

February 2022



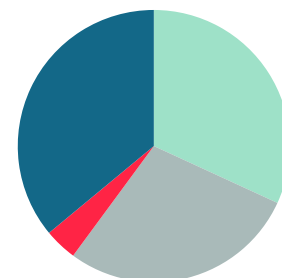
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	229,500	255,000	11.11%
Median Sale Price	226,250	250,000	10.50%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	7.00	-36.36%
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.

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 **10.50%** in February 2022 to \$250,000 versus the previous year at \$226,250.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 4.00 days or **36.36%** in February 2022 compared to last year's same month at **11.00** DOM.

Sales Success for February 2022 is Positive

Overall, with Median 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.

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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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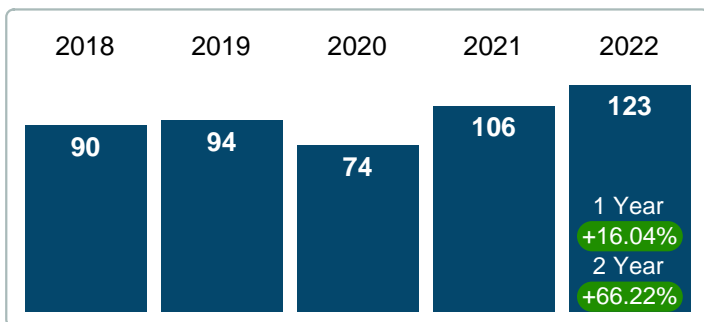
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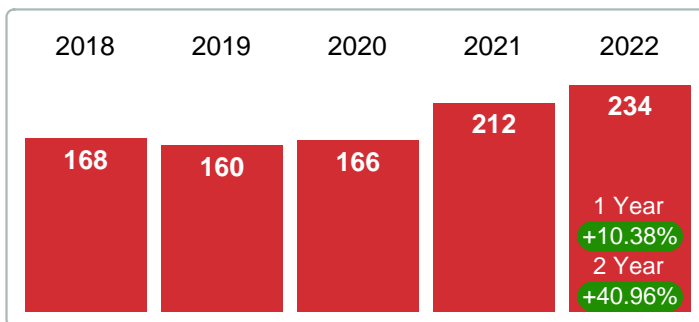
CLOSED LISTINGS

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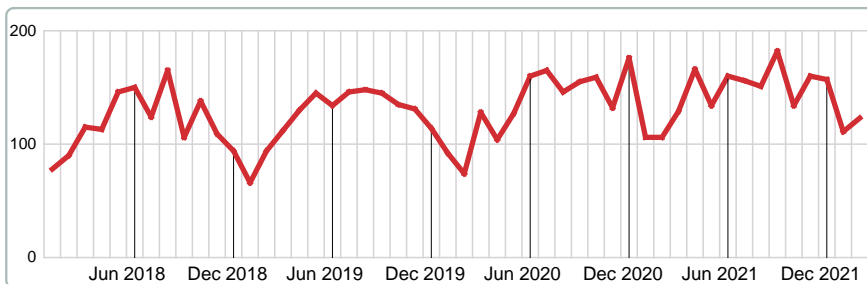
FEBRUARY



YEAR TO DATE (YTD)

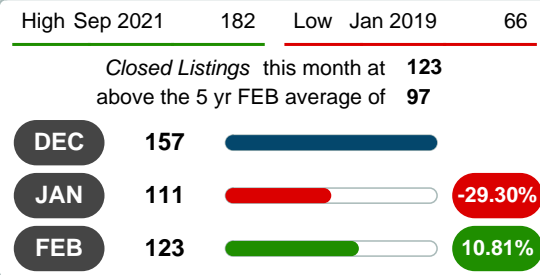


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 97



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	3.25%	9.0	2	2	0	0
\$125,001 - \$175,000	22	17.89%	6.0	2	16	4	0
\$175,001 - \$200,000	15	12.20%	8.0	0	12	3	0
\$200,001 - \$300,000	30	24.39%	4.0	2	20	7	1
\$300,001 - \$375,000	19	15.45%	5.0	0	6	11	2
\$375,001 - \$425,000	17	13.82%	14.0	0	4	12	1
\$425,001 and up	16	13.01%	36.0	0	3	10	3
Total Closed Units	123			6	63	47	7
Total Closed Volume	36,293,193	100%	7.0	860.50K	15.02M	16.64M	3.77M
Median Closed Price	\$250,000			\$138,000	\$205,000	\$370,000	\$409,000

