

April 2022



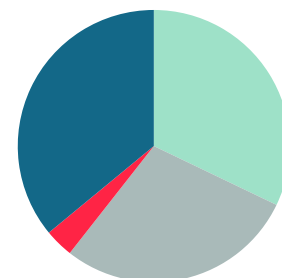
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	166	150	-9.64%
Pending Listings	130	133	2.31%
New Listings	164	162	-1.22%
Average List Price	283,622	310,249	9.39%
Average Sale Price	283,094	312,588	10.42%
Average Percent of Selling Price to List Price	100.23%	101.34%	1.11%
Average Days on Market to Sale	23.35	19.69	-15.69%
End of Month Inventory	147	168	14.29%
Months Supply of Inventory	1.02	1.16	13.37%



■ Closed (32.12%)
■ Pending (28.48%)
■ Other OffMarket (3.43%)
■ Active (35.97%)

Absorption: Last 12 months, an Average of **145** Sales/Month
Active Inventory as of April 30, 2022 = **168**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **14.29%** to 168 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 **1.16** 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 **10.42%** in April 2022 to \$312,588 versus the previous year at \$283,094.

Average Days on Market Shortens

The average number of **19.69** days that homes spent on the market before selling decreased by 3.66 days or **15.69%** in April 2022 compared to last year's same month at **23.35** DOM.

Sales Success for April 2022 is Positive

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

There were 162 New Listings in April 2022, down **1.22%** from last year at 164. Furthermore, there were 150 Closed Listings this month versus last year at 166, a **-9.64%** decrease.

Closed versus Listed trends yielded a **92.6%** ratio, down from previous year's, April 2021, at **101.2%**, a **8.52%** downswing. This will certainly create pressure on an increasing 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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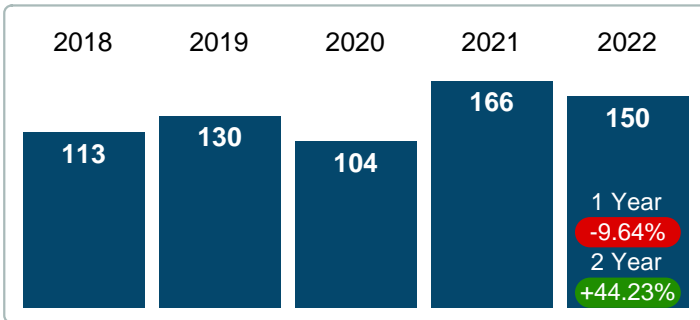
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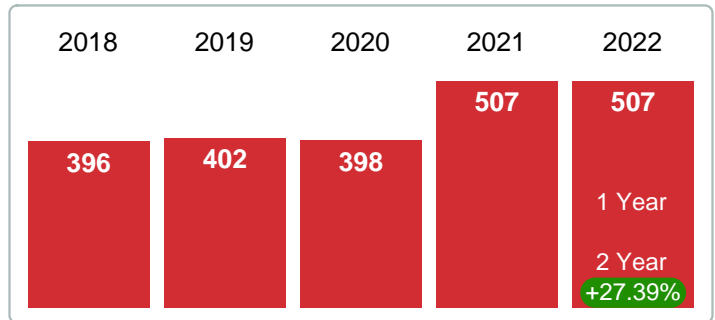
CLOSED LISTINGS

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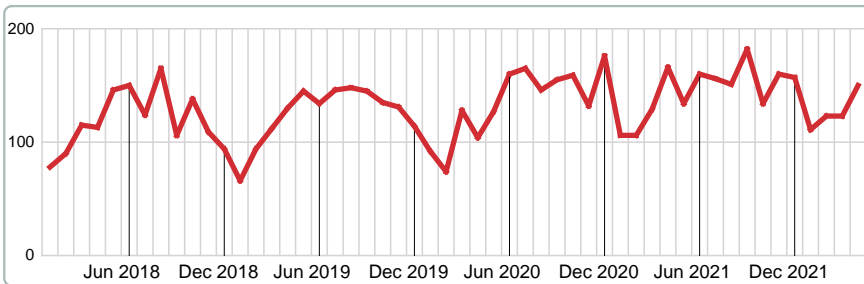
APRIL



YEAR TO DATE (YTD)

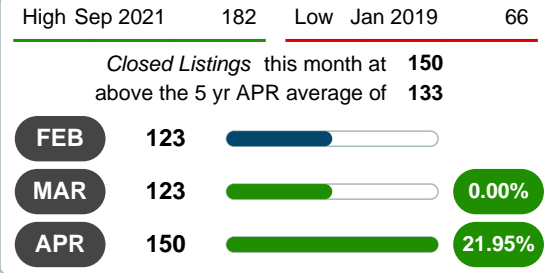


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 133



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	9.33%	10.5	5	8	0	1
\$150,001 - \$200,000	20	13.33%	21.6	3	13	4	0
\$200,001 - \$225,000	16	10.67%	16.6	0	15	1	0
\$225,001 - \$325,000	41	27.33%	14.8	2	32	7	0
\$325,001 - \$400,000	20	13.33%	6.1	0	8	11	1
\$400,001 - \$500,000	23	15.33%	31.7	1	7	15	0
\$500,001 and up	16	10.67%	40.8	0	2	10	4
Total Closed Units	150			11	85	48	6
Total Closed Volume	46,888,232	100%	19.7	2.02M	21.95M	19.77M	3.14M
Average Closed Price	\$312,588			\$184,016	\$258,294	\$411,960	\$522,500

