

April 2021



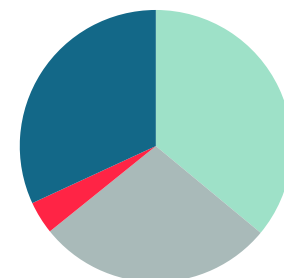
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	104	166	59.62%
Pending Listings	135	130	-3.70%
New Listings	147	164	11.56%
Average List Price	232,616	283,622	21.93%
Average Sale Price	228,921	283,094	23.66%
Average Percent of Selling Price to List Price	97.75%	100.23%	2.54%
Average Days on Market to Sale	37.69	23.35	-38.05%
End of Month Inventory	309	147	-52.43%
Months Supply of Inventory	2.48	1.02	-58.79%



■ Closed (36.01%)
■ Pending (28.20%)
■ Other OffMarket (3.90%)
■ Active (31.89%)

Absorption: Last 12 months, an Average of **144** Sales/Month
Active Inventory as of April 30, 2021 = **147**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **52.43%** to 147 existing homes available for sale. Over the last 12 months this area has had an average of 144 closed sales per month. This represents an unsold inventory index of **1.02** 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 **23.66%** in April 2021 to \$283,094 versus the previous year at \$228,921.

Average Days on Market Shortens

The average number of **23.35** days that homes spent on the market before selling decreased by 14.34 days or **38.05%** in April 2021 compared to last year's same month at **37.69** DOM.

Sales Success for April 2021 is Positive

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

There were 164 New Listings in April 2021, up **11.56%** from last year at 147. Furthermore, there were 166 Closed Listings this month versus last year at 104, a **59.62%** increase.

Closed versus Listed trends yielded a **101.2%** ratio, up from previous year's, April 2020, at **70.7%**, a **43.07%** 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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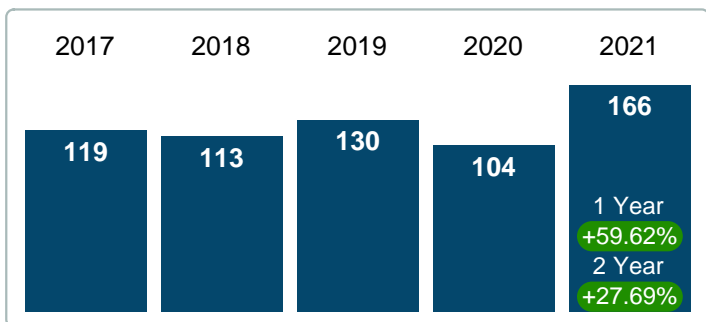
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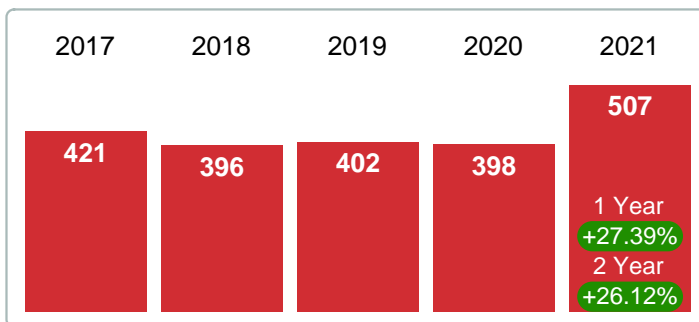
CLOSED LISTINGS

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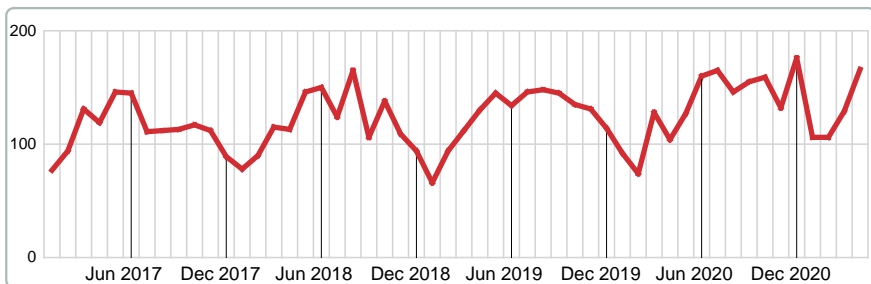
APRIL



YEAR TO DATE (YTD)

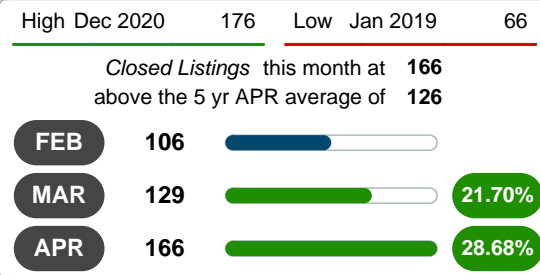


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 126



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	4.22%	14.3	4	2	1	0
\$125,001 - \$150,000	14	8.43%	13.4	1	11	2	0
\$150,001 - \$175,000	19	11.45%	15.4	0	17	2	0
\$175,001 - \$250,000	55	33.13%	10.1	0	38	16	1
\$250,001 - \$375,000	31	18.67%	20.4	1	20	9	1
\$375,001 - \$475,000	20	12.05%	34.4	0	5	15	0
\$475,001 and up	20	12.05%	70.9	0	2	11	7
Total Closed Units	166			6	95	56	9
Total Closed Volume	46,993,681	100%	23.3	776.25K	21.27M	19.62M	5.33M
Average Closed Price	\$283,094			\$129,375	\$223,873	\$350,409	\$591,850

