



December 2021

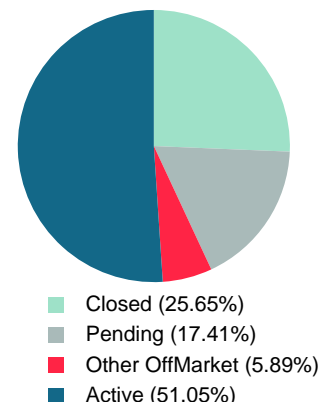
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2022 for MLS Technology Inc.

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	207	196	-5.31%
Pending Listings	140	133	-5.00%
New Listings	129	151	17.05%
Median List Price	199,900	213,250	6.68%
Median Sale Price	199,000	210,500	5.78%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	9.50	35.71%
End of Month Inventory	579	390	-32.64%
Months Supply of Inventory	3.58	2.23	-37.65%



Absorption: Last 12 months, an Average of **175** Sales/Month
Active Inventory as of December 31, 2021 = **390**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2021 decreased **32.64%** to 390 existing homes available for sale. Over the last 12 months this area has had an average of 175 closed sales per month. This represents an unsold inventory index of **2.23** 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 **5.78%** in December 2021 to \$210,500 versus the previous year at \$199,000.

Median Days on Market Lengthens

The median number of **9.50** days that homes spent on the market before selling increased by 2.50 days or **35.71%** in December 2021 compared to last year's same month at **7.00** DOM.

Sales Success for December 2021 is Positive

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

There were 151 New Listings in December 2021, up **17.05%** from last year at 129. Furthermore, there were 196 Closed Listings this month versus last year at 207, a **-5.31%** decrease.

Closed versus Listed trends yielded a **129.8%** ratio, down from previous year's, December 2020, at **160.5%**, a **19.11%** downswing. 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



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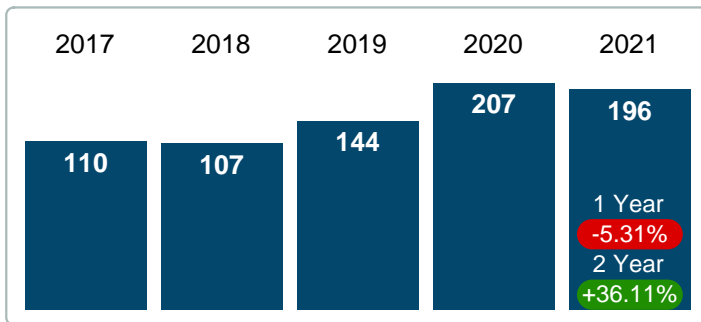
Area Delimited by County Of Rogers



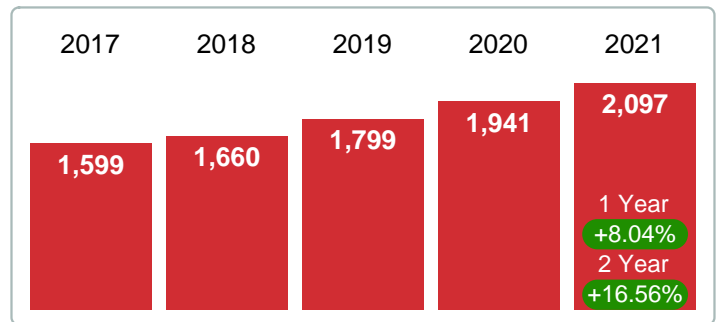
CLOSED LISTINGS

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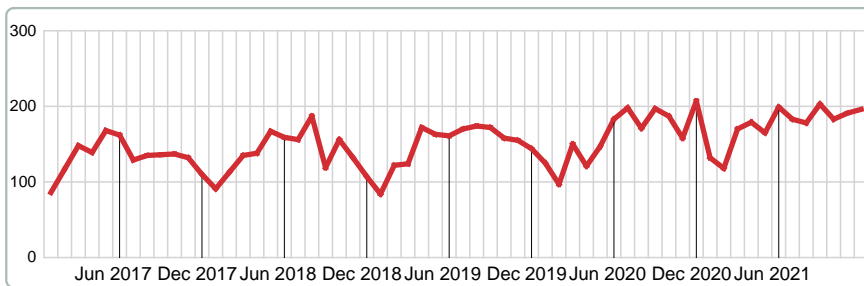
DECEMBER



YEAR TO DATE (YTD)

