

January 2022



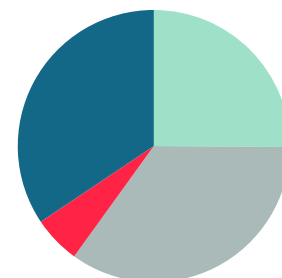
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	106	111	4.72%
Pending Listings	132	154	16.67%
New Listings	128	174	35.94%
Average List Price	251,823	322,616	28.11%
Average Sale Price	248,033	318,812	28.54%
Average Percent of Selling Price to List Price	98.34%	99.71%	1.40%
Average Days on Market to Sale	33.29	21.15	-36.46%
End of Month Inventory	176	152	-13.64%
Months Supply of Inventory	1.29	1.04	-19.28%



■ Closed (25.11%)
■ Pending (34.84%)
■ Other OffMarket (5.66%)
■ Active (34.39%)

Absorption: Last 12 months, an Average of **146** Sales/Month
Active Inventory as of January 31, 2022 = **152**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2022 decreased **13.64%** to 152 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 **1.04** 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 **28.54%** in January 2022 to \$318,812 versus the previous year at \$248,033.

Average Days on Market Shortens

The average number of **21.15** days that homes spent on the market before selling decreased by 12.14 days or **36.46%** in January 2022 compared to last year's same month at **33.29** DOM.

Sales Success for January 2022 is Positive

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

There were 174 New Listings in January 2022, up **35.94%** from last year at 128. Furthermore, there were 111 Closed Listings this month versus last year at 106, a **4.72%** increase.

Closed versus Listed trends yielded a **63.8%** ratio, down from previous year's, January 2021, at **82.8%**, a **22.97%** downswing. 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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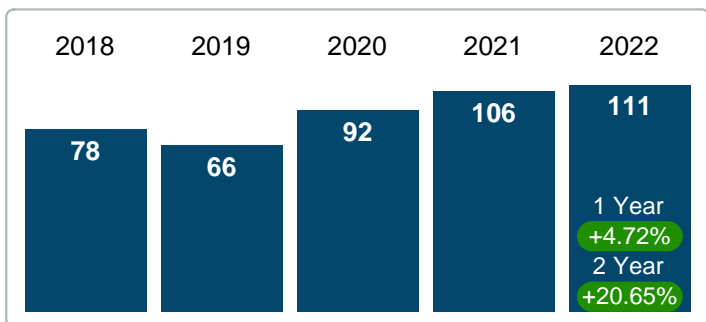
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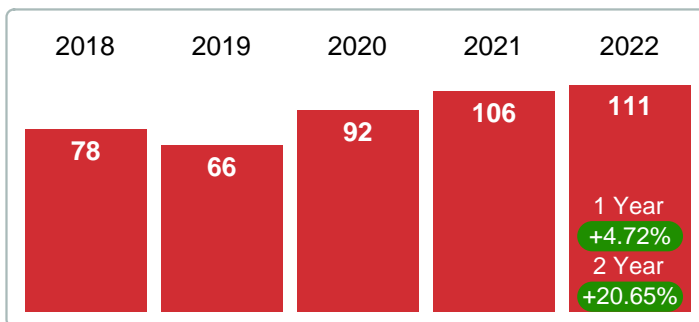
CLOSED LISTINGS

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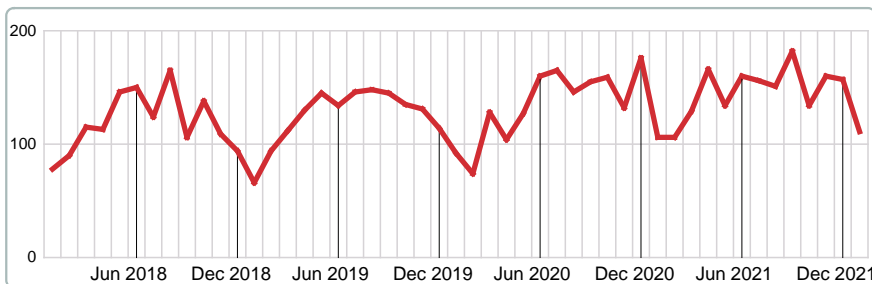
JANUARY



YEAR TO DATE (YTD)

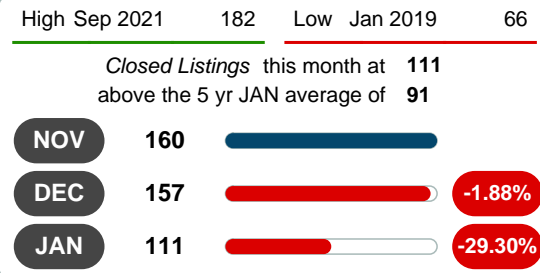


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 91



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	10	9.01%	23.0	3	6	1	0
\$125,001 - \$175,000	14	12.61%	16.9	1	12	1	0
\$175,001 - \$225,000	20	18.02%	14.5	0	16	4	0
\$225,001 - \$300,000	23	20.72%	20.7	1	16	6	0
\$300,001 - \$375,000	19	17.12%	19.4	0	11	8	0
\$375,001 - \$550,000	12	10.81%	15.0	0	4	8	0
\$550,001 and up	13	11.71%	43.8	1	1	7	4
Total Closed Units	111			6	66	35	4
Total Closed Volume	35,388,107	100%	21.2	1.47M	15.62M	14.06M	4.23M
Average Closed Price	\$318,812			\$245,417	\$236,741	\$401,806	\$1,056,875

