

September 2025



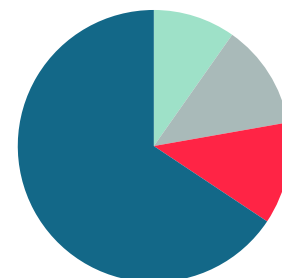
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	37	29	-21.62%
Pending Listings	34	37	8.82%
New Listings	50	69	38.00%
Median List Price	225,000	255,000	13.33%
Median Sale Price	209,000	250,000	19.62%
Median Percent of Selling Price to List Price	96.66%	98.31%	1.70%
Median Days on Market to Sale	30.00	20.00	-33.33%
End of Month Inventory	188	195	3.72%
Months Supply of Inventory	5.37	5.47	1.78%



- Closed (9.76%)
- Pending (12.46%)
- Other OffMarket (12.12%)
- Active (65.66%)

Absorption: Last 12 months, an Average of **36** Sales/Month
Active Inventory as of September 30, 2025 = **195**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **3.72%** to 195 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 **5.47** 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 **19.62%** in September 2025 to \$250,000 versus the previous year at \$209,000.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 10.00 days or **33.33%** in September 2025 compared to last year's same month at **30.00** DOM.

Sales Success for September 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 69 New Listings in September 2025, up **38.00%** from last year at 50. Furthermore, there were 29 Closed Listings this month versus last year at 37, a **-21.62%** decrease.

Closed versus Listed trends yielded a **42.0%** ratio, down from previous year's, September 2024, at **74.0%**, a **43.20%** 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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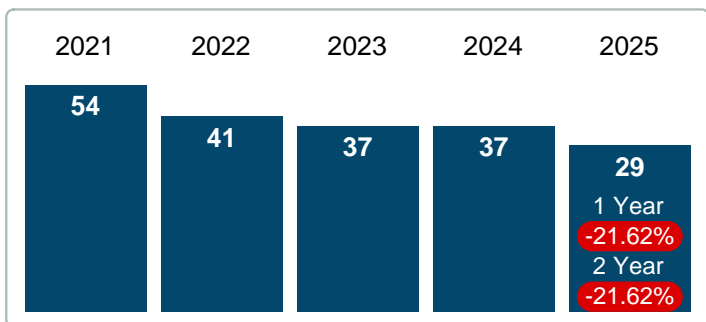
Area Delimited by County Of Cherokee - Residential Property Type



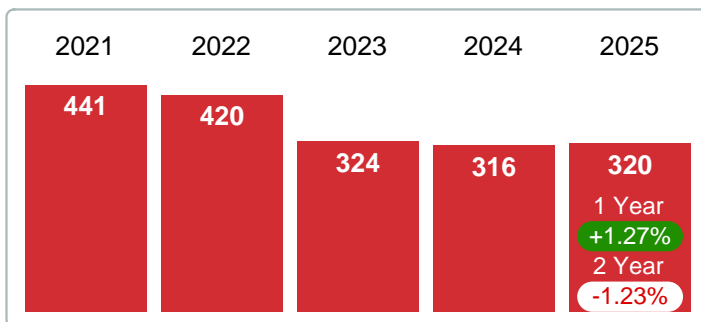
CLOSED LISTINGS

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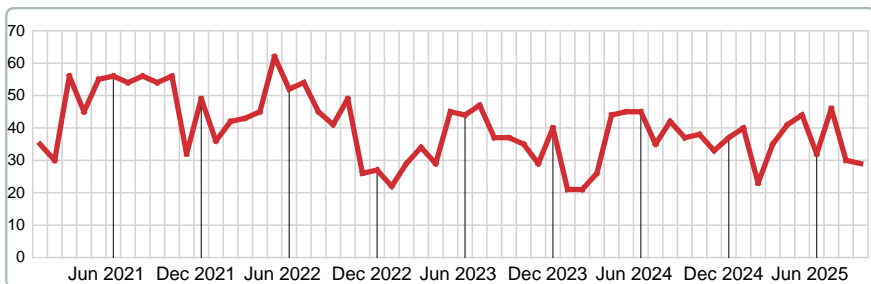
SEPTEMBER



YEAR TO DATE (YTD)

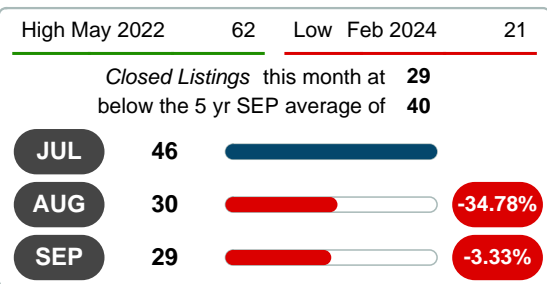


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 40



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	3.45%	26.0	1	0	0	0
\$75,001 - \$150,000	4	13.79%	9.0	2	2	0	0
\$150,001 - \$225,000	5	17.24%	8.0	1	4	0	0
\$225,001 - \$275,000	6	20.69%	7.5	1	5	0	0
\$275,001 - \$300,000	3	10.34%	33.0	0	1	2	0
\$300,001 - \$400,000	6	20.69%	88.5	2	2	2	0
\$400,001 and up	4	13.79%	22.0	0	3	1	0
Total Closed Units	29			7	17	5	0
Total Closed Volume	8,178,798	100%	20.0	1.28M	5.26M	1.64M	0.00B
Median Closed Price	\$250,000			\$157,300	\$236,900	\$318,500	\$0

