

October 2025



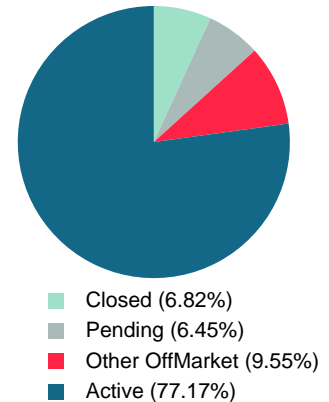
Area Delimited by County Of Cherokee



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	55	55	0.00%
Pending Listings	44	52	18.18%
New Listings	121	161	33.06%
Average List Price	233,267	209,959	-9.99%
Average Sale Price	228,140	200,187	-12.25%
Average Percent of Selling Price to List Price	96.71%	95.38%	-1.38%
Average Days on Market to Sale	51.38	44.93	-12.56%
End of Month Inventory	652	622	-4.60%
Months Supply of Inventory	11.49	10.85	-5.57%



Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of October 31, 2025 = **622**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2025 decreased **4.60%** to 622 existing homes available for sale. Over the last 12 months this area has had an average of 57 closed sales per month. This represents an unsold inventory index of **10.85** 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 **12.25%** in October 2025 to \$200,187 versus the previous year at \$228,140.

Average Days on Market Shortens

The average number of **44.93** days that homes spent on the market before selling decreased by 6.45 days or **12.56%** in October 2025 compared to last year's same month at **51.38** DOM.

Sales Success for October 2025 is Positive

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

There were 161 New Listings in October 2025, up **33.06%** from last year at 121. Furthermore, there were 55 Closed Listings this month versus last year at 55, a **0.00%** decrease.

Closed versus Listed trends yielded a **34.2%** ratio, down from previous year's, October 2024, at **45.5%**, a **24.84%** 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

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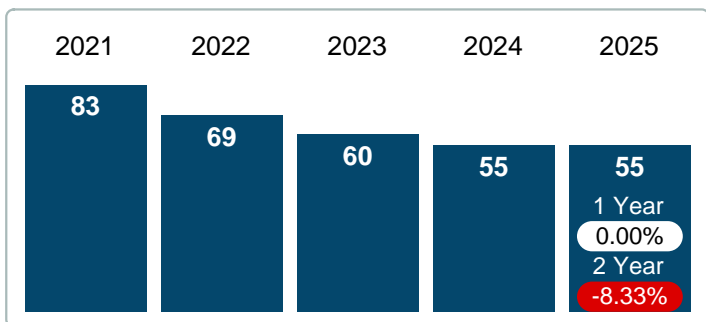
Area Delimited by County Of Cherokee



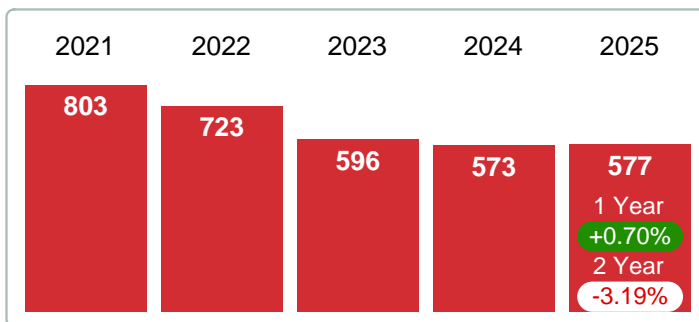
CLOSED LISTINGS

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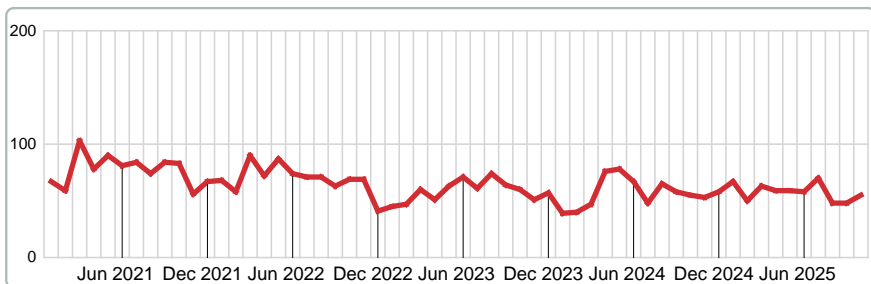
OCTOBER



YEAR TO DATE (YTD)

