

# May 2022



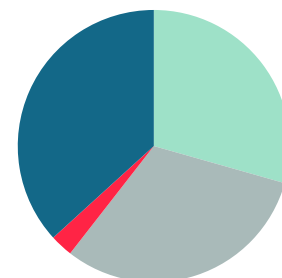
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	134	152	13.43%
Pending Listings	167	161	-3.59%
New Listings	191	192	0.52%
Average List Price	292,569	325,896	11.39%
Average Sale Price	293,910	327,366	11.38%
Average Percent of Selling Price to List Price	100.92%	101.49%	0.57%
Average Days on Market to Sale	15.34	16.71	8.91%
End of Month Inventory	158	190	20.25%
Months Supply of Inventory	1.09	1.30	18.54%



■ Closed (29.40%)  
■ Pending (31.14%)  
■ Other OffMarket (2.71%)  
■ Active (36.75%)

**Absorption:** Last 12 months, an Average of **147** Sales/Month  
**Active Inventory** as of May 31, 2022 = **190**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **20.25%** to 190 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 **1.30** 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 **11.38%** in May 2022 to \$327,366 versus the previous year at \$293,910.

#### Average Days on Market Lengthens

The average number of **16.71** days that homes spent on the market before selling increased by 1.37 days or **8.91%** in May 2022 compared to last year's same month at **15.34** DOM.

#### Sales Success for May 2022 is Positive

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

There were 192 New Listings in May 2022, up **0.52%** from last year at 191. Furthermore, there were 152 Closed Listings this month versus last year at 134, a **13.43%** increase.

Closed versus Listed trends yielded a **79.2%** ratio, up from previous year's, May 2021, at **70.2%**, a **12.84%** 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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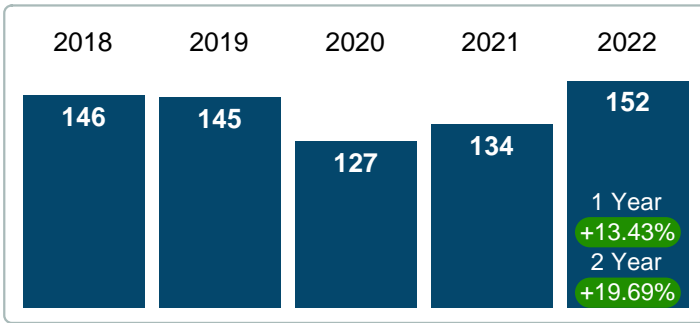
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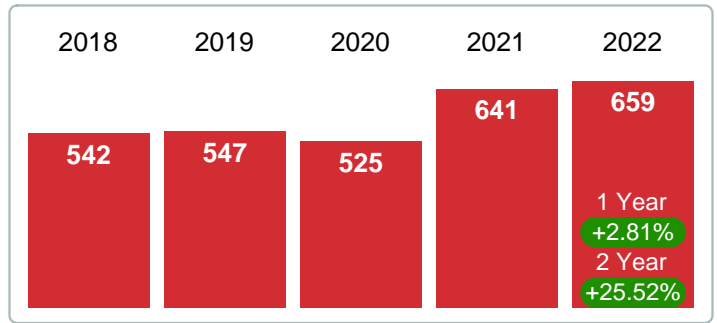
## CLOSED LISTINGS

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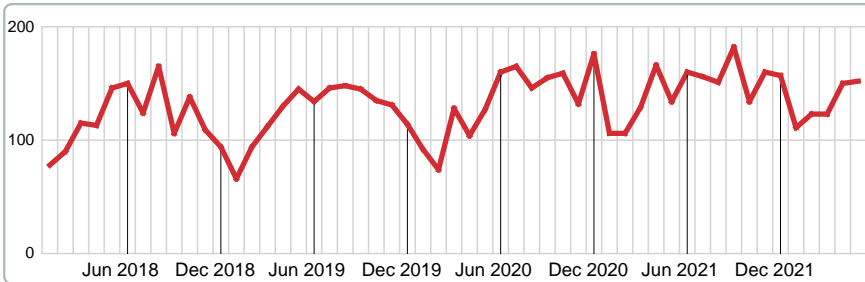
### MAY



### YEAR TO DATE (YTD)

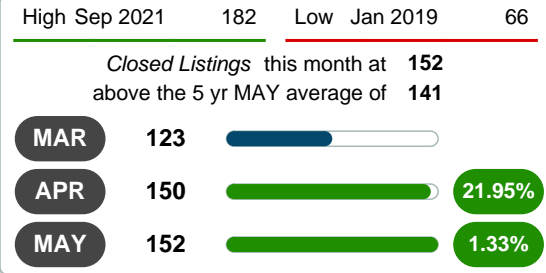


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 141



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	9.21%	11.4	7	6	1	0
\$150,001 - \$175,000	9	5.92%	8.4	0	8	1	0
\$175,001 - \$225,000	26	17.11%	11.5	2	22	2	0
\$225,001 - \$300,000	45	29.61%	13.4	1	34	10	0
\$300,001 - \$425,000	23	15.13%	12.0	1	15	7	0
\$425,001 - \$600,000	19	12.50%	25.3	1	8	10	0
\$600,001 and up	16	10.53%	40.3	0	1	9	6
<b>Total Closed Units</b>	<b>152</b>			<b>12</b>	<b>94</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>49,759,669</b>	<b>100%</b>	<b>16.7</b>	<b>2.46M</b>	<b>24.80M</b>	<b>17.91M</b>	<b>4.59M</b>
<b>Average Closed Price</b>	<b>\$327,366</b>			<b>\$204,708</b>	<b>\$263,842</b>	<b>\$447,853</b>	<b>\$764,650</b>

