

May 2020



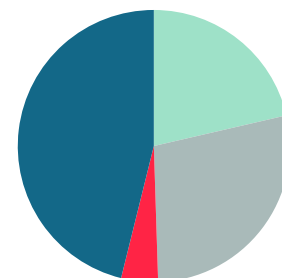
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	199,700	199,900	0.10%
Median Sale Price	194,900	198,000	1.59%
Median Percent of Selling Price to List Price	99.76%	99.53%	-0.23%
Median Days on Market to Sale	20.00	21.00	5.00%
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.

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 **1.59%** in May 2020 to \$198,000 versus the previous year at \$194,900.

Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 1.00 days or **5.00%** in May 2020 compared to last year's same month at **20.00** DOM.

Sales Success for May 2020 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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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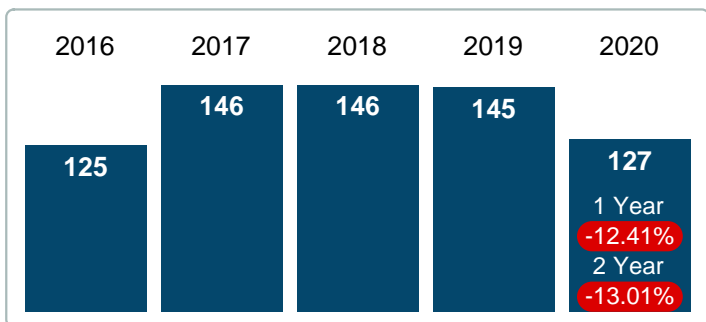
Area Delimited by County Of Rogers - Residential Property Type



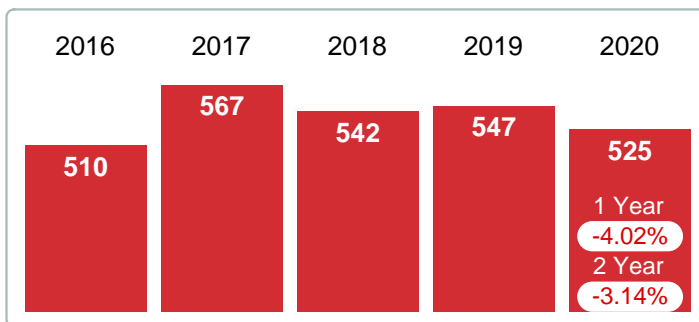
CLOSED LISTINGS

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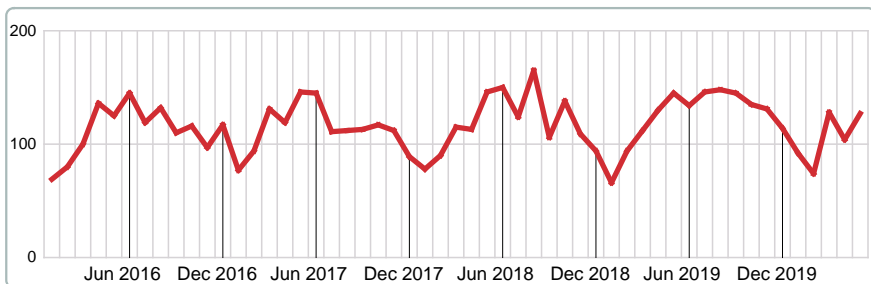
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 138

High Aug 2018 165 Low Jan 2019 66

Closed Listings this month at **127**
 below the 5 yr MAY average of **138**

MAR	128	<div style="width: 92%;"></div>
APR	104	<div style="width: 75%; background-color: red;"></div> -18.75%
MAY	127	<div style="width: 92%; background-color: green;"></div> 22.12%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	7.09%	14.0	5	4	0	0
\$100,001 - \$125,000	9	7.09%	8.0	1	8	0	0
\$125,001 - \$175,000	28	22.05%	13.5	1	24	3	0
\$175,001 - \$225,000	32	25.20%	11.5	2	17	13	0
\$225,001 - \$275,000	15	11.81%	22.0	0	7	8	0
\$275,001 - \$400,000	21	16.54%	35.0	0	8	12	1
\$400,001 and up	13	10.24%	36.0	0	4	8	1
Total Closed Units	127			9	72	44	2
Total Closed Volume	30,660,347	100%	21.0	988.60K	15.26M	13.60M	808.90K
Median Closed Price	\$198,000			\$98,000	\$176,750	\$257,500	\$404,450

