

November 2025



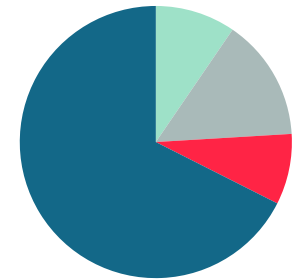
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | November | | |
|--|----------|---------|---------|
| | 2024 | 2025 | +/-% |
| Closed Listings | 33 | 25 | -24.24% |
| Pending Listings | 34 | 38 | 11.76% |
| New Listings | 57 | 35 | -38.60% |
| Average List Price | 214,354 | 254,794 | 18.87% |
| Average Sale Price | 188,908 | 250,194 | 32.44% |
| Average Percent of Selling Price to List Price | 79.47% | 98.04% | 23.37% |
| Average Days on Market to Sale | 45.42 | 49.00 | 7.87% |
| End of Month Inventory | 187 | 177 | -5.35% |
| Months Supply of Inventory | 5.26 | 5.07 | -3.54% |



■ Closed (9.54%)
■ Pending (14.50%)
■ Other OffMarket (8.40%)
■ Active (67.56%)

Absorption: Last 12 months, an Average of **35** Sales/Month
Active Inventory as of November 30, 2025 = **177**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2025 decreased **5.35%** to 177 existing homes available for sale. Over the last 12 months this area has had an average of 35 closed sales per month. This represents an unsold inventory index of **5.07** 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 **32.44%** in November 2025 to \$250,194 versus the previous year at \$188,908.

Average Days on Market Lengthens

The average number of **49.00** days that homes spent on the market before selling increased by 3.58 days or **7.87%** in November 2025 compared to last year's same month at **45.42** DOM.

Sales Success for November 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 35 New Listings in November 2025, down **38.60%** from last year at 57. Furthermore, there were 25 Closed Listings this month versus last year at 33, a **-24.24%** decrease.

Closed versus Listed trends yielded a **71.4%** ratio, up from previous year's, November 2024, at **57.9%**, a **23.38%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

| | |
|---|-----------|
| Closed Listings | 2 |
| Pending Listings | 3 |
| New Listings | 4 |
| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Average Days on Market to Sale | 7 |
| Average List Price at Closing | 8 |
| Average Sale Price at Closing | 9 |
| Average Percent of Selling Price to List Price | 10 |
| Market Summary | 11 |

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

November 2025



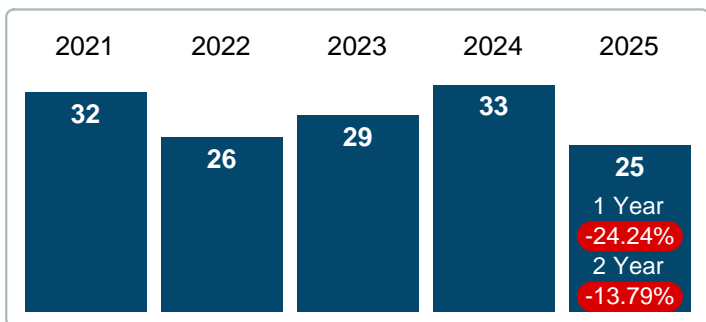
Area Delimited by County Of Cherokee - Residential Property Type



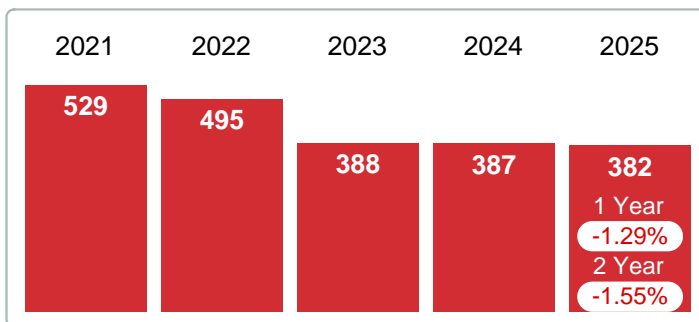
CLOSED LISTINGS

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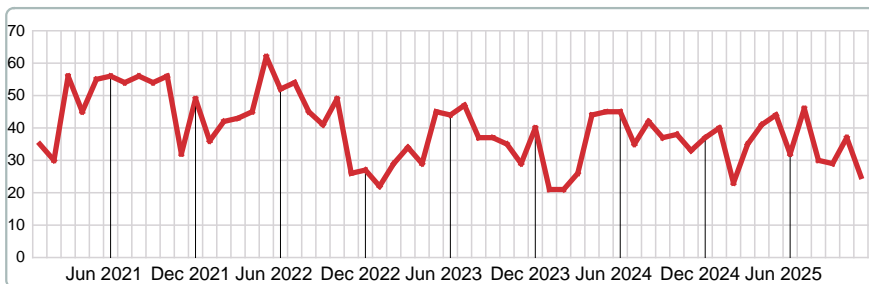
NOVEMBER



YEAR TO DATE (YTD)

