

## February 2023



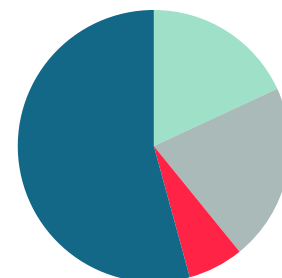
Area Delimited by County Of Rogers - Residential Property Type



### 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%
Median List Price	255,000	249,900	-2.00%
Median Sale Price	250,000	247,000	-1.20%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%
Median Days on Market to Sale	7.00	18.00	157.14%
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.

##### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.20%** in February 2023 to \$247,000 versus the previous year at \$250,000.

##### Median Days on Market Lengthens

The median number of **18.00** days that homes spent on the market before selling increased by 11.00 days or **157.14%** in February 2023 compared to last year's same month at **7.00** DOM.

##### Sales Success for February 2023 is Positive

Overall, with Median 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.

#### 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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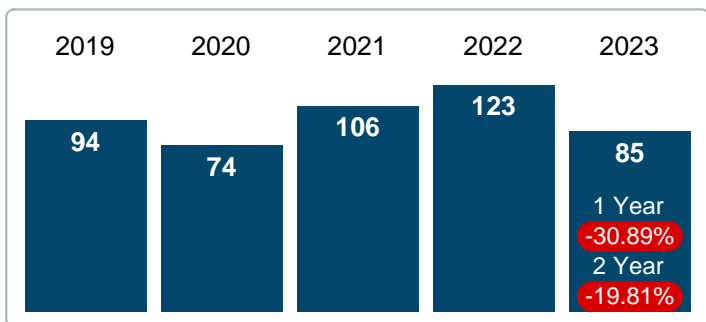
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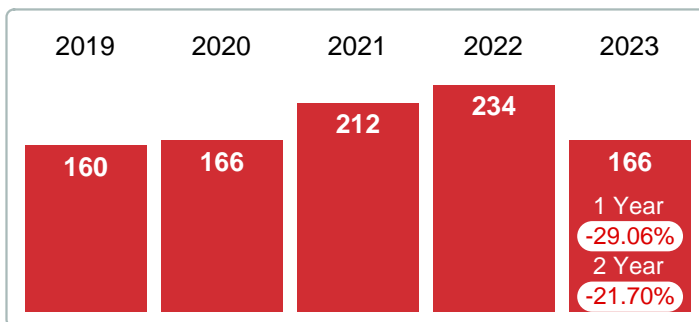
## CLOSED LISTINGS

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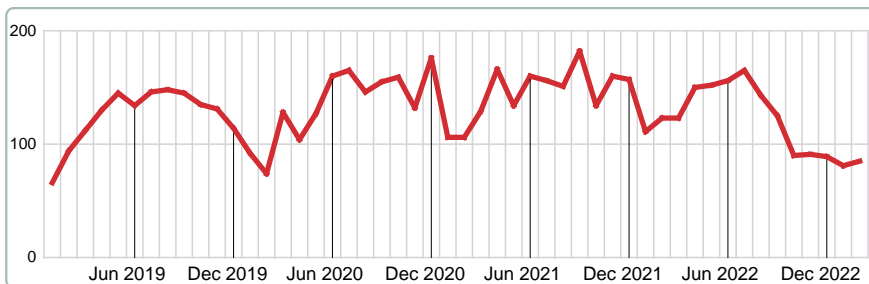
### FEBRUARY



### YEAR TO DATE (YTD)

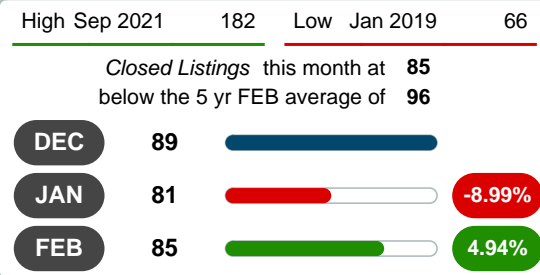


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 96



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.24%	1.0	2	5	0	0
\$125,001 - \$150,000	10	11.76%	4.5	3	7	0	0
\$150,001 - \$225,000	13	15.29%	10.0	0	11	2	0
\$225,001 - \$300,000	21	24.71%	15.0	0	17	3	1
\$300,001 - \$400,000	14	16.47%	67.5	0	7	6	1
\$400,001 - \$475,000	10	11.76%	42.5	0	5	5	0
\$475,001 and up	10	11.76%	52.5	0	2	7	1
<b>Total Closed Units</b>	<b>85</b>			<b>5</b>	<b>54</b>	<b>23</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>24,569,217</b>	<b>100%</b>	<b>18.0</b>	<b>578.40K</b>	<b>13.01M</b>	<b>9.40M</b>	<b>1.59M</b>
<b>Median Closed Price</b>	<b>\$247,000</b>			<b>\$132,000</b>	<b>\$235,000</b>	<b>\$405,000</b>	<b>\$315,000</b>

