

# April 2021



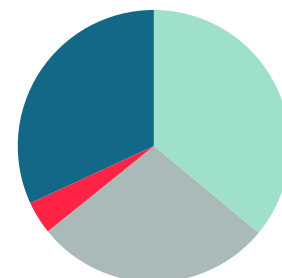
Area Delimited by County Of Rogers - Residential Property Type



## 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%
Median List Price	192,250	217,670	13.22%
Median Sale Price	190,500	223,500	17.32%
Median Percent of Selling Price to List Price	99.96%	100.00%	0.04%
Median Days on Market to Sale	17.00	5.00	-70.59%
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.

#### 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 **17.32%** in April 2021 to \$223,500 versus the previous year at \$190,500.

#### Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 12.00 days or **70.59%** in April 2021 compared to last year's same month at **17.00** DOM.

#### Sales Success for April 2021 is Positive

Overall, with Median 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.

### 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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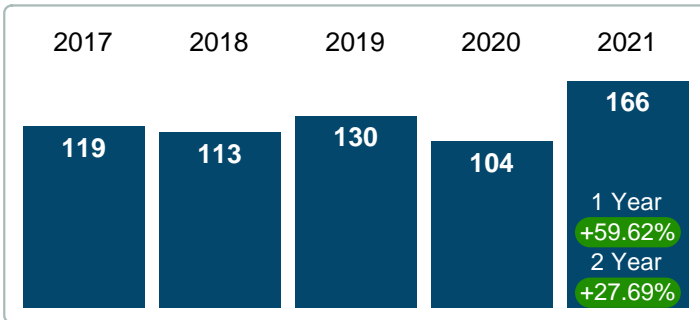
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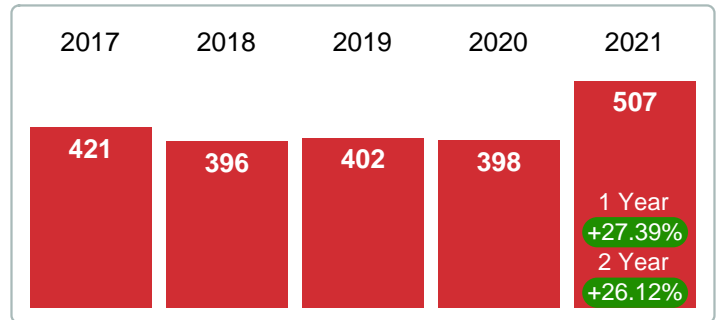
## CLOSED LISTINGS

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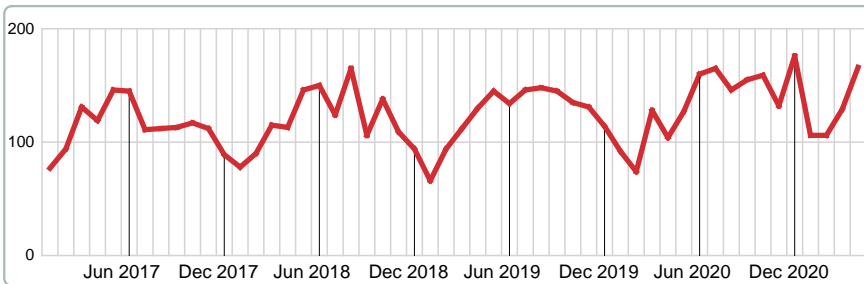
### APRIL



### YEAR TO DATE (YTD)

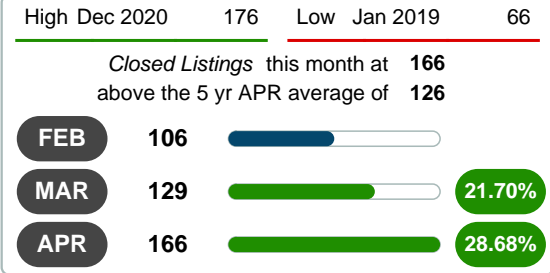


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 126



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	4.22%	10.0	4	2	1	0
\$125,001 - \$150,000	14	8.43%	3.5	1	11	2	0
\$150,001 - \$175,000	19	11.45%	5.0	0	17	2	0
\$175,001 - \$250,000	55	33.13%	2.0	0	38	16	1
\$250,001 - \$375,000	31	18.67%	7.0	1	20	9	1
\$375,001 - \$475,000	20	12.05%	11.0	0	5	15	0
\$475,001 and up	20	12.05%	29.5	0	2	11	7
<b>Total Closed Units</b>	<b>166</b>			<b>6</b>	<b>95</b>	<b>56</b>	<b>9</b>
<b>Total Closed Volume</b>	<b>46,993,681</b>	<b>100%</b>	<b>5.0</b>	<b>776.25K</b>	<b>21.27M</b>	<b>19.62M</b>	<b>5.33M</b>
<b>Median Closed Price</b>	<b>\$223,500</b>			<b>\$105,000</b>	<b>\$196,900</b>	<b>\$325,500</b>	<b>\$599,900</b>