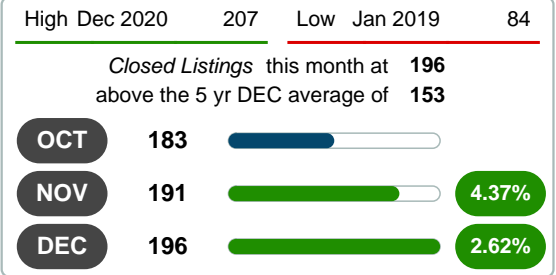


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 153



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	12	6.12%	24.5	8	3	1	0
\$50,001 - \$125,000	26	13.27%	13.0	17	9	0	0
\$125,001 - \$175,000	36	18.37%	9.0	12	20	4	0
\$175,001 - \$250,000	43	21.94%	5.0	3	32	7	1
\$250,001 - \$325,000	28	14.29%	7.0	4	13	11	0
\$325,001 - \$475,000	31	15.82%	6.0	2	12	15	2
\$475,001 and up	20	10.20%	22.5	3	3	12	2
Total Closed Units	196			49	92	50	5
Total Closed Volume	49,999,993	100%	9.5	7.72M	20.42M	18.12M	3.74M
Median Closed Price	\$210,500			\$118,000	\$198,700	\$335,000	\$459,999



December 2021

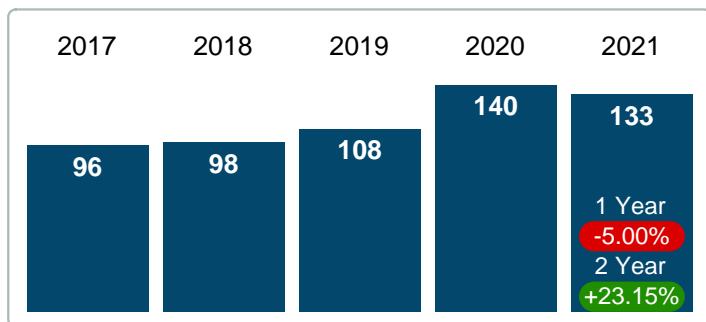
Area Delimited by County Of Rogers



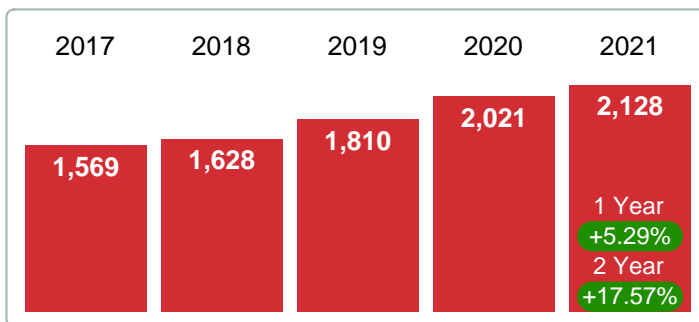
PENDING LISTINGS

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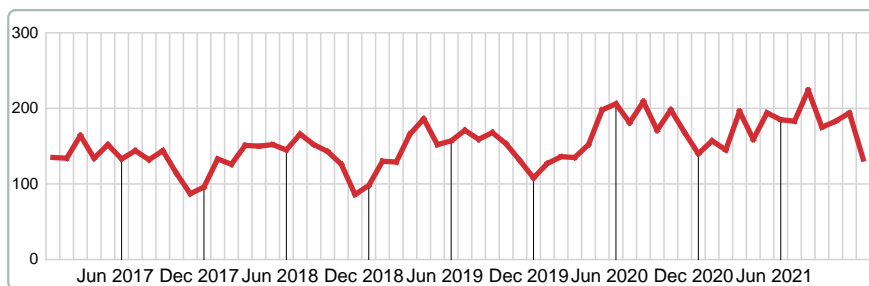
DECEMBER



YEAR TO DATE (YTD)

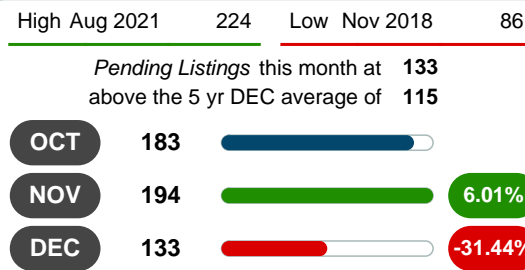


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 115



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	9.77%	15.0	7	5	1	0
\$100,001 - \$125,000	6	4.51%	41.0	4	2	0	0
\$125,001 - \$200,000	30	22.56%	9.0	7	17	6	0
\$200,001 - \$275,000	32	24.06%	10.0	4	23	5	0
\$275,001 - \$375,000	22	16.54%	10.5	4	12	6	0
\$375,001 - \$475,000	15	11.28%	28.0	2	5	8	0
\$475,001 and up	15	11.28%	7.0	1	0	9	5
Total Pending Units	133			29	64	35	5
Total Pending Volume	37,017,206	100%	11.0	5.72M	14.50M	13.14M	3.66M
Median Listing Price	\$237,500			\$175,000	\$225,000	\$359,000	\$670,000

