

# May 2023



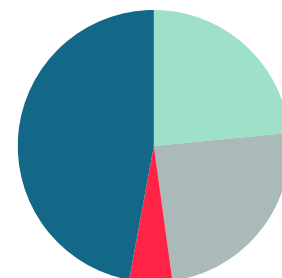
Area Delimited by County Of Rogers - Residential Property Type



## 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%
Median List Price	250,000	299,000	19.60%
Median Sale Price	261,500	300,000	14.72%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	12.00	140.00%
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.

#### 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 **14.72%** in May 2023 to \$300,000 versus the previous year at \$261,500.

#### Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 7.00 days or **140.00%** in May 2023 compared to last year's same month at **5.00** DOM.

#### Sales Success for May 2023 is Positive

Overall, with Median 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.

### 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# May 2023



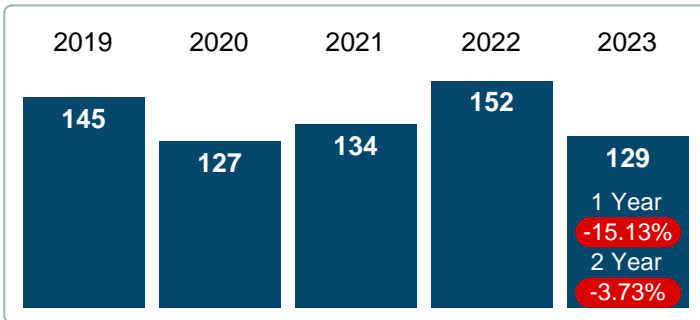
Area Delimited by County Of Rogers - Residential Property Type



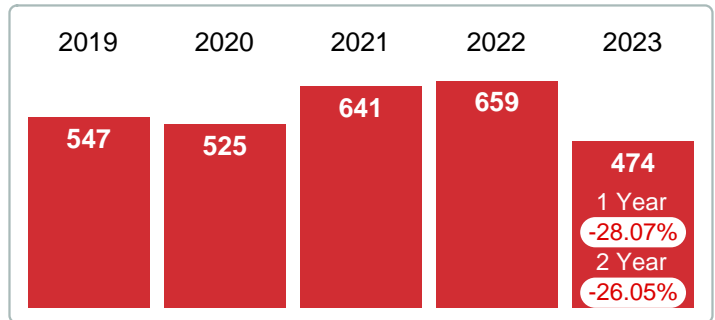
## CLOSED LISTINGS

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

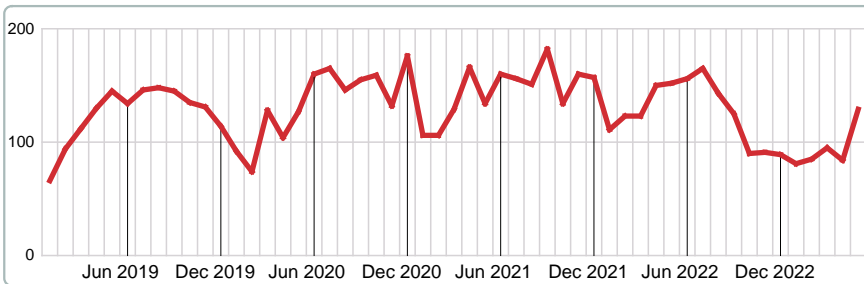
### MAY



### YEAR TO DATE (YTD)

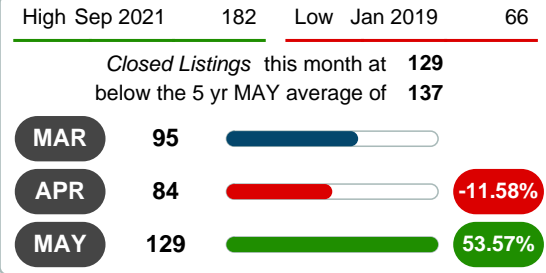


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 137



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	9	6.98%	11.0	0	6	3	0
\$175,001 - \$225,000	16	12.40%	17.5	0	15	1	0
\$225,001 - \$275,000	25	19.38%	12.0	1	15	8	1
\$275,001 - \$325,000	22	17.05%	10.5	0	12	10	0
\$325,001 - \$425,000	24	18.60%	10.5	0	16	6	2
\$425,001 - \$600,000	21	16.28%	14.0	0	7	12	2
\$600,001 and up	12	9.30%	19.0	0	1	7	4
<b>Total Closed Units</b>	<b>129</b>			<b>1</b>	<b>72</b>	<b>47</b>	<b>9</b>
<b>Total Closed Volume</b>	<b>45,443,589</b>	<b>100%</b>	<b>12.0</b>	<b>270.00K</b>	<b>21.26M</b>	<b>18.44M</b>	<b>5.47M</b>
<b>Median Closed Price</b>	<b>\$300,000</b>			<b>\$270,000</b>	<b>\$275,750</b>	<b>\$348,000</b>	<b>\$549,650</b>

