November 2023

RE DATUM

Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November 2022	2023	+/-%
Closed Listings	91	79	-13.19%
Pending Listings	81	86	6.17%
New Listings	108	138	27.78%
Average List Price	341,431	303,020	-11.25%
Average Sale Price	338,960	298,909	-11.82%
Average Percent of Selling Price to List Price	98.97%	98.46%	-0.51%
Average Days on Market to Sale	24.14	30.41	25.94%
End of Month Inventory	273	326	19.41%
Months Supply of Inventory	2.07	3.09	49.36%

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of November 30, 2023 = **326**
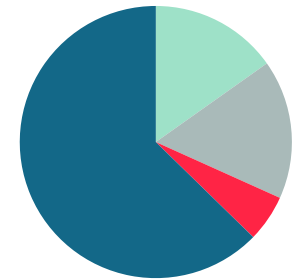
- Closed (15.19%)
- Pending (16.54%)
- Other OffMarket (5.58%)
- Active (62.69%)

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2023 rose **19.41%** to 326 existing homes available for sale. Over the last 12 months this area has had an average of 106 closed sales per month. This represents an unsold inventory index of **3.09** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **11.82%** in November 2023 to $298,909 versus the previous year at $338,960.

Average Days on Market Lengthens

The average number of **30.41** days that homes spent on the market before selling increased by 6.26 days or **25.94%** in November 2023 compared to last year's same month at **24.14** DOM.

Sales Success for November 2023 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 138 New Listings in November 2023, up **27.78%** from last year at 108. Furthermore, there were 79 Closed Listings this month versus last year at 91, a **-13.19%** decrease.

Closed versus Listed trends yielded a **57.2%** ratio, down from previous year's, November 2022, at **84.3%**, a **32.06%** downswing. This will certainly create pressure on an increasing Monthï¿½s Supply of Inventory (MSI) in the months to come.

What's in this Issue

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
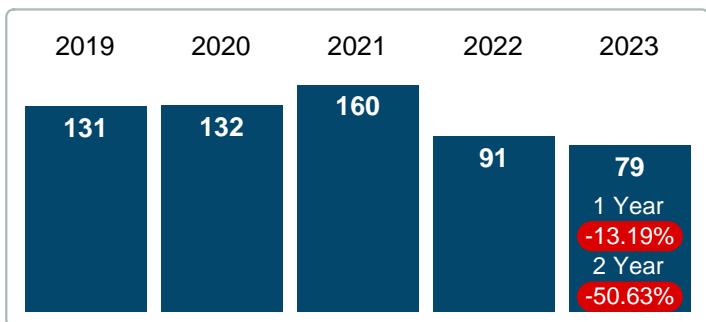**Email:** support@mlstechnology.com

November 2023

RE DATUM

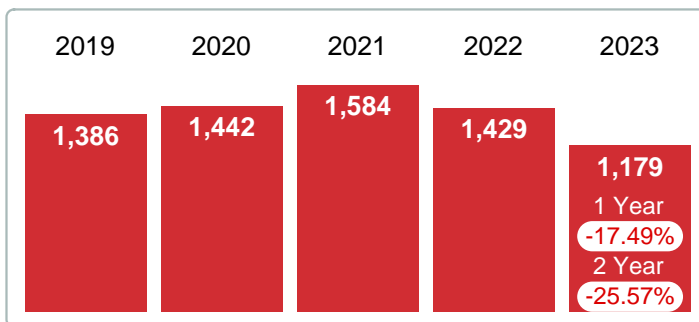Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

CLOSED LISTINGS

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

NOVEMBER

2019	2020	2021	2022	2023
131	132	160	91	79

2023
1 Year **-13.19%**
2 Year **-50.63%**

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
1,386	1,442	1,584	1,429	1,179

2023
1 Year **-17.49%**
2 Year **-25.57%**

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year NOV AVG = 119

| High Sep 2021 | 182 | Low Jan 2019 | 66 |

Closed Listings this month at **79**
below the 5 yr NOV average of **119**
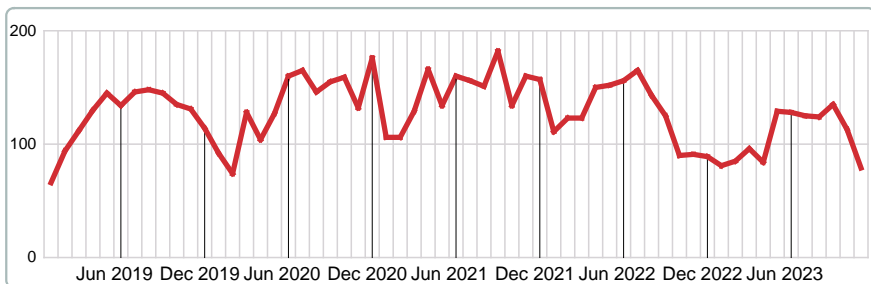
SEP	135	
OCT	113	-16.30%
NOV	79	-30.09%
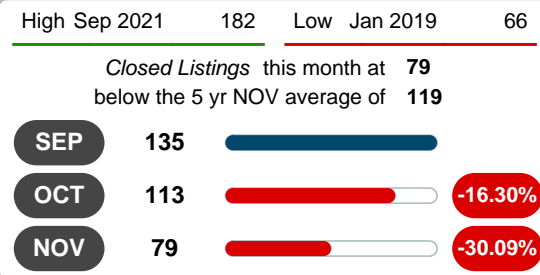
CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$150,000 and less	6	7.59%	21.7	2	4	0	0
$150,001 $175,000	6	7.59%	7.7	1	4	1	0
$175,001 $200,000	12	15.19%	21.6	1	8	3	0
$200,001 $300,000	24	30.38%	23.1	3	15	6	0
$300,001 $375,000	13	16.46%	45.9	0	7	6	0
$375,001 $500,000	10	12.66%	32.5	0	4	6	0
$500,001 and up	8	10.13%	61.4	0	1	5	2
Total Closed Units	79			7	43	27	2
Total Closed Volume	23,613,840	100%	30.4	1.22M	10.90M	10.34M	1.15M
Average Closed Price	$298,909			$173,571	$253,564	$383,078	$576,250

