

April 2022



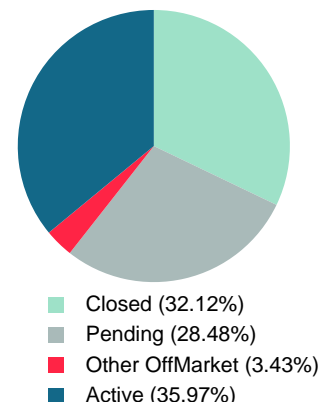
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	217,670	265,000	21.74%
Median Sale Price	223,500	272,500	21.92%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%
End of Month Inventory	147	168	14.29%
Months Supply of Inventory	1.02	1.16	13.37%



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.

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 **21.92%** in April 2022 to \$272,500 versus the previous year at \$223,500.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in April 2022 compared to last year's same month at **5.00** DOM.

Sales Success for April 2022 is Positive

Overall, with Median 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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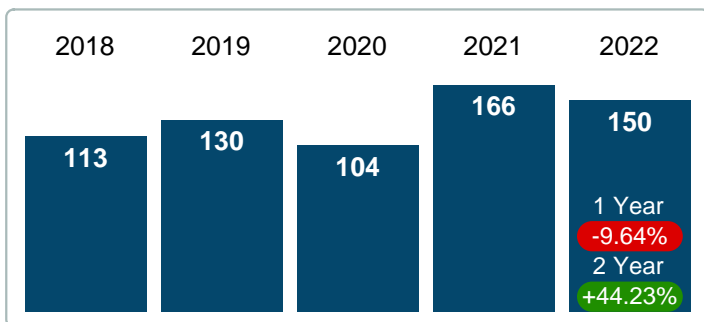
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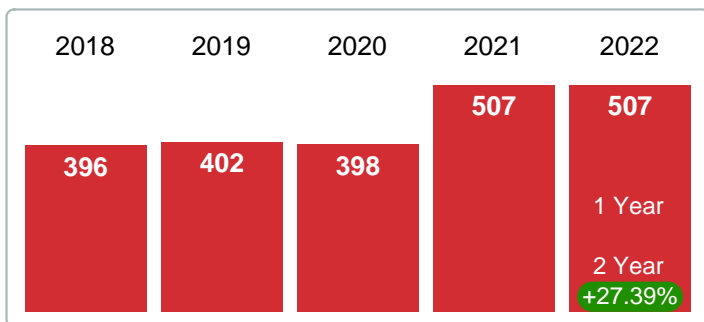
CLOSED LISTINGS

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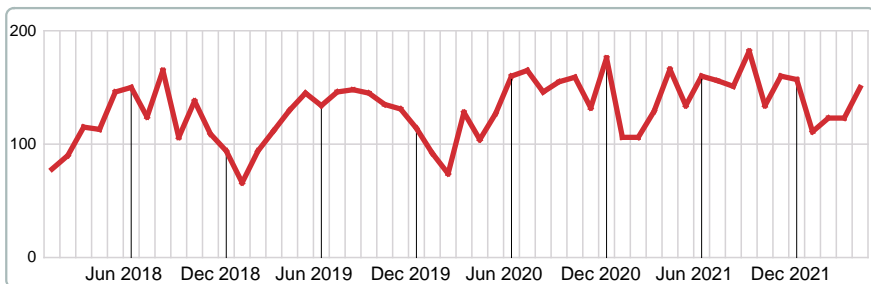
APRIL



YEAR TO DATE (YTD)

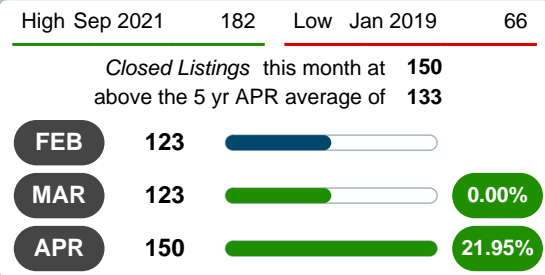


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 133



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	9.33%	5.5	5	8	0	1
\$150,001 - \$200,000	20	13.33%	5.0	3	13	4	0
\$200,001 - \$225,000	16	10.67%	6.5	0	15	1	0
\$225,001 - \$325,000	41	27.33%	5.0	2	32	7	0
\$325,001 - \$400,000	20	13.33%	2.5	0	8	11	1
\$400,001 - \$500,000	23	15.33%	6.0	1	7	15	0
\$500,001 and up	16	10.67%	5.0	0	2	10	4
Total Closed Units	150			11	85	48	6
Total Closed Volume	46,888,232	100%	5.0	2.02M	21.95M	19.77M	3.14M
Median Closed Price	\$272,500			\$152,679	\$233,500	\$408,788	\$587,500

