

February 2022



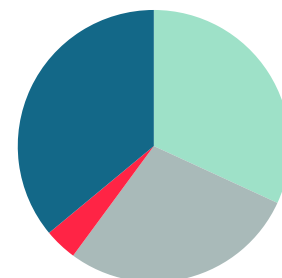
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2021	2022	
Closed Listings	106	123	16.04%
Pending Listings	117	109	-6.84%
New Listings	106	111	4.72%
Average List Price	264,021	297,884	12.83%
Average Sale Price	260,683	295,067	13.19%
Average Percent of Selling Price to List Price	98.82%	99.44%	0.63%
Average Days on Market to Sale	30.12	25.10	-16.68%
End of Month Inventory	149	139	-6.71%
Months Supply of Inventory	1.07	0.95	-11.95%



■ Closed (31.87%)
■ Pending (28.24%)
■ Other OffMarket (3.89%)
■ Active (36.01%)

Absorption: Last 12 months, an Average of **147** Sales/Month
Active Inventory as of February 28, 2022 = **139**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **6.71%** to 139 existing homes available for sale. Over the last 12 months this area has had an average of 147 closed sales per month. This represents an unsold inventory index of **0.95** 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 **13.19%** in February 2022 to \$295,067 versus the previous year at \$260,683.

Average Days on Market Shortens

The average number of **25.10** days that homes spent on the market before selling decreased by 5.03 days or **16.68%** in February 2022 compared to last year's same month at **30.12** DOM.

Sales Success for February 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 111 New Listings in February 2022, up **4.72%** from last year at 106. Furthermore, there were 123 Closed Listings this month versus last year at 106, a **16.04%** increase.

Closed versus Listed trends yielded a **110.8%** ratio, up from previous year's, February 2021, at **100.0%**, a **10.81%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

February 2022



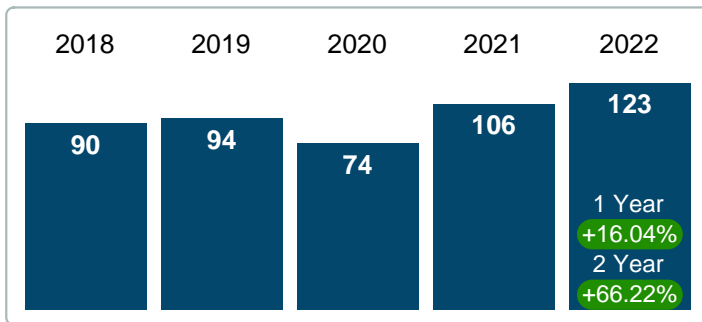
Area Delimited by County Of Rogers - Residential Property Type



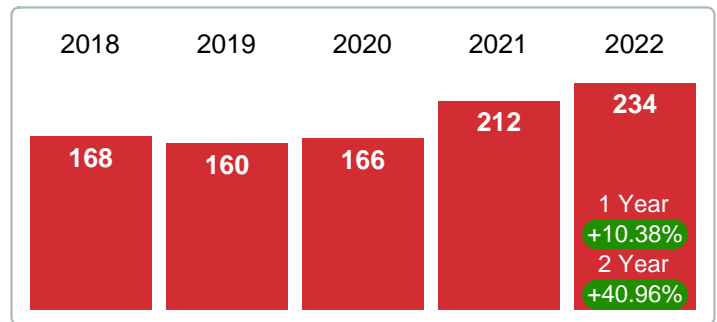
CLOSED LISTINGS

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

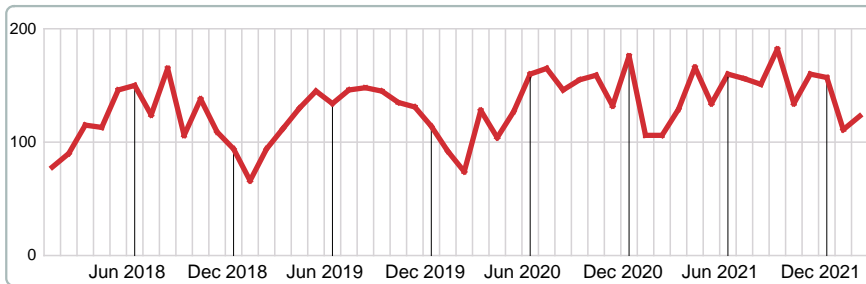
FEBRUARY



YEAR TO DATE (YTD)

