

# August 2022



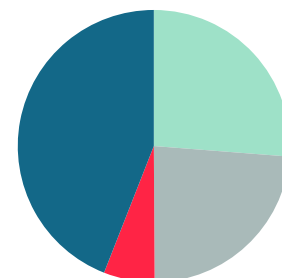
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	151	143	-5.30%
Pending Listings	199	129	-35.18%
New Listings	218	182	-16.51%
Average List Price	253,490	317,001	25.05%
Average Sale Price	255,272	308,935	21.02%
Average Percent of Selling Price to List Price	100.68%	100.46%	-0.22%
Average Days on Market to Sale	18.69	18.09	-3.20%
End of Month Inventory	212	240	13.21%
Months Supply of Inventory	1.47	1.64	11.53%



■ Closed (26.24%)  
■ Pending (23.67%)  
■ Other OffMarket (6.06%)  
■ Active (44.04%)

**Absorption:** Last 12 months, an Average of **146** Sales/Month  
**Active Inventory** as of August 31, 2022 = **240**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2022 rose **13.21%** to 240 existing homes available for sale. Over the last 12 months this area has had an average of 146 closed sales per month. This represents an unsold inventory index of **1.64** 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 **21.02%** in August 2022 to \$308,935 versus the previous year at \$255,272.

#### Average Days on Market Shortens

The average number of **18.09** days that homes spent on the market before selling decreased by 0.60 days or **3.20%** in August 2022 compared to last year's same month at **18.69** DOM.

#### Sales Success for August 2022 is Positive

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

There were 182 New Listings in August 2022, down **16.51%** from last year at 218. Furthermore, there were 143 Closed Listings this month versus last year at 151, a **-5.30%** decrease.

Closed versus Listed trends yielded a **78.6%** ratio, up from previous year's, August 2021, at **69.3%**, a **13.43%** upswing. This will certainly create pressure on an increasing Month's 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

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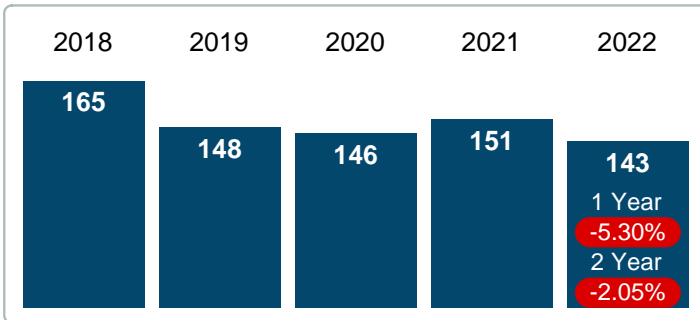
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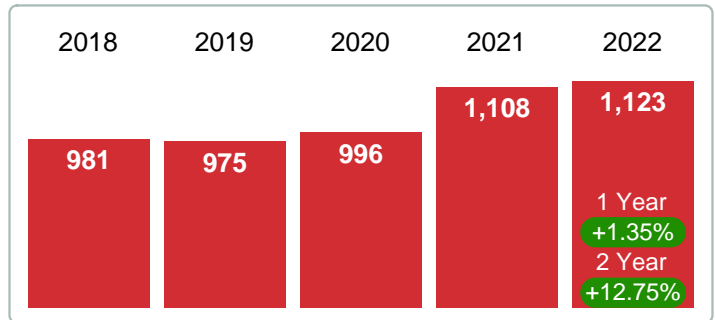
## CLOSED LISTINGS

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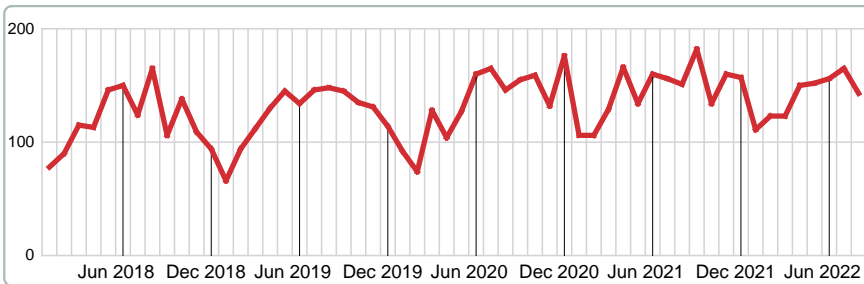
### AUGUST