April 2022



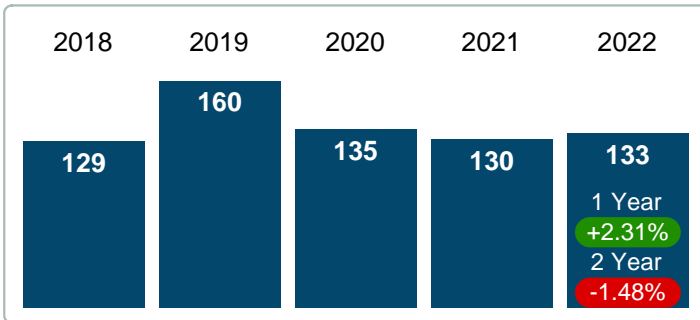
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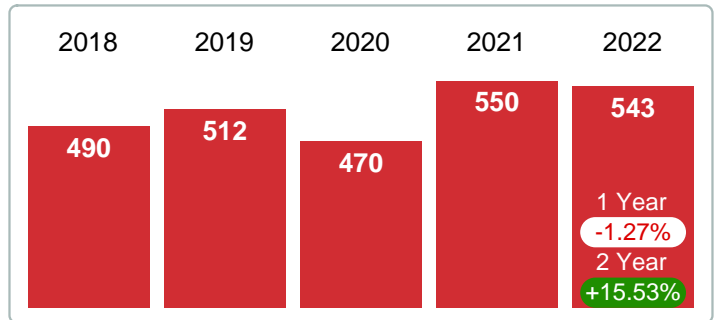
PENDING LISTINGS

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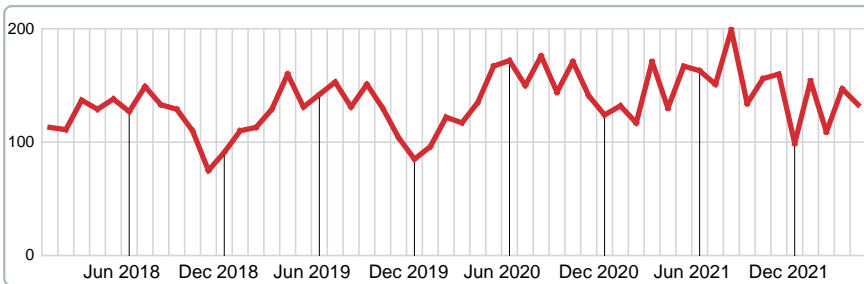
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 137

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 133
below the 5 yr APR average of 137



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	10.53%	8.5	2	12	0	0
\$150,001 - \$175,000	9	6.77%	4.0	1	7	1	0
\$175,001 - \$225,000	27	20.30%	5.0	1	25	1	0
\$225,001 - \$275,000	32	24.06%	5.5	1	22	9	0
\$275,001 - \$425,000	20	15.04%	7.0	1	11	8	0
\$425,001 - \$575,000	17	12.78%	12.0	1	4	12	0
\$575,001 and up	14	10.53%	8.0	0	2	5	7
Total Pending Units	133			7	83	36	7
Total Pending Volume	42,116,018	100%	7.0	1.83M	20.21M	15.15M	4.92M
Median Listing Price	\$249,900			\$209,900	\$219,900	\$407,500	\$667,000

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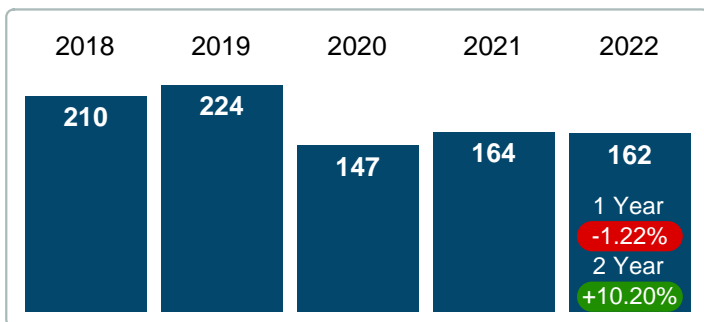
Area Delimited by County Of Rogers - Residential Property Type