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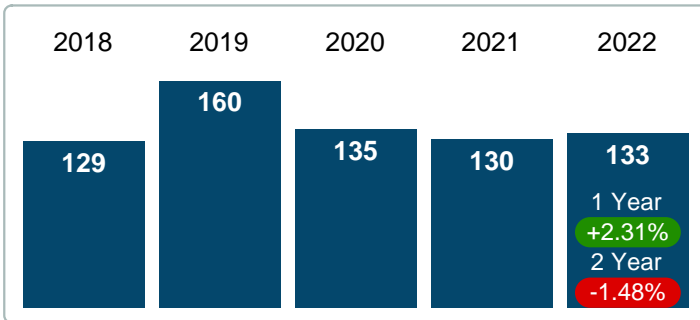
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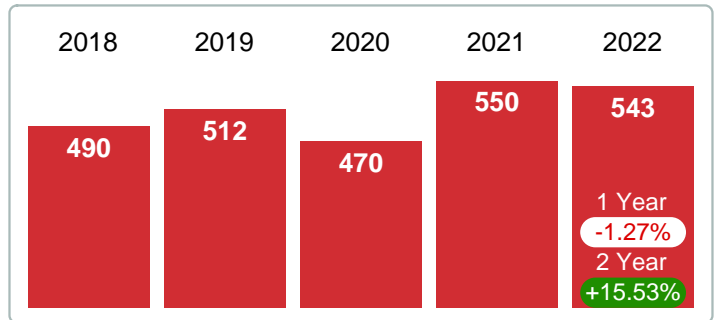
PENDING LISTINGS

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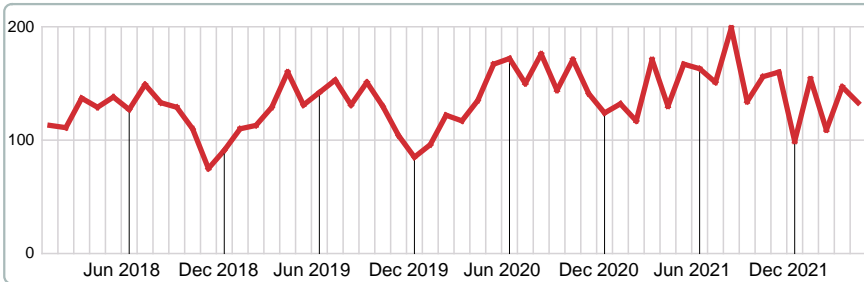
APRIL



YEAR TO DATE (YTD)

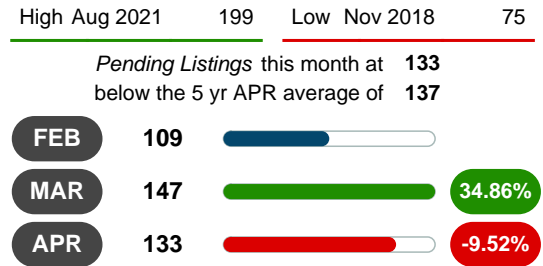


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 137



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	10.53%	13.8	2	12	0	0
\$150,001 - \$175,000	9	6.77%	15.4	1	7	1	0
\$175,001 - \$225,000	27	20.30%	11.7	1	25	1	0
\$225,001 - \$275,000	32	24.06%	15.7	1	22	9	0
\$275,001 - \$425,000	20	15.04%	21.1	1	11	8	0
\$425,001 - \$575,000	17	12.78%	26.2	1	4	12	0
\$575,001 and up	14	10.53%	41.7	0	2	5	7
Total Pending Units	133			7	83	36	7
Total Pending Volume	42,116,018	100%	19.6	1.83M	20.21M	15.15M	4.92M
Average Listing Price	\$316,662			\$261,271	\$243,518	\$420,926	\$703,114

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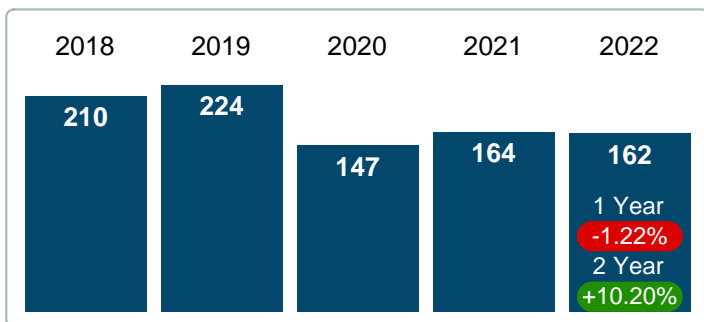
Area Delimited by County Of Rogers - Residential Property Type