### YEAR TO DATE (YTD)

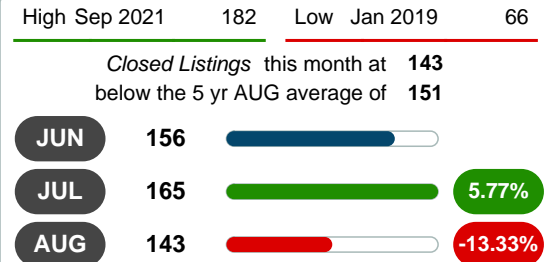


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 151



### 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	7	4.90%	9.4	5	2	0	0
\$125,001 - \$175,000	23	16.08%	15.9	4	19	0	0
\$175,001 - \$200,000	16	11.19%	7.5	0	15	1	0
\$200,001 - \$300,000	42	29.37%	15.2	1	32	9	0
\$300,001 - \$375,000	19	13.29%	19.5	0	12	6	1
\$375,001 - \$525,000	21	14.69%	21.0	0	8	10	3
\$525,001 and up	15	10.49%	38.9	0	3	9	3
<b>Total Closed Units</b>	<b>143</b>			<b>10</b>	<b>91</b>	<b>35</b>	<b>7</b>
<b>Total Closed Volume</b>	<b>44,177,671</b>	<b>100%</b>	<b>18.1</b>	<b>1.10M</b>	<b>23.12M</b>	<b>14.98M</b>	<b>4.98M</b>
<b>Average Closed Price</b>	<b>\$308,935</b>			<b>\$110,200</b>	<b>\$254,112</b>	<b>\$427,884</b>	<b>\$710,786</b>

# August 2022



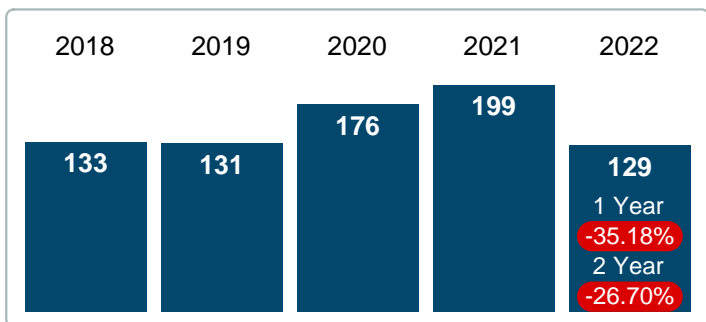
Area Delimited by County Of Rogers - Residential Property Type



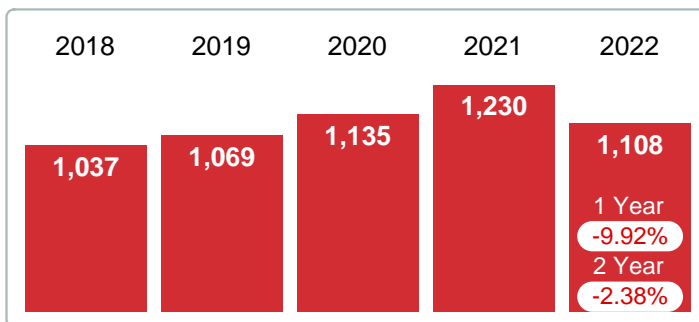
## PENDING LISTINGS

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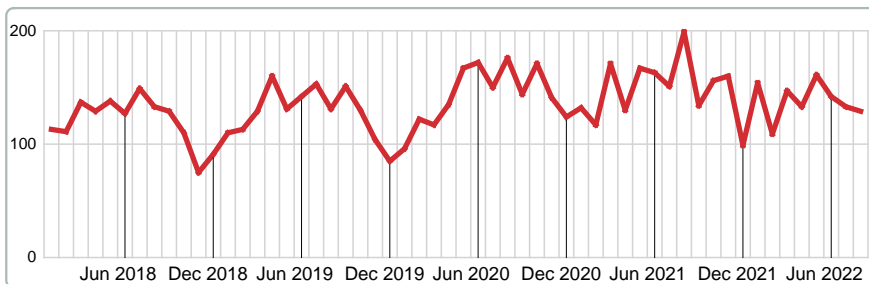
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 154

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 129 below the 5 yr AUG average of 154



### 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	10	7.75%	22.0	5	4	1	0
\$150,001 - \$175,000	11	8.53%	12.0	1	10	0	0
\$175,001 - \$225,000	26	20.16%	12.3	2	20	4	0
\$225,001 - \$300,000	30	23.26%	22.4	0	22	8	0
\$300,001 - \$400,000	23	17.83%	47.3	0	7	14	2
\$400,001 - \$525,000	16	12.40%	42.8	0	7	7	2
\$525,001 and up	13	10.08%	40.5	0	2	9	2
<b>Total Pending Units</b>	<b>129</b>			<b>8</b>	<b>72</b>	<b>43</b>	<b>6</b>
<b>Total Pending Volume</b>	<b>39,334,429</b>	<b>100%</b>	<b>27.8</b>	<b>890.20K</b>	<b>18.14M</b>	<b>17.36M</b>	<b>2.95M</b>
<b>Average Listing Price</b>	<b>\$306,246</b>			<b>\$111,275</b>	<b>\$251,956</b>	<b>\$403,614</b>	<b>\$491,333</b>

