

January 2023



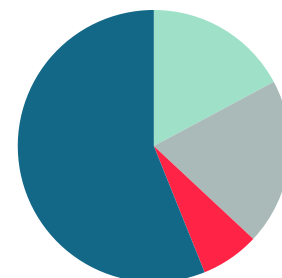
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	January 2023	+/-%
Closed Listings	111	79	-28.83%
Pending Listings	154	91	-40.91%
New Listings	174	103	-40.80%
Median List Price	250,000	282,000	12.80%
Median Sale Price	253,500	282,000	11.24%
Median Percent of Selling Price to List Price	100.00%	98.82%	-1.18%
Median Days on Market to Sale	6.00	15.00	150.00%
End of Month Inventory	378	258	-31.75%
Months Supply of Inventory	2.60	2.08	-19.75%



■ Closed (17.17%)
■ Pending (19.78%)
■ Other OffMarket (6.96%)
■ Active (56.09%)

Absorption: Last 12 months, an Average of **124** Sales/Month
Active Inventory as of January 31, 2023 = **258**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2023 decreased **31.75%** to 258 existing homes available for sale. Over the last 12 months this area has had an average of 124 closed sales per month. This represents an unsold inventory index of **2.08** 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 **11.24%** in January 2023 to \$282,000 versus the previous year at \$253,500.

Median Days on Market Lengthens

The median number of **15.00** days that homes spent on the market before selling increased by 9.00 days or **150.00%** in January 2023 compared to last year's same month at **6.00** DOM.

Sales Success for January 2023 is Positive

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

There were 103 New Listings in January 2023, down **40.80%** from last year at 174. Furthermore, there were 79 Closed Listings this month versus last year at 111, a **-28.83%** decrease.

Closed versus Listed trends yielded a **76.7%** ratio, up from previous year's, January 2022, at **63.8%**, a **20.23%** upswing. 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

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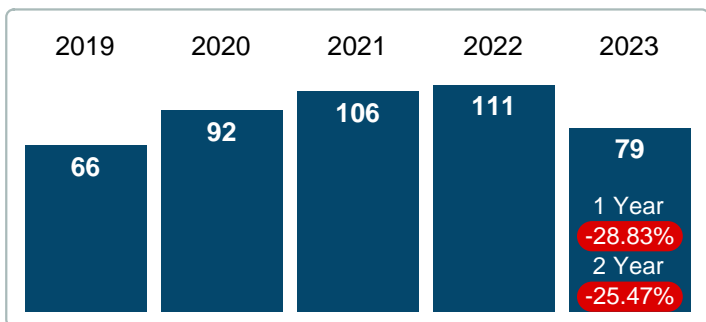
Area Delimited by County Of Rogers - Residential Property Type



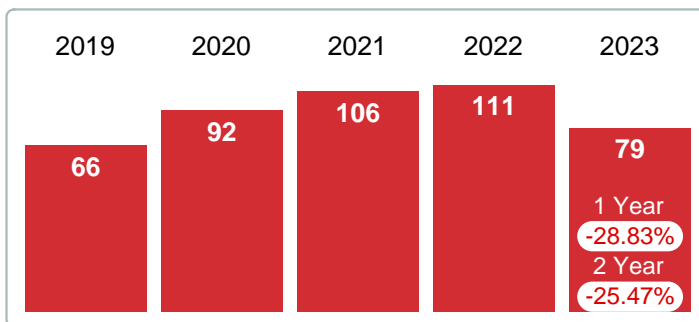
CLOSED LISTINGS

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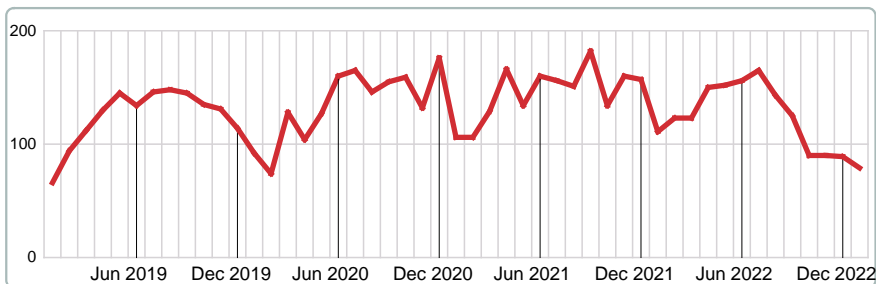
JANUARY



YEAR TO DATE (YTD)

