

August 2023



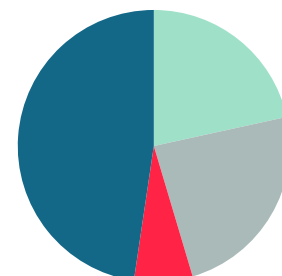
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	August 2023	+/-%
Closed Listings	143	124	-13.29%
Pending Listings	129	137	6.20%
New Listings	182	171	-6.04%
Median List Price	237,500	298,950	25.87%
Median Sale Price	239,500	300,500	25.47%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	13.00	85.71%
End of Month Inventory	240	274	14.17%
Months Supply of Inventory	1.64	2.64	60.90%



■ Closed (21.57%)
■ Pending (23.83%)
■ Other OffMarket (6.96%)
■ Active (47.65%)

Absorption: Last 12 months, an Average of **104** Sales/Month
Active Inventory as of August 31, 2023 = **274**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2023 rose **14.17%** to 274 existing homes available for sale. Over the last 12 months this area has had an average of 104 closed sales per month. This represents an unsold inventory index of **2.64** 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 **25.47%** in August 2023 to \$300,500 versus the previous year at \$239,500.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 6.00 days or **85.71%** in August 2023 compared to last year's same month at **7.00** DOM.

Sales Success for August 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 171 New Listings in August 2023, down **6.04%** from last year at 182. Furthermore, there were 124 Closed Listings this month versus last year at 143, a **-13.29%** decrease.

Closed versus Listed trends yielded a **72.5%** ratio, down from previous year's, August 2022, at **78.6%**, a **7.71%** downswing. 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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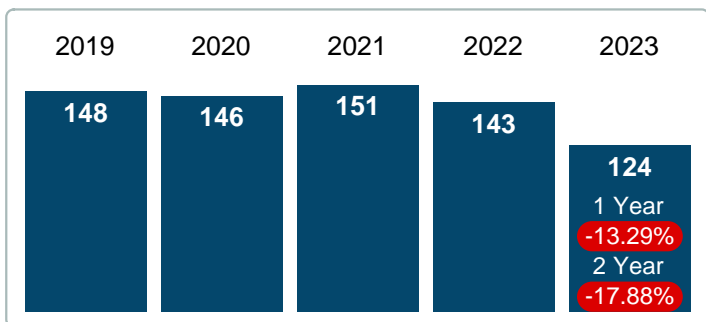
Area Delimited by County Of Rogers - Residential Property Type



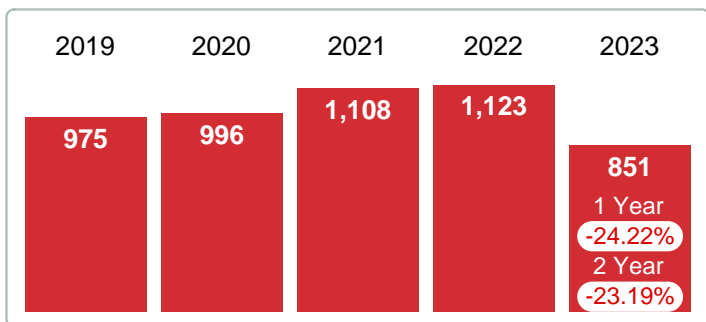
CLOSED LISTINGS

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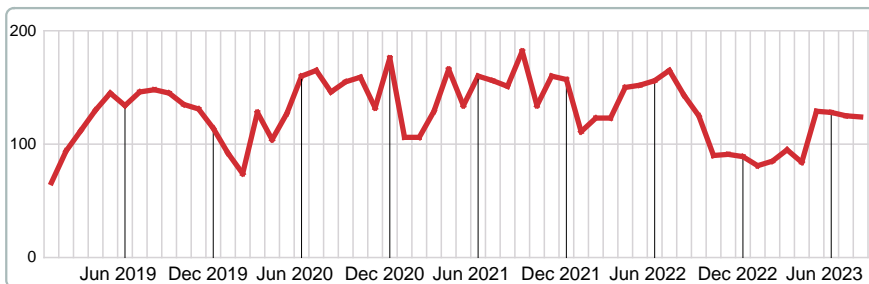
AUGUST



YEAR TO DATE (YTD)

