

May 2022



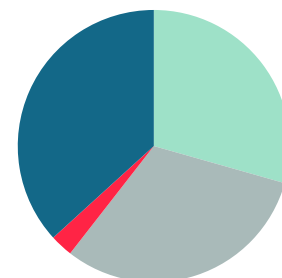
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	231,450	250,000	8.01%
Median Sale Price	235,000	261,500	11.28%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	5.00	25.00%
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.

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 **11.28%** in May 2022 to \$261,500 versus the previous year at \$235,000.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 1.00 days or **25.00%** in May 2022 compared to last year's same month at **4.00** DOM.

Sales Success for May 2022 is Positive

Overall, with Median 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.

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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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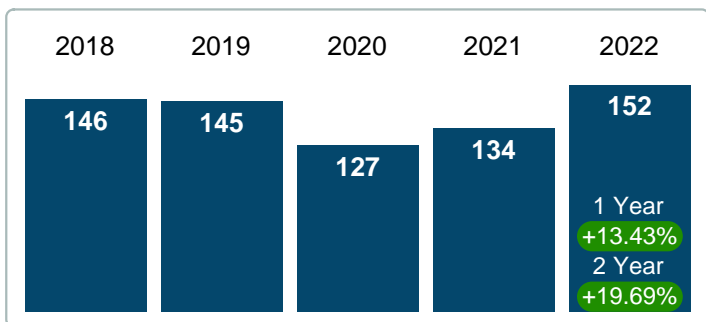
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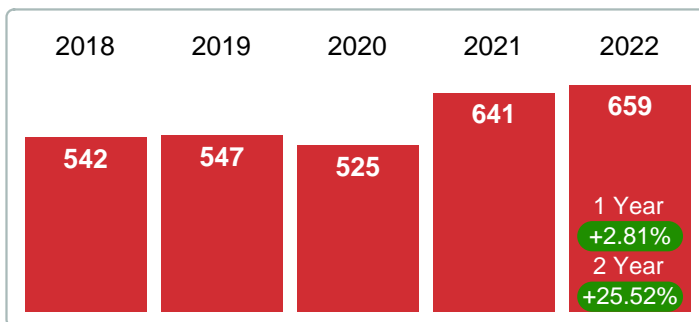
CLOSED LISTINGS

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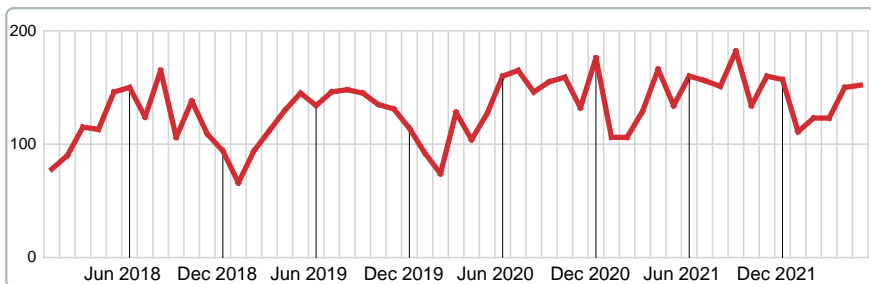
MAY



YEAR TO DATE (YTD)

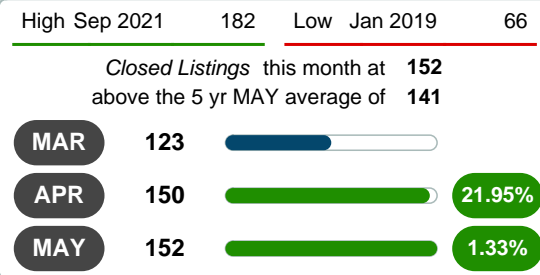


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 141



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	9.21%	7.5	7	6	1	0
\$150,001 - \$175,000	9	5.92%	4.0	0	8	1	0
\$175,001 - \$225,000	26	17.11%	4.0	2	22	2	0
\$225,001 - \$300,000	45	29.61%	4.0	1	34	10	0
\$300,001 - \$425,000	23	15.13%	4.0	1	15	7	0
\$425,001 - \$600,000	19	12.50%	10.0	1	8	10	0
\$600,001 and up	16	10.53%	8.0	0	1	9	6
Total Closed Units	152			12	94	40	6
Total Closed Volume	49,759,669	100%	5.0	2.46M	24.80M	17.91M	4.59M
Median Closed Price	\$261,500			\$141,000	\$236,290	\$411,500	\$746,500

