

February 2021



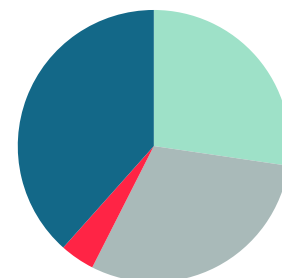
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	February 2021	+/-%
Closed Listings	74	106	43.24%
Pending Listings	119	117	-1.68%
New Listings	149	106	-28.86%
Average List Price	260,913	264,021	1.19%
Average Sale Price	255,460	260,683	2.04%
Average Percent of Selling Price to List Price	98.52%	98.82%	0.31%
Average Days on Market to Sale	47.97	30.12	-37.21%
End of Month Inventory	319	149	-53.29%
Months Supply of Inventory	2.54	1.07	-57.73%



■ Closed (27.32%)
■ Pending (30.15%)
■ Other OffMarket (4.12%)
■ Active (38.40%)

Absorption: Last 12 months, an Average of **139** Sales/Month
Active Inventory as of February 28, 2021 = **149**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **53.29%** to 149 existing homes available for sale. Over the last 12 months this area has had an average of 139 closed sales per month. This represents an unsold inventory index of **1.07** 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 **2.04%** in February 2021 to \$260,683 versus the previous year at \$255,460.

Average Days on Market Shortens

The average number of **30.12** days that homes spent on the market before selling decreased by 17.85 days or **37.21%** in February 2021 compared to last year's same month at **47.97** DOM.

Sales Success for February 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 106 New Listings in February 2021, down **28.86%** from last year at 149. Furthermore, there were 106 Closed Listings this month versus last year at 74, a **43.24%** increase.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, February 2020, at **49.7%**, a **101.35%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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 2021



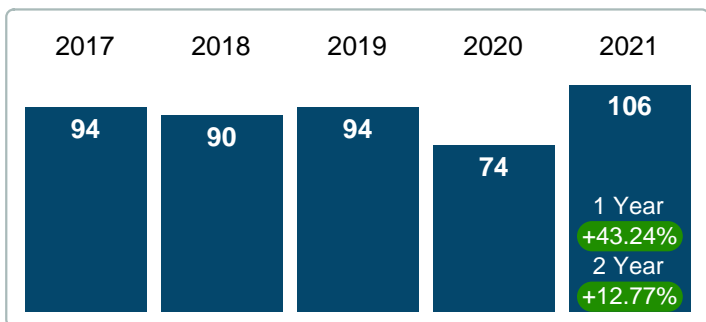
Area Delimited by County Of Rogers - Residential Property Type



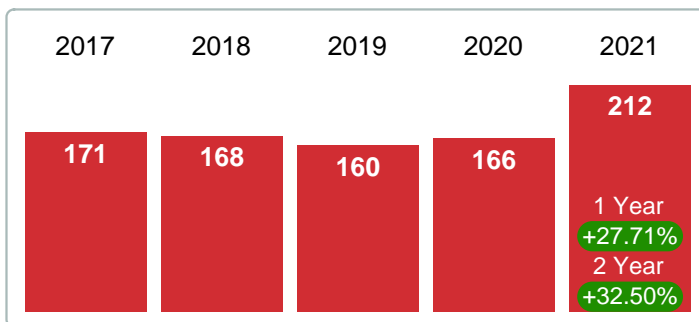
CLOSED LISTINGS

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

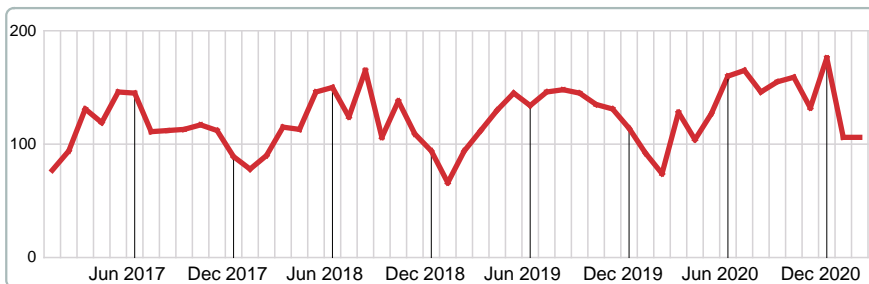
FEBRUARY



YEAR TO DATE (YTD)

