



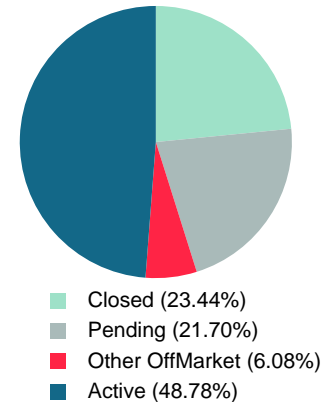
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2022	2023	+/-%
Closed Listings	125	135	8.00%
Pending Listings	98	125	27.55%
New Listings	152	149	-1.97%
Average List Price	300,122	336,414	12.09%
Average Sale Price	300,440	333,558	11.02%
Average Percent of Selling Price to List Price	100.12%	99.59%	-0.53%
Average Days on Market to Sale	21.10	39.96	89.36%
End of Month Inventory	261	281	7.66%
Months Supply of Inventory	1.84	2.68	45.64%



Absorption: Last 12 months, an Average of **105** Sales/Month
Active Inventory as of September 30, 2023 = **281**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2023 rose **7.66%** to 281 existing homes available for sale. Over the last 12 months this area has had an average of 105 closed sales per month. This represents an unsold inventory index of **2.68** 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 **11.02%** in September 2023 to \$333,558 versus the previous year at \$300,440.

Average Days on Market Lengthens

The average number of **39.96** days that homes spent on the market before selling increased by 18.86 days or **89.36%** in September 2023 compared to last year's same month at **21.10** DOM.

Sales Success for September 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 149 New Listings in September 2023, down **1.97%** from last year at 152. Furthermore, there were 135 Closed Listings this month versus last year at 125, a **8.00%** increase.

Closed versus Listed trends yielded a **90.6%** ratio, up from previous year's, September 2022, at **82.2%**, a **10.17%** 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

September 2023



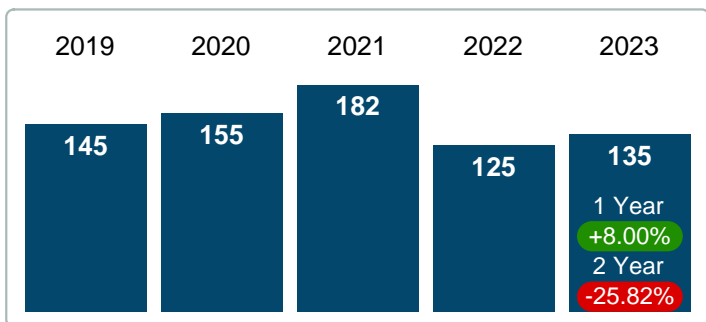
Area Delimited by County Of Rogers - Residential Property Type



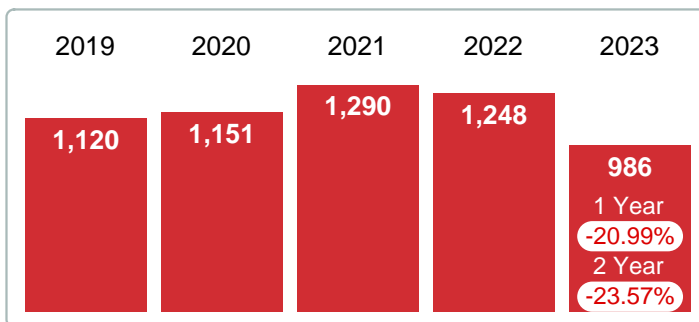
CLOSED LISTINGS

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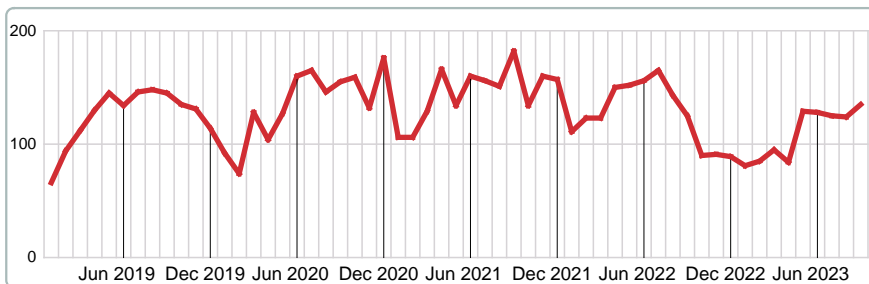
SEPTEMBER



YEAR TO DATE (YTD)

