

November 2022



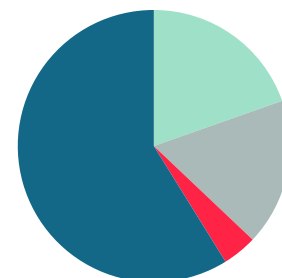
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	160	91	-43.13%
Pending Listings	160	81	-49.38%
New Listings	152	108	-28.95%
Median List Price	255,000	299,000	17.25%
Median Sale Price	256,000	285,490	11.52%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	8.00	33.33%
End of Month Inventory	168	273	62.50%
Months Supply of Inventory	1.15	2.07	80.33%



■ Closed (19.61%)
■ Pending (17.46%)
■ Other OffMarket (4.09%)
■ Active (58.84%)

Absorption: Last 12 months, an Average of **132** Sales/Month
Active Inventory as of November 30, 2022 = **273**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2022 rose **62.50%** to 273 existing homes available for sale. Over the last 12 months this area has had an average of 132 closed sales per month. This represents an unsold inventory index of **2.07** 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 **11.52%** in November 2022 to \$285,490 versus the previous year at \$256,000.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 2.00 days or **33.33%** in November 2022 compared to last year's same month at **6.00** DOM.

Sales Success for November 2022 is Positive

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

There were 108 New Listings in November 2022, down **28.95%** from last year at 152. Furthermore, there were 91 Closed Listings this month versus last year at 160, a **-43.13%** decrease.

Closed versus Listed trends yielded a **84.3%** ratio, down from previous year's, November 2021, at **105.3%**, a **19.95%** downswing. 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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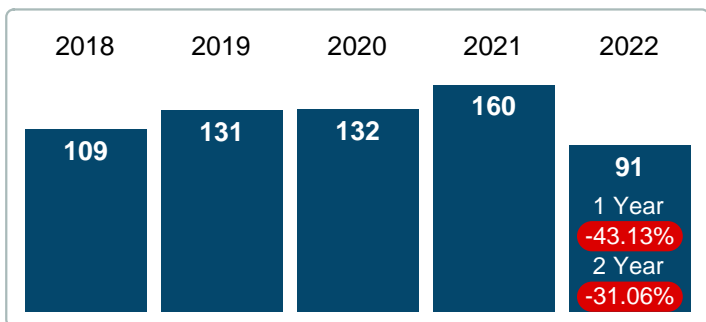
Area Delimited by County Of Rogers - Residential Property Type



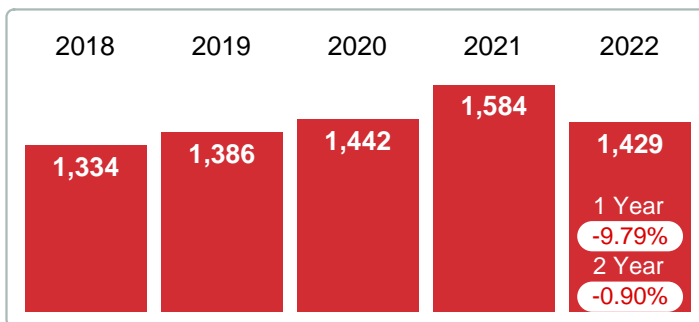
CLOSED LISTINGS

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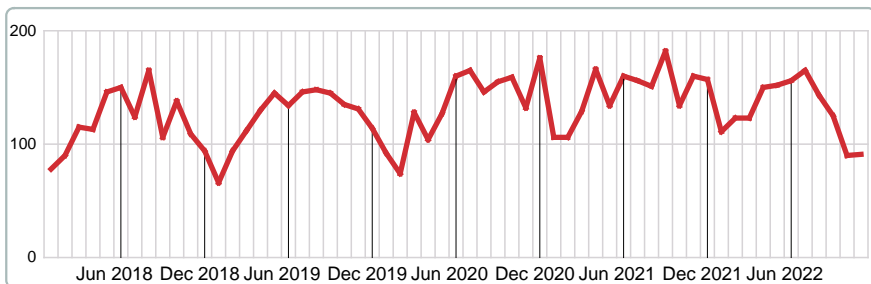
NOVEMBER



YEAR TO DATE (YTD)