# August 2022



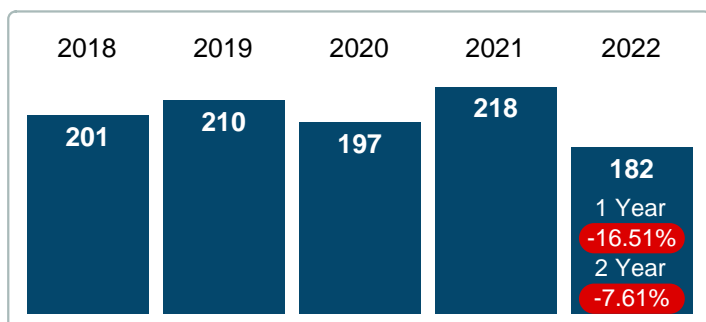
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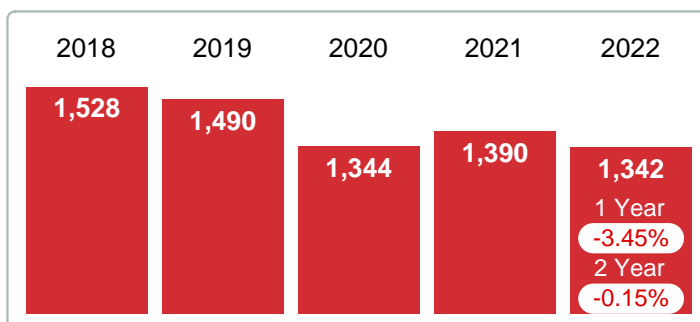
## NEW LISTINGS

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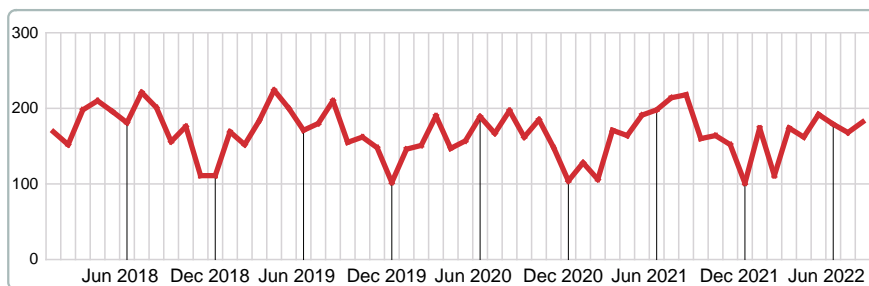
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

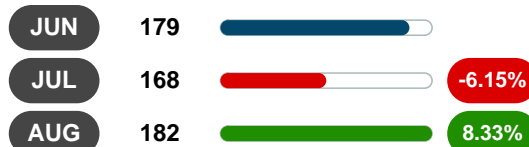


### 3 MONTHS

5 year AUG AVG = 202

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 182  
below the 5 yr AUG average of 202



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	9.34%	9	8	0	0
\$150,001 - \$175,000	19	10.44%	5	13	1	0
\$175,001 - \$225,000	33	18.13%	2	25	6	0
\$225,001 - \$325,000	42	23.08%	1	26	12	3
\$325,001 - \$450,000	23	12.64%	2	12	6	3
\$450,001 - \$575,000	29	15.93%	1	9	14	5
\$575,001 and up	19	10.44%	0	2	12	5
<b>Total New Listed Units</b>	<b>182</b>		<b>20</b>	<b>95</b>	<b>51</b>	<b>16</b>
<b>Total New Listed Volume</b>	<b>62,315,360</b>	<b>100%</b>	<b>3.65M</b>	<b>27.70M</b>	<b>22.56M</b>	<b>8.41M</b>
<b>Average New Listed Listing Price</b>	<b>\$320,032</b>		<b>\$182,510</b>	<b>\$291,608</b>	<b>\$442,261</b>	<b>\$525,444</b>

# August 2022



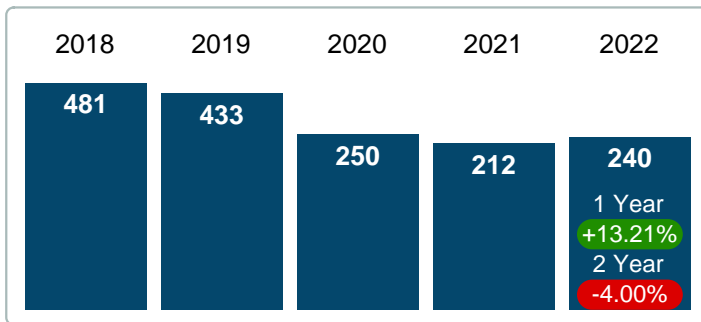
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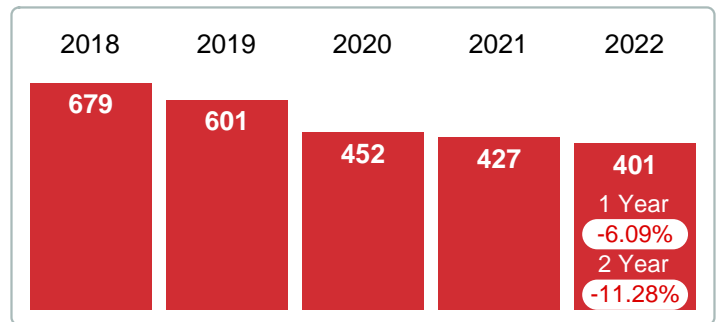
## ACTIVE INVENTORY

