

June 2022



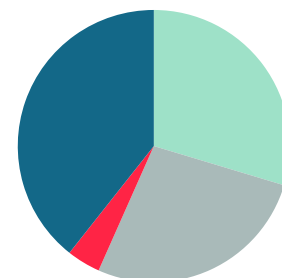
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	160	156	-2.50%
Pending Listings	163	142	-12.88%
New Listings	198	179	-9.60%
Average List Price	263,471	289,903	10.03%
Average Sale Price	266,167	292,395	9.85%
Average Percent of Selling Price to List Price	102.67%	101.00%	-1.62%
Average Days on Market to Sale	18.33	16.24	-11.36%
End of Month Inventory	166	207	24.70%
Months Supply of Inventory	1.15	1.42	23.21%



■ Closed (29.66%)
■ Pending (27.00%)
■ Other OffMarket (3.99%)
■ Active (39.35%)

Absorption: Last 12 months, an Average of **146** Sales/Month
Active Inventory as of June 30, 2022 = **207**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **24.70%** to 207 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 **1.42** 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 **9.85%** in June 2022 to \$292,395 versus the previous year at \$266,167.

Average Days on Market Shortens

The average number of **16.24** days that homes spent on the market before selling decreased by 2.08 days or **11.36%** in June 2022 compared to last year's same month at **18.33** DOM.

Sales Success for June 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 179 New Listings in June 2022, down **9.60%** from last year at 198. Furthermore, there were 156 Closed Listings this month versus last year at 160, a **-2.50%** decrease.

Closed versus Listed trends yielded a **87.2%** ratio, up from previous year's, June 2021, at **80.8%**, a **7.85%** 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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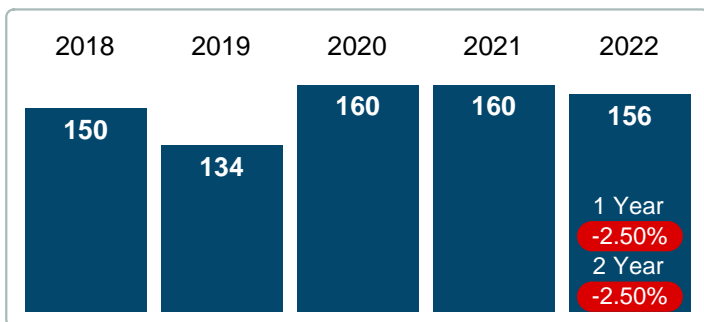
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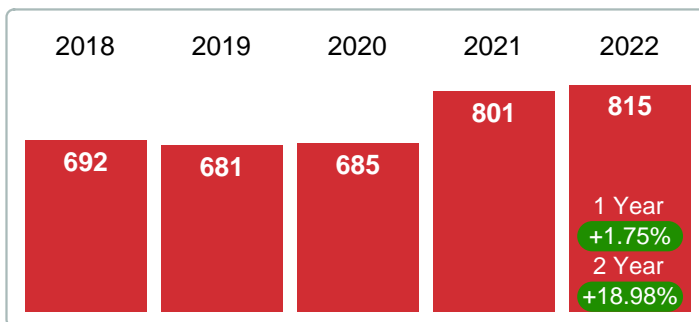
CLOSED LISTINGS

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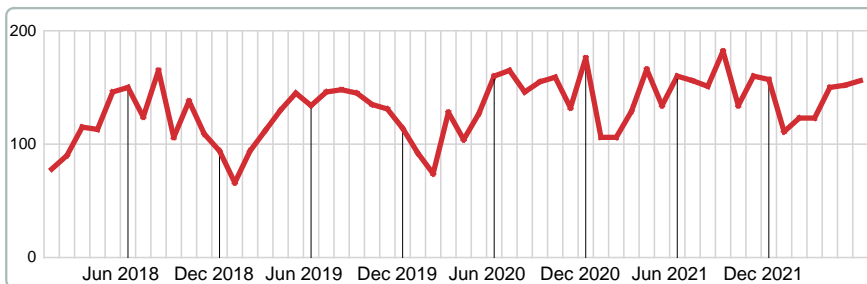
JUNE



YEAR TO DATE (YTD)

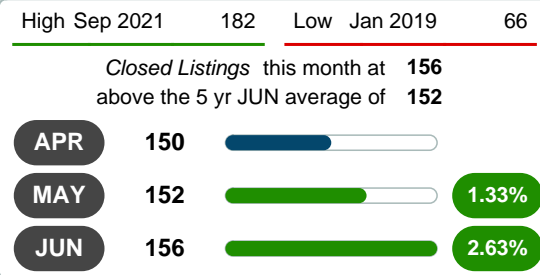


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152



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	14	8.97%	36.3	8	6	0	0
\$125,001 - \$150,000	10	6.41%	18.4	1	8	1	0
\$150,001 - \$225,000	31	19.87%	8.6	1	26	4	0
\$225,001 - \$300,000	39	25.00%	5.5	1	31	7	0
\$300,001 - \$375,000	24	15.38%	8.2	0	12	10	2
\$375,001 - \$475,000	21	13.46%	27.1	1	9	11	0
\$475,001 and up	17	10.90%	35.1	0	6	8	3
Total Closed Units	156			12	98	41	5
Total Closed Volume	45,613,664	100%	16.2	1.64M	25.62M	15.22M	3.14M
Average Closed Price	\$292,395			\$136,550	\$261,382	\$371,140	\$628,580