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.   **Page 2 of 11**

November 2023

RE DATUM

Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

PENDING LISTINGS

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

NOVEMBER

2019	2020	2021	2022	2023
104	141	160	81	86

2023: 1 Year +6.17% 2 Year -46.25%

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
1,454	1,591	1,680	1,373	1,209

2023: 1 Year -11.94% 2 Year -28.04%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2019 Dec 2019 Jun 2020 Dec 2020 Jun 2021 Dec 2021 Jun 2022 Dec 2022 Jun 2023

3 MONTHS

5 year NOV AVG = 114

High Aug 2021	199	Low Nov 2022	81

Pending Listings this month at **86**
below the 5 yr NOV average of **114**

SEP	116		
OCT	85		-26.72%
NOV	86		1.18%
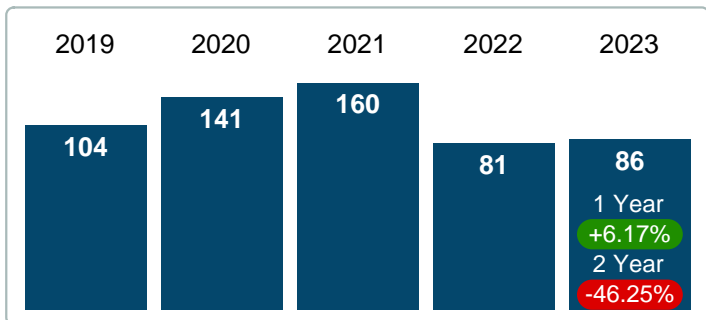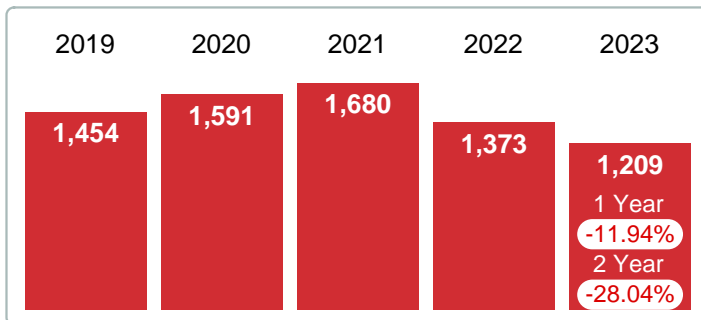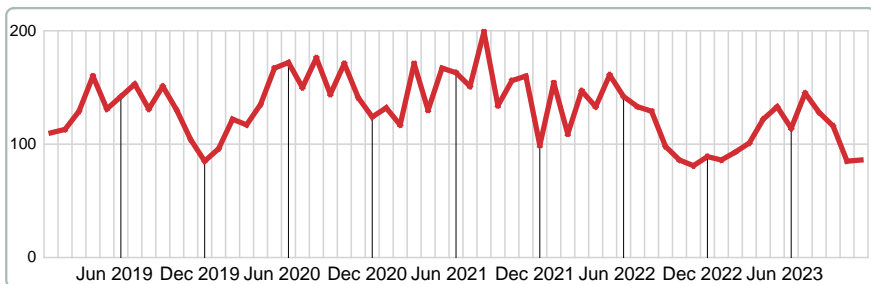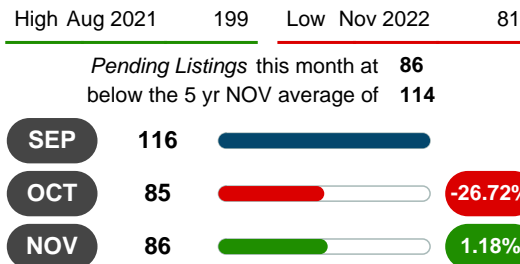
PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$125,000 and less	5	5.81%	60.6	1	4	0	0
$125,001 $175,000	11	12.79%	12.8	2	7	2	0
$175,001 $225,000	17	19.77%	26.3	1	16	0	0
$225,001 $325,000	17	19.77%	25.6	0	13	4	0
$325,001 $425,000	17	19.77%	40.3	0	8	9	0
$425,001 $525,000	8	9.30%	99.1	0	3	5	0
$525,001 and up	11	12.79%	76.5	0	3	6	2
Total Pending Units	86			4	54	26	2
Total Pending Volume	27,476,120	100%	43.0	502.40K	14.24M	11.32M	1.42M
Average Listing Price	$272,064			$125,600	$263,661	$435,347	$708,500

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

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November 2023

RE DATUM

Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

NEW LISTINGS

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

NOVEMBER

2019	2020	2021	2022	2023
148	148	152	108	138

2023:
1 Year **+27.78%**
2 Year **-9.21%**

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
1,955	1,839	1,866	1,723	1,606

