

May 2021



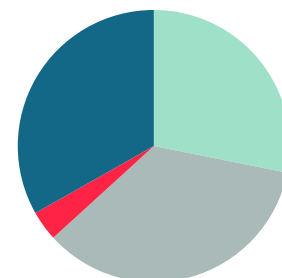
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	May 2021	+/-%
Closed Listings	127	134	5.51%
Pending Listings	167	167	0.00%
New Listings	157	191	21.66%
Average List Price	246,056	292,569	18.90%
Average Sale Price	241,420	293,910	21.74%
Average Percent of Selling Price to List Price	98.16%	100.92%	2.81%
Average Days on Market to Sale	34.14	15.34	-55.06%
End of Month Inventory	274	158	-42.34%
Months Supply of Inventory	2.22	1.09	-50.85%



■ Closed (28.15%)
■ Pending (35.08%)
■ Other OffMarket (3.57%)
■ Active (33.19%)

Absorption: Last 12 months, an Average of **145** Sales/Month
Active Inventory as of May 31, 2021 = **158**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **42.34%** to 158 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 **1.09** 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 **21.74%** in May 2021 to \$293,910 versus the previous year at \$241,420.

Average Days on Market Shortens

The average number of **15.34** days that homes spent on the market before selling decreased by 18.80 days or **55.06%** in May 2021 compared to last year's same month at **34.14** DOM.

Sales Success for May 2021 is Positive

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

There were 191 New Listings in May 2021, up **21.66%** from last year at 157. Furthermore, there were 134 Closed Listings this month versus last year at 127, a **5.51%** increase.

Closed versus Listed trends yielded a **70.2%** ratio, down from previous year's, May 2020, at **80.9%**, a **13.27%** downswing. This will certainly create pressure on a decreasing Monthly 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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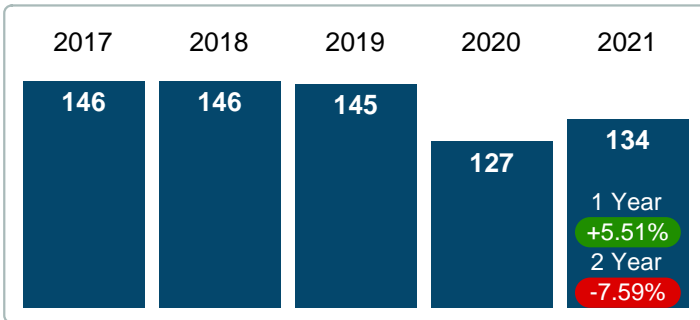
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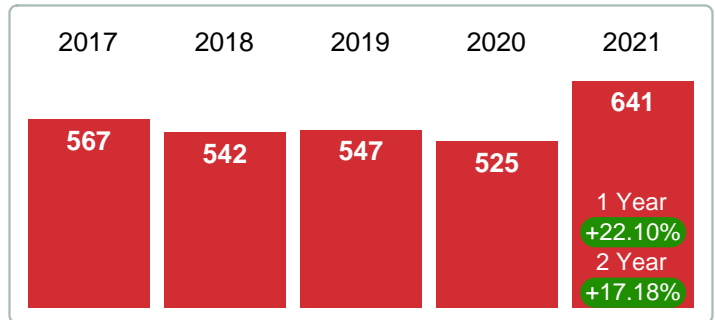
CLOSED LISTINGS

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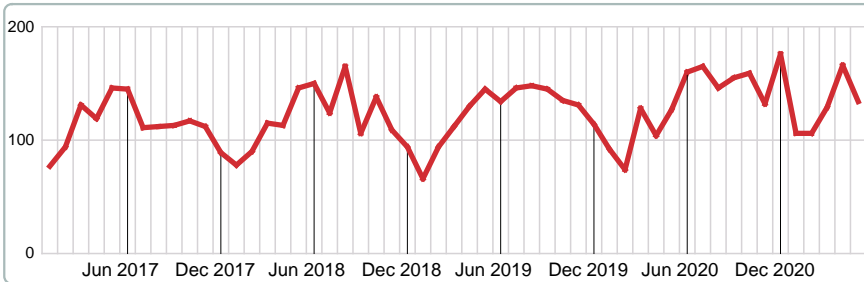
MAY



YEAR TO DATE (YTD)