May 2020



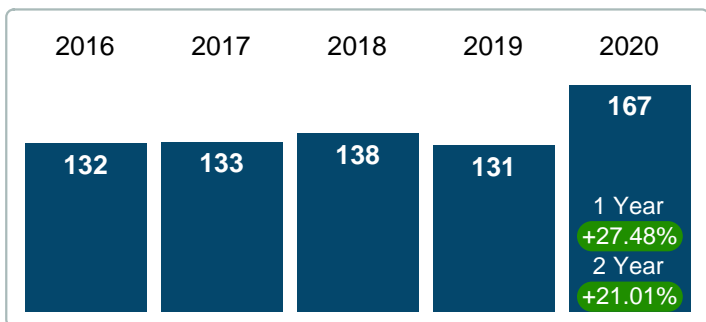
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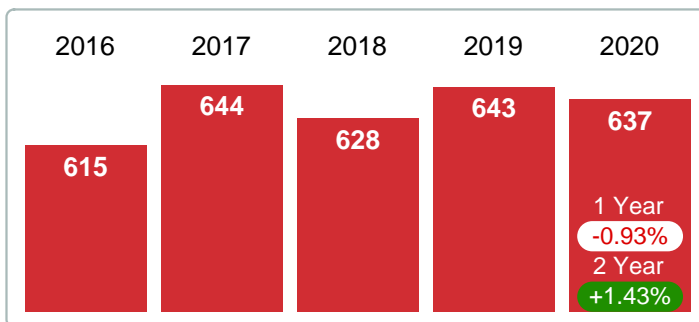
PENDING LISTINGS

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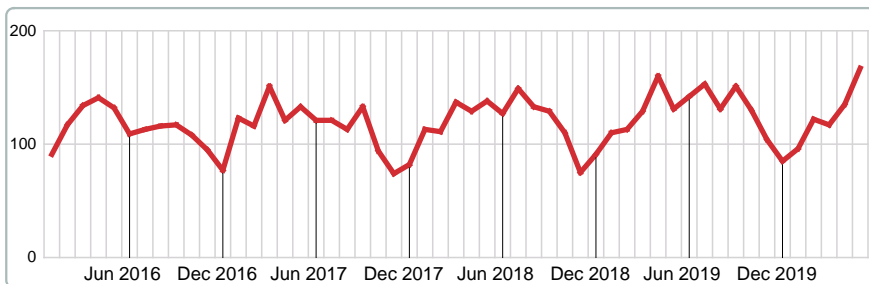
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

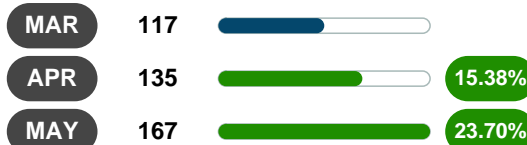


3 MONTHS

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



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	13	7.78%	28.0	4	7	2	0
\$100,001 - \$125,000	13	7.78%	5.0	1	10	2	0
\$125,001 - \$175,000	25	14.97%	8.0	2	21	2	0
\$175,001 - \$275,000	53	31.74%	11.0	1	36	15	1
\$275,001 - \$325,000	23	13.77%	27.0	0	11	10	2
\$325,001 - \$400,000	19	11.38%	56.0	0	4	13	2
\$400,001 and up	21	12.57%	46.0	0	1	15	5
Total Pending Units	167			8	90	59	10
Total Pending Volume	41,713,795	100%	24.0	824.90K	17.51M	18.78M	4.59M
Median Listing Price	\$225,000			\$101,750	\$185,400	\$310,000	\$414,950

May 2020



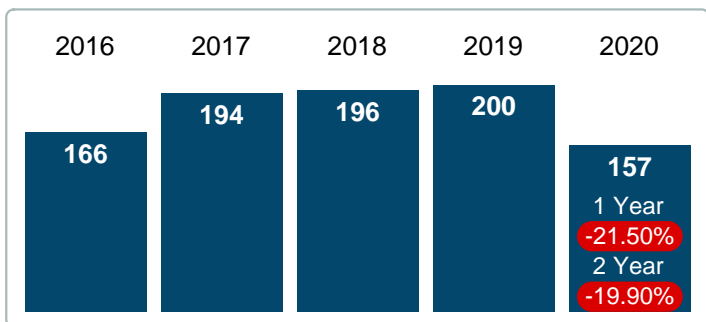
Area Delimited by County Of Rogers - Residential Property Type



