

July 2022



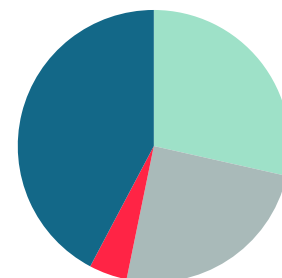
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	156	164	5.13%
Pending Listings	151	142	-5.96%
New Listings	214	168	-21.50%
Average List Price	292,531	308,322	5.40%
Average Sale Price	294,373	309,298	5.07%
Average Percent of Selling Price to List Price	102.01%	100.37%	-1.61%
Average Days on Market to Sale	17.17	12.23	-28.78%
End of Month Inventory	445	243	-45.39%
Months Supply of Inventory	3.10	1.65	-46.57%



■ Closed (28.52%)
■ Pending (24.70%)
■ Other OffMarket (4.52%)
■ Active (42.26%)

Absorption: Last 12 months, an Average of **147** Sales/Month
Active Inventory as of July 31, 2022 = **243**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **45.39%** to 243 existing homes available for sale. Over the last 12 months this area has had an average of 147 closed sales per month. This represents an unsold inventory index of **1.65** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **5.07%** in July 2022 to \$309,298 versus the previous year at \$294,373.

Average Days on Market Shortens

The average number of **12.23** days that homes spent on the market before selling decreased by 4.94 days or **28.78%** in July 2022 compared to last year's same month at **17.17** DOM.

Sales Success for July 2022 is Positive

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

There were 168 New Listings in July 2022, down **21.50%** from last year at 214. Furthermore, there were 164 Closed Listings this month versus last year at 156, a **5.13%** increase.

Closed versus Listed trends yielded a **97.6%** ratio, up from previous year's, July 2021, at **72.9%**, a **33.91%** upswing. 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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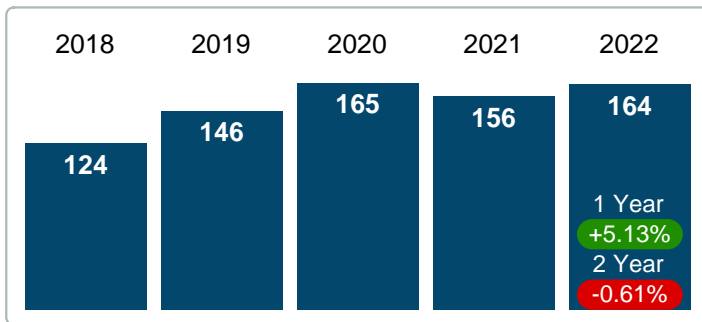
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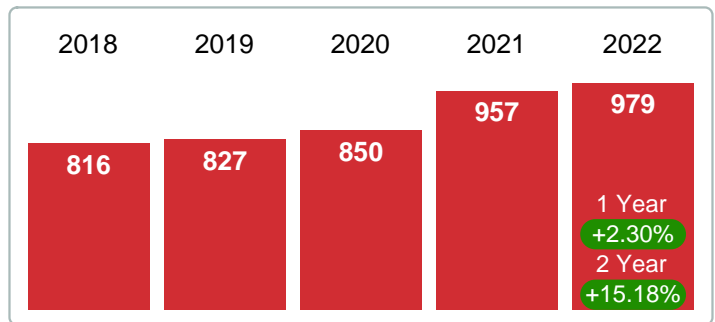
CLOSED LISTINGS

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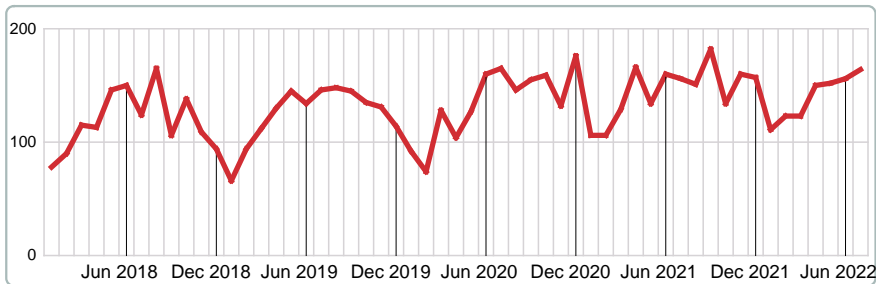
JULY



YEAR TO DATE (YTD)

