

December 2022



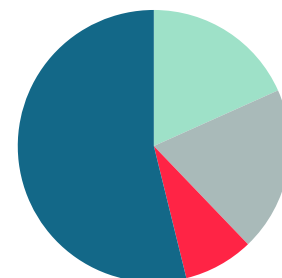
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	157	88	-43.95%
Pending Listings	99	94	-5.05%
New Listings	101	108	6.93%
Median List Price	240,000	267,450	11.44%
Median Sale Price	240,000	265,450	10.60%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	16.00	100.00%
End of Month Inventory	340	259	-23.82%
Months Supply of Inventory	2.34	2.05	-12.40%



■ Closed (18.30%)
■ Pending (19.54%)
■ Other OffMarket (8.32%)
■ Active (53.85%)

Absorption: Last 12 months, an Average of **126** Sales/Month
Active Inventory as of December 31, 2022 = **259**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2022 decreased **23.82%** to 259 existing homes available for sale. Over the last 12 months this area has had an average of 126 closed sales per month. This represents an unsold inventory index of **2.05** 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 **10.60%** in December 2022 to \$265,450 versus the previous year at \$240,000.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 8.00 days or **100.00%** in December 2022 compared to last year's same month at **8.00** DOM.

Sales Success for December 2022 is Positive

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

There were 108 New Listings in December 2022, up **6.93%** from last year at 101. Furthermore, there were 88 Closed Listings this month versus last year at 157, a **-43.95%** decrease.

Closed versus Listed trends yielded a **81.5%** ratio, down from previous year's, December 2021, at **155.4%**, a **47.58%** 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

December 2022



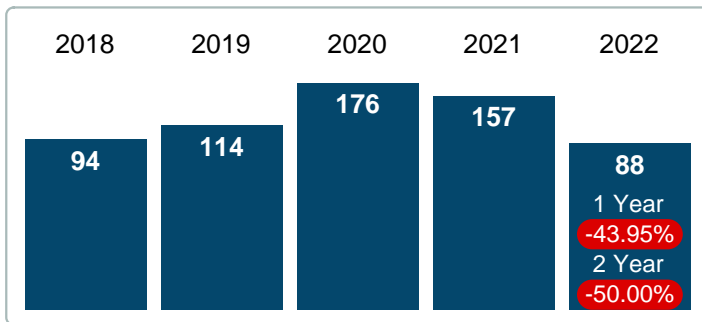
Area Delimited by County Of Rogers - Residential Property Type



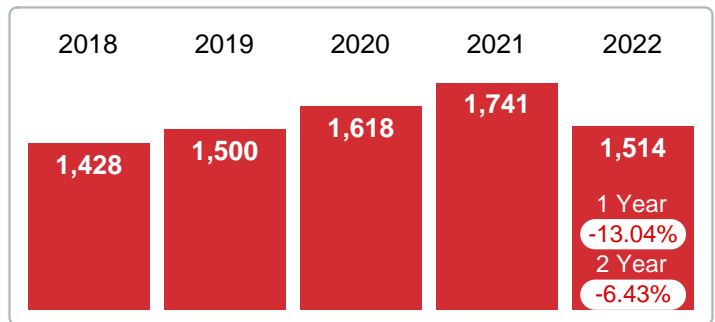
CLOSED LISTINGS

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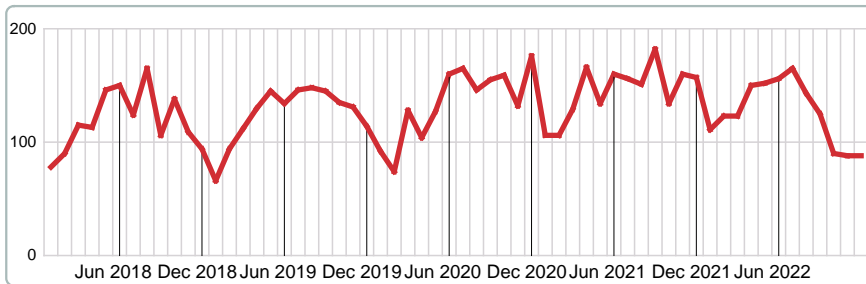
DECEMBER



YEAR TO DATE (YTD)