September 2025



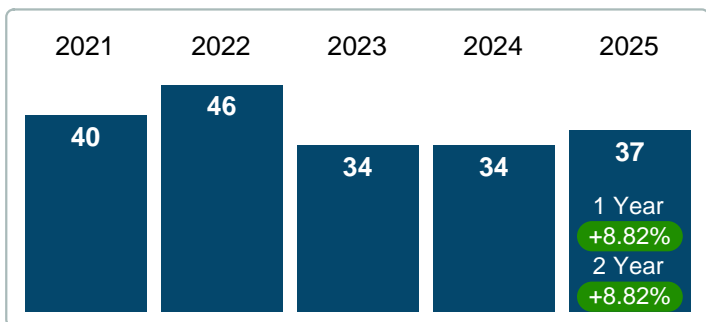
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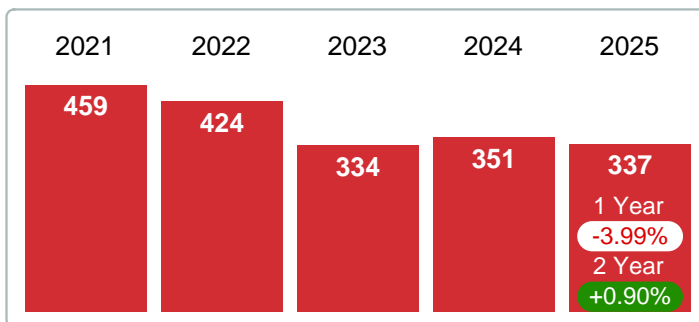
PENDING LISTINGS

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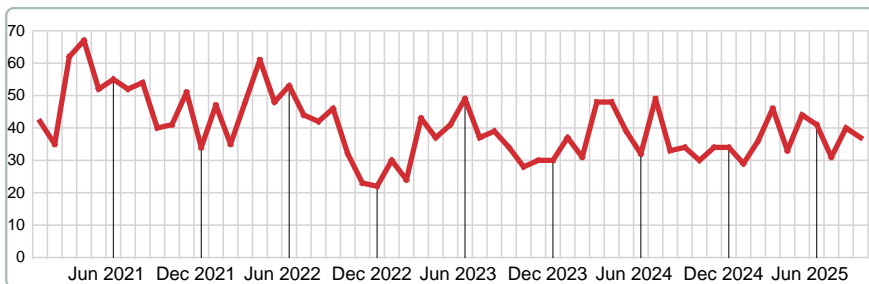
SEPTEMBER



YEAR TO DATE (YTD)

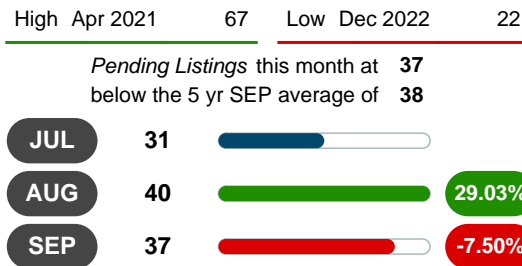


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 38



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	1	2.70%	0.0	0	1	0	0
\$100,001 - \$150,000	4	10.81%	57.0	4	0	0	0
\$150,001 - \$225,000	11	29.73%	15.0	1	8	2	0
\$225,001 - \$325,000	8	21.62%	131.5	1	6	1	0
\$325,001 - \$375,000	4	10.81%	38.0	2	1	1	0
\$375,001 - \$475,000	3	8.11%	41.0	0	0	2	1
\$475,001 and up	6	16.22%	120.5	0	3	1	2
Total Pending Units	37			8	19	7	3
Total Pending Volume	12,457,050	100%	58.0	1.63M	5.90M	2.39M	2.54M
Median Listing Price	\$269,500			\$164,450	\$240,000	\$351,500	\$899,500