# May 2022



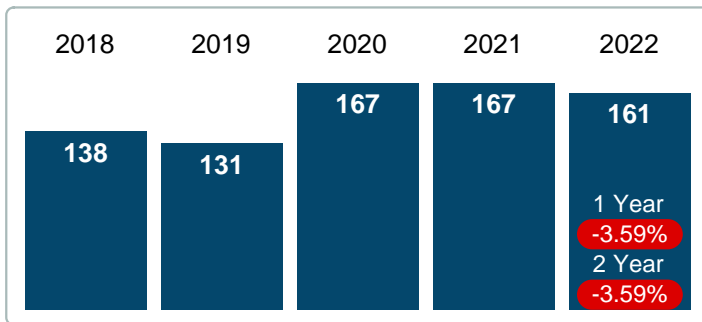
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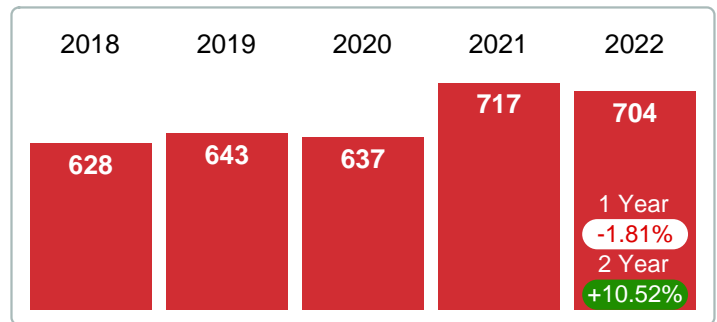
## PENDING LISTINGS

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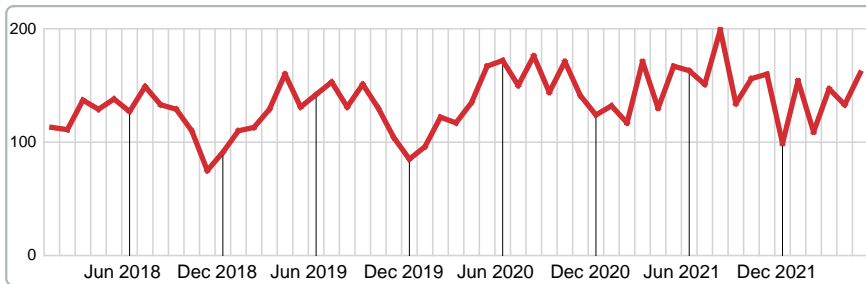
### MAY



### YEAR TO DATE (YTD)

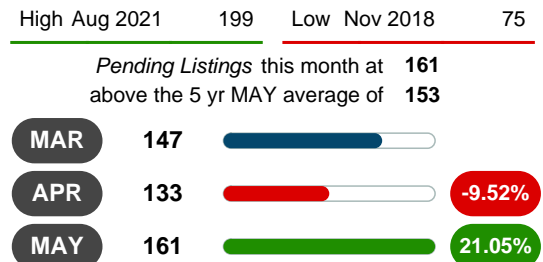


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 153



### 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	13	8.07%	43.8	12	1	0	0
\$125,001 - \$175,000	25	15.53%	17.3	2	21	2	0
\$175,001 - \$225,000	21	13.04%	6.5	0	16	5	0
\$225,001 - \$300,000	39	24.22%	10.1	2	28	8	1
\$300,001 - \$400,000	25	15.53%	9.7	2	10	11	2
\$400,001 - \$525,000	21	13.04%	39.0	0	10	10	1
\$525,001 and up	17	10.56%	31.4	0	4	10	3
<b>Total Pending Units</b>	<b>161</b>			<b>18</b>	<b>90</b>	<b>46</b>	<b>7</b>
<b>Total Pending Volume</b>	<b>49,500,278</b>	<b>100%</b>	<b>17.3</b>	<b>2.60M</b>	<b>24.10M</b>	<b>18.48M</b>	<b>4.32M</b>
<b>Average Listing Price</b>	<b>\$301,734</b>			<b>\$144,483</b>	<b>\$267,807</b>	<b>\$401,740</b>	<b>\$616,700</b>