# February 2023



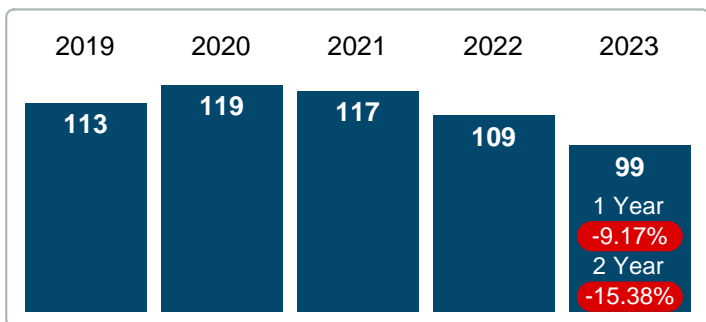
Area Delimited by County Of Rogers - Residential Property Type



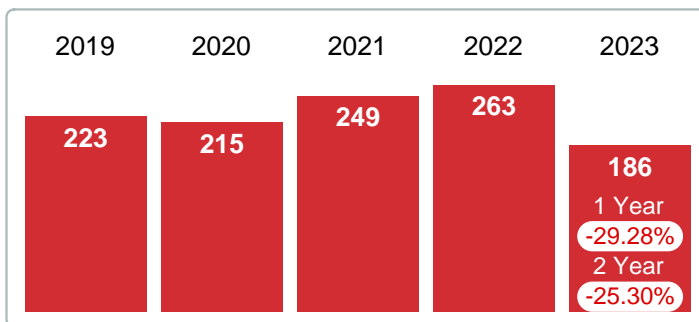
## PENDING LISTINGS

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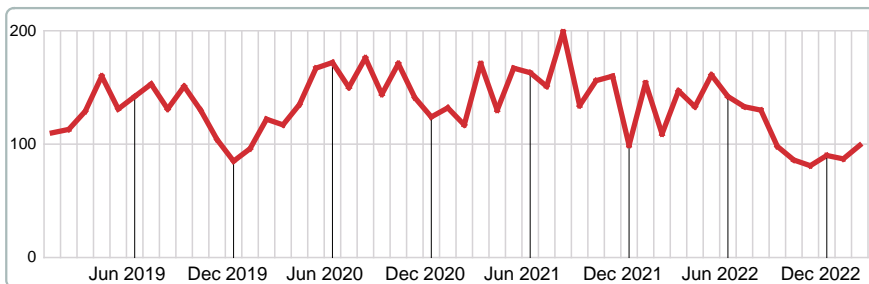
### FEBRUARY



### YEAR TO DATE (YTD)

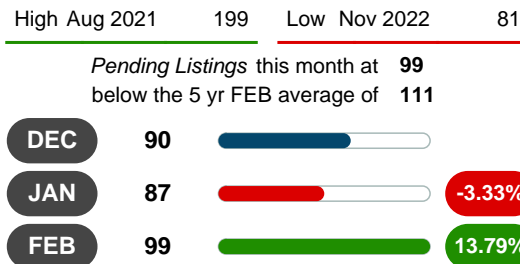


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 111



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	6.06%	14.0	3	3	0	0
\$100,001 - \$175,000	17	17.17%	5.0	2	13	2	0
\$175,001 - \$200,000	10	10.10%	4.0	2	8	0	0
\$200,001 - \$300,000	26	26.26%	22.0	2	14	10	0
\$300,001 - \$375,000	12	12.12%	14.0	0	8	3	1
\$375,001 - \$500,000	18	18.18%	69.0	1	10	5	2
\$500,001 and up	10	10.10%	60.0	0	1	6	3
<b>Total Pending Units</b>	<b>99</b>			<b>10</b>	<b>57</b>	<b>26</b>	<b>6</b>
<b>Total Pending Volume</b>	<b>29,834,332</b>	<b>100%</b>	<b>15.0</b>	<b>1.76M</b>	<b>14.69M</b>	<b>9.76M</b>	<b>3.63M</b>
<b>Median Listing Price</b>	<b>\$265,000</b>			<b>\$169,250</b>	<b>\$232,000</b>	<b>\$320,000</b>	<b>\$525,250</b>