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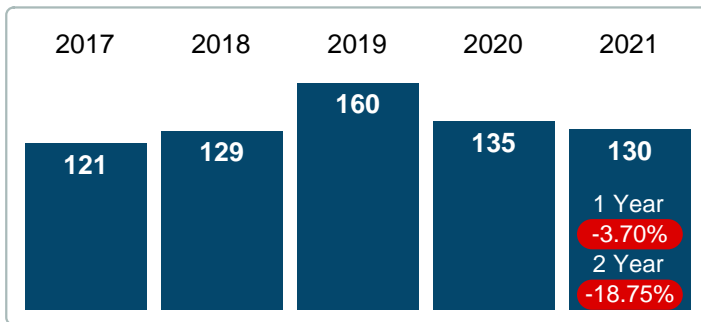
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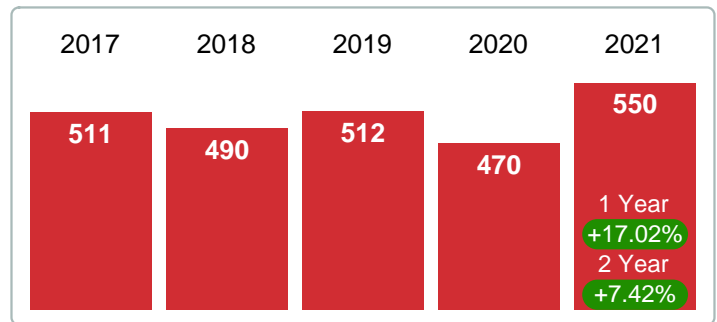
PENDING LISTINGS

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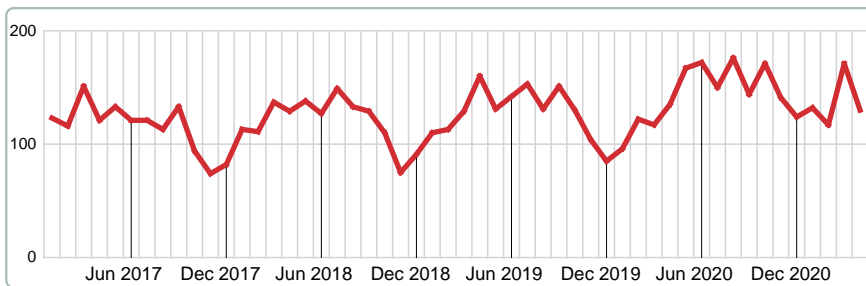
APRIL



YEAR TO DATE (YTD)

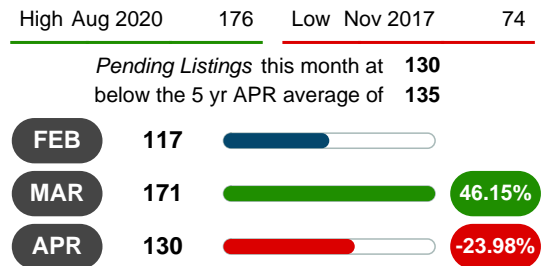


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 135



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	9	6.92%	20.6	4	5	0	0
\$100,001 - \$150,000	16	12.31%	12.8	2	13	1	0
\$150,001 - \$175,000	9	6.92%	7.6	0	8	1	0
\$175,001 - \$250,000	48	36.92%	8.5	1	26	21	0
\$250,001 - \$300,000	16	12.31%	13.9	0	9	5	2
\$300,001 - \$400,000	19	14.62%	23.5	0	7	11	1
\$400,001 and up	13	10.00%	54.1	0	1	6	6
Total Pending Units	130			7	69	45	9
Total Pending Volume	34,936,700	100%	16.9	785.40K	14.12M	14.33M	5.71M
Average Listing Price	\$266,981			\$112,200	\$204,605	\$318,393	\$633,989

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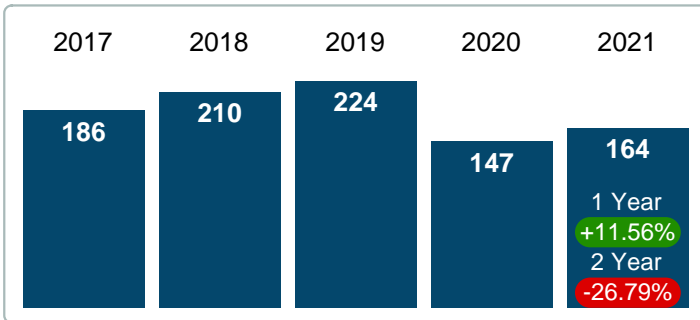
Area Delimited by County Of Rogers - Residential Property Type