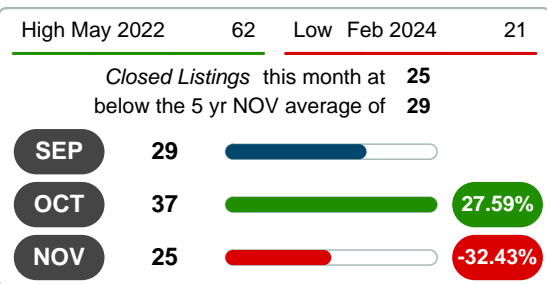


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 29



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|------------------|-------------|-------------|------------------|------------------|------------------|--------------|
| \$100,000 and less | 2 | 8.00% | 72.5 | 1 | 1 | 0 | 0 |
| \$100,001 - \$150,000 | 2 | 8.00% | 4.5 | 2 | 0 | 0 | 0 |
| \$150,001 - \$175,000 | 5 | 20.00% | 48.2 | 1 | 3 | 1 | 0 |
| \$175,001 - \$225,000 | 4 | 16.00% | 7.8 | 1 | 1 | 2 | 0 |
| \$225,001 - \$325,000 | 7 | 28.00% | 95.6 | 1 | 4 | 2 | 0 |
| \$325,001 - \$375,000 | 2 | 8.00% | 28.5 | 0 | 2 | 0 | 0 |
| \$375,001 and up | 3 | 12.00% | 24.3 | 0 | 2 | 1 | 0 |
| Total Closed Units | 25 | | | 6 | 13 | 6 | 0 |
| Total Closed Volume | 6,254,850 | 100% | 49.0 | 987.50K | 3.39M | 1.87M | 0.00B |
| Average Closed Price | \$250,194 | | | \$164,583 | \$261,000 | \$312,392 | \$0 |

November 2025



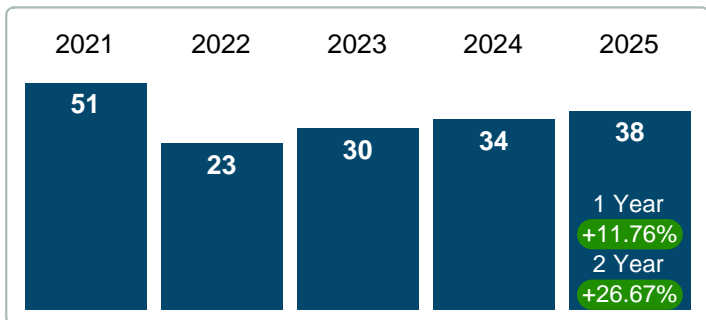
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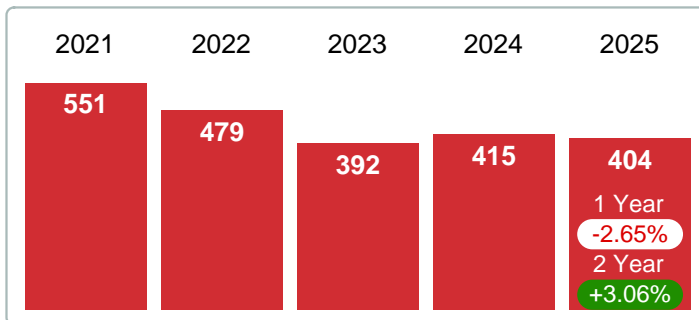
PENDING LISTINGS

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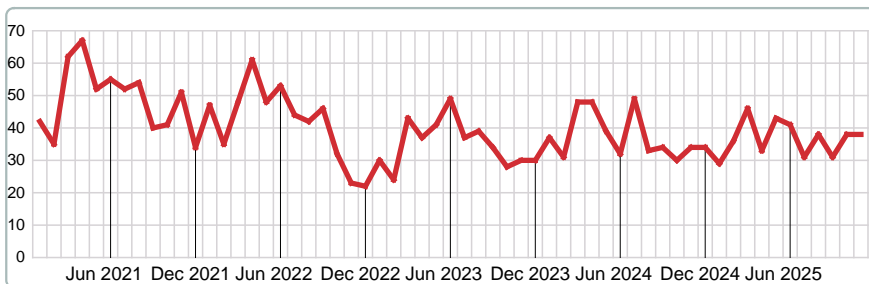
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

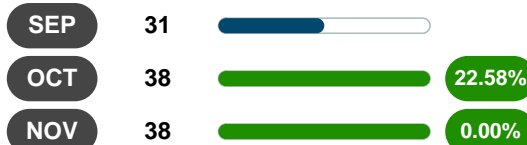


3 MONTHS

5 year NOV AVG = 35

High Apr 2021 67 Low Dec 2022 22

Pending Listings this month at **38**
above the 5 yr NOV average of **35**



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 | 2 | 5.26% | 34.5 | 1 | 1 | 0 | 0 |
| \$75,001 - \$100,000 | 4 | 10.53% | 50.3 | 2 | 2 | 0 | 0 |
| \$100,001 - \$150,000 | 7 | 18.42% | 55.9 | 2 | 5 | 0 | 0 |
| \$150,001 - \$200,000 | 10 | 26.32% | 47.6 | 5 | 4 | 1 | 0 |
| \$200,001 - \$275,000 | 4 | 10.53% | 51.5 | 0 | 4 | 0 | 0 |
| \$275,001 - \$350,000 | 7 | 18.42% | 33.1 | 0 | 5 | 1 | 1 |
| \$350,001 and up | 4 | 10.53% | 66.8 | 0 | 2 | 2 | 0 |
| Total Pending Units | 38 | | | 10 | 23 | 4 | 1 |
| Total Pending Volume | 7,890,385 | 100% | 48.5 | 1.32M | 4.97M | 1.32M | 284.90K |
| Average Listing Price | \$207,642 | | | \$131,530 | \$215,947 | \$330,850 | \$284,900 |

