

February 2020



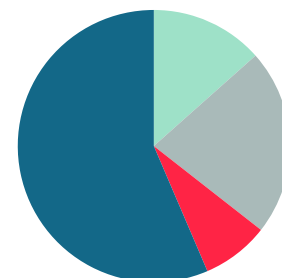
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	February		
	2019	2020	+/-%
Closed Listings	94	74	-21.28%
Pending Listings	113	122	7.96%
New Listings	152	151	-0.66%
Median List Price	169,930	207,675	22.21%
Median Sale Price	167,000	206,425	23.61%
Median Percent of Selling Price to List Price	100.00%	98.96%	-1.04%
Median Days on Market to Sale	41.50	28.50	-31.33%
End of Month Inventory	363	311	-14.33%
Months Supply of Inventory	3.07	2.48	-19.22%



■ Closed (13.43%)
■ Pending (22.14%)
■ Other OffMarket (7.99%)
■ Active (56.44%)

Absorption: Last 12 months, an Average of **126** Sales/Month
Active Inventory as of February 29, 2020 = **311**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2020 decreased **14.33%** to 311 existing homes available for sale. Over the last 12 months this area has had an average of 126 closed sales per month. This represents an unsold inventory index of **2.48** 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 **23.61%** in February 2020 to \$206,425 versus the previous year at \$167,000.

Median Days on Market Shortens

The median number of **28.50** days that homes spent on the market before selling decreased by 13.00 days or **31.33%** in February 2020 compared to last year's same month at **41.50** DOM.

Sales Success for February 2020 is Positive

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

There were 151 New Listings in February 2020, down **0.66%** from last year at 152. Furthermore, there were 74 Closed Listings this month versus last year at 94, a **-21.28%** decrease.

Closed versus Listed trends yielded a **49.0%** ratio, down from previous year's, February 2019, at **61.8%**, a **20.76%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

February 2020



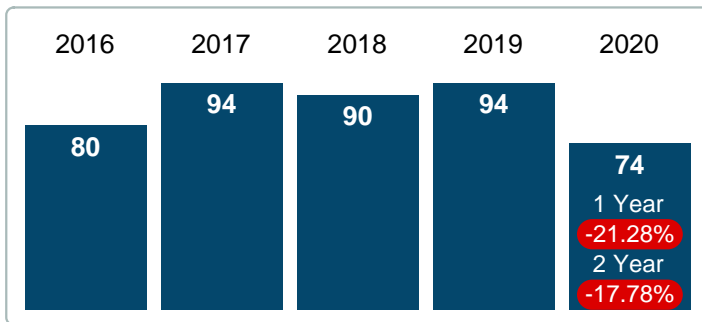
Area Delimited by County Of Rogers - Residential Property Type



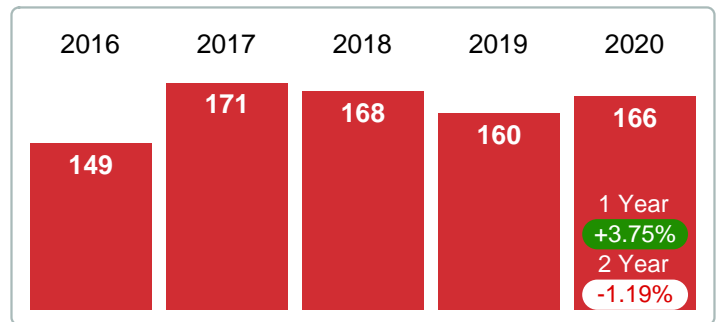
CLOSED LISTINGS

Report produced on Jul 26, 2023 for MLS Technology Inc.

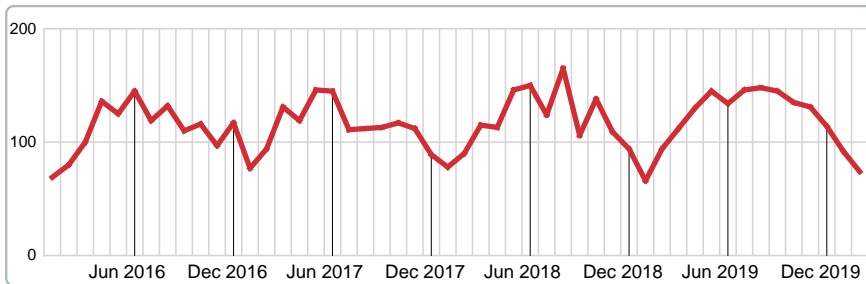
FEBRUARY



YEAR TO DATE (YTD)

