

August 2022



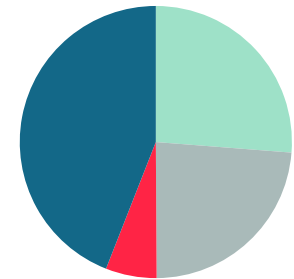
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	220,000	237,500	7.95%
Median Sale Price	220,000	239,500	8.86%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	7.00	16.67%
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.

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 **8.86%** in August 2022 to \$239,500 versus the previous year at \$220,000.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 1.00 days or **16.67%** in August 2022 compared to last year's same month at **6.00** DOM.

Sales Success for August 2022 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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.

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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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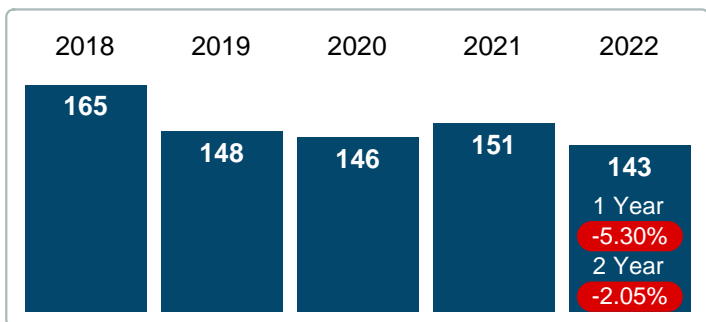
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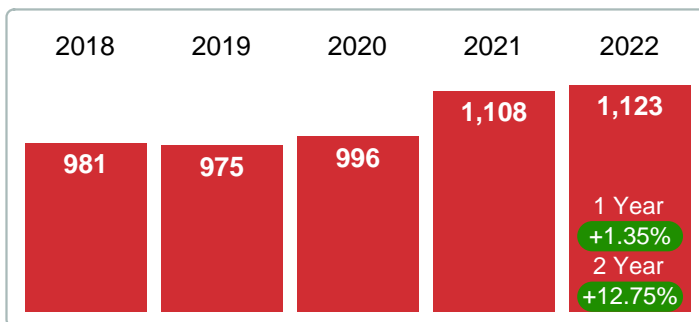
CLOSED LISTINGS

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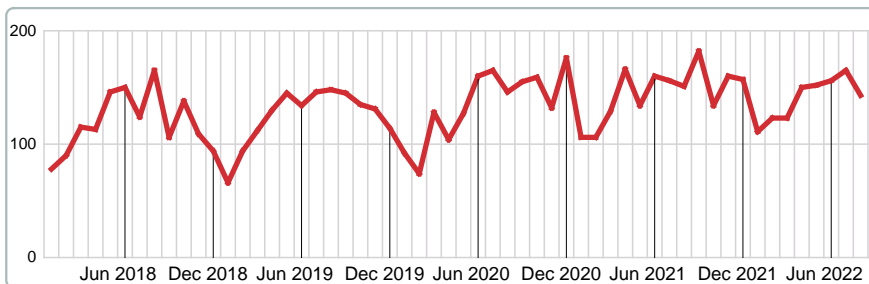
AUGUST



YEAR TO DATE (YTD)

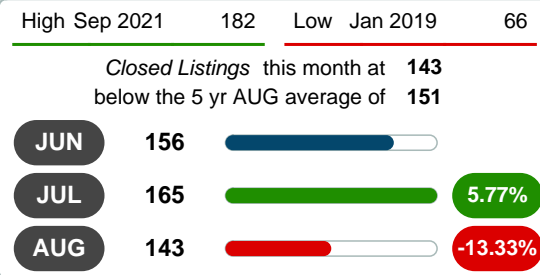


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 151



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	4.90%	4.0	5	2	0	0
\$125,001 - \$175,000	23	16.08%	9.0	4	19	0	0
\$175,001 - \$200,000	16	11.19%	6.0	0	15	1	0
\$200,001 - \$300,000	42	29.37%	6.5	1	32	9	0
\$300,001 - \$375,000	19	13.29%	12.0	0	12	6	1
\$375,001 - \$525,000	21	14.69%	4.0	0	8	10	3
\$525,001 and up	15	10.49%	12.0	0	3	9	3
Total Closed Units	143			10	91	35	7
Total Closed Volume	44,177,671	100%	7.0	1.10M	23.12M	14.98M	4.98M
Median Closed Price	\$239,500			\$122,500	\$220,000	\$381,000	\$475,000