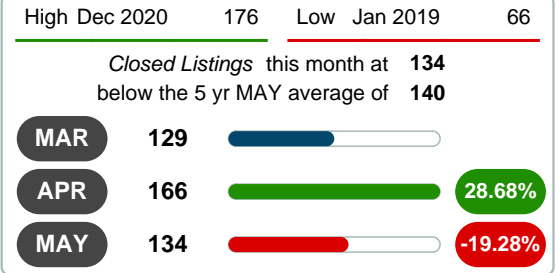


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 140



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	13	9.70%	20.2	5	7	1	0
\$125,001 - \$175,000	18	13.43%	6.4	1	15	0	2
\$175,001 - \$200,000	19	14.18%	5.3	0	13	6	0
\$200,001 - \$275,000	28	20.90%	8.9	1	13	14	0
\$275,001 - \$375,000	24	17.91%	22.1	0	12	11	1
\$375,001 - \$450,000	17	12.69%	20.2	0	5	11	1
\$450,001 and up	15	11.19%	30.3	0	1	8	6
Total Closed Units	134			7	66	51	10
Total Closed Volume	39,383,876	100%	15.3	811.50K	14.72M	18.79M	5.06M
Average Closed Price	\$293,910			\$115,929	\$223,083	\$368,346	\$506,328

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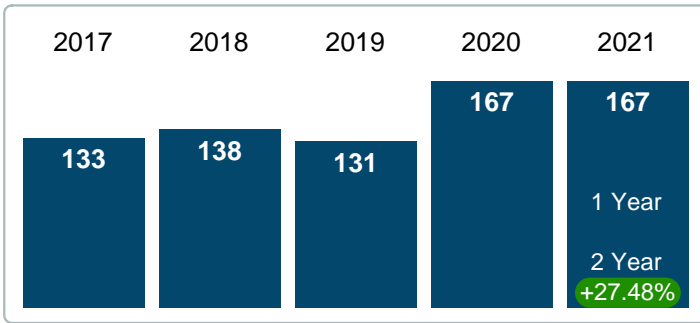
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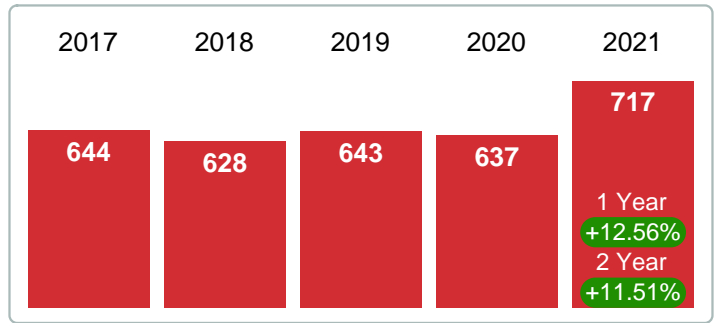
PENDING LISTINGS

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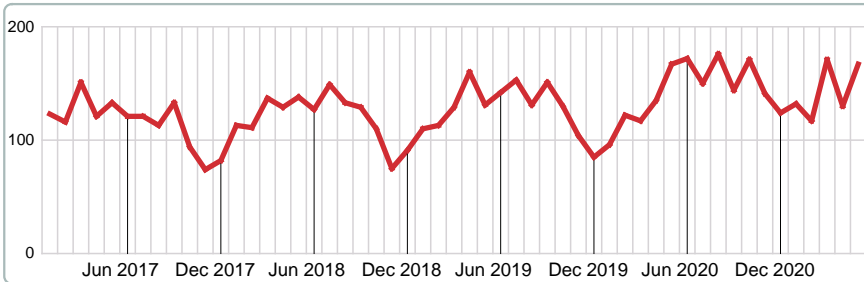
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 147

High Aug 2020 176 Low Nov 2017 74

Pending Listings this month at 167 above the 5 yr MAY average of 147



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	16	9.58%	38.8	8	7	1	0
\$125,001 - \$175,000	21	12.57%	12.1	3	15	1	2
\$175,001 - \$200,000	17	10.18%	6.1	0	16	1	0
\$200,001 - \$300,000	47	28.14%	18.0	1	32	14	0
\$300,001 - \$350,000	22	13.17%	15.2	1	9	10	2
\$350,001 - \$425,000	22	13.17%	12.4	0	7	15	0
\$425,001 and up	22	13.17%	34.2	0	1	14	7
Total Pending Units	167			13	87	56	11
Total Pending Volume	48,473,042	100%	17.3	1.64M	20.17M	20.67M	6.00M
Average Listing Price	\$283,171			\$126,061	\$231,868	\$369,043	\$545,029

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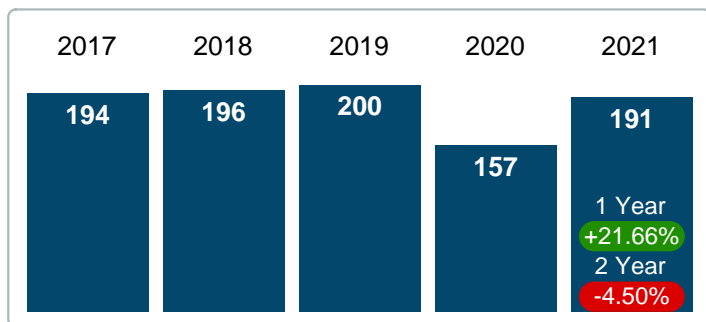
Area Delimited by County Of Rogers - Residential Property Type