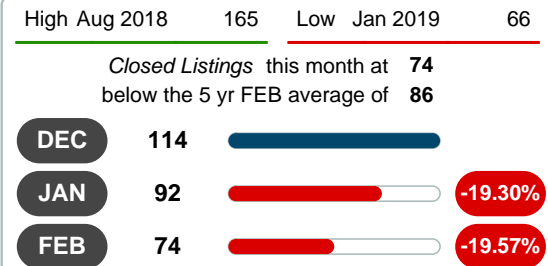


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 86



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.11%	87.5	1	5	0	0
\$75,001 - \$125,000	9	12.16%	6.0	2	7	0	0
\$125,001 - \$150,000	6	8.11%	12.0	0	5	1	0
\$150,001 - \$225,000	17	22.97%	19.0	0	14	3	0
\$225,001 - \$350,000	20	27.03%	32.0	0	9	9	2
\$350,001 - \$450,000	7	9.46%	104.0	0	3	4	0
\$450,001 and up	9	12.16%	7.0	0	1	4	4
Total Closed Units	74			3	44	21	6
Total Closed Volume	18,904,061	100%	28.5	249.40K	8.10M	6.85M	3.70M
Median Closed Price	\$206,425			\$89,900	\$170,000	\$334,900	\$493,388

February 2020



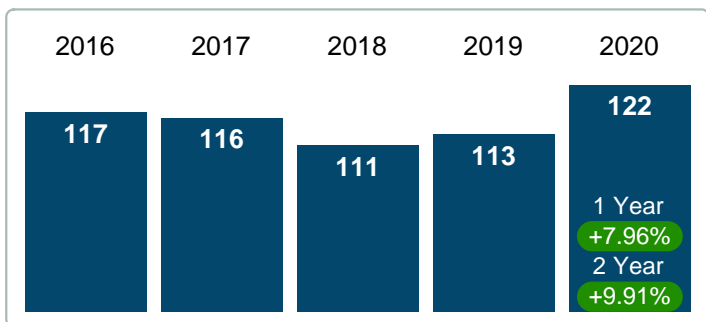
Area Delimited by County Of Rogers - Residential Property Type



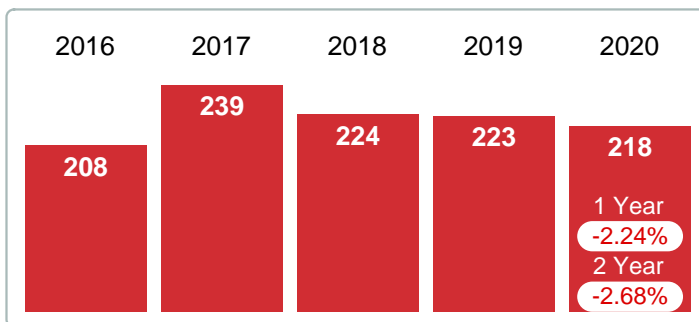
PENDING LISTINGS

Report produced on Jul 26, 2023 for MLS Technology Inc.

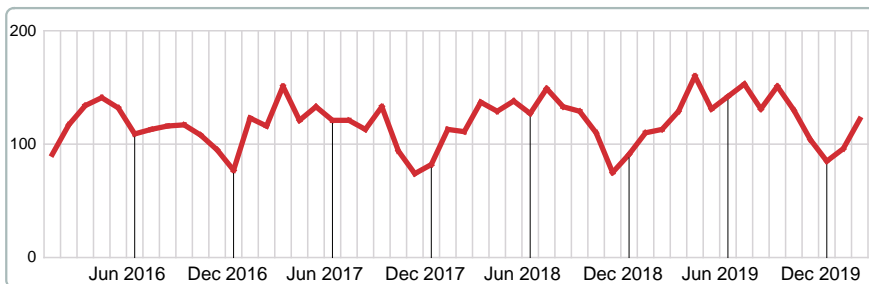
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

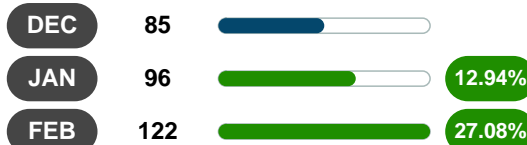


3 MONTHS

5 year FEB AVG = 116

High Apr 2019 160 Low Nov 2017 74

Pending Listings this month at 122 above the 5 yr FEB average of 116



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	12	9.84%	26.5	3	8	1	0
\$100,001 - \$125,000	9	7.38%	19.0	2	6	1	0
\$125,001 - \$150,000	14	11.48%	10.5	2	12	0	0
\$150,001 - \$200,000	38	31.15%	17.0	4	26	8	0
\$200,001 - \$250,000	17	13.93%	25.0	0	8	9	0
\$250,001 - \$325,000	17	13.93%	22.0	0	6	11	0
\$325,001 and up	15	12.30%	24.0	0	1	10	4
Total Pending Units	122			11	67	40	4
Total Pending Volume	25,942,148	100%	20.0	1.47M	11.50M	10.90M	2.07M
Median Listing Price	\$189,700			\$129,500	\$162,500	\$257,200	\$497,500

February 2020



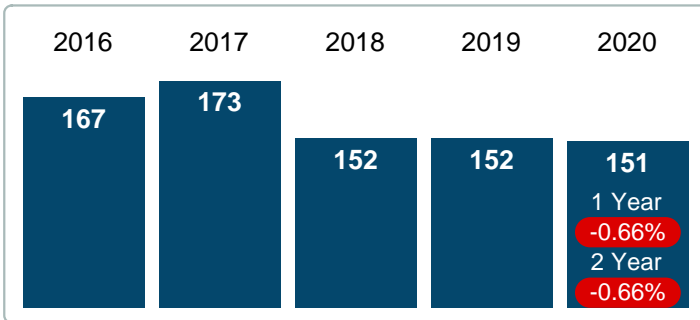
Area Delimited by County Of Rogers - Residential Property Type



