

May 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	2019	May 2020	+/-%
Closed Listings	145	127	-12.41%
Pending Listings	131	167	27.48%
New Listings	200	157	-21.50%
Average List Price	224,712	246,056	9.50%
Average Sale Price	223,259	241,420	8.13%
Average Percent of Selling Price to List Price	101.38%	98.16%	-3.18%
Average Days on Market to Sale	39.41	34.14	-13.38%
End of Month Inventory	412	274	-33.50%
Months Supply of Inventory	3.45	2.22	-35.52%



■ Closed (21.38%)
■ Pending (28.11%)
■ Other OffMarket (4.38%)
■ Active (46.13%)

Absorption: Last 12 months, an Average of **123** Sales/Month
Active Inventory as of May 31, 2020 = **274**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **33.50%** to 274 existing homes available for sale. Over the last 12 months this area has had an average of 123 closed sales per month. This represents an unsold inventory index of **2.22** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **8.13%** in May 2020 to \$241,420 versus the previous year at \$223,259.

Average Days on Market Shortens

The average number of **34.14** days that homes spent on the market before selling decreased by 5.27 days or **13.38%** in May 2020 compared to last year's same month at **39.41** DOM.

Sales Success for May 2020 is Positive

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

There were 157 New Listings in May 2020, down **21.50%** from last year at 200. Furthermore, there were 127 Closed Listings this month versus last year at 145, a **-12.41%** decrease.

Closed versus Listed trends yielded a **80.9%** ratio, up from previous year's, May 2019, at **72.5%**, a **11.57%** 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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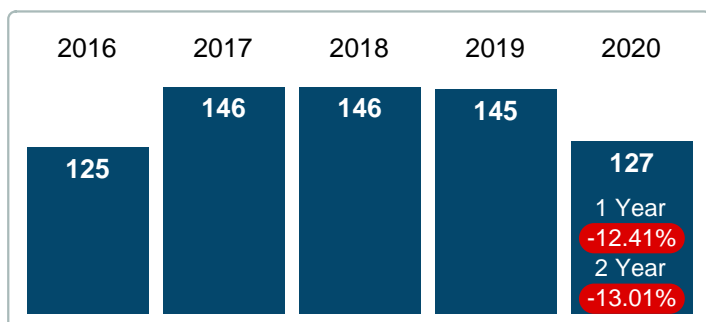
Area Delimited by County Of Rogers - Residential Property Type



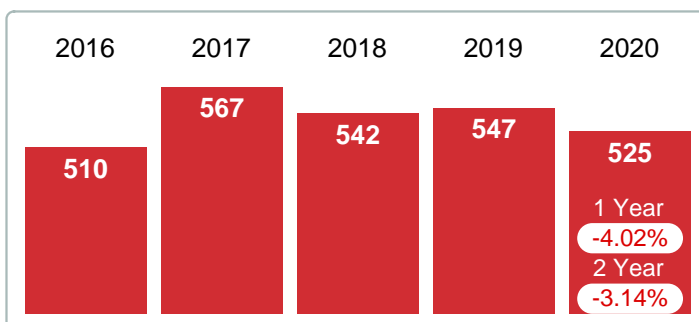
CLOSED LISTINGS

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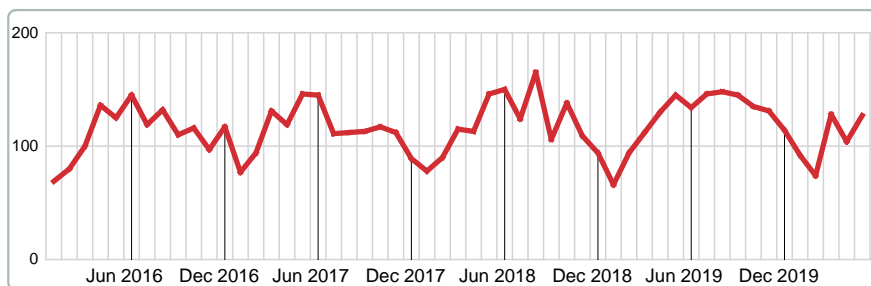
MAY



YEAR TO DATE (YTD)

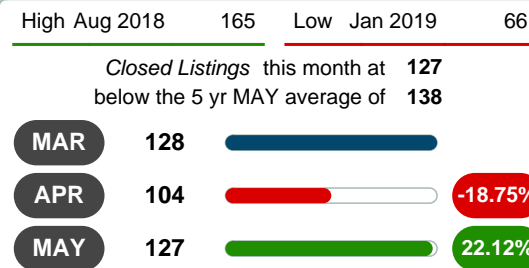


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 138



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	7.09%	16.1	5	4	0	0
\$100,001 - \$125,000	9	7.09%	13.9	1	8	0	0
\$125,001 - \$175,000	28	22.05%	33.3	1	24	3	0
\$175,001 - \$225,000	32	25.20%	24.8	2	17	13	0
\$225,001 - \$275,000	15	11.81%	35.9	0	7	8	0
\$275,001 - \$400,000	21	16.54%	51.8	0	8	12	1
\$400,001 and up	13	10.24%	54.8	0	4	8	1
Total Closed Units	127			9	72	44	2
Total Closed Volume	30,660,347	100%	34.1	988.60K	15.26M	13.60M	808.90K
Average Closed Price	\$241,420			\$109,844	\$211,995	\$309,073	\$404,450