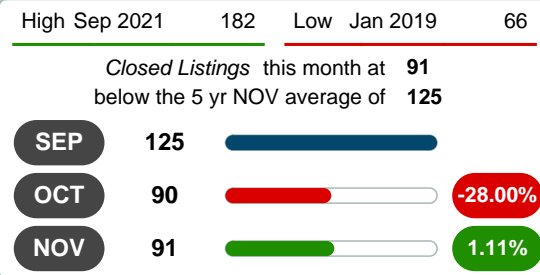


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 125



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	7	7.69%	26.0	5	2	0	0
\$125,001 - \$200,000	14	15.38%	10.0	1	10	3	0
\$200,001 - \$225,000	7	7.69%	4.0	0	6	1	0
\$225,001 - \$350,000	29	31.87%	13.0	0	20	8	1
\$350,001 - \$450,000	14	15.38%	6.5	2	4	8	0
\$450,001 - \$550,000	8	8.79%	3.0	1	1	4	2
\$550,001 and up	12	13.19%	5.0	0	2	8	2
Total Closed Units	91			9	45	32	5
Total Closed Volume	30,845,358	100%	8.0	1.86M	11.92M	14.57M	2.49M
Median Closed Price	\$285,490			\$120,000	\$245,000	\$409,500	\$487,000

November 2022



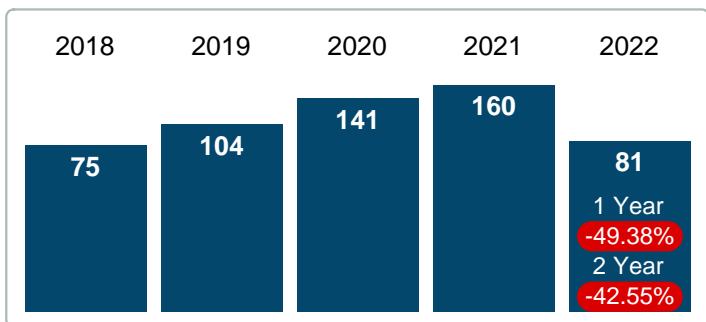
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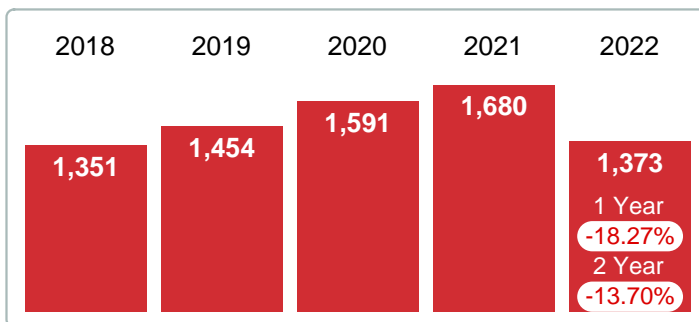
PENDING LISTINGS

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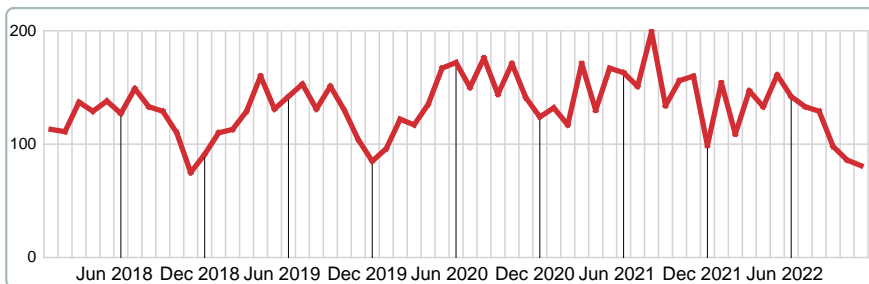
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 112

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at **81**
below the 5 yr NOV average of **112**



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	6	7.41%	43.0	4	2	0	0
\$125,001 - \$175,000	10	12.35%	6.5	1	7	1	1
\$175,001 - \$200,000	8	9.88%	21.0	0	8	0	0
\$200,001 - \$300,000	25	30.86%	17.0	2	16	5	2
\$300,001 - \$375,000	10	12.35%	29.0	0	4	6	0
\$375,001 - \$525,000	14	17.28%	17.5	0	7	6	1
\$525,001 and up	8	9.88%	9.0	0	2	4	2
Total Pending Units	81			7	46	22	6
Total Pending Volume	24,208,605	100%	17.0	944.30K	12.05M	8.77M	2.44M
Median Listing Price	\$283,340			\$90,000	\$219,000	\$369,624	\$349,500

November 2022



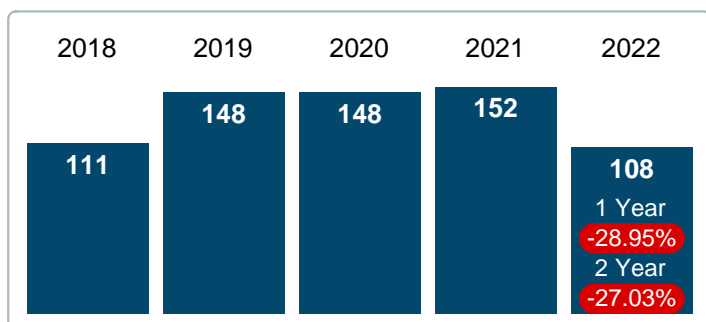
Area Delimited by County Of Rogers - Residential Property Type



