



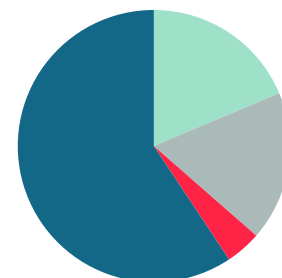
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	160	88	-45.00%
Pending Listings	160	84	-47.50%
New Listings	152	108	-28.95%
Average List Price	285,745	337,484	18.11%
Average Sale Price	285,413	334,922	17.35%
Average Percent of Selling Price to List Price	99.68%	98.93%	-0.75%
Average Days on Market to Sale	21.84	24.86	13.82%
End of Month Inventory	411	280	-31.87%
Months Supply of Inventory	2.80	2.12	-24.26%



■ Closed (18.64%)
■ Pending (17.80%)
■ Other OffMarket (4.24%)
■ Active (59.32%)

Absorption: Last 12 months, an Average of **132** Sales/Month
Active Inventory as of November 30, 2022 = **280**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2022 decreased **31.87%** to 280 existing homes available for sale. Over the last 12 months this area has had an average of 132 closed sales per month. This represents an unsold inventory index of **2.12** 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 **17.35%** in November 2022 to \$334,922 versus the previous year at \$285,413.

Average Days on Market Lengthens

The average number of **24.86** days that homes spent on the market before selling increased by 3.02 days or **13.82%** in November 2022 compared to last year's same month at **21.84** DOM.

Sales Success for November 2022 is Positive

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

There were 108 New Listings in November 2022, down **28.95%** from last year at 152. Furthermore, there were 88 Closed Listings this month versus last year at 160, a **-45.00%** decrease.

Closed versus Listed trends yielded a **81.5%** ratio, down from previous year's, November 2021, at **105.3%**, a **22.59%** 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

November 2022



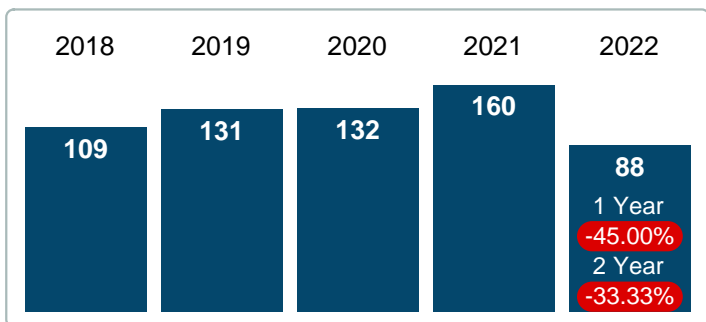
Area Delimited by County Of Rogers - Residential Property Type



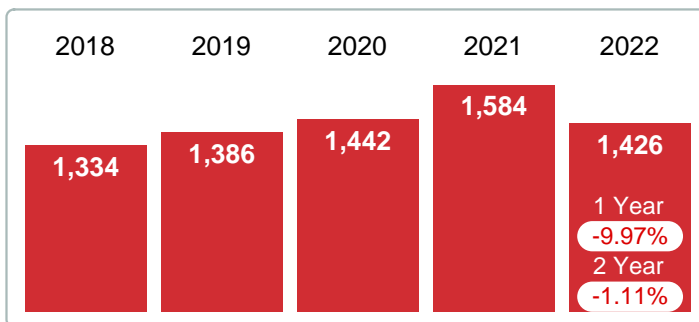
CLOSED LISTINGS

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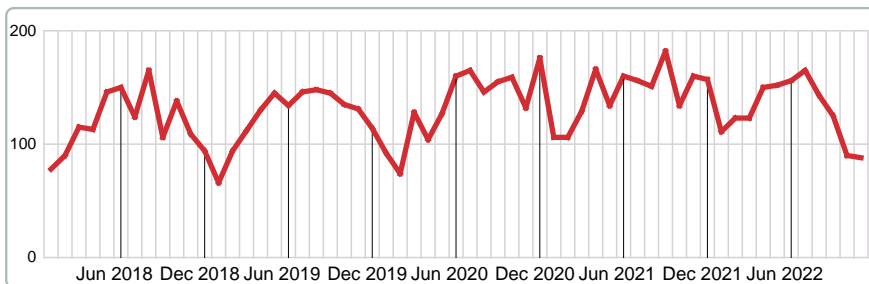
NOVEMBER



YEAR TO DATE (YTD)