December 2021

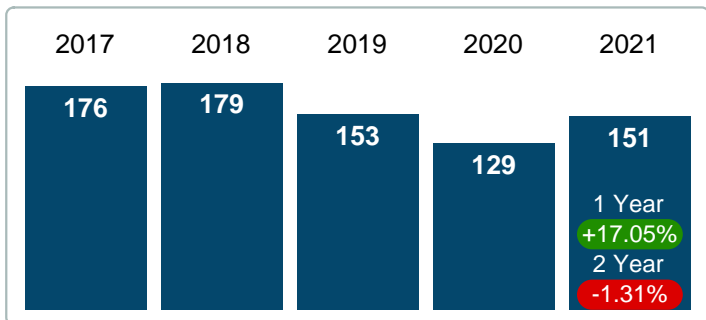
Area Delimited by County Of Rogers



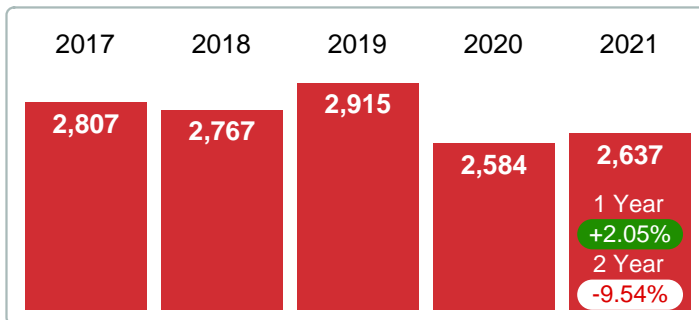
NEW LISTINGS

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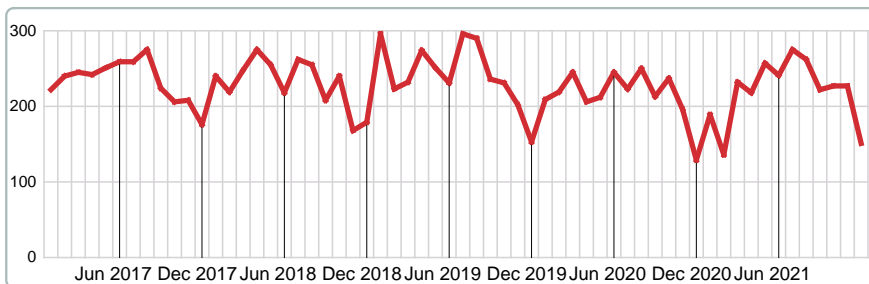
DECEMBER



YEAR TO DATE (YTD)

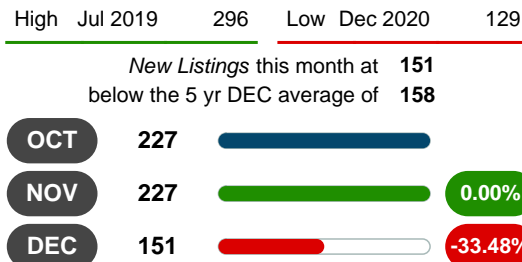


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 158



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$50,000 and less	14	9.27%	3	9	2	0
\$50,001 - \$100,000	15	9.93%	12	3	0	0
\$100,001 - \$175,000	24	15.89%	11	11	2	0
\$175,001 - \$275,000	38	25.17%	11	19	7	1
\$275,001 - \$375,000	22	14.57%	2	11	8	1
\$375,001 - \$600,000	22	14.57%	6	6	10	0
\$600,001 and up	16	10.60%	7	1	5	3
Total New Listed Units	151		52	60	34	5
Total New Listed Volume	45,606,920	100%	15.24M	13.54M	14.28M	2.55M
Median New Listed Listing Price	\$229,000		\$177,500	\$212,500	\$353,570	\$610,000



