

June 2022



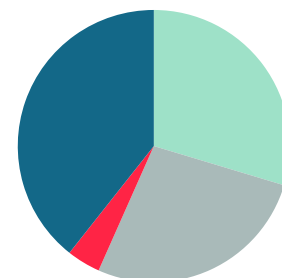
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	219,950	243,385	10.65%
Median Sale Price	225,000	250,000	11.11%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

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 **11.11%** in June 2022 to \$250,000 versus the previous year at \$225,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 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 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

June 2022



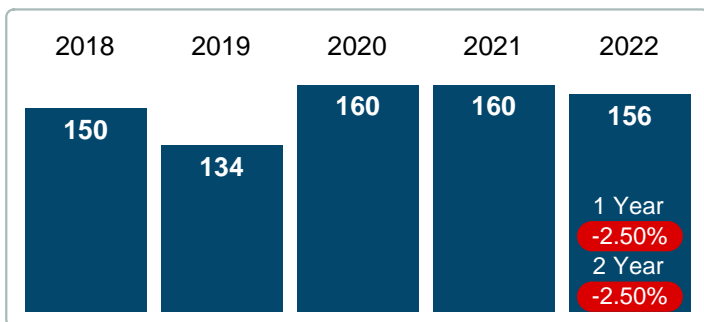
Area Delimited by County Of Rogers - Residential Property Type



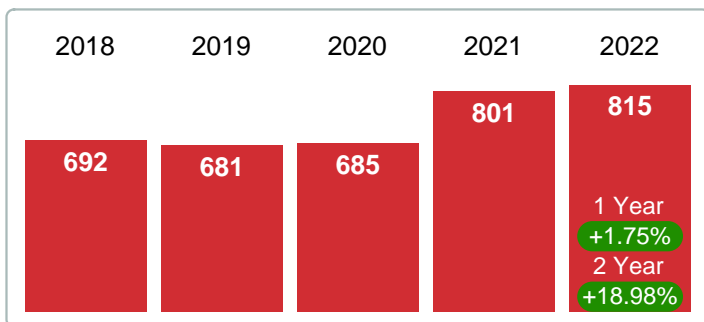
CLOSED LISTINGS

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

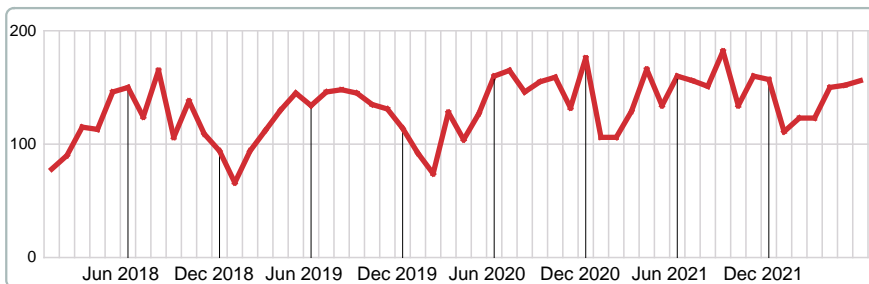
JUNE



YEAR TO DATE (YTD)

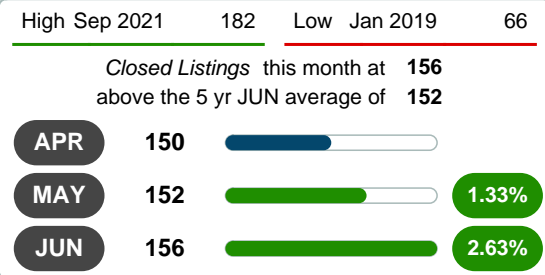


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	14	8.97%	11.5	8	6	0	0
\$125,001 - \$150,000	10	6.41%	4.0	1	8	1	0
\$150,001 - \$225,000	31	19.87%	4.0	1	26	4	0
\$225,001 - \$300,000	39	25.00%	3.0	1	31	7	0
\$300,001 - \$375,000	24	15.38%	3.0	0	12	10	2
\$375,001 - \$475,000	21	13.46%	6.0	1	9	11	0
\$475,001 and up	17	10.90%	7.0	0	6	8	3
Total Closed Units	156			12	98	41	5
Total Closed Volume	45,613,664	100%	4.0	1.64M	25.62M	15.22M	3.14M
Median Closed Price	\$250,000			\$118,300	\$236,745	\$360,000	\$750,000

