

May 2022



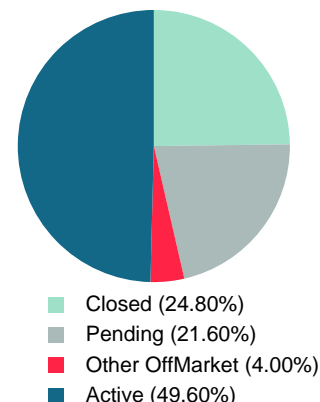
Area Delimited by County Of Cherokee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	55	62	12.73%
Pending Listings	52	54	3.85%
New Listings	69	66	-4.35%
Median List Price	169,900	172,450	1.50%
Median Sale Price	169,900	176,000	3.59%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	7.50	-37.50%
End of Month Inventory	189	124	-34.39%
Months Supply of Inventory	3.51	2.55	-27.31%



Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of May 31, 2022 = **124**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **34.39%** to 124 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **2.55** 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 **3.59%** in May 2022 to \$176,000 versus the previous year at \$169,900.

Median Days on Market Shortens

The median number of **7.50** days that homes spent on the market before selling decreased by 4.50 days or **37.50%** in May 2022 compared to last year's same month at **12.00** DOM.

Sales Success for May 2022 is Positive

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

There were 66 New Listings in May 2022, down **4.35%** from last year at 69. Furthermore, there were 62 Closed Listings this month versus last year at 55, a **12.73%** increase.

Closed versus Listed trends yielded a **93.9%** ratio, up from previous year's, May 2021, at **79.7%**, a **17.85%** 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

May 2022



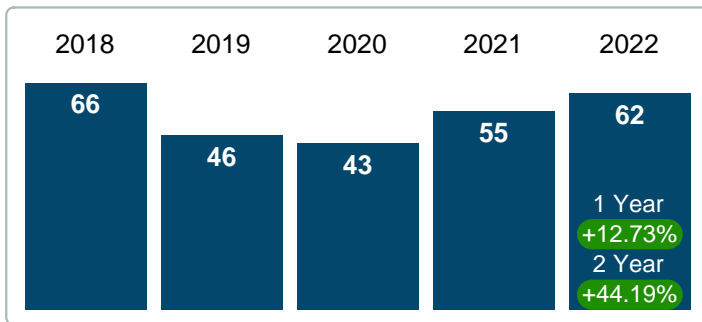
Area Delimited by County Of Cherokee - Residential Property Type



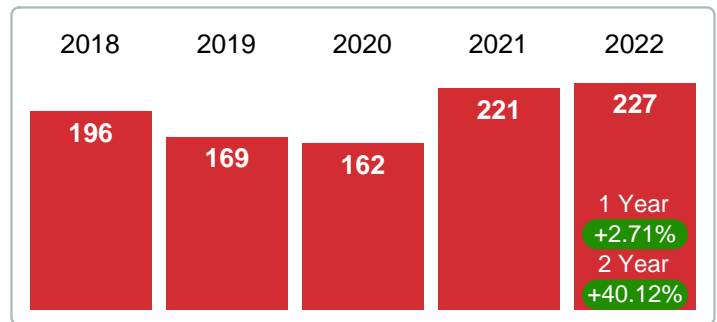
CLOSED LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

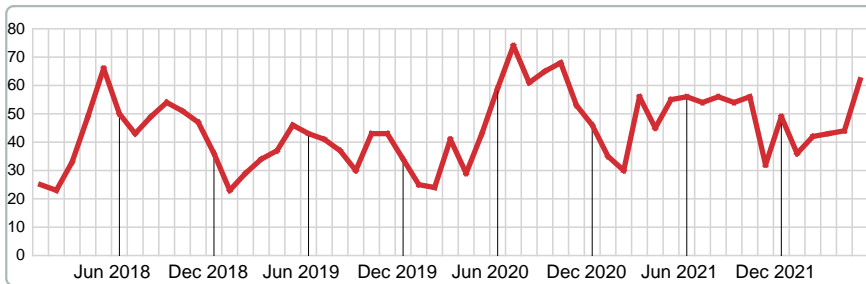
MAY



YEAR TO DATE (YTD)

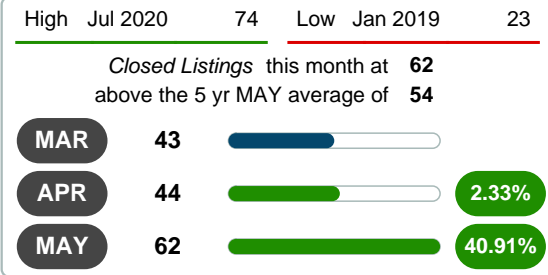


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 54



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	7	11.29%	6.0	5	2	0	0
\$75,001 - \$100,000	5	8.06%	3.0	2	2	1	0
\$100,001 - \$150,000	11	17.74%	11.0	5	5	1	0
\$150,001 - \$200,000	12	19.35%	4.5	1	9	1	1
\$200,001 - \$275,000	12	19.35%	7.0	1	9	1	1
\$275,001 - \$375,000	8	12.90%	10.5	0	3	4	1
\$375,001 and up	7	11.29%	8.0	0	2	3	2
Total Closed Units	62			14	32	11	5
Total Closed Volume	13,713,700	100%	7.5	1.45M	6.76M	3.44M	2.06M
Median Closed Price	\$176,000			\$107,250	\$190,000	\$287,500	\$365,000