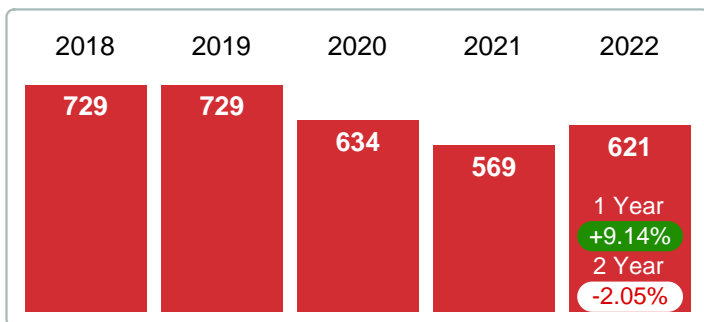
NEW LISTINGS

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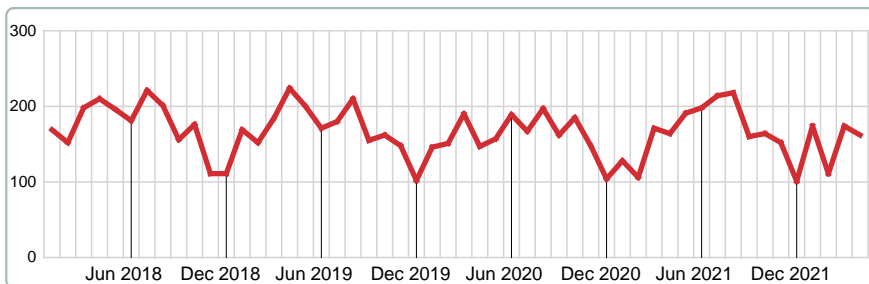
APRIL



YEAR TO DATE (YTD)

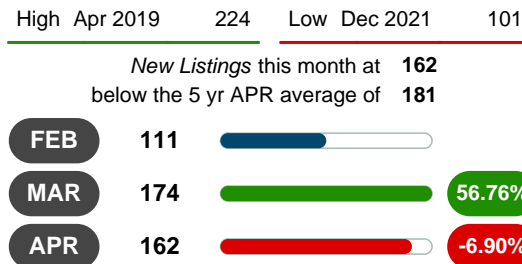


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 181



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	11	6.79%	5	6	0	0
\$125,001 - \$175,000	22	13.58%	5	17	0	0
\$175,001 - \$225,000	23	14.20%	0	21	2	0
\$225,001 - \$325,000	43	26.54%	1	33	9	0
\$325,001 - \$475,000	28	17.28%	1	10	17	0
\$475,001 - \$575,000	13	8.02%	0	4	8	1
\$575,001 and up	22	13.58%	2	4	8	8
Total New Listed Units	162		14	95	44	9
Total New Listed Volume	55,120,336	100%	3.93M	24.71M	19.67M	6.80M
Average New Listed Listing Price	\$300,264		\$280,686	\$260,128	\$447,130	\$756,100

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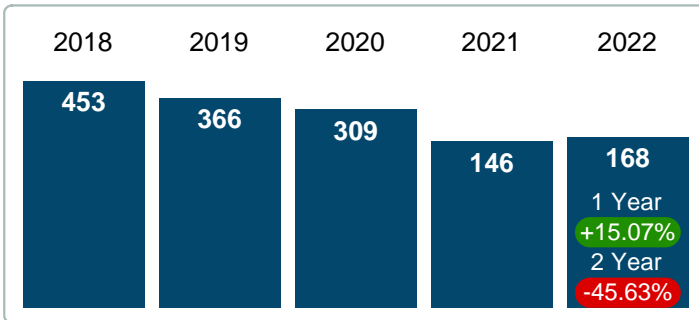
Area Delimited by County Of Rogers - Residential Property Type



