



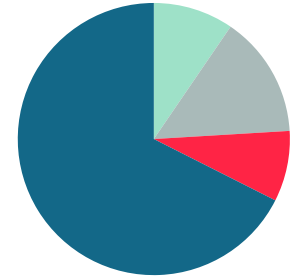
Area Delimited by County Of Cherokee - Residential Property Type



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%
Median List Price	87,000	225,000	158.62%
Median Sale Price	86,500	225,000	160.12%
Median Percent of Selling Price to List Price	88.55%	99.14%	11.96%
Median Days on Market to Sale	56.00	15.00	-73.21%
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.

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 **160.12%** in November 2025 to \$225,000 versus the previous year at \$86,500.

Median Days on Market Shortens

The median number of **15.00** days that homes spent on the market before selling decreased by 41.00 days or **73.21%** in November 2025 compared to last year's same month at **56.00** DOM.

Sales Success for November 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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

November 2025



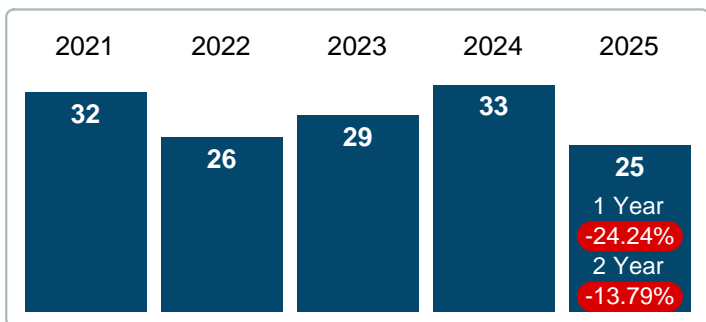
Area Delimited by County Of Cherokee - Residential Property Type



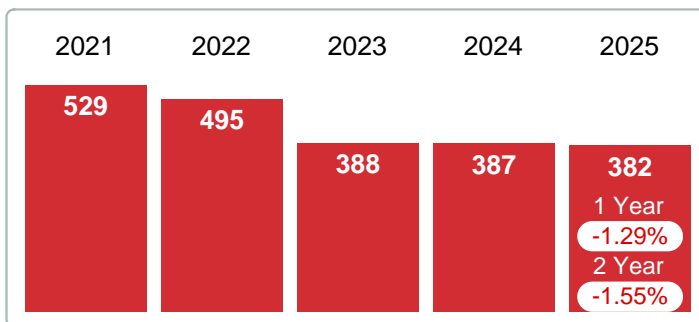
CLOSED LISTINGS

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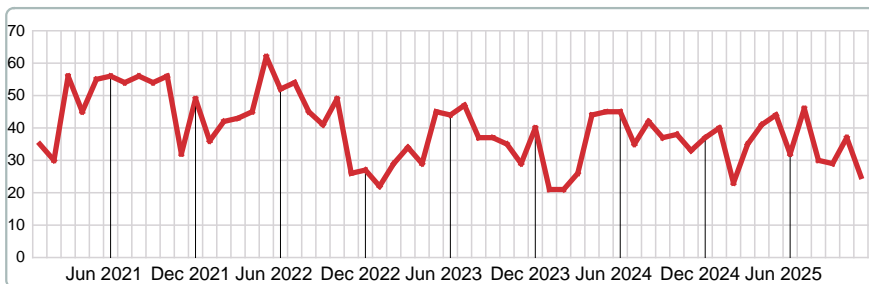
NOVEMBER



YEAR TO DATE (YTD)

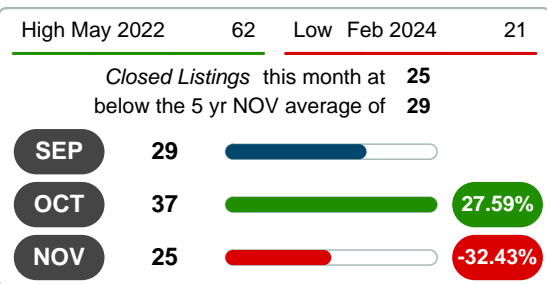


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 29



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	8.0	1	3	1	0
\$175,001 - \$225,000	4	16.00%	7.0	1	1	2	0
\$225,001 - \$325,000	7	28.00%	26.0	1	4	2	0
\$325,001 - \$375,000	2	8.00%	28.5	0	2	0	0
\$375,001 and up	3	12.00%	18.0	0	2	1	0
Total Closed Units	25			6	13	6	0
Total Closed Volume	6,254,850	100%	15.0	987.50K	3.39M	1.87M	0.00B
Median Closed Price	\$225,000			\$143,750	\$235,000	\$243,250	\$0