May 2020



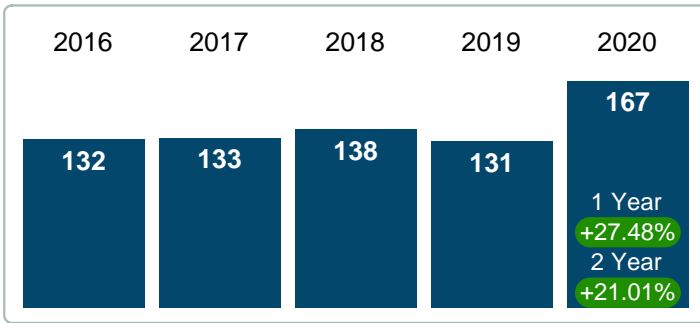
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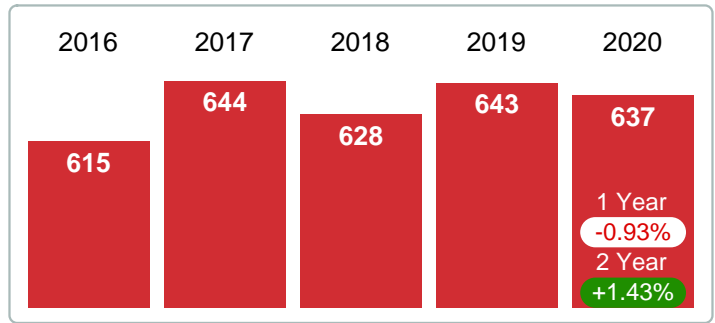
PENDING LISTINGS

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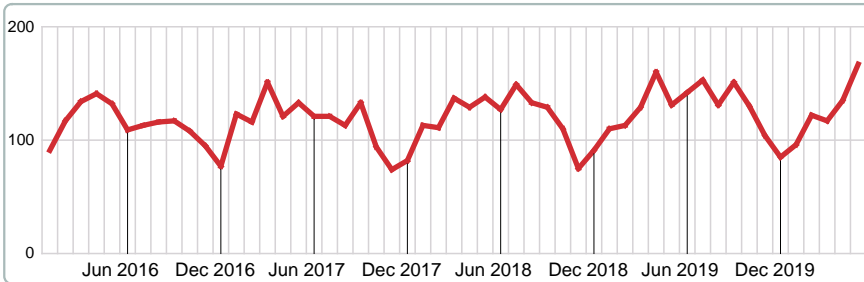
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 140

High May 2020: 167 | Low Nov 2017: 74

Pending Listings this month at **167**
above the 5 yr MAY average of **140**

MAR	117	<div style="width: 83%;"></div>
APR	135	<div style="width: 96%;"></div> 15.38%
MAY	167	<div style="width: 119%;"></div> 23.70%

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	13	7.78%	58.3	4	7	2	0
\$100,001 - \$125,000	13	7.78%	14.6	1	10	2	0
\$125,001 - \$175,000	25	14.97%	27.6	2	21	2	0
\$175,001 - \$275,000	53	31.74%	33.1	1	36	15	1
\$275,001 - \$325,000	23	13.77%	38.3	0	11	10	2
\$325,001 - \$400,000	19	11.38%	63.3	0	4	13	2
\$400,001 and up	21	12.57%	57.7	0	1	15	5
Total Pending Units	167			8	90	59	10
Total Pending Volume	41,713,795	100%	40.0	824.90K	17.51M	18.78M	4.59M
Average Listing Price	\$250,535			\$103,113	\$194,553	\$318,380	\$459,470

May 2020



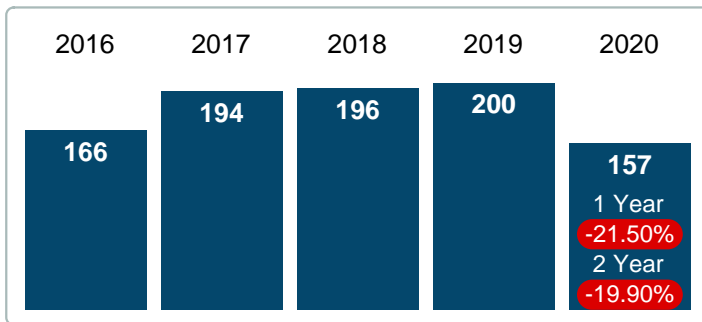
Area Delimited by County Of Rogers - Residential Property Type