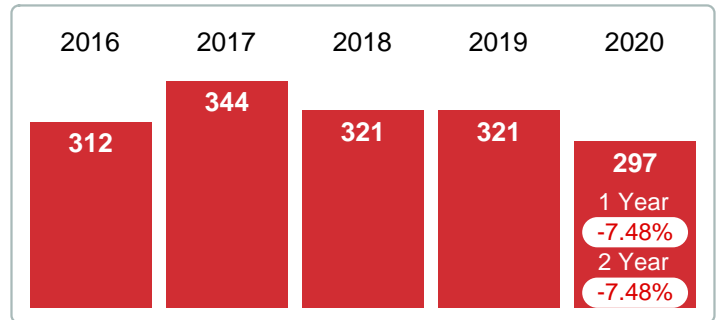
NEW LISTINGS

Report produced on Jul 26, 2023 for MLS Technology Inc.

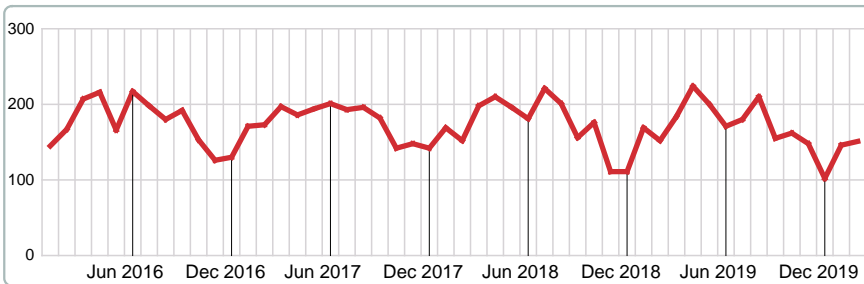
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

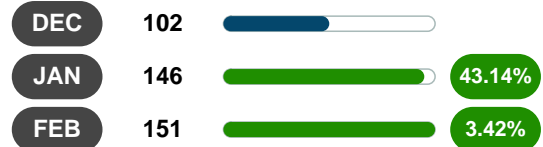


3 MONTHS

5 year FEB AVG = 159

High Apr 2019 224 Low Dec 2019 102

New Listings this month at 151
below the 5 yr FEB average of 159



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	3.97%	2	3	1	0
\$75,001 - \$125,000	20	13.25%	8	9	2	1
\$125,001 - \$175,000	26	17.22%	0	23	3	0
\$175,001 - \$275,000	38	25.17%	6	19	13	0
\$275,001 - \$325,000	22	14.57%	0	10	10	2
\$325,001 - \$450,000	22	14.57%	0	5	14	3
\$450,001 and up	17	11.26%	0	1	9	7
Total New Listed Units	151		16	70	52	13
Total New Listed Volume	40,068,363	100%	2.09M	14.41M	17.60M	5.97M
Median New Listed Listing Price	\$226,000		\$112,000	\$177,225	\$292,500	\$469,000

February 2020



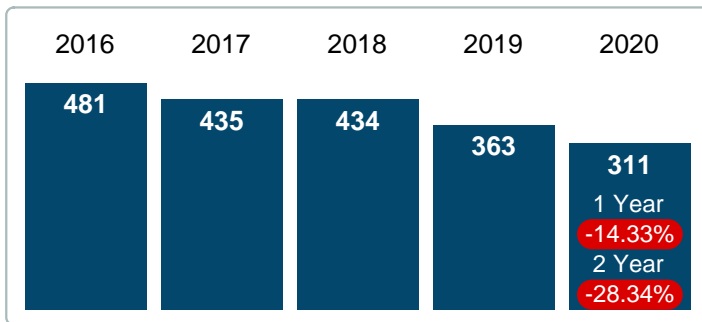
Area Delimited by County Of Rogers - Residential Property Type



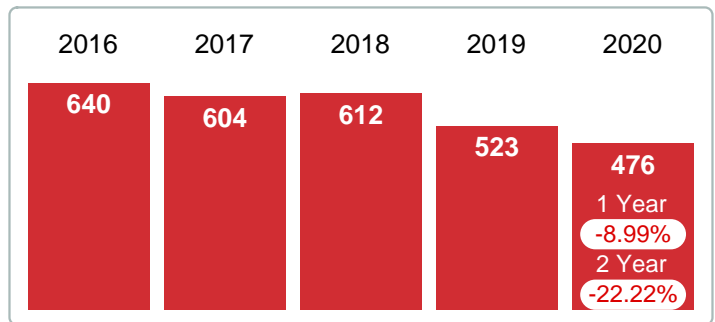
ACTIVE INVENTORY

Report produced on Jul 26, 2023 for MLS Technology Inc.