# February 2023



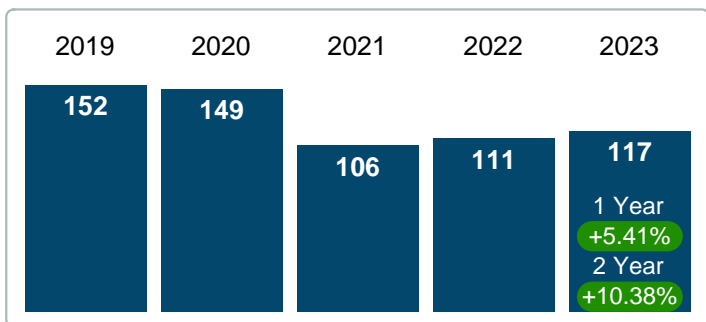
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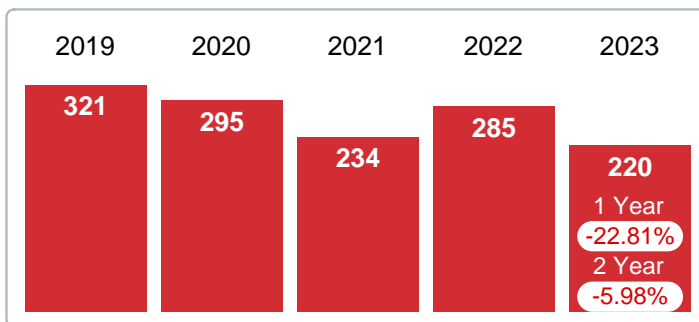
## NEW LISTINGS

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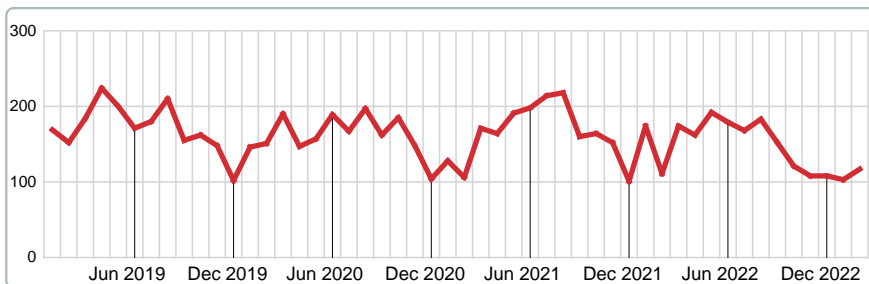
### FEBRUARY



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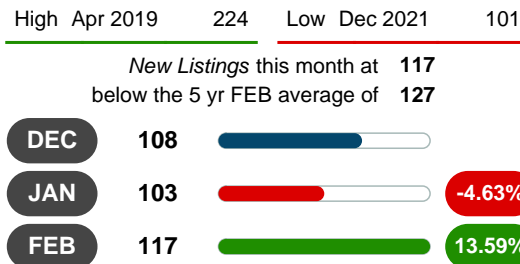


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
\$125,000 and less	11	9.40%	3	8	0	0
\$125,001 - \$175,000	9	7.69%	0	7	2	0
\$175,001 - \$250,000	17	14.53%	1	15	0	1
\$250,001 - \$375,000	35	29.91%	0	21	14	0
\$375,001 - \$500,000	17	14.53%	0	8	8	1
\$500,001 - \$700,000	15	12.82%	0	2	9	4
\$700,001 and up	13	11.11%	0	2	6	5
<b>Total New Listed Units</b>	<b>117</b>		<b>4</b>	<b>63</b>	<b>39</b>	<b>11</b>
<b>Total New Listed Volume</b>	<b>44,453,656</b>	<b>100%</b>	<b>470.40K</b>	<b>17.54M</b>	<b>18.36M</b>	<b>8.08M</b>
<b>Median New Listed Listing Price</b>	<b>\$315,000</b>		<b>\$100,450</b>	<b>\$264,900</b>	<b>\$415,000</b>	<b>\$656,500</b>

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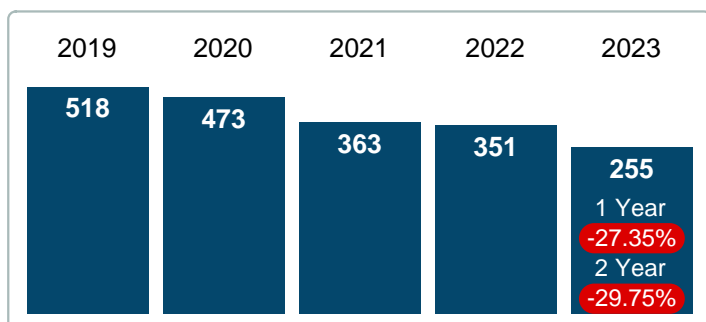
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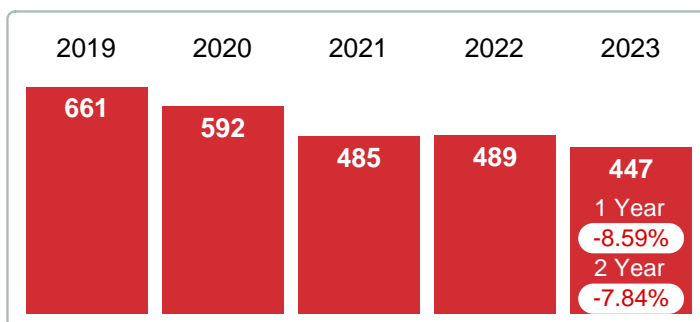
## ACTIVE INVENTORY

