

April 2023



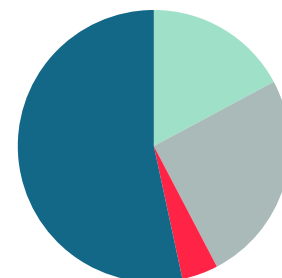
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	April 2023	+/-%
Closed Listings	150	84	-44.00%
Pending Listings	133	123	-7.52%
New Listings	162	140	-13.58%
Median List Price	265,000	277,200	4.60%
Median Sale Price	272,500	278,200	2.09%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	10.00	100.00%
End of Month Inventory	168	261	55.36%
Months Supply of Inventory	1.16	2.31	99.47%



■ Closed (17.18%)
■ Pending (25.15%)
■ Other OffMarket (4.29%)
■ Active (53.37%)

Absorption: Last 12 months, an Average of **113** Sales/Month
Active Inventory as of April 30, 2023 = **261**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2023 rose **55.36%** to 261 existing homes available for sale. Over the last 12 months this area has had an average of 113 closed sales per month. This represents an unsold inventory index of **2.31** 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 **2.09%** in April 2023 to \$278,200 versus the previous year at \$272,500.

Median Days on Market Lengthens

The median number of **10.00** days that homes spent on the market before selling increased by 5.00 days or **100.00%** in April 2023 compared to last year's same month at **5.00** DOM.

Sales Success for April 2023 is Positive

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

There were 140 New Listings in April 2023, down **13.58%** from last year at 162. Furthermore, there were 84 Closed Listings this month versus last year at 150, a **-44.00%** decrease.

Closed versus Listed trends yielded a **60.0%** ratio, down from previous year's, April 2022, at **92.6%**, a **35.20%** downswing. This will certainly create pressure on an increasing Monthly 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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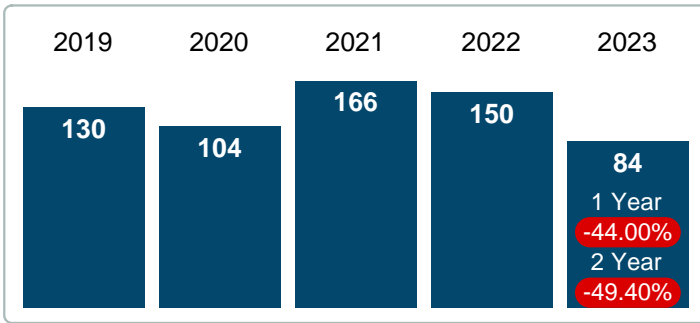
Area Delimited by County Of Rogers - Residential Property Type



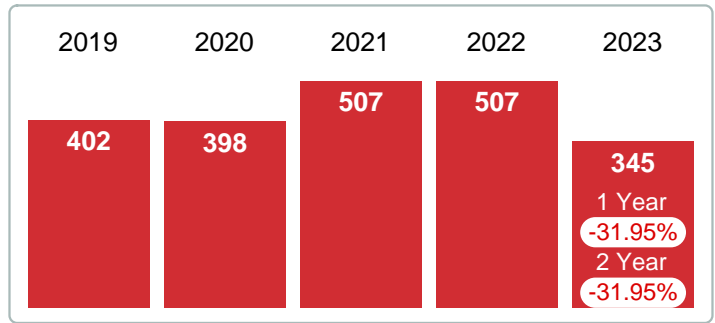
CLOSED LISTINGS

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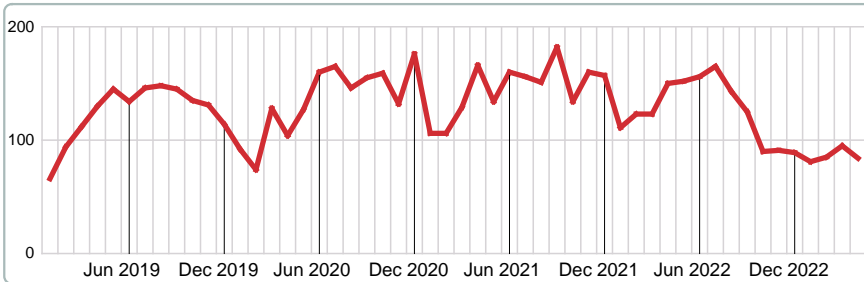
APRIL



YEAR TO DATE (YTD)