December 2021

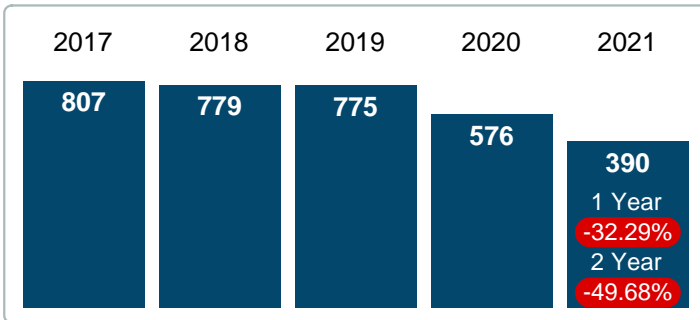
Area Delimited by County Of Rogers



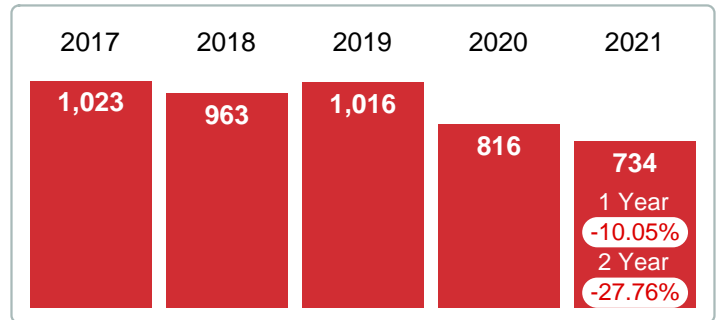
ACTIVE INVENTORY

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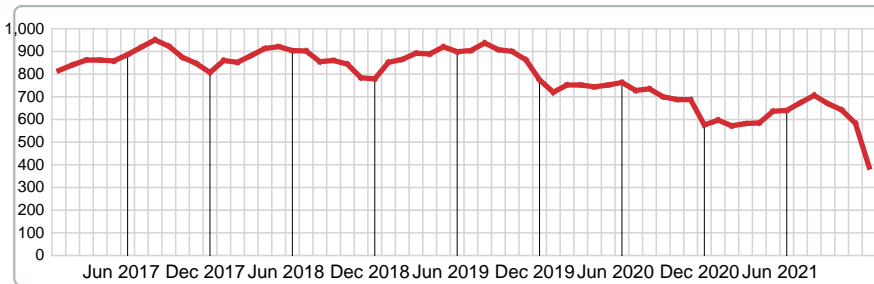
END OF DECEMBER



ACTIVE DURING DECEMBER

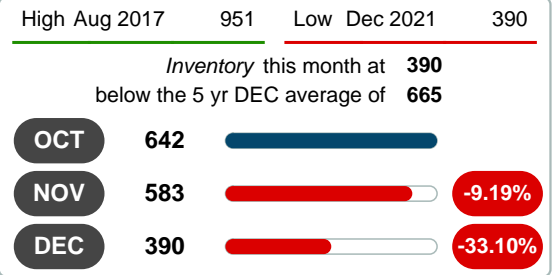


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 665



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	14	3.59%	39.0	6	7	1	0
\$25,001 - \$75,000	82	21.03%	88.5	80	2	0	0
\$75,001 - \$125,000	39	10.00%	88.0	35	4	0	0
\$125,001 - \$275,000	110	28.21%	53.0	57	41	11	1
\$275,001 - \$400,000	53	13.59%	91.0	18	17	17	1
\$400,001 - \$775,000	52	13.33%	78.0	19	7	22	4
\$775,001 and up	40	10.26%	79.0	21	4	7	8
Total Active Inventory by Units	390			236	82	58	14
Total Active Inventory by Volume	128,404,458	100%	64.5	62.71M	22.38M	29.95M	13.37M
Median Active Inventory Listing Price	\$199,900			\$123,750	\$221,950	\$408,500	\$842,450

December 2021



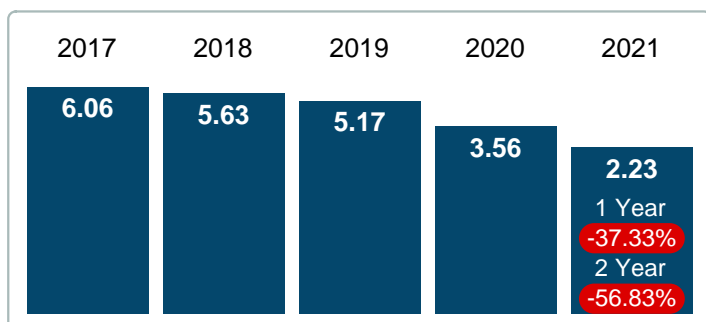
Area Delimited by County Of Rogers



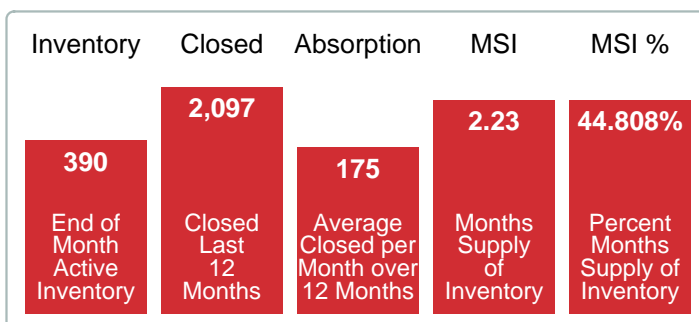
MONTHS SUPPLY of INVENTORY (MSI)

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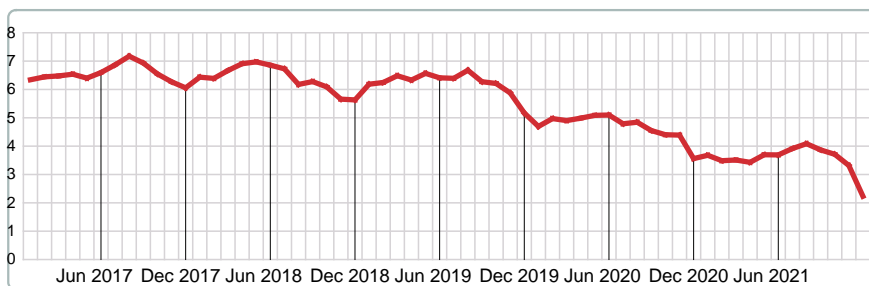
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS

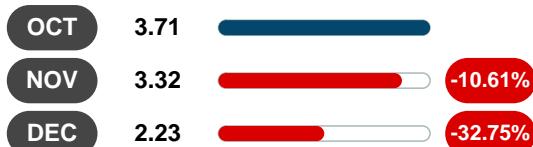


3 MONTHS

5 year DEC AVG = 4.53

High Aug 2017 7.17 Low Dec 2021 2.23

Months Supply this month at 2.23 below the 5 yr DEC average of 4.53



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
\$25,000 and less	14	3.59%	1.73	1.67	2.40	0.67	0.00
\$25,001 - \$75,000	82	21.03%	5.66	6.49	1.00	0.00	0.00
\$75,001 - \$125,000	39	10.00%	3.00	5.06	0.72	0.00	0.00
\$125,001 - \$275,000	110	28.21%	1.36	7.95	0.75	0.60	0.92
\$275,001 - \$400,000	53	13.59%	1.63	9.82	1.19	1.13	0.71
\$400,001 - \$775,000	52	13.33%	2.29	13.41	1.79	1.68	0.92
\$775,001 and up	40	10.26%	13.71	42.00	48.00	7.00	6.00
Market Supply of Inventory (MSI)			2.23	6.99	0.99	1.17	1.66
Total Active Inventory by Units		100%	2.23	236	82	58	14



December 2021

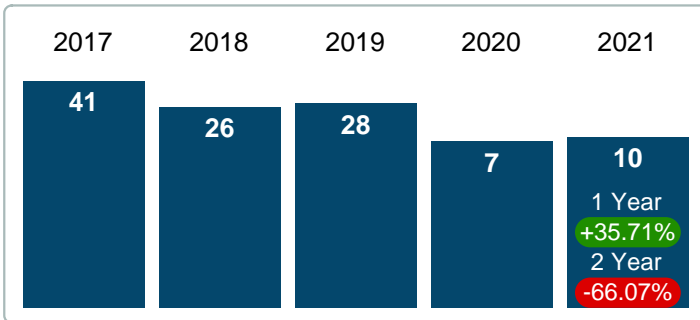
Area Delimited by County Of Rogers



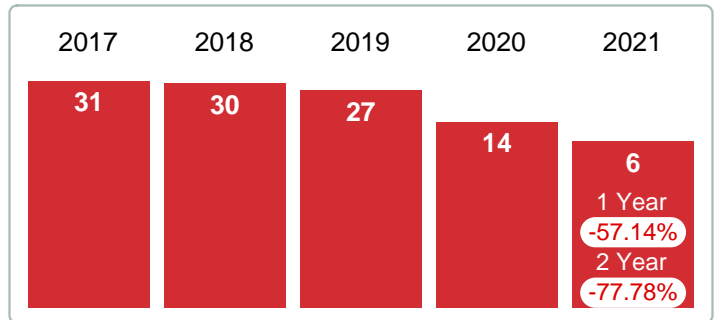
MEDIAN DAYS ON MARKET TO SALE

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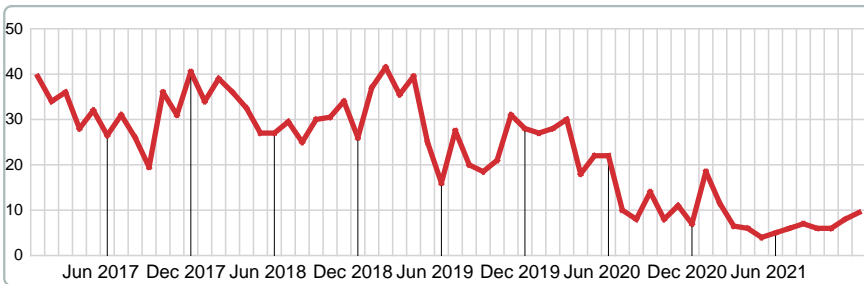
DECEMBER



YEAR TO DATE (YTD)

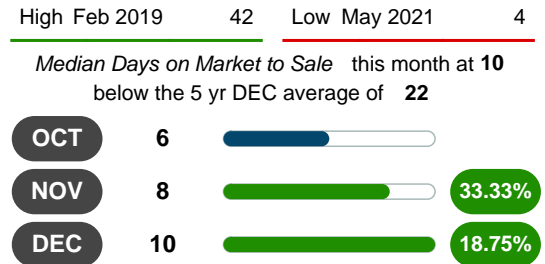


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 22



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
\$50,000 and less	6.12%	25	25	15	24	0
\$50,001 - \$125,000	13.27%	13	3	15	0	0
\$125,001 - \$175,000	18.37%	9	14	8	23	0
\$175,001 - \$250,000	21.94%	5	114	3	9	33
\$250,001 - \$325,000	14.29%	7	51	2	11	0
\$325,001 - \$475,000	15.82%	6	2	28	2	30
\$475,001 and up	10.20%	23	18	17	29	56
Median Closed DOM		10	18	7	11	33
Total Closed Units	100%	196	49	92	50	5
Total Closed Volume		49,999,993	7.72M	20.42M	18.12M	3.74M



