

May 2023



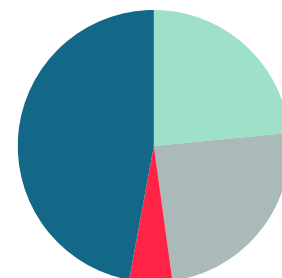
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	May 2023	+/-%
Closed Listings	152	129	-15.13%
Pending Listings	161	134	-16.77%
New Listings	192	160	-16.67%
Average List Price	325,896	355,214	9.00%
Average Sale Price	327,366	352,276	7.61%
Average Percent of Selling Price to List Price	101.49%	99.13%	-2.33%
Average Days on Market to Sale	16.71	37.85	126.52%
End of Month Inventory	190	259	36.32%
Months Supply of Inventory	1.30	2.33	79.88%



■ Closed (23.45%)
■ Pending (24.36%)
■ Other OffMarket (5.09%)
■ Active (47.09%)

Absorption: Last 12 months, an Average of **111** Sales/Month
Active Inventory as of May 31, 2023 = **259**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2023 rose **36.32%** to 259 existing homes available for sale. Over the last 12 months this area has had an average of 111 closed sales per month. This represents an unsold inventory index of **2.33** 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 **7.61%** in May 2023 to \$352,276 versus the previous year at \$327,366.

Average Days on Market Lengthens

The average number of **37.85** days that homes spent on the market before selling increased by 21.14 days or **126.52%** in May 2023 compared to last year's same month at **16.71** DOM.

Sales Success for May 2023 is Positive

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

There were 160 New Listings in May 2023, down **16.67%** from last year at 192. Furthermore, there were 129 Closed Listings this month versus last year at 152, a **-15.13%** decrease.

Closed versus Listed trends yielded a **80.6%** ratio, up from previous year's, May 2022, at **79.2%**, a **1.84%** upswing. 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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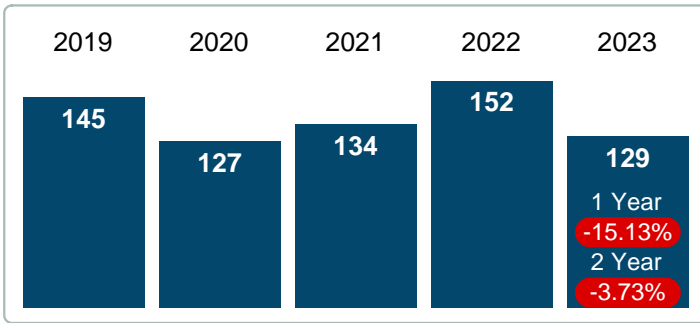
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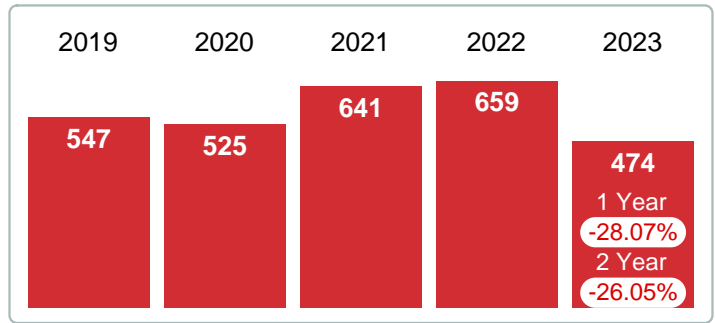
CLOSED LISTINGS

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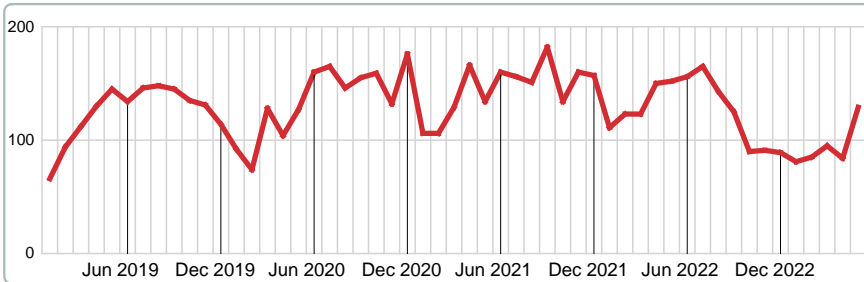
MAY



YEAR TO DATE (YTD)

