

June 2022



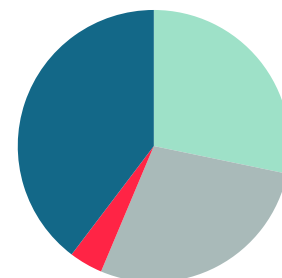
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | 2021 | June 2022 | +/-% |
|--|---------|-----------|---------|
| Closed Listings | 160 | 156 | -2.50% |
| Pending Listings | 163 | 155 | -4.91% |
| New Listings | 198 | 179 | -9.60% |
| Average List Price | 263,471 | 289,903 | 10.03% |
| Average Sale Price | 266,167 | 292,395 | 9.85% |
| Average Percent of Selling Price to List Price | 102.67% | 101.00% | -1.62% |
| Average Days on Market to Sale | 18.33 | 16.24 | -11.36% |
| End of Month Inventory | 411 | 219 | -46.72% |
| Months Supply of Inventory | 2.84 | 1.50 | -47.35% |



■ Closed (28.26%)
■ Pending (28.08%)
■ Other OffMarket (3.99%)
■ Active (39.67%)

Absorption: Last 12 months, an Average of **146** Sales/Month
Active Inventory as of June 30, 2022 = **219**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **46.72%** to 219 existing homes available for sale. Over the last 12 months this area has had an average of 146 closed sales per month. This represents an unsold inventory index of **1.50** 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 **9.85%** in June 2022 to \$292,395 versus the previous year at \$266,167.

Average Days on Market Shortens

The average number of **16.24** days that homes spent on the market before selling decreased by 2.08 days or **11.36%** in June 2022 compared to last year's same month at **18.33** DOM.

Sales Success for June 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 179 New Listings in June 2022, down **9.60%** from last year at 198. Furthermore, there were 156 Closed Listings this month versus last year at 160, a **-2.50%** decrease.

Closed versus Listed trends yielded a **87.2%** ratio, up from previous year's, June 2021, at **80.8%**, a **7.85%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Average Days on Market to Sale | 7 |
| Average List Price at Closing | 8 |
| Average Sale Price at Closing | 9 |
| Average Percent of Selling Price to List Price | 10 |
| Market Summary | 11 |

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

June 2022



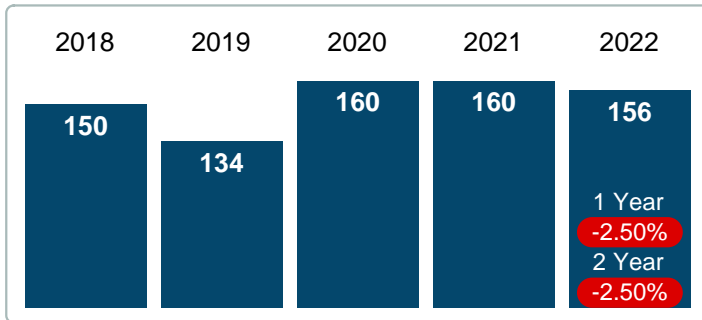
Area Delimited by County Of Rogers - Residential Property Type



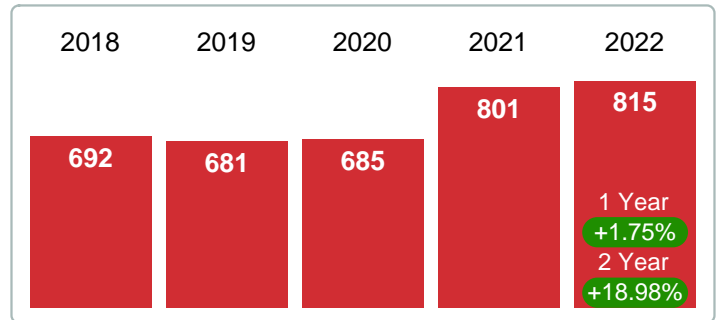
CLOSED LISTINGS

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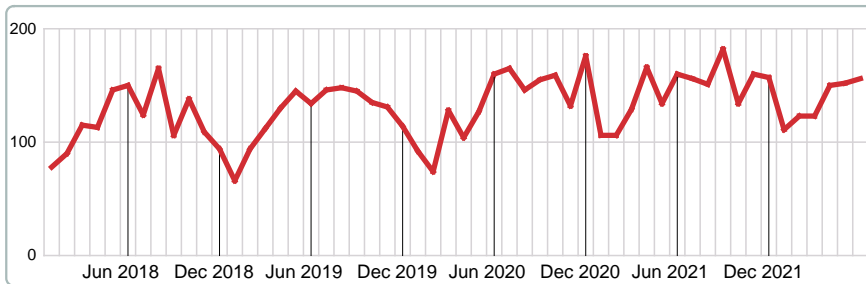
JUNE



YEAR TO DATE (YTD)

