

May 2022



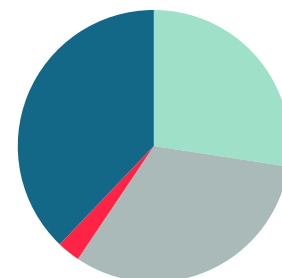
Area Delimited by County Of Rogers - Residential Property Type



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% |
| Median List Price | 231,450 | 250,000 | 8.01% |
| Median Sale Price | 235,000 | 262,250 | 11.60% |
| Median Percent of Selling Price to List Price | 100.00% | 100.00% | 0.00% |
| Median Days on Market to Sale | 4.00 | 5.00 | 25.00% |
| 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.

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 **11.60%** in May 2022 to \$262,250 versus the previous year at \$235,000.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 1.00 days or **25.00%** in May 2022 compared to last year's same month at **4.00** DOM.

Sales Success for May 2022 is Positive

Overall, with Median 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

| | |
|--|-----------|
| Closed Listings | 2 |
| Pending Listings | 3 |
| New Listings | 4 |
| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Median Days on Market to Sale | 7 |
| Median List Price at Closing | 8 |
| Median Sale Price at Closing | 9 |
| Median 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

May 2022



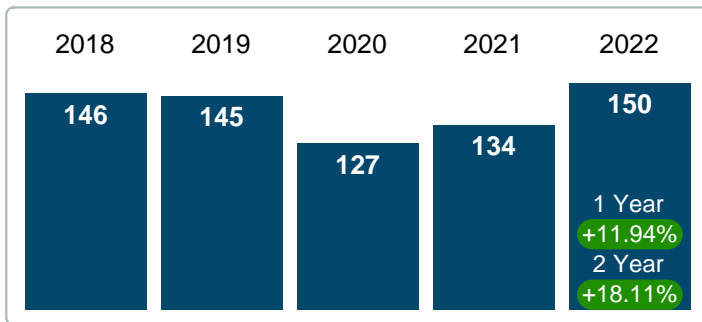
Area Delimited by County Of Rogers - Residential Property Type



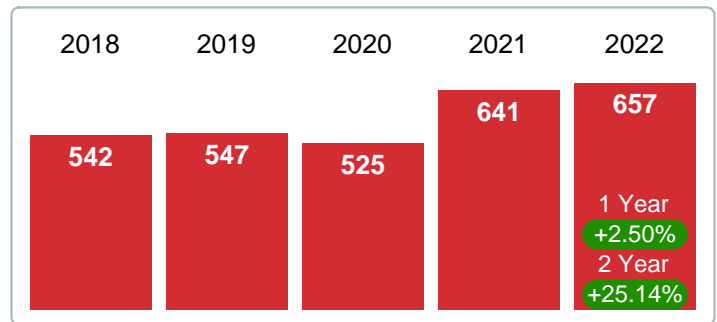
CLOSED LISTINGS

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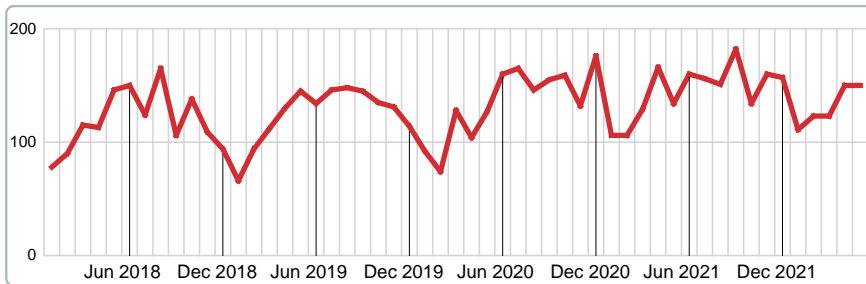
MAY



YEAR TO DATE (YTD)

