

February 2023



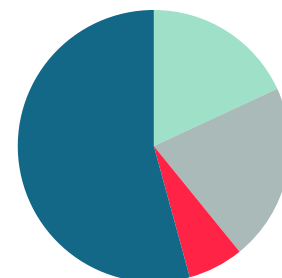
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2022	2023	
Closed Listings	123	85	-30.89%
Pending Listings	109	99	-9.17%
New Listings	111	117	5.41%
Average List Price	297,884	293,795	-1.37%
Average Sale Price	295,067	289,050	-2.04%
Average Percent of Selling Price to List Price	99.44%	98.21%	-1.24%
Average Days on Market to Sale	25.10	37.64	49.96%
End of Month Inventory	351	255	-27.35%
Months Supply of Inventory	2.39	2.11	-11.67%



■ Closed (18.09%)
■ Pending (21.06%)
■ Other OffMarket (6.60%)
■ Active (54.26%)

Absorption: Last 12 months, an Average of **121** Sales/Month
Active Inventory as of February 28, 2023 = **255**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2023 decreased **27.35%** to 255 existing homes available for sale. Over the last 12 months this area has had an average of 121 closed sales per month. This represents an unsold inventory index of **2.11** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **2.04%** in February 2023 to \$289,050 versus the previous year at \$295,067.

Average Days on Market Lengthens

The average number of **37.64** days that homes spent on the market before selling increased by 12.54 days or **49.96%** in February 2023 compared to last year's same month at **25.10** DOM.

Sales Success for February 2023 is Positive

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

There were 117 New Listings in February 2023, up **5.41%** from last year at 111. Furthermore, there were 85 Closed Listings this month versus last year at 123, a **-30.89%** decrease.

Closed versus Listed trends yielded a **72.6%** ratio, down from previous year's, February 2022, at **110.8%**, a **34.44%** 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

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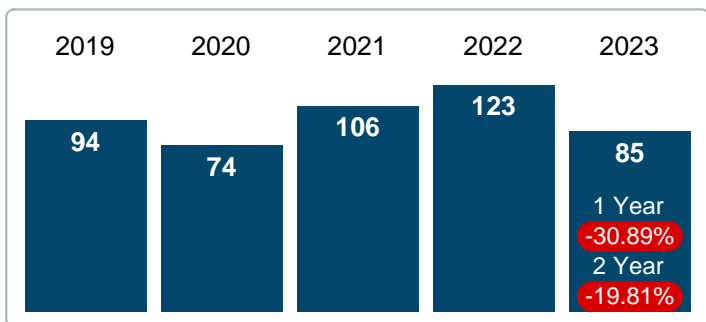
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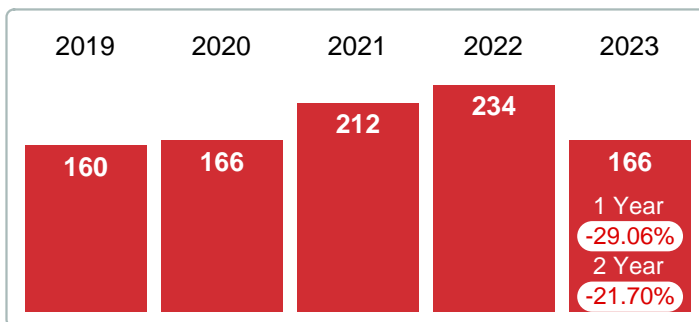
CLOSED LISTINGS

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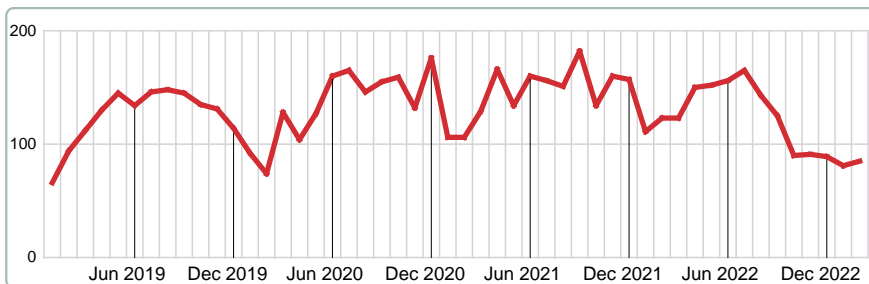
FEBRUARY



YEAR TO DATE (YTD)

