

# May 2022



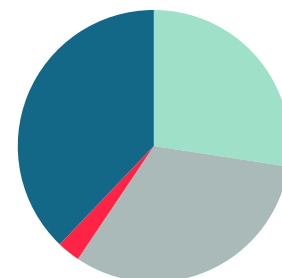
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	134	150	11.94%
Pending Listings	167	175	4.79%
New Listings	191	192	0.52%
Average List Price	292,569	328,442	12.26%
Average Sale Price	293,910	330,748	12.53%
Average Percent of Selling Price to List Price	100.92%	101.72%	0.79%
Average Days on Market to Sale	15.34	16.77	9.32%
End of Month Inventory	403	207	-48.64%
Months Supply of Inventory	2.79	1.41	-49.31%



■ Closed (27.42%)  
■ Pending (31.99%)  
■ Other OffMarket (2.74%)  
■ Active (37.84%)

**Absorption:** Last 12 months, an Average of **146** Sales/Month  
**Active Inventory** as of May 31, 2022 = **207**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **48.64%** to 207 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 **1.41** 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 **12.53%** in May 2022 to \$330,748 versus the previous year at \$293,910.

#### Average Days on Market Lengthens

The average number of **16.77** days that homes spent on the market before selling increased by 1.43 days or **9.32%** in May 2022 compared to last year's same month at **15.34** DOM.

#### Sales Success for May 2022 is Positive

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

There were 192 New Listings in May 2022, up **0.52%** from last year at 191. Furthermore, there were 150 Closed Listings this month versus last year at 134, a **11.94%** increase.

Closed versus Listed trends yielded a **78.1%** ratio, up from previous year's, May 2021, at **70.2%**, a **11.36%** 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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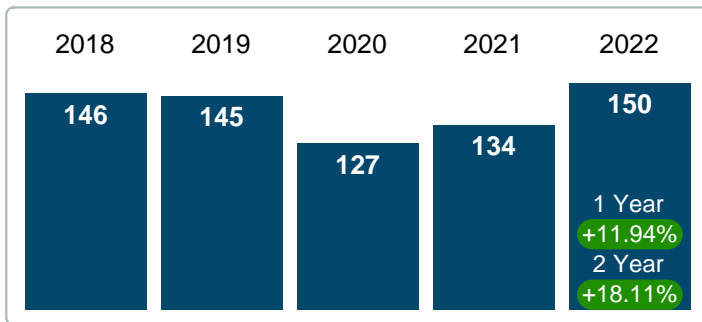
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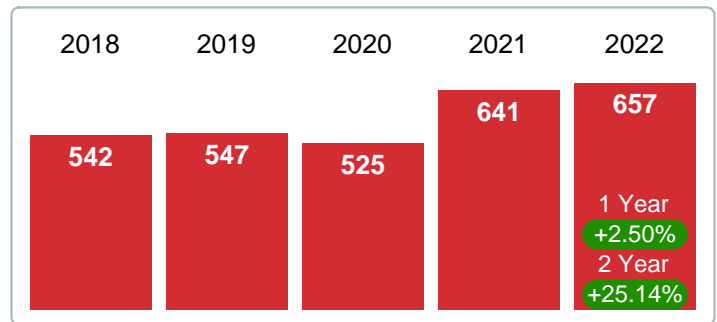
## CLOSED LISTINGS

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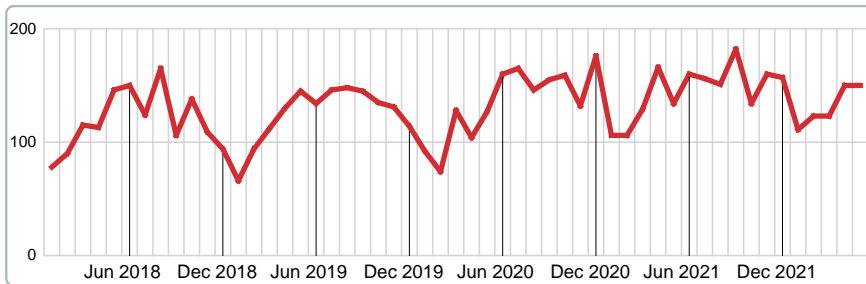
### MAY



### YEAR TO DATE (YTD)

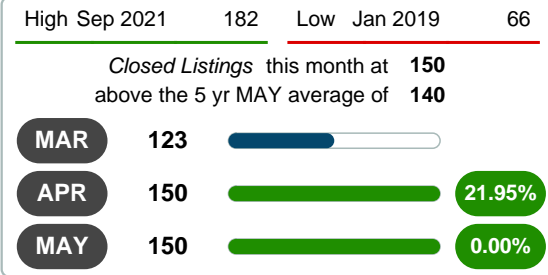


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 140



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	8.00%	11.3	6	5	1	0
\$150,001 - \$200,000	23	15.33%	11.3	1	20	2	0
\$200,001 - \$225,000	12	8.00%	9.6	1	10	1	0
\$225,001 - \$300,000	45	30.00%	13.4	1	34	10	0
\$300,001 - \$425,000	22	14.67%	12.2	0	15	7	0
\$425,001 - \$600,000	20	13.33%	24.4	2	8	10	0
\$600,001 and up	16	10.67%	40.3	0	1	9	6
<b>Total Closed Units</b>	<b>150</b>			<b>11</b>	<b>93</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>49,612,169</b>	<b>100%</b>	<b>16.8</b>	<b>2.46M</b>	<b>24.65M</b>	<b>17.91M</b>	<b>4.59M</b>
<b>Average Closed Price</b>	<b>\$330,748</b>			<b>\$223,318</b>	<b>\$265,093</b>	<b>\$447,853</b>	<b>\$764,650</b>