May 2022



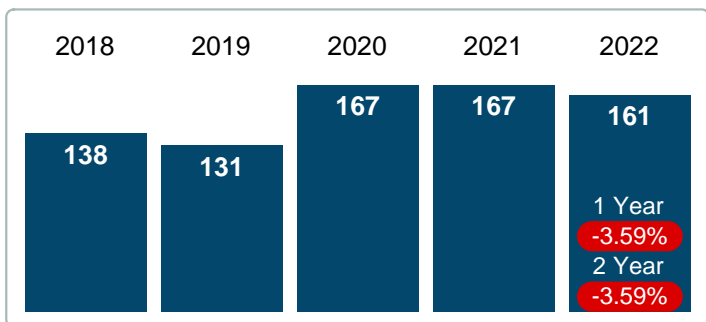
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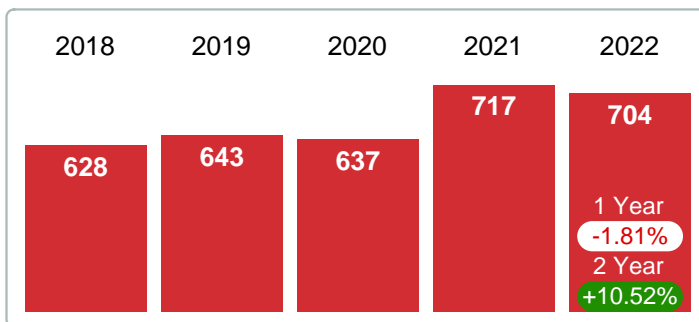
PENDING LISTINGS

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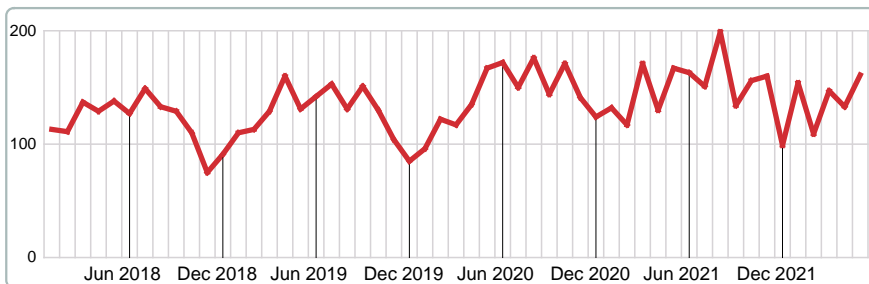
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 153

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 161 above the 5 yr MAY average of 153



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	13	8.07%	7.0	12	1	0	0
\$125,001 - \$175,000	25	15.53%	6.0	2	21	2	0
\$175,001 - \$225,000	21	13.04%	4.0	0	16	5	0
\$225,001 - \$300,000	39	24.22%	3.0	2	28	8	1
\$300,001 - \$400,000	25	15.53%	4.0	2	10	11	2
\$400,001 - \$525,000	21	13.04%	10.0	0	10	10	1
\$525,001 and up	17	10.56%	10.0	0	4	10	3
Total Pending Units	161			18	90	46	7
Total Pending Volume	49,500,278	100%	5.0	2.60M	24.10M	18.48M	4.32M
Median Listing Price	\$250,000			\$112,750	\$235,000	\$360,000	\$495,000

May 2022



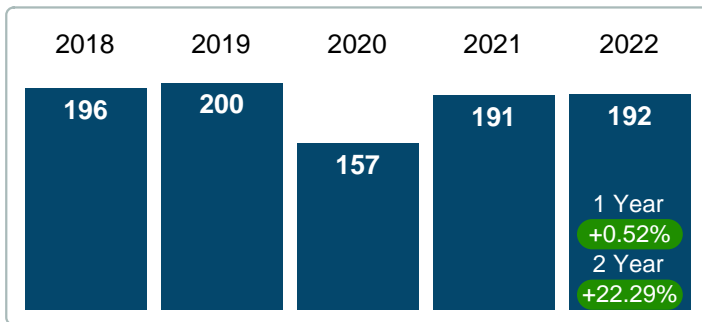
Area Delimited by County Of Rogers - Residential Property Type