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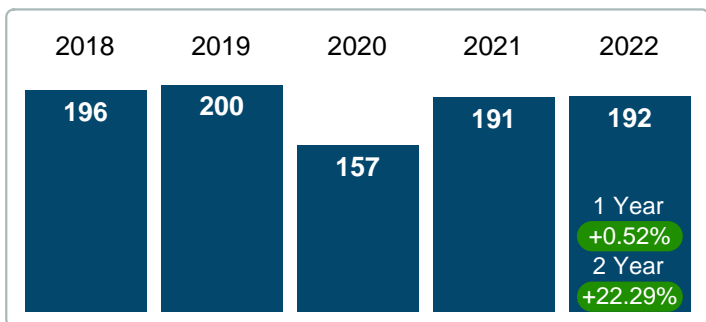
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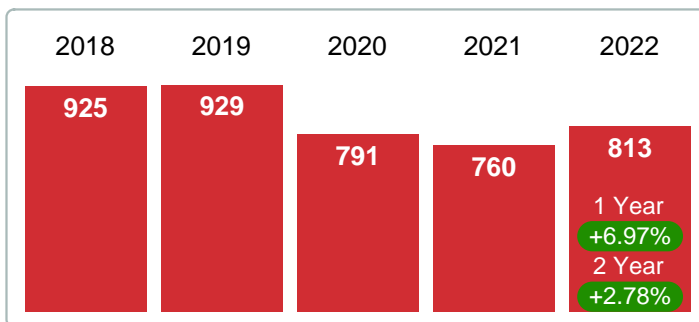
## NEW LISTINGS

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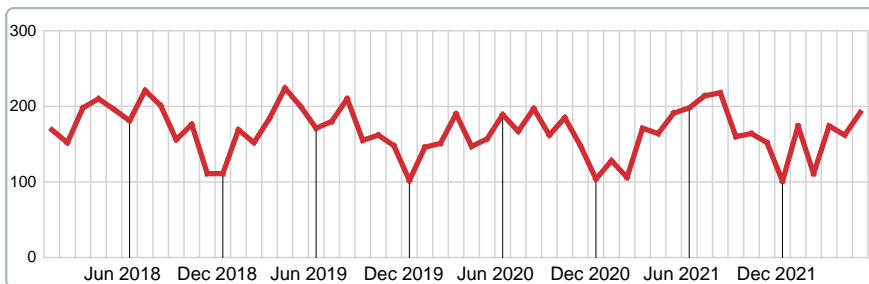
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 187

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 192  
above the 5 yr MAY average of 187



### 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	17	8.85%	8	7	2	0
\$125,001 - \$175,000	25	13.02%	2	21	2	0
\$175,001 - \$225,000	28	14.58%	1	21	6	0
\$225,001 - \$300,000	47	24.48%	3	33	9	2
\$300,001 - \$400,000	31	16.15%	2	15	12	2
\$400,001 - \$550,000	24	12.50%	1	12	10	1
\$550,001 and up	20	10.42%	0	4	12	4
<b>Total New Listed Units</b>	<b>192</b>		<b>17</b>	<b>113</b>	<b>53</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>61,329,423</b>	<b>100%</b>	<b>3.12M</b>	<b>30.79M</b>	<b>22.08M</b>	<b>5.33M</b>
<b>Average New Listed Listing Price</b>	<b>\$288,424</b>		<b>\$183,688</b>	<b>\$272,513</b>	<b>\$416,602</b>	<b>\$592,544</b>

# May 2022



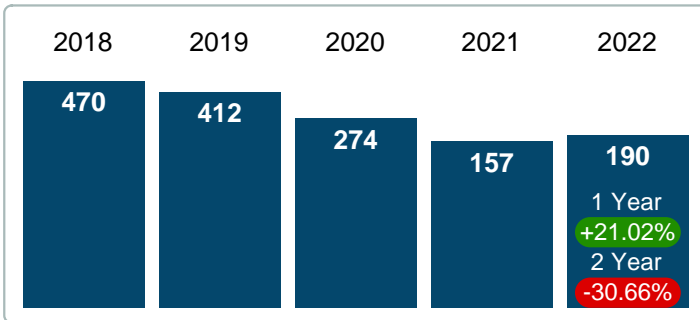
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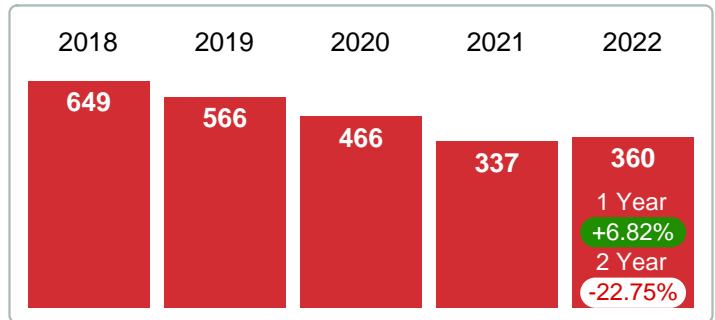
## ACTIVE INVENTORY