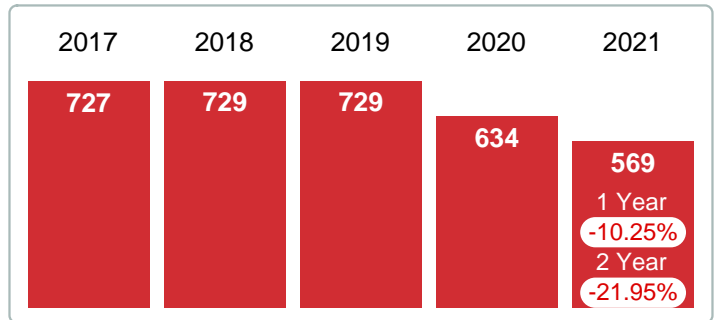
NEW LISTINGS

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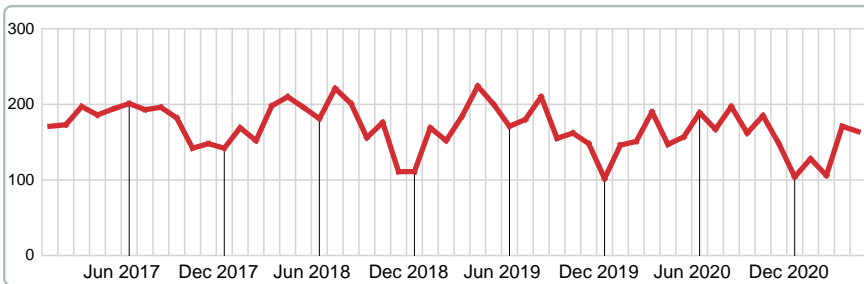
APRIL



YEAR TO DATE (YTD)

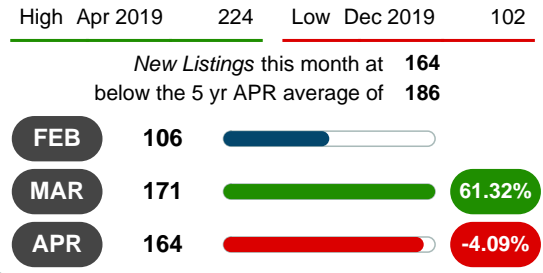


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 186



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	9	5.49%	4	4	1	0
\$100,001 - \$175,000	28	17.07%	5	21	0	2
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$275,000	63	38.41%	0	42	20	1
\$275,001 - \$375,000	23	14.02%	0	8	12	3
\$375,001 - \$575,000	24	14.63%	0	5	17	2
\$575,001 and up	17	10.37%	0	4	7	6
Total New Listed Units	164		9	84	57	14
Total New Listed Volume	54,065,599	100%	941.40K	22.15M	22.91M	8.07M
Average New Listed Listing Price	\$286,289		\$104,600	\$263,643	\$401,945	\$576,237

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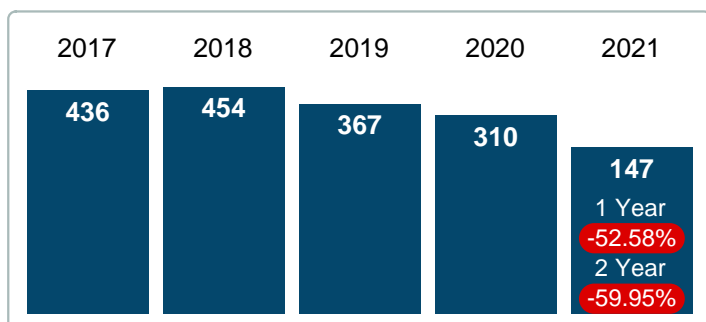
Area Delimited by County Of Rogers - Residential Property Type



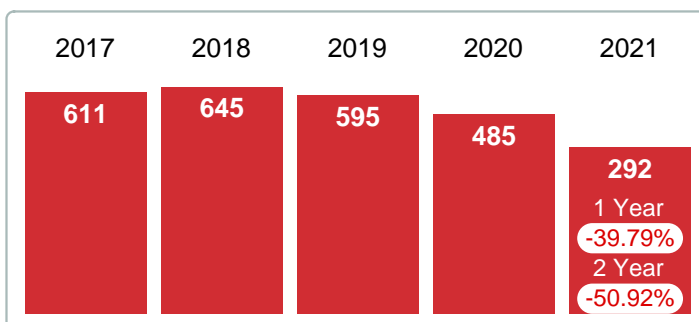
ACTIVE INVENTORY

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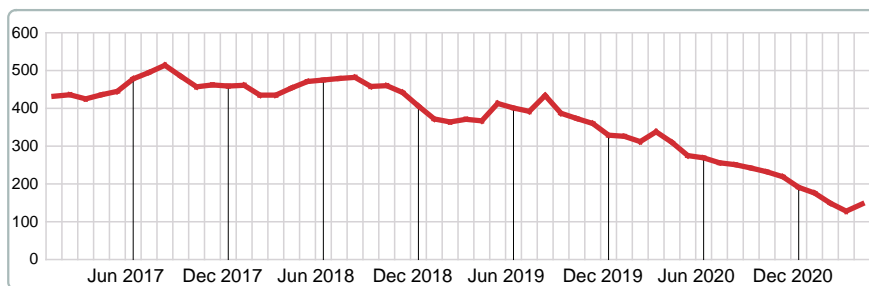
END OF APRIL



