

January 2022



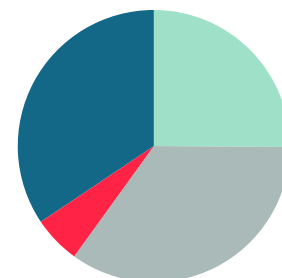
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	205,000	250,000	21.95%
Median Sale Price	208,250	253,500	21.73%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	16.50	6.00	-63.64%
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.

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 **21.73%** in January 2022 to \$253,500 versus the previous year at \$208,250.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 10.50 days or **63.64%** in January 2022 compared to last year's same month at **16.50** DOM.

Sales Success for January 2022 is Positive

Overall, with Median 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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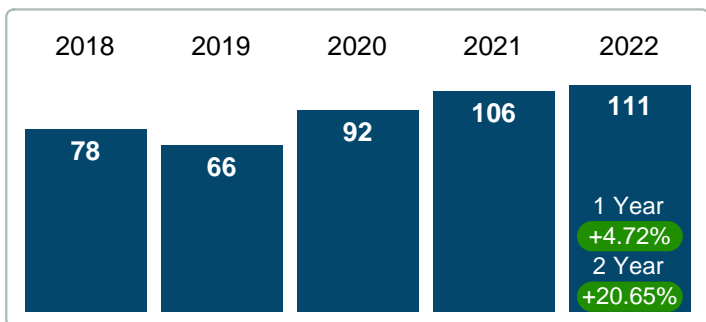
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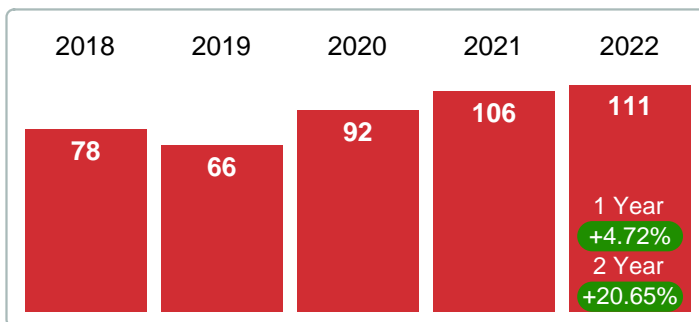
CLOSED LISTINGS

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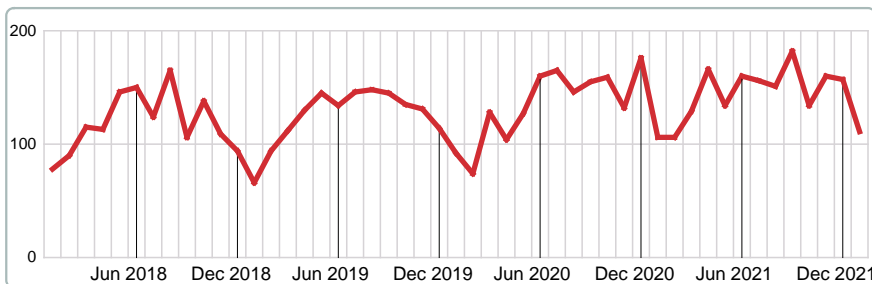
JANUARY



YEAR TO DATE (YTD)

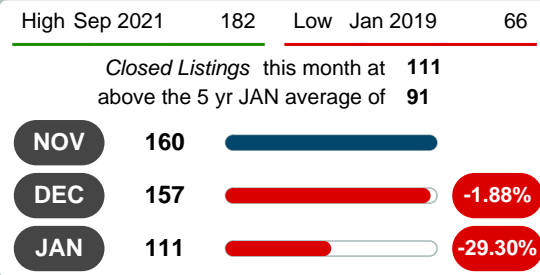


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 91



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	9.01%	8.5	3	6	1	0
\$125,001 - \$175,000	14	12.61%	4.5	1	12	1	0
\$175,001 - \$225,000	20	18.02%	6.0	0	16	4	0
\$225,001 - \$300,000	23	20.72%	5.0	1	16	6	0
\$300,001 - \$375,000	19	17.12%	1.0	0	11	8	0
\$375,001 - \$550,000	12	10.81%	3.0	0	4	8	0
\$550,001 and up	13	11.71%	34.0	1	1	7	4
Total Closed Units	111			6	66	35	4
Total Closed Volume	35,388,107	100%	6.0	1.47M	15.62M	14.06M	4.23M
Median Closed Price	\$253,500			\$113,750	\$225,000	\$356,175	\$671,250