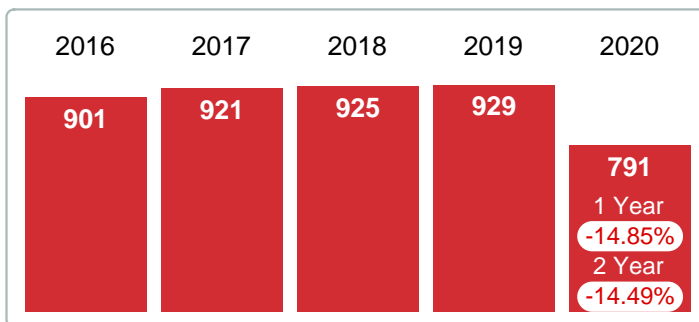
NEW LISTINGS

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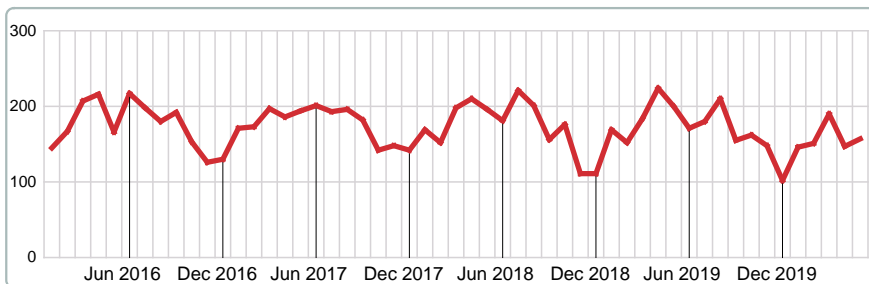
MAY



YEAR TO DATE (YTD)

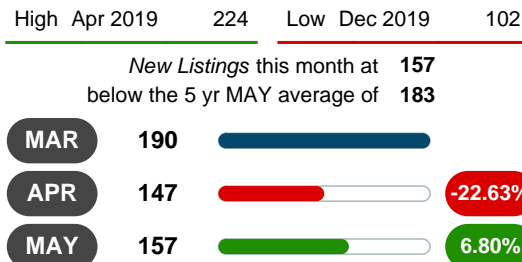


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$205,000		\$107,500	\$180,000	\$272,536	\$529,000

May 2020



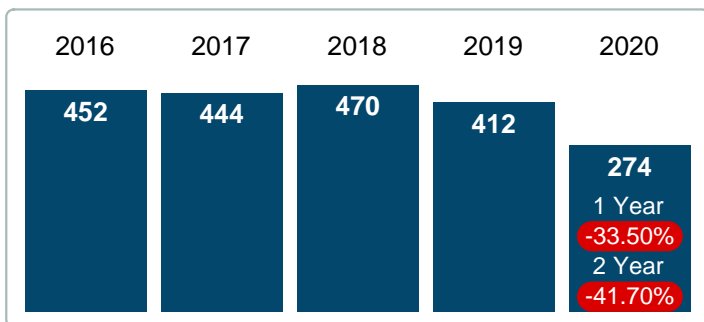
Area Delimited by County Of Rogers - Residential Property Type



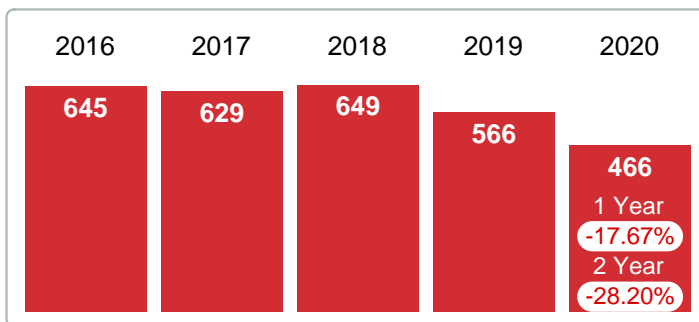
ACTIVE INVENTORY

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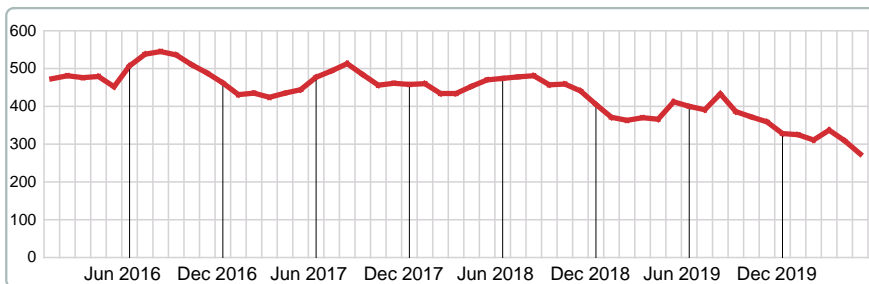
END OF MAY



