

February 2021



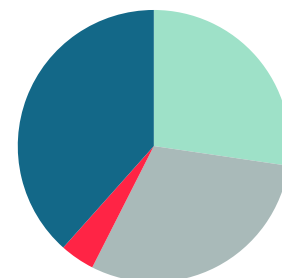
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	207,675	229,500	10.51%
Median Sale Price	206,425	226,250	9.60%
Median Percent of Selling Price to List Price	98.96%	100.00%	1.05%
Median Days on Market to Sale	28.50	11.00	-61.40%
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.

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 **9.60%** in February 2021 to \$226,250 versus the previous year at \$206,425.

Median Days on Market Shortens

The median number of **11.00** days that homes spent on the market before selling decreased by 17.50 days or **61.40%** in February 2021 compared to last year's same month at **28.50** DOM.

Sales Success for February 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 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.

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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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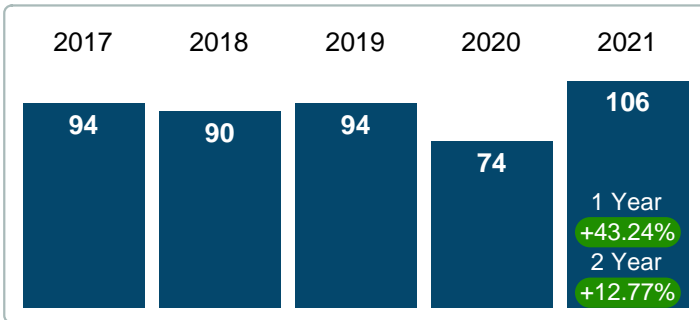
Area Delimited by County Of Rogers - Residential Property Type



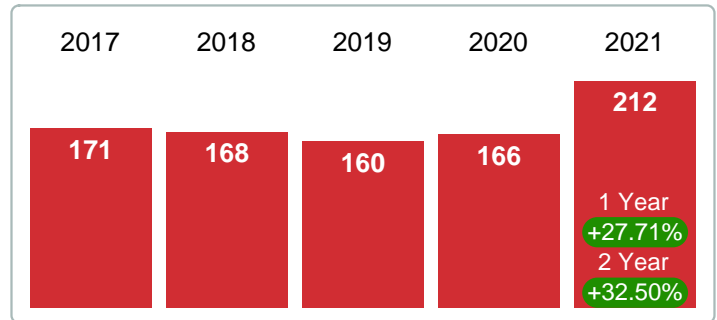
CLOSED LISTINGS

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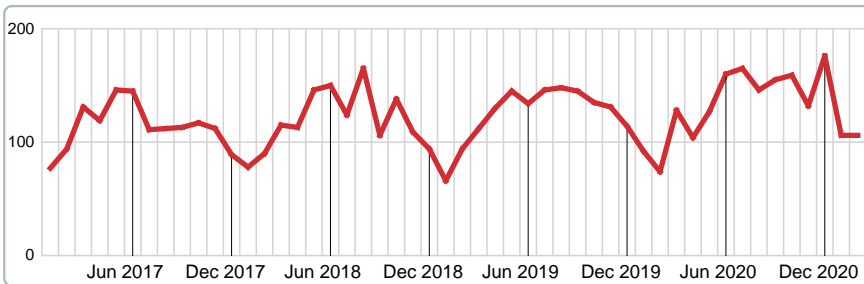
FEBRUARY



YEAR TO DATE (YTD)

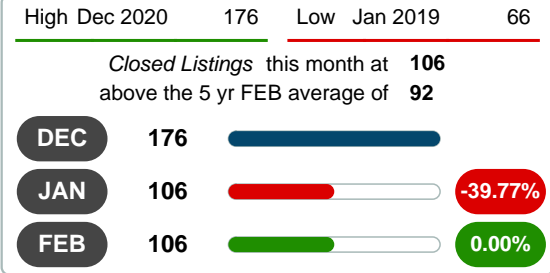


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 92



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	7.55%	38.5	2	6	0	0
\$100,001 - \$150,000	15	14.15%	4.0	1	13	1	0
\$150,001 - \$200,000	17	16.04%	23.0	0	16	1	0
\$200,001 - \$250,000	24	22.64%	15.5	0	13	11	0
\$250,001 - \$375,000	19	17.92%	11.0	0	9	9	1
\$375,001 - \$450,000	12	11.32%	3.0	0	4	7	1
\$450,001 and up	11	10.38%	12.0	0	1	7	3
Total Closed Units	106			3	62	36	5
Total Closed Volume	27,632,411	100%	11.0	246.50K	12.79M	12.24M	2.36M
Median Closed Price	\$226,250			\$66,000	\$190,400	\$312,500	\$473,000