June 2022



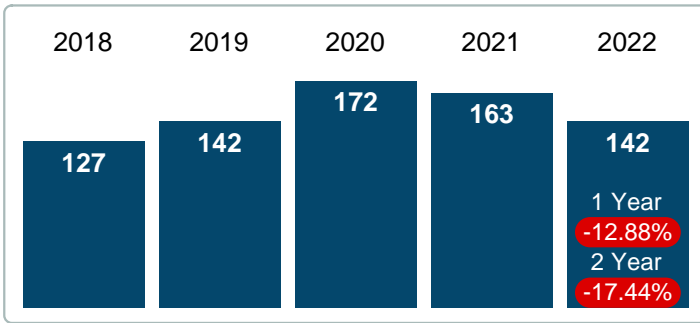
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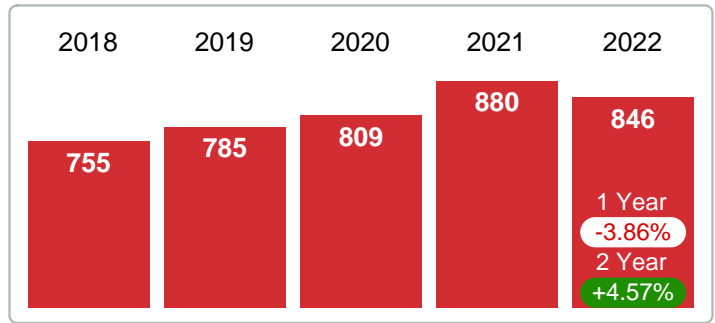
PENDING LISTINGS

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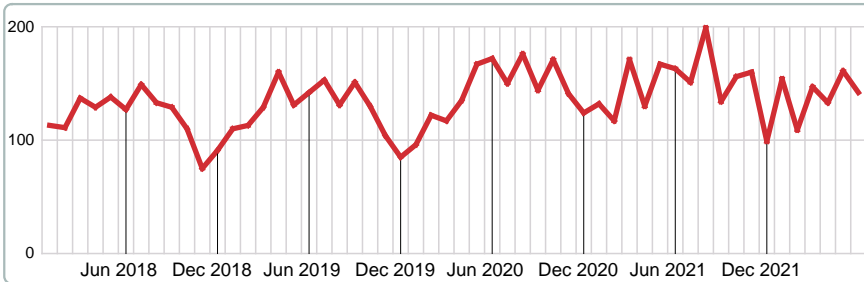
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 149

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 142 below the 5 yr JUN average of 149



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	16	11.27%	18.9	4	11	1	0
\$125,001 - \$150,000	7	4.93%	22.3	3	4	0	0
\$150,001 - \$225,000	32	22.54%	17.8	2	28	2	0
\$225,001 - \$275,000	28	19.72%	14.0	2	20	6	0
\$275,001 - \$350,000	28	19.72%	15.9	0	20	7	1
\$350,001 - \$500,000	16	11.27%	13.9	0	7	8	1
\$500,001 and up	15	10.56%	27.3	0	2	11	2
Total Pending Units	142			11	92	35	4
Total Pending Volume	40,267,315	100%	17.7	1.58M	22.40M	14.10M	2.19M
Average Listing Price	\$282,495			\$143,582	\$243,474	\$402,822	\$547,375

June 2022



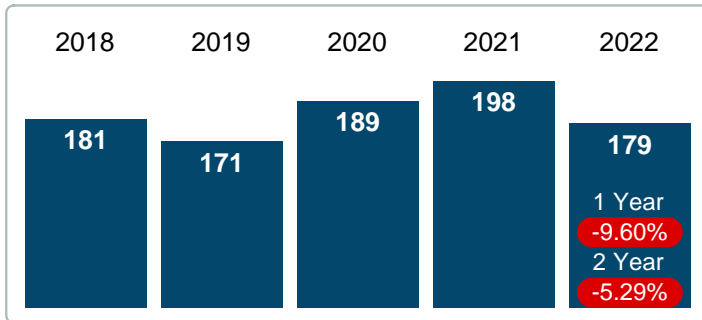
Area Delimited by County Of Rogers - Residential Property Type



