

## June 2023



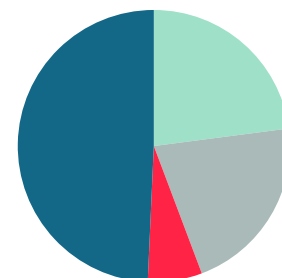
Area Delimited by County Of Rogers - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

Report produced on Jul 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	June 2023	+/-%
Closed Listings	156	128	-17.95%
Pending Listings	142	119	-16.20%
New Listings	179	172	-3.91%
Average List Price	289,903	364,103	25.59%
Average Sale Price	292,395	356,509	21.93%
Average Percent of Selling Price to List Price	101.00%	99.03%	-1.96%
Average Days on Market to Sale	16.24	31.25	92.38%
End of Month Inventory	207	275	32.85%
Months Supply of Inventory	1.42	2.53	78.66%



■ Closed (22.94%)  
■ Pending (21.33%)  
■ Other OffMarket (6.45%)  
■ Active (49.28%)

**Absorption:** Last 12 months, an Average of **109** Sales/Month  
**Active Inventory** as of June 30, 2023 = **275**

#### Analysis Wrap-Up

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

The total housing inventory at the end of June 2023 rose **32.85%** to 275 existing homes available for sale. Over the last 12 months this area has had an average of 109 closed sales per month. This represents an unsold inventory index of **2.53** 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 **21.93%** in June 2023 to \$356,509 versus the previous year at \$292,395.

##### Average Days on Market Lengthens

The average number of **31.25** days that homes spent on the market before selling increased by 15.01 days or **92.38%** in June 2023 compared to last year's same month at **16.24** DOM.

##### Sales Success for June 2023 is Positive

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

There were 172 New Listings in June 2023, down **3.91%** from last year at 179. Furthermore, there were 128 Closed Listings this month versus last year at 156, a **-17.95%** decrease.

Closed versus Listed trends yielded a **74.4%** ratio, down from previous year's, June 2022, at **87.2%**, a **14.61%** downswing. This will certainly create pressure on an increasing Monthly 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

# June 2023



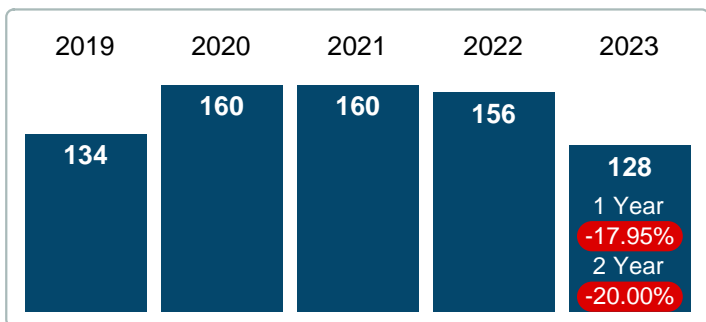
Area Delimited by County Of Rogers - Residential Property Type



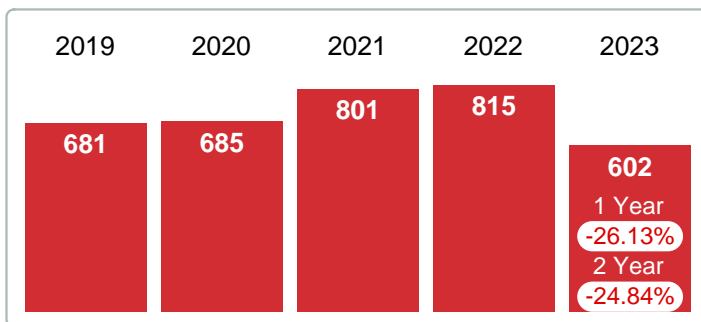
## CLOSED LISTINGS

Report produced on Jul 13, 2023 for MLS Technology Inc.