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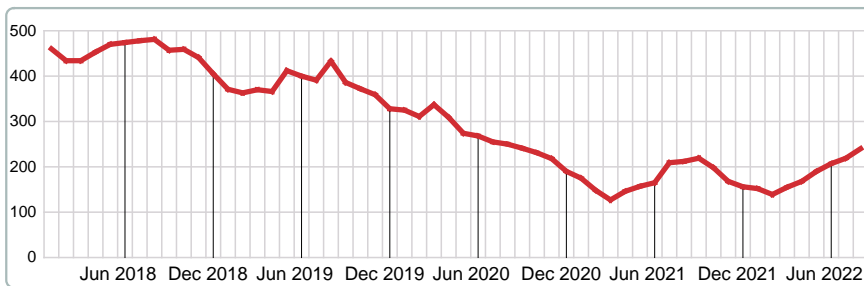
### END OF AUGUST



### ACTIVE DURING AUGUST

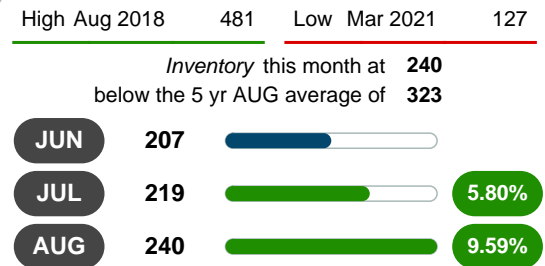


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 323



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	6.25%	93.7	5	9	0	1
\$125,001 - \$200,000	39	16.25%	44.3	8	25	6	0
\$200,001 - \$275,000	26	10.83%	43.6	0	20	5	1
\$275,001 - \$450,000	66	27.50%	49.5	4	35	20	7
\$450,001 - \$525,000	32	13.33%	63.0	1	11	18	2
\$525,001 - \$725,000	38	15.83%	70.0	1	8	19	10
\$725,001 and up	24	10.00%	74.5	0	6	11	7
<b>Total Active Inventory by Units</b>	<b>240</b>			<b>19</b>	<b>114</b>	<b>79</b>	<b>28</b>
<b>Total Active Inventory by Volume</b>	<b>105,974,321</b>	<b>100%</b>	<b>58.3</b>	<b>4.06M</b>	<b>40.69M</b>	<b>43.38M</b>	<b>17.85M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$441,560</b>			<b>\$213,500</b>	<b>\$356,902</b>	<b>\$549,088</b>	<b>\$637,607</b>

# August 2022



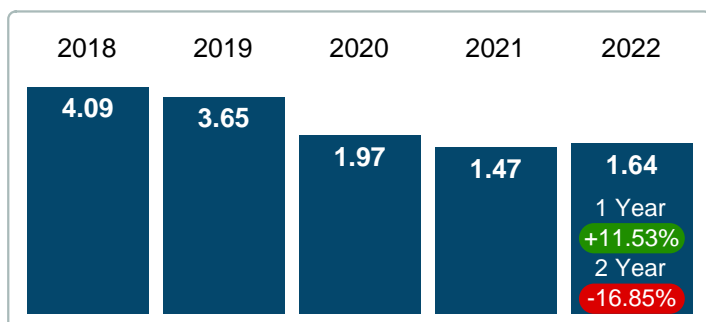
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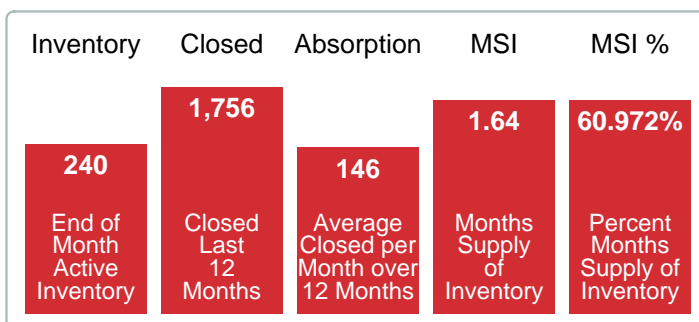
## MONTHS SUPPLY of INVENTORY (MSI)

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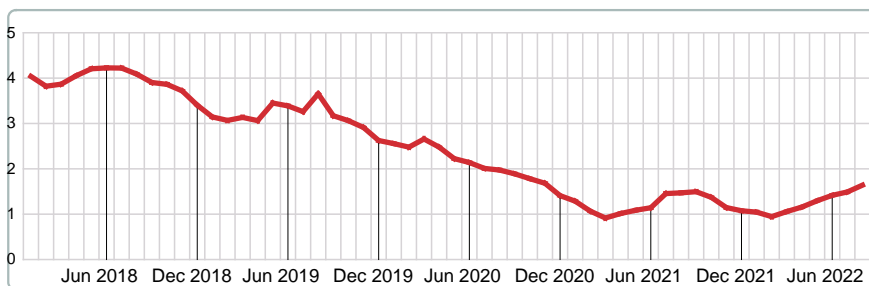
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2022