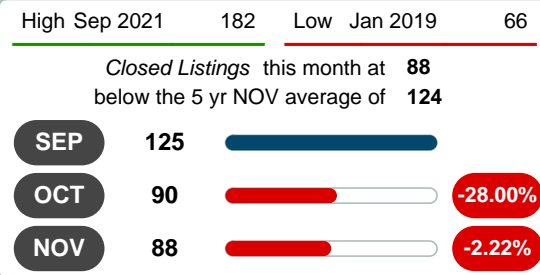


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 124



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	7	7.95%	31.7	5	2	0	0
\$125,001 - \$175,000	10	11.36%	19.7	1	7	2	0
\$175,001 - \$225,000	11	12.50%	11.1	0	9	2	0
\$225,001 - \$350,000	28	31.82%	33.0	0	20	7	1
\$350,001 - \$450,000	13	14.77%	28.8	2	4	7	0
\$450,001 - \$550,000	8	9.09%	25.0	1	1	4	2
\$550,001 and up	11	12.50%	13.6	0	2	8	1
Total Closed Units	88			9	45	30	4
Total Closed Volume	29,473,138	100%	24.9	1.86M	11.92M	13.81M	1.88M
Average Closed Price	\$334,922			\$206,478	\$264,998	\$460,421	\$469,327

November 2022



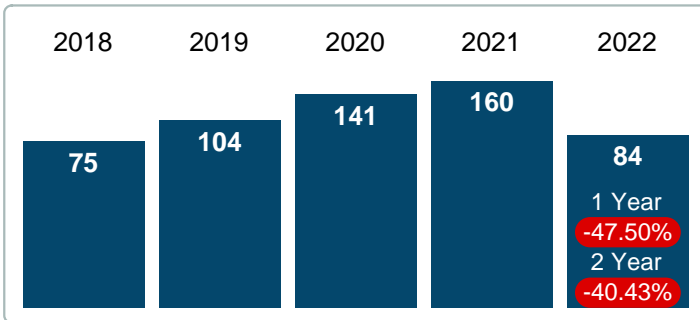
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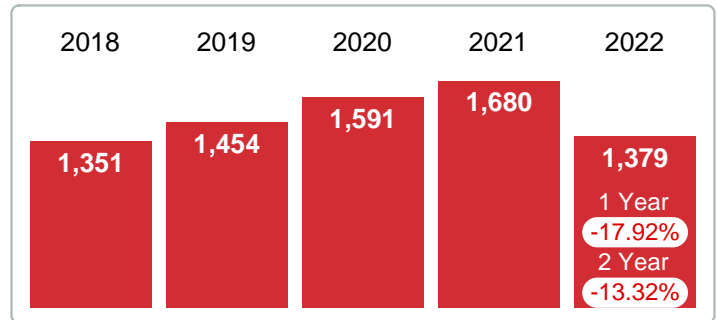
PENDING LISTINGS

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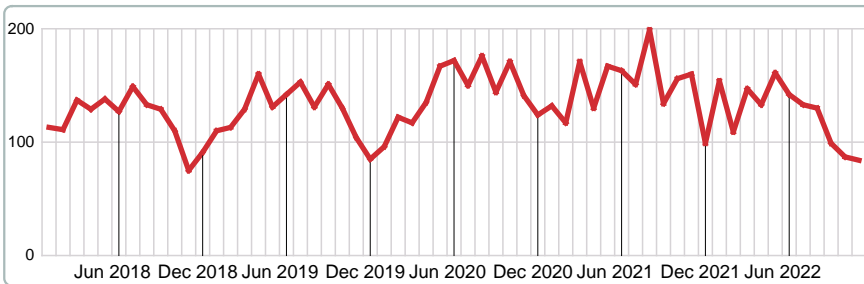
NOVEMBER



YEAR TO DATE (YTD)

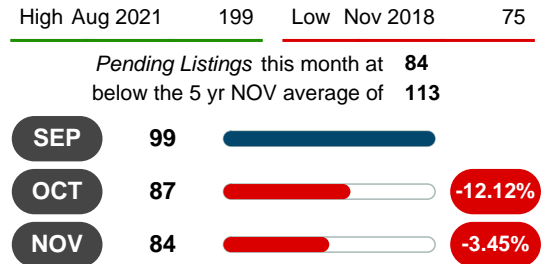


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 113



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	6	7.14%	41.2	4	2	0	0
\$125,001 - \$175,000	11	13.10%	20.6	1	8	1	1
\$175,001 - \$200,000	7	8.33%	36.4	0	7	0	0
\$200,001 - \$300,000	27	32.14%	27.0	2	17	6	2
\$300,001 - \$375,000	11	13.10%	26.3	0	5	6	0
\$375,001 - \$525,000	14	16.67%	44.6	0	6	7	1
\$525,001 and up	8	9.52%	33.4	0	2	5	1
Total Pending Units	84			7	47	25	5
Total Pending Volume	24,957,605	100%	27.1	944.30K	12.07M	10.12M	1.82M
Average Listing Price	\$300,290			\$134,900	\$256,835	\$404,747	\$364,680