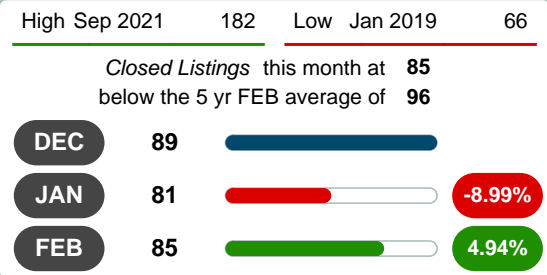


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 96



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	8.24%	14.9	2	5	0	0
\$125,001 - \$150,000	10	11.76%	13.7	3	7	0	0
\$150,001 - \$225,000	13	15.29%	25.9	0	11	2	0
\$225,001 - \$300,000	21	24.71%	25.0	0	17	3	1
\$300,001 - \$400,000	14	16.47%	65.4	0	7	6	1
\$400,001 - \$475,000	10	11.76%	54.7	0	5	5	0
\$475,001 and up	10	11.76%	63.2	0	2	7	1
Total Closed Units	85			5	54	23	3
Total Closed Volume	24,569,217	100%	37.6	578.40K	13.01M	9.40M	1.59M
Average Closed Price	\$289,050			\$115,680	\$240,917	\$408,535	\$528,333

February 2023



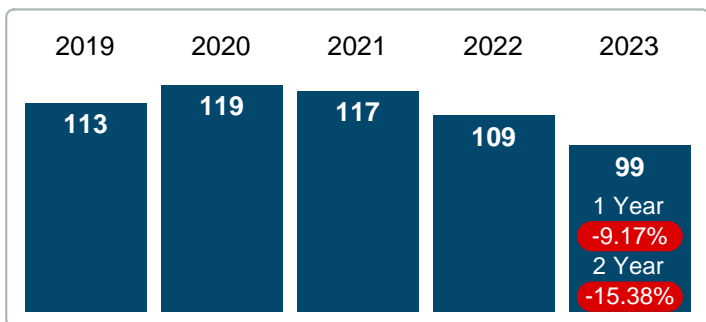
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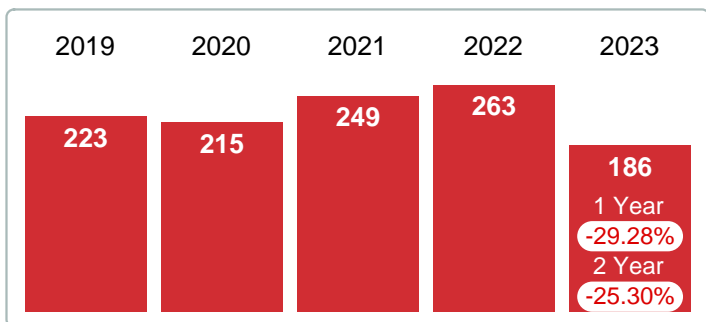
PENDING LISTINGS

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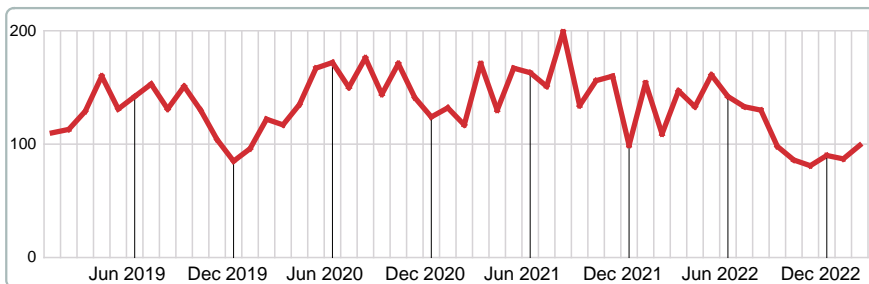
FEBRUARY



YEAR TO DATE (YTD)

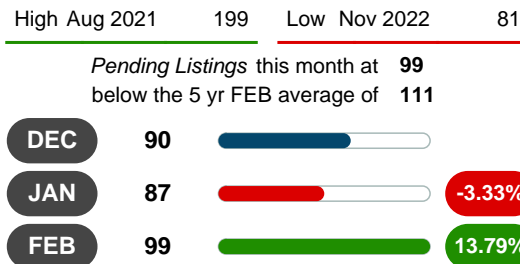


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 111



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	6.06%	43.7	3	3	0	0
\$100,001 - \$175,000	17	17.17%	23.2	2	13	2	0
\$175,001 - \$200,000	10	10.10%	10.9	2	8	0	0
\$200,001 - \$300,000	26	26.26%	40.0	2	14	10	0
\$300,001 - \$375,000	12	12.12%	55.7	0	8	3	1
\$375,001 - \$500,000	18	18.18%	80.7	1	10	5	2
\$500,001 and up	10	10.10%	88.8	0	1	6	3
Total Pending Units	99			10	57	26	6
Total Pending Volume	29,834,332	100%	42.6	1.76M	14.69M	9.76M	3.63M
Average Listing Price	\$243,790			\$175,730	\$257,662	\$375,382	\$605,067

February 2023



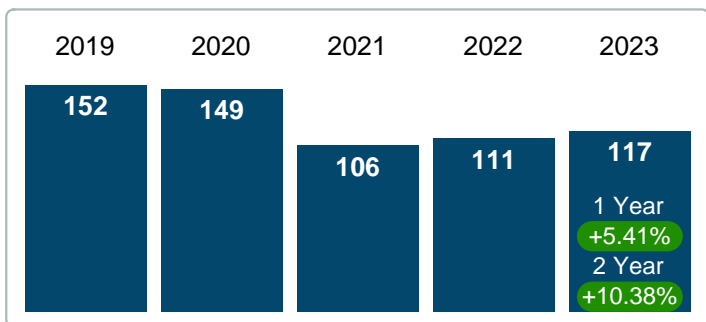
Area Delimited by County Of Rogers - Residential Property Type