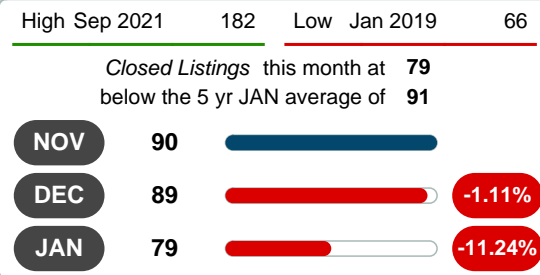


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 91



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	7.59%	2.5	4	2	0	0
\$50,001 - \$175,000	10	12.66%	8.5	4	5	0	1
\$175,001 - \$225,000	12	15.19%	28.5	0	12	0	0
\$225,001 - \$400,000	21	26.58%	15.0	0	14	4	3
\$400,001 - \$475,000	11	13.92%	25.0	0	3	5	3
\$475,001 - \$650,000	11	13.92%	30.0	0	3	7	1
\$650,001 and up	8	10.13%	6.5	0	1	5	2
Total Closed Units	79			8	40	21	10
Total Closed Volume	28,627,909	100%	15.0	549.00K	11.99M	10.74M	5.35M
Median Closed Price	\$282,000			\$52,500	\$227,250	\$489,948	\$417,500

January 2023



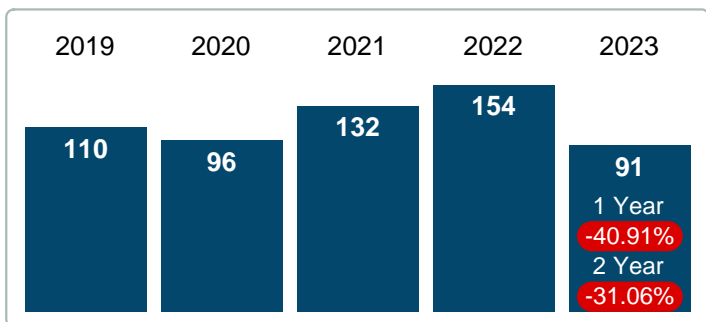
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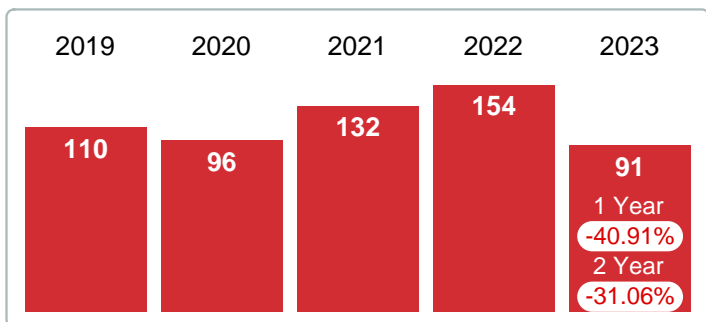
PENDING LISTINGS

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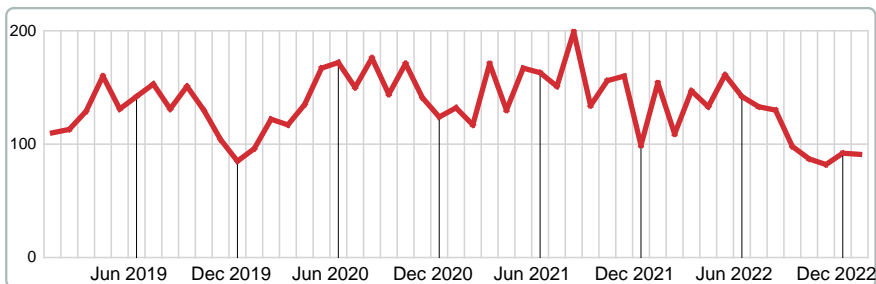
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

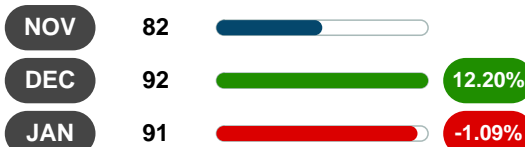


3 MONTHS

5 year JAN AVG = 117

High Aug 2021 199 Low Nov 2022 82

Pending Listings this month at 91 below the 5 yr JAN average of 117



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	6	6.59%	17.0	2	3	0	1
\$125,001 - \$175,000	16	17.58%	6.5	3	12	1	0
\$175,001 - \$225,000	8	8.79%	4.5	0	7	1	0
\$225,001 - \$325,000	25	27.47%	23.0	0	19	5	1
\$325,001 - \$400,000	13	14.29%	67.0	0	8	4	1
\$400,001 - \$525,000	12	13.19%	72.0	0	3	8	1
\$525,001 and up	11	12.09%	60.0	0	4	5	2
Total Pending Units	91			5	56	24	6
Total Pending Volume	32,276,820	100%	37.0	544.90K	19.46M	9.55M	2.72M
Median Listing Price	\$250,000			\$134,900	\$239,900	\$417,500	\$377,350

January 2023



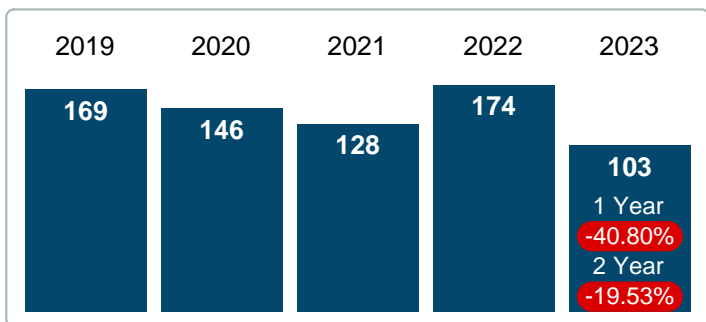
Area Delimited by County Of Rogers - Residential Property Type