November 2025



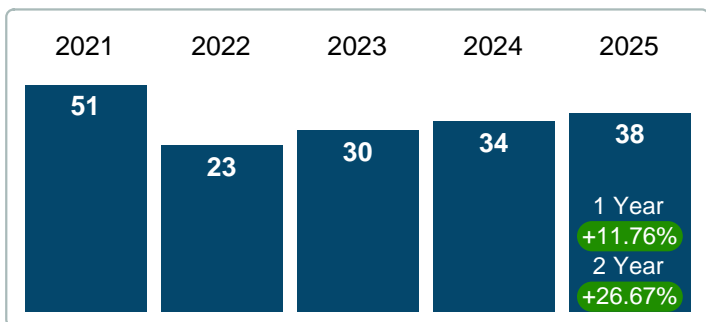
Area Delimited by County Of Cherokee - Residential Property Type



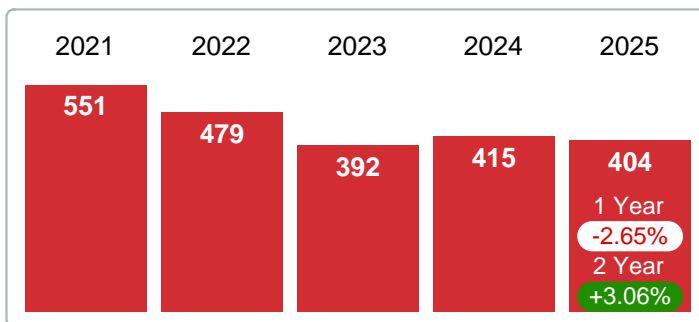
PENDING LISTINGS

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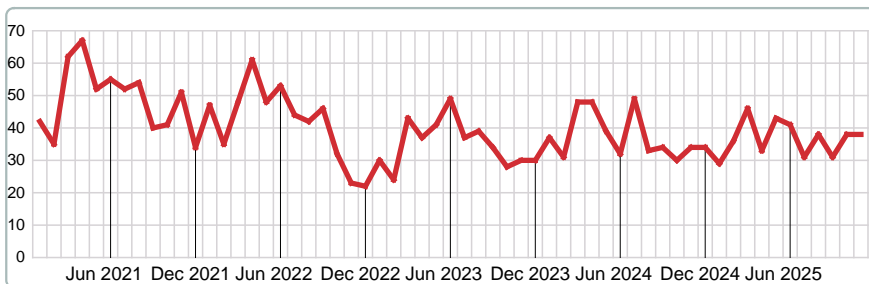
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

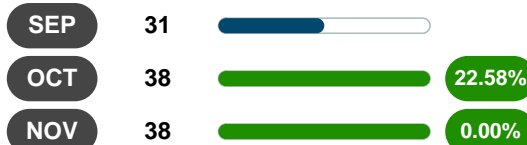


3 MONTHS

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		%	MDOM	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%	48.0	2	2	0	0
\$100,001 - \$150,000	7	18.42%	41.0	2	5	0	0
\$150,001 - \$200,000	10	26.32%	34.5	5	4	1	0
\$200,001 - \$275,000	4	10.53%	50.5	0	4	0	0
\$275,001 - \$350,000	7	18.42%	19.0	0	5	1	1
\$350,001 and up	4	10.53%	44.5	0	2	2	0
Total Pending Units	38			10	23	4	1
Total Pending Volume	7,890,385	100%	35.0	1.32M	4.97M	1.32M	284.90K
Median Listing Price	\$189,500			\$138,750	\$199,900	\$342,000	\$284,900

November 2025



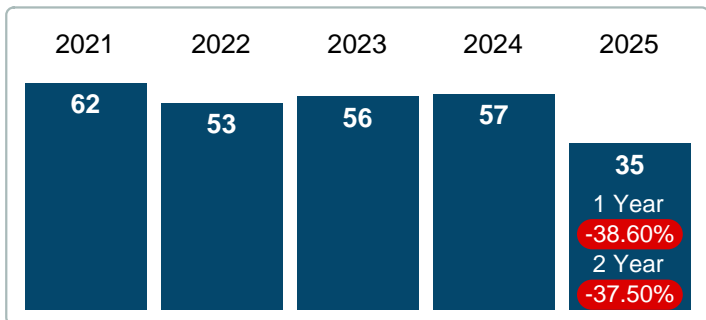
Area Delimited by County Of Cherokee - Residential Property Type