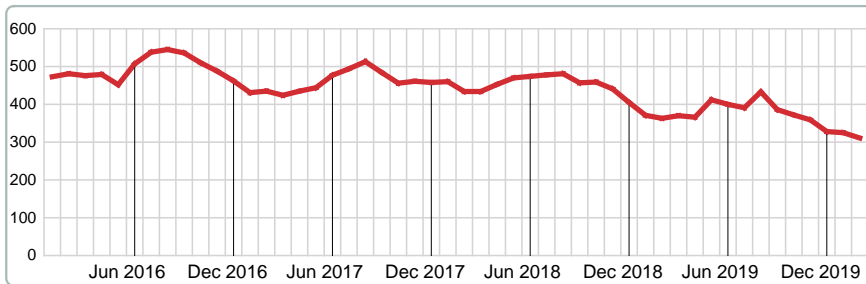
END OF FEBRUARY



ACTIVE DURING FEBRUARY

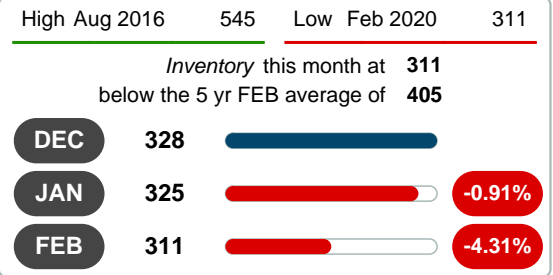


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 405



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	4.82%	52.0	7	5	3	0
\$75,001 - \$150,000	48	15.43%	42.0	9	33	5	1
\$150,001 - \$200,000	52	16.72%	55.5	3	27	20	2
\$200,001 - \$325,000	73	23.47%	51.0	0	37	31	5
\$325,001 - \$400,000	52	16.72%	58.0	1	12	34	5
\$400,001 - \$575,000	39	12.54%	73.0	0	3	29	7
\$575,001 and up	32	10.29%	72.0	0	6	12	14
Total Active Inventory by Units	311			20	123	134	34
Total Active Inventory by Volume	107,104,196	100%	53.0	2.29M	29.37M	49.21M	26.23M
Median Active Inventory Listing Price	\$275,000			\$100,500	\$189,900	\$349,950	\$509,000

February 2020



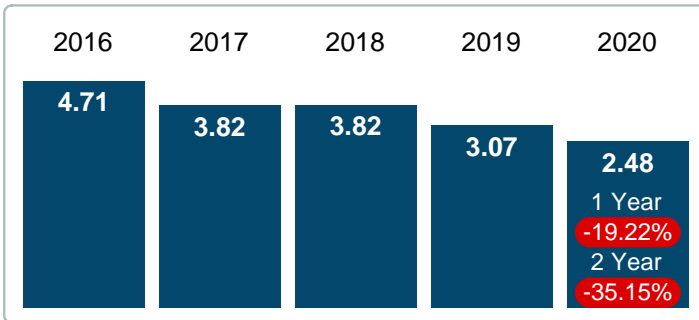
Area Delimited by County Of Rogers - Residential Property Type



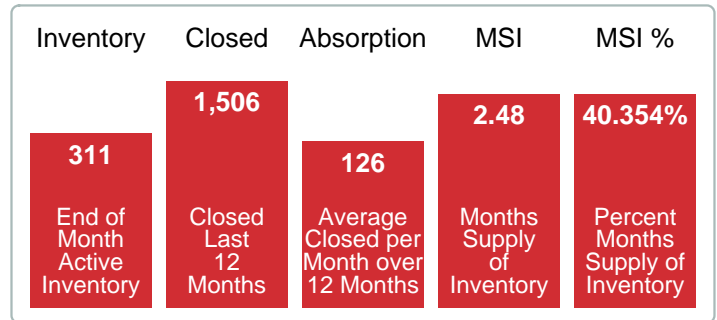
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jul 26, 2023 for MLS Technology Inc.

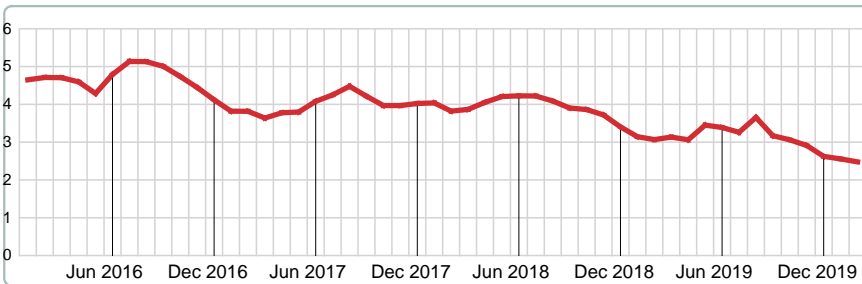
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020