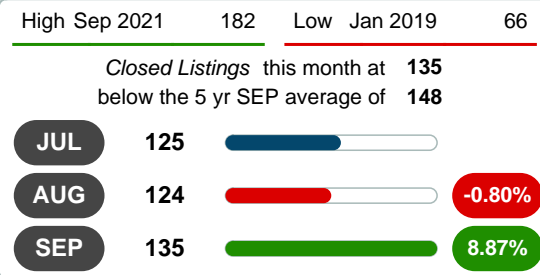


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP 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	12	8.89%	27.1	2	9	1	0
\$150,001 - \$200,000	12	8.89%	17.7	2	8	2	0
\$200,001 - \$250,000	29	21.48%	15.9	1	24	4	0
\$250,001 - \$325,000	28	20.74%	32.7	0	17	11	0
\$325,001 - \$425,000	22	16.30%	64.6	0	13	7	2
\$425,001 - \$575,000	18	13.33%	84.2	0	6	7	5
\$575,001 and up	14	10.37%	38.9	0	3	7	4
Total Closed Units	135			5	80	39	11
Total Closed Volume	45,030,380	100%	40.0	851.90K	22.69M	15.46M	6.03M
Average Closed Price	\$333,558			\$170,380	\$283,601	\$396,367	\$548,370

September 2023



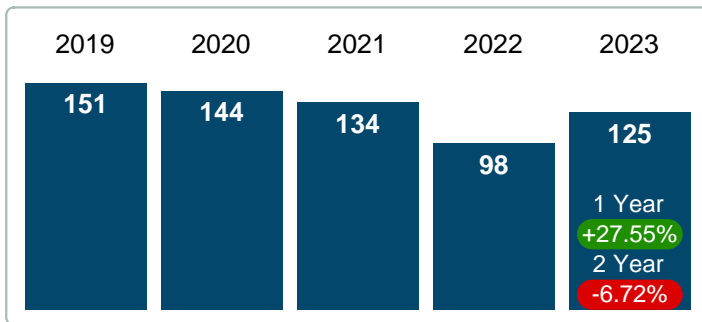
Area Delimited by County Of Rogers - Residential Property Type



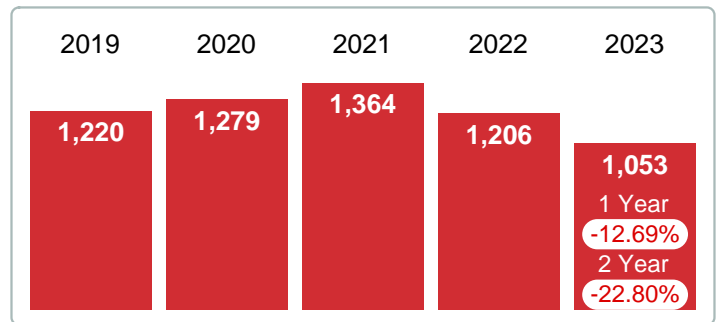
PENDING LISTINGS

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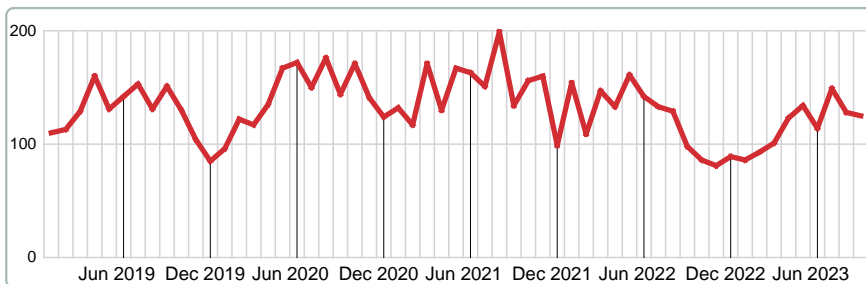
SEPTEMBER



YEAR TO DATE (YTD)

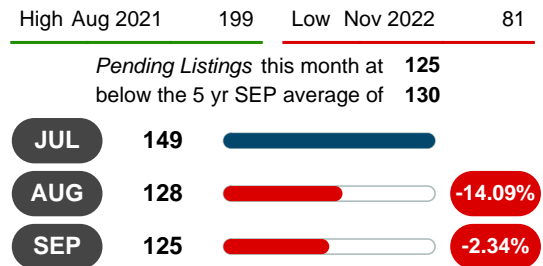


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 130



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	8.00%	32.6	3	4	3	0
\$150,001 - \$200,000	18	14.40%	25.6	5	12	1	0
\$200,001 - \$250,000	18	14.40%	19.7	0	16	2	0
\$250,001 - \$325,000	32	25.60%	26.7	0	23	9	0
\$325,001 - \$375,000	14	11.20%	29.9	0	8	6	0
\$375,001 - \$525,000	20	16.00%	47.3	0	9	7	4
\$525,001 and up	13	10.40%	66.6	0	3	5	5
Total Pending Units	125			8	75	33	9
Total Pending Volume	41,106,485	100%	27.3	1.25M	21.59M	12.33M	5.94M
Average Listing Price	\$285,015			\$156,200	\$287,828	\$373,696	\$659,756