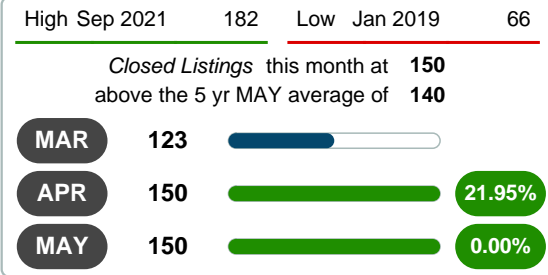


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 140



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------------|-------------|------------|------------------|------------------|------------------|------------------|
| \$150,000 and less | 12 | 8.00% | 6.5 | 6 | 5 | 1 | 0 |
| \$150,001 - \$200,000 | 23 | 15.33% | 4.0 | 1 | 20 | 2 | 0 |
| \$200,001 - \$225,000 | 12 | 8.00% | 4.0 | 1 | 10 | 1 | 0 |
| \$225,001 - \$300,000 | 45 | 30.00% | 4.0 | 1 | 34 | 10 | 0 |
| \$300,001 - \$425,000 | 22 | 14.67% | 3.5 | 0 | 15 | 7 | 0 |
| \$425,001 - \$600,000 | 20 | 13.33% | 8.5 | 2 | 8 | 10 | 0 |
| \$600,001 and up | 16 | 10.67% | 8.0 | 0 | 1 | 9 | 6 |
| Total Closed Units | 150 | | | 11 | 93 | 40 | 6 |
| Total Closed Volume | 49,612,169 | 100% | 5.0 | 2.46M | 24.65M | 17.91M | 4.59M |
| Median Closed Price | \$262,250 | | | \$150,000 | \$237,500 | \$411,500 | \$746,500 |

May 2022



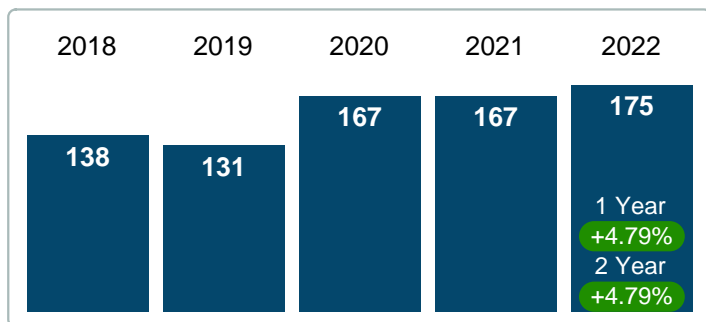
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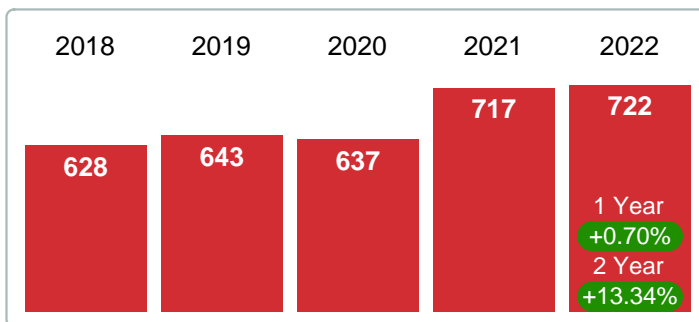
PENDING LISTINGS

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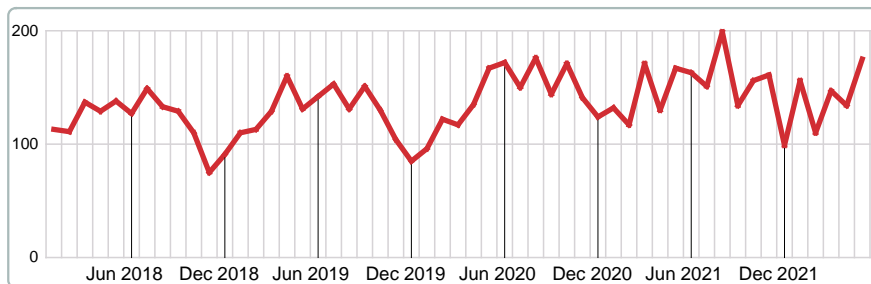
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 156

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 175
above the 5 yr MAY average of 156



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|------------|------------------|------------------|------------------|------------------|
| \$125,000 and less | 13 | 7.43% | 7.0 | 12 | 1 | 0 | 0 |
| \$125,001 - \$175,000 | 30 | 17.14% | 6.5 | 4 | 24 | 2 | 0 |
| \$175,001 - \$225,000 | 26 | 14.86% | 4.0 | 0 | 20 | 6 | 0 |
| \$225,001 - \$275,000 | 29 | 16.57% | 3.0 | 2 | 23 | 4 | 0 |
| \$275,001 - \$375,000 | 31 | 17.71% | 4.0 | 0 | 16 | 13 | 2 |
| \$375,001 - \$525,000 | 29 | 16.57% | 9.0 | 2 | 12 | 13 | 2 |
| \$525,001 and up | 17 | 9.71% | 10.0 | 0 | 4 | 10 | 3 |
| Total Pending Units | 175 | | | 20 | 100 | 48 | 7 |
| Total Pending Volume | 52,646,578 | 100% | 5.0 | 2.91M | 26.25M | 19.17M | 4.32M |
| Median Listing Price | \$249,000 | | | \$116,450 | \$234,950 | \$360,000 | \$495,000 |

