

June 2023



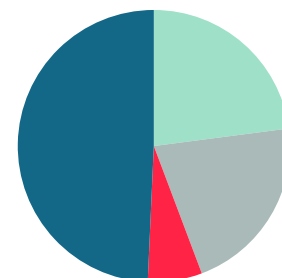
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	243,385	289,250	18.84%
Median Sale Price	250,000	291,250	16.50%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	7.00	75.00%
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.

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 **16.50%** in June 2023 to \$291,250 versus the previous year at \$250,000.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 3.00 days or **75.00%** in June 2023 compared to last year's same month at **4.00** DOM.

Sales Success for June 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 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.

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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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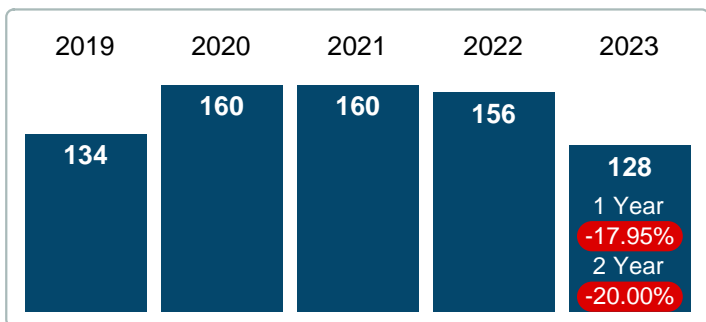
Area Delimited by County Of Rogers - Residential Property Type



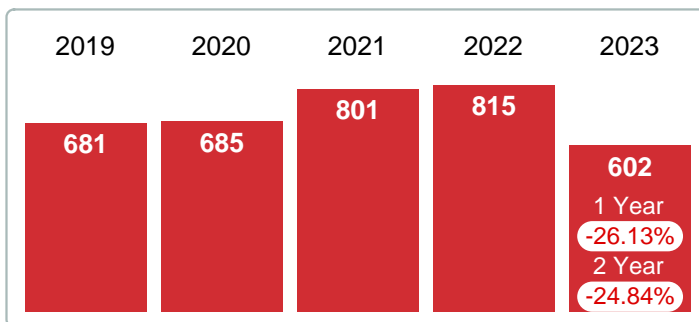
CLOSED LISTINGS

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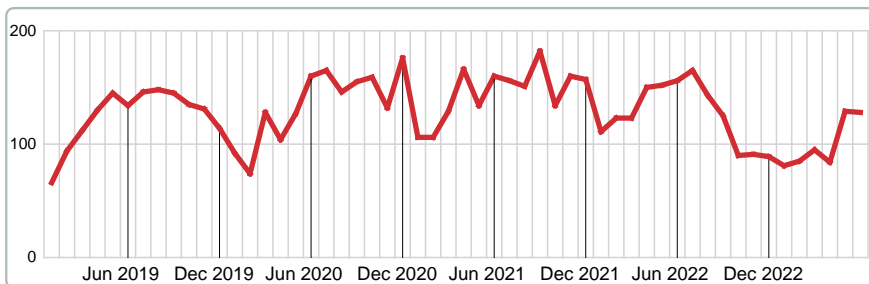
JUNE



YEAR TO DATE (YTD)

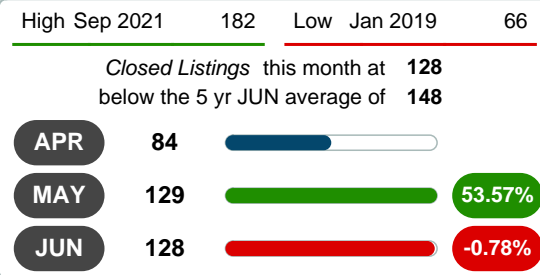


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 148



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	7.03%	4.0	4	5	0	0
\$150,001 - \$200,000	13	10.16%	4.0	0	11	1	1
\$200,001 - \$250,000	23	17.97%	7.0	1	19	3	0
\$250,001 - \$350,000	35	27.34%	7.0	0	22	13	0
\$350,001 - \$450,000	16	12.50%	26.0	1	6	9	0
\$450,001 - \$600,000	20	15.63%	17.0	1	2	15	2
\$600,001 and up	12	9.38%	17.0	0	2	5	5
Total Closed Units	128			7	67	46	8
Total Closed Volume	45,633,183	100%	7.0	1.68M	18.43M	19.16M	6.36M
Median Closed Price	\$291,250			\$149,900	\$250,000	\$388,000	\$832,500