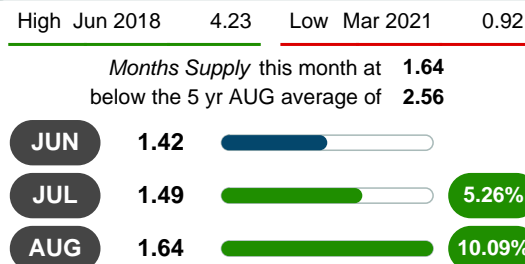


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2.56



### 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
\$125,000 and less	15	6.25%	1.45	1.05	1.69	0.00	12.00
\$125,001 - \$200,000	39	16.25%	1.18	2.59	0.98	1.41	0.00
\$200,001 - \$275,000	26	10.83%	0.66	0.00	0.69	0.57	4.00
\$275,001 - \$450,000	66	27.50%	1.54	6.86	1.65	1.04	4.00
\$450,001 - \$525,000	32	13.33%	3.92	6.00	5.50	3.72	1.71
\$525,001 - \$725,000	38	15.83%	4.30	0.00	6.00	3.30	5.71
\$725,001 and up	24	10.00%	6.40	0.00	36.00	6.95	3.65
Market Supply of Inventory (MSI)			1.64	1.88	1.35	1.77	3.95
Total Active Inventory by Units		100%	1.64	19	114	79	28

# August 2022



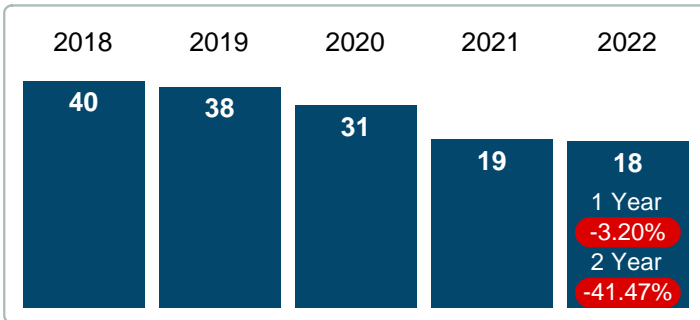
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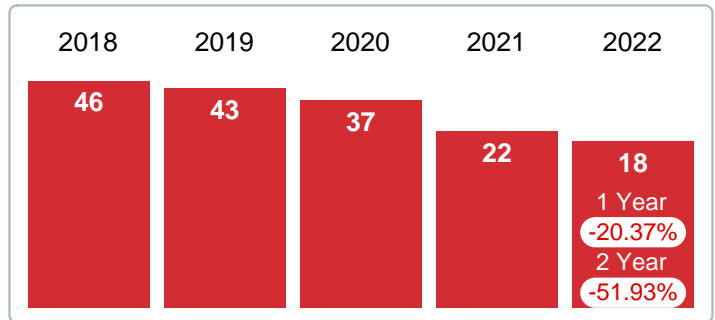
## AVERAGE DAYS ON MARKET TO SALE

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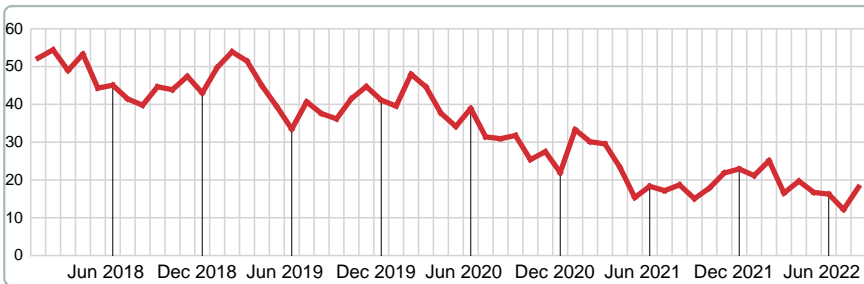
### AUGUST



### YEAR TO DATE (YTD)

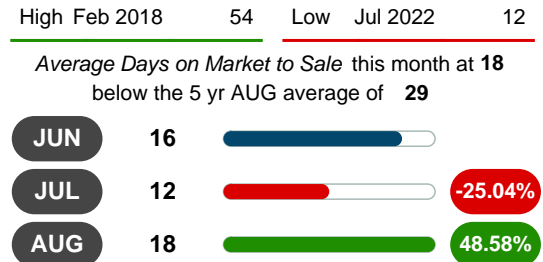


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 29



### 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	4.90%	9	12	3	0	0
\$125,001 - \$175,000	16.08%	16	28	13	0	0
\$175,001 - \$200,000	11.19%	8	0	6	26	0
\$200,001 - \$300,000	29.37%	15	37	12	24	0
\$300,001 - \$375,000	13.29%	20	0	14	33	3
\$375,001 - \$525,000	14.69%	21	0	35	14	6
\$525,001 and up	10.49%	39	0	52	13	102
Average Closed DOM		18	21	15	20	47
Total Closed Units	100%	143	10	91	35	7
Total Closed Volume		44,177,671	1.10M	23.12M	14.98M	4.98M