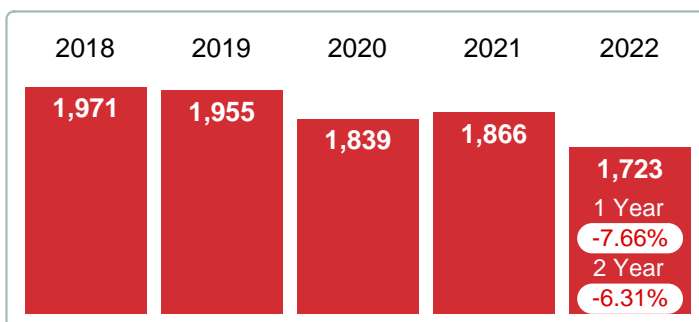
NEW LISTINGS

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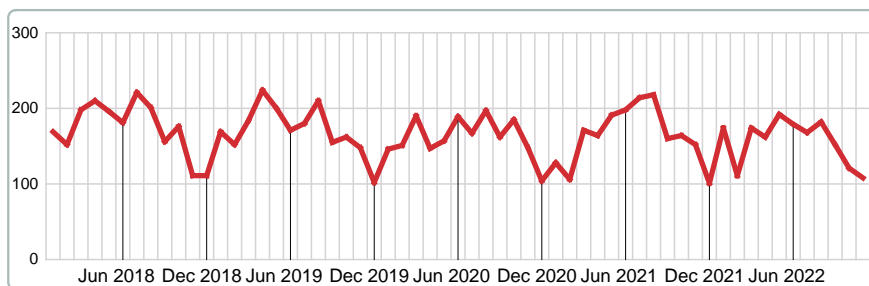
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

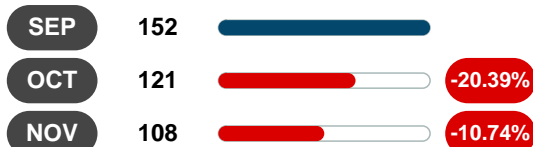


3 MONTHS

5 year NOV AVG = 133

High Apr 2019 224 Low Dec 2021 101

New Listings this month at **108**
 below the 5 yr NOV average of **133**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	11.11%	6	5	1	0
\$150,001 - \$175,000	5	4.63%	0	5	0	0
\$175,001 - \$225,000	20	18.52%	0	19	1	0
\$225,001 - \$350,000	29	26.85%	0	19	9	1
\$350,001 - \$425,000	18	16.67%	1	11	5	1
\$425,001 - \$600,000	13	12.04%	1	4	5	3
\$600,001 and up	11	10.19%	0	2	5	4
Total New Listed Units	108		8	65	26	9
Total New Listed Volume	36,490,359	100%	1.73M	18.41M	11.20M	5.16M
Median New Listed Listing Price	\$293,745		\$137,450	\$235,000	\$384,556	\$539,900

November 2022



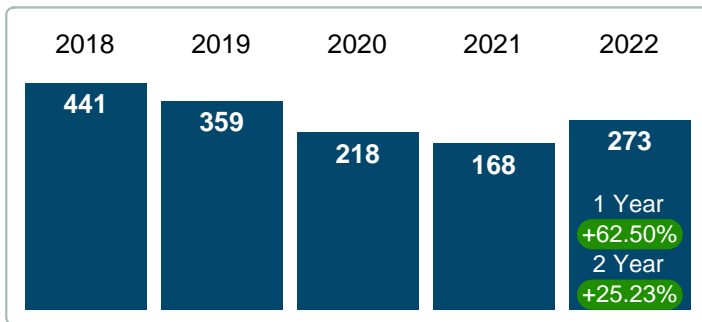
Area Delimited by County Of Rogers - Residential Property Type



