

October 2025



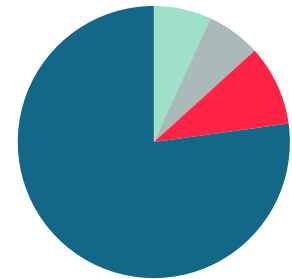
Area Delimited by County Of Cherokee



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%
Median List Price	174,900	149,000	-14.81%
Median Sale Price	170,000	137,000	-19.41%
Median Percent of Selling Price to List Price	99.37%	97.32%	-2.06%
Median Days on Market to Sale	35.00	30.00	-14.29%
End of Month Inventory	652	622	-4.60%
Months Supply of Inventory	11.49	10.85	-5.57%



■ Closed (6.82%)
■ Pending (6.45%)
■ Other OffMarket (9.55%)
■ Active (77.17%)

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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **19.41%** in October 2025 to \$137,000 versus the previous year at \$170,000.

Median Days on Market Shortens

The median number of **30.00** days that homes spent on the market before selling decreased by 5.00 days or **14.29%** in October 2025 compared to last year's same month at **35.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median 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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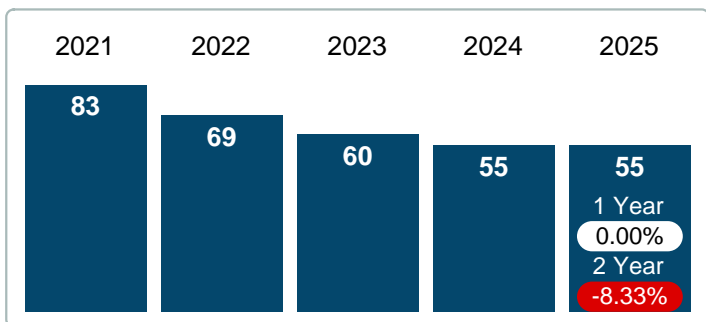
Area Delimited by County Of Cherokee



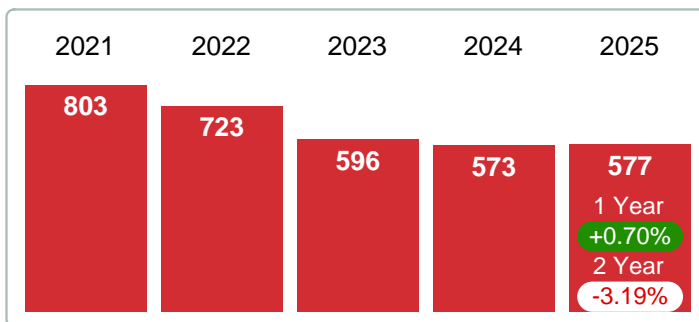
CLOSED LISTINGS

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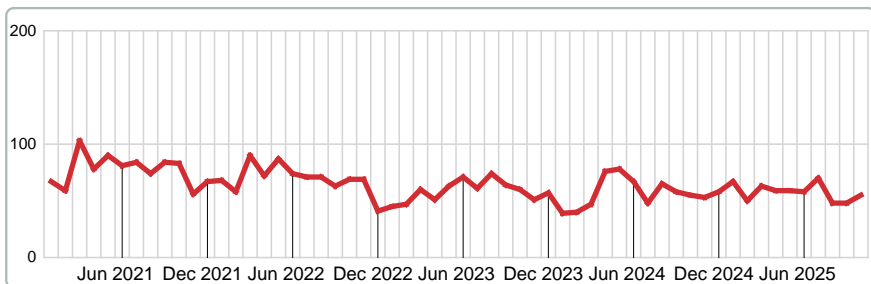
OCTOBER



YEAR TO DATE (YTD)

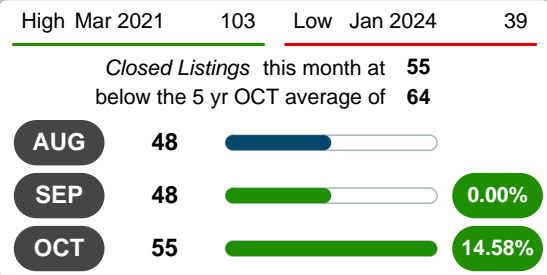


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$10,000	12	21.82%	27.5	9	2	1	0
\$10,001-\$80,000	9	16.36%	53.0	7	2	0	0
\$80,001-\$210,000	12	21.82%	11.0	4	6	2	0
\$210,001-\$320,000	9	16.36%	28.0	2	5	2	0
\$320,001-\$430,000	7	12.73%	41.0	0	4	3	0
\$430,001 and up	6	10.91%	75.5	0	2	1	3
Total Closed Units	55			22	21	9	3
Total Closed Volume	11,010,270	100%	30.0	1.30M	5.19M	2.53M	1.99M
Median Closed Price	\$137,000			\$21,500	\$215,000	\$260,000	\$630,000