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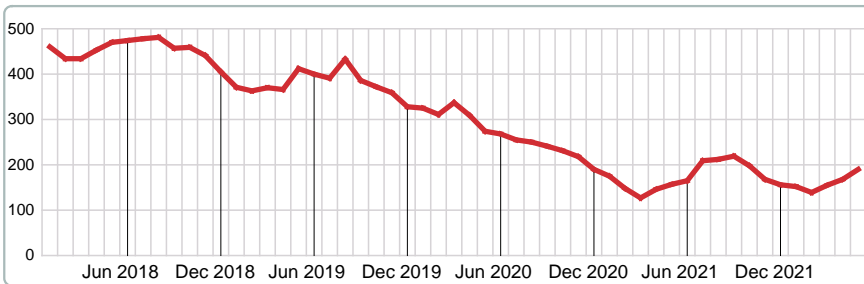
### END OF MAY



### ACTIVE DURING MAY

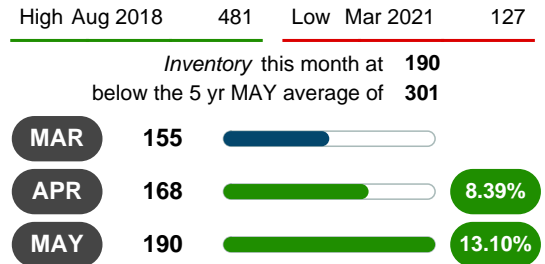


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 301



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	7.37%	62.7	5	9	0	0
\$100,001 - \$175,000	25	13.16%	49.9	6	15	4	0
\$175,001 - \$250,000	32	16.84%	27.6	2	22	8	0
\$250,001 - \$425,000	48	25.26%	56.3	0	32	15	1
\$425,001 - \$525,000	27	14.21%	79.2	1	10	15	1
\$525,001 - \$825,000	25	13.16%	67.6	1	6	12	6
\$825,001 and up	19	10.00%	74.9	1	7	6	5
<b>Total Active Inventory by Units</b>	<b>190</b>			<b>16</b>	<b>101</b>	<b>60</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>79,863,649</b>	<b>100%</b>	<b>57.7</b>	<b>4.16M</b>	<b>34.43M</b>	<b>30.59M</b>	<b>10.68M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$420,335</b>			<b>\$260,094</b>	<b>\$340,860</b>	<b>\$509,840</b>	<b>\$821,915</b>

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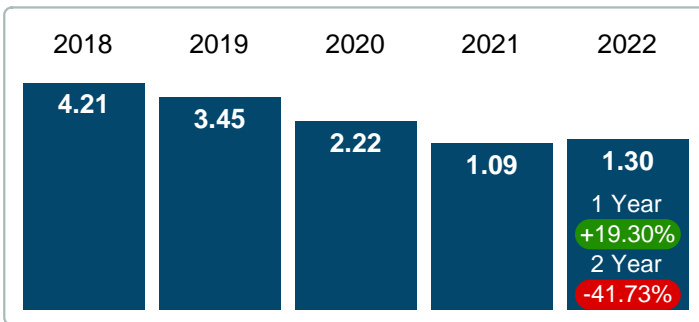
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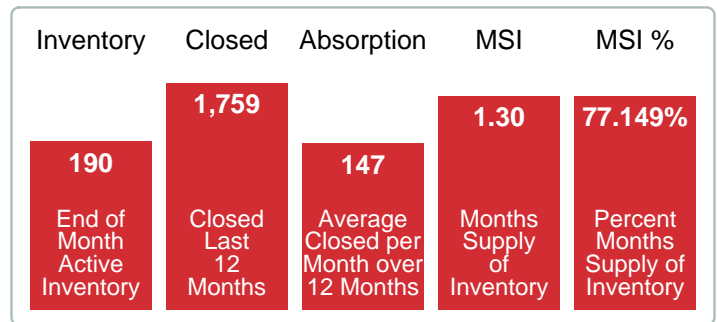
## MONTHS SUPPLY of INVENTORY (MSI)

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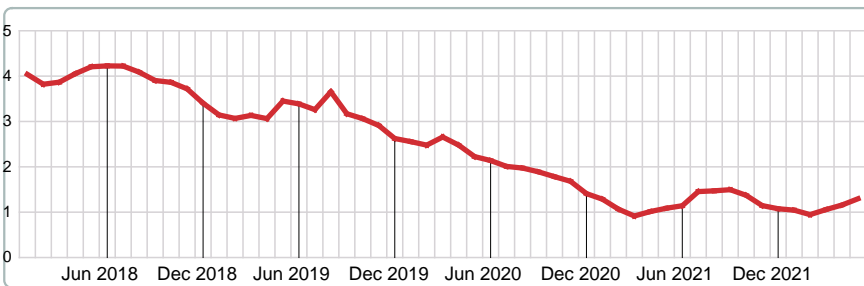
### MSI FOR MAY