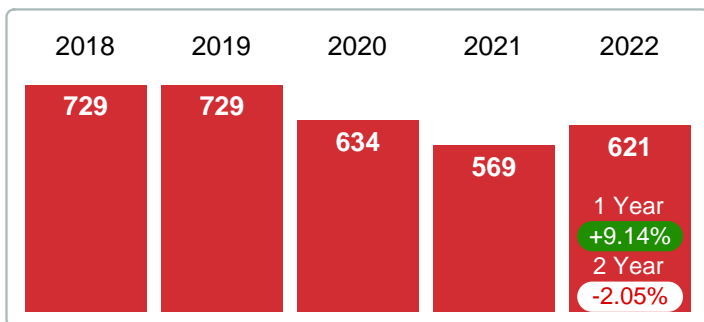
NEW LISTINGS

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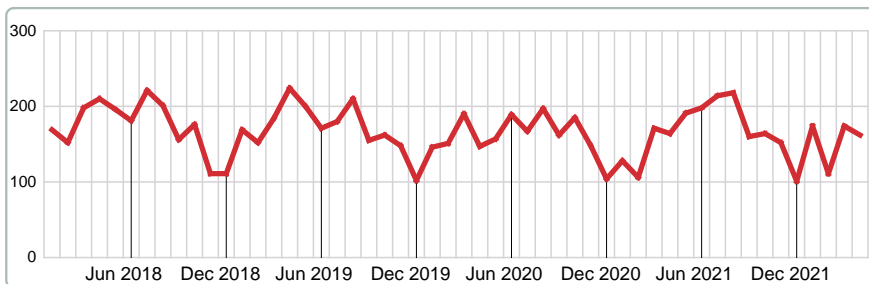
APRIL



YEAR TO DATE (YTD)

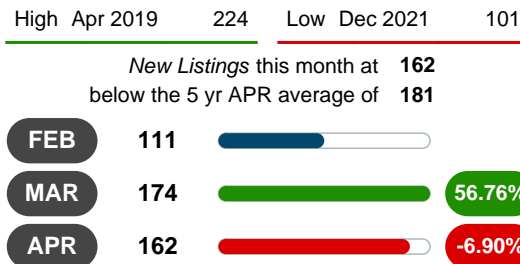


5 YEAR MARKET ACTIVITY TRENDS



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		3.93M				24.71M				19.67M				6.80M			
Median New Listed Listing Price	\$255,500		\$135,000				\$230,000				\$434,925				\$625,000			

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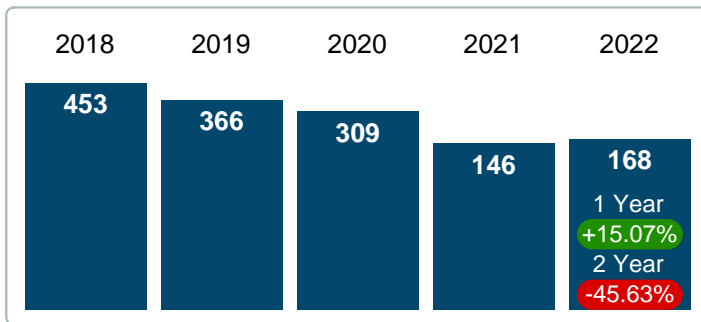
Area Delimited by County Of Rogers - Residential Property Type