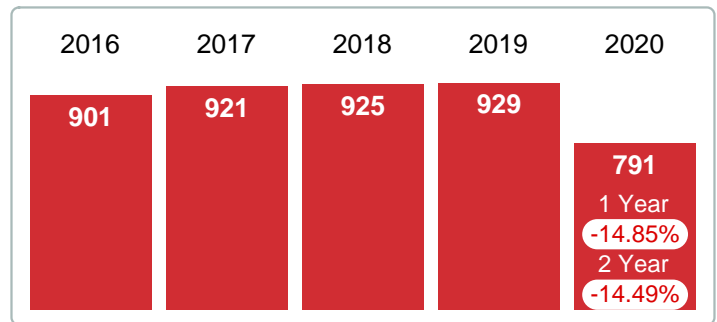
NEW LISTINGS

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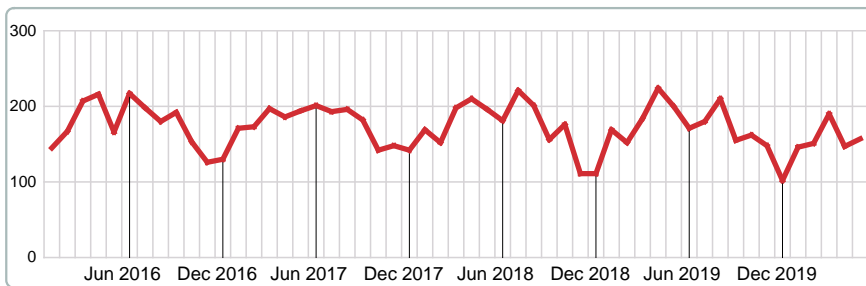
MAY



YEAR TO DATE (YTD)

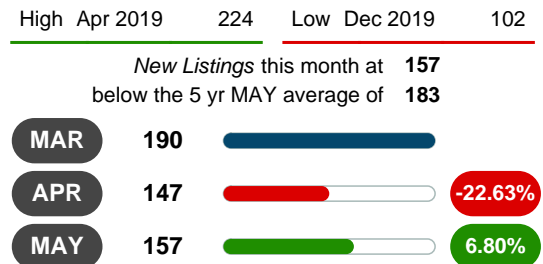


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 183



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	5.10%	3	5	0	0
\$100,001 - \$125,000	15	9.55%	2	9	4	0
\$125,001 - \$175,000	30	19.11%	1	27	2	0
\$175,001 - \$250,000	45	28.66%	0	28	16	1
\$250,001 - \$300,000	22	14.01%	0	14	8	0
\$300,001 - \$475,000	23	14.65%	1	5	16	1
\$475,001 and up	14	8.92%	0	3	4	7
Total New Listed Units	157		7	91	50	9
Total New Listed Volume	46,345,444	100%	950.90K	20.13M	15.49M	9.77M
Average New Listed Listing Price	\$250,446		\$135,843	\$221,194	\$309,827	\$1,086,065

May 2020



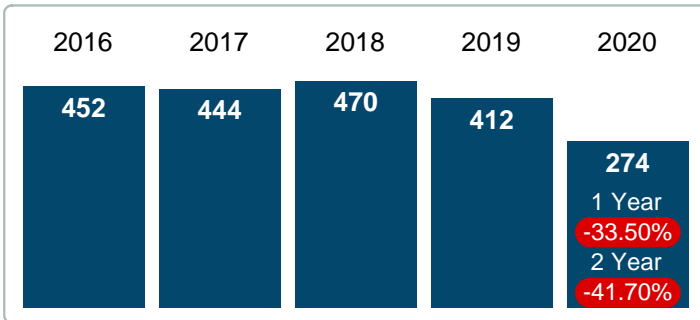
Area Delimited by County Of Rogers - Residential Property Type



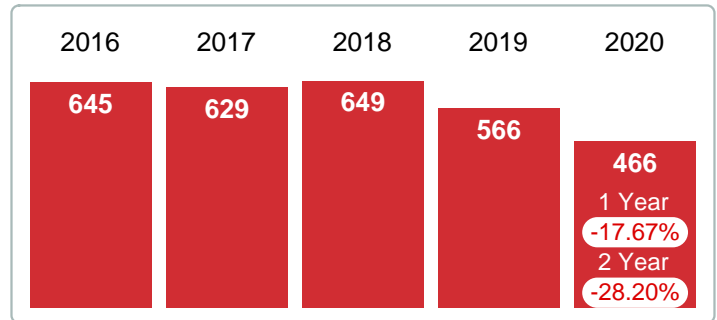
ACTIVE INVENTORY

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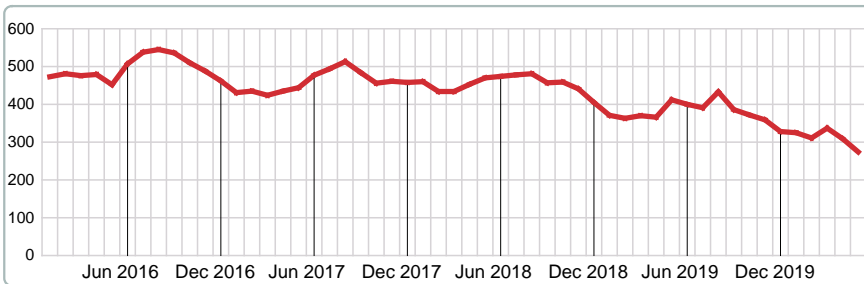
END OF MAY