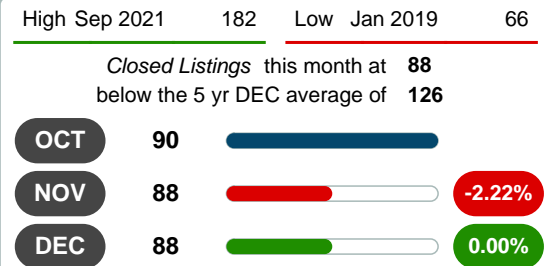


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 126



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	8	9.09%	25.5	3	4	0	1
\$150,001 - \$175,000	8	9.09%	53.5	1	7	0	0
\$175,001 - \$200,000	9	10.23%	19.0	0	8	1	0
\$200,001 - \$300,000	27	30.68%	7.0	4	15	6	2
\$300,001 - \$400,000	14	15.91%	30.0	0	4	9	1
\$400,001 - \$525,000	14	15.91%	7.0	0	6	8	0
\$525,001 and up	8	9.09%	1.0	0	1	5	2
Total Closed Units	88			8	45	29	6
Total Closed Volume	27,139,311	100%	16.0	1.34M	11.34M	12.22M	2.24M
Median Closed Price	\$265,450			\$184,500	\$215,000	\$369,348	\$346,500

December 2022



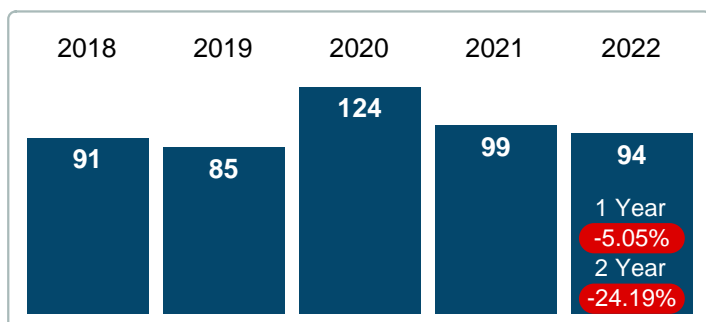
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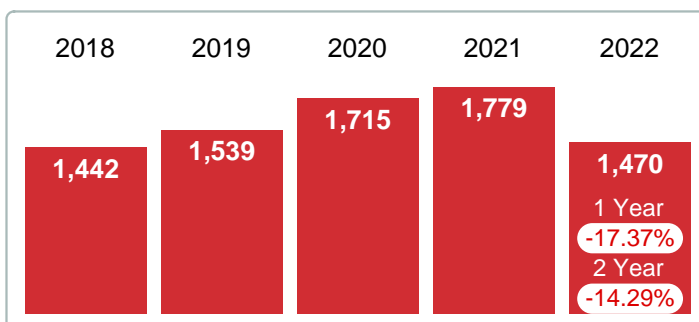
PENDING LISTINGS

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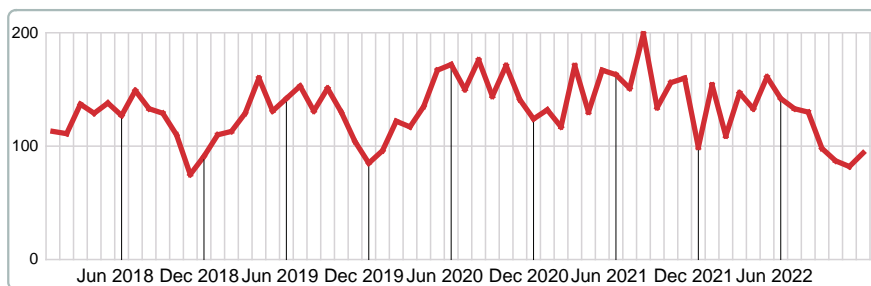
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at **94**
below the 5 yr DEC average of **99**



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	8	8.51%	2.0	4	3	1	0
\$125,001 - \$175,000	9	9.57%	28.0	2	7	0	0
\$175,001 - \$225,000	14	14.89%	38.5	0	12	2	0
\$225,001 - \$375,000	26	27.66%	22.5	0	17	7	2
\$375,001 - \$475,000	13	13.83%	24.0	0	2	8	3
\$475,001 - \$625,000	14	14.89%	0.5	0	3	10	1
\$625,001 and up	10	10.64%	44.0	0	2	5	3
Total Pending Units	94			6	46	33	9
Total Pending Volume	33,272,504	100%	23.0	509.80K	12.65M	15.30M	4.82M
Median Listing Price	\$280,950			\$87,000	\$228,350	\$440,000	\$450,000

December 2022



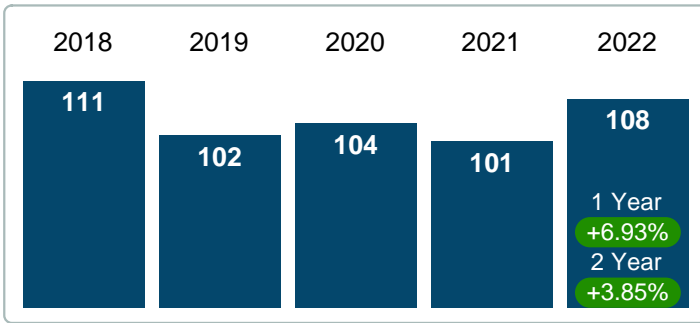
Area Delimited by County Of Rogers - Residential Property Type