September 2025



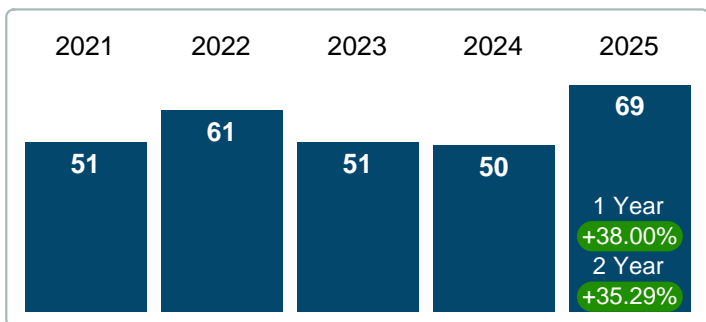
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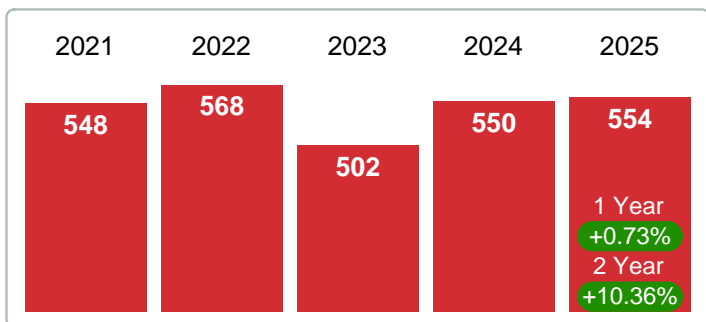
NEW LISTINGS

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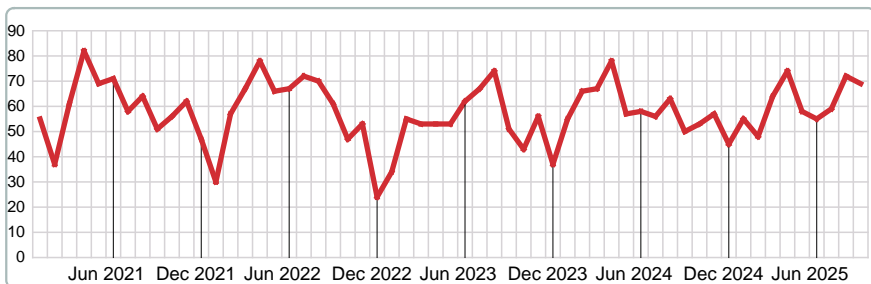
SEPTEMBER



YEAR TO DATE (YTD)

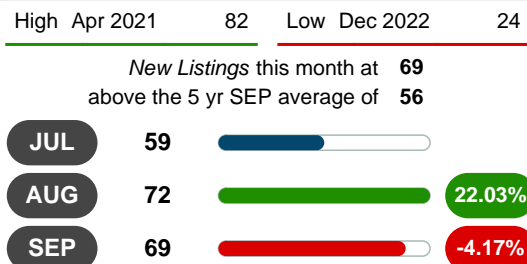


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 56



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	5.80%	0	4	0	0
\$75,001 - \$150,000	9	13.04%	7	2	0	0
\$150,001 - \$225,000	14	20.29%	2	11	1	0
\$225,001 - \$325,000	15	21.74%	2	8	5	0
\$325,001 - \$400,000	10	14.49%	2	3	5	0
\$400,001 - \$700,000	10	14.49%	0	4	5	1
\$700,001 and up	7	10.14%	1	1	3	2
Total New Listed Units	69		14	33	19	3
Total New Listed Volume	32,228,100	100%	6.34M	12.32M	11.09M	2.47M
Median New Listed Listing Price	\$279,900		\$151,000	\$225,000	\$379,900	\$888,900

September 2025



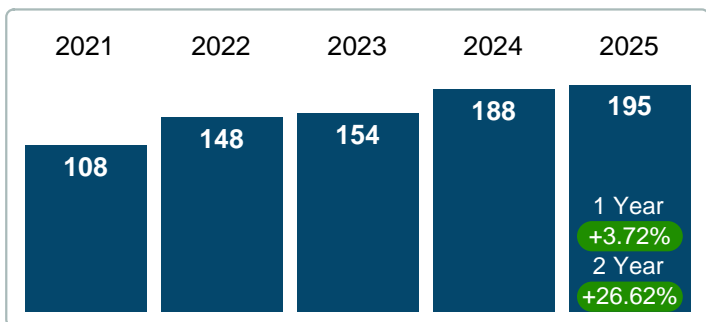
Area Delimited by County Of Cherokee - Residential Property Type