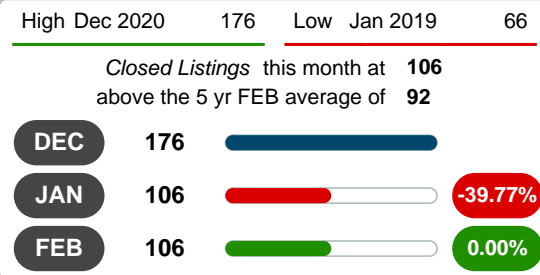


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 92



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	8	7.55%	38.3	2	6	0	0
\$100,001 - \$150,000	15	14.15%	32.0	1	13	1	0
\$150,001 - \$200,000	17	16.04%	33.4	0	16	1	0
\$200,001 - \$250,000	24	22.64%	26.8	0	13	11	0
\$250,001 - \$375,000	19	17.92%	28.2	0	9	9	1
\$375,001 - \$450,000	12	11.32%	25.3	0	4	7	1
\$450,001 and up	11	10.38%	32.5	0	1	7	3
Total Closed Units	106			3	62	36	5
Total Closed Volume	27,632,411	100%	30.1	246.50K	12.79M	12.24M	2.36M
Average Closed Price	\$260,683			\$82,167	\$206,319	\$339,911	\$471,470

February 2021



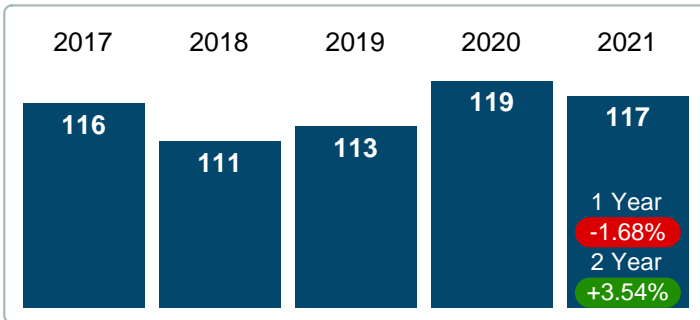
Area Delimited by County Of Rogers - Residential Property Type



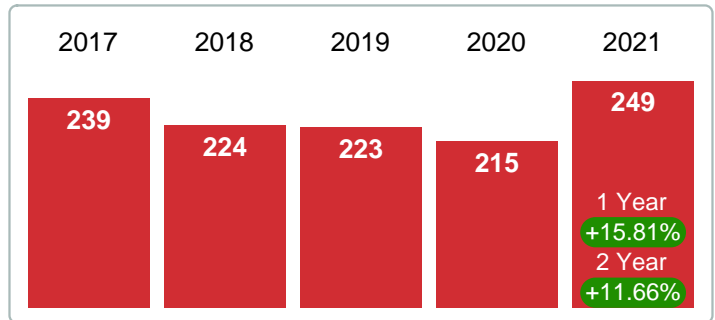
PENDING LISTINGS

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

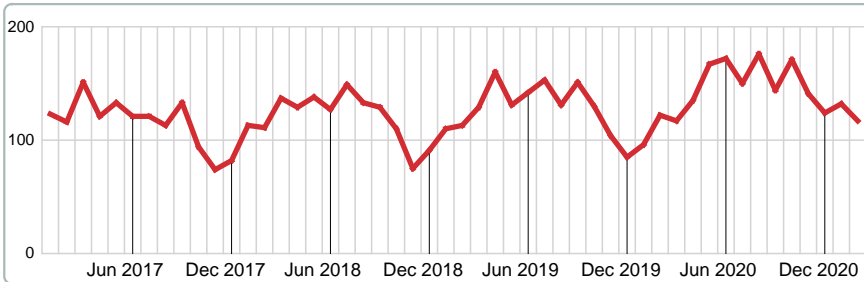
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

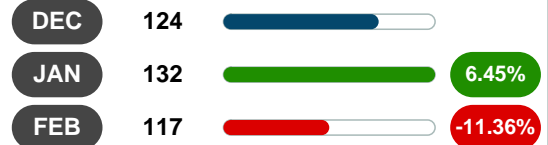


3 MONTHS

5 year FEB AVG = 115

High Aug 2020 176 Low Nov 2017 74

Pending Listings this month at 117 above the 5 yr FEB average of 115



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	7.69%	50.3	3	5	0	1
\$125,001 - \$150,000	4	3.42%	6.3	1	3	0	0
\$150,001 - \$200,000	29	24.79%	25.0	1	21	7	0
\$200,001 - \$275,000	28	23.93%	37.8	0	17	8	3
\$275,001 - \$400,000	17	14.53%	32.6	1	7	9	0
\$400,001 - \$550,000	18	15.38%	41.8	0	6	9	3
\$550,001 and up	12	10.26%	75.3	0	1	4	7
Total Pending Units	117			6	60	37	14
Total Pending Volume	36,557,204	100%	38.2	923.80K	14.33M	13.60M	7.71M
Average Listing Price	\$312,455			\$153,967	\$238,780	\$367,594	\$550,400

February 2021



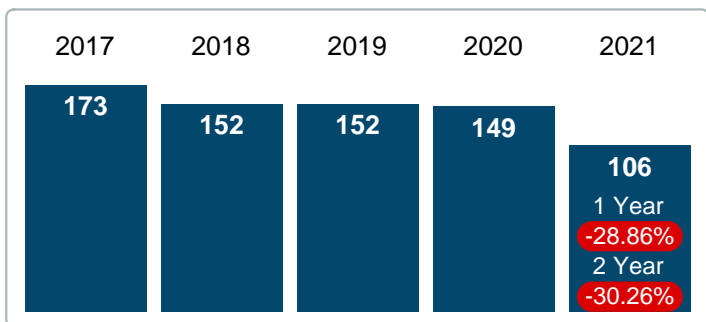
Area Delimited by County Of Rogers - Residential Property Type