October 2025



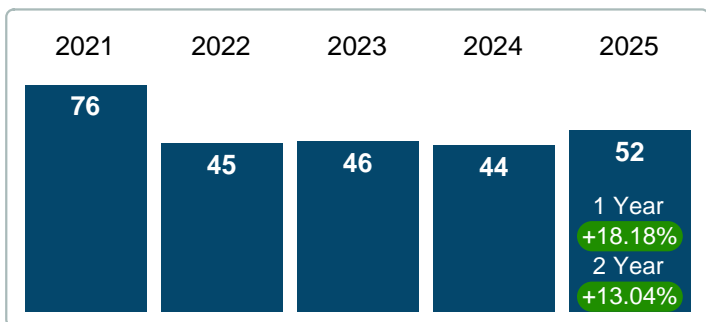
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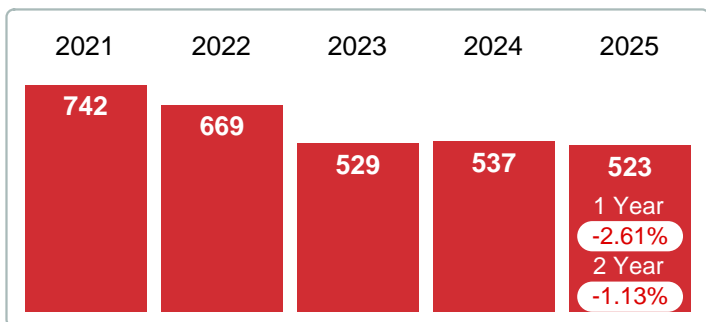
PENDING LISTINGS

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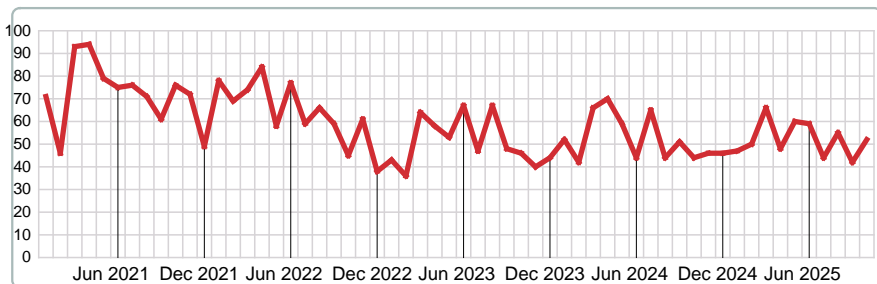
OCTOBER



YEAR TO DATE (YTD)

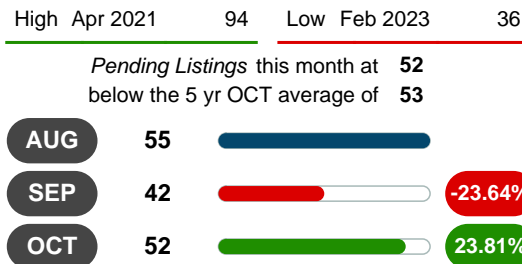


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 53



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.69%	79.5	4	0	0	0
\$50,001 - \$75,000	6	11.54%	148.5	4	2	0	0
\$75,001 - \$125,000	7	13.46%	54.0	4	3	0	0
\$125,001 - \$225,000	15	28.85%	8.0	5	7	3	0
\$225,001 - \$275,000	5	9.62%	23.0	1	4	0	0
\$275,001 - \$350,000	9	17.31%	40.0	2	5	2	0
\$350,001 and up	6	11.54%	36.0	1	2	2	1
Total Pending Units	52			21	23	7	1
Total Pending Volume	10,877,299	100%	40.0	2.87M	4.88M	2.16M	975.00K
Median Listing Price	\$187,000			\$95,000	\$218,500	\$300,000	\$975,000