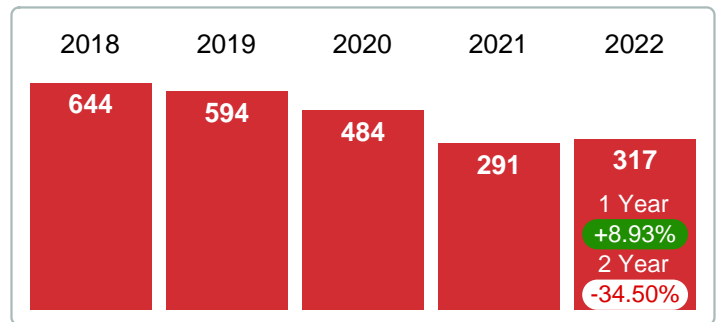
ACTIVE INVENTORY

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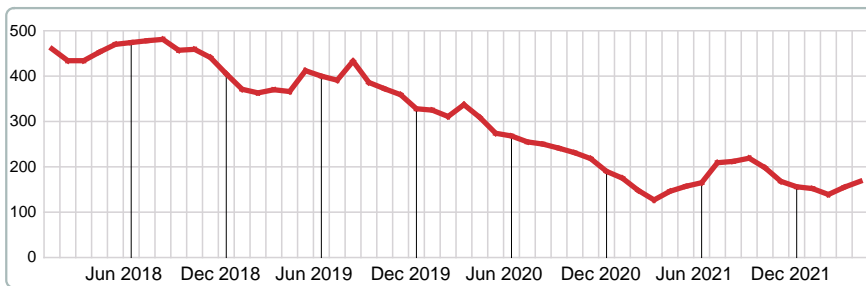
END OF APRIL



ACTIVE DURING APRIL

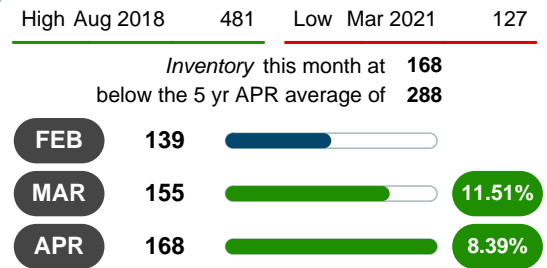


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 288



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.74%	29.0	7	6	0	0
\$100,001 - \$175,000	26	15.48%	37.5	9	15	2	0
\$175,001 - \$275,000	23	13.69%	12.0	0	18	5	0
\$275,001 - \$475,000	44	26.19%	28.5	0	23	18	3
\$475,001 - \$525,000	22	13.10%	47.0	0	8	13	1
\$525,001 - \$775,000	24	14.29%	46.5	1	6	12	5
\$775,001 and up	16	9.52%	44.5	1	5	4	6
Total Active Inventory by Units		168		18	81	54	15
Total Active Inventory by Volume		73,074,004	100%	3.79M	28.43M	28.02M	12.83M
Median Active Inventory Listing Price		\$397,400		\$116,500	\$289,000	\$484,000	\$699,000

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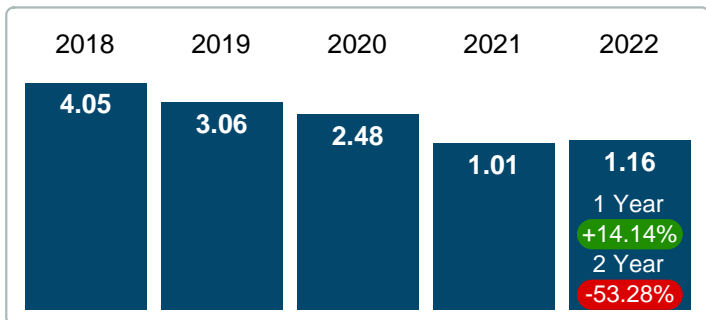
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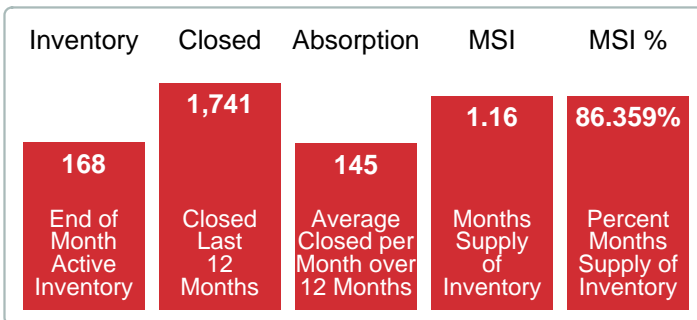
MONTHS SUPPLY of INVENTORY (MSI)

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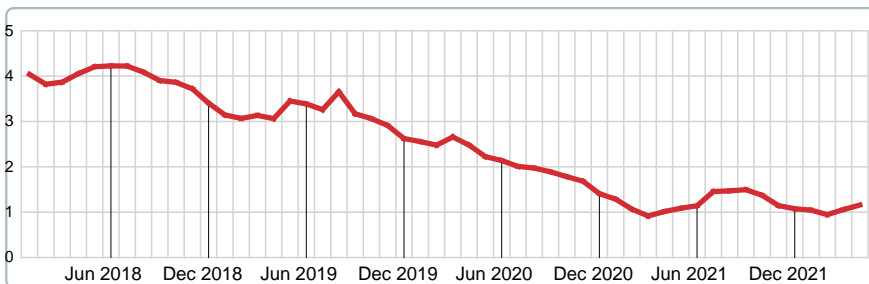
MSI FOR APRIL