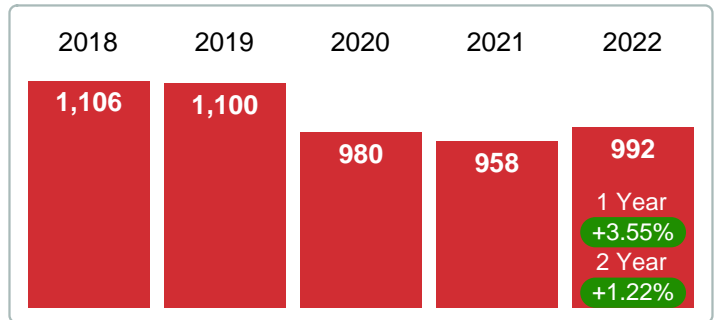
NEW LISTINGS

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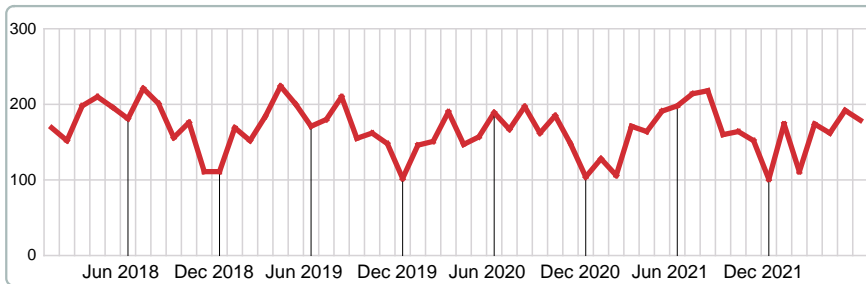
JUNE



YEAR TO DATE (YTD)

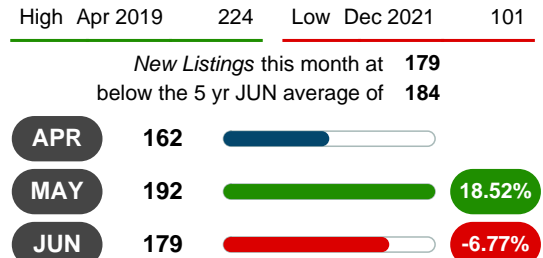


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 184



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	13	7.26%	5	7	0	1
\$125,001 - \$175,000	18	10.06%	1	14	3	0
\$175,001 - \$225,000	25	13.97%	0	23	2	0
\$225,001 - \$325,000	47	26.26%	2	34	10	1
\$325,001 - \$425,000	30	16.76%	1	14	14	1
\$425,001 - \$625,000	27	15.08%	0	12	12	3
\$625,001 and up	19	10.61%	0	4	10	5
Total New Listed Units	179		9	108	51	11
Total New Listed Volume	64,971,541	100%	1.35M	30.42M	24.84M	8.36M
Average New Listed Listing Price	\$315,901		\$149,933	\$281,698	\$487,008	\$760,118

June 2022



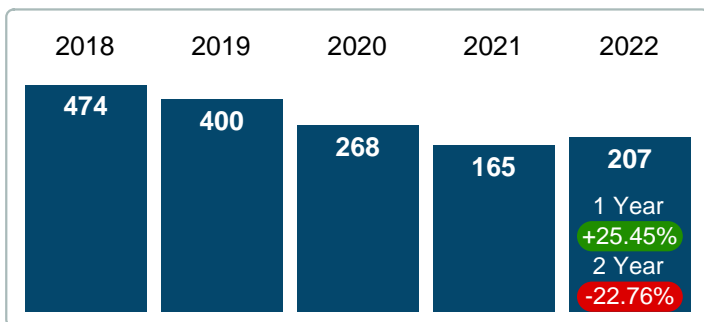
Area Delimited by County Of Rogers - Residential Property Type



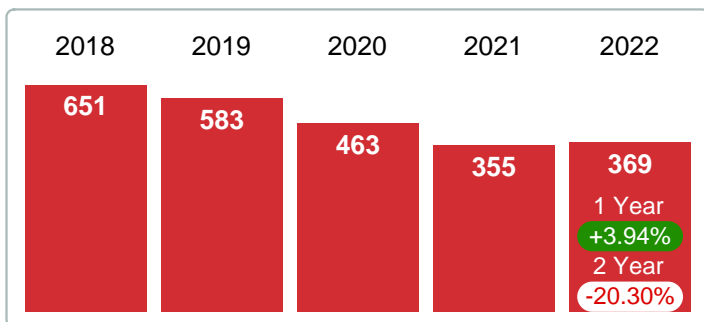
ACTIVE INVENTORY

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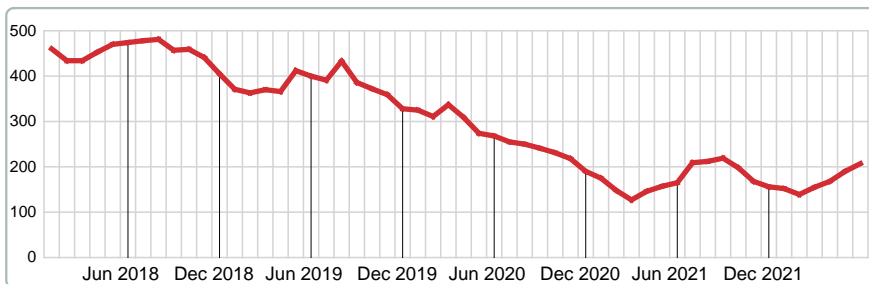
END OF JUNE