# April 2021



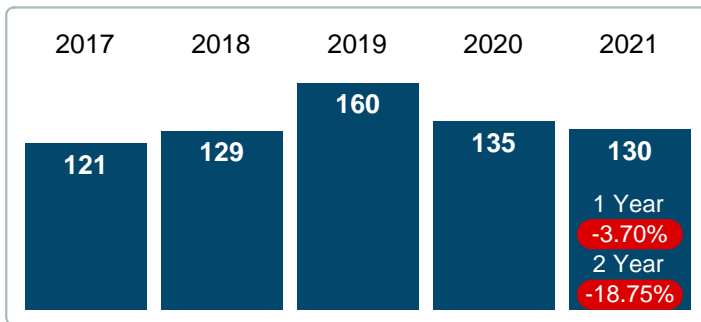
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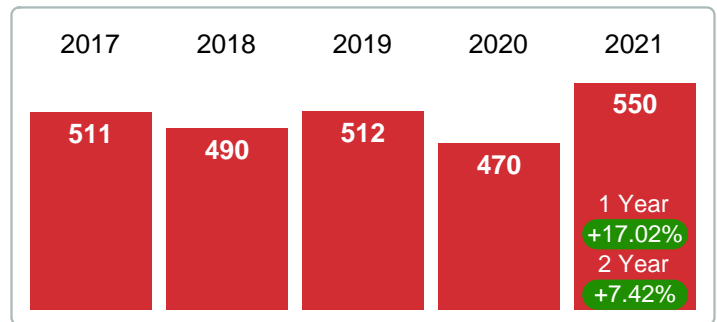
## PENDING LISTINGS

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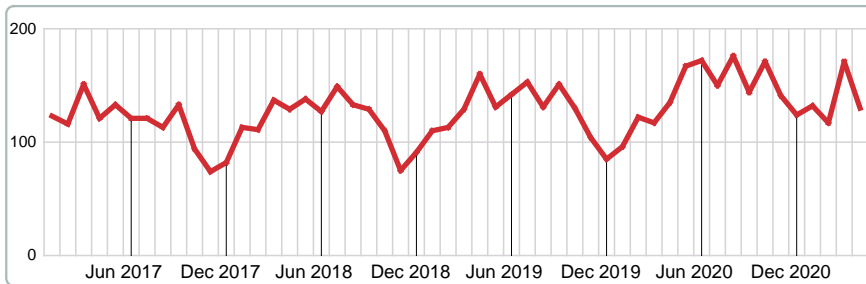
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 135

High Aug 2020 176 Low Nov 2017 74

Pending Listings this month at 130  
below the 5 yr APR average of 135



### 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	9	6.92%	9.0	4	5	0	0
\$100,001 - \$150,000	16	12.31%	4.5	2	13	1	0
\$150,001 - \$175,000	9	6.92%	4.0	0	8	1	0
\$175,001 - \$250,000	48	36.92%	4.0	1	26	21	0
\$250,001 - \$300,000	16	12.31%	4.5	0	9	5	2
\$300,001 - \$400,000	19	14.62%	7.0	0	7	11	1
\$400,001 and up	13	10.00%	10.0	0	1	6	6
<b>Total Pending Units</b>	<b>130</b>			<b>7</b>	<b>69</b>	<b>45</b>	<b>9</b>
<b>Total Pending Volume</b>	<b>34,936,700</b>	<b>100%</b>	<b>4.0</b>	<b>785.40K</b>	<b>14.12M</b>	<b>14.33M</b>	<b>5.71M</b>
<b>Median Listing Price</b>	<b>\$212,450</b>			<b>\$92,500</b>	<b>\$189,900</b>	<b>\$250,000</b>	<b>\$484,000</b>