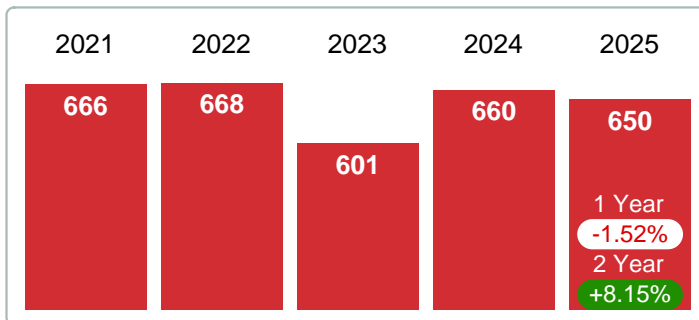
NEW LISTINGS

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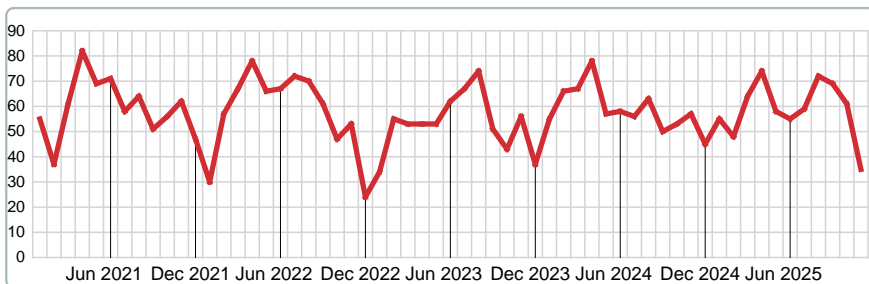
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 53

High Apr 2021 82 Low Dec 2022 24

New Listings this month at 35
 below the 5 yr NOV average of 53



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
Median New Listed Listing Price	\$269,500		\$125,000	\$267,250	\$358,025	\$446,450

November 2025



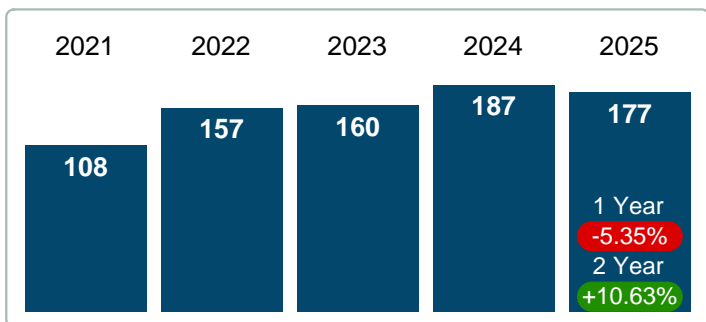
Area Delimited by County Of Cherokee - Residential Property Type



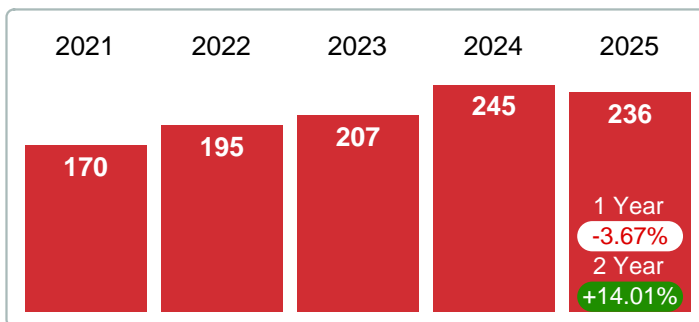
ACTIVE INVENTORY

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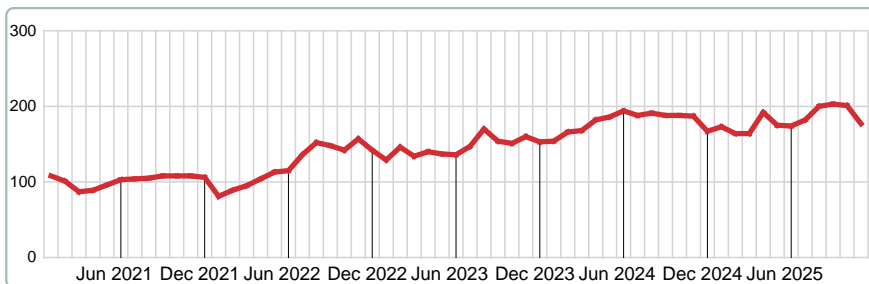
END OF NOVEMBER