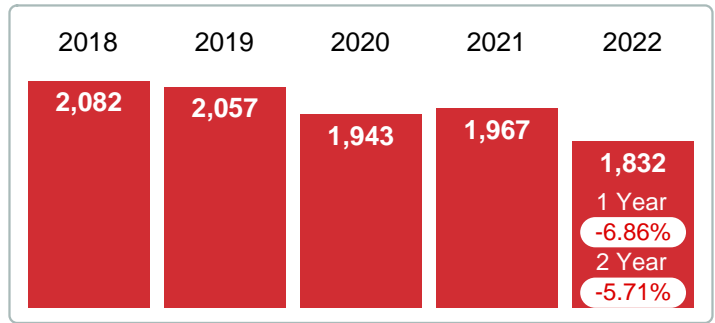
NEW LISTINGS

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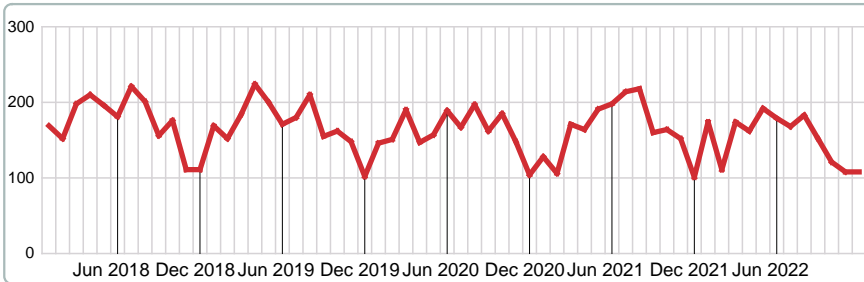
DECEMBER



YEAR TO DATE (YTD)

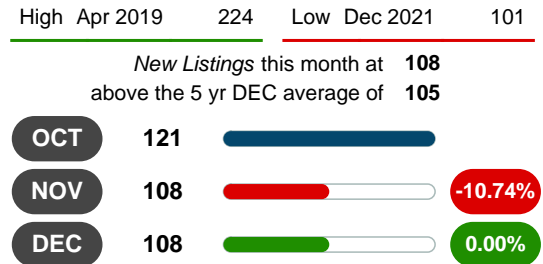


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 105



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	11	10.19%	7				3				1				0			
\$125,001 - \$225,000	15	13.89%	1				12				2				0			
\$225,001 - \$250,000	12	11.11%	0				8				4				0			
\$250,001 - \$425,000	27	25.00%	0				14				12				1			
\$425,001 - \$525,000	18	16.67%	1				5				12				0			
\$525,001 - \$625,000	14	12.96%	0				1				10				3			
\$625,001 and up	11	10.19%	0				1				7				3			
Total New Listed Units		108	9				44				48				7			
Total New Listed Volume		43,550,553	1.18M				13.00M				24.97M				4.41M			
Median New Listed Listing Price		\$372,500	\$110,000				\$250,000				\$472,175				\$565,500			

December 2022



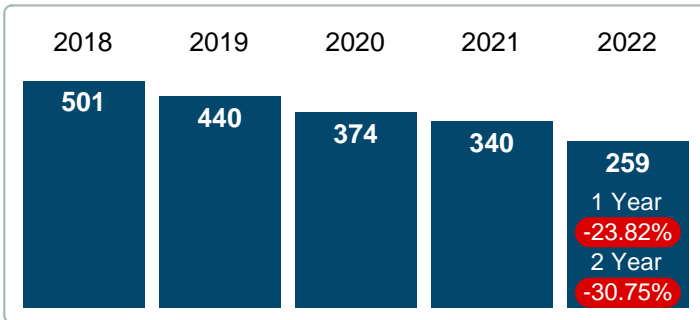
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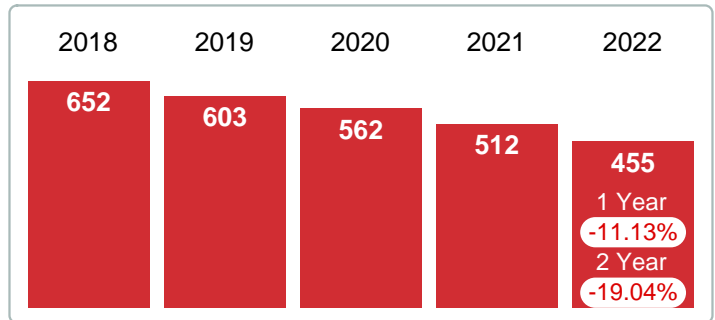
ACTIVE INVENTORY