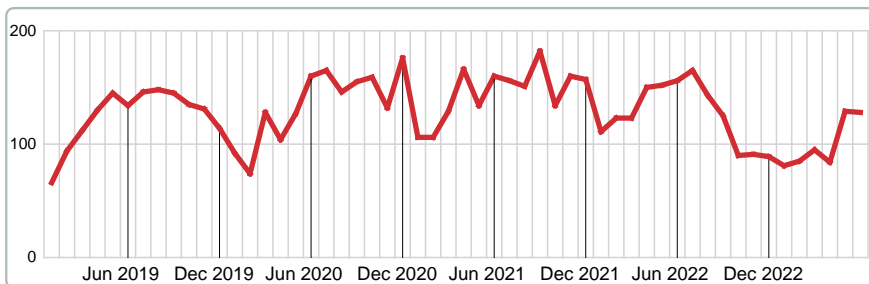
### JUNE



### YEAR TO DATE (YTD)

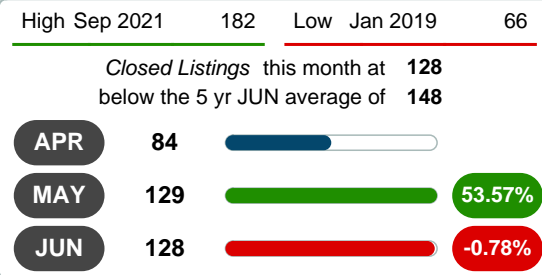


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 148



### 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	9	7.03%	8.1	4	5	0	0
\$150,001 - \$200,000	13	10.16%	6.5	0	11	1	1
\$200,001 - \$250,000	23	17.97%	38.7	1	19	3	0
\$250,001 - \$350,000	35	27.34%	25.9	0	22	13	0
\$350,001 - \$450,000	16	12.50%	44.0	1	6	9	0
\$450,001 - \$600,000	20	15.63%	47.1	1	2	15	2
\$600,001 and up	12	9.38%	33.4	0	2	5	5
<b>Total Closed Units</b>	<b>128</b>			<b>7</b>	<b>67</b>	<b>46</b>	<b>8</b>
<b>Total Closed Volume</b>	<b>45,633,183</b>	<b>100%</b>	<b>31.3</b>	<b>1.68M</b>	<b>18.43M</b>	<b>19.16M</b>	<b>6.36M</b>
<b>Average Closed Price</b>	<b>\$356,509</b>			<b>\$239,914</b>	<b>\$275,106</b>	<b>\$416,517</b>	<b>\$795,238</b>

# June 2023



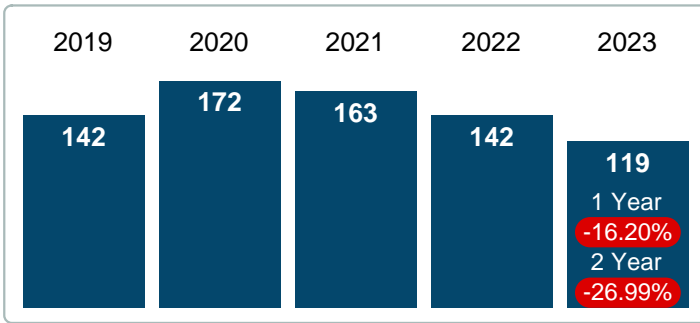
Area Delimited by County Of Rogers - Residential Property Type



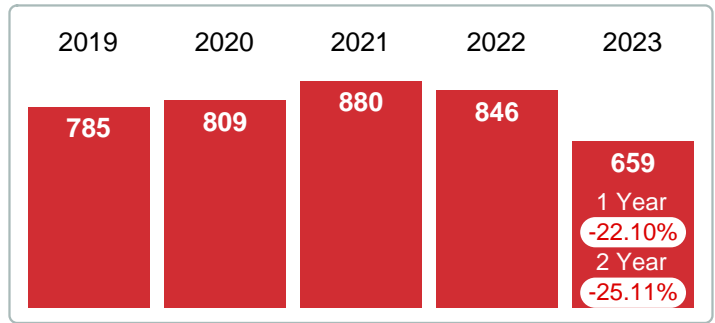
## PENDING LISTINGS

Report produced on Jul 13, 2023 for MLS Technology Inc.

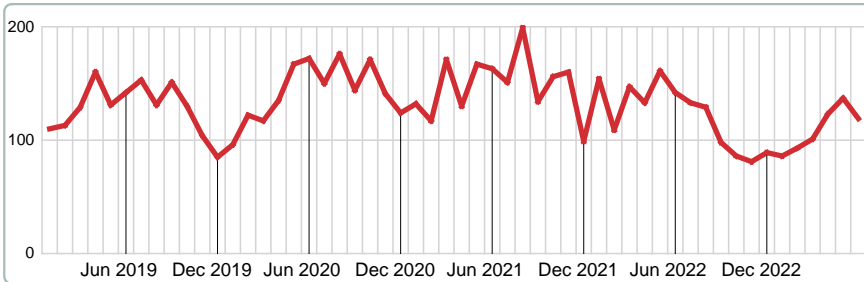
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

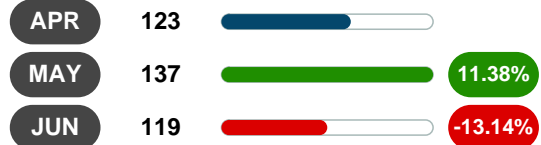


### 3 MONTHS

5 year JUN AVG = 148

High Aug 2021 199 Low Nov 2022 81

Pending Listings this month at 119  
 below the 5 yr JUN average of 148



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	8.40%	33.1	3	7	0	0
\$150,001 - \$175,000	11	9.24%	11.6	0	11	0	0
\$175,001 - \$200,000	15	12.61%	20.3	1	12	2	0
\$200,001 - \$300,000	36	30.25%	25.3	0	27	9	0
\$300,001 - \$400,000	20	16.81%	39.5	0	10	9	1
\$400,001 - \$475,000	13	10.92%	35.8	0	2	10	1
\$475,001 and up	14	11.76%	50.4	0	2	10	2
<b>Total Pending Units</b>	<b>119</b>			<b>4</b>	<b>71</b>	<b>40</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>41,841,688</b>	<b>100%</b>	<b>12.8</b>	<b>501.00K</b>	<b>16.91M</b>	<b>21.44M</b>	<b>2.99M</b>
<b>Average Listing Price</b>	<b>\$424,754</b>			<b>\$125,250</b>	<b>\$238,137</b>	<b>\$536,115</b>	<b>\$747,100</b>