ACTIVE DURING NOVEMBER

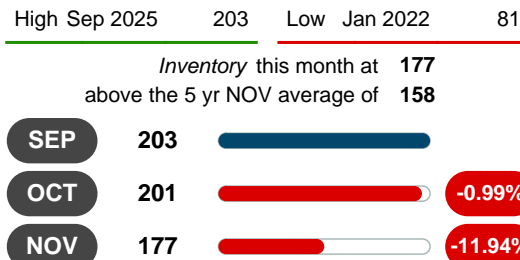


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 158



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.73%	74.0	13	6	0	0
\$125,001 - \$175,000	21	11.86%	88.0	7	13	1	0
\$175,001 - \$250,000	25	14.12%	102.0	6	9	10	0
\$250,001 - \$350,000	43	24.29%	76.0	2	23	18	0
\$350,001 - \$475,000	27	15.25%	100.0	4	8	10	5
\$475,001 - \$775,000	24	13.56%	74.5	0	11	10	3
\$775,001 and up	18	10.17%	65.5	2	3	8	5
Total Active Inventory by Units	177			34	73	57	13
Total Active Inventory by Volume	74,545,050	100%	83.0	8.50M	27.73M	27.72M	10.58M
Median Active Inventory Listing Price	\$314,900			\$154,000	\$280,000	\$344,500	\$574,000

November 2025



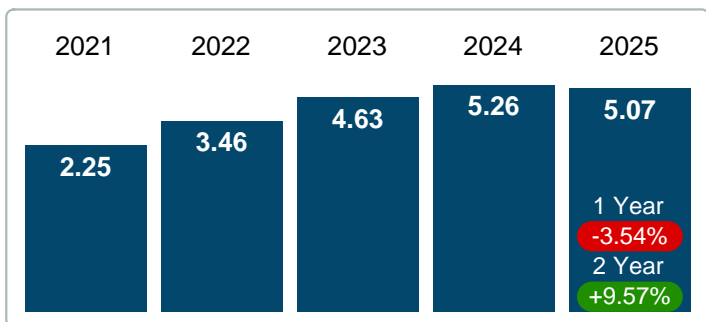
Area Delimited by County Of Cherokee - Residential Property Type



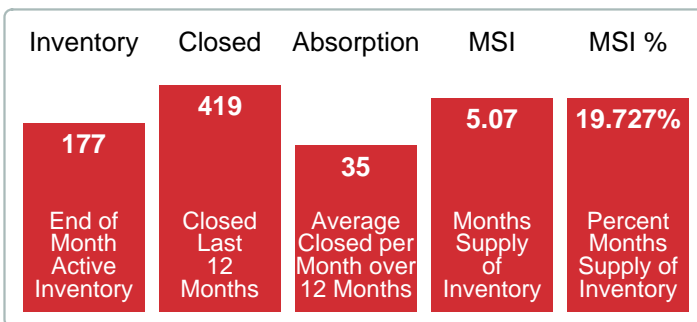
MONTHS SUPPLY of INVENTORY (MSI)

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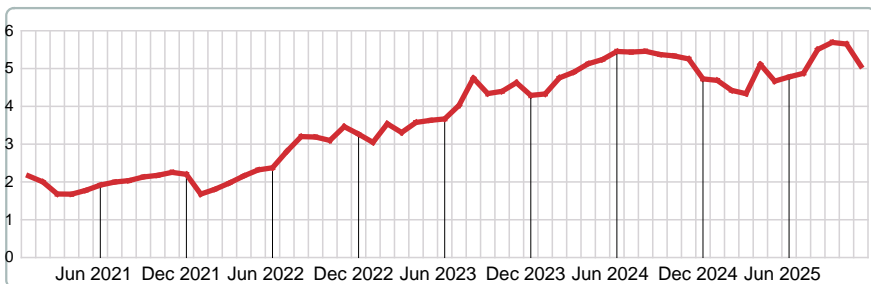
MSI FOR NOVEMBER