# May 2023



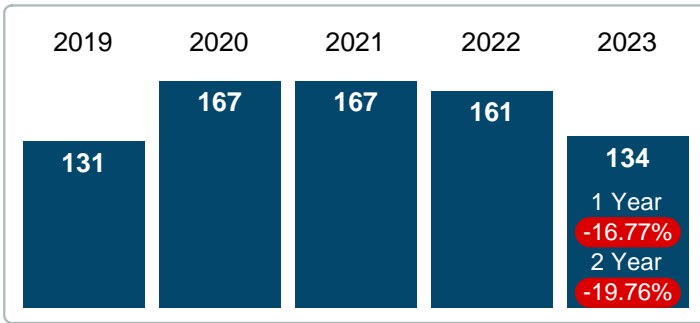
Area Delimited by County Of Rogers - Residential Property Type



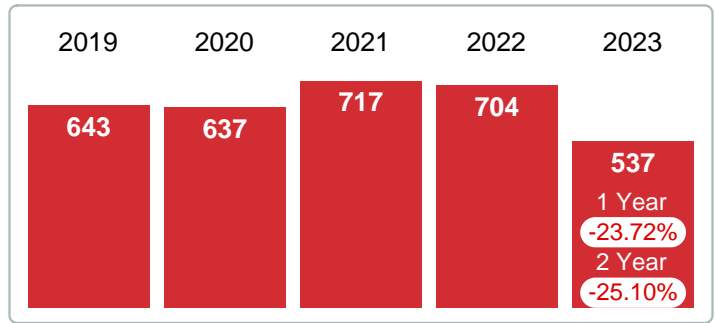
## PENDING LISTINGS

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

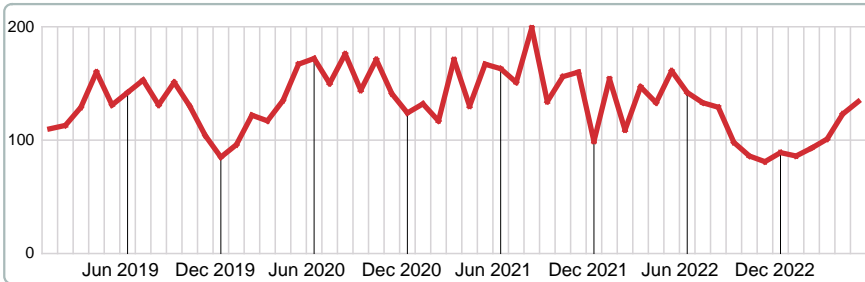
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 152

High Aug 2021 199 | Low Nov 2022 81

Pending Listings this month at **134**  
 below the 5 yr MAY average of **152**

MAR	101	<div style="width: 67%;"></div>
APR	123	<div style="width: 81%;"></div> 21.78%
MAY	134	<div style="width: 88%;"></div> 8.94%

### 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	13	9.70%	14.0	4	8	1	0
\$150,001 - \$200,000	15	11.19%	5.0	0	14	0	1
\$200,001 - \$250,000	15	11.19%	5.0	0	13	1	1
\$250,001 - \$350,000	40	29.85%	17.5	1	25	14	0
\$350,001 - \$475,000	20	14.93%	21.0	1	6	12	1
\$475,001 - \$575,000	16	11.94%	40.5	0	3	11	2
\$575,001 and up	15	11.19%	12.0	2	3	5	5
<b>Total Pending Units</b>	<b>134</b>			<b>8</b>	<b>72</b>	<b>44</b>	<b>10</b>
<b>Total Pending Volume</b>	<b>48,359,261</b>	<b>100%</b>	<b>12.5</b>	<b>2.44M</b>	<b>20.10M</b>	<b>18.60M</b>	<b>7.22M</b>
<b>Median Listing Price</b>	<b>\$299,000</b>			<b>\$204,950</b>	<b>\$262,500</b>	<b>\$387,000</b>	<b>\$603,000</b>