January 2022



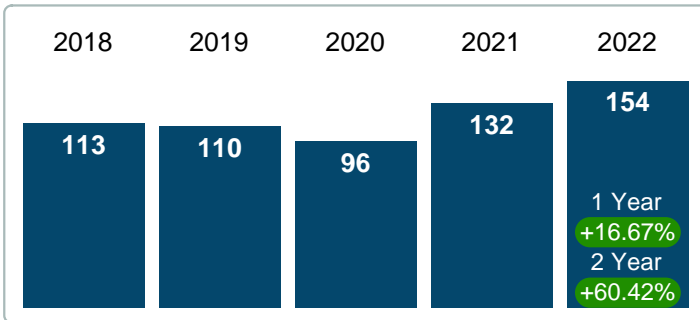
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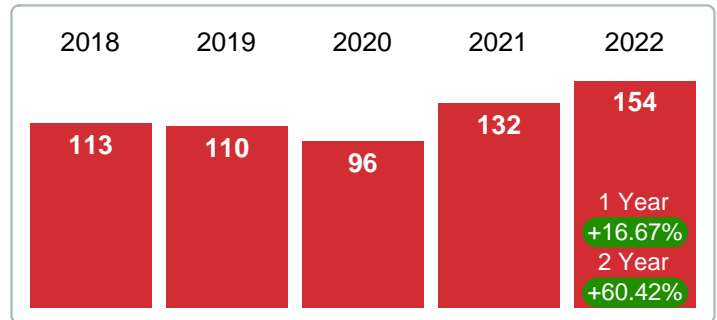
PENDING LISTINGS

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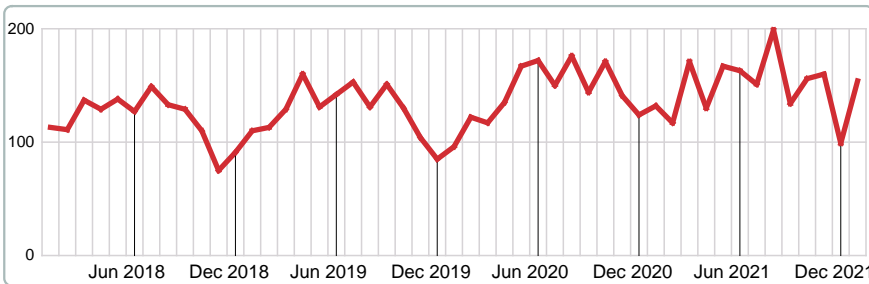
JANUARY



YEAR TO DATE (YTD)

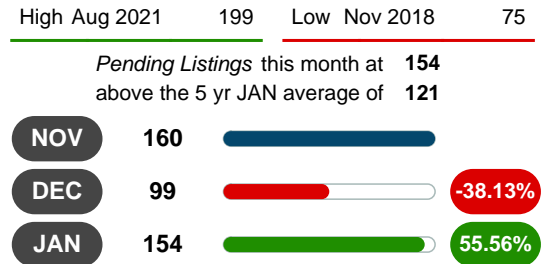


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 121



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	10.39%	7.0	5	9	2	0
\$150,001 - \$175,000	12	7.79%	12.0	0	10	2	0
\$175,001 - \$200,000	20	12.99%	13.0	2	14	4	0
\$200,001 - \$325,000	43	27.92%	6.0	1	26	15	1
\$325,001 - \$400,000	28	18.18%	9.0	0	13	14	1
\$400,001 - \$475,000	17	11.04%	7.0	0	7	9	1
\$475,001 and up	18	11.69%	8.0	0	2	14	2
Total Pending Units	154			8	81	60	5
Total Pending Volume	46,803,103	100%	7.0	1.18M	21.06M	22.20M	2.36M
Median Listing Price	\$259,545			\$137,400	\$220,000	\$375,000	\$409,000

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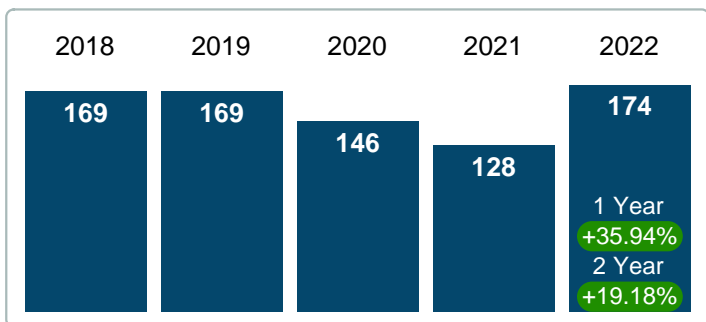
Area Delimited by County Of Rogers - Residential Property Type