# May 2022



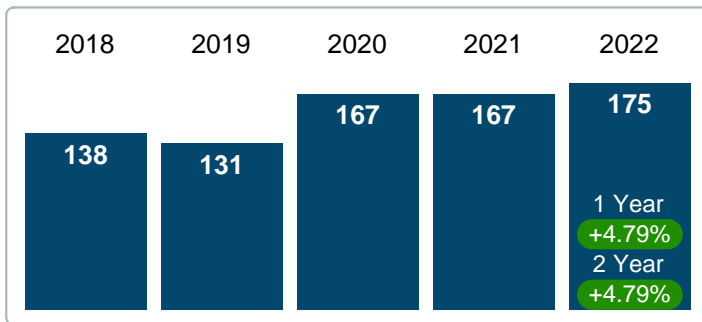
Area Delimited by County Of Rogers - Residential Property Type



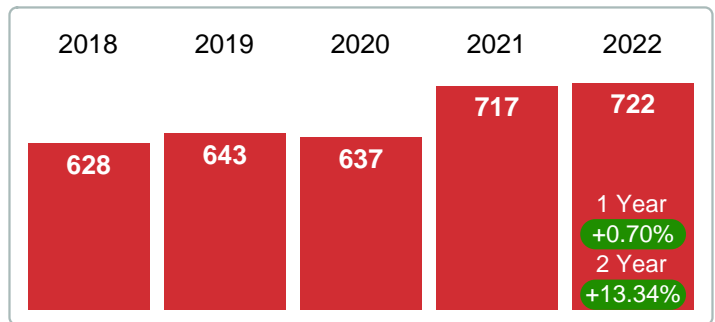
## PENDING LISTINGS

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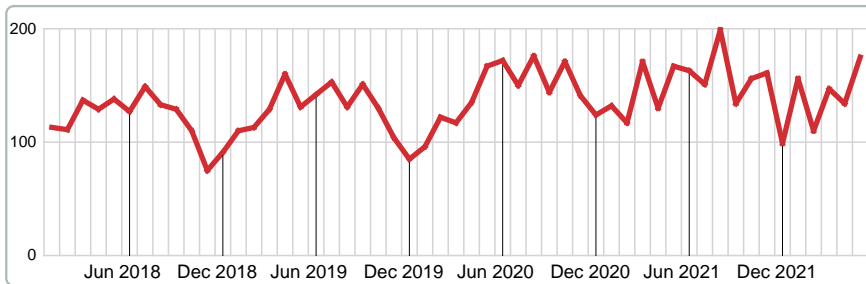
### MAY



### YEAR TO DATE (YTD)

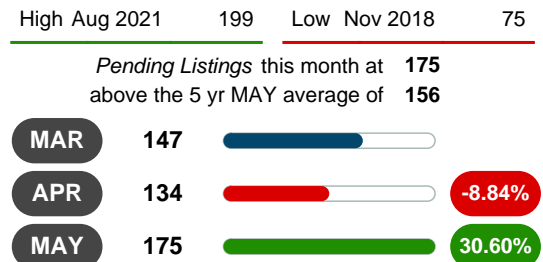


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 156



### 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	13	7.43%	43.8	12	1	0	0
\$125,001 - \$175,000	30	17.14%	21.1	4	24	2	0
\$175,001 - \$225,000	26	14.86%	7.0	0	20	6	0
\$225,001 - \$275,000	29	16.57%	10.6	2	23	4	0
\$275,001 - \$375,000	31	17.71%	8.9	0	16	13	2
\$375,001 - \$525,000	29	16.57%	31.5	2	12	13	2
\$525,001 and up	17	9.71%	31.4	0	4	10	3
<b>Total Pending Units</b>	<b>175</b>			<b>20</b>	<b>100</b>	<b>48</b>	<b>7</b>
<b>Total Pending Volume</b>	<b>52,646,578</b>	<b>100%</b>	<b>22.8</b>	<b>2.91M</b>	<b>26.25M</b>	<b>19.17M</b>	<b>4.32M</b>
<b>Average Listing Price</b>	<b>\$221,332</b>			<b>\$145,535</b>	<b>\$262,539</b>	<b>\$399,272</b>	<b>\$616,700</b>