# May 2023



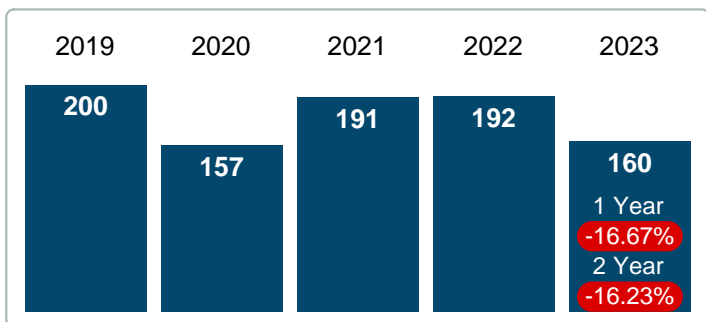
Area Delimited by County Of Rogers - Residential Property Type



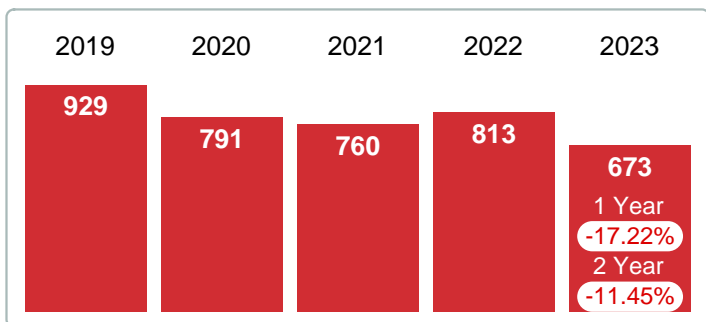
## NEW LISTINGS

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

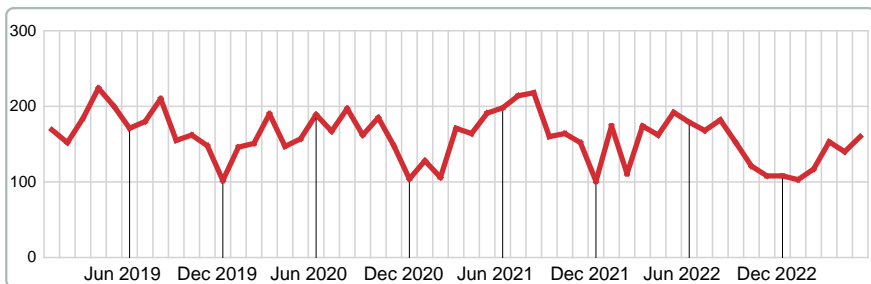
### MAY



### YEAR TO DATE (YTD)

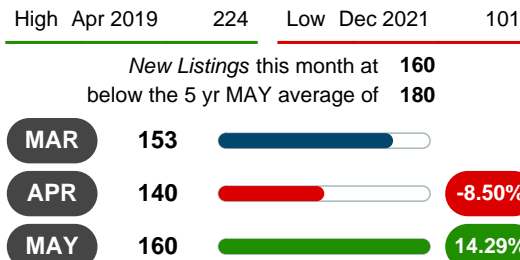


### 5 YEAR MARKET ACTIVITY TRENDS



### 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			
<b>Total New Listed Units</b>	<b>160</b>		<b>8</b>				<b>82</b>				<b>55</b>				<b>15</b>			
<b>Total New Listed Volume</b>	<b>65,018,622</b>		<b>2.81M</b>				<b>22.60M</b>				<b>27.76M</b>				<b>11.85M</b>			
<b>Median New Listed Listing Price</b>	<b>\$299,000</b>		<b>\$349,500</b>				<b>\$233,800</b>				<b>\$380,000</b>				<b>\$573,000</b>			

# May 2023



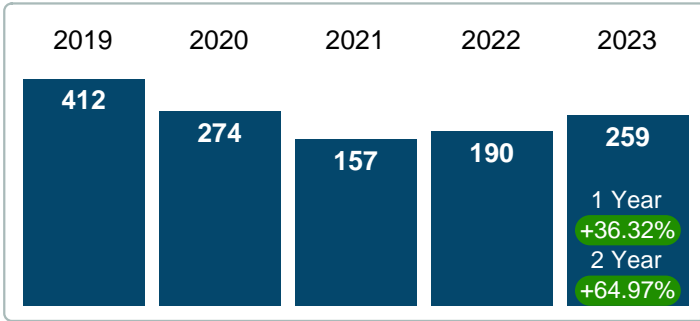
Area Delimited by County Of Rogers - Residential Property Type



