



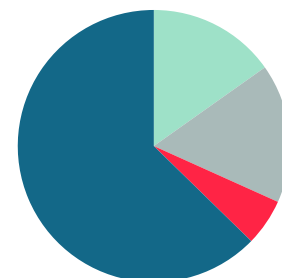
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	299,000	254,900	-14.75%
Median Sale Price	285,490	260,000	-8.93%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	14.00	75.00%
End of Month Inventory	273	326	19.41%
Months Supply of Inventory	2.07	3.09	49.36%



■ Closed (15.19%)
■ Pending (16.54%)
■ Other OffMarket (5.58%)
■ Active (62.69%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of November 30, 2023 = **326**

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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **8.93%** in November 2023 to \$260,000 versus the previous year at \$285,490.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 6.00 days or **75.00%** in November 2023 compared to last year's same month at **8.00** DOM.

Sales Success for November 2023 is Positive

Overall, with Median 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 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

November 2023



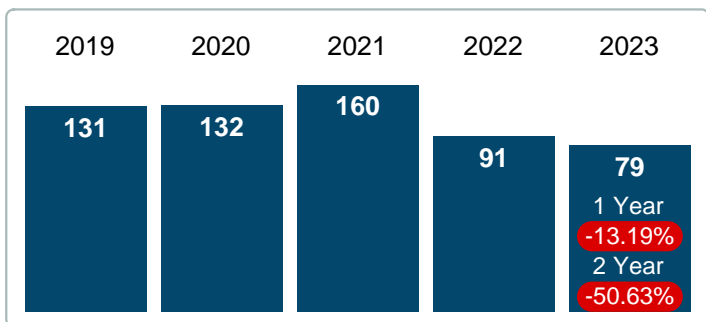
Area Delimited by County Of Rogers - Residential Property Type



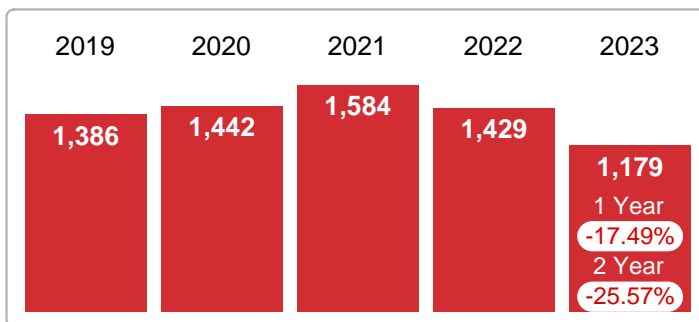
CLOSED LISTINGS

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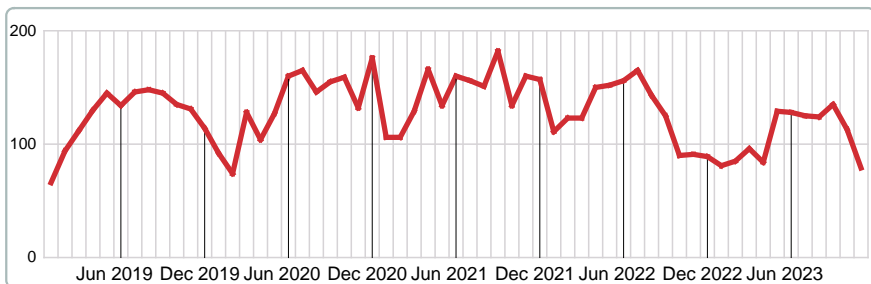
NOVEMBER



YEAR TO DATE (YTD)