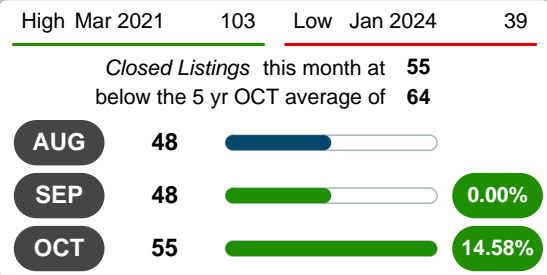


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1 \$0	0	0.00%	0.0	0	0	0	0
\$1 \$75,000	19	34.55%	38.0	14	4	1	0
\$75,001 \$200,000	13	23.64%	31.7	6	6	1	0
\$200,001 \$300,000	10	18.18%	45.1	2	5	3	0
\$300,001 \$425,000	7	12.73%	49.3	0	4	3	0
\$425,001 and up	6	10.91%	90.2	0	2	1	3
Total Closed Units	55			22	21	9	3
Total Closed Volume	11,010,270	100%	44.9	1.30M	5.19M	2.53M	1.99M
Average Closed Price	\$200,187			\$59,184	\$247,226	\$281,053	\$662,333

October 2025



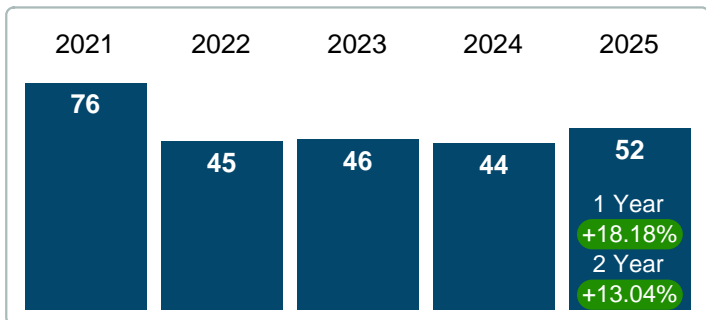
Area Delimited by County Of Cherokee



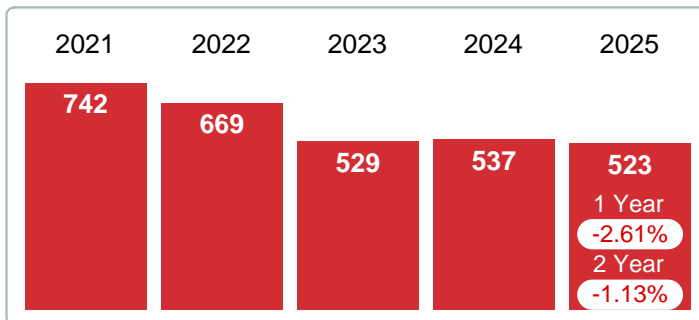
PENDING LISTINGS

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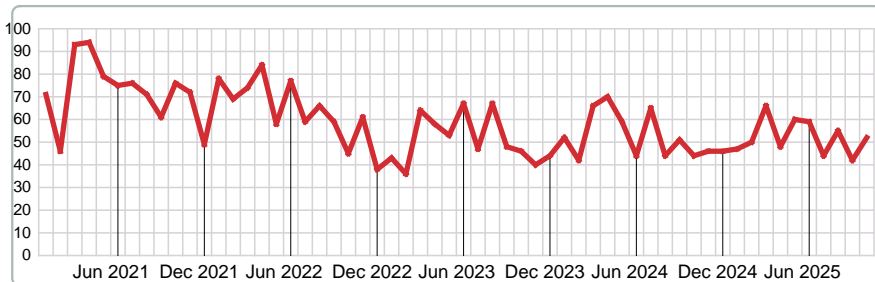
OCTOBER



YEAR TO DATE (YTD)

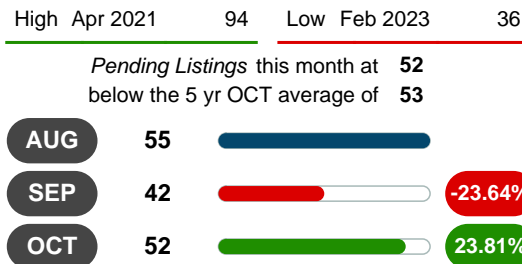


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 53



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.69%	77.8	4	0	0	0
\$50,001 - \$75,000	6	11.54%	157.7	4	2	0	0
\$75,001 - \$125,000	7	13.46%	62.1	4	3	0	0
\$125,001 - \$225,000	15	28.85%	33.1	5	7	3	0
\$225,001 - \$275,000	5	9.62%	32.6	1	4	0	0
\$275,001 - \$350,000	9	17.31%	69.0	2	5	2	0
\$350,001 and up	6	11.54%	29.7	1	2	2	1
Total Pending Units	52			21	23	7	1
Total Pending Volume	10,877,299	100%	60.6	2.87M	4.88M	2.16M	975.00K
Average Listing Price	\$209,179			\$136,662	\$211,996	\$308,071	\$975,000