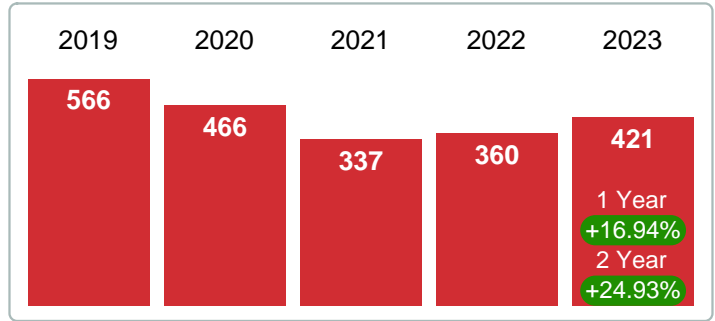
## ACTIVE INVENTORY

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

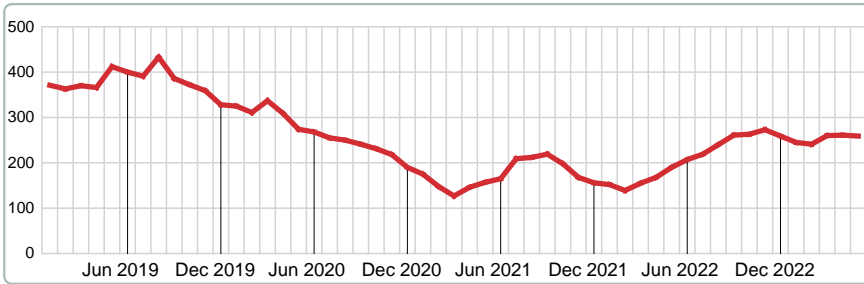
### END OF MAY



### ACTIVE DURING MAY

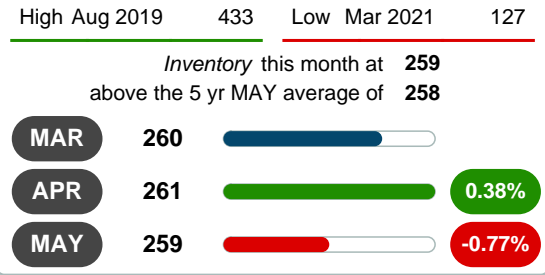


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 258



### 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	23	8.88%	29.0	5	17	1	0
\$175,001 - \$275,000	33	12.74%	27.0	0	27	6	0
\$275,001 - \$375,000	35	13.51%	34.0	2	17	15	1
\$375,001 - \$475,000	59	22.78%	62.0	2	30	22	5
\$475,001 - \$575,000	47	18.15%	86.0	1	12	26	8
\$575,001 - \$825,000	35	13.51%	63.0	0	4	21	10
\$825,001 and up	27	10.42%	71.0	0	3	11	13
Total Active Inventory by Units			259	10	110	102	37
Total Active Inventory by Volume			134,554,918	2.65M	40.28M	61.62M	30.01M
Median Active Inventory Listing Price			\$449,900	\$226,000	\$348,518	\$497,250	\$659,400

# May 2023



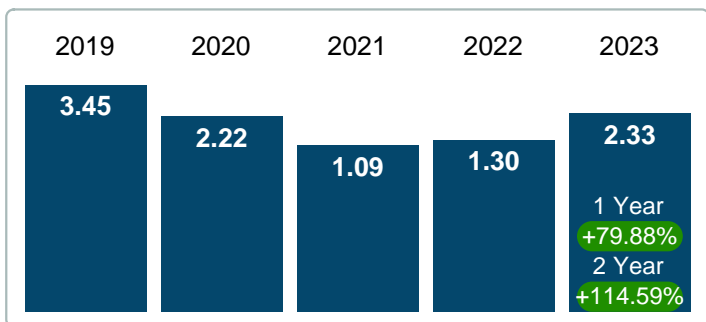
Area Delimited by County Of Rogers - Residential Property Type



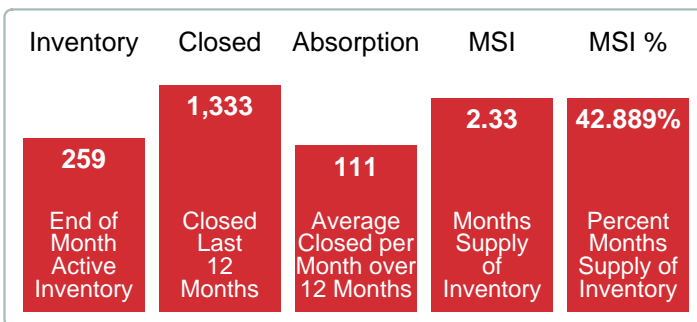
## MONTHS SUPPLY of INVENTORY (MSI)

