

# June 2021



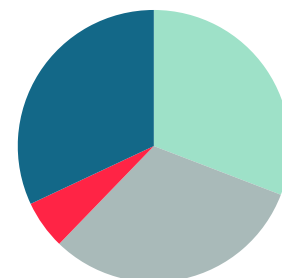
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	June 2021	+/-%
Closed Listings	160	160	0.00%
Pending Listings	172	163	-5.23%
New Listings	189	198	4.76%
Median List Price	213,000	219,950	3.26%
Median Sale Price	206,375	225,000	9.02%
Median Percent of Selling Price to List Price	99.86%	100.00%	0.14%
Median Days on Market to Sale	21.00	4.00	-80.95%
End of Month Inventory	268	166	-38.06%
Months Supply of Inventory	2.14	1.15	-46.28%



■ Closed (30.83%)  
■ Pending (31.41%)  
■ Other OffMarket (5.78%)  
■ Active (31.98%)

**Absorption:** Last 12 months, an Average of **145** Sales/Month  
**Active Inventory** as of June 30, 2021 = **166**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2021 decreased **38.06%** to 166 existing homes available for sale. Over the last 12 months this area has had an average of 145 closed sales per month. This represents an unsold inventory index of **1.15** 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 **9.02%** in June 2021 to \$225,000 versus the previous year at \$206,375.

#### Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 17.00 days or **80.95%** in June 2021 compared to last year's same month at **21.00** DOM.

#### Sales Success for June 2021 is Positive

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

There were 198 New Listings in June 2021, up **4.76%** from last year at 189. Furthermore, there were 160 Closed Listings this month versus last year at 160, a **0.00%** decrease.

Closed versus Listed trends yielded a **80.8%** ratio, down from previous year's, June 2020, at **84.7%**, a **4.55%** downswing. This will certainly create pressure on a decreasing Monthly 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

# June 2021



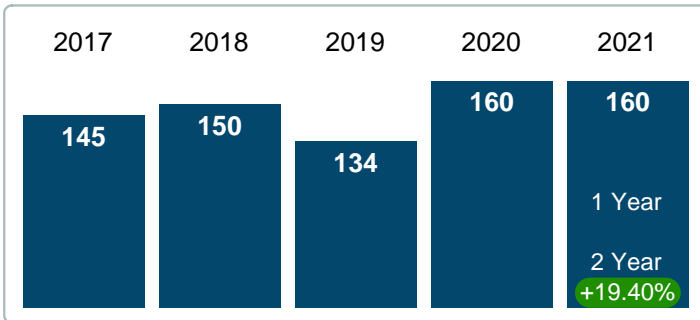
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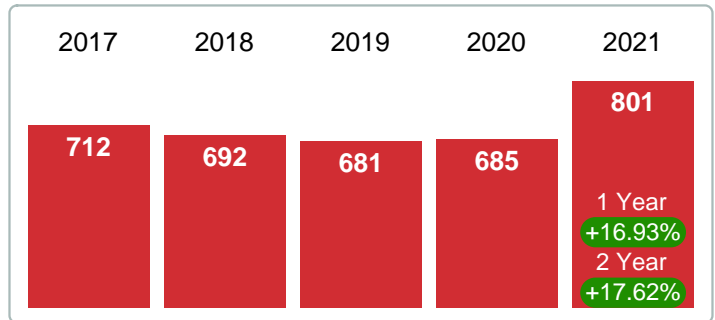
## CLOSED LISTINGS

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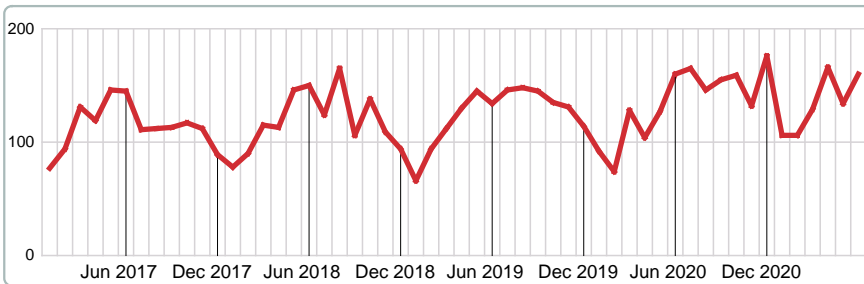
### JUNE