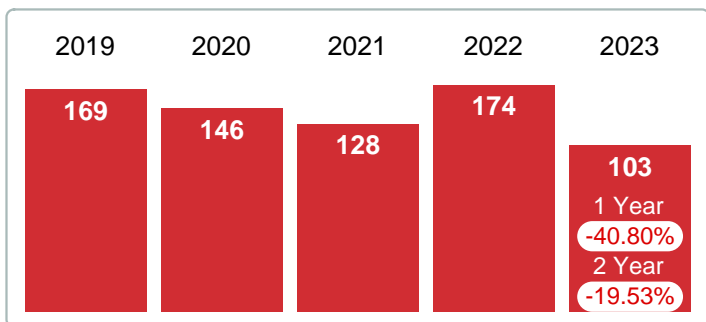
NEW LISTINGS

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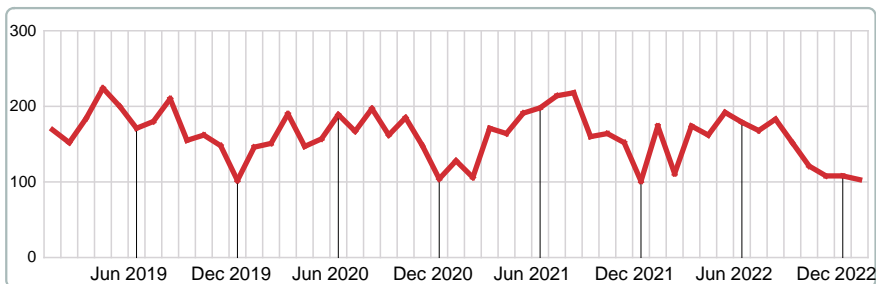
JANUARY



YEAR TO DATE (YTD)

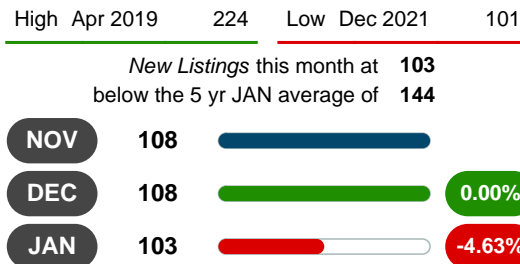


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 144



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	4	3.88%	1	3	0	0
\$125,001 - \$175,000	14	13.59%	4	9	0	1
\$175,001 - \$250,000	19	18.45%	3	15	1	0
\$250,001 - \$375,000	22	21.36%	1	10	9	2
\$375,001 - \$450,000	20	19.42%	1	15	3	1
\$450,001 - \$550,000	13	12.62%	0	3	7	3
\$550,001 and up	11	10.68%	1	4	4	2
Total New Listed Units	103		11	59	24	9
Total New Listed Volume	36,774,079	100%	2.81M	19.79M	10.03M	4.14M
Median New Listed Listing Price	\$315,000		\$198,000	\$275,000	\$429,400	\$549,000

January 2023



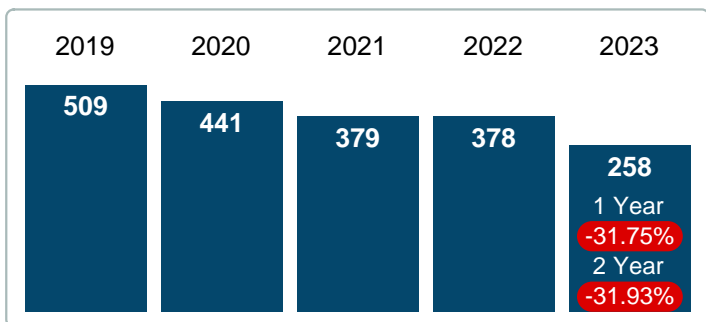
Area Delimited by County Of Rogers - Residential Property Type