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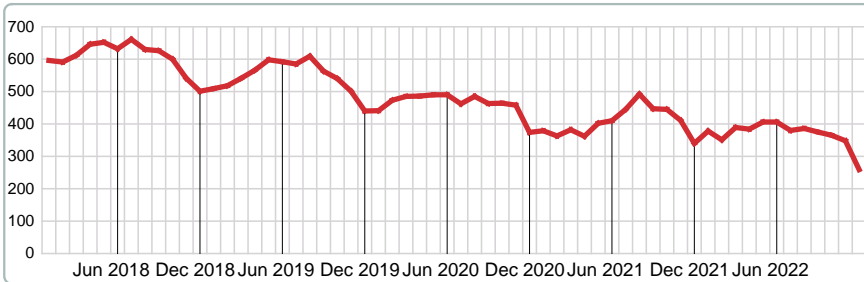
END OF DECEMBER



ACTIVE DURING DECEMBER

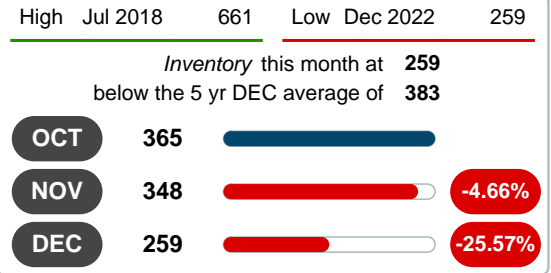


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 383



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	22	8.49%	57.5	6	15	0	1
\$175,001 - \$250,000	34	13.13%	43.0	0	24	10	0
\$250,001 - \$375,000	42	16.22%	66.0	0	24	16	2
\$375,001 - \$475,000	54	20.85%	65.5	1	29	21	3
\$475,001 - \$525,000	29	11.20%	108.0	1	8	18	2
\$525,001 - \$675,000	46	17.76%	73.0	1	9	22	14
\$675,001 and up	32	12.36%	112.0	0	8	15	9
Total Active Inventory by Units	259			9	117	102	31
Total Active Inventory by Volume	121,105,243	100%	68.0	2.07M	45.17M	53.45M	20.42M
Median Active Inventory Listing Price	\$425,000			\$125,000	\$350,000	\$483,950	\$550,000

December 2022



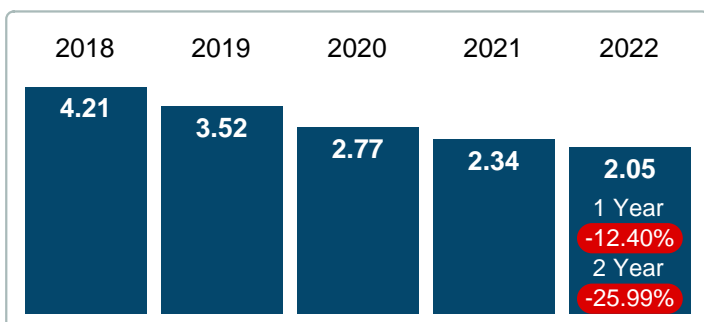
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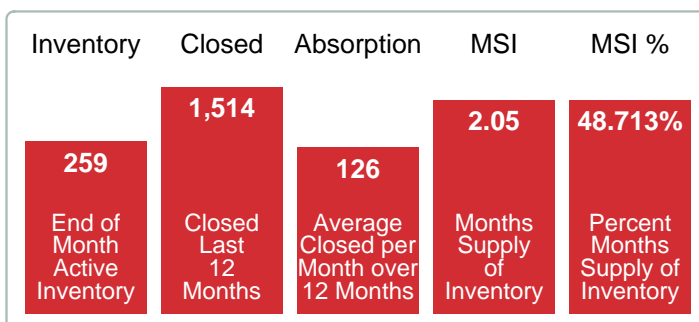
MONTHS SUPPLY of INVENTORY (MSI)

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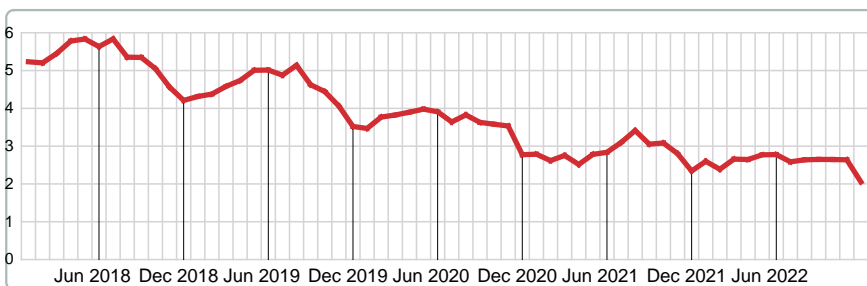
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