# June 2023



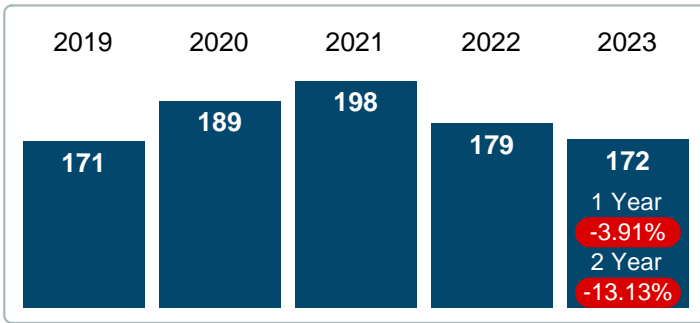
Area Delimited by County Of Rogers - Residential Property Type



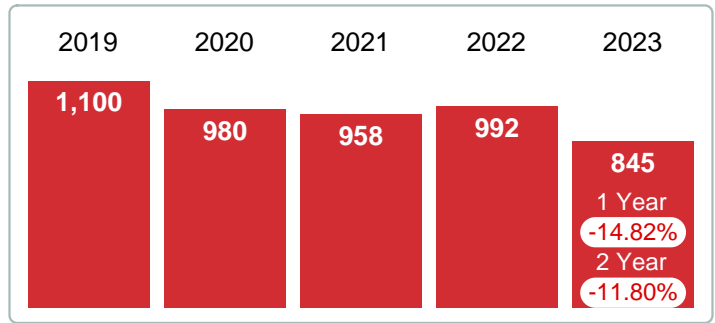
## NEW LISTINGS

Report produced on Jul 13, 2023 for MLS Technology Inc.

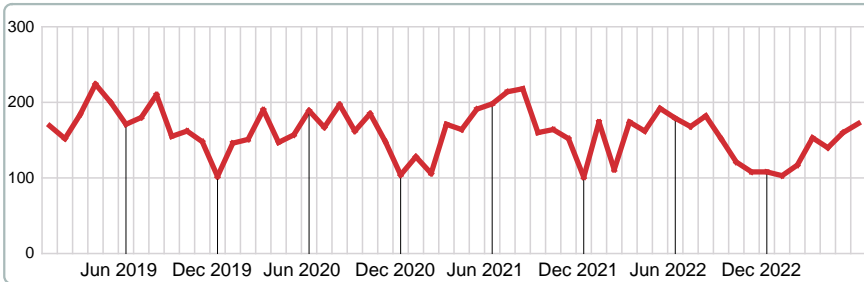
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

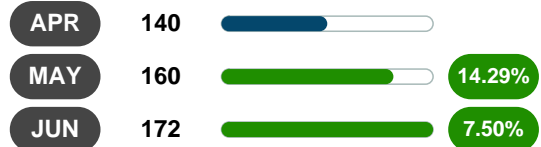


### 3 MONTHS

5 year JUN AVG = 182

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 172  
 below the 5 yr JUN average of 182



### 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	15	8.72%	5	8	1	1
\$150,001 - \$175,000	13	7.56%	2	11	0	0
\$175,001 - \$225,000	26	15.12%	1	24	1	0
\$225,001 - \$325,000	47	27.33%	3	24	19	1
\$325,001 - \$425,000	30	17.44%	1	17	10	2
\$425,001 - \$625,000	23	13.37%	0	6	15	2
\$625,001 and up	18	10.47%	1	5	4	8
<b>Total New Listed Units</b>	<b>172</b>		<b>13</b>	<b>95</b>	<b>50</b>	<b>14</b>
<b>Total New Listed Volume</b>	<b>60,518,539</b>	<b>100%</b>	<b>3.58M</b>	<b>27.63M</b>	<b>19.61M</b>	<b>9.70M</b>
<b>Average New Listed Listing Price</b>	<b>\$457,250</b>		<b>\$275,069</b>	<b>\$290,876</b>	<b>\$392,168</b>	<b>\$692,929</b>

# June 2023



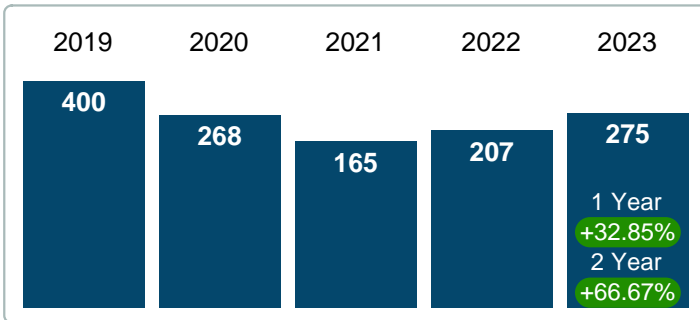
Area Delimited by County Of Rogers - Residential Property Type



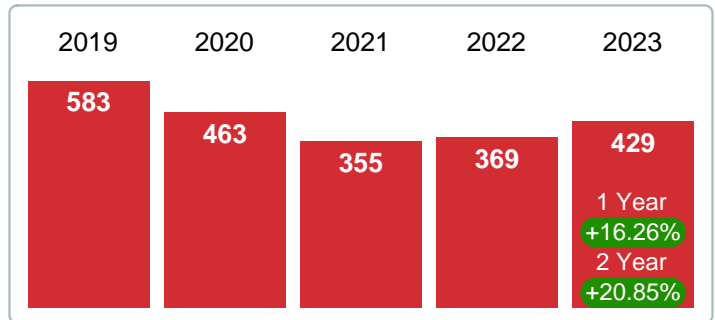
## ACTIVE INVENTORY

Report produced on Jul 13, 2023 for MLS Technology Inc.