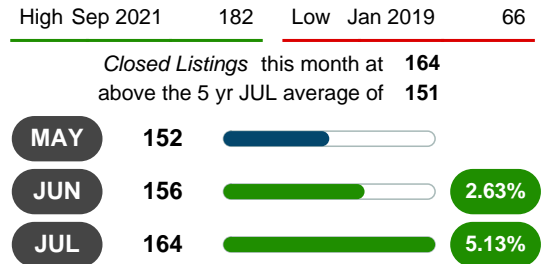


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 151



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	10.37%	23.4	8	9	0	0
\$125,001 - \$175,000	16	9.76%	12.4	2	12	2	0
\$175,001 - \$225,000	19	11.59%	4.4	0	17	2	0
\$225,001 - \$300,000	43	26.22%	7.9	2	30	11	0
\$300,001 - \$400,000	29	17.68%	11.7	1	17	10	1
\$400,001 - \$525,000	23	14.02%	13.5	0	6	12	5
\$525,001 and up	17	10.37%	19.9	0	2	10	5
Total Closed Units	164			13	93	47	11
Total Closed Volume	50,724,832	100%	12.2	1.86M	23.45M	18.89M	6.53M
Average Closed Price	\$309,298			\$143,069	\$252,101	\$401,842	\$593,902

July 2022



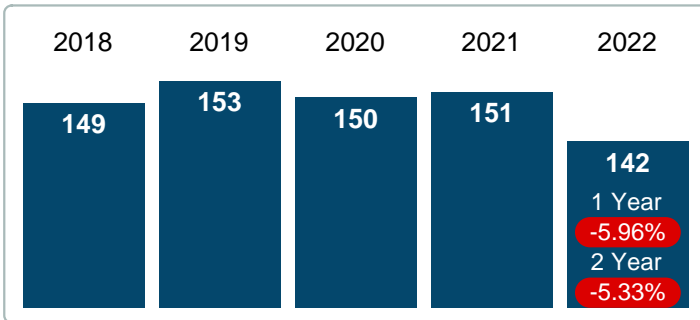
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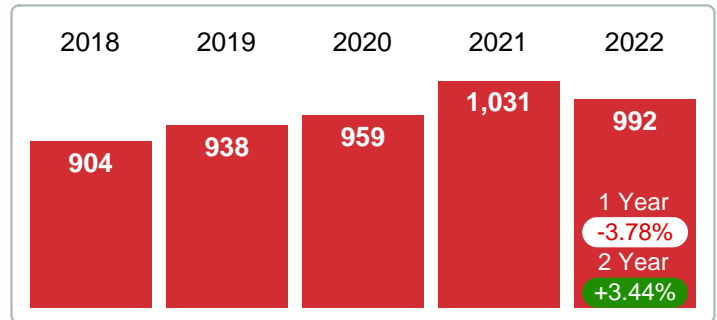
PENDING LISTINGS

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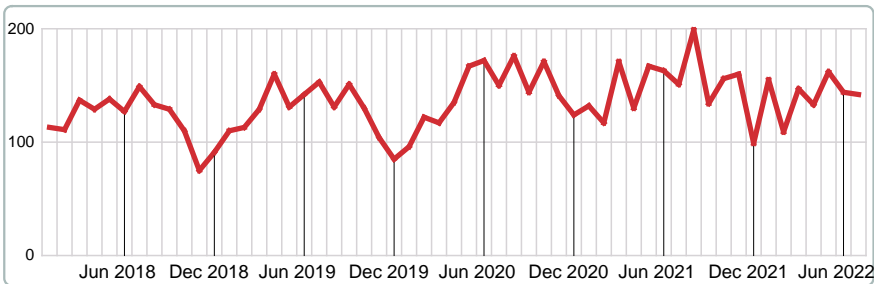
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

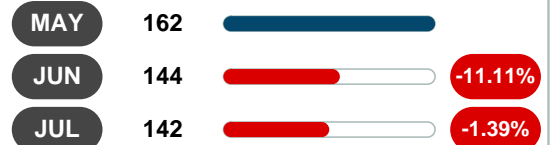


3 MONTHS

5 year JUL AVG = 149

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 142 below the 5 yr JUL average of 149



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	8.45%	27.8	5	6	1	0
\$150,001 - \$175,000	11	7.75%	26.0	0	9	2	0
\$175,001 - \$225,000	33	23.24%	14.7	0	30	3	0
\$225,001 - \$300,000	32	22.54%	28.0	2	22	8	0
\$300,001 - \$425,000	24	16.90%	29.8	1	12	11	0
\$425,001 - \$575,000	15	10.56%	19.9	0	4	10	1
\$575,001 and up	15	10.56%	52.6	1	4	4	6
Total Pending Units	142			9	87	39	7
Total Pending Volume	47,509,733	100%	18.0	1.99M	22.90M	15.99M	6.63M
Average Listing Price	\$370,701			\$221,555	\$263,188	\$409,987	\$946,986

July 2022



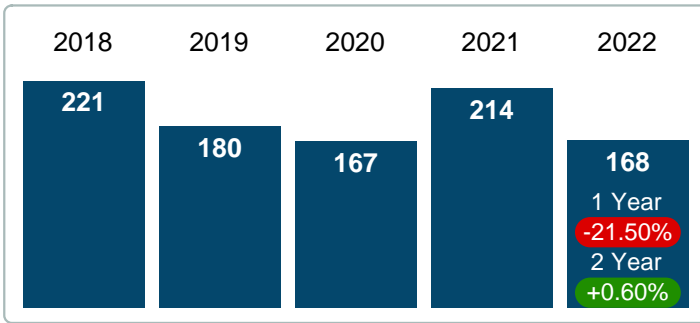
Area Delimited by County Of Rogers - Residential Property Type