# August 2022



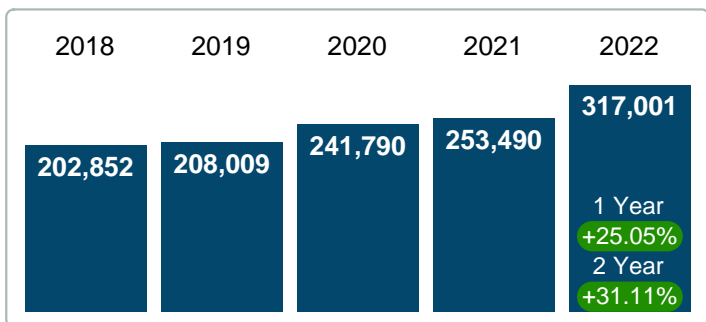
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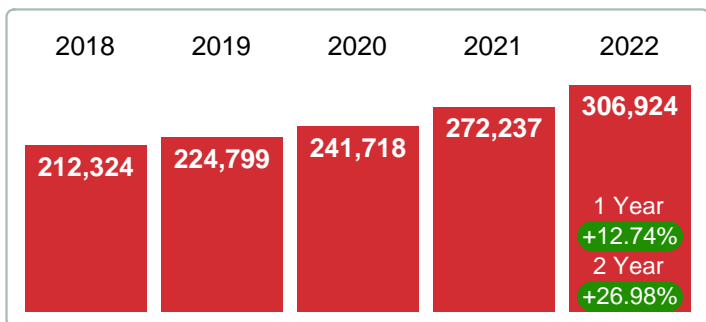
## AVERAGE LIST PRICE AT CLOSING

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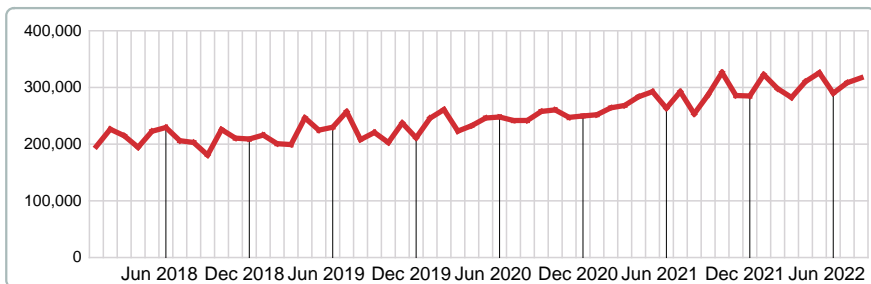
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

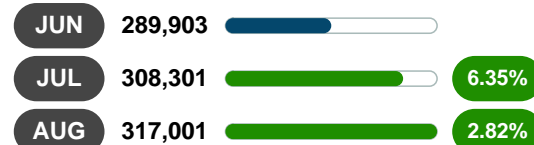


### 3 MONTHS

5 year AUG AVG = 244,628

High Oct 2021 326,347 Low Sep 2018 180,708

Average List Price at Closing this month at **317,001** above the 5 yr AUG average of **244,628**



### 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	4.90%	81,143	69,600	125,000	0	0
\$125,001 - \$175,000	14.69%	152,333	144,425	159,958	0	0
\$175,001 - \$200,000	13.29%	191,205	0	196,340	210,000	0
\$200,001 - \$300,000	29.37%	238,366	235,000	231,549	255,189	0
\$300,001 - \$375,000	11.89%	341,080	0	332,780	344,983	315,000
\$375,001 - \$525,000	14.69%	436,577	0	457,631	416,816	469,667
\$525,001 and up	11.19%	809,591	0	998,000	681,718	1,091,333
<b>Average List Price</b>		<b>317,001</b>	<b>116,070</b>	<b>266,948</b>	<b>425,149</b>	<b>714,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>317,001</b>	<b>10</b>	<b>91</b>	<b>35</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>45,331,193</b>	<b>1.16M</b>	<b>24.29M</b>	<b>14.88M</b>	<b>5.00M</b>



# August 2022



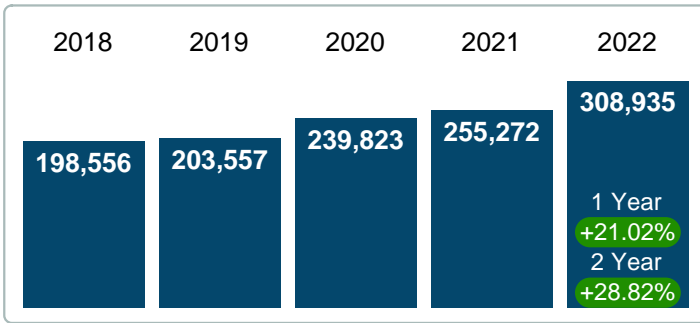
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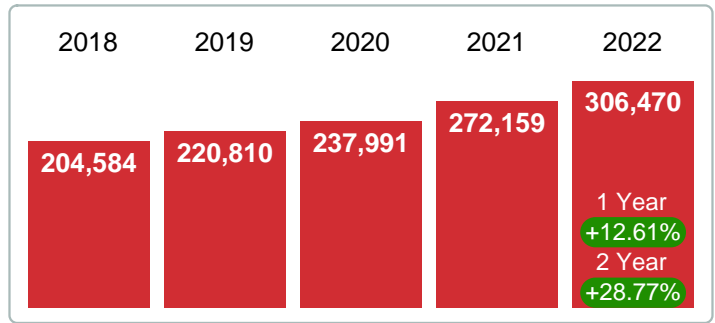
## AVERAGE SOLD PRICE AT CLOSING