June 2023



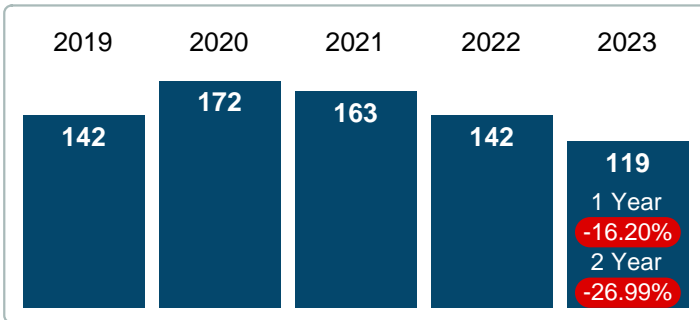
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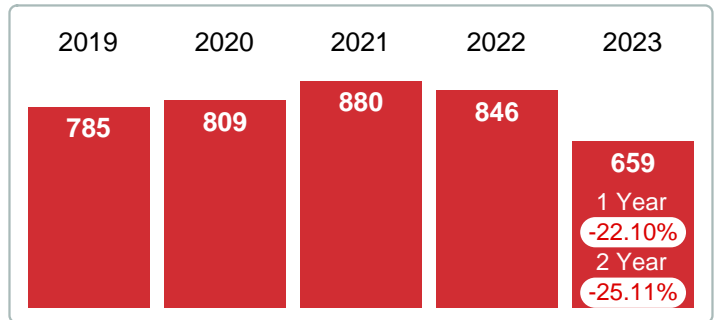
PENDING LISTINGS

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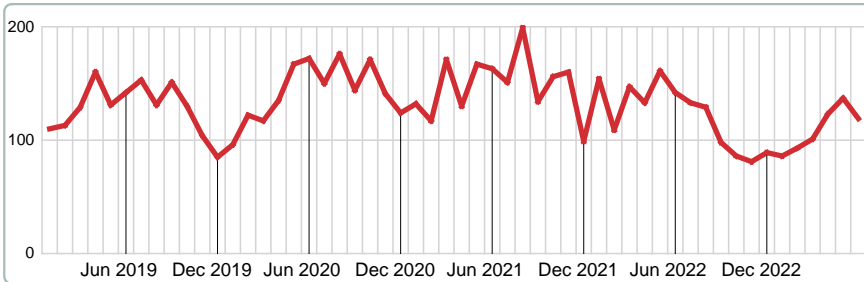
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

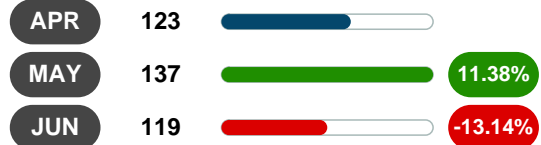


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	8.40%	9.0	3	7	0	0
\$150,001 - \$175,000	11	9.24%	5.0	0	11	0	0
\$175,001 - \$200,000	15	12.61%	11.0	1	12	2	0
\$200,001 - \$300,000	36	30.25%	8.0	0	27	9	0
\$300,001 - \$400,000	20	16.81%	18.5	0	10	9	1
\$400,001 - \$475,000	13	10.92%	22.0	0	2	10	1
\$475,001 and up	14	11.76%	25.5	0	2	10	2
Total Pending Units	119			4	71	40	4
Total Pending Volume	41,841,688	100%	12.0	501.00K	16.91M	21.44M	2.99M
Median Listing Price	\$269,990			\$133,500	\$215,000	\$402,500	\$746,700