October 2025



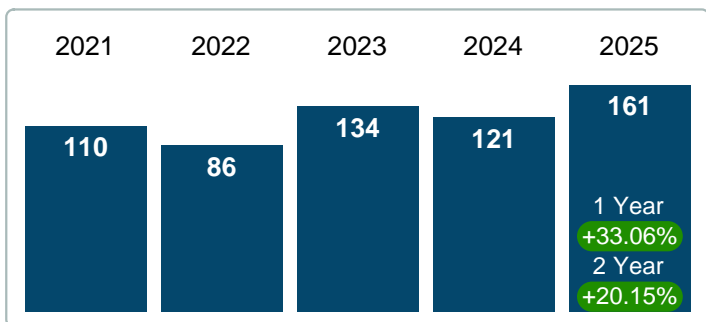
Area Delimited by County Of Cherokee



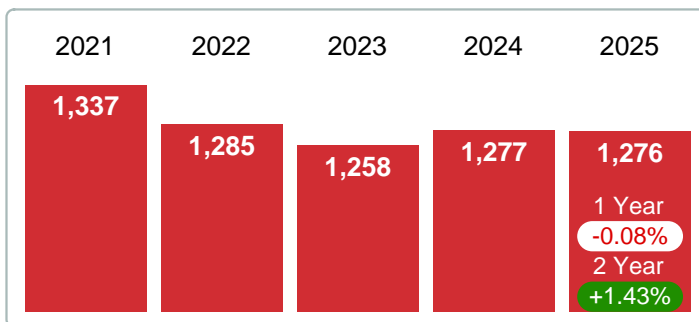
NEW LISTINGS

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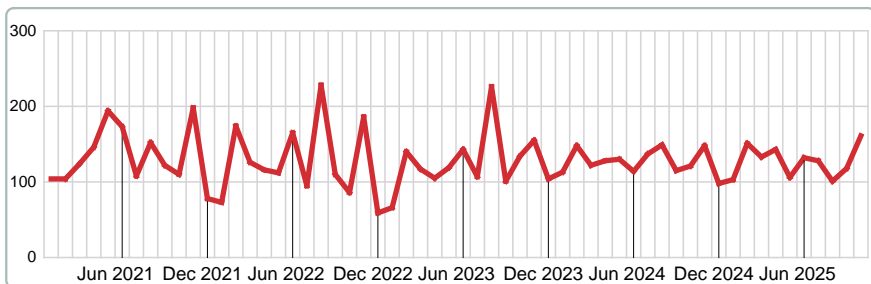
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

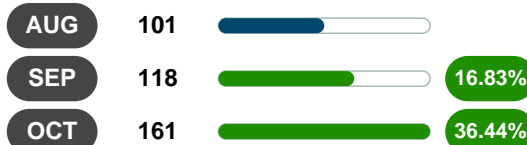


3 MONTHS

5 year OCT AVG = 122

High Aug 2022 228 Low Dec 2022 59

New Listings this month at 161
above the 5 yr OCT average of 122



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	10	6.21%	8	2	0	0
\$25,001 - \$50,000	15	9.32%	15	0	0	0
\$50,001 - \$75,000	41	25.47%	41	0	0	0
\$75,001 - \$175,000	31	19.25%	27	3	1	0
\$175,001 - \$275,000	24	14.91%	7	12	5	0
\$275,001 - \$500,000	22	13.66%	9	9	4	0
\$500,001 and up	18	11.18%	10	1	4	3
Total New Listed Units	161		117	27	14	3
Total New Listed Volume	45,809,389	100%	28.14M	6.63M	6.92M	4.12M
Average New Listed Listing Price	\$284,530		\$240,473	\$245,661	\$494,093	\$1,374,633