February 2021



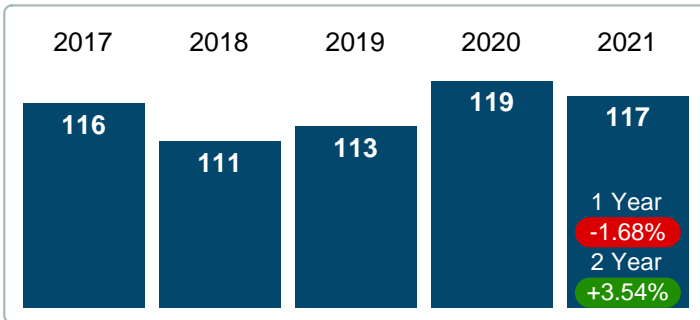
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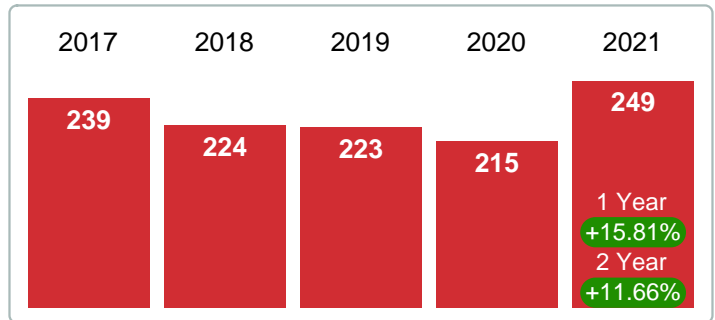
PENDING LISTINGS

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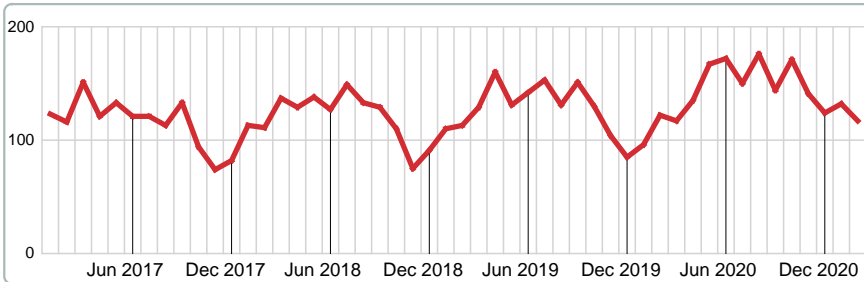
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

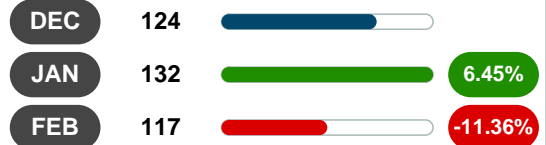


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	7.69%	47.0	3	5	0	1
\$125,001 - \$150,000	4	3.42%	2.5	1	3	0	0
\$150,001 - \$200,000	29	24.79%	6.0	1	21	7	0
\$200,001 - \$275,000	28	23.93%	18.0	0	17	8	3
\$275,001 - \$400,000	17	14.53%	7.0	1	7	9	0
\$400,001 - \$550,000	18	15.38%	5.5	0	6	9	3
\$550,001 and up	12	10.26%	37.0	0	1	4	7
Total Pending Units	117			6	60	37	14
Total Pending Volume	36,557,204	100%	9.0	923.80K	14.33M	13.60M	7.71M
Median Listing Price	\$260,000			\$135,750	\$212,000	\$315,000	\$549,900

February 2021



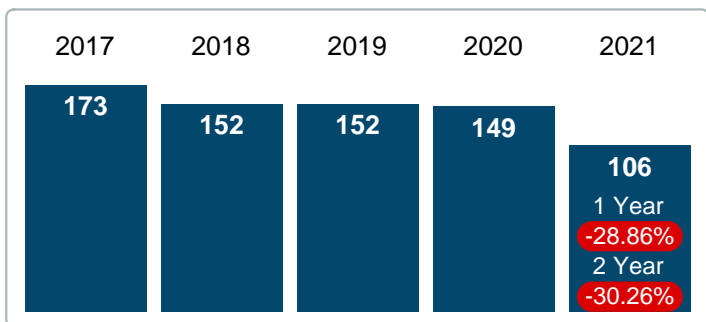
Area Delimited by County Of Rogers - Residential Property Type