### INDICATORS FOR MAY 2022

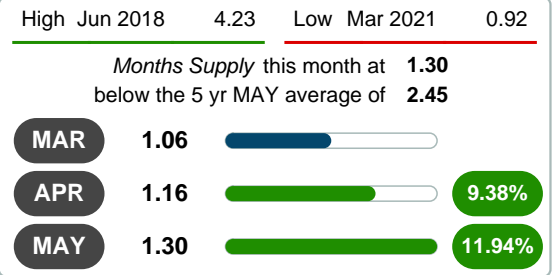


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2.45



### 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	14	7.37%	2.02	1.50	2.70	0.00	0.00
\$100,001 - \$175,000	25	13.16%	0.97	1.64	0.79	1.41	0.00
\$175,001 - \$250,000	32	16.84%	0.76	1.71	0.69	0.91	0.00
\$250,001 - \$425,000	48	25.26%	0.97	0.00	1.27	0.71	0.46
\$425,001 - \$525,000	27	14.21%	2.36	3.00	3.75	2.05	0.92
\$525,001 - \$825,000	25	13.16%	2.86	12.00	8.00	2.15	2.57
\$825,001 and up	19	10.00%	8.44	12.00	84.00	6.55	4.29
Market Supply of Inventory (MSI)			1.30	1.66	1.22	1.28	1.75
Total Active Inventory by Units		100%	190	16	101	60	13

# May 2022



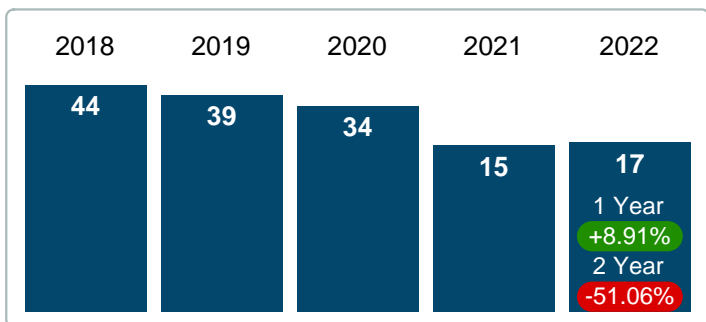
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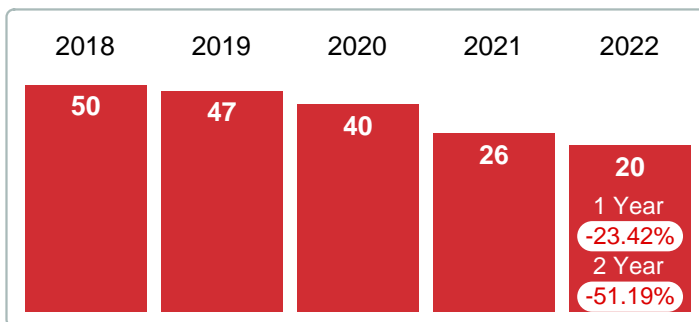
## AVERAGE DAYS ON MARKET TO SALE

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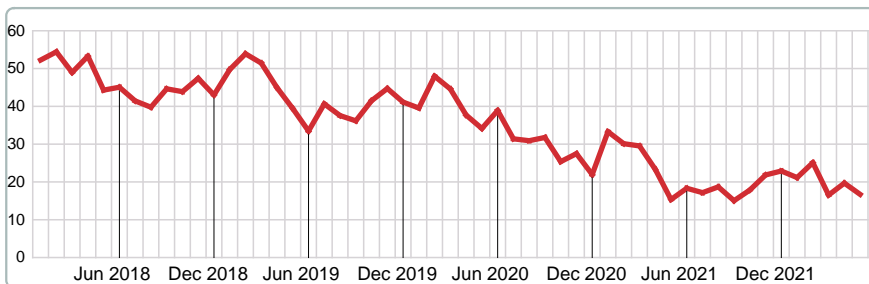
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

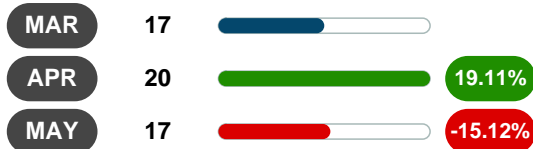


### 3 MONTHS

5 year MAY AVG = 30

High Feb 2018 54 Low Sep 2021 15

Average Days on Market to Sale this month at 17 below the 5 yr MAY 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
\$150,000 and less	9.21%	11	13	9	11	0
\$150,001 - \$175,000	5.92%	8	0	8	15	0
\$175,001 - \$225,000	17.11%	12	63	8	4	0
\$225,001 - \$300,000	29.61%	13	1	8	34	0
\$300,001 - \$425,000	15.13%	12	7	10	16	0
\$425,001 - \$600,000	12.50%	25	47	31	18	0
\$600,001 and up	10.53%	40	0	3	48	36
<b>Average Closed DOM</b>		<b>17</b>	<b>23</b>	<b>10</b>	<b>27</b>	<b>36</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>17</b>	<b>12</b>	<b>94</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>49,759,669</b>	<b>2.46M</b>	<b>24.80M</b>	<b>17.91M</b>	<b>4.59M</b>