May 2022



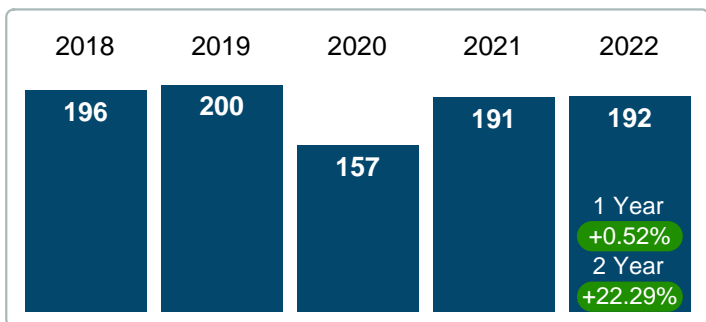
Area Delimited by County Of Rogers - Residential Property Type



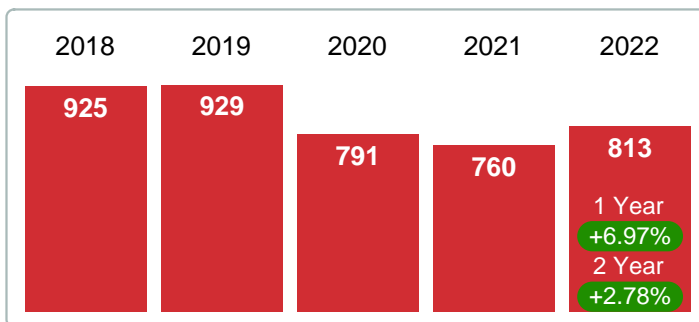
NEW LISTINGS

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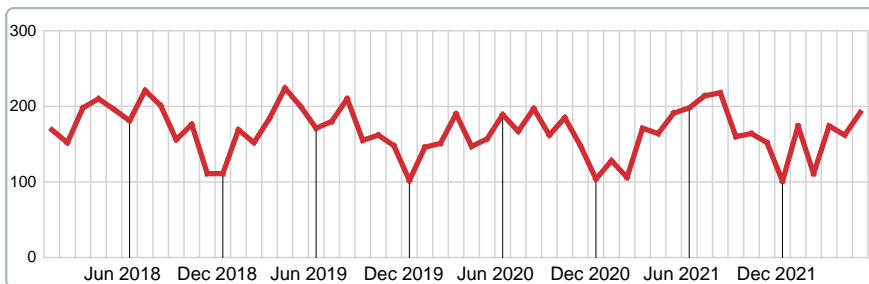
MAY



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 |
| Total New Listed Units | 192 | | 17 | 112 | 54 | 9 |
| Total New Listed Volume | 61,869,529 | 100% | 3.12M | 30.49M | 22.86M | 5.40M |
| Median New Listed Listing Price | \$257,500 | | \$130,000 | \$235,000 | \$354,500 | \$549,000 |

May 2022



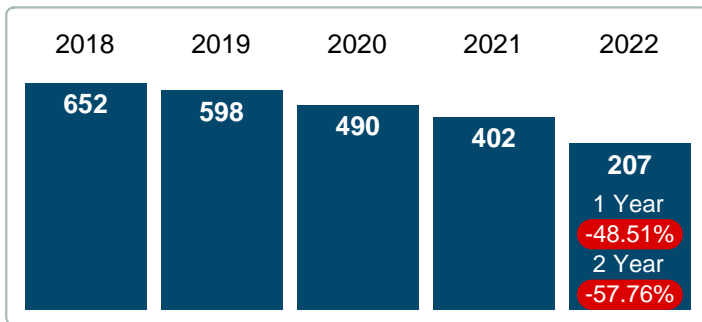
Area Delimited by County Of Rogers - Residential Property Type



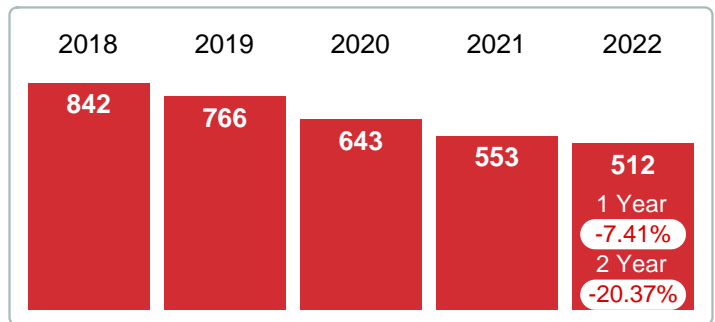
ACTIVE INVENTORY

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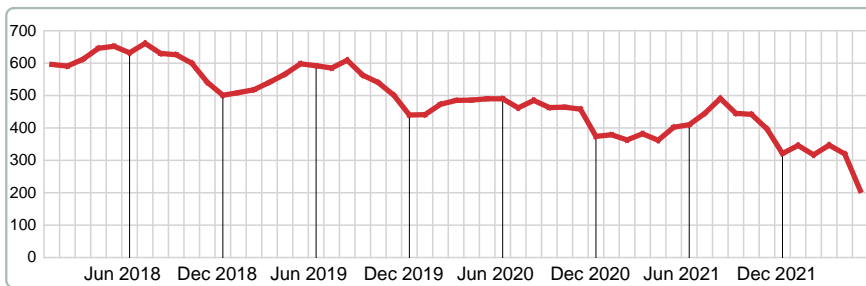
END OF MAY