November 2022



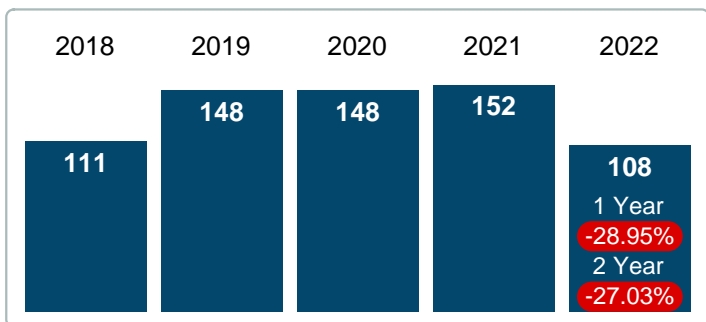
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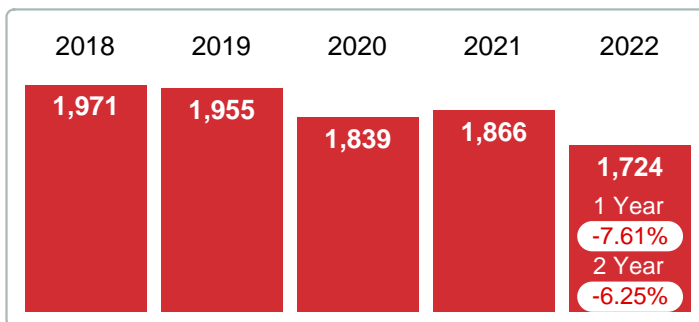
NEW LISTINGS

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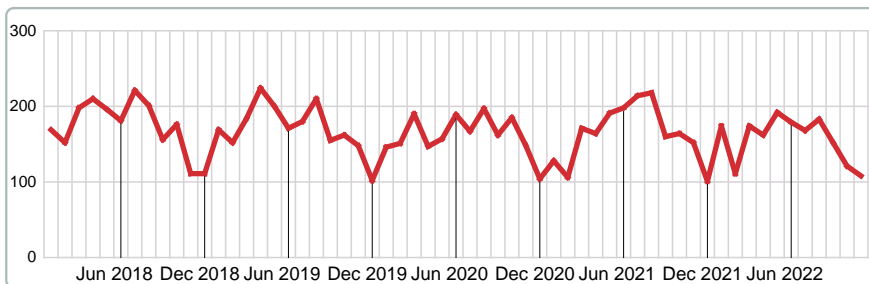
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

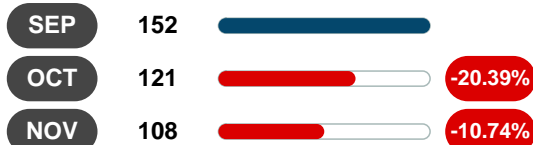


3 MONTHS

5 year NOV AVG = 133

High Apr 2019 224 Low Dec 2021 101

New Listings this month at **108**
 below the 5 yr NOV average of **133**



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	12	11.11%	6	5	1	0
\$150,001 - \$200,000	13	12.04%	0	13	0	0
\$200,001 - \$225,000	12	11.11%	0	11	1	0
\$225,001 - \$350,000	29	26.85%	0	19	9	1
\$350,001 - \$425,000	16	14.81%	1	10	4	1
\$425,001 - \$600,000	14	12.96%	1	5	5	3
\$600,001 and up	12	11.11%	0	2	6	4
Total New Listed Units	108		8	65	26	9
Total New Listed Volume	36,860,937	100%	1.75M	18.64M	11.29M	5.18M
Average New Listed Listing Price	\$272,179		\$218,413	\$286,754	\$434,270	\$575,956

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Rogers - Residential Property Type