ACTIVE DURING MAY

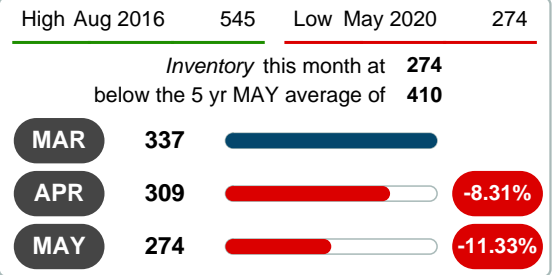


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 410



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	29	10.58%	78.1	9	15	5	0
\$125,001 - \$150,000	13	4.74%	54.6	0	11	1	1
\$150,001 - \$200,000	50	18.25%	69.0	1	27	20	2
\$200,001 - \$325,000	78	28.47%	69.9	0	43	29	6
\$325,001 - \$400,000	36	13.14%	71.3	1	8	21	6
\$400,001 - \$725,000	41	14.96%	66.5	2	2	22	15
\$725,001 and up	27	9.85%	70.1	0	5	10	12
Total Active Inventory by Units	274			13	111	108	42
Total Active Inventory by Volume	99,793,980	100%	69.6	2.03M	27.36M	39.03M	31.37M
Average Active Inventory Listing Price	\$364,212			\$156,381	\$246,448	\$361,392	\$747,024

May 2020



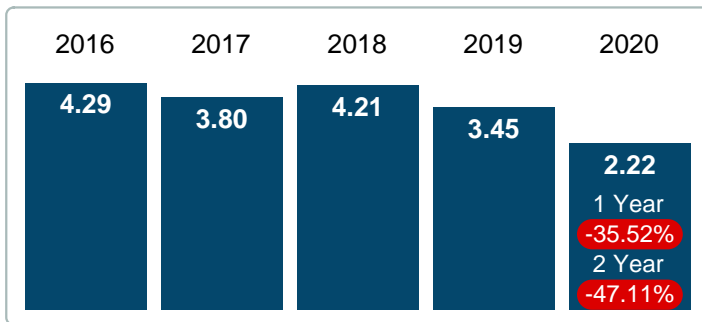
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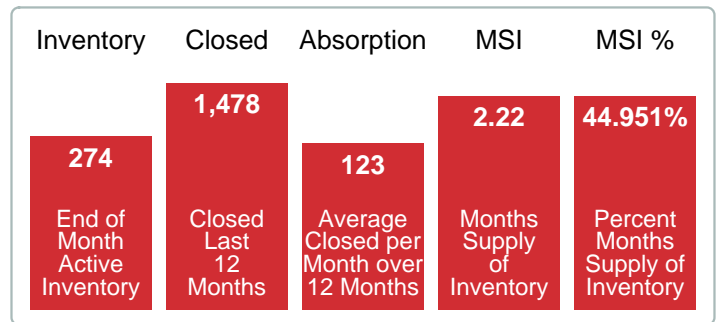
MONTHS SUPPLY of INVENTORY (MSI)

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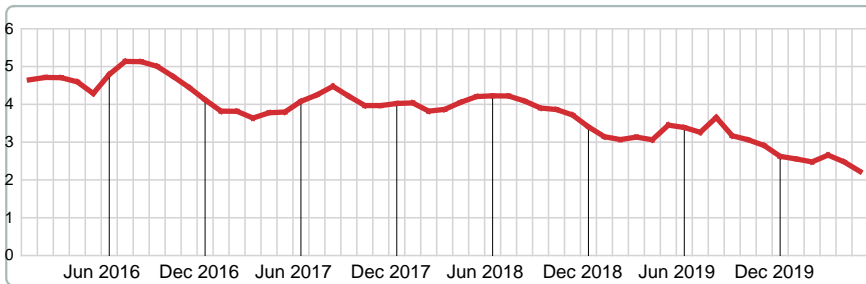
MSI FOR MAY