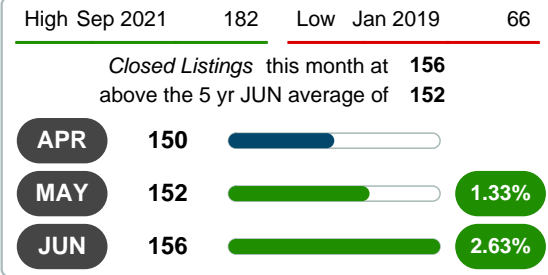


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152



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 | 14 | 8.97% | 36.3 | 8 | 6 | 0 | 0 |
| \$125,001 - \$150,000 | 10 | 6.41% | 18.4 | 1 | 8 | 1 | 0 |
| \$150,001 - \$225,000 | 31 | 19.87% | 8.6 | 1 | 26 | 4 | 0 |
| \$225,001 - \$300,000 | 39 | 25.00% | 5.5 | 1 | 31 | 7 | 0 |
| \$300,001 - \$375,000 | 24 | 15.38% | 8.2 | 0 | 12 | 10 | 2 |
| \$375,001 - \$475,000 | 21 | 13.46% | 27.1 | 1 | 9 | 11 | 0 |
| \$475,001 and up | 17 | 10.90% | 35.1 | 0 | 6 | 8 | 3 |
| Total Closed Units | 156 | | | 12 | 98 | 41 | 5 |
| Total Closed Volume | 45,613,664 | 100% | 16.2 | 1.64M | 25.62M | 15.22M | 3.14M |
| Average Closed Price | \$292,395 | | | \$136,550 | \$261,382 | \$371,140 | \$628,580 |

June 2022



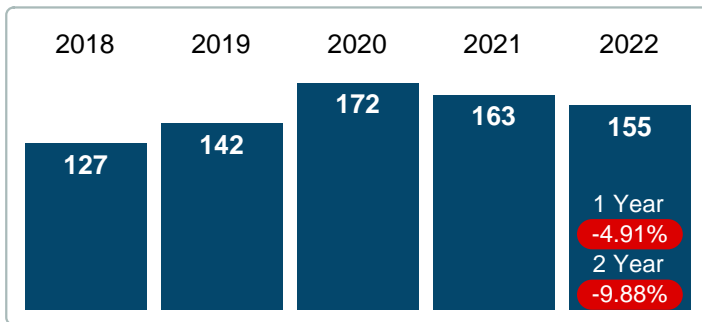
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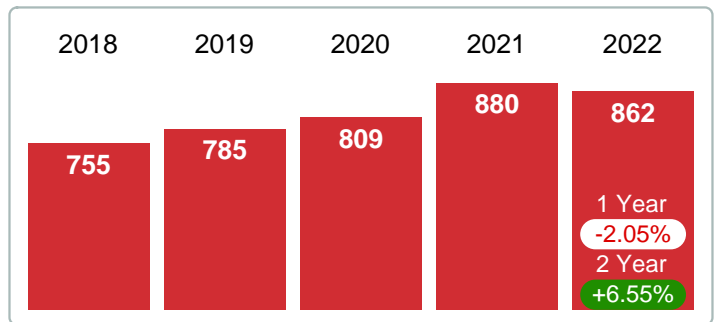
PENDING LISTINGS

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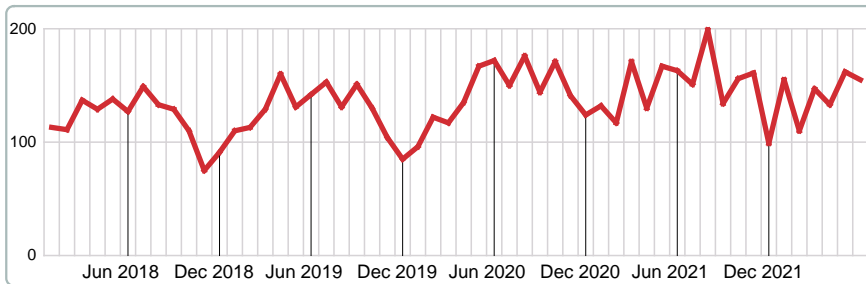
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 155 above the 5 yr JUN average of 152



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less | 18 | 11.61% | 24.7 | 6 | 11 | 1 | 0 |
| \$125,001 - \$150,000 | 7 | 4.52% | 22.3 | 3 | 4 | 0 | 0 |
| \$150,001 - \$225,000 | 34 | 21.94% | 18.1 | 2 | 29 | 3 | 0 |
| \$225,001 - \$275,000 | 33 | 21.29% | 18.5 | 2 | 24 | 7 | 0 |
| \$275,001 - \$350,000 | 29 | 18.71% | 15.6 | 0 | 21 | 7 | 1 |
| \$350,001 - \$500,000 | 18 | 11.61% | 17.5 | 0 | 7 | 9 | 2 |
| \$500,001 and up | 16 | 10.32% | 43.8 | 0 | 2 | 11 | 3 |
| Total Pending Units | 155 | | | 13 | 98 | 38 | 6 |
| Total Pending Volume | 44,476,614 | 100% | 15.3 | 1.77M | 23.83M | 15.02M | 3.86M |
| Average Listing Price | \$213,106 | | | \$135,992 | \$243,128 | \$395,202 | \$644,083 |