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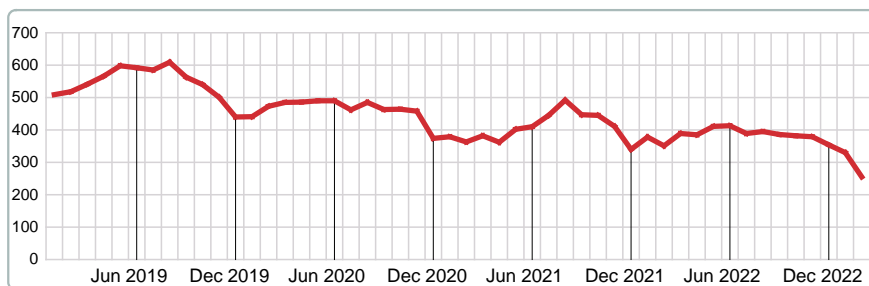
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

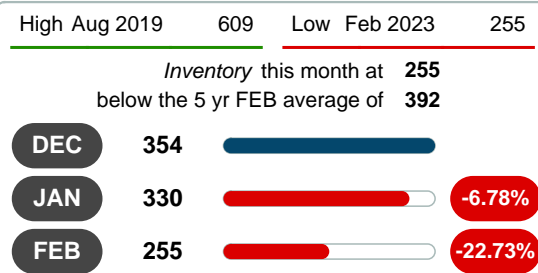


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 392



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	25	9.80%	54.0	2	19	3	1
\$200,001 - \$275,000	34	13.33%	39.0	0	19	15	0
\$275,001 - \$350,000	32	12.55%	32.5	1	18	11	2
\$350,001 - \$475,000	58	22.75%	54.0	1	36	18	3
\$475,001 - \$575,000	49	19.22%	81.0	1	10	29	9
\$575,001 - \$725,000	30	11.76%	55.5	0	6	15	9
\$725,001 and up	27	10.59%	62.0	1	5	13	8
<b>Total Active Inventory by Units</b>	<b>255</b>			<b>6</b>	<b>113</b>	<b>104</b>	<b>32</b>
<b>Total Active Inventory by Volume</b>	<b>122,286,035</b>	<b>100%</b>	<b>53.0</b>	<b>2.24M</b>	<b>43.25M</b>	<b>55.38M</b>	<b>21.41M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$424,000</b>			<b>\$364,500</b>	<b>\$355,000</b>	<b>\$487,500</b>	<b>\$588,750</b>

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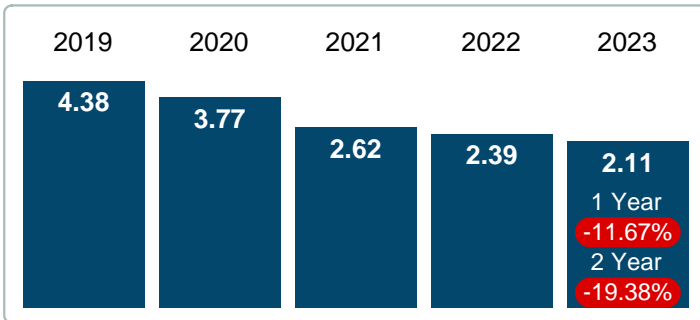
Area Delimited by County Of Rogers - Residential Property Type



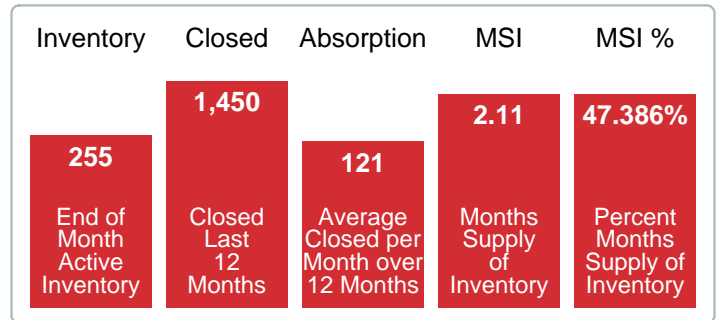
## MONTHS SUPPLY of INVENTORY (MSI)