INDICATORS FOR MAY 2020

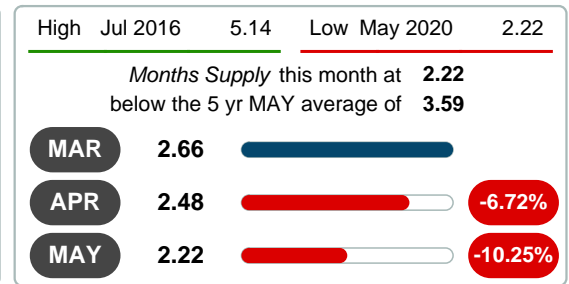


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.59



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
\$125,000 and less	29	10.58%	1.30	1.66	0.98	3.33	0.00
\$125,001 - \$150,000	13	4.74%	0.89	0.00	0.92	0.63	4.00
\$150,001 - \$200,000	50	18.25%	1.50	0.50	1.19	2.40	6.00
\$200,001 - \$325,000	78	28.47%	2.52	0.00	2.98	2.02	3.43
\$325,001 - \$400,000	36	13.14%	3.30	0.00	3.20	2.83	6.00
\$400,001 - \$725,000	41	14.96%	4.07	0.00	1.33	3.47	6.67
\$725,001 and up	27	9.85%	27.00	0.00	60.00	20.00	28.80
Market Supply of Inventory (MSI)			2.22	1.51	1.62	2.70	6.81
Total Active Inventory by Units		100%	2.22	13	111	108	42

May 2020



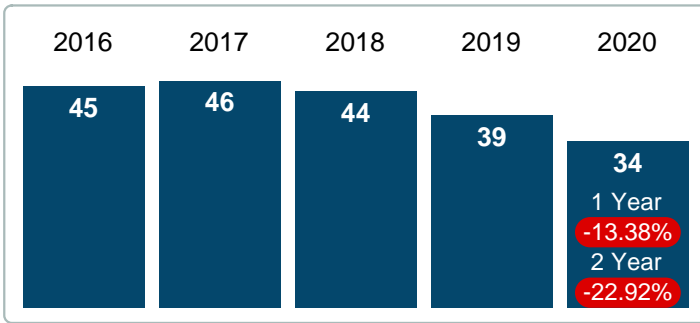
Area Delimited by County Of Rogers - Residential Property Type



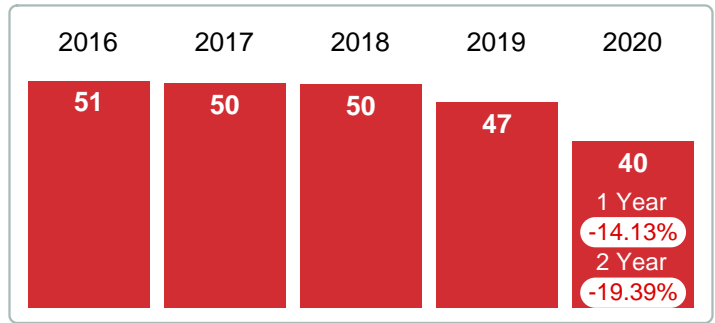
AVERAGE DAYS ON MARKET TO SALE

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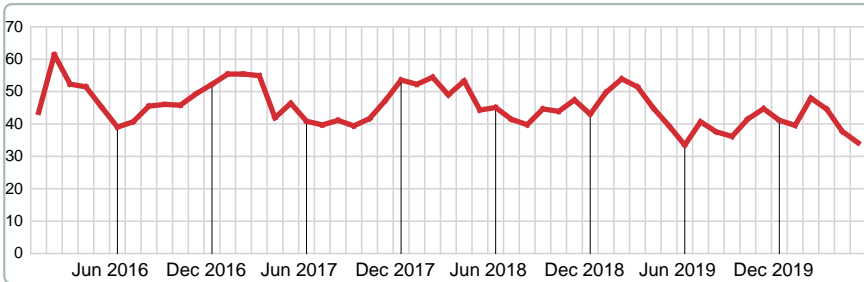
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

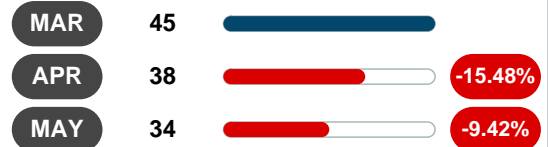


3 MONTHS

5 year MAY AVG = 42

High Feb 2016 61 Low Jun 2019 33

Average Days on Market to Sale this month at 34 below the 5 yr MAY average of 42



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
\$100,000 and less	7.09%	16	19	12	0	0
\$100,001 - \$125,000	7.09%	14	37	11	0	0
\$125,001 - \$175,000	22.05%	33	7	29	79	0
\$175,001 - \$225,000	25.20%	25	8	29	22	0
\$225,001 - \$275,000	11.81%	36	0	21	49	0
\$275,001 - \$400,000	16.54%	52	0	50	55	31
\$400,001 and up	10.24%	55	0	73	52	4
Average Closed DOM		34	17	30	45	18
Total Closed Units	100%	34	9	72	44	2
Total Closed Volume		30,660,347	988.60K	15.26M	13.60M	808.90K