September 2023



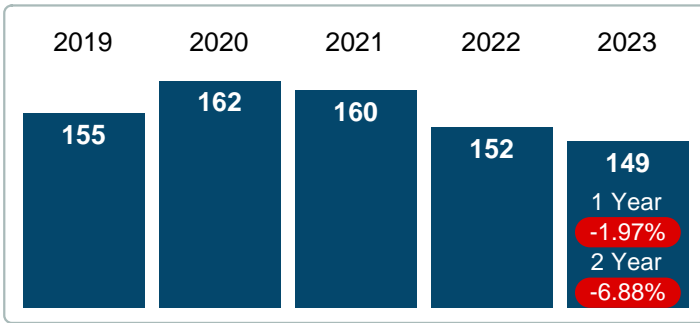
Area Delimited by County Of Rogers - Residential Property Type



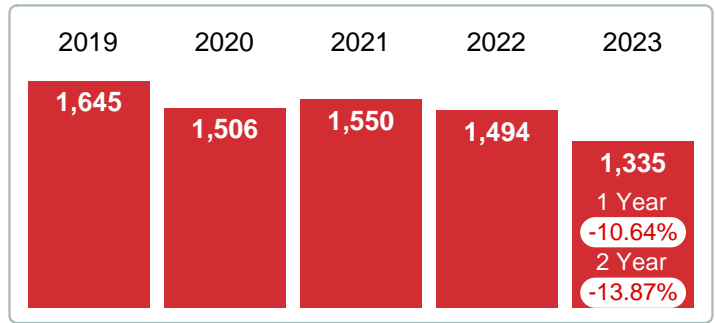
NEW LISTINGS

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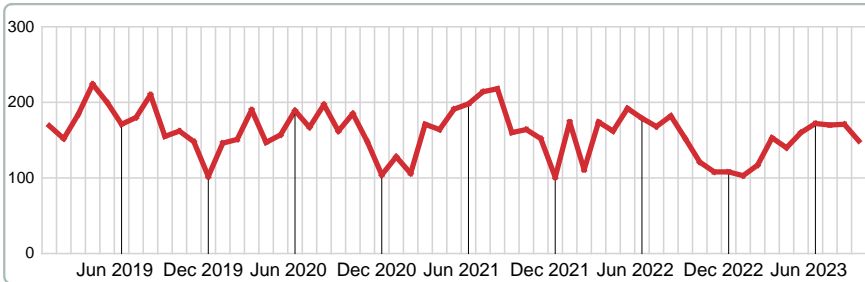
SEPTEMBER



YEAR TO DATE (YTD)

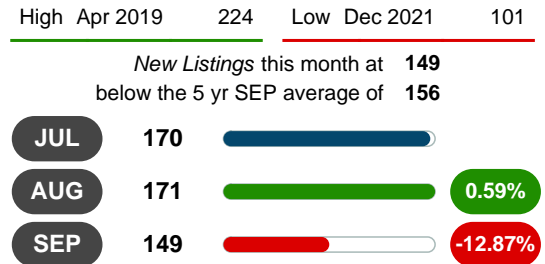


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 156



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	10	6.71%	4	3	3	0
\$150,001 - \$200,000	21	14.09%	3	17	1	0
\$200,001 - \$250,000	22	14.77%	2	17	3	0
\$250,001 - \$325,000	41	27.52%	1	21	19	0
\$325,001 - \$425,000	20	13.42%	1	9	10	0
\$425,001 - \$600,000	20	13.42%	1	4	13	2
\$600,001 and up	15	10.07%	0	4	7	4
Total New Listed Units	149		12	75	56	6
Total New Listed Volume	52,053,131	100%	2.50M	23.56M	22.03M	3.97M
Average New Listed Listing Price	\$246,045		\$208,208	\$314,178	\$393,311	\$660,983

September 2023



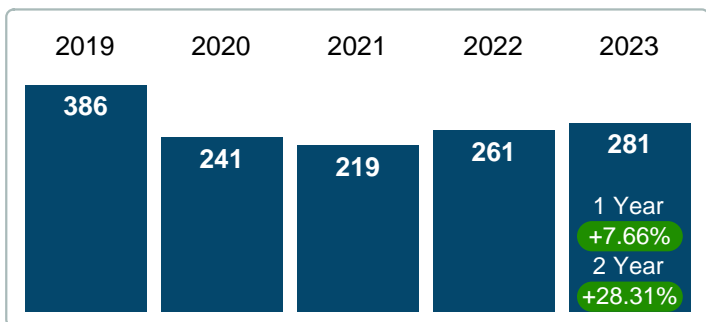
Area Delimited by County Of Rogers - Residential Property Type