### YEAR TO DATE (YTD)

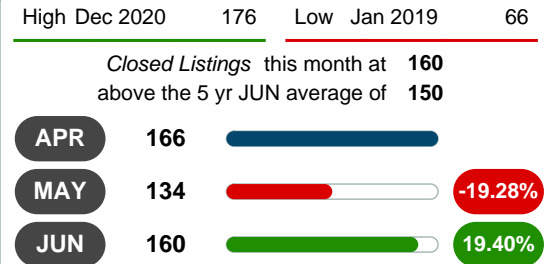


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 150



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	8.75%	7.5	8	6	0	0
\$75,001 - \$150,000	20	12.50%	3.0	5	14	1	0
\$150,001 - \$175,000	12	7.50%	4.0	0	11	1	0
\$175,001 - \$250,000	48	30.00%	3.0	0	32	16	0
\$250,001 - \$325,000	31	19.38%	3.0	1	20	8	2
\$325,001 - \$450,000	18	11.25%	6.0	0	3	14	1
\$450,001 and up	17	10.63%	24.0	2	3	7	5
<b>Total Closed Units</b>	<b>160</b>			<b>16</b>	<b>89</b>	<b>47</b>	<b>8</b>
<b>Total Closed Volume</b>	<b>42,586,705</b>	<b>100%</b>	<b>4.0</b>	<b>2.45M</b>	<b>20.14M</b>	<b>15.66M</b>	<b>4.34M</b>
<b>Median Closed Price</b>	<b>\$225,000</b>			<b>\$82,250</b>	<b>\$205,000</b>	<b>\$286,913</b>	<b>\$472,000</b>

# June 2021



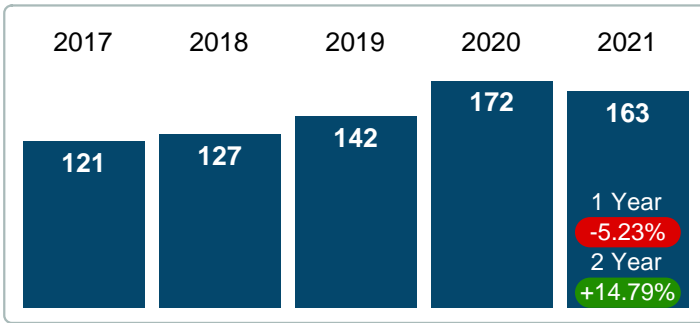
Area Delimited by County Of Rogers - Residential Property Type



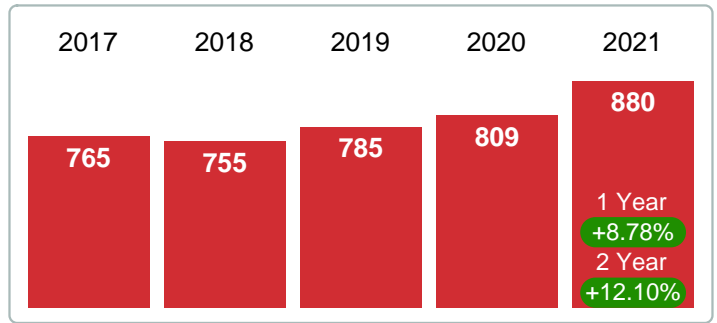
## PENDING LISTINGS

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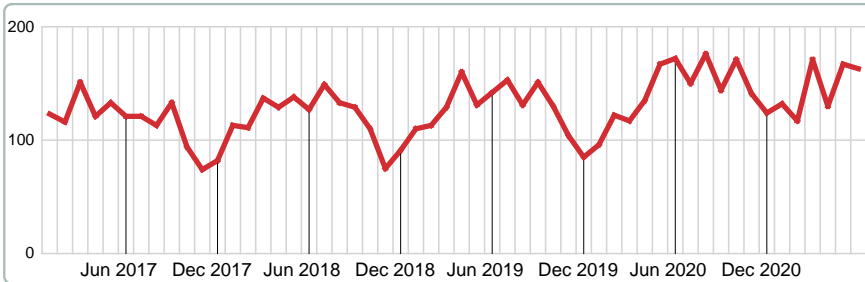
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 145

High Aug 2020 176 Low Nov 2017 74

Pending Listings this month at 163 above the 5 yr JUN average of 145



### 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	11	6.75%	10.0	4	6	1	0
\$125,001 - \$175,000	24	14.72%	3.0	0	20	4	0
\$175,001 - \$200,000	27	16.56%	3.0	0	21	5	1
\$200,001 - \$250,000	30	18.40%	5.0	0	23	7	0
\$250,001 - \$350,000	36	22.09%	5.0	1	16	14	5
\$350,001 - \$450,000	17	10.43%	15.0	0	1	12	4
\$450,001 and up	18	11.04%	24.5	0	2	11	5
<b>Total Pending Units</b>	<b>163</b>			<b>5</b>	<b>89</b>	<b>54</b>	<b>15</b>
<b>Total Pending Volume</b>	<b>47,816,892</b>	<b>100%</b>	<b>6.0</b>	<b>669.00K</b>	<b>19.91M</b>	<b>18.95M</b>	<b>8.29M</b>
<b>Median Listing Price</b>	<b>\$234,500</b>			<b>\$100,000</b>	<b>\$195,000</b>	<b>\$324,400</b>	<b>\$395,000</b>