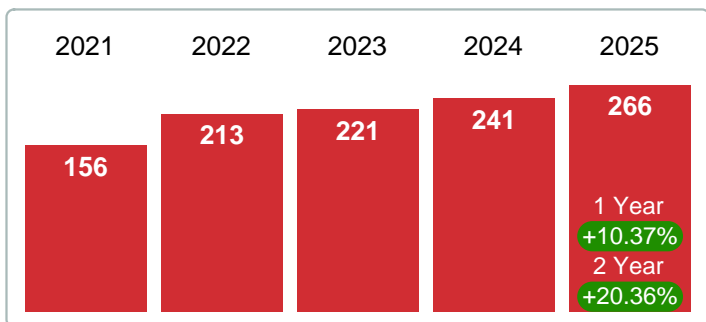
ACTIVE INVENTORY

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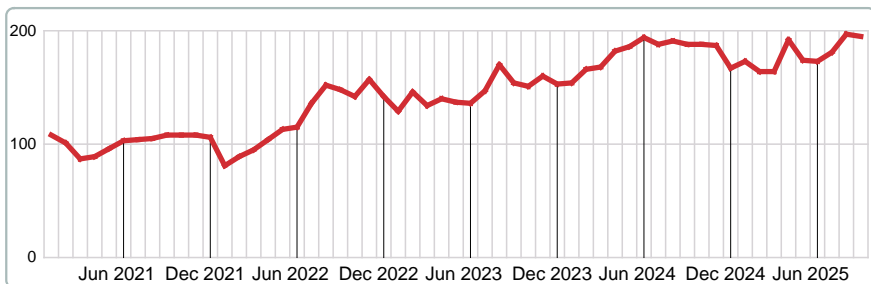
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

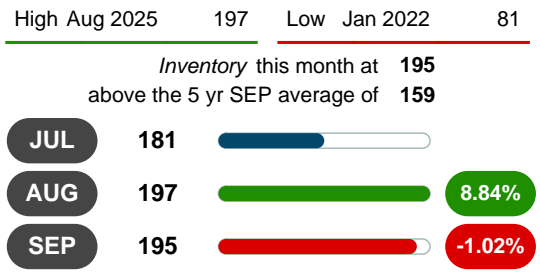


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 159



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	18	9.23%	44.5	6	12	0	0
\$100,001 - \$150,000	18	9.23%	69.0	10	7	1	0
\$150,001 - \$225,000	35	17.95%	47.0	9	18	8	0
\$225,001 - \$325,000	41	21.03%	63.0	5	21	15	0
\$325,001 - \$475,000	37	18.97%	77.0	3	17	14	3
\$475,001 - \$725,000	26	13.33%	51.5	1	10	10	5
\$725,001 and up	20	10.26%	40.0	3	4	7	6
Total Active Inventory by Units	195			37	89	55	14
Total Active Inventory by Volume	80,879,935	100%	56.0	13.13M	31.57M	26.41M	9.77M
Median Active Inventory Listing Price	\$289,900			\$167,900	\$266,900	\$335,000	\$562,000

September 2025



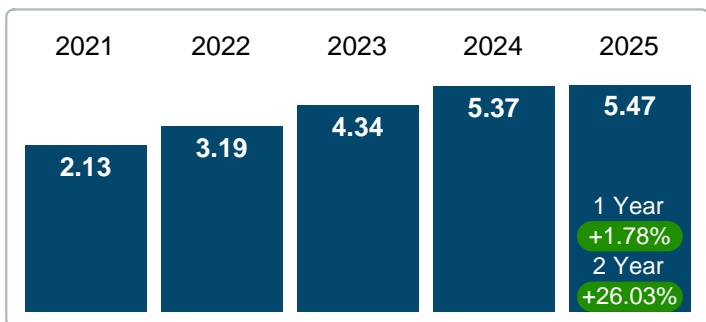
Area Delimited by County Of Cherokee - Residential Property Type



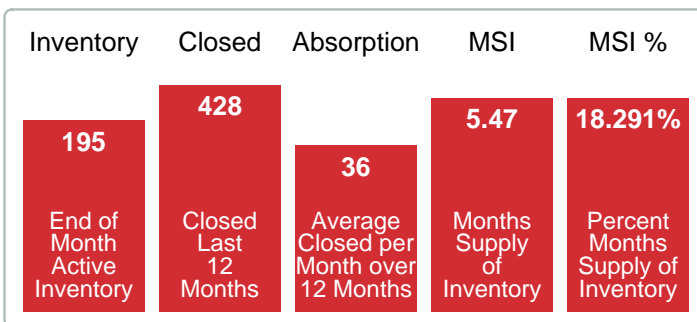
MONTHS SUPPLY of INVENTORY (MSI)

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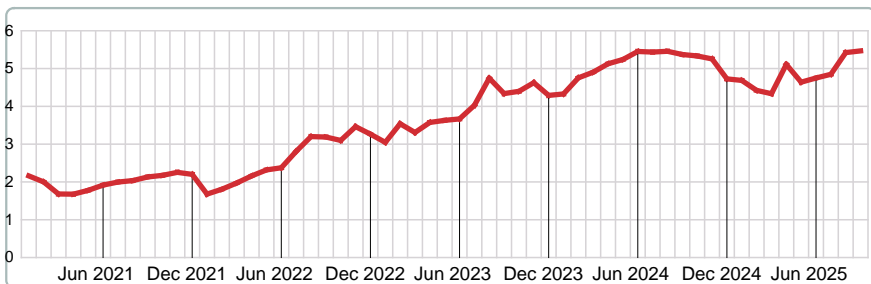
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