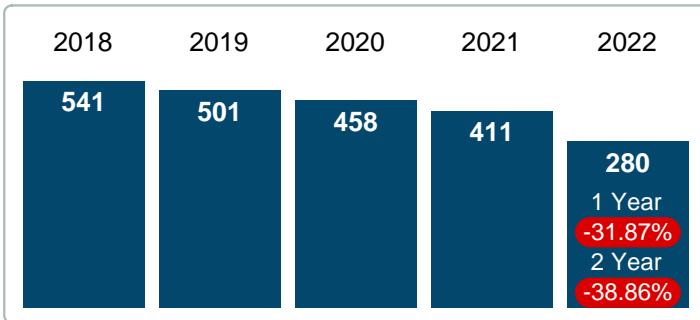


November 2022

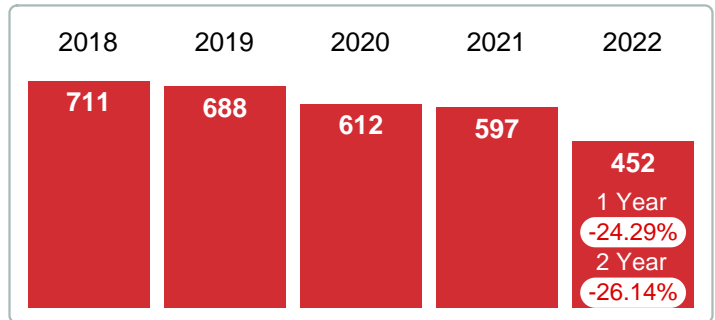
ACTIVE INVENTORY

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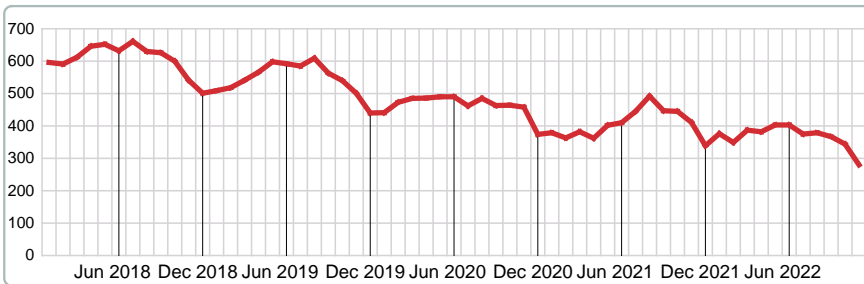
END OF NOVEMBER



ACTIVE DURING NOVEMBER

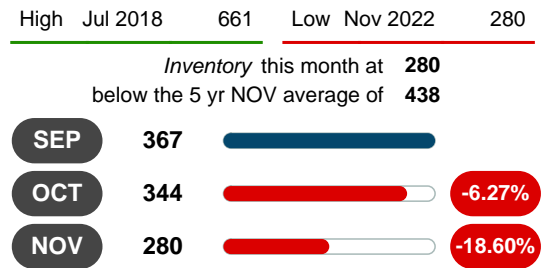


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 438



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	16	5.71%	68.3	6	9	0	1
\$150,001 - \$225,000	42	15.00%	61.5	2	35	5	0
\$225,001 - \$300,000	42	15.00%	60.2	2	21	16	3
\$300,001 - \$475,000	76	27.14%	73.4	1	44	25	6
\$475,001 - \$550,000	44	15.71%	117.2	0	11	25	8
\$550,001 - \$700,000	30	10.71%	87.5	2	6	15	7
\$700,001 and up	30	10.71%	109.1	0	9	12	9
Total Active Inventory by Units				280			
Total Active Inventory by Volume				125,750,088	100%	81.6	
Average Active Inventory Listing Price				\$449,107			
				13	135	98	34
				3.25M	49.20M	51.64M	21.66M
				\$249,792	\$364,452	\$526,917	\$637,171

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Area Delimited by County Of Rogers - Residential Property Type

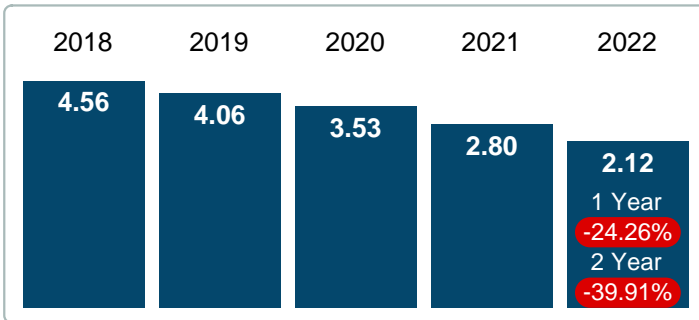


November 2022

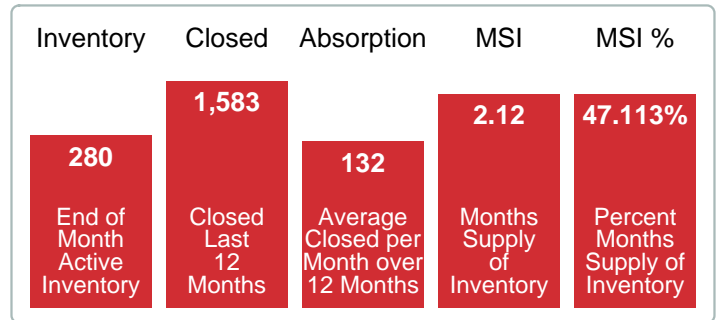
MONTHS SUPPLY of INVENTORY (MSI)

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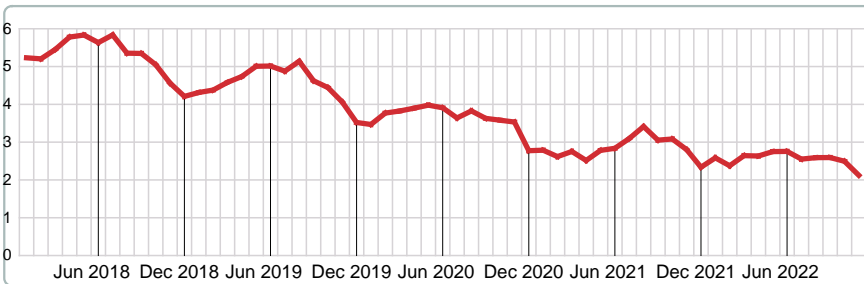
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