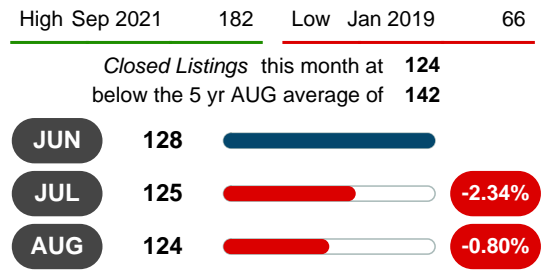


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 142



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	12	9.68%	5.5	2	9	0	1
\$175,001 - \$200,000	12	9.68%	6.0	1	10	1	0
\$200,001 - \$250,000	23	18.55%	13.0	0	19	4	0
\$250,001 - \$350,000	32	25.81%	22.0	3	14	12	3
\$350,001 - \$400,000	13	10.48%	12.0	0	5	6	2
\$400,001 - \$600,000	19	15.32%	28.0	1	4	12	2
\$600,001 and up	13	10.48%	55.0	0	0	8	5
Total Closed Units	124			7	61	43	13
Total Closed Volume	41,719,810	100%	13.0	1.73M	15.38M	18.23M	6.38M
Median Closed Price	\$300,500			\$253,000	\$223,500	\$387,000	\$415,000

August 2023



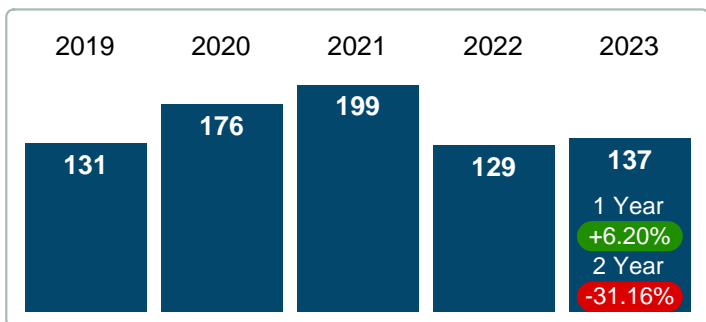
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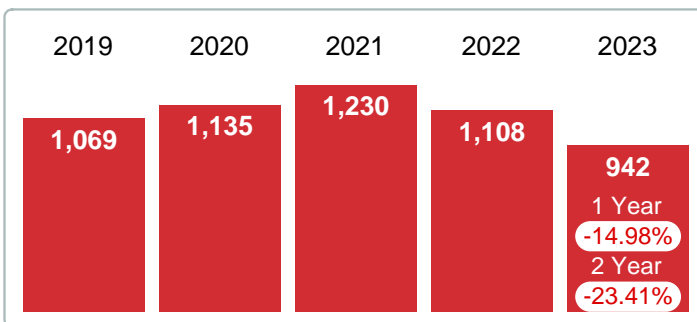
PENDING LISTINGS

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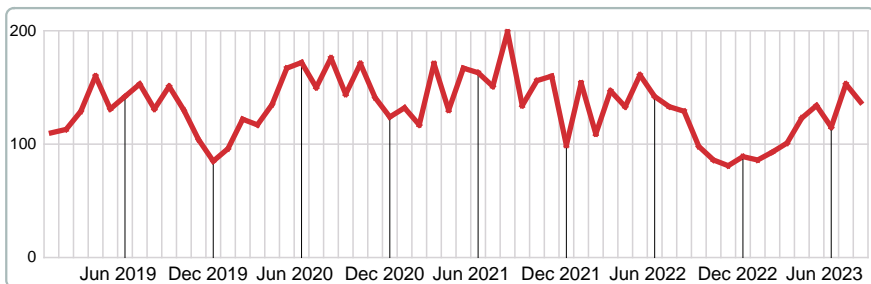
AUGUST



YEAR TO DATE (YTD)

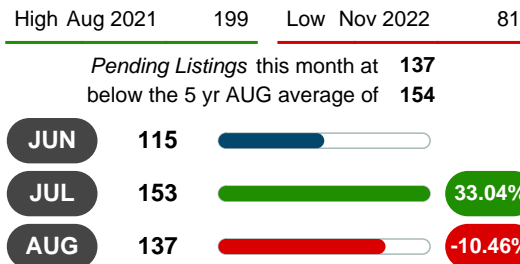


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 154



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	9.49%	19.0	3	8	2	0
\$150,001 - \$200,000	14	10.22%	8.5	0	12	2	0
\$200,001 - \$250,000	26	18.98%	24.5	0	20	6	0
\$250,001 - \$325,000	25	18.25%	15.0	1	18	6	0
\$325,001 - \$450,000	28	20.44%	37.5	3	15	8	2
\$450,001 - \$600,000	16	11.68%	21.0	0	5	4	7
\$600,001 and up	15	10.95%	61.0	0	1	11	3
Total Pending Units	137			7	79	39	12
Total Pending Volume	46,970,594	100%	20.0	1.71M	21.80M	16.58M	6.87M
Median Listing Price	\$299,900			\$299,000	\$250,000	\$379,900	\$537,000