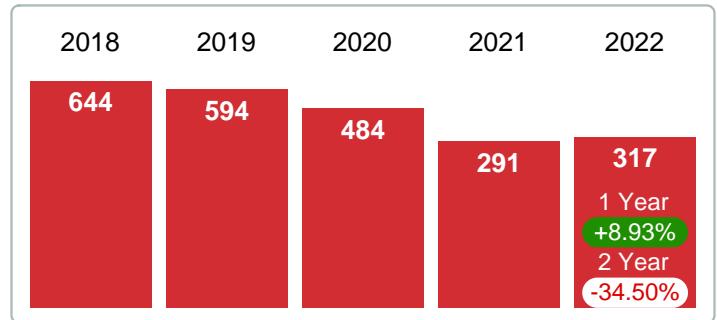
ACTIVE INVENTORY

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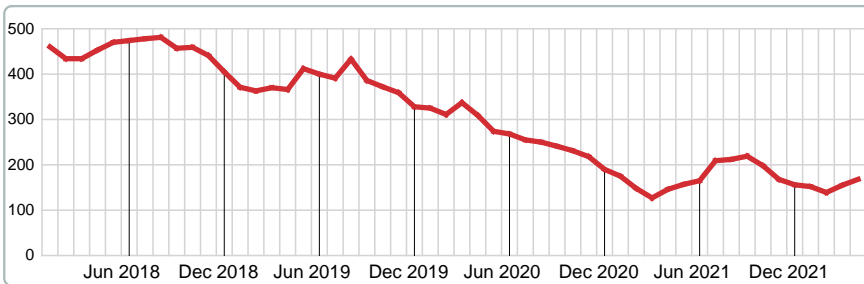
END OF APRIL



ACTIVE DURING APRIL

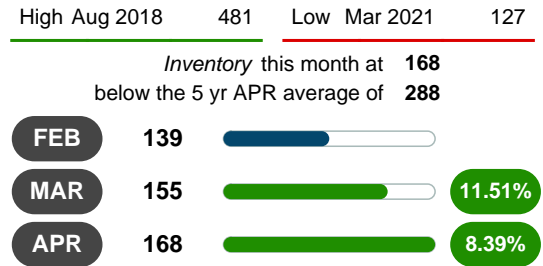


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 288



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	13	7.74%	47.5	7	6	0	0
\$100,001 - \$175,000	26	15.48%	55.1	9	15	2	0
\$175,001 - \$275,000	23	13.69%	31.8	0	18	5	0
\$275,001 - \$475,000	44	26.19%	48.0	0	23	18	3
\$475,001 - \$525,000	22	13.10%	66.6	0	8	13	1
\$525,001 - \$775,000	24	14.29%	68.8	1	6	12	5
\$775,001 and up	16	9.52%	67.5	1	5	4	6
Total Active Inventory by Units	168			18	81	54	15
Total Active Inventory by Volume	73,074,004	100%	54.1	3.79M	28.43M	28.02M	12.83M
Average Active Inventory Listing Price	\$434,964			\$210,806	\$350,989	\$518,898	\$855,260

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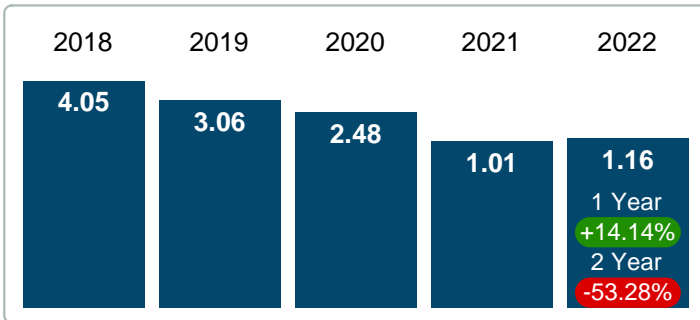
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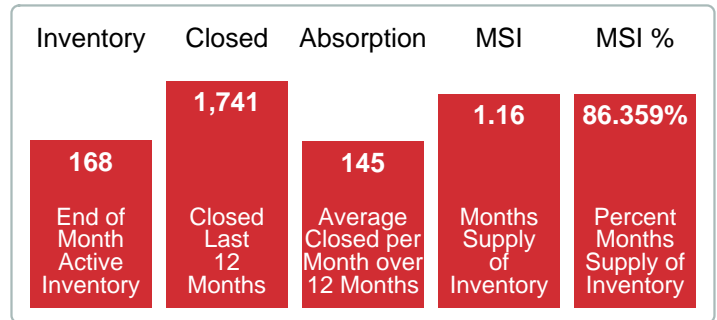
MONTHS SUPPLY of INVENTORY (MSI)

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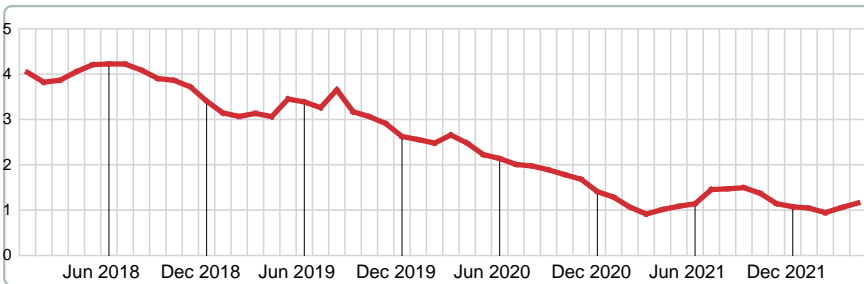
MSI FOR APRIL



