

October 2022



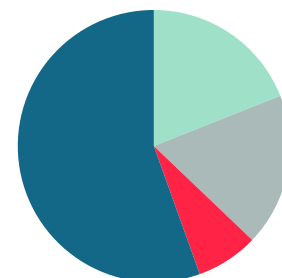
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	134	90	-32.84%
Pending Listings	156	86	-44.87%
New Listings	164	121	-26.22%
Median List Price	260,000	265,000	1.92%
Median Sale Price	264,170	269,500	2.02%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%
End of Month Inventory	198	263	32.83%
Months Supply of Inventory	1.37	1.91	39.01%



■ Closed (18.99%)
■ Pending (18.14%)
■ Other OffMarket (7.38%)
■ Active (55.49%)

Absorption: Last 12 months, an Average of **138** Sales/Month
Active Inventory as of October 31, 2022 = **263**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2022 rose **32.83%** to 263 existing homes available for sale. Over the last 12 months this area has had an average of 138 closed sales per month. This represents an unsold inventory index of **1.91** 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 **2.02%** in October 2022 to \$269,500 versus the previous year at \$264,170.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 3.00 days or **50.00%** in October 2022 compared to last year's same month at **6.00** DOM.

Sales Success for October 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 121 New Listings in October 2022, down **26.22%** from last year at 164. Furthermore, there were 90 Closed Listings this month versus last year at 134, a **-32.84%** decrease.

Closed versus Listed trends yielded a **74.4%** ratio, down from previous year's, October 2021, at **81.7%**, a **8.97%** 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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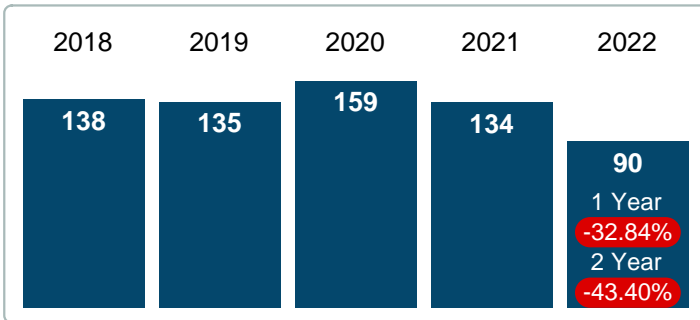
Area Delimited by County Of Rogers - Residential Property Type



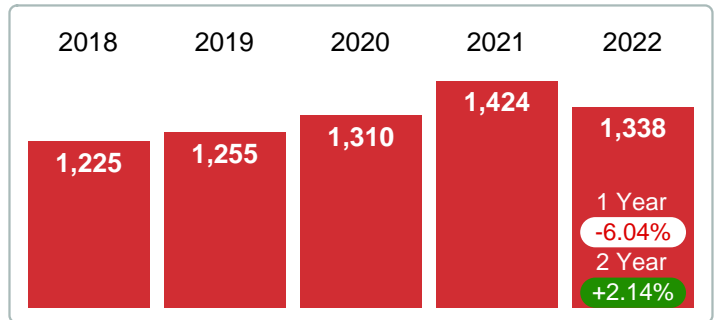
CLOSED LISTINGS

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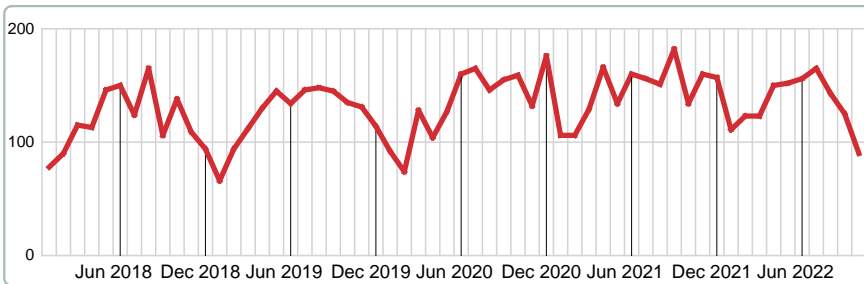
OCTOBER



YEAR TO DATE (YTD)

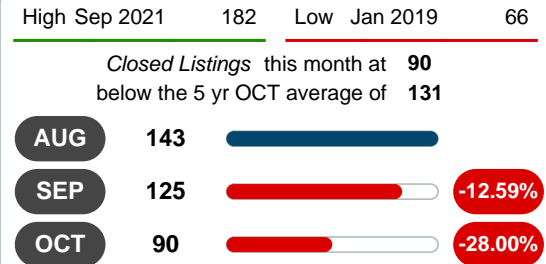


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 131



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	10	11.11%	4.0	5	4	1	0
\$150,001 - \$175,000	6	6.67%	2.0	0	5	1	0
\$175,001 - \$225,000	15	16.67%	6.0	0	14	1	0
\$225,001 - \$325,000	23	25.56%	11.0	1	17	5	0
\$325,001 - \$425,000	15	16.67%	14.0	0	5	9	1
\$425,001 - \$575,000	13	14.44%	20.0	0	2	10	1
\$575,001 and up	8	8.89%	5.0	0	0	4	4
Total Closed Units	90			6	47	31	6
Total Closed Volume	29,113,234	100%	9.0	745.00K	11.36M	13.37M	3.64M
Median Closed Price	\$269,500			\$122,500	\$230,000	\$399,900	\$635,000