May 2020



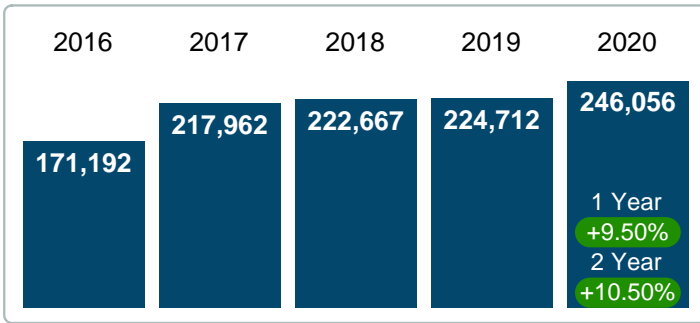
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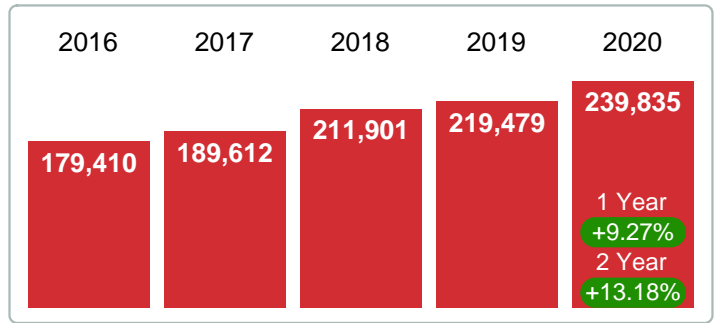
AVERAGE LIST PRICE AT CLOSING

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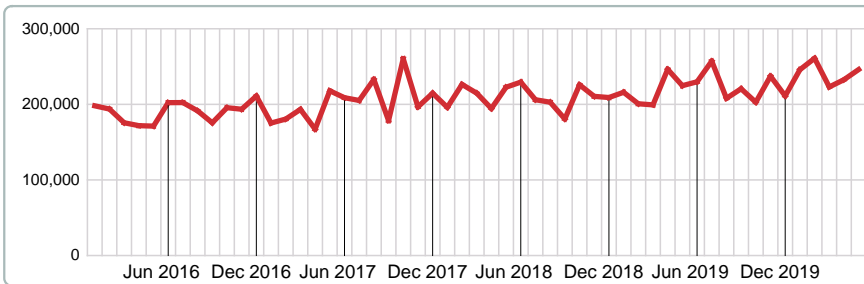
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

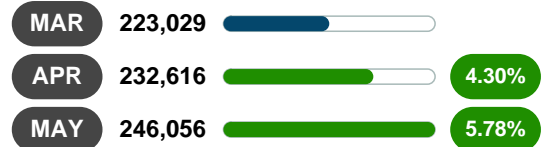


3 MONTHS

5 year MAY AVG = 216,518

High Feb 2020 260,913 Low Apr 2017 167,190

Average List Price at Closing this month at **246,056**
above the 5 yr MAY average of **216,518**



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
\$100,000 and less	9	7.09%	73,511	70,740	76,975	0	0
\$100,001 - \$125,000	9	7.09%	114,656	105,000	115,863	0	0
\$125,001 - \$175,000	28	22.05%	154,356	135,000	154,740	162,533	0
\$175,001 - \$225,000	28	22.05%	196,114	199,950	207,158	192,077	0
\$225,001 - \$275,000	19	14.96%	245,993	0	247,614	249,846	0
\$275,001 - \$400,000	20	15.75%	335,098	0	310,188	360,213	304,900
\$400,001 and up	14	11.02%	597,618	0	726,751	566,707	519,000
Average List Price			246,056	110,400	216,556	314,536	411,950
Total Closed Units		100%	246,056	9	72	44	2
Total Closed Volume			31,249,117	993.60K	15.59M	13.84M	823.90K

May 2020



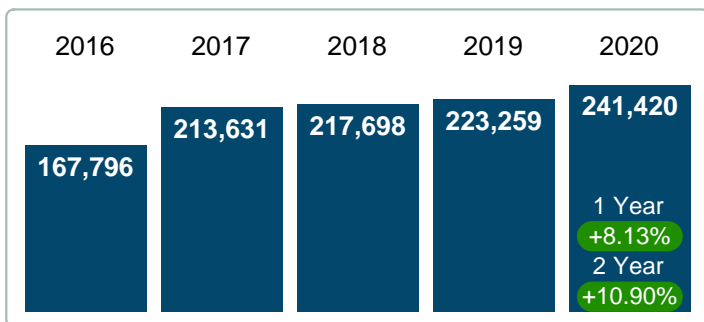
Area Delimited by County Of Rogers - Residential Property Type