February 2022



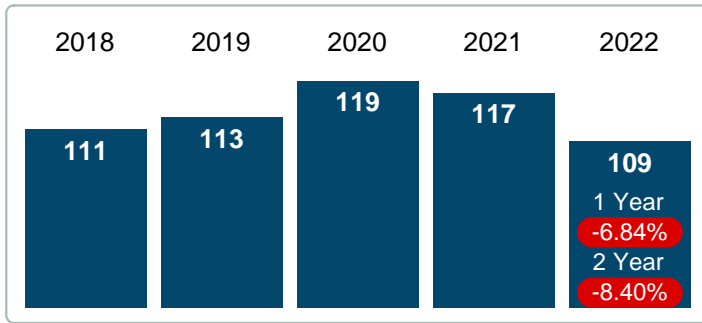
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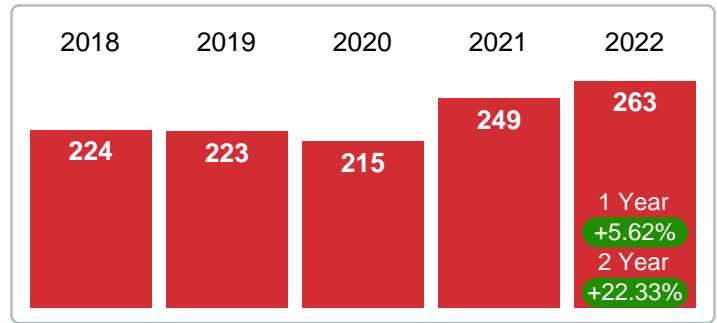
PENDING LISTINGS

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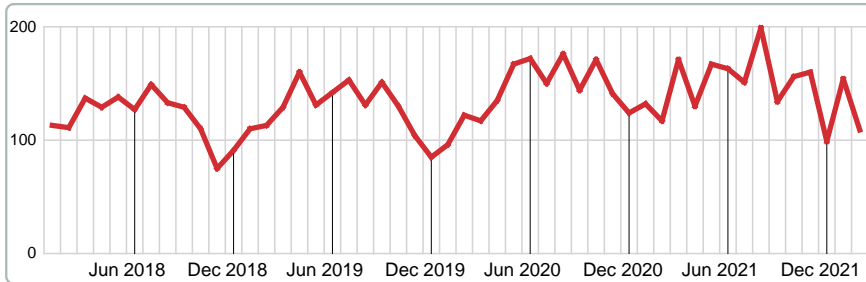
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 114

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 109 below the 5 yr FEB average of 114



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	4.59%	6.0	3	2	0	0
\$125,001 - \$175,000	17	15.60%	6.0	1	12	4	0
\$175,001 - \$200,000	11	10.09%	4.0	0	11	0	0
\$200,001 - \$250,000	27	24.77%	8.0	3	19	5	0
\$250,001 - \$350,000	26	23.85%	6.0	0	16	9	1
\$350,001 - \$450,000	13	11.93%	14.0	0	7	5	1
\$450,001 and up	10	9.17%	15.0	0	2	7	1
Total Pending Units	109			7	69	30	3
Total Pending Volume	30,195,788	100%	7.0	1.09M	16.95M	10.83M	1.32M
Median Listing Price	\$236,755			\$164,500	\$225,000	\$328,000	\$406,000

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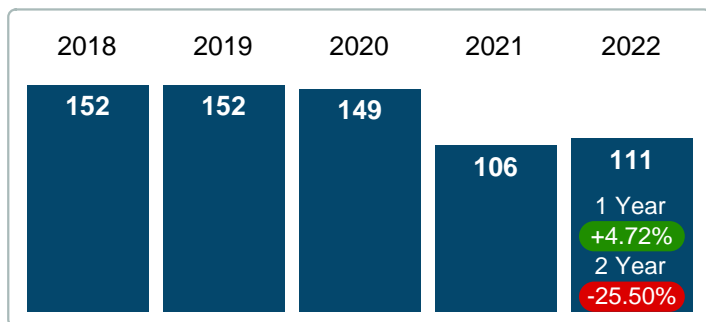
Area Delimited by County Of Rogers - Residential Property Type