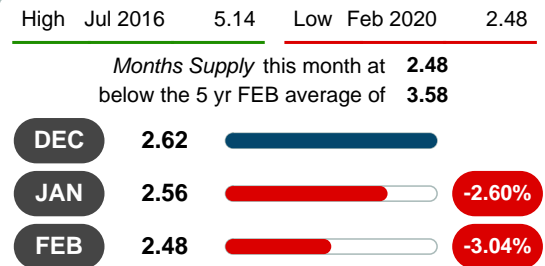


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.58



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
\$75,000 and less	15	4.82%	2.09	2.33	1.46	4.00	0.00
\$75,001 - \$150,000	48	15.43%	1.52	2.63	1.33	1.67	3.00
\$150,001 - \$200,000	52	16.72%	1.54	1.89	1.13	2.55	4.80
\$200,001 - \$325,000	73	23.47%	2.35	0.00	2.71	2.08	2.61
\$325,001 - \$400,000	52	16.72%	4.62	0.00	4.65	4.48	4.62
\$400,001 - \$575,000	39	12.54%	5.14	0.00	2.77	6.11	4.00
\$575,001 and up	32	10.29%	9.60	0.00	36.00	6.86	9.88
Market Supply of Inventory (MSI)			2.48	2.35	1.77	3.30	4.92
Total Active Inventory by Units		100%	2.48	20	123	134	34

February 2020



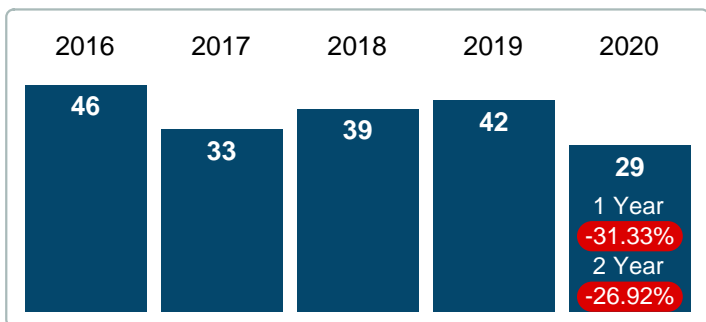
Area Delimited by County Of Rogers - Residential Property Type



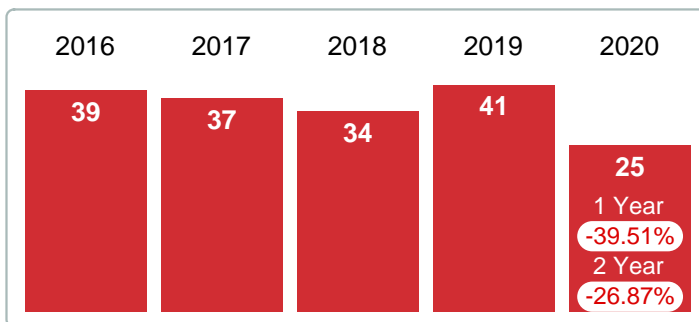
MEDIAN DAYS ON MARKET TO SALE

Report produced on Jul 26, 2023 for MLS Technology Inc.

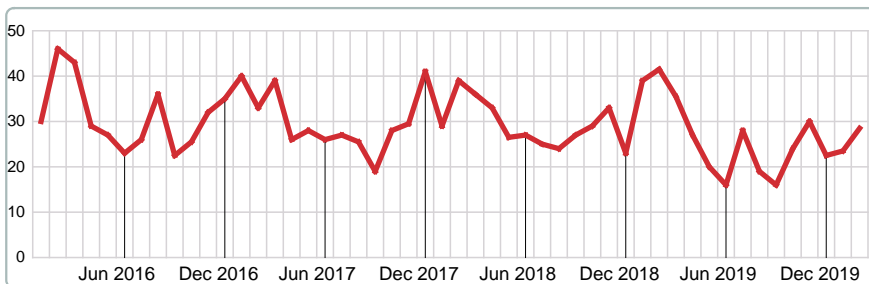
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

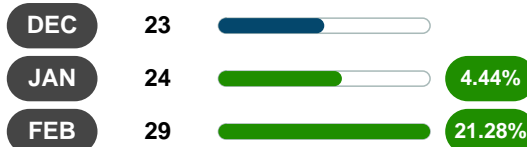


3 MONTHS

5 year FEB AVG = 38

High Feb 2016 46 Low Sep 2019 16

Median Days on Market to Sale this month at 29 below the 5 yr FEB average of 38



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
\$75,000 and less	8.11%	88	112	73	0	0
\$75,001 - \$125,000	12.16%	6	5	6	0	0
\$125,001 - \$150,000	8.11%	12	0	7	79	0
\$150,001 - \$225,000	22.97%	19	0	32	8	0
\$225,001 - \$350,000	27.03%	32	0	66	21	53
\$350,001 - \$450,000	9.46%	104	0	120	82	0
\$450,001 and up	12.16%	7	0	6	5	79
Median Closed DOM		29	7	38	21	54
Total Closed Units	100%	28.5	3	44	21	6
Total Closed Volume		18,904,061	249.40K	8.10M	6.85M	3.70M