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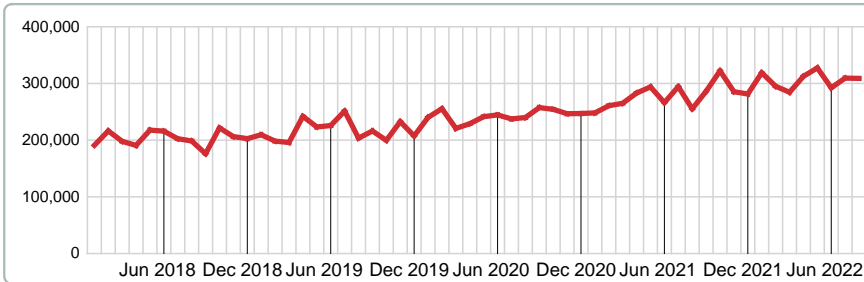
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

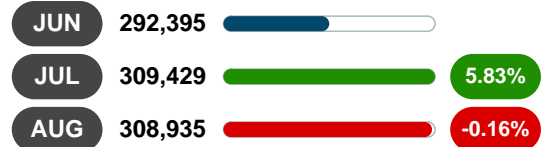


### 3 MONTHS

5 year AUG AVG = 241,229

High May 2022 327,366 Low Sep 2018 176,054

Average Sold Price at Closing this month at **308,935** above the 5 yr AUG average of **241,229**



### 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	4.90%	79,571	61,400	125,000	0	0
\$125,001 - \$175,000	16.08%	154,370	142,500	156,868	0	0
\$175,001 - \$200,000	11.19%	191,694	0	191,807	190,000	0
\$200,001 - \$300,000	29.37%	238,535	225,000	234,252	255,267	0
\$300,001 - \$375,000	13.29%	340,666	0	342,138	342,000	315,000
\$375,001 - \$525,000	14.69%	436,147	0	446,863	418,719	465,667
\$525,001 and up	10.49%	756,857	0	613,333	694,373	1,087,833
<b>Average Sold Price</b>		<b>308,935</b>	<b>110,200</b>	<b>254,112</b>	<b>427,884</b>	<b>710,786</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>308,935</b>	<b>10</b>	<b>91</b>	<b>35</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>44,177,671</b>	<b>1.10M</b>	<b>23.12M</b>	<b>14.98M</b>	<b>4.98M</b>

# August 2022



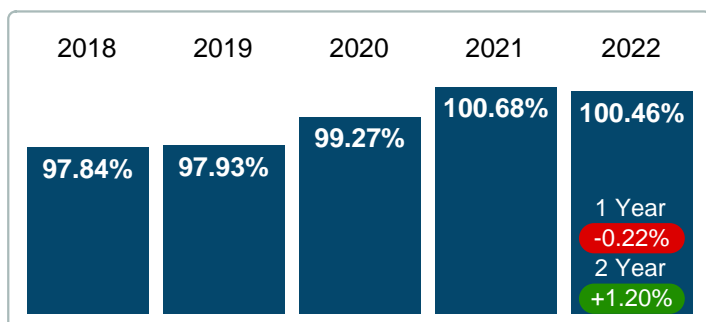
Area Delimited by County Of Rogers - Residential Property Type



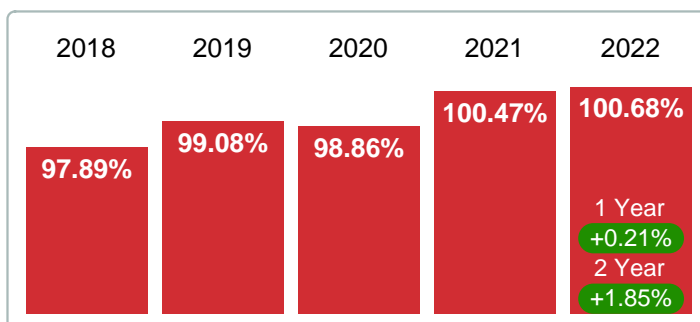
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

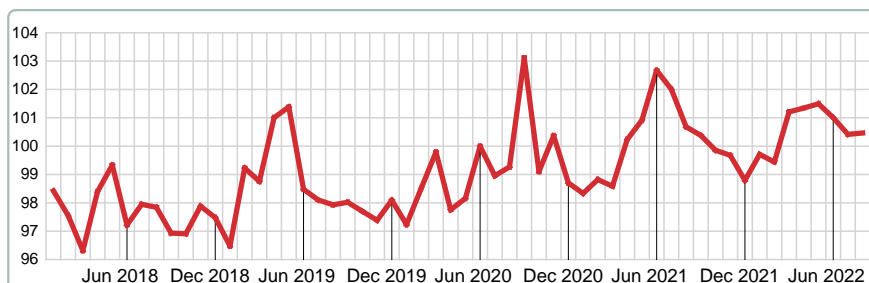
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