June 2022



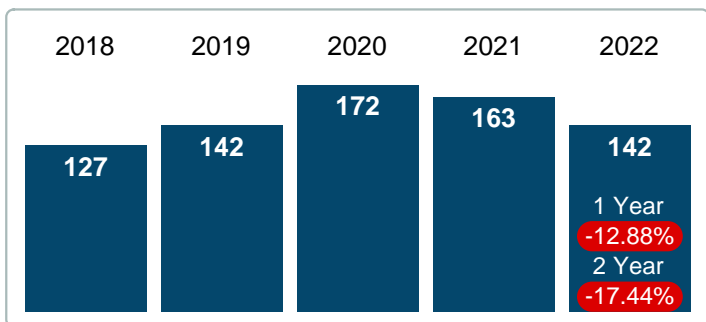
Area Delimited by County Of Rogers - Residential Property Type



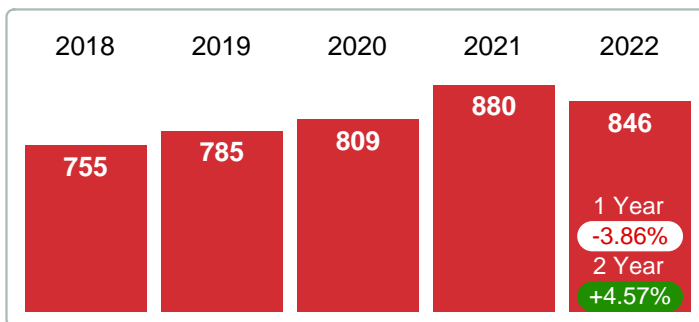
PENDING LISTINGS

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

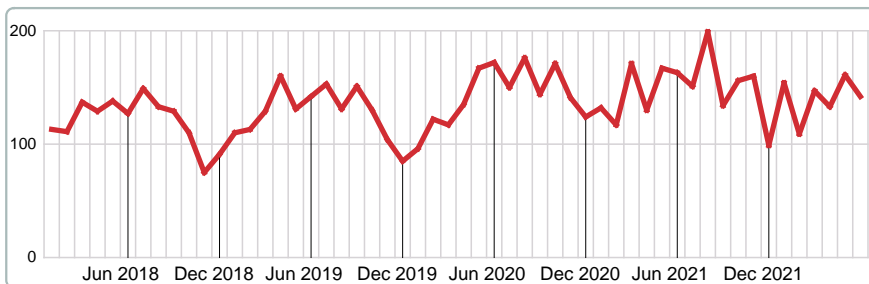
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	11.27%	13.5	4	11	1	0
\$125,001 - \$150,000	7	4.93%	6.0	3	4	0	0
\$150,001 - \$225,000	32	22.54%	7.0	2	28	2	0
\$225,001 - \$275,000	28	19.72%	4.5	2	20	6	0
\$275,001 - \$350,000	28	19.72%	10.0	0	20	7	1
\$350,001 - \$500,000	16	11.27%	6.5	0	7	8	1
\$500,001 and up	15	10.56%	22.0	0	2	11	2
Total Pending Units	142			11	92	35	4
Total Pending Volume	40,267,315	100%	7.0	1.58M	22.40M	14.10M	2.19M
Median Listing Price	\$242,942			\$140,000	\$234,448	\$375,000	\$544,750

June 2022



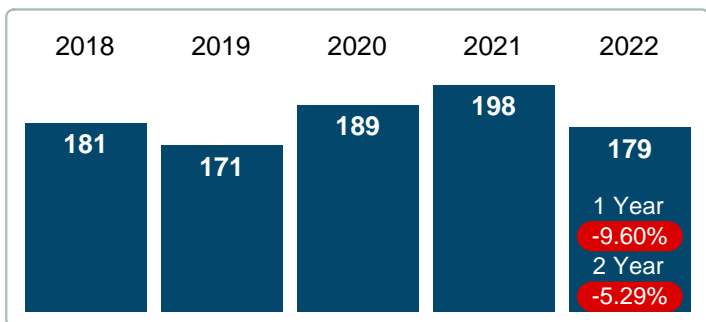
Area Delimited by County Of Rogers - Residential Property Type