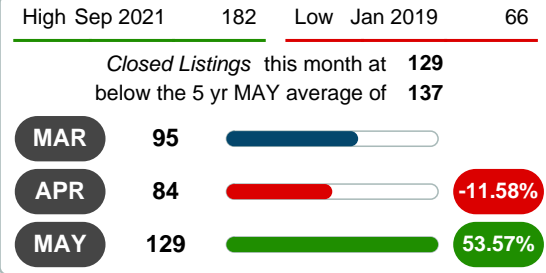


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 137



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	9	6.98%	34.3	0	6	3	0
\$175,001 - \$225,000	16	12.40%	29.4	0	15	1	0
\$225,001 - \$275,000	25	19.38%	31.3	1	15	8	1
\$275,001 - \$325,000	22	17.05%	15.7	0	12	10	0
\$325,001 - \$425,000	24	18.60%	31.6	0	16	6	2
\$425,001 - \$600,000	21	16.28%	74.6	0	7	12	2
\$600,001 and up	12	9.30%	54.1	0	1	7	4
Total Closed Units	129			1	72	47	9
Total Closed Volume	45,443,589	100%	37.9	270.00K	21.26M	18.44M	5.47M
Average Closed Price	\$352,276			\$270,000	\$295,304	\$392,365	\$607,837

May 2023



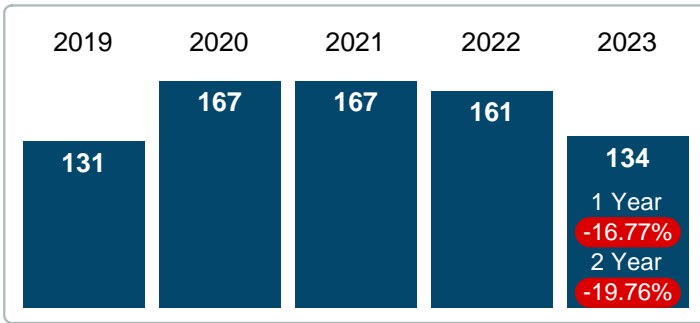
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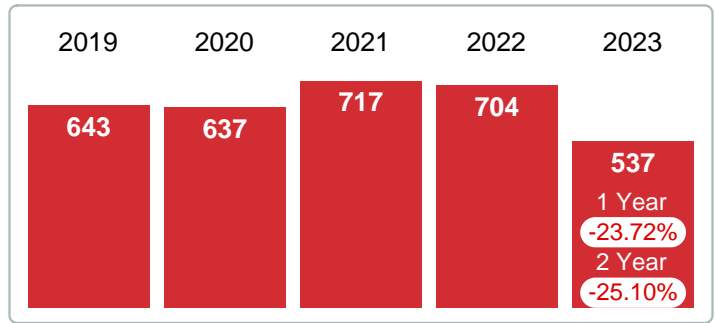
PENDING LISTINGS

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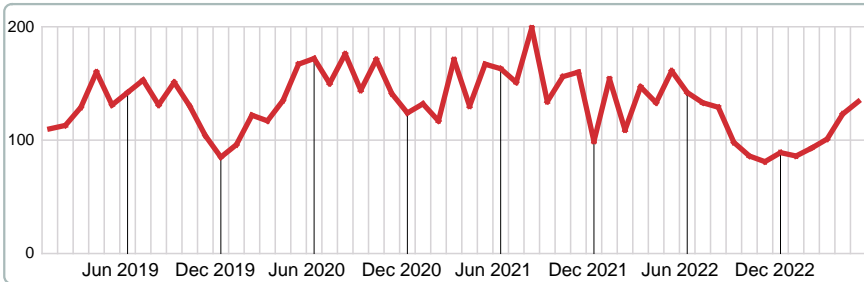
MAY



YEAR TO DATE (YTD)

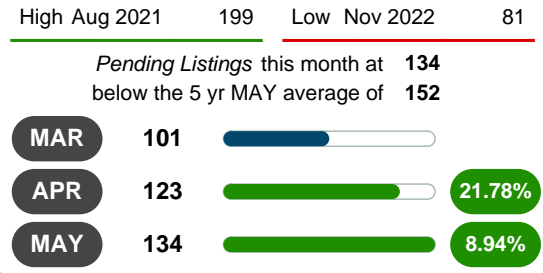


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 152



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	13	9.70%	25.5	4	8	1	0
\$150,001 - \$200,000	15	11.19%	20.5	0	14	0	1
\$200,001 - \$250,000	15	11.19%	19.0	0	13	1	1
\$250,001 - \$350,000	40	29.85%	31.2	1	25	14	0
\$350,001 - \$475,000	20	14.93%	43.9	1	6	12	1
\$475,001 - \$575,000	16	11.94%	77.4	0	3	11	2
\$575,001 and up	15	11.19%	41.5	2	3	5	5
Total Pending Units	134			8	72	44	10
Total Pending Volume	48,359,261	100%	36.5	2.44M	20.10M	18.60M	7.22M
Average Listing Price	\$360,729			\$304,612	\$279,162	\$422,748	\$722,180

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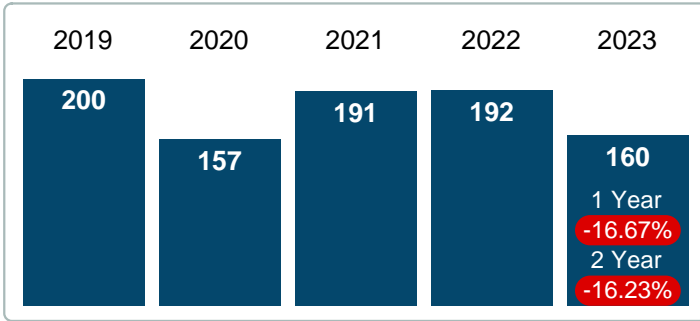
Area Delimited by County Of Rogers - Residential Property Type