August 2022



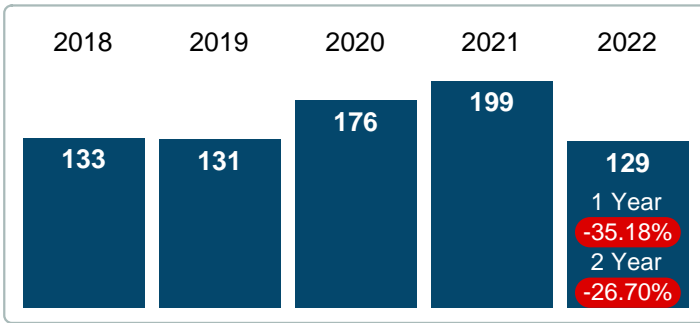
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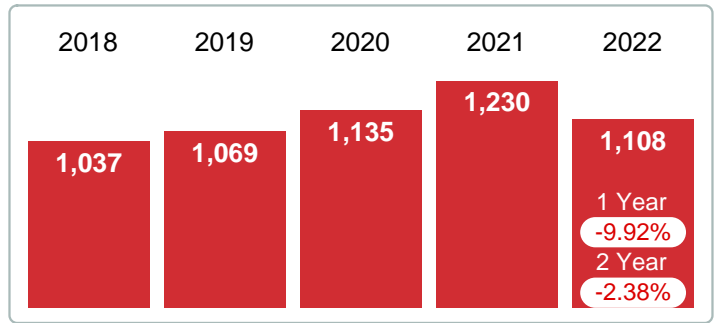
PENDING LISTINGS

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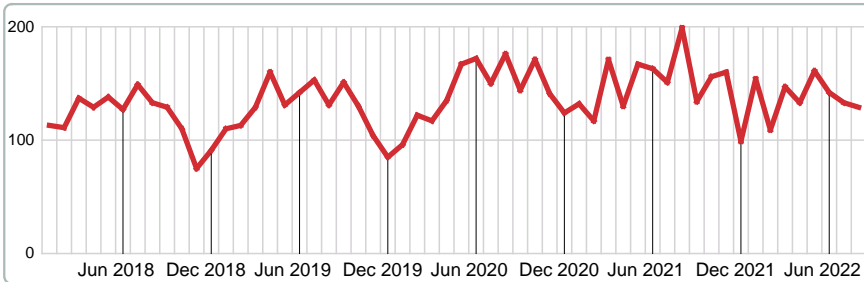
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

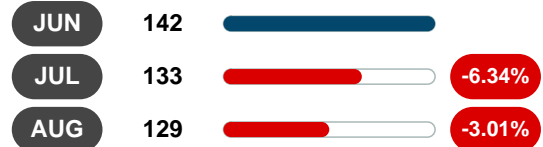


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	7.75%	13.0	5	4	1	0
\$150,001 - \$175,000	11	8.53%	1.0	1	10	0	0
\$175,001 - \$225,000	26	20.16%	5.5	2	20	4	0
\$225,001 - \$300,000	30	23.26%	10.0	0	22	8	0
\$300,001 - \$400,000	23	17.83%	24.0	0	7	14	2
\$400,001 - \$525,000	16	12.40%	26.0	0	7	7	2
\$525,001 and up	13	10.08%	25.0	0	2	9	2
Total Pending Units	129			8	72	43	6
Total Pending Volume	39,334,429			890.20K	18.14M	17.36M	2.95M
Median Listing Price	\$249,000			\$87,500	\$227,500	\$365,000	\$462,000

August 2022



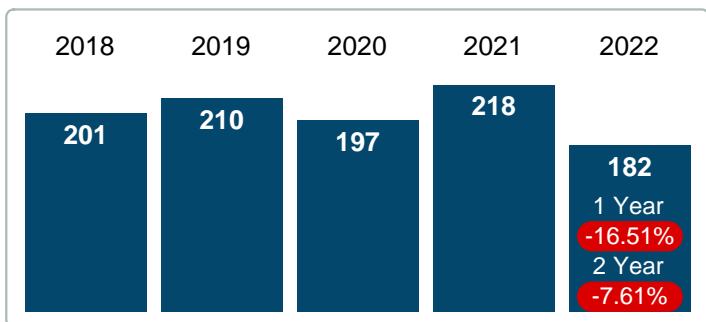
Area Delimited by County Of Rogers - Residential Property Type