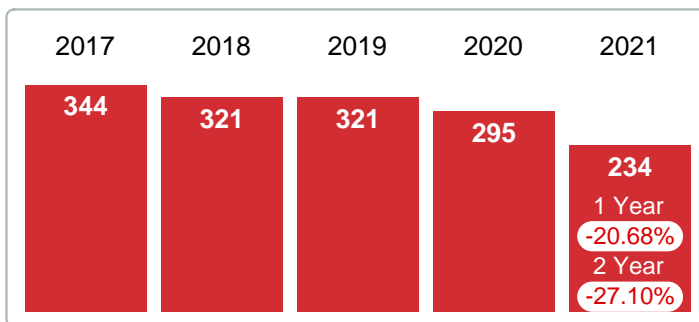
NEW LISTINGS

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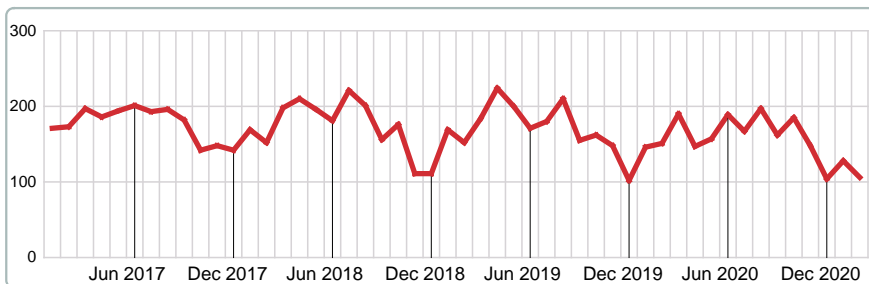
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

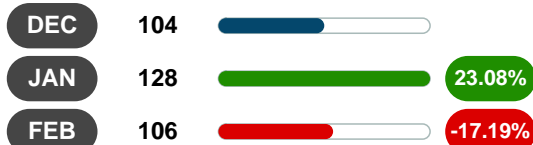


3 MONTHS

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	100%	1.18M	10.17M	15.90M	5.61M
Median New Listed Listing Price	\$249,950		\$142,500	\$189,000	\$374,900	\$499,900

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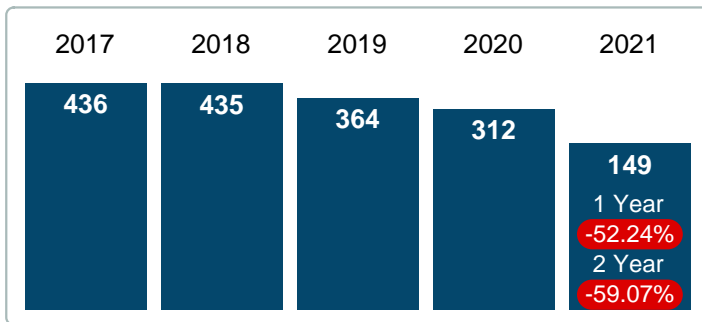
Area Delimited by County Of Rogers - Residential Property Type



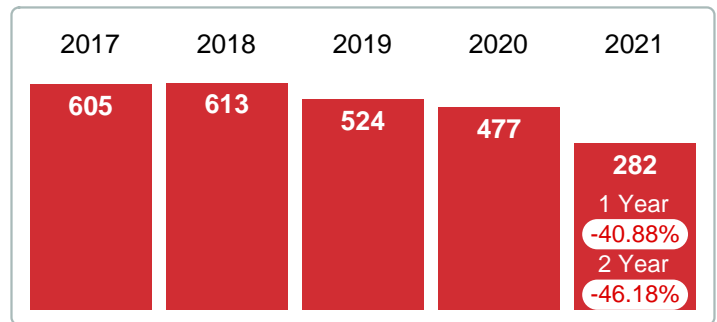
ACTIVE INVENTORY

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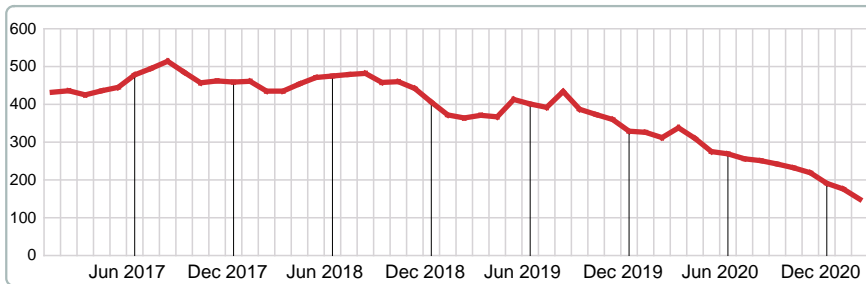
END OF FEBRUARY