# June 2021



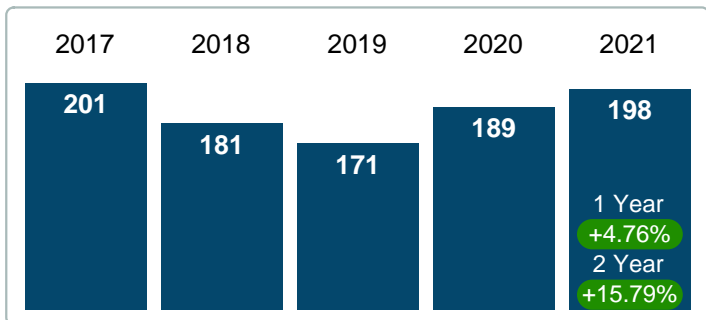
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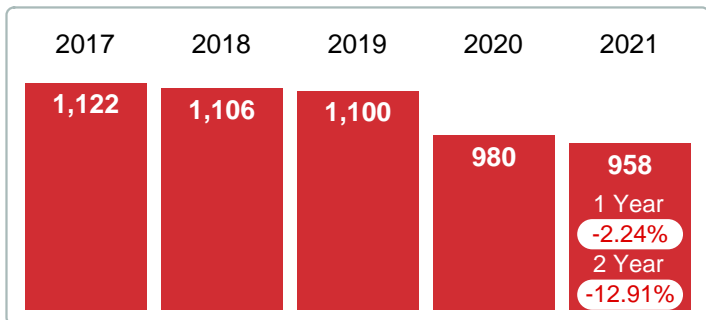
## NEW LISTINGS

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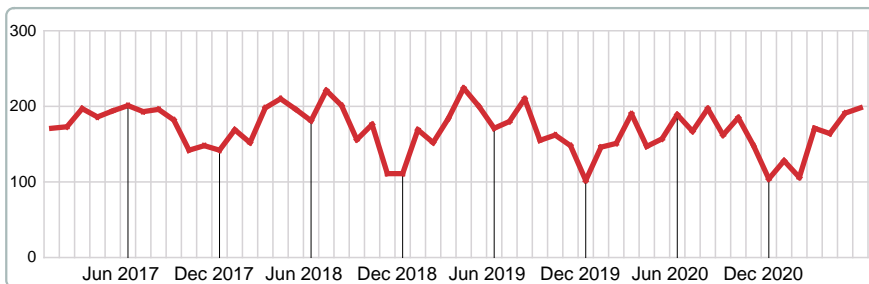
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

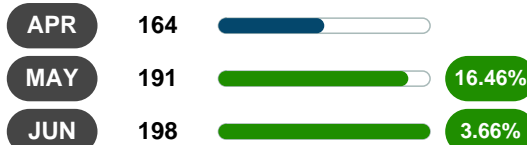


### 3 MONTHS

5 year JUN AVG = 188

High Apr 2019 224 Low Dec 2019 102

New Listings this month at 198  
above the 5 yr JUN average of 188



### 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	14	7.07%	3	11	0	0
\$125,001 - \$175,000	28	14.14%	1	24	3	0
\$175,001 - \$200,000	32	16.16%	1	23	7	1
\$200,001 - \$250,000	43	21.72%	0	31	12	0
\$250,001 - \$325,000	32	16.16%	0	18	13	1
\$325,001 - \$475,000	29	14.65%	1	9	14	5
\$475,001 and up	20	10.10%	0	5	7	8
<b>Total New Listed Units</b>	<b>198</b>		<b>6</b>	<b>121</b>	<b>56</b>	<b>15</b>
<b>Total New Listed Volume</b>	<b>58,673,396</b>	<b>100%</b>	<b>993.30K</b>	<b>27.68M</b>	<b>21.06M</b>	<b>8.94M</b>
<b>Median New Listed Listing Price</b>	<b>\$229,450</b>		<b>\$127,450</b>	<b>\$205,000</b>	<b>\$268,945</b>	<b>\$565,000</b>

# June 2021



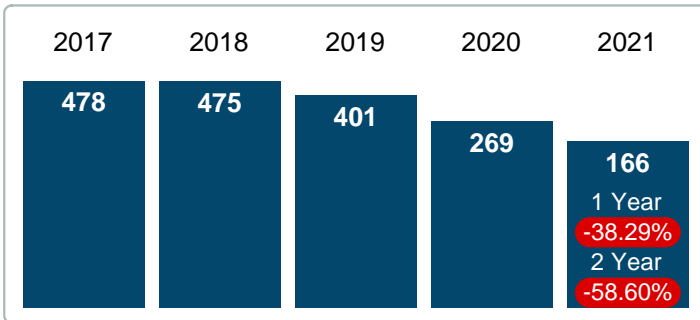
Area Delimited by County Of Rogers - Residential Property Type