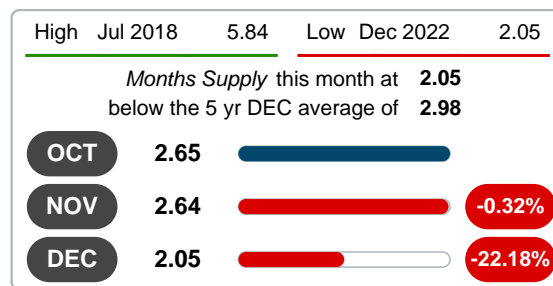


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.98



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
\$175,000 and less	22	8.49%	0.90	0.91	0.95	0.00	6.00
\$175,001 - \$250,000	34	13.13%	0.96	0.00	0.85	1.74	0.00
\$250,001 - \$375,000	42	16.22%	1.30	0.00	1.26	1.39	1.85
\$375,001 - \$475,000	54	20.85%	3.34	2.40	4.70	2.42	3.27
\$475,001 - \$525,000	29	11.20%	4.97	4.00	5.05	5.14	4.00
\$525,001 - \$675,000	46	17.76%	6.34	0.00	7.71	4.71	9.88
\$675,001 and up	32	12.36%	6.98	0.00	32.00	5.63	5.68
Market Supply of Inventory (MSI)			2.05	0.96	1.62	2.63	5.39
Total Active Inventory by Units		100%	2.05	9	117	102	31

December 2022



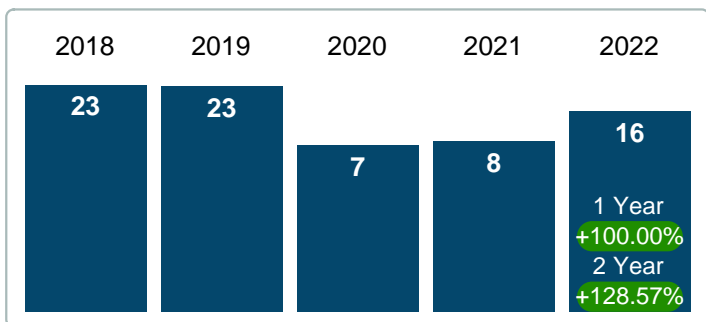
Area Delimited by County Of Rogers - Residential Property Type



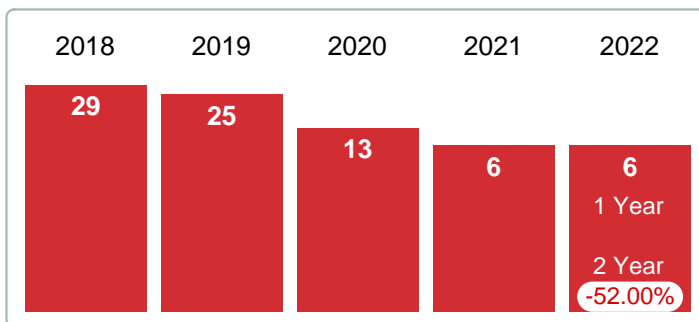
MEDIAN DAYS ON MARKET TO SALE

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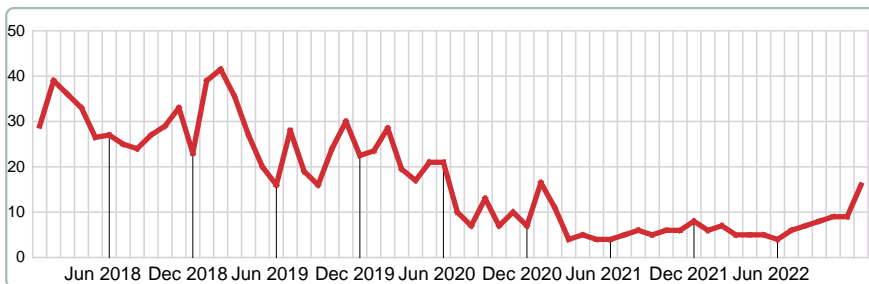
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

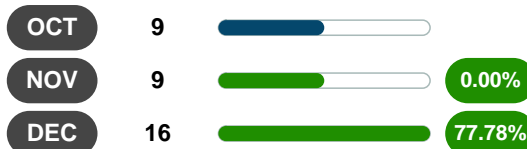


3 MONTHS

5 year DEC AVG = 15

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 16 above the 5 yr DEC average of 15



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
\$150,000 and less	9.09%	26	59	16	0	34
\$150,001 - \$175,000	9.09%	54	62	46	0	0
\$175,001 - \$200,000	10.23%	19	0	15	43	0
\$200,001 - \$300,000	30.68%	7	32	6	6	29
\$300,001 - \$400,000	15.91%	30	0	30	34	10
\$400,001 - \$525,000	15.91%	7	0	12	6	0
\$525,001 and up	9.09%	1	0	1	1	1
Median Closed DOM		16	33	17	6	8
Total Closed Units	100%	16.0	8	45	29	6
Total Closed Volume		27,139,311	1.34M	11.34M	12.22M	2.24M