October 2022



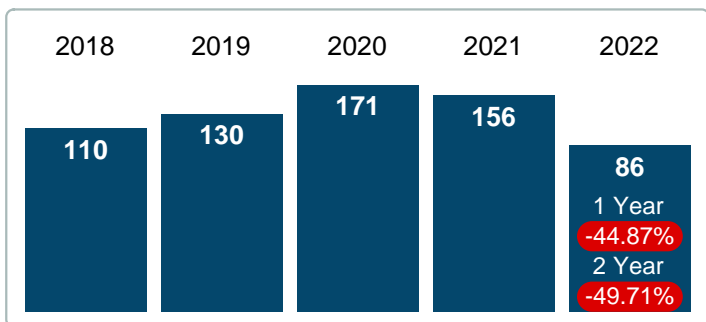
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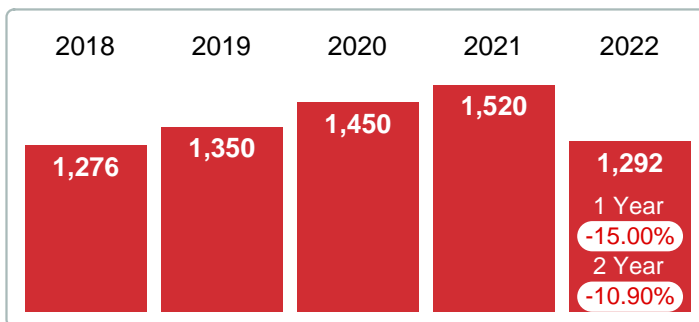
PENDING LISTINGS

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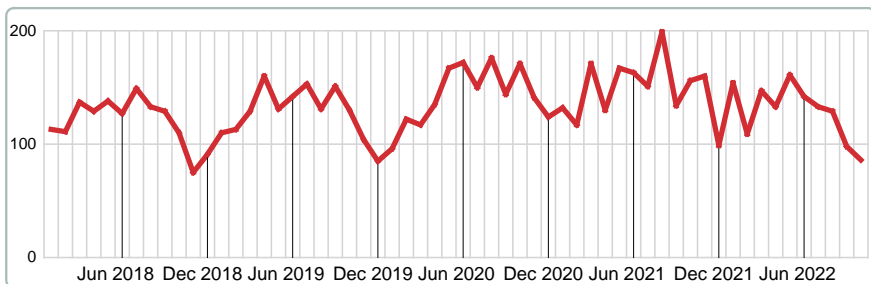
OCTOBER



YEAR TO DATE (YTD)

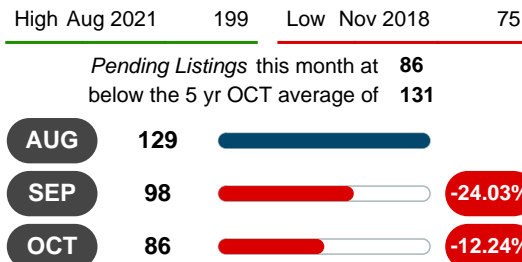


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 131



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	9	10.47%	35.0	4	4	1	0
\$125,001 - \$175,000	7	8.14%	23.0	3	4	0	0
\$175,001 - \$225,000	17	19.77%	15.0	0	15	2	0
\$225,001 - \$325,000	20	23.26%	6.5	0	13	7	0
\$325,001 - \$400,000	11	12.79%	48.0	0	7	4	0
\$400,001 - \$475,000	9	10.47%	15.0	2	1	4	2
\$475,001 and up	13	15.12%	7.0	0	1	10	2
Total Pending Units	86			9	45	28	4
Total Pending Volume	27,420,774	100%	17.0	1.65M	11.02M	12.48M	2.27M
Median Listing Price	\$267,450			\$132,900	\$225,000	\$393,184	\$477,500

October 2022



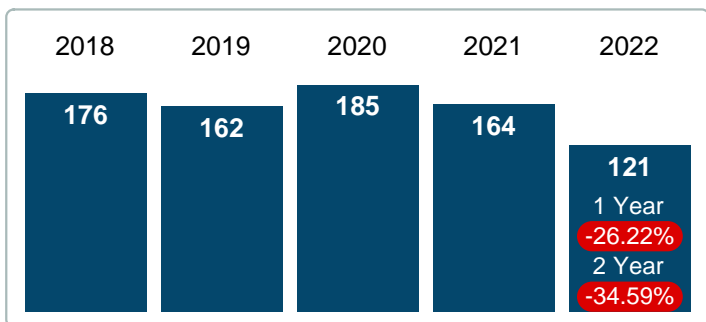
Area Delimited by County Of Rogers - Residential Property Type