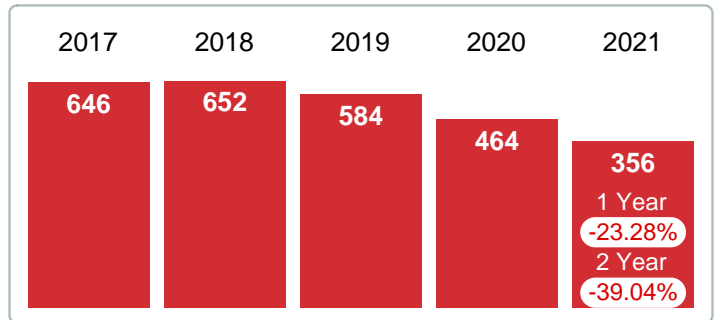
## ACTIVE INVENTORY

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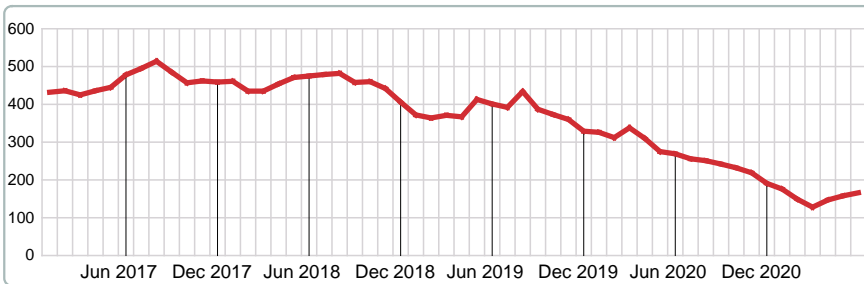
### END OF JUNE



### ACTIVE DURING JUNE

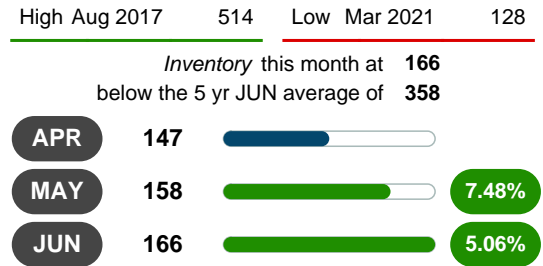


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 358



## 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	13	7.83%	86.0	9	4	0	0	
\$100,001 - \$175,000	25	15.06%	23.0	2	20	3	0	
\$175,001 - \$200,000	11	6.63%	12.0	2	7	2	0	
\$200,001 - \$400,000	54	32.53%	13.5	1	33	20	0	
\$400,001 - \$500,000	25	15.06%	30.0	2	7	14	2	
\$500,001 - \$950,000	22	13.25%	43.0	1	6	6	9	
\$950,001 and up	16	9.64%	58.0	0	3	9	4	
Total Active Inventory by Units		166		17	80	54	15	
Total Active Inventory by Volume		74,275,697	100%	26.0	3.58M	24.93M	32.08M	13.69M
Median Active Inventory Listing Price		\$263,750			\$97,500	\$229,000	\$415,000	\$749,000

# June 2021



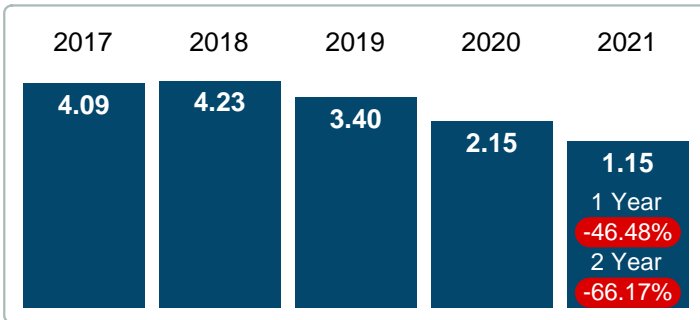
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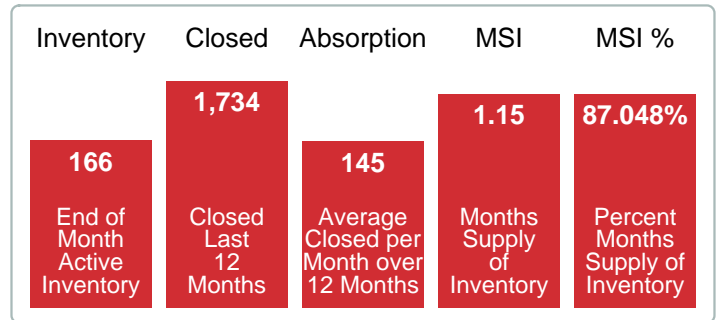
## MONTHS SUPPLY of INVENTORY (MSI)

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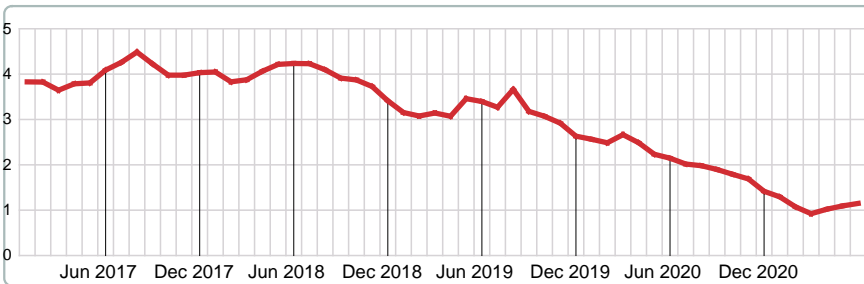
### MSI FOR JUNE