December 2022



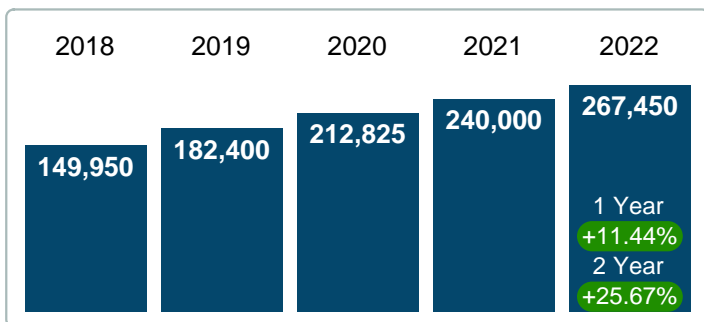
Area Delimited by County Of Rogers - Residential Property Type



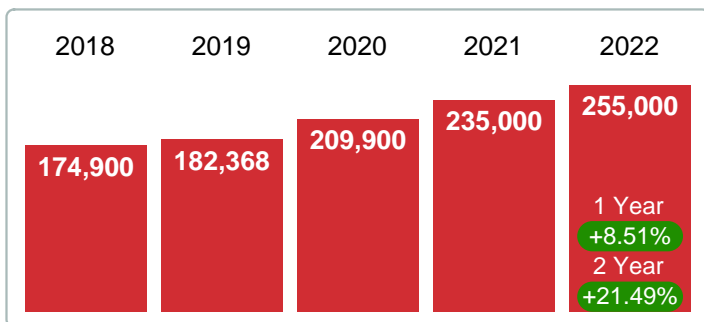
MEDIAN LIST PRICE AT CLOSING

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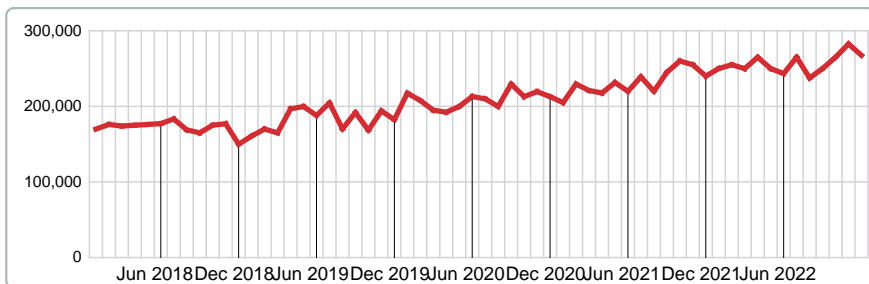
DECEMBER



YEAR TO DATE (YTD)

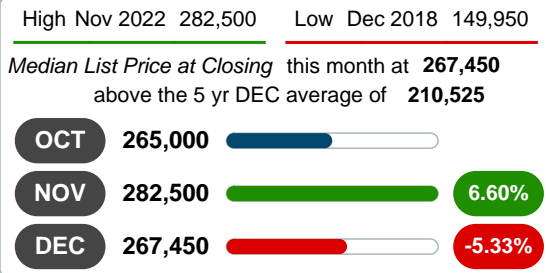


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 210,525



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	10.23%	90,000	84,900	100,000	100,000	0
\$150,001 - \$175,000	9.09%	168,950	162,000	168,950	0	170,000
\$175,001 - \$200,000	12.50%	199,000	200,000	199,000	185,000	0
\$200,001 - \$300,000	29.55%	244,750	299,900	220,000	282,670	281,750
\$300,001 - \$400,000	15.91%	369,624	0	399,750	367,174	400,000
\$400,001 - \$525,000	13.64%	484,263	0	437,500	492,450	0
\$525,001 and up	9.09%	605,105	0	588,100	622,110	612,450
Median List Price		267,450	181,000	214,900	380,000	347,250
Total Closed Units	100%	267,450	8	45	29	6
Total Closed Volume		26,723,935	1.44M	10.98M	11.94M	2.36M