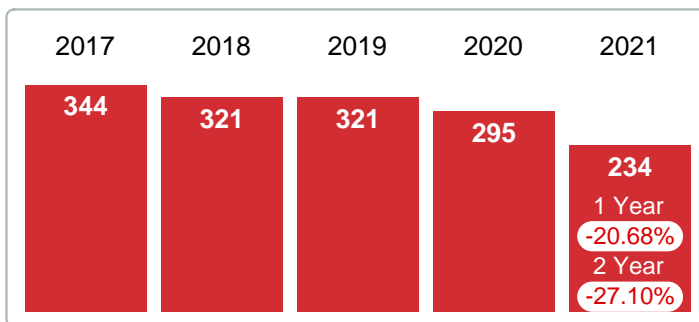
NEW LISTINGS

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

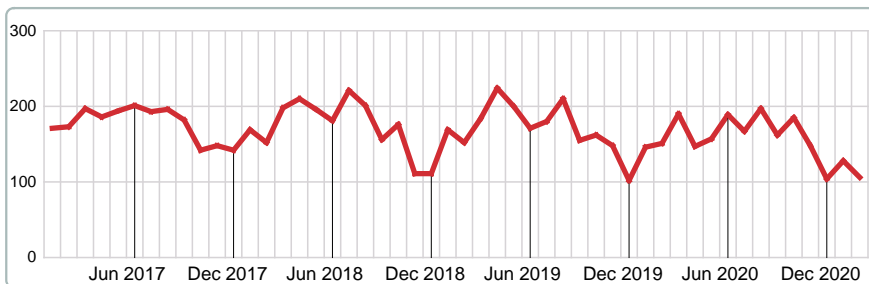
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

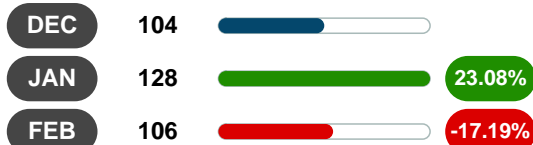


3 MONTHS

5 year FEB AVG = 146

High Apr 2019 224 Low Dec 2019 102

New Listings this month at **106**
 below the 5 yr FEB average of **146**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds				3 Beds				4 Beds				5+ Beds			
\$125,000 and less	7	6.60%	3				4				0				0			
\$125,001 - \$150,000	5	4.72%	2				3				0				0			
\$150,001 - \$175,000	20	18.87%	1				13				6				0			
\$175,001 - \$275,000	31	29.25%	1				20				9				1			
\$275,001 - \$400,000	17	16.04%	1				6				10				0			
\$400,001 - \$475,000	15	14.15%	0				2				10				3			
\$475,001 and up	11	10.38%	0				0				6				5			
Total New Listed Units	106		8				48				41				9			
Total New Listed Volume	32,867,131		1.18M				10.17M				15.90M				5.61M			
Average New Listed Listing Price	\$284,002		\$147,612				\$211,933				\$387,826				\$623,622			

February 2021



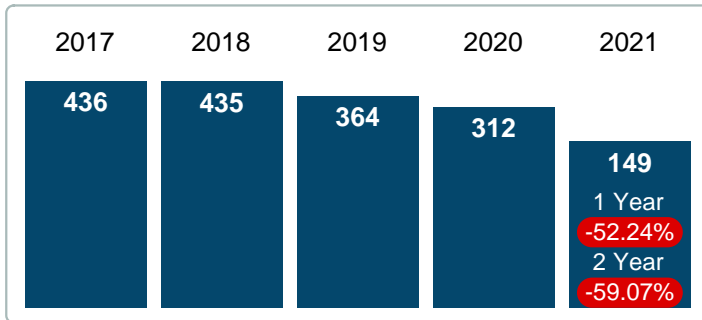
Area Delimited by County Of Rogers - Residential Property Type