June 2022



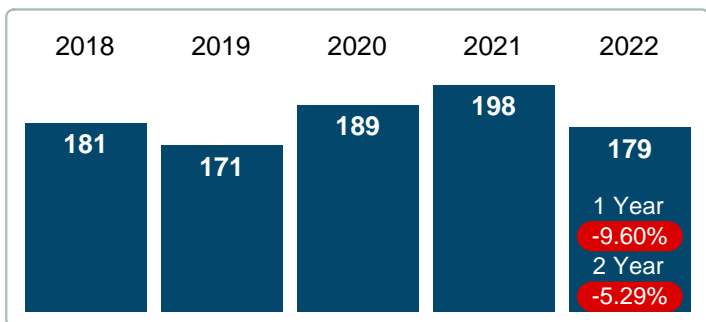
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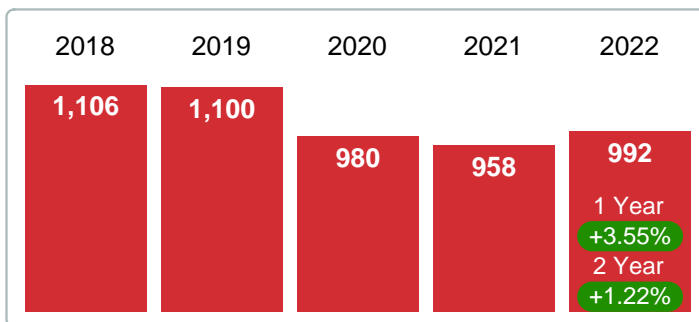
NEW LISTINGS

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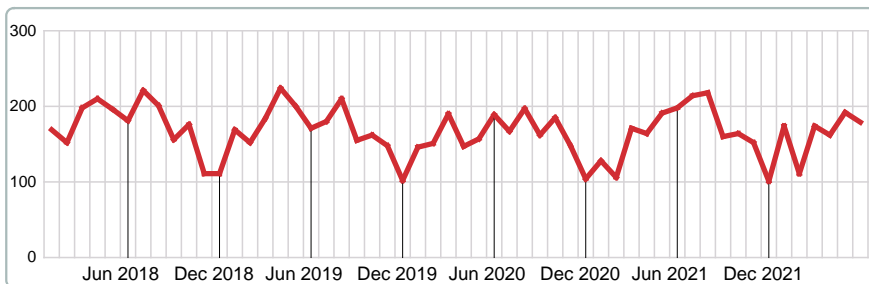
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 184

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 179
below the 5 yr JUN average of 184



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | % | 1-2 Beds 3 Beds 4 Beds 5+ Beds | | | |
|---|-------------------|-------------|--------------------------------------|------------------|------------------|------------------|
| \$125,000 and less | 13 | 7.26% | 5 | 7 | 1 | 0 |
| \$125,001 - \$175,000 | 18 | 10.06% | 1 | 14 | 2 | 1 |
| \$175,001 - \$225,000 | 25 | 13.97% | 0 | 22 | 3 | 0 |
| \$225,001 - \$325,000 | 47 | 26.26% | 2 | 35 | 9 | 1 |
| \$325,001 - \$425,000 | 30 | 16.76% | 1 | 15 | 13 | 1 |
| \$425,001 - \$625,000 | 26 | 14.53% | 0 | 12 | 12 | 2 |
| \$625,001 and up | 20 | 11.17% | 0 | 6 | 9 | 5 |
| Total New Listed Units | 179 | | 9 | 111 | 49 | 10 |
| Total New Listed Volume | 65,931,941 | 100% | 1.36M | 32.38M | 24.38M | 7.81M |
| Average New Listed Listing Price | \$239,059 | | \$151,044 | \$291,717 | \$497,523 | \$781,330 |

June 2022



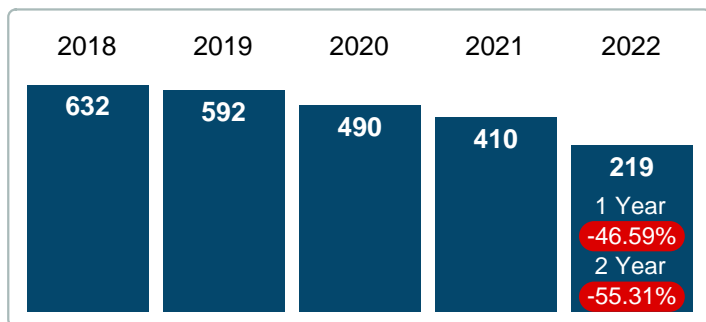
Area Delimited by County Of Rogers - Residential Property Type



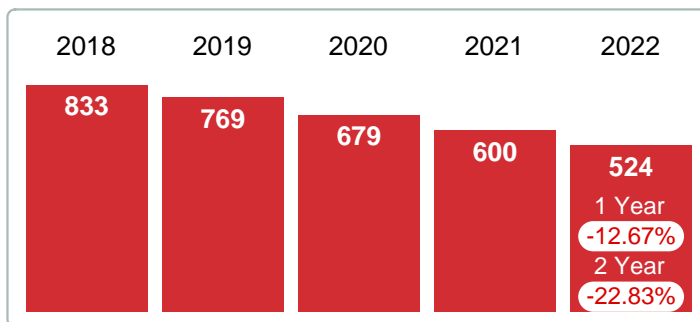
ACTIVE INVENTORY

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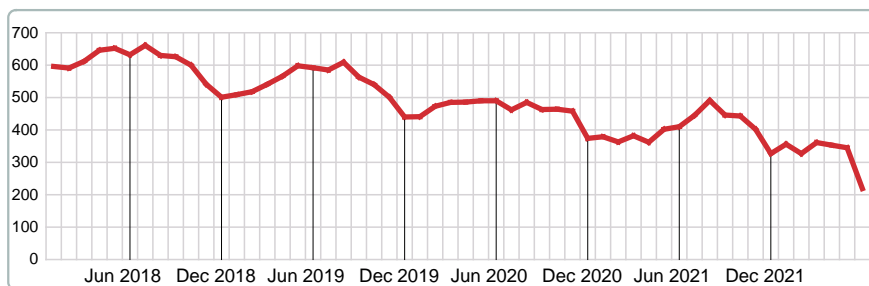
END OF JUNE