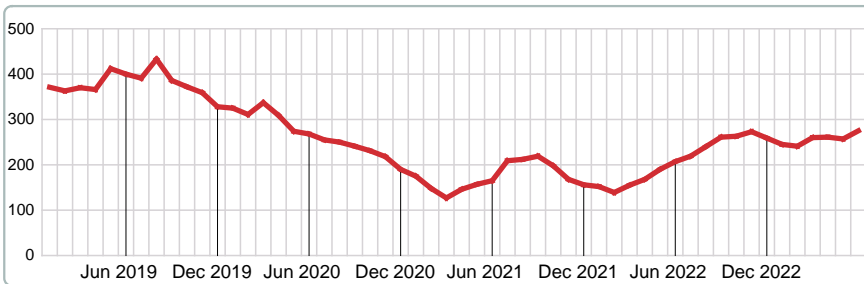
### END OF JUNE



### ACTIVE DURING JUNE

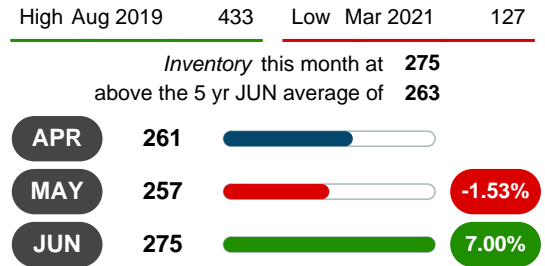


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 263



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	<div style="width: 9.82%;"></div> 27	9.82%	47.5	7	17	2	1
\$175,001 - \$250,000	<div style="width: 9.82%;"></div> 27	9.82%	37.3	0	22	5	0
\$250,001 - \$350,000	<div style="width: 17.45%;"></div> 48	17.45%	45.6	5	19	20	4
\$350,001 - \$475,000	<div style="width: 21.09%;"></div> 58	21.09%	93.1	2	37	16	3
\$475,001 - \$575,000	<div style="width: 17.09%;"></div> 47	17.09%	103.3	1	9	29	8
\$575,001 - \$775,000	<div style="width: 14.91%;"></div> 41	14.91%	83.3	0	5	22	14
\$775,001 and up	<div style="width: 9.82%;"></div> 27	9.82%	81.7	1	5	7	14
<b>Total Active Inventory by Units</b>	<b>275</b>			<b>16</b>	<b>114</b>	<b>101</b>	<b>44</b>
<b>Total Active Inventory by Volume</b>	<b>136,505,860</b>	<b>100%</b>	<b>74.0</b>	<b>5.04M</b>	<b>42.79M</b>	<b>53.91M</b>	<b>34.77M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$496,385</b>			<b>\$314,744</b>	<b>\$375,356</b>	<b>\$533,776</b>	<b>\$790,181</b>

# June 2023



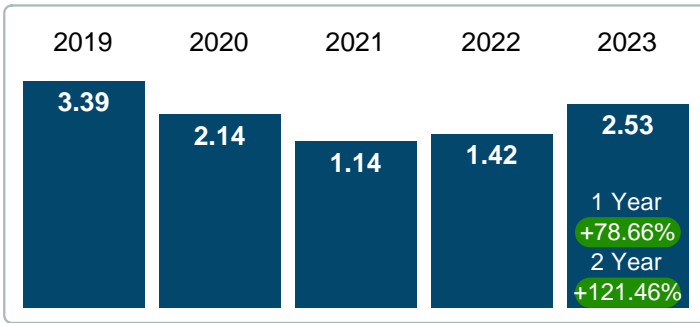
Area Delimited by County Of Rogers - Residential Property Type



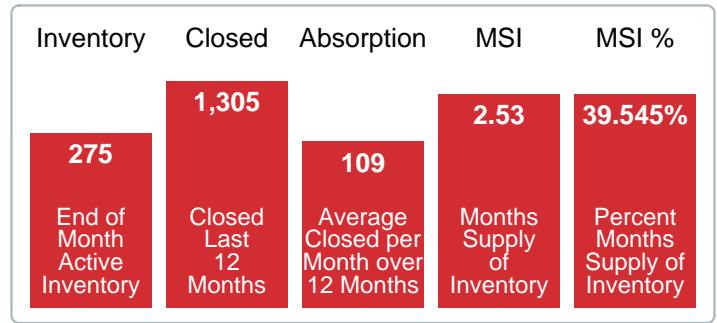
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jul 13, 2023 for MLS Technology Inc.