June 2023



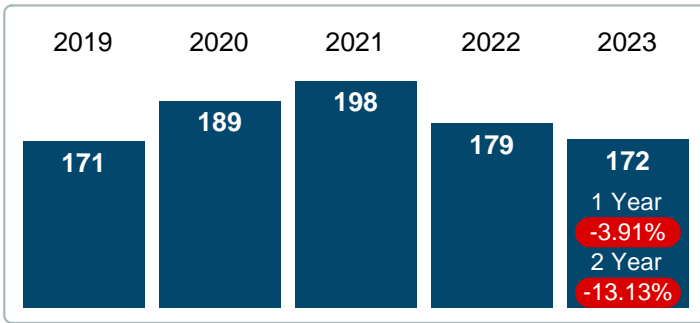
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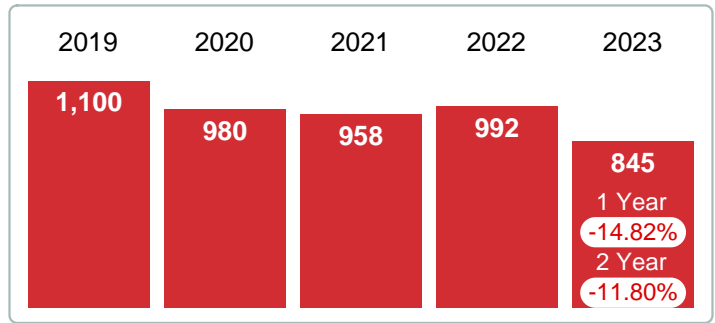
NEW LISTINGS

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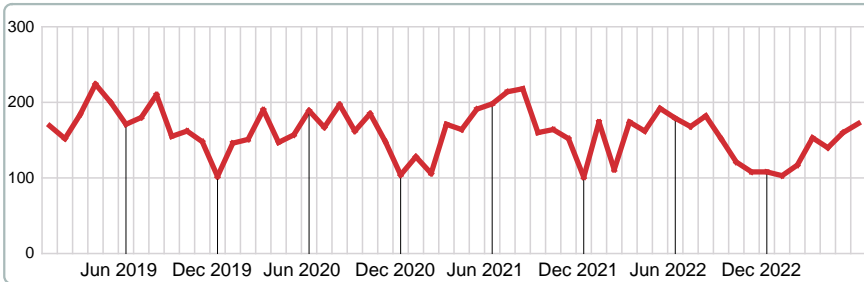
JUNE



YEAR TO DATE (YTD)

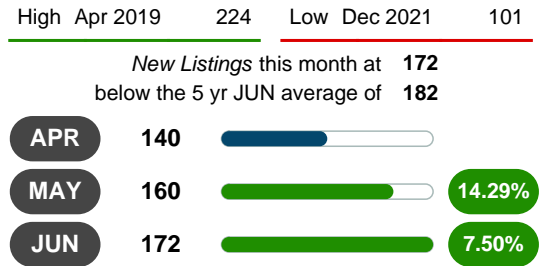


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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
Total New Listed Units	172		13	95	50	14
Total New Listed Volume	60,518,539	100%	3.58M	27.63M	19.61M	9.70M
Median New Listed Listing Price	\$287,000		\$175,000	\$235,000	\$349,900	\$657,400

June 2023



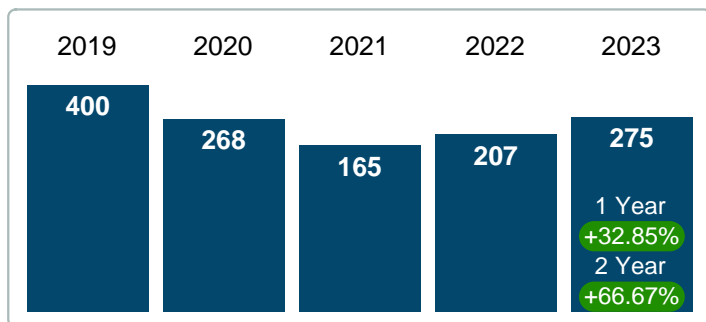
Area Delimited by County Of Rogers - Residential Property Type



