

# October 2022



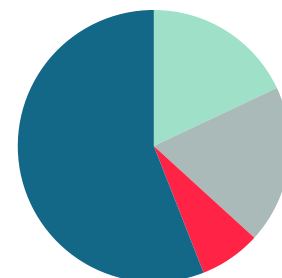
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	134	89	-33.58%
Pending Listings	156	93	-40.38%
New Listings	164	121	-26.22%
Median List Price	260,000	265,000	1.92%
Median Sale Price	264,170	270,000	2.21%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	10.00	66.67%
End of Month Inventory	445	277	-37.75%
Months Supply of Inventory	3.08	2.01	-34.82%



■ Closed (17.98%)  
■ Pending (18.79%)  
■ Other OffMarket (7.27%)  
■ Active (55.96%)

**Absorption:** Last 12 months, an Average of **138** Sales/Month  
**Active Inventory** as of October 31, 2022 = **277**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2022 decreased **37.75%** to 277 existing homes available for sale. Over the last 12 months this area has had an average of 138 closed sales per month. This represents an unsold inventory index of **2.01** 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 **2.21%** in October 2022 to \$270,000 versus the previous year at \$264,170.

#### Median Days on Market Lengthens

The median number of **10.00** days that homes spent on the market before selling increased by 4.00 days or **66.67%** in October 2022 compared to last year's same month at **6.00** DOM.

#### Sales Success for October 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 121 New Listings in October 2022, down **26.22%** from last year at 164. Furthermore, there were 89 Closed Listings this month versus last year at 134, a **-33.58%** decrease.

Closed versus Listed trends yielded a **73.6%** ratio, down from previous year's, October 2021, at **81.7%**, a **9.98%** downswing. 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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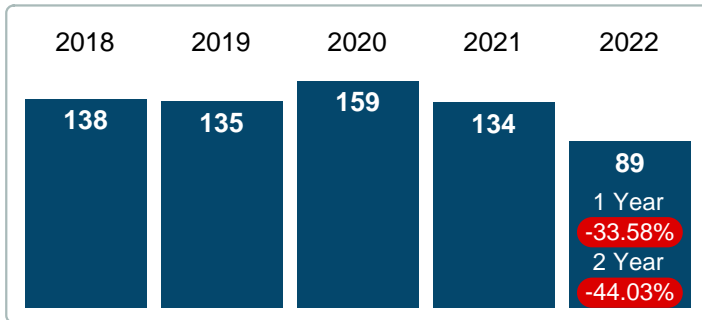
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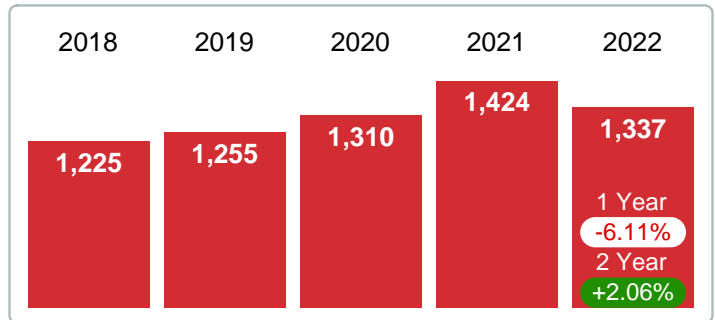
## CLOSED LISTINGS

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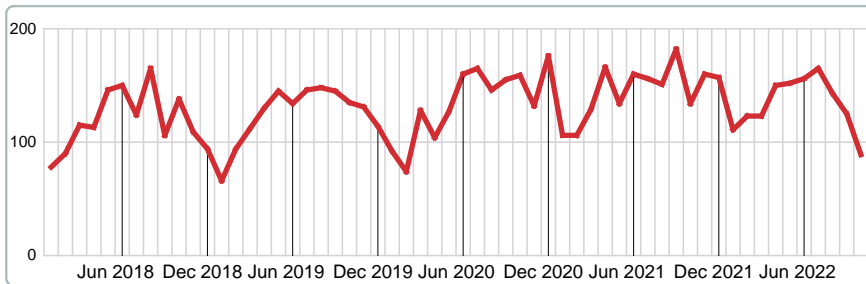
### OCTOBER