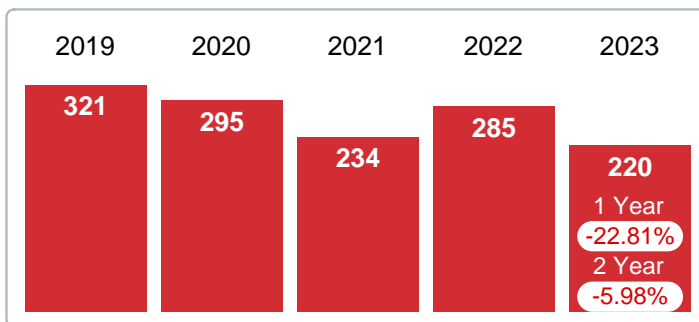
NEW LISTINGS

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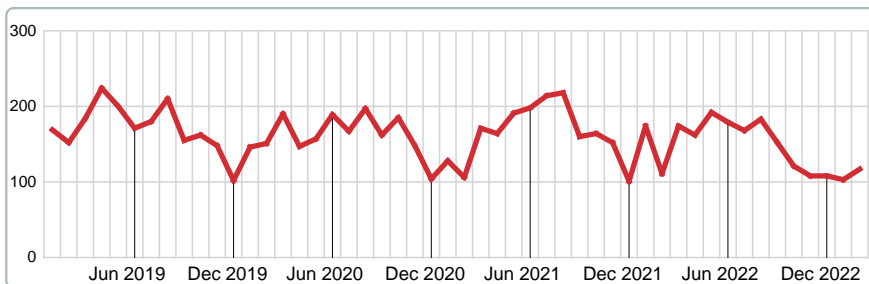
FEBRUARY



YEAR TO DATE (YTD)

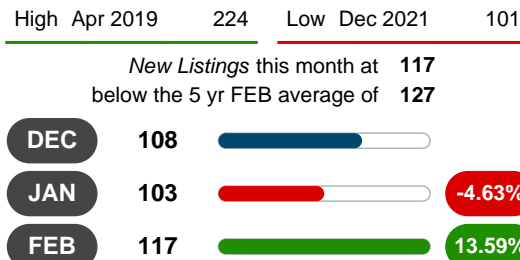


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 127



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$130,000 and less	12	10.26%	3	9	0	0
\$130,001 - \$180,000	10	8.55%	0	8	2	0
\$180,001 - \$260,000	17	14.53%	1	14	1	1
\$260,001 - \$370,000	33	28.21%	0	20	13	0
\$370,001 - \$510,000	18	15.38%	0	9	8	1
\$510,001 - \$710,000	14	11.97%	0	1	9	4
\$710,001 and up	13	11.11%	0	2	6	5
Total New Listed Units	117		4	63	39	11
Total New Listed Volume	44,453,656	100%	470.40K	17.54M	18.36M	8.08M
Average New Listed Listing Price	\$115,000		\$117,600	\$278,429	\$470,699	\$735,000

February 2023



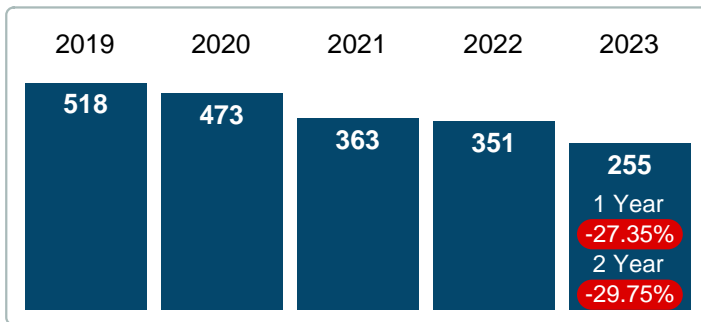
Area Delimited by County Of Rogers - Residential Property Type