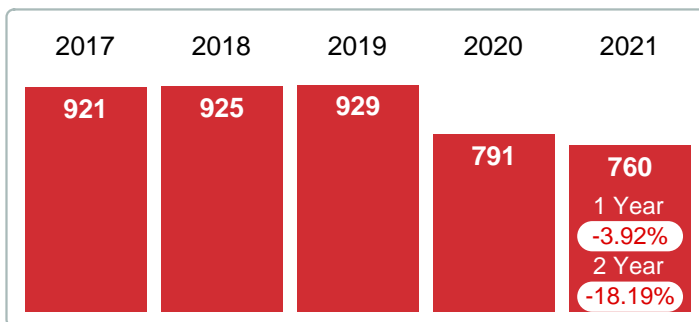
NEW LISTINGS

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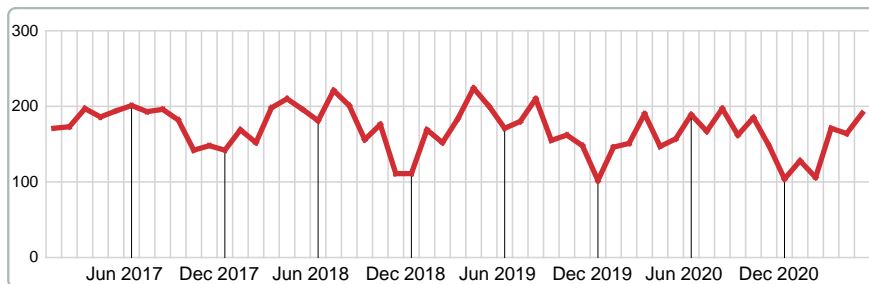
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 188

High Apr 2019 224 Low Dec 2019 102

New Listings this month at 191
above the 5 yr MAY average of 188



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
\$125,000 and less	13	6.81%	5	7	1	0
\$125,001 - \$175,000	27	14.14%	3	19	5	0
\$175,001 - \$200,000	21	10.99%	1	19	1	0
\$200,001 - \$300,000	52	27.23%	2	38	11	1
\$300,001 - \$350,000	26	13.61%	1	8	15	2
\$350,001 - \$475,000	28	14.66%	0	8	20	0
\$475,001 and up	24	12.57%	2	1	10	11
Total New Listed Units	191		14	100	63	14
Total New Listed Volume	64,919,600	100%	3.30M	23.72M	26.80M	11.10M
Average New Listed Listing Price	\$299,545		\$235,421	\$237,235	\$425,342	\$793,119

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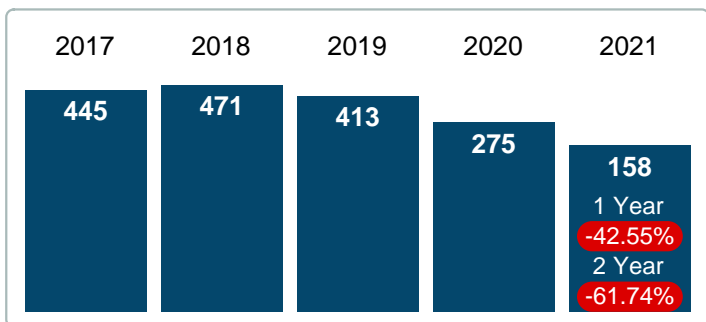
Area Delimited by County Of Rogers - Residential Property Type



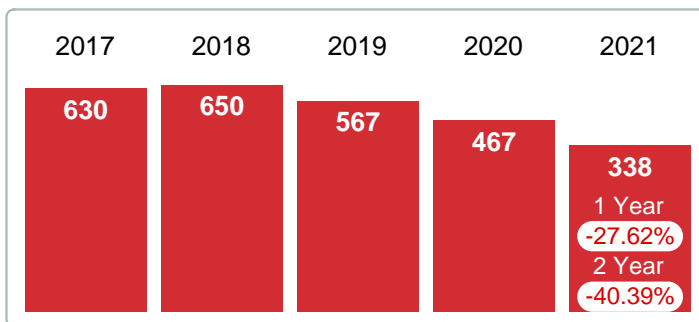
ACTIVE INVENTORY

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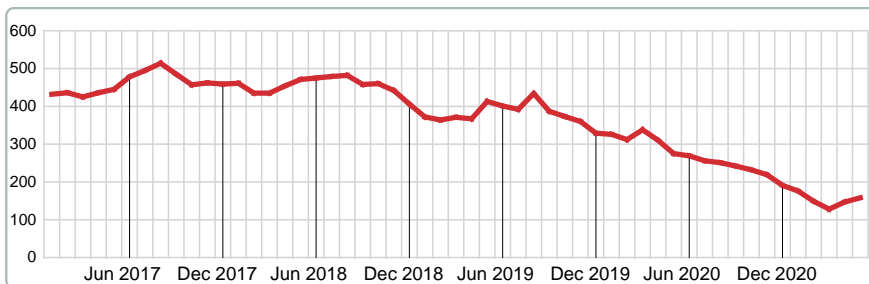
END OF MAY