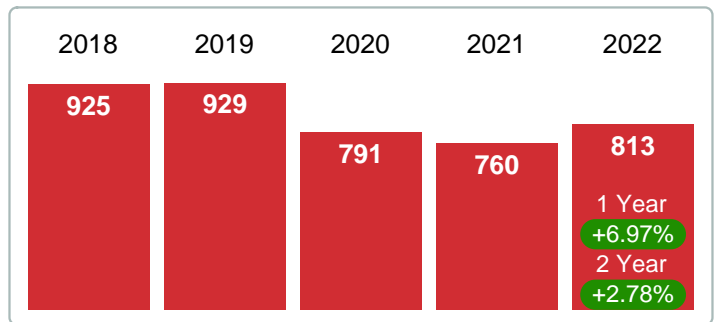
NEW LISTINGS

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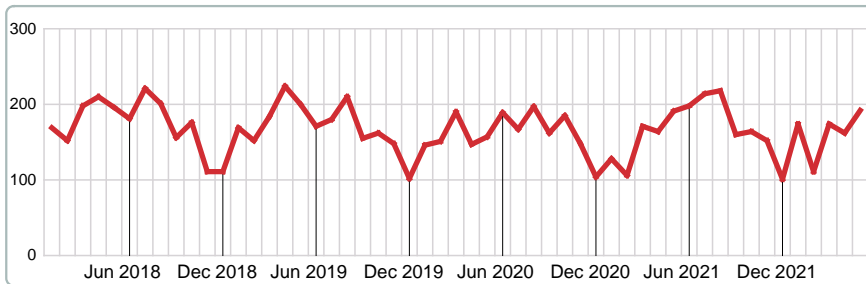
MAY



YEAR TO DATE (YTD)

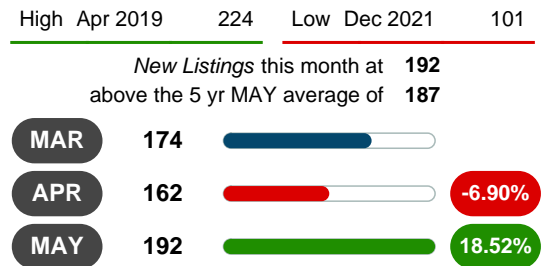


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
Total New Listed Units	192		17	113	53	9
Total New Listed Volume	61,329,423	100%	3.12M	30.79M	22.08M	5.33M
Median New Listed Listing Price	\$257,000		\$130,000	\$235,000	\$350,000	\$549,000

May 2022



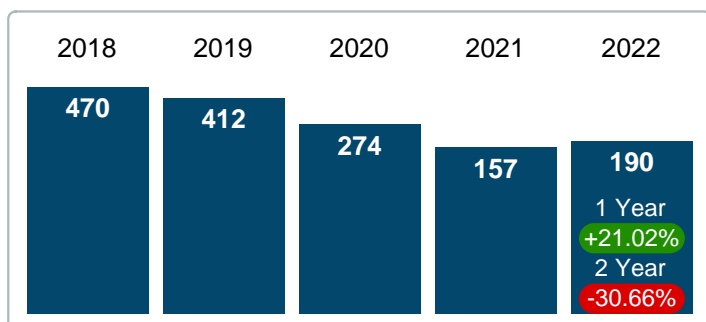
Area Delimited by County Of Rogers - Residential Property Type