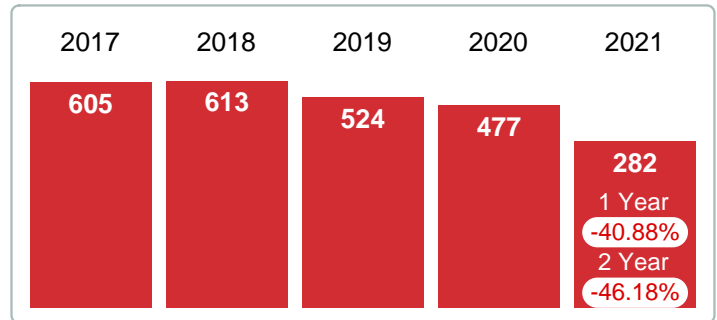
ACTIVE INVENTORY

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

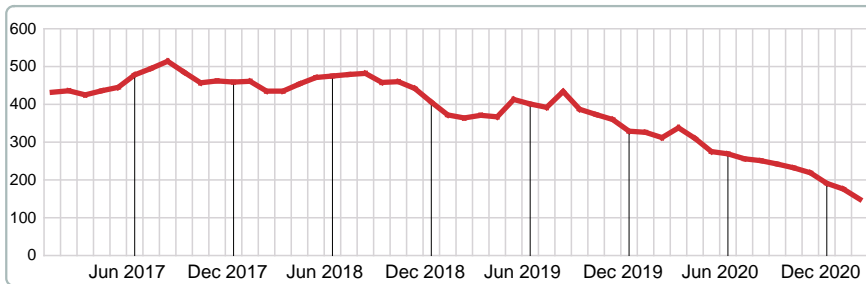
END OF FEBRUARY



ACTIVE DURING FEBRUARY

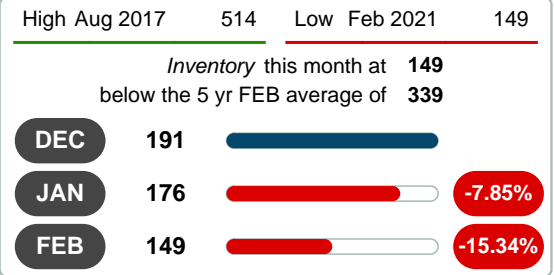


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 339



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	15	10.07%	77.3	10	5	0	0
\$100,001 - \$150,000	10	6.71%	37.0	3	7	0	0
\$150,001 - \$225,000	26	17.45%	41.8	0	15	11	0
\$225,001 - \$375,000	39	26.17%	71.9	2	17	16	4
\$375,001 - \$475,000	25	16.78%	73.0	0	4	20	1
\$475,001 - \$825,000	20	13.42%	122.4	0	3	9	8
\$825,001 and up	14	9.40%	169.7	0	2	4	8
Total Active Inventory by Units	149			15	53	60	21
Total Active Inventory by Volume	62,791,041	100%	81.0	1.59M	14.94M	26.16M	20.10M
Average Active Inventory Listing Price	\$421,416			\$106,247	\$281,947	\$435,962	\$956,971

February 2021



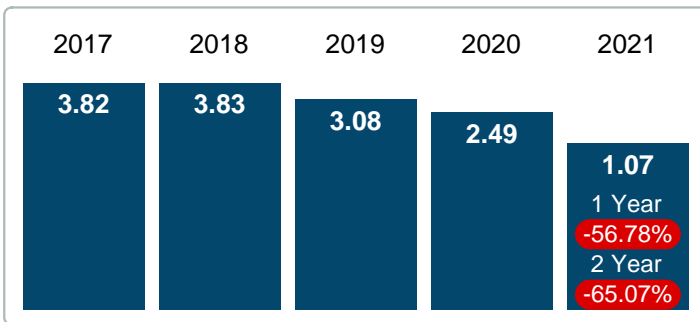
Area Delimited by County Of Rogers - Residential Property Type



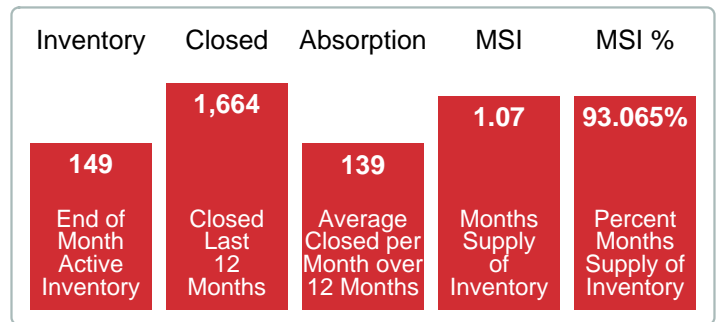
MONTHS SUPPLY of INVENTORY (MSI)

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

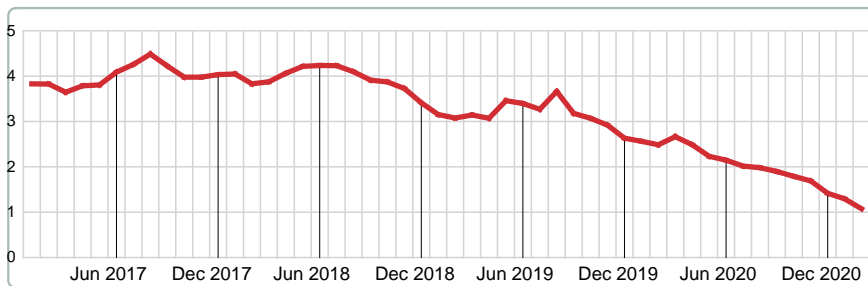
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