October 2025



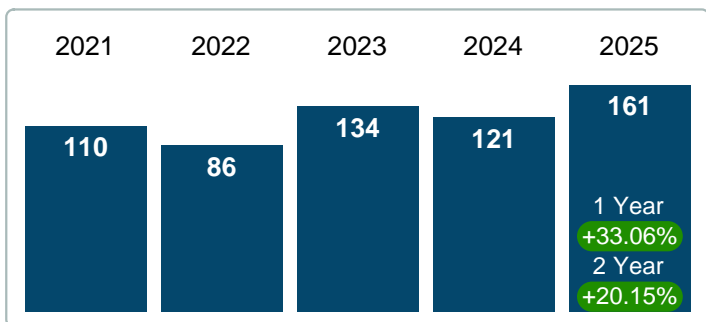
Area Delimited by County Of Cherokee



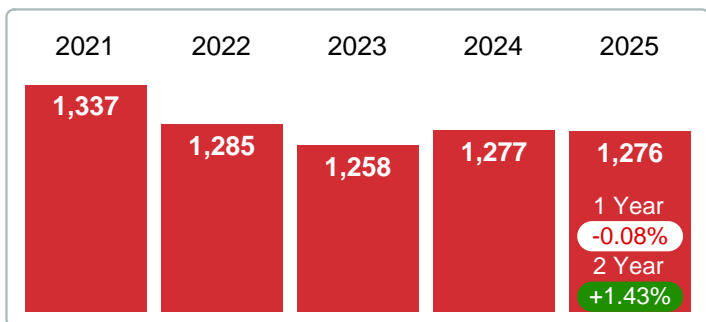
NEW LISTINGS

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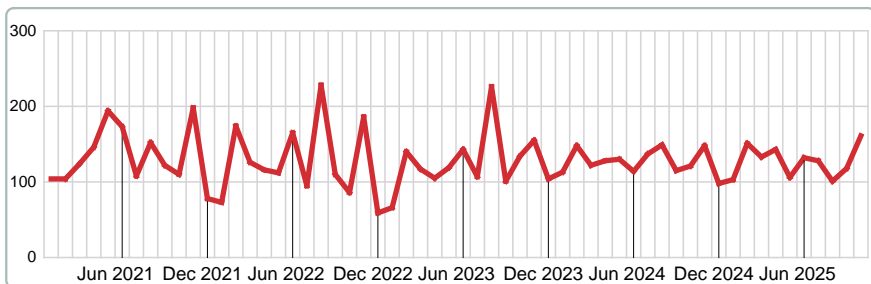
OCTOBER



YEAR TO DATE (YTD)

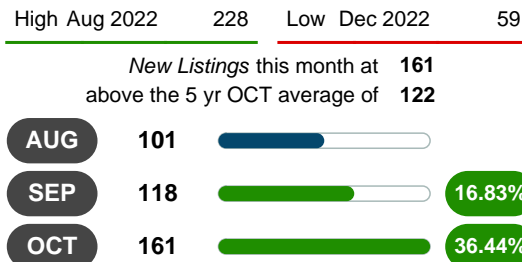


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 122



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	14	8.70%	12	2	0	0
\$40,001 - \$50,000	11	6.83%	11	0	0	0
\$50,001 - \$70,000	34	21.12%	34	0	0	0
\$70,001 - \$180,000	39	24.22%	35	3	1	0
\$180,001 - \$280,000	26	16.15%	6	15	5	0
\$280,001 - \$510,000	20	12.42%	9	6	5	0
\$510,001 and up	17	10.56%	10	1	3	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
Median New Listed Listing Price	\$135,000		\$75,000	\$255,000	\$336,750	\$599,900