INDICATORS FOR APRIL 2022

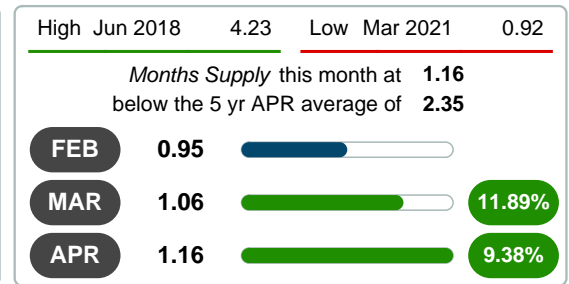


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.35



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	7.74%	1.77	1.95	1.71	0.00	0.00
\$100,001 - \$175,000	26	15.48%	1.00	2.70	0.77	0.73	0.00
\$175,001 - \$275,000	23	13.69%	0.44	0.00	0.49	0.37	0.00
\$275,001 - \$475,000	44	26.19%	0.99	0.00	1.20	0.82	1.20
\$475,001 - \$525,000	22	13.10%	4.40	0.00	10.67	4.00	1.09
\$525,001 - \$775,000	24	14.29%	3.31	12.00	10.29	2.57	2.61
\$775,001 and up	16	9.52%	5.65	12.00	30.00	3.20	4.50
Market Supply of Inventory (MSI)			1.16	1.95	1.01	1.13	1.94
Total Active Inventory by Units		100%	168	18	81	54	15

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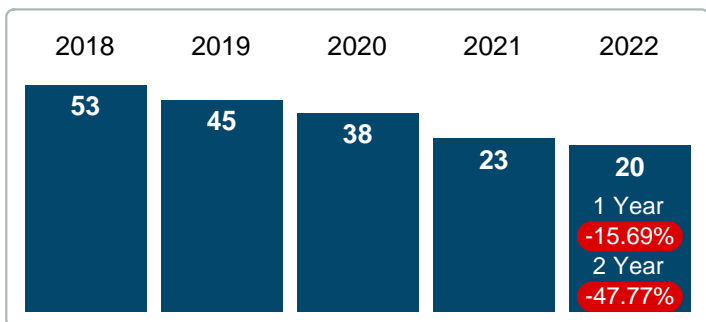
Area Delimited by County Of Rogers - Residential Property Type



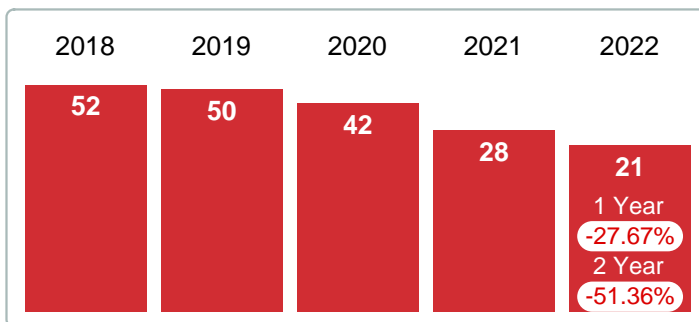
AVERAGE DAYS ON MARKET TO SALE

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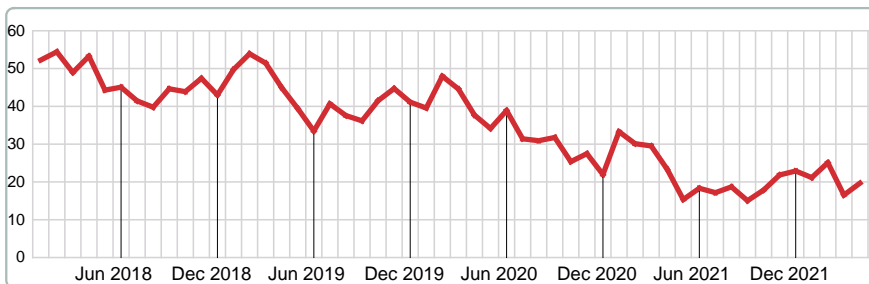
APRIL



YEAR TO DATE (YTD)

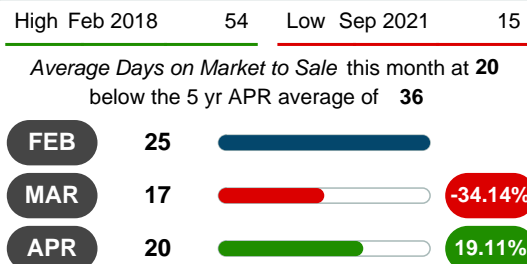


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 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
\$150,000 and less	9.33%	11	6	14	0	7
\$150,001 - \$200,000	13.33%	22	10	29	7	0
\$200,001 - \$225,000	10.67%	17	0	17	4	0
\$225,001 - \$325,000	27.33%	15	21	17	4	0
\$325,001 - \$400,000	13.33%	6	0	5	4	33
\$400,001 - \$500,000	15.33%	32	311	13	22	0
\$500,001 and up	10.67%	41	0	6	58	16
Average Closed DOM		20	37	17	21	17
Total Closed Units	100%	20	11	85	48	6
Total Closed Volume		46,888,232	2.02M	21.95M	19.77M	3.14M