October 2025



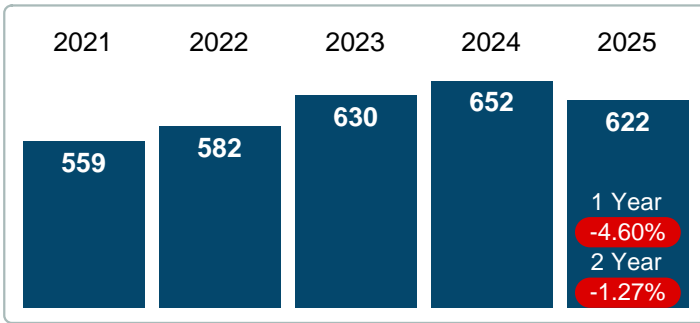
Area Delimited by County Of Cherokee



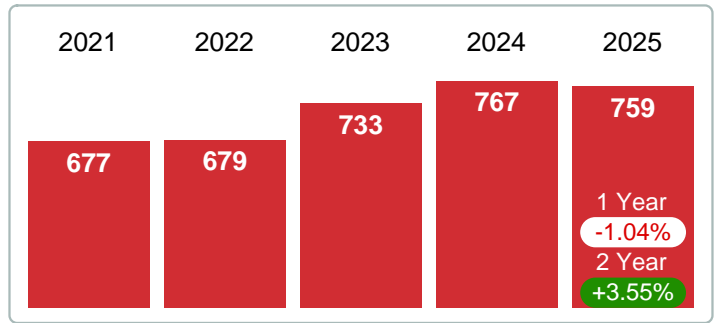
ACTIVE INVENTORY

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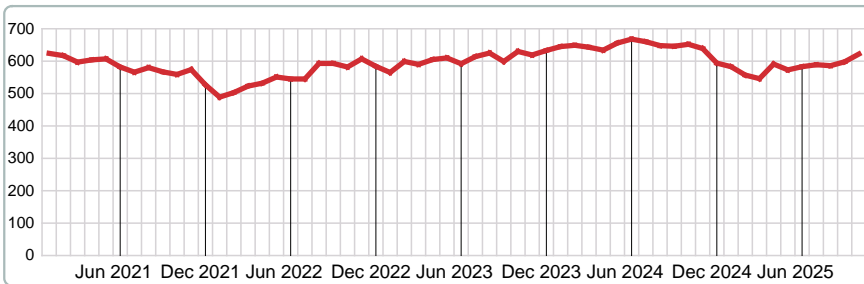
END OF OCTOBER



ACTIVE DURING OCTOBER

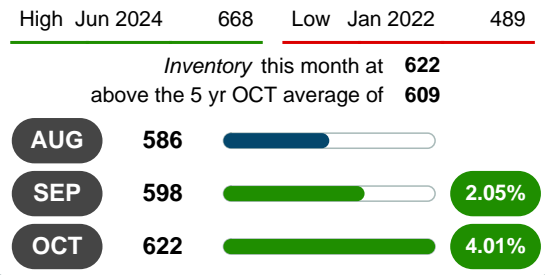


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 609



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	53	8.52%	132.9	46	5	2	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$50,000	98	15.76%	185.1	95	3	0	0
\$50,001 - \$175,000	232	37.30%	134.1	211	19	2	0
\$175,001 - \$325,000	95	15.27%	88.9	38	33	24	0
\$325,001 - \$500,000	77	12.38%	123.5	36	20	16	5
\$500,001 and up	67	10.77%	94.4	31	11	16	9
Total Active Inventory by Units			622	457	91	60	14
Total Active Inventory by Volume			165,892,305	92.31M	30.88M	28.05M	14.65M
Average Active Inventory Listing Price			\$266,708	\$201,986	\$339,383	\$467,438	\$1,046,743

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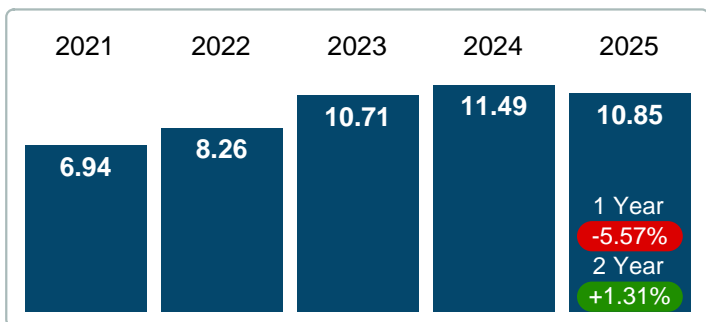
Area Delimited by County Of Cherokee



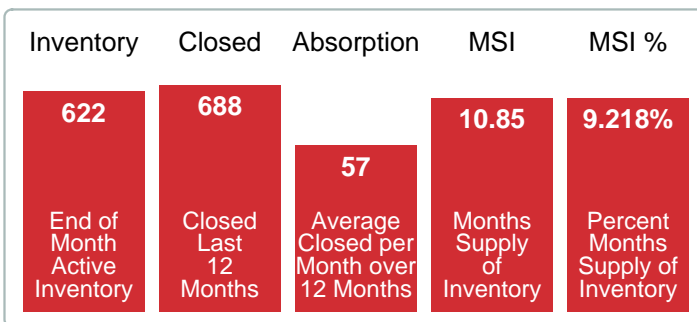
MONTHS SUPPLY of INVENTORY (MSI)

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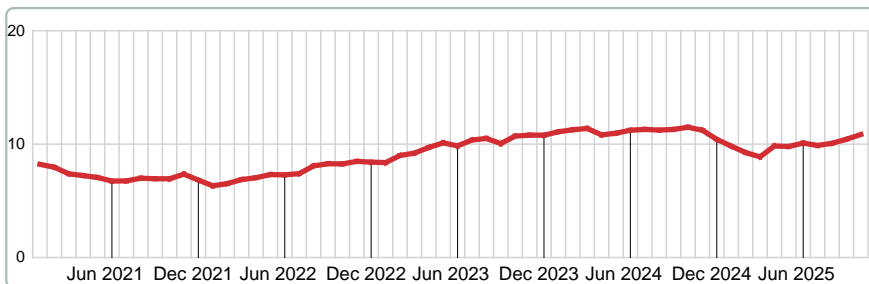
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