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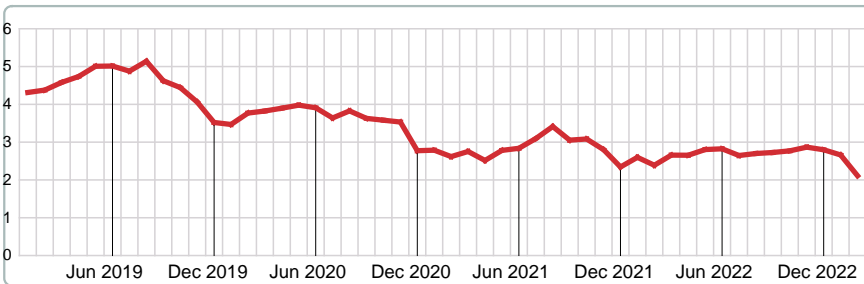
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023

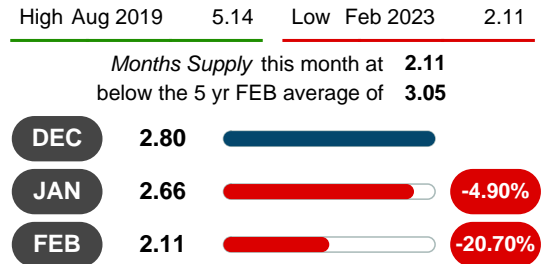


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# February 2023



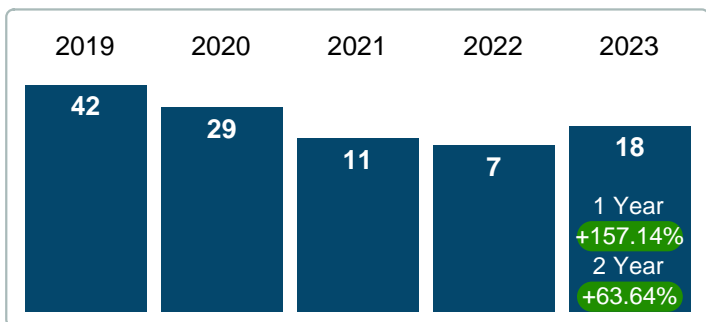
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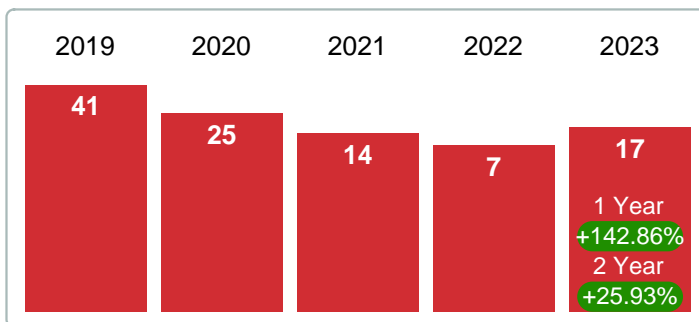
## MEDIAN DAYS ON MARKET TO SALE

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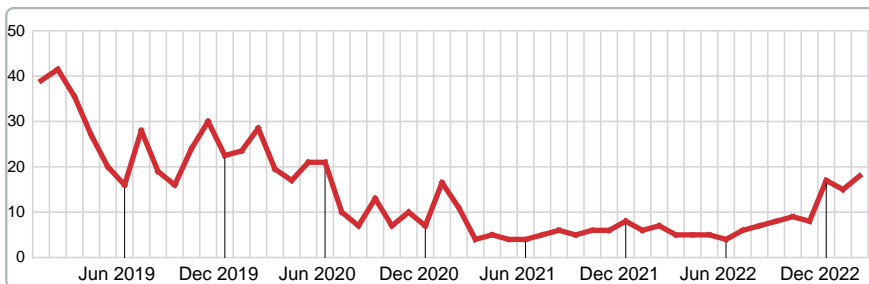
### FEBRUARY



### YEAR TO DATE (YTD)

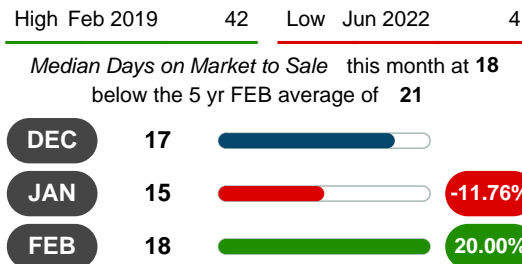


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 21



### 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	8.24%	7	31	1	0	0
\$125,001 - \$150,000	11.76%	10	4	6	0	0
\$150,001 - \$225,000	15.29%	13	0	18	6	0
\$225,001 - \$300,000	24.71%	21	0	15	19	9
\$300,001 - \$400,000	16.47%	14	0	67	48	158
\$400,001 - \$475,000	11.76%	10	0	1	84	0
\$475,001 and up	11.76%	10	0	101	43	72
Median Closed DOM		18	4	15	43	72
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