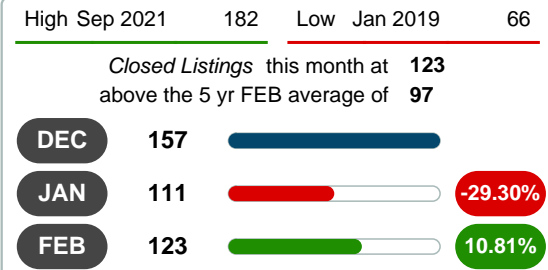


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 97



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	4	3.25%	16.0	2	2	0	0
\$125,001 - \$175,000	22	17.89%	11.7	2	16	4	0
\$175,001 - \$200,000	15	12.20%	20.4	0	12	3	0
\$200,001 - \$300,000	30	24.39%	13.0	2	20	7	1
\$300,001 - \$375,000	19	15.45%	35.0	0	6	11	2
\$375,001 - \$425,000	17	13.82%	32.1	0	4	12	1
\$425,001 and up	16	13.01%	53.8	0	3	10	3
Total Closed Units	123			6	63	47	7
Total Closed Volume	36,293,193	100%	25.1	860.50K	15.02M	16.64M	3.77M
Average Closed Price	\$295,067			\$143,417	\$238,402	\$354,114	\$538,571

February 2022



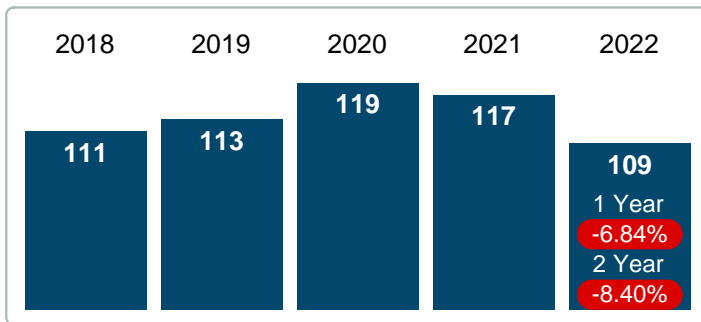
Area Delimited by County Of Rogers - Residential Property Type



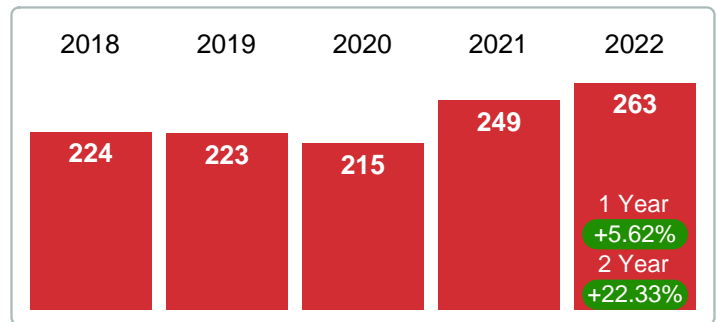
PENDING LISTINGS

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

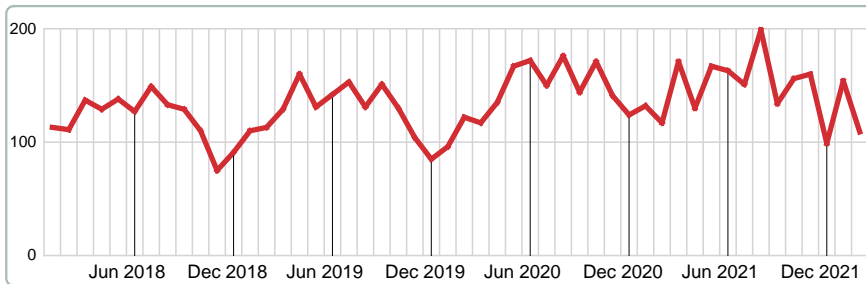
FEBRUARY



YEAR TO DATE (YTD)

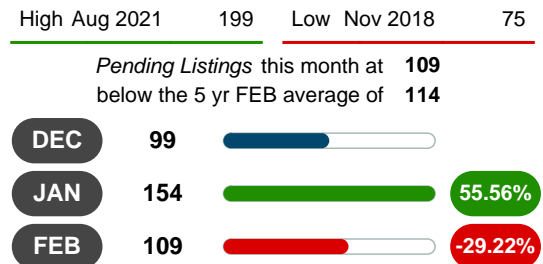


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 114



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	5	4.59%	25.2	3	2	0	0
\$125,001 - \$175,000	17	15.60%	20.6	1	12	4	0
\$175,001 - \$200,000	11	10.09%	11.3	0	11	0	0
\$200,001 - \$250,000	27	24.77%	24.1	3	19	5	0
\$250,001 - \$350,000	26	23.85%	26.0	0	16	9	1
\$350,001 - \$450,000	13	11.93%	35.4	0	7	5	1
\$450,001 and up	10	9.17%	25.3	0	2	7	1
Total Pending Units	109			7	69	30	3
Total Pending Volume	30,195,788	100%	24.2	1.09M	16.95M	10.83M	1.32M
Average Listing Price	\$277,026			\$155,750	\$245,685	\$361,111	\$439,970