January 2022



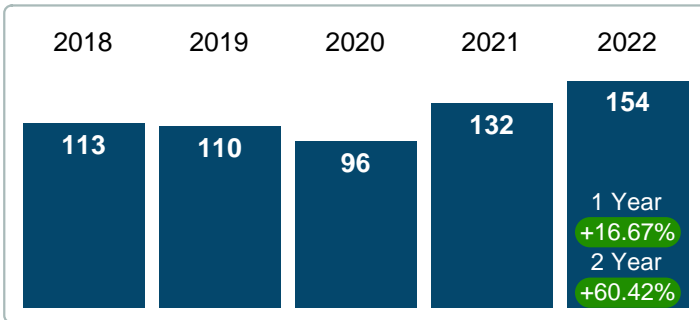
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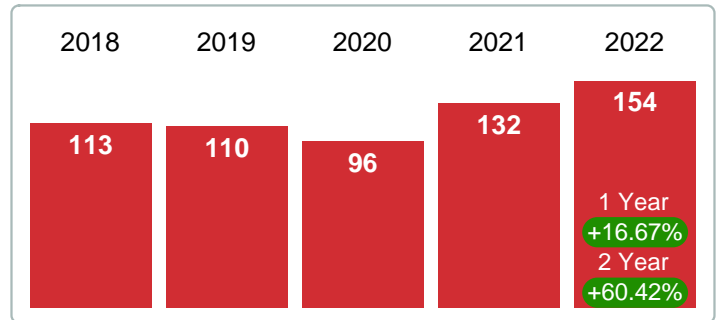
PENDING LISTINGS

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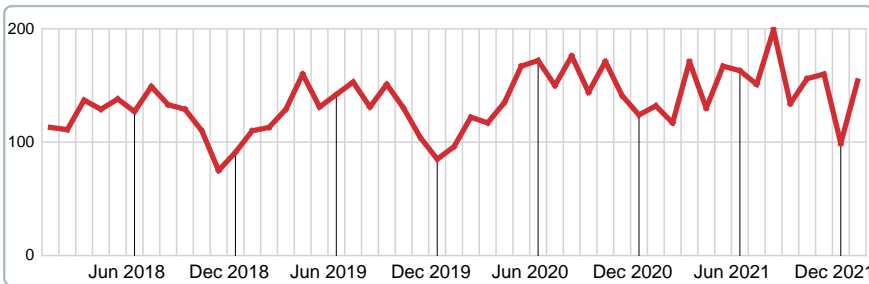
JANUARY



YEAR TO DATE (YTD)

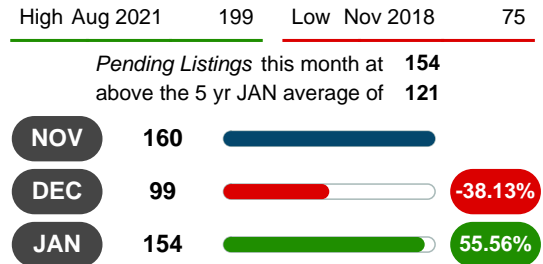


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 121



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	16	10.39%	17.0	5	9	2	0
\$150,001 - \$175,000	12	7.79%	23.1	0	10	2	0
\$175,001 - \$200,000	20	12.99%	28.7	2	14	4	0
\$200,001 - \$325,000	43	27.92%	15.9	1	26	15	1
\$325,001 - \$400,000	28	18.18%	39.1	0	13	14	1
\$400,001 - \$475,000	17	11.04%	33.6	0	7	9	1
\$475,001 and up	18	11.69%	50.1	0	2	14	2
Total Pending Units	154			8	81	60	5
Total Pending Volume	46,803,103	100%	28.6	1.18M	21.06M	22.20M	2.36M
Average Listing Price	\$303,093			\$147,750	\$259,992	\$370,071	\$471,487

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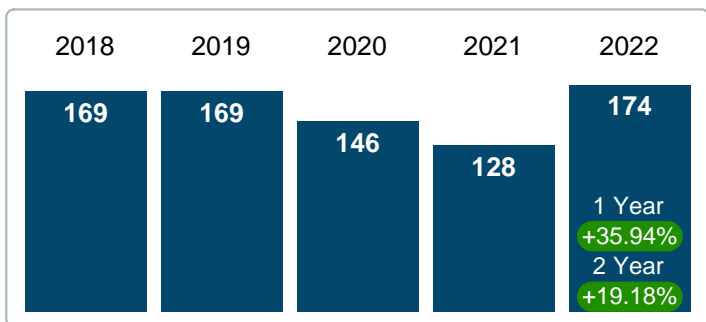
Area Delimited by County Of Rogers - Residential Property Type