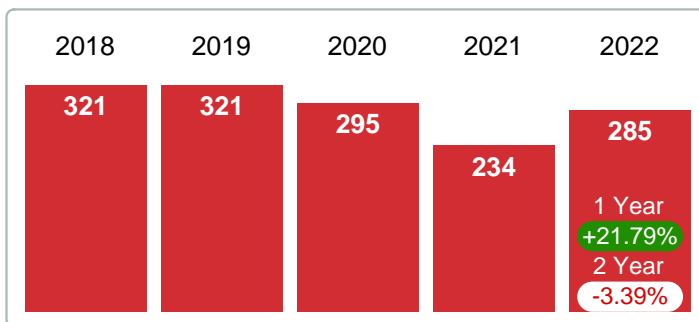
NEW LISTINGS

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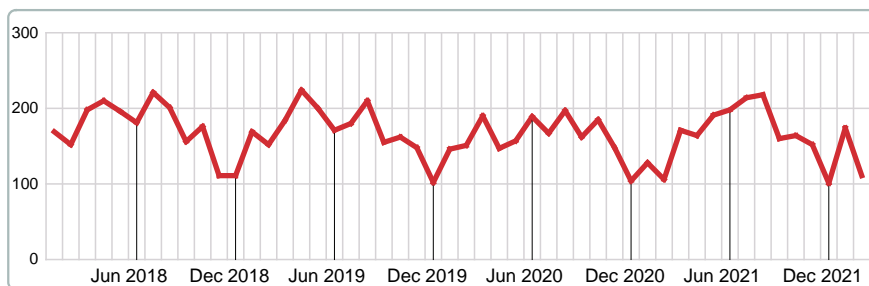
FEBRUARY



YEAR TO DATE (YTD)

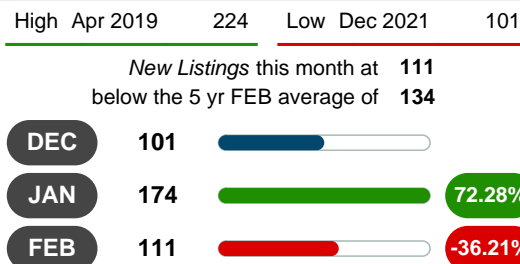


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$227,490		\$125,000	\$220,000	\$299,900	\$1,134,455

February 2022



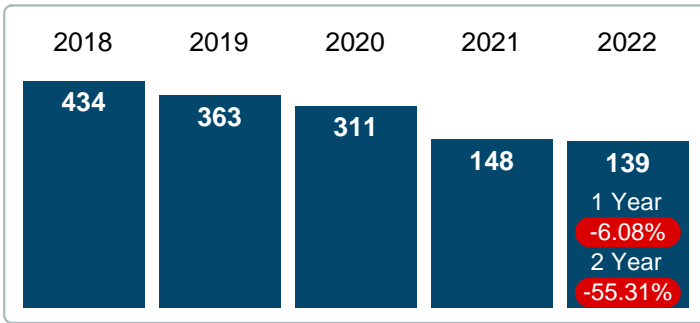
Area Delimited by County Of Rogers - Residential Property Type



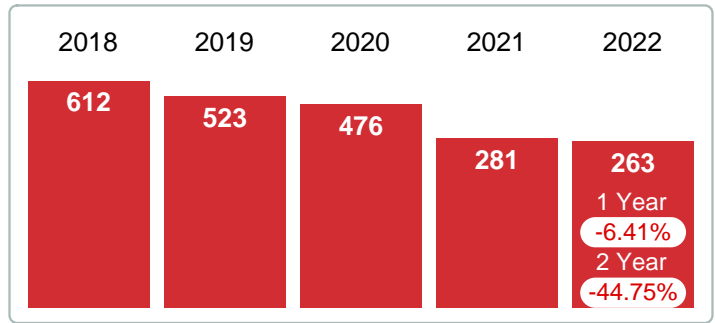
ACTIVE INVENTORY

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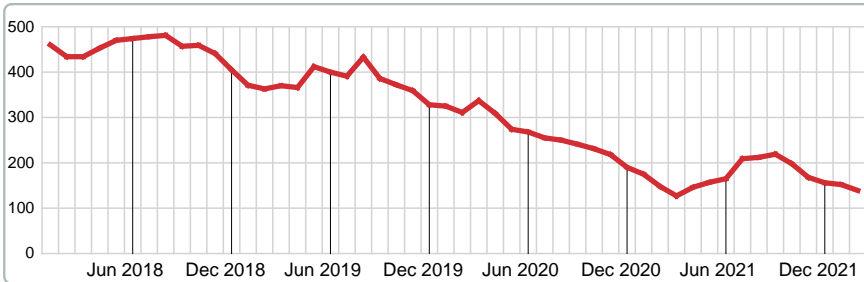
END OF FEBRUARY