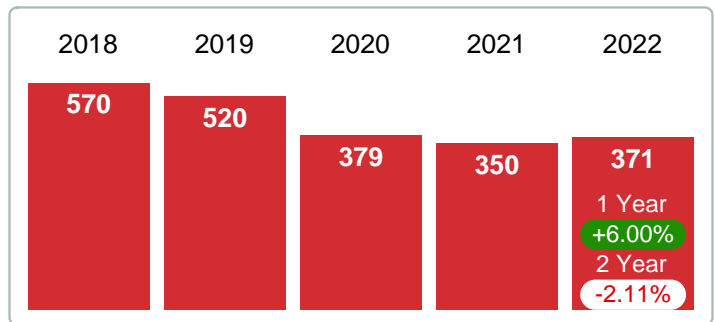
ACTIVE INVENTORY

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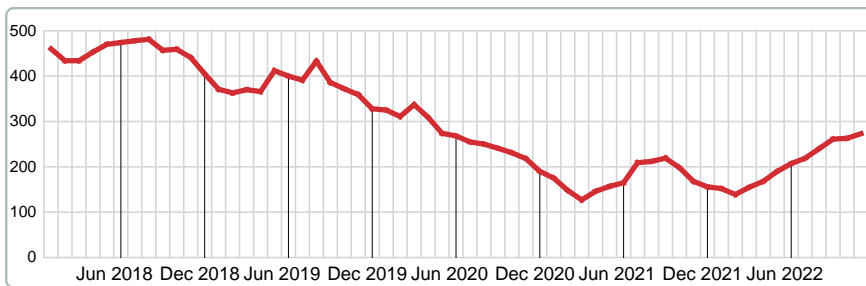
END OF NOVEMBER



ACTIVE DURING NOVEMBER

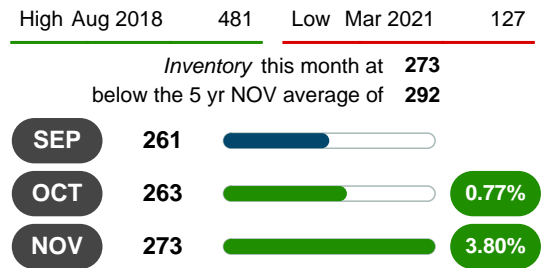


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 292



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	15	5.49%	61.0	5	9	0	1
\$150,001 - \$225,000	43	15.75%	50.0	1	35	7	0
\$225,001 - \$300,000	42	15.38%	38.0	0	22	17	3
\$300,001 - \$450,000	65	23.81%	61.0	1	38	19	7
\$450,001 - \$525,000	36	13.19%	90.5	0	12	20	4
\$525,001 - \$675,000	39	14.29%	91.0	2	8	20	9
\$675,001 and up	33	12.09%	91.0	0	8	16	9
Total Active Inventory by Units	273			9	132	99	33
Total Active Inventory by Volume	120,682,863	100%	63.0	2.36M	47.21M	51.56M	19.56M
Median Active Inventory Listing Price	\$395,500			\$150,000	\$302,000	\$479,900	\$539,900

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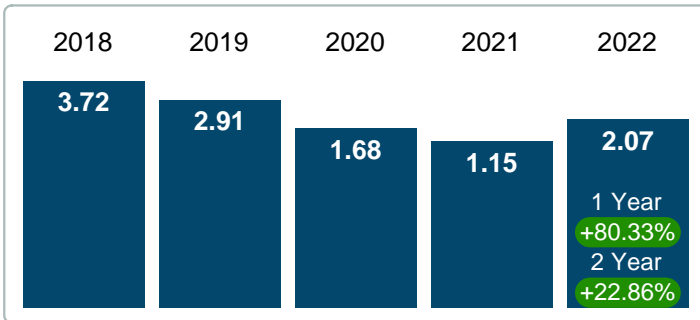
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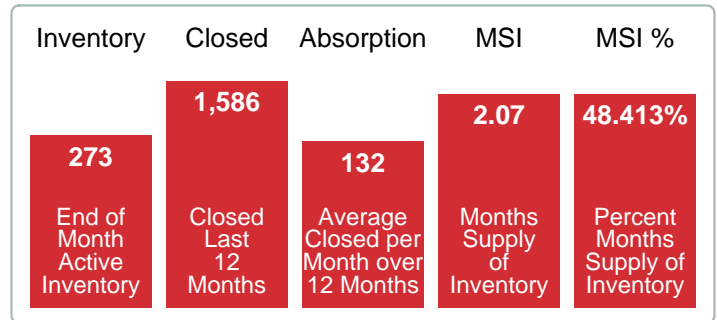
MONTHS SUPPLY of INVENTORY (MSI)

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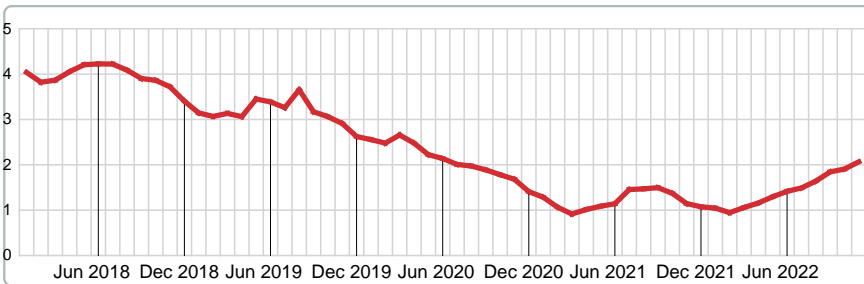
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