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



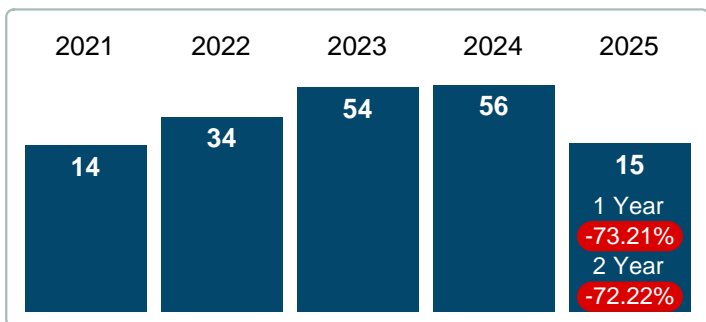
Area Delimited by County Of Cherokee - Residential Property Type



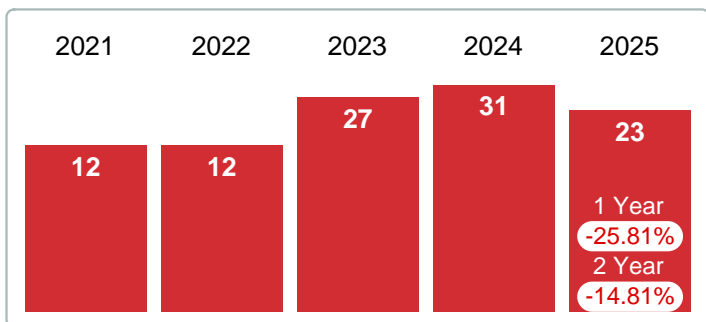
MEDIAN DAYS ON MARKET TO SALE

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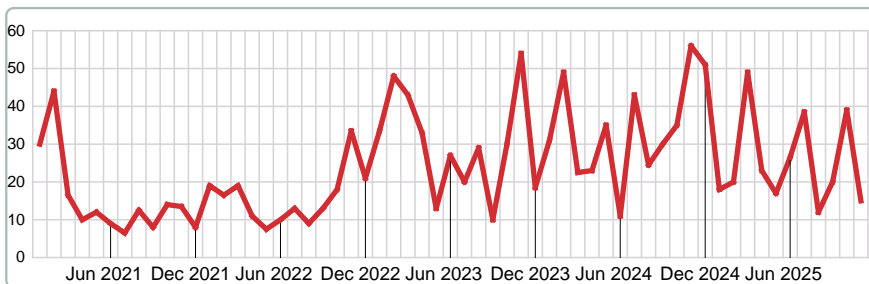
NOVEMBER



YEAR TO DATE (YTD)

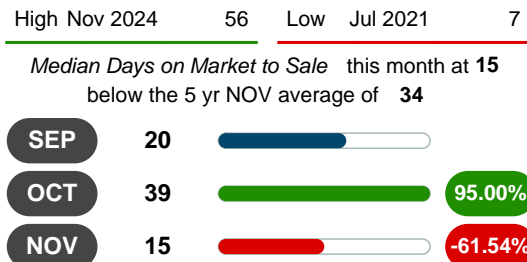


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 34



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
\$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%	8	1	99	4	0
\$175,001 - \$225,000	16.00%	7	2	15	7	0
\$225,001 - \$325,000	28.00%	26	26	24	120	0
\$325,001 - \$375,000	8.00%	29	0	29	0	0
\$375,001 and up	12.00%	18	0	28	18	0
Median Closed DOM		15	2	26	15	0
Total Closed Units	100%	15.0	6	13	6	
Total Closed Volume		6,254,850	987.50K	3.39M	1.87M	0.00B

November 2025



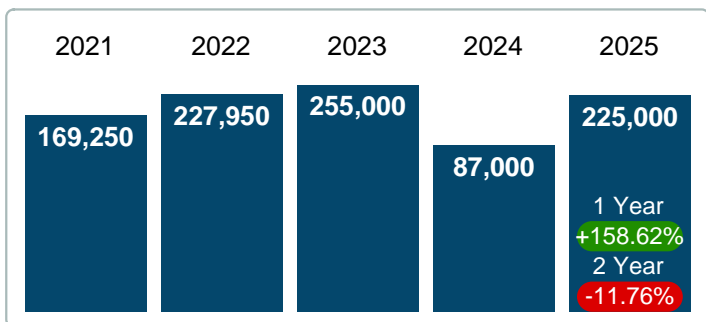
Area Delimited by County Of Cherokee - Residential Property Type