May 2022



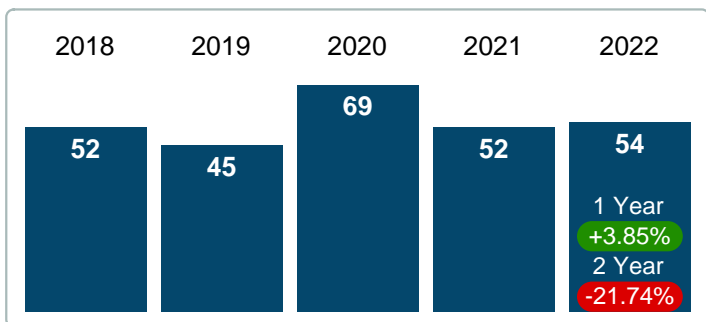
Area Delimited by County Of Cherokee - Residential Property Type



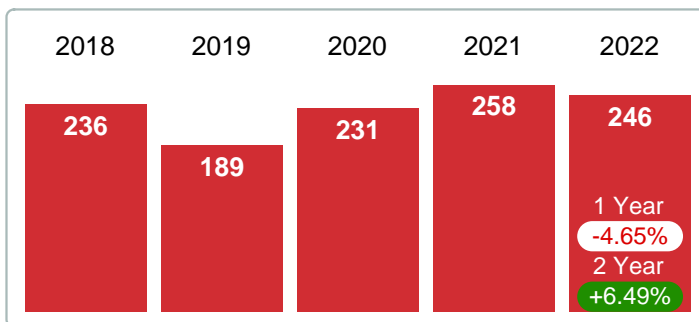
PENDING LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

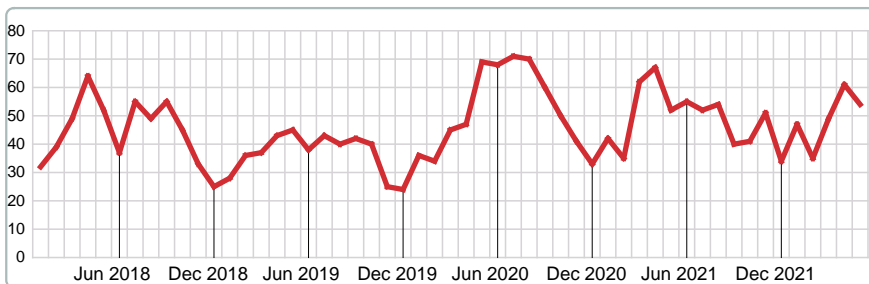
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 54

High Jul 2020 71 Low Dec 2019 24

Pending Listings this month at 54 equal to 5 yr MAY average of 54

- MAR 49
- APR 61 (+24.49%)
- MAY 54 (-11.48%)

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	6	11.11%	35.0	4	2	0	0
\$75,001 - \$125,000	5	9.26%	14.0	2	2	0	1
\$125,001 - \$175,000	10	18.52%	7.5	3	7	0	0
\$175,001 - \$225,000	9	16.67%	7.0	1	8	0	0
\$225,001 - \$275,000	10	18.52%	16.5	0	8	2	0
\$275,001 - \$475,000	8	14.81%	12.5	1	3	4	0
\$475,001 and up	6	11.11%	56.5	1	2	2	1
Total Pending Units	54			12	32	8	2
Total Pending Volume	13,158,499	100%	13.5	2.13M	7.44M	2.73M	859.50K
Median Listing Price	\$219,900			\$124,950	\$219,900	\$294,000	\$429,750

May 2022



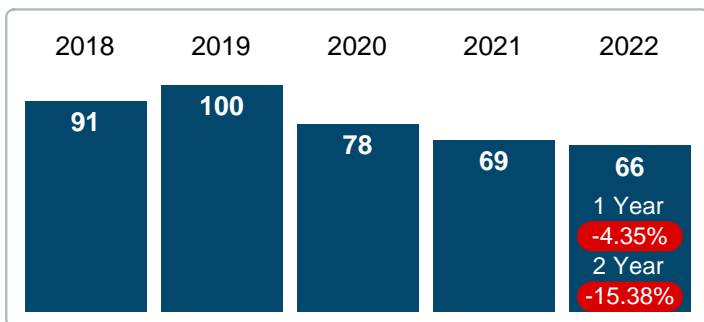
Area Delimited by County Of Cherokee - Residential Property Type