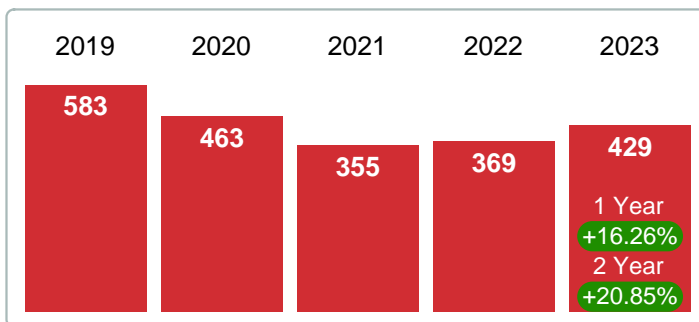
ACTIVE INVENTORY

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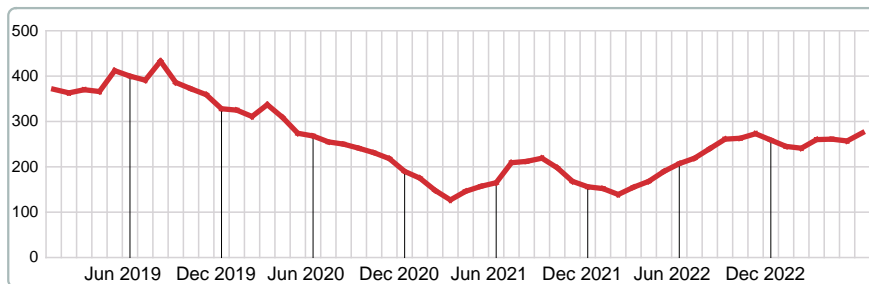
END OF JUNE



ACTIVE DURING JUNE

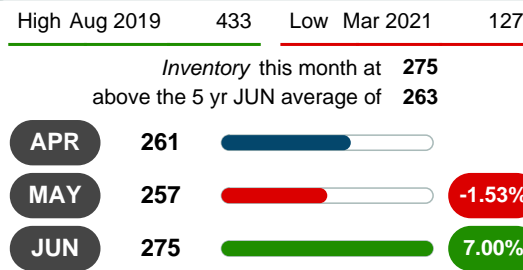


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 263



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	27	9.82%	24.0	7	17	2	1
\$175,001 - \$250,000	27	9.82%	20.0	0	22	5	0
\$250,001 - \$350,000	48	17.45%	29.0	5	19	20	4
\$350,001 - \$475,000	58	21.09%	73.0	2	37	16	3
\$475,001 - \$575,000	47	17.09%	88.0	1	9	29	8
\$575,001 - \$775,000	41	14.91%	79.0	0	5	22	14
\$775,001 and up	27	9.82%	53.0	1	5	7	14
Total Active Inventory by Units		275		16	114	101	44
Total Active Inventory by Volume		136,505,860	100%	5.04M	42.79M	53.91M	34.77M
Median Active Inventory Listing Price		\$425,000		\$282,000	\$350,000	\$495,999	\$662,150

June 2023



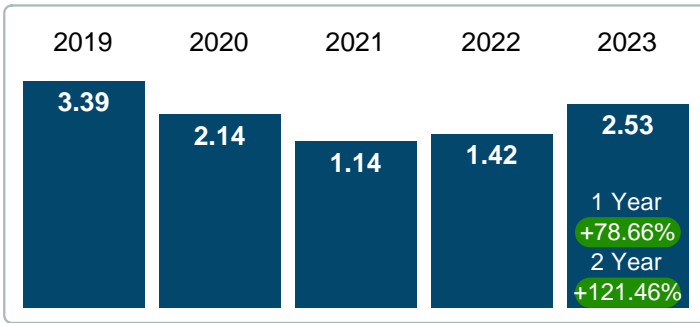
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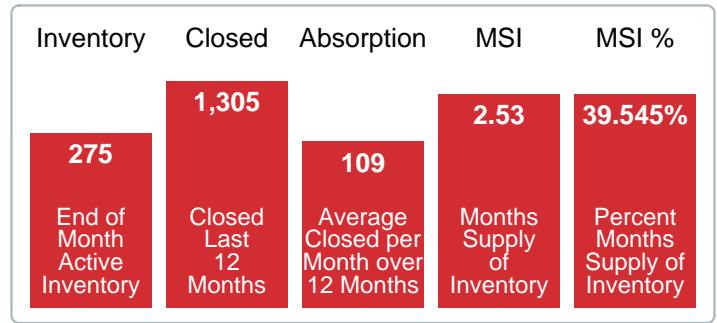
MONTHS SUPPLY of INVENTORY (MSI)