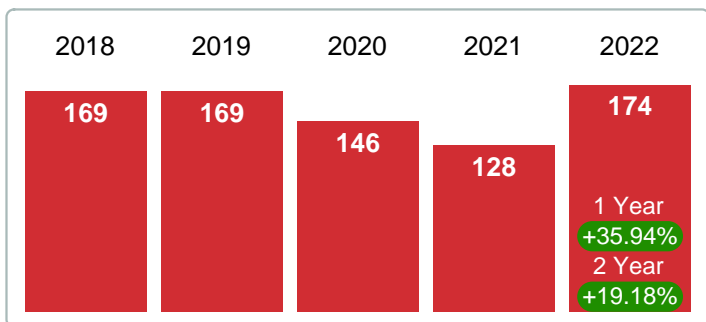
NEW LISTINGS

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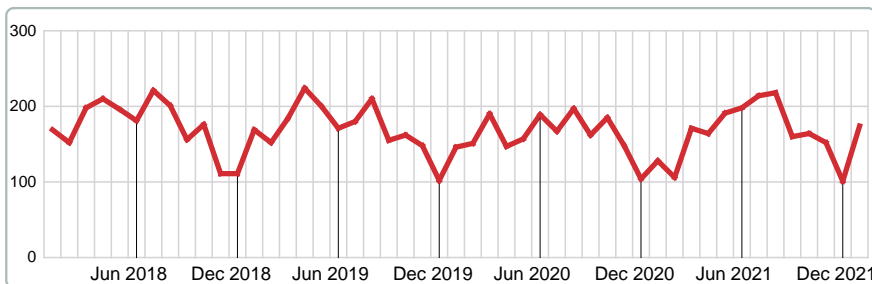
JANUARY



YEAR TO DATE (YTD)

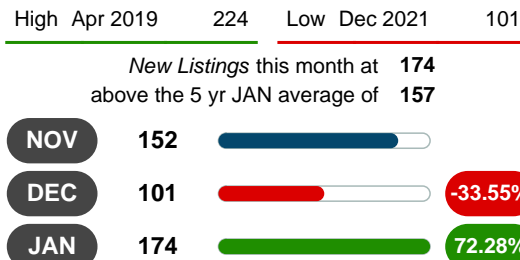


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$325,000		\$159,900	\$268,500	\$395,000	\$553,718

January 2022



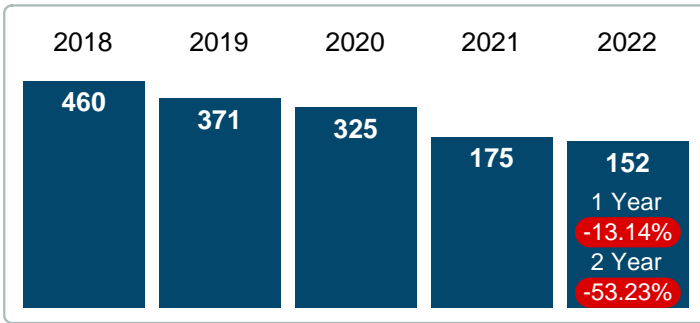
Area Delimited by County Of Rogers - Residential Property Type



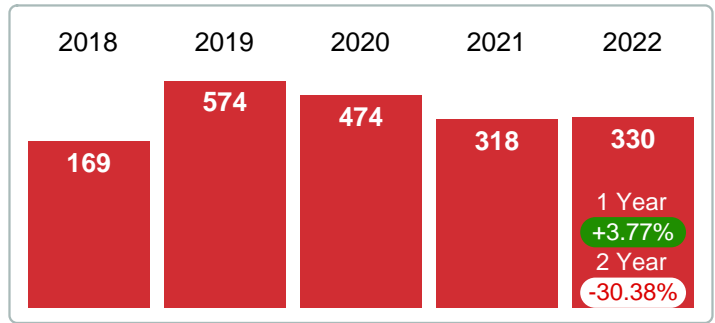
ACTIVE INVENTORY

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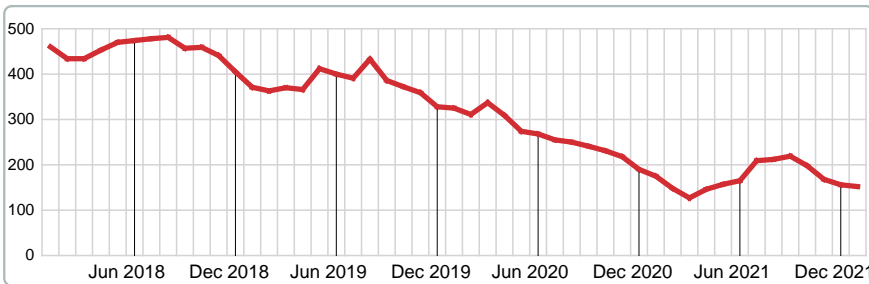
END OF JANUARY