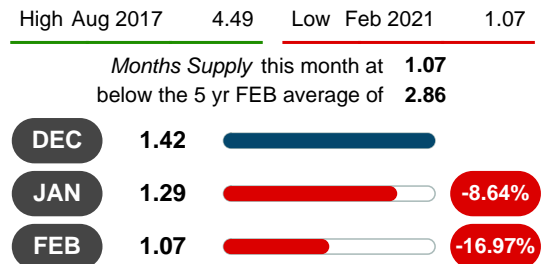


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.86



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
\$100,000 and less	15	10.07%	1.37	2.67	0.82	0.00	0.00
\$100,001 - \$150,000	10	6.71%	0.47	1.24	0.42	0.00	0.00
\$150,001 - \$225,000	26	17.45%	0.57	0.00	0.47	0.90	0.00
\$225,001 - \$375,000	39	26.17%	0.95	4.00	0.94	0.79	1.66
\$375,001 - \$475,000	25	16.78%	1.94	0.00	2.00	2.26	0.50
\$475,001 - \$825,000	20	13.42%	3.38	0.00	4.50	2.84	3.84
\$825,001 and up	14	9.40%	14.00	0.00	24.00	8.00	24.00
Market Supply of Inventory (MSI)			1.07	1.84	0.70	1.26	2.90
Total Active Inventory by Units		100%	149	15	53	60	21

February 2021



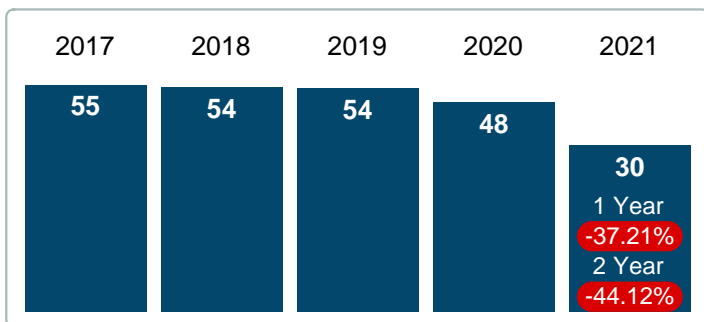
Area Delimited by County Of Rogers - Residential Property Type



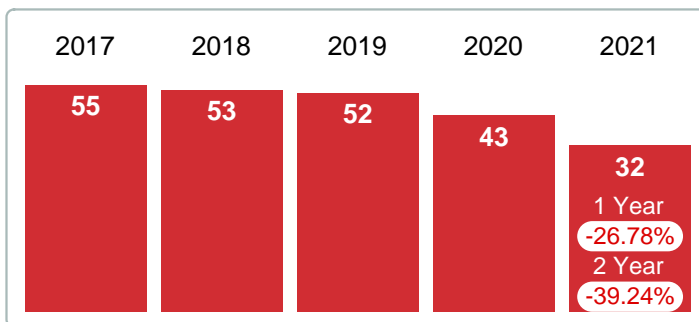
AVERAGE DAYS ON MARKET TO SALE

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

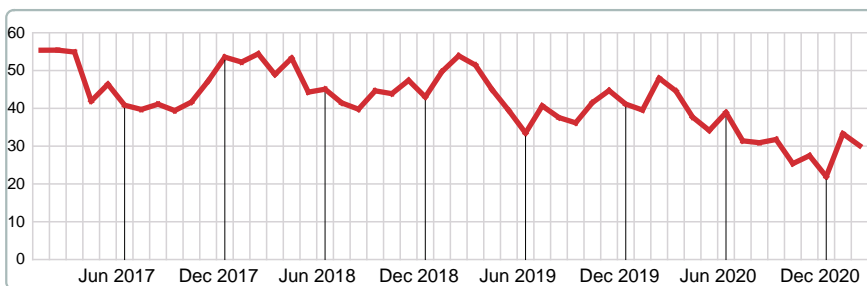
FEBRUARY



YEAR TO DATE (YTD)

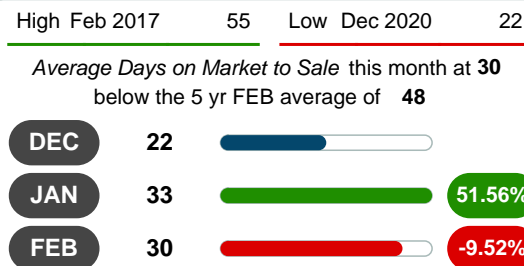


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 48



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	7.55%	38	4	50	0	0
\$100,001 - \$150,000	14.15%	32	1	33	46	0
\$150,001 - \$200,000	16.04%	33	0	33	42	0
\$200,001 - \$250,000	22.64%	27	0	20	35	0
\$250,001 - \$375,000	17.92%	28	0	25	33	11
\$375,001 - \$450,000	11.32%	25	0	45	15	16
\$450,001 and up	10.38%	32	0	177	10	36
Average Closed DOM		30	3	34	26	27
Total Closed Units	106	100%	3	62	36	5
Total Closed Volume	27,632,411		246.50K	12.79M	12.24M	2.36M