INDICATORS FOR APRIL 2022



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.35

High Jun 2018 4.23 Low Mar 2021 0.92

Months Supply this month at 1.16
below the 5 yr APR average of 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%	1.16	18	81	54	15

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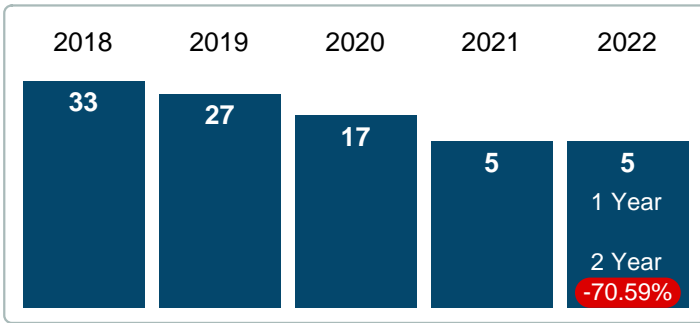
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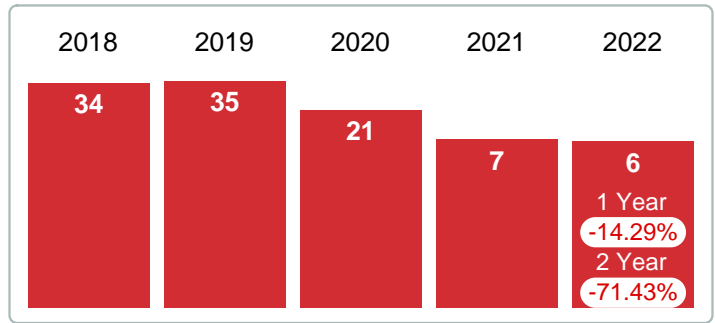
MEDIAN DAYS ON MARKET TO SALE

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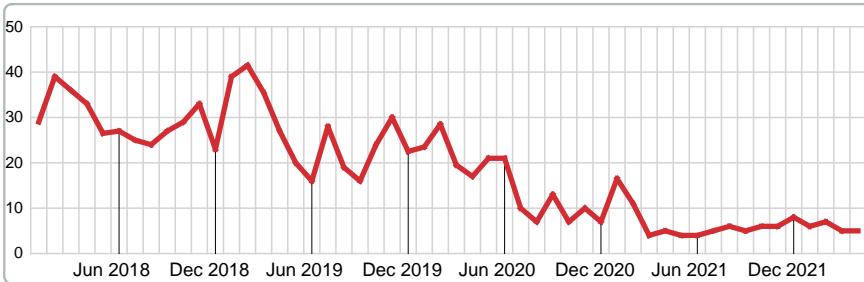
APRIL



YEAR TO DATE (YTD)

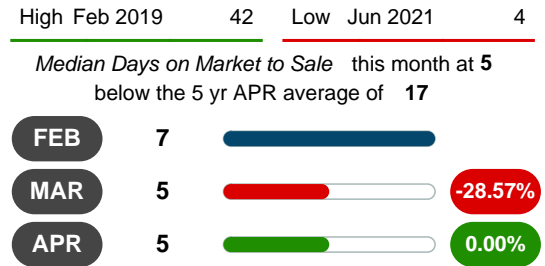


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 17



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
\$150,000 and less	9.33%	6	5	5	0	7
\$150,001 - \$200,000	13.33%	5	6	3	6	0
\$200,001 - \$225,000	10.67%	7	0	9	4	0
\$225,001 - \$325,000	27.33%	5	21	5	3	0
\$325,001 - \$400,000	13.33%	3	0	2	3	33
\$400,001 - \$500,000	15.33%	6	311	6	6	0
\$500,001 and up	10.67%	5	0	6	15	3
Median Closed DOM		5	6	5	4	6
Total Closed Units	100%	5.0	11	85	48	6
Total Closed Volume		46,888,232	2.02M	21.95M	19.77M	3.14M