### YEAR TO DATE (YTD)

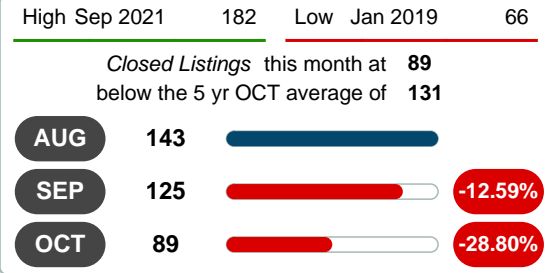


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 131



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	6.74%	2.5	3	2	1	0
\$125,001 - \$175,000	10	11.24%	20.5	2	7	1	0
\$175,001 - \$225,000	14	15.73%	6.0	0	13	1	0
\$225,001 - \$325,000	23	25.84%	11.0	1	17	5	0
\$325,001 - \$425,000	15	16.85%	14.0	0	5	9	1
\$425,001 - \$575,000	13	14.61%	20.0	0	2	10	1
\$575,001 and up	8	8.99%	5.0	0	0	4	4
<b>Total Closed Units</b>	<b>89</b>			<b>6</b>	<b>46</b>	<b>31</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>28,907,633</b>	<b>100%</b>	<b>10.0</b>	<b>745.00K</b>	<b>11.15M</b>	<b>13.37M</b>	<b>3.64M</b>
<b>Median Closed Price</b>	<b>\$270,000</b>			<b>\$122,500</b>	<b>\$232,500</b>	<b>\$399,900</b>	<b>\$635,000</b>

# October 2022



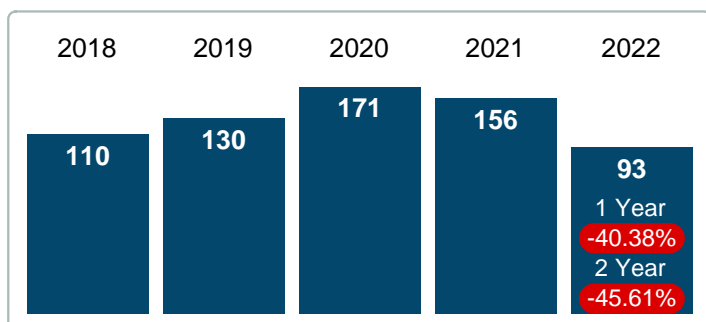
Area Delimited by County Of Rogers - Residential Property Type



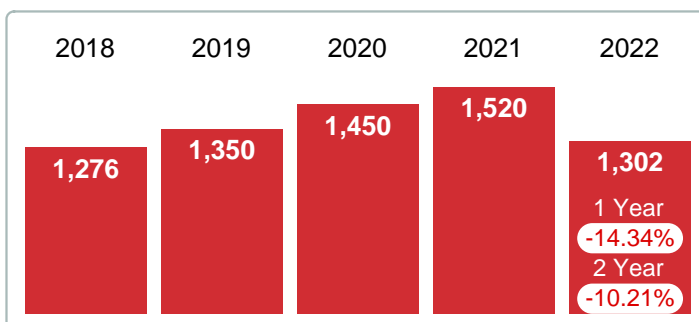
## PENDING LISTINGS

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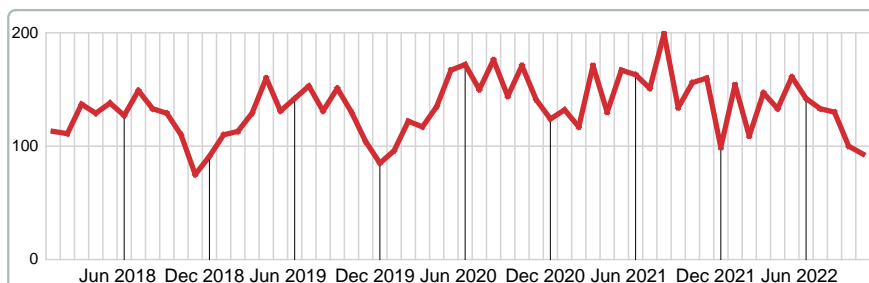
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

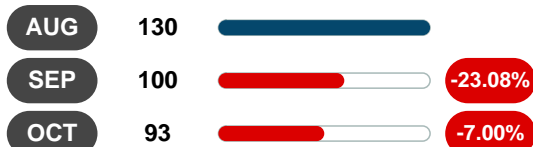


### 3 MONTHS

5 year OCT AVG = 132

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 93 below the 5 yr OCT average of 132



### 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	10	10.75%	34.5	4	5	1	0
\$125,001 - \$175,000	9	9.68%	17.0	3	6	0	0
\$175,001 - \$200,000	9	9.68%	21.0	0	8	1	0
\$200,001 - \$325,000	30	32.26%	10.0	0	21	9	0
\$325,001 - \$400,000	11	11.83%	48.0	0	7	4	0
\$400,001 - \$475,000	10	10.75%	11.5	2	1	5	2
\$475,001 and up	14	15.05%	8.0	0	2	10	2
<b>Total Pending Units</b>	<b>93</b>			<b>9</b>	<b>50</b>	<b>30</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>29,320,774</b>	<b>100%</b>	<b>17.0</b>	<b>1.65M</b>	<b>12.24M</b>	<b>13.16M</b>	<b>2.27M</b>
<b>Median Listing Price</b>	<b>\$265,000</b>			<b>\$132,900</b>	<b>\$222,500</b>	<b>\$393,184</b>	<b>\$477,500</b>