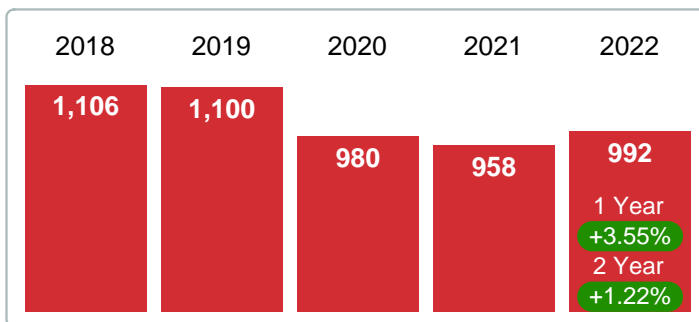
NEW LISTINGS

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

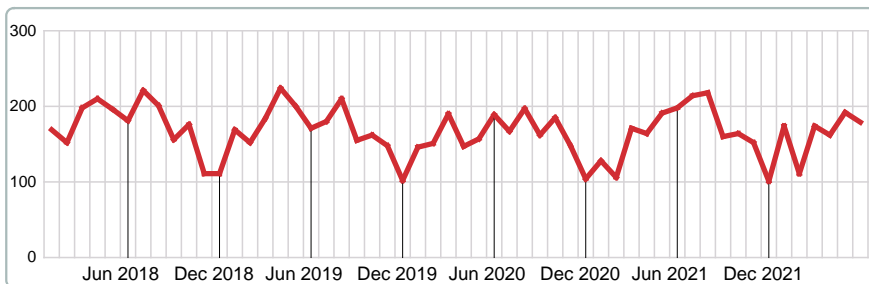
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 184

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 179
below the 5 yr JUN average of 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
Median New Listed Listing Price	\$280,000		\$125,000	\$242,000	\$399,500	\$598,000

June 2022



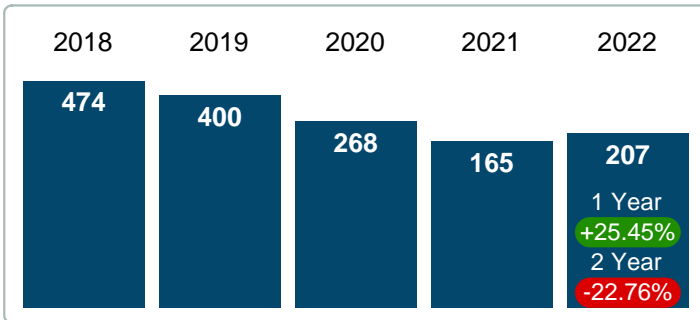
Area Delimited by County Of Rogers - Residential Property Type