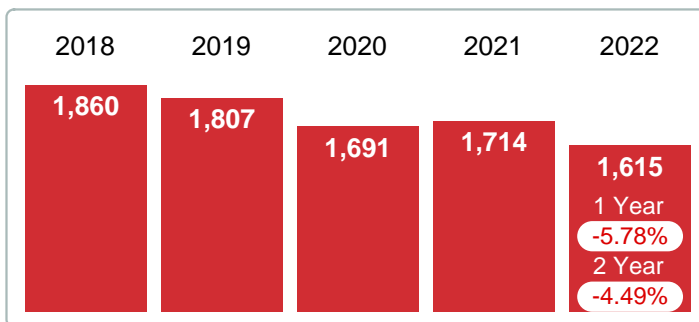
NEW LISTINGS

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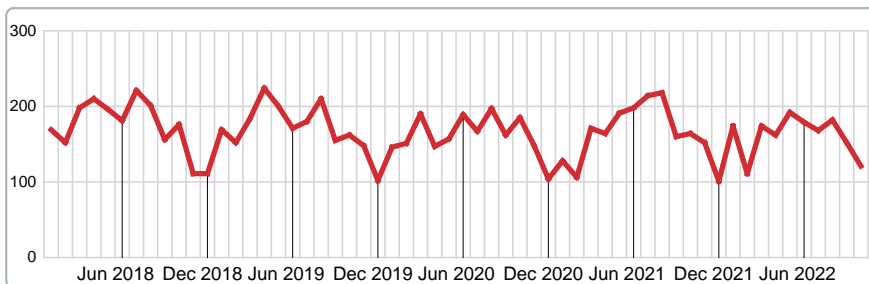
OCTOBER



YEAR TO DATE (YTD)

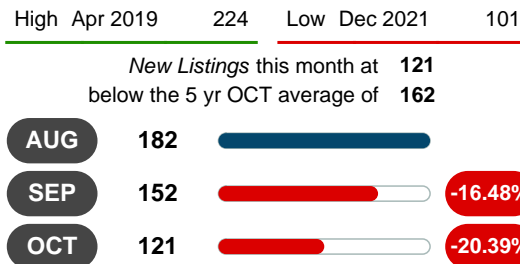


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 162



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	7.44%	1	8	0	0
\$150,001 - \$200,000	14	11.57%	0	12	2	0
\$200,001 - \$250,000	20	16.53%	0	17	3	0
\$250,001 - \$350,000	29	23.97%	2	12	13	2
\$350,001 - \$475,000	21	17.36%	0	7	12	2
\$475,001 - \$575,000	14	11.57%	0	3	6	5
\$575,001 and up	14	11.57%	0	4	9	1
Total New Listed Units	121		3	63	45	10
Total New Listed Volume	43,819,445	100%	724.90K	17.37M	20.85M	4.88M
Median New Listed Listing Price	\$299,900		\$299,900	\$229,190	\$415,000	\$482,500

October 2022



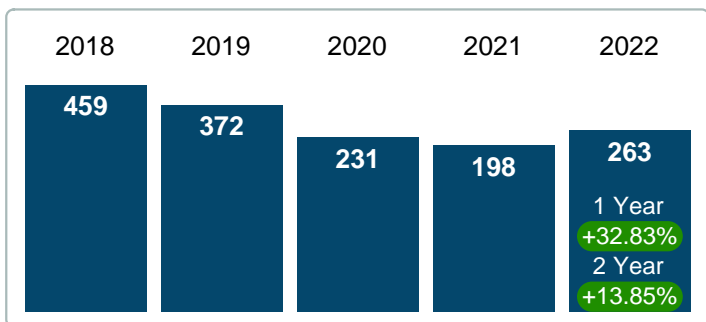
Area Delimited by County Of Rogers - Residential Property Type