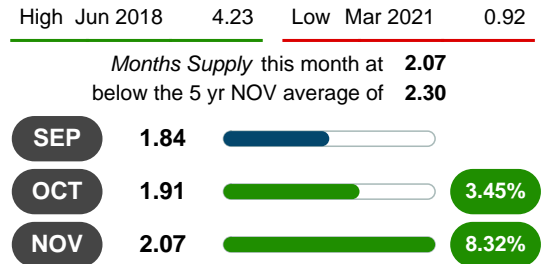


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.30



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	15	5.49%	0.88	0.77	0.95	0.00	12.00
\$150,001 - \$225,000	43	15.75%	1.36	0.75	1.34	1.75	0.00
\$225,001 - \$300,000	42	15.38%	1.35	0.00	1.03	2.06	12.00
\$300,001 - \$450,000	65	23.81%	2.02	1.71	2.49	1.26	5.60
\$450,001 - \$525,000	36	13.19%	4.65	0.00	6.00	4.44	4.00
\$525,001 - \$675,000	39	14.29%	4.93	0.00	6.40	3.75	6.75
\$675,001 and up	33	12.09%	7.07	0.00	24.00	6.40	5.14
Market Supply of Inventory (MSI)			2.07	0.91	1.74	2.44	5.74
Total Active Inventory by Units		100%	2.07	9	132	99	33

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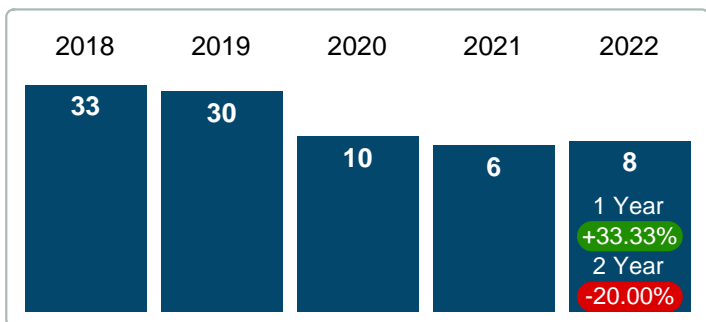
Area Delimited by County Of Rogers - Residential Property Type



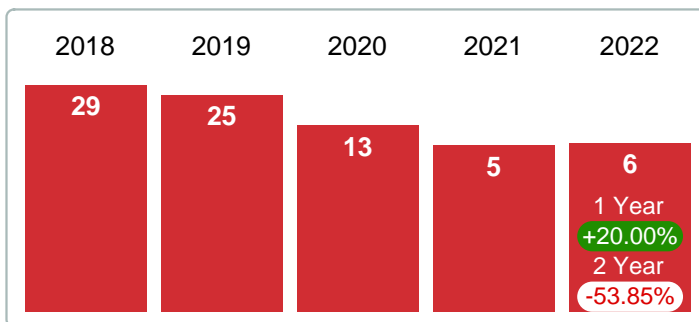
MEDIAN DAYS ON MARKET TO SALE

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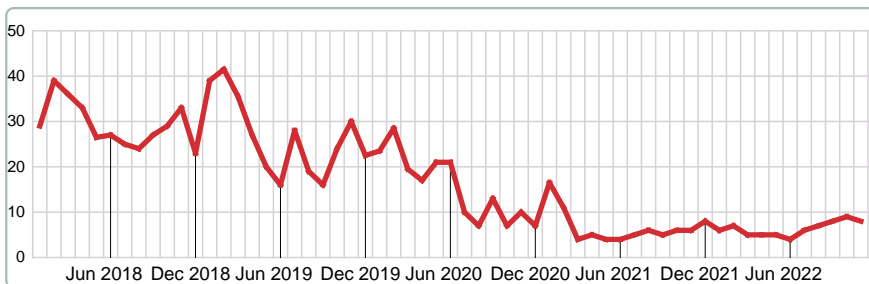
NOVEMBER



YEAR TO DATE (YTD)

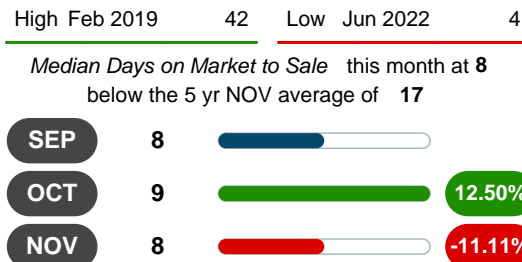


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 17



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	7.69%	26	44	17	0	0
\$125,001 - \$200,000	15.38%	10	9	13	6	0
\$200,001 - \$225,000	7.69%	4	0	4	14	0
\$225,001 - \$350,000	31.87%	13	0	14	9	115
\$350,001 - \$450,000	15.38%	7	36	38	6	0
\$450,001 - \$550,000	8.79%	3	45	2	2	31
\$550,001 and up	13.19%	5	0	24	5	1
Median Closed DOM		8	44	10	6	4
Total Closed Units	100%	8.0	9	45	32	5
Total Closed Volume		30,845,358	1.86M	11.92M	14.57M	2.49M