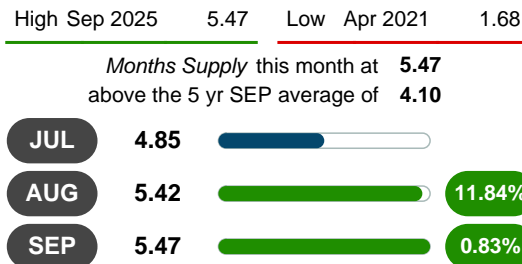


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4.10



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	18	9.23%	3.72	2.12	6.55	0.00	0.00
\$100,001 - \$150,000	18	9.23%	3.93	5.22	3.11	3.00	0.00
\$150,001 - \$225,000	35	17.95%	3.41	4.15	2.81	5.05	0.00
\$225,001 - \$325,000	41	21.03%	4.73	4.29	3.50	13.85	0.00
\$325,001 - \$475,000	37	18.97%	7.93	12.00	6.58	9.33	9.00
\$475,001 - \$725,000	26	13.33%	14.86	6.00	10.00	24.00	30.00
\$725,001 and up	20	10.26%	21.82	36.00	16.00	14.00	72.00
Market Supply of Inventory (MSI)			5.47	4.31	4.38	9.85	12.00
Total Active Inventory by Units		100%	5.47	37	89	55	14

September 2025



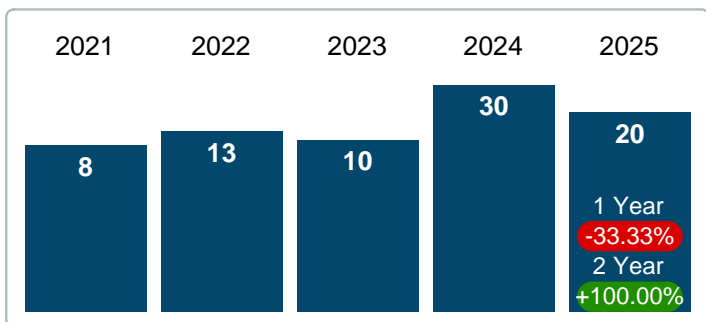
Area Delimited by County Of Cherokee - Residential Property Type



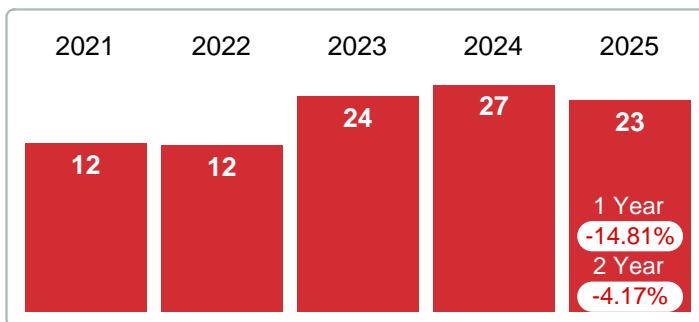
MEDIAN DAYS ON MARKET TO SALE

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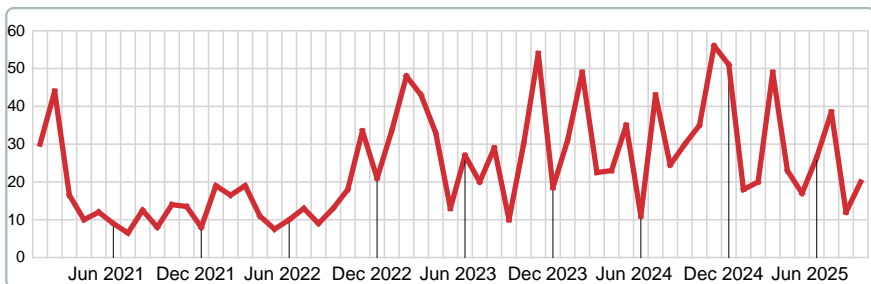
SEPTEMBER



YEAR TO DATE (YTD)

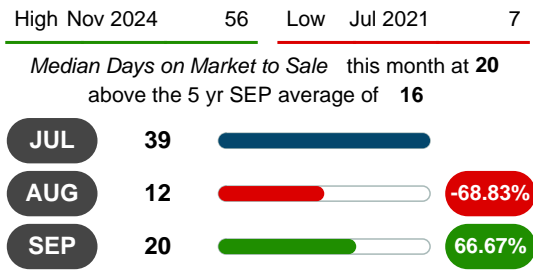


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 16



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	3.45%	26	26	0	0	0
\$75,001 - \$150,000	13.79%	9	20	4	0	0
\$150,001 - \$225,000	17.24%	8	8	23	0	0
\$225,001 - \$275,000	20.69%	8	57	4	0	0
\$275,001 - \$300,000	10.34%	33	0	33	73	0
\$300,001 - \$400,000	20.69%	89	44	99	107	0
\$400,001 and up	13.79%	22	0	24	6	0
Median Closed DOM		20	26	11	97	0
Total Closed Units	100%	29	7	17	5	
Total Closed Volume		8,178,798	1.28M	5.26M	1.64M	0.00B