ACTIVE DURING FEBRUARY

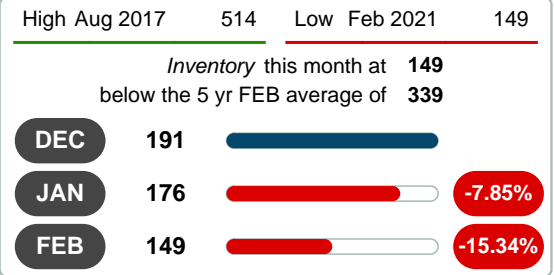


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 339



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	15	10.07%	75.0	10	5	0	0
\$100,001 - \$150,000	10	6.71%	33.5	3	7	0	0
\$150,001 - \$225,000	26	17.45%	27.0	0	15	11	0
\$225,001 - \$375,000	39	26.17%	52.0	2	17	16	4
\$375,001 - \$475,000	25	16.78%	73.0	0	4	20	1
\$475,001 - \$825,000	20	13.42%	137.0	0	3	9	8
\$825,001 and up	14	9.40%	170.5	0	2	4	8
Total Active Inventory by Units	149			15	53	60	21
Total Active Inventory by Volume	62,791,041	100%	61.0	1.59M	14.94M	26.16M	20.10M
Median Active Inventory Listing Price	\$329,900			\$85,000	\$212,000	\$383,700	\$749,900

February 2021



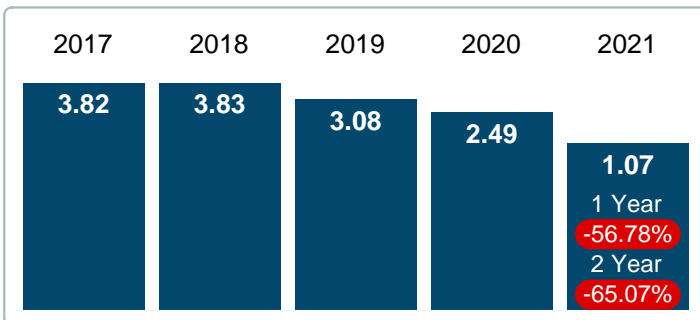
Area Delimited by County Of Rogers - Residential Property Type



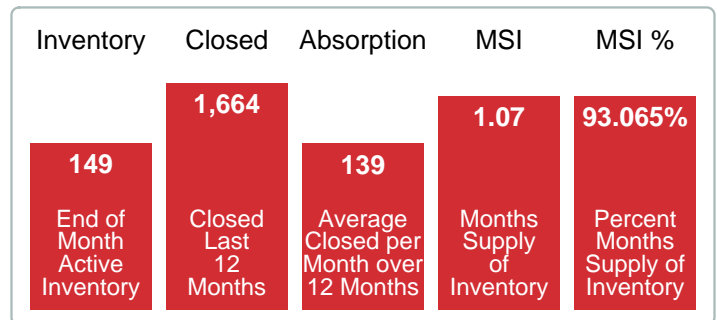
MONTHS SUPPLY of INVENTORY (MSI)

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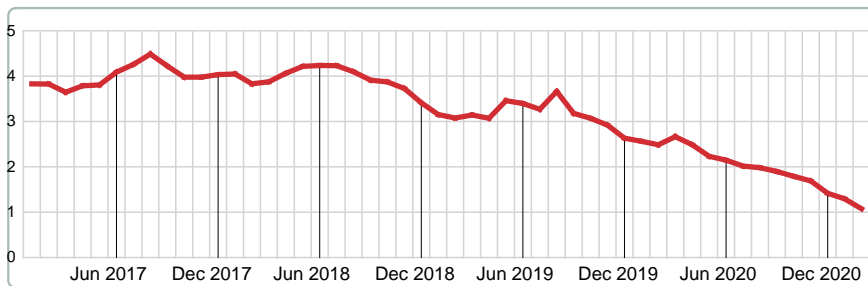
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