ACTIVE DURING MAY

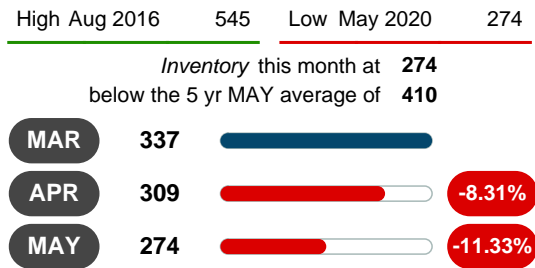


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 410



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	29	10.58%	87.0	9	15	5	0
\$125,001 - \$150,000	13	4.74%	40.0	0	11	1	1
\$150,001 - \$200,000	50	18.25%	70.5	1	27	20	2
\$200,001 - \$325,000	78	28.47%	52.0	0	43	29	6
\$325,001 - \$400,000	36	13.14%	71.5	1	8	21	6
\$400,001 - \$725,000	41	14.96%	45.0	2	2	22	15
\$725,001 and up	27	9.85%	79.0	0	5	10	12
Total Active Inventory by Units	274			13	111	108	42
Total Active Inventory by Volume	99,793,980	100%	61.5	2.03M	27.36M	39.03M	31.37M
Median Active Inventory Listing Price	\$275,000			\$69,900	\$209,900	\$320,000	\$489,450

May 2020



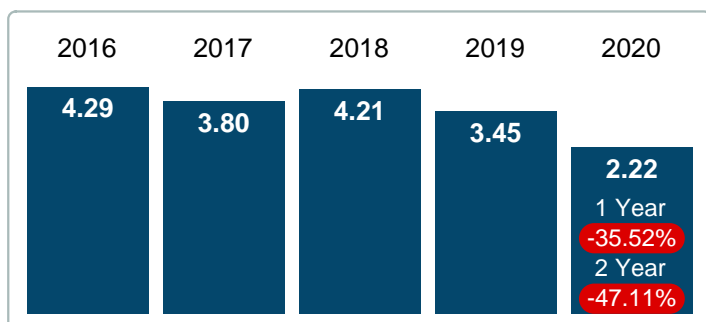
Area Delimited by County Of Rogers - Residential Property Type



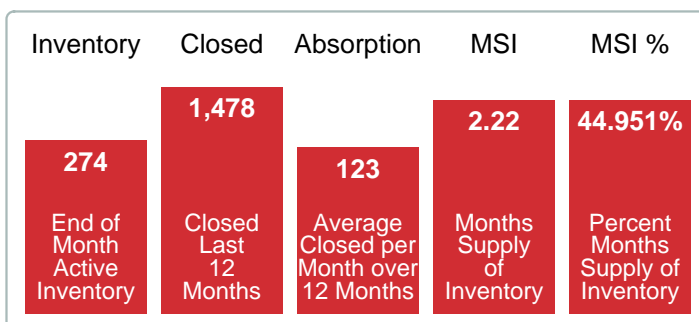
MONTHS SUPPLY of INVENTORY (MSI)

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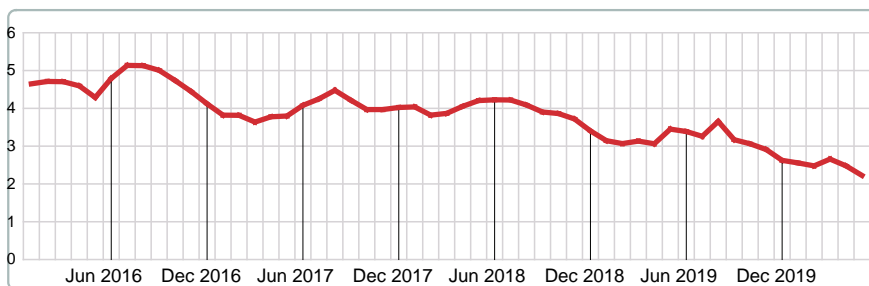
MSI FOR MAY