ACTIVE DURING MAY

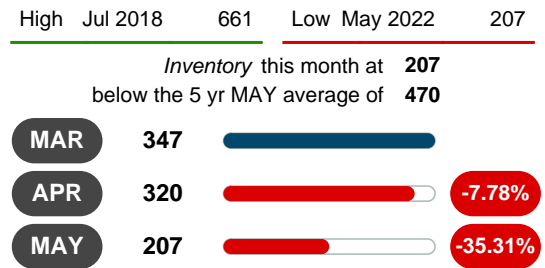


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 470



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|------------|--------|------|-----------|-----------|-----------|-----------|
| \$125,000 and less | 22 | 10.63% | 35.0 | 6 | 14 | 2 | 0 |
| \$125,001 - \$200,000 | 25 | 12.08% | 29.0 | 3 | 18 | 4 | 0 |
| \$200,001 - \$250,000 | 27 | 13.04% | 25.0 | 1 | 18 | 8 | 0 |
| \$250,001 - \$400,000 | 51 | 24.64% | 36.0 | 0 | 36 | 14 | 1 |
| \$400,001 - \$500,000 | 32 | 15.46% | 78.0 | 2 | 10 | 19 | 1 |
| \$500,001 - \$675,000 | 26 | 12.56% | 37.0 | 0 | 4 | 17 | 5 |
| \$675,001 and up | 24 | 11.59% | 53.5 | 1 | 10 | 7 | 6 |
| Total Active Inventory by Units | 207 | | | 13 | 110 | 71 | 13 |
| Total Active Inventory by Volume | 85,527,970 | 100% | 38.0 | 3.61M | 36.48M | 34.81M | 10.63M |
| Median Active Inventory Listing Price | \$344,900 | | | \$130,000 | \$270,750 | \$449,500 | \$649,000 |

May 2022



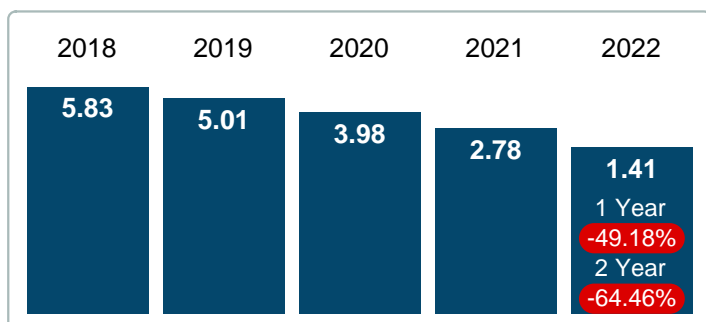
Area Delimited by County Of Rogers - Residential Property Type



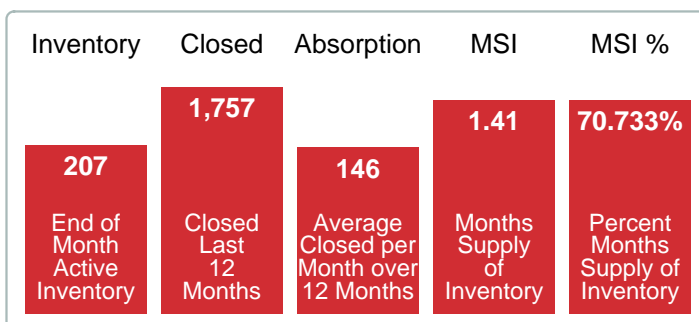
MONTHS SUPPLY of INVENTORY (MSI)

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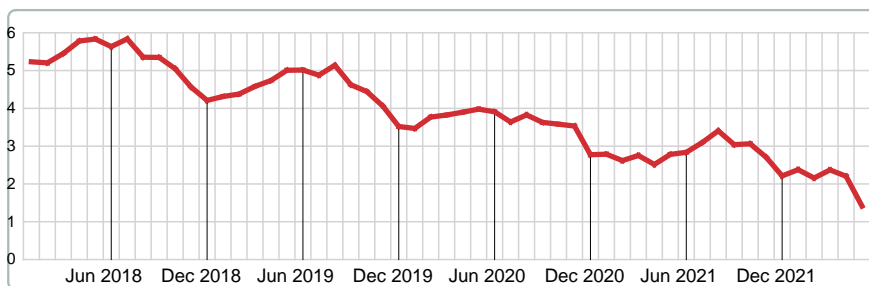
MSI FOR MAY