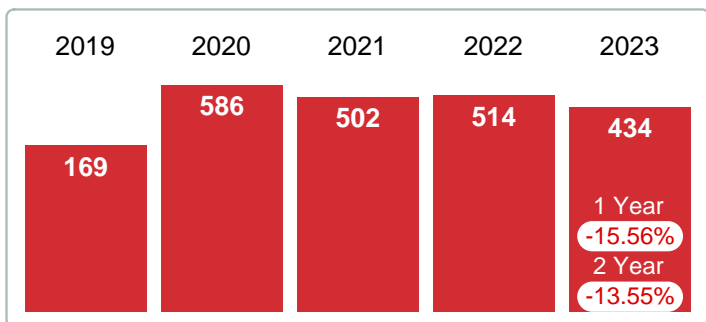
ACTIVE INVENTORY

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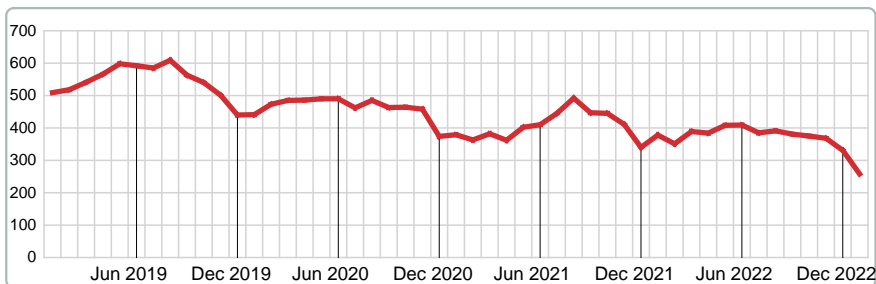
END OF JANUARY



ACTIVE DURING JANUARY

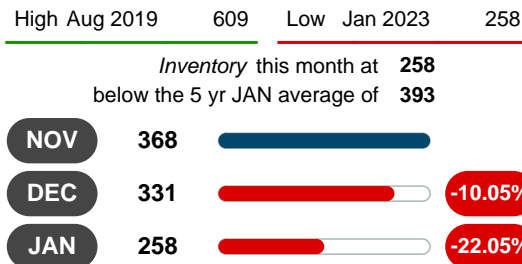


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 393



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	24	9.30%	70.5	5	18	0	1
\$175,001 - \$250,000	31	12.02%	47.0	3	21	7	0
\$250,001 - \$350,000	43	16.67%	52.0	1	22	17	3
\$350,001 - \$475,000	64	24.81%	59.5	2	41	17	4
\$475,001 - \$525,000	32	12.40%	110.0	1	6	23	2
\$525,001 - \$650,000	38	14.73%	53.0	1	7	17	13
\$650,001 and up	26	10.08%	109.5	1	4	13	8
Total Active Inventory by Units	258			14	119	94	31
Total Active Inventory by Volume	114,328,173	100%	70.0	4.31M	41.72M	49.85M	18.44M
Median Active Inventory Listing Price	\$413,950			\$222,450	\$350,000	\$488,450	\$549,500

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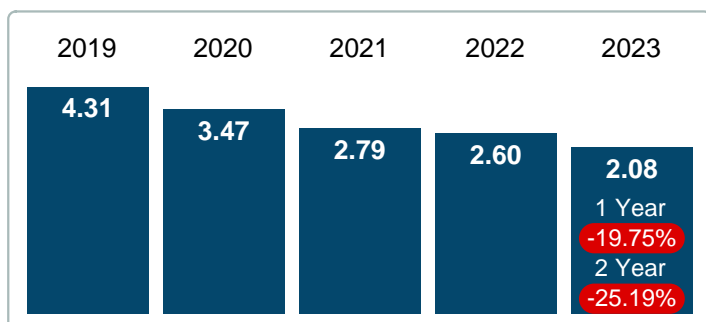
Area Delimited by County Of Rogers - Residential Property Type



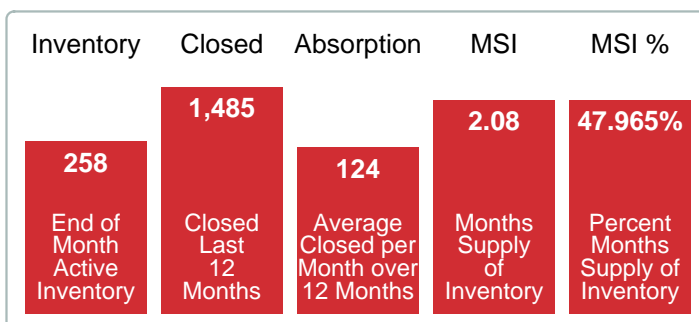
MONTHS SUPPLY of INVENTORY (MSI)

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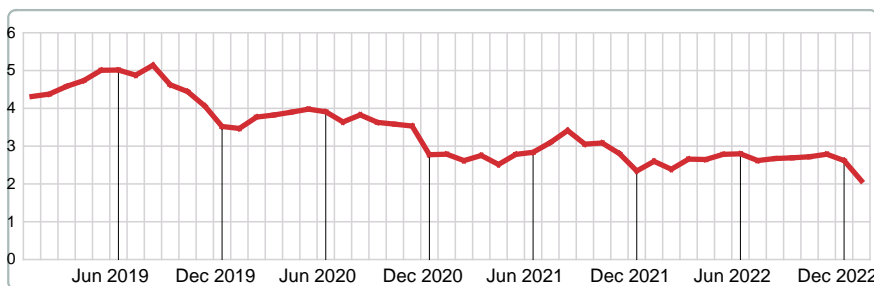
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