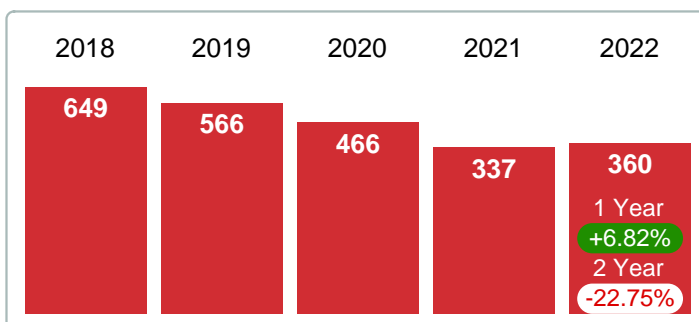
ACTIVE INVENTORY

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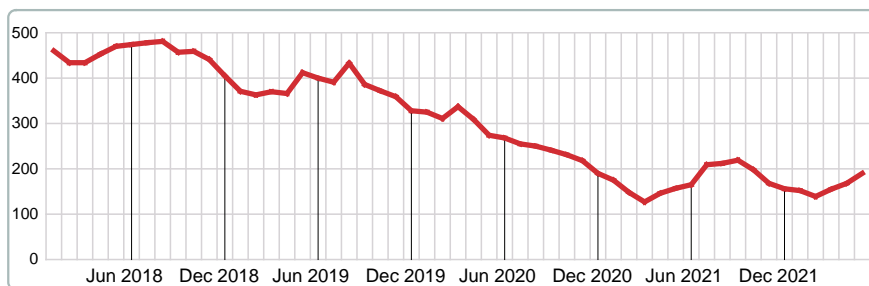
END OF MAY



ACTIVE DURING MAY

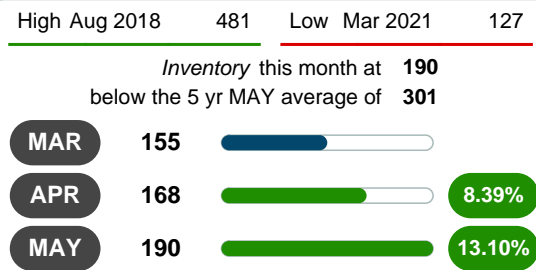


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 301



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	7.37%	41.0	5	9	0	0
\$100,001 - \$175,000	25	13.16%	29.0	6	15	4	0
\$175,001 - \$250,000	32	16.84%	16.5	2	22	8	0
\$250,001 - \$425,000	48	25.26%	29.5	0	32	15	1
\$425,001 - \$525,000	27	14.21%	78.0	1	10	15	1
\$525,001 - \$825,000	25	13.16%	39.0	1	6	12	6
\$825,001 and up	19	10.00%	60.0	1	7	6	5
Total Active Inventory by Units	190			16	101	60	13
Total Active Inventory by Volume	79,863,649	100%	35.5	4.16M	34.43M	30.59M	10.68M
Median Active Inventory Listing Price	\$344,900			\$135,000	\$265,000	\$467,000	\$672,500

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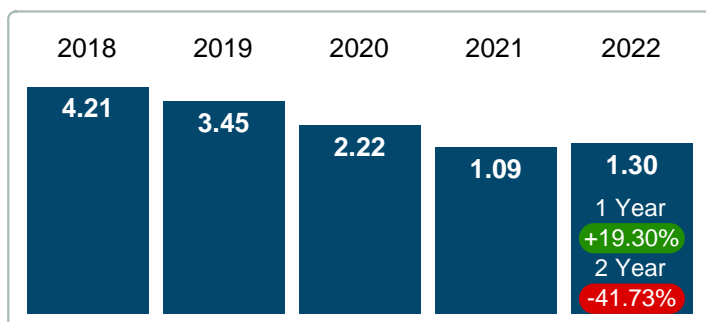
Area Delimited by County Of Rogers - Residential Property Type



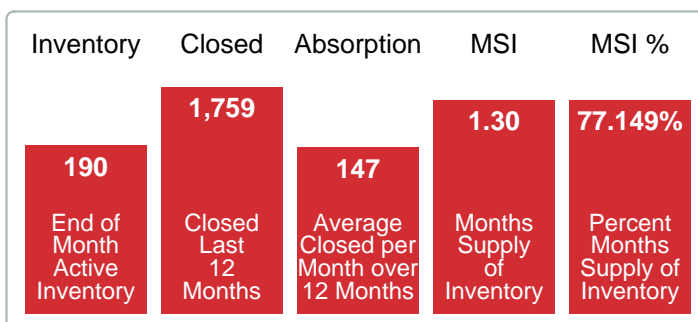
MONTHS SUPPLY of INVENTORY (MSI)

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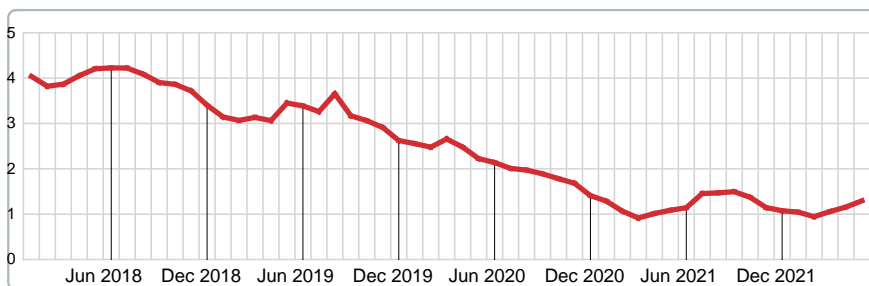
MSI FOR MAY