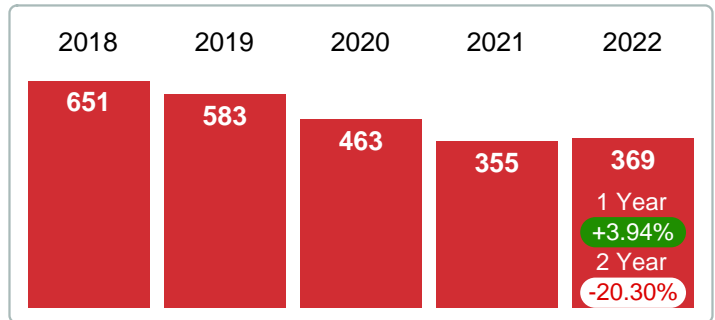
ACTIVE INVENTORY

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

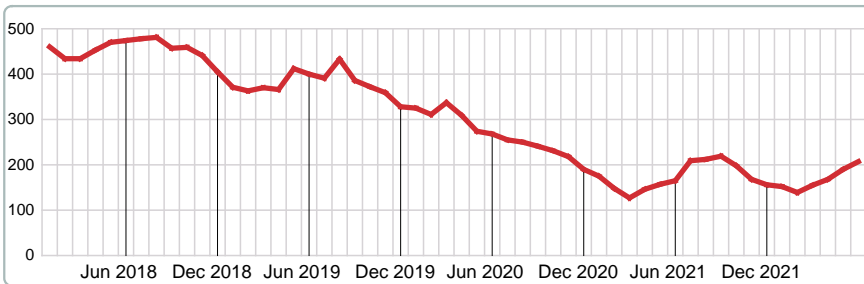
END OF JUNE



ACTIVE DURING JUNE

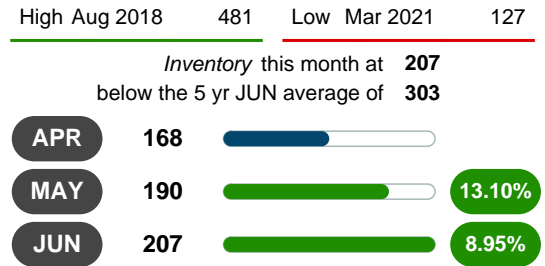


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 303



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	20	9.66%	41.5	6	11	2	1
\$150,001 - \$225,000	30	14.49%	28.0	0	24	6	0
\$225,001 - \$275,000	23	11.11%	27.0	1	16	6	0
\$275,001 - \$450,000	54	26.09%	29.5	1	31	20	2
\$450,001 - \$550,000	34	16.43%	71.0	0	12	21	1
\$550,001 - \$875,000	25	12.08%	45.0	1	8	10	6
\$875,001 and up	21	10.14%	47.0	1	6	7	7
Total Active Inventory by Units	207			10	108	72	17
Total Active Inventory by Volume	94,969,911	100%	40.0	3.16M	39.07M	38.41M	14.32M
Median Active Inventory Listing Price	\$395,000			\$122,500	\$294,475	\$467,500	\$699,000

June 2022



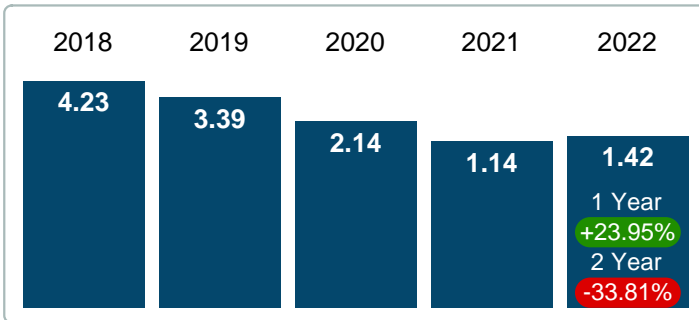
Area Delimited by County Of Rogers - Residential Property Type



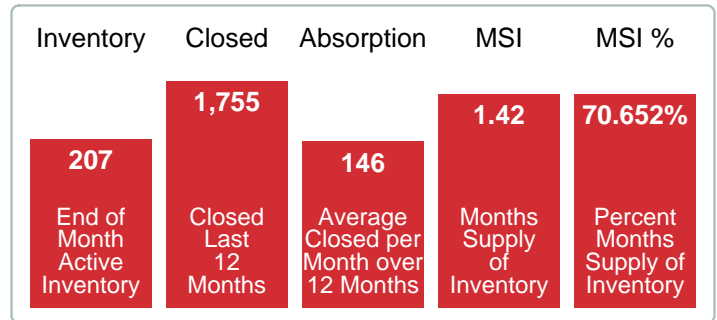
MONTHS SUPPLY of INVENTORY (MSI)