August 2023



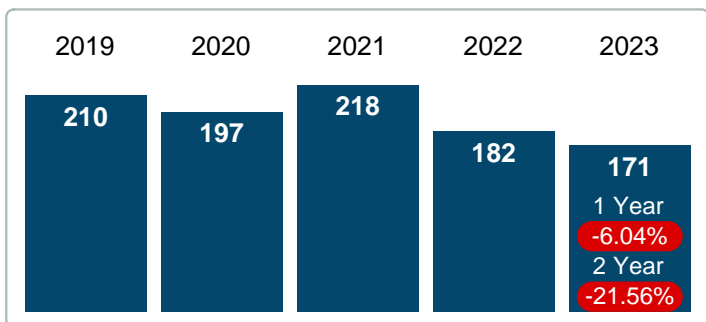
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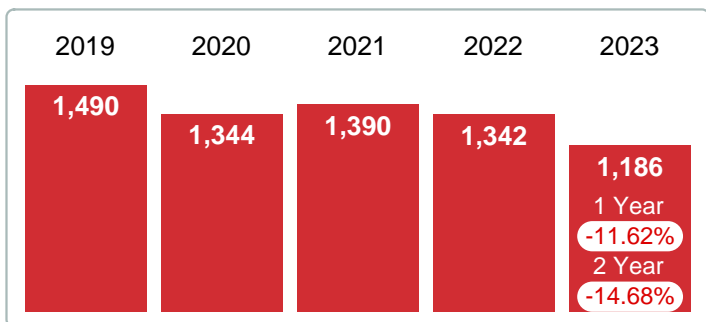
NEW LISTINGS

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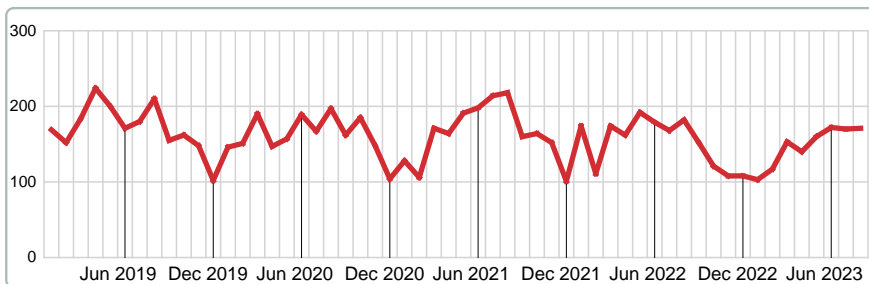
AUGUST



YEAR TO DATE (YTD)

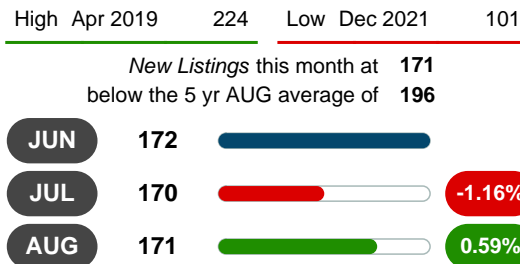


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 196



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	15	8.77%	6	7	2	0
\$175,001 - \$200,000	13	7.60%	2	9	2	0
\$200,001 - \$275,000	35	20.47%	0	30	5	0
\$275,001 - \$350,000	42	24.56%	1	29	12	0
\$350,001 - \$475,000	26	15.20%	1	13	8	4
\$475,001 - \$625,000	22	12.87%	1	7	10	4
\$625,001 and up	18	10.53%	0	1	11	6
Total New Listed Units	171		11	96	50	14
Total New Listed Volume	66,133,994	100%	2.27M	30.46M	23.73M	9.67M
Median New Listed Listing Price	\$305,000		\$153,000	\$285,000	\$367,500	\$590,100

August 2023



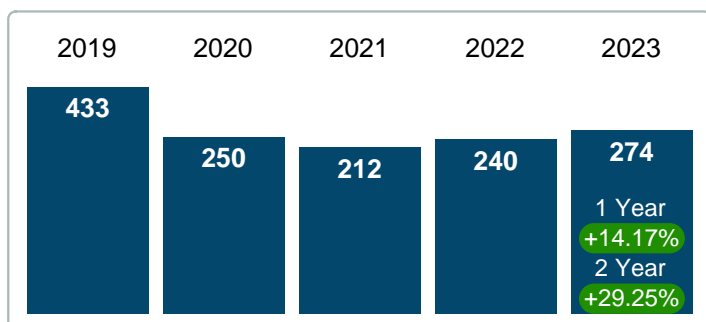
Area Delimited by County Of Rogers - Residential Property Type