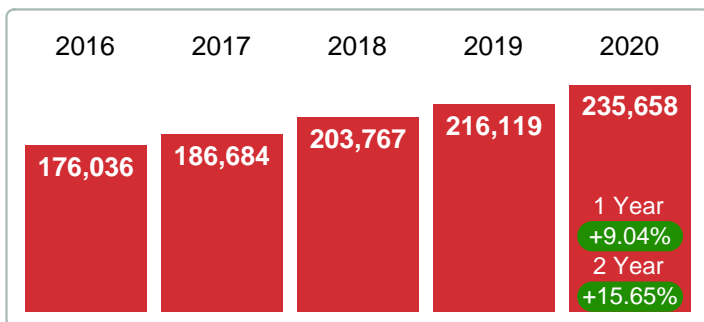
AVERAGE SOLD PRICE AT CLOSING

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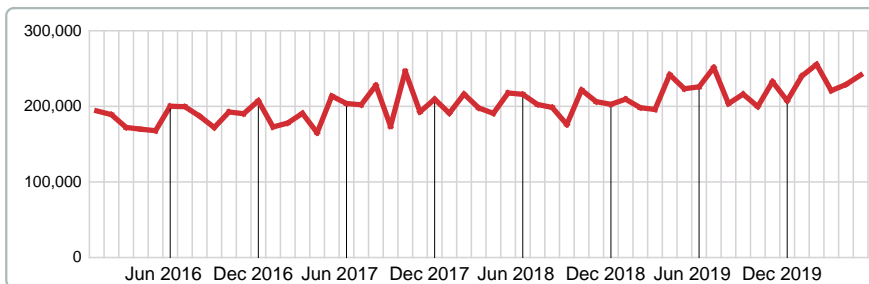
MAY



YEAR TO DATE (YTD)

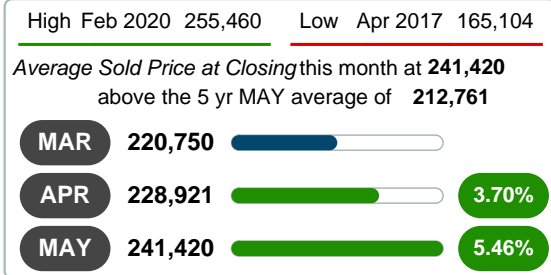


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 212,761



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
\$100,000 and less	7.09%	67,867	69,360	66,000	0	0
\$100,001 - \$125,000	7.09%	114,228	108,000	115,007	0	0
\$125,001 - \$175,000	22.05%	152,218	130,000	152,050	160,967	0
\$175,001 - \$225,000	25.20%	198,041	201,900	202,526	191,584	0
\$225,001 - \$275,000	11.81%	246,331	0	245,000	247,497	0
\$275,001 - \$400,000	16.54%	331,044	0	299,875	354,003	304,900
\$400,001 and up	10.24%	598,089	0	718,360	549,715	504,000
Average Sold Price		241,420	109,844	211,995	309,073	404,450
Total Closed Units	100%	241,420	9	72	44	2
Total Closed Volume		30,660,347	988.60K	15.26M	13.60M	808.90K

May 2020



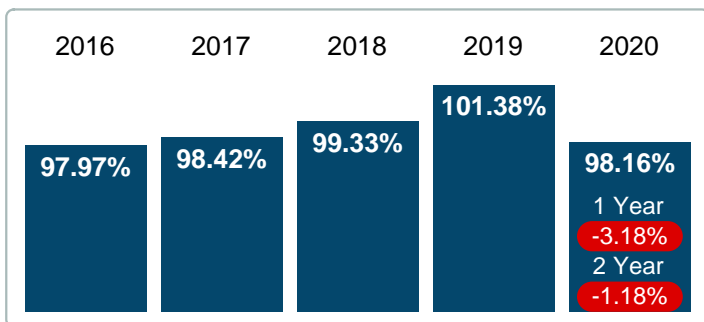
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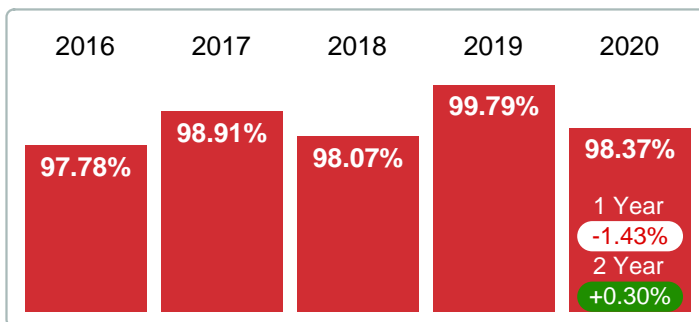
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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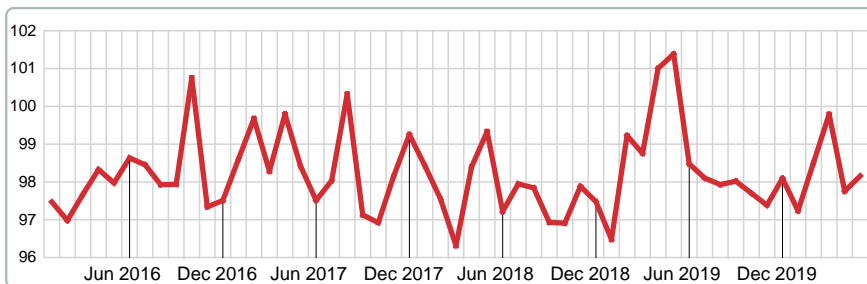
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