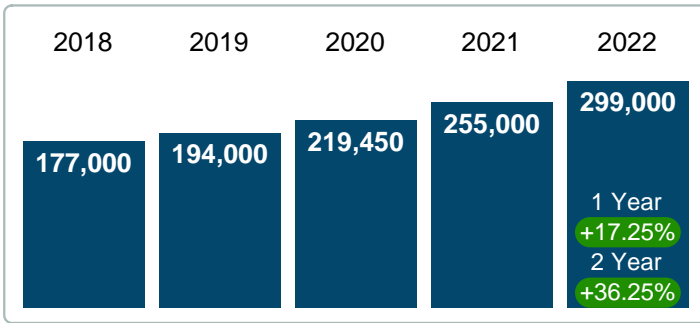
Area Delimited by County Of Rogers - Residential Property Type



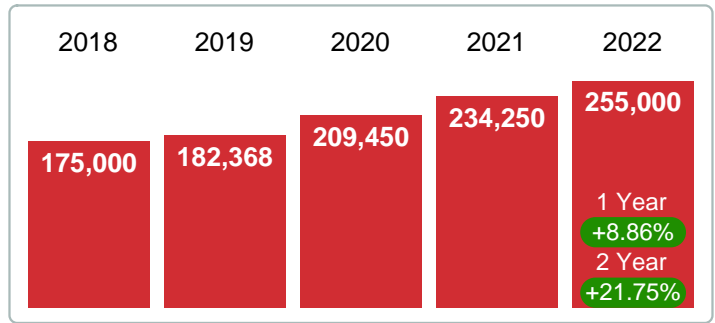
MEDIAN LIST PRICE AT CLOSING

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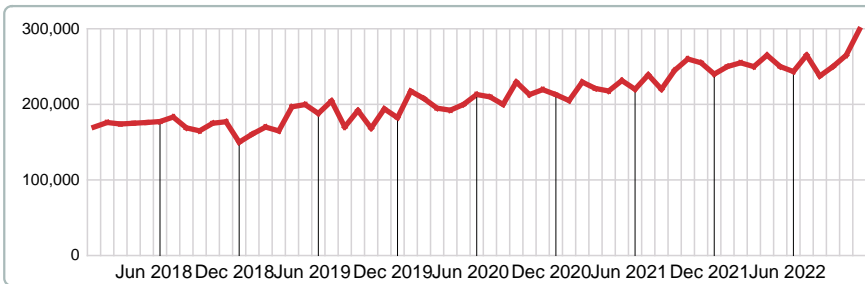
NOVEMBER



YEAR TO DATE (YTD)

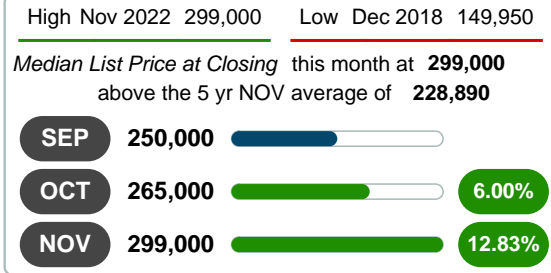


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 228,890



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	6	6.59%	88,650	79,900	117,500	0	0
\$125,001 - \$200,000	16	17.58%	159,950	151,400	176,000	150,000	0
\$200,001 - \$225,000	8	8.79%	219,950	0	219,900	225,000	0
\$225,001 - \$350,000	25	27.47%	279,900	0	275,000	285,000	299,000
\$350,001 - \$450,000	14	15.38%	392,699	410,000	385,000	402,699	0
\$450,001 - \$550,000	10	10.99%	482,500	479,500	510,000	485,000	475,000
\$550,001 and up	12	13.19%	633,125	0	567,000	677,450	617,855
Median List Price			299,000	132,900	240,000	409,500	475,000
Total Closed Units		100%	299,000	9	45	32	5
Total Closed Volume			31,070,259	1.95M	12.03M	14.60M	2.48M