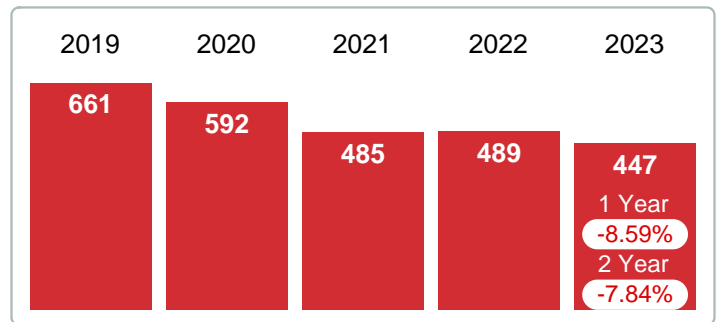
ACTIVE INVENTORY

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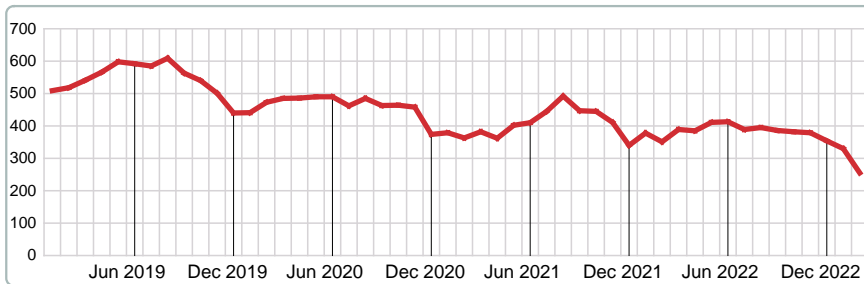
END OF FEBRUARY



ACTIVE DURING FEBRUARY

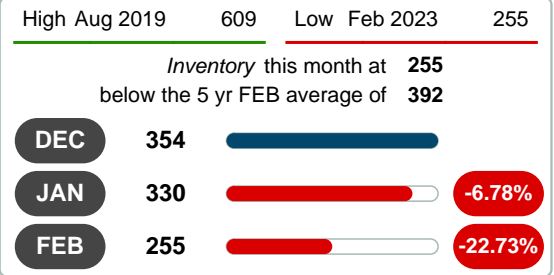


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 392



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	25	9.80%	74.7	2	19	3	1
\$200,001 - \$275,000	34	13.33%	62.5	0	19	15	0
\$275,001 - \$350,000	32	12.55%	50.1	1	18	11	2
\$350,001 - \$475,000	58	22.75%	74.7	1	36	18	3
\$475,001 - \$575,000	49	19.22%	109.9	1	10	29	9
\$575,001 - \$725,000	30	11.76%	81.7	0	6	15	9
\$725,001 and up	27	10.59%	87.5	1	5	13	8
Total Active Inventory by Units	255			6	113	104	32
Total Active Inventory by Volume	122,286,035	100%	78.9	2.24M	43.25M	55.38M	21.41M
Average Active Inventory Listing Price	\$479,553			\$373,000	\$382,775	\$532,523	\$669,129

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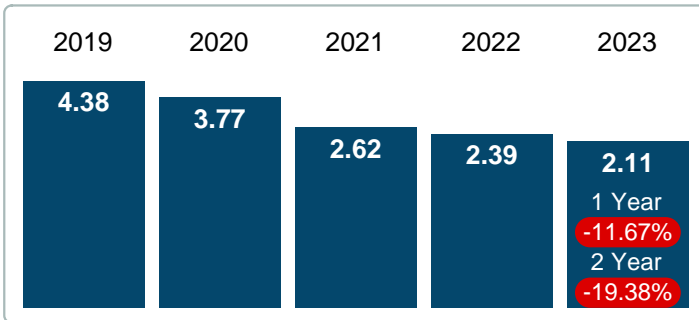
Area Delimited by County Of Rogers - Residential Property Type



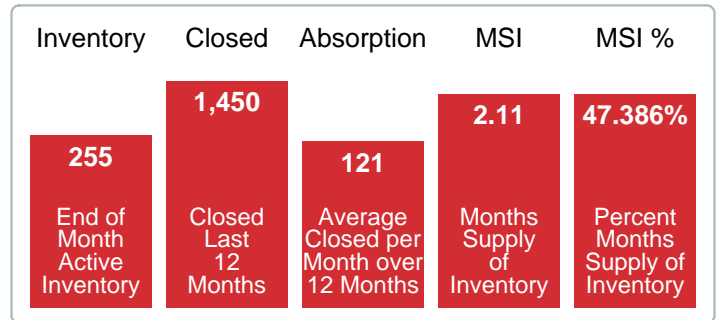
MONTHS SUPPLY of INVENTORY (MSI)

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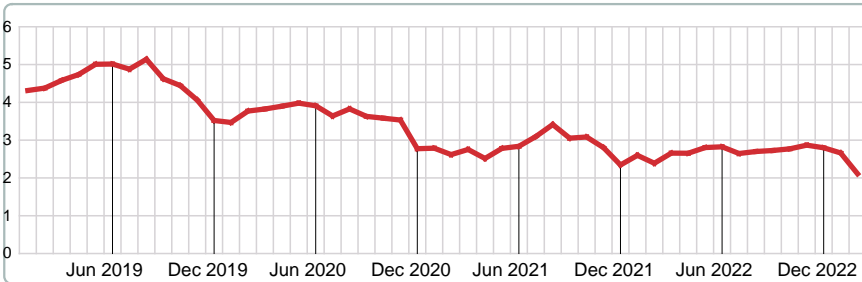
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023