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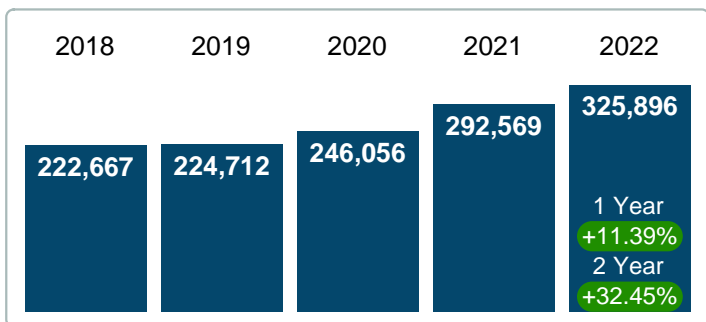
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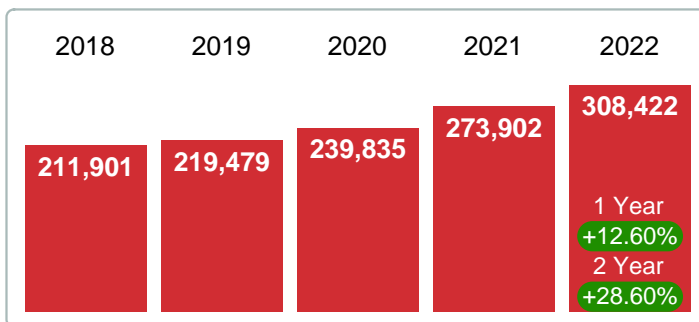
## AVERAGE LIST PRICE AT CLOSING

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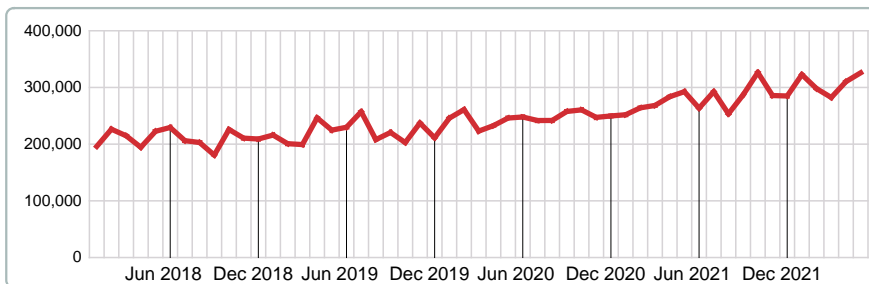
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 262,380

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

Average List Price at Closing this month at **325,896**  
above the 5 yr MAY average of **262,380**

- MAR** 282,329
- APR** 310,249 9.89%
- MAY** 325,896 5.04%

### 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
\$150,000 and less	9.21%	128,486	125,714	130,800	157,000	0
\$150,001 - \$175,000	6.58%	164,390	0	162,450	165,000	0
\$175,001 - \$225,000	18.42%	202,232	197,450	199,327	215,900	0
\$225,001 - \$300,000	28.95%	252,737	264,100	243,906	257,642	0
\$300,001 - \$425,000	14.47%	358,583	415,000	346,380	351,034	0
\$425,001 - \$600,000	13.82%	491,491	524,900	455,582	479,266	0
\$600,001 and up	8.55%	853,885	0	599,000	828,744	802,800
<b>Average List Price</b>		<b>325,896</b>	<b>206,575</b>	<b>257,465</b>	<b>450,970</b>	<b>802,800</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>325,896</b>	<b>12</b>	<b>94</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>49,536,243</b>	<b>2.48M</b>	<b>24.20M</b>	<b>18.04M</b>	<b>4.82M</b>



# May 2022



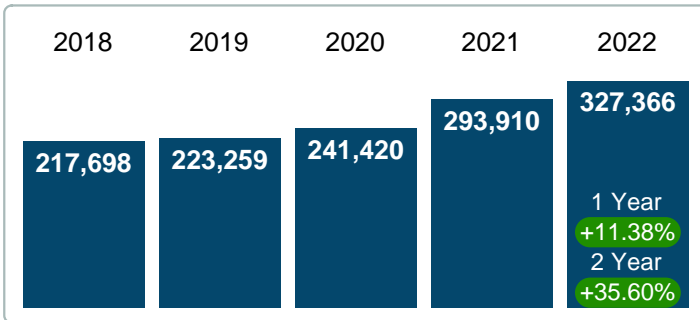
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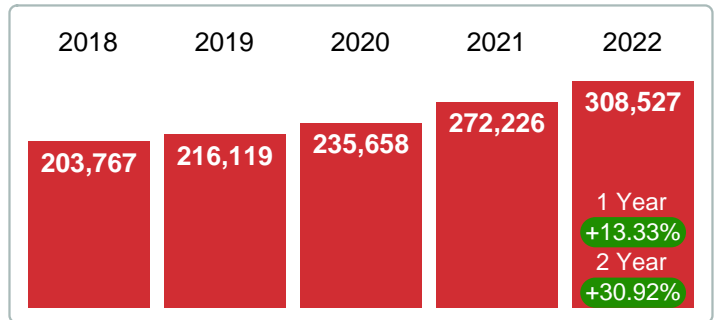
## AVERAGE SOLD PRICE AT CLOSING