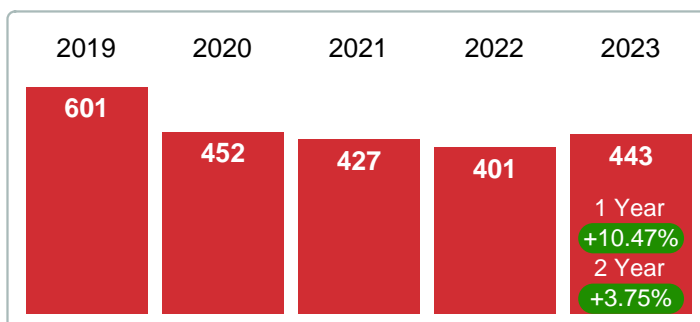
ACTIVE INVENTORY

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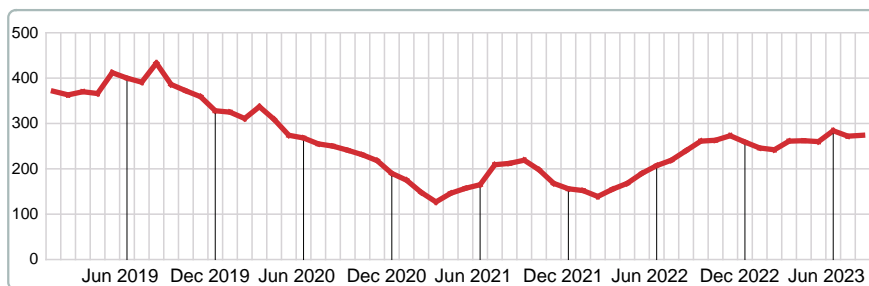
END OF AUGUST



ACTIVE DURING AUGUST

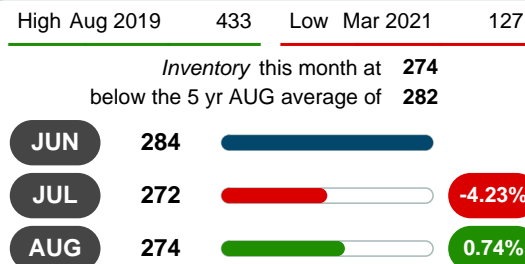


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 282



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	25	9.12%	20.0	6	15	4	0
\$200,001 - \$275,000	26	9.49%	25.5	1	20	5	0
\$275,001 - \$350,000	52	18.98%	30.0	2	28	21	1
\$350,001 - \$475,000	55	20.07%	72.0	0	31	20	4
\$475,001 - \$575,000	49	17.88%	76.0	2	9	28	10
\$575,001 - \$775,000	39	14.23%	69.0	0	8	22	9
\$775,001 and up	28	10.22%	79.0	2	4	9	13
Total Active Inventory by Units	274			13	115	109	37
Total Active Inventory by Volume	147,341,366	100%	47.5	4.84M	46.28M	60.54M	35.69M
Median Active Inventory Listing Price	\$437,000			\$239,500	\$348,814	\$495,000	\$639,000

August 2023



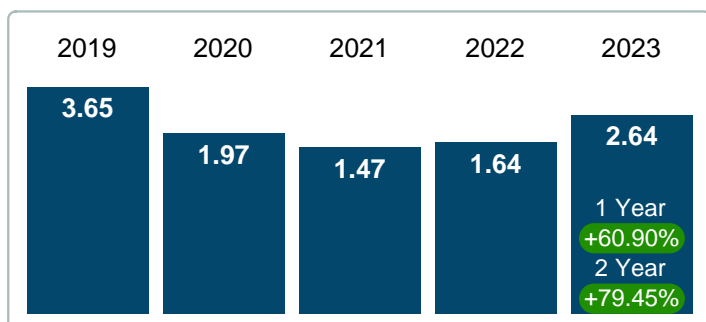
Area Delimited by County Of Rogers - Residential Property Type



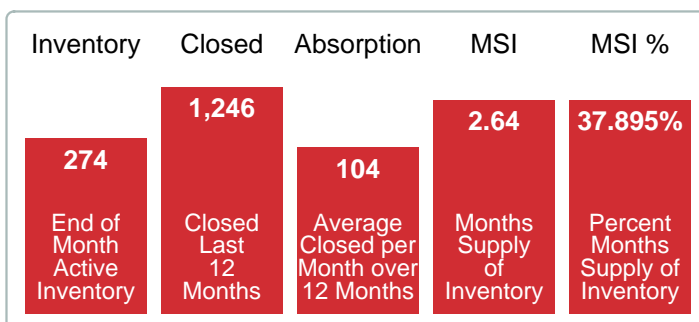
MONTHS SUPPLY of INVENTORY (MSI)