November 2022



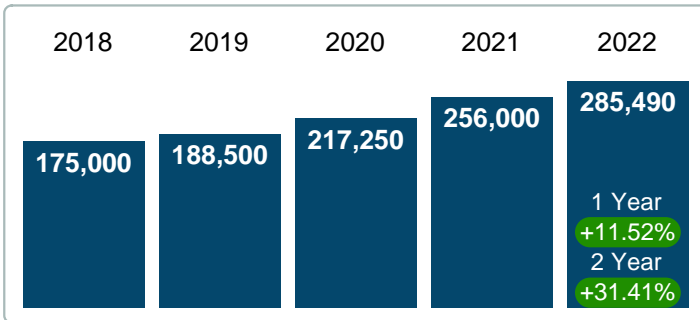
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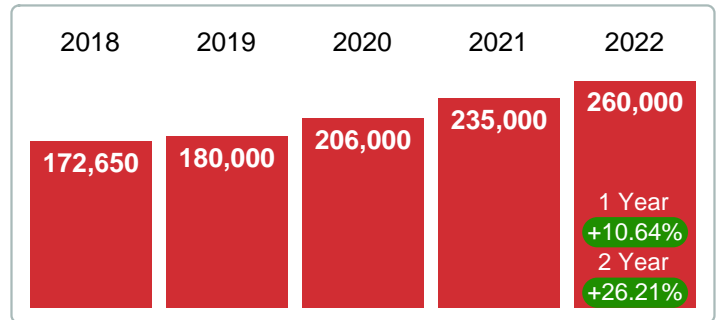
MEDIAN SOLD PRICE AT CLOSING

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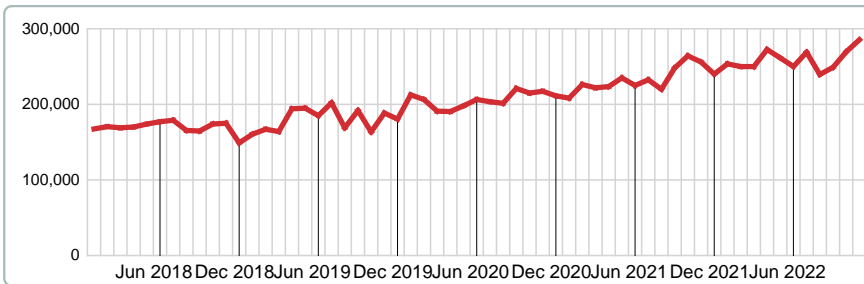
NOVEMBER



YEAR TO DATE (YTD)

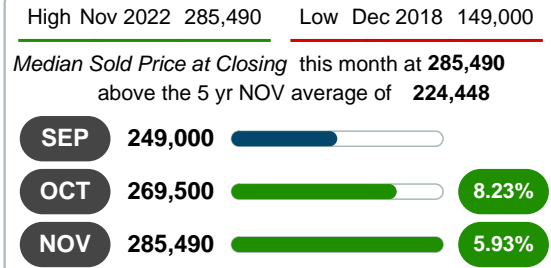


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 224,448



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	7.69%	84,800	75,000	114,500	0	0
\$125,001 - \$200,000	15.38%	157,500	165,000	154,250	150,000	0
\$200,001 - \$225,000	7.69%	219,900	0	219,450	225,000	0
\$225,001 - \$350,000	31.87%	279,900	0	269,500	307,245	278,000
\$350,001 - \$450,000	15.38%	403,071	418,750	375,000	409,500	0
\$450,001 - \$550,000	8.79%	494,500	499,000	525,000	502,042	481,000
\$550,001 and up	13.19%	652,623	0	557,750	666,361	627,093
Median Sold Price		285,490	120,000	245,000	409,500	487,000
Total Closed Units	100%	285,490	9	45	32	5
Total Closed Volume		30,845,358	1.86M	11.92M	14.57M	2.49M

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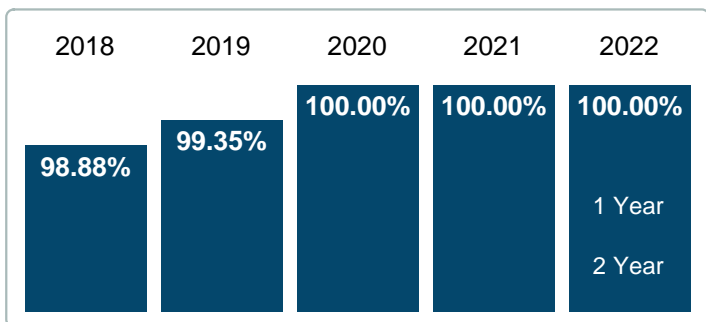
Area Delimited by County Of Rogers - Residential Property Type



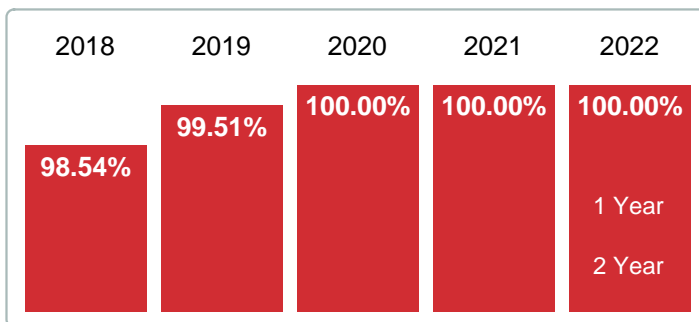
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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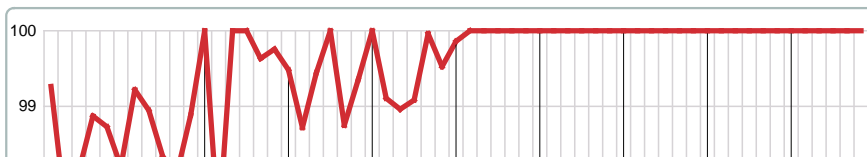
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99.65%