ACTIVE DURING JUNE

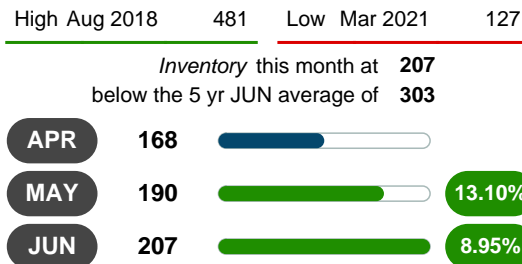


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 303



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	20	9.66%	58.2	6	11	2	1
\$150,001 - \$225,000	30	14.49%	38.4	0	24	6	0
\$225,001 - \$275,000	23	11.11%	44.2	1	16	6	0
\$275,001 - \$450,000	54	26.09%	57.7	1	31	20	2
\$450,001 - \$550,000	34	16.43%	78.1	0	12	21	1
\$550,001 - \$875,000	25	12.08%	59.7	1	8	10	6
\$875,001 and up	21	10.14%	69.4	1	6	7	7
Total Active Inventory by Units	207			10	108	72	17
Total Active Inventory by Volume	94,969,911	100%	58.2	3.16M	39.07M	38.41M	14.32M
Average Active Inventory Listing Price	\$458,792			\$316,250	\$361,802	\$533,487	\$842,453

June 2022



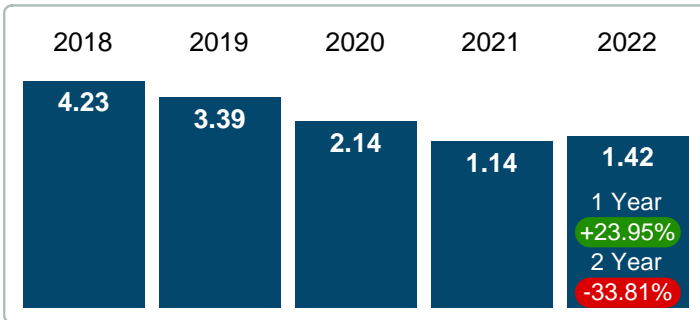
Area Delimited by County Of Rogers - Residential Property Type



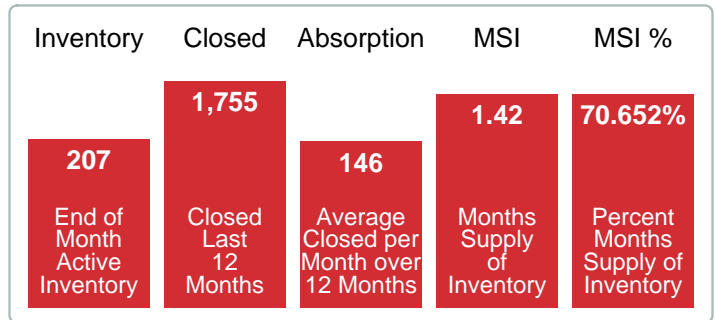
MONTHS SUPPLY of INVENTORY (MSI)

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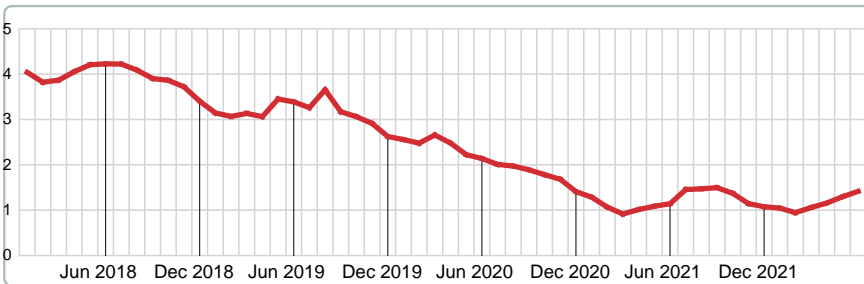
MSI FOR JUNE