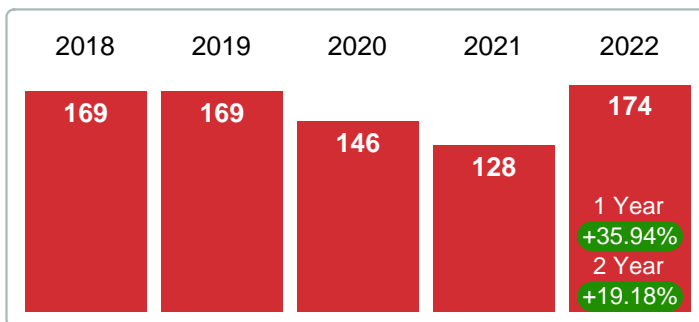
NEW LISTINGS

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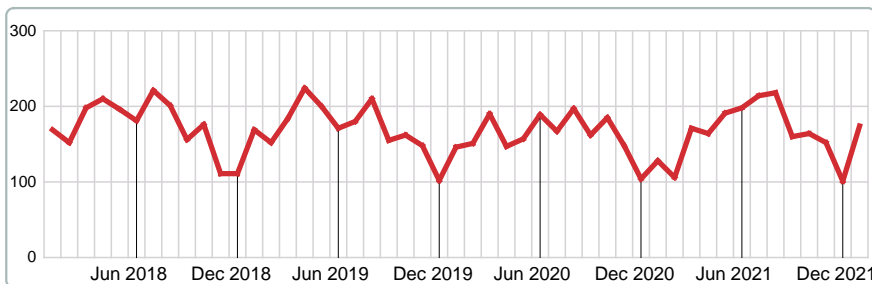
JANUARY



YEAR TO DATE (YTD)

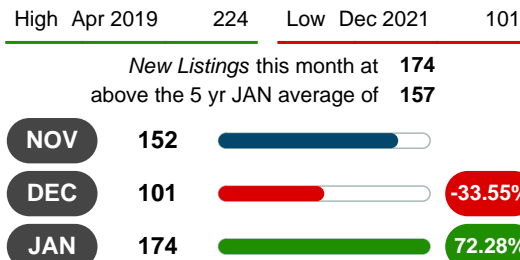


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 157



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	15	8.62%	4	8	3	0
\$150,001 - \$200,000	25	14.37%	2	19	4	0
\$200,001 - \$250,000	24	13.79%	0	18	6	0
\$250,001 - \$375,000	40	22.99%	1	22	15	2
\$375,001 - \$450,000	29	16.67%	0	23	5	1
\$450,001 - \$550,000	22	12.64%	1	6	14	1
\$550,001 and up	19	10.92%	1	4	10	4
Total New Listed Units	174		9	100	57	8
Total New Listed Volume	61,501,583	100%	2.70M	31.42M	23.22M	4.17M
Average New Listed Listing Price	\$330,782		\$299,578	\$314,171	\$407,386	\$520,917

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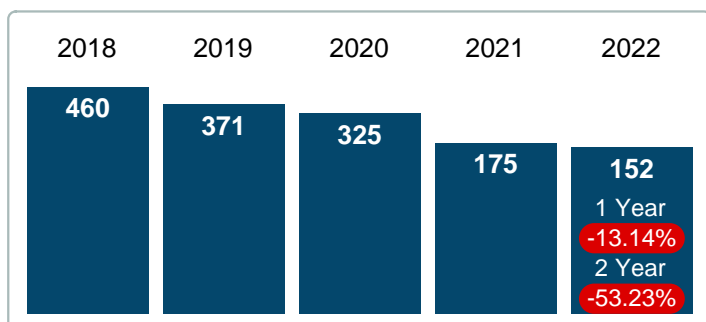
Area Delimited by County Of Rogers - Residential Property Type