April 2022



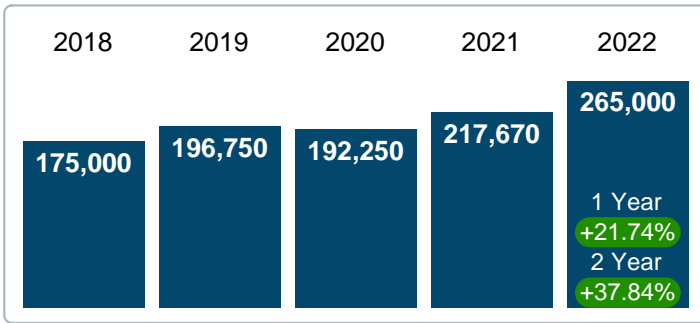
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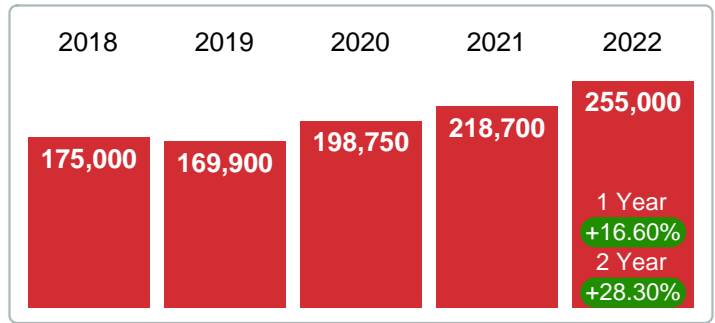
MEDIAN LIST PRICE AT CLOSING

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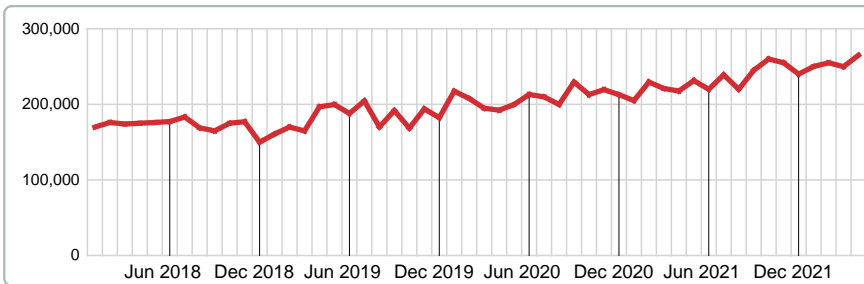
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

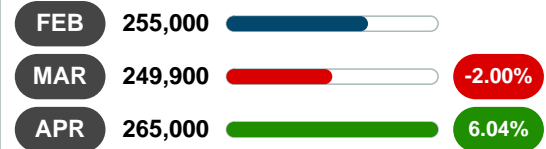


3 MONTHS

5 year APR AVG = 209,334

High Apr 2022 265,000 Low Dec 2018 149,950

Median List Price at Closing this month at **265,000**
above the 5 yr APR average of **209,334**



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	
\$150,000 and less	17	11.33%	123,900	107,400	104,450	144,950	135,000
\$150,001 - \$200,000	21	14.00%	174,900	162,200	175,000	162,250	0
\$200,001 - \$225,000	18	12.00%	219,548	0	219,760	210,000	0
\$225,001 - \$325,000	33	22.00%	260,000	270,000	260,000	243,378	0
\$325,001 - \$400,000	23	15.33%	360,363	0	369,500	360,000	365,000
\$400,001 - \$500,000	22	14.67%	439,950	495,000	419,900	443,565	0
\$500,001 and up	16	10.67%	602,400	0	572,450	577,400	617,500
Median List Price			265,000	140,000	227,490	402,788	597,950
Total Closed Units			150	11	85	48	6
Total Closed Volume			46,537,329	2.02M	21.68M	19.69M	3.15M