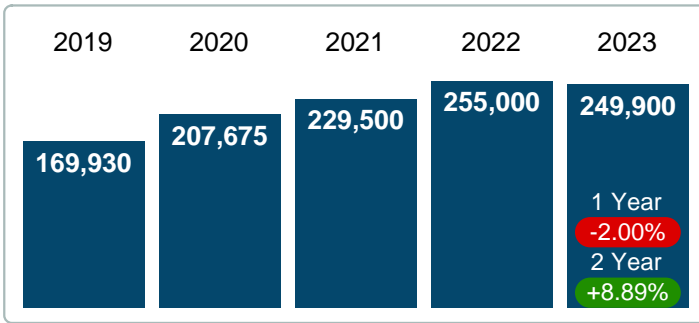
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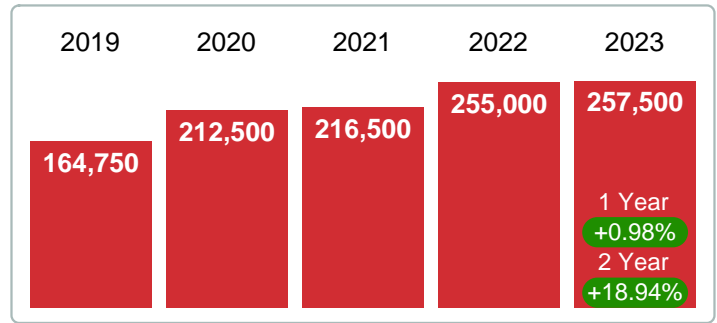
## MEDIAN LIST PRICE AT CLOSING

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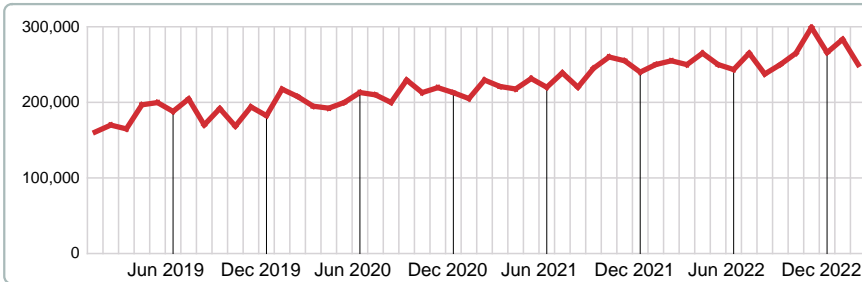
### FEBRUARY



### YEAR TO DATE (YTD)

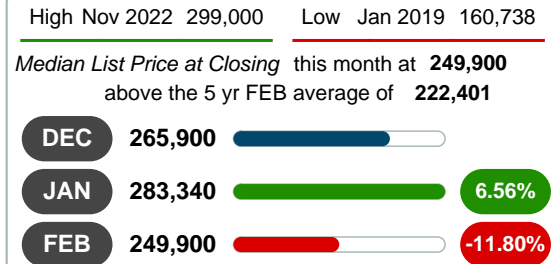


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 222,401



### 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	8	9.41%	112,500	92,500	120,000	0	0
\$125,001 - \$150,000	8	9.41%	137,500	135,000	140,000	0	0
\$150,001 - \$225,000	14	16.47%	175,000	0	175,000	179,000	0
\$225,001 - \$300,000	19	22.35%	244,000	0	244,000	267,000	0
\$300,001 - \$400,000	17	20.00%	344,900	0	339,950	380,000	325,000
\$400,001 - \$475,000	9	10.59%	435,375	0	435,375	432,000	0
\$475,001 and up	10	11.76%	549,450	0	484,950	549,900	1,000,000
Median List Price			249,900	134,900	236,000	399,900	330,000
Total Closed Units		100%	249,900	5	54	23	3
Total Closed Volume			24,972,554	594.90K	13.20M	9.52M	1.65M



# February 2023



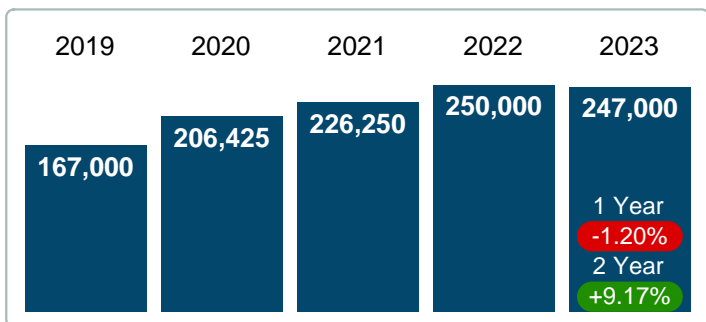
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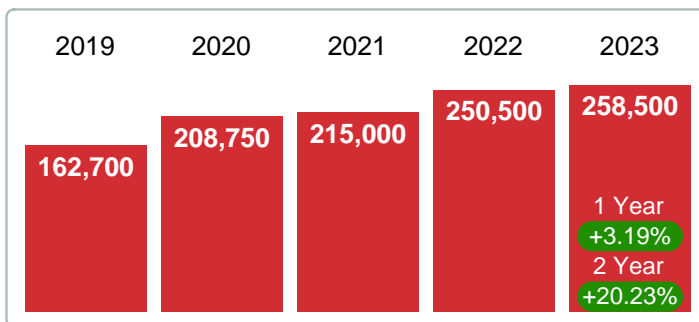
## MEDIAN SOLD PRICE AT CLOSING