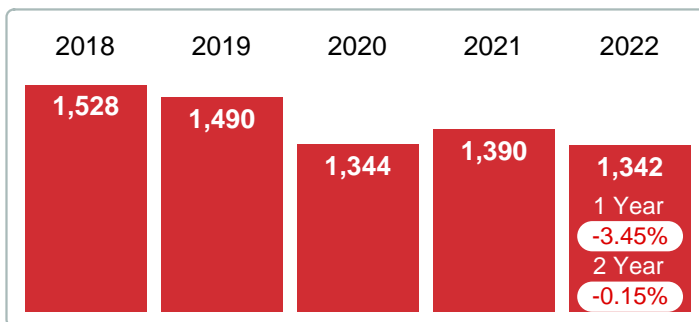
NEW LISTINGS

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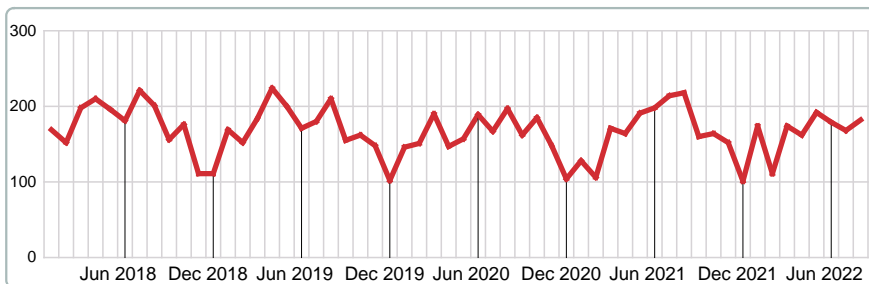
AUGUST



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**

- JUN** 179
- JUL** 168 **-6.15%**
- AUG** 182 **8.33%**

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
Total New Listed Units	182		20	95	51	16
Total New Listed Volume	62,315,360		3.65M	27.70M	22.56M	8.41M
Median New Listed Listing Price	\$265,000		\$153,850	\$229,900	\$459,900	\$475,000

August 2022



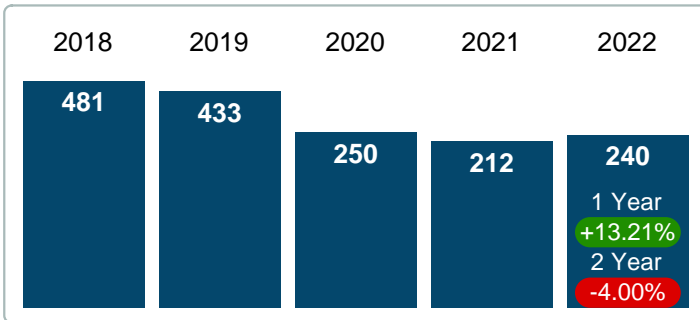
Area Delimited by County Of Rogers - Residential Property Type