# October 2022



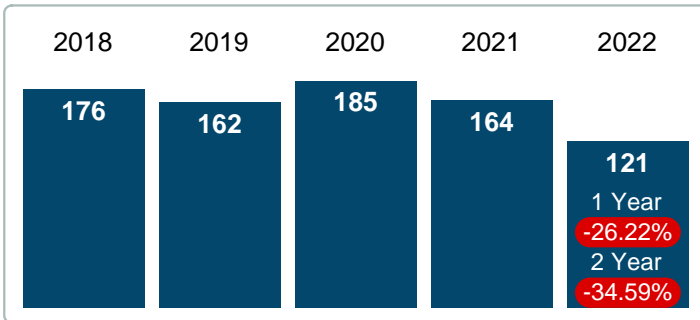
Area Delimited by County Of Rogers - Residential Property Type



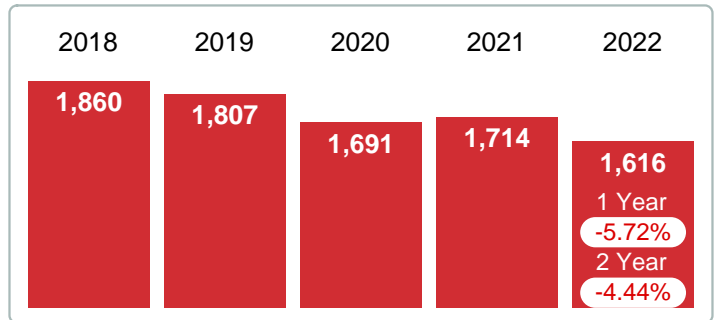
## NEW LISTINGS

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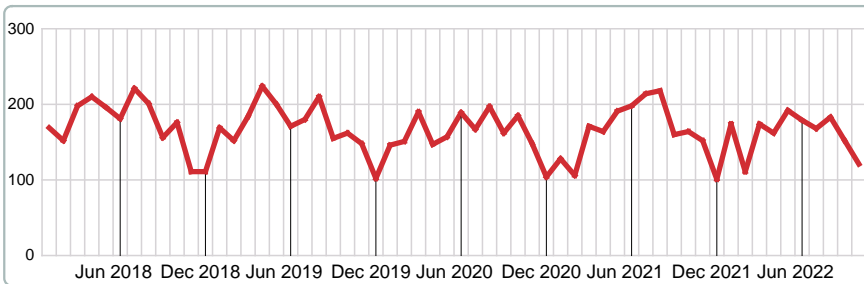
### OCTOBER



### YEAR TO DATE (YTD)

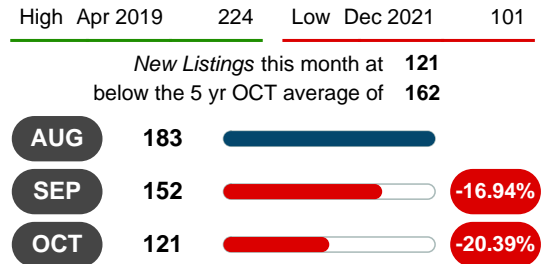


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 162



### 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	9	7.44%	1	8	0	0
\$150,001 - \$200,000	13	10.74%	0	11	2	0
\$200,001 - \$250,000	20	16.53%	0	17	3	0
\$250,001 - \$375,000	36	29.75%	3	15	16	2
\$375,001 - \$475,000	14	11.57%	0	4	8	2
\$475,001 - \$650,000	16	13.22%	0	3	10	3
\$650,001 and up	13	10.74%	0	4	7	2
<b>Total New Listed Units</b>	<b>121</b>		<b>4</b>	<b>62</b>	<b>46</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>44,966,396</b>	<b>100%</b>	<b>1.01M</b>	<b>17.64M</b>	<b>21.73M</b>	<b>4.58M</b>
<b>Median New Listed Listing Price</b>	<b>\$300,000</b>		<b>\$294,950</b>	<b>\$238,845</b>	<b>\$425,000</b>	<b>\$480,000</b>

# October 2022



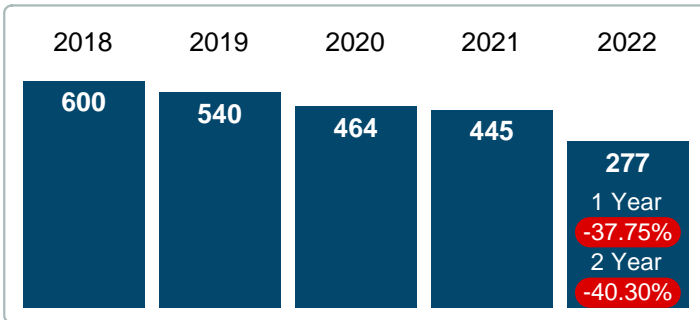
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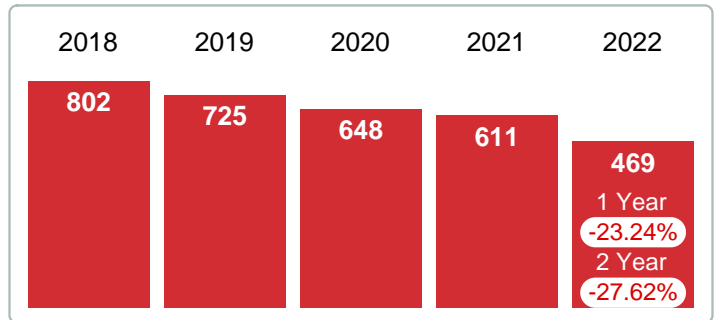
## ACTIVE INVENTORY