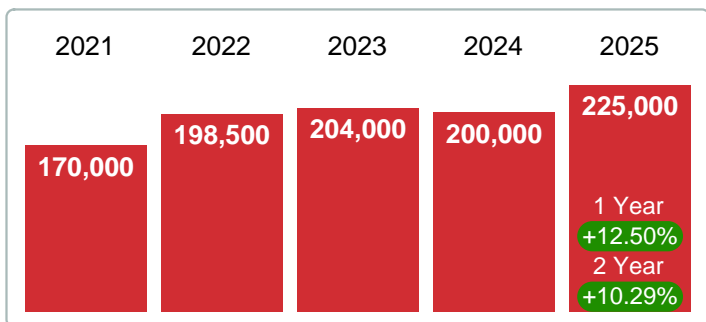
MEDIAN LIST PRICE AT CLOSING

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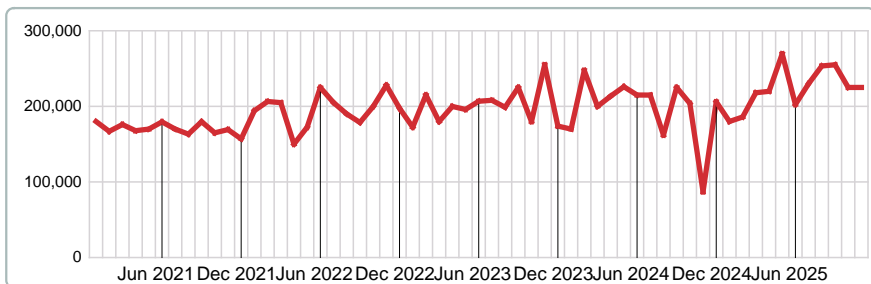
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

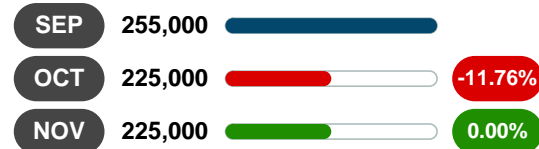


3 MONTHS

5 year NOV AVG = 192,840

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

Median List Price at Closing this month at **225,000**
 above the 5 yr NOV average of **192,840**



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
\$100,000 and less	8.00%	77,450	95,000	59,900	0	0
\$100,001 - \$150,000	8.00%	132,500	132,500	0	0	0
\$150,001 - \$175,000	16.00%	162,375	157,500	167,325	160,000	0
\$175,001 - \$225,000	20.00%	200,000	224,999	202,000	194,500	0
\$225,001 - \$325,000	28.00%	279,900	279,900	247,750	312,500	0
\$325,001 - \$375,000	4.00%	332,500	0	332,500	0	0
\$375,001 and up	16.00%	442,500	0	385,000	725,000	0
Median List Price		225,000	151,250	239,500	250,000	0
Total Closed Units	100%	225,000	6	13	6	0
Total Closed Volume		6,369,849	1.02M	3.45M	1.90M	0.00B

November 2025



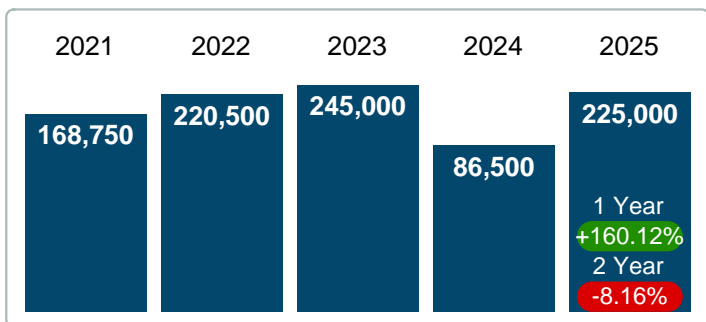
Area Delimited by County Of Cherokee - Residential Property Type