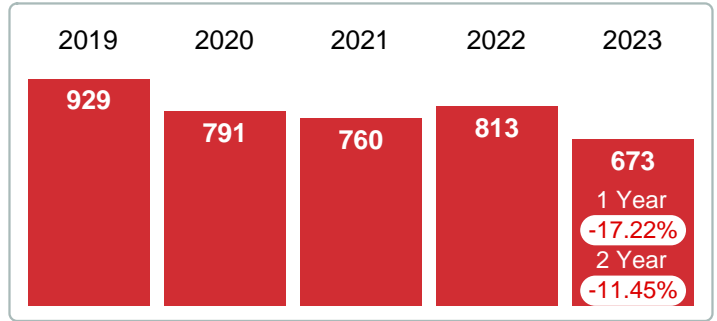
NEW LISTINGS

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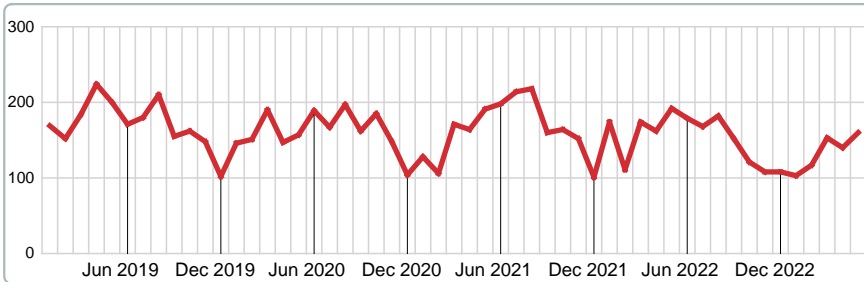
MAY



YEAR TO DATE (YTD)

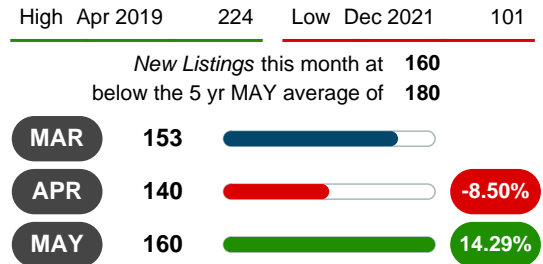


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 180



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	7.50%	3	8	1	0
\$150,001 - \$200,000	25	15.63%	0	22	2	1
\$200,001 - \$250,000	20	12.50%	0	16	3	1
\$250,001 - \$350,000	43	26.88%	1	22	19	1
\$350,001 - \$475,000	23	14.38%	1	6	13	3
\$475,001 - \$675,000	21	13.13%	2	7	10	2
\$675,001 and up	16	10.00%	1	1	7	7
Total New Listed Units	160		8	82	55	15
Total New Listed Volume	65,018,622	100%	2.81M	22.60M	27.76M	11.85M
Average New Listed Listing Price	\$331,802		\$350,750	\$275,622	\$504,816	\$789,780

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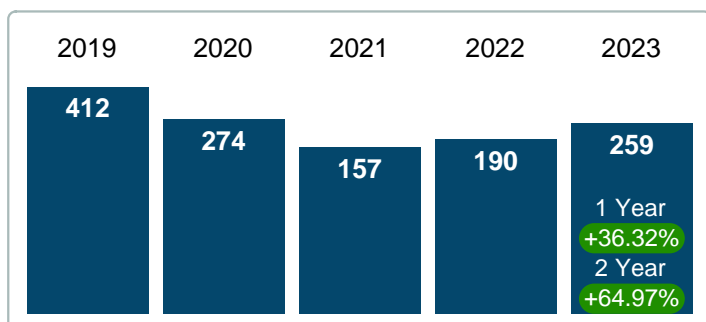
Area Delimited by County Of Rogers - Residential Property Type