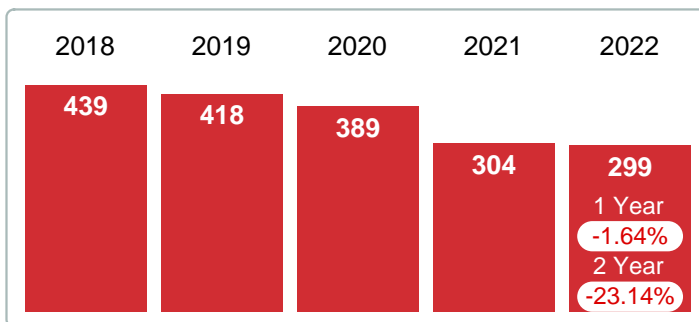
NEW LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

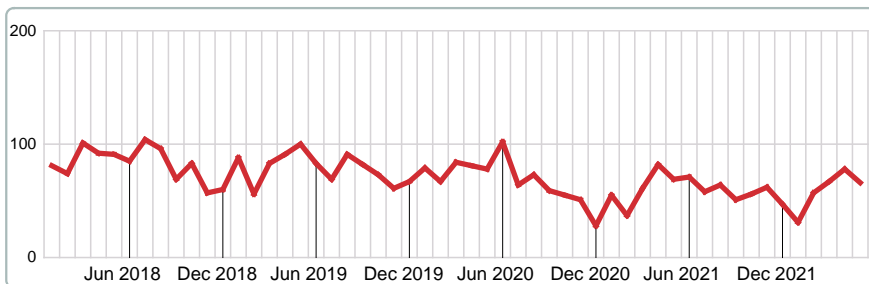
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 81

High Jul 2018 104 Low Dec 2020 28

New Listings this month at **66**
 below the 5 yr MAY average of **81**



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	5	7.58%	4	1	0	0
\$75,001 - \$125,000	5	7.58%	1	3	1	0
\$125,001 - \$175,000	14	21.21%	3	8	1	2
\$175,001 - \$275,000	15	22.73%	2	12	1	0
\$275,001 - \$425,000	12	18.18%	2	4	5	1
\$425,001 - \$575,000	8	12.12%	1	5	2	0
\$575,001 and up	7	10.61%	1	4	1	1
Total New Listed Units	66		14	37	11	4
Total New Listed Volume	20,225,199	100%	3.91M	10.94M	3.87M	1.51M
Median New Listed Listing Price	\$224,950		\$144,900	\$224,900	\$305,900	\$295,000

May 2022



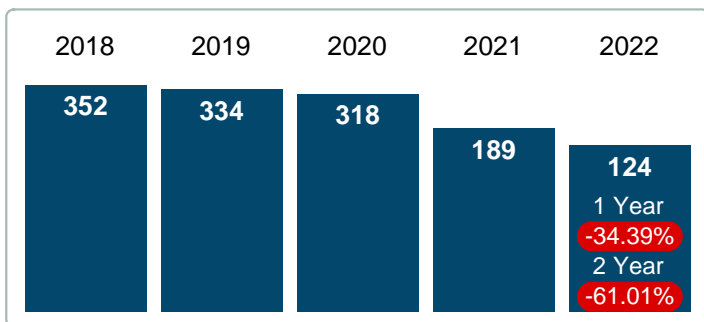
Area Delimited by County Of Cherokee - Residential Property Type



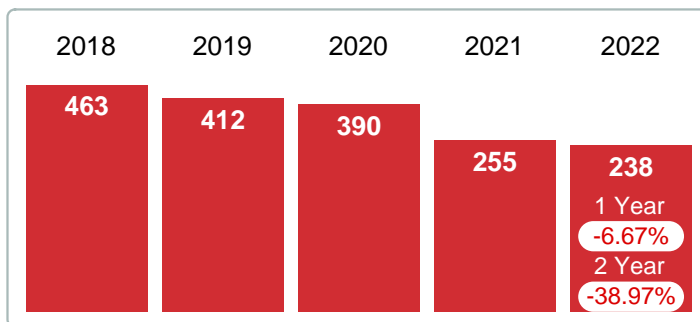
ACTIVE INVENTORY

Report produced on Jun 13, 2022 for MLS Technology Inc.