INDICATORS FOR MAY 2022

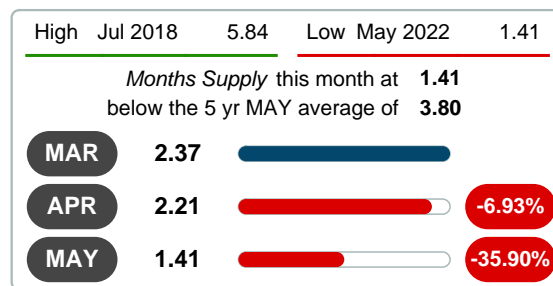


5 YEAR MARKET ACTIVITY TRENDS



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



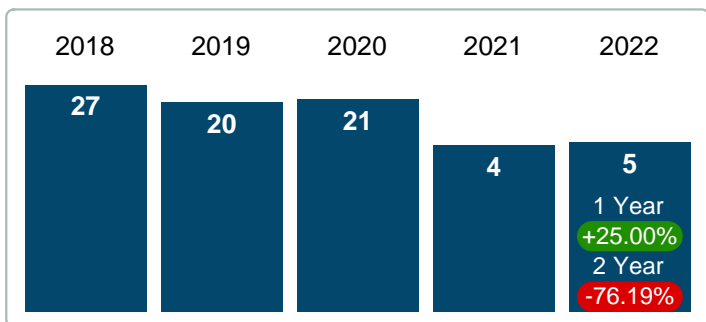
Area Delimited by County Of Rogers - Residential Property Type



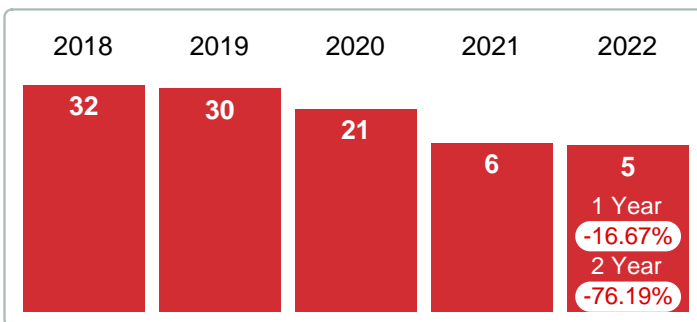
MEDIAN DAYS ON MARKET TO SALE

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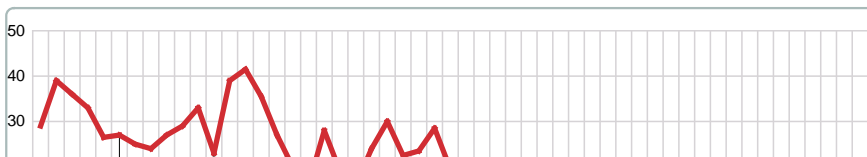
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 15

High Feb 2019 42 Low Jun 2021 4

Median Days on Market to Sale this month at 5 below the 5 yr MAY average of 15

| | | |
|-----|---|-------|
| MAR | 5 | |
| APR | 5 | 0.00% |
| MAY | 5 | 0.00% |

DISTRIBUTION BY PRICE

| Distribution of Median Days on Market to Sale by Price Range | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|--------|------------|----------|--------|--------|---------|
| \$150,000 and less | 8.00% | 7 | 10 | 4 | 11 | 0 |
| \$150,001 - \$200,000 | 15.33% | 4 | 120 | 4 | 11 | 0 |
| \$200,001 - \$225,000 | 8.00% | 4 | 5 | 4 | 1 | 0 |
| \$225,001 - \$300,000 | 30.00% | 4 | 1 | 4 | 9 | 0 |
| \$300,001 - \$425,000 | 14.67% | 4 | 0 | 3 | 7 | 0 |
| \$425,001 - \$600,000 | 13.33% | 9 | 27 | 9 | 9 | 0 |
| \$600,001 and up | 10.67% | 8 | 0 | 3 | 7 | 17 |
| Median Closed DOM | | 5 | 7 | 4 | 7 | 17 |
| Total Closed Units | 100% | 150 | 11 | 93 | 40 | 6 |
| Total Closed Volume | | 49,612,169 | 2.46M | 24.65M | 17.91M | 4.59M |