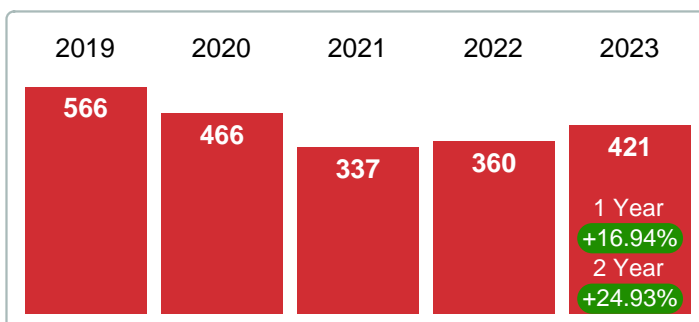
ACTIVE INVENTORY

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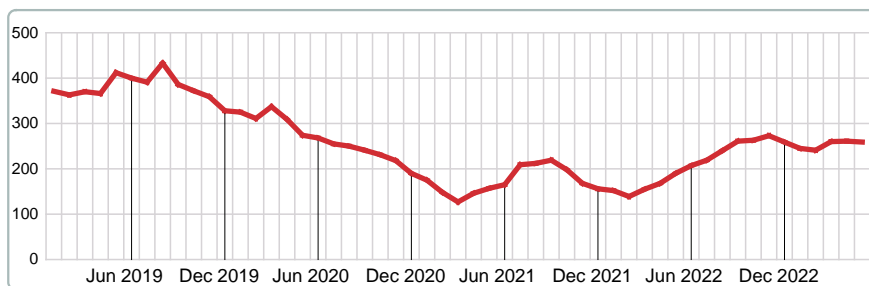
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5 YEAR MARKET ACTIVITY TRENDS

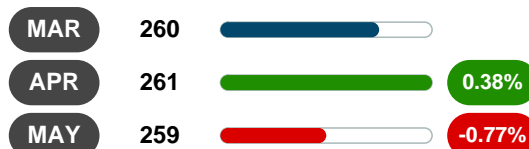


3 MONTHS

5 year MAY AVG = 258

High Aug 2019 433 Low Mar 2021 127

Inventory this month at **259**
above the 5 yr MAY average of **258**



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	23	8.88%	52.3	5	17	1	0
\$175,001 - \$275,000	33	12.74%	52.6	0	27	6	0
\$275,001 - \$375,000	35	13.51%	46.1	2	17	15	1
\$375,001 - \$475,000	59	22.78%	87.7	2	30	22	5
\$475,001 - \$575,000	47	18.15%	99.1	1	12	26	8
\$575,001 - \$825,000	35	13.51%	85.3	0	4	21	10
\$825,001 and up	27	10.42%	86.0	0	3	11	13
Total Active Inventory by Units	259			10	110	102	37
Total Active Inventory by Volume	134,554,918	100%	76.0	2.65M	40.28M	61.62M	30.01M
Average Active Inventory Listing Price	\$519,517			\$265,050	\$366,178	\$604,108	\$810,968

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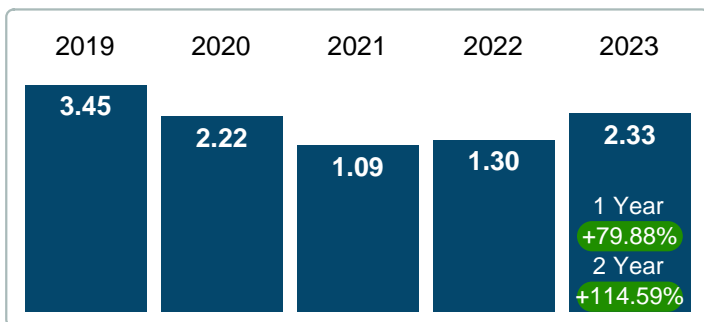
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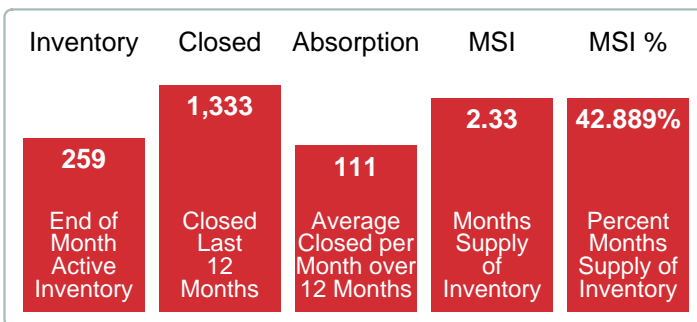
MONTHS SUPPLY of INVENTORY (MSI)

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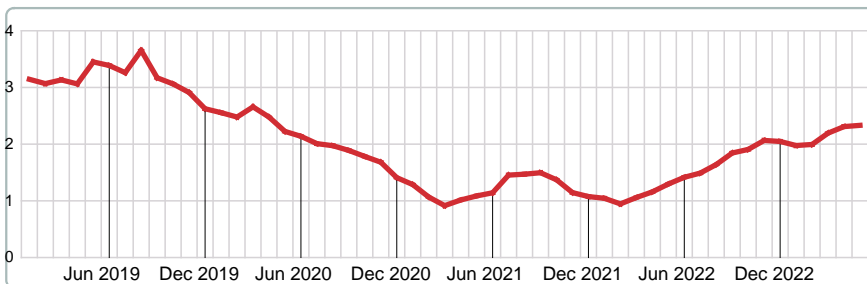
MSI FOR MAY