ACTIVE DURING APRIL

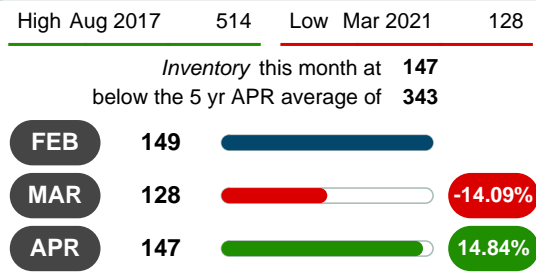


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 343



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	6.12%	91.6	7	1	1	0
\$75,001 - \$150,000	17	11.56%	56.4	7	7	1	2
\$150,001 - \$250,000	29	19.73%	37.5	1	18	10	0
\$250,001 - \$425,000	37	25.17%	65.1	2	13	19	3
\$425,001 - \$550,000	19	12.93%	58.6	1	4	12	2
\$550,001 - \$875,000	20	13.61%	54.8	0	4	12	4
\$875,001 and up	16	10.88%	96.3	0	4	5	7
Total Active Inventory by Units	147			18	51	60	18
Total Active Inventory by Volume	67,514,177	100%	61.4	2.41M	19.09M	29.03M	17.00M
Average Active Inventory Listing Price	\$459,280			\$133,677	\$374,229	\$483,753	\$944,284

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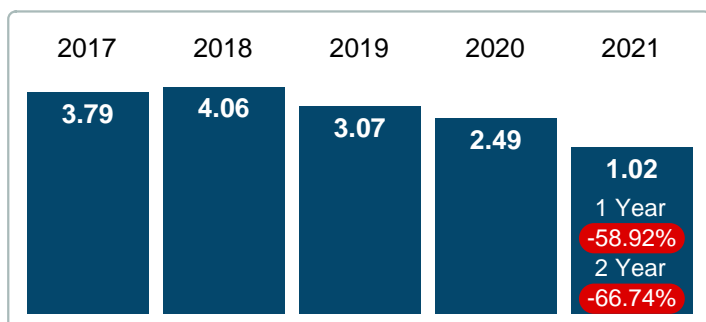
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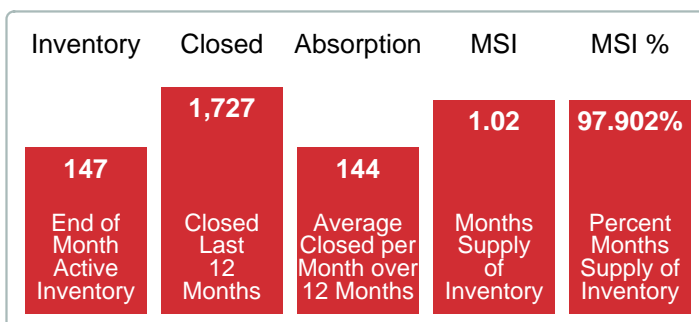
MONTHS SUPPLY of INVENTORY (MSI)

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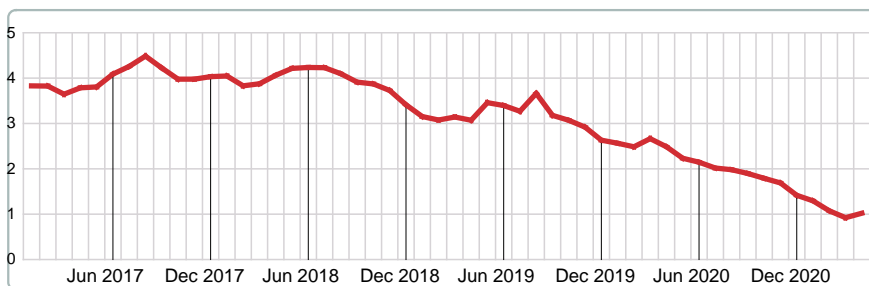
MSI FOR APRIL