May 2022



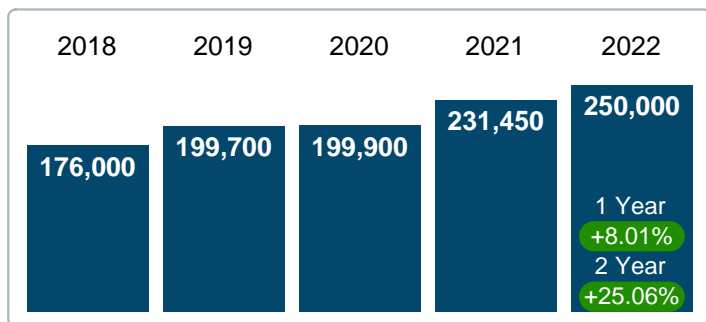
Area Delimited by County Of Rogers - Residential Property Type



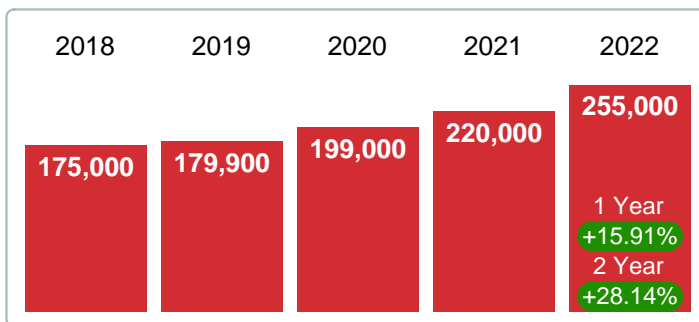
MEDIAN LIST PRICE AT CLOSING

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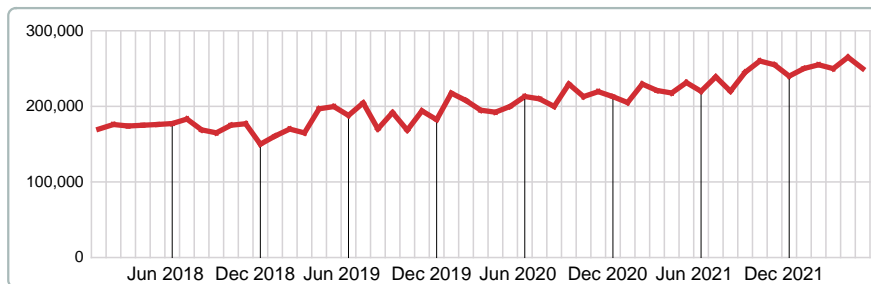
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 211,410

High Apr 2022 265,000 Low Dec 2018 149,950

Median List Price at Closing this month at **250,000**
above the 5 yr MAY average of **211,410**

- MAR** 249,900
- APR** 265,000 +6.04%
- MAY** 250,000 -5.66%

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 |
|---|--------|-------------------|----------------|----------------|----------------|----------------|
| \$150,000 and less | 8.00% | 126,000 | 117,000 | 139,900 | 0 | 0 |
| \$150,001 - \$200,000 | 16.00% | 178,750 | 175,000 | 180,800 | 161,000 | 0 |
| \$200,001 - \$225,000 | 9.33% | 215,000 | 209,900 | 215,000 | 215,900 | 0 |
| \$225,001 - \$300,000 | 29.33% | 249,950 | 264,100 | 244,500 | 264,500 | 0 |
| \$300,001 - \$425,000 | 14.67% | 358,620 | 415,000 | 359,999 | 343,620 | 0 |
| \$425,001 - \$600,000 | 14.00% | 466,720 | 524,900 | 462,250 | 466,720 | 585,000 |
| \$600,001 and up | 8.67% | 799,000 | 0 | 0 | 794,450 | 799,900 |
| Median List Price | | 250,000 | 165,000 | 235,000 | 416,500 | 737,450 |
| Total Closed Units | 100% | 250,000 | 11 | 93 | 40 | 6 |
| Total Closed Volume | | 49,266,343 | 2.36M | 24.05M | 18.04M | 4.82M |

May 2022



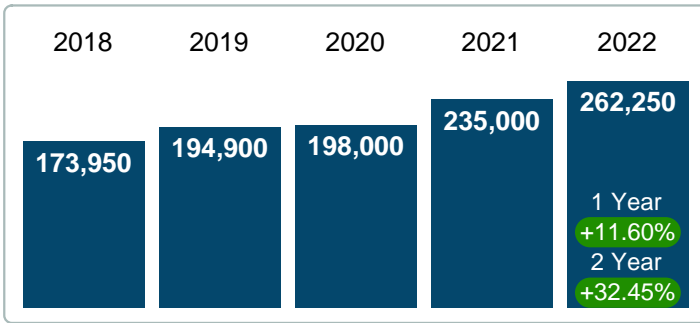
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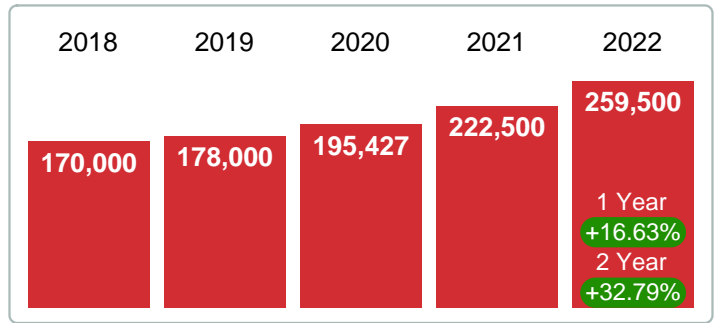
MEDIAN SOLD PRICE AT CLOSING