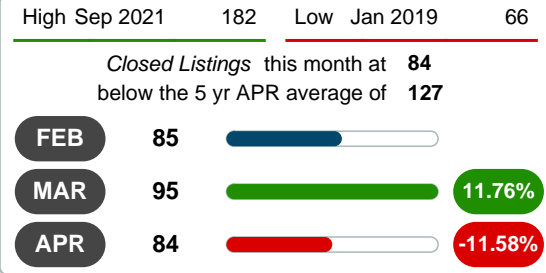


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 127



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	6	7.14%	5.5	1	5	0	0
\$150,001 - \$200,000	11	13.10%	4.0	0	9	1	1
\$200,001 - \$250,000	15	17.86%	5.0	0	14	1	0
\$250,001 - \$325,000	20	23.81%	5.0	1	13	6	0
\$325,001 - \$425,000	13	15.48%	38.0	0	9	4	0
\$425,001 - \$625,000	11	13.10%	57.0	0	4	6	1
\$625,001 and up	8	9.52%	37.5	0	2	5	1
Total Closed Units	84			2	56	23	3
Total Closed Volume	28,640,112	100%	10.0	400.40K	15.75M	10.93M	1.55M
Median Closed Price	\$278,200			\$200,200	\$251,500	\$379,900	\$490,000

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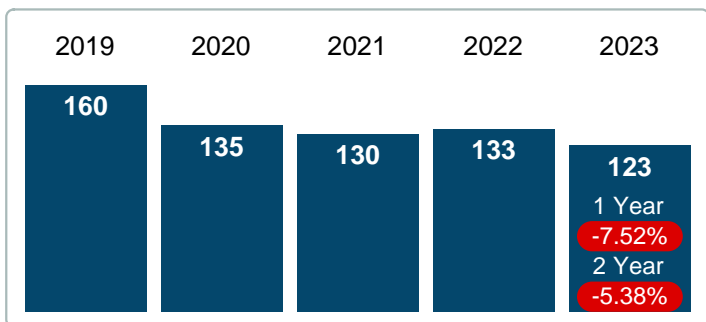
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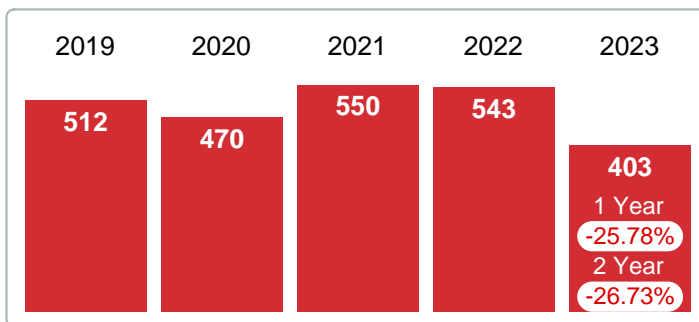
PENDING LISTINGS

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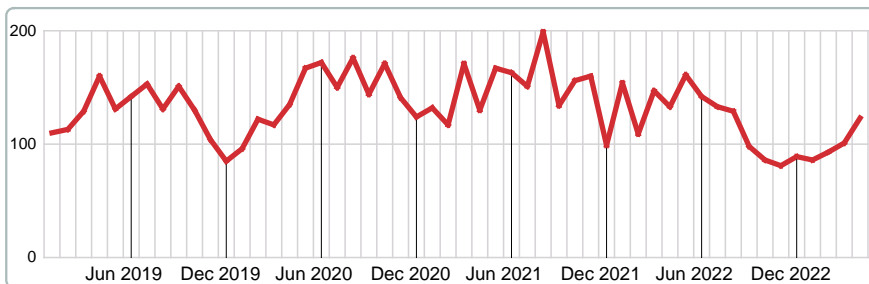
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

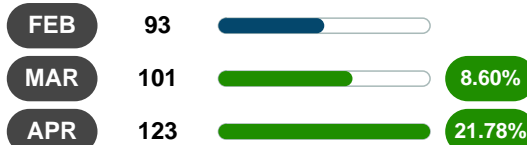


3 MONTHS

5 year APR AVG = 136

High Aug 2021 199 Low Nov 2022 81

Pending Listings this month at 123 below the 5 yr APR average of 136



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	11	8.94%	4.0	2	8	1	0
\$175,001 - \$225,000	16	13.01%	15.5	0	13	2	1
\$225,001 - \$275,000	19	15.45%	19.0	0	12	7	0
\$275,001 - \$350,000	28	22.76%	9.5	1	19	8	0
\$350,001 - \$450,000	20	16.26%	42.0	0	10	9	1
\$450,001 - \$575,000	15	12.20%	15.0	0	3	11	1
\$575,001 and up	14	11.38%	20.5	0	2	8	4
Total Pending Units	123			3	67	46	7
Total Pending Volume	43,825,295	100%	15.0	462.50K	19.76M	19.13M	4.47M
Median Listing Price	\$300,000			\$90,000	\$276,000	\$407,000	\$669,900

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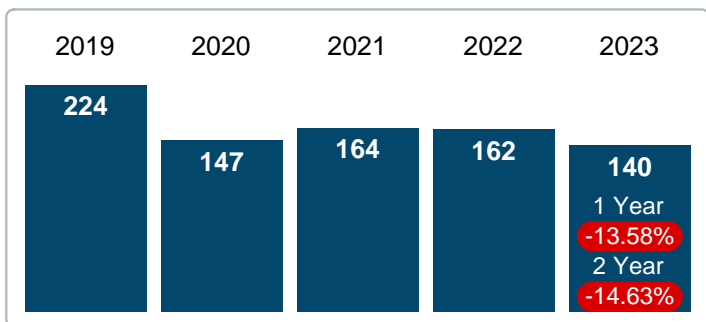
Area Delimited by County Of Rogers - Residential Property Type