2023:
1 Year **-6.79%**
2 Year **-13.93%**

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year NOV AVG = 139

| High | Apr 2019 | 224 | Low | Dec 2021 | 101 |

New Listings this month at **138**
below the 5 yr NOV average of **139**

SEP	149	
OCT	133	**-10.74%**
NOV	138	**3.76%**
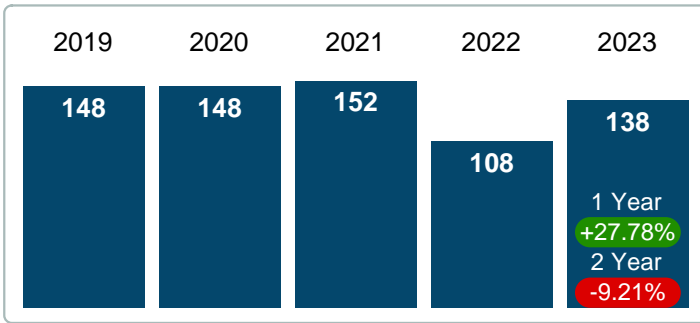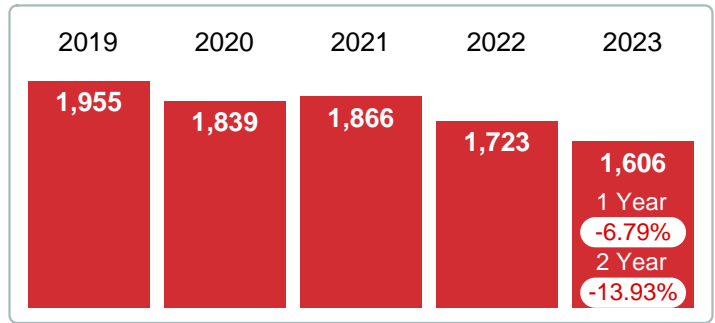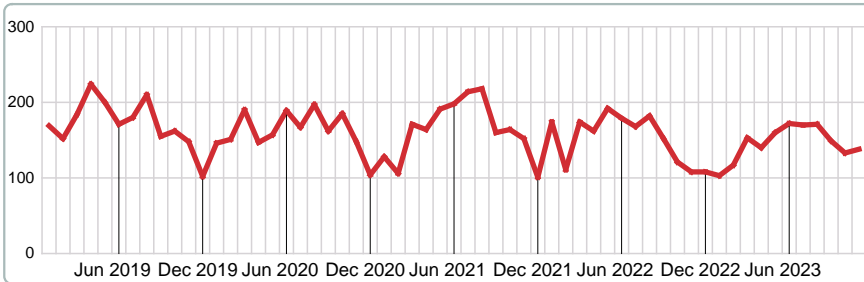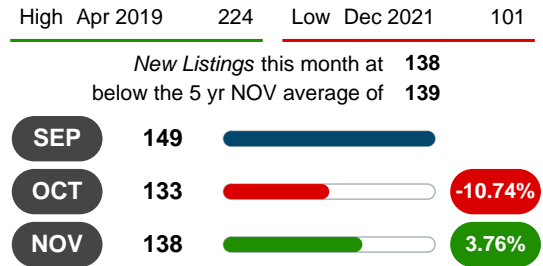
NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
$125,000 and less	6	4.35%	4	2	0	0
$125,001 $200,000	27	19.57%	5	19	3	0
$200,001 $275,000	18	13.04%	1	15	2	0
$275,001 $425,000	33	23.91%	1	12	16	4
$425,001 $500,000	18	13.04%	0	2	11	5
$500,001 $600,000	18	13.04%	1	2	15	0
$600,001 and up	18	13.04%	0	2	9	7

				1-2 Beds	3 Beds	4 Beds	5+ Beds
Total New Listed Units	138			12	54	56	16
Total New Listed Volume	61,266,468	100%		2.04M	14.56M	29.76M	14.90M
Average New Listed Listing Price	$300,397			$170,267	$269,678	$531,408	$931,363

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

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RE DATUM

November 2023

Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

ACTIVE INVENTORY

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

END OF NOVEMBER
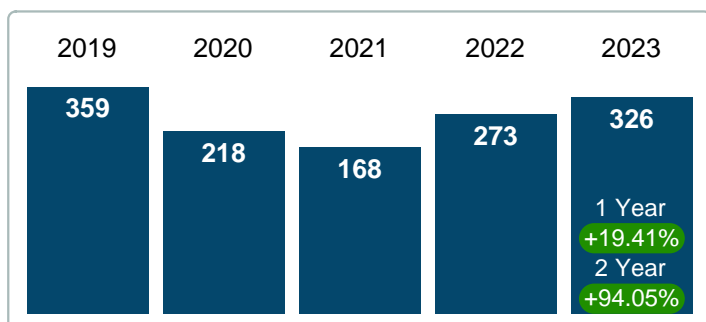
2019	2020	2021	2022	2023
359	218	168	273	326