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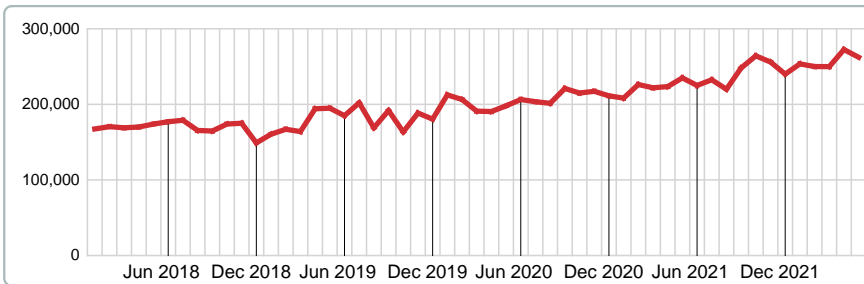
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

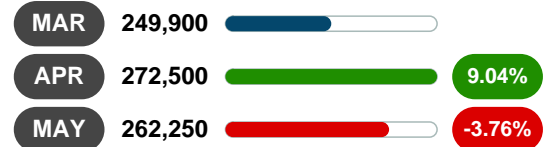


3 MONTHS

5 year MAY AVG = 212,820

High Apr 2022 272,500 Low Dec 2018 149,000

Median Sold Price at Closing this month at **262,250**
above the 5 yr MAY average of **212,820**



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 |
|---|--------|------------|----------|---------|---------|---------|
| \$150,000 and less | 8.00% | 127,250 | 122,750 | 127,500 | 145,000 | 0 |
| \$150,001 - \$200,000 | 15.33% | 180,000 | 185,000 | 179,500 | 184,000 | 0 |
| \$200,001 - \$225,000 | 8.00% | 220,000 | 215,000 | 220,000 | 225,000 | 0 |
| \$225,001 - \$300,000 | 30.00% | 257,000 | 264,100 | 256,000 | 257,413 | 0 |
| \$300,001 - \$425,000 | 14.67% | 358,620 | 0 | 360,000 | 357,240 | 0 |
| \$425,001 - \$600,000 | 13.33% | 463,647 | 519,950 | 452,500 | 469,014 | 0 |
| \$600,001 and up | 10.67% | 737,500 | 0 | 615,000 | 750,000 | 746,500 |
| Median Sold Price | | 262,250 | 150,000 | 237,500 | 411,500 | 746,500 |
| Total Closed Units | 100% | 150 | 11 | 93 | 40 | 6 |
| Total Closed Volume | | 49,612,169 | 2.46M | 24.65M | 17.91M | 4.59M |

May 2022



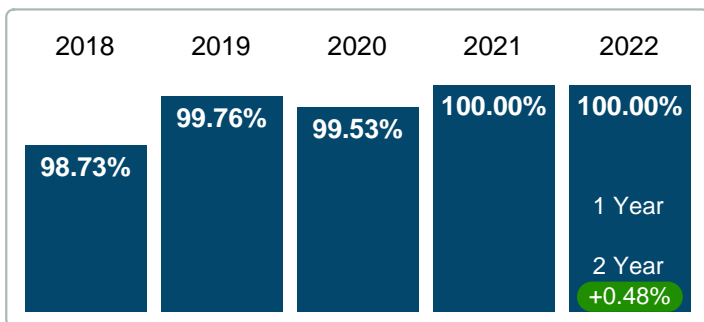
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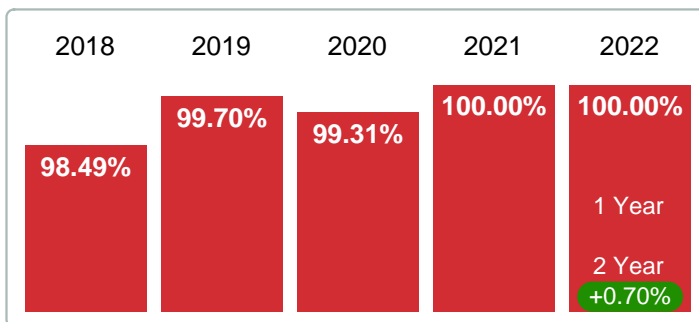
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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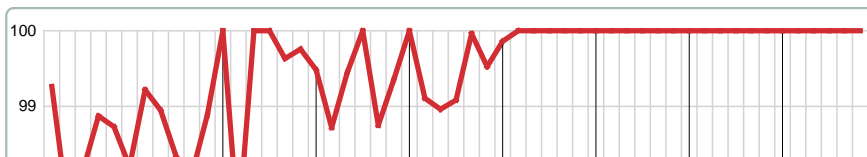
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99.60%