# April 2021



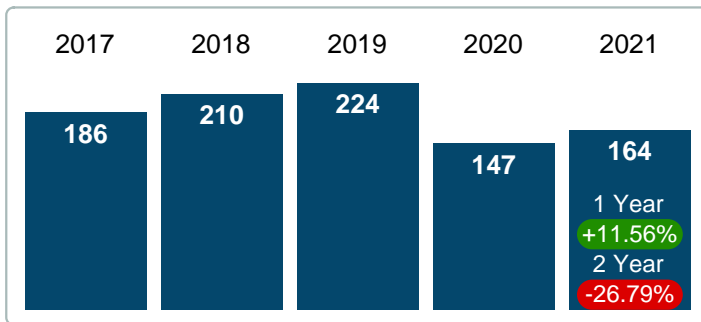
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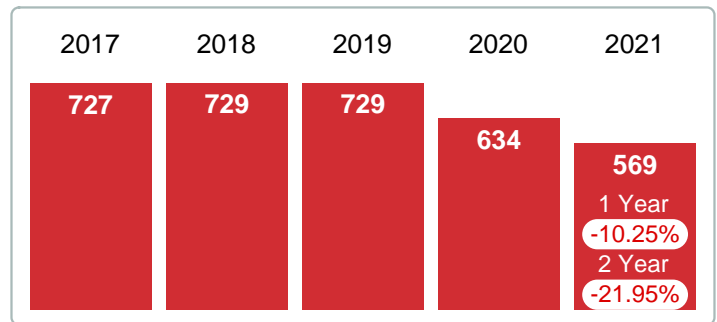
## NEW LISTINGS

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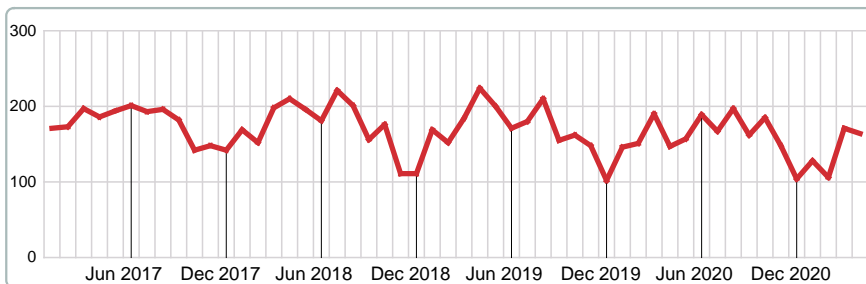
### APRIL



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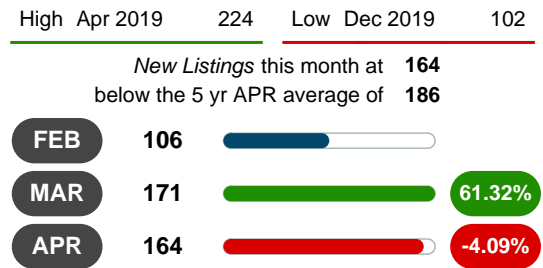


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 186



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	Bedroom Distribution			
Price Range	Count	%	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
<b>Total New Listed Units</b>	<b>164</b>		<b>9</b>	<b>84</b>	<b>57</b>	<b>14</b>
<b>Total New Listed Volume</b>	<b>54,065,599</b>	<b>100%</b>	<b>941.40K</b>	<b>22.15M</b>	<b>22.91M</b>	<b>8.07M</b>
<b>Median New Listed Listing Price</b>	<b>\$229,900</b>		<b>\$105,000</b>	<b>\$200,000</b>	<b>\$340,000</b>	<b>\$511,259</b>

# April 2021



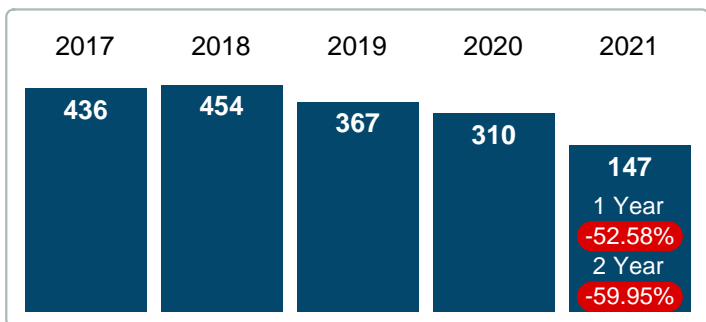
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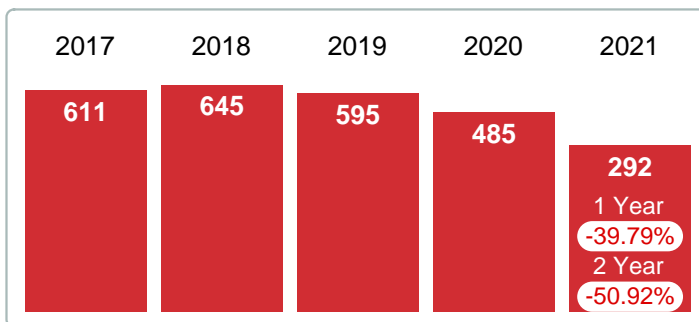
## ACTIVE INVENTORY