### INDICATORS FOR JUNE 2021

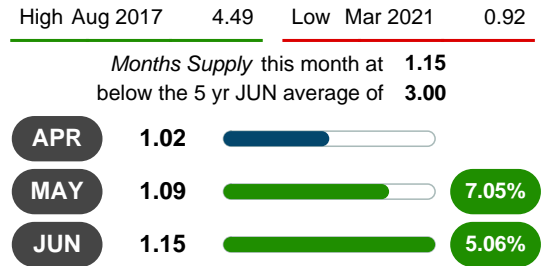


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 3.00



### 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	13	7.83%	1.26	2.35	0.74	0.00	0.00
\$100,001 - \$175,000	25	15.06%	0.74	0.73	0.76	0.72	0.00
\$175,001 - \$200,000	11	6.63%	0.59	6.00	0.51	0.44	0.00
\$200,001 - \$400,000	54	32.53%	0.86	1.09	1.10	0.68	0.00
\$400,001 - \$500,000	25	15.06%	2.26	12.00	2.80	2.27	0.89
\$500,001 - \$950,000	22	13.25%	3.22	6.00	12.00	1.64	3.60
\$950,001 and up	16	9.64%	16.00	0.00	36.00	27.00	6.86
Market Supply of Inventory (MSI)			1.15	2.08	1.02	1.10	1.75
Total Active Inventory by Units		100%	166	17	80	54	15

# June 2021



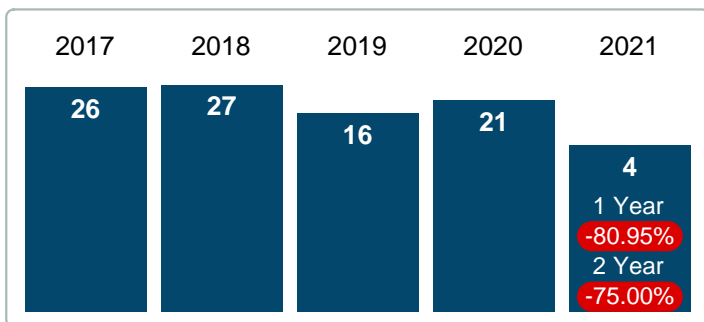
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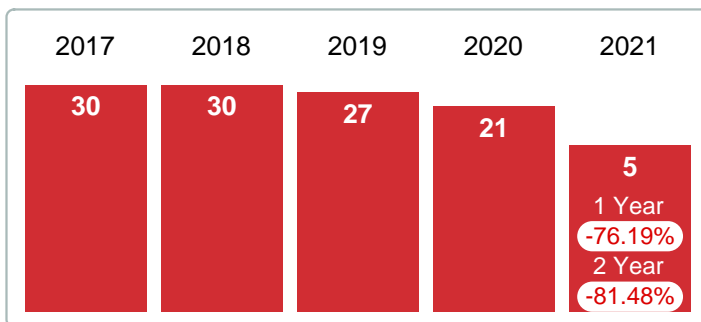
## MEDIAN DAYS ON MARKET TO SALE

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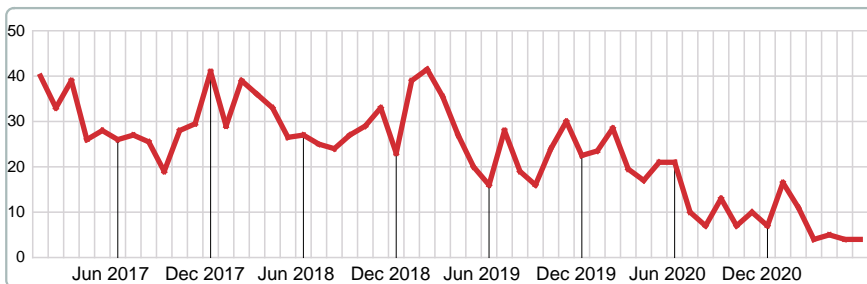
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

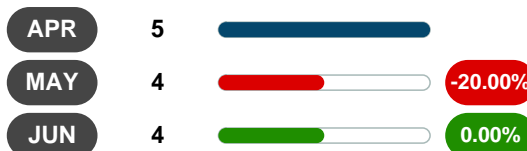


### 3 MONTHS

5 year JUN AVG = 19

High Feb 2019 42 Low Jun 2021 4

Median Days on Market to Sale this month at 4 below the 5 yr JUN average of 19



### 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
\$75,000 and less	8.75%	8	54	5	0	0
\$75,001 - \$150,000	12.50%	3	4	3	1	0
\$150,001 - \$175,000	7.50%	4	0	5	1	0
\$175,001 - \$250,000	30.00%	3	0	3	4	0
\$250,001 - \$325,000	19.38%	3	11	4	3	3
\$325,001 - \$450,000	11.25%	6	0	6	9	6
\$450,001 and up	10.63%	24	21	4	24	45
Median Closed DOM		4	9	4	4	15
Total Closed Units	100%	160	16	89	47	8
Total Closed Volume		42,586,705	2.45M	20.14M	15.66M	4.34M