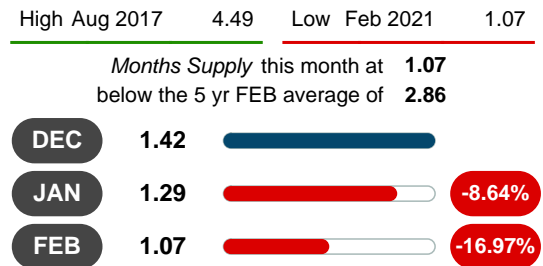


5 YEAR MARKET ACTIVITY TRENDS



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

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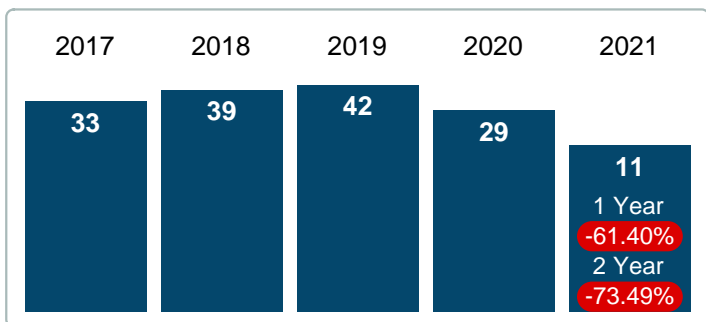
Area Delimited by County Of Rogers - Residential Property Type



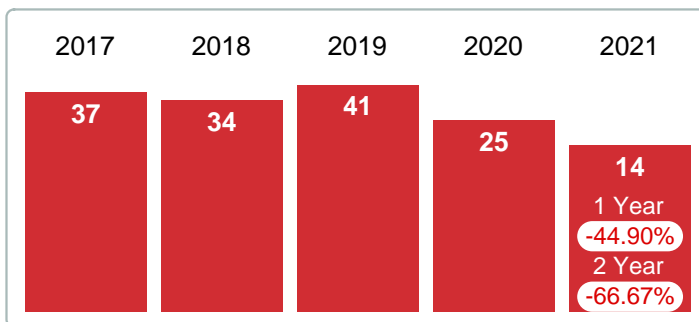
MEDIAN DAYS ON MARKET TO SALE

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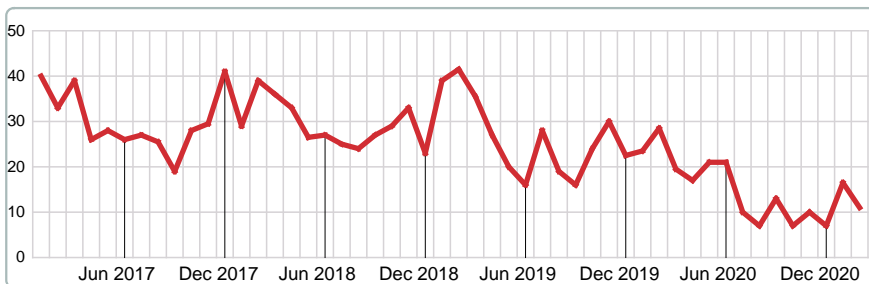
FEBRUARY



YEAR TO DATE (YTD)

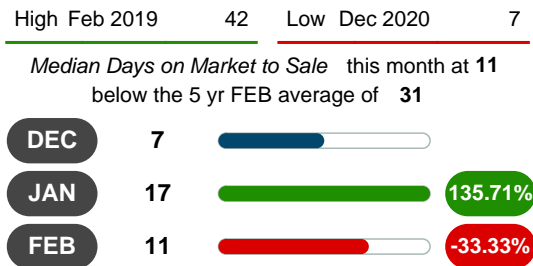


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 31



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	7.55%	39	4	50	0	0
\$100,001 - \$150,000	14.15%	4	1	4	46	0
\$150,001 - \$200,000	16.04%	23	0	22	42	0
\$200,001 - \$250,000	22.64%	16	0	18	13	0
\$250,001 - \$375,000	17.92%	11	0	8	11	11
\$375,001 - \$450,000	11.32%	3	0	3	1	16
\$450,001 and up	10.38%	12	0	177	1	27
Median Closed DOM		11	2	19	8	16
Total Closed Units	100%	11.0	3	62	36	5
Total Closed Volume		27,632,411	246.50K	12.79M	12.24M	2.36M