ACTIVE DURING JUNE

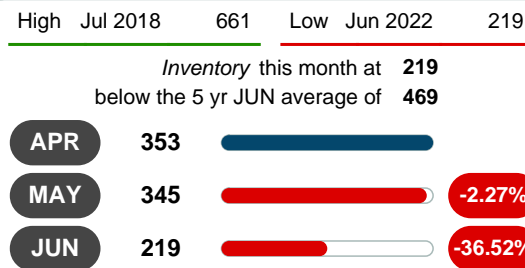


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 469



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|------------|--------|-------|-----------|-----------|-----------|-----------|
| \$125,000 and less | 14 | 6.39% | 59.5 | 3 | 10 | 1 | 0 |
| \$125,001 - \$200,000 | 28 | 12.79% | 38.2 | 2 | 20 | 5 | 1 |
| \$200,001 - \$275,000 | 40 | 18.26% | 37.7 | 3 | 27 | 10 | 0 |
| \$275,001 - \$425,000 | 52 | 23.74% | 56.9 | 1 | 32 | 16 | 3 |
| \$425,001 - \$525,000 | 34 | 15.53% | 84.2 | 0 | 12 | 21 | 1 |
| \$525,001 - \$850,000 | 29 | 13.24% | 53.4 | 1 | 10 | 14 | 4 |
| \$850,001 and up | 22 | 10.05% | 58.5 | 1 | 7 | 8 | 6 |
| Total Active Inventory by Units | 219 | | | 11 | 118 | 75 | 15 |
| Total Active Inventory by Volume | 97,437,637 | 100% | 55.1 | 3.59M | 41.73M | 40.14M | 11.98M |
| Average Active Inventory Listing Price | \$444,921 | | | \$326,364 | \$353,640 | \$535,172 | \$798,680 |

June 2022



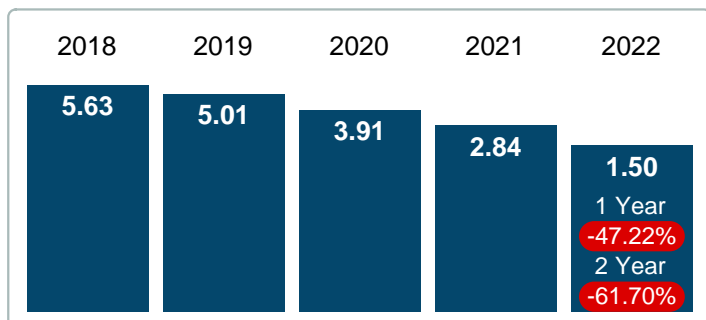
Area Delimited by County Of Rogers - Residential Property Type



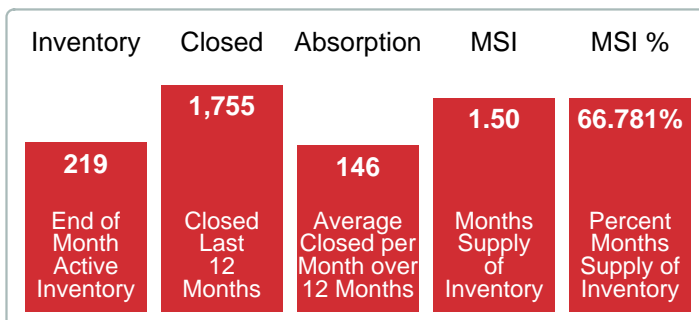
MONTHS SUPPLY of INVENTORY (MSI)

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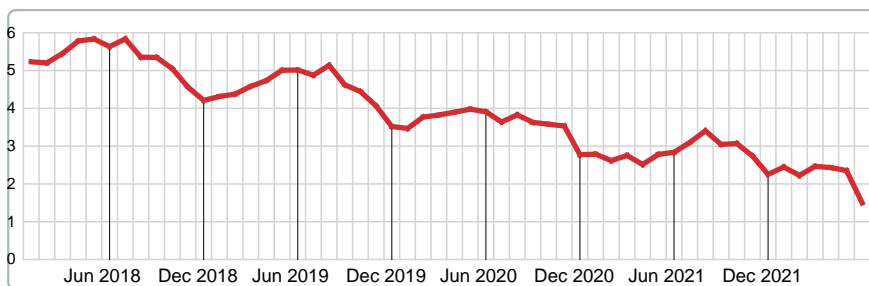
MSI FOR JUNE