INDICATORS FOR JUNE 2022

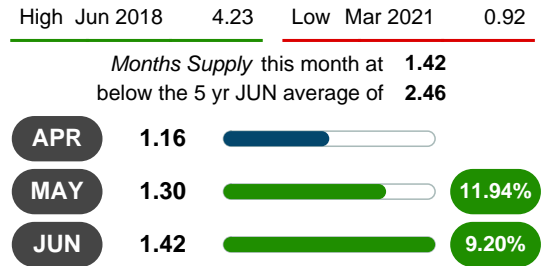


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.46



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
\$150,000 and less	20	9.66%	0.96	0.99	0.85	1.26	4.00
\$150,001 - \$225,000	30	14.49%	0.80	0.00	0.79	1.07	0.00
\$225,001 - \$275,000	23	11.11%	0.88	0.92	0.92	0.78	0.00
\$275,001 - \$450,000	54	26.09%	1.27	1.33	1.56	1.00	1.00
\$450,001 - \$550,000	34	16.43%	3.71	0.00	5.76	3.55	1.00
\$550,001 - \$875,000	25	12.08%	3.16	0.00	10.67	2.07	2.57
\$875,001 and up	21	10.14%	11.45	12.00	0.00	10.50	6.46
Market Supply of Inventory (MSI)			1.42	1.07	1.29	1.56	2.37
Total Active Inventory by Units		100%	1.42	10	108	72	17

June 2022



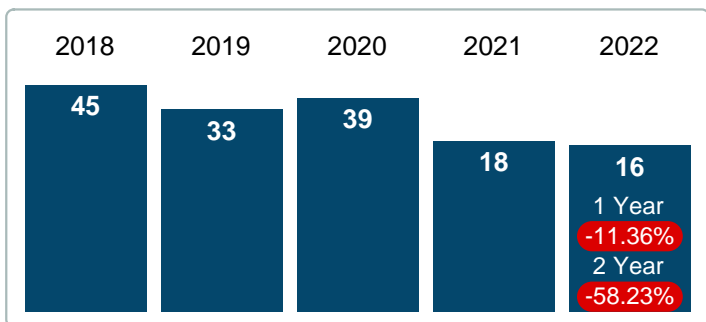
Area Delimited by County Of Rogers - Residential Property Type



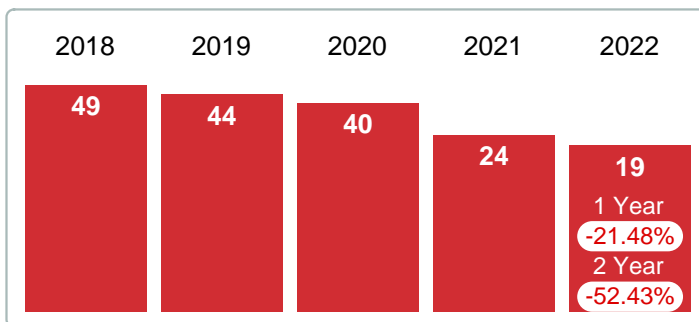
AVERAGE DAYS ON MARKET TO SALE

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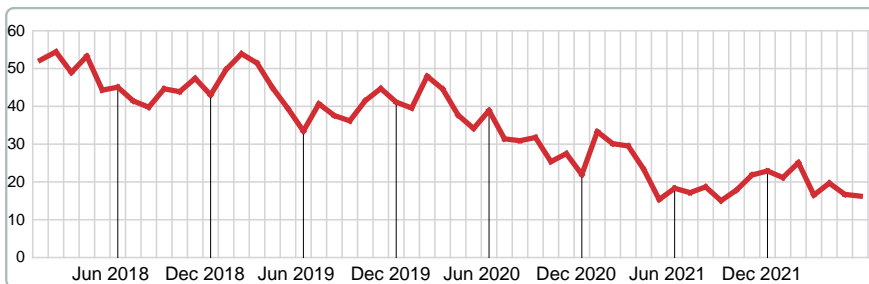
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

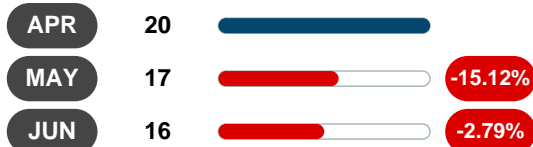


3 MONTHS

5 year JUN AVG = 30

High Feb 2018 54 Low Sep 2021 15

Average Days on Market to Sale this month at 16 below the 5 yr JUN average of 30



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	8.97%	36	45	24	0	0
\$125,001 - \$150,000	6.41%	18	3	13	75	0
\$150,001 - \$225,000	19.87%	9	31	8	4	0
\$225,001 - \$300,000	25.00%	5	2	5	6	0
\$300,001 - \$375,000	15.38%	8	0	4	13	7
\$375,001 - \$475,000	13.46%	27	5	15	39	0
\$475,001 and up	10.90%	35	0	61	9	54
Average Closed DOM		16	34	12	19	35
Total Closed Units	100%	156	12	98	41	5
Total Closed Volume		45,613,664	1.64M	25.62M	15.22M	3.14M