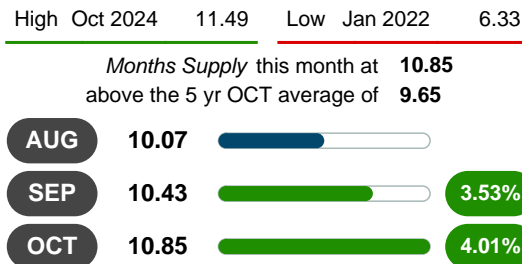


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 9.65



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
\$30,000 and less	61	9.81%	5.42	6.11	2.40	8.00	0.00
\$30,001 - \$40,000	35	5.63%	21.00	20.84	24.00	0.00	0.00
\$40,001 - \$50,000	55	8.84%	34.74	36.00	12.00	0.00	0.00
\$50,001 - \$180,000	234	37.62%	12.42	19.22	2.68	3.00	0.00
\$180,001 - \$330,000	98	15.76%	6.36	12.00	3.89	9.38	0.00
\$330,001 - \$510,000	74	11.90%	12.69	32.31	5.83	11.29	14.40
\$510,001 and up	65	10.45%	23.64	46.50	12.00	18.00	24.00
Market Supply of Inventory (MSI)			10.85	16.42	4.06	10.29	11.20
Total Active Inventory by Units		100%	10.85	457	91	60	14

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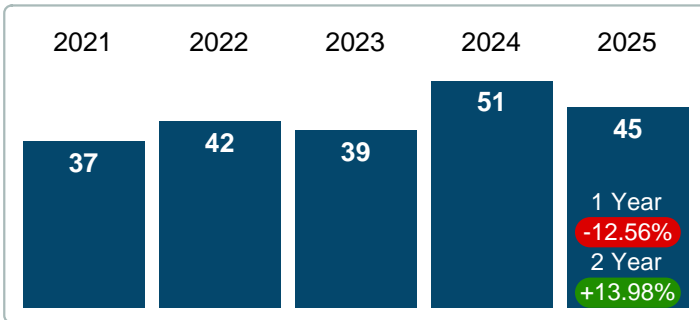
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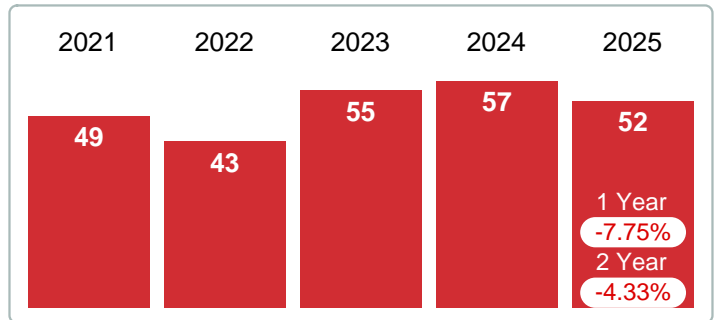
AVERAGE DAYS ON MARKET TO SALE

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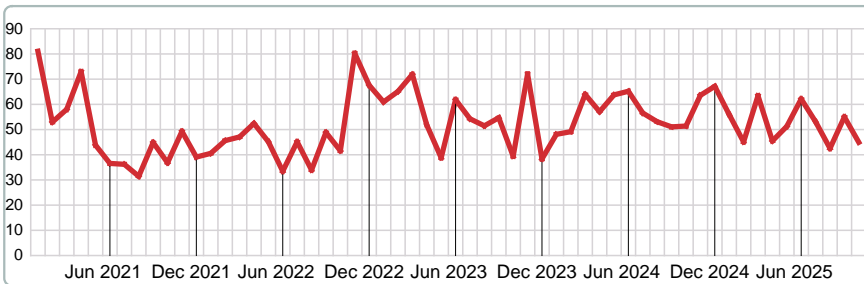
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 43

High Jan 2021 81 Low Aug 2021 31

Average Days on Market to Sale this month at 45 above the 5 yr OCT average of 43



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$75,000	19	34.55%	38	35	54	14	0
\$75,001 \$200,000	13	23.64%	32	28	39	13	0
\$200,001 \$300,000	10	18.18%	45	71	32	50	0
\$300,001 \$425,000	7	12.73%	49	0	60	35	0
\$425,001 and up	6	10.91%	90	0	76	122	89
Average Closed DOM	45			36	48	45	89
Total Closed Units	55			22	21	9	3
Total Closed Volume	11,010,270			1.30M	5.19M	2.53M	1.99M