February 2022



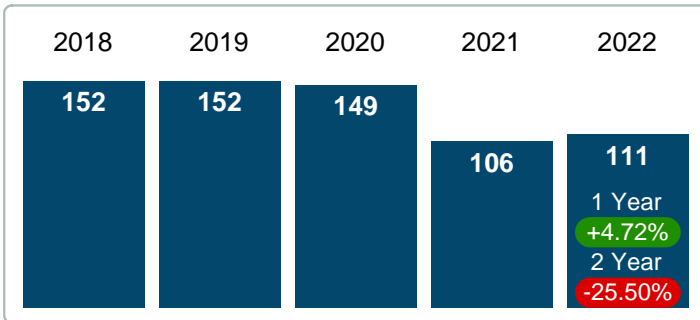
Area Delimited by County Of Rogers - Residential Property Type



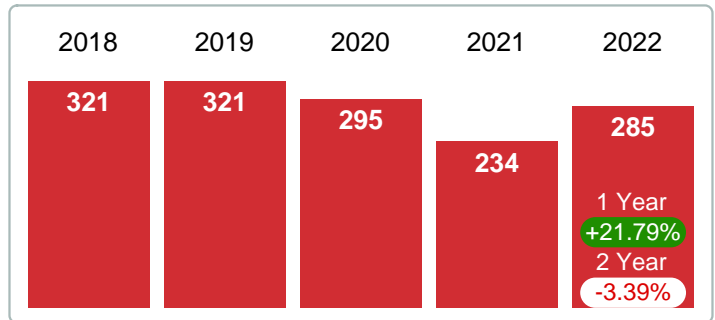
NEW LISTINGS

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

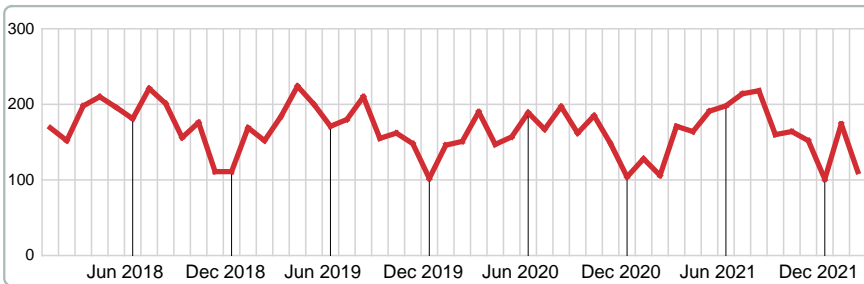
FEBRUARY



YEAR TO DATE (YTD)

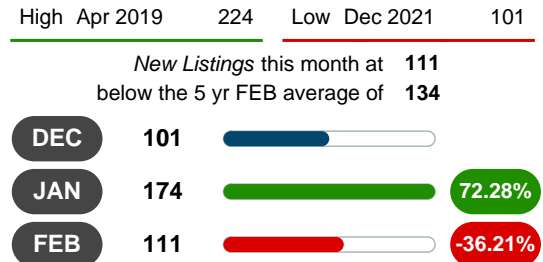


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 134



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	9.91%	6	5	0	0
\$125,001 - \$150,000	5	4.50%	0	3	2	0
\$150,001 - \$200,000	22	19.82%	2	17	3	0
\$200,001 - \$250,000	31	27.93%	2	24	5	0
\$250,001 - \$350,000	20	18.02%	1	11	8	0
\$350,001 - \$475,000	10	9.01%	0	4	6	0
\$475,001 and up	12	10.81%	0	5	5	2
Total New Listed Units	111		11	69	29	2
Total New Listed Volume	31,915,368	100%	1.58M	17.24M	10.83M	2.27M
Average New Listed Listing Price	\$257,489		\$143,205	\$249,878	\$373,436	\$1,134,455

February 2022



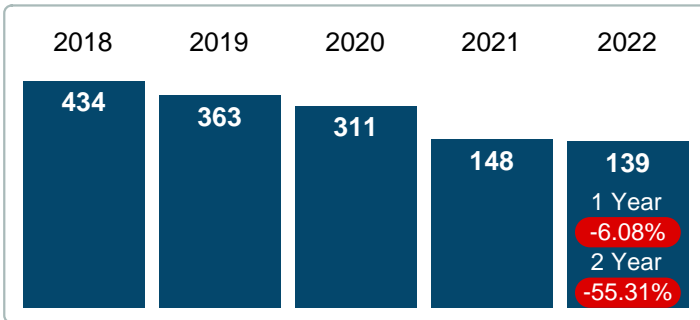
Area Delimited by County Of Rogers - Residential Property Type