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

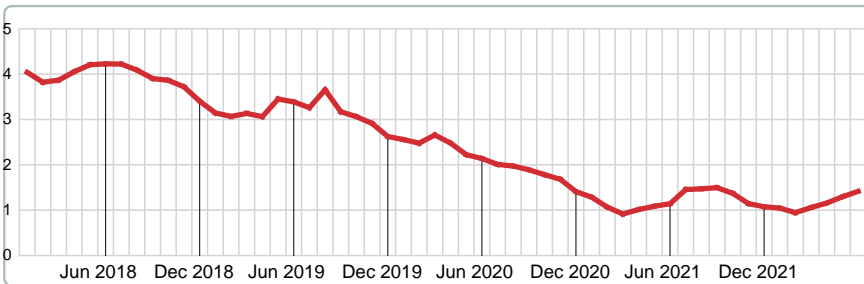
MSI FOR JUNE



INDICATORS FOR JUNE 2022

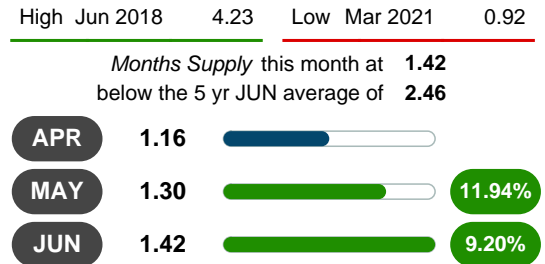


5 YEAR MARKET ACTIVITY TRENDS



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



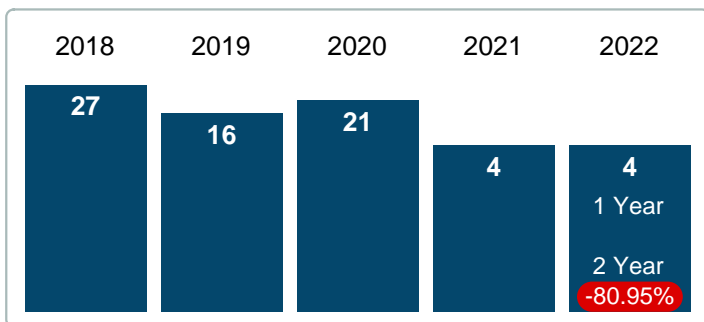
Area Delimited by County Of Rogers - Residential Property Type



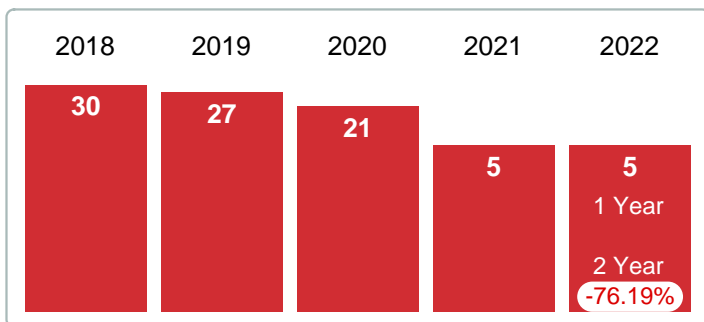
MEDIAN DAYS ON MARKET TO SALE

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

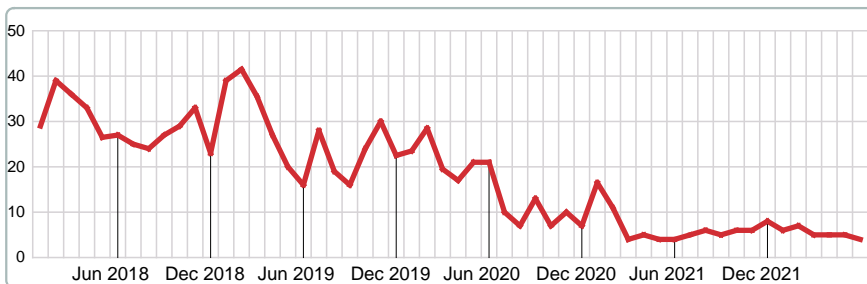
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

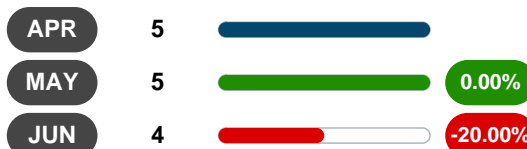


3 MONTHS

5 year JUN AVG = 14

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 4 below the 5 yr JUN average of 14



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	8.97%	12	27	10	0	0
\$125,001 - \$150,000	6.41%	4	3	4	75	0
\$150,001 - \$225,000	19.87%	4	31	5	4	0
\$225,001 - \$300,000	25.00%	3	2	3	1	0
\$300,001 - \$375,000	15.38%	3	0	2	6	7
\$375,001 - \$475,000	13.46%	6	5	3	30	0
\$475,001 and up	10.90%	7	0	7	6	14
Median Closed DOM		4	10	3	6	11
Total Closed Units	100%	4.0	12	98	41	5
Total Closed Volume		45,613,664	1.64M	25.62M	15.22M	3.14M