INDICATORS FOR MAY 2020

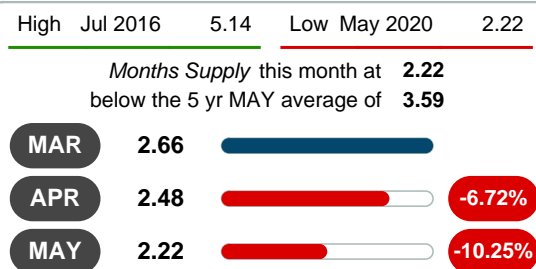


5 YEAR MARKET ACTIVITY TRENDS



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



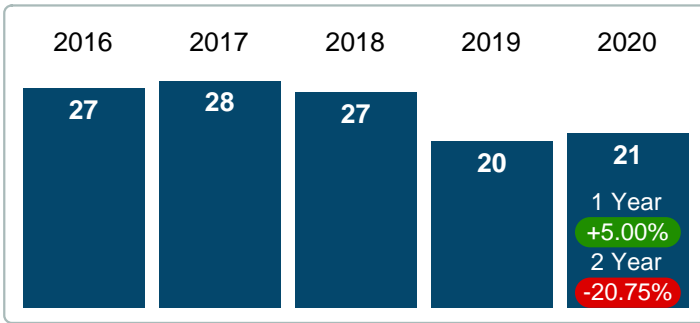
Area Delimited by County Of Rogers - Residential Property Type



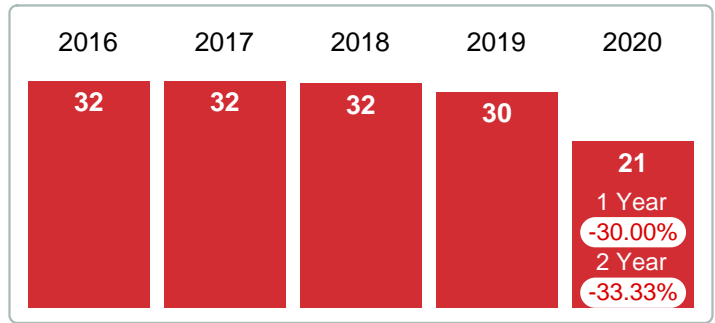
MEDIAN DAYS ON MARKET TO SALE

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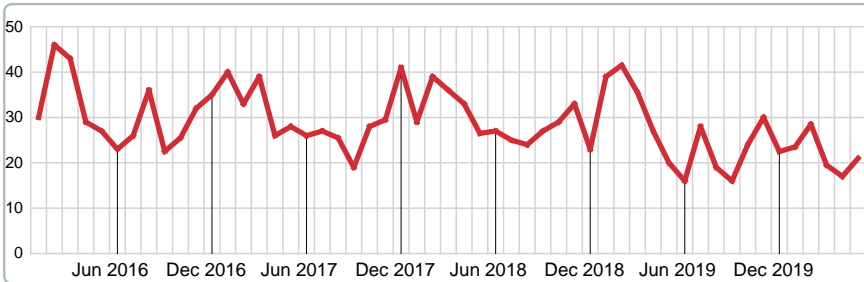
MAY



YEAR TO DATE (YTD)

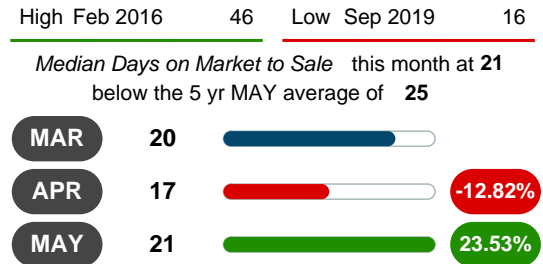


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 25



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
\$100,000 and less	7.09%	14	24	11	0	0
\$100,001 - \$125,000	7.09%	8	37	6	0	0
\$125,001 - \$175,000	22.05%	14	7	12	95	0
\$175,001 - \$225,000	25.20%	12	8	21	3	0
\$225,001 - \$275,000	11.81%	22	0	6	30	0
\$275,001 - \$400,000	16.54%	35	0	46	43	31
\$400,001 and up	10.24%	36	0	58	47	4
Median Closed DOM		21	11	15	31	18
Total Closed Units	100%	127	9	72	44	2
Total Closed Volume		30,660,347	988.60K	15.26M	13.60M	808.90K

May 2020



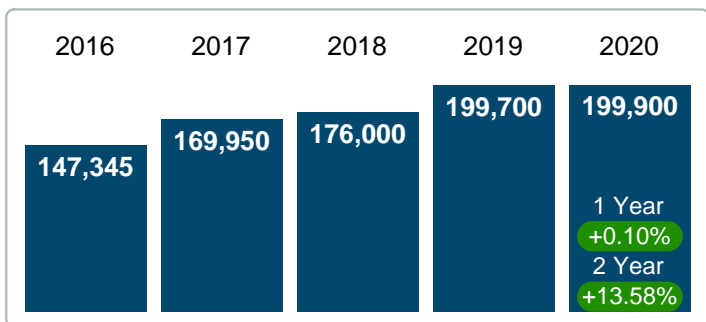
Area Delimited by County Of Rogers - Residential Property Type