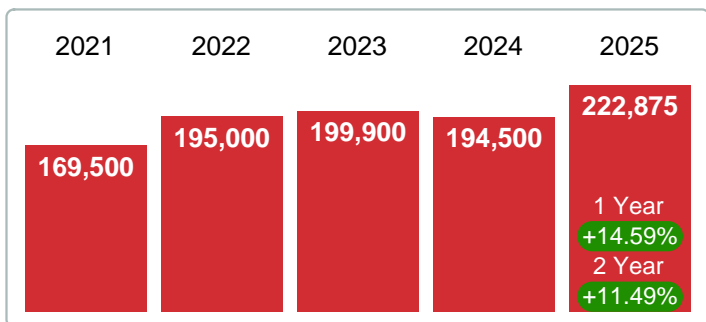
MEDIAN SOLD PRICE AT CLOSING

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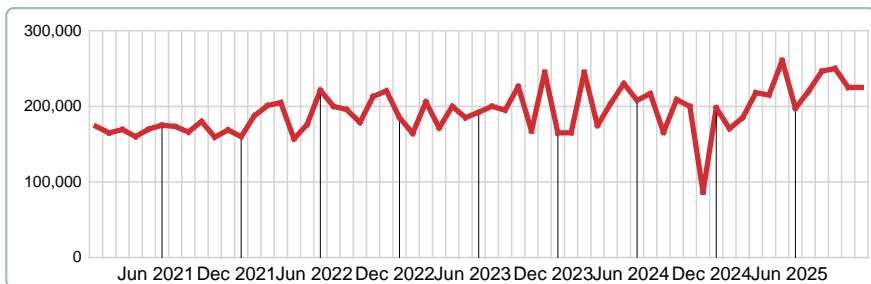
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

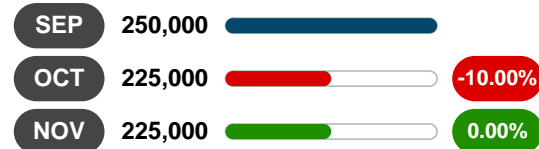


3 MONTHS

5 year NOV AVG = 189,150

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

Median Sold Price at Closing this month at **225,000** above the 5 yr NOV average of **189,150**



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
\$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%	167,500	157,500	167,500	170,000	0
\$175,001 - \$225,000	16.00%	199,250	225,000	205,000	190,675	0
\$225,001 - \$325,000	28.00%	260,000	260,000	241,250	301,500	0
\$325,001 - \$375,000	8.00%	347,500	0	347,500	0	0
\$375,001 and up	12.00%	500,000	0	445,500	720,000	0
Median Sold Price		225,000	143,750	235,000	243,250	0
Total Closed Units	100%	225,000	6	13	6	0
Total Closed Volume		6,254,850	987.50K	3.39M	1.87M	0.00B

November 2025



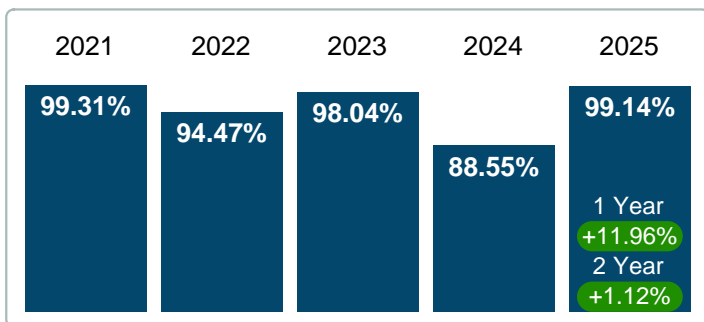
Area Delimited by County Of Cherokee - Residential Property Type



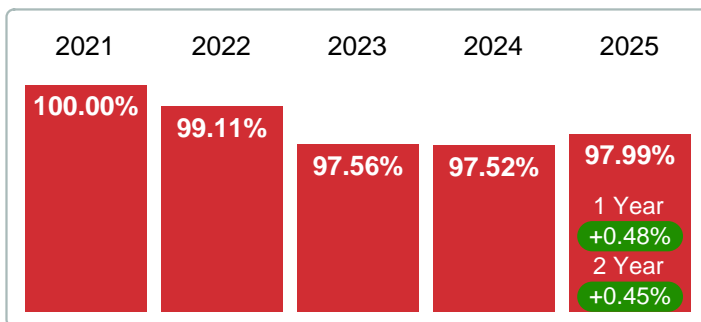
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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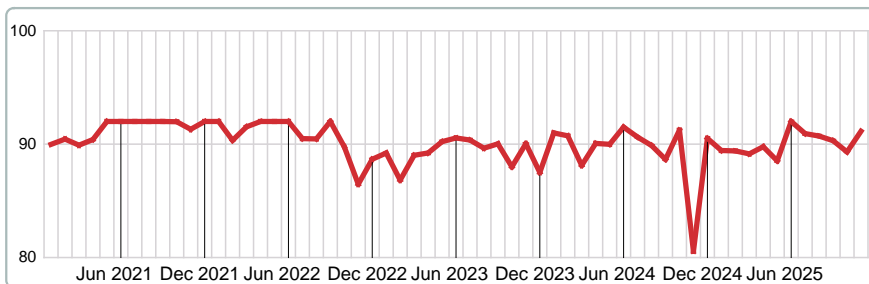
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