November 2025



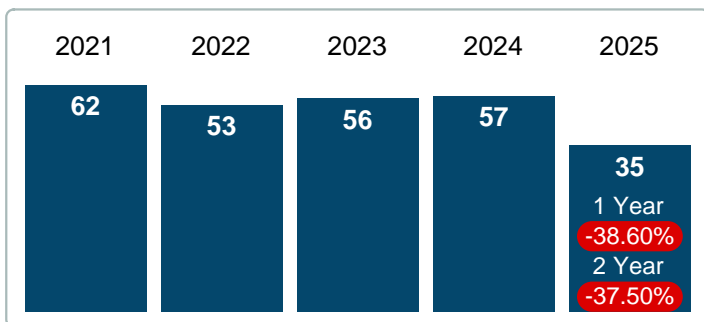
Area Delimited by County Of Cherokee - Residential Property Type



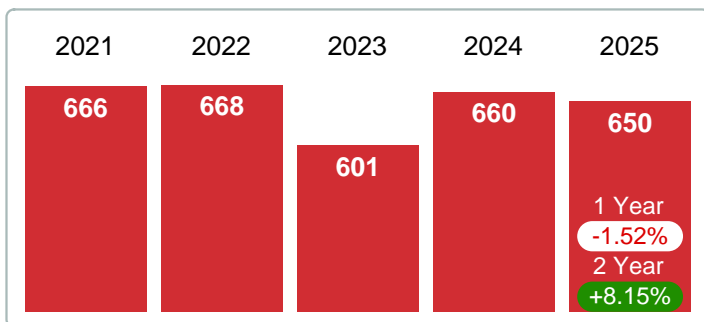
NEW LISTINGS

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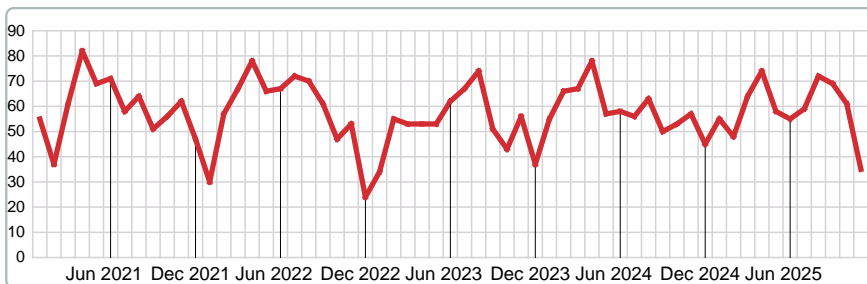
NOVEMBER



YEAR TO DATE (YTD)

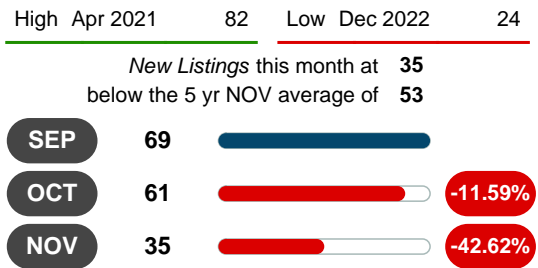


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 53



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | | Bedroom Distribution | | | |
|---|-------------------|-------------|----------------------|------------------|------------------|------------------|
| Price Range | Count | % | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
| \$100,000 and less | 0 | 0.00% | 0 | 0 | 0 | 0 |
| \$100,001 - \$125,000 | 7 | 20.00% | 4 | 3 | 0 | 0 |
| \$125,001 - \$200,000 | 7 | 20.00% | 2 | 4 | 1 | 0 |
| \$200,001 - \$300,000 | 7 | 20.00% | 0 | 5 | 1 | 1 |
| \$300,001 - \$375,000 | 7 | 20.00% | 1 | 3 | 2 | 1 |
| \$375,001 - \$525,000 | 4 | 11.43% | 0 | 2 | 1 | 1 |
| \$525,001 and up | 3 | 8.57% | 0 | 1 | 1 | 1 |
| Total New Listed Units | 35 | | 7 | 18 | 6 | 4 |
| Total New Listed Volume | 10,582,550 | 100% | 1.16M | 4.96M | 2.22M | 2.24M |
| Average New Listed Listing Price | \$302,359 | | \$166,043 | \$275,661 | \$370,092 | \$559,450 |

November 2025



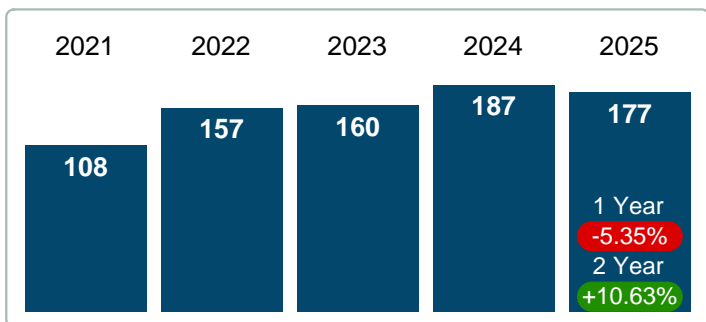
Area Delimited by County Of Cherokee - Residential Property Type