April 2022



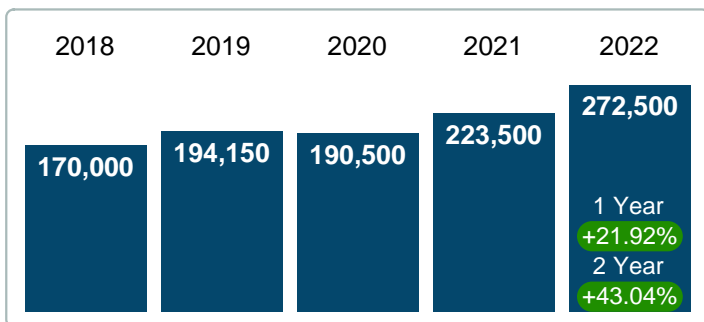
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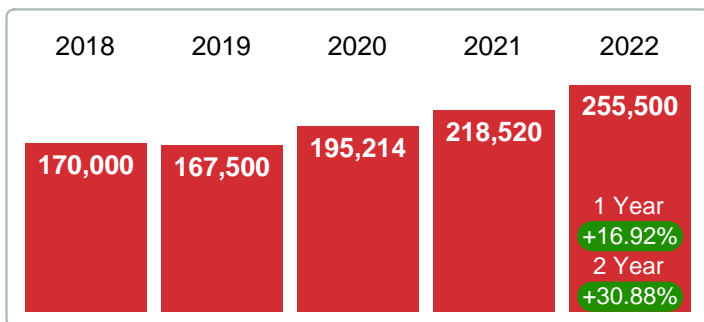
MEDIAN SOLD PRICE AT CLOSING

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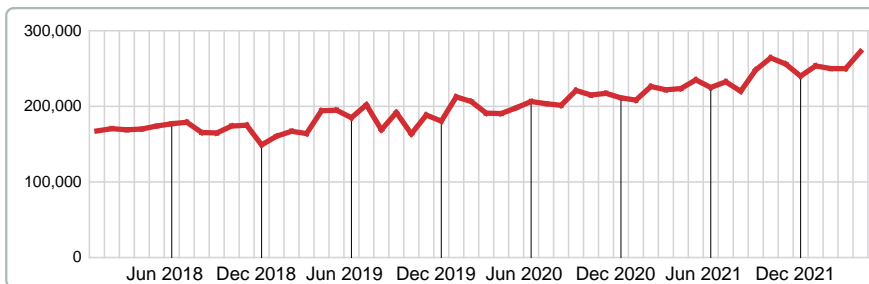
APRIL



YEAR TO DATE (YTD)

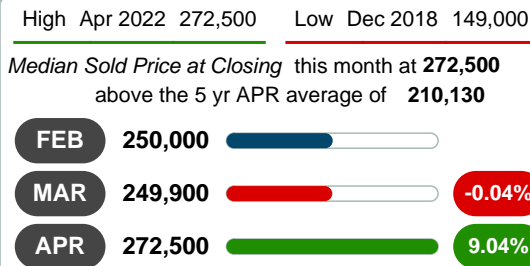


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 210,130



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
\$150,000 and less	9.33%	116,500	115,000	106,500	0	135,000
\$150,001 - \$200,000	13.33%	167,000	160,000	170,000	160,000	0
\$200,001 - \$225,000	10.67%	220,000	0	220,000	220,000	0
\$225,001 - \$325,000	27.33%	261,500	260,000	261,750	250,000	0
\$325,001 - \$400,000	13.33%	375,352	0	376,700	375,000	350,000
\$400,001 - \$500,000	15.33%	438,000	485,000	431,831	439,900	0
\$500,001 and up	10.67%	582,841	0	535,950	582,841	617,500
Median Sold Price		272,500	152,679	233,500	408,788	587,500
Total Closed Units		150	11	85	48	6
Total Closed Volume		46,888,232	2.02M	21.95M	19.77M	3.14M