# June 2021



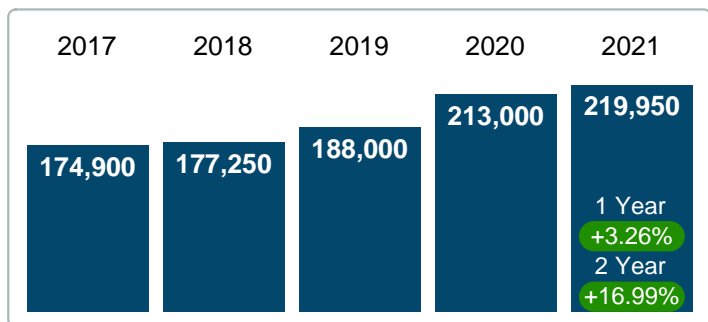
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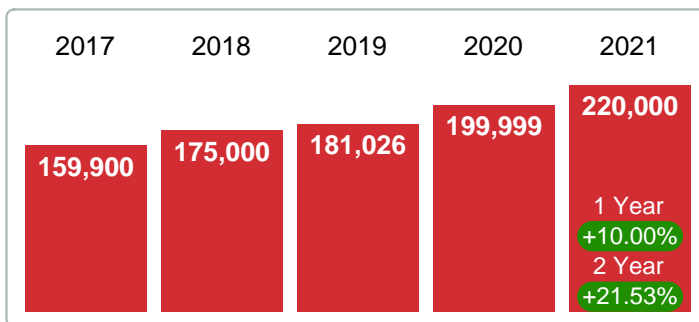
## MEDIAN LIST PRICE AT CLOSING

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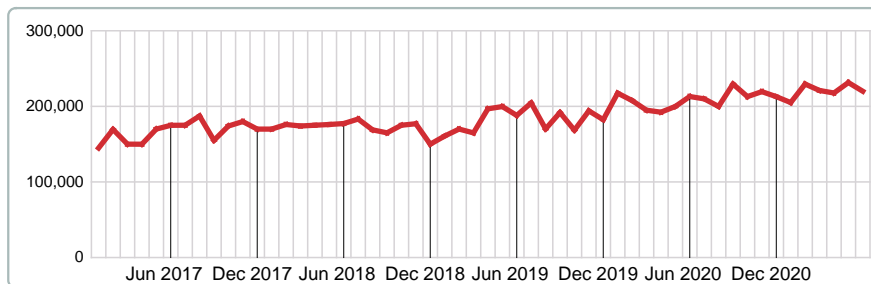
### JUNE



### YEAR TO DATE (YTD)

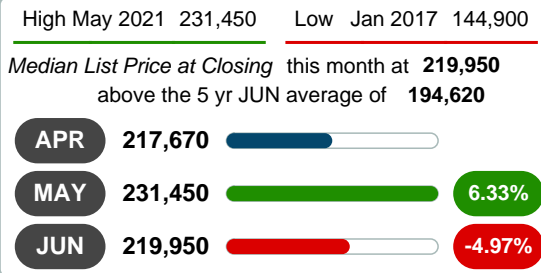


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 194,620



### 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	
\$75,000 and less	11	69,900	64,450	70,000	0	0	
\$75,001 - \$150,000	25	125,000	100,000	132,000	100,000	0	
\$150,001 - \$175,000	11	165,000	0	165,000	168,000	0	
\$175,001 - \$250,000	54	214,770	0	205,000	220,000	0	
\$250,001 - \$325,000	23	289,900	0	294,950	288,407	265,000	
\$325,001 - \$450,000	22	397,495	340,000	374,500	399,990	0	
\$450,001 and up	14	587,400	655,000	1,032,500	587,400	499,900	
Median List Price		219,950	95,000	199,000	289,900	491,500	
Total Closed Units	160	100%	219,950	16	89	47	8
Total Closed Volume	42,155,306			2.23M	19.86M	15.63M	4.44M