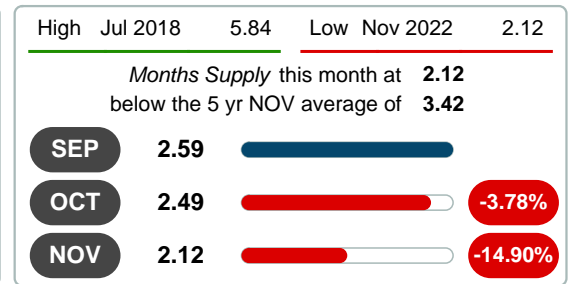


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.42



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	16	5.71%	0.94	0.92	0.95	0.00	12.00
\$150,001 - \$225,000	42	15.00%	1.33	1.50	1.34	1.25	0.00
\$225,001 - \$300,000	42	15.00%	1.35	1.71	0.98	1.94	12.00
\$300,001 - \$475,000	76	27.14%	2.21	1.71	2.78	1.54	3.43
\$475,001 - \$550,000	44	15.71%	6.14	0.00	5.74	5.56	16.00
\$550,001 - \$700,000	30	10.71%	4.29	0.00	6.55	3.21	4.94
\$700,001 and up	30	10.71%	8.18	0.00	54.00	6.55	5.68
Market Supply of Inventory (MSI)			2.12	1.31	1.78	2.42	6.00
Total Active Inventory by Units		100%	2.12	13	135	98	34

November 2022



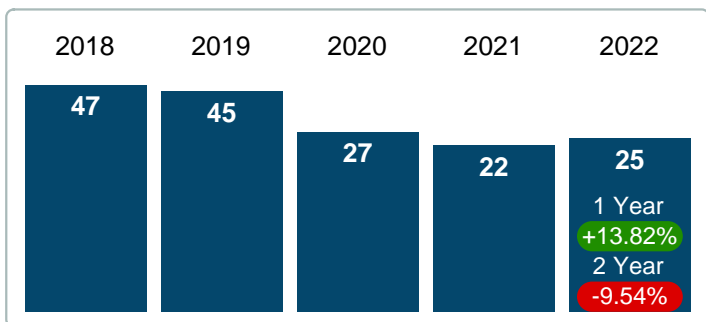
Area Delimited by County Of Rogers - Residential Property Type



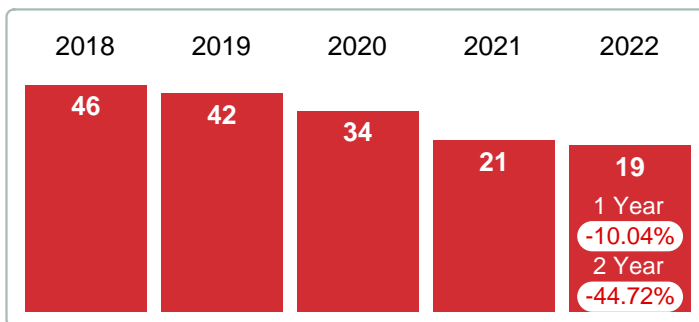
AVERAGE DAYS ON MARKET TO SALE

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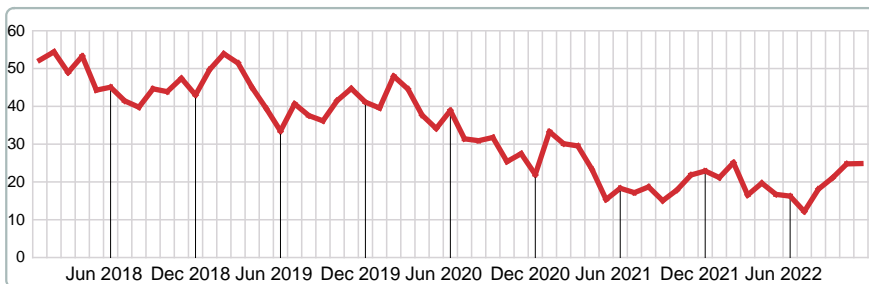
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

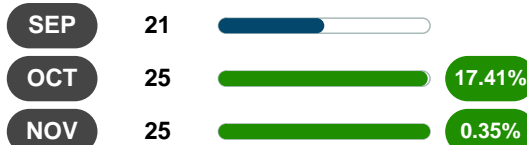


3 MONTHS

5 year NOV AVG = 33

High Feb 2018 54 Low Jul 2022 12

Average Days on Market to Sale this month at 25 below the 5 yr NOV average of 33



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	7.95%	32	38	17	0	0
\$125,001 - \$175,000	11.36%	20	9	26	4	0
\$175,001 - \$225,000	12.50%	11	0	10	15	0
\$225,001 - \$350,000	31.82%	33	0	31	27	115
\$350,001 - \$450,000	14.77%	29	36	43	19	0
\$450,001 - \$550,000	9.09%	25	45	2	23	31
\$550,001 and up	12.50%	14	0	24	13	1
Average Closed DOM		25				
Total Closed Units	100%	25	9	45	30	4
Total Closed Volume		29,473,138	1.86M	11.92M	13.81M	1.88M