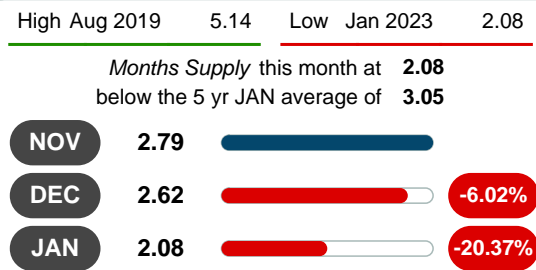


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 3.05



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	24	9.30%	1.01	0.72	1.21	0.00	4.00
\$175,001 - \$250,000	31	12.02%	0.89	2.25	0.75	1.31	0.00
\$250,001 - \$350,000	43	16.67%	1.63	1.50	1.38	1.96	3.00
\$350,001 - \$475,000	64	24.81%	3.06	4.80	4.92	1.58	2.82
\$475,001 - \$525,000	32	12.40%	5.33	4.00	3.79	6.27	4.00
\$525,001 - \$650,000	38	14.73%	5.85	0.00	6.00	4.00	12.00
\$650,001 and up	26	10.08%	4.73	0.00	9.60	4.11	4.17
Market Supply of Inventory (MSI)			2.08	1.46	1.70	2.50	4.89
Total Active Inventory by Units		100%	258	14	119	94	31

January 2023



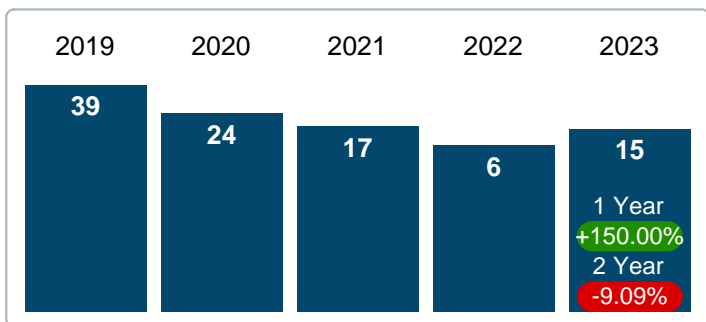
Area Delimited by County Of Rogers - Residential Property Type



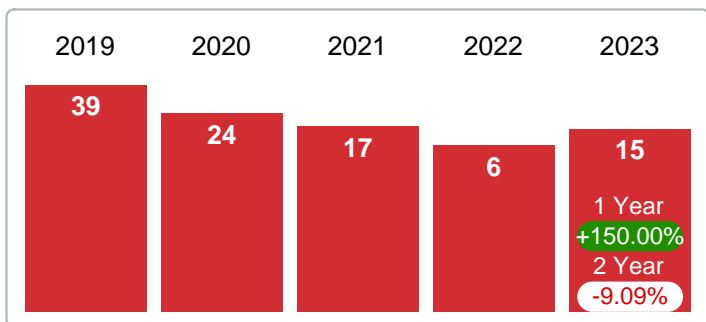
MEDIAN DAYS ON MARKET TO SALE

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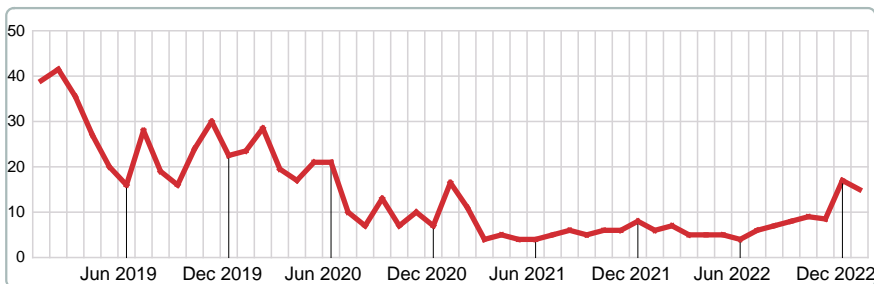
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

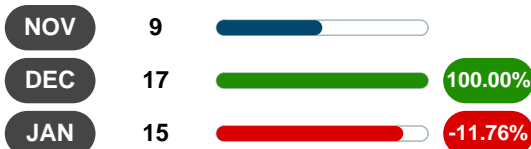


3 MONTHS

5 year JAN AVG = 20

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 15 below the 5 yr JAN average of 20



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
\$50,000 and less	7.59%	3	3	22	0	0
\$50,001 - \$175,000	12.66%	9	7	20	0	185
\$175,001 - \$225,000	15.19%	29	0	29	0	0
\$225,001 - \$400,000	26.58%	15	0	14	11	67
\$400,001 - \$475,000	13.92%	25	0	25	47	17
\$475,001 - \$650,000	13.92%	30	0	1	64	19
\$650,001 and up	10.13%	7	0	1	1	92
Median Closed DOM		15	5	17	14	62
Total Closed Units	100%	79	8	40	21	10
Total Closed Volume		28,627,909	549.00K	11.99M	10.74M	5.35M