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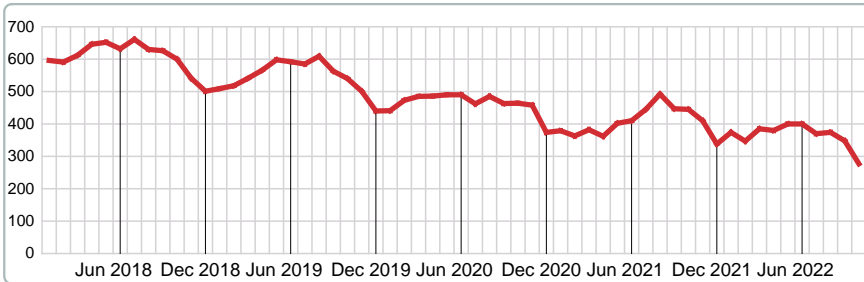
### END OF OCTOBER



### ACTIVE DURING OCTOBER

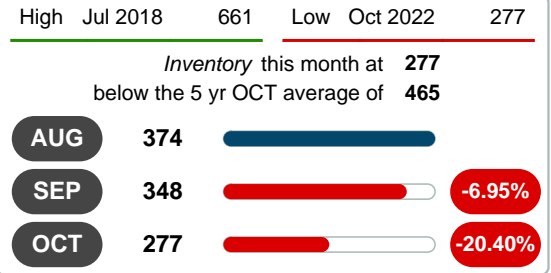


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 465



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	6.86%	54.0	6	11	1	1
\$150,001 - \$225,000	39	14.08%	45.0	1	32	5	1
\$225,001 - \$300,000	40	14.44%	31.0	3	17	17	3
\$300,001 - \$475,000	75	27.08%	57.0	1	36	31	7
\$475,001 - \$550,000	43	15.52%	61.0	0	12	25	6
\$550,001 - \$775,000	34	12.27%	73.5	0	7	19	8
\$775,001 and up	27	9.75%	75.0	0	8	12	7
<b>Total Active Inventory by Units</b>	<b>277</b>			<b>11</b>	<b>123</b>	<b>110</b>	<b>33</b>
<b>Total Active Inventory by Volume</b>	<b>126,108,186</b>	<b>100%</b>	<b>53.0</b>	<b>1.95M</b>	<b>45.00M</b>	<b>58.90M</b>	<b>20.25M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$393,240</b>			<b>\$149,900</b>	<b>\$305,000</b>	<b>\$479,950</b>	<b>\$550,000</b>

# October 2022



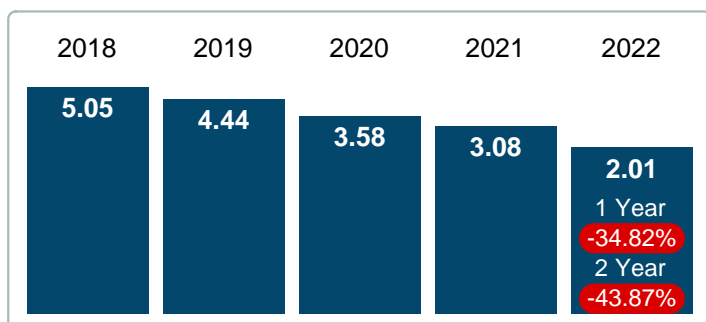
Area Delimited by County Of Rogers - Residential Property Type



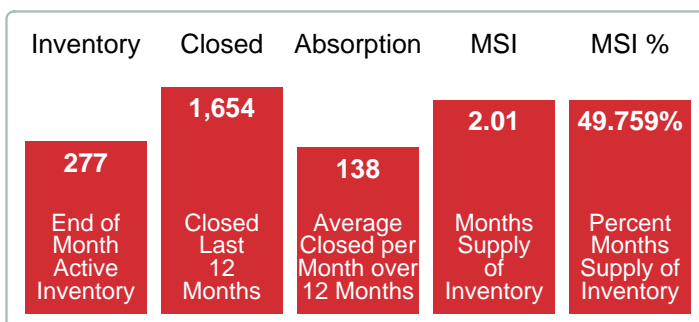
## MONTHS SUPPLY of INVENTORY (MSI)