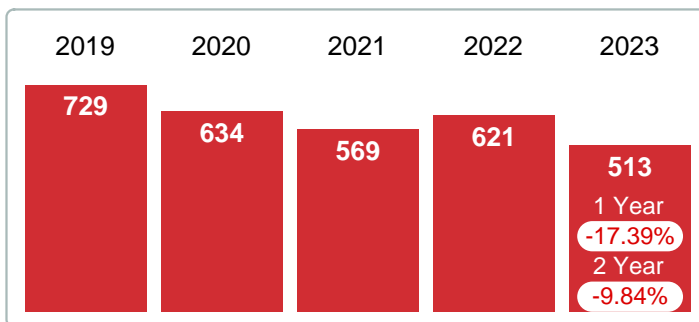
NEW LISTINGS

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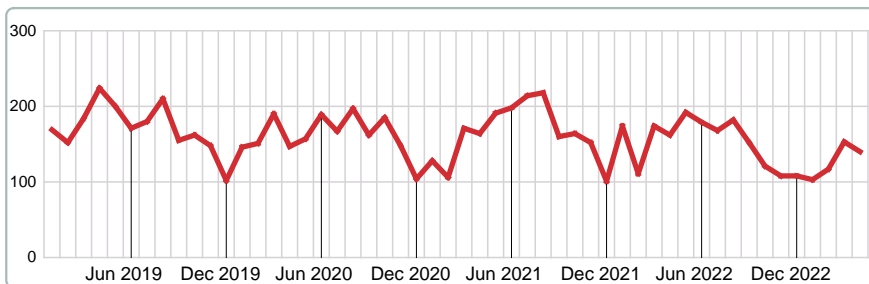
APRIL



YEAR TO DATE (YTD)

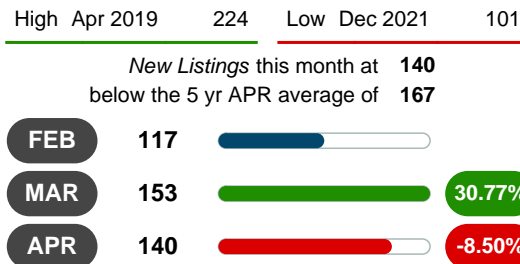


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 167



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	14	10.00%
\$150,001 - \$225,000	14	10.00%
\$225,001 - \$275,000	19	13.57%
\$275,001 - \$400,000	39	27.86%
\$400,001 - \$475,000	17	12.14%
\$475,001 - \$675,000	21	15.00%
\$675,001 and up	16	11.43%
Total New Listed Units	140	
Total New Listed Volume	56,366,175	100%
Median New Listed Listing Price	\$335,000	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	9	0	0
\$150,001 - \$225,000	0	13	0	1
\$225,001 - \$275,000	0	17	2	0
\$275,001 - \$400,000	1	22	15	1
\$400,001 - \$475,000	1	1	15	0
\$475,001 - \$675,000	0	9	9	3
\$675,001 and up	0	2	9	5
Total	7	73	50	10
Total New Listed Volume	1.29M	21.77M	24.19M	9.12M
Median New Listed Listing Price	\$130,000	\$270,000	\$449,500	\$676,015

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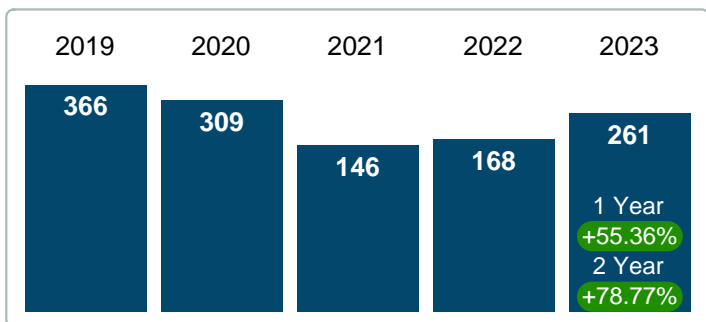
Area Delimited by County Of Rogers - Residential Property Type