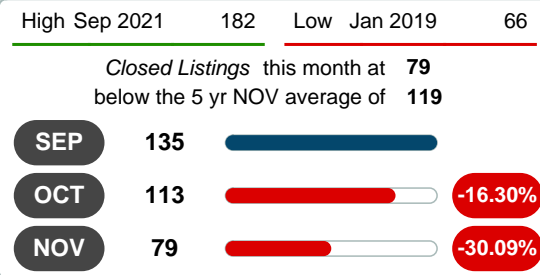


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 119



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	6	7.59%	11.5	2	4	0	0
\$150,001 - \$175,000	6	7.59%	4.5	1	4	1	0
\$175,001 - \$200,000	12	15.19%	17.0	1	8	3	0
\$200,001 - \$300,000	24	30.38%	9.5	3	15	6	0
\$300,001 - \$375,000	13	16.46%	20.0	0	7	6	0
\$375,001 - \$500,000	10	12.66%	14.5	0	4	6	0
\$500,001 and up	8	10.13%	43.5	0	1	5	2
Total Closed Units	79			7	43	27	2
Total Closed Volume	23,613,840	100%	14.0	1.22M	10.90M	10.34M	1.15M
Median Closed Price	\$260,000			\$199,000	\$229,900	\$335,000	\$576,250

November 2023



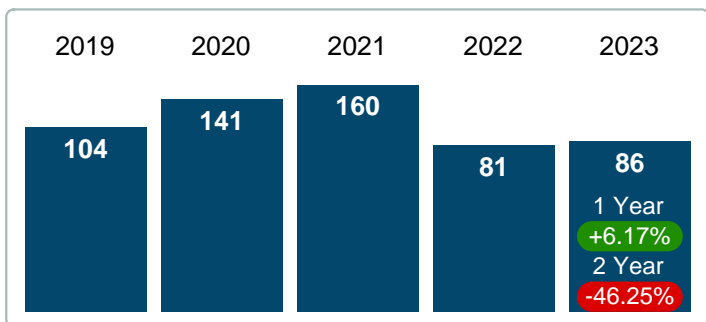
Area Delimited by County Of Rogers - Residential Property Type



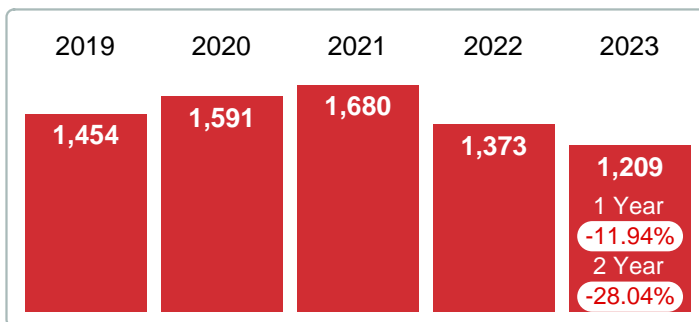
PENDING LISTINGS

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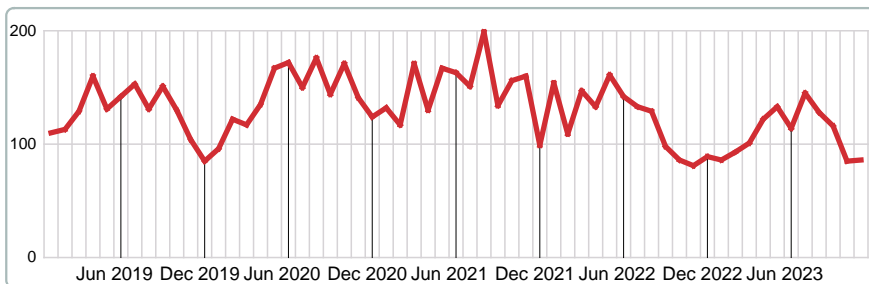
NOVEMBER



YEAR TO DATE (YTD)