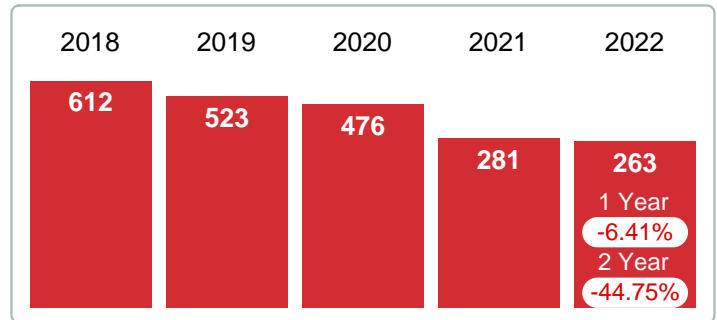
ACTIVE INVENTORY

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

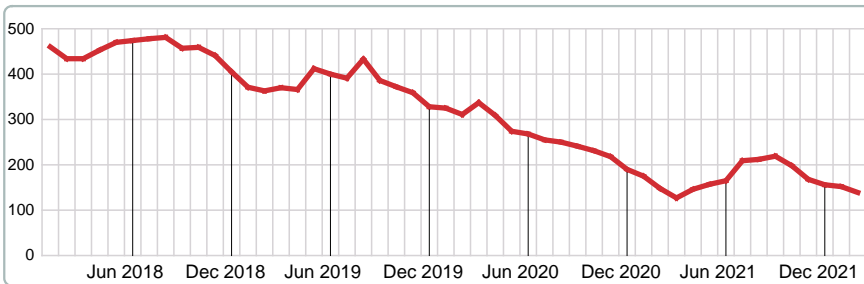
END OF FEBRUARY



ACTIVE DURING FEBRUARY

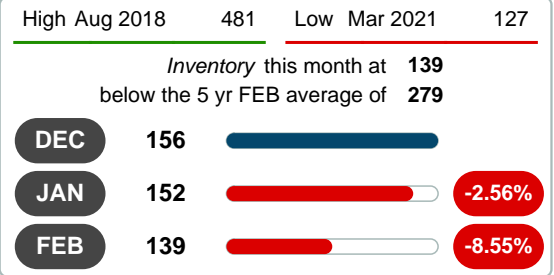


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 279



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	8	5.76%	44.6	5	3	0	0
\$100,001 - \$200,000	22	15.83%	95.5	8	9	5	0
\$200,001 - \$275,000	21	15.11%	37.9	2	16	3	0
\$275,001 - \$450,000	34	24.46%	56.4	0	22	11	1
\$450,001 - \$575,000	21	15.11%	70.9	2	11	8	0
\$575,001 - \$875,000	17	12.23%	72.6	0	2	10	5
\$875,001 and up	16	11.51%	84.5	1	3	5	7
Total Active Inventory by Units	139			18	66	42	13
Total Active Inventory by Volume	65,258,347	100%	66.5	4.19M	24.00M	24.24M	12.83M
Average Active Inventory Listing Price	\$469,485			\$232,817	\$363,624	\$577,116	\$986,892

February 2022



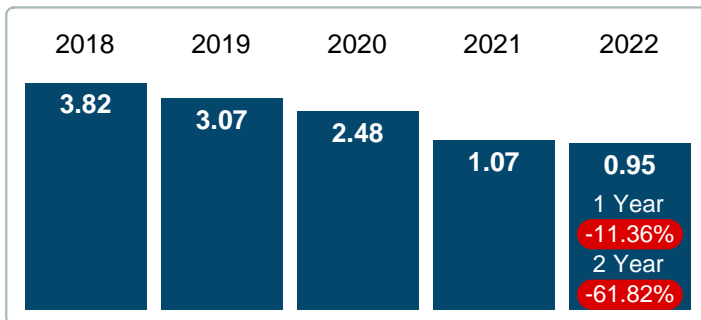
Area Delimited by County Of Rogers - Residential Property Type



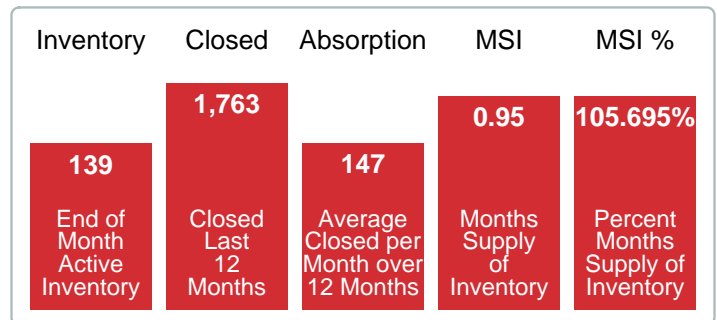
MONTHS SUPPLY of INVENTORY (MSI)

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

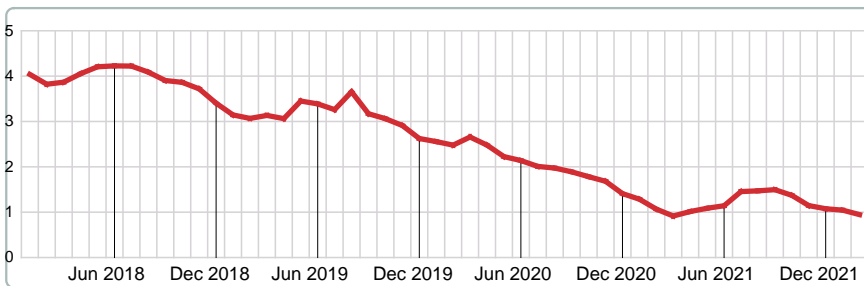
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