December 2021

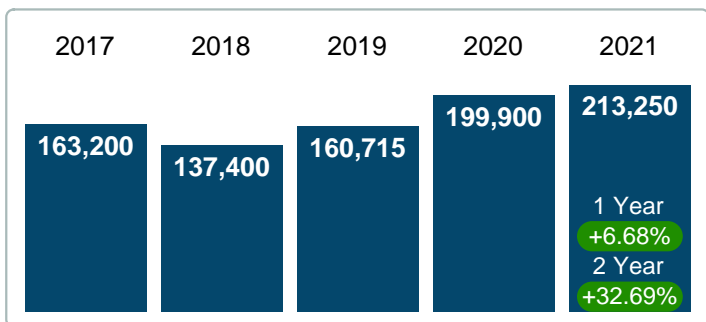
Area Delimited by County Of Rogers



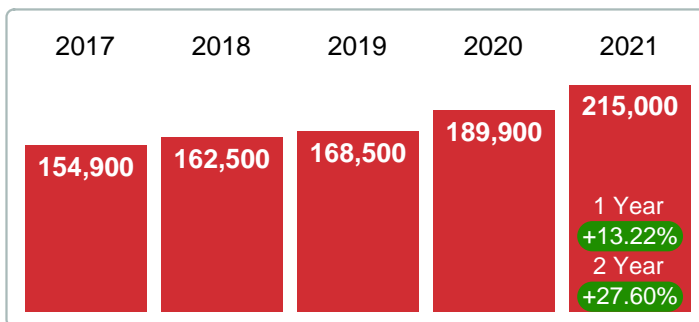
MEDIAN LIST PRICE AT CLOSING

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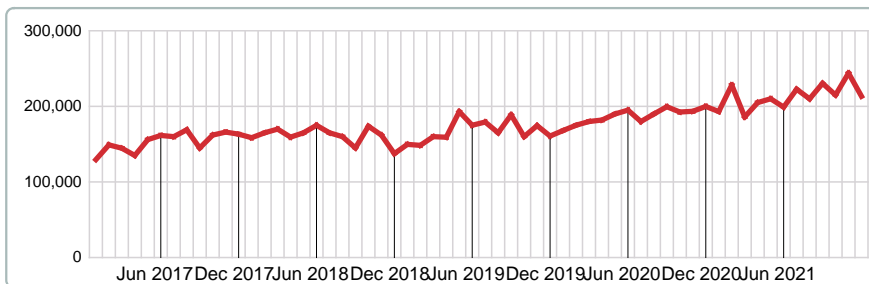
DECEMBER



YEAR TO DATE (YTD)

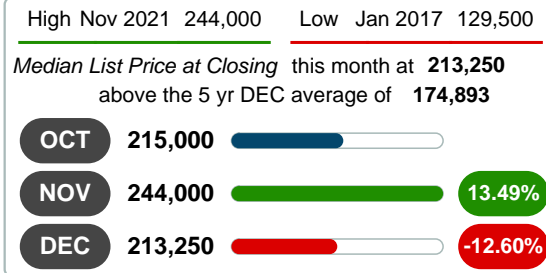


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 174,893



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		
\$50,000 and less	12	6.12%	18,750	27,500	1,200	2,000	0	
\$50,001 - \$125,000	26	13.27%	80,000	78,900	89,000	0	0	
\$125,001 - \$175,000	34	17.35%	155,000	150,000	155,000	155,000	0	
\$175,001 - \$250,000	45	22.96%	203,000	179,900	199,450	224,900	0	
\$250,001 - \$325,000	28	14.29%	275,000	289,000	280,000	274,999	262,900	
\$325,001 - \$475,000	31	15.82%	369,700	385,000	353,595	373,010	467,500	
\$475,001 and up	20	10.20%	605,615	601,230	650,000	589,950	1,372,500	
Median List Price		213,250		125,000	196,000	331,938	475,000	
Total Closed Units		196	100%	213,250	49	92	50	5
Total Closed Volume		50,880,970			8.10M	20.56M	18.28M	3.94M



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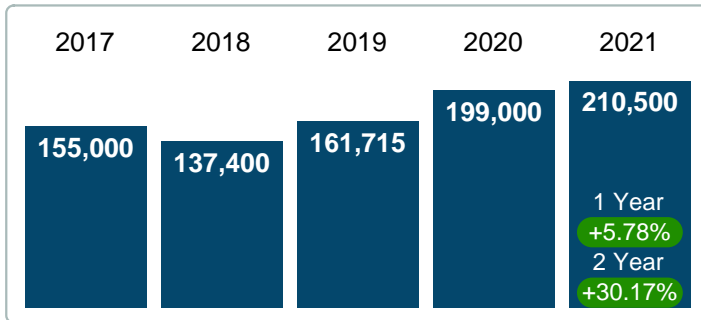
Area Delimited by County Of Rogers