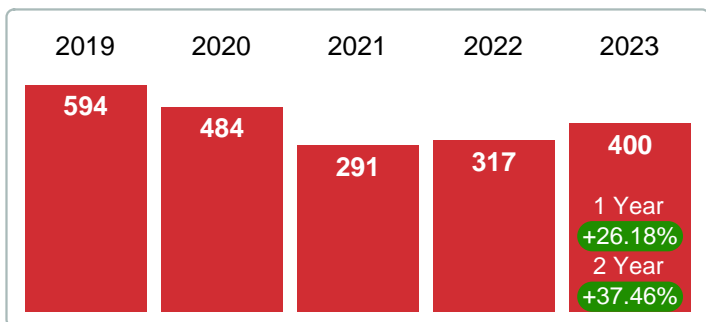
ACTIVE INVENTORY

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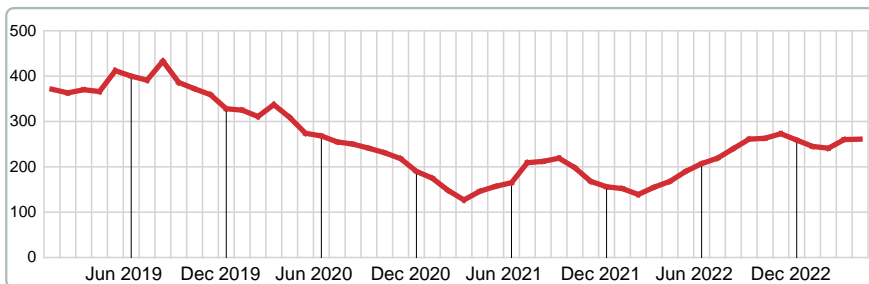
END OF APRIL



ACTIVE DURING APRIL

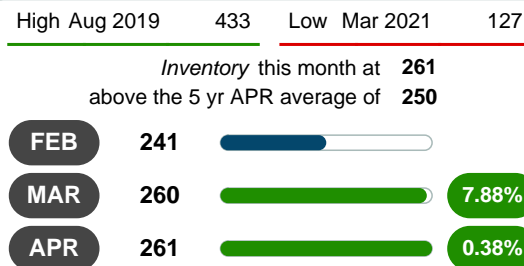


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 250



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	21	8.05%	29.0	8	13	0	0
\$175,001 - \$275,000	33	12.64%	23.0	1	30	2	0
\$275,001 - \$375,000	37	14.18%	38.0	1	20	16	0
\$375,001 - \$475,000	59	22.61%	58.0	3	31	22	3
\$475,001 - \$575,000	49	18.77%	89.0	0	10	31	8
\$575,001 - \$775,000	35	13.41%	33.0	0	4	20	11
\$775,001 and up	27	10.34%	79.0	0	5	11	11
Total Active Inventory by Units	261			13	113	102	33
Total Active Inventory by Volume	132,885,784	100%	52.0	2.87M	44.68M	59.38M	25.96M
Median Active Inventory Listing Price	\$449,900			\$149,900	\$350,000	\$499,900	\$657,500

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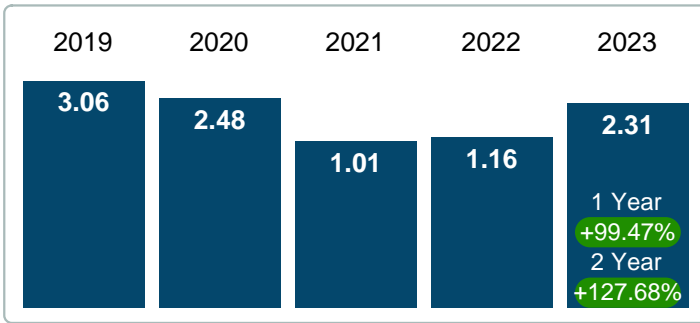
Area Delimited by County Of Rogers - Residential Property Type



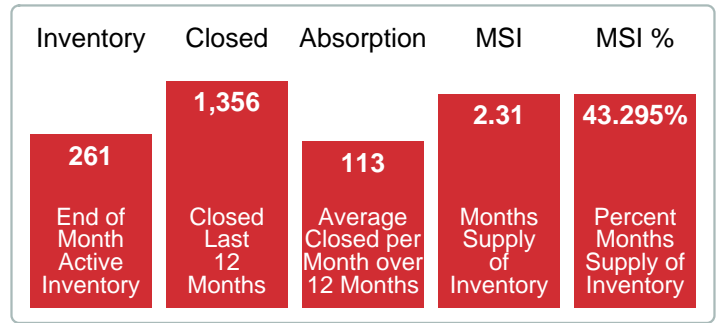
MONTHS SUPPLY of INVENTORY (MSI)

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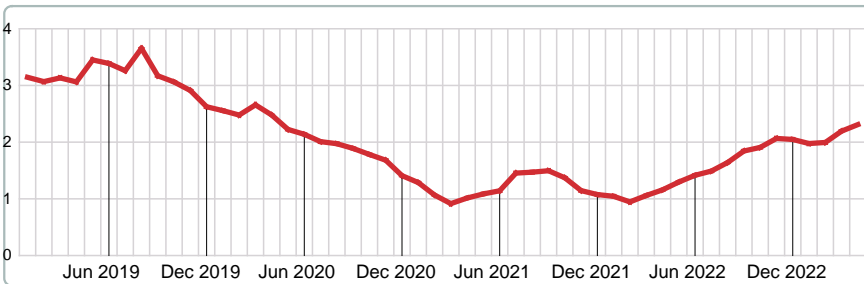
MSI FOR APRIL