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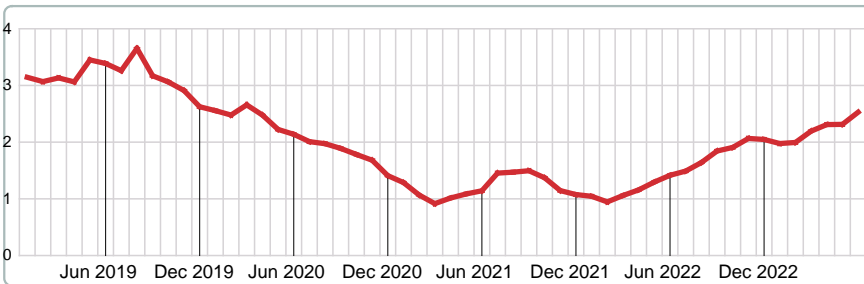
MSI FOR JUNE



INDICATORS FOR JUNE 2023

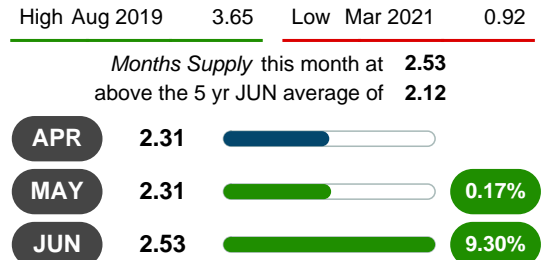


5 YEAR MARKET ACTIVITY TRENDS



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%	2.53	16	114	101	44

June 2023



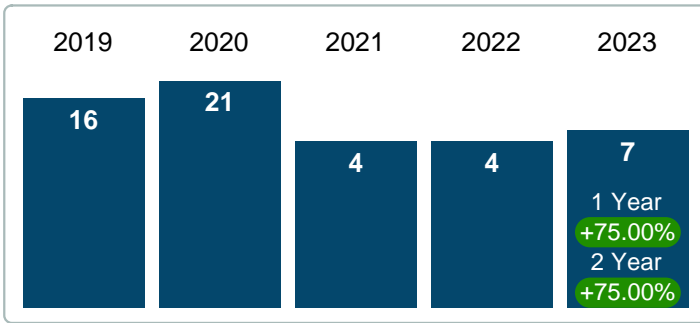
Area Delimited by County Of Rogers - Residential Property Type



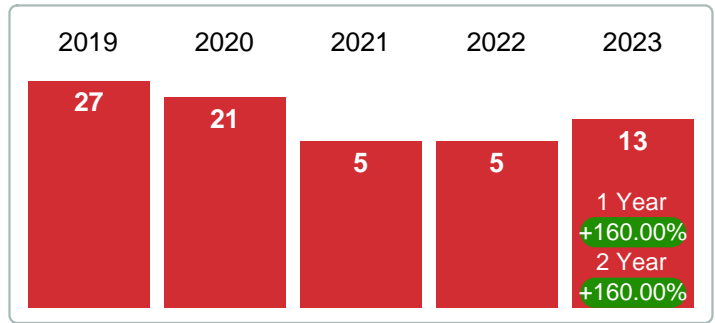
MEDIAN DAYS ON MARKET TO SALE

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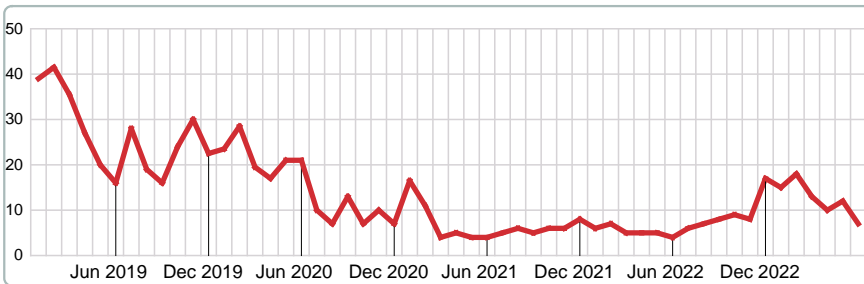
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

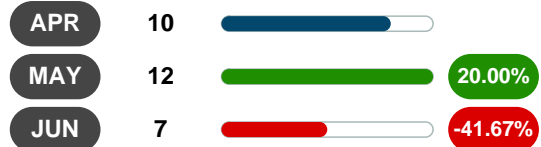


3 MONTHS

5 year JUN AVG = 10

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 7 below the 5 yr JUN average of 10