February 2021



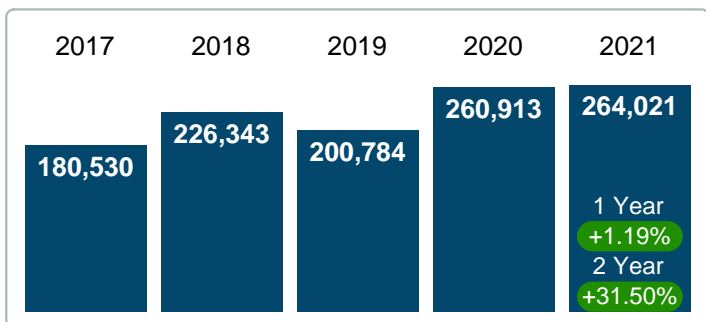
Area Delimited by County Of Rogers - Residential Property Type



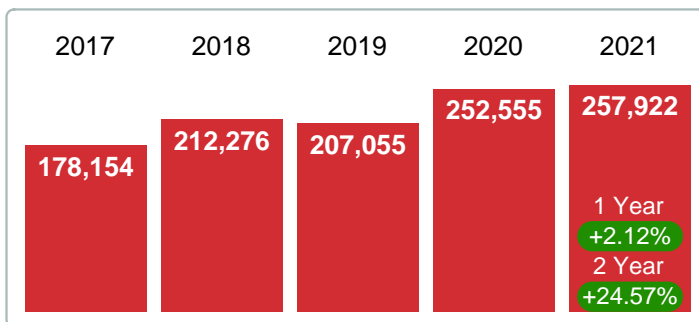
AVERAGE LIST PRICE AT CLOSING

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

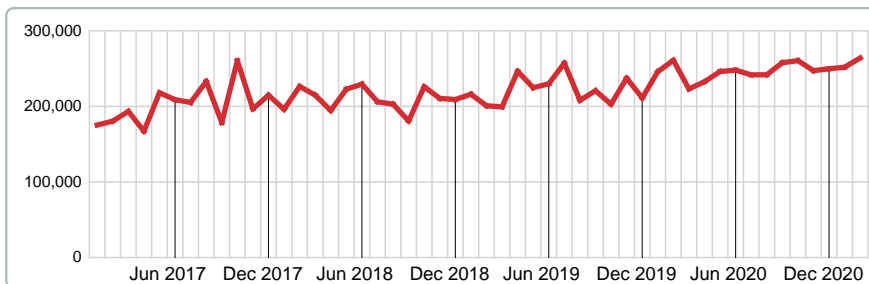
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 226,518

High Feb 2021 264,021 Low Apr 2017 167,190

Average List Price at Closing this month at **264,021**
above the 5 yr FEB average of **226,518**

- DEC 249,745
- JAN 251,823 0.83%
- FEB 264,021 4.84%

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 8	7.55%	81,125	59,750	90,067	0	0
\$100,001 - \$150,000 15	14.15%	125,547	125,000	126,138	110,000	0
\$150,001 - \$200,000 19	17.92%	178,930	0	178,173	165,000	0
\$200,001 - \$250,000 20	18.87%	228,221	0	227,023	228,583	0
\$250,001 - \$375,000 21	19.81%	308,025	0	306,074	319,228	345,000
\$375,001 - \$450,000 13	12.26%	416,032	0	461,518	414,152	433,540
\$450,001 and up 10	9.43%	561,303	0	524,900	529,532	529,017
Average List Price		264,021	81,500	211,418	340,785	473,118
Total Closed Units	106	100%	3	62	36	5
Total Closed Volume	27,986,252		244.50K	13.11M	12.27M	2.37M

February 2021



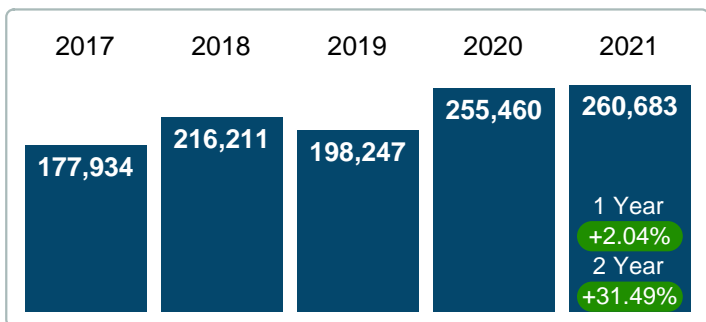
Area Delimited by County Of Rogers - Residential Property Type



