

Local Market Update – April 2020

A Research Tool Provided by First Multiple Listing Service



Cherokee County

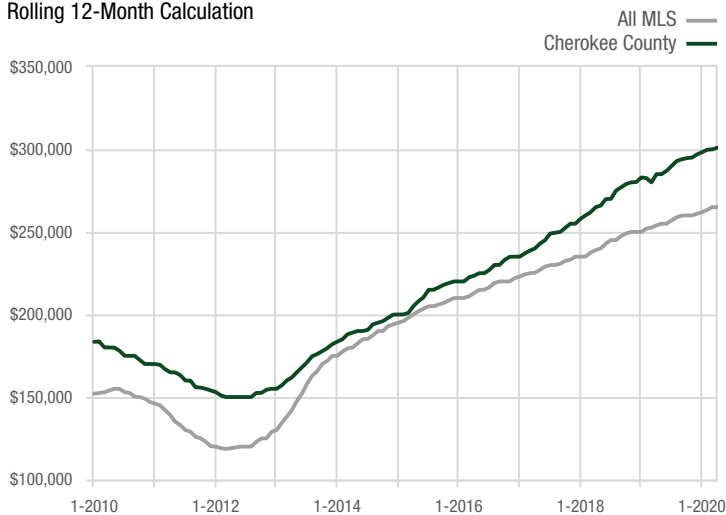
Residential Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	632	506	- 19.9%	2,241	2,121	- 5.4%
Pending Sales	469	352	- 24.9%	1,725	1,525	- 11.6%
Closed Sales	432	354	- 18.1%	1,396	1,363	- 2.4%
Days on Market Until Sale	47	40	- 14.9%	52	53	+ 1.9%
Median Sales Price*	\$299,945	\$314,950	+ 5.0%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$334,636	\$345,497	+ 3.2%	\$316,808	\$334,506	+ 5.6%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	1,092	1,127	+ 3.2%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

Residential Attached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	52	70	+ 34.6%	220	257	+ 16.8%
Pending Sales	48	36	- 25.0%	195	154	- 21.0%
Closed Sales	51	33	- 35.3%	164	131	- 20.1%
Days on Market Until Sale	36	62	+ 72.2%	38	55	+ 44.7%
Median Sales Price*	\$209,900	\$224,000	+ 6.7%	\$203,000	\$226,900	+ 11.8%
Average Sales Price*	\$241,255	\$273,823	+ 13.5%	\$234,434	\$254,644	+ 8.6%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	78	130	+ 66.7%	—	—	—
Months Supply of Inventory	1.9	3.4	+ 78.9%	—	—	—

* 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.

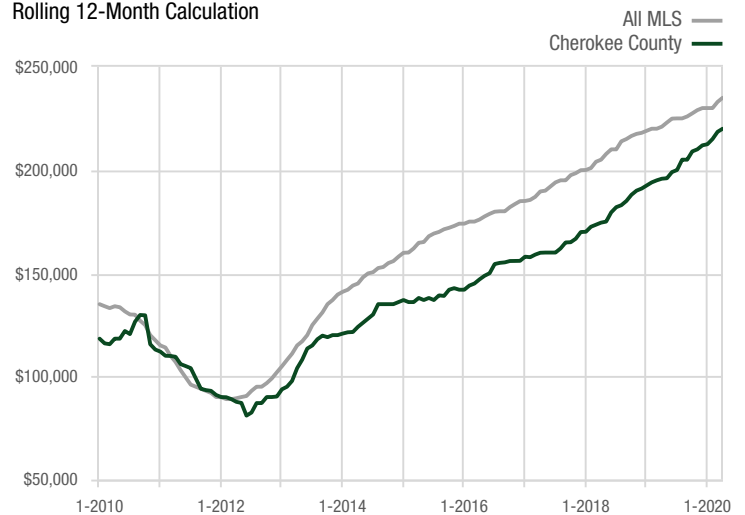
Median Sales Price - Residential Detached

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.