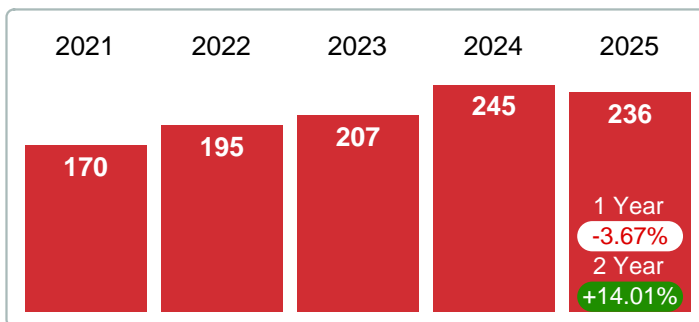
ACTIVE INVENTORY

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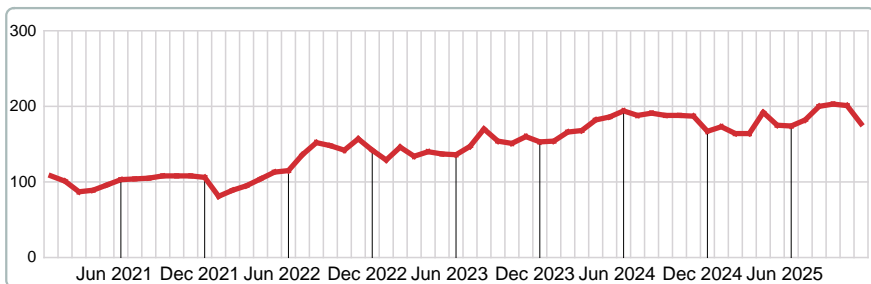
END OF NOVEMBER



ACTIVE DURING NOVEMBER

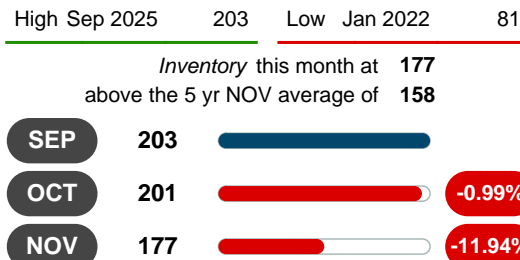


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 158



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less | 19 | 10.73% | 80.1 | 13 | 6 | 0 | 0 |
| \$125,001 - \$175,000 | 21 | 11.86% | 89.8 | 7 | 13 | 1 | 0 |
| \$175,001 - \$250,000 | 25 | 14.12% | 115.8 | 6 | 9 | 10 | 0 |
| \$250,001 - \$350,000 | 43 | 24.29% | 97.7 | 2 | 23 | 18 | 0 |
| \$350,001 - \$475,000 | 27 | 15.25% | 91.1 | 4 | 8 | 10 | 5 |
| \$475,001 - \$775,000 | 24 | 13.56% | 98.8 | 0 | 11 | 10 | 3 |
| \$775,001 and up | 18 | 10.17% | 100.5 | 2 | 3 | 8 | 5 |
| Total Active Inventory by Units | 177 | | | 34 | 73 | 57 | 13 |
| Total Active Inventory by Volume | 74,545,050 | 100% | 96.9 | 8.50M | 27.73M | 27.72M | 10.58M |
| Average Active Inventory Listing Price | \$421,158 | | | \$250,132 | \$379,904 | \$486,387 | \$814,115 |

November 2025



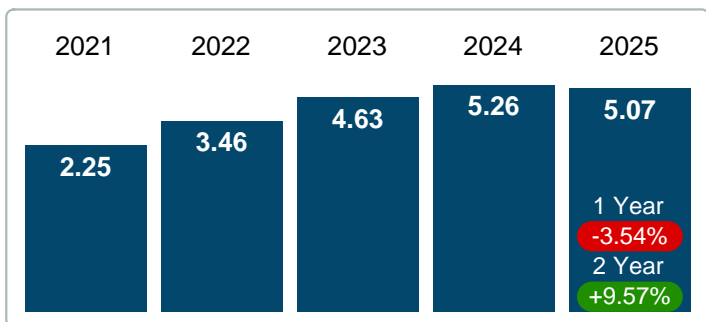
Area Delimited by County Of Cherokee - Residential Property Type



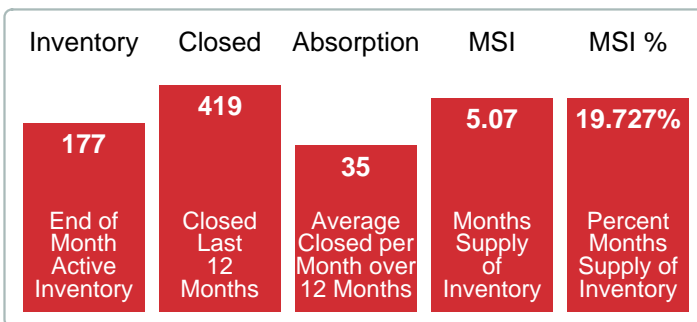
MONTHS SUPPLY of INVENTORY (MSI)

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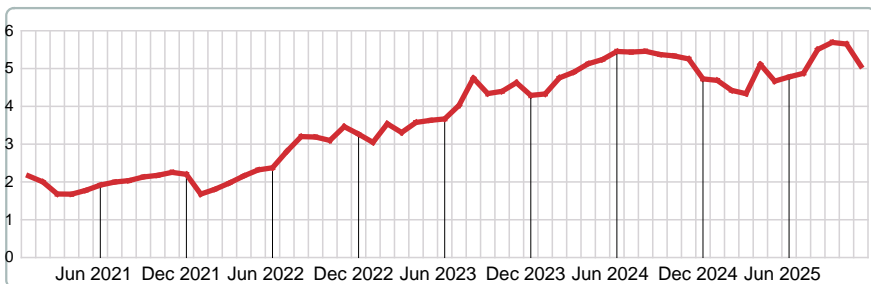
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