INDICATORS FOR JUNE 2022

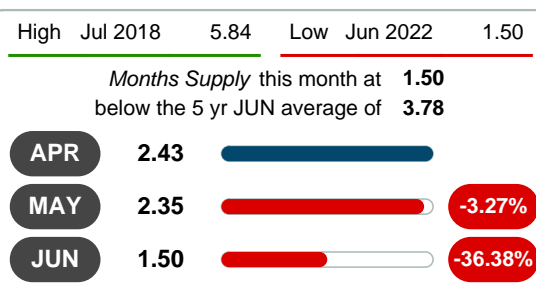


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.78



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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$125,000 and less | 14 | 6.39% | 1.35 | 0.71 | 1.76 | 3.00 | 0.00 |
| \$125,001 - \$200,000 | 28 | 12.79% | 0.81 | 0.71 | 0.75 | 1.03 | 4.00 |
| \$200,001 - \$275,000 | 40 | 18.26% | 1.01 | 2.40 | 0.96 | 1.03 | 0.00 |
| \$275,001 - \$425,000 | 52 | 23.74% | 1.34 | 1.50 | 1.73 | 0.91 | 1.50 |
| \$425,001 - \$525,000 | 34 | 15.53% | 2.94 | 0.00 | 3.79 | 2.86 | 1.20 |
| \$525,001 - \$850,000 | 29 | 13.24% | 3.14 | 0.00 | 9.23 | 2.43 | 1.66 |
| \$850,001 and up | 22 | 10.05% | 11.48 | 12.00 | 0.00 | 12.00 | 5.14 |
| Market Supply of Inventory (MSI) | | | 1.50 | 1.18 | 1.41 | 1.62 | 2.09 |
| Total Active Inventory by Units | | 100% | 1.50 | 11 | 118 | 75 | 15 |

June 2022



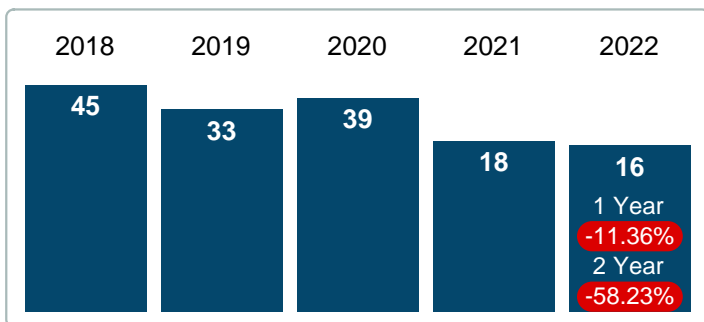
Area Delimited by County Of Rogers - Residential Property Type



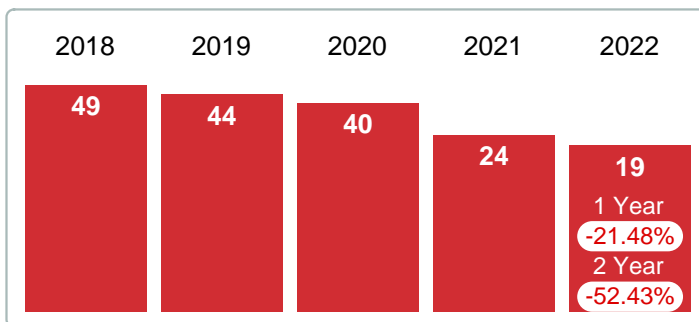
AVERAGE DAYS ON MARKET TO SALE

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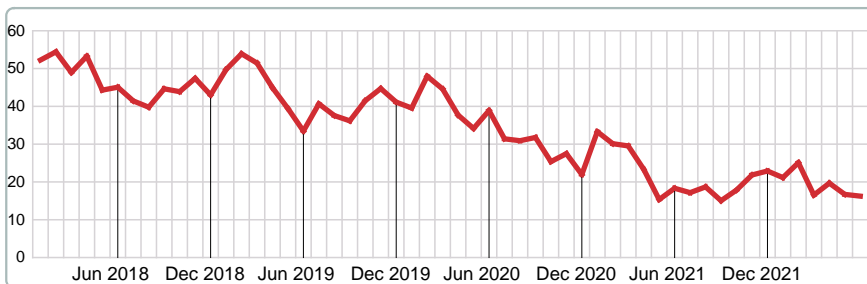
JUNE



YEAR TO DATE (YTD)

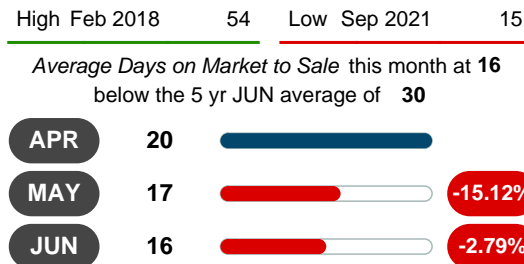


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 30



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 | 8.97% | 36 | 45 | 24 | 0 | 0 |
| \$125,001 - \$150,000 | 6.41% | 18 | 3 | 13 | 75 | 0 |
| \$150,001 - \$225,000 | 19.87% | 9 | 31 | 8 | 4 | 0 |
| \$225,001 - \$300,000 | 25.00% | 5 | 2 | 5 | 6 | 0 |
| \$300,001 - \$375,000 | 15.38% | 8 | 0 | 4 | 13 | 7 |
| \$375,001 - \$475,000 | 13.46% | 27 | 5 | 15 | 39 | 0 |
| \$475,001 and up | 10.90% | 35 | 0 | 61 | 9 | 54 |
| Average Closed DOM | | 16 | 34 | 12 | 19 | 35 |
| Total Closed Units | 100% | 16 | 12 | 98 | 41 | 5 |
| Total Closed Volume | | 45,613,664 | 1.64M | 25.62M | 15.22M | 3.14M |

