

Local Market Update – February 2020

A Research Tool Provided by First Multiple Listing Service



Cherokee County

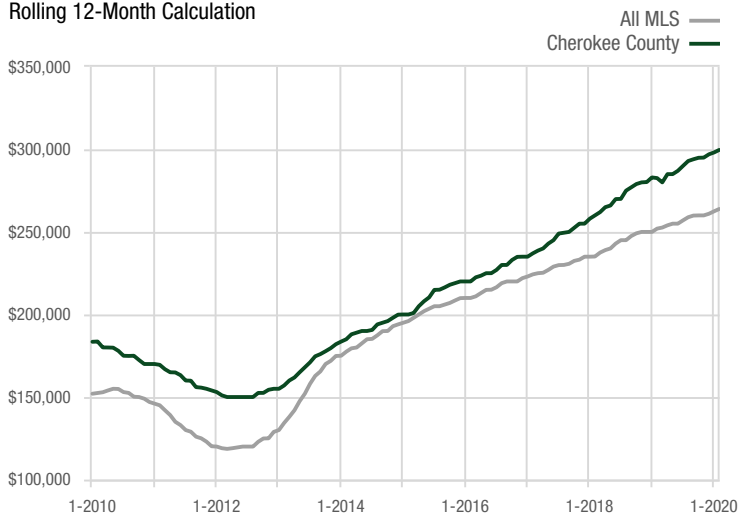
Residential Detached	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
Key Metrics						
New Listings	448	429	- 4.2%	964	969	+ 0.5%
Pending Sales	369	381	+ 3.3%	760	771	+ 1.4%
Closed Sales	323	328	+ 1.5%	559	567	+ 1.4%
Days on Market Until Sale	59	60	+ 1.7%	56	55	- 1.8%
Median Sales Price*	\$280,000	\$290,150	+ 3.6%	\$279,000	\$287,500	+ 3.0%
Average Sales Price*	\$304,499	\$317,311	+ 4.2%	\$304,353	\$323,980	+ 6.4%
Percent of List Price Received*	99.1%	98.2%	- 0.9%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	1,007	990	- 1.7%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

Residential Attached	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
Key Metrics						
New Listings	42	58	+ 38.1%	108	121	+ 12.0%
Pending Sales	49	36	- 26.5%	92	70	- 23.9%
Closed Sales	48	26	- 45.8%	66	57	- 13.6%
Days on Market Until Sale	38	46	+ 21.1%	38	53	+ 39.5%
Median Sales Price*	\$195,000	\$215,000	+ 10.3%	\$197,750	\$218,000	+ 10.2%
Average Sales Price*	\$229,407	\$225,100	- 1.9%	\$234,203	\$236,169	+ 0.8%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	88	117	+ 33.0%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

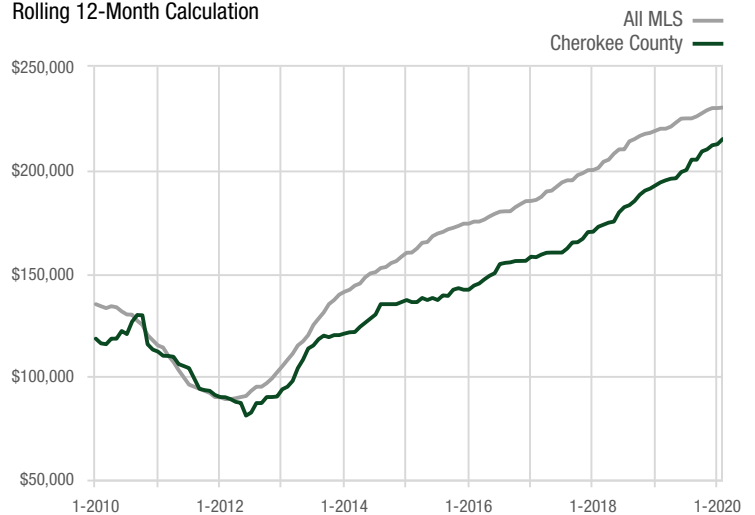
Median Sales Price - Residential Detached

Rolling 12-Month Calculation



Median Sales Price - Residential Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.