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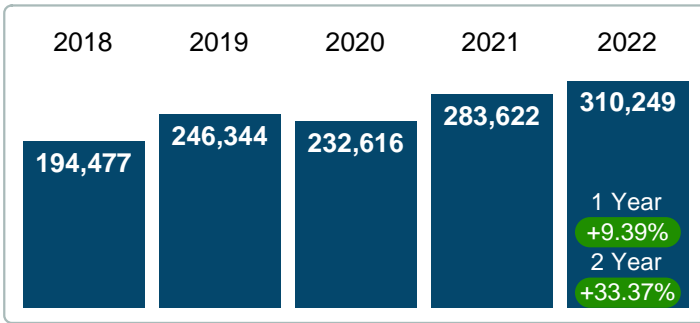
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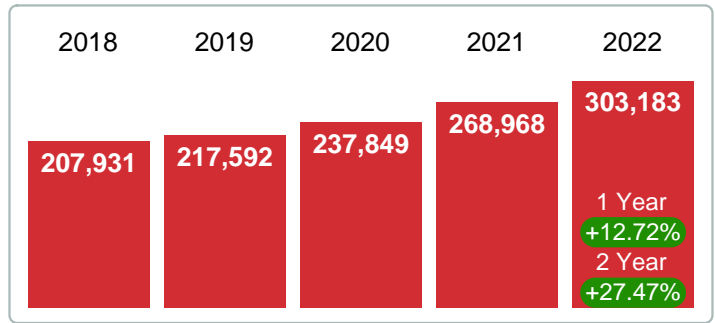
AVERAGE LIST PRICE AT CLOSING

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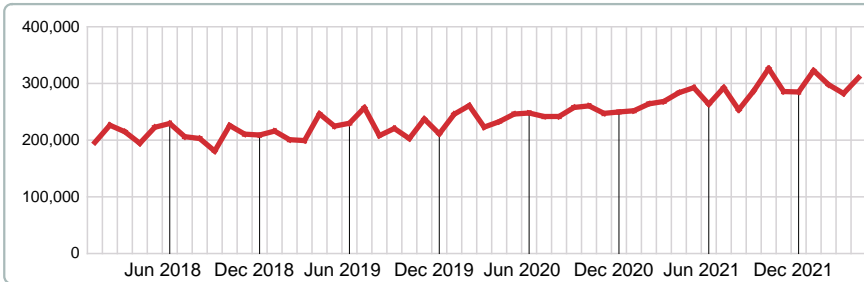
APRIL



YEAR TO DATE (YTD)

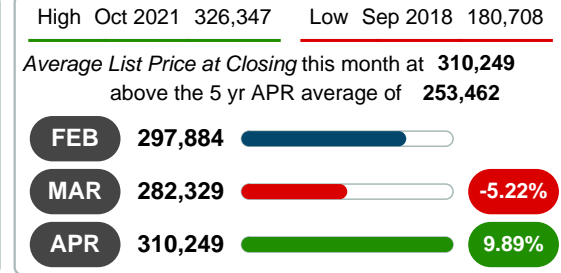


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 253,462



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
\$150,000 and less	17	111,329	103,760	102,363	0	135,000
\$150,001 - \$200,000	21	173,810	154,800	171,631	153,600	0
\$200,001 - \$225,000	18	217,181	0	209,729	210,000	0
\$225,001 - \$325,000	33	265,543	270,000	264,903	262,664	0
\$325,001 - \$400,000	23	367,074	0	360,761	364,746	365,000
\$400,001 - \$500,000	22	446,227	495,000	424,551	452,042	0
\$500,001 and up	16	628,929	0	572,450	623,756	662,475
Average List Price		310,249	183,473	255,009	410,280	524,983
Total Closed Units		150	11	85	48	6
Total Closed Volume		46,537,329	2.02M	21.68M	19.69M	3.15M

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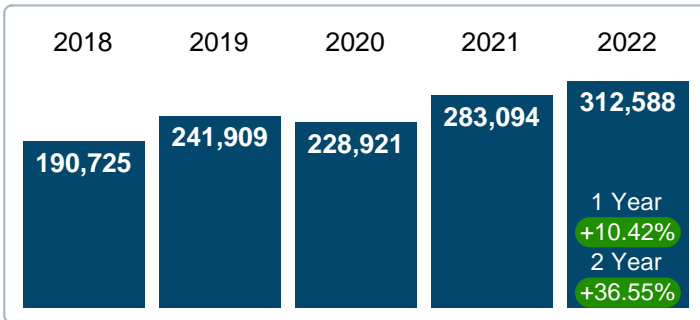
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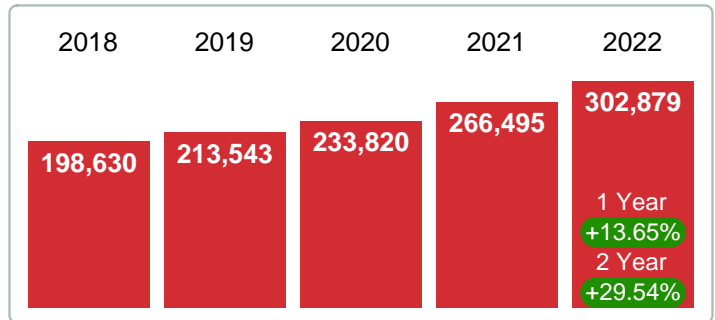
AVERAGE SOLD PRICE AT CLOSING