June 2022



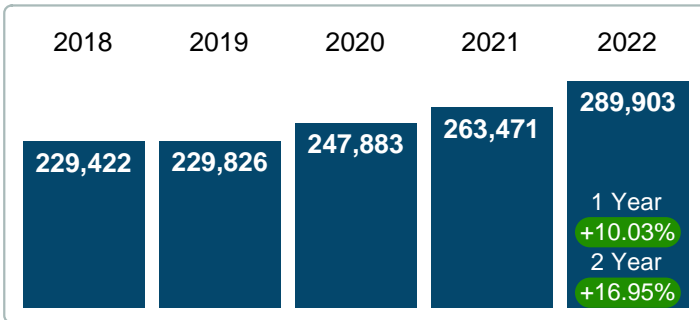
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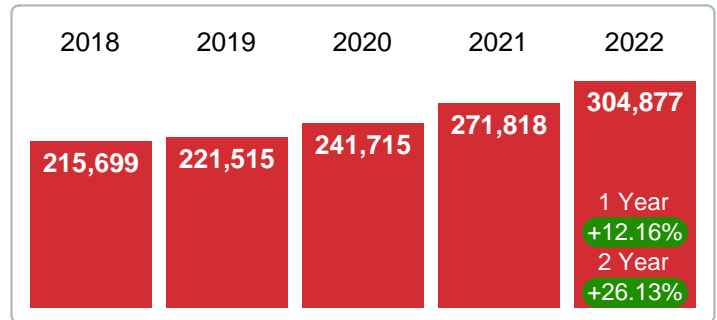
AVERAGE LIST PRICE AT CLOSING

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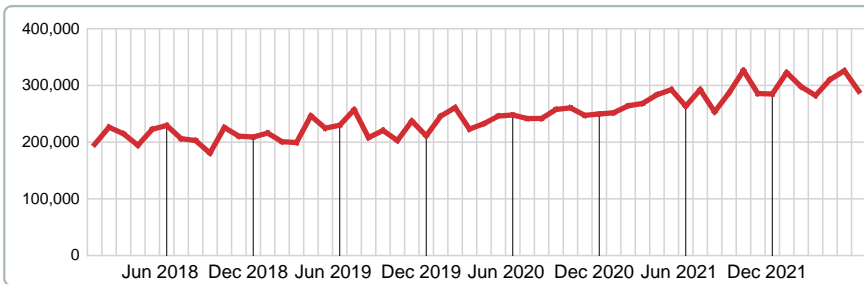
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 252,101

High Oct 2021 326,347 Low Sep 2018 180,708

Average List Price at Closing this month at **289,903**
above the 5 yr JUN average of **252,101**

- APR 310,249
- MAY 325,896 (+5.04%)
- JUN 289,903 (-11.04%)

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 | 9.62% | 98,987 | 87,613 | 110,650 | 0 | 0 |
| \$125,001 - \$150,000 | 7.05% | 143,155 | 139,000 | 140,288 | 135,000 | 0 |
| \$150,001 - \$225,000 | 21.15% | 190,186 | 185,000 | 181,333 | 197,500 | 0 |
| \$225,001 - \$300,000 | 26.28% | 254,958 | 229,000 | 245,599 | 248,974 | 0 |
| \$300,001 - \$375,000 | 12.18% | 344,308 | 0 | 326,763 | 339,860 | 312,500 |
| \$375,001 - \$475,000 | 14.10% | 425,067 | 385,000 | 422,062 | 421,780 | 0 |
| \$475,001 and up | 9.62% | 636,173 | 0 | 574,355 | 561,238 | 828,267 |
| Average List Price | | 289,903 | 136,575 | 257,962 | 370,632 | 621,960 |
| Total Closed Units | 100% | 289,903 | 12 | 98 | 41 | 5 |
| Total Closed Volume | | 45,224,873 | 1.64M | 25.28M | 15.20M | 3.11M |

June 2022



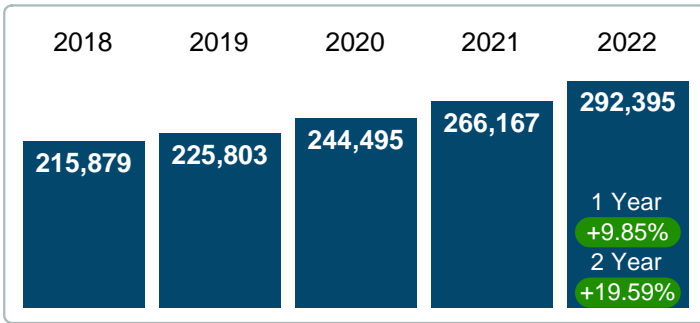
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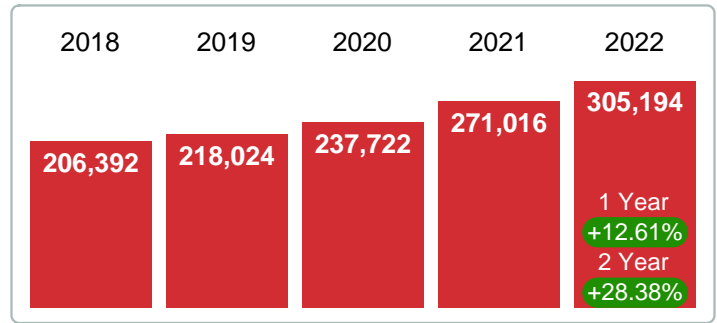
AVERAGE SOLD PRICE AT CLOSING