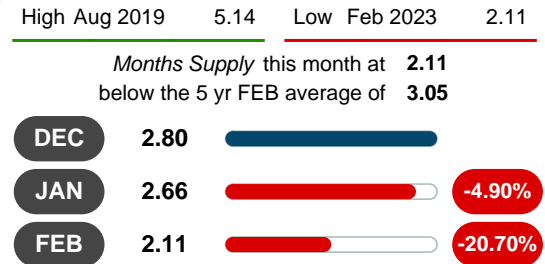


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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
\$200,000 and less	25	9.80%	0.78	0.28	0.85	1.20	4.00
\$200,001 - \$275,000	34	13.33%	1.02	0.00	0.73	2.65	0.00
\$275,001 - \$350,000	32	12.55%	1.83	6.00	1.83	1.69	2.00
\$350,001 - \$475,000	58	22.75%	2.89	2.40	4.32	1.79	2.40
\$475,001 - \$575,000	49	19.22%	5.39	4.00	4.00	5.12	13.50
\$575,001 - \$725,000	30	11.76%	5.29	0.00	12.00	3.91	6.75
\$725,001 and up	27	10.59%	8.76	0.00	30.00	8.21	6.00
Market Supply of Inventory (MSI)			2.11	0.63	1.63	2.90	5.33
Total Active Inventory by Units		100%	2.11	6	113	104	32

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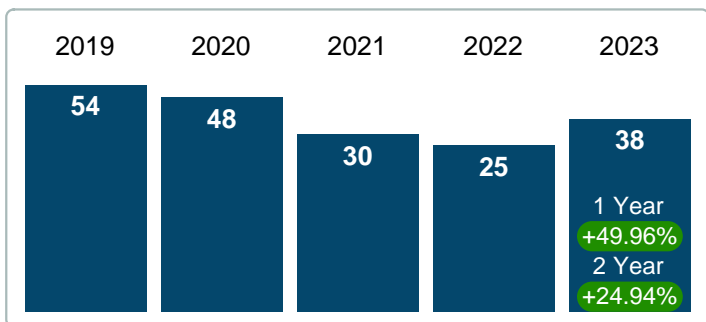
Area Delimited by County Of Rogers - Residential Property Type



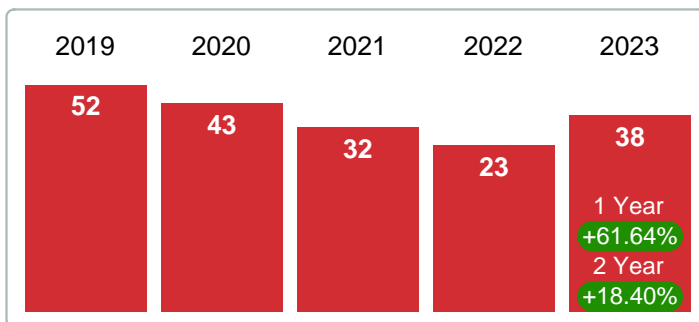
AVERAGE DAYS ON MARKET TO SALE

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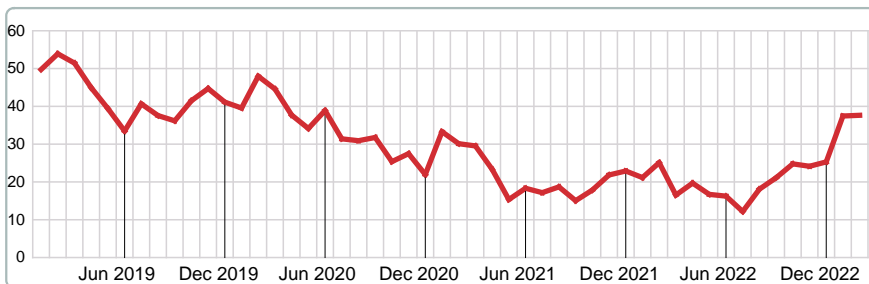
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

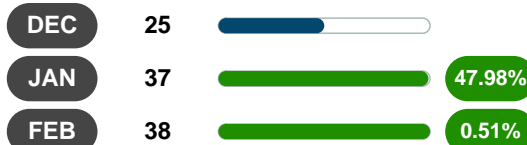


3 MONTHS

5 year FEB AVG = 39

High Feb 2019 54 Low Jul 2022 12

Average Days on Market to Sale this month at 38 below the 5 yr FEB average of 39



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	8.24%	15	31	9	0	0
\$125,001 - \$150,000	11.76%	14	3	18	0	0
\$150,001 - \$225,000	15.29%	26	0	30	6	0
\$225,001 - \$300,000	24.71%	25	0	23	39	9
\$300,001 - \$400,000	16.47%	65	0	59	57	158
\$400,001 - \$475,000	11.76%	55	0	18	92	0
\$475,001 and up	11.76%	63	0	101	51	72
Average Closed DOM		38				
Total Closed Units	100%	85	5	54	23	3
Total Closed Volume		24,569,217	578.40K	13.01M	9.40M	1.59M