ACTIVE DURING JANUARY

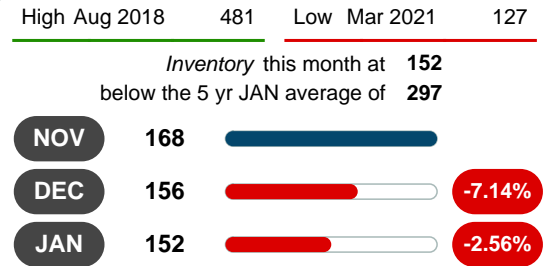


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 297



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	14	9.21%	84.0	9	5	0	0
\$125,001 - \$200,000	19	12.50%	61.0	2	13	4	0
\$200,001 - \$275,000	20	13.16%	16.5	2	14	4	0
\$275,001 - \$425,000	41	26.97%	17.0	0	29	9	3
\$425,001 - \$525,000	23	15.13%	19.0	2	10	11	0
\$525,001 - \$750,000	20	13.16%	13.5	0	2	13	5
\$750,001 and up	15	9.87%	64.0	1	2	6	6
Total Active Inventory by Units	152			16	75	47	14
Total Active Inventory by Volume	67,057,797	100%	30.5	3.89M	25.29M	26.01M	11.88M
Median Active Inventory Listing Price	\$389,950			\$122,500	\$300,000	\$489,000	\$712,450

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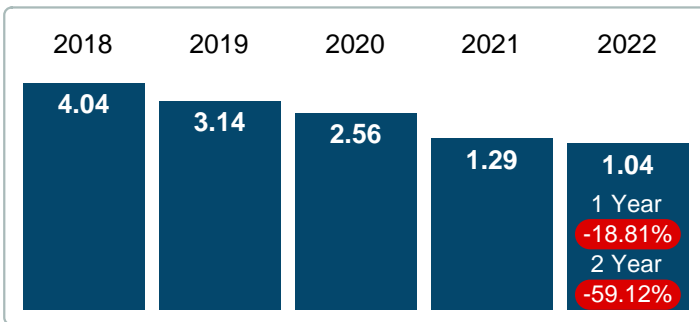
Area Delimited by County Of Rogers - Residential Property Type



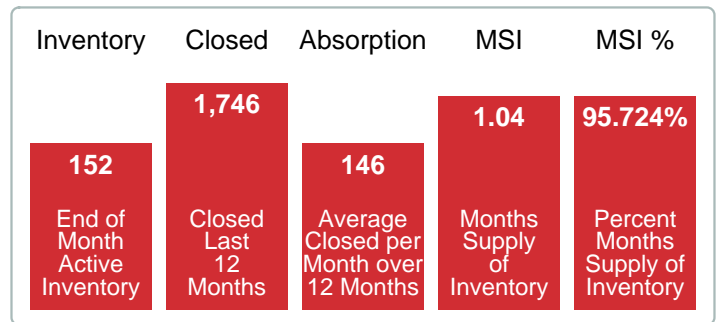
MONTHS SUPPLY of INVENTORY (MSI)

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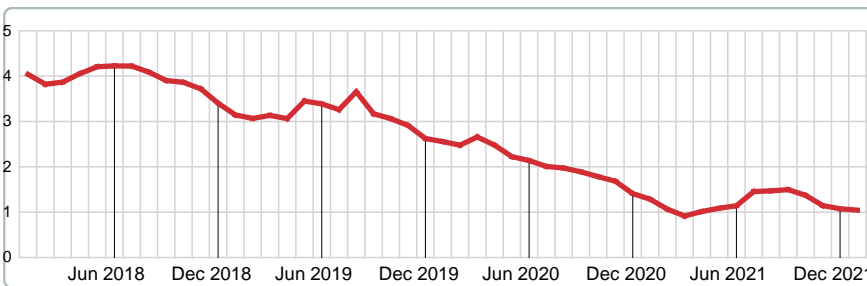
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