# June 2021



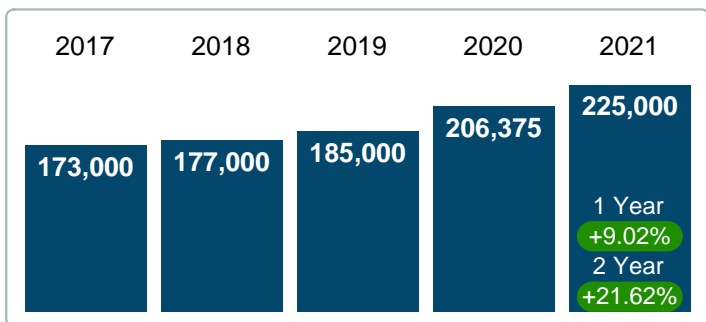
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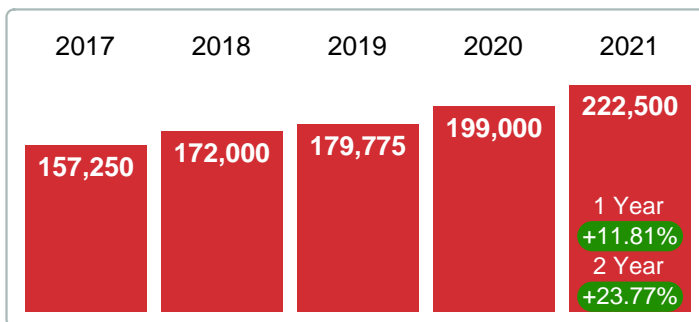
## MEDIAN SOLD PRICE AT CLOSING

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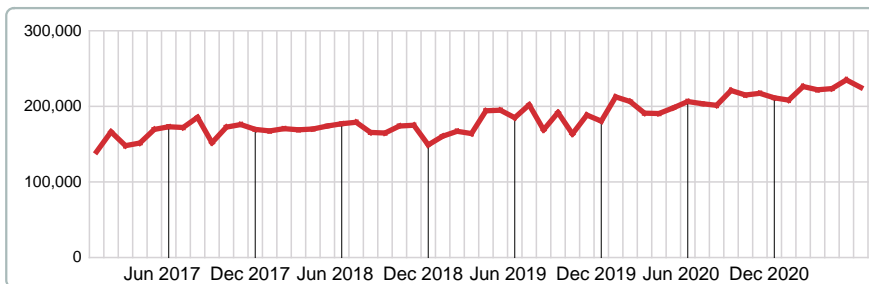
### JUNE



### YEAR TO DATE (YTD)

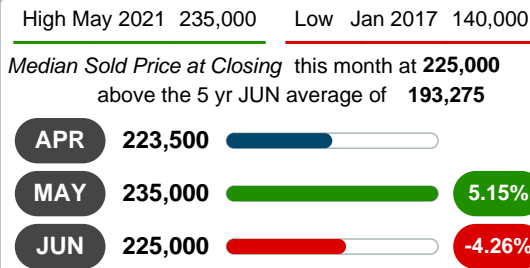


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 193,275



### 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
\$75,000 and less	8.75%	69,325	64,393	69,325	0	0
\$75,001 - \$150,000	12.50%	127,500	117,000	132,550	100,000	0
\$150,001 - \$175,000	7.50%	165,000	0	165,000	168,000	0
\$175,001 - \$250,000	30.00%	212,250	0	210,375	215,770	0
\$250,001 - \$325,000	19.38%	285,000	315,000	289,950	282,500	262,000
\$325,001 - \$450,000	11.25%	396,000	0	411,999	396,000	330,000
\$450,001 and up	10.63%	515,000	537,500	487,760	569,400	515,000
Median Sold Price		225,000	82,250	205,000	286,913	472,000
Total Closed Units	100%	225,000	16	89	47	8
Total Closed Volume		42,586,705	2.45M	20.14M	15.66M	4.34M

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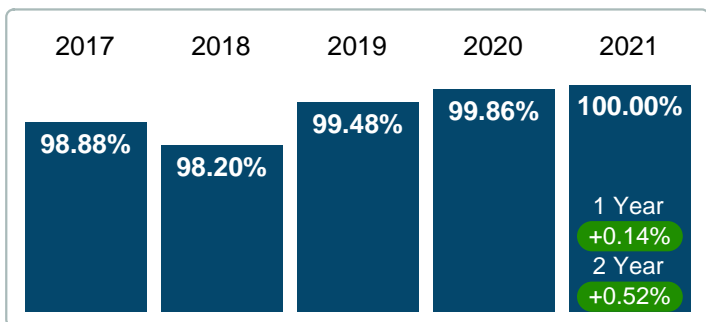
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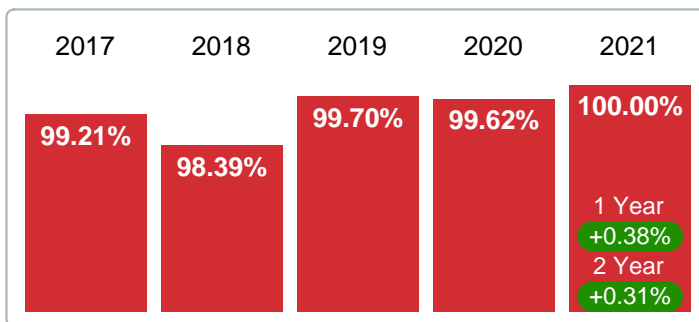
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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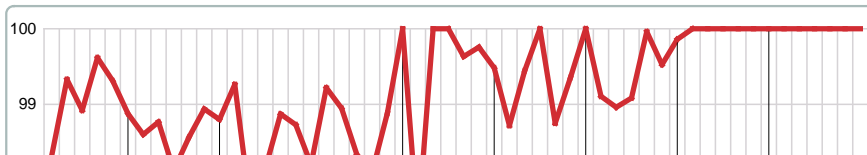
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 99.28%