January 2023



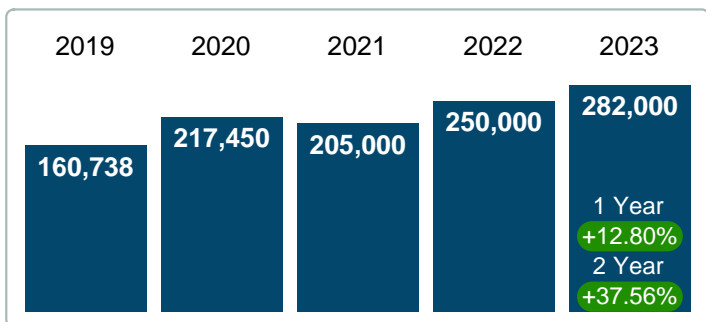
Area Delimited by County Of Rogers - Residential Property Type



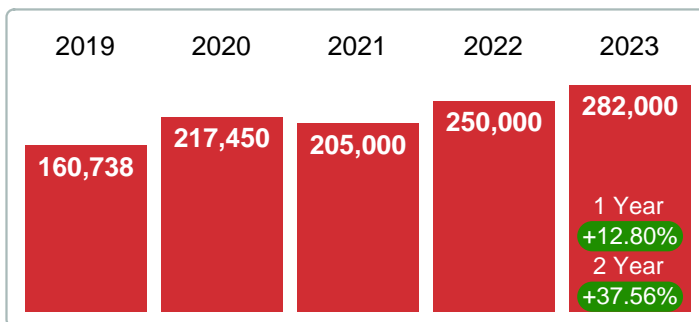
MEDIAN LIST PRICE AT CLOSING

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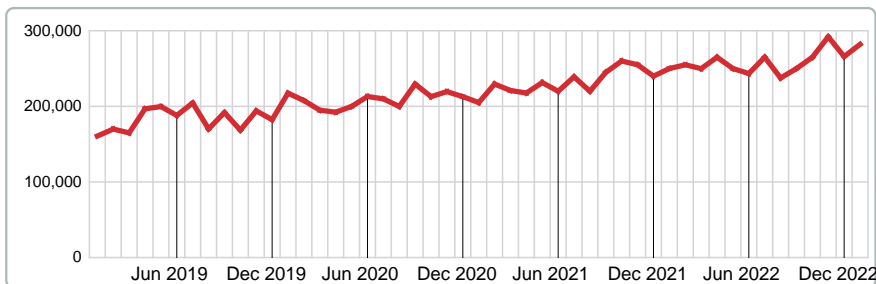
JANUARY



YEAR TO DATE (YTD)

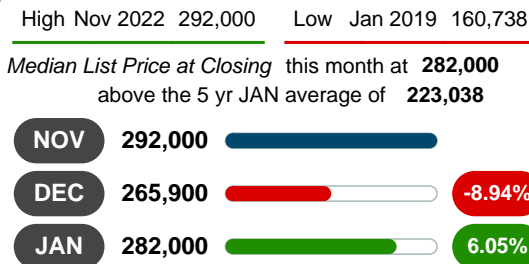


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 223,038



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
\$50,000 and less	5	6.33%	25,000	25,000	32,500	0	0
\$50,001 - \$175,000	10	12.66%	120,450	115,000	151,950	0	100,000
\$175,001 - \$225,000	12	15.19%	207,450	0	207,450	0	0
\$225,001 - \$400,000	21	26.58%	270,000	0	260,000	276,000	324,500
\$400,001 - \$475,000	10	12.66%	425,000	0	421,950	432,500	424,700
\$475,001 - \$650,000	13	16.46%	529,000	0	499,500	599,900	480,000
\$650,001 and up	8	10.13%	698,700		02,000,000	692,738	920,000
Median List Price			282,000	59,500	231,000	479,900	437,350
Total Closed Units		100%	282,000	8	40	21	10
Total Closed Volume			29,035,437	579.90K	12.27M	10.60M	5.59M

January 2023



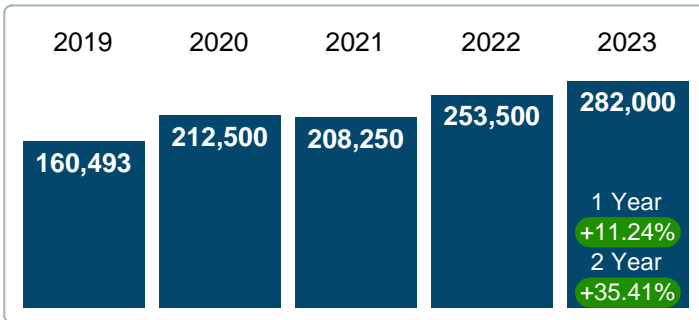
Area Delimited by County Of Rogers - Residential Property Type