INDICATORS FOR APRIL 2021

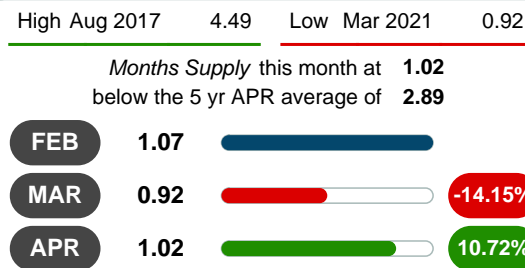


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.89



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	9	6.12%	1.64	3.11	0.40	1.71	0.00
\$75,001 - \$150,000	17	11.56%	0.69	1.87	0.38	0.44	24.00
\$150,001 - \$250,000	29	19.73%	0.49	0.92	0.44	0.58	0.00
\$250,001 - \$425,000	37	25.17%	0.92	4.80	0.88	0.85	1.00
\$425,001 - \$550,000	19	12.93%	2.24	12.00	2.29	2.53	1.04
\$550,001 - \$875,000	20	13.61%	4.44	0.00	9.60	5.14	2.29
\$875,001 and up	16	10.88%	16.00	0.00	48.00	15.00	14.00
Market Supply of Inventory (MSI)			1.02	2.35	0.65	1.21	2.27
Total Active Inventory by Units		100%	147	18	51	60	18

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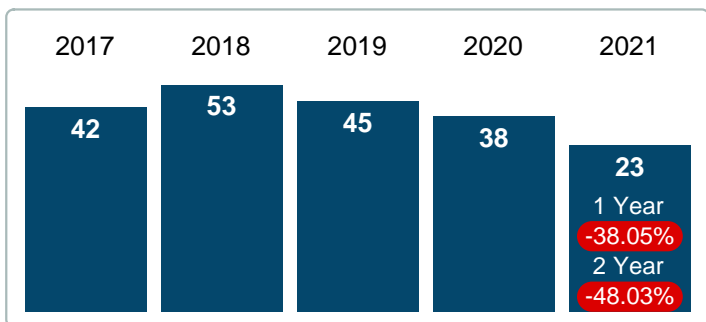
Area Delimited by County Of Rogers - Residential Property Type



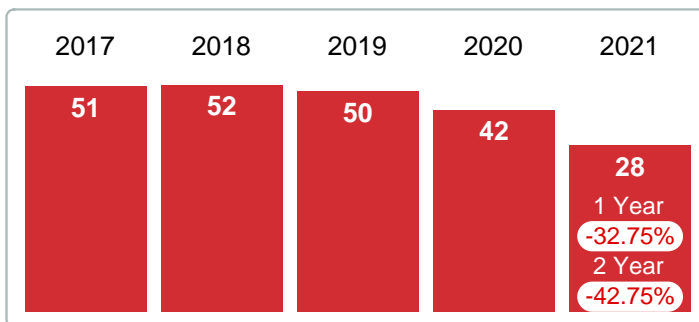
AVERAGE DAYS ON MARKET TO SALE

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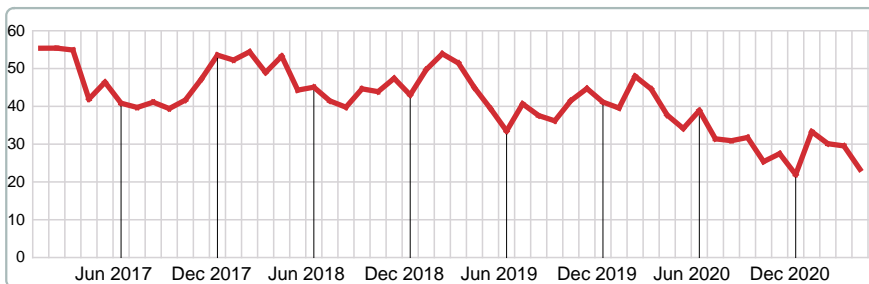
APRIL



YEAR TO DATE (YTD)

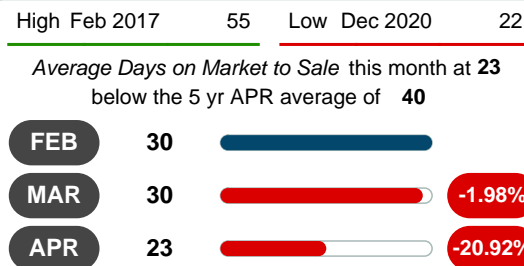


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 40



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	4.22%	14	19	7	10	0
\$125,001 - \$150,000	8.43%	13	6	15	11	0
\$150,001 - \$175,000	11.45%	15	0	16	8	0
\$175,001 - \$250,000	33.13%	10	0	9	13	20
\$250,001 - \$375,000	18.67%	20	93	16	12	117
\$375,001 - \$475,000	12.05%	34	0	40	33	0
\$475,001 and up	12.05%	71	0	78	60	86
Average Closed DOM		23	29	15	27	82
Total Closed Units	100%	23	6	95	56	9
Total Closed Volume		46,993,681	776.25K	21.27M	19.62M	5.33M