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	7.03%	4	11	4	0	0
\$150,001 - \$200,000	10.16%	4	0	4	15	4
\$200,001 - \$250,000	17.97%	7	63	5	111	0
\$250,001 - \$350,000	27.34%	7	0	9	5	0
\$350,001 - \$450,000	12.50%	26	1	82	15	0
\$450,001 - \$600,000	15.63%	17	1	68	14	25
\$600,001 and up	9.38%	17	0	3	6	70
Median Closed DOM		7	2	6	15	31
Total Closed Units	100%	7.0	7	67	46	8
Total Closed Volume		45,633,183	1.68M	18.43M	19.16M	6.36M

June 2023



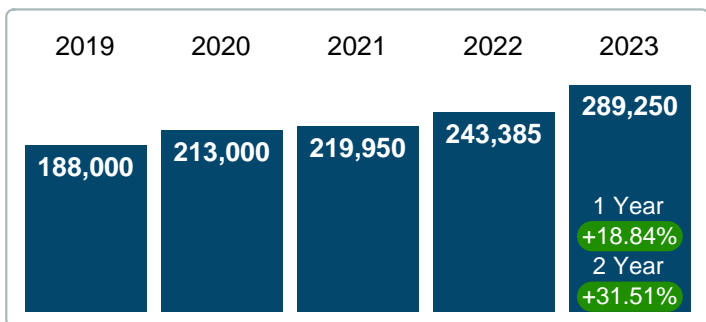
Area Delimited by County Of Rogers - Residential Property Type



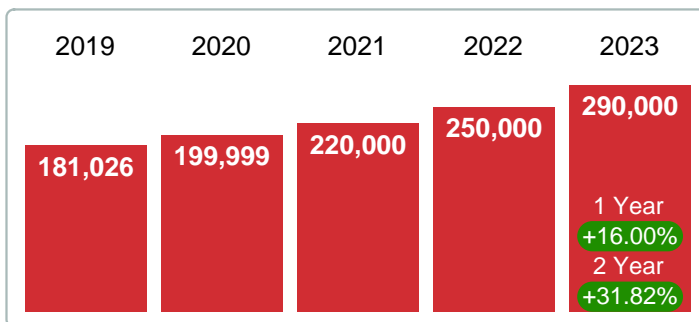
MEDIAN LIST PRICE AT CLOSING

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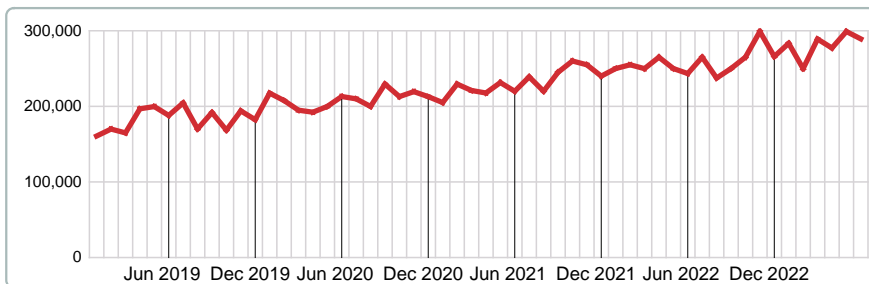
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 230,717

High May 2023 299,000 Low Jan 2019 160,738

Median List Price at Closing this month at **289,250**
 above the 5 yr JUN average of **230,717**

APR	277,200	
MAY	299,000	+7.86%
JUN	289,250	-3.26%

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	7.81%	137,000	112,500	139,450	0	0
\$150,001 - \$200,000	10.16%	185,000	0	185,000	197,500	0
\$200,001 - \$250,000	16.41%	225,000	0	225,000	235,860	215,000
\$250,001 - \$350,000	28.13%	285,000	260,000	285,000	293,500	0
\$350,001 - \$450,000	13.28%	390,000	400,000	397,200	385,000	0
\$450,001 - \$600,000	13.28%	519,900	598,000	550,000	512,900	494,450
\$600,001 and up	10.94%	725,000	0	650,000	716,450	1,100,000
Median List Price		289,250	149,900	250,000	387,000	850,000
Total Closed Units	100%	289,250	7	67	46	8
Total Closed Volume		46,605,167	1.70M	18.60M	19.55M	6.76M