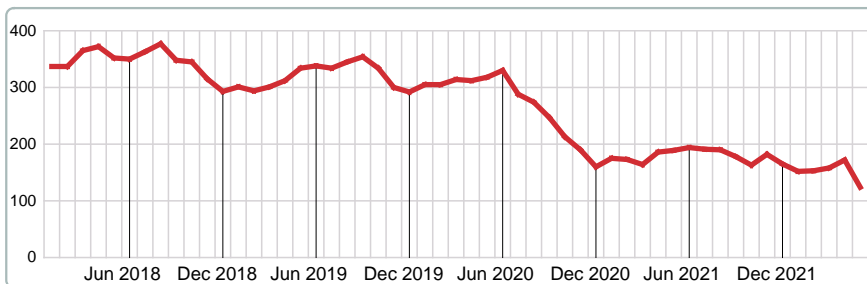
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 263

High Aug 2018 377 Low May 2022 124

Inventory this month at 124
below the 5 yr MAY average of 263



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	13	10.48%	40.0	6	6	1	0
\$100,001 - \$150,000	9	7.26%	39.0	5	3	1	0
\$150,001 - \$225,000	25	20.16%	33.0	5	14	4	2
\$225,001 - \$350,000	31	25.00%	57.0	4	15	11	1
\$350,001 - \$475,000	15	12.10%	50.0	1	8	5	1
\$475,001 - \$750,000	20	16.13%	58.5	1	8	8	3
\$750,001 and up	11	8.87%	75.0	2	5	4	0
Total Active Inventory by Units	124			24	59	34	7
Total Active Inventory by Volume	49,694,984	100%	50.0	7.83M	24.17M	14.59M	3.12M
Median Active Inventory Listing Price	\$275,000			\$170,000	\$269,900	\$355,000	\$420,000

May 2022



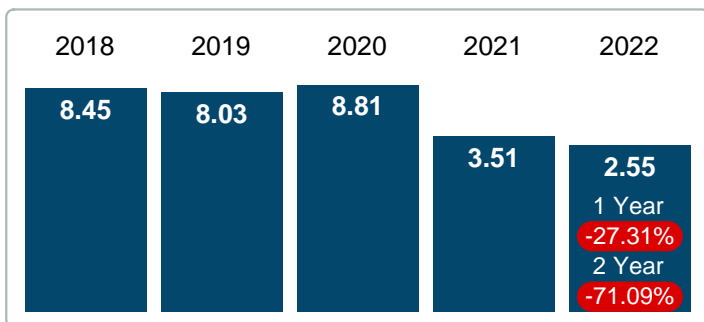
Area Delimited by County Of Cherokee - Residential Property Type



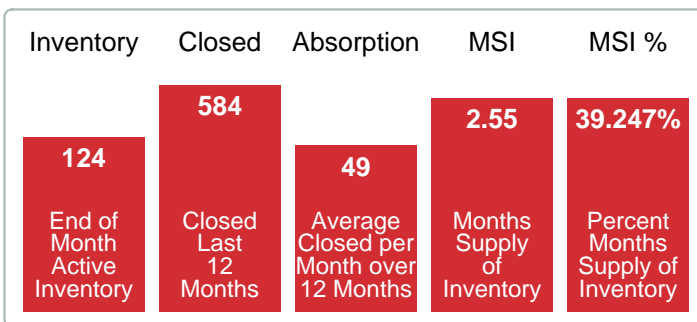
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jun 13, 2022 for MLS Technology Inc.

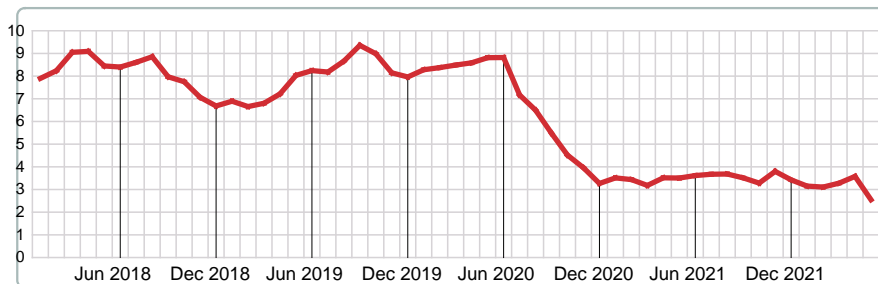
MSI FOR MAY



INDICATORS FOR MAY 2022

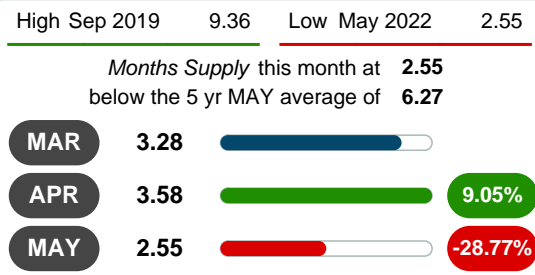


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 6.27



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	13	10.48%	1.59	1.36	1.76	3.00	0.00
\$100,001 - \$150,000	9	7.26%	0.82	1.76	0.46	0.80	0.00
\$150,001 - \$225,000	25	20.16%	1.74	4.29	1.30	2.09	4.00
\$225,001 - \$350,000	31	25.00%	3.21	6.86	2.61	4.00	1.71
\$350,001 - \$475,000	15	12.10%	4.86	12.00	5.65	4.62	2.00
\$475,001 - \$750,000	20	16.13%	10.91	0.00	12.00	10.67	7.20
\$750,001 and up	11	8.87%	16.50	0.00	15.00	24.00	0.00
Market Supply of Inventory (MSI)			2.55	2.64	2.05	4.12	2.80
Total Active Inventory by Units		100%	2.55	24	59	34	7