February 2023



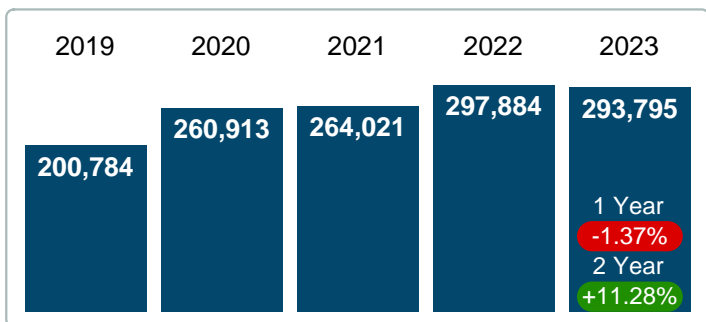
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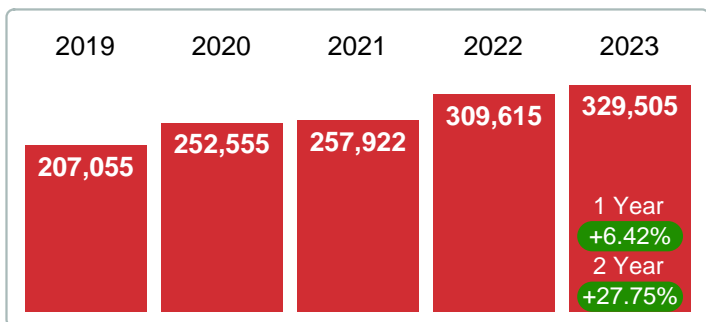
AVERAGE LIST PRICE AT CLOSING

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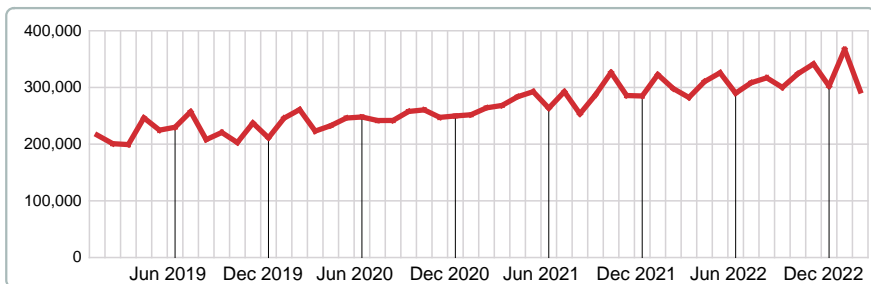
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

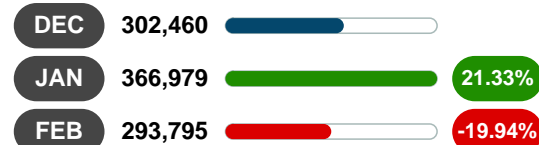


3 MONTHS

5 year FEB AVG = 263,479

High Jan 2023 366,979 Low Mar 2019 199,270

Average List Price at Closing this month at **293,795**
above the 5 yr FEB average of **263,479**



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	8	102,500	92,500	103,000	0	0
\$125,001 - \$150,000	8	139,363	136,633	142,000	0	0
\$150,001 - \$225,000	14	178,871	0	176,655	207,500	0
\$225,001 - \$300,000	19	248,099	0	245,053	283,833	330,000
\$300,001 - \$400,000	17	352,332	0	350,486	359,972	320,000
\$400,001 - \$475,000	9	434,128	0	432,635	435,580	0
\$475,001 and up	10	592,278	0	484,950	559,836	1,000,000
Average List Price		293,795	118,980	244,529	414,047	550,000
Total Closed Units		85	5	54	23	3
Total Closed Volume		24,972,554	594.90K	13.20M	9.52M	1.65M

February 2023



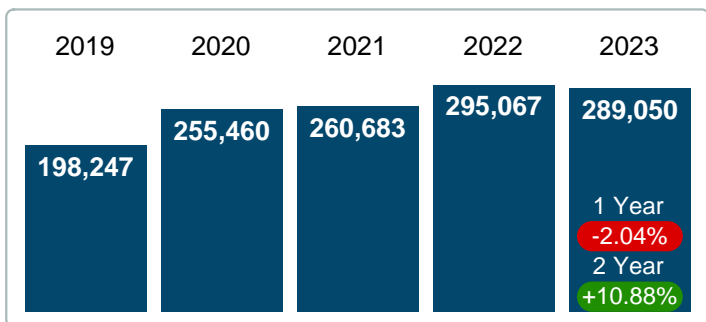
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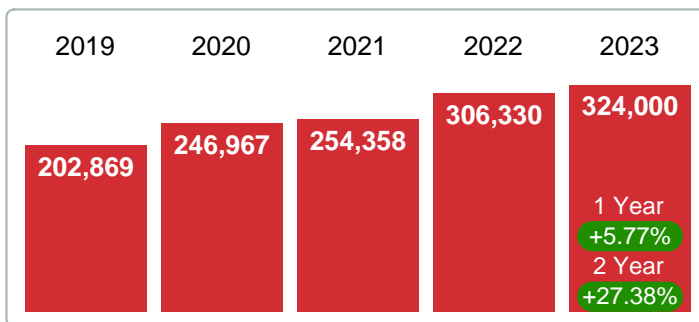
AVERAGE SOLD PRICE AT CLOSING