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

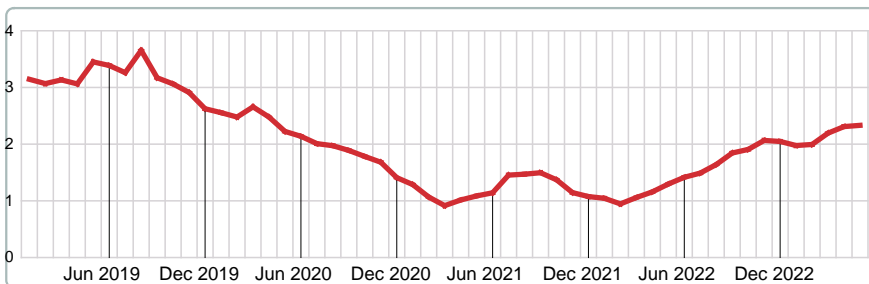
### MSI FOR MAY



### INDICATORS FOR MAY 2023

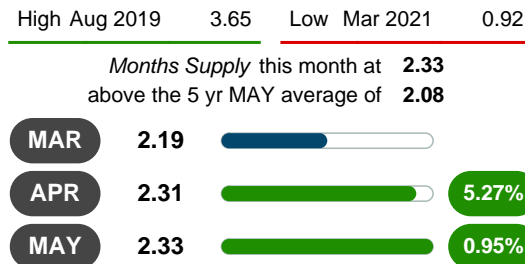


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# May 2023



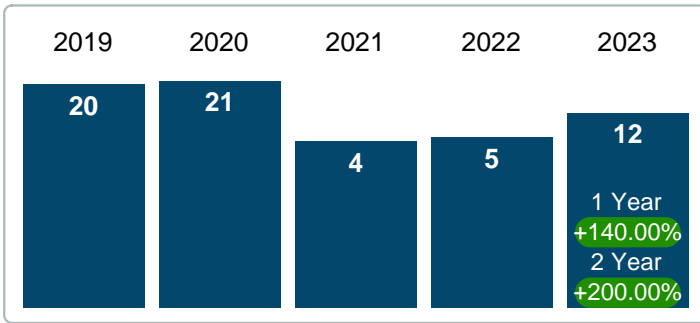
Area Delimited by County Of Rogers - Residential Property Type