High Jun 2021 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr JUN average of **99.28%**

APR 100.00% ✓  
MAY 100.00% ✓  
JUN 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
\$75,000 and less	14	8.75%	98.55%	95.99%	100.00%	0.00%	0.00%
\$75,001 - \$150,000	20	12.50%	100.00%	96.55%	100.00%	100.00%	0.00%
\$150,001 - \$175,000	12	7.50%	100.00%	0.00%	100.00%	100.00%	0.00%
\$175,001 - \$250,000	48	30.00%	100.00%	0.00%	101.67%	100.00%	0.00%
\$250,001 - \$325,000	31	19.38%	100.00%	92.65%	100.00%	100.00%	100.00%
\$325,001 - \$450,000	18	11.25%	100.30%	0.00%	100.00%	100.30%	101.54%
\$450,001 and up	17	10.63%	100.00%	281.18%	101.75%	99.04%	100.00%
Median Sold/List Ratio		100.00%		95.72%	100.00%	100.00%	100.00%
Total Closed Units	160	100%	100.00%	16	89	47	8
Total Closed Volume	42,586,705			2.45M	20.14M	15.66M	4.34M

# June 2021



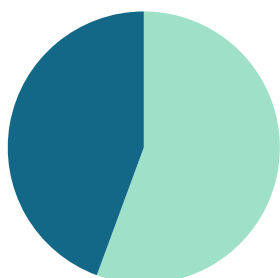
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

### INVENTORY

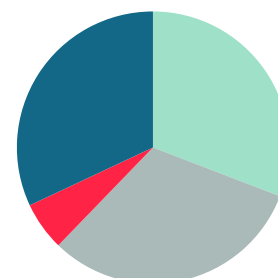


**Inventory**  
 New Listings  
**198 = 55.62%**  
 Start Inventory  
**158**  
 Total Inventory Units  
**356**  
 Volume  
**\$133,265,107**

### Market Activity

Closed Sales  
**160 = 30.83%**  
 Pending Sales  
**163 = 31.41%**  
 Other Off Market  
**30 = 5.78%**  
 Active Inventory  
**166 = 31.98%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	160	160	0.00%	685	801	16.93%
Pending Sales	172	163	-5.23%	809	880	8.78%
New Listings	189	198	4.76%	980	958	-2.24%
Median List Price	213,000	219,950	3.26%	199,999	220,000	10.00%
Median Sale Price	206,375	225,000	9.02%	199,000	222,500	11.81%
Median Percent of Selling Price to List Price	99.86%	100.00%	0.14%	99.62%	100.00%	0.38%
Median Days on Market to Sale	21.00	4.00	-80.95%	21.00	5.00	-76.19%
Monthly Inventory	268	166	-38.06%	268	166	-38.06%
Months Supply of Inventory	2.14	1.15	-46.28%	2.14	1.15	-46.28%

**Absorption:** Last 12 months, an Average of **145** Sales/Month

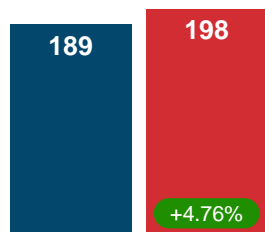
**Inventory** on June 30, 2021 = **166**

**2020** **2021**

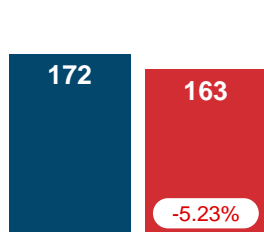
### JUNE MARKET

### MEDIAN PRICES

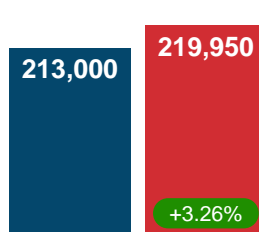
#### New Listings



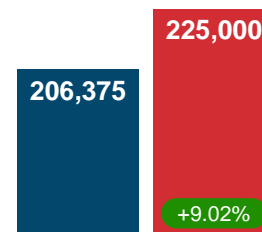
#### Pending Listings



#### List Price



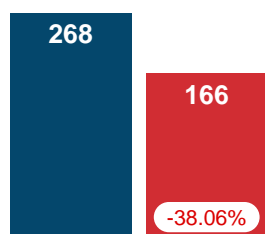
#### Sale Price



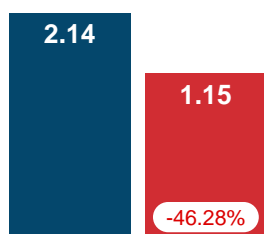
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

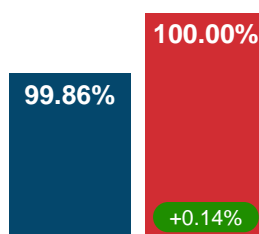
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