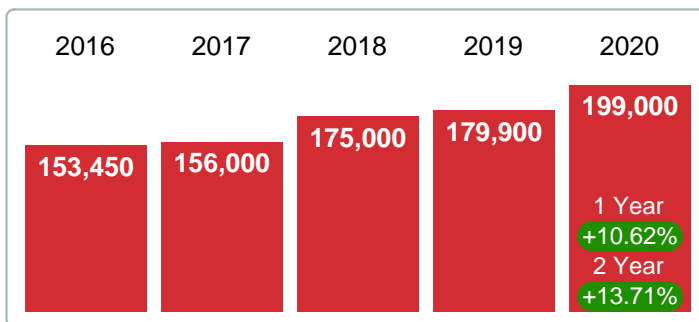
MEDIAN LIST PRICE AT CLOSING

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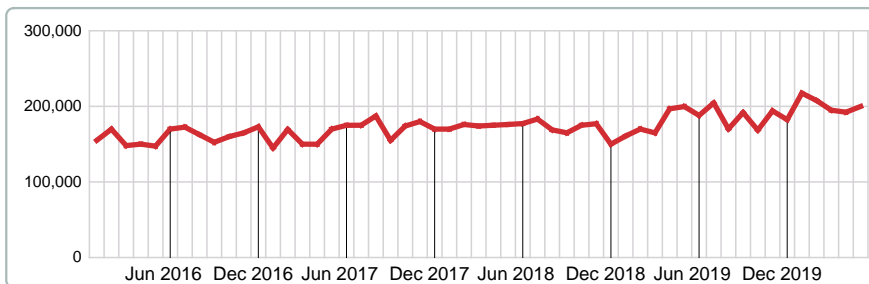
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 178,579

High Jan 2020 217,450 Low Jan 2017 144,900
 Median List Price at Closing this month at **199,900**
 above the 5 yr MAY average of **178,579**

- MAR 194,900
- APR 192,250 (-1.36%)
- MAY 199,900 (3.98%)

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
\$100,000 and less	7.09%	80,000	79,900	80,000	0	0
\$100,001 - \$125,000	7.09%	115,000	105,000	116,250	0	0
\$125,001 - \$175,000	22.05%	154,750	135,000	154,750	164,900	0
\$175,001 - \$225,000	22.05%	192,889	199,950	195,082	190,695	0
\$225,001 - \$275,000	14.96%	243,900	0	235,000	244,400	0
\$275,001 - \$400,000	15.75%	337,000	0	309,500	369,900	304,900
\$400,001 and up	11.02%	504,450	0	594,450	460,000	519,000
Median List Price		199,900	99,000	174,966	265,000	411,950
Total Closed Units	100%	199,900	9	72	44	2
Total Closed Volume		31,249,117	993.60K	15.59M	13.84M	823.90K

May 2020



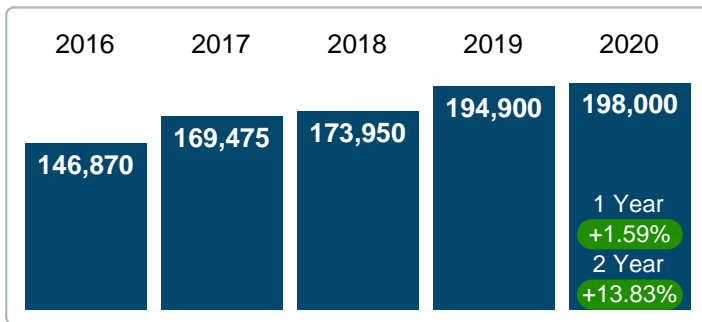
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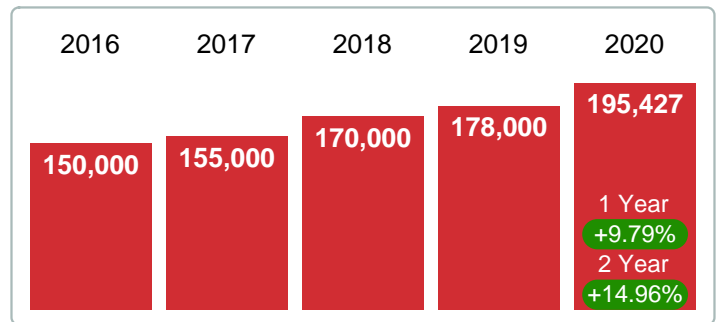
MEDIAN SOLD PRICE AT CLOSING