INDICATORS FOR MAY 2022

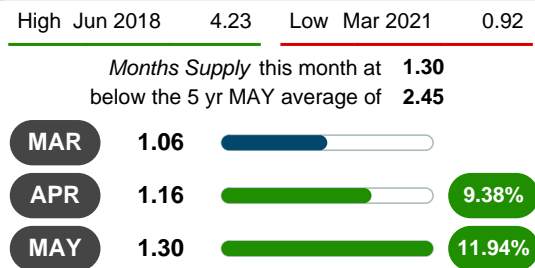


5 YEAR MARKET ACTIVITY TRENDS



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



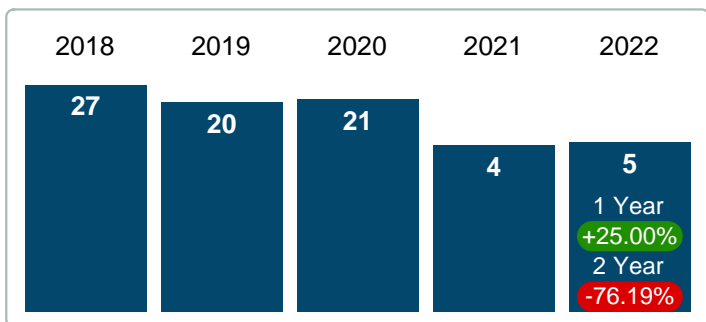
Area Delimited by County Of Rogers - Residential Property Type



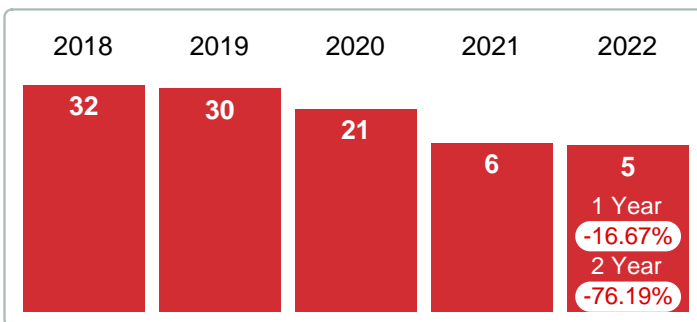
MEDIAN DAYS ON MARKET TO SALE

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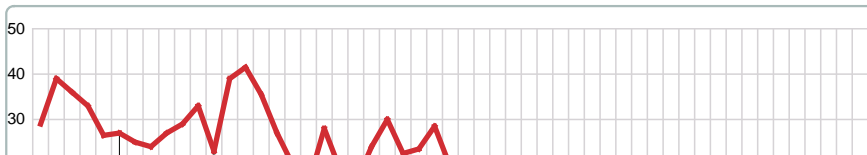
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 15

High Feb 2019 42 Low Jun 2021 4

Median Days on Market to Sale this month at 5 below the 5 yr MAY average of 15

Month	Median Days	% Change
MAR	5	
APR	5	0.00%
MAY	5	0.00%

DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9.21%	8	7	6	11	0
\$150,001 - \$175,000	5.92%	4	0	4	15	0
\$175,001 - \$225,000	17.11%	4	63	4	4	0
\$225,001 - \$300,000	29.61%	4	1	4	9	0
\$300,001 - \$425,000	15.13%	4	7	3	7	0
\$425,001 - \$600,000	12.50%	10	47	9	9	0
\$600,001 and up	10.53%	8	0	3	7	17
Median Closed DOM		5	7	4	7	17
Total Closed Units	100%	5.0	12	94	40	6
Total Closed Volume			2.46M	24.80M	17.91M	4.59M