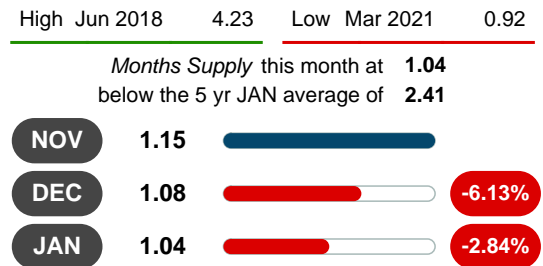


5 YEAR MARKET ACTIVITY TRENDS



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%	152	16	75	47	14

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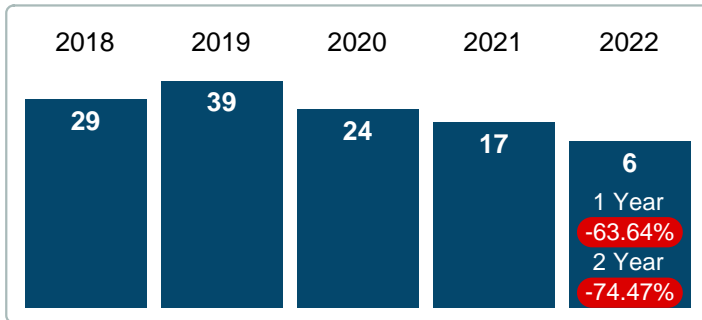
Area Delimited by County Of Rogers - Residential Property Type



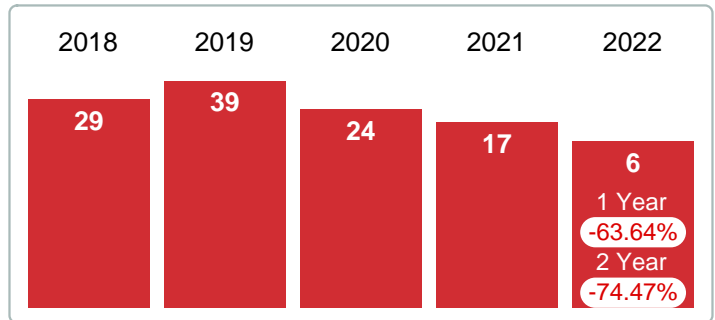
MEDIAN DAYS ON MARKET TO SALE

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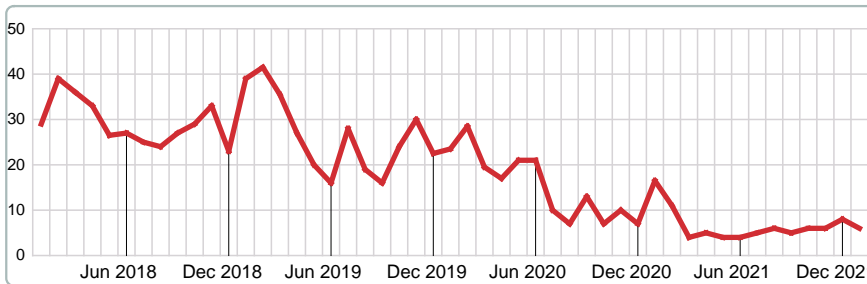
JANUARY



YEAR TO DATE (YTD)

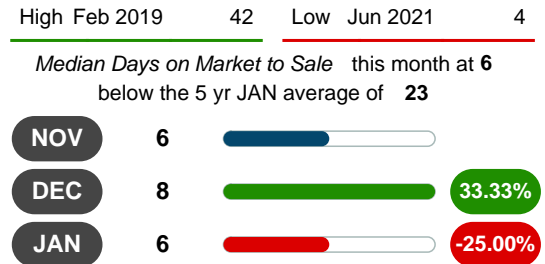


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 23



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	9.01%	9	9	8	46	0
\$125,001 - \$175,000	12.61%	5	1	5	158	0
\$175,001 - \$225,000	18.02%	6	0	5	12	0
\$225,001 - \$300,000	20.72%	5	7	5	7	0
\$300,001 - \$375,000	17.12%	1	0	2	1	0
\$375,001 - \$550,000	10.81%	3	0	2	10	0
\$550,001 and up	11.71%	34	79	9	46	17
Median Closed DOM		6	8	5	9	17
Total Closed Units	100%	111	6	66	35	4
Total Closed Volume		35,388,107	1.47M	15.62M	14.06M	4.23M