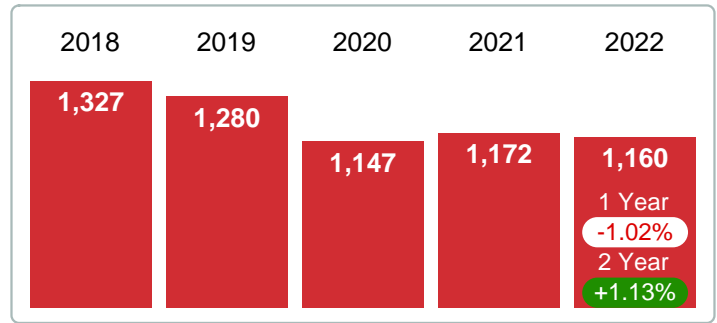
NEW LISTINGS

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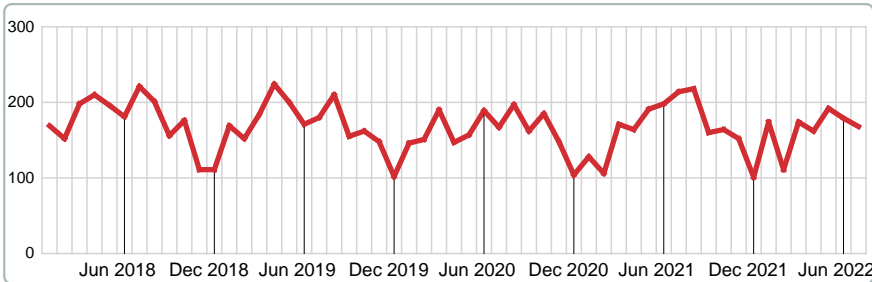
JULY



YEAR TO DATE (YTD)

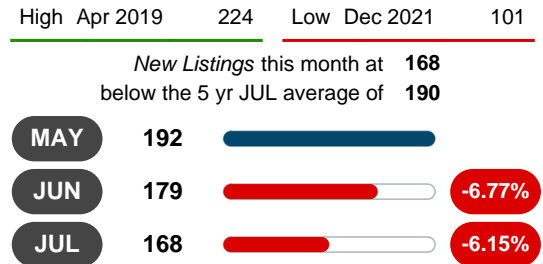


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 190



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	7.74%	5	7	1	0
\$150,001 - \$175,000	11	6.55%	1	10	0	0
\$175,001 - \$225,000	29	17.26%	0	27	2	0
\$225,001 - \$375,000	48	28.57%	1	27	19	1
\$375,001 - \$475,000	27	16.07%	1	10	12	4
\$475,001 - \$575,000	24	14.29%	0	8	12	4
\$575,001 and up	16	9.52%	0	4	9	3
Total New Listed Units	168		8	93	55	12
Total New Listed Volume	60,200,139	100%	1.35M	26.68M	25.35M	6.82M
Average New Listed Listing Price	\$524,239		\$169,250	\$286,832	\$460,861	\$568,617

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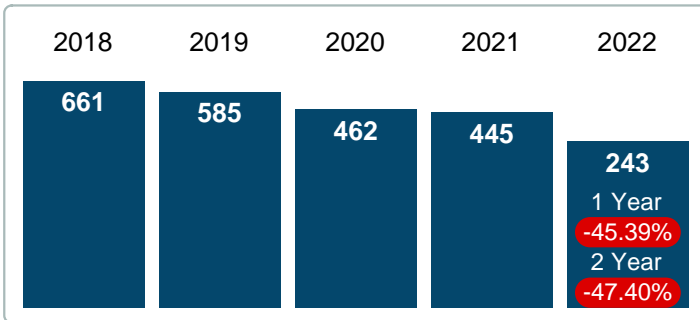
Area Delimited by County Of Rogers - Residential Property Type