June 2022



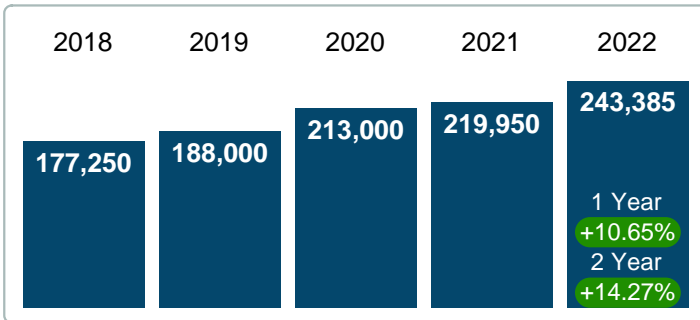
Area Delimited by County Of Rogers - Residential Property Type



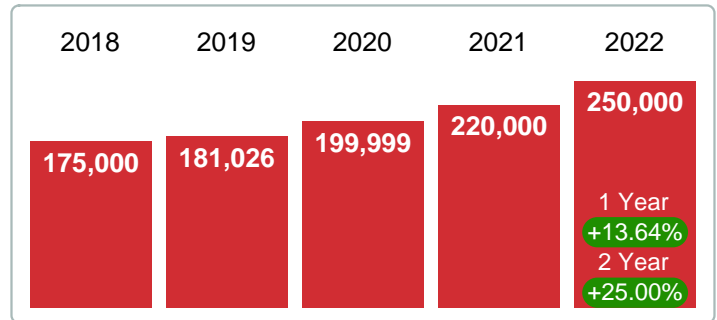
MEDIAN LIST PRICE AT CLOSING

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

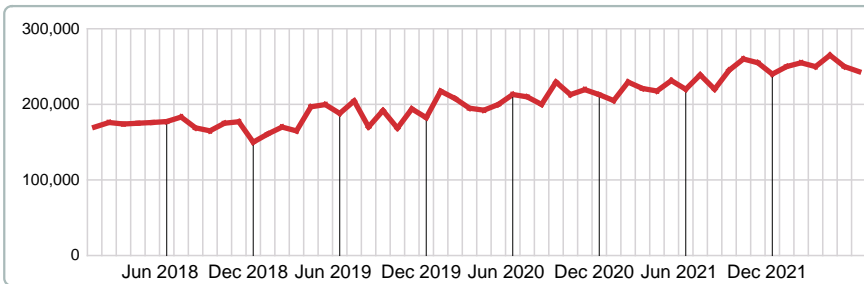
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

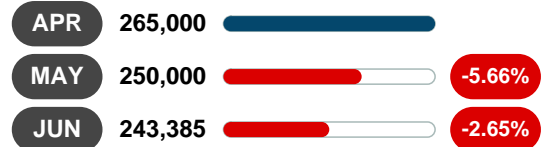


3 MONTHS

5 year JUN AVG = 208,317

High Apr 2022 265,000 Low Dec 2018 149,950

Median List Price at Closing this month at **243,385**
above the 5 yr JUN average of **208,317**



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	9.62%	113,000	89,000	115,000	0	0
\$125,001 - \$150,000	7.05%	148,500	139,000	149,900	135,000	0
\$150,001 - \$225,000	21.15%	189,900	185,000	184,950	197,500	0
\$225,001 - \$300,000	26.28%	245,000	229,000	247,500	243,630	285,000
\$300,001 - \$375,000	12.18%	349,260	0	331,500	349,900	339,999
\$375,001 - \$475,000	14.10%	424,950	385,000	426,835	425,000	0
\$475,001 and up	9.62%	625,000	0	575,000	575,000	849,900
Median List Price		243,385	116,450	234,950	350,000	750,000
Total Closed Units	100%	243,385	12	98	41	5
Total Closed Volume		45,224,873	1.64M	25.28M	15.20M	3.11M

June 2022



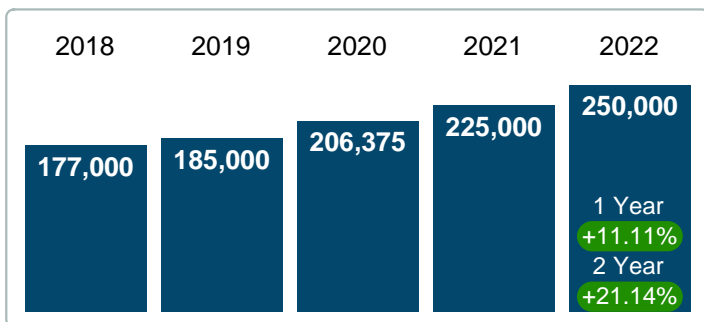
Area Delimited by County Of Rogers - Residential Property Type