May 2022



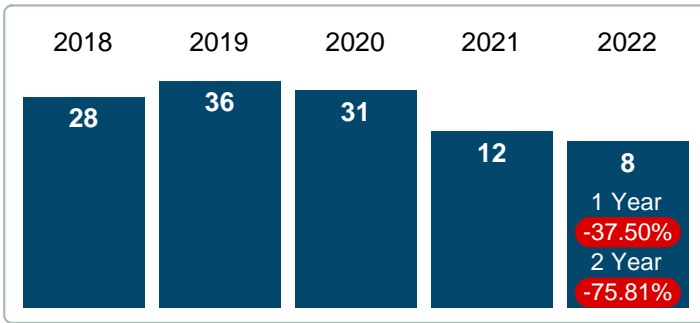
Area Delimited by County Of Cherokee - Residential Property Type



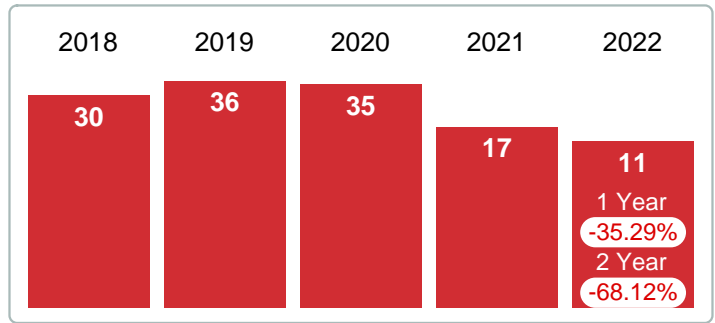
MEDIAN DAYS ON MARKET TO SALE

Report produced on Jun 13, 2022 for MLS Technology Inc.

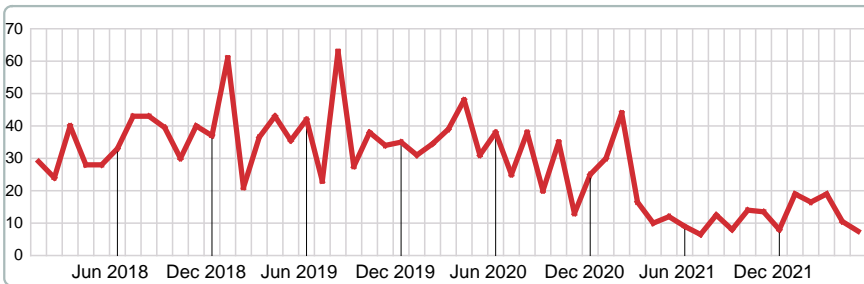
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

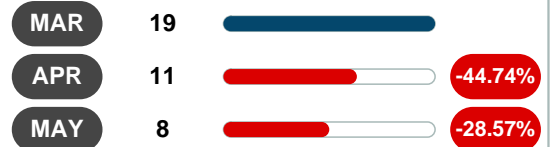


3 MONTHS

5 year MAY AVG = 23

High Aug 2019 63 Low Jul 2021 7

Median Days on Market to Sale this month at 8 below the 5 yr MAY average of 23



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	11.29%	6	6	62	0	0
\$75,001 - \$100,000	8.06%	3	2	3	14	0
\$100,001 - \$150,000	17.74%	11	6	11	12	0
\$150,001 - \$200,000	19.35%	5	13	5	2	3
\$200,001 - \$275,000	19.35%	7	4	8	12	2
\$275,001 - \$375,000	12.90%	11	0	8	13	116
\$375,001 and up	11.29%	8	0	20	7	25
Median Closed DOM		8	6	8	12	5
Total Closed Units	100%	7.5	14	32	11	5
Total Closed Volume		13,713,700	1.45M	6.76M	3.44M	2.06M

May 2022



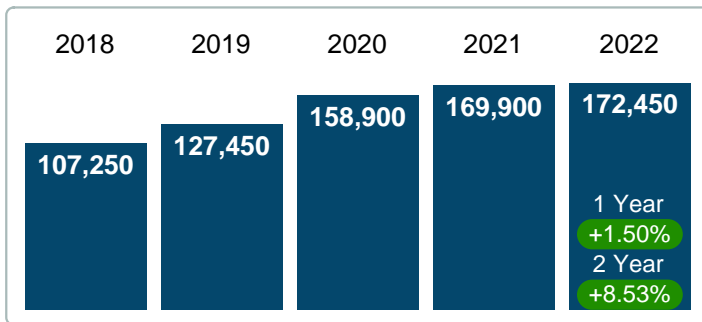
Area Delimited by County Of Cherokee - Residential Property Type