ACTIVE DURING MAY

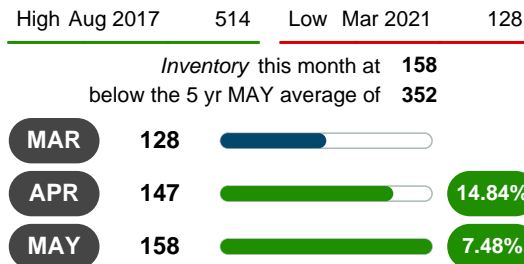


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 352



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	9.49%	99.1	10	4	1	0
\$100,001 - \$175,000	21	13.29%	32.9	2	13	6	0
\$175,001 - \$225,000	19	12.03%	33.7	1	15	3	0
\$225,001 - \$425,000	43	27.22%	47.9	3	15	21	4
\$425,001 - \$575,000	23	14.56%	69.3	2	4	15	2
\$575,001 - \$1,100,000	23	14.56%	76.4	1	4	11	7
\$1,100,001 and up	14	8.86%	68.9	0	3	4	7
Total Active Inventory by Units			158	19	58	61	20
Total Active Inventory by Volume			74,591,711	4.06M	19.60M	33.03M	17.91M
Average Active Inventory Listing Price			\$472,099	\$213,857	\$337,885	\$541,404	\$895,273

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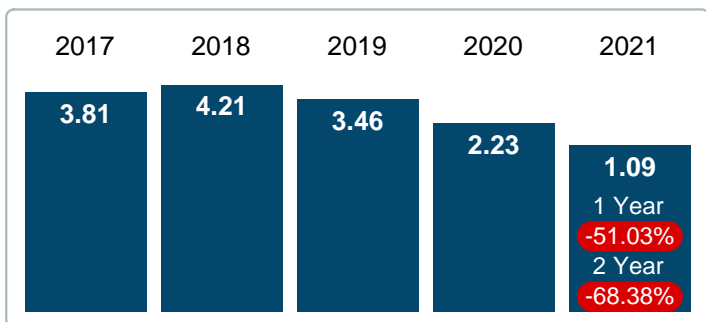
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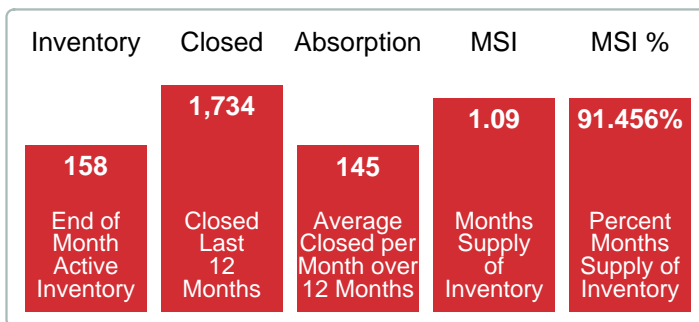
MONTHS SUPPLY of INVENTORY (MSI)

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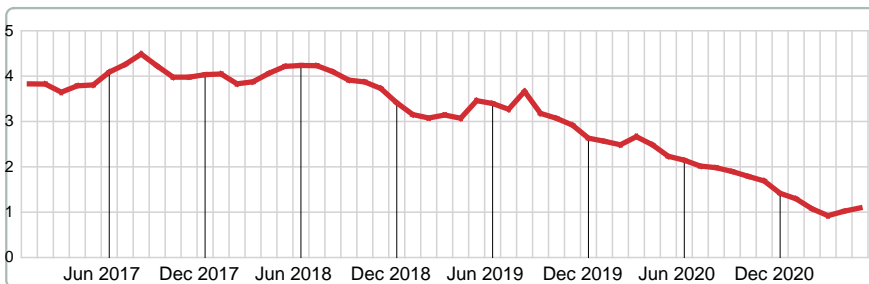
MSI FOR MAY