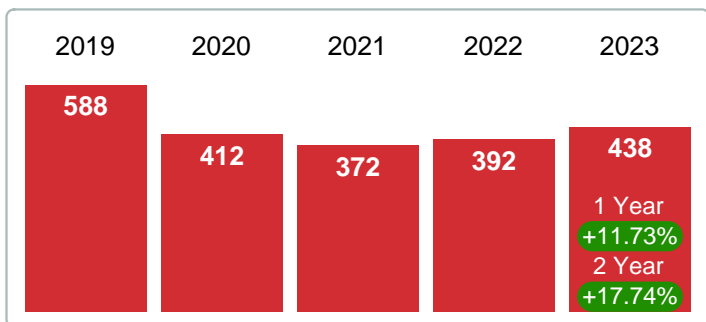
ACTIVE INVENTORY

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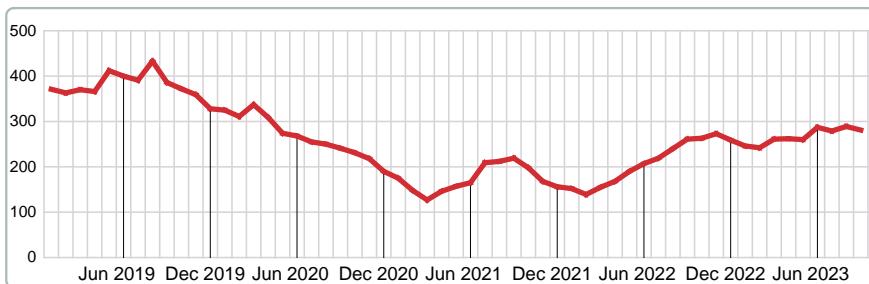
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

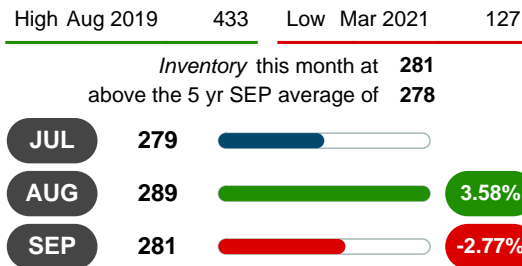


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 278



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	18	6.41%	55.2	6	8	4	0
\$175,001 - \$250,000	39	13.88%	37.8	3	30	6	0
\$250,001 - \$300,000	41	14.59%	42.9	3	18	20	0
\$300,001 - \$475,000	73	25.98%	95.7	3	37	30	3
\$475,001 - \$575,000	41	14.59%	106.4	1	7	25	8
\$575,001 - \$700,000	40	14.23%	82.3	0	8	22	10
\$700,001 and up	29	10.32%	85.4	2	4	10	13
Total Active Inventory by Units	281			18	112	117	34
Total Active Inventory by Volume	141,032,017	100%	76.0	6.13M	41.37M	60.89M	32.64M
Average Active Inventory Listing Price	\$501,893			\$340,461	\$369,364	\$520,460	\$960,033

September 2023



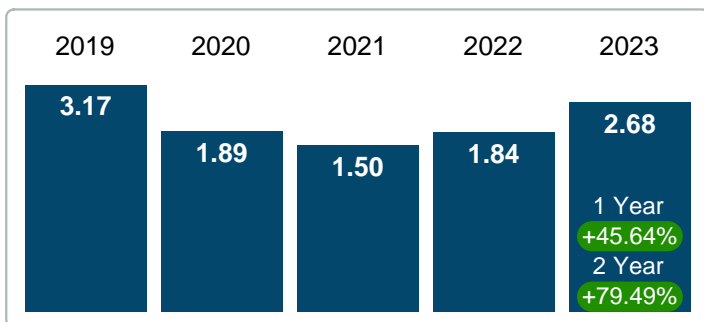
Area Delimited by County Of Rogers - Residential Property Type



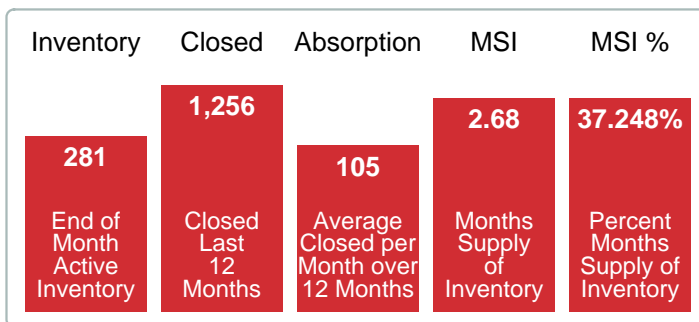
MONTHS SUPPLY of INVENTORY (MSI)

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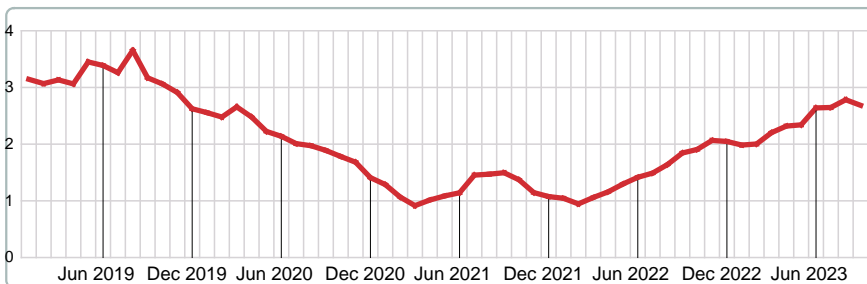
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2023