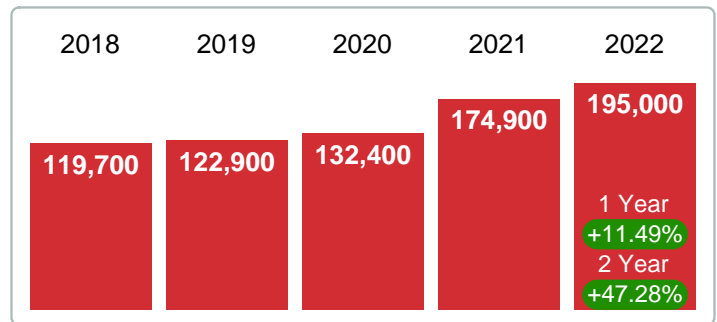
MEDIAN LIST PRICE AT CLOSING

Report produced on Jun 13, 2022 for MLS Technology Inc.

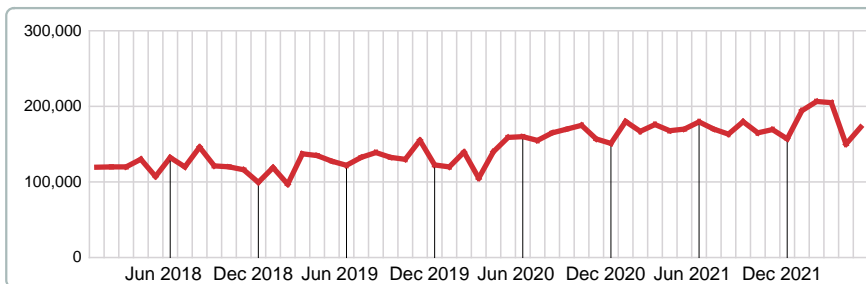
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 147,190

High Feb 2022 206,450 Low Feb 2019 97,000

Median List Price at Closing this month at **172,450**
above the 5 yr MAY average of **147,190**



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	5	8.06%	55,000	55,000	0	0	0
\$75,001 - \$100,000	5	8.06%	90,000	97,446	90,000	0	0
\$100,001 - \$150,000	15	24.19%	143,000	135,000	143,750	120,000	149,900
\$150,001 - \$200,000	10	16.13%	167,400	179,900	169,900	164,800	0
\$200,001 - \$275,000	13	20.97%	239,900	0	239,900	264,900	219,900
\$275,001 - \$375,000	6	9.68%	299,450	0	326,950	294,950	0
\$375,001 and up	8	12.90%	575,000	0	584,950	525,000	639,900
Median List Price			172,450	111,500	196,500	289,900	387,000
Total Closed Units		100%	172,450	14	32	11	5
Total Closed Volume			13,882,896	1.47M	6.86M	3.47M	2.08M

May 2022



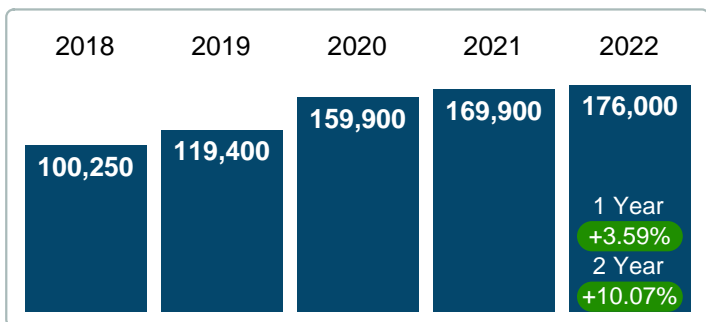
Area Delimited by County Of Cherokee - Residential Property Type



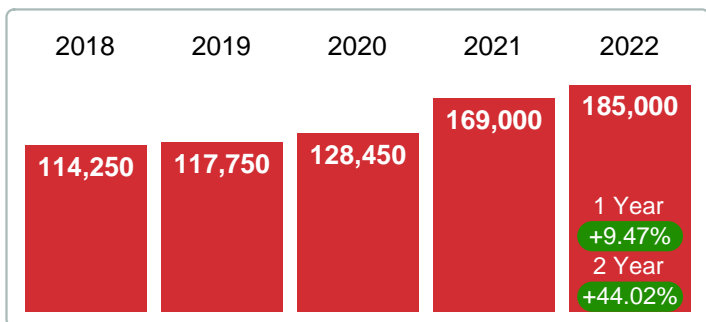
MEDIAN SOLD PRICE AT CLOSING

Report produced on Jun 13, 2022 for MLS Technology Inc.