INDICATORS FOR MAY 2021

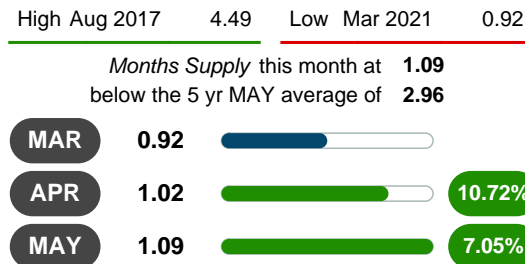


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.96



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	9.49%	1.54	2.93	0.76	1.09	0.00
\$100,001 - \$175,000	21	13.29%	0.61	0.73	0.48	1.26	0.00
\$175,001 - \$225,000	19	12.03%	0.58	1.71	0.67	0.30	0.00
\$225,001 - \$425,000	43	27.22%	0.82	5.14	0.69	0.78	1.20
\$425,001 - \$575,000	23	14.56%	2.40	24.00	2.40	2.81	0.80
\$575,001 - \$1,100,000	23	14.56%	5.02	12.00	12.00	4.71	3.82
\$1,100,001 and up	14	8.86%	28.00	0.00	0.00	24.00	21.00
Market Supply of Inventory (MSI)			1.09	2.53	0.74	1.21	2.33
Total Active Inventory by Units		100%	158	19	58	61	20

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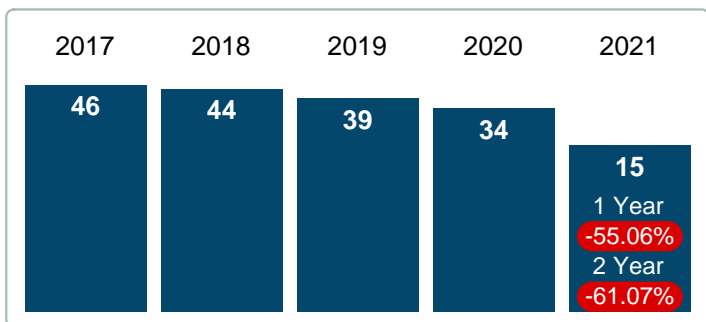
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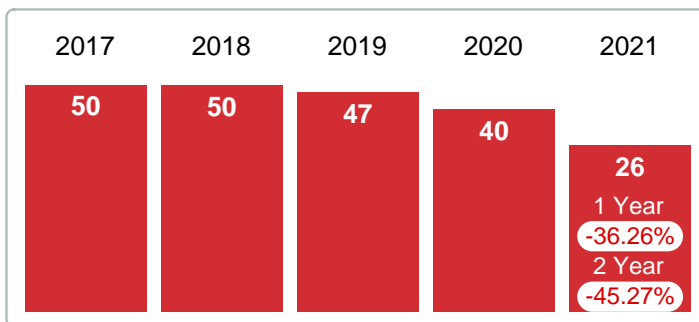
AVERAGE DAYS ON MARKET TO SALE

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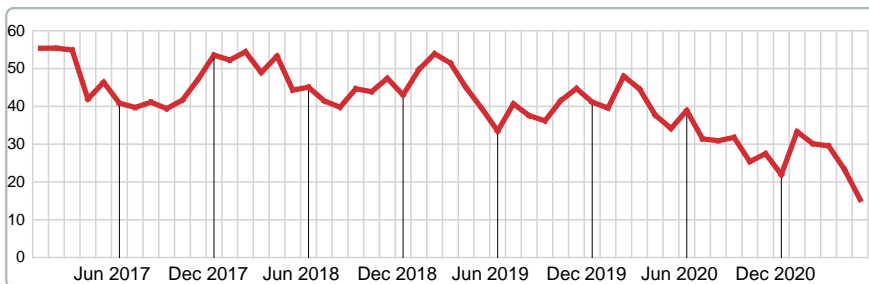
MAY



YEAR TO DATE (YTD)

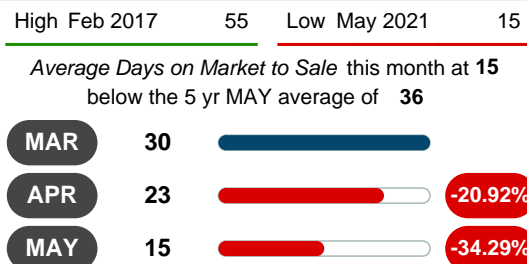


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 36



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	13	9.70%	20	28	13	34	0
\$125,001 - \$175,000	18	13.43%	6	1	7	0	8
\$175,001 - \$200,000	19	14.18%	5	0	4	8	0
\$200,001 - \$275,000	28	20.90%	9	10	3	15	0
\$275,001 - \$375,000	24	17.91%	22	0	26	20	7
\$375,001 - \$450,000	17	12.69%	20	0	9	27	4
\$450,001 and up	15	11.19%	30	0	2	41	21
Average Closed DOM	15		15	21	10	22	16
Total Closed Units	134	100%	15	7	66	51	10
Total Closed Volume	39,383,876			811.50K	14.72M	18.79M	5.06M