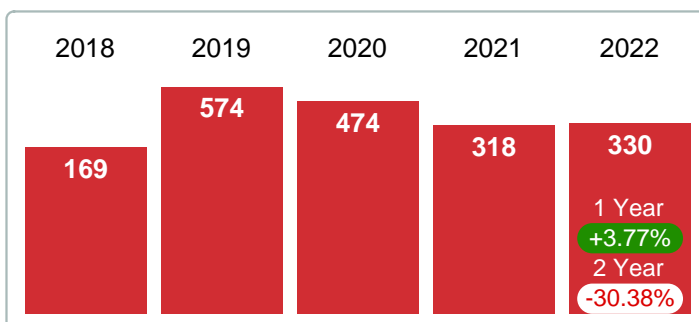
ACTIVE INVENTORY

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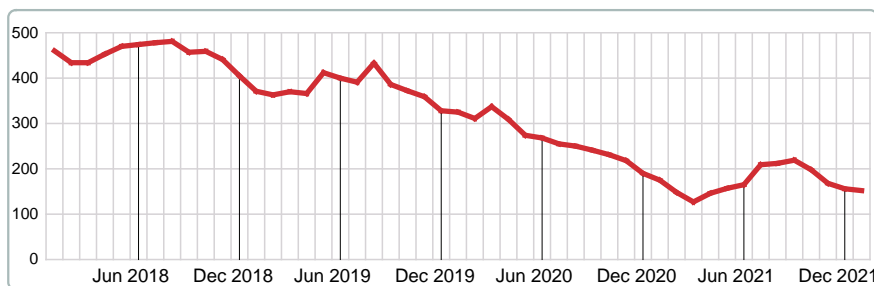
END OF JANUARY



ACTIVE DURING JANUARY

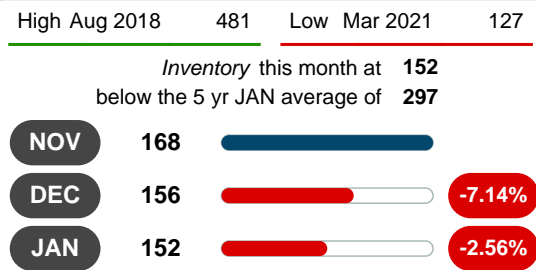


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 297



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	14	9.21%	96.9	9	5	0	0
\$125,001 - \$200,000	19	12.50%	71.6	2	13	4	0
\$200,001 - \$275,000	20	13.16%	42.3	2	14	4	0
\$275,001 - \$425,000	41	26.97%	45.3	0	29	9	3
\$425,001 - \$525,000	23	15.13%	59.3	2	10	11	0
\$525,001 - \$750,000	20	13.16%	40.1	0	2	13	5
\$750,001 and up	15	9.87%	75.3	1	2	6	6
Total Active Inventory by Units	152			16	75	47	14
Total Active Inventory by Volume	67,057,797	100%	57.3	3.89M	25.29M	26.01M	11.88M
Average Active Inventory Listing Price	\$441,170			\$242,856	\$337,147	\$553,308	\$848,614

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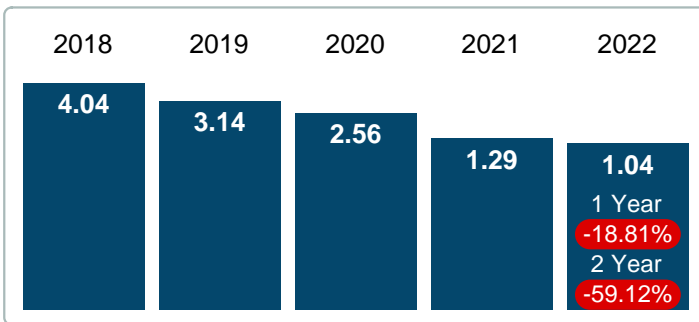
Area Delimited by County Of Rogers - Residential Property Type



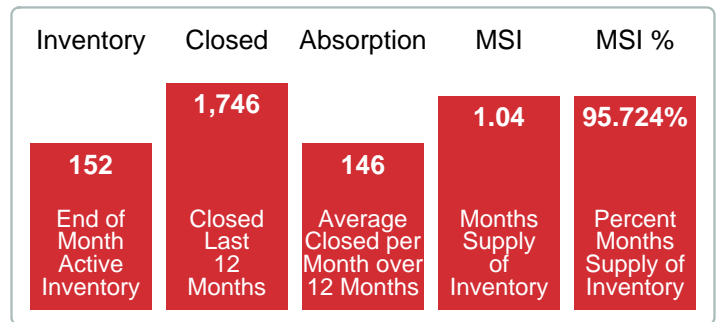
MONTHS SUPPLY of INVENTORY (MSI)

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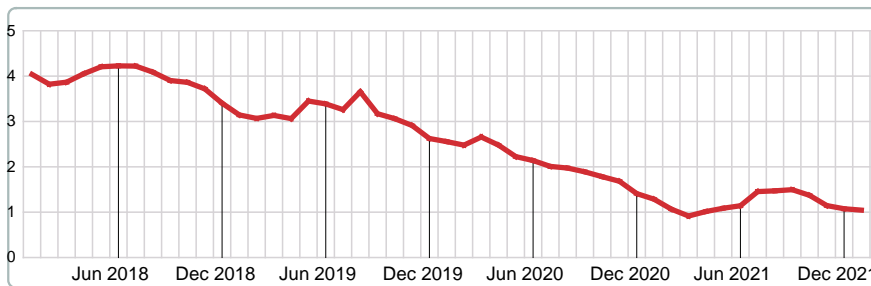
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