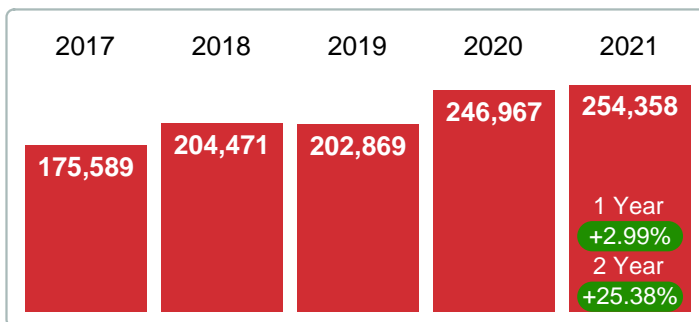
AVERAGE SOLD PRICE AT CLOSING

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

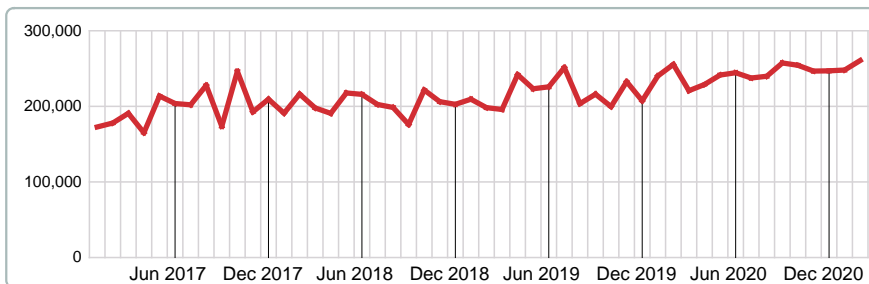
FEBRUARY



YEAR TO DATE (YTD)

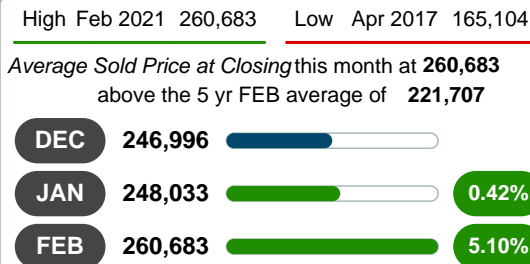


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 221,707



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 8	7.55%	74,675	60,750	79,317	0	0
\$100,001 - \$150,000 15	14.15%	125,930	125,000	127,227	110,000	0
\$150,001 - \$200,000 17	16.04%	175,414	0	176,117	164,168	0
\$200,001 - \$250,000 24	22.64%	224,790	0	224,212	225,474	0
\$250,001 - \$375,000 19	17.92%	309,638	0	303,996	312,461	335,000
\$375,001 - \$450,000 12	11.32%	411,506	0	420,833	402,648	436,200
\$450,001 and up 11	10.38%	540,715	0	510,000	550,245	528,716
Average Sold Price		260,683	82,167	206,319	339,911	471,470
Total Closed Units		106	3	62	36	5
Total Closed Volume		27,632,411	246.50K	12.79M	12.24M	2.36M

February 2021



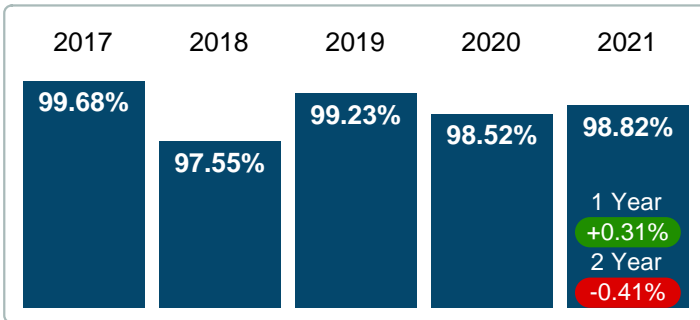
Area Delimited by County Of Rogers - Residential Property Type



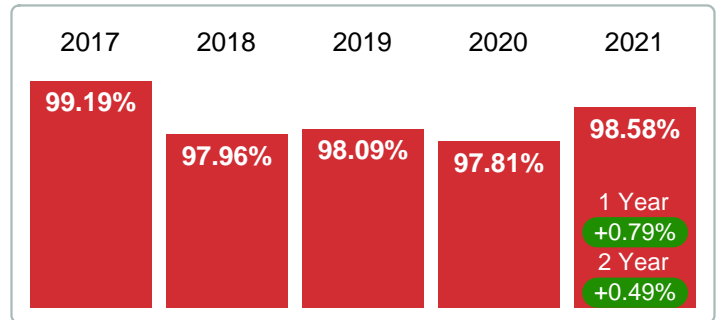
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

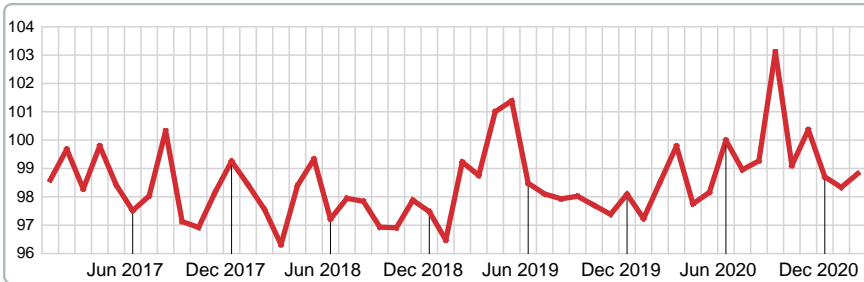
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