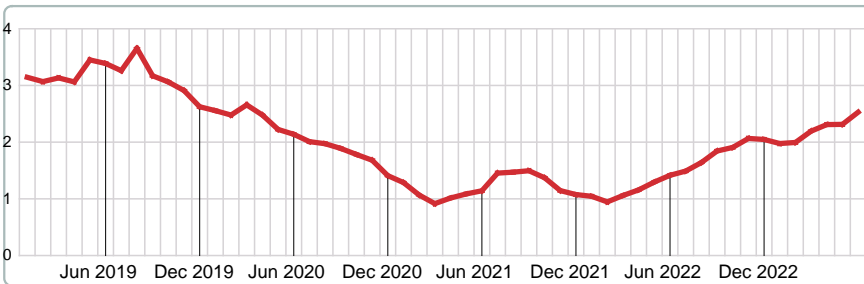
### MSI FOR JUNE



### INDICATORS FOR JUNE 2023

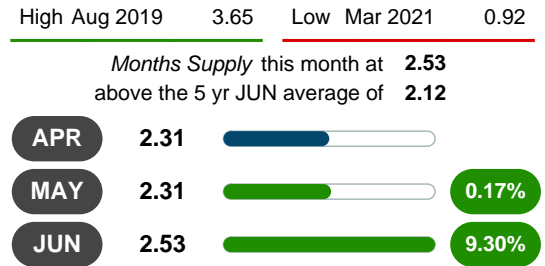


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 2.12



### 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	27	9.82%	1.49	1.42	1.43	2.00	4.00
\$175,001 - \$250,000	27	9.82%	0.93	0.00	0.92	1.25	0.00
\$250,001 - \$350,000	48	17.45%	1.86	8.57	1.24	2.20	4.80
\$350,001 - \$475,000	58	21.09%	3.36	4.80	5.29	1.90	2.12
\$475,001 - \$575,000	47	17.09%	5.42	12.00	3.86	5.61	7.38
\$575,001 - \$775,000	41	14.91%	6.00	0.00	5.00	4.89	11.20
\$775,001 and up	27	9.82%	9.26	0.00	15.00	6.46	9.33
Market Supply of Inventory (MSI)			2.53	2.26	1.84	3.04	6.68
Total Active Inventory by Units		100%	275	16	114	101	44

# June 2023



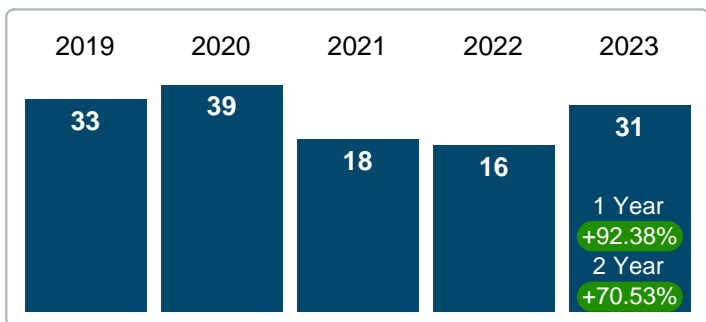
Area Delimited by County Of Rogers - Residential Property Type



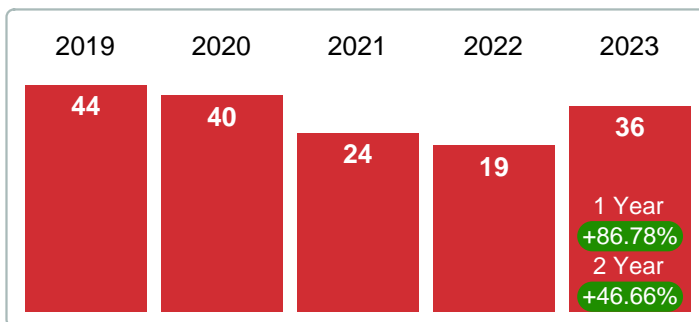
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Jul 13, 2023 for MLS Technology Inc.

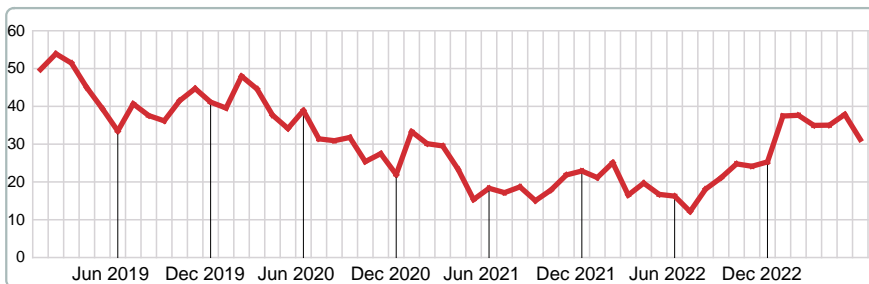
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

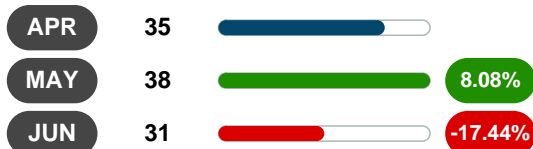


### 3 MONTHS

5 year JUN AVG = 28

High Feb 2019 54 Low Jul 2022 12

Average Days on Market to Sale this month at 31 above the 5 yr JUN average of 28



### 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	7.03%	8	12	5	0	0
\$150,001 - \$200,000	10.16%	7	0	6	15	4
\$200,001 - \$250,000	17.97%	39	63	28	98	0
\$250,001 - \$350,000	27.34%	26	0	21	34	0
\$350,001 - \$450,000	12.50%	44	1	86	21	0
\$450,001 - \$600,000	15.63%	47	1	68	50	25
\$600,001 and up	9.38%	33	0	3	21	58
<b>Average Closed DOM</b>		<b>31</b>	<b>16</b>	<b>26</b>	<b>39</b>	<b>43</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>31</b>	<b>7</b>	<b>67</b>	<b>46</b>	<b>8</b>
<b>Total Closed Volume</b>		<b>45,633,183</b>	<b>1.68M</b>	<b>18.43M</b>	<b>19.16M</b>	<b>6.36M</b>