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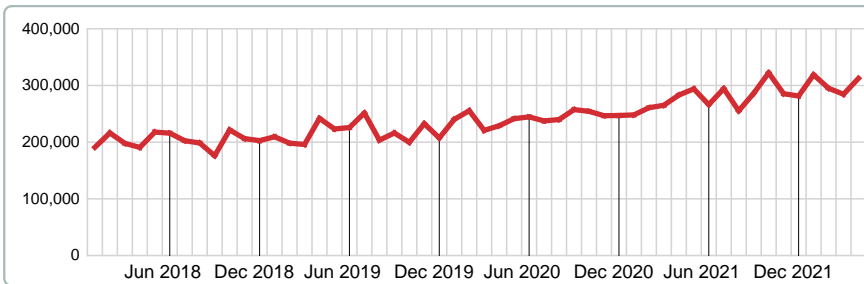
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

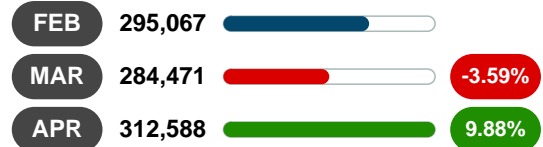


3 MONTHS

5 year APR AVG = 251,448

High Oct 2021 322,192 Low Sep 2018 176,054

Average Sold Price at Closing this month at **312,588** above the 5 yr APR average of **251,448**



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
\$150,000 and less	9.33%	106,929	109,000	102,125	0	135,000
\$150,001 - \$200,000	13.33%	167,854	158,060	172,146	161,250	0
\$200,001 - \$225,000	10.67%	217,033	0	216,836	220,000	0
\$225,001 - \$325,000	27.33%	266,794	260,000	267,897	263,692	0
\$325,001 - \$400,000	13.33%	368,286	0	368,686	369,658	350,000
\$400,001 - \$500,000	15.33%	447,277	485,000	436,205	449,929	0
\$500,001 and up	10.67%	623,123	0	535,950	624,806	662,500
Average Sold Price		312,588	184,016	258,294	411,960	522,500
Total Closed Units	100%	312,588	11	85	48	6
Total Closed Volume		46,888,232	2.02M	21.95M	19.77M	3.14M

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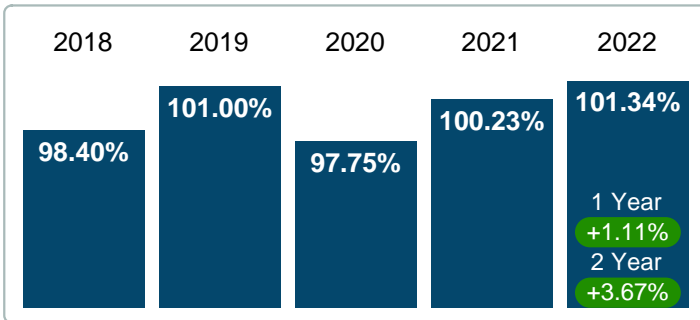
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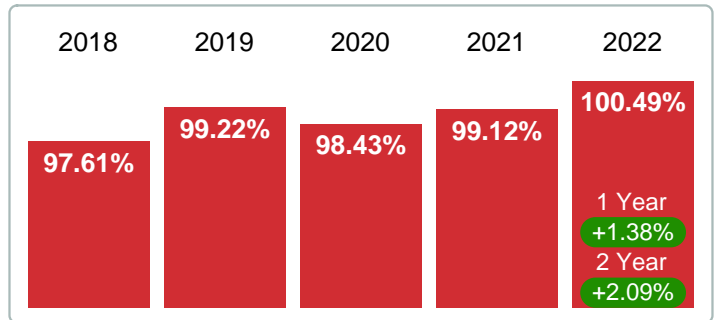
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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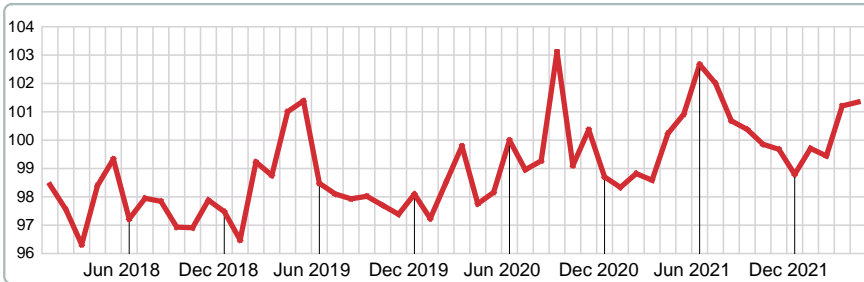
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