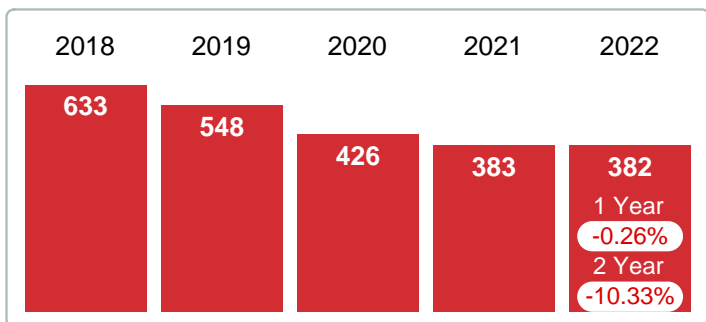
ACTIVE INVENTORY

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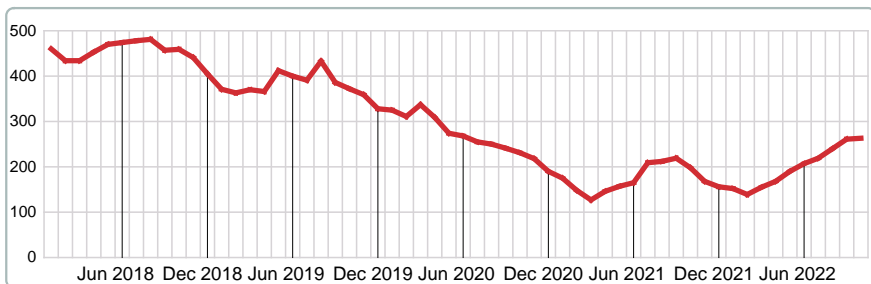
END OF OCTOBER



ACTIVE DURING OCTOBER

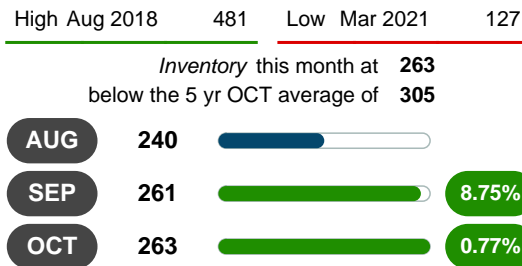


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 305



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	17	6.46%	49.0	6	10	0	1
\$150,001 - \$225,000	42	15.97%	42.0	1	33	7	1
\$225,001 - \$300,000	38	14.45%	32.0	2	15	17	4
\$300,001 - \$450,000	61	23.19%	42.0	0	32	23	6
\$450,001 - \$525,000	37	14.07%	61.0	0	13	21	3
\$525,001 - \$725,000	41	15.59%	68.0	1	9	20	11
\$725,001 and up	27	10.27%	75.0	0	7	14	6
Total Active Inventory by Units	263			10	119	102	32
Total Active Inventory by Volume	116,621,909	100%	52.0	1.85M	43.28M	53.38M	18.11M
Median Active Inventory Listing Price	\$395,000			\$137,450	\$305,000	\$467,025	\$534,950

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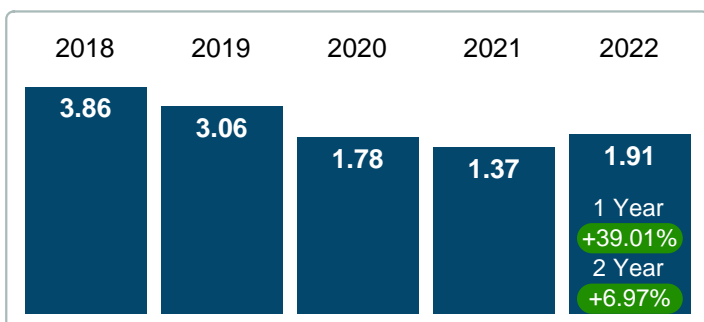
Area Delimited by County Of Rogers - Residential Property Type



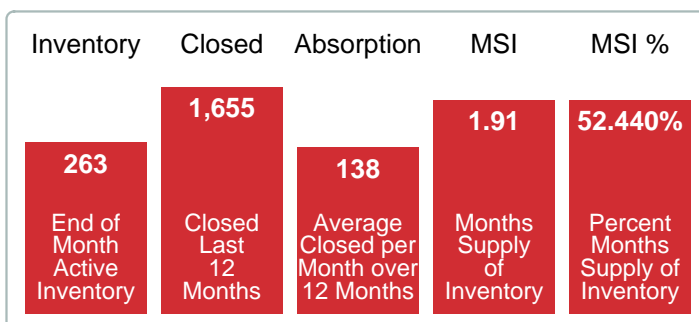
MONTHS SUPPLY of INVENTORY (MSI)

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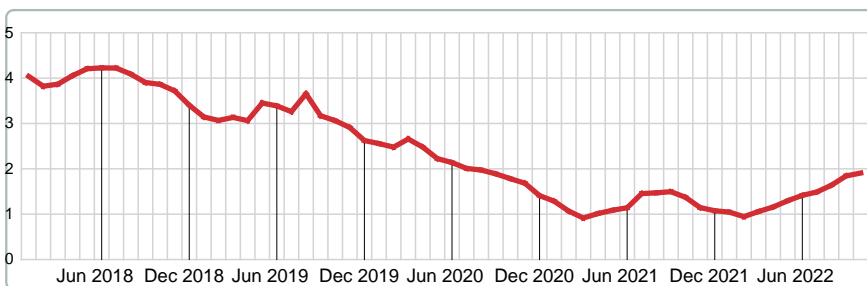
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