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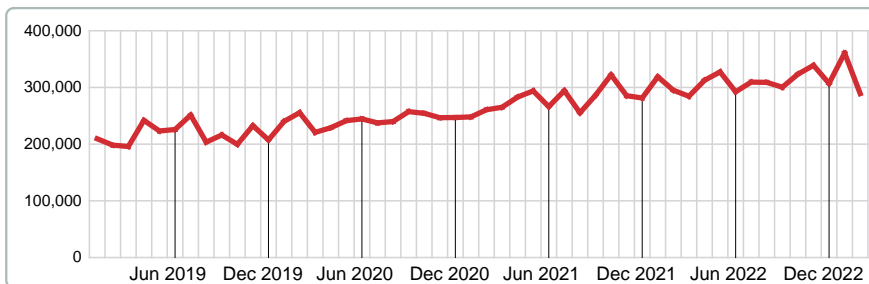
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

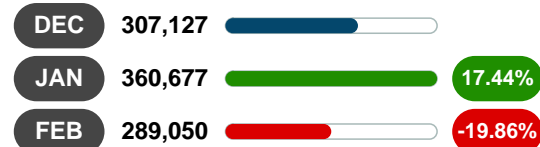


3 MONTHS

5 year FEB AVG = 259,701

High Jan 2023 360,677 Low Mar 2019 195,866

Average Sold Price at Closing this month at **289,050** above the 5 yr FEB average of **259,701**



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	8.24%	91,500	87,750	93,000	0	0
\$125,001 - \$150,000	11.76%	138,390	134,300	140,143	0	0
\$150,001 - \$225,000	15.29%	179,185	0	175,491	199,500	0
\$225,001 - \$300,000	24.71%	250,167	0	243,500	271,333	300,000
\$300,001 - \$400,000	16.47%	341,426	0	334,643	353,743	315,000
\$400,001 - \$475,000	11.76%	429,545	0	435,290	423,800	0
\$475,001 and up	11.76%	588,651	0	487,325	563,122	970,000
Average Sold Price		289,050	115,680	240,917	408,535	528,333
Total Closed Units	100%	289,050	5	54	23	3
Total Closed Volume		24,569,217	578.40K	13.01M	9.40M	1.59M

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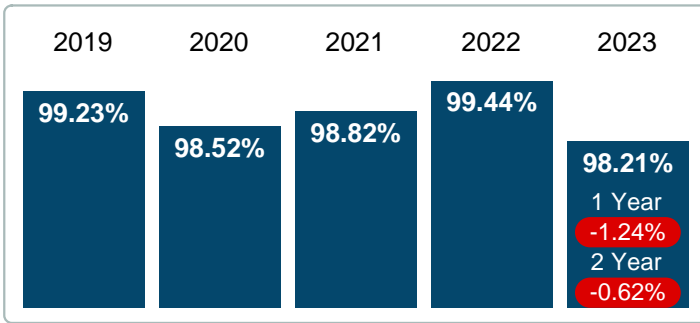
Area Delimited by County Of Rogers - Residential Property Type



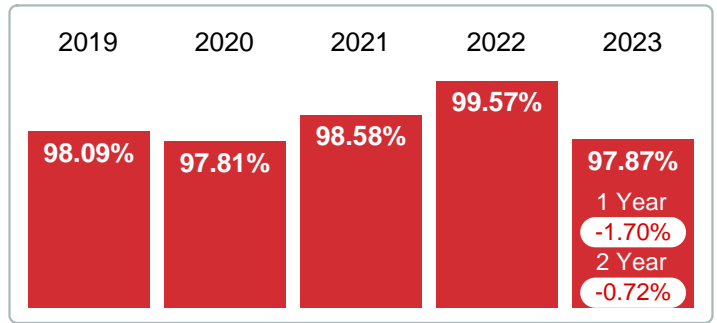
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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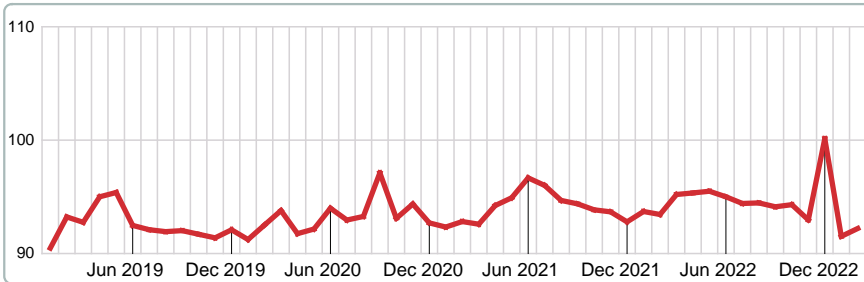
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