# June 2023



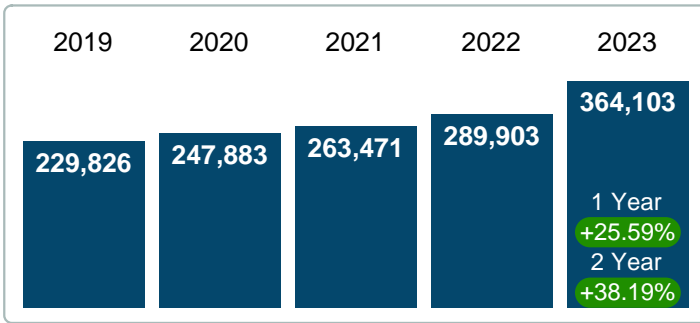
Area Delimited by County Of Rogers - Residential Property Type



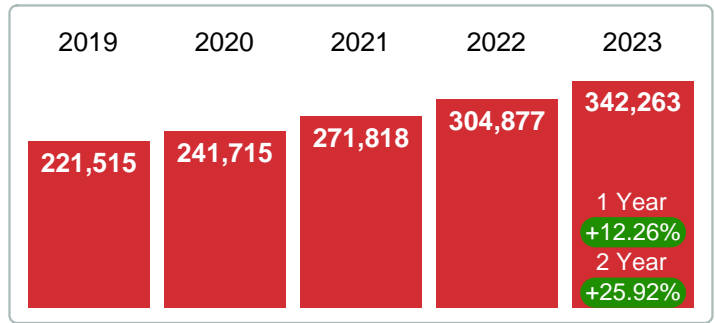
## AVERAGE LIST PRICE AT CLOSING

Report produced on Jul 13, 2023 for MLS Technology Inc.

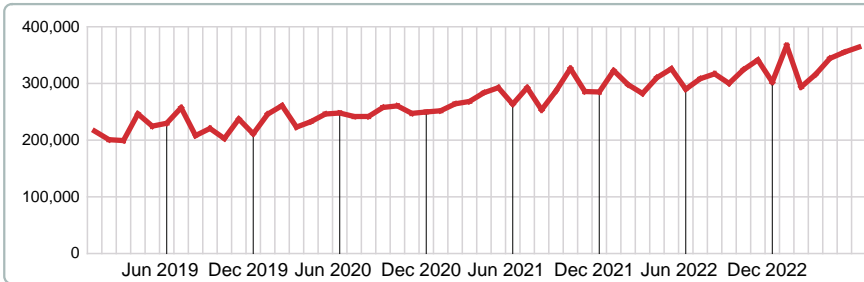
### JUNE



### YEAR TO DATE (YTD)

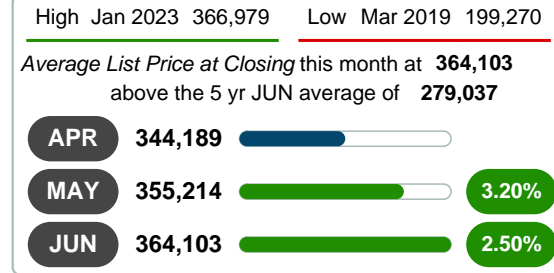


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 279,037



### 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	10	7.81%	120,370	109,975	123,180	0	
\$150,001 - \$200,000	13	10.16%	184,608	0	177,482	197,500	
\$200,001 - \$250,000	21	16.41%	227,714	260,000	225,276	228,253	
\$250,001 - \$350,000	36	28.13%	291,805	0	290,205	296,959	
\$350,001 - \$450,000	17	13.28%	395,400	400,000	402,467	384,111	
\$450,001 - \$600,000	17	13.28%	520,118	598,000	600,000	529,200	
\$600,001 and up	14	10.94%	867,914	0	874,000	683,180, 1,110,800	
<b>Average List Price</b>		<b>364,103</b>		<b>242,557</b>	<b>277,548</b>	<b>425,079</b>	<b>844,738</b>
<b>Total Closed Units</b>		<b>128</b>	<b>100%</b>	<b>364,103</b>	<b>7</b>	<b>67</b>	<b>46</b>
<b>Total Closed Volume</b>		<b>46,605,167</b>			<b>1.70M</b>	<b>18.60M</b>	<b>19.55M</b>



# June 2023



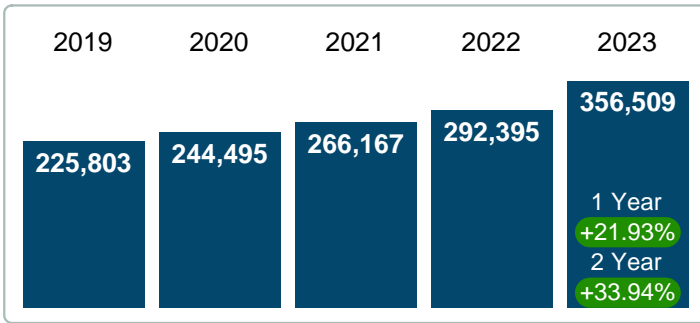
Area Delimited by County Of Rogers - Residential Property Type



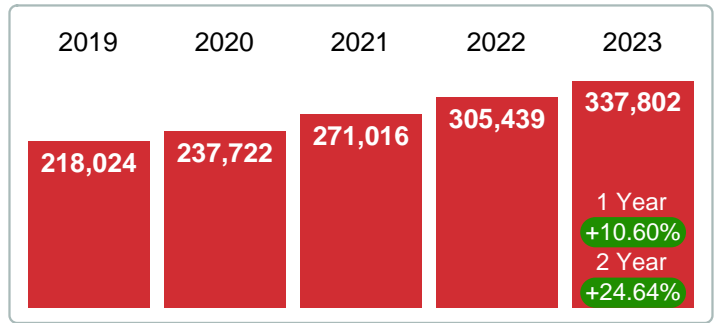
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Jul 13, 2023 for MLS Technology Inc.