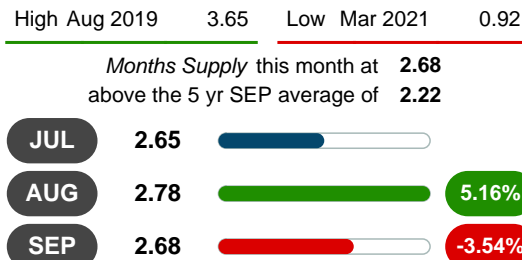


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.22



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	18	6.41%	1.12	1.57	0.74	4.00	0.00
\$175,001 - \$250,000	39	13.88%	1.50	3.27	1.37	2.00	0.00
\$250,001 - \$300,000	41	14.59%	2.58	6.00	1.98	3.43	0.00
\$300,001 - \$475,000	73	25.98%	2.60	5.14	2.78	2.43	1.64
\$475,001 - \$575,000	41	14.59%	5.07	12.00	3.23	5.45	6.40
\$575,001 - \$700,000	40	14.23%	6.00	0.00	9.60	5.39	6.32
\$700,001 and up	29	10.32%	7.57	0.00	9.60	5.22	8.67
Market Supply of Inventory (MSI)			2.68	2.96	1.91	3.57	4.64
Total Active Inventory by Units		100%	2.68	18	112	117	34

September 2023



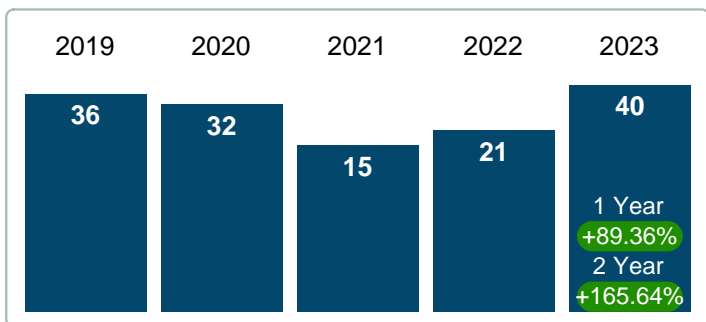
Area Delimited by County Of Rogers - Residential Property Type



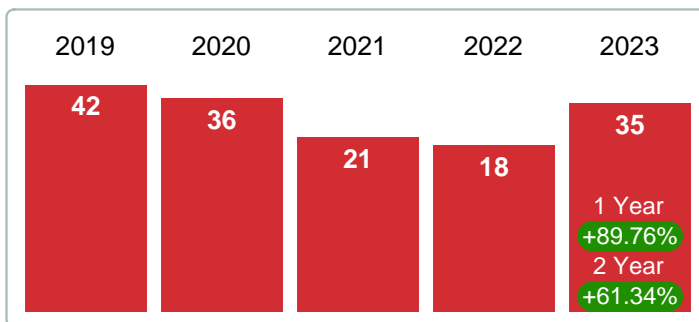
AVERAGE DAYS ON MARKET TO SALE

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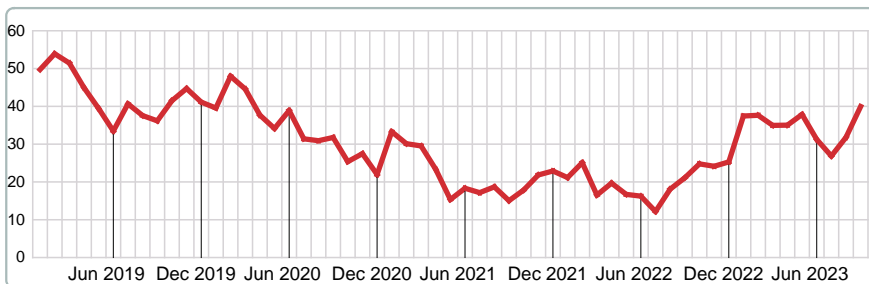
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

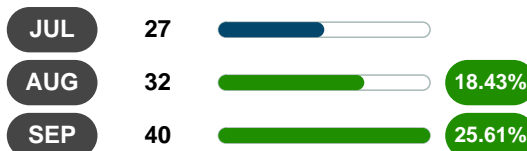


3 MONTHS

5 year SEP AVG = 29

High Feb 2019 54 Low Jul 2022 12

Average Days on Market to Sale this month at 40 above the 5 yr SEP 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
\$150,000 and less	8.89%	27	13	33	1	0
\$150,001 - \$200,000	8.89%	18	7	24	4	0
\$200,001 - \$250,000	21.48%	16	82	11	31	0
\$250,001 - \$325,000	20.74%	33	0	19	53	0
\$325,001 - \$425,000	16.30%	65	0	75	19	153
\$425,001 - \$575,000	13.33%	84	0	21	136	87
\$575,001 and up	10.37%	39	0	29	36	52
Average Closed DOM		40	24	28	53	86
Total Closed Units	100%	40	5	80	39	11
Total Closed Volume		45,030,380	851.90K	22.69M	15.46M	6.03M