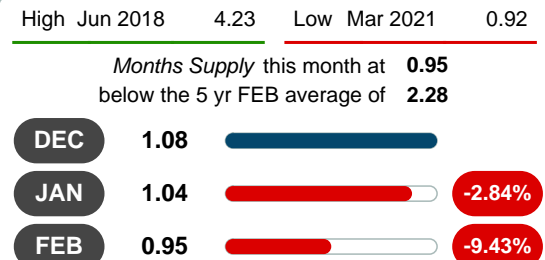


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.28



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	8	5.76%	1.10	1.50	0.86	0.00	0.00
\$100,001 - \$200,000	22	15.83%	0.49	2.34	0.26	0.74	0.00
\$200,001 - \$275,000	21	15.11%	0.57	3.00	0.66	0.27	0.00
\$275,001 - \$450,000	34	24.46%	0.83	0.00	1.28	0.52	0.50
\$450,001 - \$575,000	21	15.11%	2.27	24.00	7.33	1.39	0.00
\$575,001 - \$875,000	17	12.23%	3.04	0.00	4.80	3.24	2.50
\$875,001 and up	16	11.51%	7.68	12.00	36.00	7.50	5.60
Market Supply of Inventory (MSI)			0.95	2.14	0.81	0.86	1.53
Total Active Inventory by Units		100%	0.95	18	66	42	13

February 2022



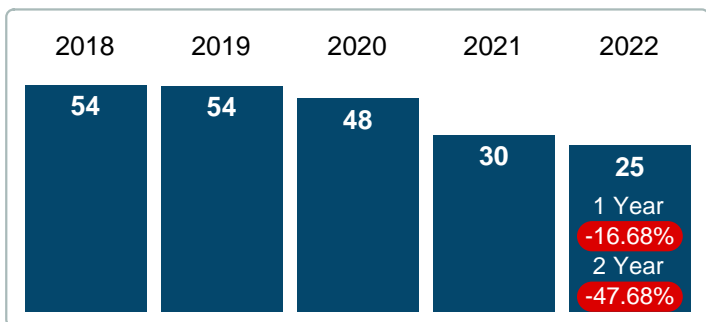
Area Delimited by County Of Rogers - Residential Property Type



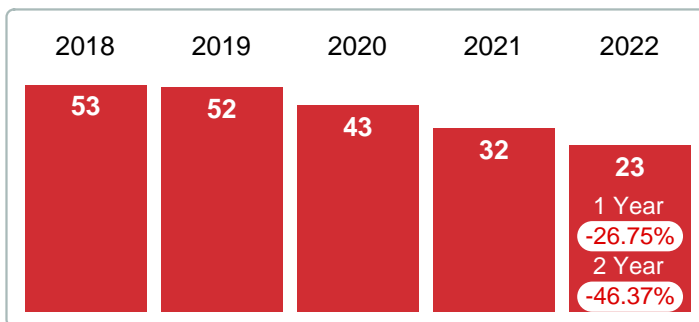
AVERAGE DAYS ON MARKET TO SALE

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

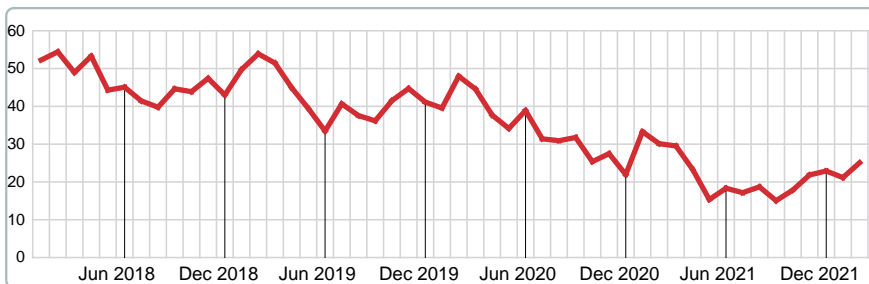
FEBRUARY



YEAR TO DATE (YTD)

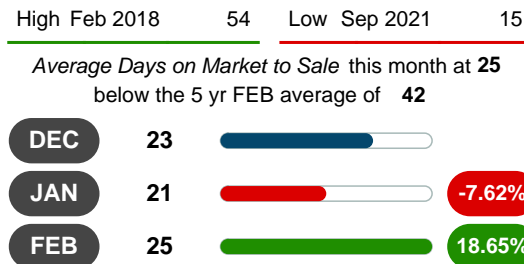


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 42



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	3.25%	16	8	25	0	0
\$125,001 - \$175,000	17.89%	12	19	12	7	0
\$175,001 - \$200,000	12.20%	20	0	13	49	0
\$200,001 - \$300,000	24.39%	13	11	12	15	34
\$300,001 - \$375,000	15.45%	35	0	55	25	29
\$375,001 - \$425,000	13.82%	32	0	25	26	135
\$425,001 and up	13.01%	54	0	93	36	75
Average Closed DOM		25				
Total Closed Units	100%	25	6	63	47	7
Total Closed Volume		36,293,193	860.50K	15.02M	16.64M	3.77M