2023:
1 Year +19.41%
2 Year +94.05%

ACTIVE DURING NOVEMBER

2019	2020	2021	2022	2023
520	379	350	371	438

2023:
1 Year +18.06%
2 Year +25.14%

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year NOV AVG = 269

High Aug 2019	433	Low Mar 2021	127

Inventory this month at **326**
above the 5 yr NOV average of **269**

SEP	300	
OCT	300	0.00%
NOV	326	8.67%
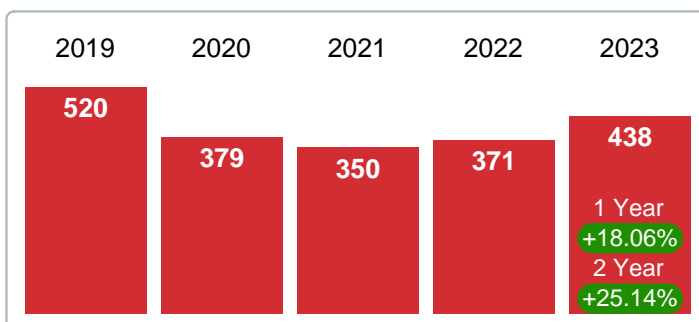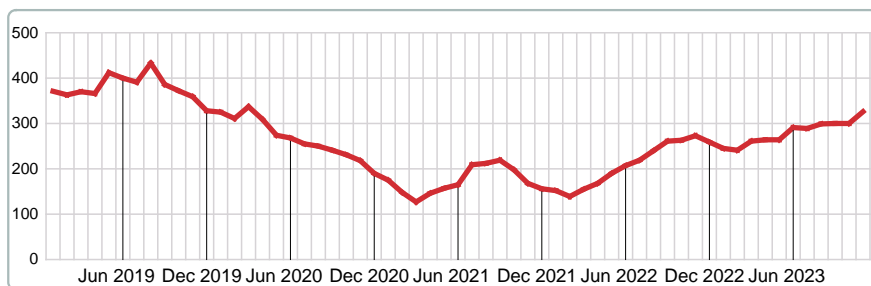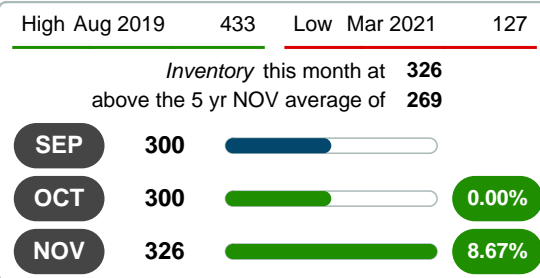
INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$175,000 and less	30	9.20%	61.8	10	14	6	0
$175,001 $250,000	35	10.74%	64.1	1	29	5	0
$250,001 $325,000	56	17.18%	62.4	4	28	22	2
$325,001 $475,000	77	23.62%	94.2	3	34	32	8
$475,001 $575,000	53	16.26%	86.3	1	11	33	8
$575,001 $775,000	42	12.88%	90.6	0	6	27	9
$775,001 and up	33	10.12%	80.6	1	5	11	16
Total Active Inventory by Units	326			20	127	136	43
Total Active Inventory by Volume	164,780,787	100%	79.4	5.47M	47.24M	71.26M	40.81M
Average Active Inventory Listing Price	$505,463			$273,433	$371,977	$523,944	$949,179

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

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November 2023

RE DATUM

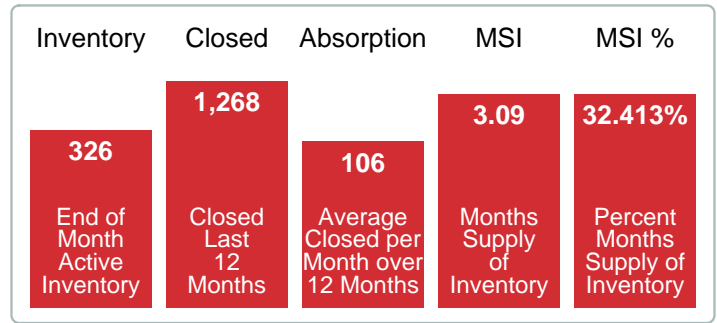### Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

MONTHS SUPPLY of INVENTORY (MSI)

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

MSI FOR NOVEMBER

2019	2020	2021	2022	2023
2.91	1.68	1.15	2.07	3.09

1 Year +49.36%
2 Year +169.34%
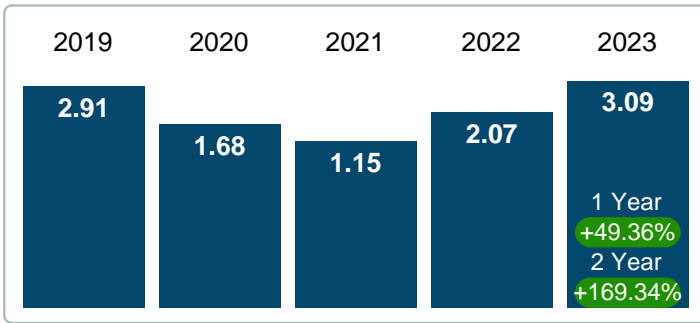
INDICATORS FOR NOVEMBER 2023

Inventory	Closed	Absorption	MSI	MSI %
326	1,268	106	3.09	32.413%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS

Jun 2019 Dec 2019 Jun 2020 Dec 2020 Jun 2021 Dec 2021 Jun 2022 Dec 2022 Jun 2023
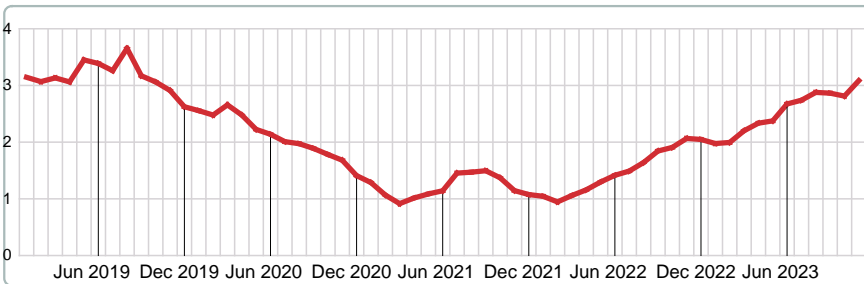
3 MONTHS

5 year NOV AVG = 2.18

| High Aug 2019 | 3.65 | Low Mar 2021 | 0.92 |

Months Supply this month at **3.09**
above the 5 yr NOV average of **2.18**

SEP	2.86		
OCT	2.81		-1.80%
NOV	3.09		9.70%

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 — 30	9.20%	1.88	2.67	1.29	6.55	0.00
$175,001 $250,000 — 35	10.74%	1.30	0.80	1.31	1.54	0.00
$250,001 $325,000 — 56	17.18%	2.58	6.86	2.26	2.75	3.00
$325,001 $475,000 — 77	23.62%	3.28	9.00	2.96	3.20	4.80
$475,001 $575,000 — 53	16.26%	6.99	0.00	5.28	7.92	6.00
$575,001 $775,000 — 42	12.88%	6.15	0.00	7.20	6.11	6.35
$775,001 and up — 33	10.12%	10.15	0.00	12.00	8.80	10.11

			%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
Market Supply of Inventory (MSI)	3.09		100%	3.09	3.29	2.11	4.25	5.86
Total Active Inventory by Units	326				20	127	136	43

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

November 2023

RE DATUM

Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

AVERAGE DAYS ON MARKET TO SALE

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

NOVEMBER

2019	2020	2021	2022	2023
45	27	22	24	30

2023:
- 1 Year +25.94%
- 2 Year +39.19%

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
42	34	21	19	34

2023:
- 1 Year +77.29%
- 2 Year +59.21%
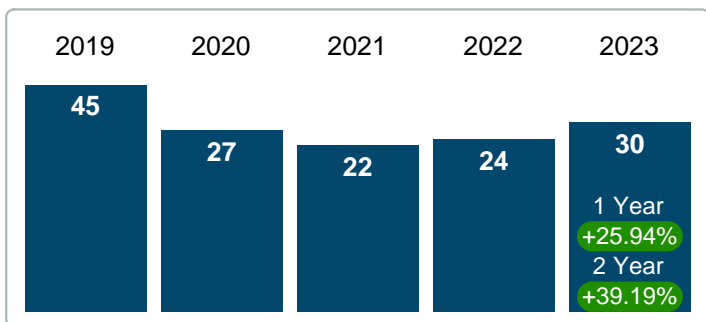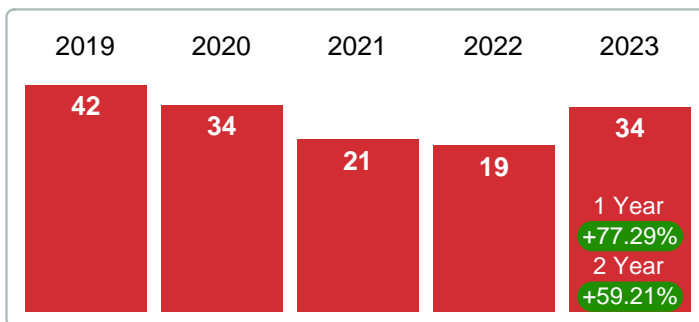
5 YEAR MARKET ACTIVITY TRENDS
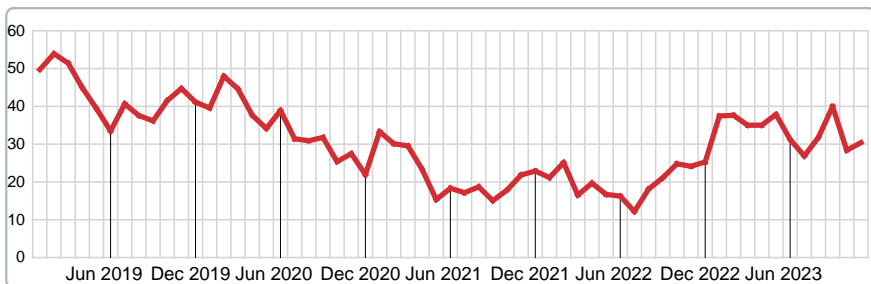
3 MONTHS

5 year NOV AVG = 30

High Feb 2019	54	Low Jul 2022	12

Average Days on Market to Sale this month at **30** equal to 5 yr NOV average of **30**

SEP	40	
OCT	28	-29.03%
NOV	30	7.20%

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	6	7.59%	22	31	17	0	0
$150,001 $175,000	6	7.59%	8	3	7	16	0
$175,001 $200,000	12	15.19%	22	13	28	8	0
$200,001 $300,000	24	30.38%	23	10	23	30	0
$300,001 $375,000	13	16.46%	46	0	45	48	0
$375,001 $500,000	10	12.66%	33	0	32	33	0
$500,001 and up	8	10.13%	61	0	2	54	110
Average Closed DOM	30			15	26	36	110
Total Closed Units	79	100%	30	7	43	27	2
Total Closed Volume	23,613,840			1.22M	10.90M	10.34M	1.15M