September 2023



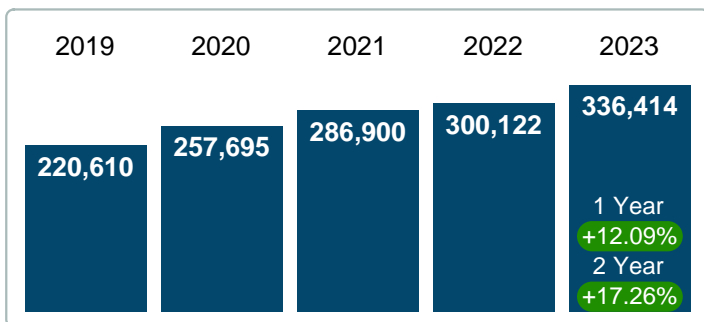
Area Delimited by County Of Rogers - Residential Property Type



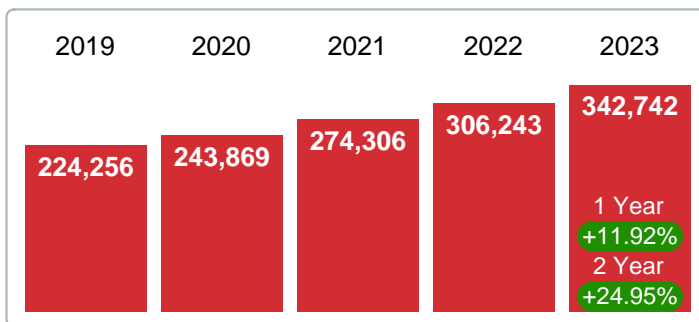
AVERAGE LIST PRICE AT CLOSING

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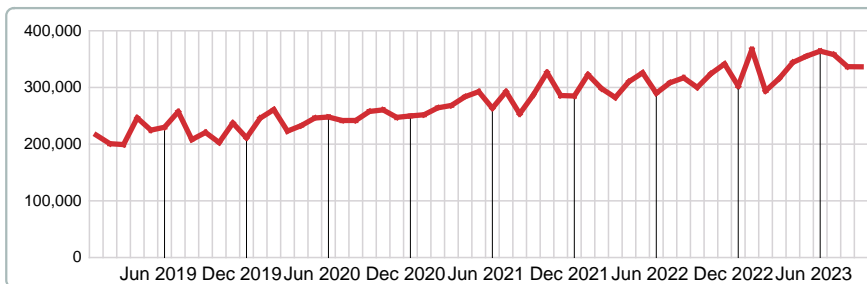
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 280,348

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

Average List Price at Closing this month at **336,414**
above the 5 yr SEP average of **280,348**

- JUL** 357,953
- AUG** 336,626 -5.96%
- SEP** 336,414 -0.06%

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	12	8.89%	103,793	127,450	106,458	92,500	0
\$150,001 - \$200,000	14	10.37%	180,550	191,000	177,600	182,500	0
\$200,001 - \$250,000	25	18.52%	228,795	299,000	223,324	228,725	0
\$250,001 - \$325,000	28	20.74%	289,815	0	295,112	294,911	0
\$325,001 - \$425,000	25	18.52%	375,023	0	366,621	385,686	399,900
\$425,001 - \$575,000	15	11.11%	503,788	0	504,171	497,243	525,800
\$575,001 and up	16	11.85%	679,721	0	764,217	671,857	677,971
Average List Price			336,414	187,180	285,492	397,434	558,244
Total Closed Units			135	5	80	39	11
Total Closed Volume			45,415,845	935.90K	22.84M	15.50M	6.14M

September 2023



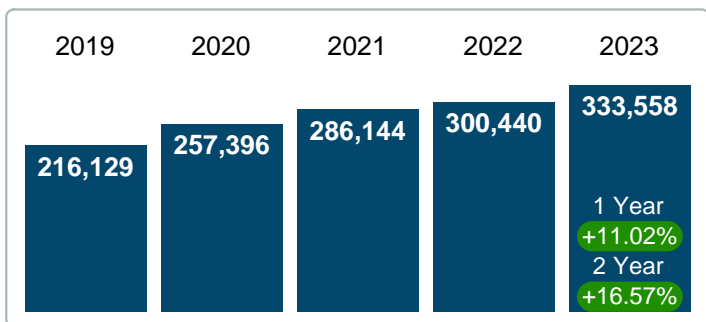
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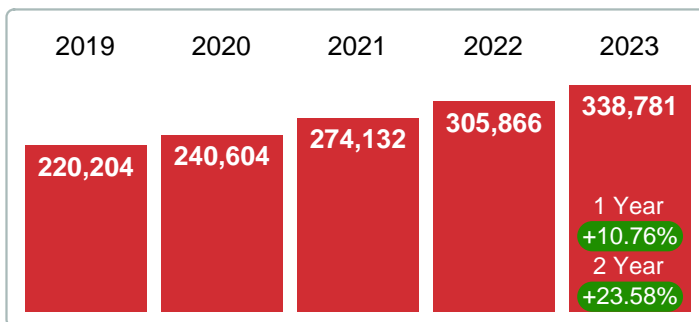
AVERAGE SOLD PRICE AT CLOSING