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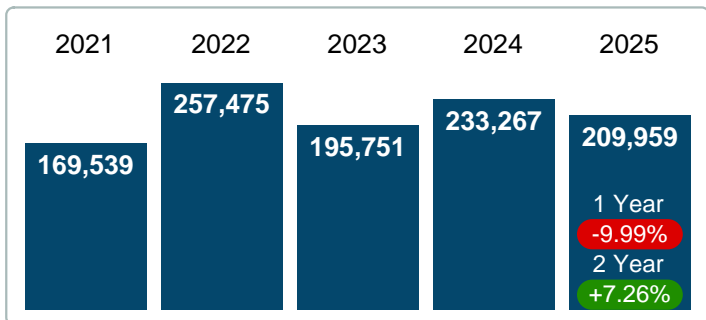
Area Delimited by County Of Cherokee



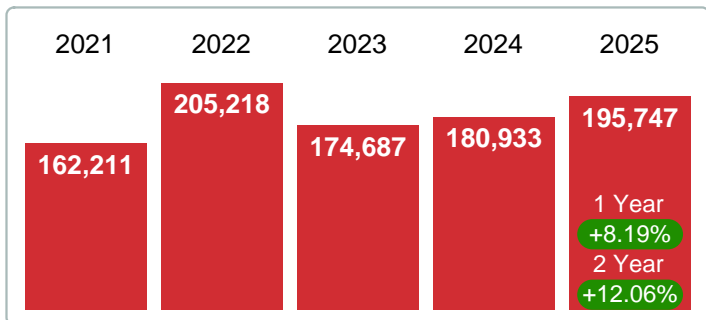
AVERAGE LIST PRICE AT CLOSING

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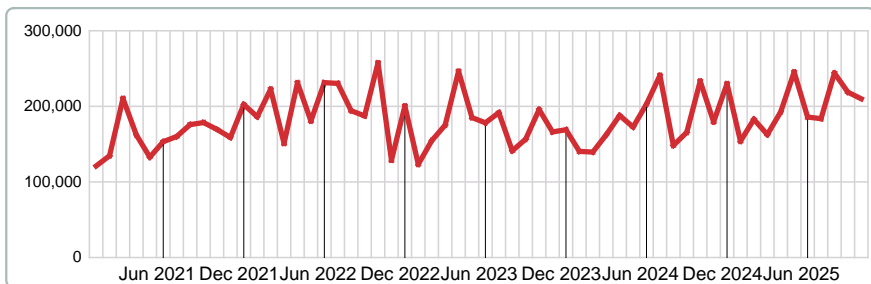
OCTOBER



YEAR TO DATE (YTD)

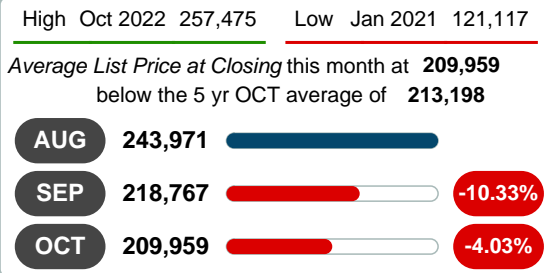


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 213,198



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$75,000	16	29.09%	8,234	18,343	36,938	1,100	0
\$75,001 \$200,000	16	29.09%	126,437	111,049	153,966	189,000	0
\$200,001 \$300,000	10	18.18%	243,100	266,500	236,600	228,333	0
\$300,001 \$425,000	7	12.73%	371,900	0	346,700	405,500	0
\$425,001 and up	6	10.91%	726,450	0	872,450	499,900	704,633
Average List Price			209,959	66,186	256,488	287,944	704,633
Total Closed Units		100%	209,959	22	21	9	3
Total Closed Volume			11,547,735	1.46M	5.39M	2.59M	2.11M