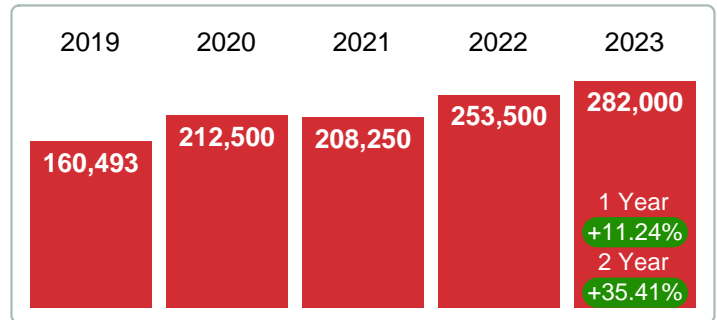
MEDIAN SOLD PRICE AT CLOSING

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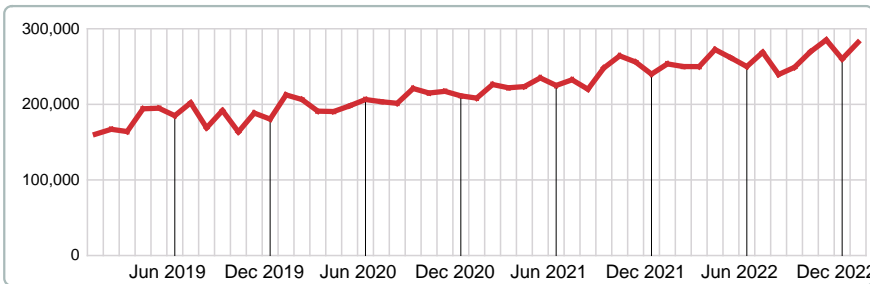
JANUARY



YEAR TO DATE (YTD)

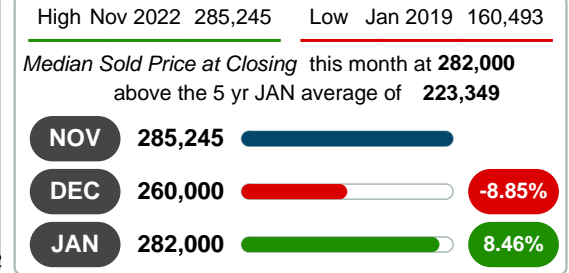


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 223,349



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
\$50,000 and less	6	7.59%	32,500	32,500	30,000	0	0
\$50,001 - \$175,000	10	12.66%	127,000	114,500	144,000	0	90,000
\$175,001 - \$225,000	12	15.19%	202,500	0	202,500	0	0
\$225,001 - \$400,000	21	26.58%	278,000	0	271,000	269,000	350,000
\$400,001 - \$475,000	11	13.92%	425,000	0	460,000	420,000	425,000
\$475,001 - \$650,000	11	13.92%	562,234	0	558,542	565,000	640,000
\$650,001 and up	8	10.13%	768,348		01,900,000	699,5001,177,500	
Median Sold Price			282,000	52,500	227,250	489,948	417,500
Total Closed Units		100%	282,000	8	40	21	10
Total Closed Volume			28,627,909	549.00K	11.99M	10.74M	5.35M

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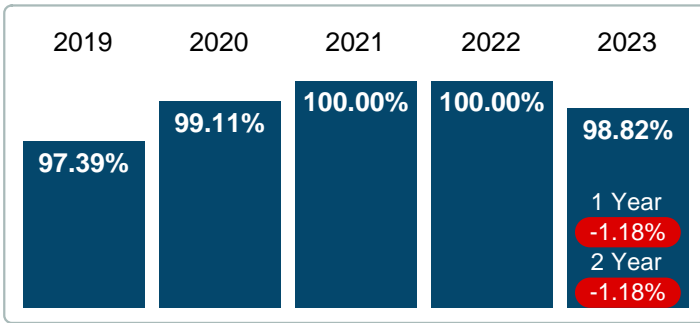
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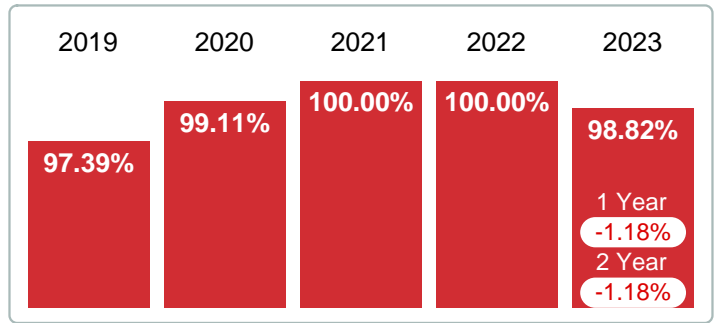
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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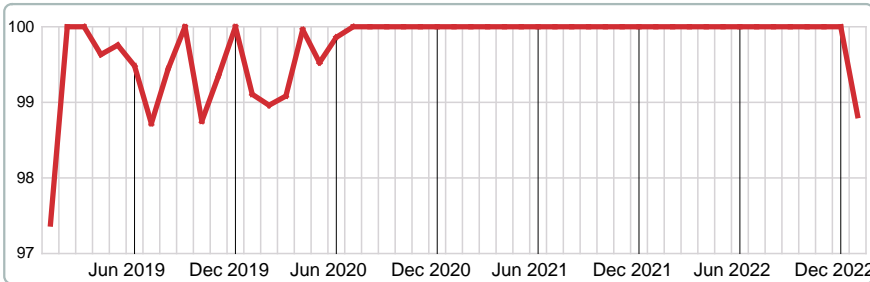
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