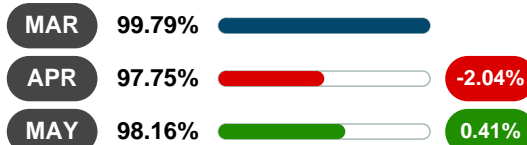


3 MONTHS

5 year MAY AVG = 99.05%

High May 2019 101.38% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **98.16%** below the 5 yr MAY average of **99.05%**



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
\$100,000 and less	9	7.09%	92.38%	97.06%	86.54%	0.00%	0.00%
\$100,001 - \$125,000	9	7.09%	99.65%	102.86%	99.24%	0.00%	0.00%
\$125,001 - \$175,000	28	22.05%	98.29%	96.30%	98.28%	99.03%	0.00%
\$175,001 - \$225,000	32	25.20%	99.11%	101.02%	98.41%	99.73%	0.00%
\$225,001 - \$275,000	15	11.81%	99.05%	0.00%	99.01%	99.09%	0.00%
\$275,001 - \$400,000	21	16.54%	97.76%	0.00%	96.81%	98.21%	100.00%
\$400,001 and up	13	10.24%	98.11%	0.00%	100.36%	97.12%	97.11%
Average Sold/List Ratio		98.20%		98.50%	97.79%	98.68%	98.55%
Total Closed Units		127	100%	9	72	44	2
Total Closed Volume		30,660,347		988.60K	15.26M	13.60M	808.90K

May 2020



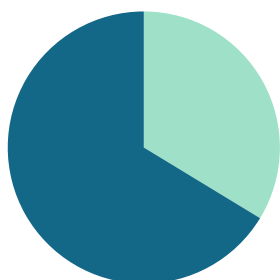
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

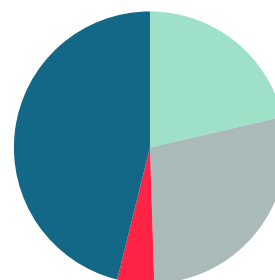


Inventory
 New Listings
157 = 33.69%
 Start Inventory
309
 Total Inventory Units
466
 Volume
\$155,833,673

Market Activity

Closed Sales
127 = 21.38%
 Pending Sales
167 = 28.11%
 Other Off Market
26 = 4.38%
 Active Inventory
274 = 46.13%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	145	127	-12.41%	547	525	-4.02%
Pending Sales	131	167	27.48%	643	637	-0.93%
New Listings	200	157	-21.50%	929	791	-14.85%
Average List Price	224,712	246,056	9.50%	219,479	239,835	9.27%
Average Sale Price	223,259	241,420	8.13%	216,119	235,658	9.04%
Average Percent of Selling Price to List Price	101.38%	98.16%	-3.18%	99.79%	98.37%	-1.43%
Average Days on Market to Sale	39.41	34.14	-13.38%	46.92	40.29	-14.13%
Monthly Inventory	412	274	-33.50%	412	274	-33.50%
Months Supply of Inventory	3.45	2.22	-35.52%	3.45	2.22	-35.52%

Absorption: Last 12 months, an Average of **123** Sales/Month

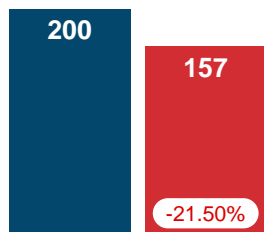
Inventory on May 31, 2020 = **274**

2019 **2020**

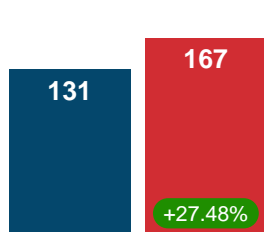
MAY MARKET

AVERAGE PRICES

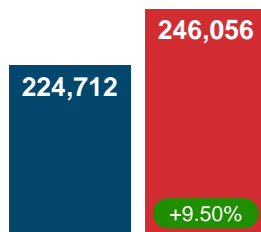
New Listings



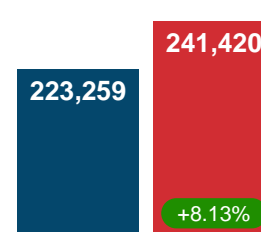
Pending Listings



List Price



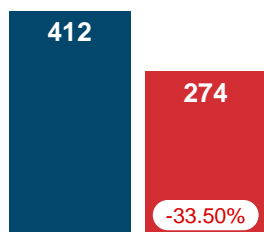
Sale Price



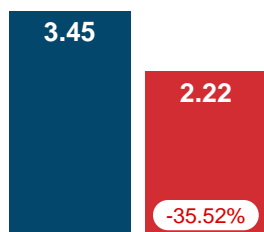
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

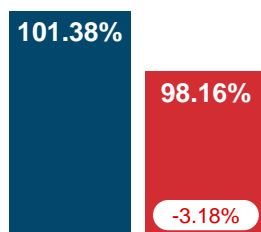
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