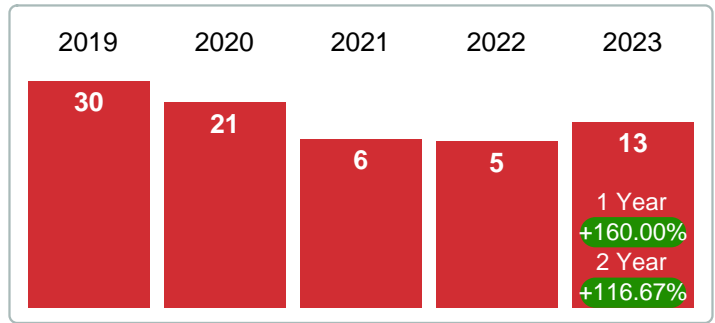
## MEDIAN DAYS ON MARKET TO SALE

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

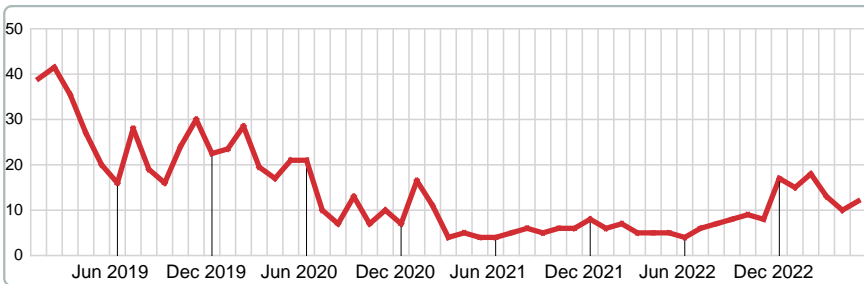
### MAY



### YEAR TO DATE (YTD)

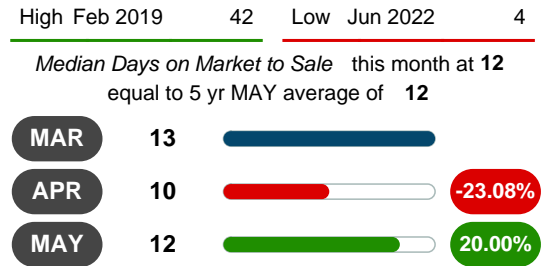


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 12



### 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
\$175,000 and less	6.98%	11	0	9	50	0
\$175,001 - \$225,000	12.40%	18	0	17	30	0
\$225,001 - \$275,000	19.38%	12	12	16	22	1
\$275,001 - \$325,000	17.05%	11	0	9	11	0
\$325,001 - \$425,000	18.60%	11	0	7	42	34
\$425,001 - \$600,000	16.28%	14	0	4	11	210
\$600,001 and up	9.30%	19	0	39	17	19
<b>Median Closed DOM</b>		12	12	11	13	21
<b>Total Closed Units</b>	100%	129	1	72	47	9
<b>Total Closed Volume</b>		45,443,589	270.00K	21.26M	18.44M	5.47M

# May 2023



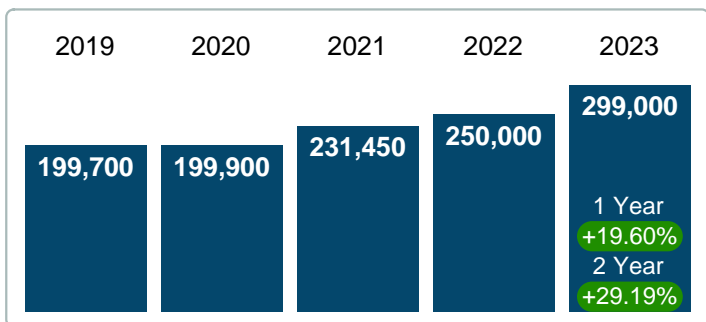
Area Delimited by County Of Rogers - Residential Property Type



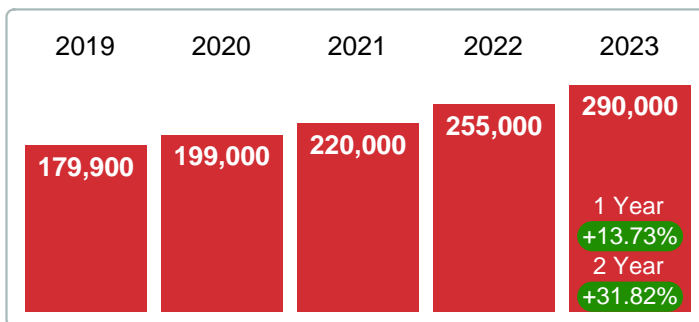
## MEDIAN LIST PRICE AT CLOSING

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

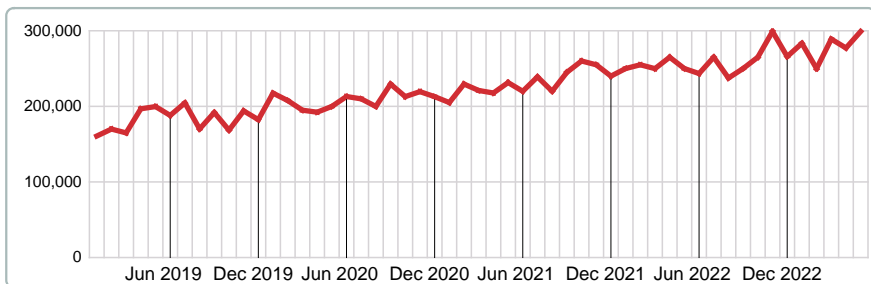
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 236,010

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

Median List Price at Closing this month at **299,000**  
above the 5 yr MAY average of **236,010**

MAR	289,000	
APR	277,200	-4.08%
MAY	299,000	7.86%

### 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		
\$175,000 and less	8	6.20%	144,950	0	157,400	133,750	0	
\$175,001 - \$225,000	17	13.18%	199,000	0	198,500	220,000	225,000	
\$225,001 - \$275,000	25	19.38%	250,000	0	250,000	251,500	0	
\$275,001 - \$325,000	22	17.05%	296,500	285,000	296,500	298,000	0	
\$325,001 - \$425,000	25	19.38%	365,000	0	360,000	365,000	387,500	
\$425,001 - \$600,000	19	14.73%	499,999	0	545,000	475,938	544,750	
\$600,001 and up	13	10.08%	669,900	0	649,950	657,000	860,500	
Median List Price		299,000		285,000	277,500	359,900	549,500	
Total Closed Units		129	100%	299,000	1	72	47	9
Total Closed Volume		45,822,593		285.00K	21.38M	18.63M	5.53M	