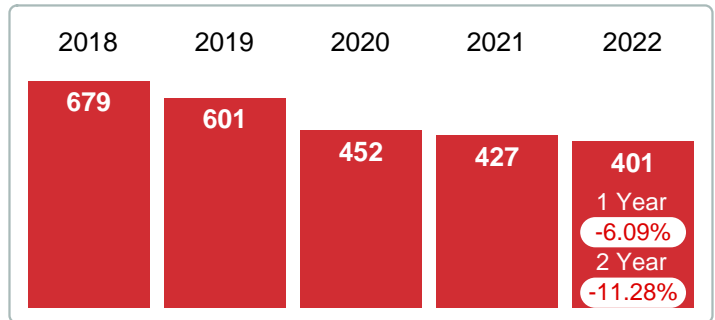
ACTIVE INVENTORY

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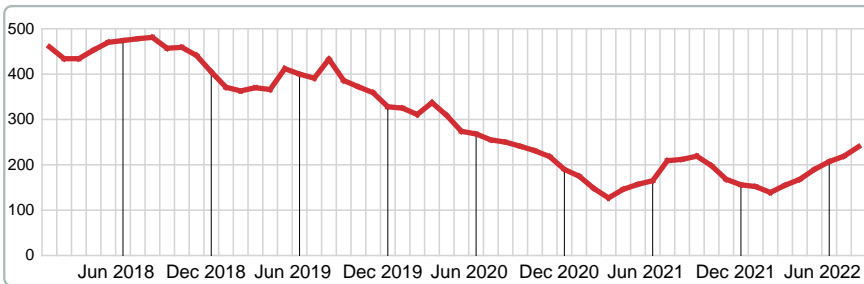
END OF AUGUST



ACTIVE DURING AUGUST

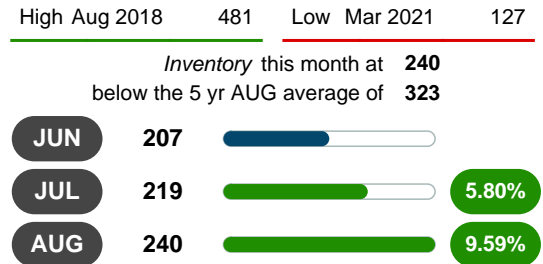


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 323



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	6.25%	70.0	5	9	0	1
\$125,001 - \$200,000	39	16.25%	24.0	8	25	6	0
\$200,001 - \$275,000	26	10.83%	20.0	0	20	5	1
\$275,001 - \$450,000	66	27.50%	41.0	4	35	20	7
\$450,001 - \$525,000	32	13.33%	44.5	1	11	18	2
\$525,001 - \$725,000	38	15.83%	42.0	1	8	19	10
\$725,001 and up	24	10.00%	66.0	0	6	11	7
Total Active Inventory by Units	240			19	114	79	28
Total Active Inventory by Volume	105,974,321	100%	42.0	4.06M	40.69M	43.38M	17.85M
Median Active Inventory Listing Price	\$377,900			\$155,000	\$296,950	\$487,900	\$550,000

August 2022



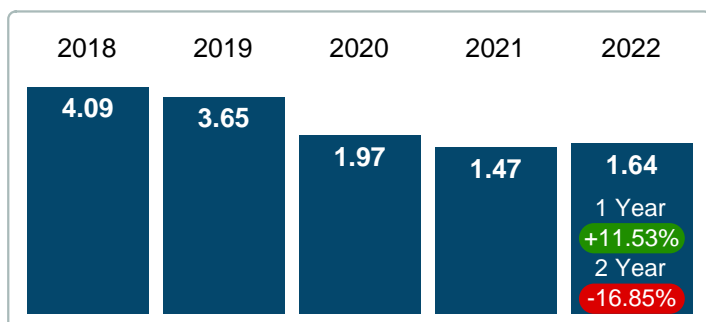
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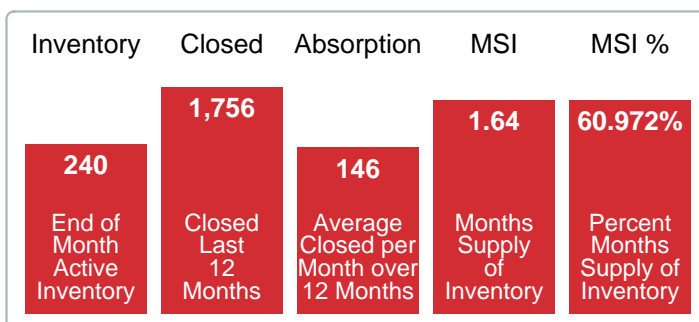
MONTHS SUPPLY of INVENTORY (MSI)

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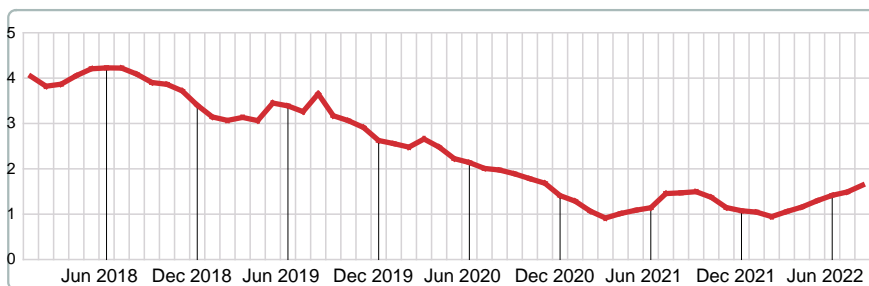
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