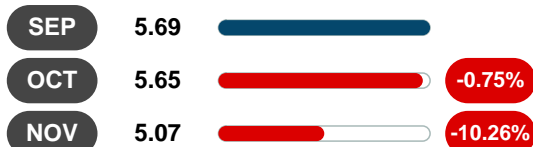


3 MONTHS

5 year NOV AVG = 4.13

High Sep 2025 5.69 Low Apr 2021 1.68

Months Supply this month at **5.07**
above the 5 yr NOV average of **4.13**



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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$125,000 and less | 19 | 10.73% | 3.45 | 4.46 | 2.57 | 0.00 | 0.00 |
| \$125,001 - \$175,000 | 21 | 11.86% | 3.04 | 3.50 | 2.89 | 2.40 | 0.00 |
| \$175,001 - \$250,000 | 25 | 14.12% | 2.88 | 3.79 | 1.71 | 5.71 | 0.00 |
| \$250,001 - \$350,000 | 43 | 24.29% | 5.80 | 2.67 | 4.60 | 13.50 | 0.00 |
| \$350,001 - \$475,000 | 27 | 15.25% | 7.04 | 16.00 | 3.69 | 9.23 | 15.00 |
| \$475,001 - \$775,000 | 24 | 13.56% | 13.71 | 0.00 | 13.20 | 20.00 | 12.00 |
| \$775,001 and up | 18 | 10.17% | 21.60 | 24.00 | 9.00 | 32.00 | 30.00 |
| Market Supply of Inventory (MSI) | | | 5.07 | 4.39 | 3.58 | 10.21 | 11.14 |
| Total Active Inventory by Units | | 100% | 5.07 | 34 | 73 | 57 | 13 |

November 2025



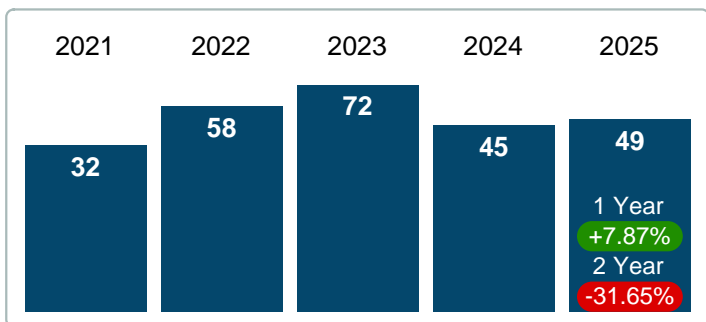
Area Delimited by County Of Cherokee - Residential Property Type



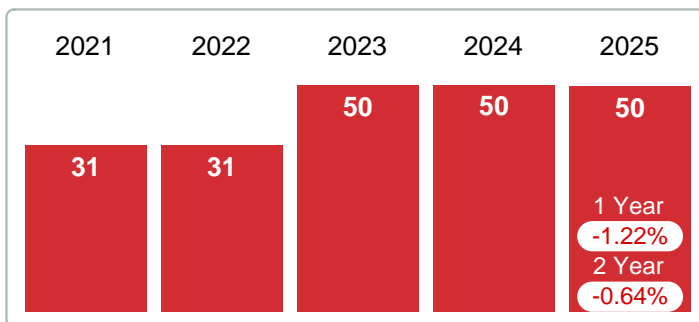
AVERAGE DAYS ON MARKET TO SALE

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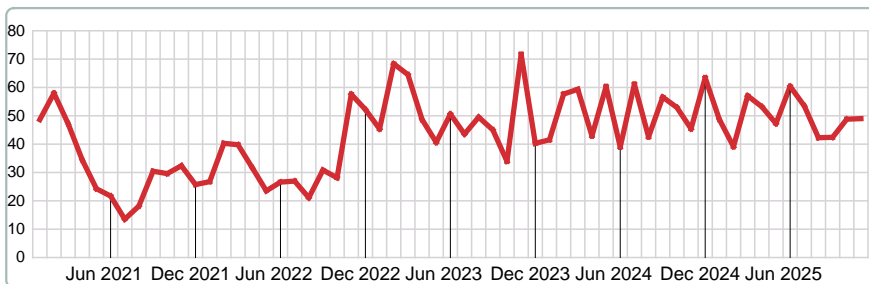
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

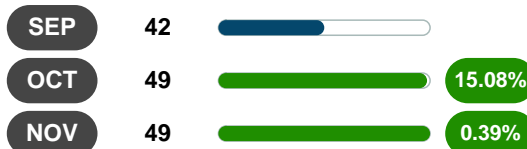


3 MONTHS

5 year NOV AVG = 51

High Nov 2023 72 Low Jul 2021 14

Average Days on Market to Sale this month at 49 below the 5 yr NOV average of 51



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 |
|---|-------------|------------------|----------------|--------------|--------------|--------------|
| \$100,000 and less | 8.00% | 73 | 1 | 144 | 0 | 0 |
| \$100,001 - \$150,000 | 8.00% | 5 | 5 | 0 | 0 | 0 |
| \$150,001 - \$175,000 | 20.00% | 48 | 1 | 79 | 4 | 0 |
| \$175,001 - \$225,000 | 16.00% | 8 | 2 | 15 | 7 | 0 |
| \$225,001 - \$325,000 | 28.00% | 96 | 26 | 101 | 120 | 0 |
| \$325,001 - \$375,000 | 8.00% | 29 | 0 | 29 | 0 | 0 |
| \$375,001 and up | 12.00% | 24 | 0 | 28 | 18 | 0 |
| Average Closed DOM | | 49 | 7 | 70 | 46 | 0 |
| Total Closed Units | 100% | 49 | 6 | 13 | 6 | |
| Total Closed Volume | | 6,254,850 | 987.50K | 3.39M | 1.87M | 0.00B |