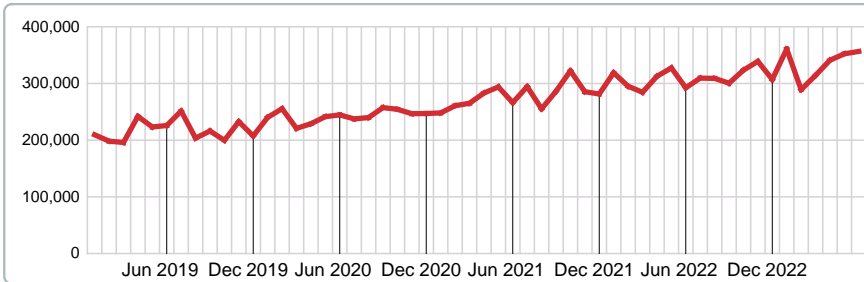
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

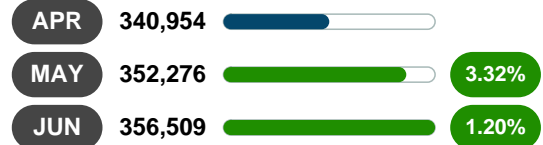


### 3 MONTHS

5 year JUN AVG = 277,074

High Jan 2023 360,677 Low Mar 2019 195,866

Average Sold Price at Closing this month at **356,509**  
 above the 5 yr JUN average of **277,074**



### 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	7.03%	118,656	112,850	123,300	0	0
\$150,001 - \$200,000	10.16%	180,562	0	179,755	170,000	200,000
\$200,001 - \$250,000	17.97%	224,990	245,000	224,153	223,620	0
\$250,001 - \$350,000	27.34%	291,723	0	290,468	293,846	0
\$350,001 - \$450,000	12.50%	385,161	400,000	392,679	378,500	0
\$450,001 - \$600,000	15.63%	519,197	583,000	562,500	513,502	486,700
\$600,001 and up	9.38%	857,200	0	854,000	677,980	1,037,700
<b>Average Sold Price</b>		<b>356,509</b>	<b>239,914</b>	<b>275,106</b>	<b>416,517</b>	<b>795,238</b>
<b>Total Closed Units</b>	100%	<b>356,509</b>	<b>7</b>	<b>67</b>	<b>46</b>	<b>8</b>
<b>Total Closed Volume</b>		<b>45,633,183</b>	<b>1.68M</b>	<b>18.43M</b>	<b>19.16M</b>	<b>6.36M</b>

# June 2023



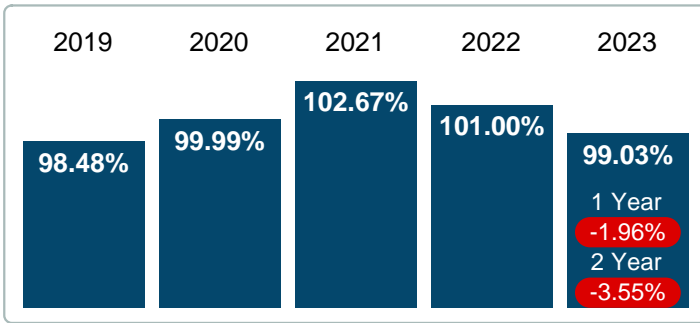
Area Delimited by County Of Rogers - Residential Property Type



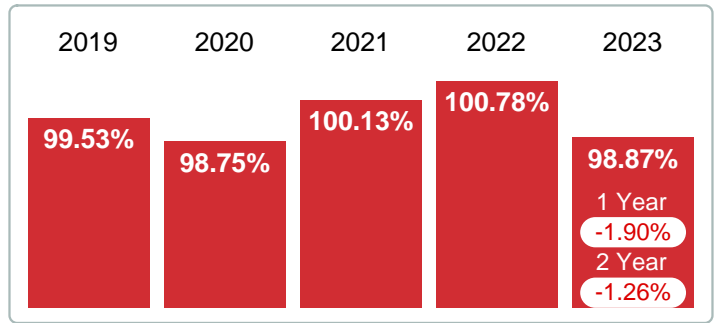
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jul 13, 2023 for MLS Technology Inc.