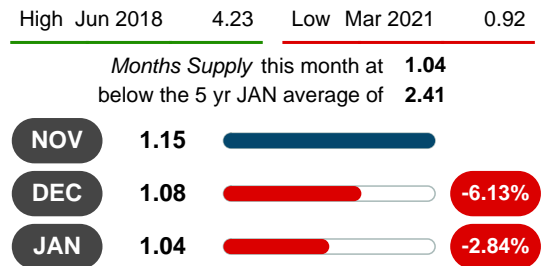


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.41



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	14	9.21%	1.09	2.04	0.67	0.00	0.00
\$125,001 - \$200,000	19	12.50%	0.49	0.89	0.42	0.69	0.00
\$200,001 - \$275,000	20	13.16%	0.54	4.00	0.58	0.34	0.00
\$275,001 - \$425,000	41	26.97%	1.13	0.00	1.78	0.51	1.80
\$425,001 - \$525,000	23	15.13%	2.21	12.00	5.22	1.69	0.00
\$525,001 - \$750,000	20	13.16%	3.00	0.00	3.43	3.39	2.31
\$750,001 and up	15	9.87%	4.86	12.00	24.00	4.00	4.24
Market Supply of Inventory (MSI)			1.04	1.96	0.92	0.98	1.68
Total Active Inventory by Units		100%	1.04	16	75	47	14

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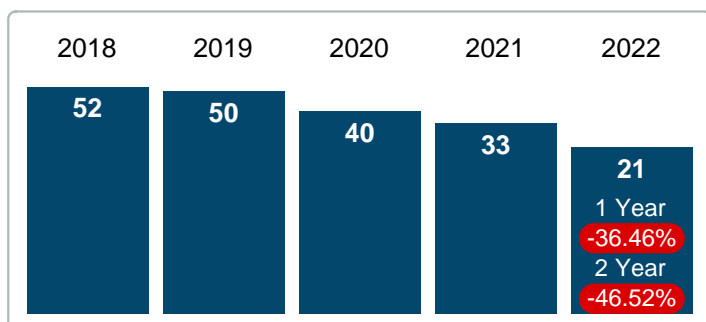
Area Delimited by County Of Rogers - Residential Property Type



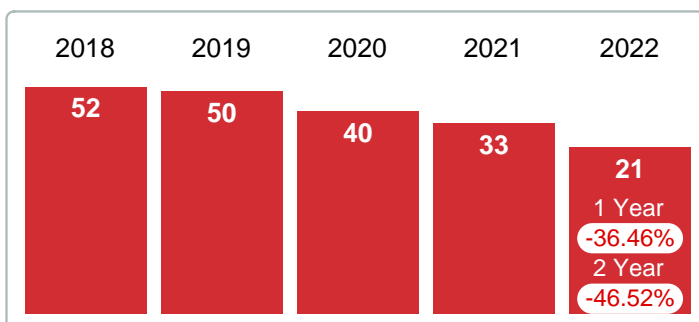
AVERAGE DAYS ON MARKET TO SALE

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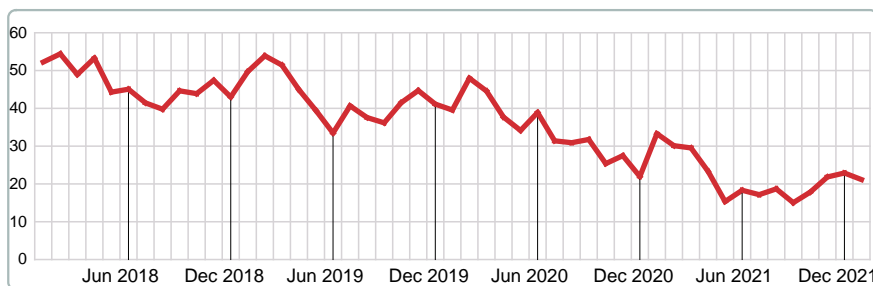
JANUARY



YEAR TO DATE (YTD)

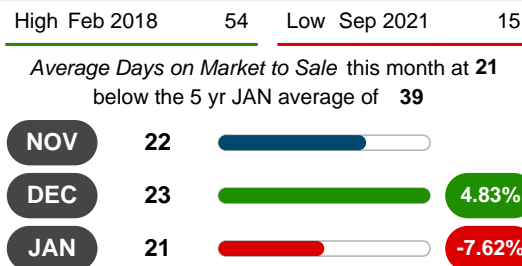


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 39



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	9.01%	23	14	24	46	0
\$125,001 - \$175,000	12.61%	17	1	6	158	0
\$175,001 - \$225,000	18.02%	14	0	13	22	0
\$225,001 - \$300,000	20.72%	21	7	24	15	0
\$300,001 - \$375,000	17.12%	19	0	29	6	0
\$375,001 - \$550,000	10.81%	15	0	2	22	0
\$550,001 and up	11.71%	44	79	9	57	21
Average Closed DOM		21	21	17	29	21
Total Closed Units	100%	21	6	66	35	4
Total Closed Volume		35,388,107	1.47M	15.62M	14.06M	4.23M