ACTIVE DURING FEBRUARY

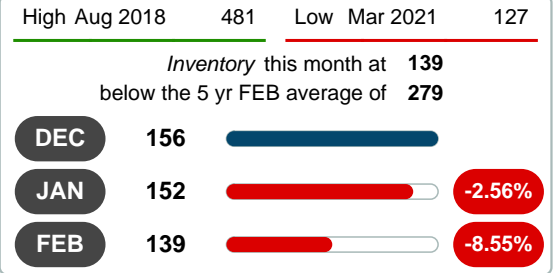


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 279



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	5.76%	22.5	5	3	0	0
\$100,001 - \$200,000	22	15.83%	75.0	8	9	5	0
\$200,001 - \$275,000	21	15.11%	18.0	2	16	3	0
\$275,001 - \$450,000	34	24.46%	35.0	0	22	11	1
\$450,001 - \$575,000	21	15.11%	39.0	2	11	8	0
\$575,001 - \$875,000	17	12.23%	59.0	0	2	10	5
\$875,001 and up	16	11.51%	68.0	1	3	5	7
Total Active Inventory by Units	139			18	66	42	13
Total Active Inventory by Volume	65,258,347	100%	39.0	4.19M	24.00M	24.24M	12.83M
Median Active Inventory Listing Price	\$399,900			\$122,500	\$318,500	\$472,750	\$884,900

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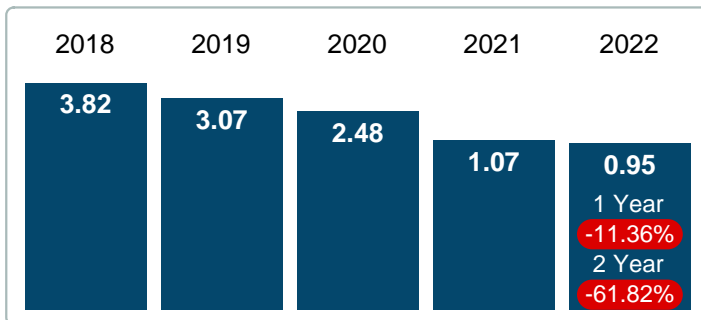
Area Delimited by County Of Rogers - Residential Property Type



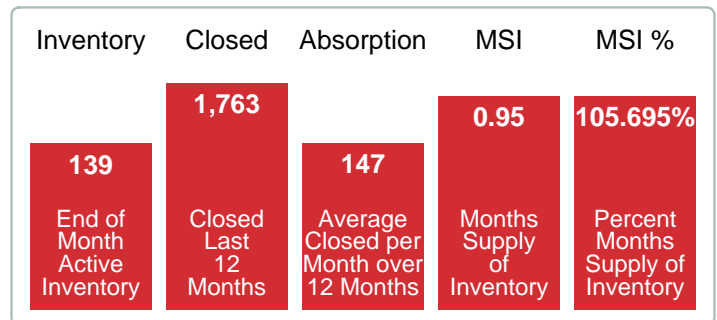
MONTHS SUPPLY of INVENTORY (MSI)

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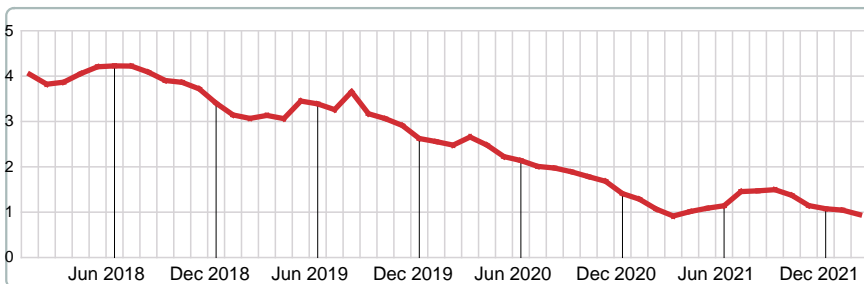
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