INDICATORS FOR APRIL 2023

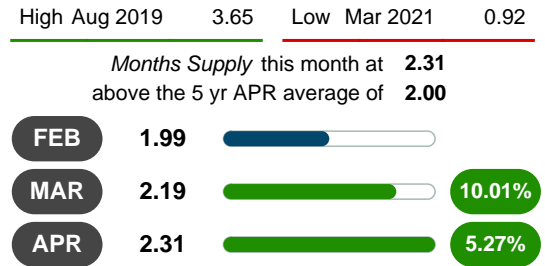


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.00



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
\$175,000 and less	21	8.05%	0.98	1.33	0.92	0.00	0.00
\$175,001 - \$275,000	33	12.64%	0.85	0.67	0.96	0.34	0.00
\$275,001 - \$375,000	37	14.18%	1.71	4.00	1.70	1.85	0.00
\$375,001 - \$475,000	59	22.61%	4.29	6.00	5.47	3.38	2.77
\$475,001 - \$575,000	49	18.77%	5.94	0.00	4.00	6.53	9.60
\$575,001 - \$775,000	35	13.41%	5.60	0.00	4.80	4.90	8.25
\$775,001 and up	27	10.34%	9.00	0.00	20.00	8.25	7.76
Market Supply of Inventory (MSI)	2.31			1.54	1.71	3.16	5.42
Total Active Inventory by Units	261	100%	2.31	13	113	102	33

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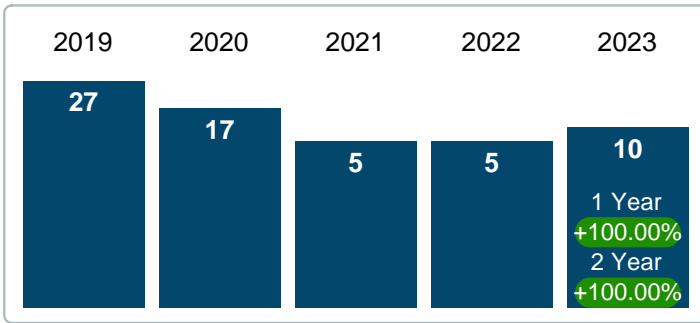
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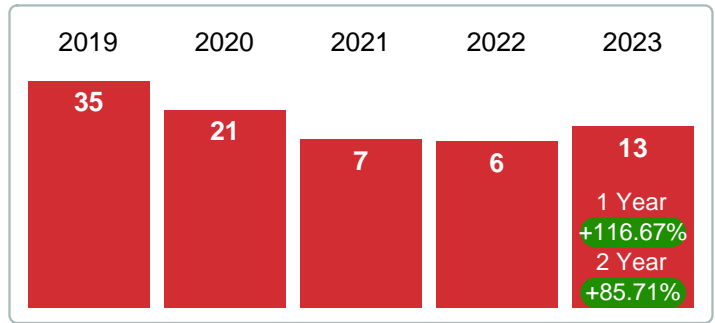
MEDIAN DAYS ON MARKET TO SALE

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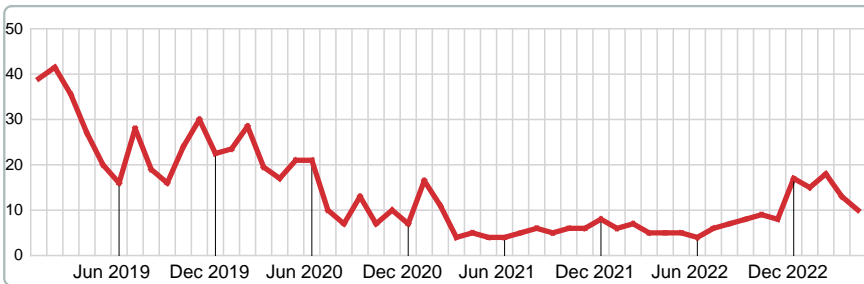
APRIL



YEAR TO DATE (YTD)

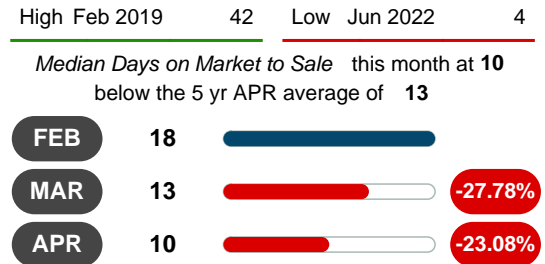


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 13



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	6	7.14%	6	4	7	0	0
\$150,001 - \$200,000	11	13.10%	4	0	2	140	44
\$200,001 - \$250,000	15	17.86%	5	0	6	3	0
\$250,001 - \$325,000	20	23.81%	5	4	5	18	0
\$325,001 - \$425,000	13	15.48%	38	0	12	61	0
\$425,001 - \$625,000	11	13.10%	57	0	60	60	20
\$625,001 and up	8	9.52%	38	0	38	10	105
Median Closed DOM			10	4	5	52	44
Total Closed Units		100%	84	2	56	23	3
Total Closed Volume			28,640,112	400.40K	15.75M	10.93M	1.55M