October 2025



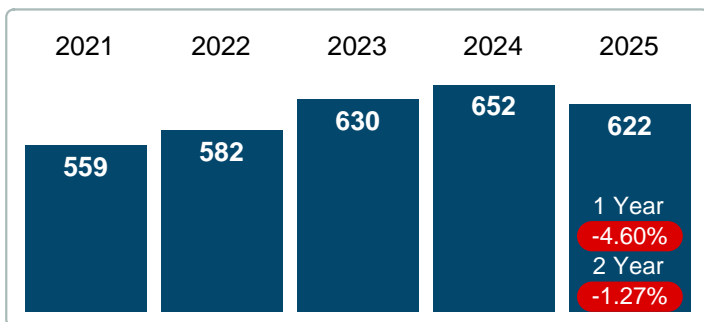
Area Delimited by County Of Cherokee



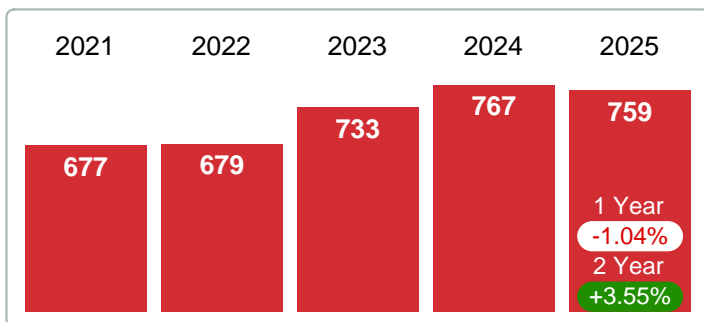
ACTIVE INVENTORY

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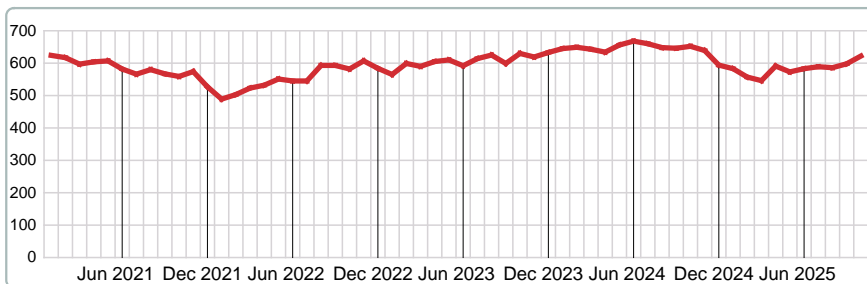
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 609

High Jun 2024 668 | Low Jan 2022 489

Inventory this month at **622**
above the 5 yr OCT average of **609**

- AUG** 586
- SEP** 598 +2.05%
- OCT** 622 +4.01%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	61	9.81%	107.0	54	5	2	0
\$30,001 - \$40,000	35	5.63%	270.0	33	2	0	0
\$40,001 - \$50,000	55	8.84%	267.0	54	1	0	0
\$50,001 - \$180,000	234	37.62%	99.5	213	19	2	0
\$180,001 - \$330,000	98	15.76%	63.5	37	36	25	0
\$330,001 - \$510,000	74	11.90%	106.0	35	17	16	6
\$510,001 and up	65	10.45%	64.0	31	11	15	8
Total Active Inventory by Units		622		457	91	60	14
Total Active Inventory by Volume		165,892,305	100%	92.31M	30.88M	28.05M	14.65M
Median Active Inventory Listing Price		\$89,950		\$59,900	\$269,500	\$334,450	\$586,950

October 2025



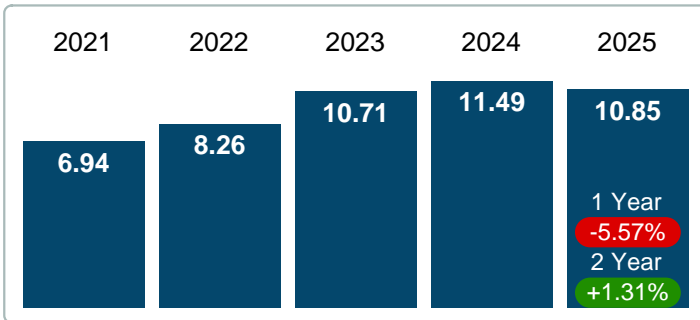
Area Delimited by County Of Cherokee



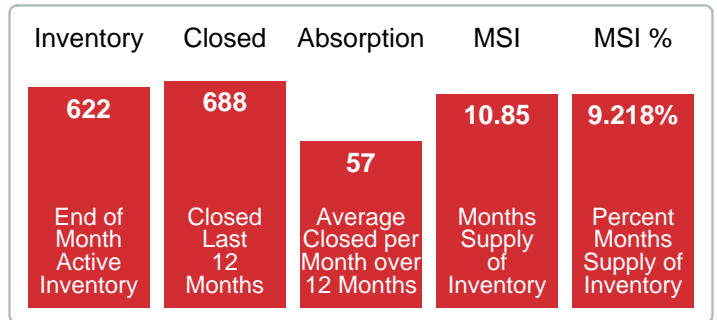
MONTHS SUPPLY of INVENTORY (MSI)

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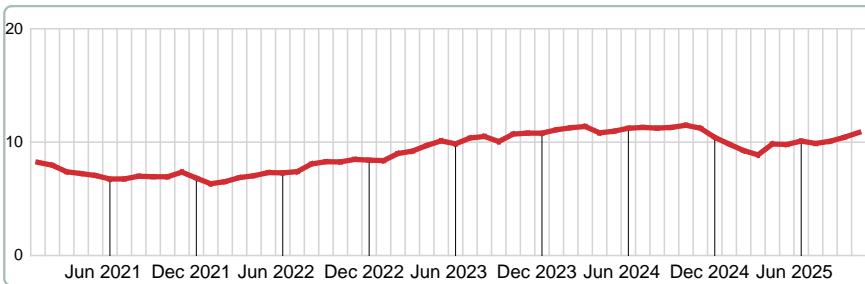
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