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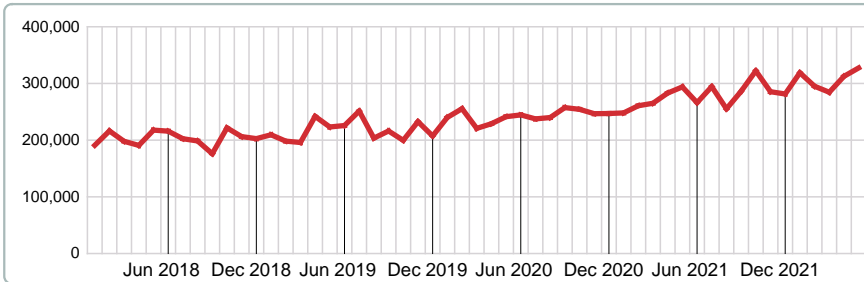
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

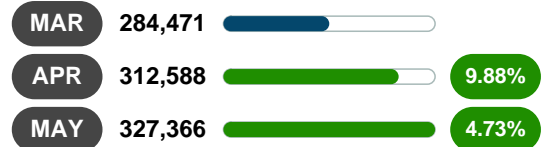


### 3 MONTHS

5 year MAY AVG = 260,731

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

Average Sold Price at Closing this month at **327,366** above the 5 yr MAY average of **260,731**



### 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
\$150,000 and less	9.21%	127,321	124,643	127,500	145,000	0
\$150,001 - \$175,000	5.92%	168,255	0	167,412	175,000	0
\$175,001 - \$225,000	17.11%	202,250	200,000	201,840	209,000	0
\$225,001 - \$300,000	29.61%	254,594	264,100	252,484	260,815	0
\$300,001 - \$425,000	15.13%	357,209	395,000	355,238	356,034	0
\$425,001 - \$600,000	12.50%	482,013	524,900	466,038	490,504	0
\$600,001 and up	10.53%	773,350	0	615,000	796,744	764,650
<b>Average Sold Price</b>		<b>327,366</b>	<b>204,708</b>	<b>263,842</b>	<b>447,853</b>	<b>764,650</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>327,366</b>	<b>12</b>	<b>94</b>	<b>40</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>49,759,669</b>	<b>2.46M</b>	<b>24.80M</b>	<b>17.91M</b>	<b>4.59M</b>

# May 2022



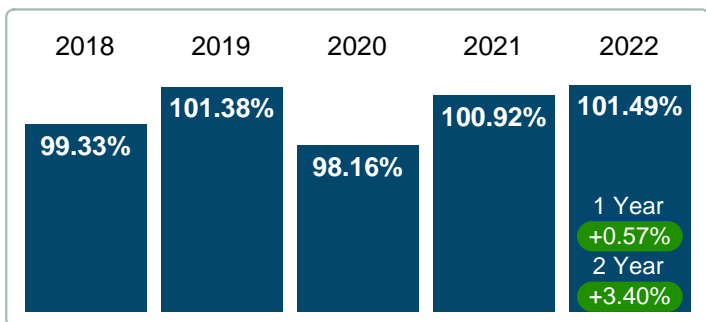
Area Delimited by County Of Rogers - Residential Property Type



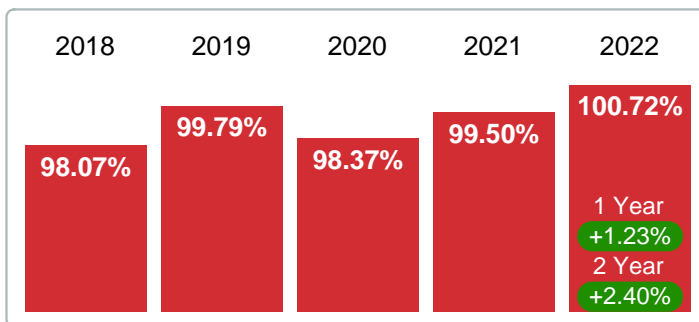
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

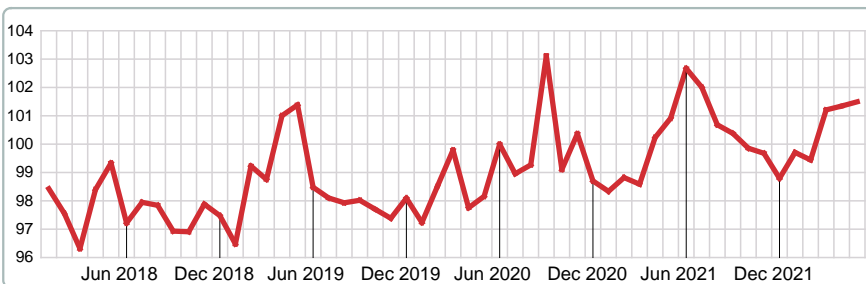
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