# May 2022



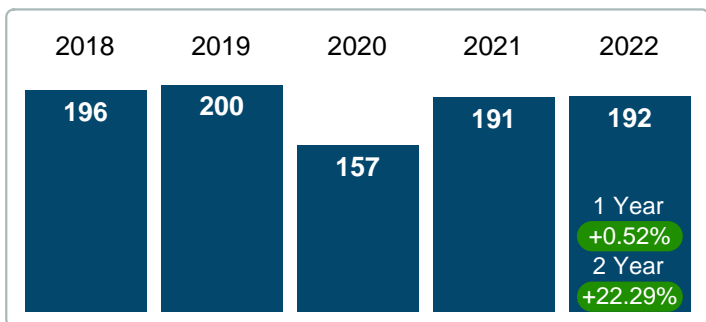
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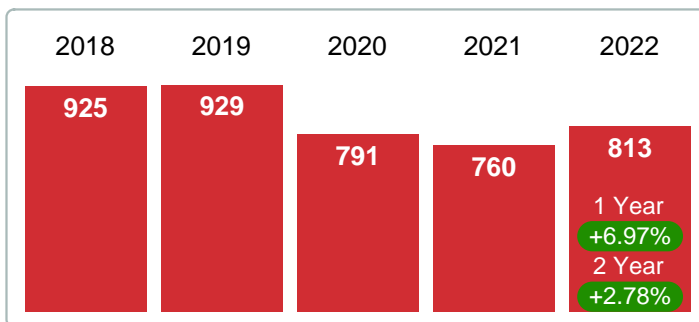
## NEW LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

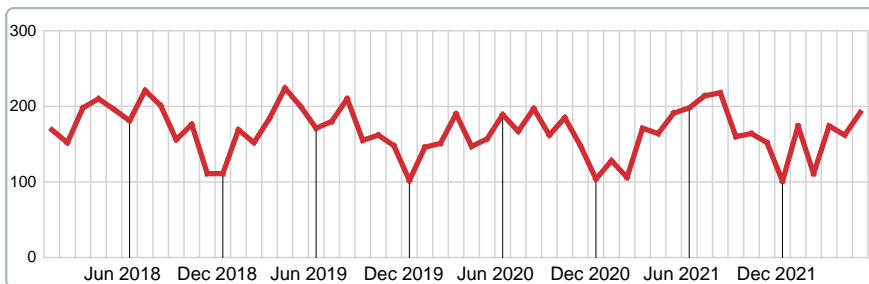
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 187

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 192  
above the 5 yr MAY average of 187



### 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	17	8.85%	8	7	2	0
\$125,001 - \$175,000	25	13.02%	2	21	2	0
\$175,001 - \$225,000	28	14.58%	1	20	7	0
\$225,001 - \$300,000	46	23.96%	3	33	8	2
\$300,001 - \$400,000	32	16.67%	2	16	12	2
\$400,001 - \$575,000	24	12.50%	1	10	12	1
\$575,001 and up	20	10.42%	0	5	11	4
<b>Total New Listed Units</b>	<b>192</b>		<b>17</b>	<b>112</b>	<b>54</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>61,869,529</b>	<b>100%</b>	<b>3.12M</b>	<b>30.49M</b>	<b>22.86M</b>	<b>5.40M</b>
<b>Average New Listed Listing Price</b>	<b>\$232,625</b>		<b>\$183,688</b>	<b>\$272,227</b>	<b>\$423,278</b>	<b>\$600,044</b>

# May 2022



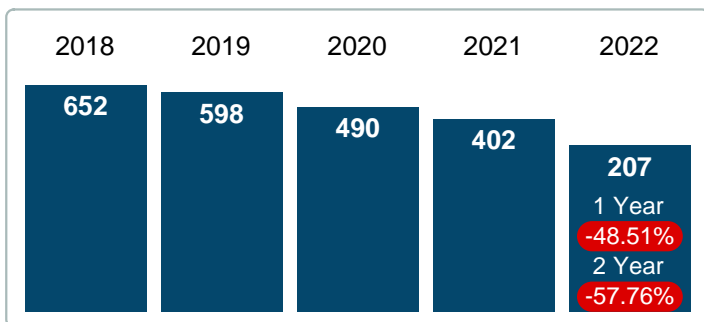
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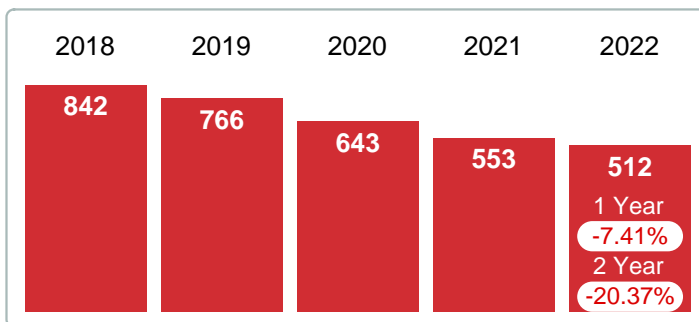
## ACTIVE INVENTORY