November 2022



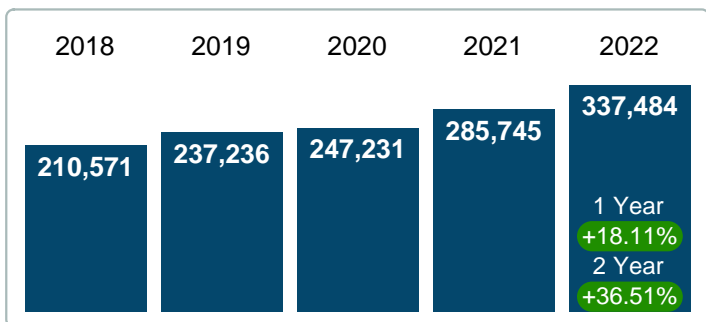
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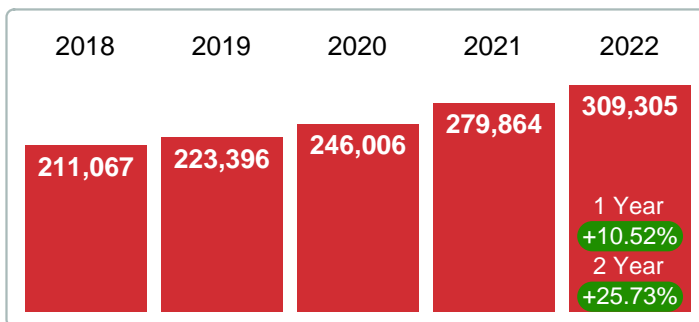
AVERAGE LIST PRICE AT CLOSING

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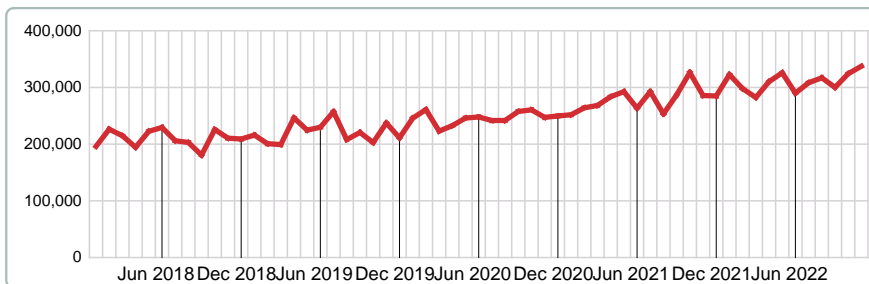
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 263,653

High Nov 2022 337,484 Low Sep 2018 180,708

Average List Price at Closing this month at **337,484**
above the 5 yr NOV average of **263,653**

- SEP 300,122
- OCT 324,220 **8.03%**
- NOV 337,484 **4.09%**

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	6.82%	85,383	82,040	117,500	0	0
\$125,001 - \$175,000	10.23%	145,502	169,900	151,888	150,000	0
\$175,001 - \$225,000	17.05%	205,607	0	207,622	207,000	0
\$225,001 - \$350,000	27.27%	285,672	0	281,271	298,957	299,000
\$350,001 - \$450,000	14.77%	392,677	435,000	399,625	408,614	0
\$450,001 - \$550,000	11.36%	486,584	499,000	510,000	491,709	475,000
\$550,001 and up	12.50%	724,178	0	567,000	776,631	618,910
Average List Price		337,484	216,567	267,438	461,563	466,978
Total Closed Units	100%	337,484	9	45	30	4
Total Closed Volume		29,698,619	1.95M	12.03M	13.85M	1.87M

November 2022



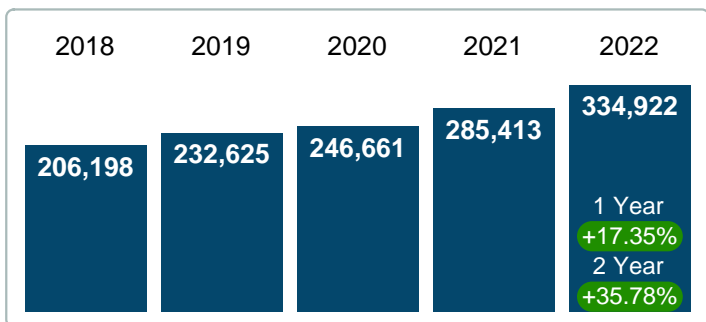
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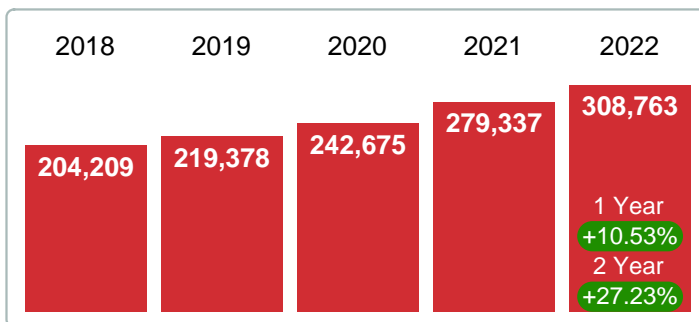
AVERAGE SOLD PRICE AT CLOSING