# May 2023



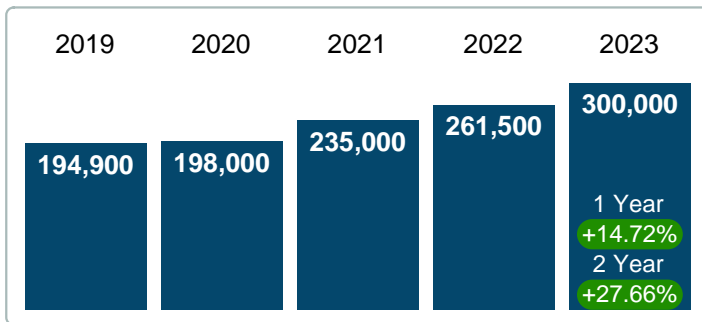
Area Delimited by County Of Rogers - Residential Property Type



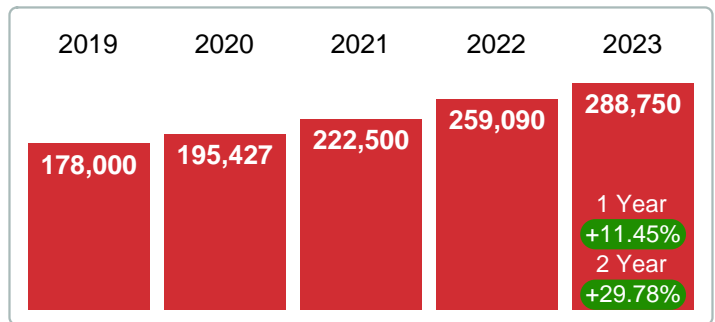
## MEDIAN SOLD PRICE AT CLOSING

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

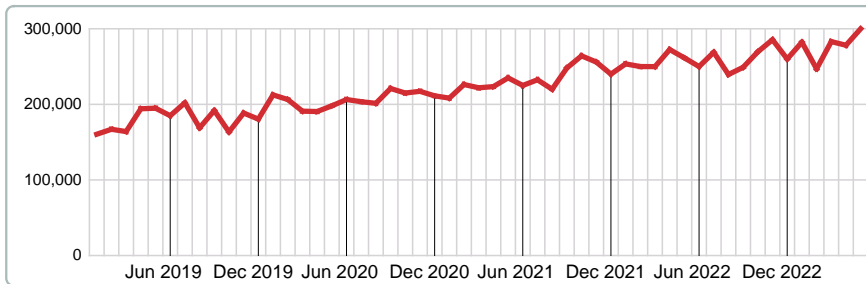
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

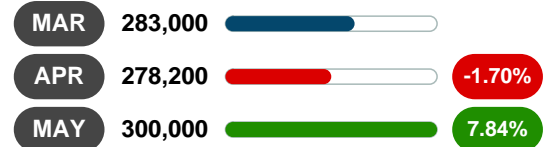


### 3 MONTHS

5 year MAY AVG = 237,880

High May 2023 300,000 Low Jan 2019 160,493

Median Sold Price at Closing this month at **300,000** above the 5 yr MAY average of **237,880**



### 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
\$175,000 and less	9	6.98%	150,000	0	153,350	140,000	0
\$175,001 - \$225,000	16	12.40%	193,500	0	192,000	222,000	0
\$225,001 - \$275,000	25	19.38%	243,000	270,000	243,000	243,865	230,000
\$275,001 - \$325,000	22	17.05%	298,500	0	299,500	296,000	0
\$325,001 - \$425,000	24	18.60%	360,000	0	353,965	362,500	382,500
\$425,001 - \$600,000	21	16.28%	500,000	0	554,017	474,384	532,325
\$600,001 and up	12	9.30%	685,441	0	649,900	660,000	835,000
Median Sold Price			300,000	270,000	275,750	348,000	549,650
Total Closed Units		100%	300,000	1	72	47	9
Total Closed Volume			45,443,589	270.00K	21.26M	18.44M	5.47M

# May 2023



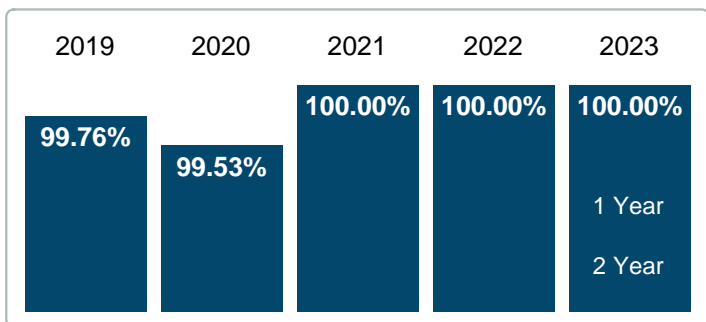
Area Delimited by County Of Rogers - Residential Property Type