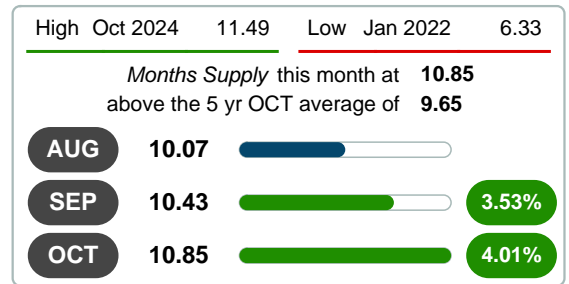


5 YEAR MARKET ACTIVITY TRENDS



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	9.81%	5.42	6.11	2.40	8.00	0.00
\$30,001 - \$40,000	5.63%	21.00	20.84	24.00	0.00	0.00
\$40,001 - \$50,000	8.84%	34.74	36.00	12.00	0.00	0.00
\$50,001 - \$180,000	37.62%	12.42	19.22	2.68	3.00	0.00
\$180,001 - \$330,000	15.76%	6.36	12.00	3.89	9.38	0.00
\$330,001 - \$510,000	11.90%	12.69	32.31	5.83	11.29	14.40
\$510,001 and up	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

October 2025



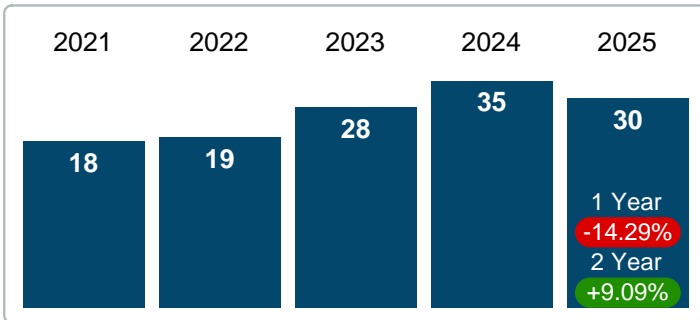
Area Delimited by County Of Cherokee



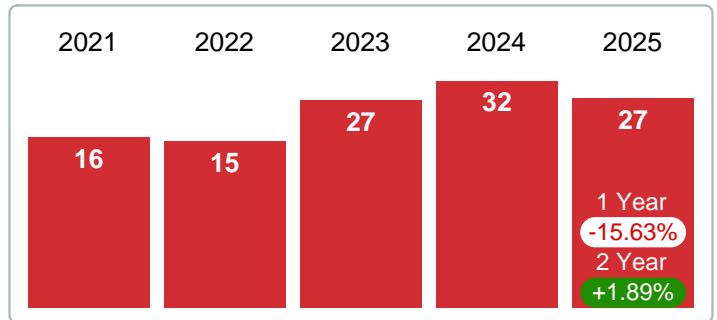
MEDIAN DAYS ON MARKET TO SALE

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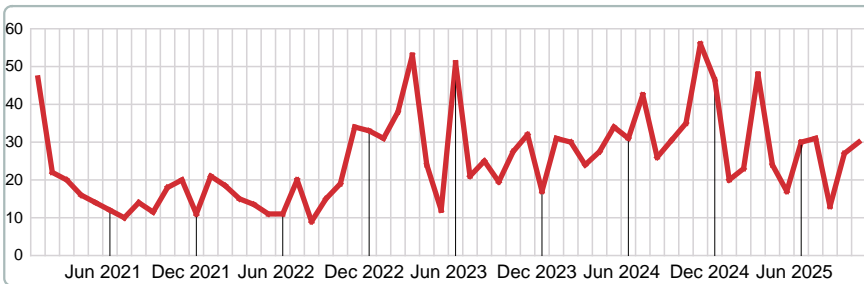
OCTOBER



YEAR TO DATE (YTD)

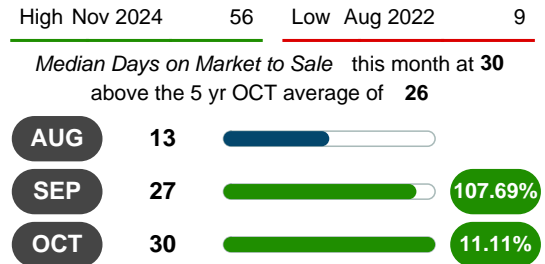


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 26



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
\$0 and less	0	0.00%	64	0	0	0	0
\$1-\$10,000	12	21.82%	28	28	28	14	0
\$10,001-\$80,000	9	16.36%	53	52	81	0	0
\$80,001-\$210,000	12	21.82%	11	1	35	11	0
\$210,001-\$320,000	9	16.36%	28	71	12	70	0
\$320,001-\$430,000	7	12.73%	41	0	57	41	0
\$430,001 and up	6	10.91%	76	0	76	122	40
Median Closed DOM			30	29	39	22	40
Total Closed Units		100%	55	22	21	9	3
Total Closed Volume			11,010,270	1.30M	5.19M	2.53M	1.99M