September 2025



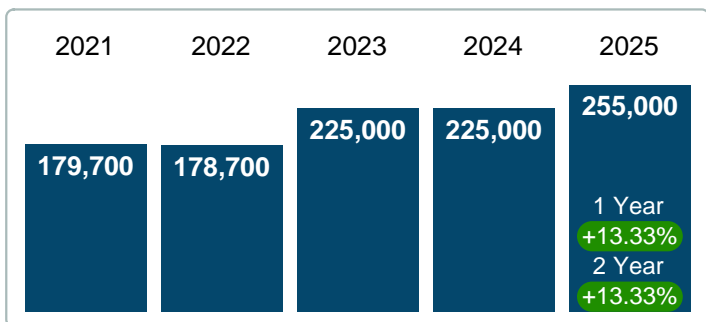
Area Delimited by County Of Cherokee - Residential Property Type



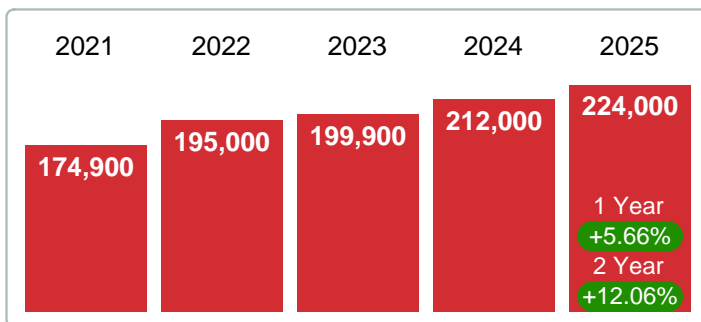
MEDIAN LIST PRICE AT CLOSING

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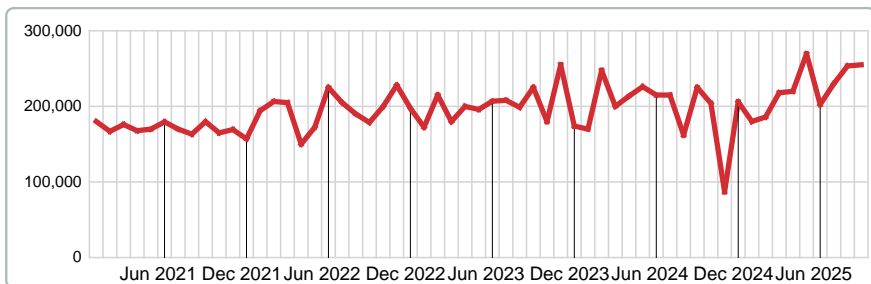
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 212,680

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

Median List Price at Closing this month at **255,000**
above the 5 yr SEP average of **212,680**

JUL	230,000	
AUG	253,450	10.20%
SEP	255,000	0.61%

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	2	6.90%	63,700	63,700	0	0	0
\$75,001 - \$150,000	3	10.34%	124,500	124,500	110,000	0	0
\$150,001 - \$225,000	4	13.79%	172,500	170,000	175,000	0	0
\$225,001 - \$275,000	7	24.14%	250,000	250,000	244,000	0	0
\$275,001 - \$300,000	3	10.34%	295,000	0	295,000	287,500	0
\$300,001 - \$400,000	6	20.69%	326,000	314,500	332,500	333,000	0
\$400,001 and up	4	13.79%	524,500	0	549,000	434,500	0
Median List Price			255,000	170,000	253,000	327,000	0
Total Closed Units		100%	255,000	7	17	5	0
Total Closed Volume			8,495,299	1.30M	5.52M	1.68M	0.00B

September 2025



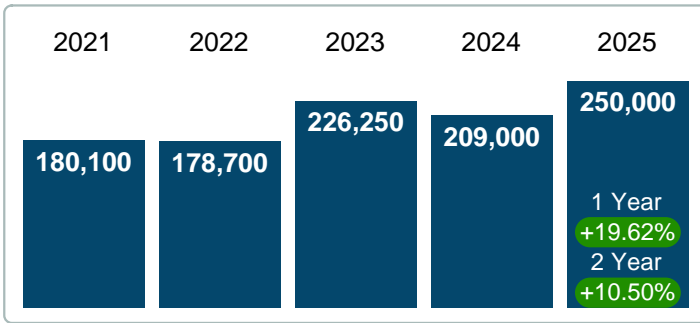
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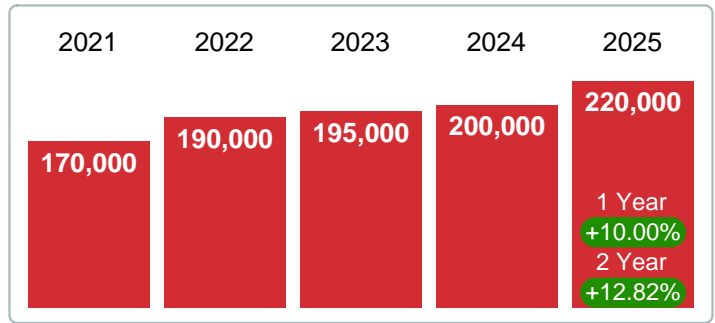
MEDIAN SOLD PRICE AT CLOSING