February 2020



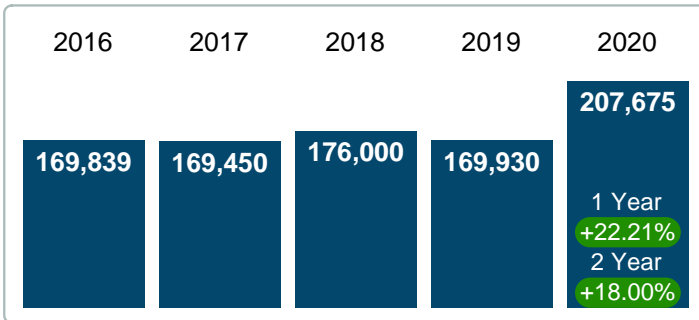
Area Delimited by County Of Rogers - Residential Property Type



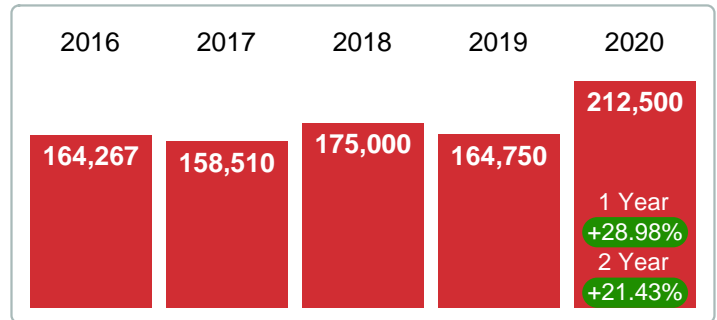
MEDIAN LIST PRICE AT CLOSING

Report produced on Jul 26, 2023 for MLS Technology Inc.

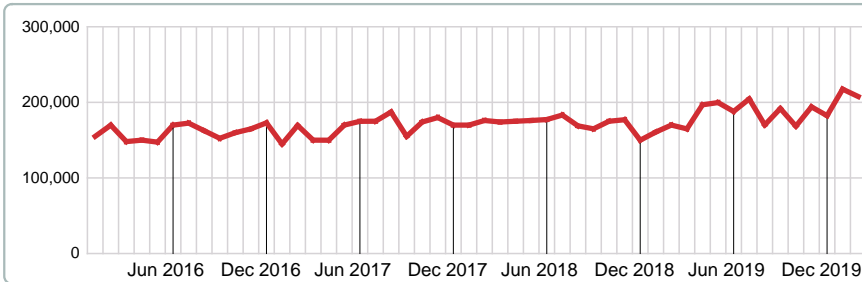
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

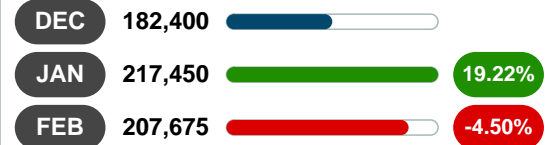


3 MONTHS

5 year FEB AVG = 178,579

High Jan 2020 217,450 Low Jan 2017 144,900

Median List Price at Closing this month at **207,675**
above the 5 yr FEB average of **178,579**



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
\$75,000 and less	9.46%	38,900	54,500	38,300	0	0
\$75,001 - \$125,000	8.11%	94,900	107,450	91,200	0	0
\$125,001 - \$150,000	9.46%	146,400	0	146,400	0	0
\$150,001 - \$225,000	24.32%	175,950	0	175,950	182,000	0
\$225,001 - \$350,000	24.32%	255,950	0	262,000	249,900	269,900
\$350,001 - \$450,000	12.16%	395,900	0	395,900	380,375	0
\$450,001 and up	12.16%	519,000	0	515,000	502,000	705,888
Median List Price		207,675	89,900	172,500	334,900	503,388
Total Closed Units	100%	207,675	3	44	21	6
Total Closed Volume		19,307,550	269.40K	8.22M	7.03M	3.79M

February 2020



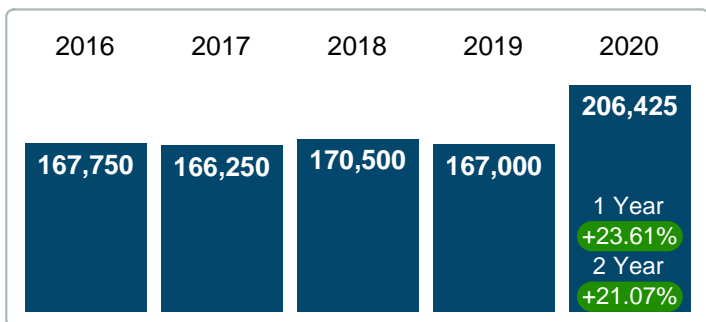
Area Delimited by County Of Rogers - Residential Property Type



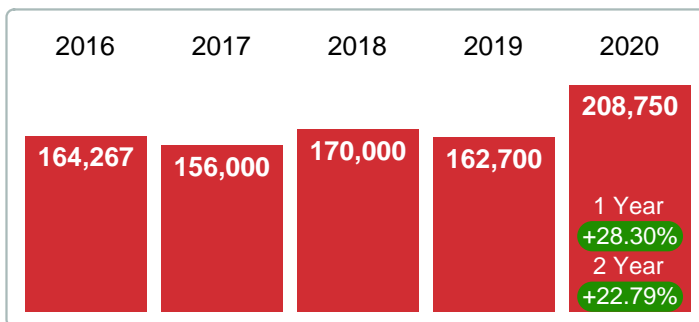
MEDIAN SOLD PRICE AT CLOSING

Report produced on Jul 26, 2023 for MLS Technology Inc.