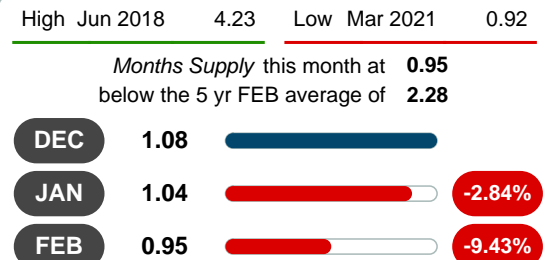


5 YEAR MARKET ACTIVITY TRENDS



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

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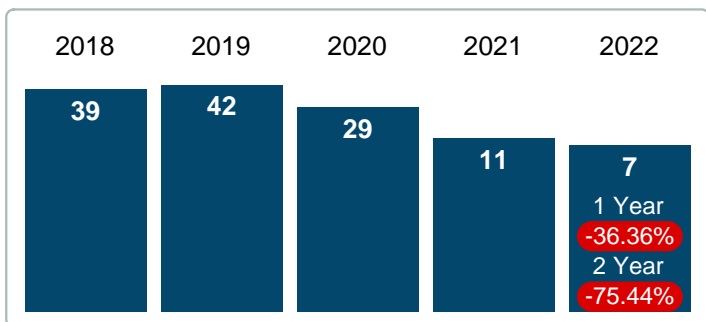
Area Delimited by County Of Rogers - Residential Property Type



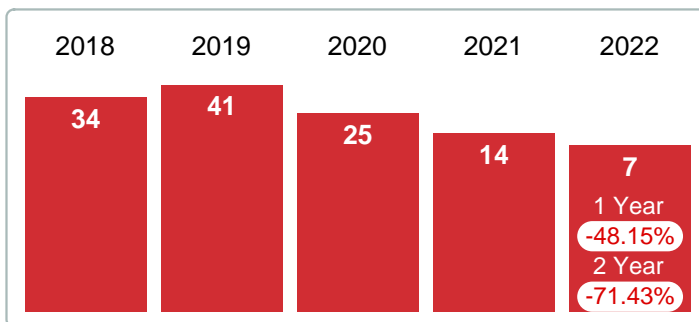
MEDIAN DAYS ON MARKET TO SALE

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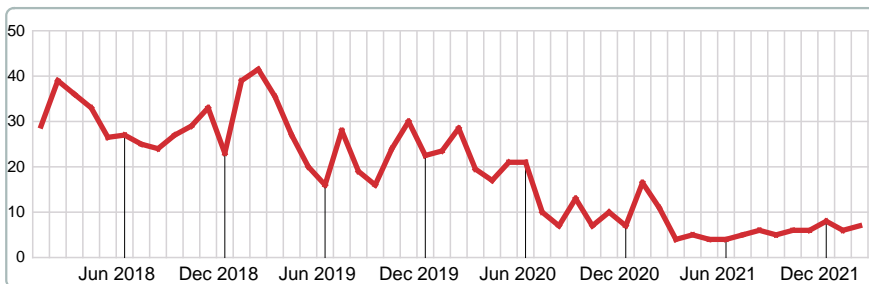
FEBRUARY



YEAR TO DATE (YTD)

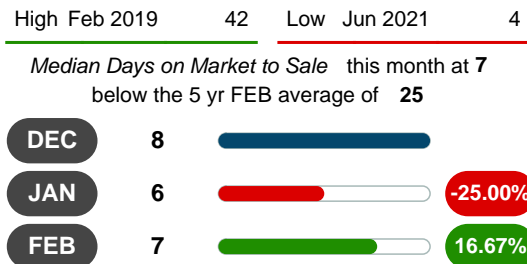


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 25



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	3.25%	9	8	25	0	0
\$125,001 - \$175,000	17.89%	6	19	6	7	0
\$175,001 - \$200,000	12.20%	8	0	6	50	0
\$200,001 - \$300,000	24.39%	4	11	4	3	34
\$300,001 - \$375,000	15.45%	5	0	45	3	29
\$375,001 - \$425,000	13.82%	14	0	5	16	135
\$425,001 and up	13.01%	36	0	41	20	77
Median Closed DOM		7	8	6	8	38
Total Closed Units	100%	123	6	63	47	7
Total Closed Volume		36,293,193	860.50K	15.02M	16.64M	3.77M