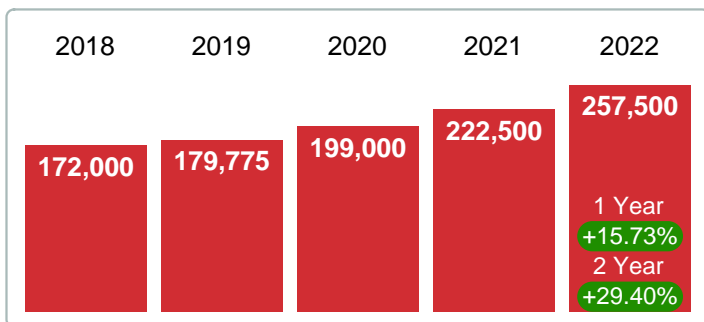
MEDIAN SOLD PRICE AT CLOSING

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

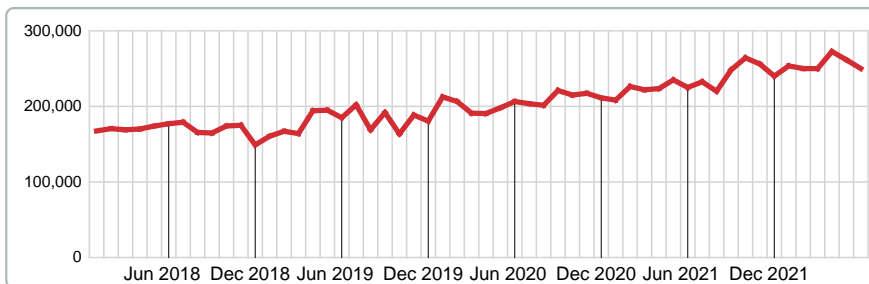
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

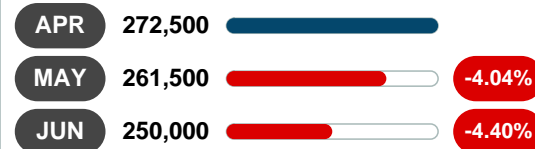


3 MONTHS

5 year JUN AVG = 208,675

High Apr 2022 272,500 Low Dec 2018 149,000

Median Sold Price at Closing this month at **250,000** above the 5 yr JUN average of **208,675**



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	8.97%	102,500	87,500	107,500	0	0
\$125,001 - \$150,000	6.41%	142,500	150,000	140,000	145,000	0
\$150,001 - \$225,000	19.87%	179,000	170,000	178,000	204,750	0
\$225,001 - \$300,000	25.00%	243,630	229,000	245,700	243,140	0
\$300,001 - \$375,000	15.38%	337,500	0	330,000	347,450	324,000
\$375,001 - \$475,000	13.46%	420,000	400,000	429,000	420,000	0
\$475,001 and up	10.90%	560,000	0	547,500	537,500	865,000
Median Sold Price		250,000	118,300	236,745	360,000	750,000
Total Closed Units	100%	250,000	12	98	41	5
Total Closed Volume		45,613,664	1.64M	25.62M	15.22M	3.14M

June 2022



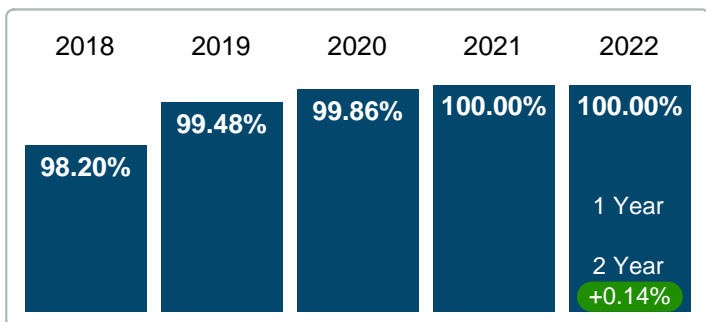
Area Delimited by County Of Rogers - Residential Property Type