January 2022



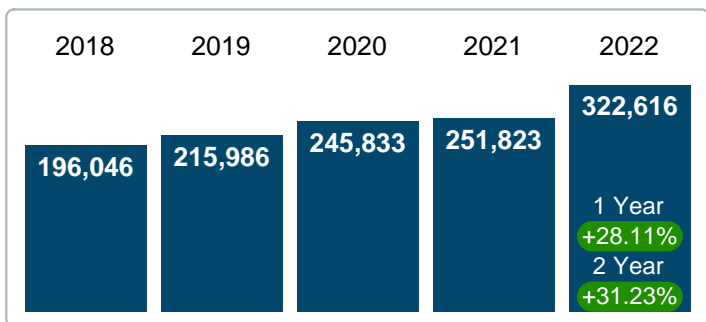
Area Delimited by County Of Rogers - Residential Property Type



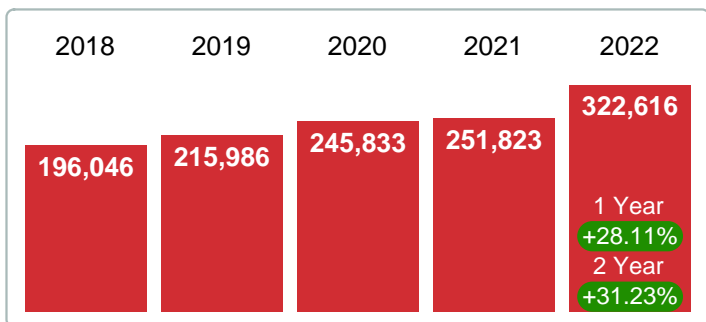
AVERAGE LIST PRICE AT CLOSING

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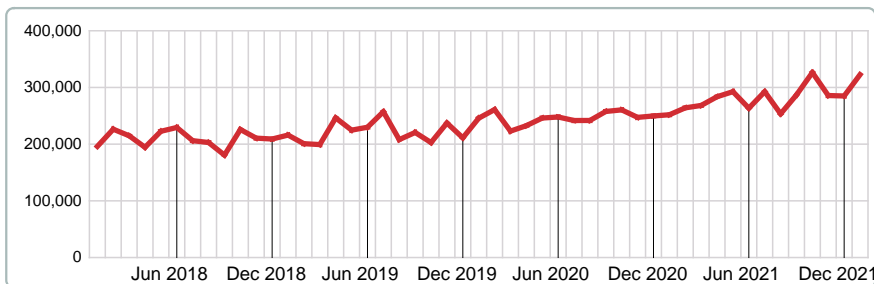
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 246,461

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

Average List Price at Closing this month at **322,616**
above the 5 yr JAN average of **246,461**

NOV	285,745	<div style="width: 80%;"></div>
DEC	284,940	<div style="width: 80%; background-color: red;"></div> -0.28%
JAN	322,616	<div style="width: 100%; background-color: green;"></div> 13.22%

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 9	8.11%	90,856	74,933	99,633	130,000	0
\$125,001 - \$175,000 15	13.51%	148,247	125,000	149,483	170,000	0
\$175,001 - \$225,000 20	18.02%	204,735	0	209,706	199,625	0
\$225,001 - \$300,000 25	22.52%	257,397	199,900	248,556	267,505	0
\$300,001 - \$375,000 18	16.22%	340,790	0	333,339	337,835	0
\$375,001 - \$550,000 11	9.91%	423,463	0	390,698	431,763	0
\$550,001 and up 13	11.71%	880,538	1,064,000	589,000	760,571	1,117,500
Average List Price		322,616	268,950	235,490	405,266	1,117,500
Total Closed Units		111	6	66	35	4
Total Closed Volume		35,810,332	1.61M	15.54M	14.18M	4.47M

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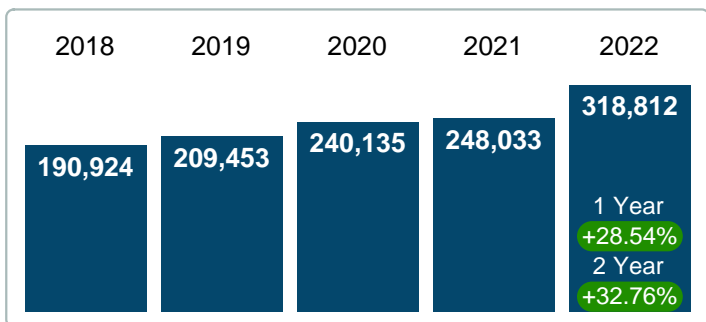
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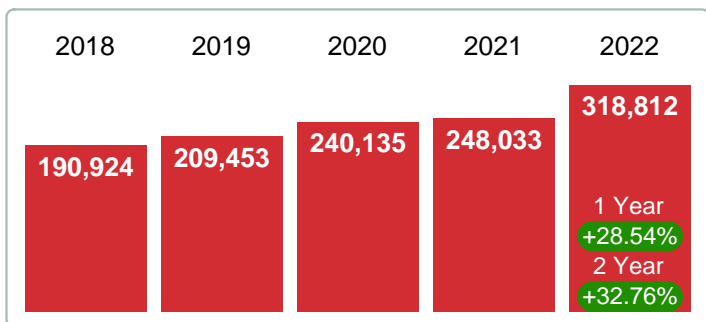
AVERAGE SOLD PRICE AT CLOSING