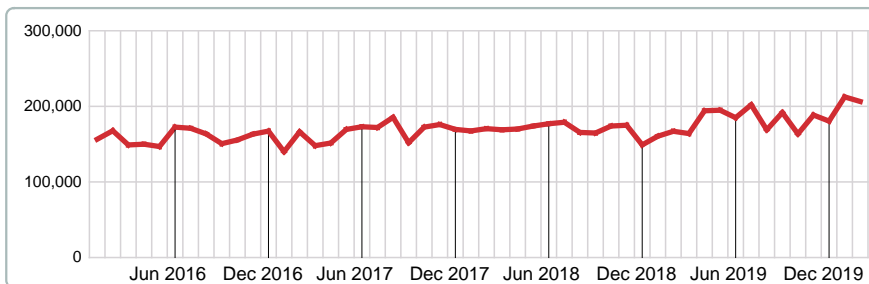
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

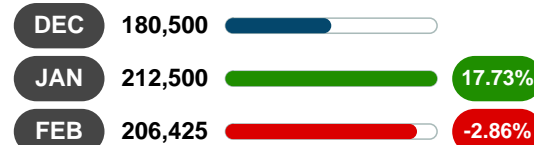


3 MONTHS

5 year FEB AVG = 175,585

High Jan 2020 212,500 Low Jan 2017 140,000

Median Sold Price at Closing this month at **206,425**
 above the 5 yr FEB average of **175,585**



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
\$75,000 and less	6	8.11%	37,000	44,500	36,000	0	0
\$75,001 - \$125,000	9	12.16%	100,000	102,450	100,000	0	0
\$125,001 - \$150,000	6	8.11%	141,500	0	140,000	146,500	0
\$150,001 - \$225,000	17	22.97%	176,900	0	174,450	189,000	0
\$225,001 - \$350,000	20	27.03%	260,000	0	260,000	278,000	269,500
\$350,001 - \$450,000	7	9.46%	385,000	0	385,000	388,246	0
\$450,001 and up	9	12.16%	515,000	0	515,000	472,250	684,388
Median Sold Price			206,425	89,900	170,000	334,900	493,388
Total Closed Units		100%	206,425	3	44	21	6
Total Closed Volume			18,904,061	249.40K	8.10M	6.85M	3.70M

February 2020



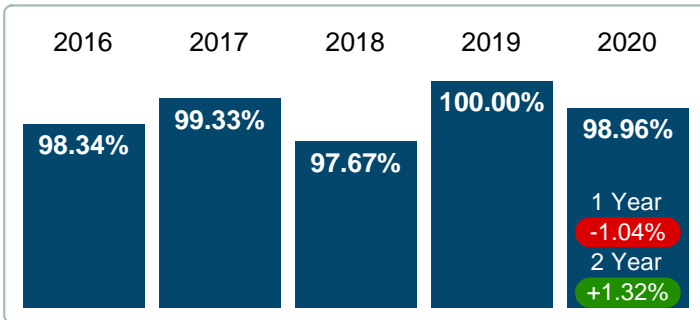
Area Delimited by County Of Rogers - Residential Property Type



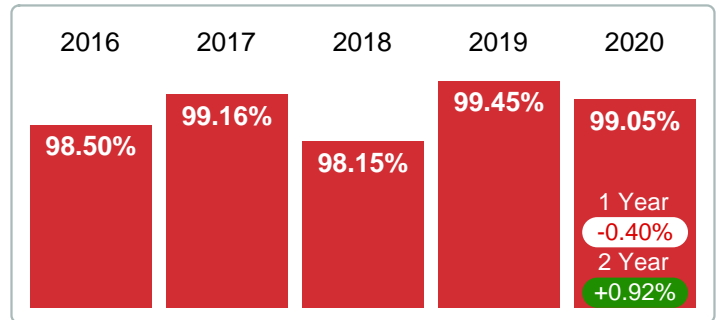
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jul 26, 2023 for MLS Technology Inc.