October 2025



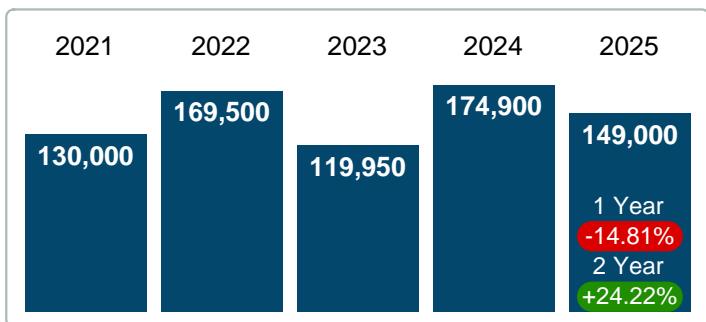
Area Delimited by County Of Cherokee



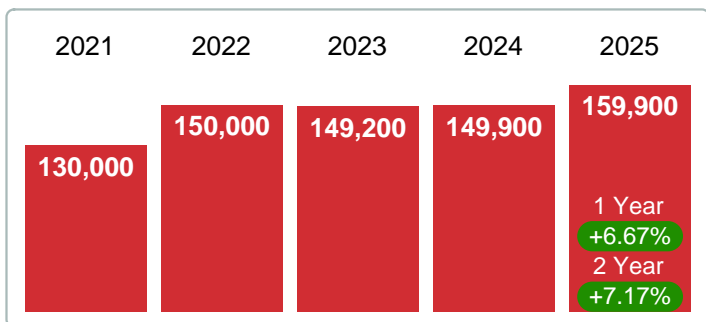
MEDIAN LIST PRICE AT CLOSING

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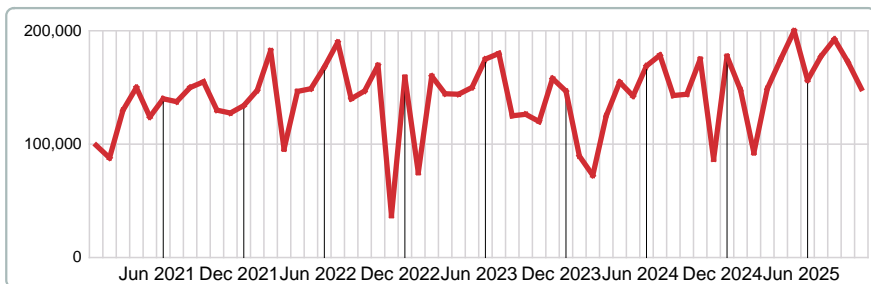
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 148,670

High May 2025 199,900 Low Nov 2022 37,000

Median List Price at Closing this month at **149,000**
 above the 5 yr OCT average of **148,670**

AUG	192,500	
SEP	172,500	-10.39%
OCT	149,000	-13.62%

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
\$0 and less	0	0.00%	76	0	0	0	0
\$1-\$10,000	12	21.82%	1,025	875	1,475	1,100	0
\$10,001-\$80,000	5	9.09%	23,425	23,213	54,900	0	0
\$80,001-\$210,000	15	27.27%	119,900	108,900	134,450	192,000	0
\$210,001-\$320,000	10	18.18%	232,500	266,500	225,000	245,000	0
\$320,001-\$430,000	7	12.73%	386,800	0	337,500	410,000	0
\$430,001 and up	6	10.91%	599,450	0	872,450	499,900	699,000
Median List Price			149,000	23,213	220,000	275,000	699,000
Total Closed Units		100%	149,000	22	21	9	3
Total Closed Volume			11,547,735	1.46M	5.39M	2.59M	2.11M

October 2025



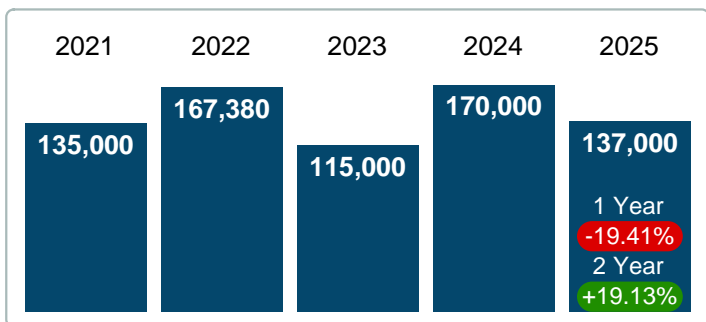
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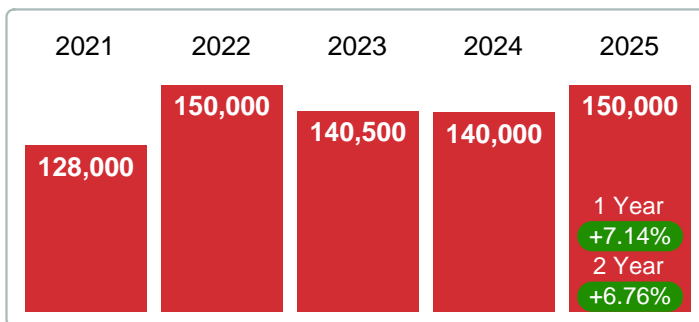
MEDIAN SOLD PRICE AT CLOSING