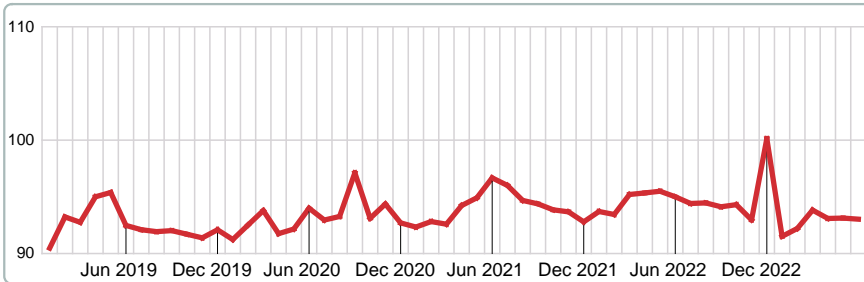
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

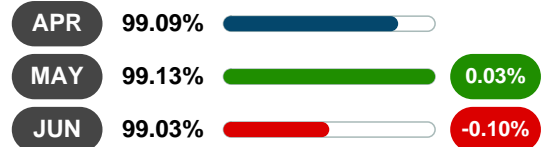


### 3 MONTHS

5 year JUN AVG = 100.24%

High Dec 2022 106.13% Low Jan 2019 96.48%

Average Sold/List Ratio this month at **99.03%**  
below the 5 yr JUN average of **100.24%**



### 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	9	7.03%	101.86%	103.63%	100.45%	0.00%	0.00%
\$150,001 - \$200,000	13	10.16%	99.64%	0.00%	101.48%	86.08%	93.02%
\$200,001 - \$250,000	23	17.97%	99.18%	94.23%	99.63%	97.99%	0.00%
\$250,001 - \$350,000	35	27.34%	99.80%	0.00%	100.23%	99.09%	0.00%
\$350,001 - \$450,000	16	12.50%	98.37%	100.00%	97.71%	98.64%	0.00%
\$450,001 - \$600,000	20	15.63%	97.52%	97.49%	93.88%	97.88%	98.42%
\$600,001 and up	12	9.38%	97.09%	0.00%	98.18%	99.27%	94.49%
Average Sold/List Ratio		99.00%		100.89%	99.80%	98.27%	95.29%
Total Closed Units	128	100%	99.00%	7	67	46	8
Total Closed Volume	45,633,183			1.68M	18.43M	19.16M	6.36M

# June 2023



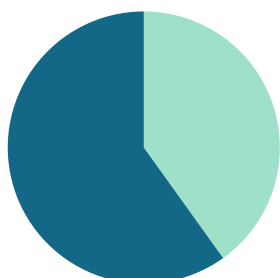
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on Jul 13, 2023 for MLS Technology Inc.

### INVENTORY

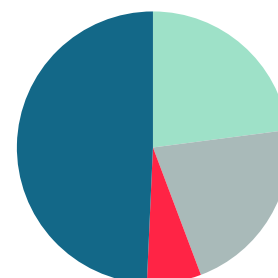


**Inventory**  
 New Listings  
**172 = 40.09%**  
 Start Inventory  
**257**  
 Total Inventory Units  
**429**  
 Volume  
**\$195,312,060**

### Market Activity

Closed Sales  
**128 = 22.94%**  
 Pending Sales  
**119 = 21.33%**  
 Other Off Market  
**36 = 6.45%**  
 Active Inventory  
**275 = 49.28%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	156	128	-17.95%	815	602	-26.13%
Pending Sales	142	119	-16.20%	846	659	-22.10%
New Listings	179	172	-3.91%	992	845	-14.82%
Average List Price	289,903	364,103	25.59%	304,877	342,263	12.26%
Average Sale Price	292,395	356,509	21.93%	305,439	337,802	10.60%
Average Percent of Selling Price to List Price	101.00%	99.03%	-1.96%	100.78%	98.87%	-1.90%
Average Days on Market to Sale	16.24	31.25	92.38%	19.01	35.51	86.78%
Monthly Inventory	207	275	32.85%	207	275	32.85%
Months Supply of Inventory	1.42	2.53	78.66%	1.42	2.53	78.66%

**Absorption:** Last 12 months, an Average of **109** Sales/Month

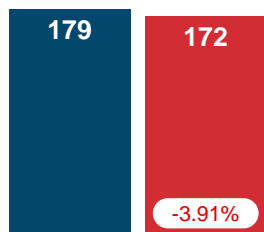
**Inventory** on June 30, 2023 = **275**

**2022** **2023**

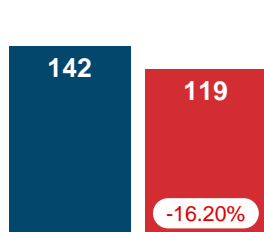
### JUNE MARKET

### AVERAGE PRICES

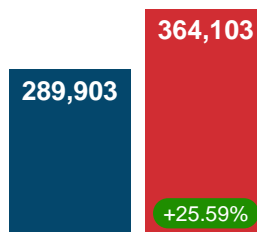
#### New Listings



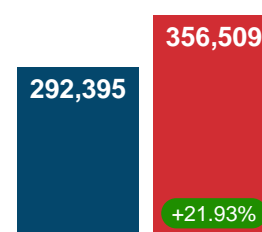
#### Pending Listings



#### List Price



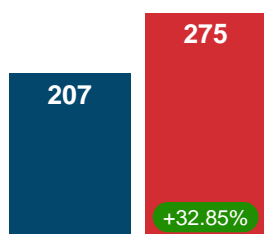
#### Sale Price



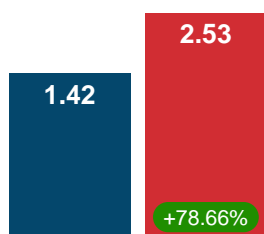
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

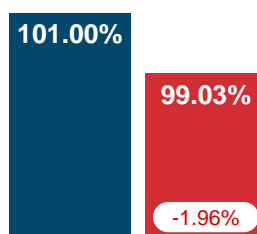
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