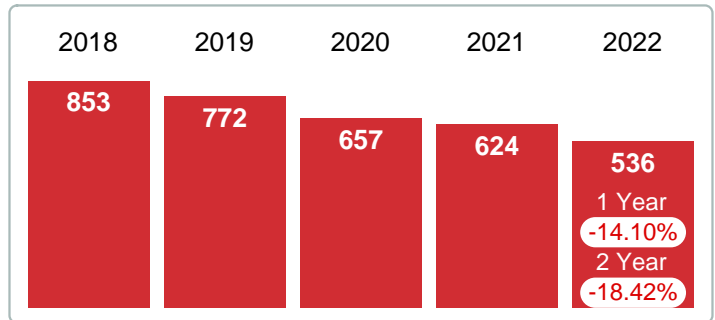
ACTIVE INVENTORY

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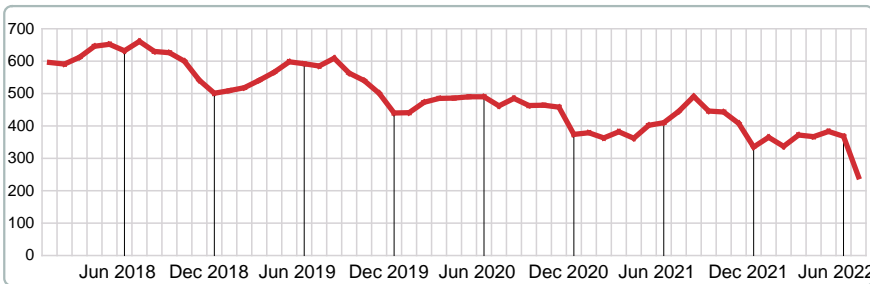
END OF JULY



ACTIVE DURING JULY

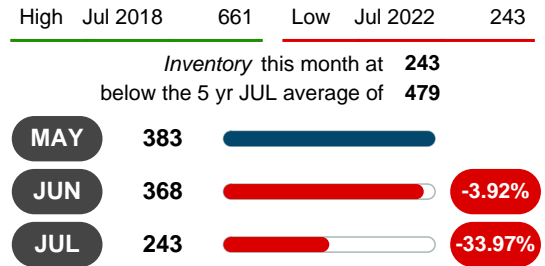


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 479



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	22	9.05%	64.7	7	14	0	1
\$150,001 - \$200,000	23	9.47%	35.9	0	22	1	0
\$200,001 - \$300,000	46	18.93%	47.1	1	32	13	0
\$300,001 - \$425,000	60	24.69%	56.6	1	30	26	3
\$425,001 - \$525,000	33	13.58%	72.0	0	13	16	4
\$525,001 - \$725,000	33	13.58%	62.1	0	11	15	7
\$725,001 and up	26	10.70%	69.5	0	7	15	4
Total Active Inventory by Units	243			9	129	86	19
Total Active Inventory by Volume	105,694,522	100%	57.8	1.33M	44.37M	46.76M	13.24M
Average Active Inventory Listing Price	\$434,957			\$147,222	\$343,935	\$543,697	\$697,047

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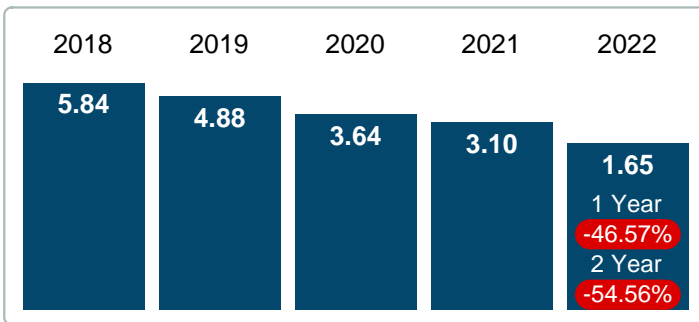
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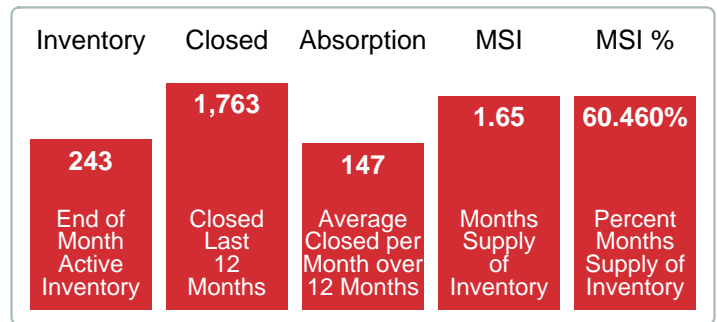
MONTHS SUPPLY of INVENTORY (MSI)

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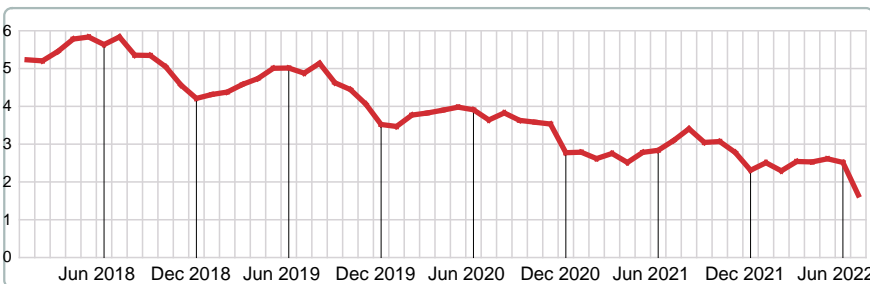
MSI FOR JULY