February 2022



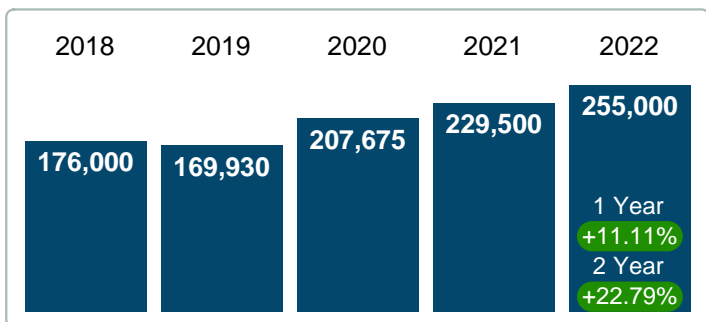
Area Delimited by County Of Rogers - Residential Property Type



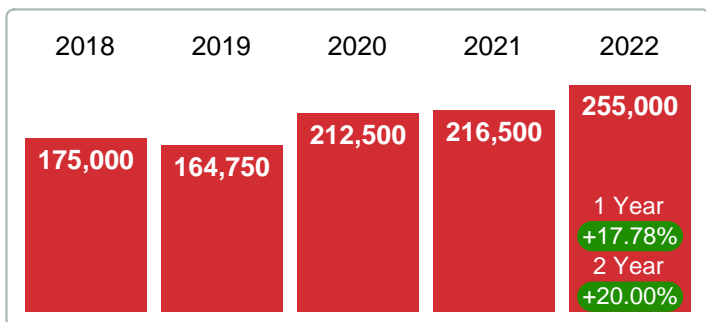
MEDIAN LIST PRICE AT CLOSING

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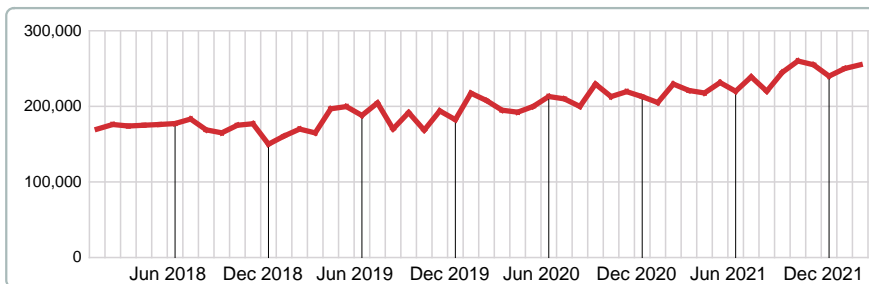
FEBRUARY



YEAR TO DATE (YTD)

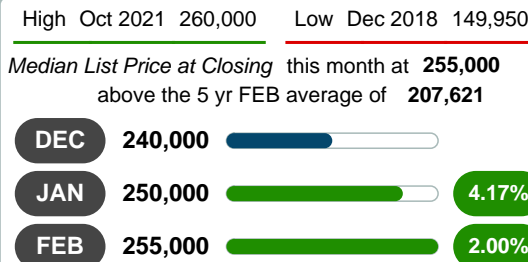


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 207,621



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	4	3.25%	62,500	44,750	97,500	0	0
\$125,001 - \$175,000	23	18.70%	149,900	137,400	150,000	149,950	0
\$175,001 - \$200,000	14	11.38%	199,900	199,900	199,900	199,950	0
\$200,001 - \$300,000	32	26.02%	243,500	275,000	238,000	249,900	242,000
\$300,001 - \$375,000	19	15.45%	334,900	0	329,950	339,500	337,450
\$375,001 - \$425,000	13	10.57%	399,848	0	425,000	389,900	409,000
\$425,001 and up	18	14.63%	541,950	0	499,999	522,400	825,000
Median List Price			255,000	137,400	205,000	350,000	409,000
Total Closed Units		100%	255,000	6	63	47	7
Total Closed Volume			36,639,693	839.20K	15.19M	16.77M	3.84M

February 2022



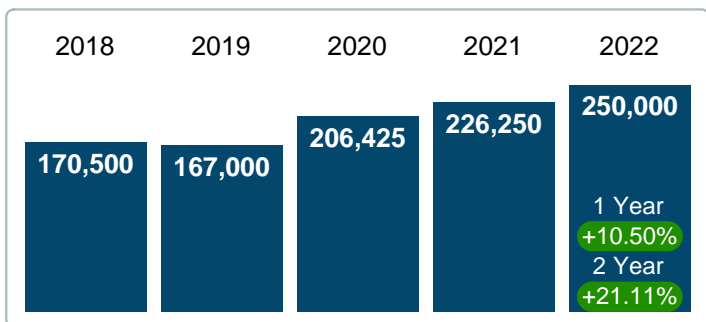
Area Delimited by County Of Rogers - Residential Property Type