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

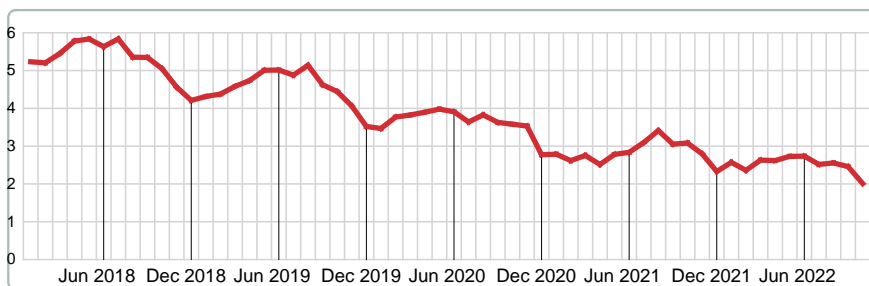
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2022

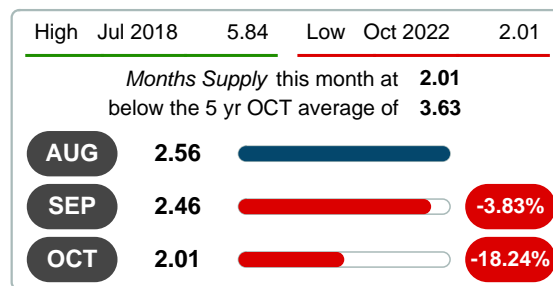


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 3.63



### 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	19	6.86%	1.05	0.91	1.05	1.20	4.00
\$150,001 - \$225,000	39	14.08%	1.20	0.75	1.19	1.20	12.00
\$225,001 - \$300,000	40	14.44%	1.20	2.57	0.76	1.79	18.00
\$300,001 - \$475,000	75	27.08%	2.07	1.71	2.16	1.80	4.00
\$475,001 - \$550,000	43	15.52%	5.93	0.00	6.26	5.26	14.40
\$550,001 - \$775,000	34	12.27%	4.58	0.00	8.40	3.86	4.80
\$775,001 and up	27	9.75%	9.26	0.00	96.00	9.60	4.67
Market Supply of Inventory (MSI)			2.01	1.11	1.55	2.58	5.66
Total Active Inventory by Units		100%	277	11	123	110	33

# October 2022



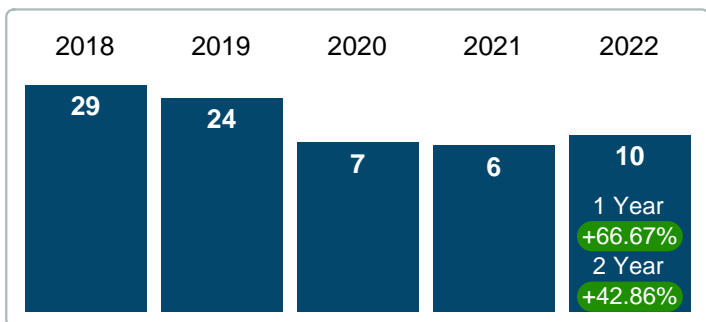
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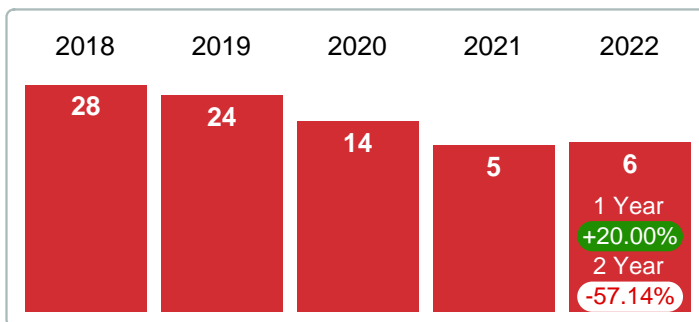
## MEDIAN DAYS ON MARKET TO SALE

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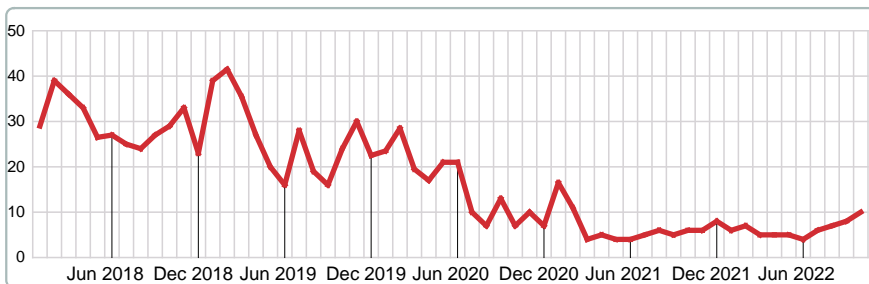
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