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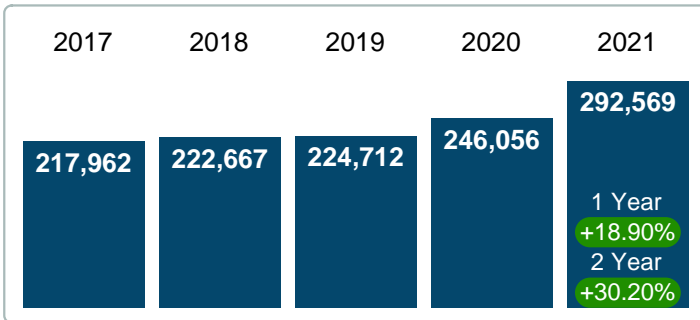
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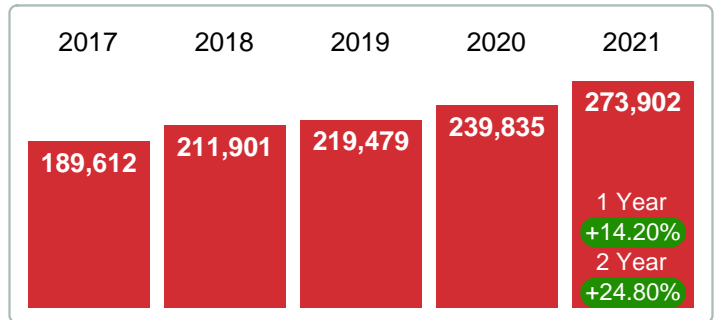
AVERAGE LIST PRICE AT CLOSING

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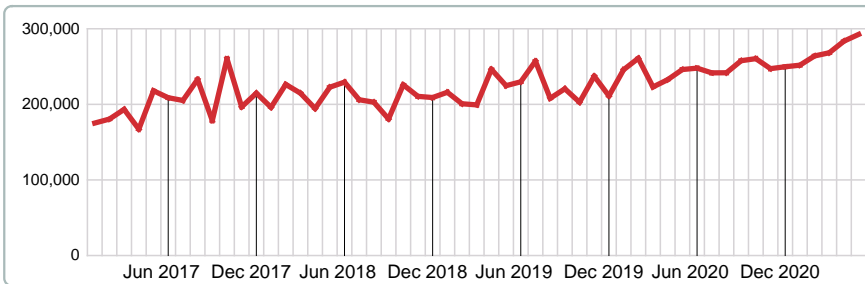
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

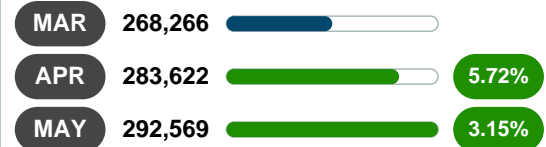


3 MONTHS

5 year MAY AVG = 240,793

High May 2021 292,569 Low Apr 2017 167,190

Average List Price at Closing this month at **292,569**
above the 5 yr MAY average of **240,793**



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	9.70%	102,227	102,400	100,279	115,000	0
\$125,001 - \$175,000	15.67%	161,280	138,000	161,192	0	167,450
\$175,001 - \$200,000	14.18%	188,360	0	180,585	188,739	0
\$200,001 - \$275,000	19.40%	234,503	200,000	227,891	232,993	0
\$275,001 - \$375,000	17.16%	320,904	0	302,856	332,913	359,900
\$375,001 - \$450,000	14.18%	409,492	0	401,182	403,834	450,000
\$450,001 and up	9.70%	742,412	0	429,900	762,890	665,450
Average List Price		292,569	121,429	219,698	366,994	513,750
Total Closed Units	100%	292,569	7	66	51	10
Total Closed Volume		39,204,269	850.00K	14.50M	18.72M	5.14M

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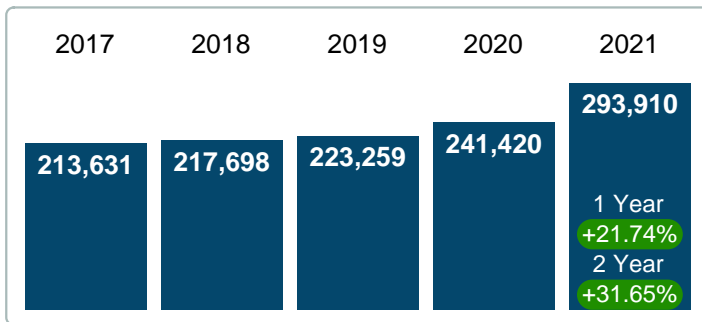
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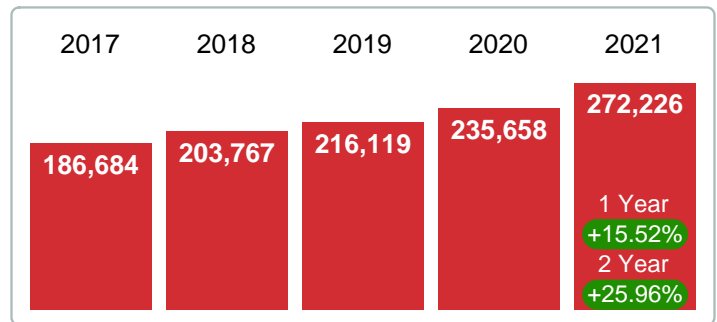
AVERAGE SOLD PRICE AT CLOSING