INDICATORS FOR JULY 2022

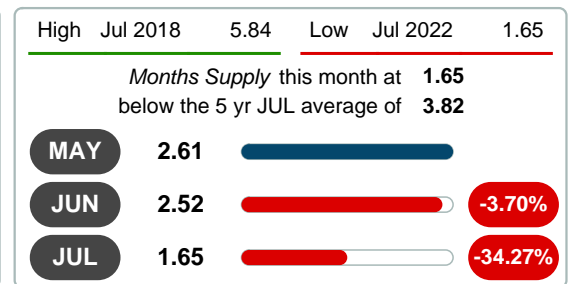


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.82



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
\$150,000 and less	22	9.05%	1.05	1.04	1.11	0.00	4.00
\$150,001 - \$200,000	23	9.47%	0.98	0.00	1.15	0.30	0.00
\$200,001 - \$300,000	46	18.93%	0.97	0.75	0.96	1.08	0.00
\$300,001 - \$425,000	60	24.69%	1.89	1.71	2.08	1.73	1.71
\$425,001 - \$525,000	33	13.58%	2.77	0.00	3.71	2.29	3.43
\$525,001 - \$725,000	33	13.58%	4.08	0.00	10.15	2.90	3.82
\$725,001 and up	26	10.70%	7.61	0.00	42.00	10.59	2.29
Market Supply of Inventory (MSI)			1.65	0.89	1.53	1.89	2.65
Total Active Inventory by Units		100%	1.65	9	129	86	19

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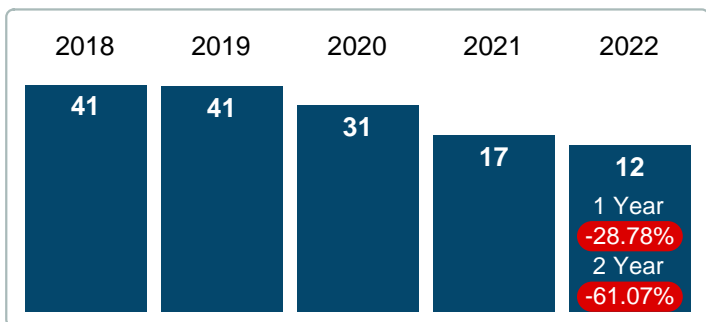
Area Delimited by County Of Rogers - Residential Property Type



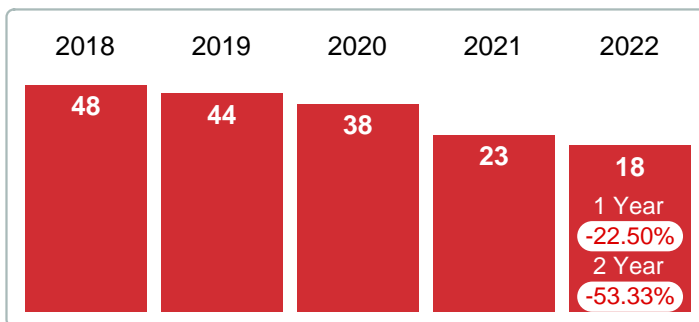
AVERAGE DAYS ON MARKET TO SALE

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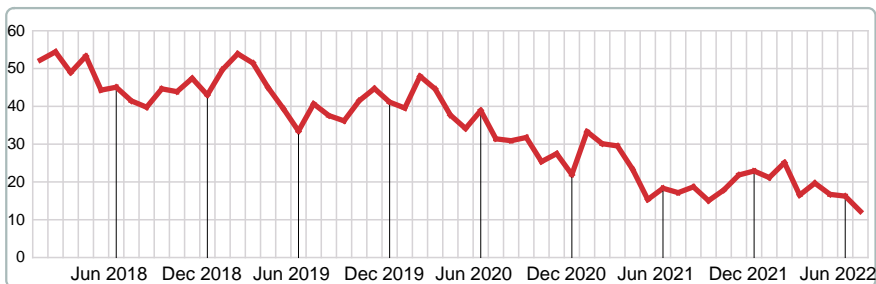
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 29

High Feb 2018 54 Low Jul 2022 12

Average Days on Market to Sale this month at 12 below the 5 yr JUL average of 29



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10.37%	23	26	21	0	0
\$125,001 - \$175,000	9.76%	12	7	14	7	0
\$175,001 - \$225,000	11.59%	4	0	4	8	0
\$225,001 - \$300,000	26.22%	8	1	7	13	0
\$300,001 - \$400,000	17.68%	12	3	10	16	12
\$400,001 - \$525,000	14.02%	13	0	8	17	12
\$525,001 and up	10.37%	20	0	23	22	14
Average Closed DOM		12	18	9	16	13
Total Closed Units	100%	12	13	93	47	11
Total Closed Volume		50,724,832	1.86M	23.45M	18.89M	6.53M