February 2021



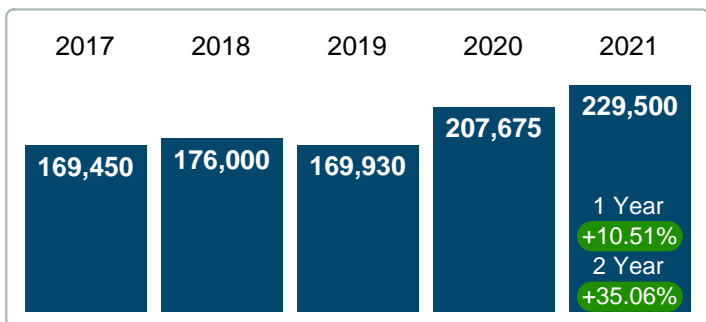
Area Delimited by County Of Rogers - Residential Property Type



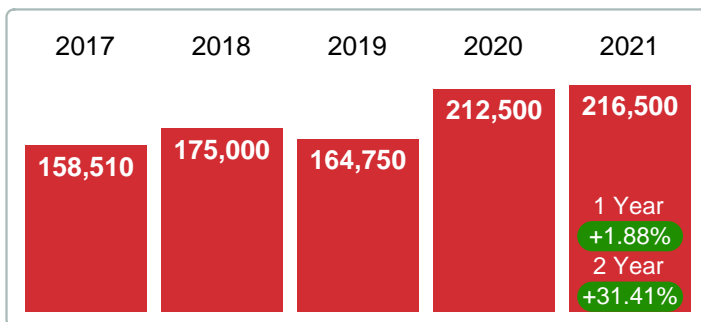
MEDIAN LIST PRICE AT CLOSING

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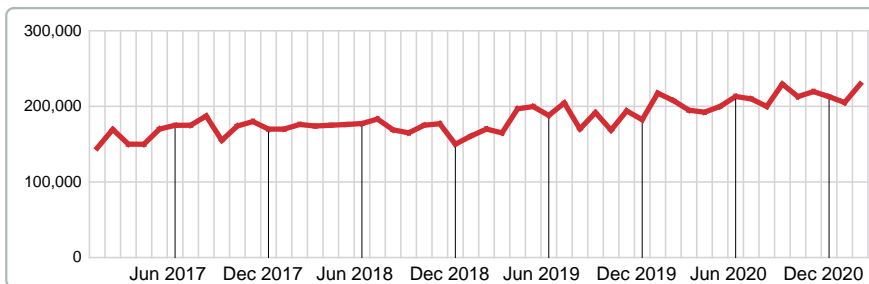
FEBRUARY



YEAR TO DATE (YTD)

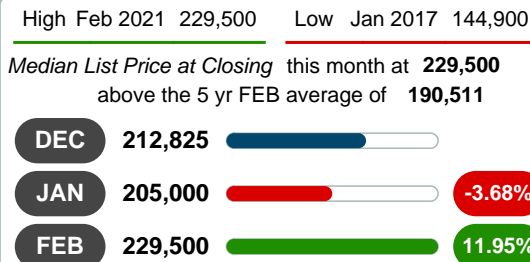


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 190,511



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	8	7.55%	82,000	59,750	96,750	0	0
\$100,001 - \$150,000	15	14.15%	124,900	125,000	124,900	110,000	0
\$150,001 - \$200,000	19	17.92%	175,000	0	175,000	182,250	0
\$200,001 - \$250,000	20	18.87%	228,250	0	225,000	236,900	0
\$250,001 - \$375,000	21	19.81%	309,900	0	285,000	310,000	345,000
\$375,001 - \$450,000	13	12.26%	410,000	0	413,875	400,000	433,540
\$450,001 and up	10	9.43%	536,950	0	548,950	549,000	507,150
Median List Price			229,500	69,500	192,250	312,325	480,000
Total Closed Units		100%	229,500	3	62	36	5
Total Closed Volume			27,986,252	244.50K	13.11M	12.27M	2.37M