February 2022



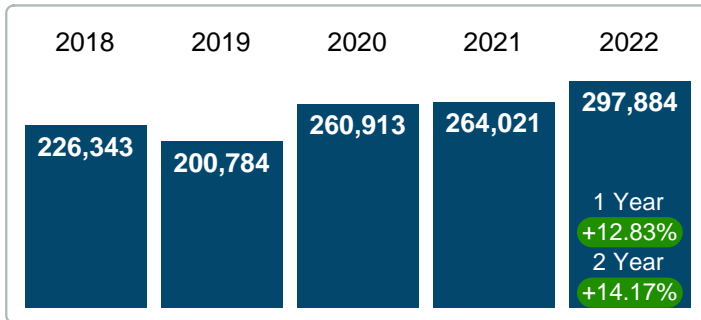
Area Delimited by County Of Rogers - Residential Property Type



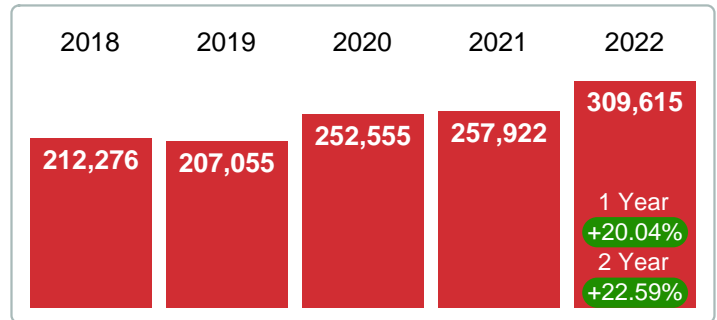
AVERAGE LIST PRICE AT CLOSING

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

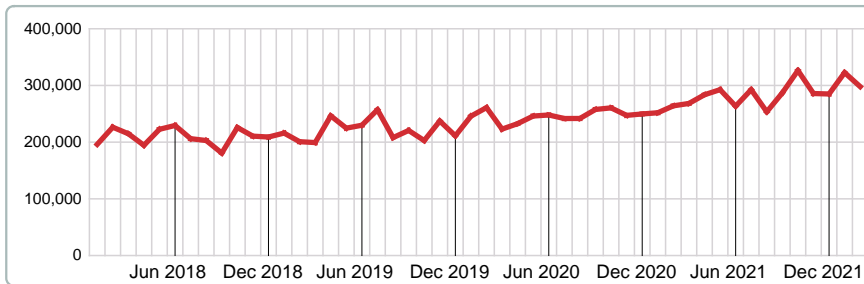
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

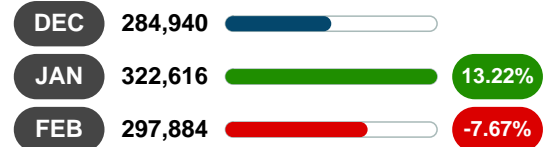


3 MONTHS

5 year FEB AVG = 249,989

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

Average List Price at Closing this month at **297,884**
above the 5 yr FEB average of **249,989**



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	71,125	44,750	97,500	0	0
\$125,001 - \$175,000	23	151,461	137,400	152,444	148,700	0
\$175,001 - \$200,000	14	196,064	0	197,083	206,600	0
\$200,001 - \$300,000	32	246,587	237,450	238,110	250,256	242,000
\$300,001 - \$375,000	19	337,915	0	324,983	337,762	337,450
\$375,001 - \$425,000	13	399,666	0	403,712	396,325	409,000
\$425,001 and up	18	589,993	0	622,389	532,970	838,000
Average List Price		297,884	139,867	241,162	356,753	548,557
Total Closed Units		123	6	63	47	7
Total Closed Volume		36,639,693	839.20K	15.19M	16.77M	3.84M

February 2022



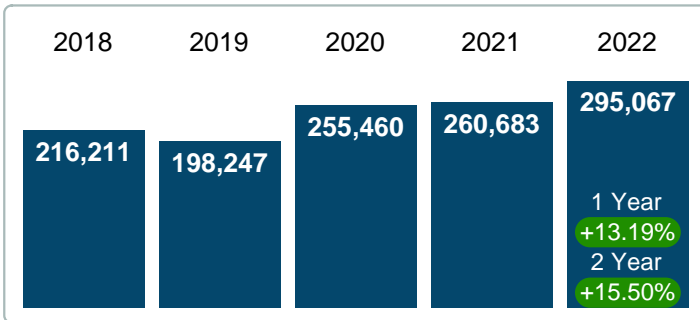
Area Delimited by County Of Rogers - Residential Property Type