June 2022



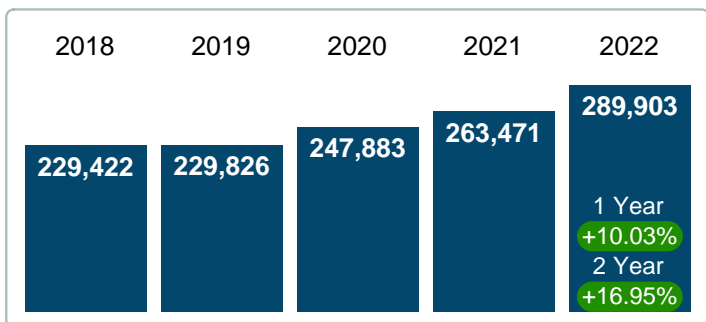
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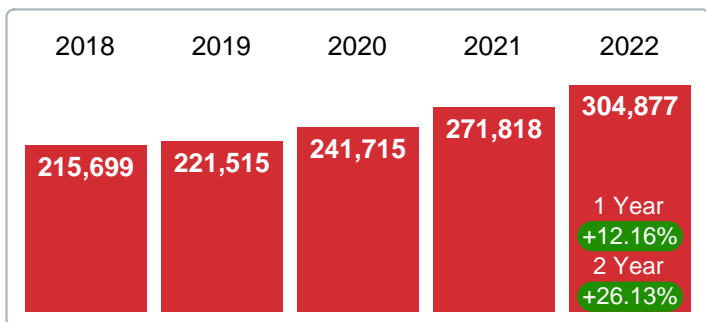
AVERAGE LIST PRICE AT CLOSING

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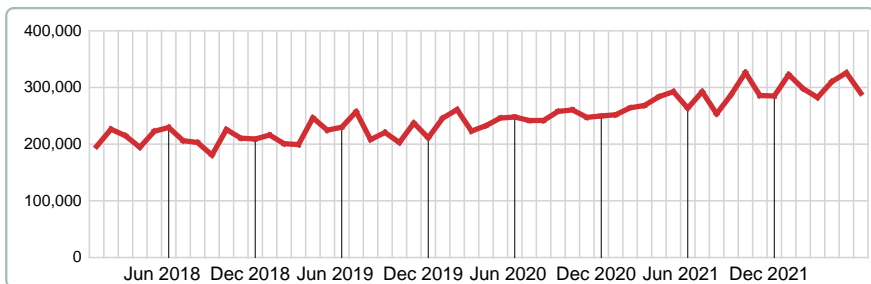
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 252,101

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

Average List Price at Closing this month at **289,903**
above the 5 yr JUN average of **252,101**

- APR: 310,249
- MAY: 325,896 (+5.04%)
- JUN: 289,903 (-11.04%)

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	9.62%	98,987	87,613	110,650	0	0
\$125,001 - \$150,000	7.05%	143,155	139,000	140,288	135,000	0
\$150,001 - \$225,000	21.15%	190,186	185,000	181,333	197,500	0
\$225,001 - \$300,000	26.28%	254,958	229,000	245,599	248,974	0
\$300,001 - \$375,000	12.18%	344,308	0	326,763	339,860	312,500
\$375,001 - \$475,000	14.10%	425,067	385,000	422,062	421,780	0
\$475,001 and up	9.62%	636,173	0	574,355	561,238	828,267
Average List Price		289,903	136,575	257,962	370,632	621,960
Total Closed Units	100%	289,903	12	98	41	5
Total Closed Volume		45,224,873	1.64M	25.28M	15.20M	3.11M

June 2022



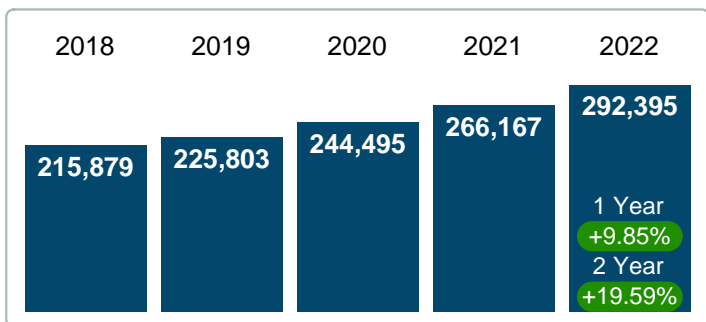
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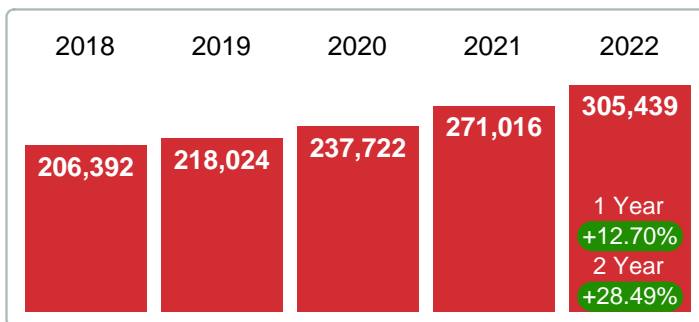
AVERAGE SOLD PRICE AT CLOSING