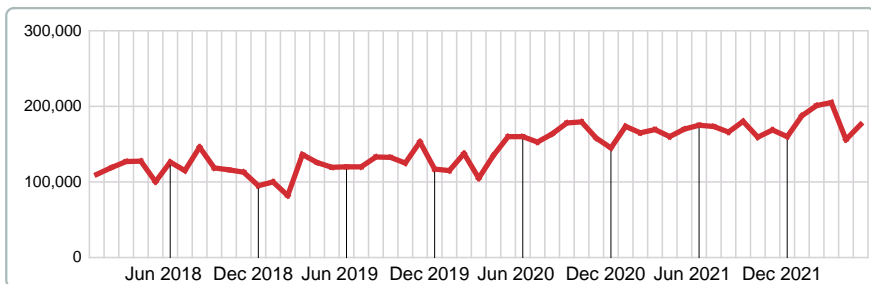
MAY



YEAR TO DATE (YTD)

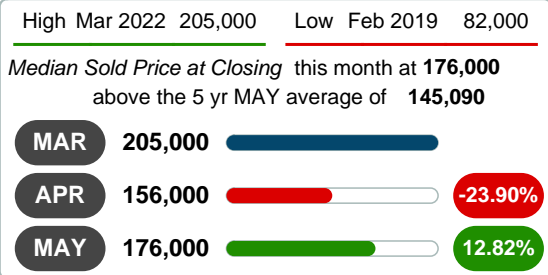


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 145,090



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	7	11.29%	57,000	55,000	72,500	0	0
\$75,001 - \$100,000	5	8.06%	91,000	93,250	90,500	93,000	0
\$100,001 - \$150,000	11	17.74%	140,000	145,000	140,000	132,500	0
\$150,001 - \$200,000	12	19.35%	165,000	159,900	165,000	167,000	158,000
\$200,001 - \$275,000	12	19.35%	232,250	207,000	237,500	264,900	227,000
\$275,001 - \$375,000	8	12.90%	301,950	0	298,900	296,250	365,000
\$375,001 and up	7	11.29%	625,000	0	576,250	515,000	655,850
Median Sold Price			176,000	107,250	190,000	287,500	365,000
Total Closed Units		100%	176,000	14	32	11	5
Total Closed Volume			13,713,700	1.45M	6.76M	3.44M	2.06M

May 2022



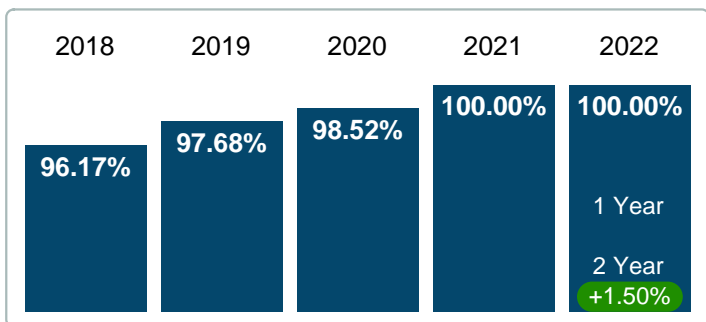
Area Delimited by County Of Cherokee - Residential Property Type



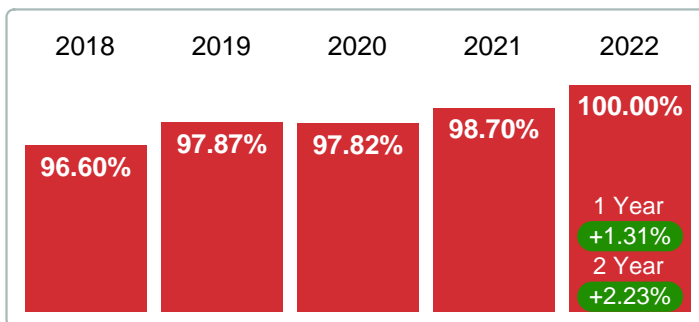
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 13, 2022 for MLS Technology Inc.