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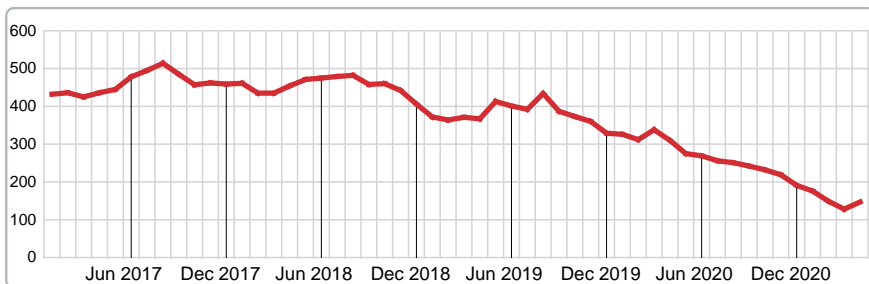
### END OF APRIL



### ACTIVE DURING APRIL

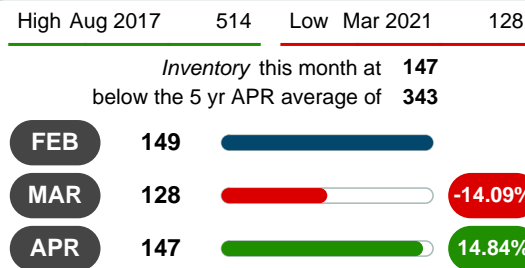


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 343



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	6.12%	65.0	7	1	1	0
\$75,001 - \$150,000	17	11.56%	16.0	7	7	1	2
\$150,001 - \$250,000	29	19.73%	21.0	1	18	10	0
\$250,001 - \$425,000	37	25.17%	32.0	2	13	19	3
\$425,001 - \$550,000	19	12.93%	21.0	1	4	12	2
\$550,001 - \$875,000	20	13.61%	30.0	0	4	12	4
\$875,001 and up	16	10.88%	37.0	0	4	5	7
<b>Total Active Inventory by Units</b>	<b>147</b>			<b>18</b>	<b>51</b>	<b>60</b>	<b>18</b>
<b>Total Active Inventory by Volume</b>	<b>67,514,177</b>	<b>100%</b>	<b>28.0</b>	<b>2.41M</b>	<b>19.09M</b>	<b>29.03M</b>	<b>17.00M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$353,150</b>			<b>\$90,000</b>	<b>\$249,000</b>	<b>\$423,950</b>	<b>\$666,950</b>

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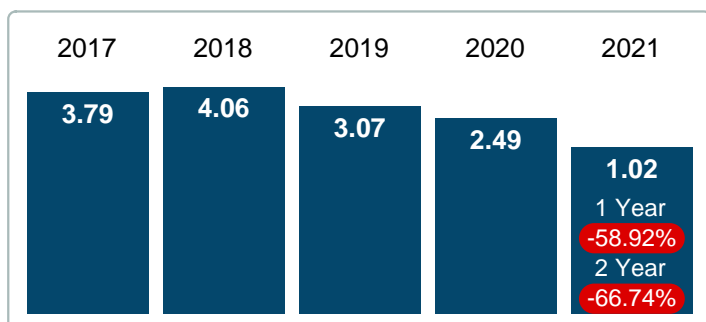
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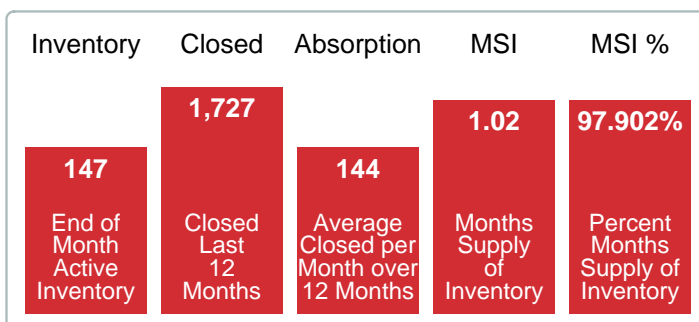
## MONTHS SUPPLY of INVENTORY (MSI)

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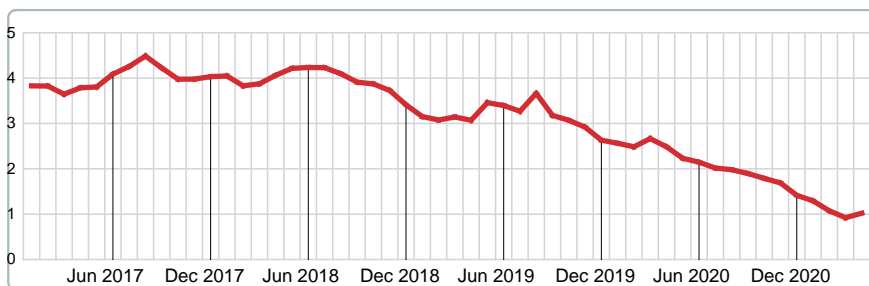
### MSI FOR APRIL