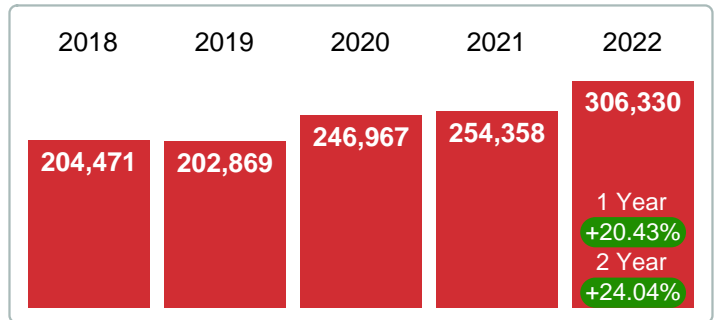
AVERAGE SOLD PRICE AT CLOSING

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

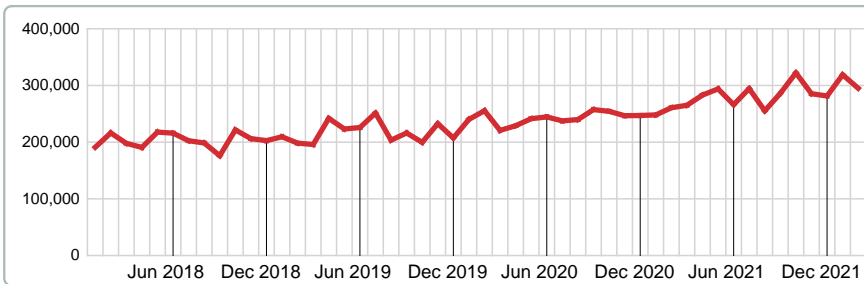
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

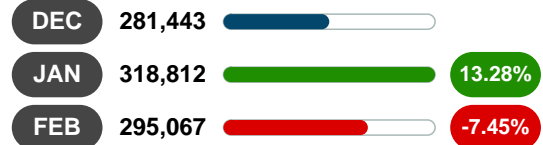


3 MONTHS

5 year FEB AVG = 245,134

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

Average Sold Price at Closing this month at **295,067** above the 5 yr FEB average of **245,134**



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	3.25%	67,625	47,750	87,500	0	0
\$125,001 - \$175,000	17.89%	148,309	138,000	149,556	148,475	0
\$175,001 - \$200,000	12.20%	193,187	0	192,483	196,000	0
\$200,001 - \$300,000	24.39%	242,263	244,500	239,545	251,856	225,000
\$300,001 - \$375,000	15.45%	332,230	0	328,667	333,124	338,000
\$375,001 - \$425,000	13.82%	401,639	0	404,140	400,192	409,000
\$425,001 and up	13.01%	590,873	0	587,391	523,180	820,000
Average Sold Price		295,067	143,417	238,402	354,114	538,571
Total Closed Units	100%	295,067	6	63	47	7
Total Closed Volume		36,293,193	860.50K	15.02M	16.64M	3.77M

February 2022



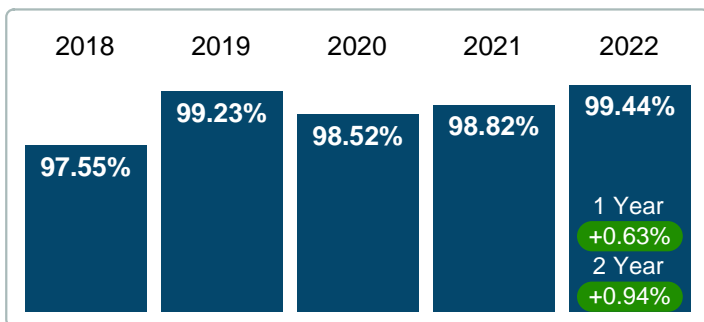
Area Delimited by County Of Rogers - Residential Property Type



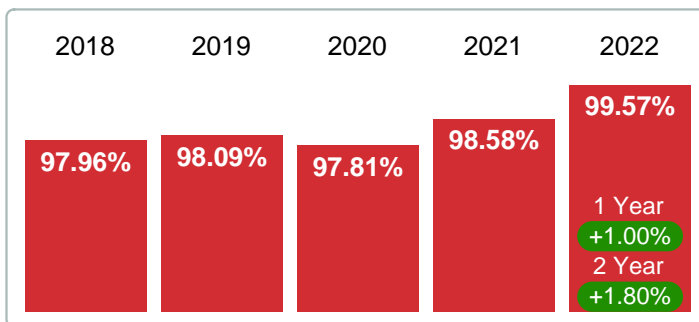
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

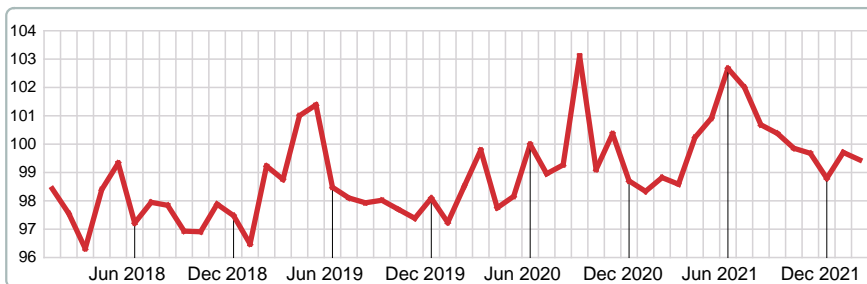
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