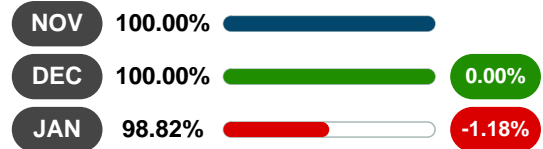


3 MONTHS

5 year JAN AVG = 99.06%

High Dec 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **98.82%** equal to 5 yr JAN average of **99.06%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	7.59%	95.00%	94.44%	95.00%	0.00%	0.00%
\$50,001 - \$175,000	10	12.66%	95.67%	95.09%	100.00%	0.00%	90.00%
\$175,001 - \$225,000	12	15.19%	99.44%	0.00%	99.44%	0.00%	0.00%
\$225,001 - \$400,000	21	26.58%	98.58%	0.00%	99.42%	97.44%	87.72%
\$400,001 - \$475,000	11	13.92%	98.93%	0.00%	95.83%	98.82%	100.00%
\$475,001 - \$650,000	11	13.92%	100.45%	0.00%	103.22%	97.71%	96.97%
\$650,001 and up	8	10.13%	99.18%	0.00%	95.00%	108.31%	97.68%
Median Sold/List Ratio		98.82%		95.09%	100.00%	98.82%	97.49%
Total Closed Units		79	100%	8	40	21	10
Total Closed Volume		28,627,909		549.00K	11.99M	10.74M	5.35M

January 2023



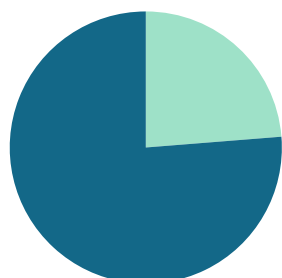
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Feb 13, 2023 for MLS Technology Inc.

INVENTORY

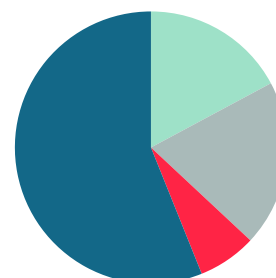


Inventory
 New Listings
103 = 23.73%
 Start Inventory
331
 Total Inventory Units
434
 Volume
\$180,326,425

Market Activity

Closed Sales
79 = 17.17%
 Pending Sales
91 = 19.78%
 Other Off Market
32 = 6.96%
 Active Inventory
258 = 56.09%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	111	79	-28.83%	111	79	-28.83%
Pending Sales	154	91	-40.91%	154	91	-40.91%
New Listings	174	103	-40.80%	174	103	-40.80%
Median List Price	250,000	282,000	12.80%	250,000	282,000	12.80%
Median Sale Price	253,500	282,000	11.24%	253,500	282,000	11.24%
Median Percent of Selling Price to List Price	100.00%	98.82%	-1.18%	100.00%	98.82%	-1.18%
Median Days on Market to Sale	6.00	15.00	150.00%	6.00	15.00	150.00%
Monthly Inventory	378	258	-31.75%	378	258	-31.75%
Months Supply of Inventory	2.60	2.08	-19.75%	2.60	2.08	-19.75%

Absorption: Last 12 months, an Average of **124** Sales/Month

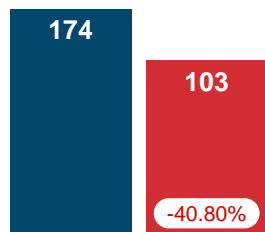
Inventory on January 31, 2023 = **258**

2022 **2023**

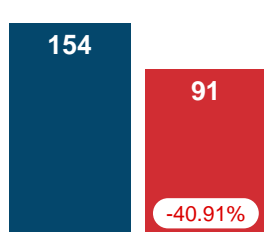
JANUARY MARKET

MEDIAN PRICES

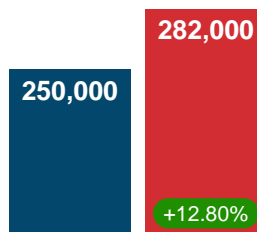
New Listings



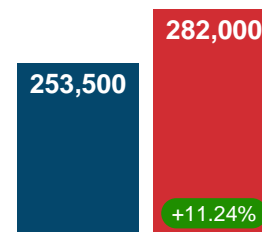
Pending Listings



List Price



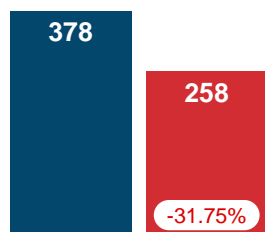
Sale Price



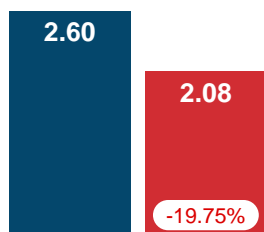
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

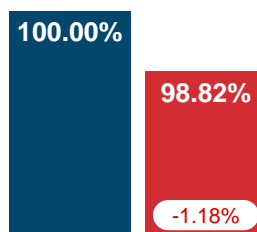
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