December 2022



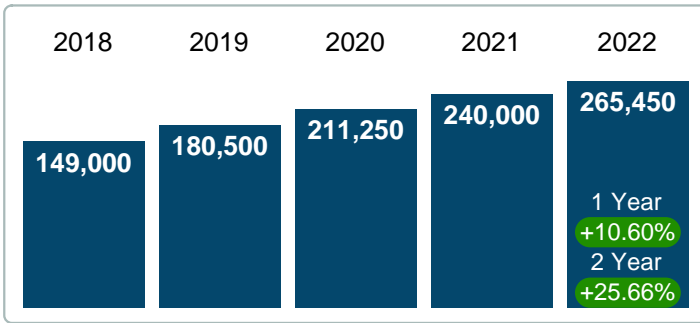
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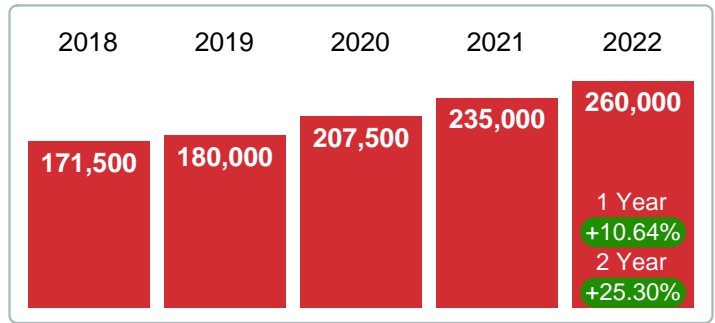
MEDIAN SOLD PRICE AT CLOSING

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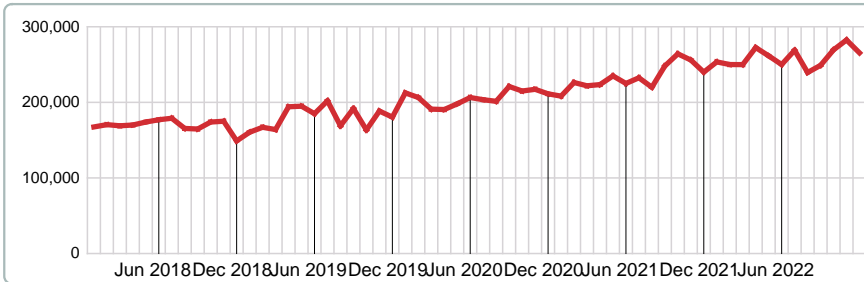
DECEMBER



YEAR TO DATE (YTD)

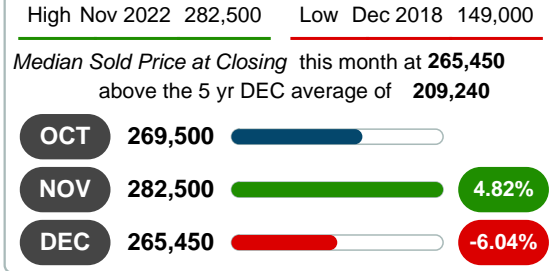


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 209,240



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	9.09%	85,000	80,000	117,500	0	61,250
\$150,001 - \$175,000	9.09%	166,500	154,000	168,000	0	0
\$175,001 - \$200,000	10.23%	190,000	0	191,500	185,000	0
\$200,001 - \$300,000	30.68%	235,000	252,950	227,500	280,670	276,000
\$300,001 - \$400,000	15.91%	360,000	0	337,250	360,000	400,000
\$400,001 - \$525,000	15.91%	477,750	0	435,000	490,533	0
\$525,001 and up	9.09%	653,304	0	646,707	677,426	612,450
Median Sold Price		265,450	184,500	215,000	369,348	346,500
Total Closed Units	100%	265,450	8	45	29	6
Total Closed Volume		27,139,311	1.34M	11.34M	12.22M	2.24M

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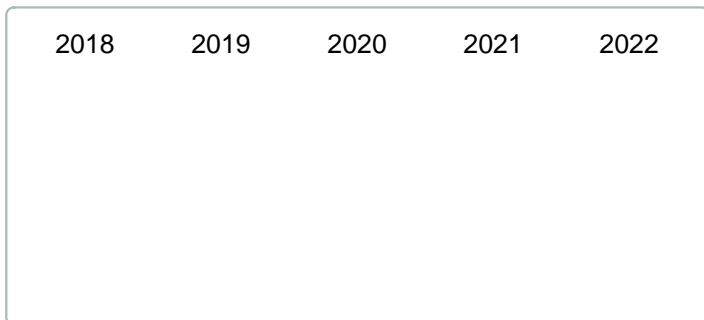
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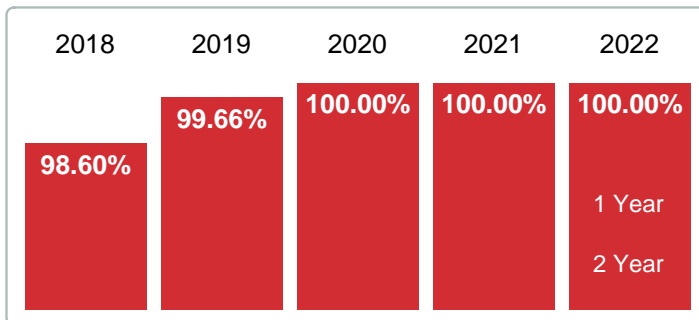
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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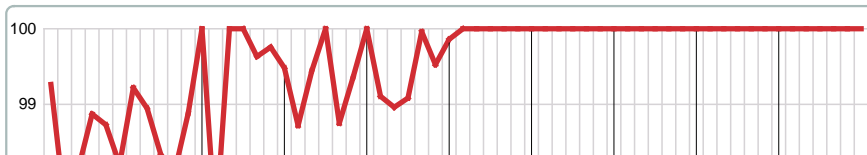
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 100.00%