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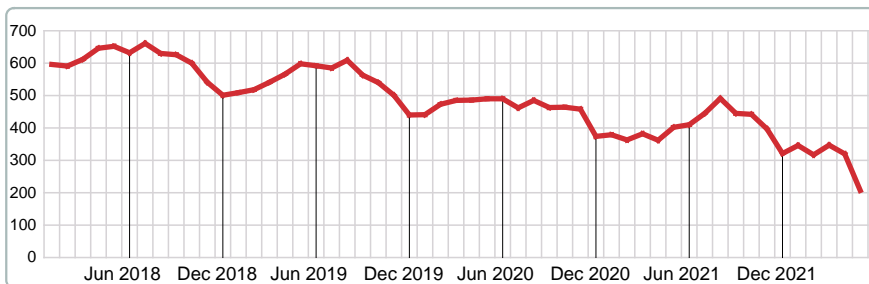
### END OF MAY



### ACTIVE DURING MAY

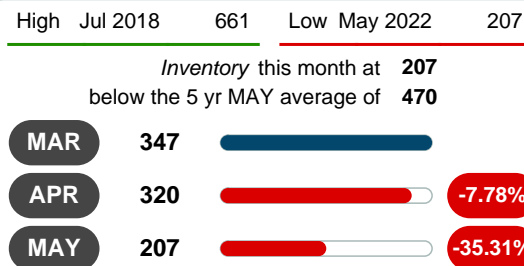


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 470



### 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	22	10.63%	56.3	6	14	2	0
\$125,001 - \$200,000	25	12.08%	40.1	3	18	4	0
\$200,001 - \$250,000	27	13.04%	27.7	1	18	8	0
\$250,001 - \$400,000	51	24.64%	54.6	0	36	14	1
\$400,001 - \$500,000	32	15.46%	87.1	2	10	19	1
\$500,001 - \$675,000	26	12.56%	50.7	0	4	17	5
\$675,001 and up	24	11.59%	75.1	1	10	7	6
<b>Total Active Inventory by Units</b>	<b>207</b>			<b>13</b>	<b>110</b>	<b>71</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>85,527,970</b>	<b>100%</b>	<b>56.4</b>	<b>3.61M</b>	<b>36.48M</b>	<b>34.81M</b>	<b>10.63M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$413,179</b>			<b>\$277,577</b>	<b>\$331,625</b>	<b>\$490,259</b>	<b>\$817,869</b>

# May 2022



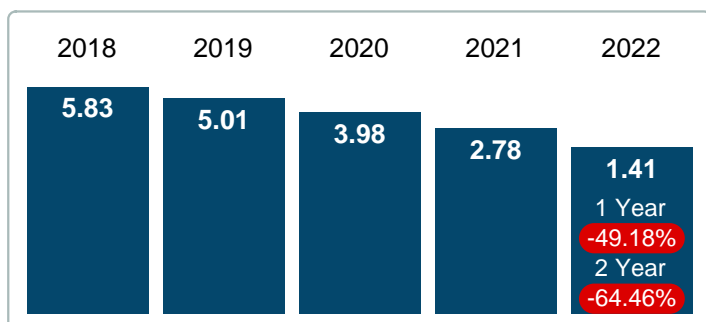
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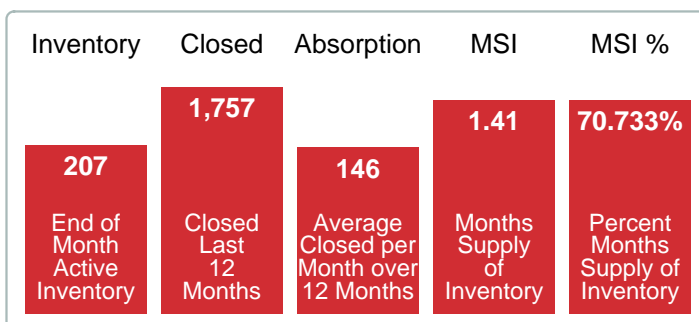
## MONTHS SUPPLY of INVENTORY (MSI)

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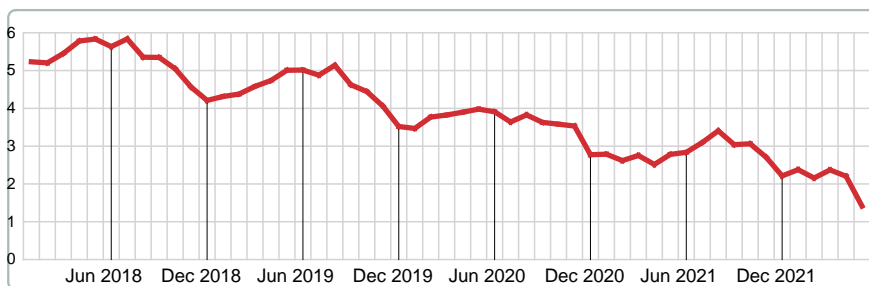
### MSI FOR MAY