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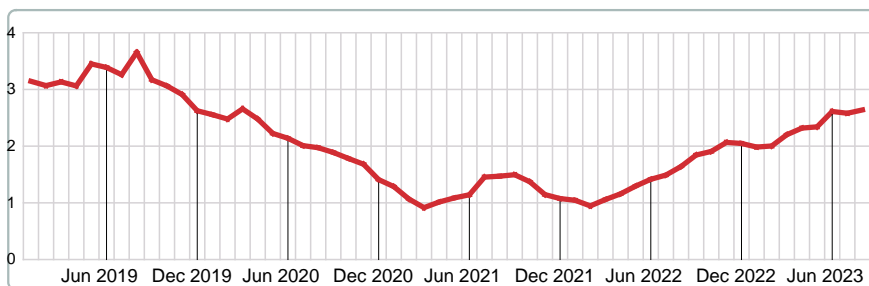
MSI FOR AUGUST



INDICATORS FOR AUGUST 2023

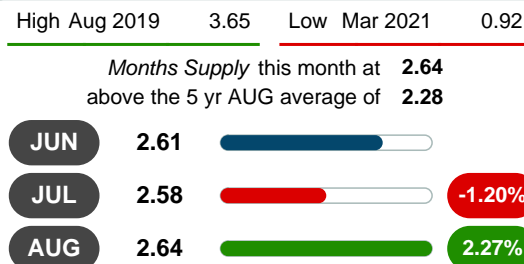


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.28



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
\$200,000 and less	25	9.12%	1.04	1.38	0.85	2.67	0.00
\$200,001 - \$275,000	26	9.49%	1.00	1.00	1.00	1.05	0.00
\$275,001 - \$350,000	52	18.98%	2.80	4.80	2.90	2.77	1.09
\$350,001 - \$475,000	55	20.07%	3.11	0.00	4.33	2.29	3.00
\$475,001 - \$575,000	49	17.88%	6.46	24.00	4.50	6.00	12.00
\$575,001 - \$775,000	39	14.23%	5.78	0.00	12.00	4.89	6.35
\$775,001 and up	28	10.22%	9.08	0.00	12.00	6.75	9.18
Market Supply of Inventory (MSI)			2.64	2.03	1.99	3.29	5.55
Total Active Inventory by Units		100%	2.64	13	115	109	37

August 2023



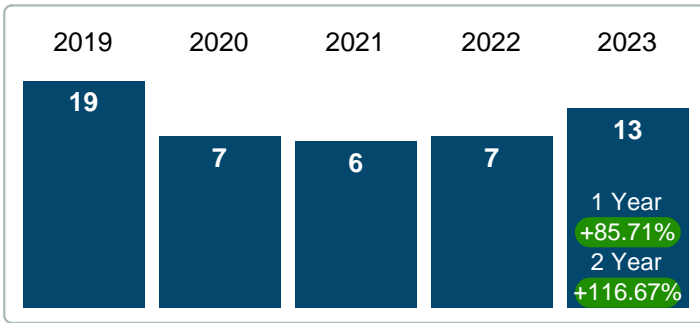
Area Delimited by County Of Rogers - Residential Property Type



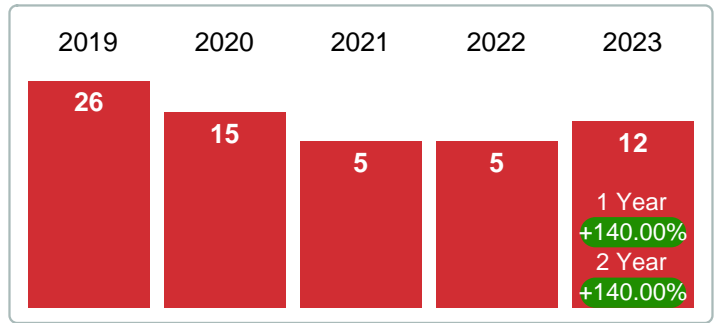
MEDIAN DAYS ON MARKET TO SALE

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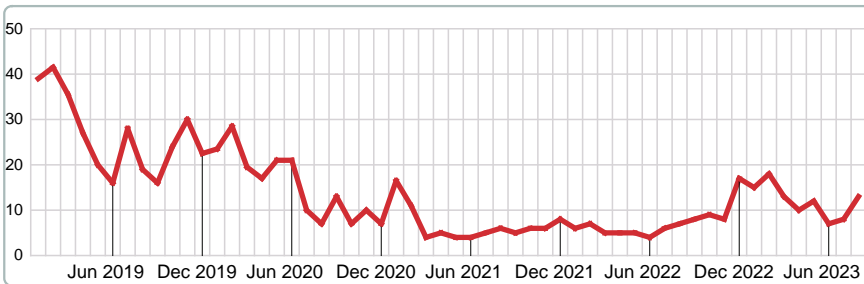
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 10