May 2022



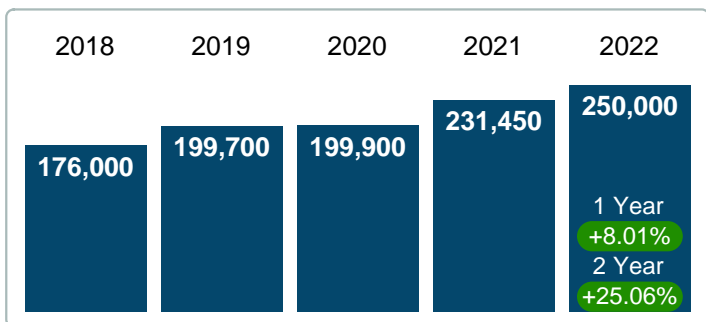
Area Delimited by County Of Rogers - Residential Property Type



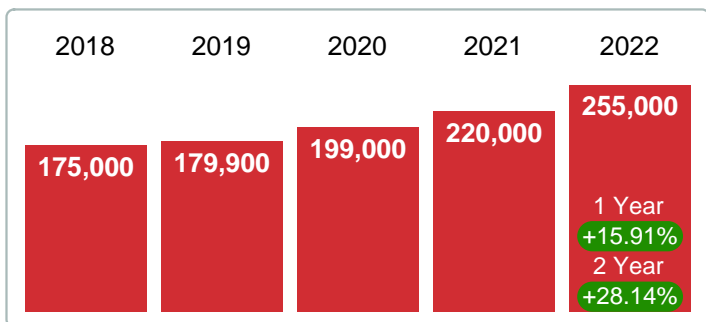
MEDIAN LIST PRICE AT CLOSING

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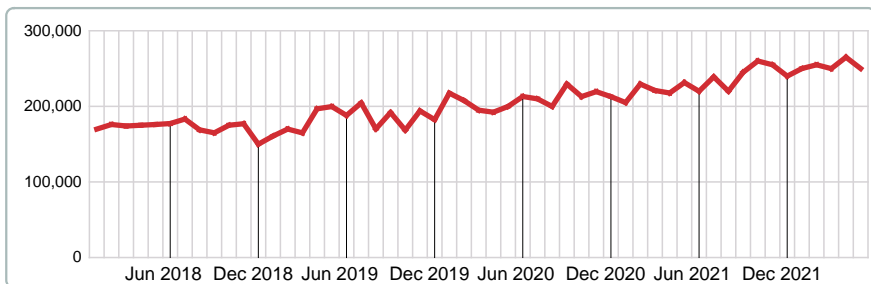
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

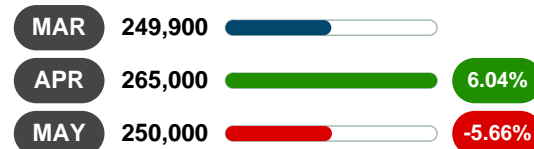


3 MONTHS

5 year MAY AVG = 211,410

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

Median List Price at Closing this month at **250,000**
above the 5 yr MAY average of **211,410**



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
\$150,000 and less	9.21%	126,000	118,500	144,450	0	0
\$150,001 - \$175,000	6.58%	165,000	165,000	168,599	161,000	0
\$175,001 - \$225,000	18.42%	203,400	197,450	199,950	215,900	0
\$225,001 - \$300,000	28.95%	249,950	264,100	244,500	264,500	0
\$300,001 - \$425,000	14.47%	358,620	415,000	359,999	343,620	0
\$425,001 - \$600,000	13.82%	466,720	524,900	462,250	466,720	585,000
\$600,001 and up	8.55%	799,000	0	0	794,450	799,900
Median List Price		250,000	147,500	235,000	416,500	737,450
Total Closed Units	100%	250,000	12	94	40	6
Total Closed Volume		49,536,243	2.48M	24.20M	18.04M	4.82M