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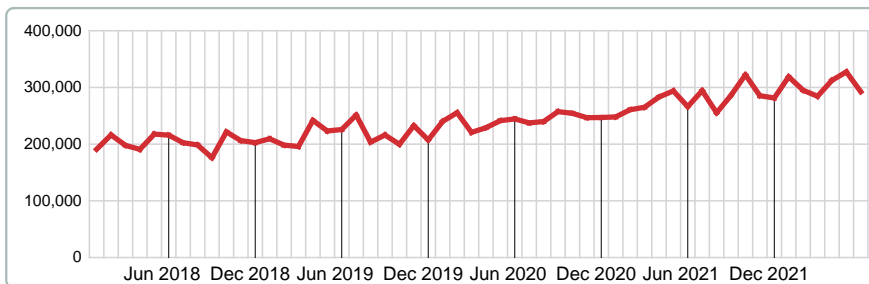
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

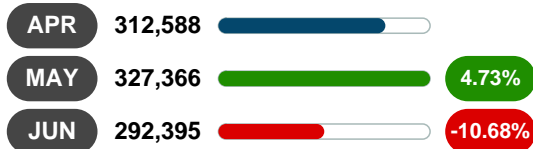


3 MONTHS

5 year JUN AVG = 248,948

High May 2022 327,366 Low Sep 2018 176,054

Average Sold Price at Closing this month at **292,395** above the 5 yr JUN average of **248,948**



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	8.97%	93,686	86,200	103,667	0	0
\$125,001 - \$150,000	6.41%	142,500	150,000	141,250	145,000	0
\$150,001 - \$225,000	19.87%	186,493	170,000	184,992	200,375	0
\$225,001 - \$300,000	25.00%	252,059	229,000	253,209	250,259	0
\$300,001 - \$375,000	15.38%	336,282	0	331,405	344,590	324,000
\$375,001 - \$475,000	13.46%	423,899	400,000	428,748	422,104	0
\$475,001 and up	10.90%	605,461	0	561,422	553,675	831,633
Average Sold Price		292,395	136,550	261,382	371,140	628,580
Total Closed Units	100%	292,395	12	98	41	5
Total Closed Volume		45,613,664	1.64M	25.62M	15.22M	3.14M

June 2022



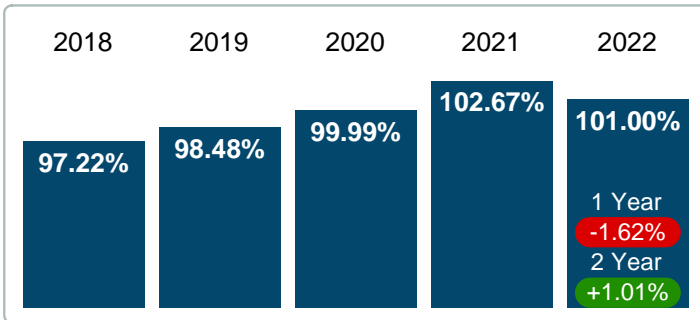
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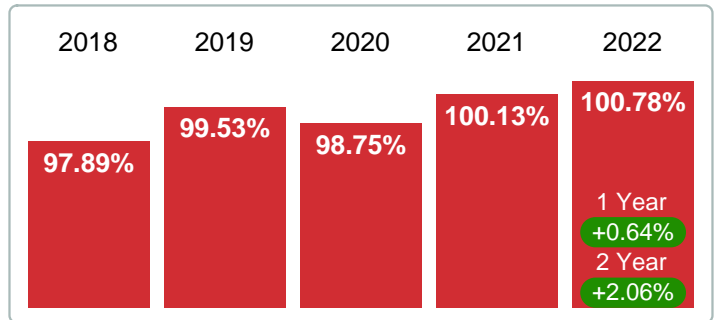
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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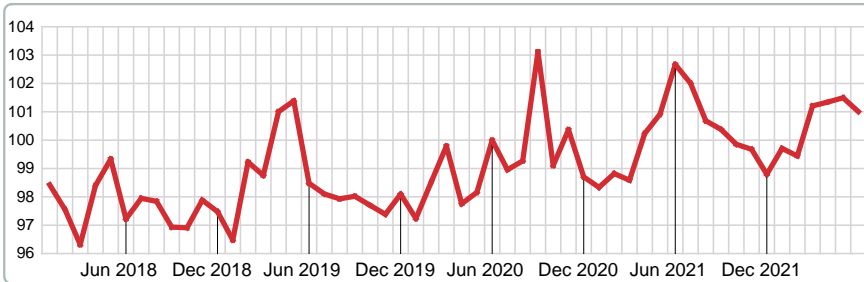
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