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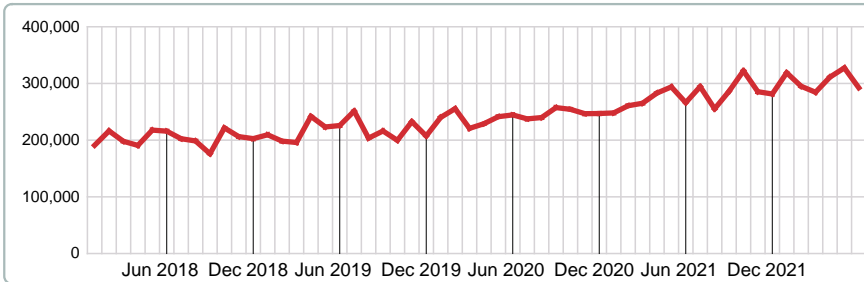
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

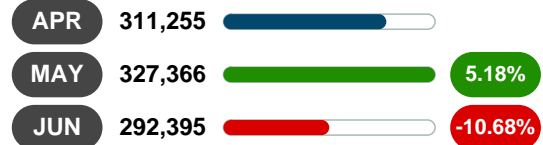


3 MONTHS

5 year JUN AVG = 248,948

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

Average Sold Price at Closing this month at **292,395** above the 5 yr JUN average of **248,948**



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 | 8.97% | 93,686 | 86,200 | 103,667 | 0 | 0 |
| \$125,001 - \$150,000 | 6.41% | 142,500 | 150,000 | 141,250 | 145,000 | 0 |
| \$150,001 - \$225,000 | 19.87% | 186,493 | 170,000 | 184,992 | 200,375 | 0 |
| \$225,001 - \$300,000 | 25.00% | 252,059 | 229,000 | 253,209 | 250,259 | 0 |
| \$300,001 - \$375,000 | 15.38% | 336,282 | 0 | 331,405 | 344,590 | 324,000 |
| \$375,001 - \$475,000 | 13.46% | 423,899 | 400,000 | 428,748 | 422,104 | 0 |
| \$475,001 and up | 10.90% | 605,461 | 0 | 561,422 | 553,675 | 831,633 |
| Average Sold Price | | 292,395 | 136,550 | 261,382 | 371,140 | 628,580 |
| Total Closed Units | 100% | 292,395 | 12 | 98 | 41 | 5 |
| Total Closed Volume | | 45,613,664 | 1.64M | 25.62M | 15.22M | 3.14M |

June 2022



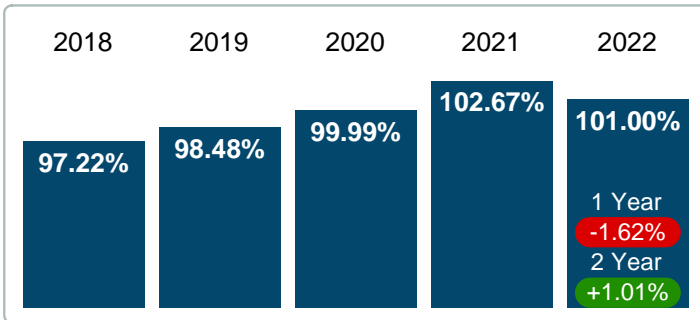
Area Delimited by County Of Rogers - Residential Property Type



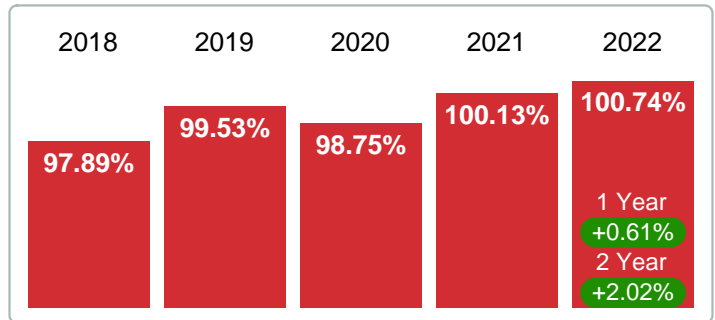
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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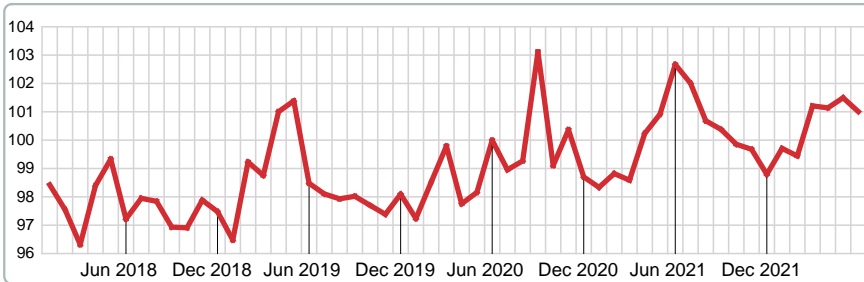
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

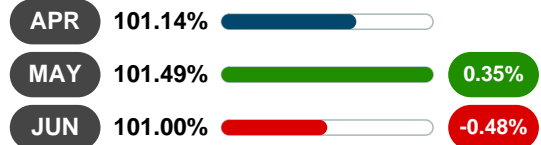


3 MONTHS

5 year JUN AVG = 99.87%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **101.00%** above the 5 yr JUN average of **99.87%**