### INDICATORS FOR MAY 2022

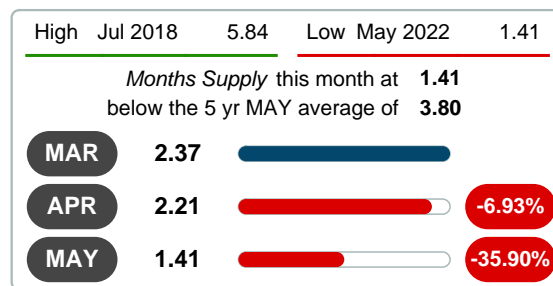


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 3.80



### 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	22	10.63%	1.98	1.33	2.30	4.80	0.00
\$125,001 - \$200,000	25	12.08%	0.71	1.09	0.66	0.79	0.00
\$200,001 - \$250,000	27	13.04%	0.96	1.20	0.87	1.26	0.00
\$250,001 - \$400,000	51	24.64%	1.16	0.00	1.54	0.78	0.60
\$400,001 - \$500,000	32	15.46%	2.21	8.00	2.61	2.05	0.86
\$500,001 - \$675,000	26	12.56%	3.00	0.00	3.43	3.09	2.86
\$675,001 and up	24	11.59%	5.05	12.00	40.00	3.11	2.77
Market Supply of Inventory (MSI)			1.41	1.36	1.33	1.52	1.75
Total Active Inventory by Units		100%	1.41	13	110	71	13

# May 2022



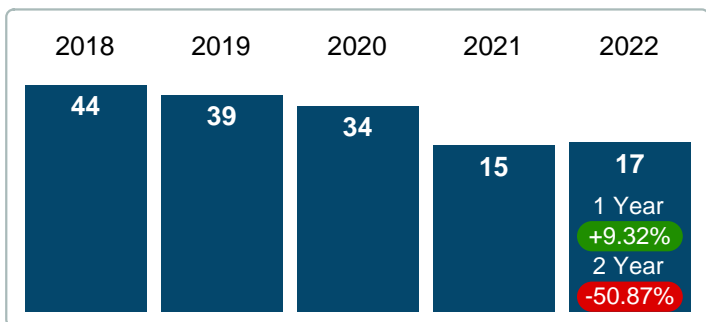
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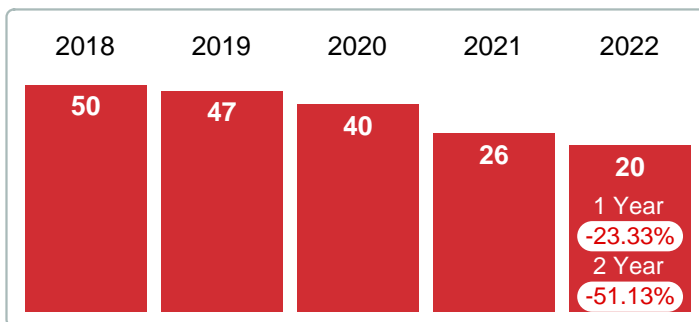
## AVERAGE DAYS ON MARKET TO SALE

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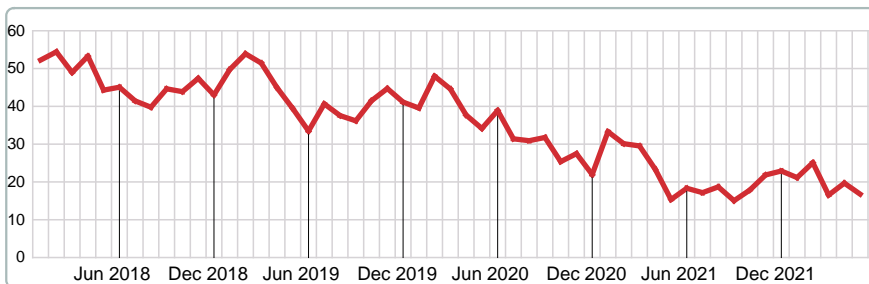
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

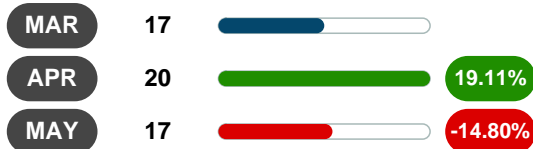


### 3 MONTHS

5 year MAY AVG = 30

High Feb 2018 54 Low Sep 2021 15

Average Days on Market to Sale this month at 17 below the 5 yr MAY average of 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
\$150,000 and less	8.00%	11	14	8	11	0
\$150,001 - \$200,000	15.33%	11	120	6	11	0
\$200,001 - \$225,000	8.00%	10	5	11	1	0
\$225,001 - \$300,000	30.00%	13	1	8	34	0
\$300,001 - \$425,000	14.67%	12	0	10	16	0
\$425,001 - \$600,000	13.33%	24	27	31	18	0
\$600,001 and up	10.67%	40	0	3	48	36
Average Closed DOM		17	24	10	27	36
Total Closed Units	100%	17	11	93	40	6
Total Closed Volume		49,612,169	2.46M	24.65M	17.91M	4.59M