### INDICATORS FOR APRIL 2021

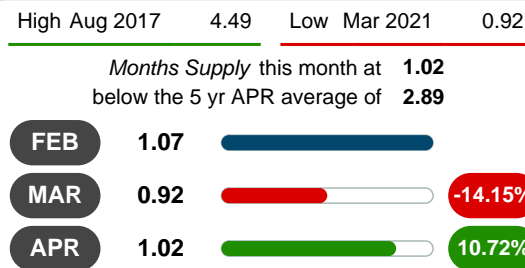


### 5 YEAR MARKET ACTIVITY TRENDS



### 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	147	100%	1.02	18	51	60	18

# April 2021



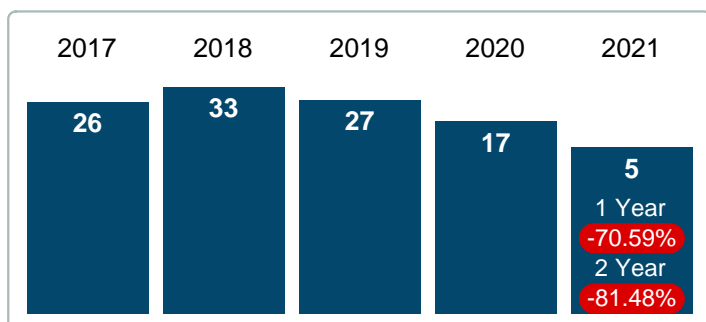
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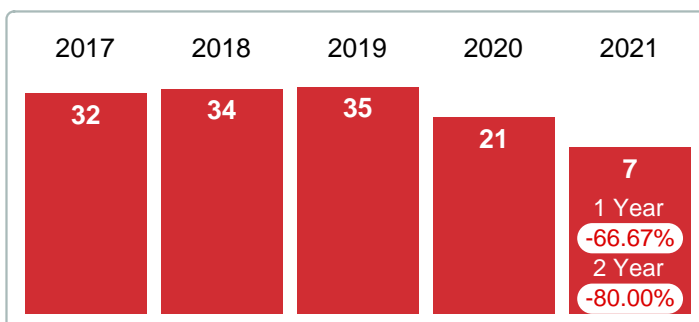
## MEDIAN DAYS ON MARKET TO SALE

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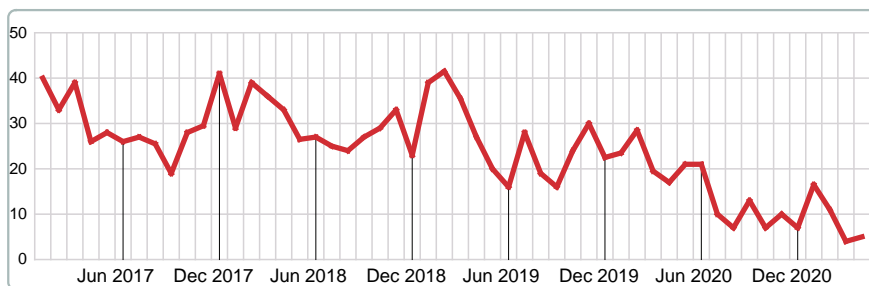
### APRIL



### YEAR TO DATE (YTD)

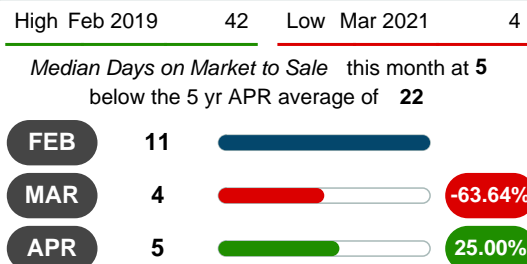


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 22



### 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	4.22%	10	14	7	10	0
\$125,001 - \$150,000	8.43%	4	6	3	11	0
\$150,001 - \$175,000	11.45%	5	0	5	8	0
\$175,001 - \$250,000	33.13%	2	0	3	2	20
\$250,001 - \$375,000	18.67%	7	93	7	4	117
\$375,001 - \$475,000	12.05%	11	0	9	13	0
\$475,001 and up	12.05%	30	0	78	28	52
Median Closed DOM		5	14	4	8	52
Total Closed Units	100%	5.0	6	95	56	9
Total Closed Volume		46,993,681	776.25K	21.27M	19.62M	5.33M