November 2025



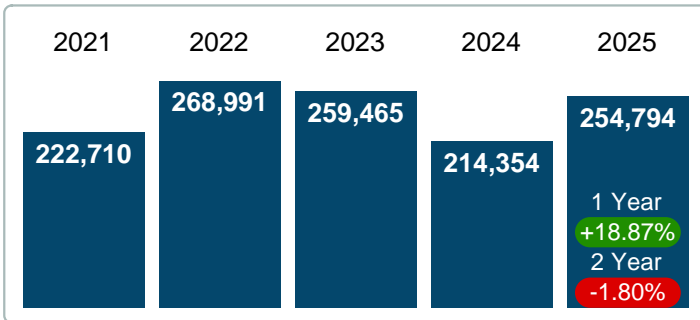
Area Delimited by County Of Cherokee - Residential Property Type



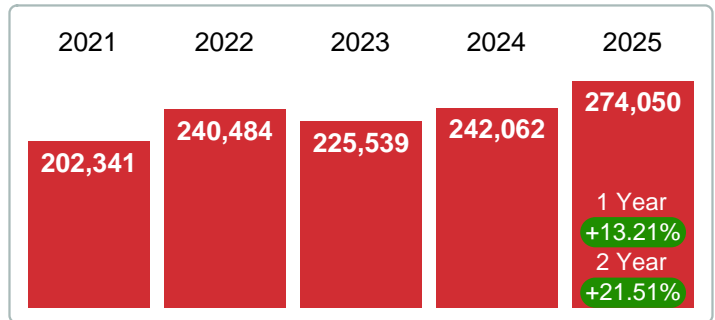
AVERAGE LIST PRICE AT CLOSING

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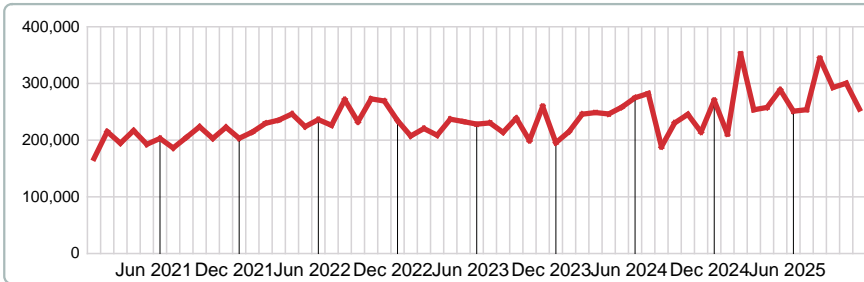
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 244,063

High Feb 2025 352,187 Low Jan 2021 167,714

Average List Price at Closing this month at **254,794** above the 5 yr NOV average of **244,063**



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 |
|--|---|--------|-----------|----------|---------|---------|---------|
| \$100,000 and less | 2 | 8.00% | 77,450 | 95,000 | 59,900 | 0 | 0 |
| \$100,001 - \$150,000 | 2 | 8.00% | 132,500 | 132,500 | 0 | 0 | 0 |
| \$150,001 - \$175,000 | 4 | 16.00% | 163,038 | 157,500 | 171,217 | 160,000 | 0 |
| \$175,001 - \$225,000 | 5 | 20.00% | 203,600 | 224,999 | 225,000 | 194,500 | 0 |
| \$225,001 - \$325,000 | 7 | 28.00% | 279,629 | 279,900 | 263,125 | 312,500 | 0 |
| \$325,001 - \$375,000 | 1 | 4.00% | 332,500 | 0 | 356,200 | 0 | 0 |
| \$375,001 and up | 4 | 16.00% | 497,475 | 0 | 442,500 | 725,000 | 0 |
| Average List Price | | | 254,794 | 170,400 | 265,265 | 316,500 | 0 |
| Total Closed Units | | 100% | 254,794 | 6 | 13 | 6 | |
| Total Closed Volume | | | 6,369,849 | 1.02M | 3.45M | 1.90M | 0.00B |

November 2025



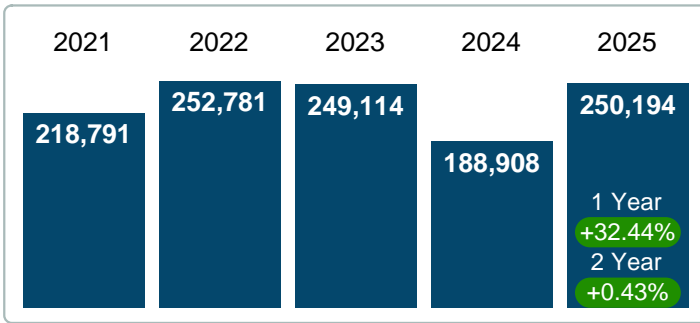
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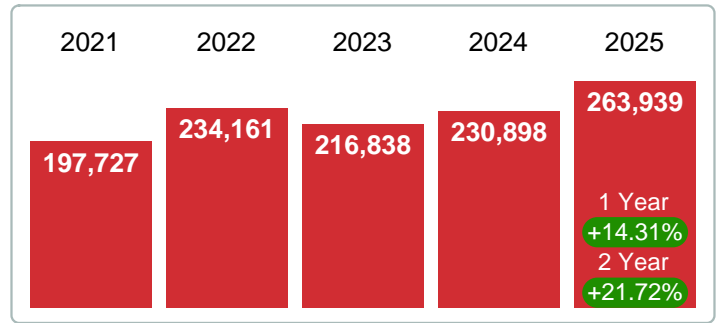
AVERAGE SOLD PRICE AT CLOSING