# May 2022



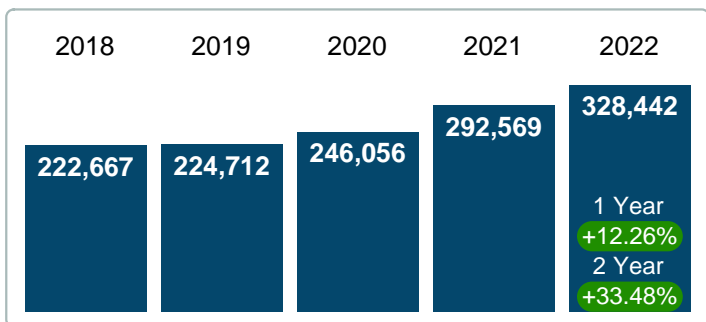
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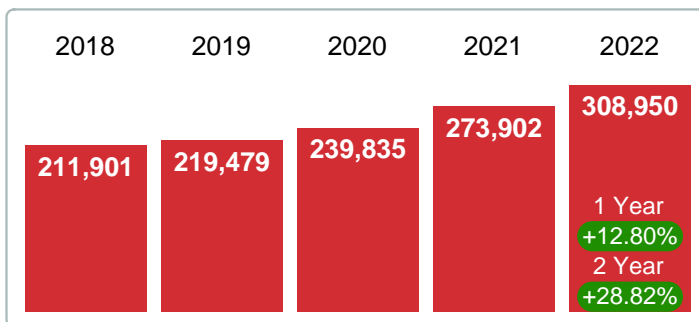
## AVERAGE LIST PRICE AT CLOSING

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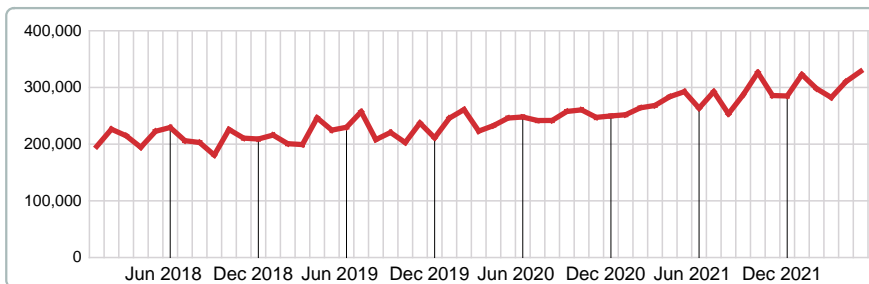
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 262,889

High May 2022 328,442    Low Sep 2018 180,708

Average List Price at Closing this month at **328,442**  
above the 5 yr MAY average of **262,889**

MAR	282,329	<div style="width: 80%;"></div>
APR	310,249	<div style="width: 90%;"></div> 9.89%
MAY	328,442	<div style="width: 100%;"></div> 5.86%

### 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
\$150,000 and less <b>12</b>	8.00%	127,408	126,667	126,980	157,000	0
\$150,001 - \$200,000 <b>24</b>	16.00%	178,242	185,000	175,295	185,900	0
\$200,001 - \$225,000 <b>14</b>	9.33%	216,328	209,900	217,889	225,000	0
\$225,001 - \$300,000 <b>44</b>	29.33%	252,737	264,100	243,906	257,642	0
\$300,001 - \$425,000 <b>22</b>	14.67%	358,583	0	346,380	351,034	0
\$425,001 - \$600,000 <b>21</b>	14.00%	491,491	469,950	455,582	479,266	0
\$600,001 and up <b>13</b>	8.67%	853,885	0	599,000	828,744	802,800
<b>Average List Price</b>		<b>328,442</b>	<b>214,445</b>	<b>258,622</b>	<b>450,970</b>	<b>802,800</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>328,442</b>	<b>11</b>	<b>93</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>49,266,343</b>	<b>2.36M</b>	<b>24.05M</b>	<b>18.04M</b>	<b>4.82M</b>



# May 2022



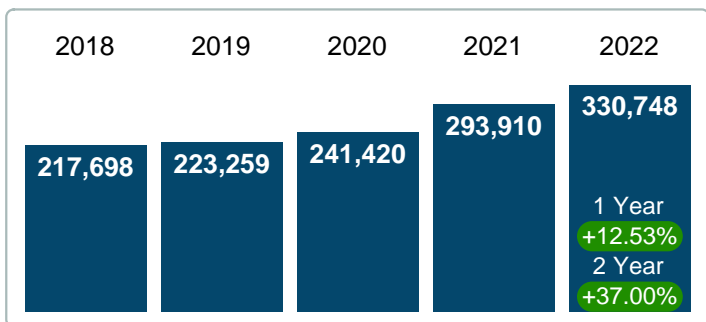
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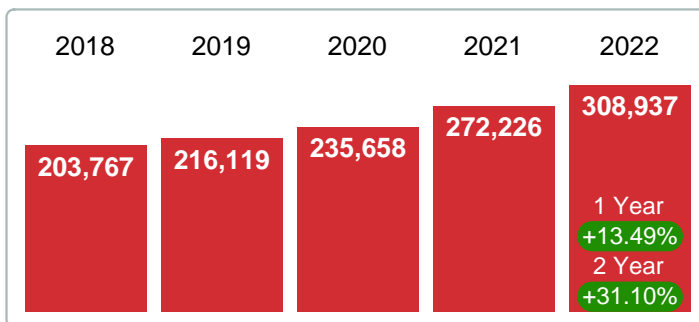
## AVERAGE SOLD PRICE AT CLOSING