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 13 above the 5 yr AUG 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
\$175,000 and less	9.68%	6	3	12	0	6
\$175,001 - \$200,000	9.68%	6	7	5	13	0
\$200,001 - \$250,000	18.55%	13	0	13	19	0
\$250,001 - \$350,000	25.81%	22	40	9	25	44
\$350,001 - \$400,000	10.48%	12	0	1	13	202
\$400,001 - \$600,000	15.32%	28	1	58	7	81
\$600,001 and up	10.48%	55	0	0	35	95
Median Closed DOM		13	7	8	14	48
Total Closed Units	100%	13.0	7	61	43	13
Total Closed Volume		41,719,810	1.73M	15.38M	18.23M	6.38M

August 2023



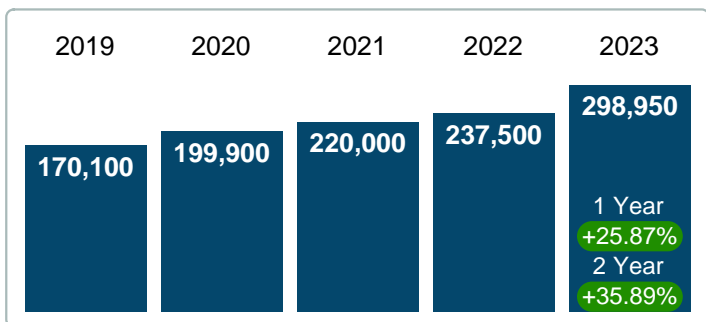
Area Delimited by County Of Rogers - Residential Property Type



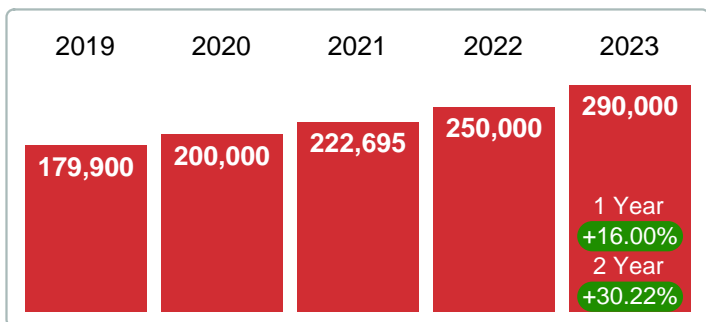
MEDIAN LIST PRICE AT CLOSING

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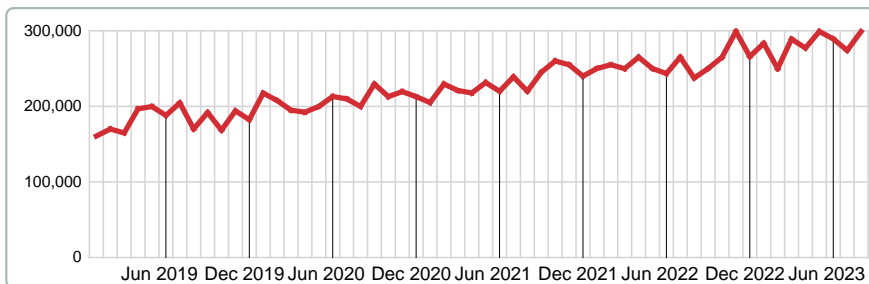
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 225,290

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

Median List Price at Closing this month at **298,950**
above the 5 yr AUG average of **225,290**

JUN	289,250	
JUL	274,000	-5.27%
AUG	298,950	9.11%

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	10.48%	155,000	90,000	169,700	0	85,000
\$175,001 - \$200,000	11.29%	195,000	189,900	195,000	199,900	0
\$200,001 - \$250,000	17.74%	230,000	0	230,000	238,950	0
\$250,001 - \$350,000	22.58%	299,950	313,500	299,900	317,500	285,000
\$350,001 - \$400,000	12.90%	374,500	359,000	361,000	385,000	397,000
\$400,001 - \$600,000	15.32%	449,000	437,500	430,150	464,850	472,000
\$600,001 and up	9.68%	694,000	0	0	699,000	689,000
Median List Price		298,950	298,000	230,000	395,000	415,000
Total Closed Units	100%	298,950	7	61	43	13
Total Closed Volume		41,741,656	1.79M	15.26M	18.35M	6.33M