June 2023



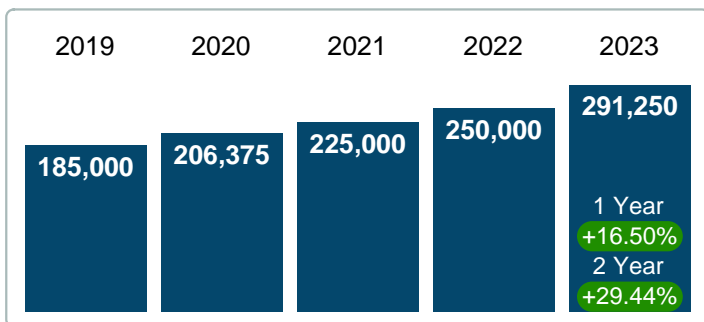
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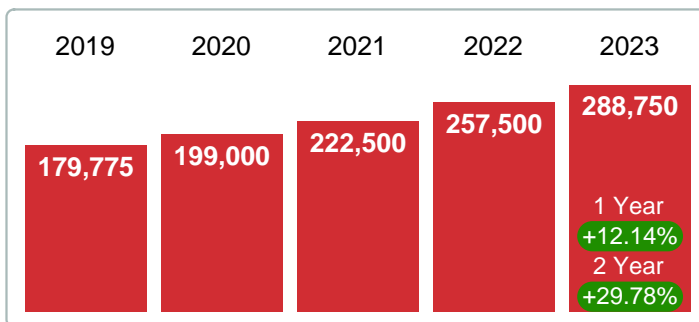
MEDIAN SOLD PRICE AT CLOSING

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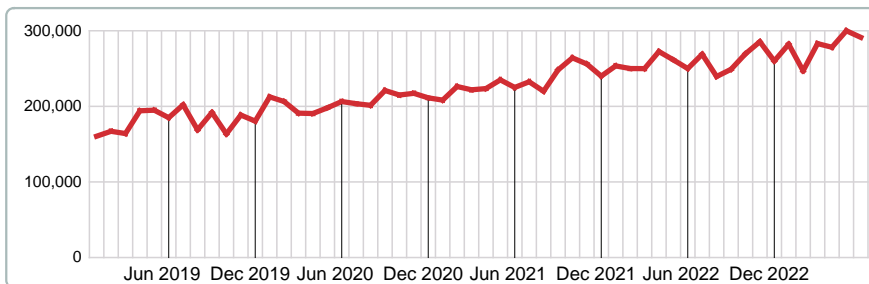
JUNE



YEAR TO DATE (YTD)

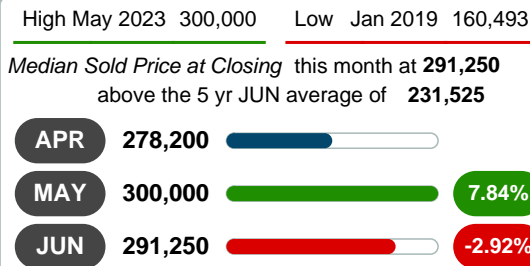


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 231,525



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	7.03%	137,500	114,500	137,500	0	0
\$150,001 - \$200,000	10.16%	185,000	0	185,000	170,000	200,000
\$200,001 - \$250,000	17.97%	221,500	245,000	220,000	230,000	0
\$250,001 - \$350,000	27.34%	285,000	0	285,000	287,500	0
\$350,001 - \$450,000	12.50%	388,000	400,000	392,750	382,000	0
\$450,001 - \$600,000	15.63%	516,515	583,000	562,500	512,900	486,700
\$600,001 and up	9.38%	718,500	0	854,000	707,900	1,043,500
Median Sold Price		291,250	149,900	250,000	388,000	832,500
Total Closed Units	100%	291,250	7	67	46	8
Total Closed Volume		45,633,183	1.68M	18.43M	19.16M	6.36M