# April 2021



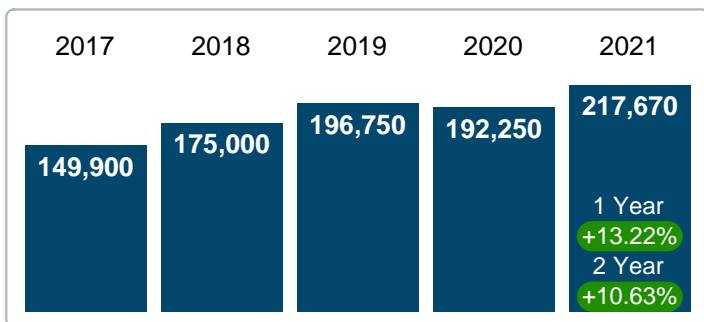
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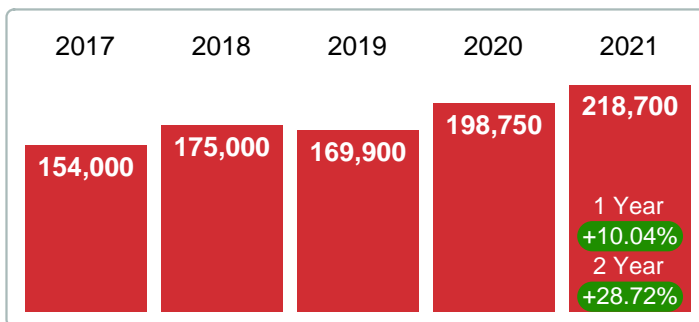
## MEDIAN LIST PRICE AT CLOSING

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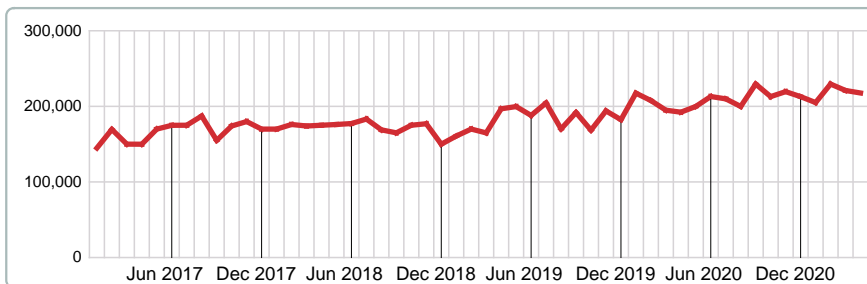
### APRIL



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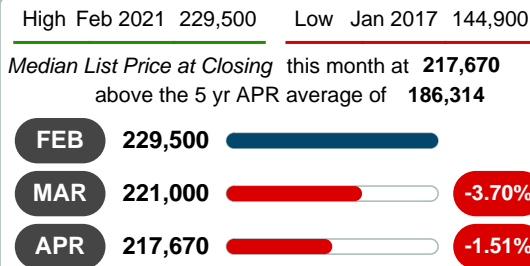


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 186,314



### 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	7	4.22%	97,500	77,450	99,500	0	0
\$125,001 - \$150,000	12	7.23%	137,500	136,000	139,450	135,000	0
\$150,001 - \$175,000	23	13.86%	165,000	0	165,000	167,450	0
\$175,001 - \$250,000	57	34.34%	199,900	0	199,500	199,900	245,000
\$250,001 - \$375,000	27	16.27%	294,647	292,500	294,310	296,500	344,500
\$375,001 - \$475,000	20	12.05%	418,750	0	430,000	404,700	0
\$475,001 and up	20	12.05%	607,500	0	537,450	615,000	675,900
Median List Price			217,670	103,750	195,000	327,400	600,000
Total Closed Units		100%	217,670	6	95	56	9
Total Closed Volume			47,081,228	773.90K	21.07M	19.79M	5.45M



# April 2021



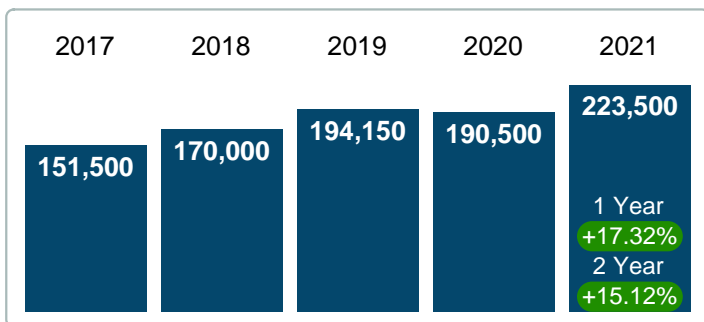
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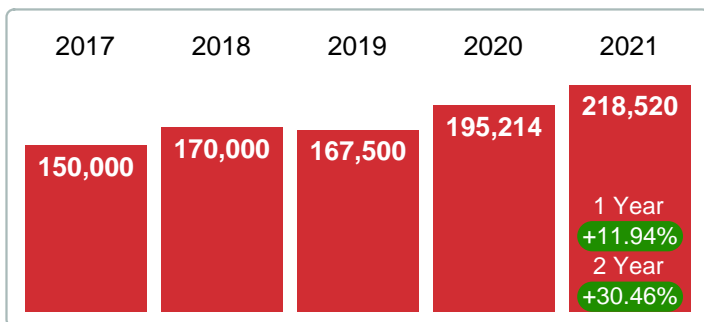
## MEDIAN SOLD PRICE AT CLOSING