High Dec 2022 100.00% Low Jan 2019 97.39%

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

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
\$150,000 and less	8	9.09%	100.00%	100.00%	101.72%	0.00%	36.03%
\$150,001 - \$175,000	8	9.09%	98.88%	95.06%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	9	10.23%	97.55%	0.00%	97.49%	100.00%	0.00%
\$200,001 - \$300,000	27	30.68%	100.00%	92.87%	100.00%	99.32%	97.89%
\$300,001 - \$400,000	14	15.91%	100.00%	0.00%	99.92%	100.00%	100.00%
\$400,001 - \$525,000	14	15.91%	98.81%	0.00%	99.41%	98.13%	0.00%
\$525,001 and up	8	9.09%	103.70%	0.00%	109.97%	107.40%	100.00%
Median Sold/List Ratio		100.00%		95.25%	100.00%	100.00%	99.75%
Total Closed Units		88	100%	8	45	29	6
Total Closed Volume		27,139,311		1.34M	11.34M	12.22M	2.24M

December 2022



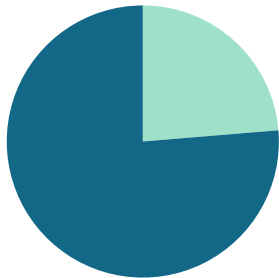
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2023 for MLS Technology Inc.

INVENTORY

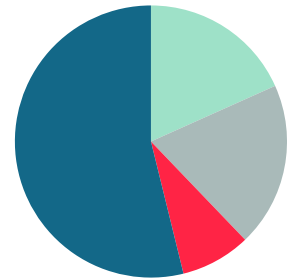


Inventory
 New Listings
108 = 23.68%
 Start Inventory
348
 Total Inventory Units
456
 Volume
\$188,783,085

Market Activity

Closed Sales
88 = 18.30%
 Pending Sales
94 = 19.54%
 Other Off Market
40 = 8.32%
 Active Inventory
259 = 53.85%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	157	88	-43.95%	1,741	1,514	-13.04%
Pending Sales	99	94	-5.05%	1,779	1,470	-17.37%
New Listings	101	108	6.93%	1,967	1,832	-6.86%
Median List Price	240,000	267,450	11.44%	235,000	255,000	8.51%
Median Sale Price	240,000	265,450	10.60%	235,000	260,000	10.64%
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	8.00	16.00	100.00%	6.00	6.00	0.00%
Monthly Inventory	340	259	-23.82%	340	259	-23.82%
Months Supply of Inventory	2.34	2.05	-12.40%	2.34	2.05	-12.40%

Absorption: Last 12 months, an Average of **126** Sales/Month

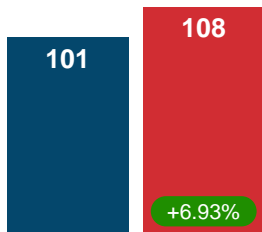
Inventory on December 31, 2022 = **259**

2021 **2022**

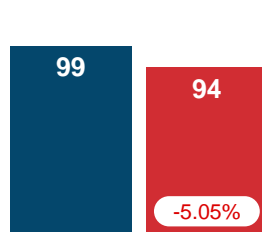
DECEMBER MARKET

MEDIAN PRICES

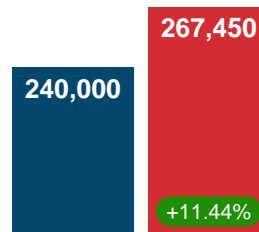
New Listings



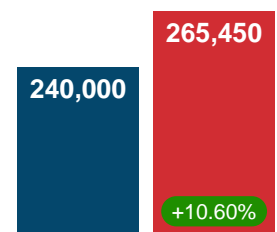
Pending Listings



List Price



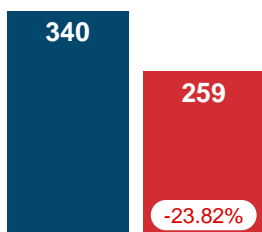
Sale Price



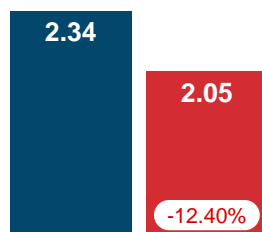
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