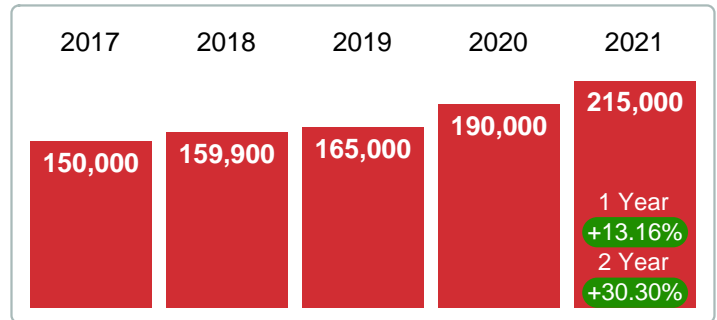
MEDIAN SOLD PRICE AT CLOSING

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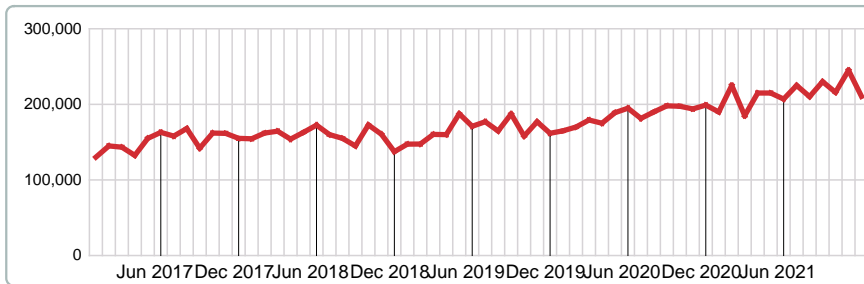
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

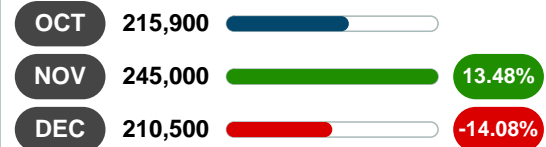


3 MONTHS

5 year DEC AVG = 172,723

High Nov 2021 245,000 Low Jan 2017 130,125

Median Sold Price at Closing this month at **210,500**
above the 5 yr DEC average of **172,723**



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
\$50,000 and less	6.12%	15,000	26,750	1,200	1,850	0
\$50,001 - \$125,000	13.27%	78,000	78,000	85,000	0	0
\$125,001 - \$175,000	18.37%	150,000	149,000	152,500	152,450	0
\$175,001 - \$250,000	21.94%	205,000	190,000	202,500	225,000	249,000
\$250,001 - \$325,000	14.29%	276,250	277,500	275,000	277,000	0
\$325,001 - \$475,000	15.82%	369,700	377,500	359,705	376,860	457,500
\$475,001 and up	10.20%	605,615	601,230	632,500	561,250	1,287,500
Median Sold Price		210,500	118,000	198,700	335,000	459,999
Total Closed Units	100%	210,500	49	92	50	5
Total Closed Volume		49,999,993	7.72M	20.42M	18.12M	3.74M

December 2021

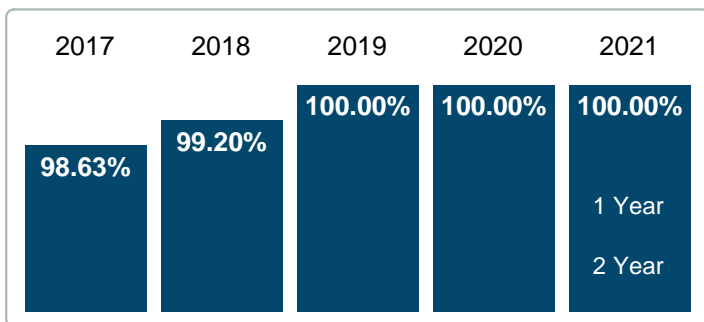
Area Delimited by County Of Rogers



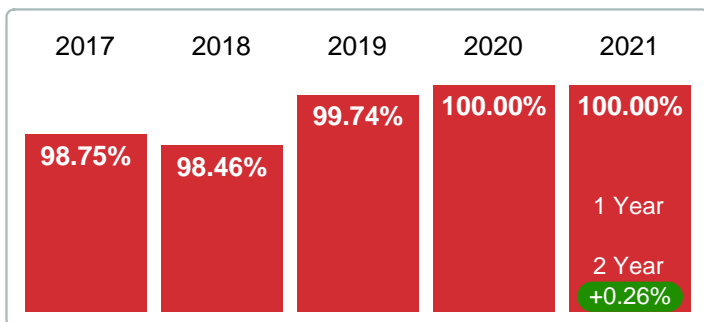
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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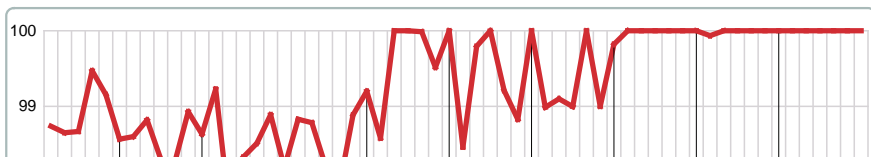
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99.57%