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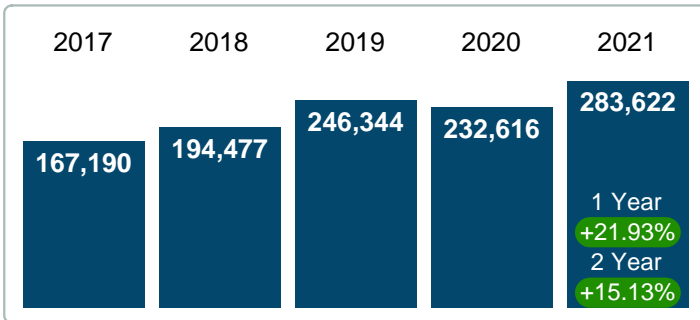
Area Delimited by County Of Rogers - Residential Property Type



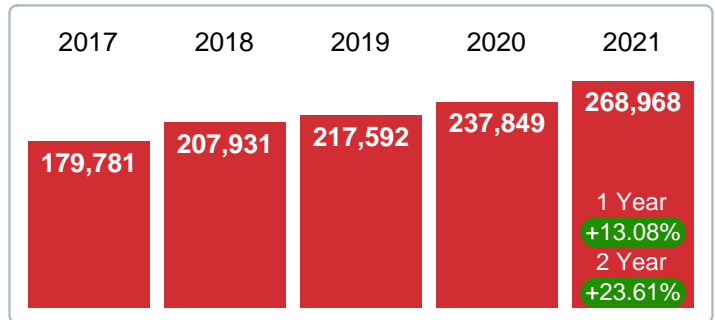
AVERAGE LIST PRICE AT CLOSING

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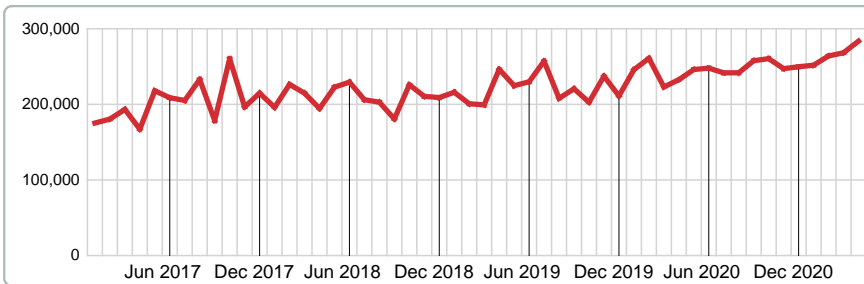
APRIL



YEAR TO DATE (YTD)

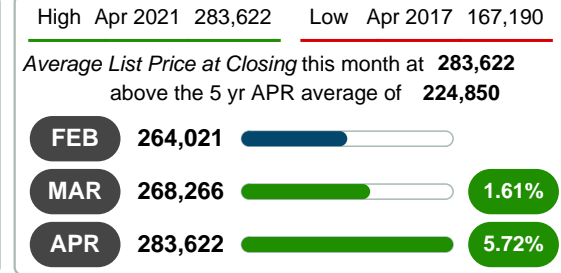


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 224,850



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	7	4.22%	95,329	86,350	98,500	160,000	0	
\$125,001 - \$150,000	12	7.23%	137,142	136,000	136,327	150,000	0	
\$150,001 - \$175,000	23	13.86%	166,454	0	165,444	171,450	0	
\$175,001 - \$250,000	57	34.34%	204,888	0	201,701	199,191	245,000	
\$250,001 - \$375,000	27	16.27%	300,430	292,500	285,105	300,267	344,500	
\$375,001 - \$475,000	20	12.05%	412,656	0	423,606	409,007	0	
\$475,001 and up	20	12.05%	644,823	0	537,450	632,533	694,814	
Average List Price		283,622		128,983	221,777	353,309	605,911	
Total Closed Units		166	100%	283,622	6	95	56	9
Total Closed Volume		47,081,228			773.90K	21.07M	19.79M	5.45M

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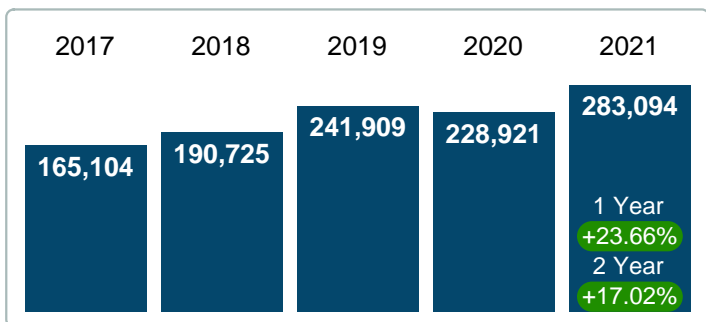
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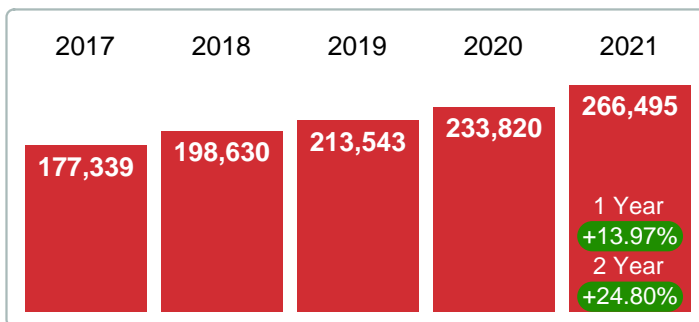
AVERAGE SOLD PRICE AT CLOSING