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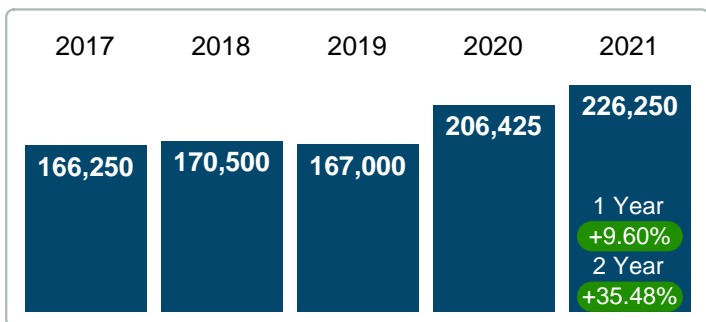
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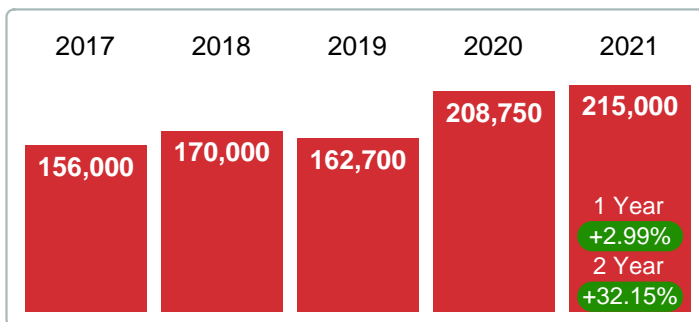
MEDIAN SOLD PRICE AT CLOSING

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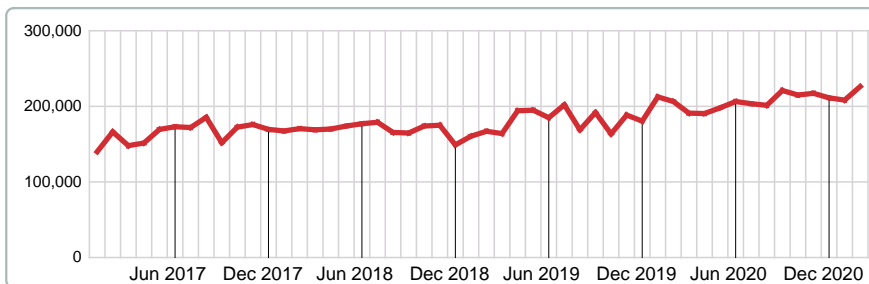
FEBRUARY



YEAR TO DATE (YTD)

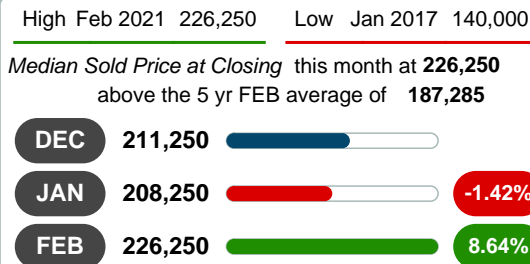


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 187,285



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	8	7.55%	76,000	60,750	82,000	0	0
\$100,001 - \$150,000	15	14.15%	124,000	125,000	124,000	110,000	0
\$150,001 - \$200,000	17	16.04%	172,670	0	173,835	164,168	0
\$200,001 - \$250,000	24	22.64%	225,000	0	225,000	232,500	0
\$250,001 - \$375,000	19	17.92%	311,000	0	300,000	311,000	335,000
\$375,001 - \$450,000	12	11.32%	400,000	0	417,069	395,585	436,200
\$450,001 and up	11	10.38%	518,149	0	510,000	528,074	518,149
Median Sold Price			226,250	66,000	190,400	312,500	473,000
Total Closed Units		100%	226,250	3	62	36	5
Total Closed Volume			27,632,411	246.50K	12.79M	12.24M	2.36M

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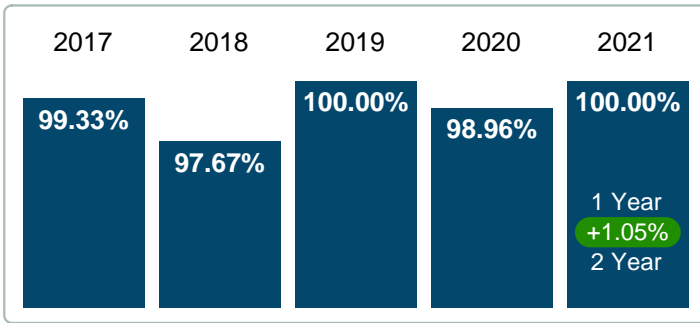
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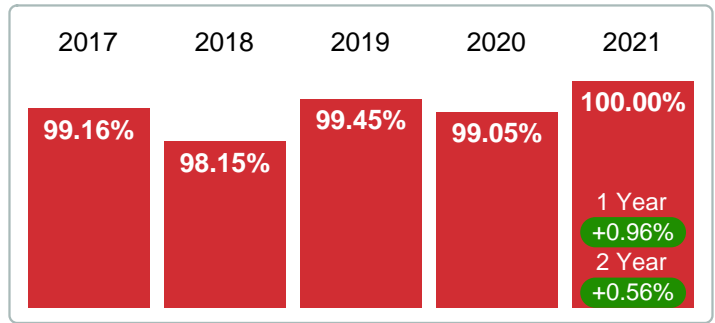
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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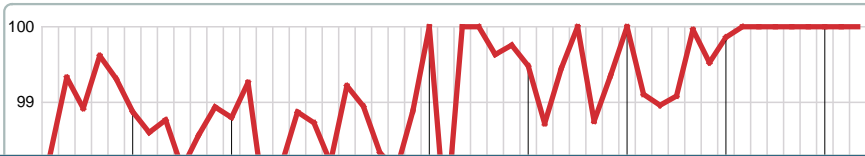
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.19%

