \$500,000	4	13.33%	98.11%	0.00%	98.82%	98.06%	0.00%
\$500,001 and up	3	10.00%	98.76%	0.00%	96.34%	100.00%	0.00%
Median Sold/List Ratio		98.71%		95.65%	100.00%	98.06%	0.00%
Total Closed Units		30	100%	5	19	6	
Total Closed Volume		10,132,700		773.00K	5.17M	4.19M	0.00B

August 2025



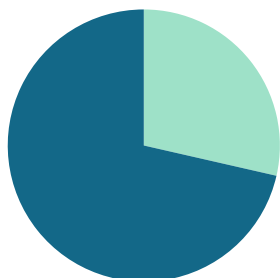
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

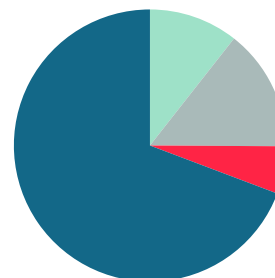


Inventory
 New Listings
72 = 28.57%
 Start Inventory
180
 Total Inventory Units
252
 Volume
\$102,206,338

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%
Median List Price	162,000	253,450	56.45%	210,000	219,000	4.29%
Median Sale Price	165,600	246,500	48.85%	200,000	215,000	7.50%
Median Percent of Selling Price to List Price	97.88%	98.71%	0.85%	98.10%	97.85%	-0.25%
Median Days on Market to Sale	24.50	12.00	-51.02%	26.00	23.00	-11.54%
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

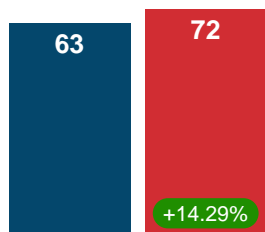
Inventory on August 31, 2025 = **196**

2024 **2025**

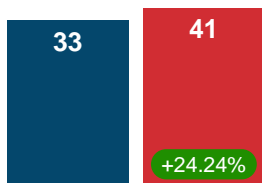
AUGUST MARKET

MEDIAN PRICES

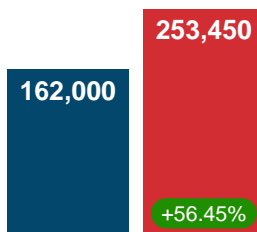
New Listings



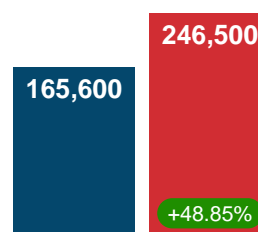
Pending Listings



List Price



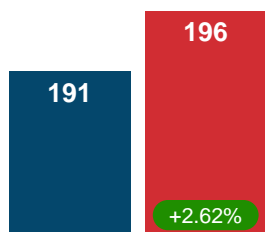
Sale Price



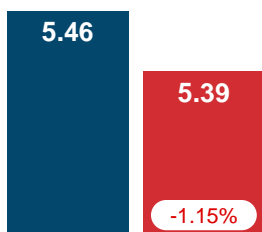
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

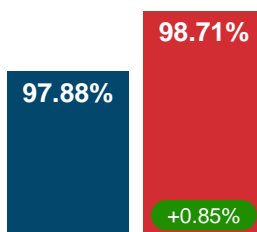
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