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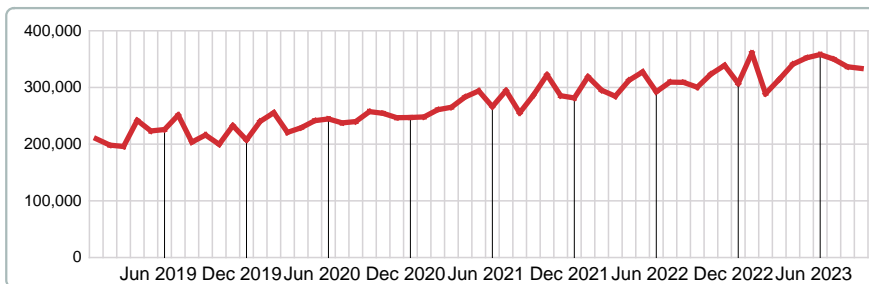
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

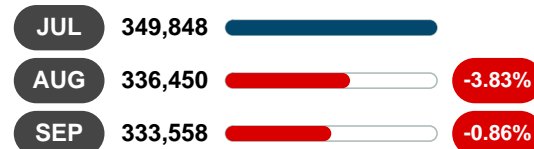


3 MONTHS

5 year SEP AVG = 278,733

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

Average Sold Price at Closing this month at **333,558** above the 5 yr SEP average of **278,733**



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	8.89%	104,575	124,950	101,389	92,500	0
\$150,001 - \$200,000	8.89%	173,617	176,000	173,550	171,500	0
\$200,001 - \$250,000	21.48%	228,572	250,000	227,861	227,475	0
\$250,001 - \$325,000	20.74%	289,421	0	289,971	288,572	0
\$325,001 - \$425,000	16.30%	369,017	0	358,594	380,879	395,250
\$425,001 - \$575,000	13.33%	501,787	0	509,582	488,382	511,200
\$575,001 and up	10.37%	700,655	0	756,600	693,400	671,393
Average Sold Price		333,558	170,380	283,601	396,367	548,370
Total Closed Units	100%	333,558	5	80	39	11
Total Closed Volume		45,030,380	851.90K	22.69M	15.46M	6.03M

September 2023



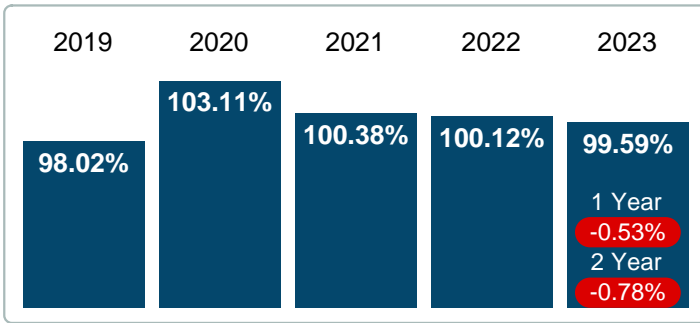
Area Delimited by County Of Rogers - Residential Property Type



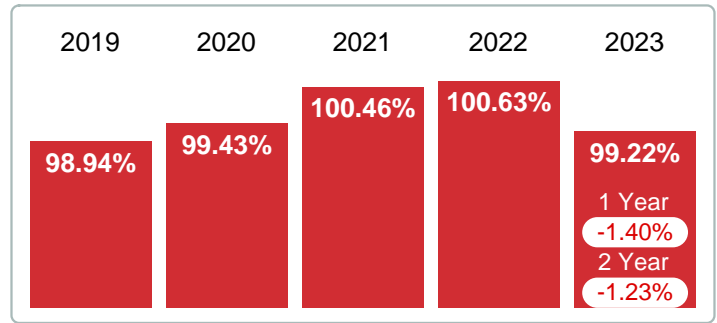
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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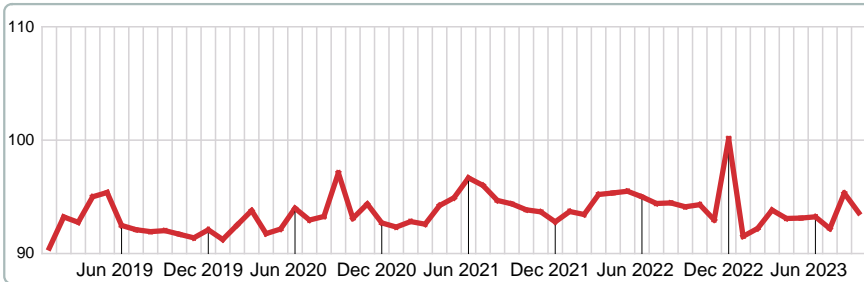
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