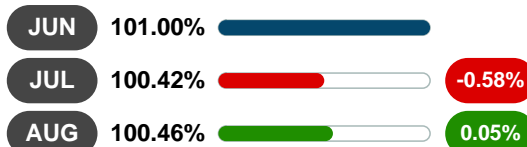


### 3 MONTHS

5 year AUG AVG = 99.24%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **100.46%** above the 5 yr AUG average of **99.24%**



## 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	7	4.90%	93.15%	90.41%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	23	16.08%	98.39%	98.88%	98.28%	0.00%	0.00%
\$175,001 - \$200,000	16	11.19%	97.41%	0.00%	97.87%	90.48%	0.00%
\$200,001 - \$300,000	42	29.37%	101.00%	95.74%	101.43%	100.04%	0.00%
\$300,001 - \$375,000	19	13.29%	112.08%	0.00%	119.56%	99.13%	100.00%
\$375,001 - \$525,000	21	14.69%	99.33%	0.00%	97.95%	100.49%	99.16%
\$525,001 and up	15	10.49%	95.70%	0.00%	72.25%	102.25%	99.51%
Average Sold/List Ratio		100.50%		94.33%	101.28%	100.31%	99.43%
Total Closed Units	143	100%	100.50%	10	91	35	7
Total Closed Volume	44,177,671			1.10M	23.12M	14.98M	4.98M

# August 2022



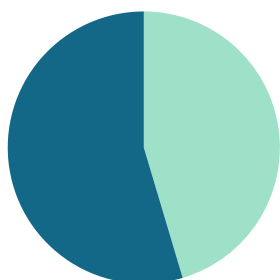
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

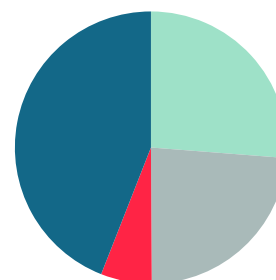


**Inventory**  
 New Listings  
**182 = 45.39%**  
 Start Inventory  
**219**  
 Total Inventory Units  
**401**  
 Volume  
**\$159,982,549**

### Market Activity

Closed Sales  
**143 = 26.24%**  
 Pending Sales  
**129 = 23.67%**  
 Other Off Market  
**33 = 6.06%**  
 Active Inventory  
**240 = 44.04%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	151	143	-5.30%	1,108	1,123	1.35%
Pending Sales	199	129	-35.18%	1,230	1,108	-9.92%
New Listings	218	182	-16.51%	1,390	1,342	-3.45%
Average List Price	253,490	317,001	25.05%	272,237	306,924	12.74%
Average Sale Price	255,272	308,935	21.02%	272,159	306,470	12.61%
Average Percent of Selling Price to List Price	100.68%	100.46%	-0.22%	100.47%	100.68%	0.21%
Average Days on Market to Sale	18.69	18.09	-3.20%	22.47	17.89	-20.37%
Monthly Inventory	212	240	13.21%	212	240	13.21%
Months Supply of Inventory	1.47	1.64	11.53%	1.47	1.64	11.53%

**Absorption:** Last 12 months, an Average of **146** Sales/Month

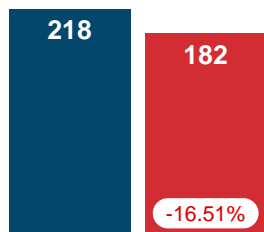
**Inventory** on August 31, 2022 = **240**

**2021** **2022**

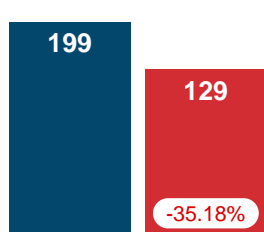
### AUGUST MARKET

### AVERAGE PRICES

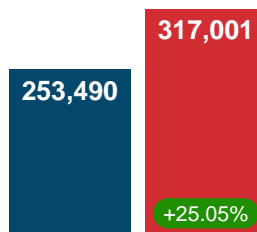
#### New Listings



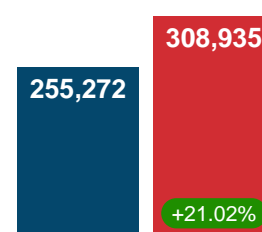
#### Pending Listings



#### List Price



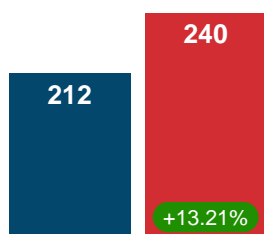
#### Sale Price



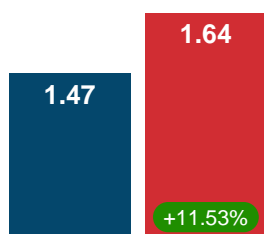
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

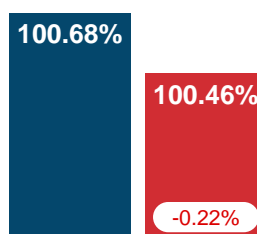
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