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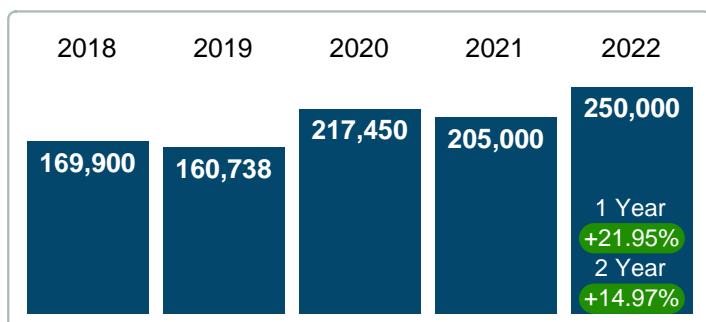
Area Delimited by County Of Rogers - Residential Property Type



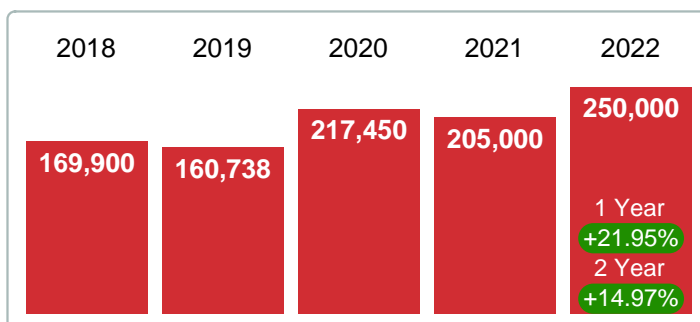
MEDIAN LIST PRICE AT CLOSING

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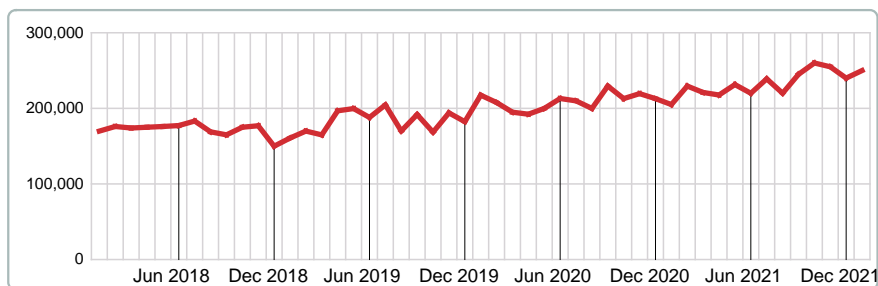
JANUARY



YEAR TO DATE (YTD)

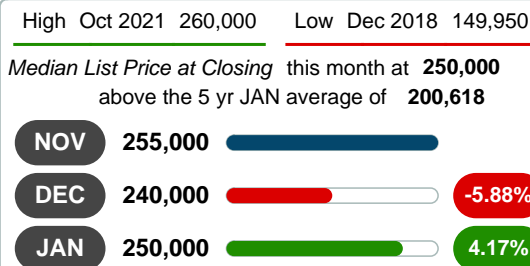


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 200,618



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	9	8.11%	93,000	89,900	93,000	0	0
\$125,001 - \$175,000	15	13.51%	146,000	0	146,000	150,000	0
\$175,001 - \$225,000	20	18.02%	208,750	199,900	210,000	199,250	0
\$225,001 - \$300,000	25	22.52%	255,000	0	249,000	267,450	0
\$300,001 - \$375,000	18	16.22%	348,525	0	349,500	347,550	0
\$375,001 - \$550,000	11	9.91%	399,000	0	393,200	399,900	0
\$550,001 and up	13	11.71%	690,000	1,064,000	589,000	699,999	680,000
Median List Price			250,000	117,450	226,250	356,175	680,000
Total Closed Units		100%	250,000	6	66	35	4
Total Closed Volume			35,810,332	1.61M	15.54M	14.18M	4.47M

January 2022



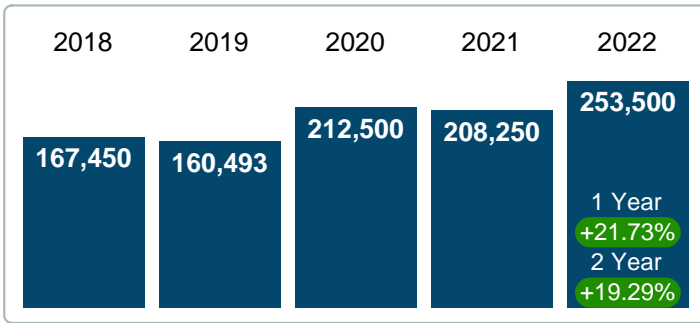
Area Delimited by County Of Rogers - Residential Property Type