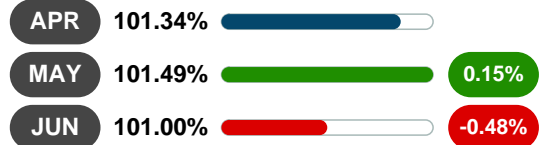


3 MONTHS

5 year JUN AVG = 99.87%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **101.00%**
above the 5 yr JUN average of **99.87%**



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	14	8.97%	95.34%	96.54%	93.75%	0.00%	0.00%
\$125,001 - \$150,000	10	6.41%	102.29%	107.91%	100.94%	107.41%	0.00%
\$150,001 - \$225,000	31	19.87%	101.53%	91.89%	101.95%	101.25%	0.00%
\$225,001 - \$300,000	39	25.00%	102.58%	100.00%	103.13%	100.50%	0.00%
\$300,001 - \$375,000	24	15.38%	101.79%	0.00%	101.66%	101.52%	103.89%
\$375,001 - \$475,000	21	13.46%	101.06%	103.90%	101.68%	100.30%	0.00%
\$475,001 and up	17	10.90%	99.15%	0.00%	98.72%	99.00%	100.40%
Average Sold/List Ratio			101.00%	98.00%	101.48%	100.64%	101.80%
Total Closed Units		100%	101.00%	12	98	41	5
Total Closed Volume				1.64M	25.62M	15.22M	3.14M

June 2022



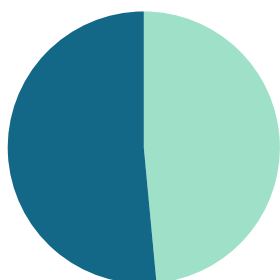
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY



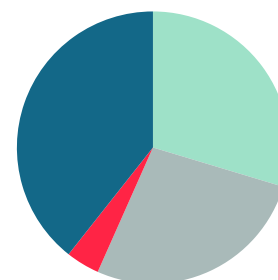
Inventory

- New Listings
179 = 48.51%
- Start Inventory
190
- Total Inventory Units
369
- Volume
\$144,835,190

Market Activity

- Closed Sales
156 = 29.66%
- Pending Sales
142 = 27.00%
- Other Off Market
21 = 3.99%
- Active Inventory
207 = 39.35%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	160	156	-2.50%	801	815	1.75%
Pending Sales	163	142	-12.88%	880	846	-3.86%
New Listings	198	179	-9.60%	958	992	3.55%
Average List Price	263,471	289,903	10.03%	271,818	304,877	12.16%
Average Sale Price	266,167	292,395	9.85%	271,016	305,439	12.70%
Average Percent of Selling Price to List Price	102.67%	101.00%	-1.62%	100.13%	100.78%	0.64%
Average Days on Market to Sale	18.33	16.24	-11.36%	24.21	19.01	-21.48%
Monthly Inventory	166	207	24.70%	166	207	24.70%
Months Supply of Inventory	1.15	1.42	23.21%	1.15	1.42	23.21%

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

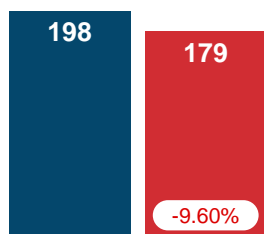
Inventory on June 30, 2022 = **207**

2021 **2022**

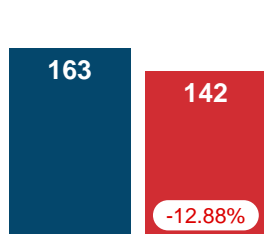
JUNE MARKET

AVERAGE PRICES

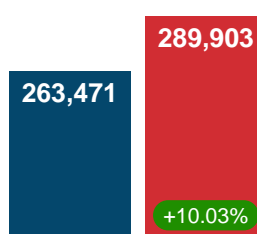
New Listings



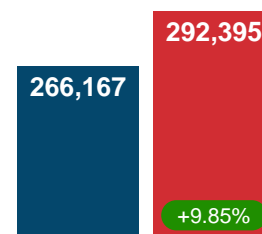
Pending Listings



List Price



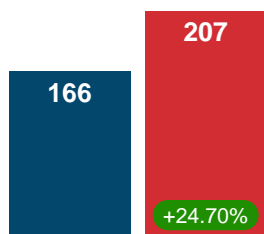
Sale Price



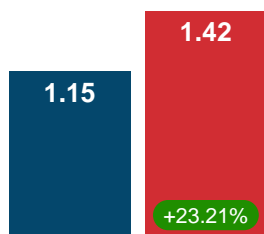
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

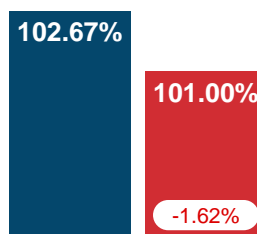
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