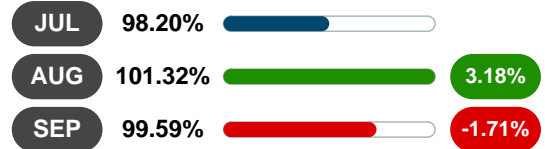


3 MONTHS

5 year SEP AVG = 100.25%

High Dec 2022 106.13% Low Jan 2019 96.48%

Average Sold/List Ratio this month at **99.59%** equal to 5 yr SEP average of **100.25%**



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	12	8.89%	97.47%	98.00%	97.07%	100.00%	0.00%
\$150,001 - \$200,000	12	8.89%	96.34%	92.50%	97.70%	94.77%	0.00%
\$200,001 - \$250,000	29	21.48%	103.51%	83.61%	105.01%	99.46%	0.00%
\$250,001 - \$325,000	28	20.74%	98.35%	0.00%	98.46%	98.19%	0.00%
\$325,001 - \$425,000	22	16.30%	98.20%	0.00%	97.80%	98.77%	98.84%
\$425,001 - \$575,000	18	13.33%	99.03%	0.00%	101.32%	98.20%	97.46%
\$575,001 and up	14	10.37%	101.48%	0.00%	99.23%	103.01%	100.49%
Average Sold/List Ratio		99.60%		92.92%	100.33%	99.16%	98.81%
Total Closed Units		135	100%	5	80	39	11
Total Closed Volume		45,030,380		851.90K	22.69M	15.46M	6.03M

September 2023



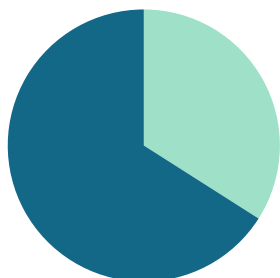
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

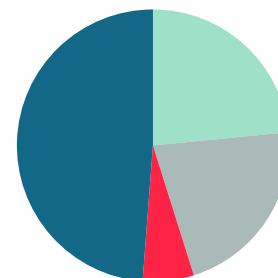


Inventory
 New Listings
149 = 34.02%
 Start Inventory
289
 Total Inventory Units
438
 Volume
\$201,479,277

Market Activity

Closed Sales
135 = 23.44%
 Pending Sales
125 = 21.70%
 Other Off Market
35 = 6.08%
 Active Inventory
281 = 48.78%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	125	135	8.00%	1,248	986	-20.99%
Pending Sales	98	125	27.55%	1,206	1,053	-12.69%
New Listings	152	149	-1.97%	1,494	1,335	-10.64%
Average List Price	300,122	336,414	12.09%	306,243	342,742	11.92%
Average Sale Price	300,440	333,558	11.02%	305,866	338,781	10.76%
Average Percent of Selling Price to List Price	100.12%	99.59%	-0.53%	100.63%	99.22%	-1.40%
Average Days on Market to Sale	21.10	39.96	89.36%	18.21	34.56	89.76%
Monthly Inventory	261	281	7.66%	261	281	7.66%
Months Supply of Inventory	1.84	2.68	45.64%	1.84	2.68	45.64%

Absorption: Last 12 months, an Average of **105** Sales/Month

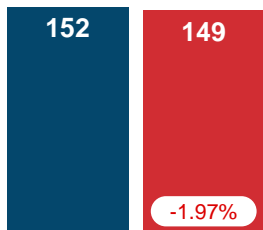
Inventory on September 30, 2023 = **281**

2022 **2023**

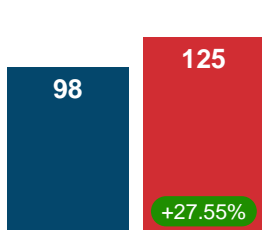
SEPTEMBER MARKET

AVERAGE PRICES

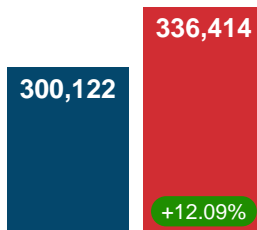
New Listings



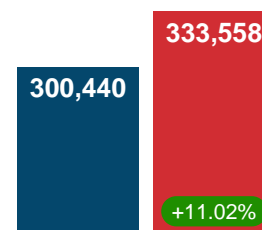
Pending Listings



List Price



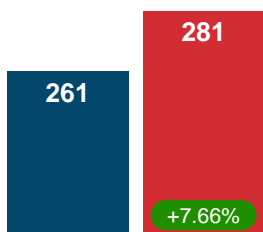
Sale Price



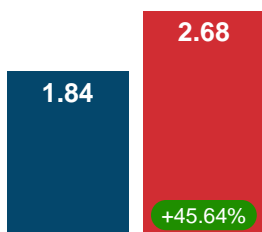
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

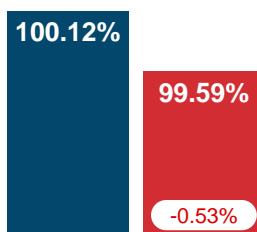
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