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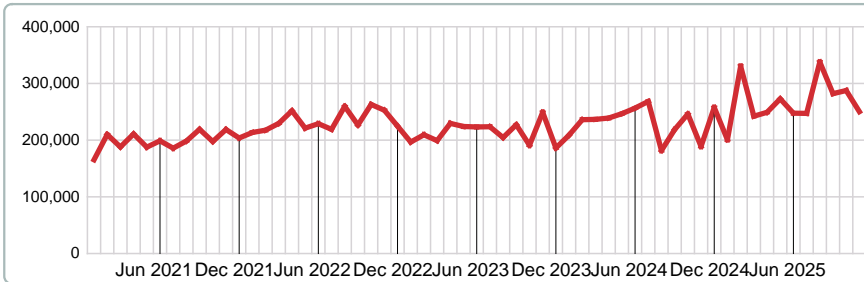
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

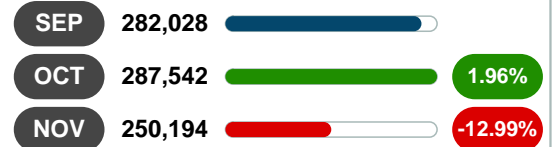


3 MONTHS

5 year NOV AVG = 231,957

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

Average Sold Price at Closing this month at **250,194** above the 5 yr NOV average of **231,957**



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 |
|--|-------------|------------------|----------------|----------------|----------------|--------------|
| \$100,000 and less | 8.00% | 76,000 | 95,000 | 57,000 | 0 | 0 |
| \$100,001 - \$150,000 | 8.00% | 125,000 | 125,000 | 0 | 0 | 0 |
| \$150,001 - \$175,000 | 20.00% | 167,000 | 157,500 | 169,167 | 170,000 | 0 |
| \$175,001 - \$225,000 | 16.00% | 202,838 | 225,000 | 205,000 | 190,675 | 0 |
| \$225,001 - \$325,000 | 28.00% | 271,500 | 260,000 | 259,375 | 301,500 | 0 |
| \$325,001 - \$375,000 | 8.00% | 347,500 | 0 | 347,500 | 0 | 0 |
| \$375,001 and up | 12.00% | 537,000 | 0 | 445,500 | 720,000 | 0 |
| Average Sold Price | | 250,194 | 164,583 | 261,000 | 312,392 | 0 |
| Total Closed Units | 100% | 25 | 6 | 13 | 6 | 0 |
| Total Closed Volume | | 6,254,850 | 987.50K | 3.39M | 1.87M | 0.00B |

November 2025



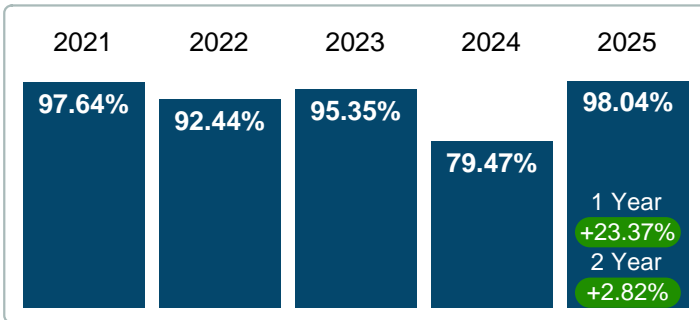
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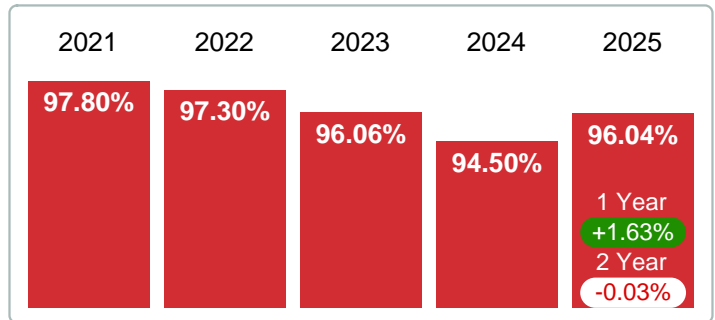
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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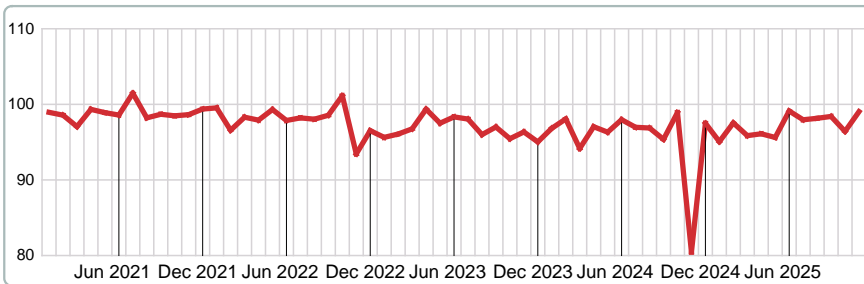
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

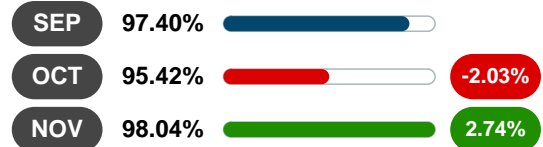


3 MONTHS

5 year NOV AVG = 92.59%

High Jul 2021 100.47% Low Nov 2024 79.47%

Average Sold/List Ratio this month at **98.04%** above the 5 yr NOV average of **92.59%**