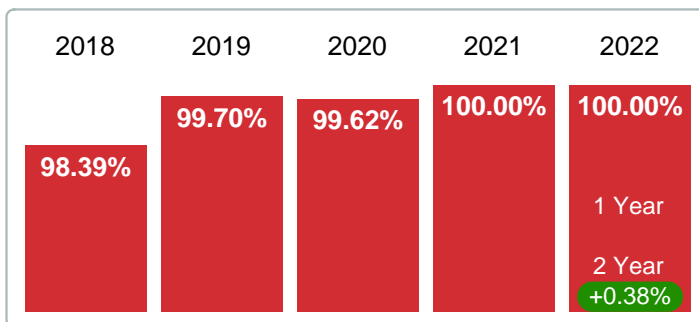
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

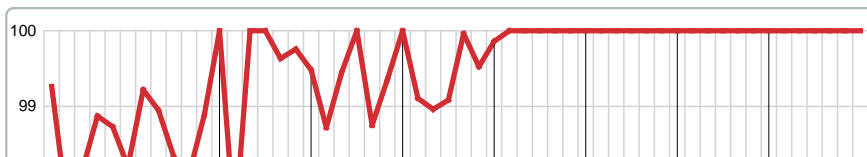
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.51%

High Jun 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUN average of 99.51%

- APR 100.00%
- MAY 100.00%
- JUN 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	14	8.97%	100.00%	100.00%	98.73%	0.00%	0.00%
\$125,001 - \$150,000	10	6.41%	100.98%	107.91%	100.07%	107.41%	0.00%
\$150,001 - \$225,000	31	19.87%	101.28%	91.89%	100.93%	103.02%	0.00%
\$225,001 - \$300,000	39	25.00%	101.78%	100.00%	102.21%	100.00%	0.00%
\$300,001 - \$375,000	24	15.38%	100.51%	0.00%	100.00%	100.60%	103.89%
\$375,001 - \$475,000	21	13.46%	100.00%	103.90%	100.00%	100.00%	0.00%
\$475,001 and up	17	10.90%	100.00%	0.00%	100.94%	99.13%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.86%	100.00%	101.47%
Total Closed Units	156	100%	100.00%	12	98	41	5
Total Closed Volume	45,613,664			1.64M	25.62M	15.22M	3.14M

June 2022



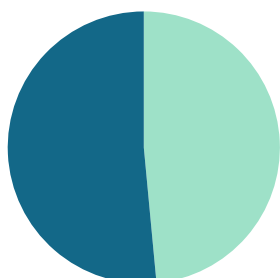
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY



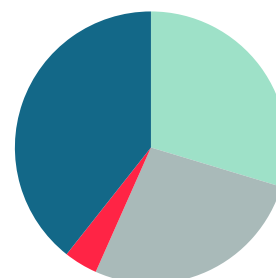
Inventory

- 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%
Median List Price	219,950	243,385	10.65%	220,000	250,000	13.64%
Median Sale Price	225,000	250,000	11.11%	222,500	257,500	15.73%
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	4.00	4.00	0.00%	5.00	5.00	0.00%
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

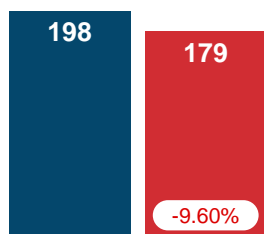
Inventory on June 30, 2022 = **207**

2021 **2022**

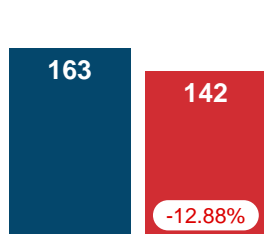
JUNE MARKET

MEDIAN PRICES

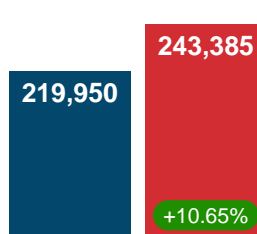
New Listings



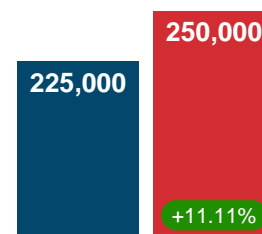
Pending Listings



List Price



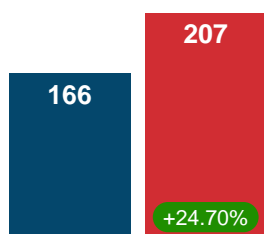
Sale Price



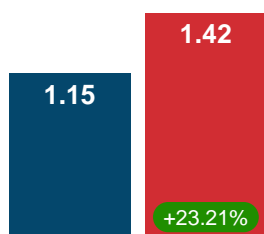
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%