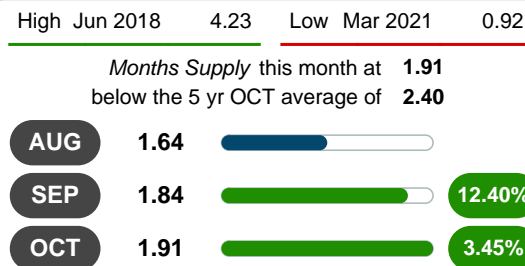


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.40



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	17	6.46%	0.94	0.91	0.95	0.00	4.00
\$150,001 - \$225,000	42	15.97%	1.29	0.75	1.22	1.68	12.00
\$225,001 - \$300,000	38	14.45%	1.14	1.71	0.67	1.79	24.00
\$300,001 - \$450,000	61	23.19%	1.81	0.00	2.01	1.45	4.50
\$450,001 - \$525,000	37	14.07%	4.58	0.00	6.00	4.27	3.60
\$525,001 - \$725,000	41	15.59%	4.64	0.00	7.20	3.33	6.95
\$725,001 and up	27	10.27%	8.31	0.00	42.00	9.88	3.79
Market Supply of Inventory (MSI)			1.91	1.01	1.50	2.39	5.49
Total Active Inventory by Units		100%	1.91	10	119	102	32

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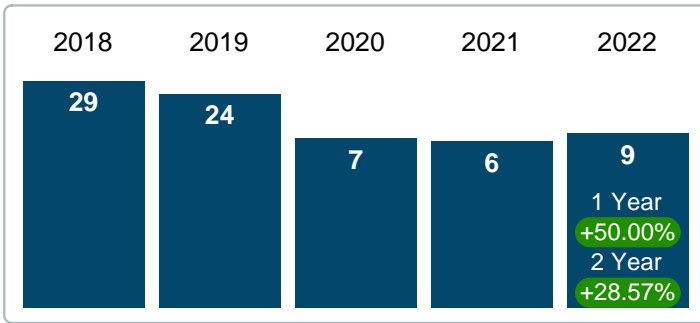
Area Delimited by County Of Rogers - Residential Property Type



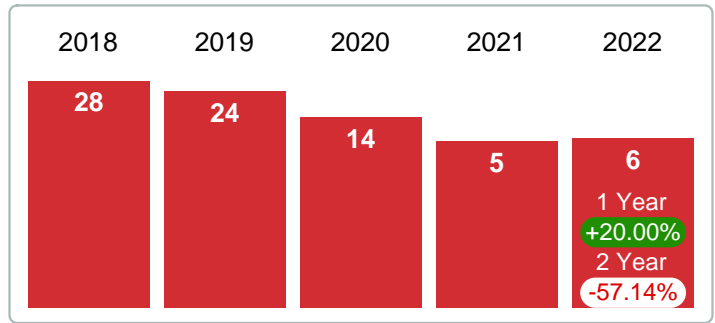
MEDIAN DAYS ON MARKET TO SALE

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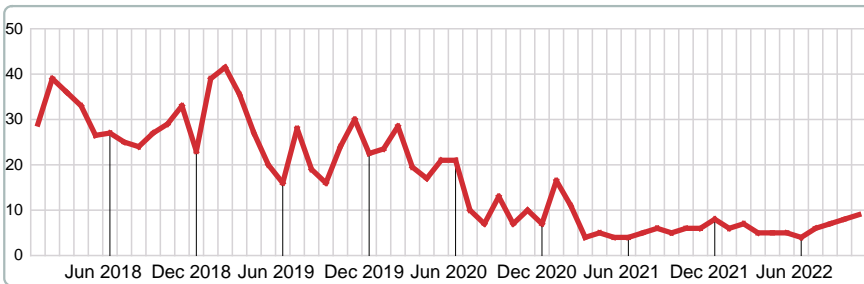
OCTOBER



YEAR TO DATE (YTD)

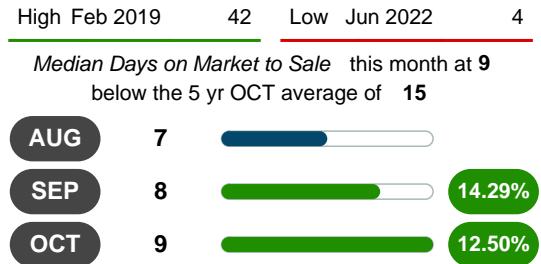


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 15



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
\$150,000 and less	10	11.11%	4	3	19	2	0
\$150,001 - \$175,000	6	6.67%	2	0	1	47	0
\$175,001 - \$225,000	15	16.67%	6	0	6	5	0
\$225,001 - \$325,000	23	25.56%	11	12	7	11	0
\$325,001 - \$425,000	15	16.67%	14	0	11	62	35
\$425,001 - \$575,000	13	14.44%	20	0	45	17	1
\$575,001 and up	8	8.89%	5	0	0	24	5
Median Closed DOM			9	8	7	13	5
Total Closed Units		100%	90	6	47	31	6
Total Closed Volume			29,113,234	745.00K	11.36M	13.37M	3.64M