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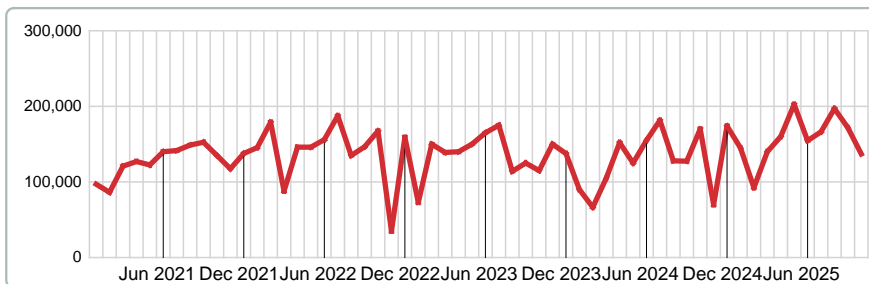
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

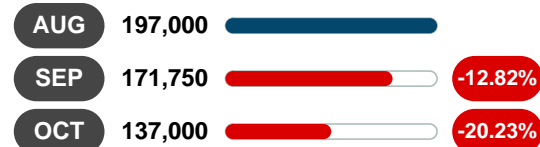


3 MONTHS

5 year OCT AVG = 144,876

High May 2025 202,500 Low Nov 2022 35,000

Median Sold Price at Closing this month at 137,000 below the 5 yr OCT average of 144,876



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
\$0 and less	0	0.00%	599,450	0	0	0	0
\$1-\$10,000	12	21.82%	988	850	1,425	975	0
\$10,001-\$80,000	9	16.36%	62,500	70,000	56,250	0	0
\$80,001-\$210,000	12	21.82%	131,500	110,000	141,000	195,000	0
\$210,001-\$320,000	9	16.36%	228,900	241,500	225,000	239,000	0
\$320,001-\$430,000	7	12.73%	360,000	0	337,500	383,000	0
\$430,001 and up	6	10.91%	560,000	0	837,500	490,000	630,000
Median Sold Price			137,000	21,500	215,000	260,000	630,000
Total Closed Units		100%	137,000	22	21	9	3
Total Closed Volume			11,010,270	1.30M	5.19M	2.53M	1.99M

October 2025



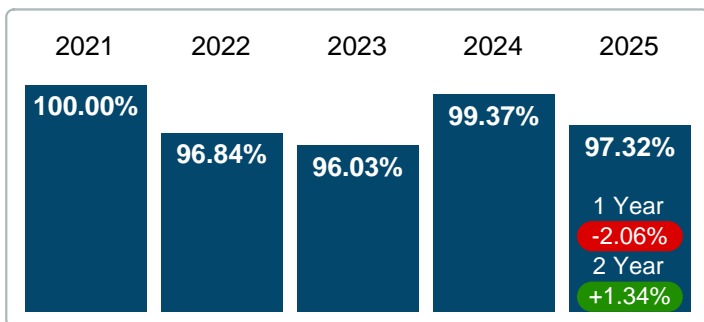
Area Delimited by County Of Cherokee



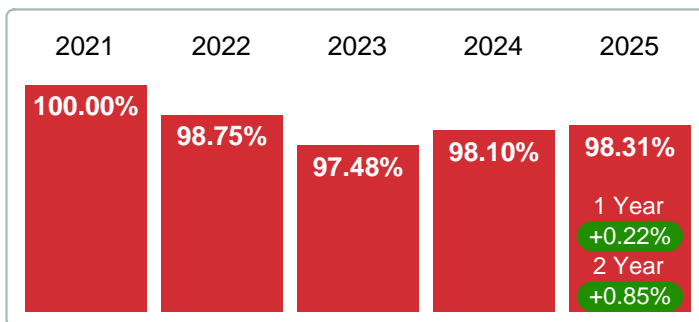
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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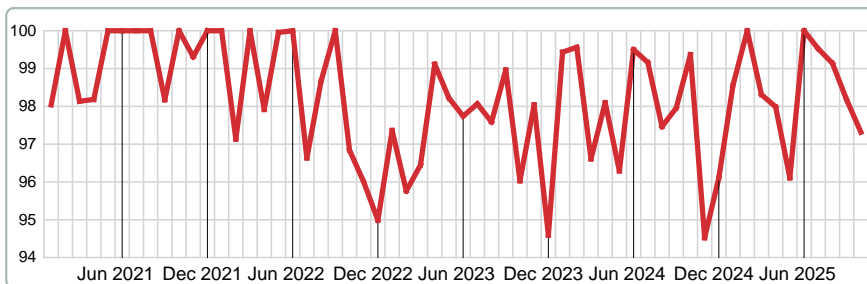
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