June 2023



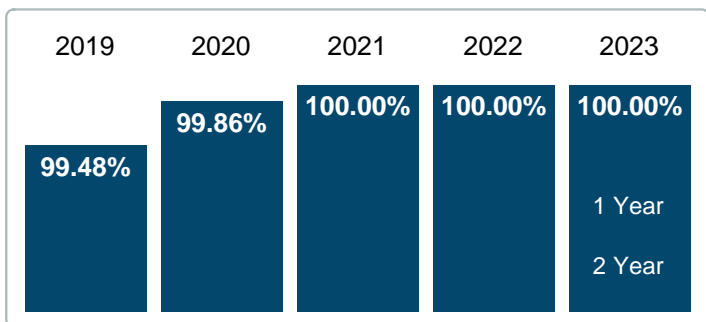
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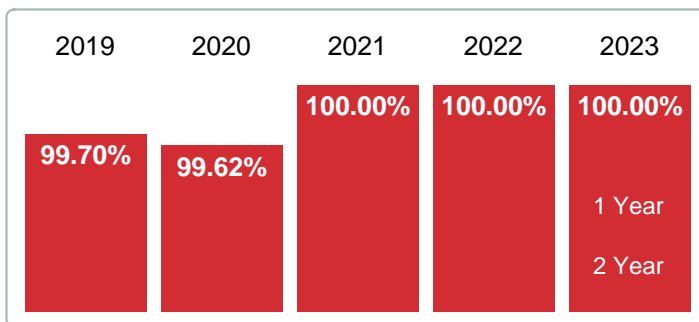
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.87%

High Jun 2023 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUN average of **99.87%**

APR 100.00%
MAY 100.00%
JUN 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	9	7.03%	100.00%	101.48%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	13	10.16%	100.25%	0.00%	101.09%	86.08%	93.02%
\$200,001 - \$250,000	23	17.97%	100.00%	94.23%	100.00%	98.09%	0.00%
\$250,001 - \$350,000	35	27.34%	100.00%	0.00%	100.00%	100.00%	0.00%
\$350,001 - \$450,000	16	12.50%	100.00%	100.00%	100.00%	98.61%	0.00%
\$450,001 - \$600,000	20	15.63%	98.27%	97.49%	93.88%	99.11%	98.42%
\$600,001 and up	12	9.38%	99.10%	0.00%	98.18%	100.00%	94.46%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.51%	96.27%
Total Closed Units	128	100%	100.00%	7	67	46	8
Total Closed Volume	45,633,183			1.68M	18.43M	19.16M	6.36M

June 2023



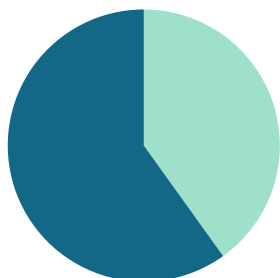
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

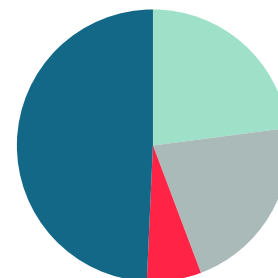


Inventory
 New Listings
172 = 40.09%
 Start Inventory
257
 Total Inventory Units
429
 Volume
\$195,312,060

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%
Median List Price	243,385	289,250	18.84%	250,000	290,000	16.00%
Median Sale Price	250,000	291,250	16.50%	257,500	288,750	12.14%
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	7.00	75.00%	5.00	13.00	160.00%
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

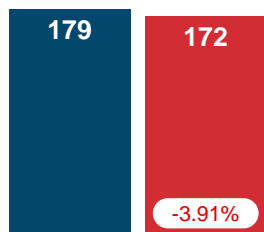
Inventory on June 30, 2023 = **275**

2022 **2023**

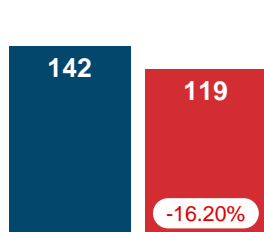
JUNE MARKET

MEDIAN PRICES

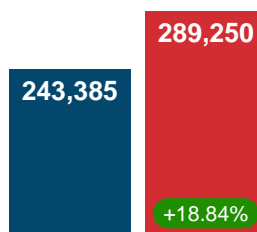
New Listings



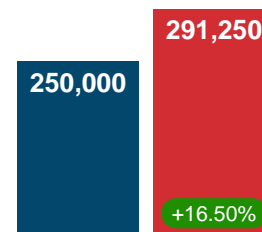
Pending Listings



List Price



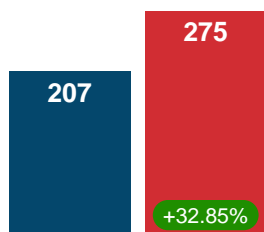
Sale Price



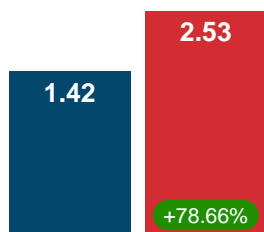
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

