

# Local Market Update – May 2020

A Research Tool Provided by First Multiple Listing Service



## Cherokee County

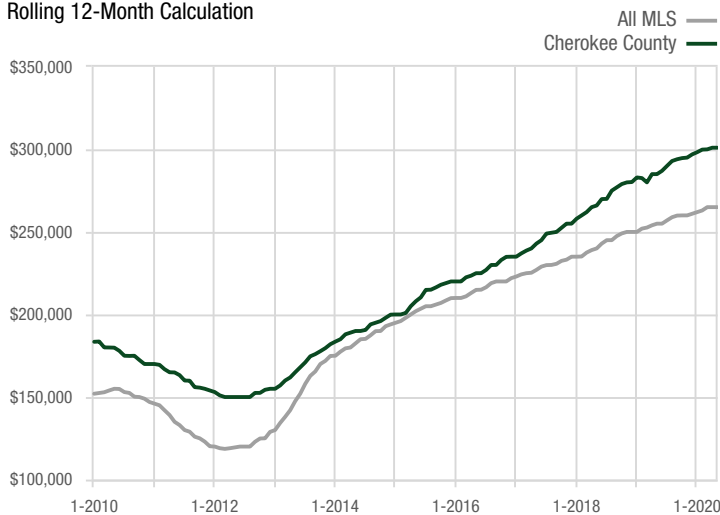
Residential Detached	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	728	581	- 20.2%	2,969	2,706	- 8.9%
Pending Sales	484	484	0.0%	2,209	2,042	- 7.6%
Closed Sales	489	349	- 28.6%	1,885	1,731	- 8.2%
Days on Market Until Sale	44	47	+ 6.8%	50	52	+ 4.0%
Median Sales Price*	\$296,900	\$296,000	- 0.3%	\$287,500	\$299,900	+ 4.3%
Average Sales Price*	\$327,586	\$335,296	+ 2.4%	\$319,604	\$334,748	+ 4.7%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	98.8%	98.5%	- 0.3%
Inventory of Homes for Sale	1,202	1,053	- 12.4%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Residential Attached	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	50	65	+ 30.0%	270	322	+ 19.3%
Pending Sales	40	56	+ 40.0%	235	209	- 11.1%
Closed Sales	46	37	- 19.6%	210	171	- 18.6%
Days on Market Until Sale	31	40	+ 29.0%	36	53	+ 47.2%
Median Sales Price*	\$201,000	\$234,000	+ 16.4%	\$203,000	\$228,000	+ 12.3%
Average Sales Price*	\$228,816	\$251,246	+ 9.8%	\$233,203	\$256,713	+ 10.1%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	76	127	+ 67.1%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

\* 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.

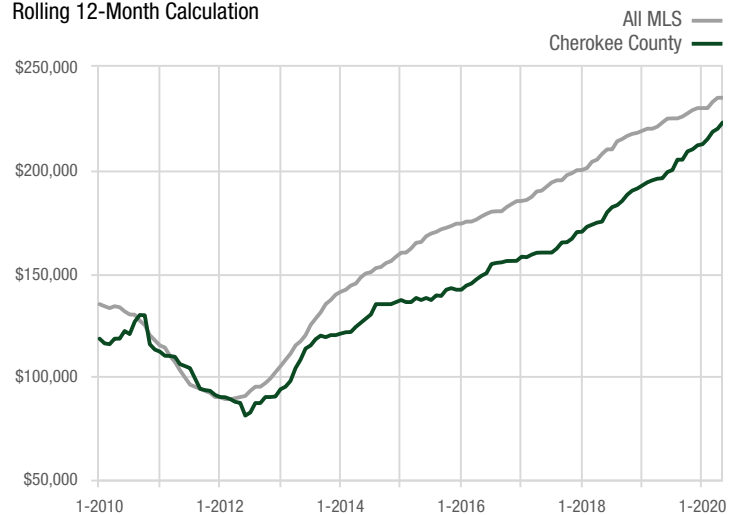
### Median Sales Price - Residential Detached

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.