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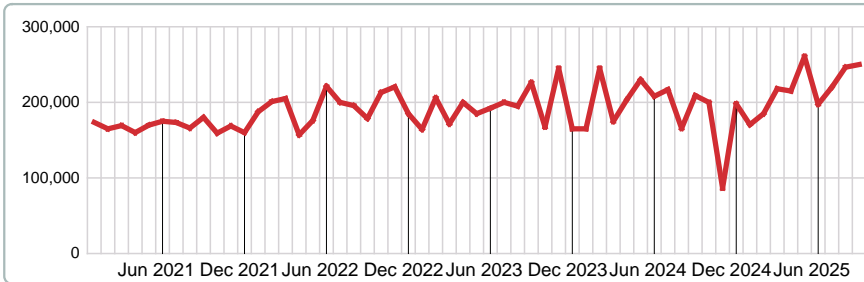
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

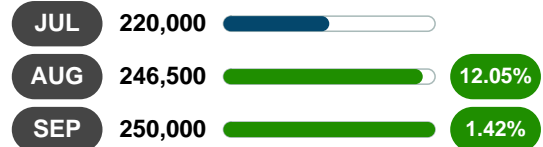


3 MONTHS

5 year SEP AVG = 208,810

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

Median Sold Price at Closing this month at **250,000** above the 5 yr SEP average of **208,810**



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	3.45%	45,000	45,000	0	0	0
\$75,001 - \$150,000	13.79%	106,000	105,000	110,000	0	0
\$150,001 - \$225,000	17.24%	183,500	157,300	196,500	0	0
\$225,001 - \$275,000	20.69%	240,950	245,000	236,900	0	0
\$275,001 - \$300,000	10.34%	290,000	0	292,500	285,000	0
\$300,001 - \$400,000	20.69%	315,750	311,450	316,250	326,250	0
\$400,001 and up	13.79%	465,000	0	510,000	420,000	0
Median Sold Price		250,000	157,300	236,900	318,500	0
Total Closed Units		29	7	17	5	0
Total Closed Volume		8,178,798	1.28M	5.26M	1.64M	0.00B

September 2025



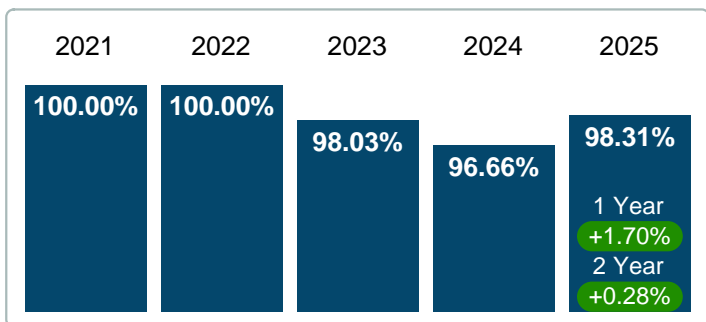
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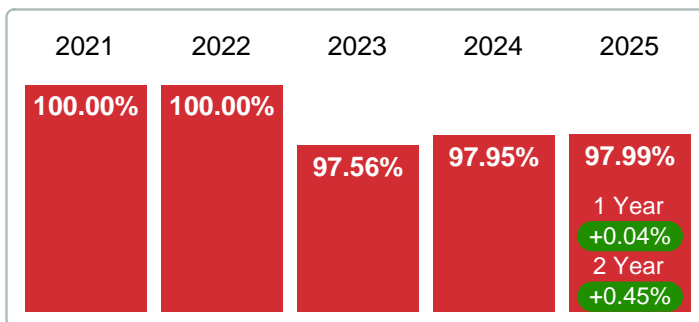
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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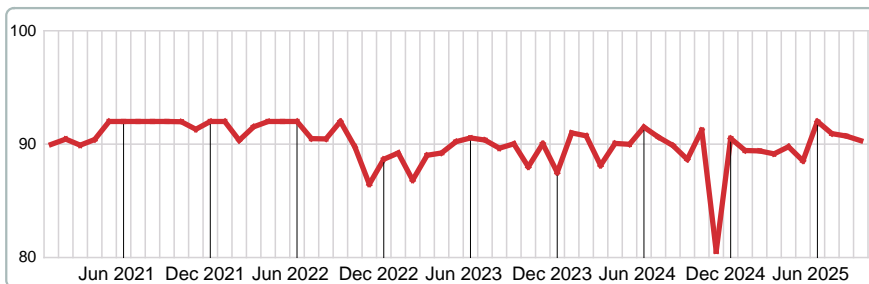
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