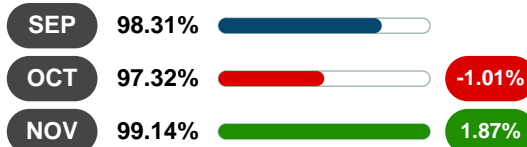


3 MONTHS

5 year NOV AVG = 95.90%

High Jun 2025 100.00% Low Nov 2024 88.55%

Median Sold/List Ratio this month at **99.14%**
above the 5 yr NOV average of **95.90%**



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
\$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%	100.00%	100.00%	97.77%	106.25%	0.00%
\$175,001 - \$225,000	4	16.00%	98.07%	100.00%	91.11%	98.07%	0.00%
\$225,001 - \$325,000	7	28.00%	97.67%	92.89%	98.63%	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%	100.00%	0.00%	100.78%	99.31%	0.00%
Median Sold/List Ratio		99.14%		100.00%	98.12%	98.49%	0.00%
Total Closed Units		25	100%	6	13	6	
Total Closed Volume		6,254,850		987.50K	3.39M	1.87M	0.00B

November 2025



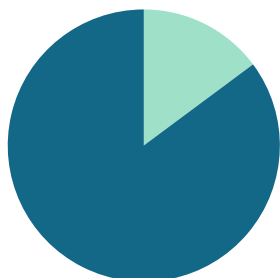
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

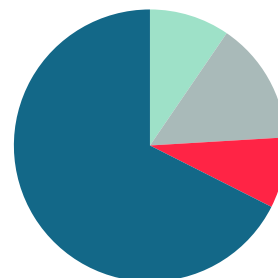


Inventory
 New Listings **35 = 14.83%**
 Start Inventory **201**
 Total Inventory Units **236**
 Volume **\$94,610,835**

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%
Median List Price	87,000	225,000	158.62%	200,000	225,000	12.50%
Median Sale Price	86,500	225,000	160.12%	194,500	222,875	14.59%
Median Percent of Selling Price to List Price	88.55%	99.14%	11.96%	97.52%	97.99%	0.48%
Median Days on Market to Sale	56.00	15.00	-73.21%	31.00	23.00	-25.81%
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

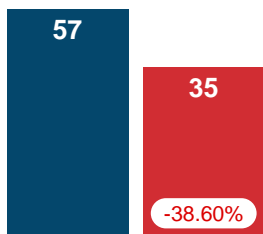
Inventory on November 30, 2025 = **177**

2024 **2025**

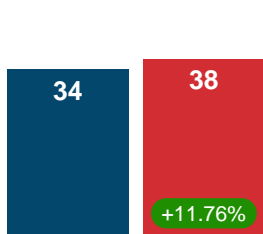
NOVEMBER MARKET

MEDIAN PRICES

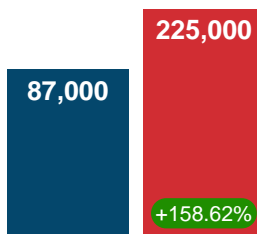
New Listings



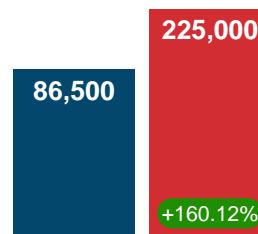
Pending Listings



List Price



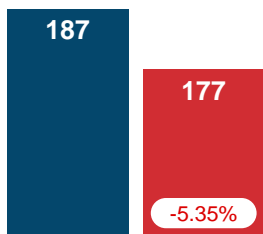
Sale Price



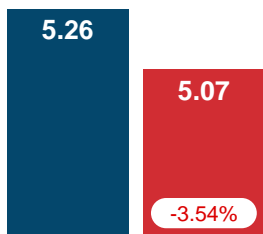
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

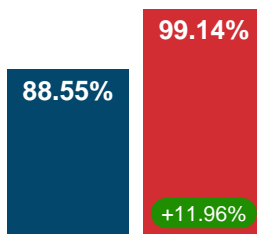
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