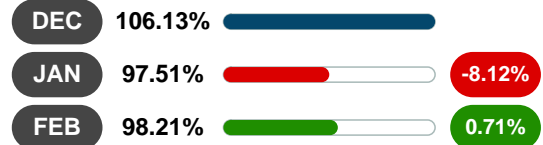


3 MONTHS

5 year FEB AVG = 98.84%

High Dec 2022 106.13% Low Jan 2019 96.48%

Average Sold/List Ratio this month at **98.21%**
below the 5 yr FEB average of **98.84%**



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	8.24%	92.95%	95.10%	92.09%	0.00%	0.00%
\$125,001 - \$150,000	10	11.76%	98.86%	98.34%	99.08%	0.00%	0.00%
\$150,001 - \$225,000	13	15.29%	99.05%	0.00%	99.50%	96.61%	0.00%
\$225,001 - \$300,000	21	24.71%	98.53%	0.00%	99.48%	95.72%	90.91%
\$300,001 - \$400,000	14	16.47%	96.99%	0.00%	95.54%	98.45%	98.44%
\$400,001 - \$475,000	10	11.76%	99.10%	0.00%	100.63%	97.57%	0.00%
\$475,001 and up	10	11.76%	100.29%	0.00%	100.48%	100.71%	97.00%
Average Sold/List Ratio		98.20%		97.05%	98.38%	98.43%	95.45%
Total Closed Units		85	100%	5	54	23	3
Total Closed Volume		24,569,217		578.40K	13.01M	9.40M	1.59M

February 2023



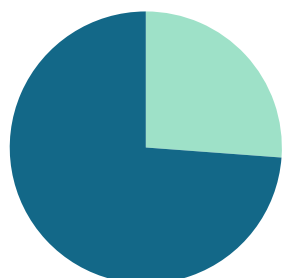
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

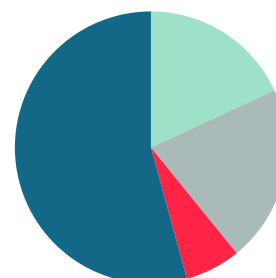


Inventory
 New Listings
117 = 26.17%
 Start Inventory
330
 Total Inventory Units
447
 Volume
\$184,009,969

Market Activity

Closed Sales
85 = 18.09%
 Pending Sales
99 = 21.06%
 Other Off Market
31 = 6.60%
 Active Inventory
255 = 54.26%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	123	85	-30.89%	234	166	-29.06%
Pending Sales	109	99	-9.17%	263	186	-29.28%
New Listings	111	117	5.41%	285	220	-22.81%
Average List Price	297,884	293,795	-1.37%	309,615	329,505	6.42%
Average Sale Price	295,067	289,050	-2.04%	306,330	324,000	5.77%
Average Percent of Selling Price to List Price	99.44%	98.21%	-1.24%	99.57%	97.87%	-1.70%
Average Days on Market to Sale	25.10	37.64	49.96%	23.23	37.54	61.64%
Monthly Inventory	351	255	-27.35%	351	255	-27.35%
Months Supply of Inventory	2.39	2.11	-11.67%	2.39	2.11	-11.67%

Absorption: Last 12 months, an Average of 121 Sales/Month

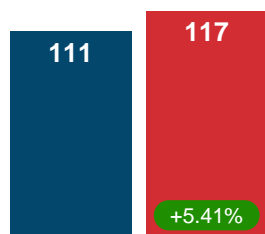
Inventory on February 28, 2023 = 255

2022 2023

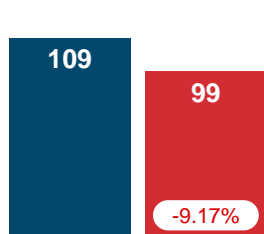
FEBRUARY MARKET

AVERAGE PRICES

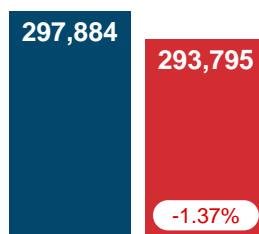
New Listings



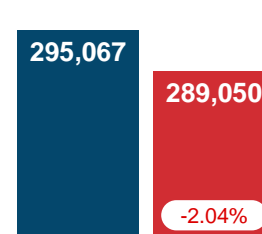
Pending Listings



List Price



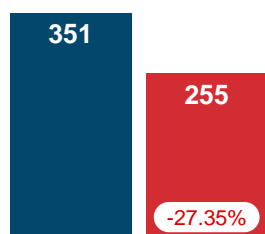
Sale Price



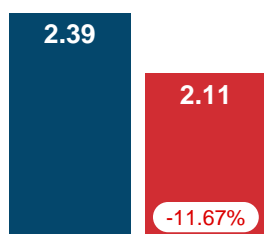
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

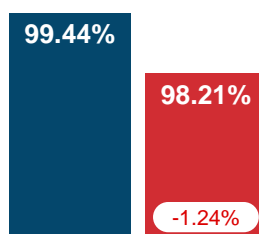
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