High Nov 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr NOV average of **99.65%**

- SEP 100.00%
- OCT 100.00%
- NOV 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	7	7.69%	94.78%	90.29%	97.39%	0.00%	0.00%
\$125,001 - \$200,000	14	15.38%	98.26%	97.12%	98.26%	100.00%	0.00%
\$200,001 - \$225,000	7	7.69%	100.00%	0.00%	100.50%	100.00%	0.00%
\$225,001 - \$350,000	29	31.87%	100.00%	0.00%	100.00%	100.09%	92.98%
\$350,001 - \$450,000	14	15.38%	99.41%	96.20%	98.70%	100.00%	0.00%
\$450,001 - \$550,000	8	8.79%	100.52%	100.00%	102.94%	100.52%	101.26%
\$550,001 and up	12	13.19%	99.62%	0.00%	98.37%	99.62%	101.49%
Median Sold/List Ratio		100.00%		97.12%	100.00%	100.00%	100.01%
Total Closed Units		91	100%	9	45	32	5
Total Closed Volume		30,845,358		1.86M	11.92M	14.57M	2.49M



Area Delimited by County Of Rogers - Residential Property Type

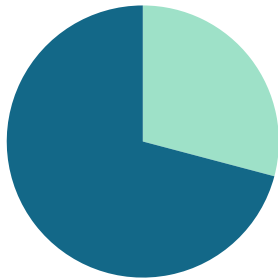


November 2022

MARKET SUMMARY

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

INVENTORY

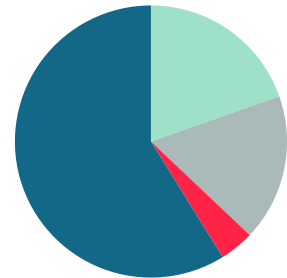


Inventory
 New Listings
108 = 29.11%
 Start Inventory
263
 Total Inventory Units
371
 Volume
\$153,112,268

Market Activity

Closed Sales
91 = 19.61%
 Pending Sales
81 = 17.46%
 Other Off Market
19 = 4.09%
 Active Inventory
273 = 58.84%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	160	91	-43.13%	1,584	1,429	-9.79%
Pending Sales	160	81	-49.38%	1,680	1,373	-18.27%
New Listings	152	108	-28.95%	1,866	1,723	-7.66%
Median List Price	255,000	299,000	17.25%	234,250	255,000	8.86%
Median Sale Price	256,000	285,490	11.52%	235,000	260,000	10.64%
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	6.00	8.00	33.33%	5.00	6.00	20.00%
Monthly Inventory	168	273	62.50%	168	273	62.50%
Months Supply of Inventory	1.15	2.07	80.33%	1.15	2.07	80.33%

Absorption: Last 12 months, an Average of **132** Sales/Month

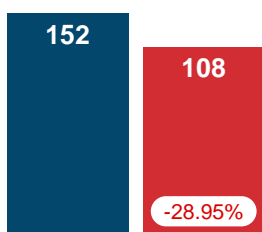
Inventory on November 30, 2022 = **273**

2021 **2022**

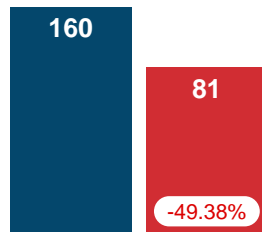
NOVEMBER MARKET

MEDIAN PRICES

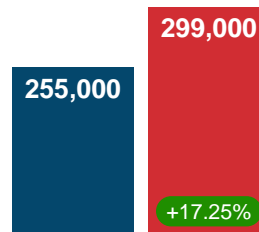
New Listings



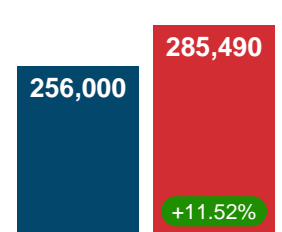
Pending Listings



List Price



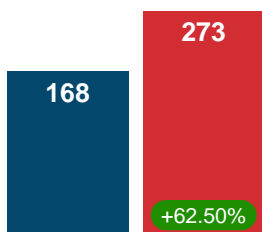
Sale Price



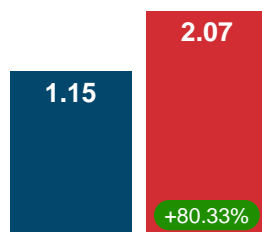
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