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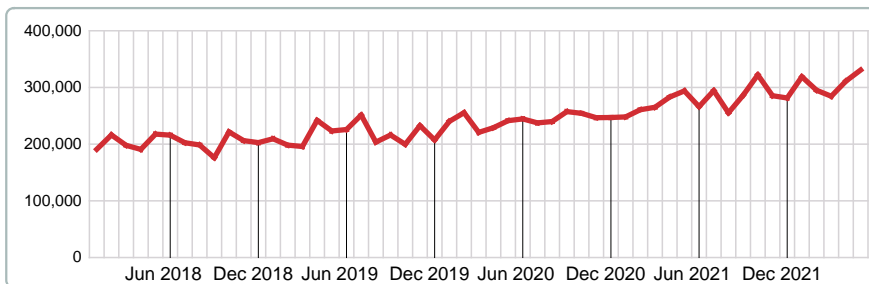
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 261,407

High May 2022 330,748    Low Sep 2018 176,054

Average Sold Price at Closing this month at **330,748**  
above the 5 yr MAY average of **261,407**

MAR	284,471	<div style="width: 75%;"></div>
APR	311,255	<div style="width: 90%;"></div> 9.42%
MAY	330,748	<div style="width: 100%;"></div> 6.26%

### 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
\$150,000 and less	8.00%	126,250	125,417	123,500	145,000	0
\$150,001 - \$200,000	15.33%	180,730	185,000	180,190	184,000	0
\$200,001 - \$225,000	8.00%	217,999	215,000	217,599	225,000	0
\$225,001 - \$300,000	30.00%	254,594	264,100	252,484	260,815	0
\$300,001 - \$425,000	14.67%	355,491	0	355,238	356,034	0
\$425,001 - \$600,000	13.33%	483,662	519,950	466,038	490,504	0
\$600,001 and up	10.67%	773,350	0	615,000	796,744	764,650
<b>Average Sold Price</b>		<b>330,748</b>	<b>223,318</b>	<b>265,093</b>	<b>447,853</b>	<b>764,650</b>
<b>Total Closed Units</b>	100%	<b>330,748</b>	<b>11</b>	<b>93</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>49,612,169</b>	<b>2.46M</b>	<b>24.65M</b>	<b>17.91M</b>	<b>4.59M</b>

# May 2022



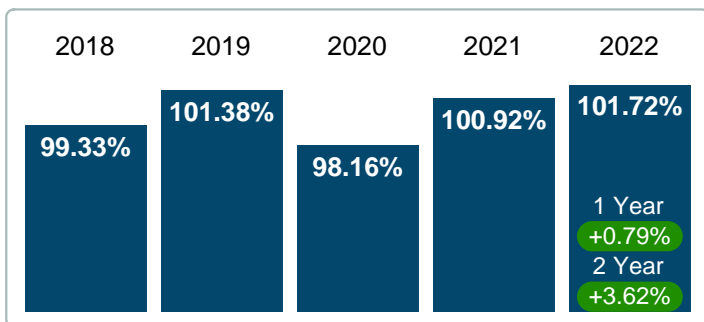
Area Delimited by County Of Rogers - Residential Property Type



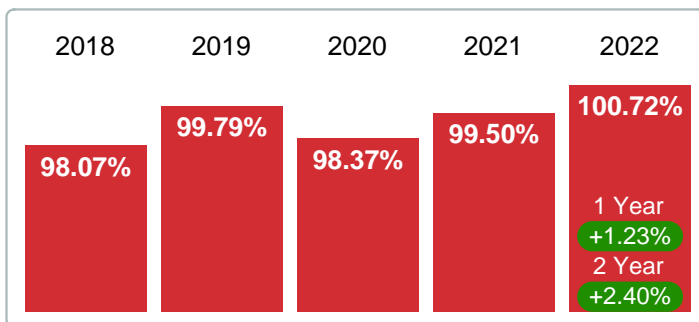
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 13, 2022 for MLS Technology Inc.

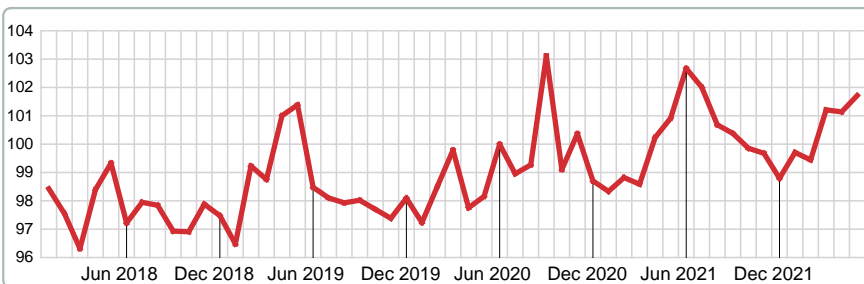
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