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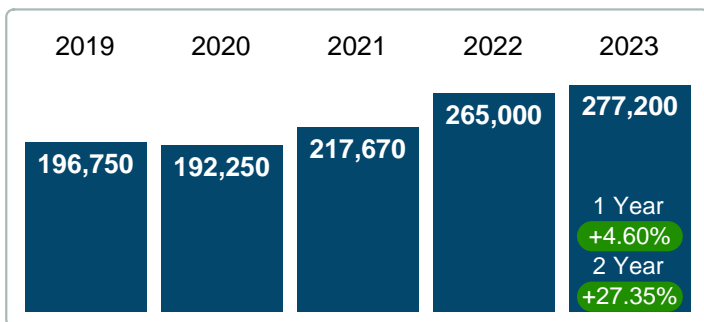
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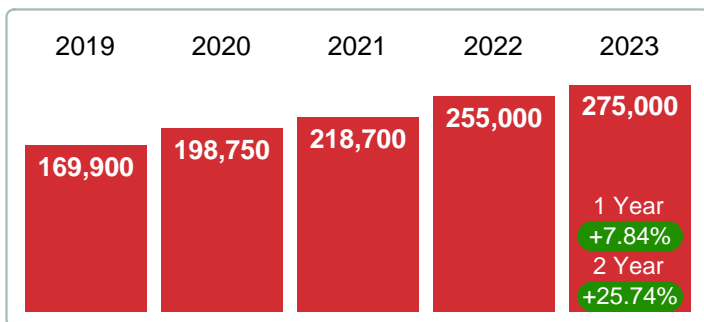
MEDIAN LIST PRICE AT CLOSING

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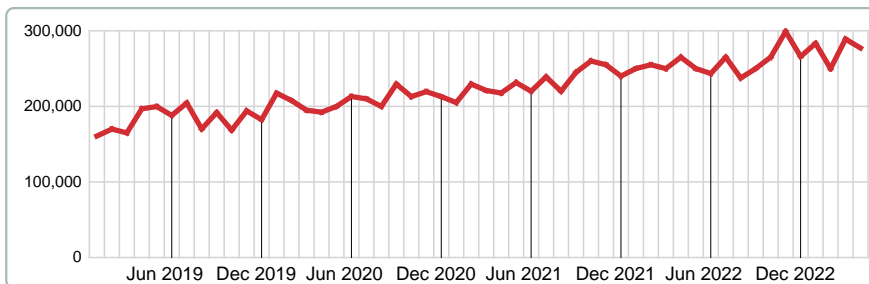
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 229,774

High Nov 2022 299,000 Low Jan 2019 160,738

Median List Price at Closing this month at **277,200**
above the 5 yr APR average of **229,774**

- FEB** 249,900
- MAR** 289,000 (+15.65%)
- APR** 277,200 (-4.08%)

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	5.95%	125,000	125,000	107,750	0	0
\$150,001 - \$200,000	13.10%	176,500	0	176,500	195,000	169,900
\$200,001 - \$250,000	20.24%	237,000	0	237,500	235,000	0
\$250,001 - \$325,000	23.81%	281,650	278,400	276,000	291,950	0
\$325,001 - \$425,000	15.48%	380,000	0	385,000	364,950	0
\$425,001 - \$625,000	13.10%	539,900	0	465,000	549,900	529,900
\$625,001 and up	8.33%	895,000	0	749,950	942,400	895,000
Median List Price		277,200	201,700	249,950	388,168	529,900
Total Closed Units	100%	277,200	2	56	23	3
Total Closed Volume		28,911,866	403.40K	15.85M	11.07M	1.59M

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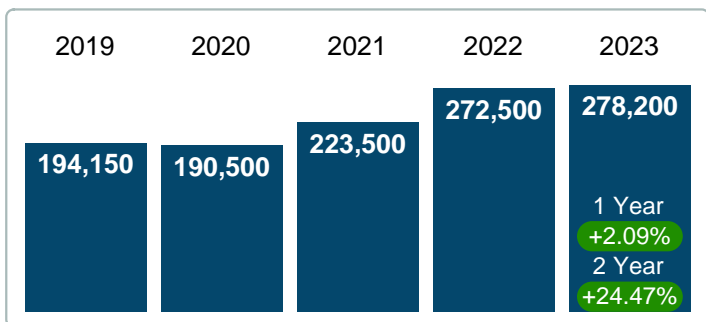
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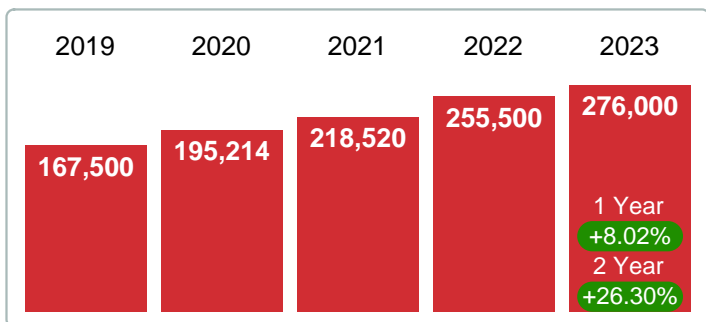
MEDIAN SOLD PRICE AT CLOSING