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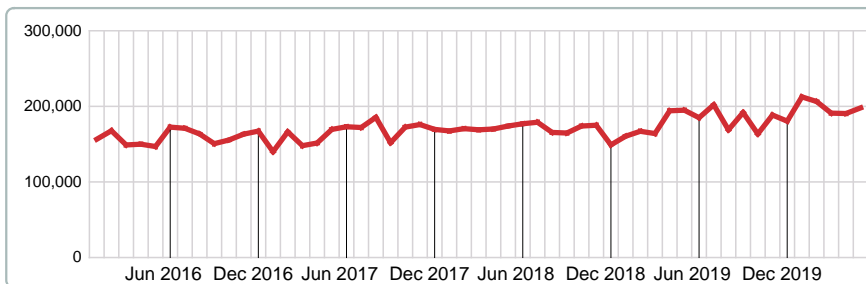
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

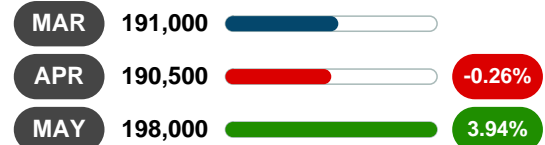


3 MONTHS

5 year MAY AVG = 176,639

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

Median Sold Price at Closing this month at **198,000**
above the 5 yr MAY average of **176,639**



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
\$100,000 and less	9	7.09%	69,000	80,000	64,500	0	0
\$100,001 - \$125,000	9	7.09%	114,900	108,000	114,950	0	0
\$125,001 - \$175,000	28	22.05%	152,650	130,000	152,000	157,500	0
\$175,001 - \$225,000	32	25.20%	195,041	201,900	200,000	190,695	0
\$225,001 - \$275,000	15	11.81%	242,000	0	242,000	242,950	0
\$275,001 - \$400,000	21	16.54%	320,500	0	297,500	359,500	304,900
\$400,001 and up	13	10.24%	504,000	0	587,450	483,500	504,000
Median Sold Price			198,000	98,000	176,750	257,500	404,450
Total Closed Units		100%	198,000	9	72	44	2
Total Closed Volume			30,660,347	988.60K	15.26M	13.60M	808.90K

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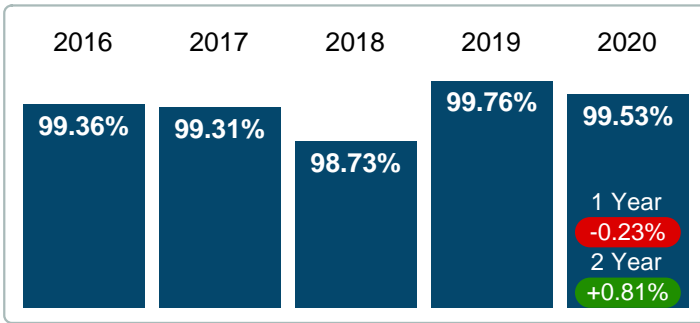
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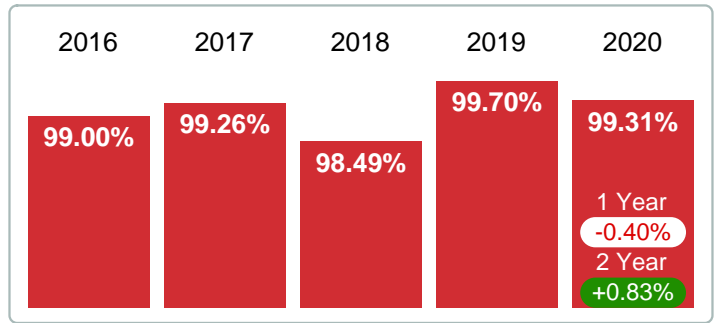
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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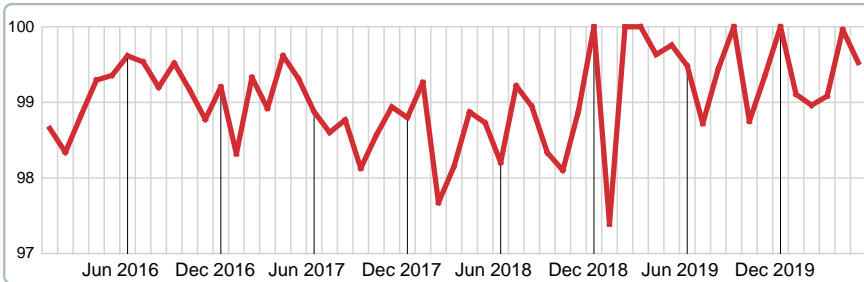
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