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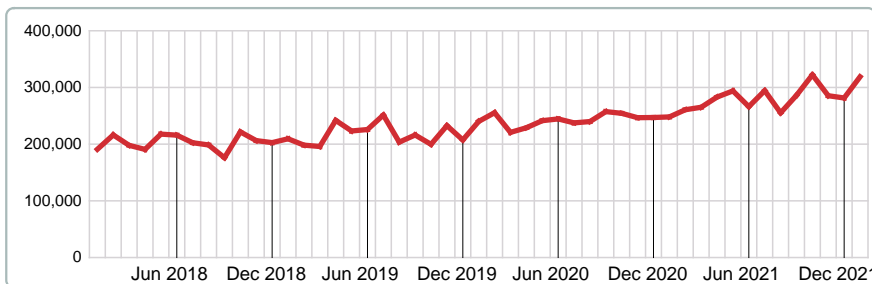
JANUARY



YEAR TO DATE (YTD)

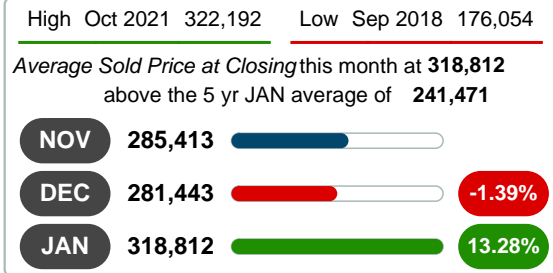


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 241,471



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	10	9.01%	90,800	69,167	96,750	120,000	
\$125,001 - \$175,000	14	12.61%	149,064	135,000	148,492	170,000	
\$175,001 - \$225,000	20	18.02%	205,423	0	207,075	198,813	
\$225,001 - \$300,000	23	20.72%	254,201	230,000	251,594	265,189	
\$300,001 - \$375,000	19	17.12%	337,752	0	337,008	338,776	
\$375,001 - \$550,000	12	10.81%	427,694	0	414,176	434,454	
\$550,001 and up	13	11.71%	837,577	900,000	560,000	743,000, 1,056,875	
Average Sold Price		318,812		245,417	236,741	401,806	1,056,875
Total Closed Units		111	100%	318,812	6	66	35
Total Closed Volume		35,388,107			1.47M	15.62M	14.06M

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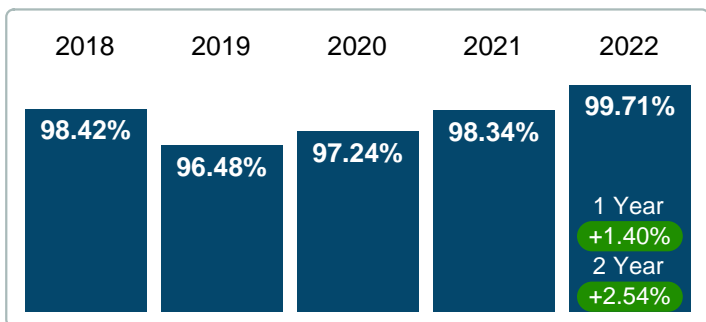
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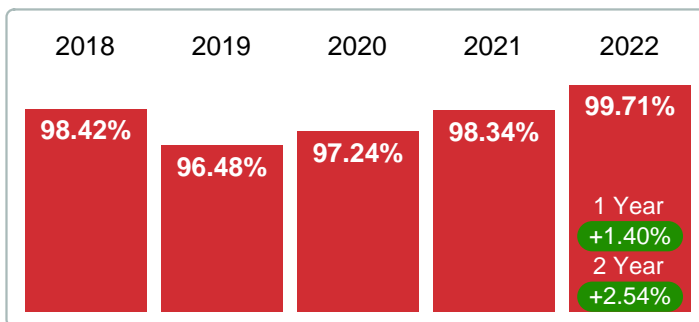
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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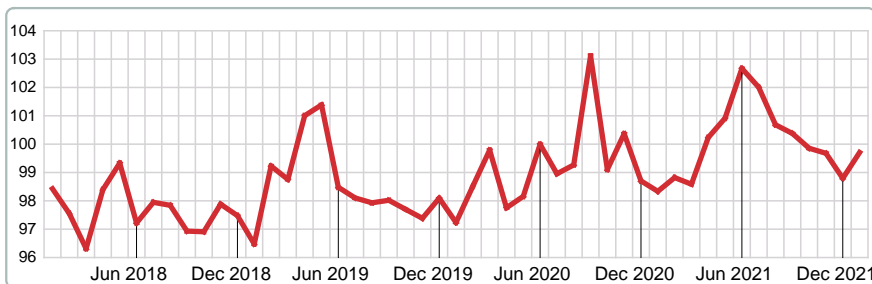
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