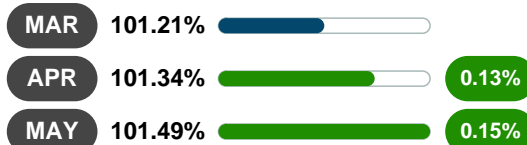


### 3 MONTHS

5 year MAY AVG = 100.26%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **101.49%** above the 5 yr MAY average of **100.26%**



### 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
\$150,000 and less	14	9.21%	97.96%	99.63%	96.95%	92.36%	0.00%
\$150,001 - \$175,000	9	5.92%	103.64%	0.00%	103.33%	106.06%	0.00%
\$175,001 - \$225,000	26	17.11%	101.21%	101.21%	101.63%	96.66%	0.00%
\$225,001 - \$300,000	45	29.61%	103.13%	100.00%	103.78%	101.25%	0.00%
\$300,001 - \$425,000	23	15.13%	101.93%	95.18%	102.50%	101.68%	0.00%
\$425,001 - \$600,000	19	12.50%	102.17%	100.00%	102.34%	102.25%	0.00%
\$600,001 and up	16	10.53%	97.79%	0.00%	102.67%	97.21%	97.85%
Average Sold/List Ratio			101.50%	99.58%	102.46%	100.33%	97.85%
Total Closed Units		100%	101.50%	12	94	40	6
Total Closed Volume				2.46M	24.80M	17.91M	4.59M

# May 2022



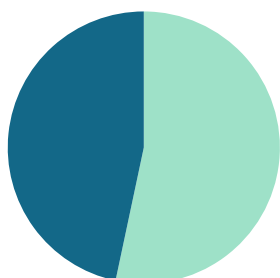
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

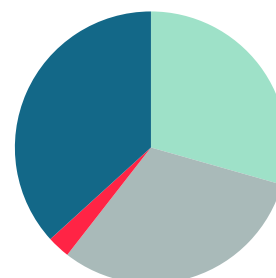


**Inventory**  
 New Listings  
**192 = 53.33%**  
 Start Inventory  
**168**  
 Total Inventory Units  
**360**  
 Volume  
**\$134,403,427**

### Market Activity

Closed Sales  
**152 = 29.40%**  
 Pending Sales  
**161 = 31.14%**  
 Other Off Market  
**14 = 2.71%**  
 Active Inventory  
**190 = 36.75%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	134	152	13.43%	641	659	2.81%
Pending Sales	167	161	-3.59%	717	704	-1.81%
New Listings	191	192	0.52%	760	813	6.97%
Average List Price	292,569	325,896	11.39%	273,902	308,422	12.60%
Average Sale Price	293,910	327,366	11.38%	272,226	308,527	13.33%
Average Percent of Selling Price to List Price	100.92%	101.49%	0.57%	99.50%	100.72%	1.23%
Average Days on Market to Sale	15.34	16.71	8.91%	25.68	19.67	-23.42%
Monthly Inventory	158	190	20.25%	158	190	20.25%
Months Supply of Inventory	1.09	1.30	18.54%	1.09	1.30	18.54%

**Absorption:** Last 12 months, an Average of **147** Sales/Month

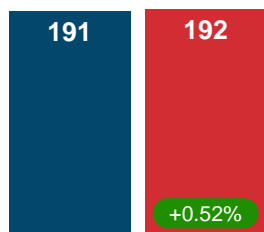
**Inventory** on May 31, 2022 = **190**

**2021** **2022**

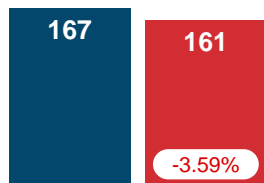
### MAY MARKET

### AVERAGE PRICES

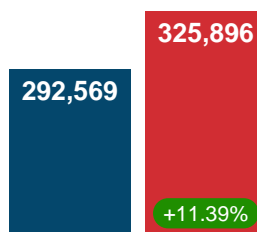
#### New Listings



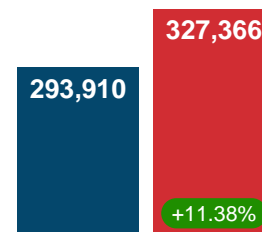
#### Pending Listings



#### List Price



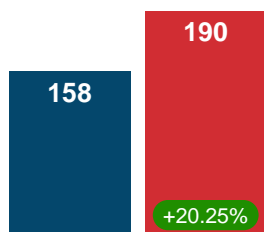
#### Sale Price



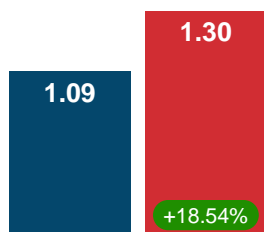
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

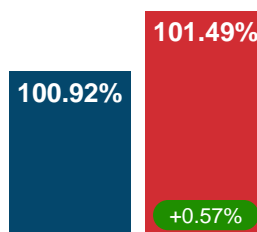
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