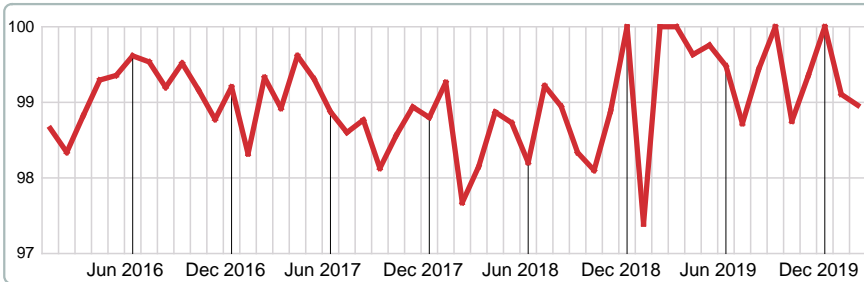
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

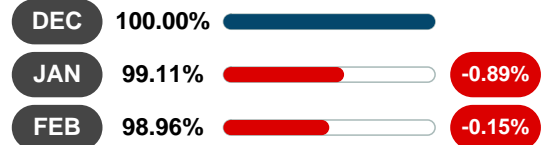


3 MONTHS

5 year FEB AVG = 98.86%

High Dec 2019 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **98.96%**
equal to 5 yr FEB average of **98.86%**



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
\$75,000 and less	6	8.11%	96.17%	81.65%	98.11%	0.00%	0.00%
\$75,001 - \$125,000	9	12.16%	100.00%	96.00%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	6	8.11%	95.11%	0.00%	96.13%	94.09%	0.00%
\$150,001 - \$225,000	17	22.97%	99.78%	0.00%	99.30%	100.00%	0.00%
\$225,001 - \$350,000	20	27.03%	99.85%	0.00%	98.82%	100.00%	99.88%
\$350,001 - \$450,000	7	9.46%	97.92%	0.00%	100.00%	96.74%	0.00%
\$450,001 and up	9	12.16%	98.52%	0.00%	100.00%	98.97%	97.20%
Median Sold/List Ratio		98.96%		92.00%	98.96%	99.32%	99.11%
Total Closed Units		74	100%	3	44	21	6
Total Closed Volume		18,904,061		249.40K	8.10M	6.85M	3.70M

February 2020



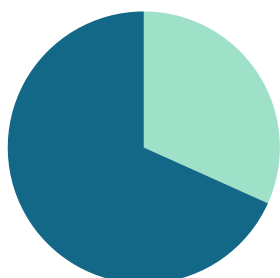
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Jul 26, 2023 for MLS Technology Inc.

INVENTORY

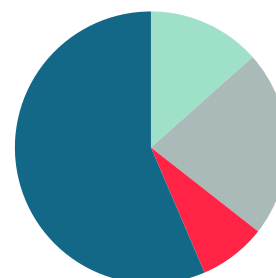


Inventory
 New Listings
151 = 31.72%
 Start Inventory
325
 Total Inventory Units
476
 Volume
\$148,093,288

Market Activity

Closed Sales
74 = 13.43%
 Pending Sales
122 = 22.14%
 Other Off Market
44 = 7.99%
 Active Inventory
311 = 56.44%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	94	74	-21.28%	160	166	3.75%
Pending Sales	113	122	7.96%	223	218	-2.24%
New Listings	152	151	-0.66%	321	297	-7.48%
Median List Price	169,930	207,675	22.21%	164,750	212,500	28.98%
Median Sale Price	167,000	206,425	23.61%	162,700	208,750	28.30%
Median Percent of Selling Price to List Price	100.00%	98.96%	-1.04%	99.45%	99.05%	-0.40%
Median Days on Market to Sale	41.50	28.50	-31.33%	40.50	24.50	-39.51%
Monthly Inventory	363	311	-14.33%	363	311	-14.33%
Months Supply of Inventory	3.07	2.48	-19.22%	3.07	2.48	-19.22%

Absorption: Last 12 months, an Average of **126** Sales/Month

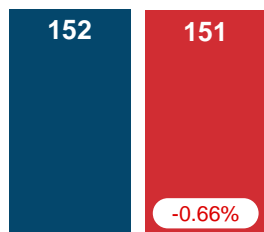
Inventory on February 29, 2020 = **311**

2019 **2020**

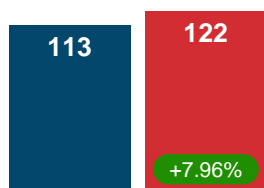
FEBRUARY MARKET

MEDIAN PRICES

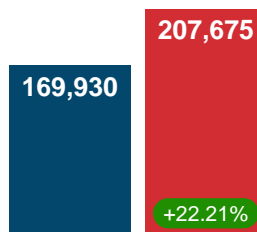
New Listings



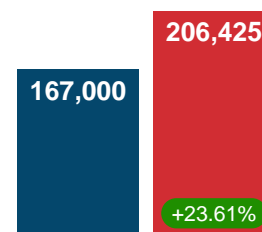
Pending Listings



List Price



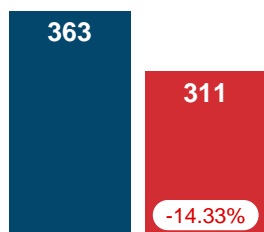
Sale Price



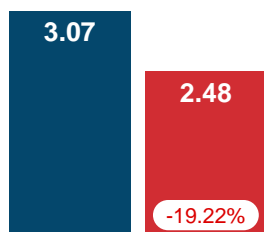
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

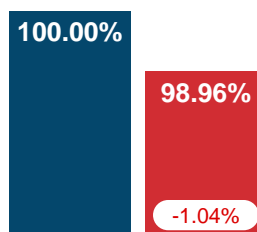
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