October 2022



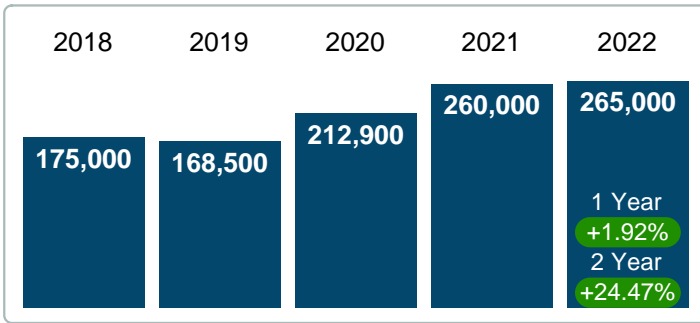
Area Delimited by County Of Rogers - Residential Property Type



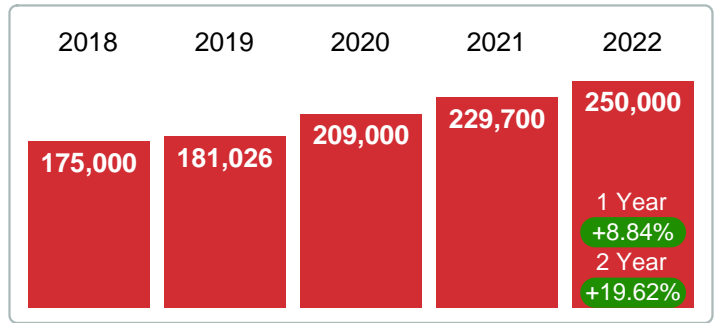
MEDIAN LIST PRICE AT CLOSING

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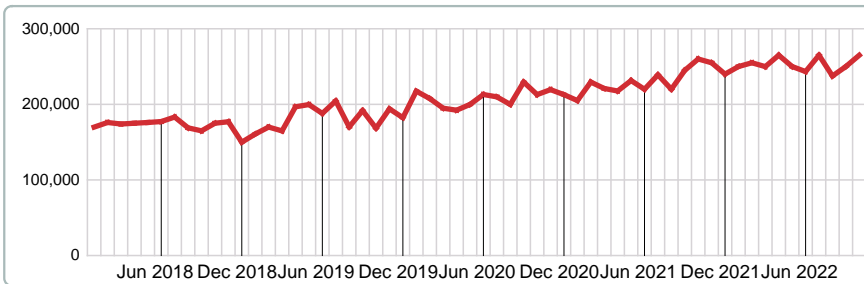
OCTOBER



YEAR TO DATE (YTD)

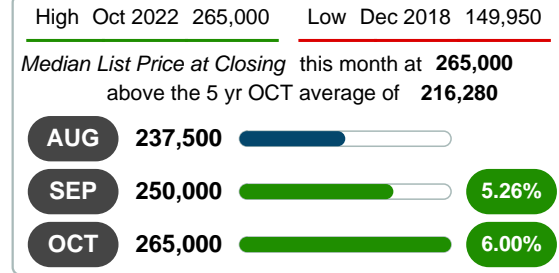


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 216,280



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	10.00%	105,000	90,000	104,900	105,000	0
\$150,001 - \$175,000	7	7.78%	160,000	155,000	164,900	154,500	0
\$175,001 - \$225,000	17	18.89%	205,000	199,000	209,000	199,900	0
\$225,001 - \$325,000	21	23.33%	255,000	0	249,000	298,500	0
\$325,001 - \$425,000	16	17.78%	379,950	0	349,500	399,700	349,900
\$425,001 - \$575,000	11	12.22%	499,999	0	552,000	488,950	521,535
\$575,001 and up	9	10.00%	680,000	0	0	685,675	675,000
Median List Price			265,000	125,000	225,000	402,500	649,950
Total Closed Units		100%	265,000	6	47	31	6
Total Closed Volume			29,179,810	699.00K	11.31M	13.48M	3.69M