INDICATORS FOR MAY 2023

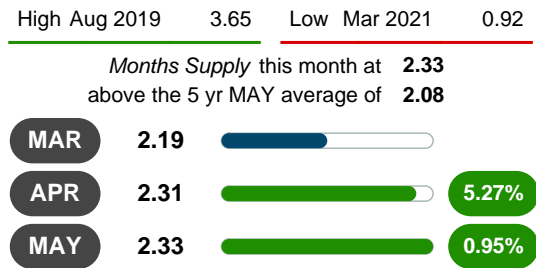


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.08



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	23	8.88%	1.14	0.92	1.27	0.92	0.00
\$175,001 - \$275,000	33	12.74%	0.90	0.00	0.92	1.03	0.00
\$275,001 - \$375,000	35	13.51%	1.51	8.00	1.35	1.62	0.92
\$375,001 - \$475,000	59	22.78%	4.37	4.80	5.63	3.34	4.29
\$475,001 - \$575,000	47	18.15%	5.53	12.00	4.50	5.47	8.00
\$575,001 - \$825,000	35	13.51%	5.12	0.00	4.00	4.67	7.50
\$825,001 and up	27	10.42%	12.00	0.00	18.00	13.20	10.40
Market Supply of Inventory (MSI)			2.33	1.33	1.71	3.11	5.84
Total Active Inventory by Units		100%	2.33	10	110	102	37

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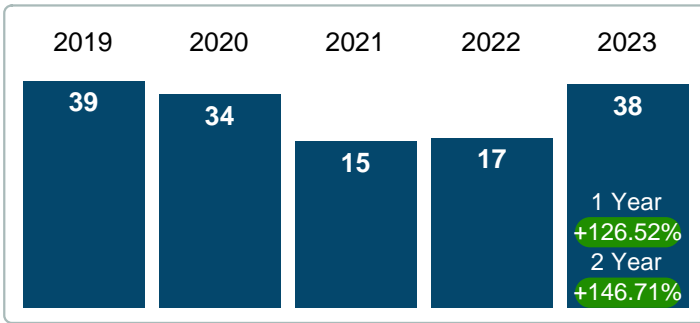
Area Delimited by County Of Rogers - Residential Property Type



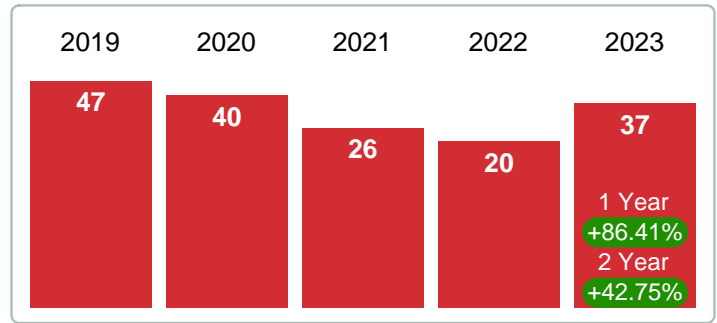
AVERAGE DAYS ON MARKET TO SALE

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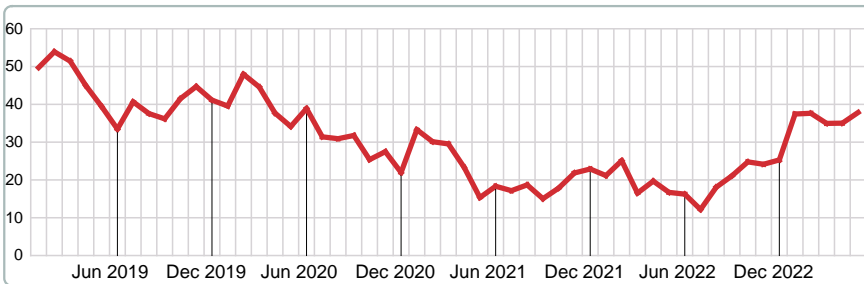
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 29

High Feb 2019 54 Low Jul 2022 12

Average Days on Market to Sale this month at 38 above the 5 yr MAY average of 29



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		
\$175,000 and less	9	6.98%	34	0	15	73	0	
\$175,001 - \$225,000	16	12.40%	29	0	29	30	0	
\$225,001 - \$275,000	25	19.38%	31	12	29	42	1	
\$275,001 - \$325,000	22	17.05%	16	0	19	12	0	
\$325,001 - \$425,000	24	18.60%	32	0	28	40	34	
\$425,001 - \$600,000	21	16.28%	75	0	74	52	210	
\$600,001 and up	12	9.30%	54	0	39	62	44	
Average Closed DOM		38		12	31	43	74	
Total Closed Units		129	100%	38	1	72	47	9
Total Closed Volume		45,443,589			270.00K	21.26M	18.44M	5.47M