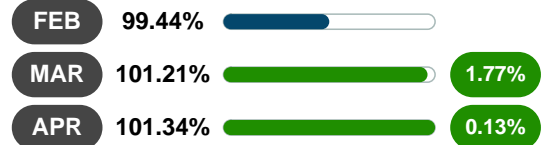


3 MONTHS

5 year APR AVG = 99.75%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **101.34%**
above the 5 yr APR average of **99.75%**



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
\$150,000 and less	14	9.33%	101.01%	104.49%	98.96%	0.00%	100.00%
\$150,001 - \$200,000	20	13.33%	101.89%	102.43%	100.78%	105.09%	0.00%
\$200,001 - \$225,000	16	10.67%	103.76%	0.00%	103.69%	104.76%	0.00%
\$225,001 - \$325,000	41	27.33%	101.32%	96.23%	101.84%	100.42%	0.00%
\$325,001 - \$400,000	20	13.33%	101.54%	0.00%	102.47%	101.38%	95.89%
\$400,001 - \$500,000	23	15.33%	100.51%	97.98%	102.79%	99.61%	0.00%
\$500,001 and up	16	10.67%	99.54%	0.00%	94.11%	100.54%	99.74%
Average Sold/List Ratio			101.30%	101.83%	101.69%	100.89%	99.14%
Total Closed Units		100%	101.30%	11	85	48	6
Total Closed Volume				2.02M	21.95M	19.77M	3.14M

April 2022



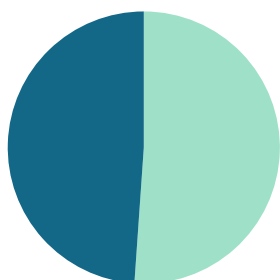
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY



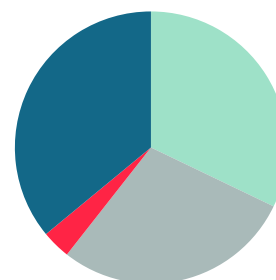
Inventory

- New Listings
162 = 51.10%
- Start Inventory
155
- Total Inventory Units
317
- Volume
\$122,276,821

Market Activity

- Closed Sales
150 = 32.12%
- Pending Sales
133 = 28.48%
- Other Off Market
16 = 3.43%
- Active Inventory
168 = 35.97%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	166	150	-9.64%	507	507	0.00%
Pending Sales	130	133	2.31%	550	543	-1.27%
New Listings	164	162	-1.22%	569	621	9.14%
Average List Price	283,622	310,249	9.39%	268,968	303,183	12.72%
Average Sale Price	283,094	312,588	10.42%	266,495	302,879	13.65%
Average Percent of Selling Price to List Price	100.23%	101.34%	1.11%	99.12%	100.49%	1.38%
Average Days on Market to Sale	23.35	19.69	-15.69%	28.42	20.55	-27.67%
Monthly Inventory	147	168	14.29%	147	168	14.29%
Months Supply of Inventory	1.02	1.16	13.37%	1.02	1.16	13.37%

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

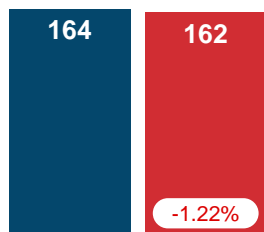
Inventory on April 30, 2022 = **168**

2021 **2022**

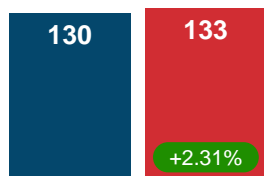
APRIL MARKET

AVERAGE PRICES

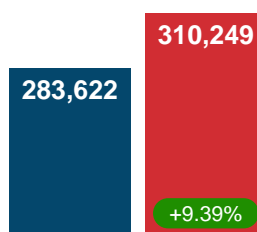
New Listings



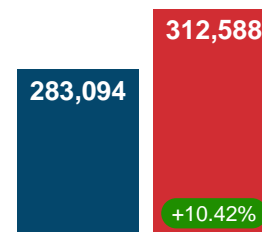
Pending Listings



List Price



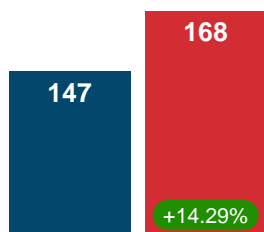
Sale Price



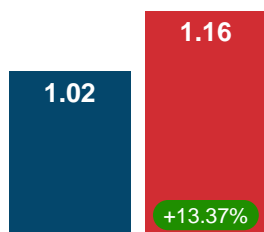
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

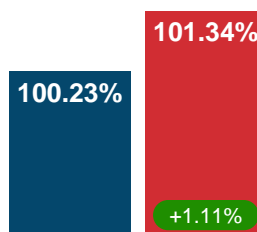
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