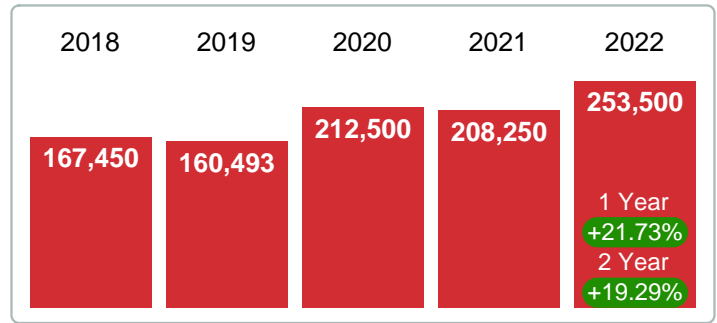
MEDIAN SOLD PRICE AT CLOSING

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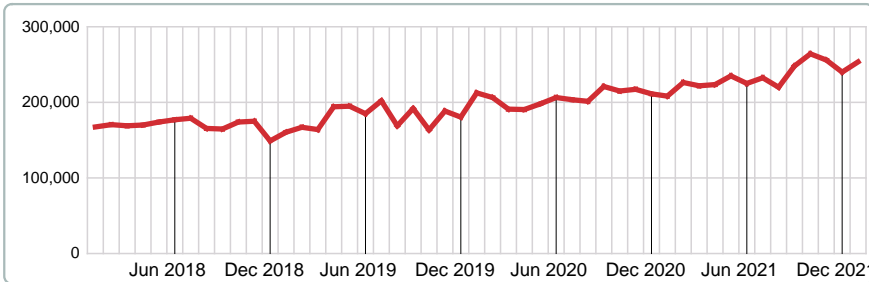
JANUARY



YEAR TO DATE (YTD)

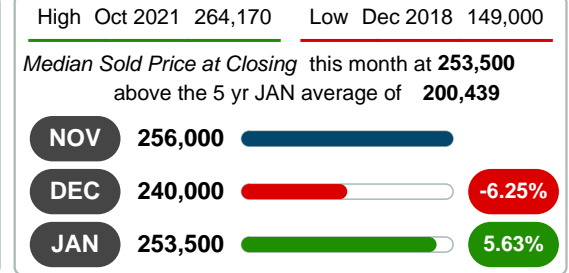


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 200,439



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	10	9.01%	92,750	75,000	104,000	120,000	0
\$125,001 - \$175,000	14	12.61%	145,500	135,000	145,500	170,000	0
\$175,001 - \$225,000	20	18.02%	206,750	0	211,750	202,000	0
\$225,001 - \$300,000	23	20.72%	253,500	230,000	246,750	264,250	0
\$300,001 - \$375,000	19	17.12%	340,000	0	340,000	339,275	0
\$375,001 - \$550,000	12	10.81%	398,500	0	400,000	398,500	0
\$550,001 and up	13	11.71%	672,500	900,000	560,000	682,000	671,250
Median Sold Price			253,500	113,750	225,000	356,175	671,250
Total Closed Units		100%	253,500	6	66	35	4
Total Closed Volume			35,388,107	1.47M	15.62M	14.06M	4.23M

January 2022



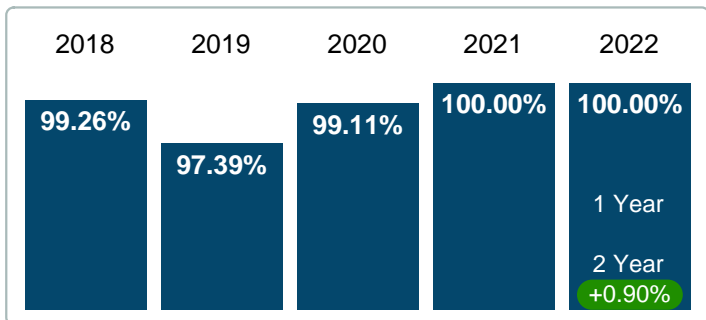
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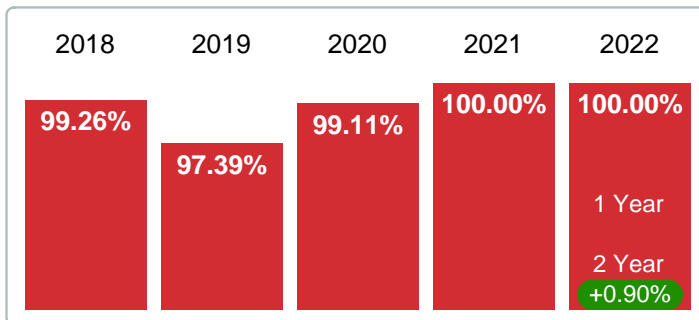
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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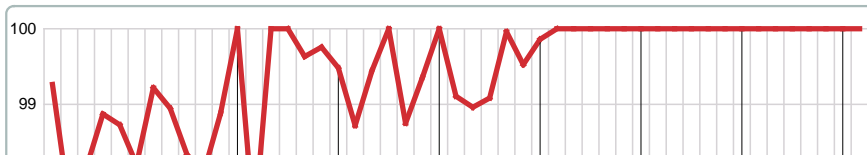
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 99.15%