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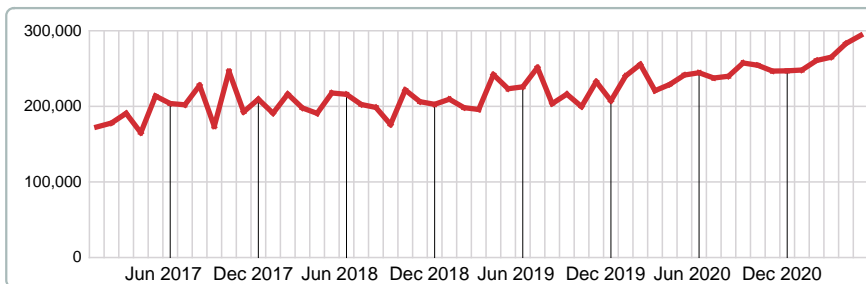
MAY



YEAR TO DATE (YTD)

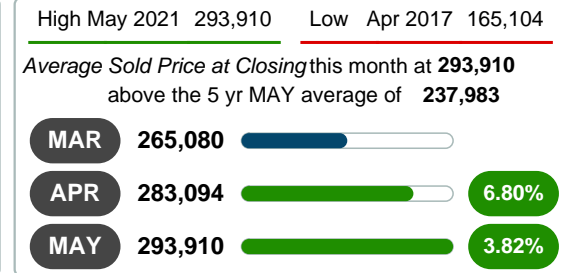


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 237,983



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	9.70%	100,487	93,500	102,461	121,600	0
\$125,001 - \$175,000	13.43%	161,288	138,000	163,352	0	157,450
\$175,001 - \$200,000	14.18%	186,420	0	185,841	187,673	0
\$200,001 - \$275,000	20.90%	235,660	206,000	235,277	238,133	0
\$275,001 - \$375,000	17.91%	320,751	0	302,040	338,049	355,000
\$375,001 - \$450,000	12.69%	404,871	0	398,382	403,717	450,000
\$450,001 and up	11.19%	696,873	0	465,000	755,589	657,229
Average Sold Price		293,910	115,929	223,083	368,346	506,328
Total Closed Units	100%	293,910	7	66	51	10
Total Closed Volume		39,383,876	811.50K	14.72M	18.79M	5.06M

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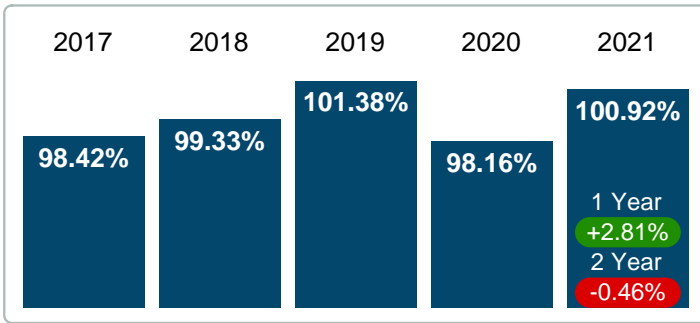
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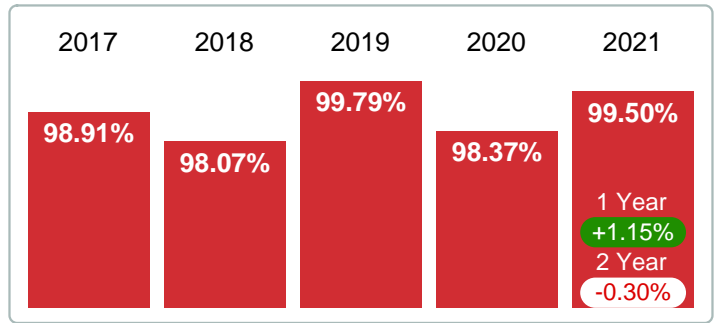
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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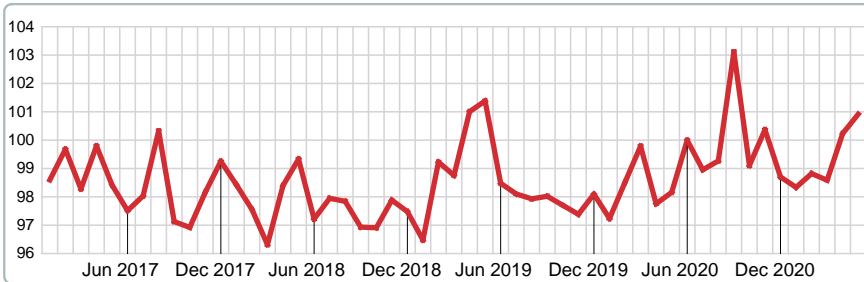
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