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 | 14 | 8.97% | 95.34% | 96.54% | 93.75% | 0.00% | 0.00% |
| \$125,001 - \$150,000 | 10 | 6.41% | 102.29% | 107.91% | 100.94% | 107.41% | 0.00% |
| \$150,001 - \$225,000 | 31 | 19.87% | 101.53% | 91.89% | 101.95% | 101.25% | 0.00% |
| \$225,001 - \$300,000 | 39 | 25.00% | 102.58% | 100.00% | 103.13% | 100.50% | 0.00% |
| \$300,001 - \$375,000 | 24 | 15.38% | 101.79% | 0.00% | 101.66% | 101.52% | 103.89% |
| \$375,001 - \$475,000 | 21 | 13.46% | 101.06% | 103.90% | 101.68% | 100.30% | 0.00% |
| \$475,001 and up | 17 | 10.90% | 99.15% | 0.00% | 98.72% | 99.00% | 100.40% |
| Average Sold/List Ratio | | | 101.00% | 98.00% | 101.48% | 100.64% | 101.80% |
| Total Closed Units | 156 | 100% | 101.00% | 12 | 98 | 41 | 5 |
| Total Closed Volume | 45,613,664 | | | 1.64M | 25.62M | 15.22M | 3.14M |

June 2022



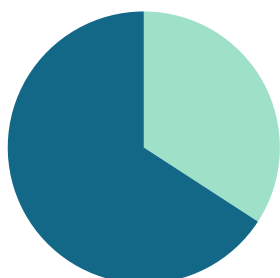
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

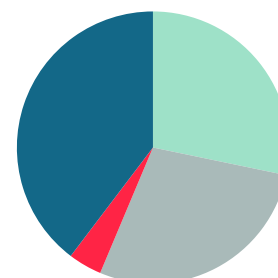


Inventory
 New Listings
179 = 34.16%
 Start Inventory
345
 Total Inventory Units
524
 Volume
\$191,358,520

Market Activity

Closed Sales
156 = 28.26%
 Pending Sales
155 = 28.08%
 Other Off Market
22 = 3.99%
 Active Inventory
219 = 39.67%

MARKET ACTIVITY



| Compared Metrics | June | | | Year to Date | | |
|--|---------|---------|---------|--------------|---------|---------|
| | 2021 | 2022 | +/-% | 2021 | 2022 | +/-% |
| Closed Sales | 160 | 156 | -2.50% | 801 | 815 | 1.75% |
| Pending Sales | 163 | 155 | -4.91% | 880 | 862 | -2.05% |
| New Listings | 198 | 179 | -9.60% | 958 | 992 | 3.55% |
| Average List Price | 263,471 | 289,903 | 10.03% | 271,818 | 304,877 | 12.16% |
| Average Sale Price | 266,167 | 292,395 | 9.85% | 271,016 | 305,194 | 12.61% |
| Average Percent of Selling Price to List Price | 102.67% | 101.00% | -1.62% | 100.13% | 100.74% | 0.61% |
| Average Days on Market to Sale | 18.33 | 16.24 | -11.36% | 24.21 | 19.01 | -21.48% |
| Monthly Inventory | 411 | 219 | -46.72% | 411 | 219 | -46.72% |
| Months Supply of Inventory | 2.84 | 1.50 | -47.35% | 2.84 | 1.50 | -47.35% |

Absorption: Last 12 months, an Average of **146** Sales/Month

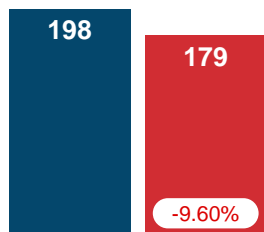
Inventory on June 30, 2022 = **219**

2021 **2022**

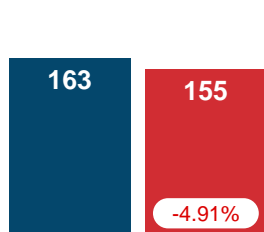
JUNE MARKET

AVERAGE PRICES

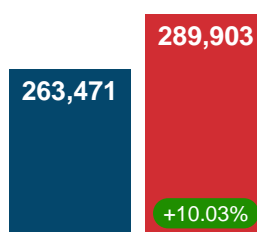
New Listings



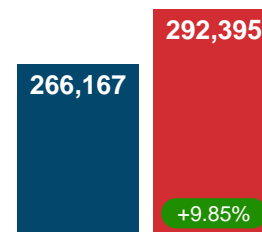
Pending Listings



List Price



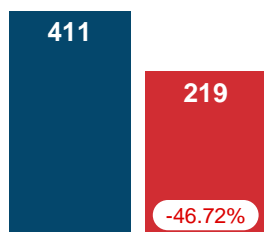
Sale Price



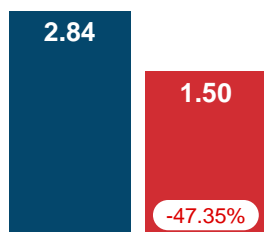
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

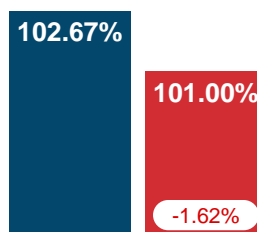
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