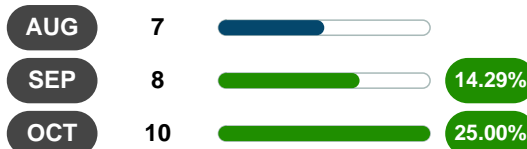


### 3 MONTHS

5 year OCT AVG = 15

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 10 below the 5 yr OCT 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
\$125,000 and less	6.74%	3	3	4	2	0
\$125,001 - \$175,000	11.24%	21	21	3	47	0
\$175,001 - \$225,000	15.73%	6	0	6	5	0
\$225,001 - \$325,000	25.84%	11	12	7	11	0
\$325,001 - \$425,000	16.85%	14	0	11	62	35
\$425,001 - \$575,000	14.61%	20	0	45	17	1
\$575,001 and up	8.99%	5	0	0	24	5
Median Closed DOM		10	8	7	13	5
Total Closed Units	100%	10.0	6	46	31	6
Total Closed Volume		28,907,633	745.00K	11.15M	13.37M	3.64M



# October 2022



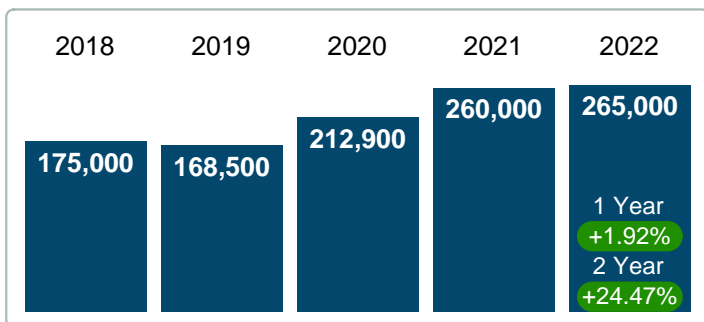
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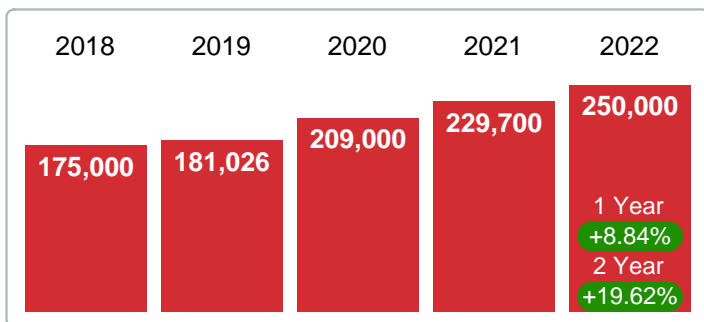
## MEDIAN LIST PRICE AT CLOSING

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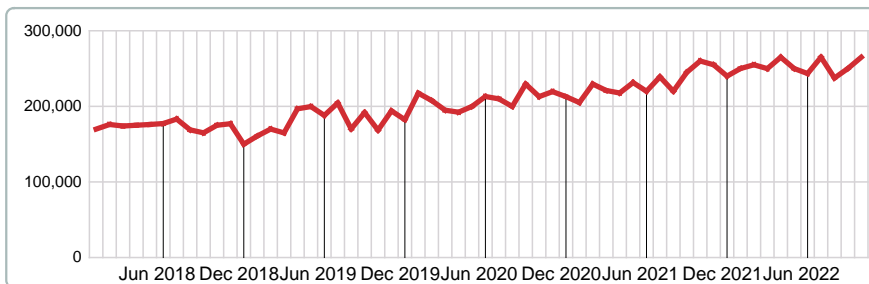
### OCTOBER



### YEAR TO DATE (YTD)

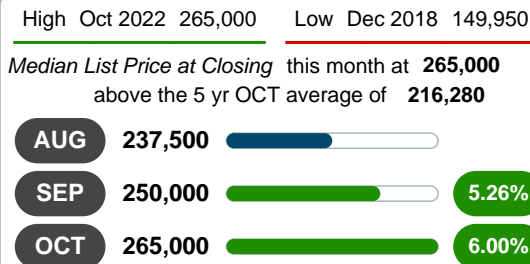


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 216,280



### 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
\$125,000 and less	6	6.74%	67,450	65,000	65,950	105,000	0
\$125,001 - \$175,000	10	11.24%	157,250	145,000	160,000	154,500	0
\$175,001 - \$225,000	16	17.98%	207,000	199,000	209,500	199,900	0
\$225,001 - \$325,000	21	23.60%	255,000	0	249,000	298,500	0
\$325,001 - \$425,000	16	17.98%	379,950	0	349,500	399,700	349,900
\$425,001 - \$575,000	11	12.36%	499,999	0	552,000	488,950	521,535
\$575,001 and up	9	10.11%	680,000	0	0	685,675	675,000
Median List Price			265,000	125,000	227,450	402,500	649,950
Total Closed Units		100%	265,000	6	46	31	6
Total Closed Volume			28,985,310	699.00K	11.12M	13.48M	3.69M