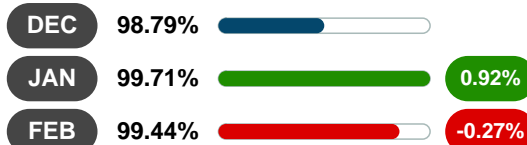


3 MONTHS

5 year FEB AVG = 98.71%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **99.44%**
equal to 5 yr FEB average of **98.71%**



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	4	3.25%	97.28%	104.14%	90.42%	0.00%	0.00%
\$125,001 - \$175,000	22	17.89%	98.71%	100.38%	98.21%	99.89%	0.00%
\$175,001 - \$200,000	15	12.20%	97.54%	0.00%	98.17%	95.00%	0.00%
\$200,001 - \$300,000	30	24.39%	100.85%	106.05%	100.77%	100.71%	92.98%
\$300,001 - \$375,000	19	15.45%	99.77%	0.00%	101.23%	98.92%	100.05%
\$375,001 - \$425,000	17	13.82%	101.13%	0.00%	100.39%	101.47%	100.00%
\$425,001 and up	16	13.01%	97.96%	0.00%	96.70%	98.34%	97.97%
Average Sold/List Ratio		99.40%		103.53%	99.12%	99.54%	98.14%
Total Closed Units	123	100%	99.40%	6	63	47	7
Total Closed Volume	36,293,193			860.50K	15.02M	16.64M	3.77M

February 2022



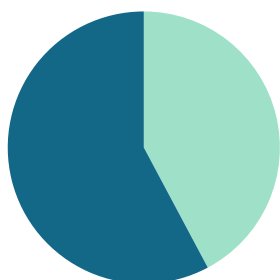
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

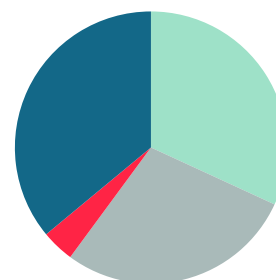


Inventory
 New Listings
111 = 42.21%
 Start Inventory
152
 Total Inventory Units
263
 Volume
\$98,973,165

Market Activity

Closed Sales
123 = 31.87%
 Pending Sales
109 = 28.24%
 Other Off Market
15 = 3.89%
 Active Inventory
139 = 36.01%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	106	123	16.04%	212	234	10.38%
Pending Sales	117	109	-6.84%	249	263	5.62%
New Listings	106	111	4.72%	234	285	21.79%
Average List Price	264,021	297,884	12.83%	257,922	309,615	20.04%
Average Sale Price	260,683	295,067	13.19%	254,358	306,330	20.43%
Average Percent of Selling Price to List Price	98.82%	99.44%	0.63%	98.58%	99.57%	1.00%
Average Days on Market to Sale	30.12	25.10	-16.68%	31.71	23.23	-26.75%
Monthly Inventory	149	139	-6.71%	149	139	-6.71%
Months Supply of Inventory	1.07	0.95	-11.95%	1.07	0.95	-11.95%

Absorption: Last 12 months, an Average of **147** Sales/Month

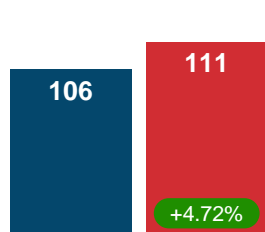
Inventory on February 28, 2022 = **139**

2021 **2022**

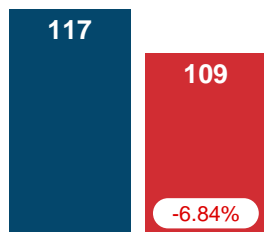
FEBRUARY MARKET

AVERAGE PRICES

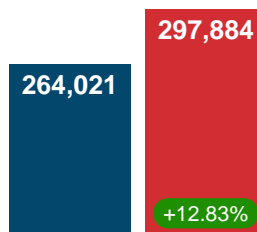
New Listings



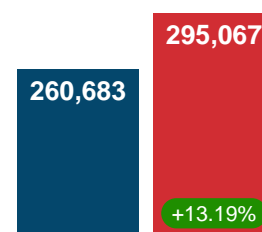
Pending Listings



List Price



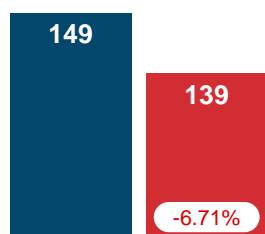
Sale Price



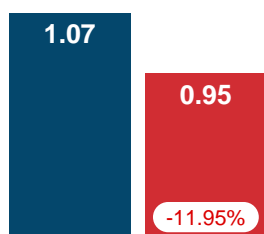
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

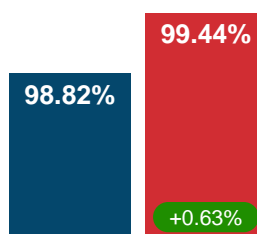
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