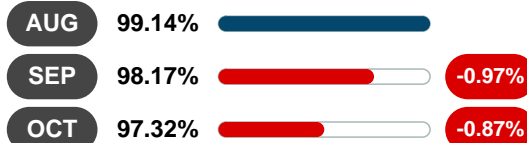


3 MONTHS

5 year OCT AVG = 97.91%

High Jun 2025 100.00% Low Nov 2024 94.52%

Median Sold/List Ratio this month at **97.32%**
 below the 5 yr OCT average of **97.91%**



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
\$0 and less	0	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$10,000	12	21.82%	100.00%	100.00%	96.67%	88.64%	0.00%
\$10,001-\$80,000	9	16.36%	88.89%	88.89%	80.30%	0.00%	0.00%
\$80,001-\$210,000	12	21.82%	98.66%	92.64%	94.53%	101.54%	0.00%
\$210,001-\$320,000	9	16.36%	95.75%	90.76%	98.17%	97.97%	0.00%
\$320,001-\$430,000	7	12.73%	99.23%	0.00%	99.62%	97.33%	0.00%
\$430,001 and up	6	10.91%	95.99%	0.00%	95.99%	98.02%	94.87%
Median Sold/List Ratio		97.32%		98.57%	96.00%	98.02%	94.87%
Total Closed Units		55	100%	22	21	9	3
Total Closed Volume		11,010,270		1.30M	5.19M	2.53M	1.99M

October 2025



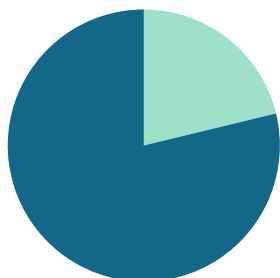
Area Delimited by County Of Cherokee



MARKET SUMMARY

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

INVENTORY

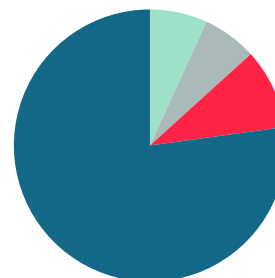


Inventory
 New Listings
161 = 21.21%
 Start Inventory
598
 Total Inventory Units
759
 Volume
\$196,353,929

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%
Median List Price	174,900	149,000	-14.81%	149,900	159,900	6.67%
Median Sale Price	170,000	137,000	-19.41%	140,000	150,000	7.14%
Median Percent of Selling Price to List Price	99.37%	97.32%	-2.06%	98.10%	98.31%	0.22%
Median Days on Market to Sale	35.00	30.00	-14.29%	32.00	27.00	-15.63%
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

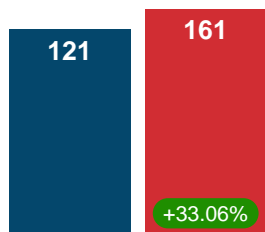
Inventory on October 31, 2025 = **622**

2024 **2025**

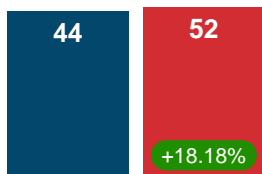
OCTOBER MARKET

MEDIAN PRICES

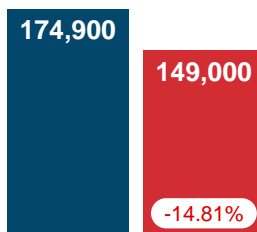
New Listings



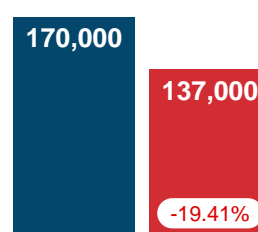
Pending Listings



List Price



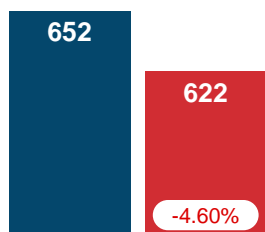
Sale Price



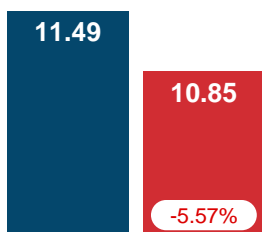
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

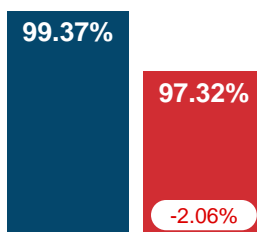
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