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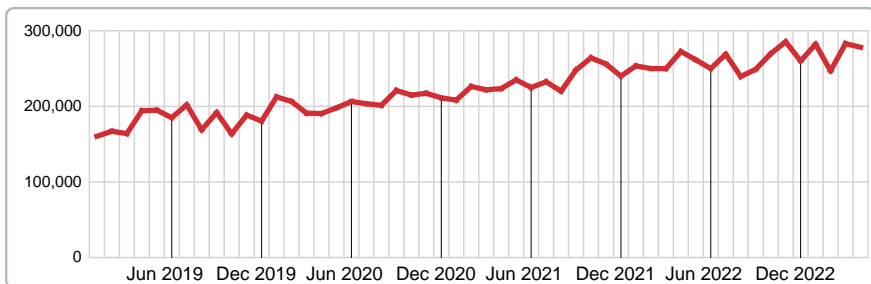
APRIL



YEAR TO DATE (YTD)

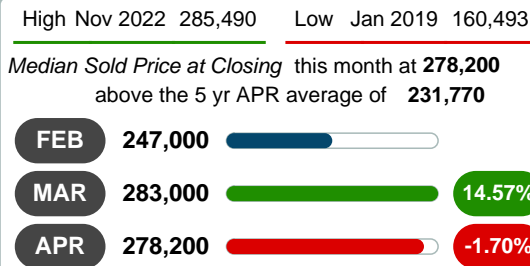


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 231,770



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	6	7.14%	127,500	122,000	133,000	0	0
\$150,001 - \$200,000	11	13.10%	185,000	0	185,000	185,000	161,000
\$200,001 - \$250,000	15	17.86%	242,000	0	243,500	241,000	0
\$250,001 - \$325,000	20	23.81%	278,200	278,400	271,000	282,750	0
\$325,001 - \$425,000	13	15.48%	365,000	0	365,000	358,584	0
\$425,001 - \$625,000	11	13.10%	496,000	0	442,225	557,450	490,000
\$625,001 and up	8	9.52%	843,750	0	738,750	900,000	900,000
Median Sold Price			278,200	200,200	251,500	379,900	490,000
Total Closed Units		100%	278,200	2	56	23	3
Total Closed Volume			28,640,112	400.40K	15.75M	10.93M	1.55M

April 2023



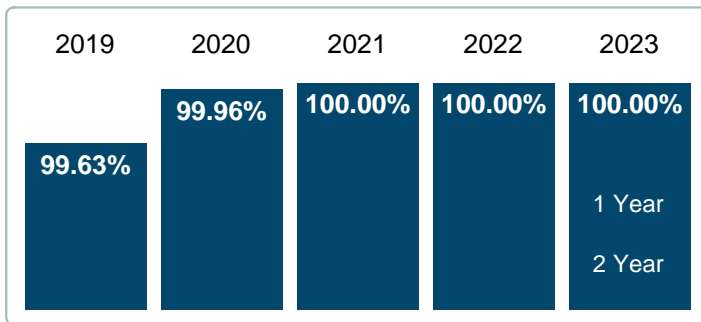
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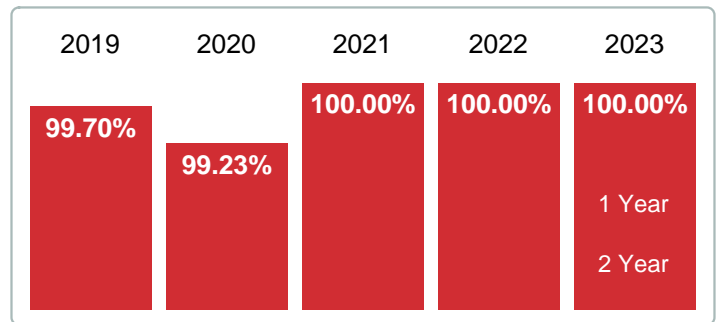
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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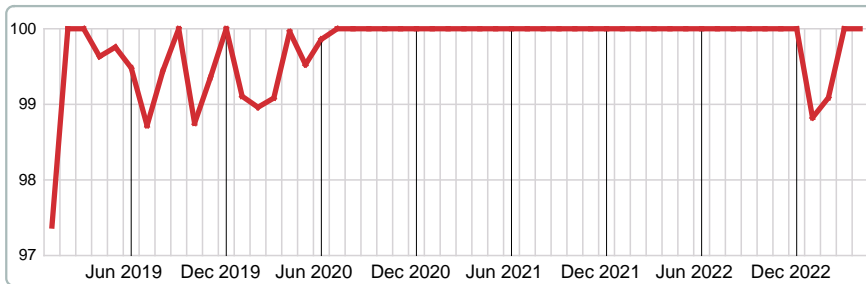
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