August 2023



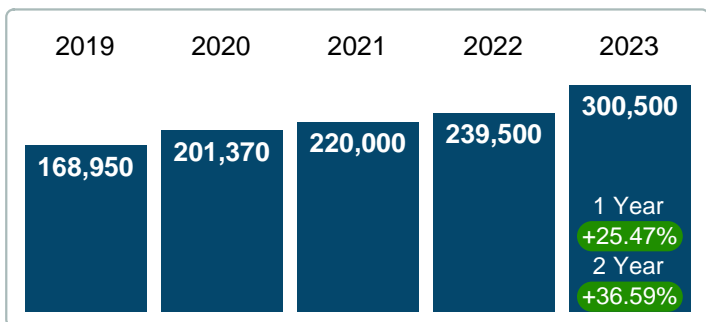
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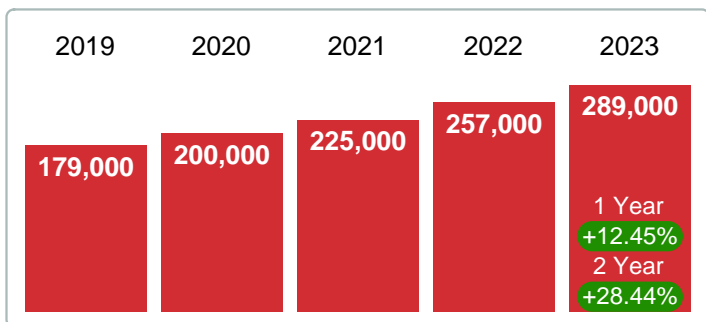
MEDIAN SOLD PRICE AT CLOSING

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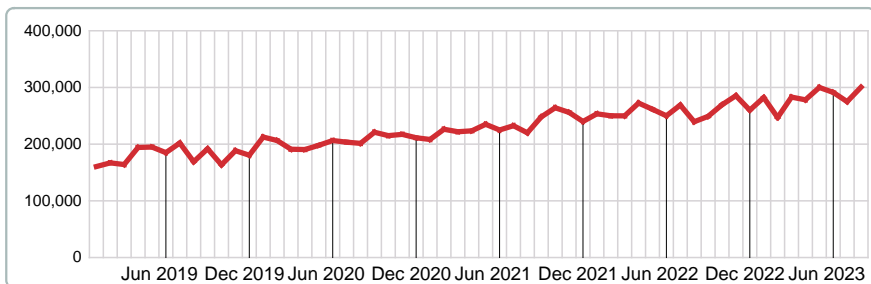
AUGUST



YEAR TO DATE (YTD)

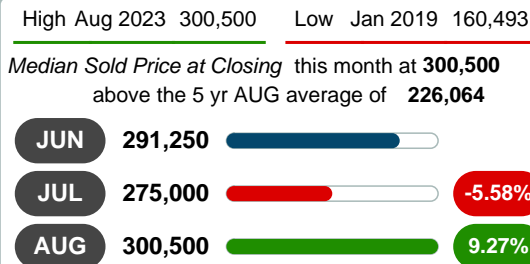


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 226,064



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	9.68%	160,500	95,500	168,500	0	85,000
\$175,001 - \$200,000	9.68%	189,750	200,000	185,250	200,000	0
\$200,001 - \$250,000	18.55%	220,000	0	220,000	222,500	0
\$250,001 - \$350,000	25.81%	305,500	317,000	300,500	304,495	310,000
\$350,001 - \$400,000	10.48%	371,000	0	361,000	382,500	387,000
\$400,001 - \$600,000	15.32%	442,000	437,500	443,080	453,450	472,500
\$600,001 and up	10.48%	678,211	0	0	667,500	689,000
Median Sold Price		300,500	253,000	223,500	387,000	415,000
Total Closed Units	100%	300,500	7	61	43	13
Total Closed Volume		41,719,810	1.73M	15.38M	18.23M	6.38M

August 2023



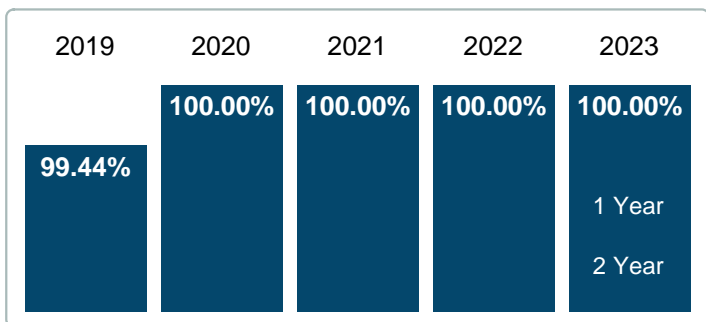
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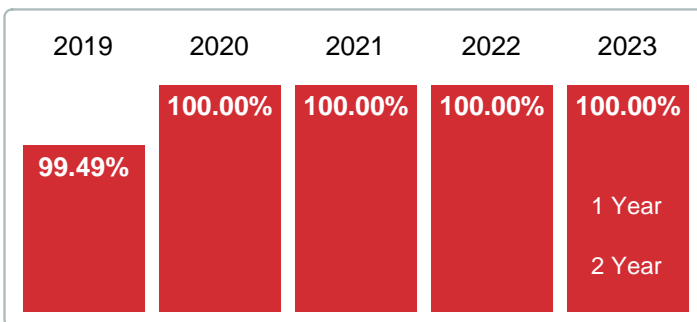
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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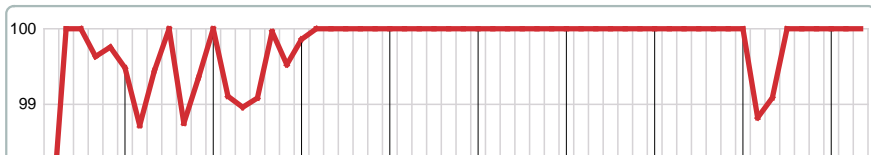
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.89%