July 2022



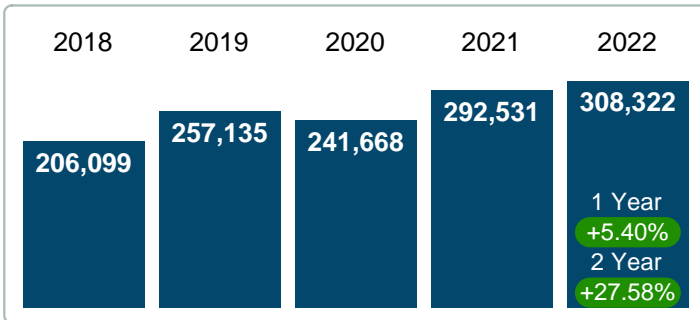
Area Delimited by County Of Rogers - Residential Property Type



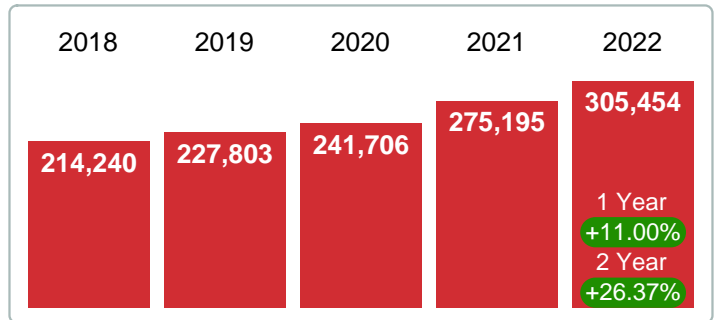
AVERAGE LIST PRICE AT CLOSING

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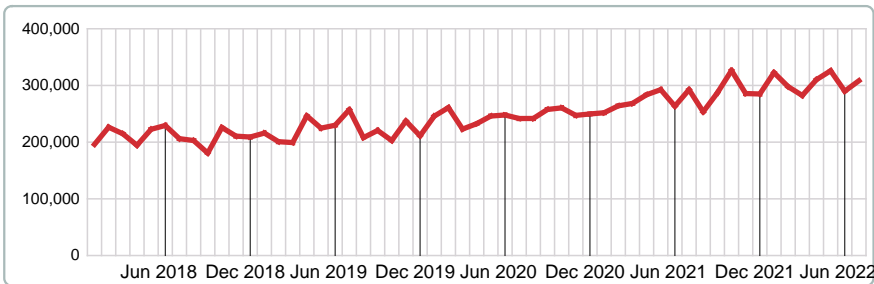
JULY



YEAR TO DATE (YTD)

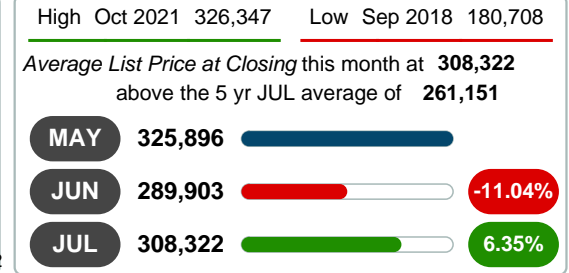


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 261,151



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10.98%	91,243	93,613	87,053	0	0
\$125,001 - \$175,000	11.59%	158,664	145,000	156,242	147,450	0
\$175,001 - \$225,000	11.59%	205,147	0	194,572	177,450	0
\$225,001 - \$300,000	25.00%	258,632	235,000	255,587	252,766	0
\$300,001 - \$400,000	17.68%	350,461	379,500	334,146	358,538	325,000
\$400,001 - \$525,000	13.41%	471,157	0	467,958	467,045	461,715
\$525,001 and up	9.76%	679,826	0	667,450	612,379	768,400
Average List Price		308,322	145,262	252,224	398,807	588,689
Total Closed Units	100%	308,322	13	93	47	11
Total Closed Volume		50,564,730	1.89M	23.46M	18.74M	6.48M

July 2022



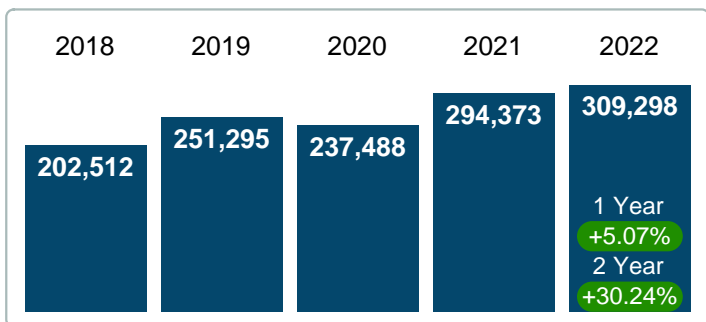
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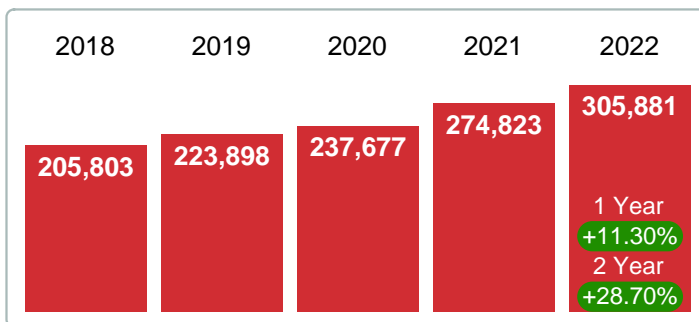
AVERAGE SOLD PRICE AT CLOSING