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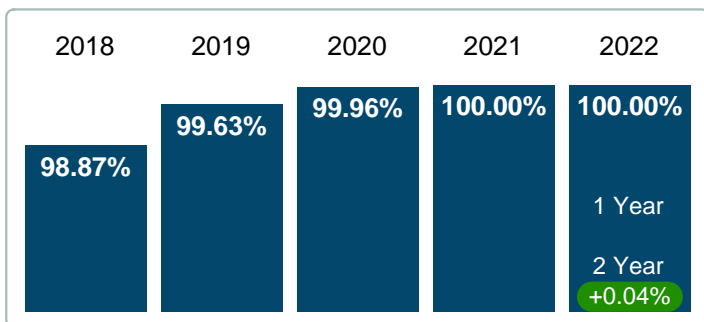
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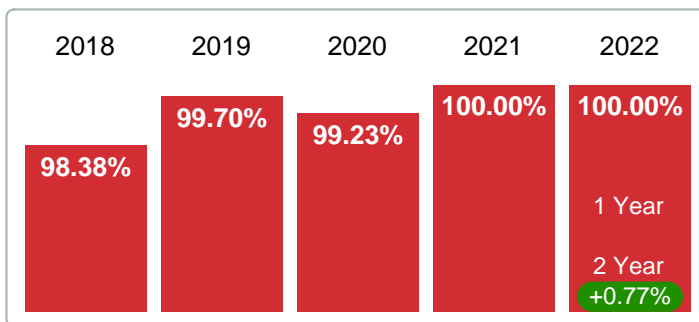
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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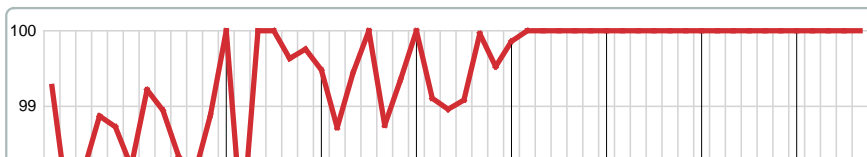
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.69%

High Apr 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.69%

- FEB 100.00%
- MAR 100.00%
- APR 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
\$150,000 and less	14	9.33%	100.00%	102.70%	99.63%	0.00%	100.00%
\$150,001 - \$200,000	20	13.33%	101.67%	100.06%	100.00%	105.17%	0.00%
\$200,001 - \$225,000	16	10.67%	101.71%	0.00%	101.14%	104.76%	0.00%
\$225,001 - \$325,000	41	27.33%	100.04%	96.23%	102.36%	100.00%	0.00%
\$325,001 - \$400,000	20	13.33%	100.67%	0.00%	101.07%	101.33%	95.89%
\$400,001 - \$500,000	23	15.33%	100.00%	97.98%	103.34%	100.00%	0.00%
\$500,001 and up	16	10.67%	100.00%	0.00%	94.11%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.32%	100.00%	100.00%
Total Closed Units	150	100%	100.00%	11	85	48	6
Total Closed Volume	46,888,232			2.02M	21.95M	19.77M	3.14M

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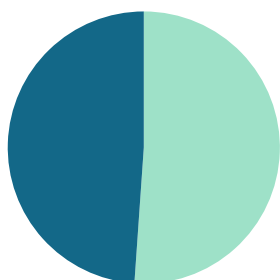
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY



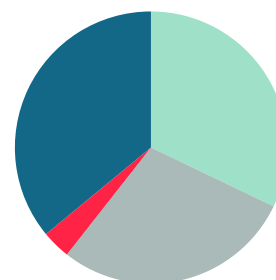
Inventory

- 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%
Median List Price	217,670	265,000	21.74%	218,700	255,000	16.60%
Median Sale Price	223,500	272,500	21.92%	218,520	255,500	16.92%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%	7.00	6.00	-14.29%
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

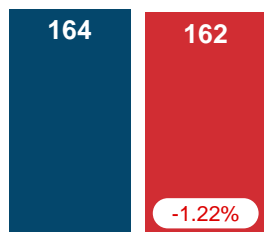
Inventory on April 30, 2022 = **168**

2021 **2022**

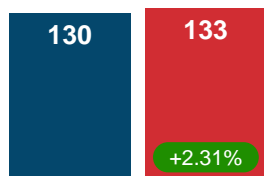
APRIL MARKET

MEDIAN PRICES

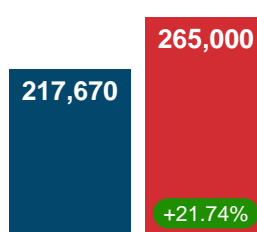
New Listings



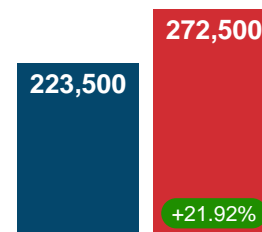
Pending Listings



List Price



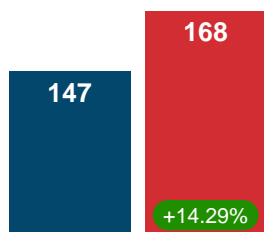
Sale Price



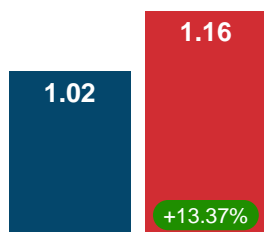
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%