May 2023



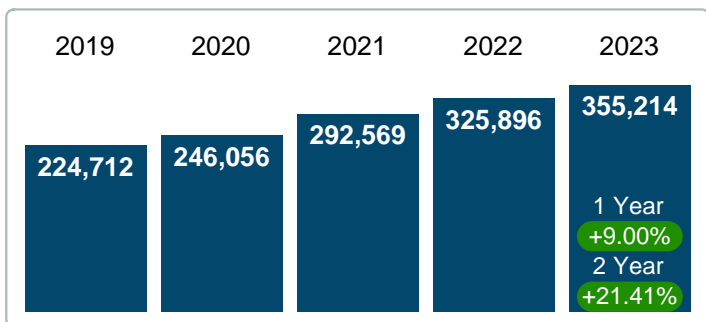
Area Delimited by County Of Rogers - Residential Property Type



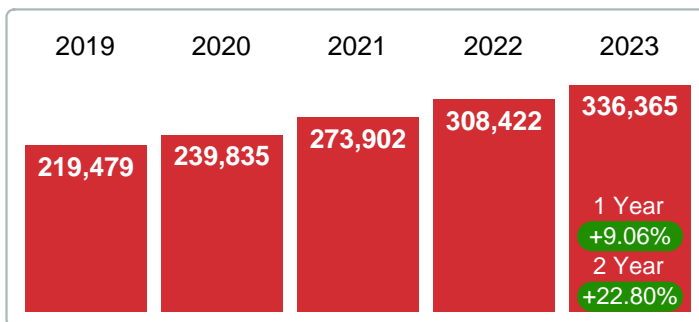
AVERAGE LIST PRICE AT CLOSING

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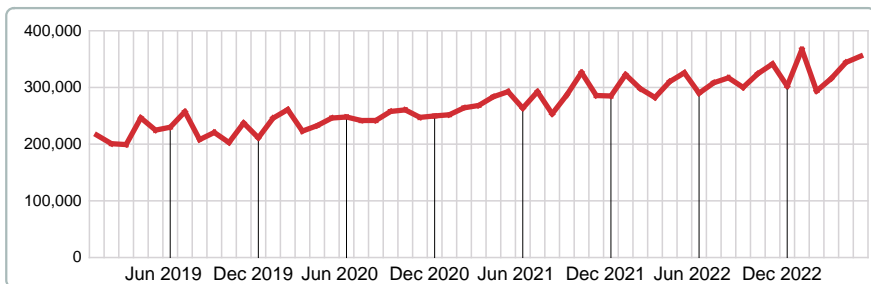
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 288,889

High Jan 2023 366,979 Low Mar 2019 199,270

Average List Price at Closing this month at **355,214**
above the 5 yr MAY average of **288,889**

- MAR** 315,839
- APR** 344,189 +8.98%
- MAY** 355,214 +3.20%

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
\$175,000 and less	8	6.20%	144,000	0	147,417	170,833	0
\$175,001 - \$225,000	17	13.18%	198,271	0	195,041	220,000	0
\$225,001 - \$275,000	25	19.38%	252,629	285,000	254,133	251,668	225,000
\$275,001 - \$325,000	22	17.05%	296,536	0	297,408	292,530	0
\$325,001 - \$425,000	25	19.38%	371,236	0	364,037	376,067	387,500
\$425,001 - \$600,000	19	14.73%	508,603	0	530,339	493,873	544,750
\$600,001 and up	13	10.08%	732,008	0	649,900	682,186	860,225
Average List Price			355,214	285,000	296,915	396,368	614,489
Total Closed Units		100%	355,214	1	72	47	9
Total Closed Volume			45,822,593	285.00K	21.38M	18.63M	5.53M

May 2023



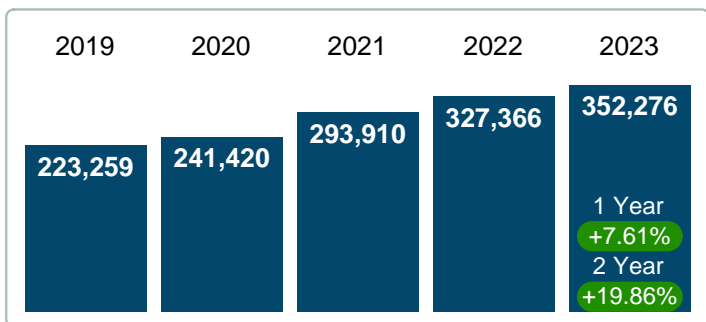
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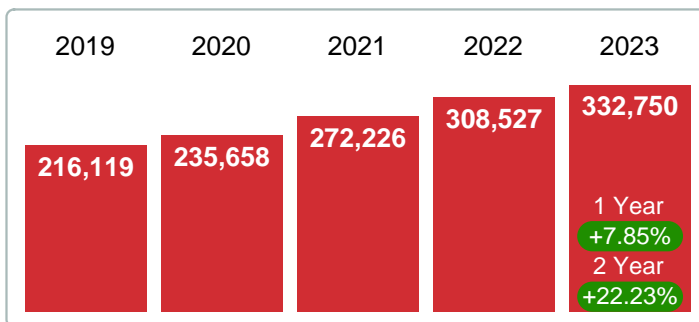
AVERAGE SOLD PRICE AT CLOSING