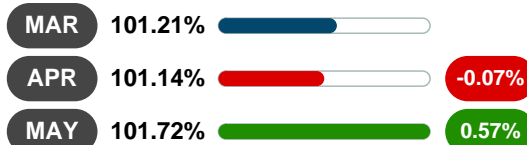


### 3 MONTHS

5 year MAY AVG = 100.30%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **101.72%** above the 5 yr MAY average of **100.30%**



## 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
\$150,000 and less	12	8.00%	97.76%	99.57%	96.66%	92.36%	0.00%
\$150,001 - \$200,000	23	15.33%	102.58%	100.00%	103.00%	99.69%	0.00%
\$200,001 - \$225,000	12	8.00%	100.42%	102.43%	100.26%	100.00%	0.00%
\$225,001 - \$300,000	45	30.00%	103.13%	100.00%	103.78%	101.25%	0.00%
\$300,001 - \$425,000	22	14.67%	102.24%	0.00%	102.50%	101.68%	0.00%
\$425,001 - \$600,000	20	13.33%	103.27%	112.05%	102.34%	102.25%	0.00%
\$600,001 and up	16	10.67%	97.79%	0.00%	102.67%	97.21%	97.85%
Average Sold/List Ratio			101.70%	102.18%	102.51%	100.33%	97.85%
Total Closed Units	150	100%	101.70%	11	93	40	6
Total Closed Volume	49,612,169			2.46M	24.65M	17.91M	4.59M

# May 2022



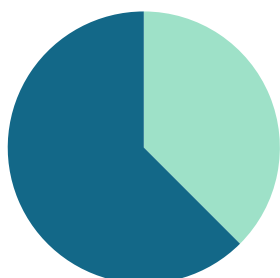
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

### INVENTORY

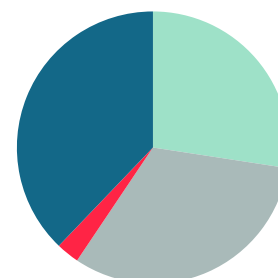


**Inventory**  
 New Listings  
**192 = 37.50%**  
 Start Inventory  
**320**  
 Total Inventory Units  
**512**  
 Volume  
**\$185,928,541**

### Market Activity

Closed Sales  
**150 = 27.42%**  
 Pending Sales  
**175 = 31.99%**  
 Other Off Market  
**15 = 2.74%**  
 Active Inventory  
**207 = 37.84%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	134	150	11.94%	641	657	2.50%
Pending Sales	167	175	4.79%	717	722	0.70%
New Listings	191	192	0.52%	760	813	6.97%
Average List Price	292,569	328,442	12.26%	273,902	308,950	12.80%
Average Sale Price	293,910	330,748	12.53%	272,226	308,937	13.49%
Average Percent of Selling Price to List Price	100.92%	101.72%	0.79%	99.50%	100.72%	1.23%
Average Days on Market to Sale	15.34	16.77	9.32%	25.68	19.69	-23.33%
Monthly Inventory	403	207	-48.64%	403	207	-48.64%
Months Supply of Inventory	2.79	1.41	-49.31%	2.79	1.41	-49.31%

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

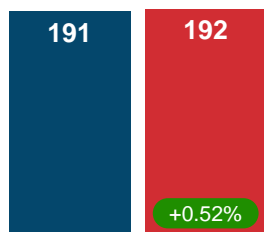
**Inventory** on May 31, 2022 = **207**

**2021** **2022**

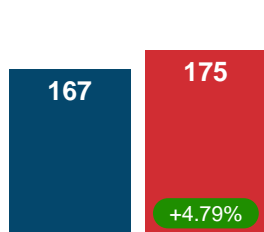
### MAY MARKET

### AVERAGE PRICES

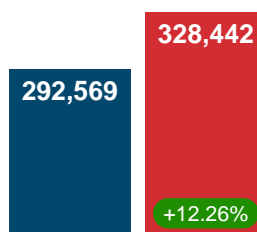
#### New Listings



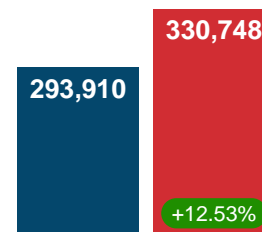
#### Pending Listings



#### List Price



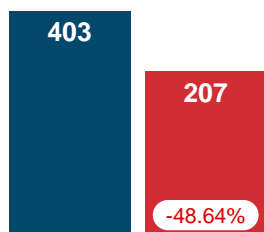
#### Sale Price



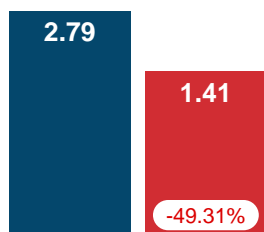
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

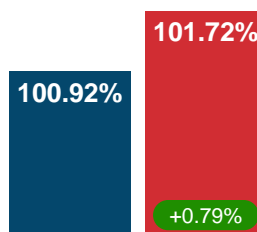
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