May 2022



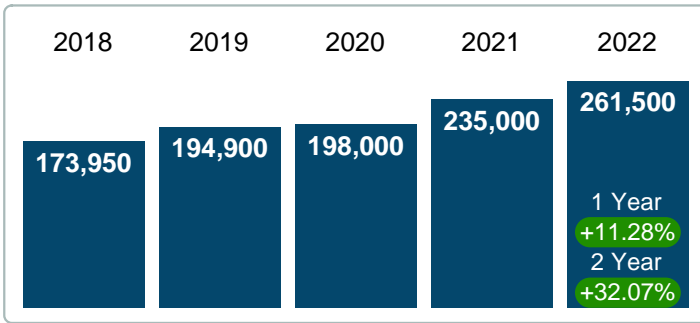
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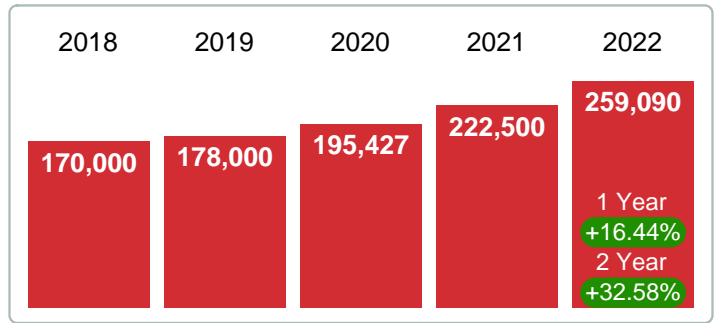
MEDIAN SOLD PRICE AT CLOSING

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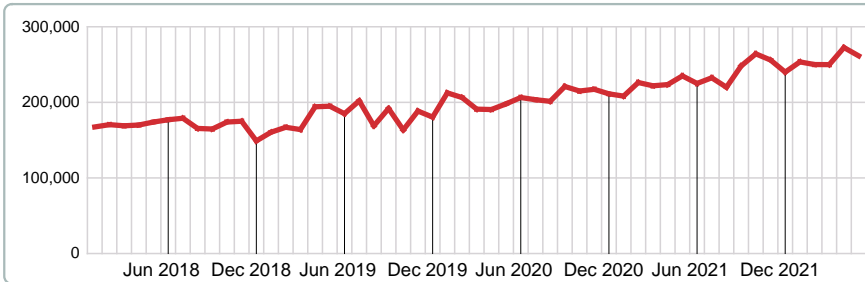
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

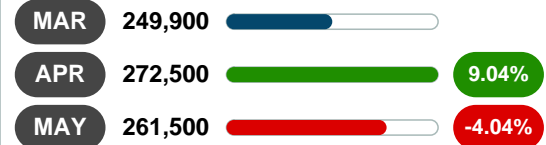


3 MONTHS

5 year MAY AVG = 212,670

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

Median Sold Price at Closing this month at **261,500** above the 5 yr MAY average of **212,670**



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
\$150,000 and less	9.21%	127,250	120,000	133,750	145,000	0
\$150,001 - \$175,000	5.92%	169,500	0	167,750	175,000	0
\$175,001 - \$225,000	17.11%	200,000	200,000	200,000	209,000	0
\$225,001 - \$300,000	29.61%	257,000	264,100	256,000	257,413	0
\$300,001 - \$425,000	15.13%	360,000	395,000	360,000	357,240	0
\$425,001 - \$600,000	12.50%	455,000	524,900	452,500	469,014	0
\$600,001 and up	10.53%	737,500	0	615,000	750,000	746,500
Median Sold Price		261,500	141,000	236,290	411,500	746,500
Total Closed Units	100%	261,500	12	94	40	6
Total Closed Volume		49,759,669	2.46M	24.80M	17.91M	4.59M

May 2022



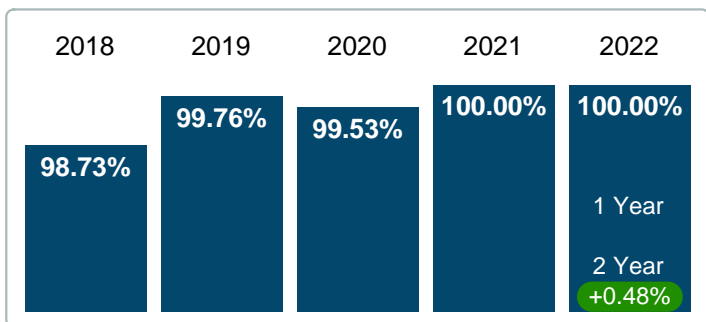
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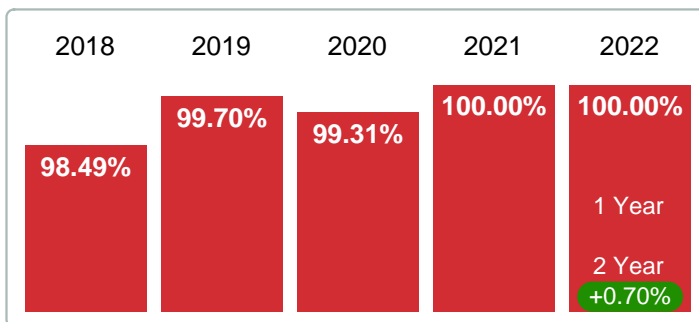
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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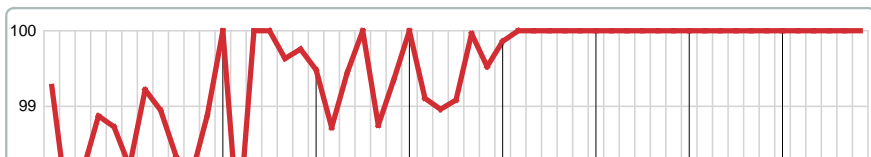
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99.60%