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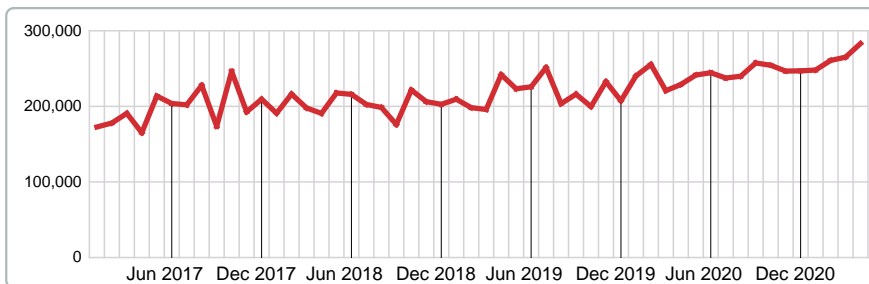
APRIL



YEAR TO DATE (YTD)

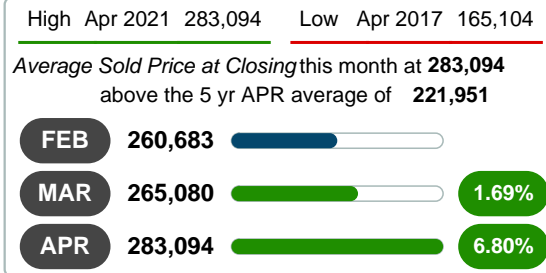


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 221,951



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	4.22%	90,679	86,938	83,500	120,000	0
\$125,001 - \$150,000	8.43%	137,918	136,000	137,845	139,275	0
\$150,001 - \$175,000	11.45%	165,402	0	165,185	167,250	0
\$175,001 - \$250,000	33.13%	203,778	0	204,063	200,698	242,250
\$250,001 - \$375,000	18.67%	296,798	292,500	291,447	306,033	325,000
\$375,001 - \$475,000	12.05%	413,854	0	423,626	410,596	0
\$475,001 and up	12.05%	629,992	0	537,500	615,040	679,914
Average Sold Price		283,094	129,375	223,873	350,409	591,850
Total Closed Units	100%	283,094	6	95	56	9
Total Closed Volume		46,993,681	776.25K	21.27M	19.62M	5.33M

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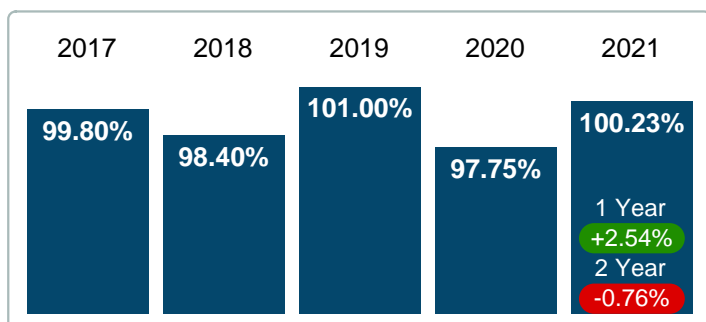
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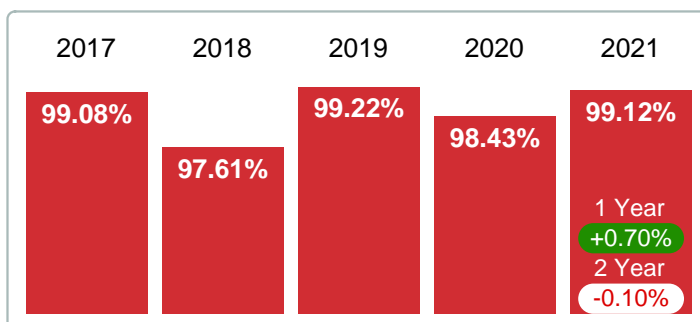
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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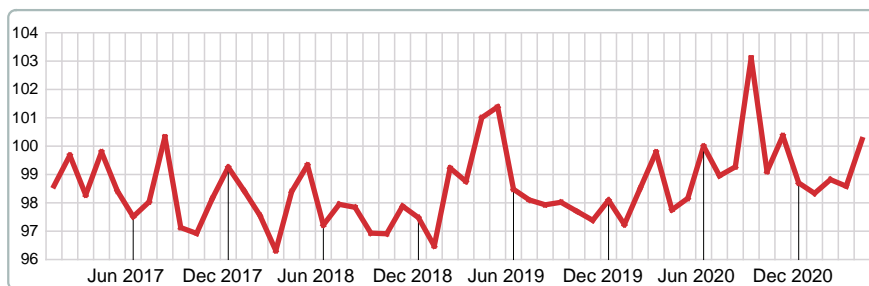
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