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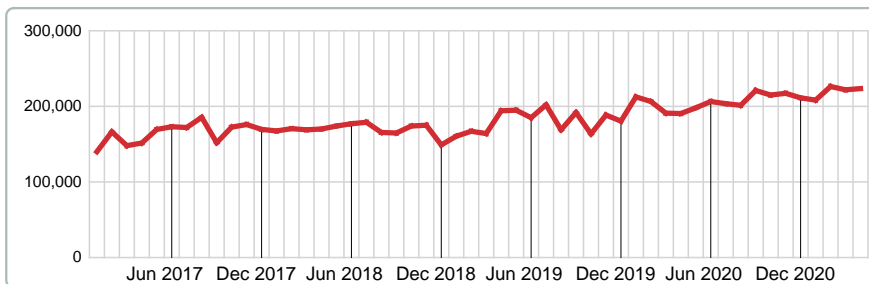
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

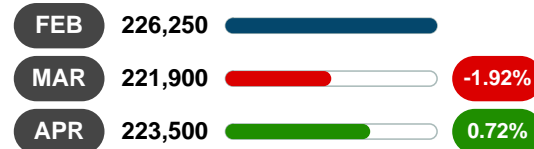


### 3 MONTHS

5 year APR AVG = 185,930

High Feb 2021 226,250 Low Jan 2017 140,000

Median Sold Price at Closing this month at **223,500**  
above the 5 yr APR average of **185,930**



### 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	4.22%	85,000	81,250	83,500	120,000	0
\$125,001 - \$150,000	8.43%	137,275	136,000	136,000	139,275	0
\$150,001 - \$175,000	11.45%	165,000	0	165,000	167,250	0
\$175,001 - \$250,000	33.13%	197,400	0	197,250	197,195	242,250
\$250,001 - \$375,000	18.67%	290,500	292,500	286,950	299,000	325,000
\$375,001 - \$475,000	12.05%	413,600	0	425,000	405,000	0
\$475,001 and up	12.05%	589,950	0	537,500	550,000	650,000
<b>Median Sold Price</b>		<b>223,500</b>	<b>105,000</b>	<b>196,900</b>	<b>325,500</b>	<b>599,900</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>223,500</b>	<b>6</b>	<b>95</b>	<b>56</b>	<b>9</b>
<b>Total Closed Volume</b>		<b>46,993,681</b>	<b>776.25K</b>	<b>21.27M</b>	<b>19.62M</b>	<b>5.33M</b>

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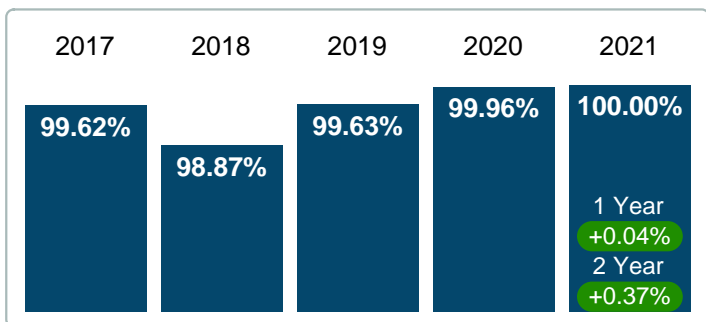
Area Delimited by County Of Rogers - Residential Property Type



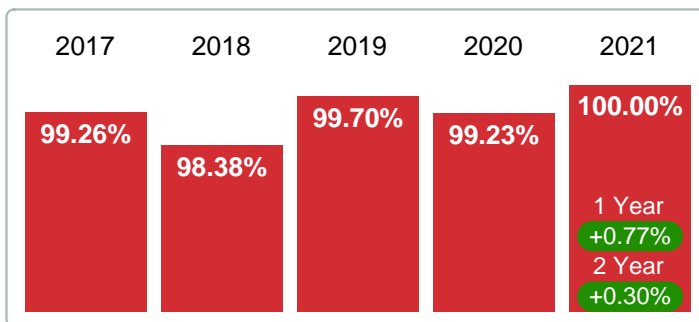
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