High May 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr MAY average of **99.60%**

- MAR 100.00%
- APR 100.00%
- MAY 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 |
|--|------------|---------|---------|----------|---------|---------|---------|
| \$150,000 and less | 12 | 8.00% | 100.00% | 100.64% | 100.00% | 92.36% | 0.00% |
| \$150,001 - \$200,000 | 23 | 15.33% | 101.68% | 100.00% | 102.32% | 99.69% | 0.00% |
| \$200,001 - \$225,000 | 12 | 8.00% | 102.35% | 102.43% | 102.35% | 100.00% | 0.00% |
| \$225,001 - \$300,000 | 45 | 30.00% | 100.00% | 100.00% | 101.05% | 100.00% | 0.00% |
| \$300,001 - \$425,000 | 22 | 14.67% | 100.00% | 0.00% | 101.50% | 100.00% | 0.00% |
| \$425,001 - \$600,000 | 20 | 13.33% | 101.04% | 112.05% | 101.48% | 100.00% | 0.00% |
| \$600,001 and up | 16 | 10.67% | 100.00% | 0.00% | 102.67% | 100.00% | 99.73% |
| Median Sold/List Ratio | | 100.00% | | 100.00% | 101.50% | 100.00% | 99.73% |
| Total Closed Units | 150 | 100% | 100.00% | 11 | 93 | 40 | 6 |
| Total Closed Volume | 49,612,169 | | | 2.46M | 24.65M | 17.91M | 4.59M |

May 2022



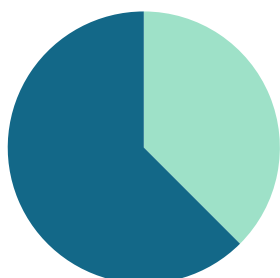
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

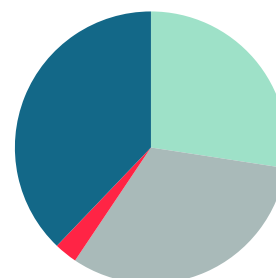


Inventory
 New Listings
192 = 37.50%
 Start Inventory
320
 Total Inventory Units
512
 Volume
\$185,928,541

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% |
| Median List Price | 231,450 | 250,000 | 8.01% | 220,000 | 255,000 | 15.91% |
| Median Sale Price | 235,000 | 262,250 | 11.60% | 222,500 | 259,500 | 16.63% |
| 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 | 4.00 | 5.00 | 25.00% | 6.00 | 5.00 | -16.67% |
| 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

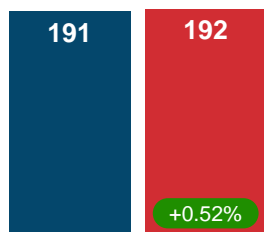
Inventory on May 31, 2022 = **207**

2021 **2022**

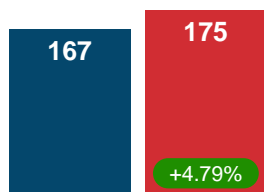
MAY MARKET

MEDIAN PRICES

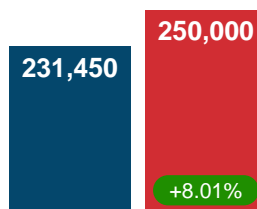
New Listings



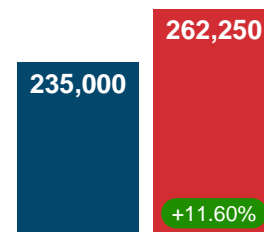
Pending Listings



List Price



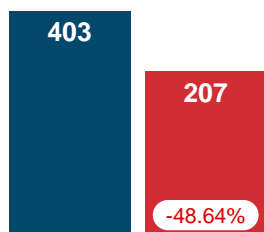
Sale Price



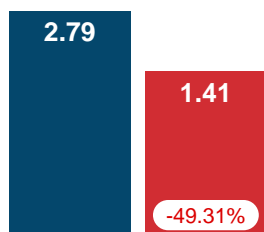
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