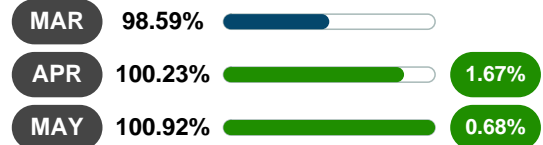


3 MONTHS

5 year MAY AVG = 99.64%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **100.92%** above the 5 yr MAY average of **99.64%**



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	13	9.70%	98.77%	91.16%	103.21%	105.74%	0.00%
\$125,001 - \$175,000	18	13.43%	100.57%	100.00%	101.39%	0.00%	94.73%
\$175,001 - \$200,000	19	14.18%	101.88%	0.00%	102.99%	99.46%	0.00%
\$200,001 - \$275,000	28	20.90%	102.83%	103.00%	103.47%	102.23%	0.00%
\$275,001 - \$375,000	24	17.91%	100.67%	0.00%	99.86%	101.74%	98.64%
\$375,001 - \$450,000	17	12.69%	99.82%	0.00%	99.30%	100.04%	100.00%
\$450,001 and up	15	11.19%	100.03%	0.00%	108.16%	100.21%	98.44%
Average Sold/List Ratio		100.90%		94.12%	101.97%	101.08%	97.88%
Total Closed Units	134	100%	100.90%	7	66	51	10
Total Closed Volume	39,383,876			811.50K	14.72M	18.79M	5.06M

May 2021



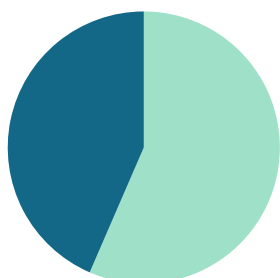
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

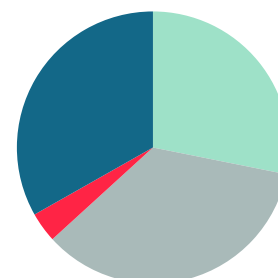


Inventory
 New Listings
191 = 56.51%
 Start Inventory
147
 Total Inventory Units
338
 Volume
\$132,433,777

Market Activity

Closed Sales
134 = 28.15%
 Pending Sales
167 = 35.08%
 Other Off Market
17 = 3.57%
 Active Inventory
158 = 33.19%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	127	134	5.51%	525	641	22.10%
Pending Sales	167	167	0.00%	637	717	12.56%
New Listings	157	191	21.66%	791	760	-3.92%
Average List Price	246,056	292,569	18.90%	239,835	273,902	14.20%
Average Sale Price	241,420	293,910	21.74%	235,658	272,226	15.52%
Average Percent of Selling Price to List Price	98.16%	100.92%	2.81%	98.37%	99.50%	1.15%
Average Days on Market to Sale	34.14	15.34	-55.06%	40.29	25.68	-36.26%
Monthly Inventory	274	158	-42.34%	274	158	-42.34%
Months Supply of Inventory	2.22	1.09	-50.85%	2.22	1.09	-50.85%

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

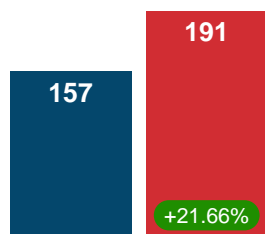
Inventory on May 31, 2021 = **158**

2020 **2021**

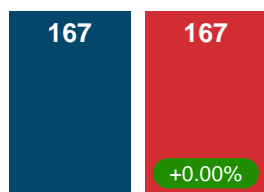
MAY MARKET

AVERAGE PRICES

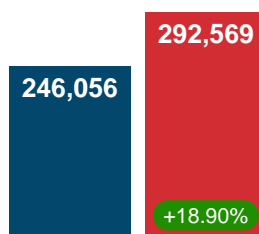
New Listings



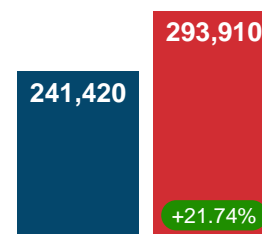
Pending Listings



List Price



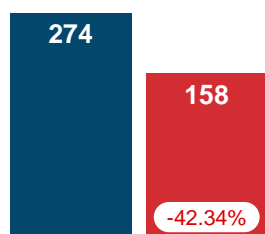
Sale Price



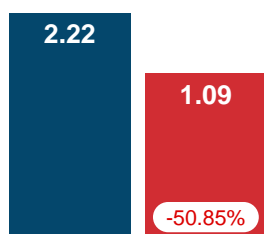
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

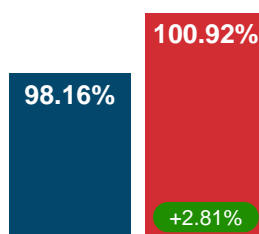
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