RE DATUM

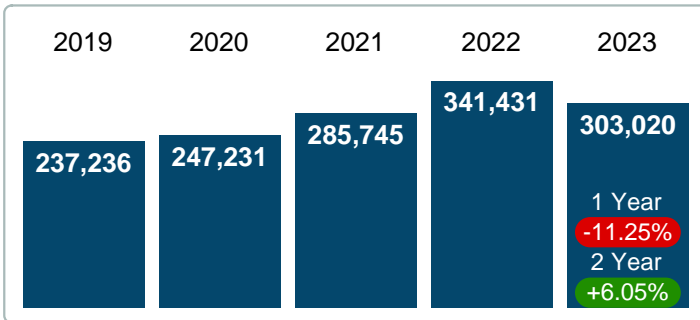**MLS** technology | INC

November 2023

Area Delimited by County Of Rogers - Residential Property Type

AVERAGE LIST PRICE AT CLOSING

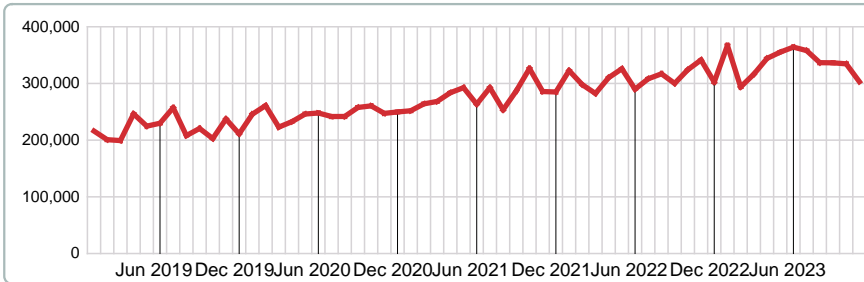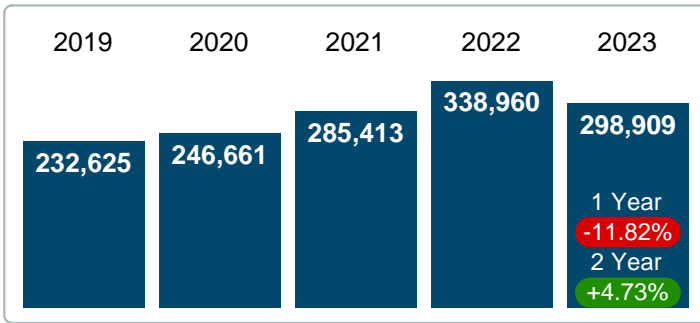Report produced on Dec 11, 2023 for MLS Technology Inc.

NOVEMBER

2019	2020	2021	2022	2023
237,236	247,231	285,745	341,431	303,020

2023: 1 Year -11.25% 2 Year +6.05%

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
223,396	246,006	279,864	309,616	339,315

2023: 1 Year +9.59% 2 Year +21.24%
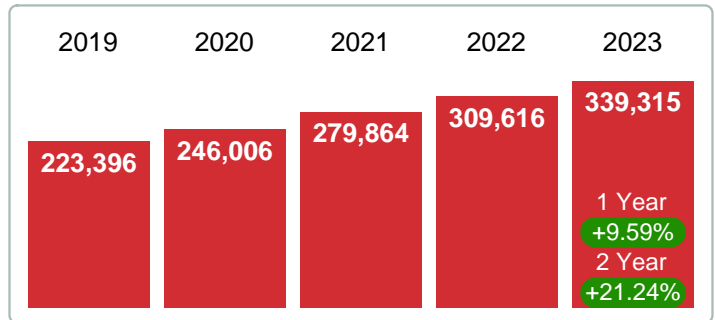
5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year NOV AVG = 282,933

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

Average List Price at Closing this month at **303,020** above the 5 yr NOV average of **282,933**

SEP	336,414	
OCT	334,571	-0.55%
NOV	303,020	-9.43%
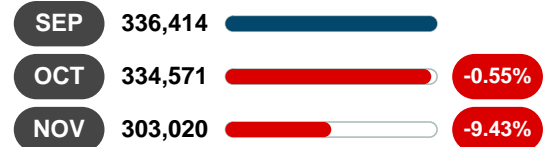
AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
$150,000 and less	8	10.13%	131,087	87,500	143,475	0	0
$150,001 $175,000	5	6.33%	164,960	155,000	161,200	149,900	0
$175,001 $200,000	11	13.92%	191,754	198,500	190,161	191,467	0
$200,001 $300,000	24	30.38%	248,458	225,300	244,747	267,647	0
$300,001 $375,000	13	16.46%	345,745	0	350,188	340,562	0
$375,001 $500,000	11	13.92%	449,502	0	435,029	453,233	0
$500,001 and up	7	8.86%	650,512	0	485,000	675,917	587,000
Average List Price	303,020			172,057	257,852	387,872	587,000
Total Closed Units	79	100%	303,020	7	43	27	2
Total Closed Volume	23,938,558			1.20M	11.09M	10.47M	1.17M