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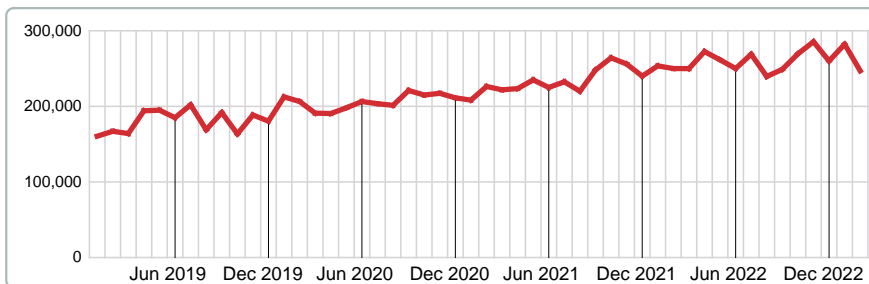
### FEBRUARY



### YEAR TO DATE (YTD)

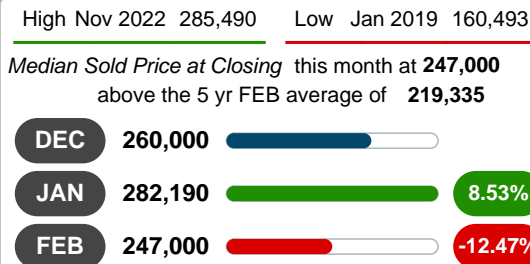


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 219,335



### 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	8.24%	98,000	87,750	110,000	0	0
\$125,001 - \$150,000	11.76%	135,450	135,000	140,000	0	0
\$150,001 - \$225,000	15.29%	179,000	0	175,000	199,500	0
\$225,001 - \$300,000	24.71%	240,000	0	238,000	290,000	300,000
\$300,001 - \$400,000	16.47%	340,000	0	325,000	357,500	315,000
\$400,001 - \$475,000	11.76%	429,500	0	439,275	420,000	0
\$475,001 and up	11.76%	547,450	0	487,325	549,900	970,000
<b>Median Sold Price</b>		<b>247,000</b>	<b>132,000</b>	<b>235,000</b>	<b>405,000</b>	<b>315,000</b>
<b>Total Closed Units</b>		<b>85</b>	<b>5</b>	<b>54</b>	<b>23</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>24,569,217</b>	<b>578.40K</b>	<b>13.01M</b>	<b>9.40M</b>	<b>1.59M</b>

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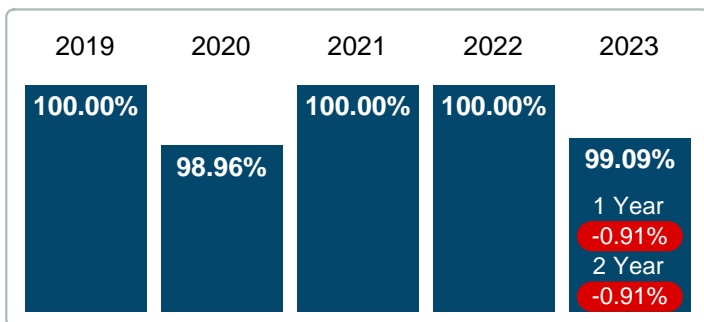
Area Delimited by County Of Rogers - Residential Property Type



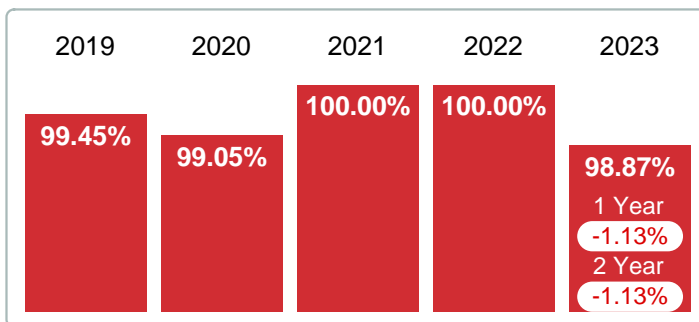
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