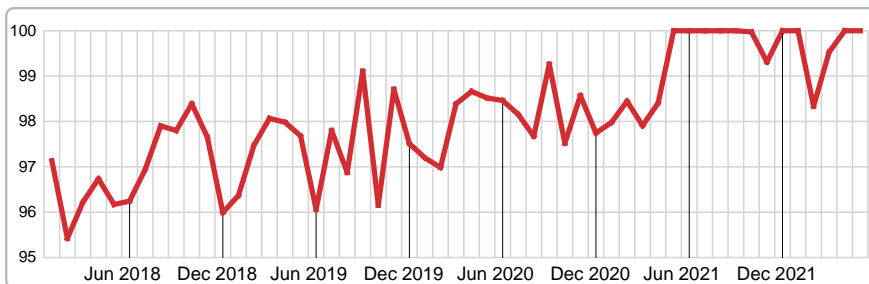
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

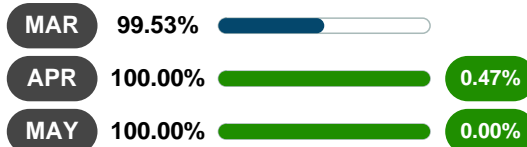


3 MONTHS

5 year MAY AVG = 98.47%

High May 2022 100.00% Low Feb 2018 95.42%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.47%**



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	7	11.29%	95.38%	99.13%	79.12%	0.00%	0.00%
\$75,001 - \$100,000	5	8.06%	91.98%	91.66%	100.56%	84.55%	0.00%
\$100,001 - \$150,000	11	17.74%	98.40%	100.00%	93.44%	101.92%	0.00%
\$150,001 - \$200,000	12	19.35%	100.67%	100.00%	100.00%	101.33%	105.40%
\$200,001 - \$275,000	12	19.35%	100.00%	103.55%	100.00%	100.00%	103.23%
\$275,001 - \$375,000	8	12.90%	100.00%	0.00%	101.41%	99.59%	94.32%
\$375,001 and up	7	11.29%	99.96%	0.00%	98.26%	100.00%	98.81%
Median Sold/List Ratio		100.00%		99.57%	100.00%	100.00%	99.96%
Total Closed Units		62	100%	14	32	11	5
Total Closed Volume		13,713,700		1.45M	6.76M	3.44M	2.06M

May 2022



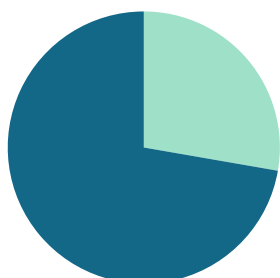
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

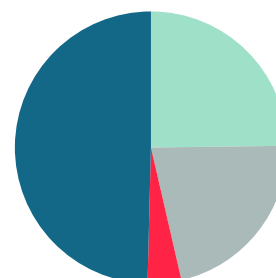


Inventory
 New Listings
66 = 27.73%
 Start Inventory
172
 Total Inventory Units
238
 Volume
\$77,055,079

Market Activity

Closed Sales
62 = 24.80%
 Pending Sales
54 = 21.60%
 Other Off Market
10 = 4.00%
 Active Inventory
124 = 49.60%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	62	12.73%	221	227	2.71%
Pending Sales	52	54	3.85%	258	246	-4.65%
New Listings	69	66	-4.35%	304	299	-1.64%
Median List Price	169,900	172,450	1.50%	174,900	195,000	11.49%
Median Sale Price	169,900	176,000	3.59%	169,000	185,000	9.47%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.70%	100.00%	1.31%
Median Days on Market to Sale	12.00	7.50	-37.50%	17.00	11.00	-35.29%
Monthly Inventory	189	124	-34.39%	189	124	-34.39%
Months Supply of Inventory	3.51	2.55	-27.31%	3.51	2.55	-27.31%

Absorption: Last 12 months, an Average of **49** Sales/Month

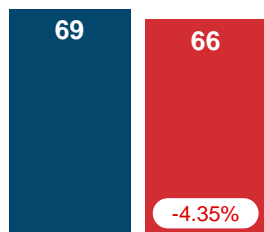
Inventory on May 31, 2022 = **124**

2021 **2022**

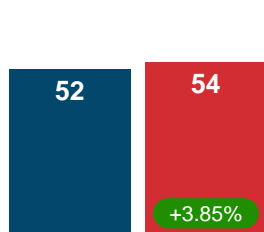
MAY MARKET

MEDIAN PRICES

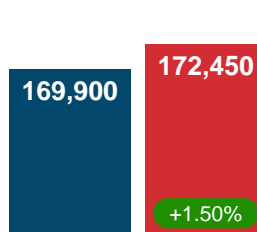
New Listings



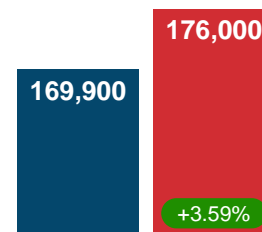
Pending Listings



List Price



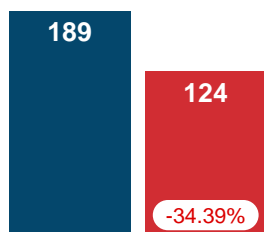
Sale Price



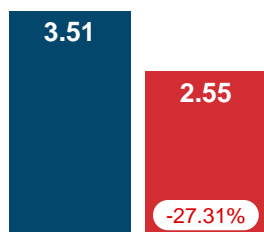
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