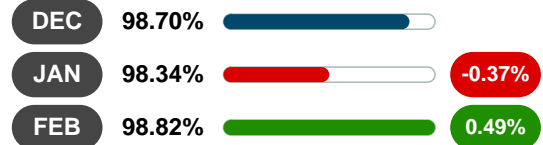


3 MONTHS

5 year FEB AVG = 98.76%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **98.82%**
equal to 5 yr FEB average of **98.76%**



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	8	7.55%	92.18%	102.98%	88.58%	0.00%	0.00%
\$100,001 - \$150,000	15	14.15%	101.31%	100.00%	101.51%	100.00%	0.00%
\$150,001 - \$200,000	17	16.04%	99.05%	0.00%	99.02%	99.50%	0.00%
\$200,001 - \$250,000	24	22.64%	98.83%	0.00%	98.92%	98.73%	0.00%
\$250,001 - \$375,000	19	17.92%	98.48%	0.00%	99.27%	97.85%	97.10%
\$375,001 - \$450,000	12	11.32%	96.41%	0.00%	93.07%	97.72%	100.61%
\$450,001 and up	11	10.38%	103.09%	0.00%	97.16%	105.28%	99.96%
Average Sold/List Ratio		98.80%		101.99%	98.13%	99.65%	99.52%
Total Closed Units		106	100%	3	62	36	5
Total Closed Volume		27,632,411		246.50K	12.79M	12.24M	2.36M

February 2021



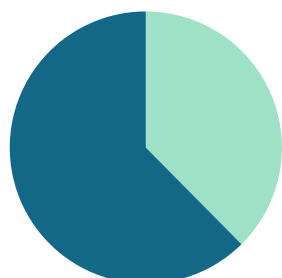
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

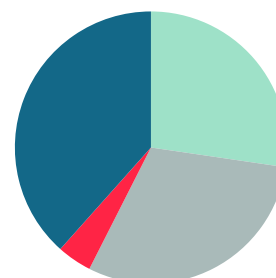


Inventory
 New Listings
106 = 37.59%
 Start Inventory
176
 Total Inventory Units
282
 Volume
\$110,683,040

Market Activity

Closed Sales
106 = 27.32%
 Pending Sales
117 = 30.15%
 Other Off Market
16 = 4.12%
 Active Inventory
149 = 38.40%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	74	106	43.24%	166	212	27.71%
Pending Sales	119	117	-1.68%	215	249	15.81%
New Listings	149	106	-28.86%	295	234	-20.68%
Average List Price	260,913	264,021	1.19%	252,555	257,922	2.12%
Average Sale Price	255,460	260,683	2.04%	246,967	254,358	2.99%
Average Percent of Selling Price to List Price	98.52%	98.82%	0.31%	97.81%	98.58%	0.79%
Average Days on Market to Sale	47.97	30.12	-37.21%	43.31	31.71	-26.78%
Monthly Inventory	319	149	-53.29%	319	149	-53.29%
Months Supply of Inventory	2.54	1.07	-57.73%	2.54	1.07	-57.73%

Absorption: Last 12 months, an Average of **139** Sales/Month

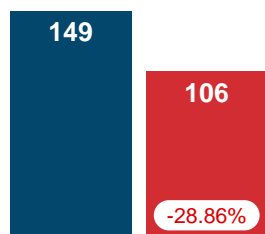
Inventory on February 28, 2021 = **149**

2020 **2021**

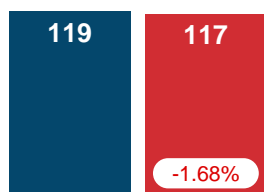
FEBRUARY MARKET

AVERAGE PRICES

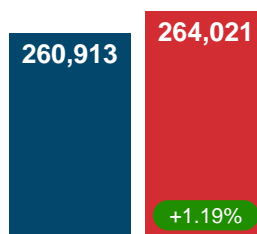
New Listings



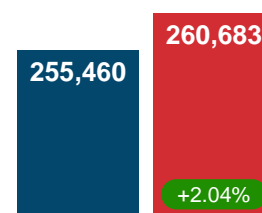
Pending Listings



List Price



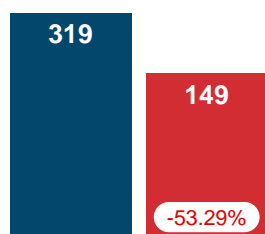
Sale Price



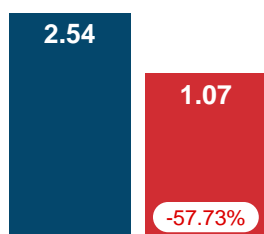
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

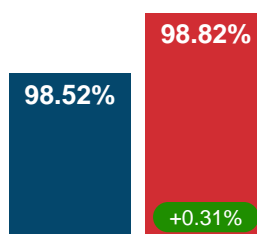
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