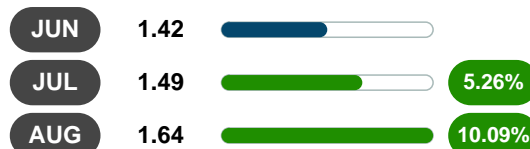


3 MONTHS

5 year AUG AVG = 2.56

High Jun 2018 4.23 Low Mar 2021 0.92

Months Supply this month at 1.64
below the 5 yr AUG average of 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



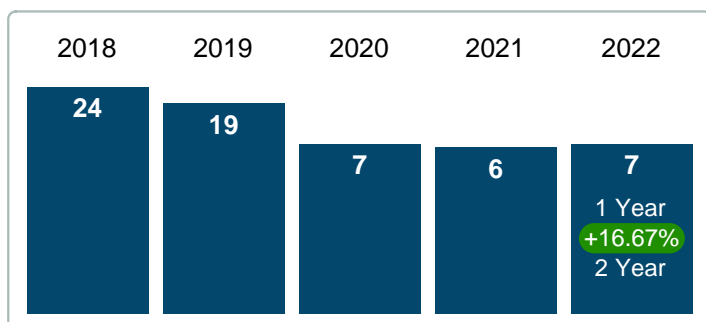
Area Delimited by County Of Rogers - Residential Property Type



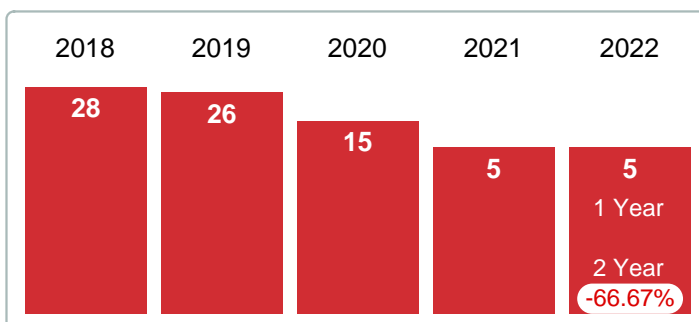
MEDIAN DAYS ON MARKET TO SALE

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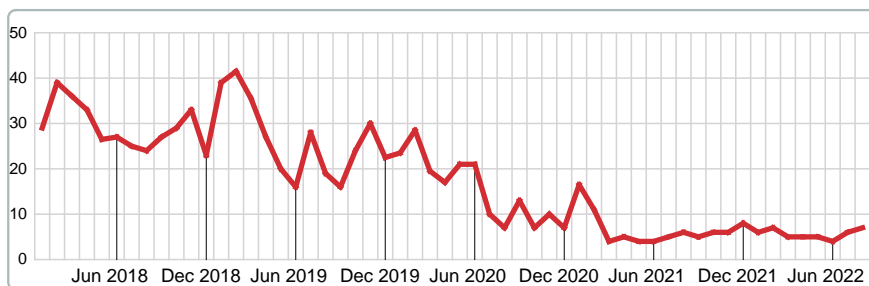
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

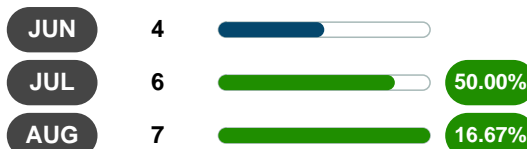


3 MONTHS

5 year AUG AVG = 13

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 7 below the 5 yr AUG average of 13



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
\$125,000 and less	4.90%	4	4	3	0	0
\$125,001 - \$175,000	16.08%	9	14	9	0	0
\$175,001 - \$200,000	11.19%	6	0	6	26	0
\$200,001 - \$300,000	29.37%	7	37	6	6	0
\$300,001 - \$375,000	13.29%	12	0	13	29	3
\$375,001 - \$525,000	14.69%	4	0	12	4	1
\$525,001 and up	10.49%	12	0	48	3	28
Median Closed DOM		7	5	7	5	3
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