October 2022



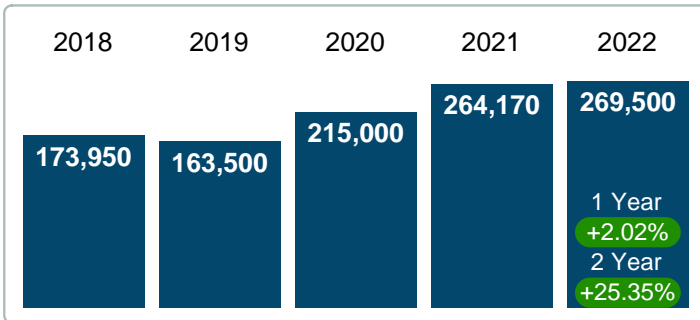
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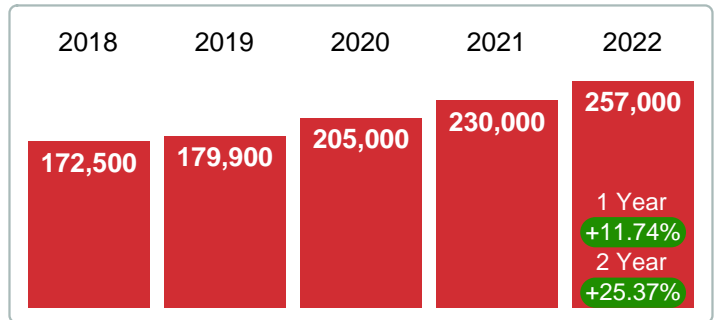
MEDIAN SOLD PRICE AT CLOSING

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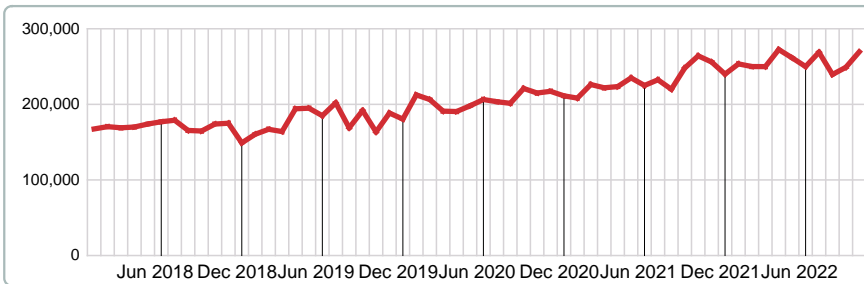
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

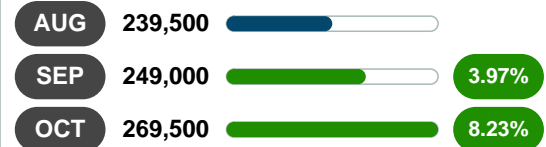


3 MONTHS

5 year OCT AVG = 217,224

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

Median Sold Price at Closing this month at **269,500**
above the 5 yr OCT average of **217,224**



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	11.11%	107,500	110,000	104,750	105,000	0
\$150,001 - \$175,000	6.67%	168,200	0	167,500	169,500	0
\$175,001 - \$225,000	16.67%	205,000	0	205,301	199,900	0
\$225,001 - \$325,000	25.56%	260,000	255,000	254,900	295,000	0
\$325,001 - \$425,000	16.67%	373,000	0	349,500	389,999	345,000
\$425,001 - \$575,000	14.44%	499,999	0	518,500	483,950	521,535
\$575,001 and up	8.89%	682,788	0	0	692,338	658,325
Median Sold Price		269,500	122,500	230,000	399,900	635,000
Total Closed Units	100%	269,500	6	47	31	6
Total Closed Volume		29,113,234	745.00K	11.36M	13.37M	3.64M

October 2022



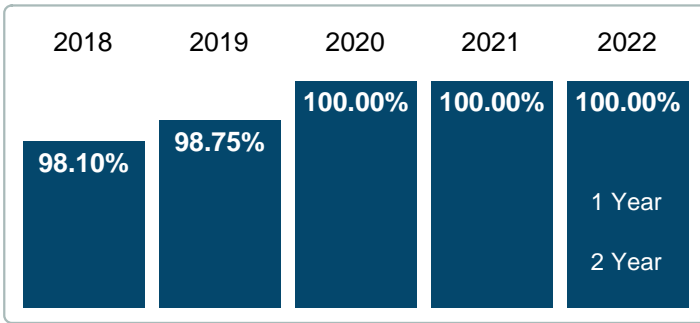
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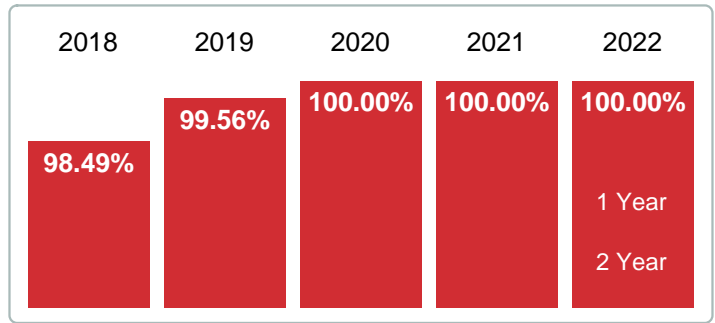
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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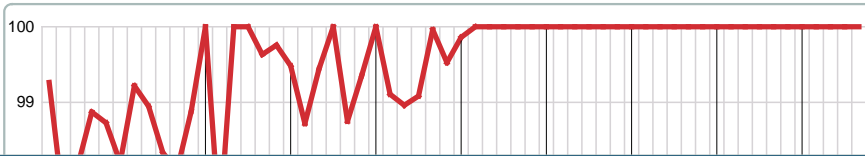
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 99.37%