High Jan 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JAN average of **99.15%**

NOV 100.00%
DEC 100.00%
JAN 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	10	9.01%	96.99%	88.89%	100.00%	92.31%	0.00%
\$125,001 - \$175,000	14	12.61%	100.00%	108.00%	100.00%	100.00%	0.00%
\$175,001 - \$225,000	20	18.02%	100.00%	0.00%	100.00%	101.28%	0.00%
\$225,001 - \$300,000	23	20.72%	100.00%	115.06%	100.17%	98.78%	0.00%
\$300,001 - \$375,000	19	17.12%	100.00%	0.00%	100.76%	100.00%	0.00%
\$375,001 - \$550,000	12	10.81%	100.00%	0.00%	101.38%	100.00%	0.00%
\$550,001 and up	13	11.71%	97.78%	84.59%	95.08%	99.23%	96.50%
Median Sold/List Ratio		100.00%		98.09%	100.00%	100.00%	96.50%
Total Closed Units		111	100%	6	66	35	4
Total Closed Volume		35,388,107		1.47M	15.62M	14.06M	4.23M

January 2022



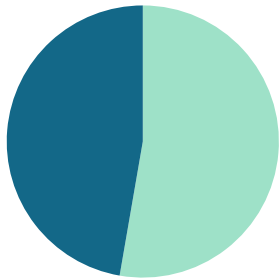
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

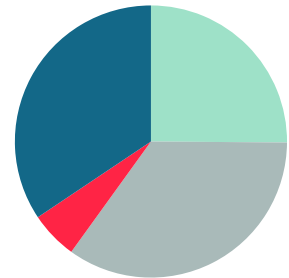


Inventory
 New Listings
174 = 52.73%
 Start Inventory
156
 Total Inventory Units
330
 Volume
\$126,853,299

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%
Median List Price	205,000	250,000	21.95%	205,000	250,000	21.95%
Median Sale Price	208,250	253,500	21.73%	208,250	253,500	21.73%
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	16.50	6.00	-63.64%	16.50	6.00	-63.64%
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

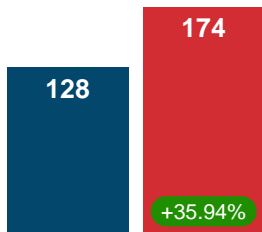
Inventory on January 31, 2022 = **152**

2021 **2022**

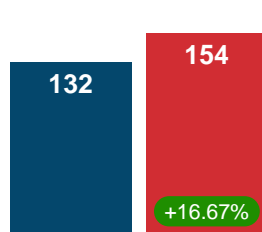
JANUARY MARKET

MEDIAN PRICES

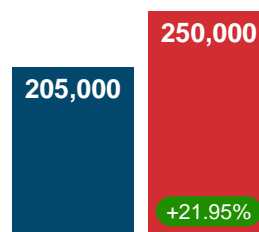
New Listings



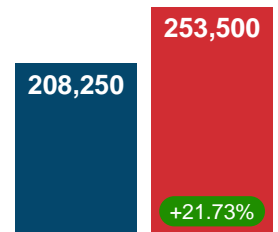
Pending Listings



List Price



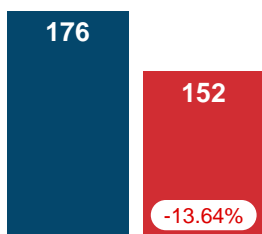
Sale Price



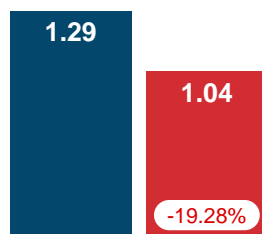
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