November 2023

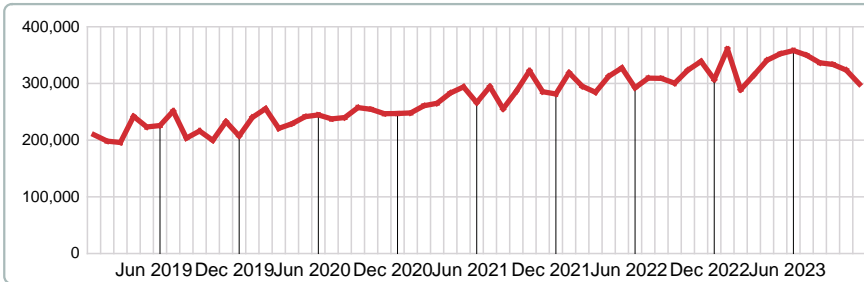**RE DATUM**

Area Delimited by County Of Rogers - Residential Property Type

MLS technology | INC

AVERAGE SOLD PRICE AT CLOSING

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

NOVEMBER

2019	2020	2021	2022	2023
232,625	246,661	285,413	338,960	298,909

2023: 1 Year -11.82% | 2 Year +4.73%

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
219,378	242,675	279,337	309,083	334,654

2023: 1 Year +8.27% | 2 Year +19.80%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2019 Dec 2019 Jun 2020 Dec 2020 Jun 2021 Dec 2021 Jun 2022 Dec 2022 Jun 2023
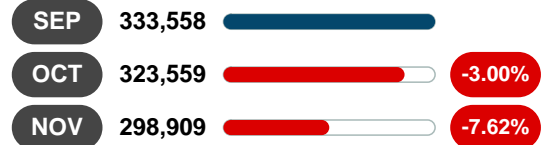
3 MONTHS   5 year NOV AVG = 280,514

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

Average Sold Price at Closing this month at **298,909**
above the 5 yr NOV average of **280,514**

SEP	333,558	
OCT	323,559	-3.00%
NOV	298,909	-7.62%

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	6	7.59%	114,500	77,500	133,000	0	0
$150,001 $175,000	6	7.59%	160,567	165,000	160,350	157,000	0
$175,001 $200,000	12	15.19%	188,708	199,000	186,000	192,500	0
$200,001 $300,000	24	30.38%	247,310	232,000	242,120	267,938	0
$300,001 $375,000	13	16.46%	335,324	0	339,973	329,899	0
$375,001 $500,000	10	12.66%	436,672	0	427,554	442,750	0
$500,001 and up	8	10.13%	629,698	0	520,000	673,017	576,250
Average Sold Price	298,909			173,571	253,564	383,078	576,250
Total Closed Units	79	100%	298,909	7	43	27	2
Total Closed Volume	23,613,840			1.22M	10.90M	10.34M	1.15M

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

November 2023

RE DATUM

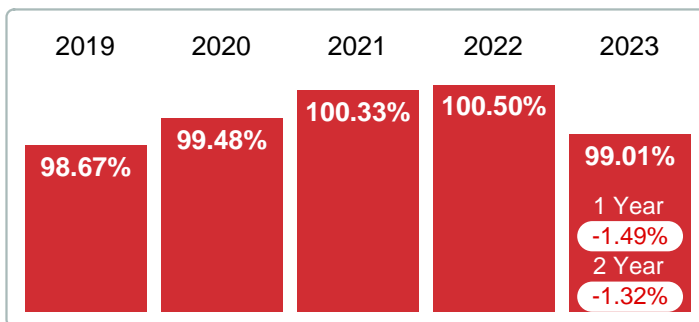Area Delimited by County Of Rogers - Residential Property Type

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AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

NOVEMBER

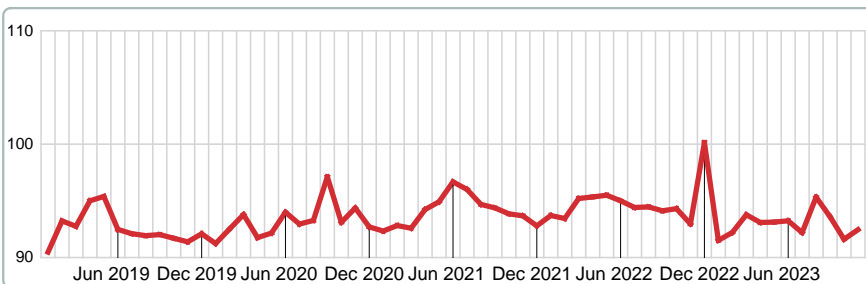| 2019	2020	2021	2022	2023
97.38%	100.37%	99.68%	98.97%	98.46%

2023: 1 Year -0.51% 2 Year -1.22%

YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
98.67%	99.48%	100.33%	100.50%	99.01%

2023: 1 Year -1.49% 2 Year -1.32%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2019 Dec 2019 Jun 2020 Dec 2020 Jun 2021 Dec 2021 Jun 2022 Dec 2022 Jun 2023
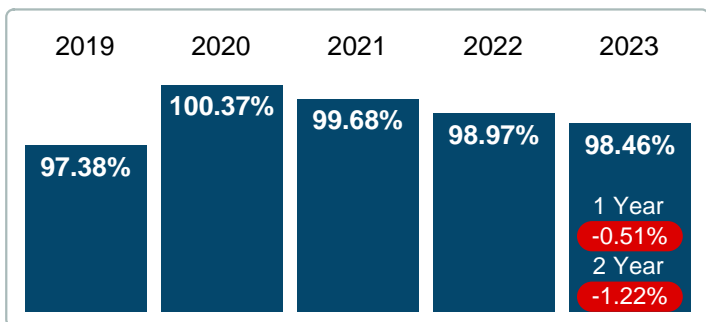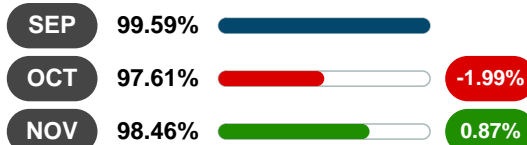
3 MONTHS