High Dec 2021 100.00% Low Feb 2018 97.63%

Median Sold/List Ratio this month at 100.00% equal to 5 yr DEC average of 99.57%

OCT 100.00%
NOV 100.00%
DEC 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	12	6.12%	92.50%	87.95%	100.00%	92.50%	0.00%
\$50,001 - \$125,000	26	13.27%	97.92%	100.00%	87.96%	0.00%	0.00%
\$125,001 - \$175,000	36	18.37%	100.00%	96.88%	100.00%	100.00%	0.00%
\$175,001 - \$250,000	43	21.94%	100.00%	84.91%	100.00%	100.20%	94.71%
\$250,001 - \$325,000	28	14.29%	100.09%	93.89%	100.94%	100.18%	0.00%
\$325,001 - \$475,000	31	15.82%	100.00%	98.30%	100.00%	100.00%	97.89%
\$475,001 and up	20	10.20%	99.50%	95.00%	99.45%	99.77%	94.67%
Median Sold/List Ratio		100.00%		95.00%	100.00%	100.00%	95.79%
Total Closed Units	196	100%	100.00%	49	92	50	5
Total Closed Volume	49,999,993			7.72M	20.42M	18.12M	3.74M

December 2021

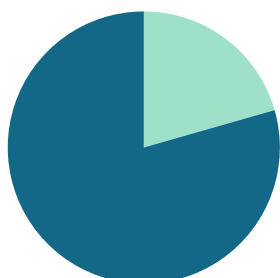
Area Delimited by County Of Rogers



MARKET SUMMARY

Report produced on Jan 11, 2022 for MLS Technology Inc.

INVENTORY

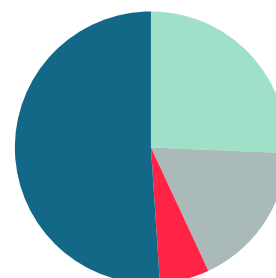


Inventory
 New Listings
151 = 20.57%
 Start Inventory
583
 Total Inventory Units
734
 Volume
\$231,218,603

Market Activity

Closed Sales
196 = 25.65%
 Pending Sales
133 = 17.41%
 Other Off Market
45 = 5.89%
 Active Inventory
390 = 51.05%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	207	196	-5.31%	1,941	2,097	8.04%
Pending Sales	140	133	-5.00%	2,021	2,128	5.29%
New Listings	129	151	17.05%	2,584	2,637	2.05%
Median List Price	199,900	213,250	6.68%	189,900	215,000	13.22%
Median Sale Price	199,000	210,500	5.78%	190,000	215,000	13.16%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	9.50	35.71%	14.00	6.00	-57.14%
Monthly Inventory	579	390	-32.64%	579	390	-32.64%
Months Supply of Inventory	3.58	2.23	-37.65%	3.58	2.23	-37.65%

Absorption: Last 12 months, an Average of **175** Sales/Month

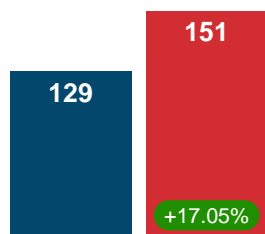
Inventory on December 31, 2021 = **390**

2020 **2021**

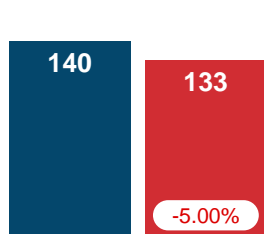
DECEMBER MARKET

MEDIAN PRICES

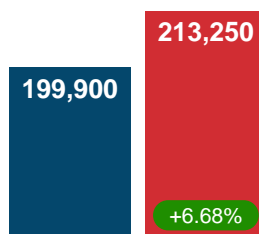
New Listings



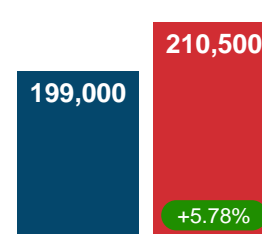
Pending Listings



List Price



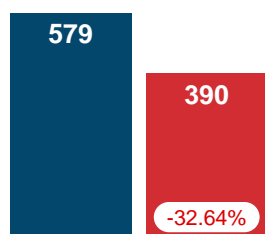
Sale Price



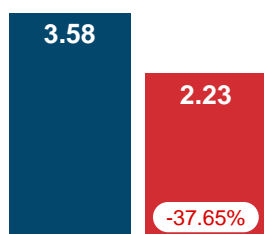
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