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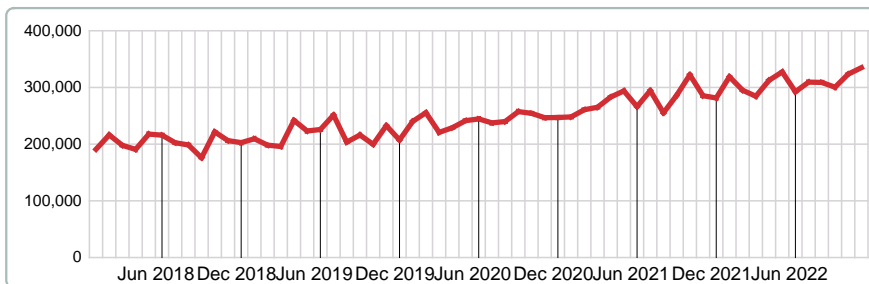
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

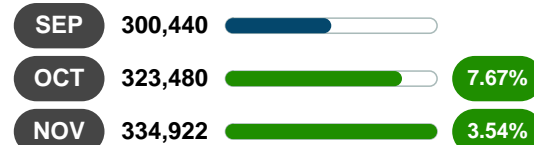


3 MONTHS

5 year NOV AVG = 261,164

High Nov 2022 334,922 Low Sep 2018 176,054

Average Sold Price at Closing this month at **334,922** above the 5 yr NOV average of **261,164**



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	7.95%	83,686	71,360	114,500	0	0
\$125,001 - \$175,000	11.36%	147,634	165,000	147,334	140,000	0
\$175,001 - \$225,000	12.50%	208,855	0	208,867	208,800	0
\$225,001 - \$350,000	31.82%	283,648	0	278,488	299,199	278,000
\$350,001 - \$450,000	14.77%	402,549	418,750	393,625	403,020	0
\$450,001 - \$550,000	9.09%	500,677	499,000	525,000	504,855	481,000
\$550,001 and up	12.50%	721,171	0	557,750	772,509	637,306
Average Sold Price		334,922	206,478	264,998	460,421	469,327
Total Closed Units	100%	334,922	9	45	30	4
Total Closed Volume		29,473,138	1.86M	11.92M	13.81M	1.88M

November 2022



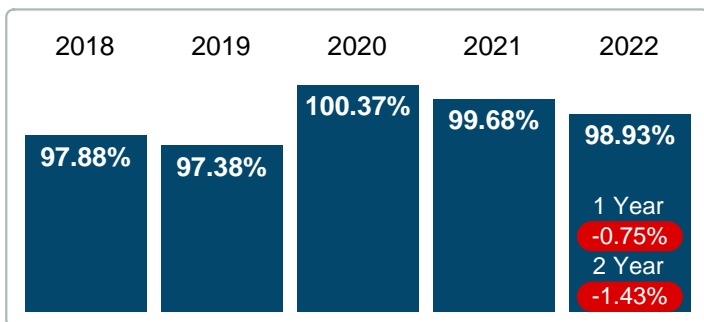
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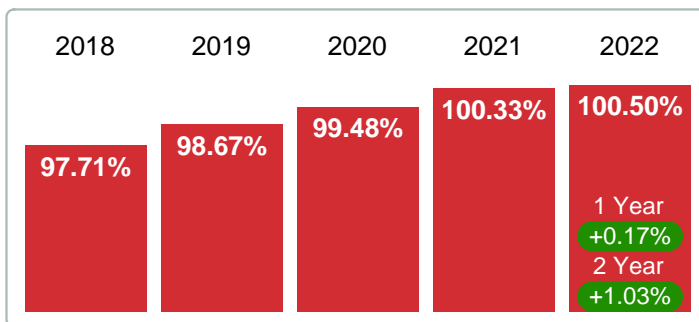
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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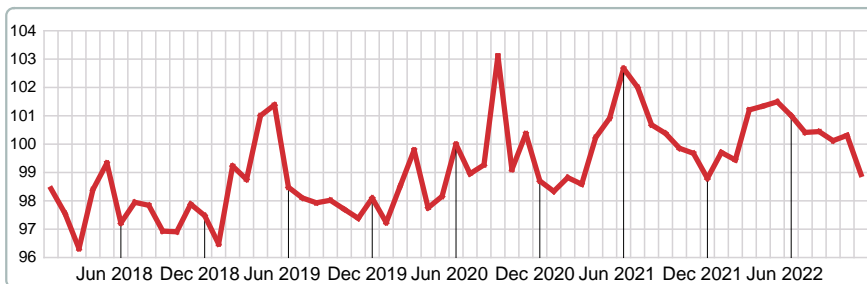
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