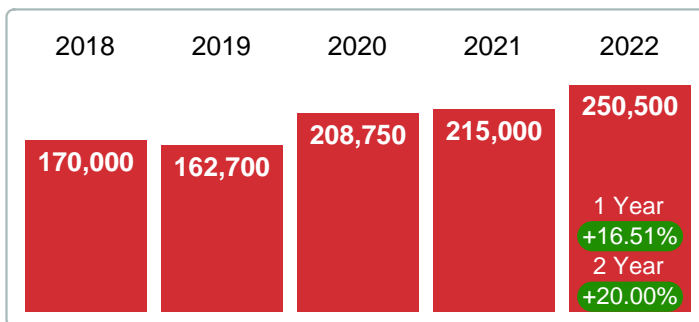
MEDIAN SOLD PRICE AT CLOSING

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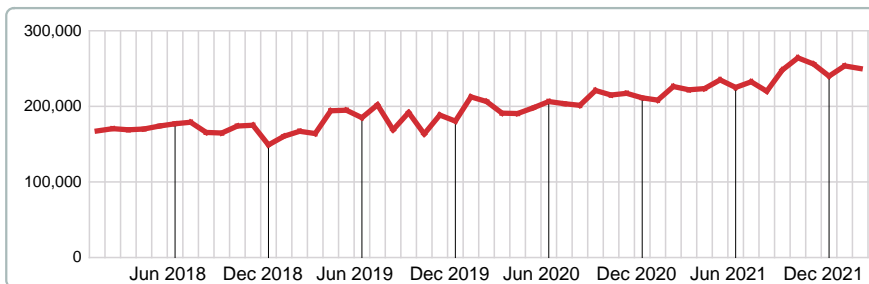
FEBRUARY



YEAR TO DATE (YTD)

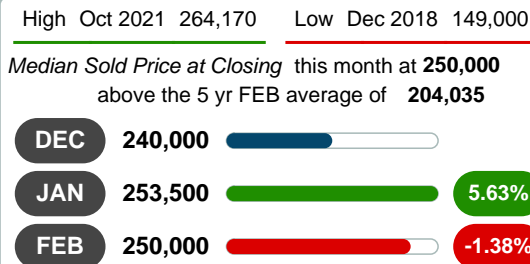


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 204,035



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	3.25%	66,500	47,750	87,500	0	0
\$125,001 - \$175,000	22	17.89%	146,750	138,000	148,250	146,950	0
\$175,001 - \$200,000	15	12.20%	194,000	0	193,750	198,000	0
\$200,001 - \$300,000	30	24.39%	242,500	244,500	237,500	250,000	225,000
\$300,001 - \$375,000	19	15.45%	330,000	0	327,500	330,000	338,000
\$375,001 - \$425,000	17	13.82%	401,000	0	405,281	400,450	409,000
\$425,001 and up	16	13.01%	527,500	0	515,000	525,000	825,000
Median Sold Price			250,000	138,000	205,000	370,000	409,000
Total Closed Units		100%	250,000	6	63	47	7
Total Closed Volume			36,293,193	860.50K	15.02M	16.64M	3.77M

February 2022



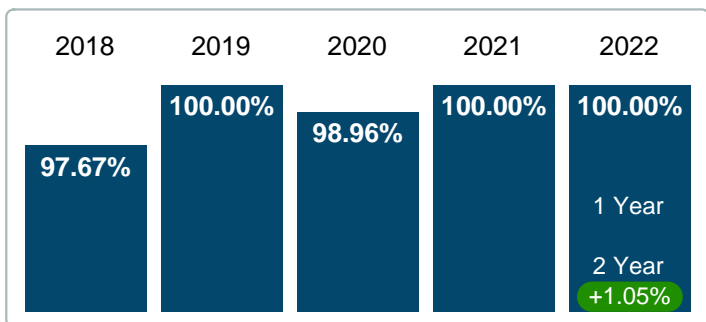
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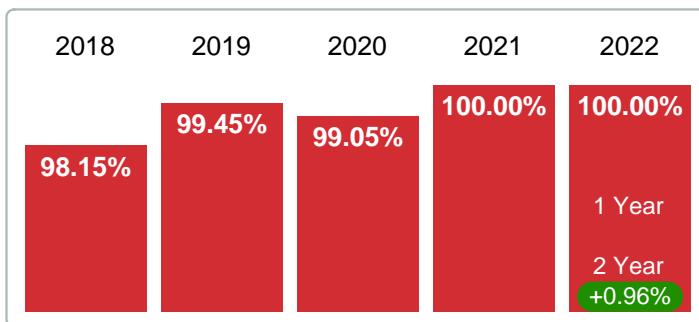
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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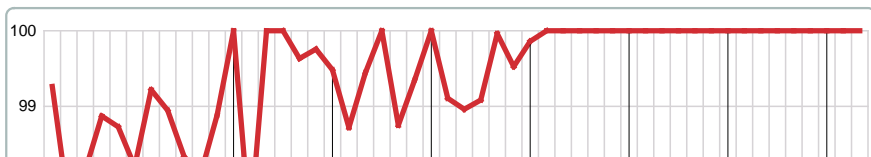
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.33%