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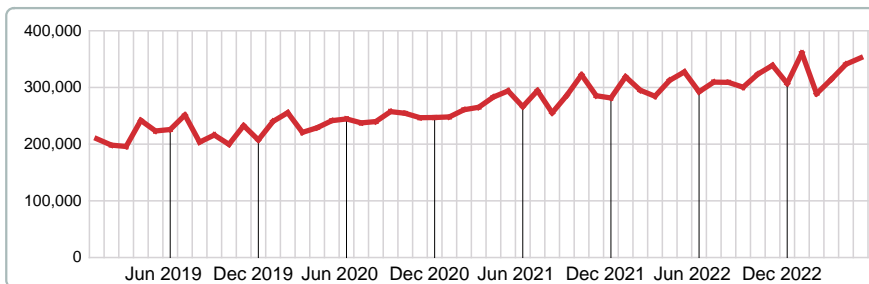
MAY



YEAR TO DATE (YTD)

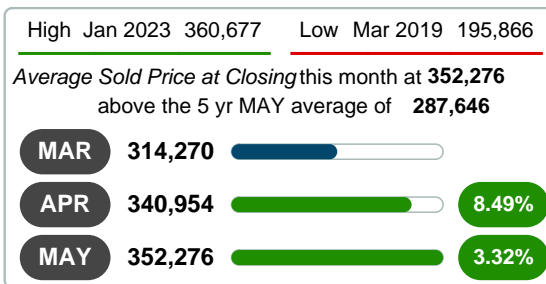


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 287,646



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
\$175,000 and less	9	146,311	0	146,917	145,101	0
\$175,001 - \$225,000	16	194,382	0	192,541	222,000	0
\$225,001 - \$275,000	25	247,985	270,000	248,673	246,193	230,000
\$275,001 - \$325,000	22	296,455	0	298,217	294,340	0
\$325,001 - \$425,000	24	366,654	0	362,981	371,167	382,500
\$425,001 - \$600,000	21	509,642	0	532,285	492,652	532,325
\$600,001 and up	12	732,740	0	649,900	676,014	852,720
Average Sold Price		352,276	270,000	295,304	392,365	607,837
Total Closed Units		129	1	72	47	9
Total Closed Volume		45,443,589	270.00K	21.26M	18.44M	5.47M

May 2023



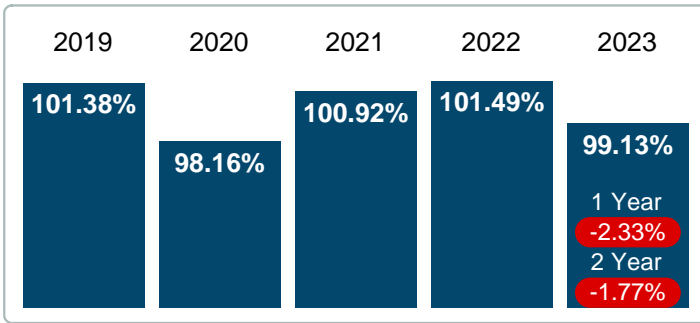
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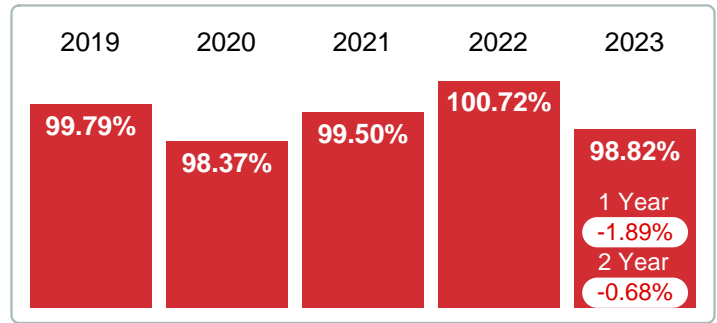
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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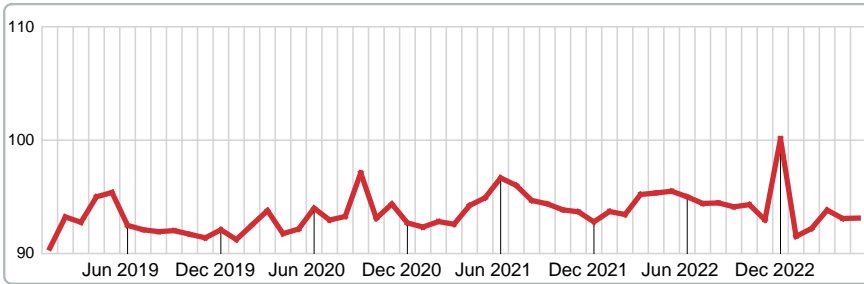
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