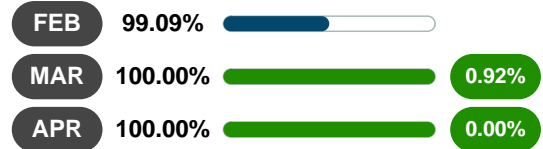


3 MONTHS

5 year APR AVG = 99.92%

High Apr 2023 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr APR average of **99.92%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS 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	6	7.14%	97.46%	97.60%	97.32%	0.00%	0.00%
\$150,001 - \$200,000	11	13.10%	100.00%	0.00%	100.00%	94.87%	94.76%
\$200,001 - \$250,000	15	17.86%	100.00%	0.00%	100.00%	102.55%	0.00%
\$250,001 - \$325,000	20	23.81%	99.83%	100.00%	100.00%	99.16%	0.00%
\$325,001 - \$425,000	13	15.48%	100.00%	0.00%	100.00%	98.84%	0.00%
\$425,001 - \$625,000	11	13.10%	100.00%	0.00%	100.43%	99.67%	92.47%
\$625,001 and up	8	9.52%	99.29%	0.00%	98.51%	100.00%	100.56%
Median Sold/List Ratio		100.00%		98.80%	100.00%	99.67%	94.76%
Total Closed Units		84	100%	2	56	23	3
Total Closed Volume		28,640,112		400.40K	15.75M	10.93M	1.55M

April 2023



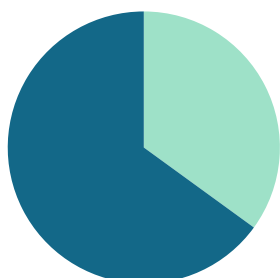
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

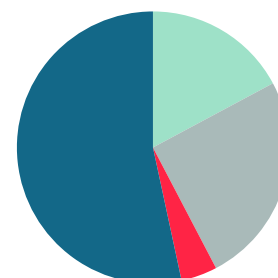


Inventory
 New Listings
140 = 35.00%
 Start Inventory
260
 Total Inventory Units
400
 Volume
\$185,681,977

Market Activity

Closed Sales
84 = 17.18%
 Pending Sales
123 = 25.15%
 Other Off Market
21 = 4.29%
 Active Inventory
261 = 53.37%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	150	84	-44.00%	507	345	-31.95%
Pending Sales	133	123	-7.52%	543	403	-25.78%
New Listings	162	140	-13.58%	621	513	-17.39%
Median List Price	265,000	277,200	4.60%	255,000	275,000	7.84%
Median Sale Price	272,500	278,200	2.09%	255,500	276,000	8.02%
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	5.00	10.00	100.00%	6.00	13.00	116.67%
Monthly Inventory	168	261	55.36%	168	261	55.36%
Months Supply of Inventory	1.16	2.31	99.47%	1.16	2.31	99.47%

Absorption: Last 12 months, an Average of **113** Sales/Month

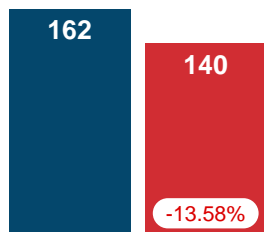
Inventory on April 30, 2023 = **261**

2022 **2023**

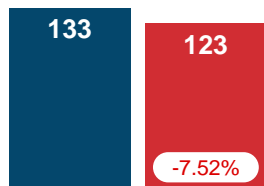
APRIL MARKET

MEDIAN PRICES

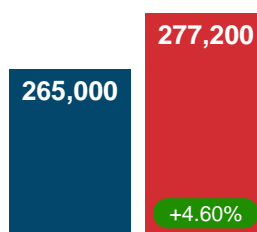
New Listings



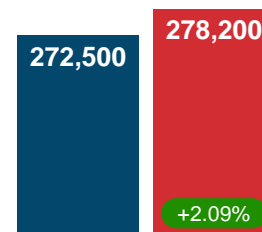
Pending Listings



List Price



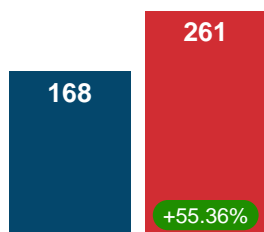
Sale Price



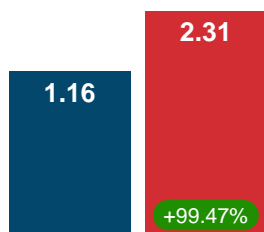
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