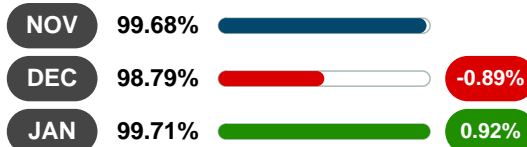


3 MONTHS

5 year JAN AVG = 98.04%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **99.71%**
above the 5 yr JAN average of **98.04%**



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	10	9.01%	95.52%	93.45%	97.09%	92.31%	0.00%	
\$125,001 - \$175,000	14	12.61%	100.16%	108.00%	99.52%	100.00%	0.00%	
\$175,001 - \$225,000	20	18.02%	99.14%	0.00%	99.02%	99.61%	0.00%	
\$225,001 - \$300,000	23	20.72%	101.34%	115.06%	101.28%	99.21%	0.00%	
\$300,001 - \$375,000	19	17.12%	100.83%	0.00%	101.22%	100.29%	0.00%	
\$375,001 - \$550,000	12	10.81%	102.59%	0.00%	106.06%	100.86%	0.00%	
\$550,001 and up	13	11.71%	96.13%	84.59%	95.08%	97.80%	96.34%	
Average Sold/List Ratio		99.70%		98.00%	100.22%	99.42%	96.34%	
Total Closed Units		111	100%	99.70%	6	66	35	4
Total Closed Volume		35,388,107			1.47M	15.62M	14.06M	4.23M

January 2022



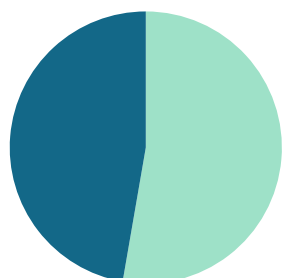
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY



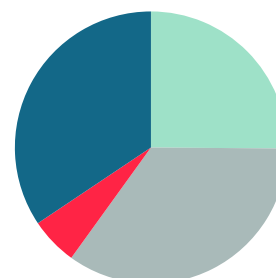
Inventory

- New Listings
174 = 52.73%
- Start Inventory
156
- Total Inventory Units
330
- Volume
\$126,853,299

Market Activity

- Closed Sales
111 = 25.11%
- Pending Sales
154 = 34.84%
- Other Off Market
25 = 5.66%
- Active Inventory
152 = 34.39%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	106	111	4.72%	106	111	4.72%
Pending Sales	132	154	16.67%	132	154	16.67%
New Listings	128	174	35.94%	128	174	35.94%
Average List Price	251,823	322,616	28.11%	251,823	322,616	28.11%
Average Sale Price	248,033	318,812	28.54%	248,033	318,812	28.54%
Average Percent of Selling Price to List Price	98.34%	99.71%	1.40%	98.34%	99.71%	1.40%
Average Days on Market to Sale	33.29	21.15	-36.46%	33.29	21.15	-36.46%
Monthly Inventory	176	152	-13.64%	176	152	-13.64%
Months Supply of Inventory	1.29	1.04	-19.28%	1.29	1.04	-19.28%

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

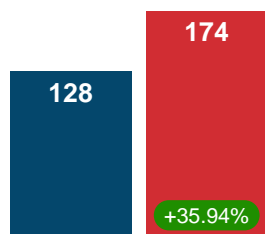
Inventory on January 31, 2022 = **152**

2021 **2022**

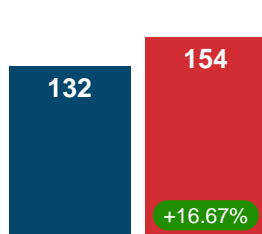
JANUARY MARKET

AVERAGE PRICES

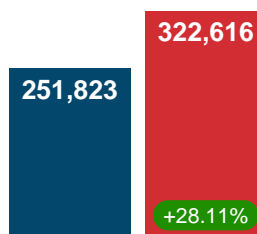
New Listings



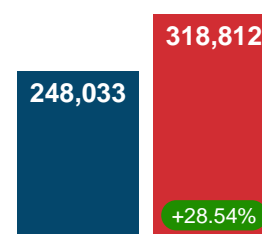
Pending Listings



List Price



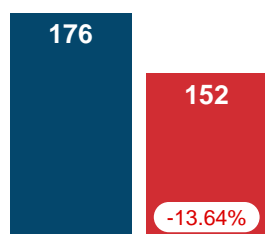
Sale Price



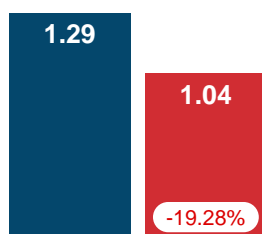
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

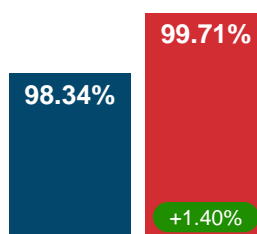
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