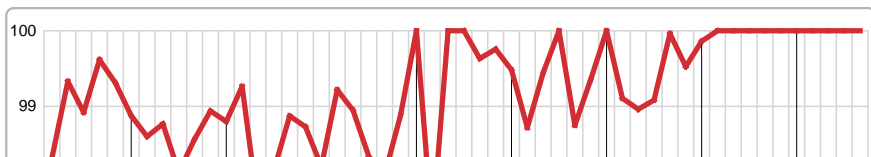
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.62%

High Apr 2021 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.62%

FEB 100.00%  
MAR 100.00%  
APR 100.00%

0.00%  
0.00%

### 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	4.22%	92.28%	101.47%	84.80%	75.00%	0.00%
\$125,001 - \$150,000	14	8.43%	100.19%	100.00%	100.37%	93.74%	0.00%
\$150,001 - \$175,000	19	11.45%	100.00%	0.00%	100.00%	97.58%	0.00%
\$175,001 - \$250,000	55	33.13%	100.00%	0.00%	100.00%	100.00%	98.88%
\$250,001 - \$375,000	31	18.67%	100.37%	100.00%	100.39%	101.93%	94.34%
\$375,001 - \$475,000	20	12.05%	100.00%	0.00%	100.00%	100.00%	0.00%
\$475,001 and up	20	12.05%	99.00%	0.00%	99.94%	98.98%	97.33%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	97.33%
Total Closed Units		166	100%	6	95	56	9
Total Closed Volume		46,993,681		776.25K	21.27M	19.62M	5.33M

# April 2021



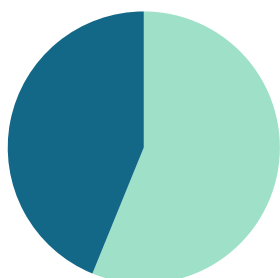
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

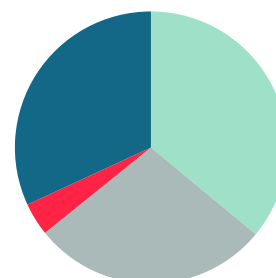


**Inventory**  
 New Listings  
**164 = 56.16%**  
 Start Inventory  
**128**  
 Total Inventory Units  
**292**  
 Volume  
**\$109,436,401**

### 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%
Median List Price	192,250	217,670	13.22%	198,750	218,700	10.04%
Median Sale Price	190,500	223,500	17.32%	195,214	218,520	11.94%
Median Percent of Selling Price to List Price	99.96%	100.00%	0.04%	99.23%	100.00%	0.77%
Median Days on Market to Sale	17.00	5.00	-70.59%	21.00	7.00	-66.67%
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

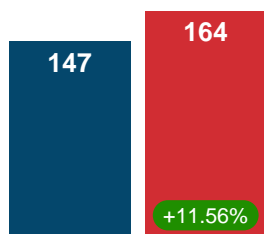
**Inventory** on April 30, 2021 = **147**

**2020** **2021**

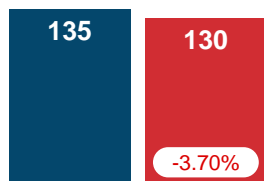
### APRIL MARKET

### MEDIAN PRICES

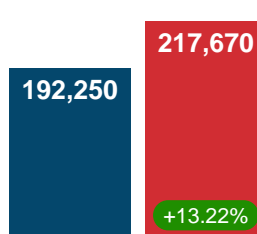
#### New Listings



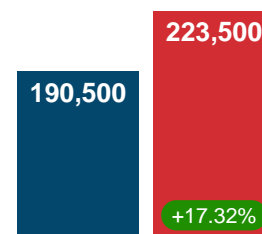
#### Pending Listings



#### List Price



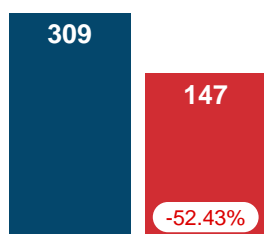
#### Sale Price



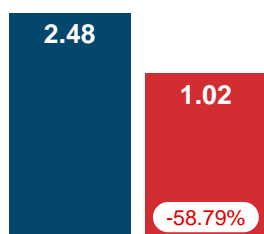
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

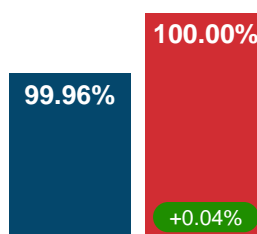
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