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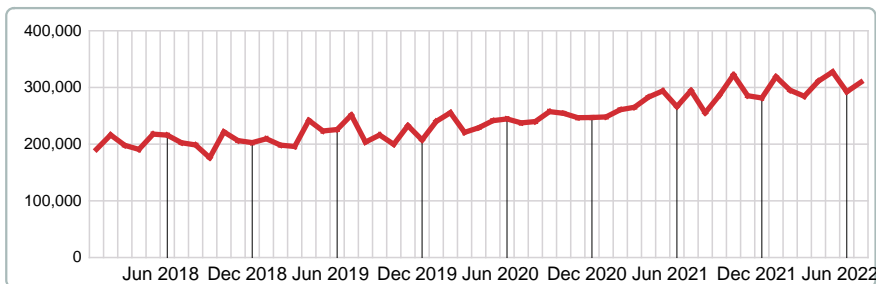
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

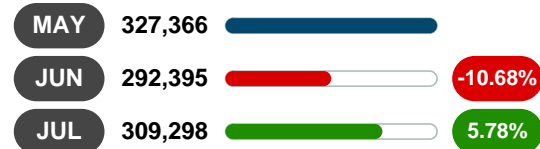


3 MONTHS

5 year JUL AVG = 258,993

High May 2022 327,366 Low Sep 2018 176,054

Average Sold Price at Closing this month at **309,298** above the 5 yr JUL average of **258,993**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10.37%	86,371	90,425	82,767	0	0
\$125,001 - \$175,000	9.76%	154,538	148,500	154,967	158,000	0
\$175,001 - \$225,000	11.59%	198,517	0	200,113	184,950	0
\$225,001 - \$300,000	26.22%	255,474	230,000	258,340	252,288	0
\$300,001 - \$400,000	17.68%	343,651	379,500	334,582	355,850	340,000
\$400,001 - \$525,000	14.02%	465,375	0	451,638	471,032	468,285
\$525,001 and up	10.37%	668,072	0	645,545	621,463	770,300
Average Sold Price		309,298	143,069	252,101	401,842	593,902
Total Closed Units	100%	309,298	13	93	47	11
Total Closed Volume		50,724,832	1.86M	23.45M	18.89M	6.53M

July 2022



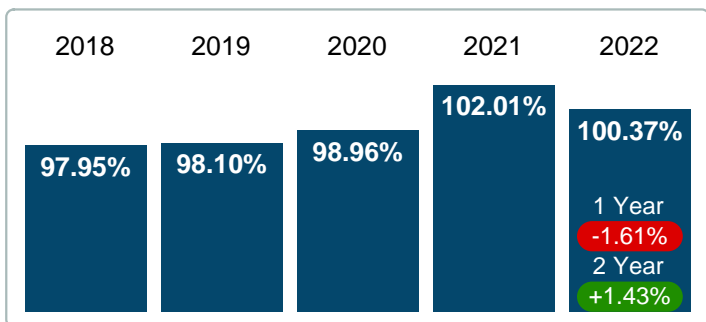
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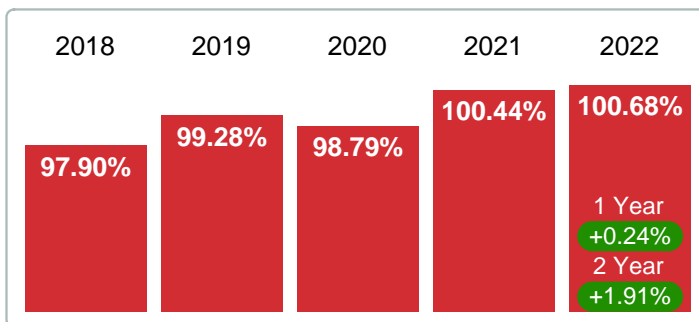
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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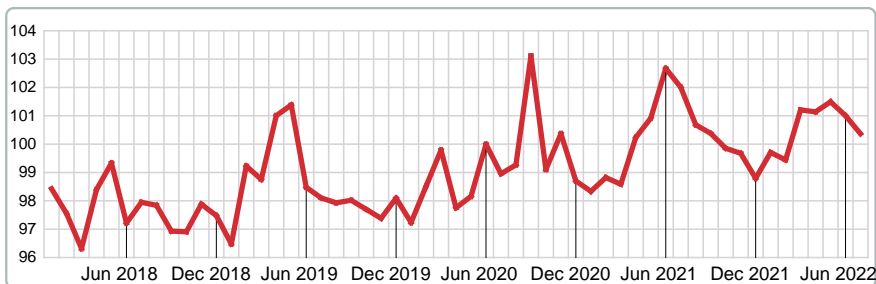
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