High Feb 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** above the 5 yr FEB average of **99.33%**

DEC 100.00%
 JAN 100.00%
 FEB 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	4	3.25%	90.42%	104.14%	90.42%	0.00%	0.00%
\$125,001 - \$175,000	22	17.89%	100.00%	100.38%	100.00%	99.68%	0.00%
\$175,001 - \$200,000	15	12.20%	99.05%	0.00%	99.77%	95.00%	0.00%
\$200,001 - \$300,000	30	24.39%	100.00%	106.05%	100.00%	100.00%	92.98%
\$300,001 - \$375,000	19	15.45%	100.00%	0.00%	100.00%	100.00%	100.05%
\$375,001 - \$425,000	17	13.82%	100.00%	0.00%	97.68%	100.00%	100.00%
\$425,001 and up	16	13.01%	99.61%	0.00%	100.00%	99.61%	97.40%
Median Sold/List Ratio		100.00%		100.38%	100.00%	100.00%	98.41%
Total Closed Units	123	100%	100.00%	6	63	47	7
Total Closed Volume	36,293,193			860.50K	15.02M	16.64M	3.77M

February 2022



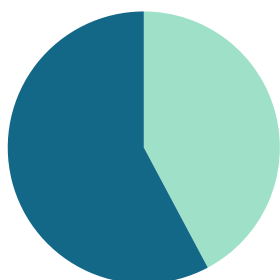
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

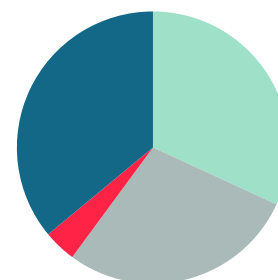


Inventory
 New Listings
111 = 42.21%
 Start Inventory
152
 Total Inventory Units
263
 Volume
\$98,973,165

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%
Median List Price	229,500	255,000	11.11%	216,500	255,000	17.78%
Median Sale Price	226,250	250,000	10.50%	215,000	250,500	16.51%
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	11.00	7.00	-36.36%	13.50	7.00	-48.15%
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

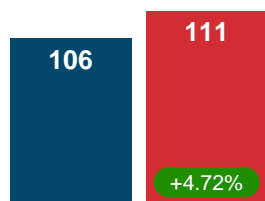
Inventory on February 28, 2022 = **139**

2021 **2022**

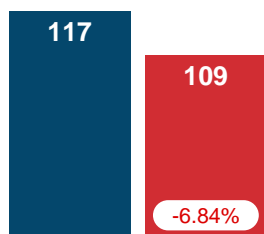
FEBRUARY MARKET

MEDIAN PRICES

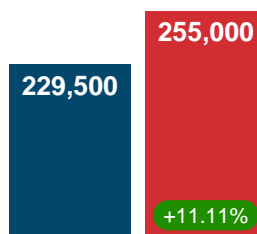
New Listings



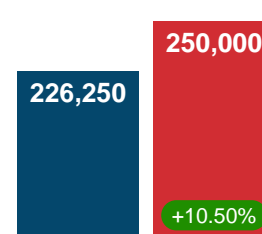
Pending Listings



List Price



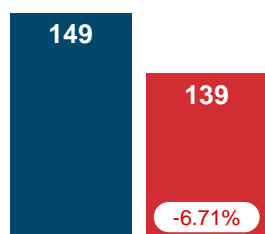
Sale Price



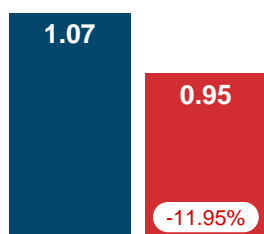
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