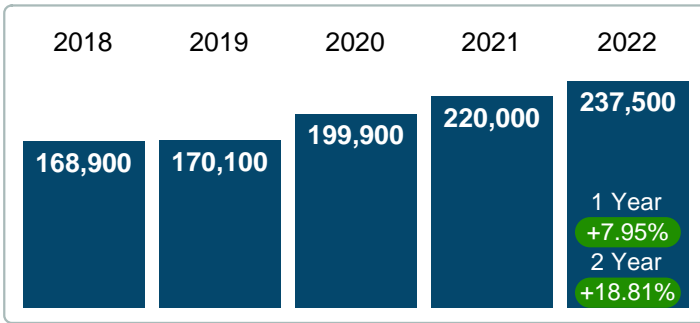
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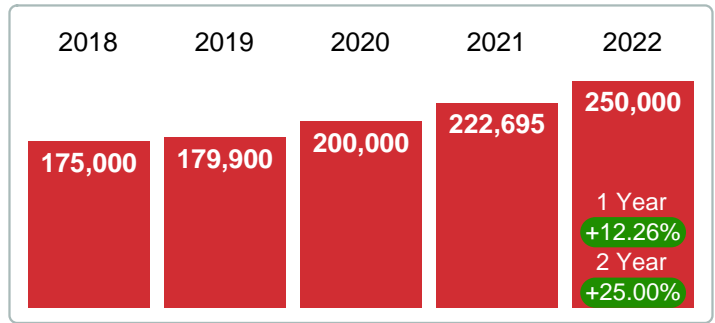
MEDIAN LIST PRICE AT CLOSING

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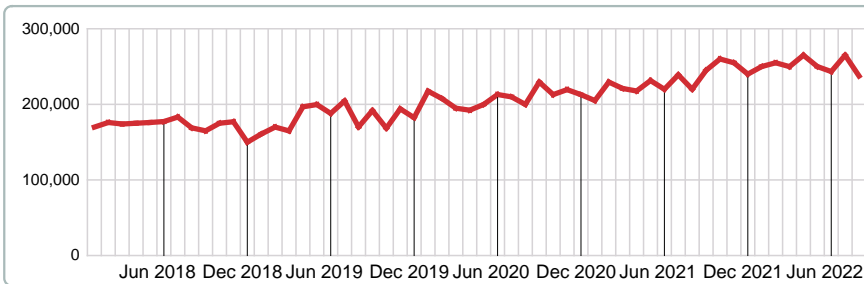
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

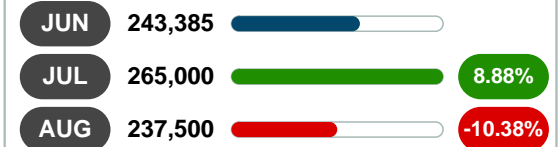


3 MONTHS

5 year AUG AVG = 199,280

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

Median List Price at Closing this month at **237,500**
above the 5 yr AUG average of **199,280**



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
\$125,000 and less	7	4.90%	65,000	59,000	125,000	0	0
\$125,001 - \$175,000	21	14.69%	150,000	145,000	155,000	0	0
\$175,001 - \$200,000	19	13.29%	190,000	0	190,000	0	0
\$200,001 - \$300,000	42	29.37%	231,250	235,000	229,235	242,500	0
\$300,001 - \$375,000	17	11.89%	347,000	0	347,000	349,900	315,000
\$375,001 - \$525,000	21	14.69%	425,000	0	425,000	400,000	475,000
\$525,001 and up	16	11.19%	599,450	0	697,000	550,000	1,200,000
Median List Price			237,500	130,000	219,900	380,000	475,000
Total Closed Units		100%	237,500	10	91	35	7
Total Closed Volume			45,331,193	1.16M	24.29M	14.88M	5.00M