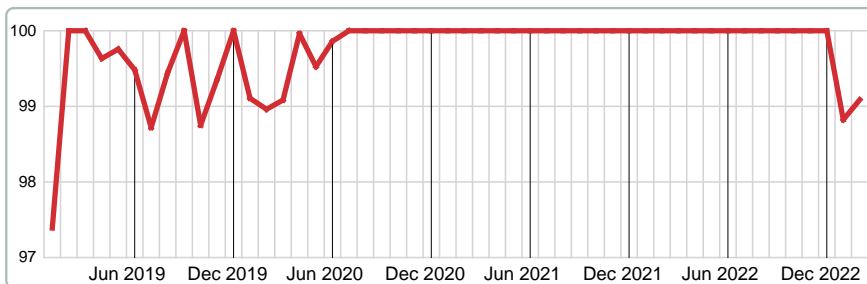
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

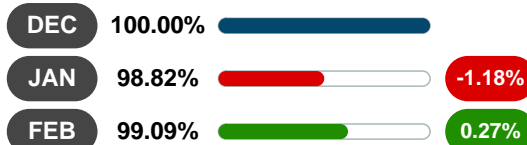


### 3 MONTHS

5 year FEB AVG = 99.61%

High Dec 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **99.09%**  
below the 5 yr FEB average of **99.61%**



### 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
\$125,000 and less	7	8.24%	96.88%	95.10%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	10	11.76%	100.00%	100.00%	100.00%	0.00%	0.00%
\$150,001 - \$225,000	13	15.29%	100.00%	0.00%	100.00%	96.61%	0.00%
\$225,001 - \$300,000	21	24.71%	98.84%	0.00%	98.98%	95.83%	90.91%
\$300,001 - \$400,000	14	16.47%	97.47%	0.00%	97.14%	98.68%	98.44%
\$400,001 - \$475,000	10	11.76%	99.41%	0.00%	102.34%	98.82%	0.00%
\$475,001 and up	10	11.76%	100.00%	0.00%	100.48%	100.00%	97.00%
Median Sold/List Ratio		99.09%		96.88%	99.12%	100.00%	97.00%
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



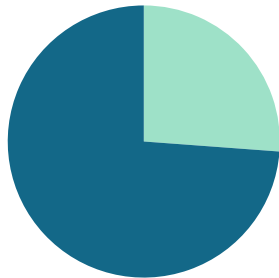
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

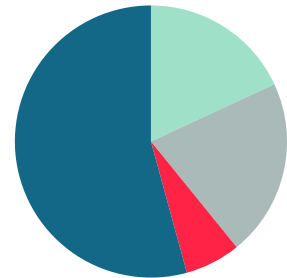


**Inventory**  
 New Listings  
**117 = 26.17%**  
 Start Inventory  
**330**  
 Total Inventory Units  
**447**  
 Volume  
**\$184,009,969**

### 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%
Median List Price	255,000	249,900	-2.00%	255,000	257,500	0.98%
Median Sale Price	250,000	247,000	-1.20%	250,500	258,500	3.19%
Median Percent of Selling Price to List Price	100.00%	99.09%	-0.91%	100.00%	98.87%	-1.13%
Median Days on Market to Sale	7.00	18.00	157.14%	7.00	17.00	142.86%
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

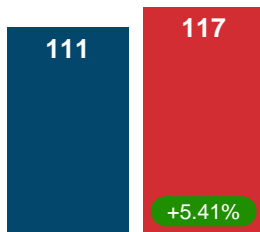
**Inventory** on February 28, 2023 = **255**

**2022** **2023**

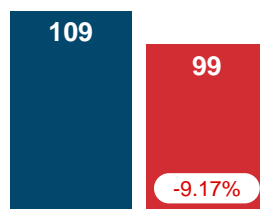
### FEBRUARY MARKET

### MEDIAN PRICES

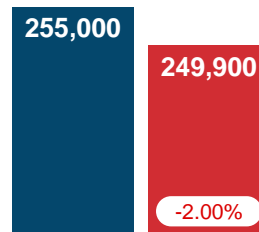
#### New Listings



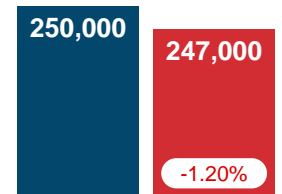
#### Pending Listings



#### List Price



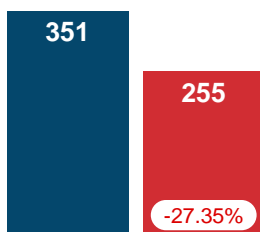
#### Sale Price



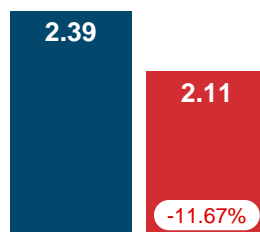
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

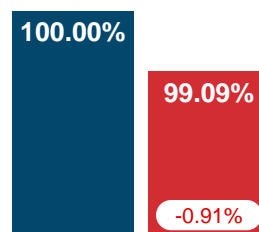
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