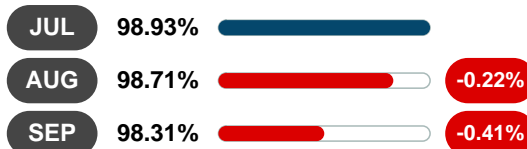


3 MONTHS

5 year SEP AVG = 98.60%

High Jun 2025 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **98.31%**
below the 5 yr SEP average of **98.60%**



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	3.45%	85.71%	85.71%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	4	13.79%	102.07%	105.08%	100.00%	0.00%	0.00%
\$150,001 - \$225,000	5	17.24%	96.94%	92.53%	98.35%	0.00%	0.00%
\$225,001 - \$275,000	6	20.69%	99.42%	98.00%	100.81%	0.00%	0.00%
\$275,001 - \$300,000	3	10.34%	99.15%	0.00%	99.15%	99.15%	0.00%
\$300,001 - \$400,000	6	20.69%	98.17%	99.05%	95.22%	97.96%	0.00%
\$400,001 and up	4	13.79%	93.47%	0.00%	92.90%	96.66%	0.00%
Median Sold/List Ratio		98.31%		98.00%	99.15%	98.31%	0.00%
Total Closed Units		29	100%	7	17	5	
Total Closed Volume		8,178,798		1.28M	5.26M	1.64M	0.00B

September 2025



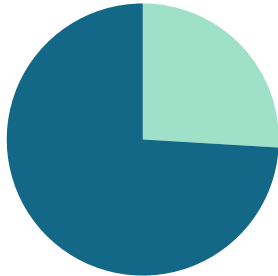
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

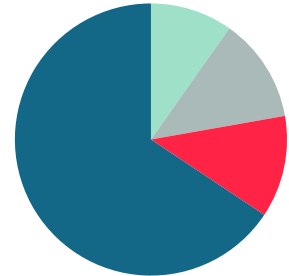


Inventory
 New Listings
69 = 25.94%
 Start Inventory
197
 Total Inventory Units
266
 Volume
\$115,303,685

Market Activity

Closed Sales
29 = 9.76%
 Pending Sales
37 = 12.46%
 Other Off Market
36 = 12.12%
 Active Inventory
195 = 65.66%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	37	29	-21.62%	316	320	1.27%
Pending Sales	34	37	8.82%	351	337	-3.99%
New Listings	50	69	38.00%	550	554	0.73%
Median List Price	225,000	255,000	13.33%	212,000	224,000	5.66%
Median Sale Price	209,000	250,000	19.62%	200,000	220,000	10.00%
Median Percent of Selling Price to List Price	96.66%	98.31%	1.70%	97.95%	97.99%	0.04%
Median Days on Market to Sale	30.00	20.00	-33.33%	27.00	23.00	-14.81%
Monthly Inventory	188	195	3.72%	188	195	3.72%
Months Supply of Inventory	5.37	5.47	1.78%	5.37	5.47	1.78%

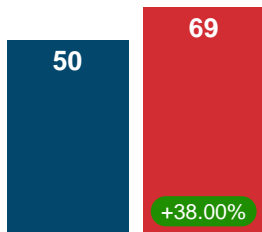
Absorption: Last 12 months, an Average of **36** Sales/Month

Inventory on September 30, 2025 = **195** 2024 2025

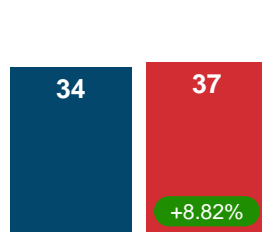
SEPTEMBER MARKET

MEDIAN PRICES

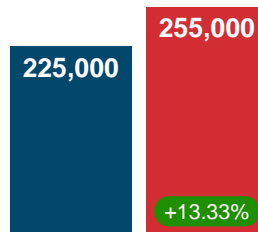
New Listings



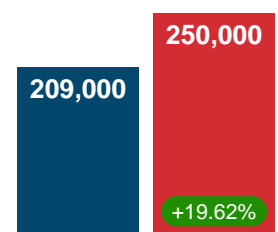
Pending Listings



List Price



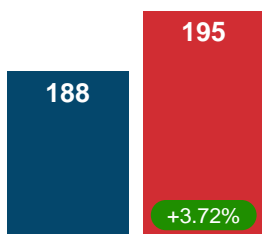
Sale Price



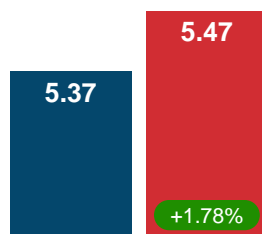
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

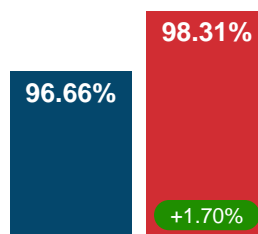
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