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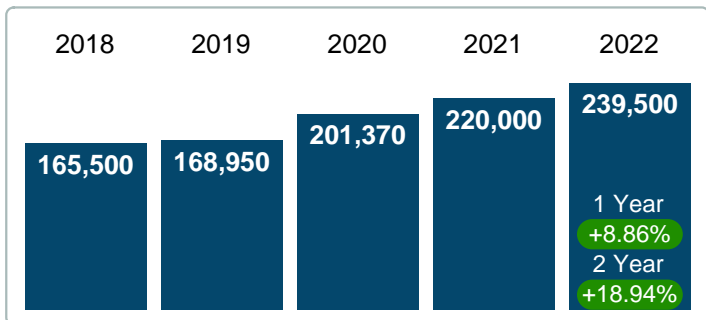
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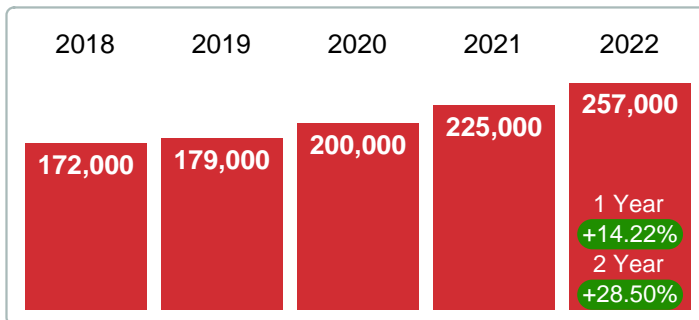
MEDIAN SOLD PRICE AT CLOSING

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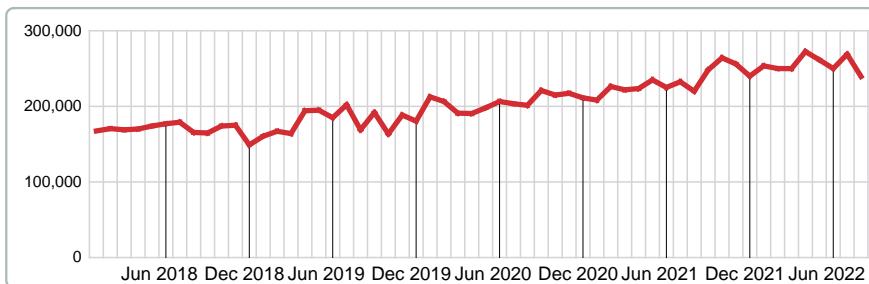
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

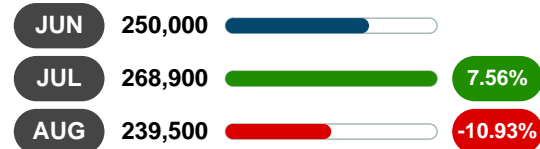


3 MONTHS

5 year AUG AVG = 199,064

High Apr 2022 272,500 Low Dec 2018 149,000

Median Sold Price at Closing this month at **239,500** above the 5 yr AUG average of **199,064**



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
\$125,000 and less	4.90%	58,000	58,000	125,000	0	0
\$125,001 - \$175,000	16.08%	150,000	142,500	155,000	0	0
\$175,001 - \$200,000	11.19%	190,500	0	191,000	190,000	0
\$200,001 - \$300,000	29.37%	232,250	225,000	230,368	235,000	0
\$300,001 - \$375,000	13.29%	340,000	0	341,500	340,000	315,000
\$375,001 - \$525,000	14.69%	425,000	0	427,000	400,000	463,000
\$525,001 and up	10.49%	590,000	0	590,000	570,100	1,138,500
Median Sold Price		239,500	122,500	220,000	381,000	475,000
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