High Aug 2023 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr AUG average of 99.89%

JUN 100.00%
 JUL 100.00%
 AUG 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	12	9.68%	99.14%	111.48%	97.12%	0.00%	100.00%
\$175,001 - \$200,000	12	9.68%	100.00%	105.32%	100.00%	95.24%	0.00%
\$200,001 - \$250,000	23	18.55%	100.00%	0.00%	100.00%	98.50%	0.00%
\$250,001 - \$350,000	32	25.81%	100.00%	88.30%	100.00%	99.95%	100.00%
\$350,001 - \$400,000	13	10.48%	100.00%	0.00%	100.00%	100.00%	97.47%
\$400,001 - \$600,000	19	15.32%	100.00%	100.00%	100.69%	100.00%	100.09%
\$600,001 and up	13	10.48%	100.00%	0.00%	0.00%	98.19%	100.06%
Median Sold/List Ratio		100.00%		100.30%	100.00%	100.00%	100.00%
Total Closed Units		124	100%	7	61	43	13
Total Closed Volume		41,719,810		1.73M	15.38M	18.23M	6.38M

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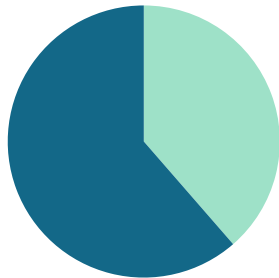
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Sep 11, 2023 for MLS Technology Inc.

INVENTORY

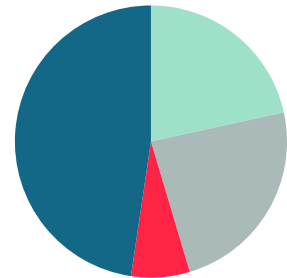


Inventory
 New Listings
171 = 38.60%
 Start Inventory
272
 Total Inventory Units
443
 Volume
\$210,066,760

Market Activity

Closed Sales
124 = 21.57%
 Pending Sales
137 = 23.83%
 Other Off Market
40 = 6.96%
 Active Inventory
274 = 47.65%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	143	124	-13.29%	1,123	851	-24.22%
Pending Sales	129	137	6.20%	1,108	942	-14.98%
New Listings	182	171	-6.04%	1,342	1,186	-11.62%
Median List Price	237,500	298,950	25.87%	250,000	290,000	16.00%
Median Sale Price	239,500	300,500	25.47%	257,000	289,000	12.45%
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	7.00	13.00	85.71%	5.00	12.00	140.00%
Monthly Inventory	240	274	14.17%	240	274	14.17%
Months Supply of Inventory	1.64	2.64	60.90%	1.64	2.64	60.90%

Absorption: Last 12 months, an Average of **104** Sales/Month

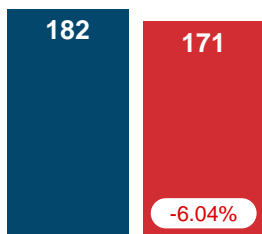
Inventory on August 31, 2023 = **274**

2022 **2023**

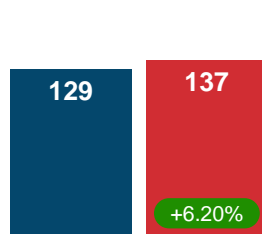
AUGUST MARKET

MEDIAN PRICES

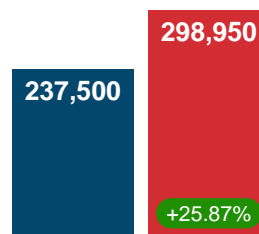
New Listings



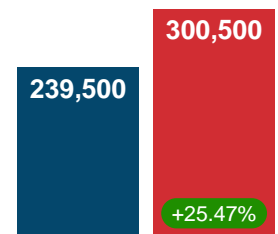
Pending Listings



List Price



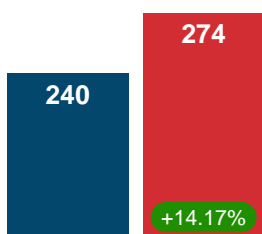
Sale Price



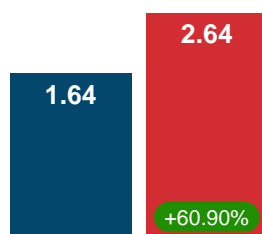
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