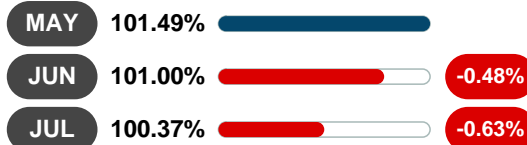


3 MONTHS

5 year JUL AVG = 99.48%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **100.37%** above the 5 yr JUL average of **99.48%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	10.37%	95.79%	97.03%	94.68%	0.00%	0.00%
\$125,001 - \$175,000	16	9.76%	101.07%	102.32%	99.55%	108.96%	0.00%
\$175,001 - \$225,000	19	11.59%	103.27%	0.00%	103.12%	104.55%	0.00%
\$225,001 - \$300,000	43	26.22%	100.72%	97.87%	101.23%	99.87%	0.00%
\$300,001 - \$400,000	29	17.68%	100.11%	100.00%	100.22%	99.48%	104.62%
\$400,001 - \$525,000	23	14.02%	100.05%	0.00%	97.14%	100.93%	101.41%
\$525,001 and up	17	10.37%	101.01%	0.00%	96.76%	102.24%	100.23%
Average Sold/List Ratio		100.40%		98.20%	100.18%	101.15%	101.17%
Total Closed Units	164	100%	100.40%	13	93	47	11
Total Closed Volume	50,724,832			1.86M	23.45M	18.89M	6.53M

July 2022



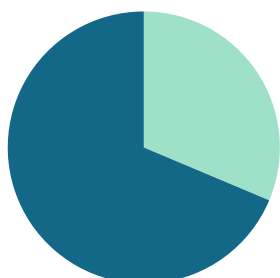
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

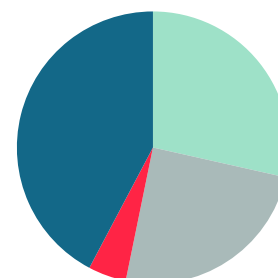


Inventory
 New Listings
168 = 31.34%
 Start Inventory
368
 Total Inventory Units
536
 Volume
\$203,979,037

Market Activity

Closed Sales
164 = 28.52%
 Pending Sales
142 = 24.70%
 Other Off Market
26 = 4.52%
 Active Inventory
243 = 42.26%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	156	164	5.13%	957	979	2.30%
Pending Sales	151	142	-5.96%	1,031	992	-3.78%
New Listings	214	168	-21.50%	1,172	1,160	-1.02%
Average List Price	292,531	308,322	5.40%	275,195	305,454	11.00%
Average Sale Price	294,373	309,298	5.07%	274,823	305,881	11.30%
Average Percent of Selling Price to List Price	102.01%	100.37%	-1.61%	100.44%	100.68%	0.24%
Average Days on Market to Sale	17.17	12.23	-28.78%	23.06	17.88	-22.50%
Monthly Inventory	445	243	-45.39%	445	243	-45.39%
Months Supply of Inventory	3.10	1.65	-46.57%	3.10	1.65	-46.57%

Absorption: Last 12 months, an Average of **147** Sales/Month

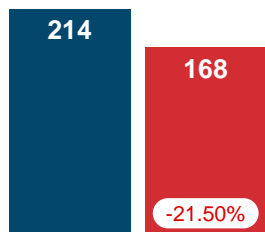
Inventory on July 31, 2022 = **243**

2021 **2022**

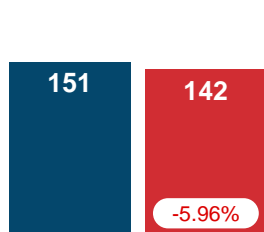
JULY MARKET

AVERAGE PRICES

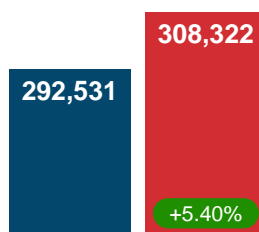
New Listings



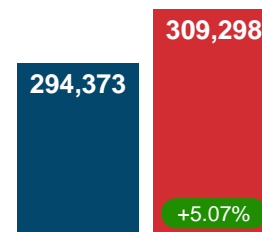
Pending Listings



List Price



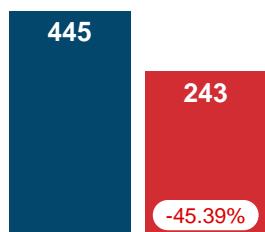
Sale Price



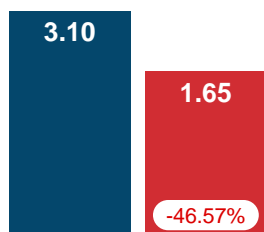
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

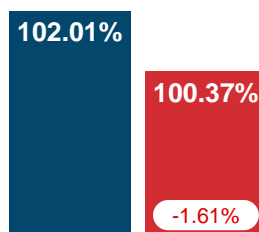
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