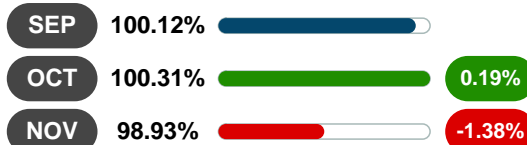


3 MONTHS

5 year NOV AVG = 98.85%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **98.93%**
equal to 5 yr NOV average of **98.85%**



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	7	7.95%	94.59%	93.47%	97.39%	0.00%	0.00%	
\$125,001 - \$175,000	10	11.36%	96.38%	97.12%	97.14%	93.33%	0.00%	
\$175,001 - \$225,000	11	12.50%	100.67%	0.00%	100.61%	100.95%	0.00%	
\$225,001 - \$350,000	28	31.82%	99.34%	0.00%	99.32%	100.30%	92.98%	
\$350,001 - \$450,000	13	14.77%	98.28%	96.20%	98.45%	98.77%	0.00%	
\$450,001 - \$550,000	8	9.09%	102.09%	100.00%	102.94%	102.81%	101.26%	
\$550,001 and up	11	12.50%	99.70%	0.00%	98.37%	99.62%	102.97%	
Average Sold/List Ratio		98.90%		95.21%	99.12%	99.68%	99.62%	
Total Closed Units		88	100%	98.90%	9	45	30	4
Total Closed Volume		29,473,138			1.86M	11.92M	13.81M	1.88M



Area Delimited by County Of Rogers - Residential Property Type

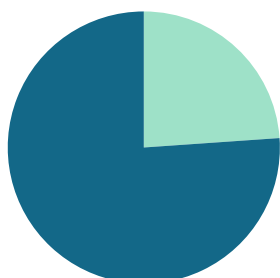


November 2022

MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

INVENTORY

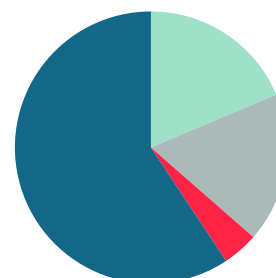


Inventory
 New Listings
108 = 23.89%
 Start Inventory
344
 Total Inventory Units
452
 Volume
\$183,931,415

Market Activity

Closed Sales
88 = 18.64%
 Pending Sales
84 = 17.80%
 Other Off Market
20 = 4.24%
 Active Inventory
280 = 59.32%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	160	88	-45.00%	1,584	1,426	-9.97%
Pending Sales	160	84	-47.50%	1,680	1,379	-17.92%
New Listings	152	108	-28.95%	1,866	1,724	-7.61%
Average List Price	285,745	337,484	18.11%	279,864	309,305	10.52%
Average Sale Price	285,413	334,922	17.35%	279,337	308,763	10.53%
Average Percent of Selling Price to List Price	99.68%	98.93%	-0.75%	100.33%	100.50%	0.17%
Average Days on Market to Sale	21.84	24.86	13.82%	21.16	19.04	-10.04%
Monthly Inventory	411	280	-31.87%	411	280	-31.87%
Months Supply of Inventory	2.80	2.12	-24.26%	2.80	2.12	-24.26%

Absorption: Last 12 months, an Average of **132** Sales/Month

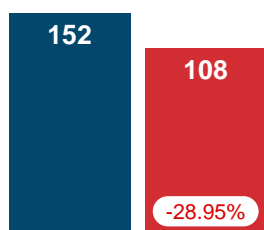
Inventory on November 30, 2022 = **280**

2021 **2022**

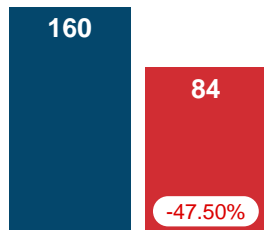
NOVEMBER MARKET

AVERAGE PRICES

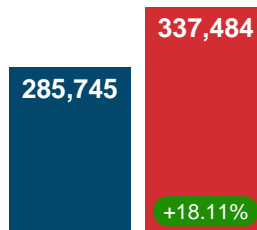
New Listings



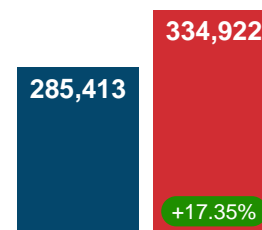
Pending Listings



List Price



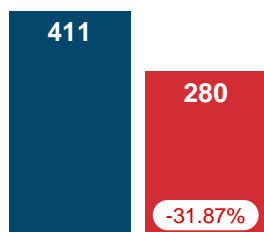
Sale Price



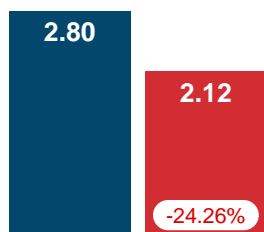
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

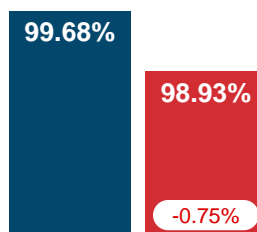
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