High Oct 2022 100.00% Low Jan 2019 97.39%
 Median Sold/List Ratio this month at **100.00%**
 above the 5 yr OCT average of **99.37%**

AUG 100.00% ✓
SEP 100.00% ✓
OCT 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	10	11.11%	100.00%	100.00%	97.93%	100.00%	0.00%
\$150,001 - \$175,000	6	6.67%	100.49%	0.00%	100.00%	109.71%	0.00%
\$175,001 - \$225,000	15	16.67%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$325,000	23	25.56%	100.00%	128.14%	100.04%	100.00%	0.00%
\$325,001 - \$425,000	15	16.67%	98.69%	0.00%	100.00%	97.52%	98.60%
\$425,001 - \$575,000	13	14.44%	100.00%	0.00%	93.93%	100.00%	100.00%
\$575,001 and up	8	8.89%	99.21%	0.00%	0.00%	100.00%	98.23%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	98.51%
Total Closed Units		90	100%	6	47	31	6
Total Closed Volume		29,113,234		745.00K	11.36M	13.37M	3.64M

October 2022



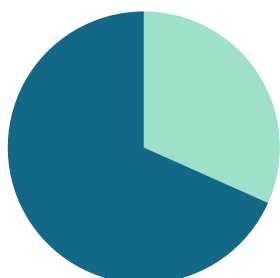
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

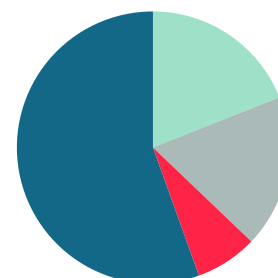


Inventory
 New Listings
121 = 31.68%
 Start Inventory
261
 Total Inventory Units
382
 Volume
\$158,415,703

Market Activity

Closed Sales
90 = 18.99%
 Pending Sales
86 = 18.14%
 Other Off Market
35 = 7.38%
 Active Inventory
263 = 55.49%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	134	90	-32.84%	1,424	1,338	-6.04%
Pending Sales	156	86	-44.87%	1,520	1,292	-15.00%
New Listings	164	121	-26.22%	1,714	1,615	-5.78%
Median List Price	260,000	265,000	1.92%	229,700	250,000	8.84%
Median Sale Price	264,170	269,500	2.02%	230,000	257,000	11.74%
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	9.00	50.00%	5.00	6.00	20.00%
Monthly Inventory	198	263	32.83%	198	263	32.83%
Months Supply of Inventory	1.37	1.91	39.01%	1.37	1.91	39.01%

Absorption: Last 12 months, an Average of **138** Sales/Month

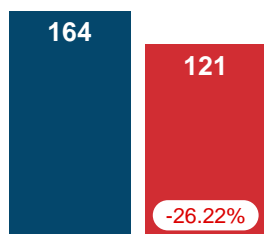
Inventory on October 31, 2022 = **263**

2021 **2022**

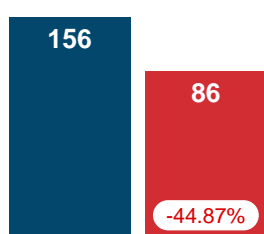
OCTOBER MARKET

MEDIAN PRICES

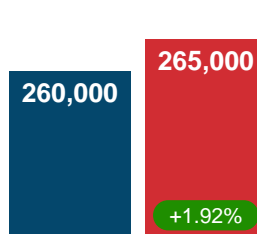
New Listings



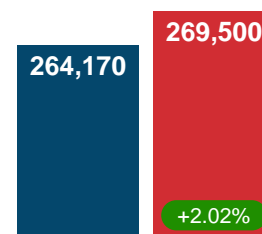
Pending Listings



List Price



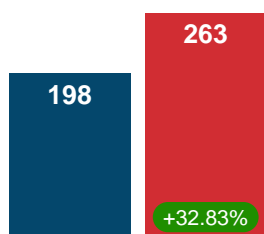
Sale Price



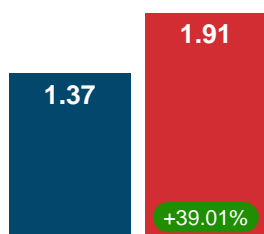
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