High May 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 99.60%

MAR 100.00%
APR 100.00%
MAY 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
\$150,000 and less	14	9.21%	100.00%	100.00%	99.20%	92.36%	0.00%
\$150,001 - \$175,000	9	5.92%	103.23%	0.00%	103.10%	106.06%	0.00%
\$175,001 - \$225,000	26	17.11%	100.84%	101.21%	102.00%	96.66%	0.00%
\$225,001 - \$300,000	45	29.61%	100.00%	100.00%	101.05%	100.00%	0.00%
\$300,001 - \$425,000	23	15.13%	100.00%	95.18%	101.50%	100.00%	0.00%
\$425,001 - \$600,000	19	12.50%	101.00%	100.00%	101.48%	100.00%	0.00%
\$600,001 and up	16	10.53%	100.00%	0.00%	102.67%	100.00%	99.73%
Median Sold/List Ratio		100.00%		100.00%	101.40%	100.00%	99.73%
Total Closed Units	152	100%	100.00%	12	94	40	6
Total Closed Volume	49,759,669			2.46M	24.80M	17.91M	4.59M

May 2022



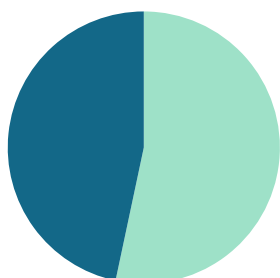
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

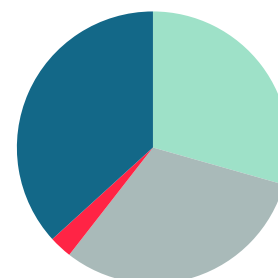


Inventory
 New Listings
192 = 53.33%
 Start Inventory
168
 Total Inventory Units
360
 Volume
\$134,403,427

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%
Median List Price	231,450	250,000	8.01%	220,000	255,000	15.91%
Median Sale Price	235,000	261,500	11.28%	222,500	259,090	16.44%
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	5.00	25.00%	6.00	5.00	-16.67%
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

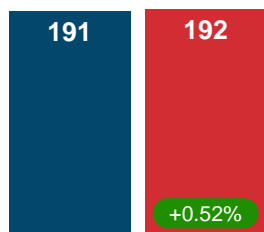
Inventory on May 31, 2022 = **190**

2021 **2022**

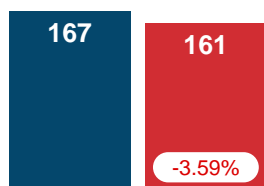
MAY MARKET

MEDIAN PRICES

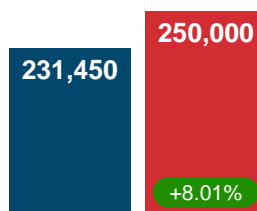
New Listings



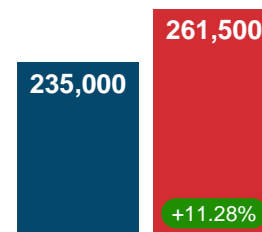
Pending Listings



List Price



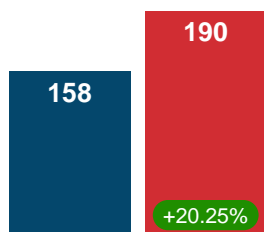
Sale Price



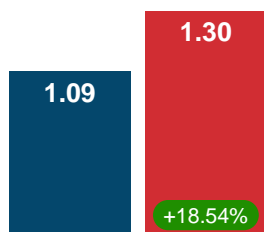
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