High Feb 2021 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **99.19%**

DEC 100.00%
JAN 100.00%
FEB 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
\$100,000 and less	8	7.55%	90.20%	102.98%	84.92%	0.00%	0.00%
\$100,001 - \$150,000	15	14.15%	100.00%	100.00%	100.00%	100.00%	0.00%
\$150,001 - \$200,000	17	16.04%	100.00%	0.00%	100.00%	99.50%	0.00%
\$200,001 - \$250,000	24	22.64%	99.49%	0.00%	100.00%	99.40%	0.00%
\$250,001 - \$375,000	19	17.92%	98.36%	0.00%	100.00%	98.28%	97.10%
\$375,001 - \$450,000	12	11.32%	100.00%	0.00%	98.78%	100.00%	100.61%
\$450,001 and up	11	10.38%	100.00%	0.00%	97.16%	100.00%	99.18%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.79%	99.18%
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



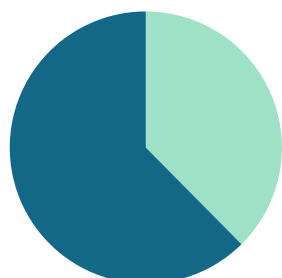
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

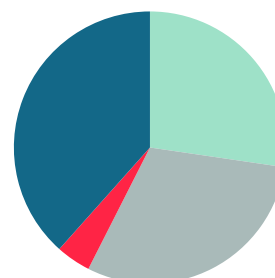


Inventory
 New Listings
106 = 37.59%
 Start Inventory
176
 Total Inventory Units
282
 Volume
\$110,683,040

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%
Median List Price	207,675	229,500	10.51%	212,500	216,500	1.88%
Median Sale Price	206,425	226,250	9.60%	208,750	215,000	2.99%
Median Percent of Selling Price to List Price	98.96%	100.00%	1.05%	99.05%	100.00%	0.96%
Median Days on Market to Sale	28.50	11.00	-61.40%	24.50	13.50	-44.90%
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

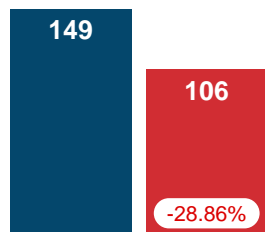
Inventory on February 28, 2021 = **149**

2020 **2021**

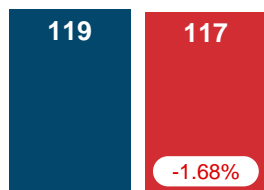
FEBRUARY MARKET

MEDIAN PRICES

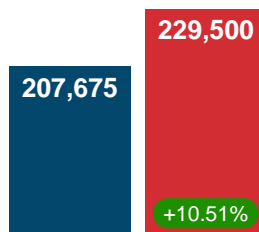
New Listings



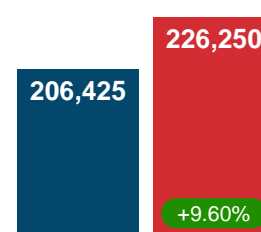
Pending Listings



List Price



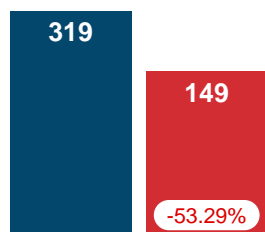
Sale Price



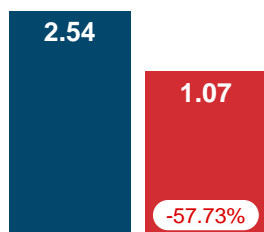
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

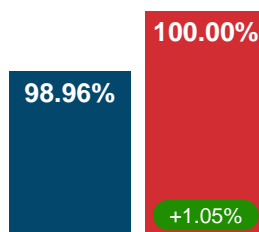
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