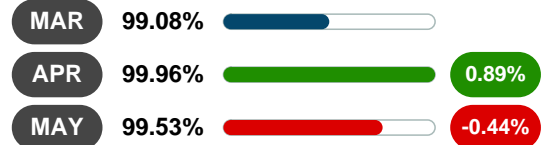


3 MONTHS

5 year MAY AVG = 99.34%

High Dec 2019 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **99.53%** above the 5 yr MAY average of **99.34%**



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
\$100,000 and less	9	7.09%	94.12%	98.99%	88.96%	0.00%	0.00%
\$100,001 - \$125,000	9	7.09%	100.00%	102.86%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	28	22.05%	100.00%	96.30%	100.00%	100.00%	0.00%
\$175,001 - \$225,000	32	25.20%	100.00%	101.02%	100.00%	100.00%	0.00%
\$225,001 - \$275,000	15	11.81%	99.62%	0.00%	98.72%	99.81%	0.00%
\$275,001 - \$400,000	21	16.54%	97.32%	0.00%	96.73%	99.57%	100.00%
\$400,001 and up	13	10.24%	97.74%	0.00%	99.00%	97.15%	97.11%
Median Sold/List Ratio		99.53%		100.00%	99.08%	99.58%	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



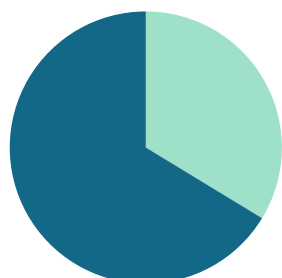
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

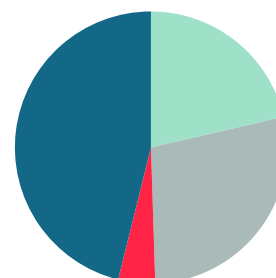


Inventory
 New Listings
157 = 33.69%
 Start Inventory
309
 Total Inventory Units
466
 Volume
\$155,833,673

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%
Median List Price	199,700	199,900	0.10%	179,900	199,000	10.62%
Median Sale Price	194,900	198,000	1.59%	178,000	195,427	9.79%
Median Percent of Selling Price to List Price	99.76%	99.53%	-0.23%	99.70%	99.31%	-0.40%
Median Days on Market to Sale	20.00	21.00	5.00%	30.00	21.00	-30.00%
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

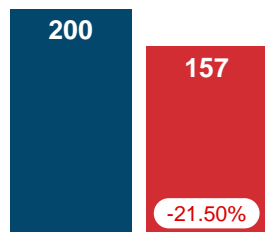
Inventory on May 31, 2020 = **274**

2019 **2020**

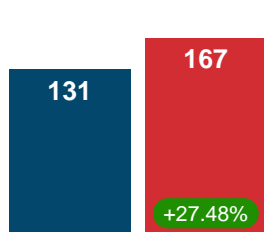
MAY MARKET

MEDIAN PRICES

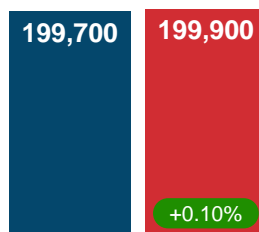
New Listings



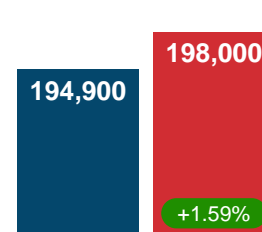
Pending Listings



List Price



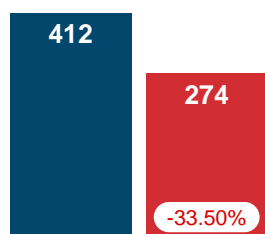
Sale Price



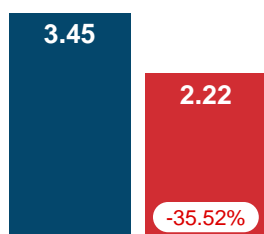
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

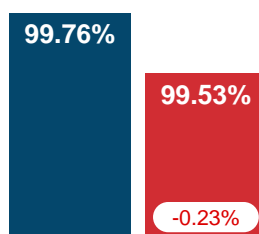
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