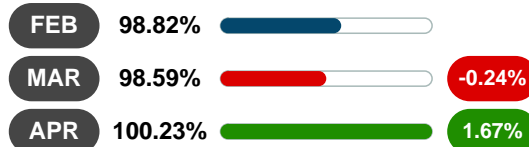


3 MONTHS

5 year APR AVG = 99.44%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **100.23%**
above the 5 yr APR average of **99.44%**



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	4.22%	92.44%	100.63%	84.80%	75.00%	0.00%
\$125,001 - \$150,000	14	8.43%	100.02%	100.00%	101.17%	93.74%	0.00%
\$150,001 - \$175,000	19	11.45%	99.60%	0.00%	99.83%	97.58%	0.00%
\$175,001 - \$250,000	55	33.13%	101.08%	0.00%	101.31%	100.68%	98.88%
\$250,001 - \$375,000	31	18.67%	102.40%	100.00%	103.05%	102.13%	94.34%
\$375,001 - \$475,000	20	12.05%	100.30%	0.00%	100.10%	100.37%	0.00%
\$475,001 and up	20	12.05%	97.95%	0.00%	99.94%	97.60%	97.93%
Average Sold/List Ratio		100.20%		100.42%	100.95%	99.41%	97.64%
Total Closed Units	166	100%	100.20%	6	95	56	9
Total Closed Volume	46,993,681			776.25K	21.27M	19.62M	5.33M

April 2021



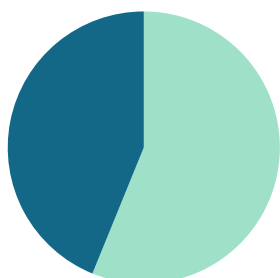
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

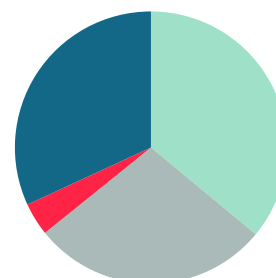


Inventory
 New Listings
164 = 56.16%
 Start Inventory
128
 Total Inventory Units
292
 Volume
\$109,436,401

Market Activity

Closed Sales
166 = 36.01%
 Pending Sales
130 = 28.20%
 Other Off Market
18 = 3.90%
 Active Inventory
147 = 31.89%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	104	166	59.62%	398	507	27.39%
Pending Sales	135	130	-3.70%	470	550	17.02%
New Listings	147	164	11.56%	634	569	-10.25%
Average List Price	232,616	283,622	21.93%	237,849	268,968	13.08%
Average Sale Price	228,921	283,094	23.66%	233,820	266,495	13.97%
Average Percent of Selling Price to List Price	97.75%	100.23%	2.54%	98.43%	99.12%	0.70%
Average Days on Market to Sale	37.69	23.35	-38.05%	42.25	28.42	-32.75%
Monthly Inventory	309	147	-52.43%	309	147	-52.43%
Months Supply of Inventory	2.48	1.02	-58.79%	2.48	1.02	-58.79%

Absorption: Last 12 months, an Average of **144** Sales/Month

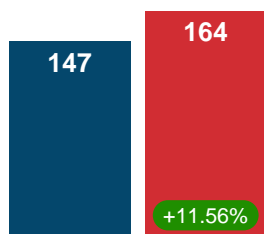
Inventory on April 30, 2021 = **147**

2020 **2021**

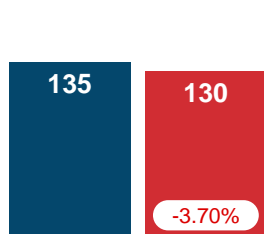
APRIL MARKET

AVERAGE PRICES

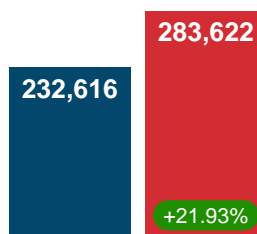
New Listings



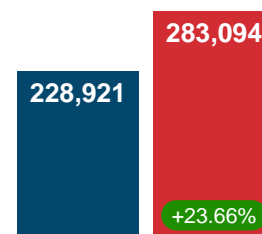
Pending Listings



List Price



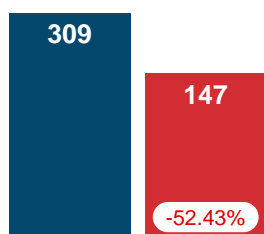
Sale Price



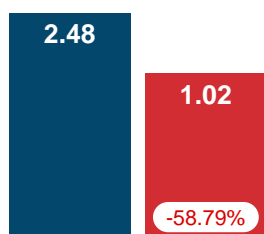
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

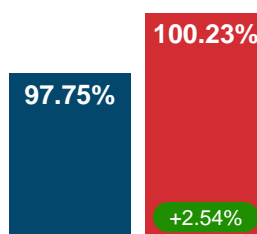
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