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 |
|--|---|-----------|---------|----------|---------|---------|---------|
| \$100,000 and less | 2 | 8.00% | 97.58% | 100.00% | 95.16% | 0.00% | 0.00% |
| \$100,001 - \$150,000 | 2 | 8.00% | 94.83% | 94.83% | 0.00% | 0.00% | 0.00% |
| \$150,001 - \$175,000 | 5 | 20.00% | 100.56% | 100.00% | 98.85% | 106.25% | 0.00% |
| \$175,001 - \$225,000 | 4 | 16.00% | 96.81% | 100.00% | 91.11% | 98.07% | 0.00% |
| \$225,001 - \$325,000 | 7 | 28.00% | 97.13% | 92.89% | 98.48% | 96.53% | 0.00% |
| \$325,001 - \$375,000 | 2 | 8.00% | 97.66% | 0.00% | 97.66% | 0.00% | 0.00% |
| \$375,001 and up | 3 | 12.00% | 100.29% | 0.00% | 100.78% | 99.31% | 0.00% |
| Average Sold/List Ratio | | 98.00% | | 97.09% | 97.97% | 99.13% | 0.00% |
| Total Closed Units | | 25 | 100% | 98.00% | 6 | 13 | 6 |
| Total Closed Volume | | 6,254,850 | | | 987.50K | 3.39M | 1.87M |

November 2025



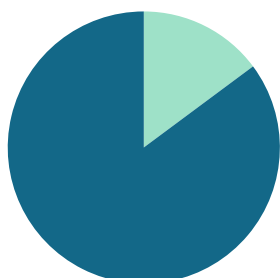
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

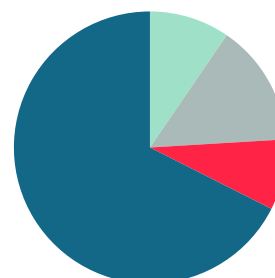


Inventory
 New Listings **35 = 14.83%**
 Start Inventory **201**
 Total Inventory Units **236**
 Volume **\$94,610,835**

Market Activity

Closed Sales **25 = 9.54%**
 Pending Sales **38 = 14.50%**
 Other Off Market **22 = 8.40%**
 Active Inventory **177 = 67.56%**

MARKET ACTIVITY



| Compared Metrics | November | | | Year to Date | | |
|--|----------|---------|---------|--------------|---------|--------|
| | 2024 | 2025 | +/-% | 2024 | 2025 | +/-% |
| Closed Sales | 33 | 25 | -24.24% | 387 | 382 | -1.29% |
| Pending Sales | 34 | 38 | 11.76% | 415 | 404 | -2.65% |
| New Listings | 57 | 35 | -38.60% | 660 | 650 | -1.52% |
| Average List Price | 214,354 | 254,794 | 18.87% | 242,062 | 274,050 | 13.21% |
| Average Sale Price | 188,908 | 250,194 | 32.44% | 230,898 | 263,939 | 14.31% |
| Average Percent of Selling Price to List Price | 79.47% | 98.04% | 23.37% | 94.50% | 96.04% | 1.63% |
| Average Days on Market to Sale | 45.42 | 49.00 | 7.87% | 50.43 | 49.81 | -1.22% |
| Monthly Inventory | 187 | 177 | -5.35% | 187 | 177 | -5.35% |
| Months Supply of Inventory | 5.26 | 5.07 | -3.54% | 5.26 | 5.07 | -3.54% |

Absorption: Last 12 months, an Average of **35** Sales/Month

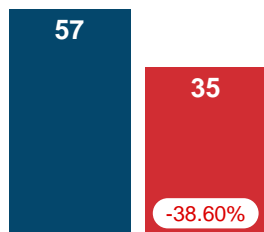
Inventory on November 30, 2025 = **177**

2024 **2025**

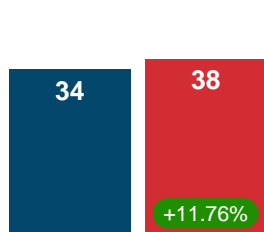
NOVEMBER MARKET

AVERAGE PRICES

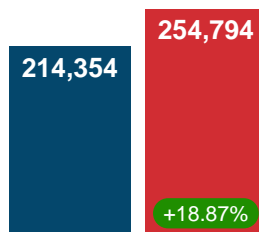
New Listings



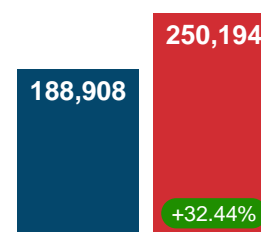
Pending Listings



List Price



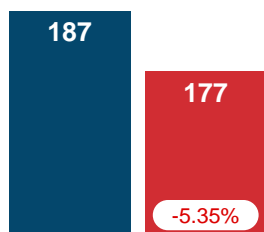
Sale Price



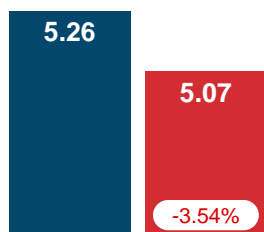
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

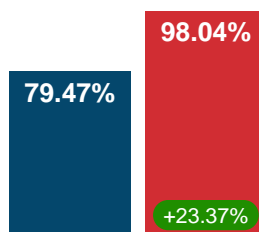
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