# October 2022



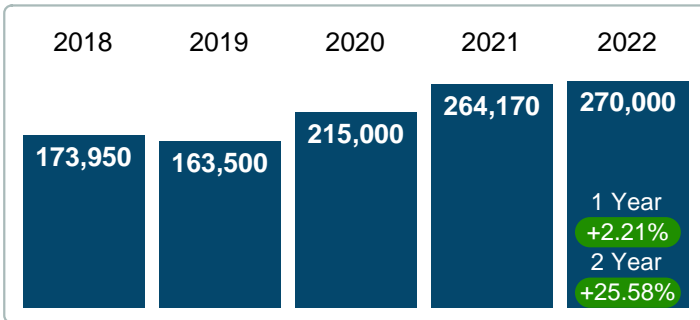
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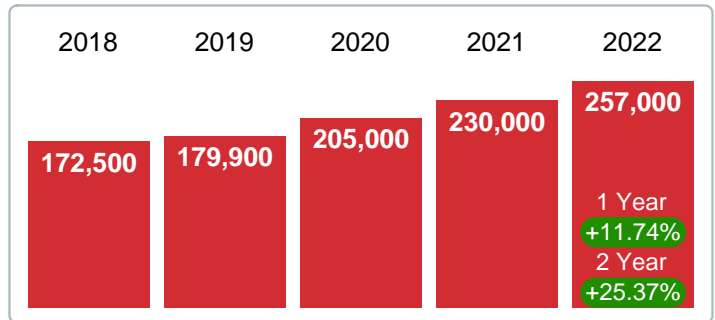
## MEDIAN SOLD PRICE AT CLOSING

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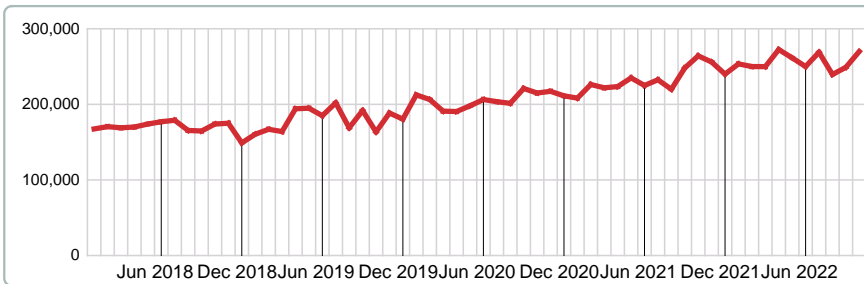
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

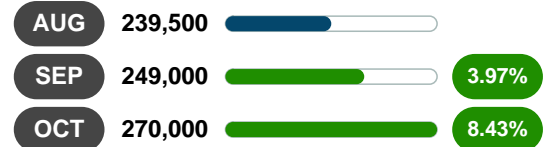


### 3 MONTHS

5 year OCT AVG = 217,324

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

Median Sold Price at Closing this month at **270,000**  
above the 5 yr OCT average of **217,324**



### 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
\$125,000 and less	6.74%	66,000	65,000	64,500	105,000	0
\$125,001 - \$175,000	11.24%	163,250	142,500	166,500	169,500	0
\$175,001 - \$225,000	15.73%	204,000	0	205,000	199,900	0
\$225,001 - \$325,000	25.84%	260,000	255,000	254,900	295,000	0
\$325,001 - \$425,000	16.85%	373,000	0	349,500	389,999	345,000
\$425,001 - \$575,000	14.61%	499,999	0	518,500	483,950	521,535
\$575,001 and up	8.99%	682,788	0	0	692,338	658,325
<b>Median Sold Price</b>		<b>270,000</b>	<b>122,500</b>	<b>232,500</b>	<b>399,900</b>	<b>635,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>270,000</b>	<b>6</b>	<b>46</b>	<b>31</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>28,907,633</b>	<b>745.00K</b>	<b>11.15M</b>	<b>13.37M</b>	<b>3.64M</b>

# October 2022



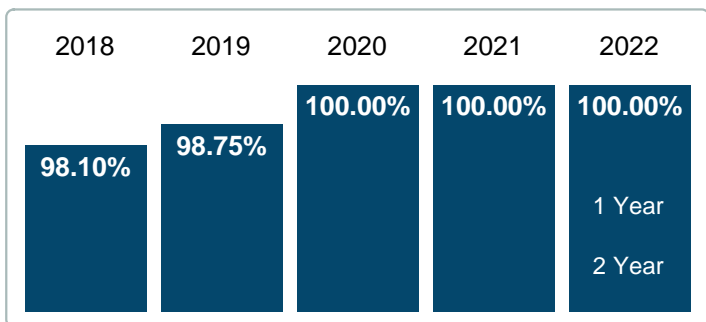
Area Delimited by County Of Rogers - Residential Property Type



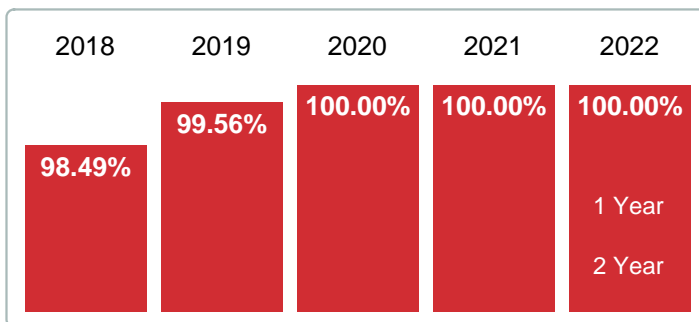
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