October 2025



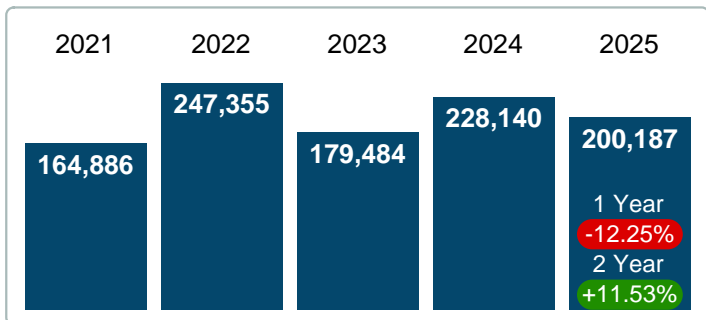
Area Delimited by County Of Cherokee



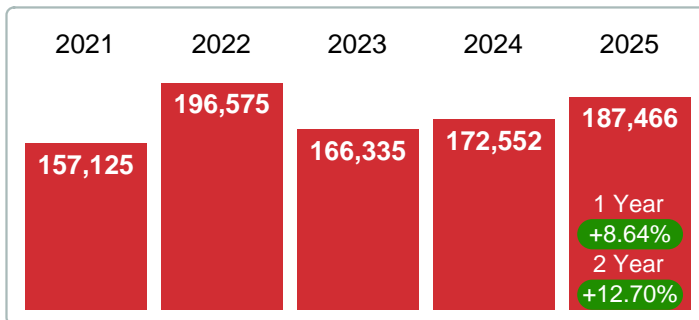
AVERAGE SOLD PRICE AT CLOSING

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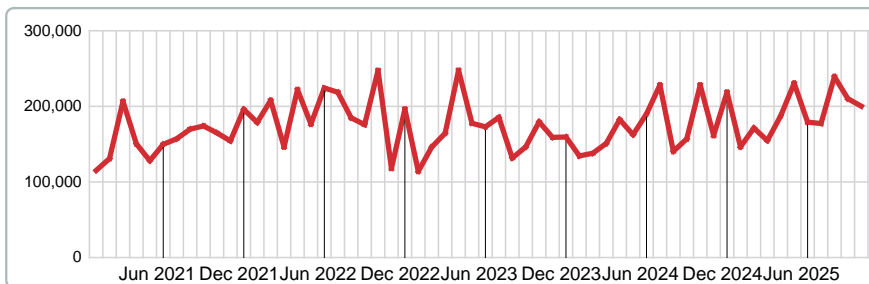
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

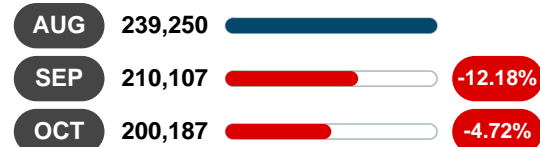


3 MONTHS

5 year OCT AVG = 204,010

High Apr 2023 247,510 Low Jan 2023 114,078

Average Sold Price at Closing this month at **200,187** below the 5 yr OCT average of **204,010**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0	0
\$1-\$75,000	19	34.55%	17,209	15,046	28,838	975	0
\$75,001-\$200,000	13	23.64%	129,646	101,400	148,000	189,000	0
\$200,001-\$300,000	10	18.18%	231,790	241,500	231,180	226,333	0
\$300,001-\$425,000	7	12.73%	361,143	0	339,375	390,167	0
\$425,001 and up	6	10.91%	692,000	0	837,500	490,000	662,333
Average Sold Price			200,187	59,184	247,226	281,053	662,333
Total Closed Units		100%	200,187	22	21	9	3
Total Closed Volume			11,010,270	1.30M	5.19M	2.53M	1.99M

October 2025



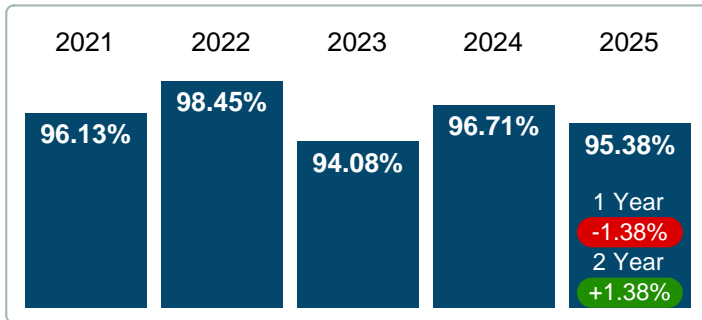
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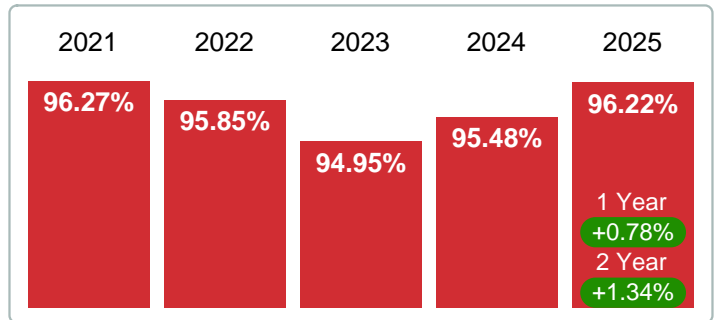
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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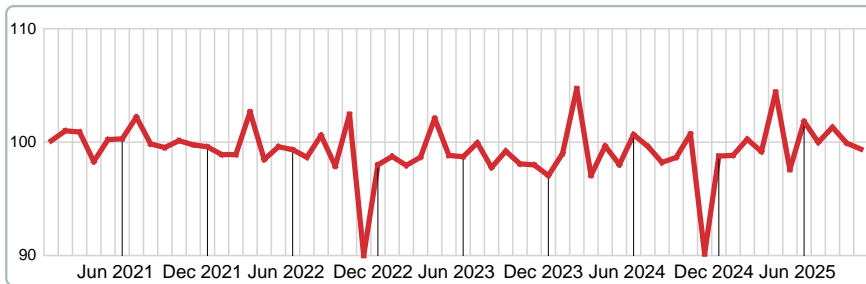
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