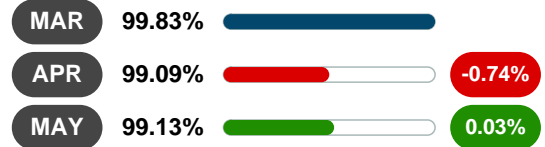


3 MONTHS

5 year MAY AVG = 100.22%

High Dec 2022 106.13% Low Jan 2019 96.48%

Average Sold/List Ratio this month at **99.13%** below the 5 yr MAY average of **100.22%**



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
\$175,000 and less	9	6.98%	96.30%	0.00%	99.90%	89.10%	0.00%
\$175,001 - \$225,000	16	12.40%	98.90%	0.00%	98.77%	100.91%	0.00%
\$225,001 - \$275,000	25	19.38%	98.05%	94.74%	98.05%	97.94%	102.22%
\$275,001 - \$325,000	22	17.05%	100.52%	0.00%	100.38%	100.67%	0.00%
\$325,001 - \$425,000	24	18.60%	99.38%	0.00%	99.73%	98.65%	98.80%
\$425,001 - \$600,000	21	16.28%	99.98%	0.00%	100.91%	99.82%	97.70%
\$600,001 and up	12	9.30%	99.25%	0.00%	100.00%	99.16%	99.21%
Average Sold/List Ratio		99.10%		94.74%	99.42%	98.77%	99.12%
Total Closed Units	129	100%	99.10%	1	72	47	9
Total Closed Volume	45,443,589			270.00K	21.26M	18.44M	5.47M

May 2023



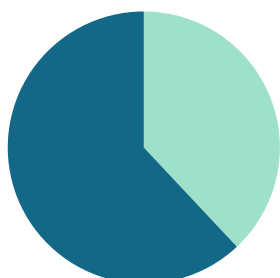
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

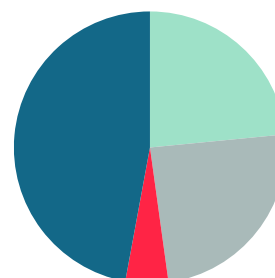


Inventory
 New Listings
160 = 38.00%
 Start Inventory
261
 Total Inventory Units
421
 Volume
\$197,904,406

Market Activity

Closed Sales
129 = 23.45%
 Pending Sales
134 = 24.36%
 Other Off Market
28 = 5.09%
 Active Inventory
259 = 47.09%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	152	129	-15.13%	659	474	-28.07%
Pending Sales	161	134	-16.77%	704	537	-23.72%
New Listings	192	160	-16.67%	813	673	-17.22%
Average List Price	325,896	355,214	9.00%	308,422	336,365	9.06%
Average Sale Price	327,366	352,276	7.61%	308,527	332,750	7.85%
Average Percent of Selling Price to List Price	101.49%	99.13%	-2.33%	100.72%	98.82%	-1.89%
Average Days on Market to Sale	16.71	37.85	126.52%	19.67	36.66	86.41%
Monthly Inventory	190	259	36.32%	190	259	36.32%
Months Supply of Inventory	1.30	2.33	79.88%	1.30	2.33	79.88%

Absorption: Last 12 months, an Average of 111 Sales/Month

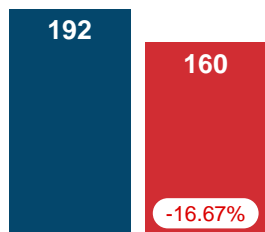
Inventory on May 31, 2023 = 259

2022 2023

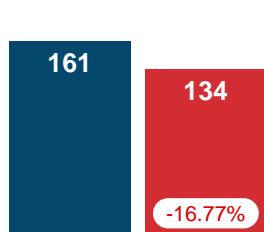
MAY MARKET

AVERAGE PRICES

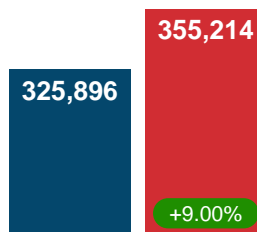
New Listings



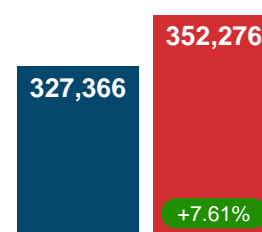
Pending Listings



List Price



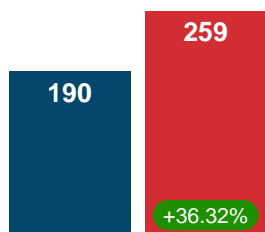
Sale Price



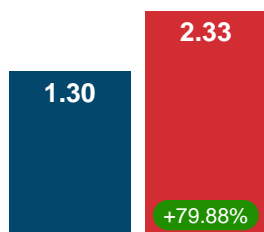
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

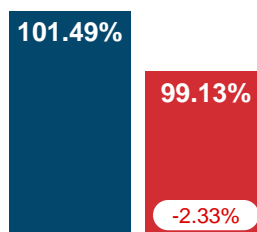
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