5 year NOV AVG = 98.97%

High Dec 2022 106.13%   Low Jan 2019 96.48%

Average Sold/List Ratio this month at **98.46%**
below the 5 yr NOV average of **98.97%**

SEP	99.59%	
OCT	97.61%	-1.99%
NOV	98.46%	0.87%

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 — 6	7.59%	90.68%	86.67%	92.69%	0.00%	0.00%
$150,001 $175,000 — 6	7.59%	101.67%	106.45%	99.71%	104.74%	0.00%
$175,001 $200,000 — 12	15.19%	98.84%	100.25%	97.93%	100.80%	0.00%
$200,001 $300,000 — 24	30.38%	99.76%	103.00%	98.98%	100.09%	0.00%
$300,001 $375,000 — 13	16.46%	97.06%	0.00%	97.15%	96.95%	0.00%
$375,001 $500,000 — 10	12.66%	98.03%	0.00%	98.45%	97.76%	0.00%
$500,001 and up — 8	10.13%	100.21%	0.00%	107.22%	99.63%	98.14%
Average Sold/List Ratio	98.50%		98.44%	98.11%	99.04%	98.14%
Total Closed Units	79	100% / 98.50%	7	43	27	2
Total Closed Volume	23,613,840		1.22M	10.90M	10.34M	1.15M

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

November 2023

Area Delimited by County Of Rogers - Residential Property Type

RE DATUM

MLS technology | INC

MARKET SUMMARY

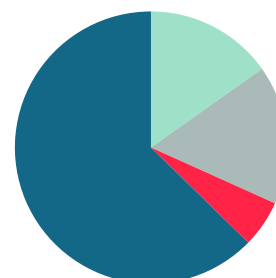Report produced on Dec 11, 2023 for MLS Technology Inc.

INVENTORY
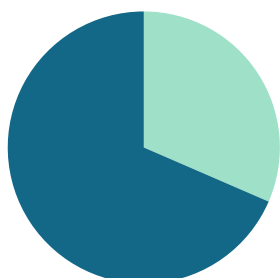
Inventory

New Listings
138 = 31.51%

Start Inventory
300

Total Inventory Units
438

Volume
$206,566,639

Market Activity

Closed Sales
79 = 15.19%

Pending Sales
86 = 16.54%

Other Off Market
29 = 5.58%

Active Inventory
326 = 62.69%

MARKET ACTIVITY

Compared	November			Year to Date		
Metrics	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	91	79	-13.19%	1,429	1,179	-17.49%
Pending Sales	81	86	6.17%	1,373	1,209	-11.94%
New Listings	108	138	27.78%	1,723	1,606	-6.79%
Average List Price	341,431	303,020	-11.25%	309,616	339,315	9.59%
Average Sale Price	338,960	298,909	-11.82%	309,083	334,654	8.27%
Average Percent of Selling Price to List Price	98.97%	98.46%	-0.51%	100.50%	99.01%	-1.49%
Average Days on Market to Sale	24.14	30.41	25.94%	19.00	33.69	77.29%
Monthly Inventory	273	326	19.41%	273	326	19.41%
Months Supply of Inventory	2.07	3.09	49.36%	2.07	3.09	49.36%

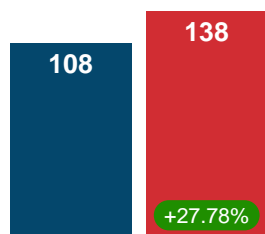**Absorption:** Last 12 months, an Average of **106** Sales/Month   **Inventory** on November 30, 2023 = **326**   **2022** **2023**
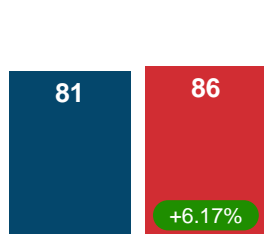
NOVEMBER MARKET
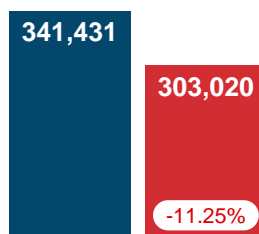
New Listings
108 / 138 (+27.78%)

Pending Listings
81 / 86 (+6.17%)

AVERAGE PRICES

List Price
341,431 / 303,020 (-11.25%)

Sale Price
338,960 / 298,909 (-11.82%)
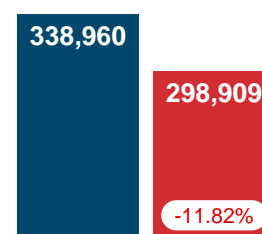
INVENTORY

Active Inventory
273 / 326 (+19.41%)
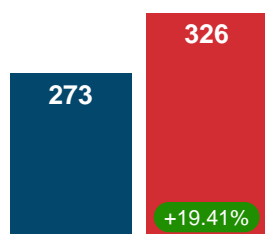
Monthly Supply of Inventory
2.07 / 3.09 (+49.36%)

AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio
98.97% / 98.46% (-0.51%)

Days on Market
24.14 / 30.41 (+25.94%)

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