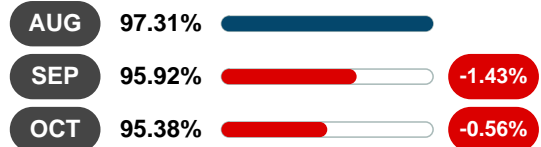


3 MONTHS

5 year OCT AVG = 96.15%

High Feb 2024 100.72% Low Nov 2022 86.00%

Average Sold/List Ratio this month at **95.38%**
below the 5 yr OCT average of **96.15%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$75,000	19	34.55%	93.61%	95.43%	88.48%	88.64%	0.00%
\$75,001-\$200,000	13	23.64%	95.62%	92.23%	98.27%	100.00%	0.00%
\$200,001-\$300,000	10	18.18%	97.02%	90.76%	97.93%	99.67%	0.00%
\$300,001-\$425,000	7	12.73%	97.29%	0.00%	98.08%	96.25%	0.00%
\$425,001 and up	6	10.91%	95.53%	0.00%	95.99%	98.02%	94.40%
Average Sold/List Ratio		95.40%		94.13%	96.07%	97.16%	94.40%
Total Closed Units		55	100%	22	21	9	3
Total Closed Volume		11,010,270		1.30M	5.19M	2.53M	1.99M

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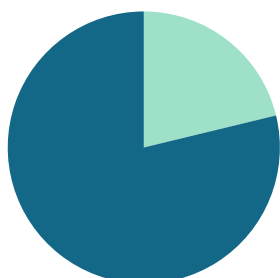
Area Delimited by County Of Cherokee



MARKET SUMMARY

Report produced on Nov 13, 2025 for MLS Technology Inc.

INVENTORY

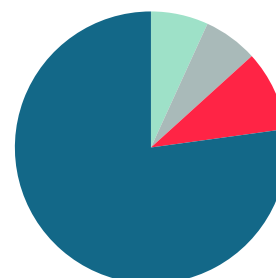


Inventory
 New Listings
161 = 21.21%
 Start Inventory
598
 Total Inventory Units
759
 Volume
\$196,353,929

Market Activity

Closed Sales
55 = 6.82%
 Pending Sales
52 = 6.45%
 Other Off Market
77 = 9.55%
 Active Inventory
622 = 77.17%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	55	55	0.00%	573	577	0.70%
Pending Sales	44	52	18.18%	537	523	-2.61%
New Listings	121	161	33.06%	1,277	1,276	-0.08%
Average List Price	233,267	209,959	-9.99%	180,933	195,747	8.19%
Average Sale Price	228,140	200,187	-12.25%	172,552	187,466	8.64%
Average Percent of Selling Price to List Price	96.71%	95.38%	-1.38%	95.48%	96.22%	0.78%
Average Days on Market to Sale	51.38	44.93	-12.56%	56.69	52.30	-7.75%
Monthly Inventory	652	622	-4.60%	652	622	-4.60%
Months Supply of Inventory	11.49	10.85	-5.57%	11.49	10.85	-5.57%

Absorption: Last 12 months, an Average of **57** Sales/Month

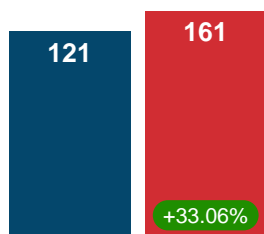
Inventory on October 31, 2025 = **622**

2024 **2025**

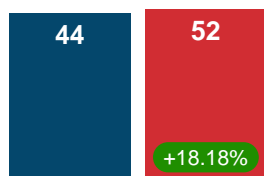
OCTOBER MARKET

AVERAGE PRICES

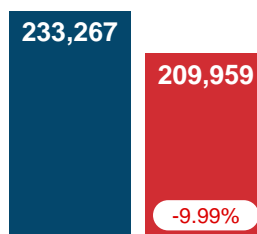
New Listings



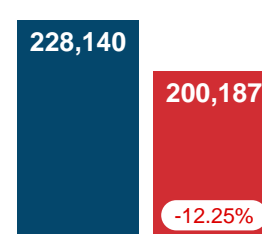
Pending Listings



List Price



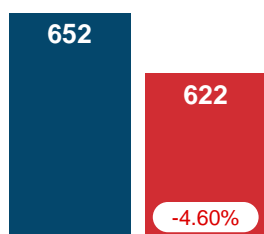
Sale Price



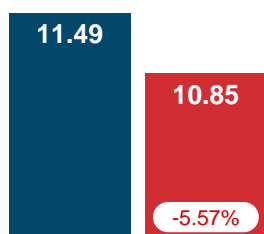
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

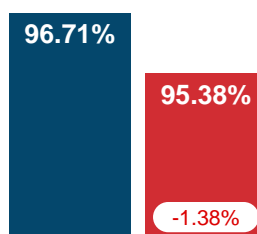
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