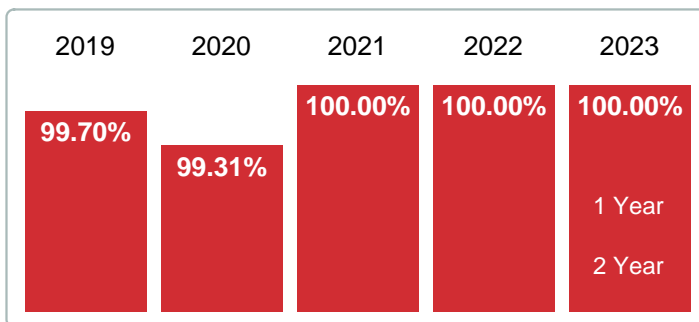
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99.86%

High May 2023 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr MAY average of **99.86%**

- MAR 100.00%
- APR 100.00%
- MAY 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
\$175,000 and less	9	6.98%	100.00%	0.00%	100.65%	97.49%	0.00%
\$175,001 - \$225,000	16	12.40%	100.00%	0.00%	100.00%	100.91%	0.00%
\$225,001 - \$275,000	25	19.38%	100.00%	94.74%	100.00%	99.59%	102.22%
\$275,001 - \$325,000	22	17.05%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$425,000	24	18.60%	100.00%	0.00%	99.87%	100.00%	98.80%
\$425,001 - \$600,000	21	16.28%	100.00%	0.00%	101.24%	100.00%	97.70%
\$600,001 and up	12	9.30%	100.00%	0.00%	100.00%	100.13%	98.99%
Median Sold/List Ratio		100.00%		94.74%	100.00%	100.00%	100.00%
Total Closed Units		129	100%	1	72	47	9
Total Closed Volume		45,443,589		270.00K	21.26M	18.44M	5.47M

# May 2023



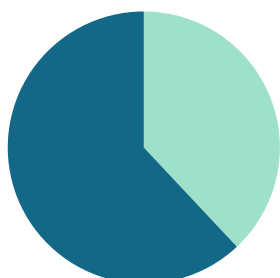
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

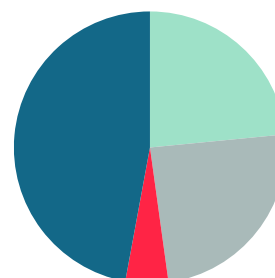


**Inventory**  
 New Listings  
**160 = 38.00%**  
 Start Inventory  
**261**  
 Total Inventory Units  
**421**  
 Volume  
**\$197,904,406**

### 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%
Median List Price	250,000	299,000	19.60%	255,000	290,000	13.73%
Median Sale Price	261,500	300,000	14.72%	259,090	288,750	11.45%
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	12.00	140.00%	5.00	13.00	160.00%
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

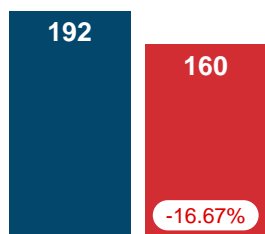
**Inventory on May 31, 2023 = 259**

2022 2023

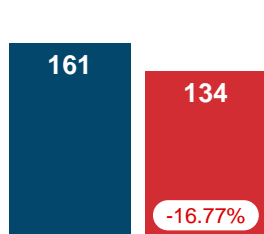
### MAY MARKET

### MEDIAN PRICES

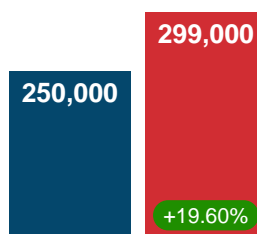
#### New Listings



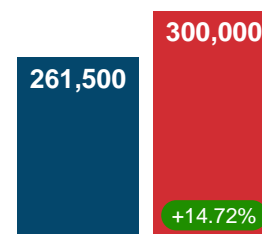
#### Pending Listings



#### List Price



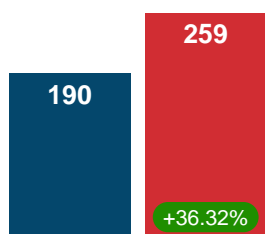
#### Sale Price



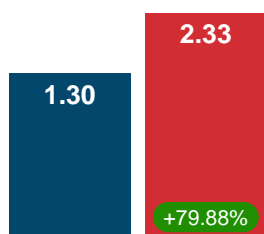
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