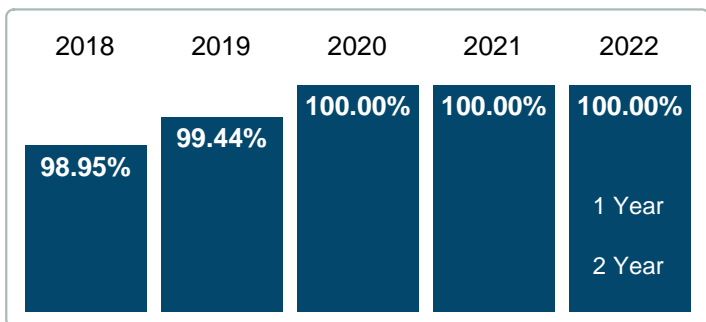
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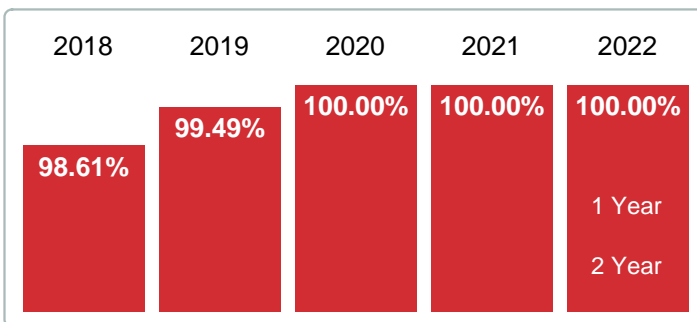
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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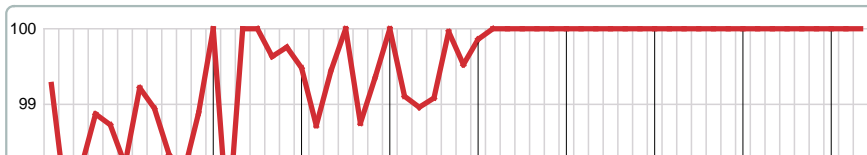
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.68%

High Aug 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.68%**

- JUN 100.00%
- JUL 100.00%
- AUG 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	
\$125,000 and less	7	4.90%	100.00%	96.67%	100.00%	0.00%	0.00%	
\$125,001 - \$175,000	23	16.08%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$175,001 - \$200,000	16	11.19%	100.00%	0.00%	100.00%	90.48%	0.00%	
\$200,001 - \$300,000	42	29.37%	100.02%	95.74%	100.82%	100.00%	0.00%	
\$300,001 - \$375,000	19	13.29%	100.00%	0.00%	99.42%	100.00%	100.00%	
\$375,001 - \$525,000	21	14.69%	100.00%	0.00%	99.75%	100.13%	100.00%	
\$525,001 and up	15	10.49%	100.00%	0.00%	88.05%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		98.33%	100.00%	100.00%	100.00%	
Total Closed Units		143	100%	100.00%	10	91	35	7
Total Closed Volume		44,177,671			1.10M	23.12M	14.98M	4.98M

August 2022



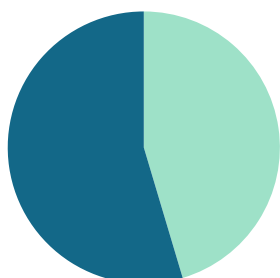
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	220,000	237,500	7.95%	222,695	250,000	12.26%
Median Sale Price	220,000	239,500	8.86%	225,000	257,000	14.22%
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	6.00	7.00	16.67%	5.00	5.00	0.00%
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

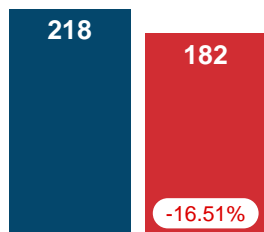
Inventory on August 31, 2022 = **240**

2021 **2022**

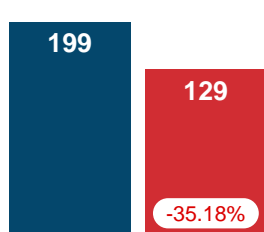
AUGUST MARKET

MEDIAN PRICES

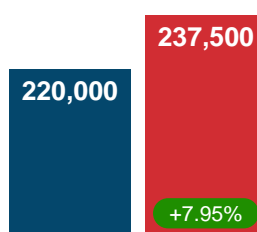
New Listings



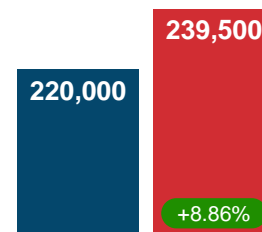
Pending Listings



List Price



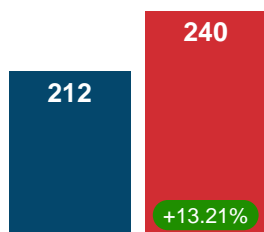
Sale Price



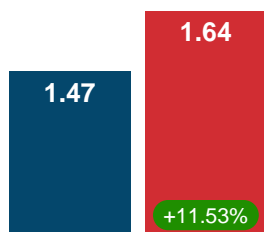
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