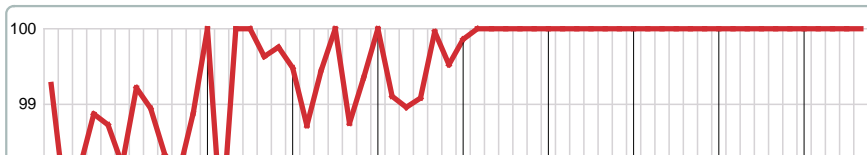
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 99.37%

High Oct 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** above the 5 yr OCT average of **99.37%**

**AUG** 100.00%  
**SEP** 100.00%  
**OCT** 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
\$125,000 and less	6	6.74%	100.00%	100.00%	97.93%	100.00%	0.00%
\$125,001 - \$175,000	10	11.24%	100.00%	98.39%	100.00%	109.71%	0.00%
\$175,001 - \$225,000	14	15.73%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$325,000	23	25.84%	100.00%	128.14%	100.04%	100.00%	0.00%
\$325,001 - \$425,000	15	16.85%	98.69%	0.00%	100.00%	97.52%	98.60%
\$425,001 - \$575,000	13	14.61%	100.00%	0.00%	93.93%	100.00%	100.00%
\$575,001 and up	8	8.99%	99.21%	0.00%	0.00%	100.00%	98.23%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	98.51%
Total Closed Units		89	100%	6	46	31	6
Total Closed Volume		28,907,633		745.00K	11.15M	13.37M	3.64M

# October 2022



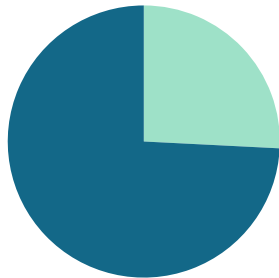
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

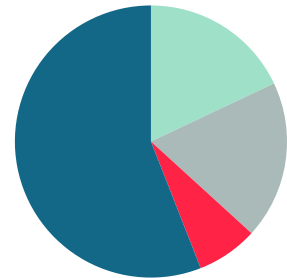


**Inventory**  
 New Listings  
**121 = 25.80%**  
 Start Inventory  
**348**  
 Total Inventory Units  
**469**  
 Volume  
**\$190,488,603**

### Market Activity

Closed Sales  
**89 = 17.98%**  
 Pending Sales  
**93 = 18.79%**  
 Other Off Market  
**36 = 7.27%**  
 Active Inventory  
**277 = 55.96%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	134	89	-33.58%	1,424	1,337	-6.11%
Pending Sales	156	93	-40.38%	1,520	1,302	-14.34%
New Listings	164	121	-26.22%	1,714	1,616	-5.72%
Median List Price	260,000	265,000	1.92%	229,700	250,000	8.84%
Median Sale Price	264,170	270,000	2.21%	230,000	257,000	11.74%
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	6.00	10.00	66.67%	5.00	6.00	20.00%
Monthly Inventory	445	277	-37.75%	445	277	-37.75%
Months Supply of Inventory	3.08	2.01	-34.82%	3.08	2.01	-34.82%

**Absorption:** Last 12 months, an Average of **138** Sales/Month

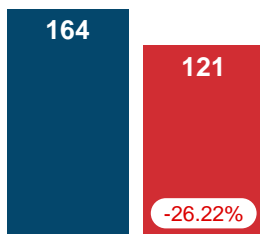
**Inventory** on October 31, 2022 = **277**

**2021** **2022**

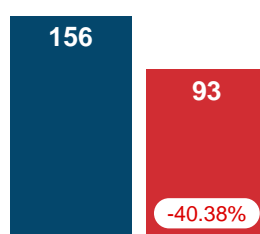
### OCTOBER MARKET

### MEDIAN PRICES

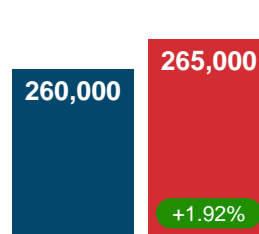
#### New Listings



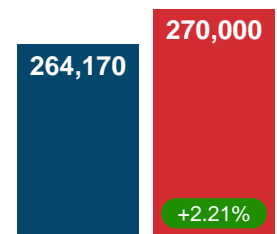
#### Pending Listings



#### List Price



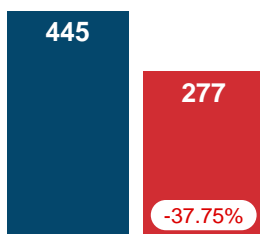
#### Sale Price



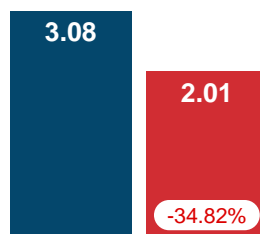
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