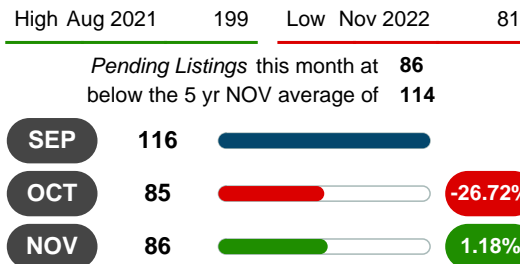


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 114



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	5.81%	30.0	1	4	0	0
\$125,001 - \$175,000	11	12.79%	12.0	2	7	2	0
\$175,001 - \$225,000	17	19.77%	13.0	1	16	0	0
\$225,001 - \$325,000	17	19.77%	14.0	0	13	4	0
\$325,001 - \$425,000	17	19.77%	19.0	0	8	9	0
\$425,001 - \$525,000	8	9.30%	55.0	0	3	5	0
\$525,001 and up	11	12.79%	42.0	0	3	6	2
Total Pending Units	86			4	54	26	2
Total Pending Volume	27,476,120	100%	18.5	502.40K	14.24M	11.32M	1.42M
Median Listing Price	\$294,500			\$132,000	\$227,000	\$419,250	\$708,500

November 2023



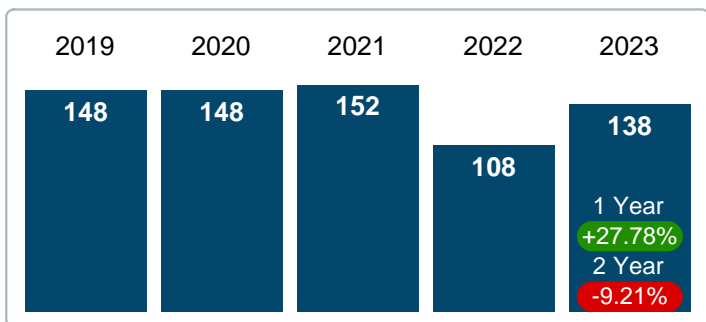
Area Delimited by County Of Rogers - Residential Property Type



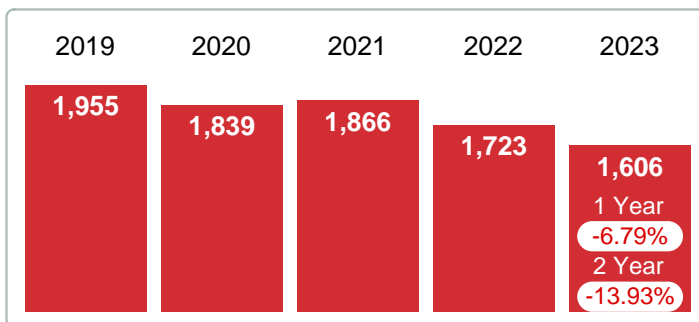
NEW LISTINGS

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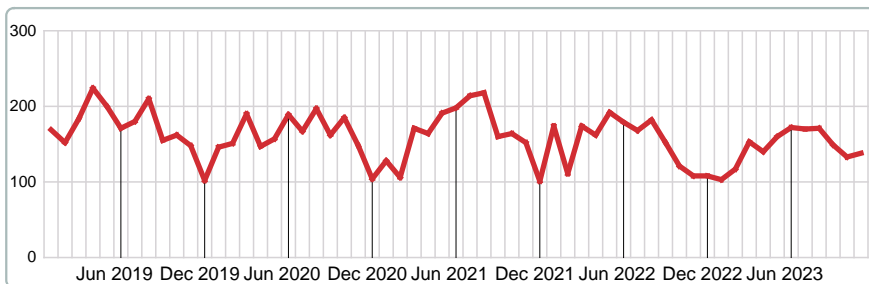
NOVEMBER



YEAR TO DATE (YTD)

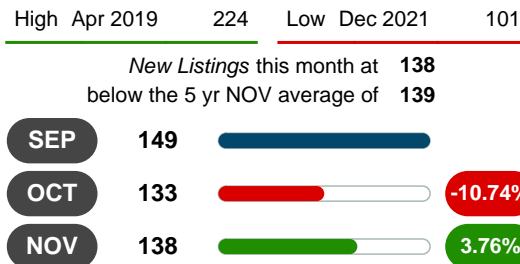


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 139



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
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
Median New Listed Listing Price	\$342,450		\$137,500	\$233,500	\$487,450	\$499,500

November 2023



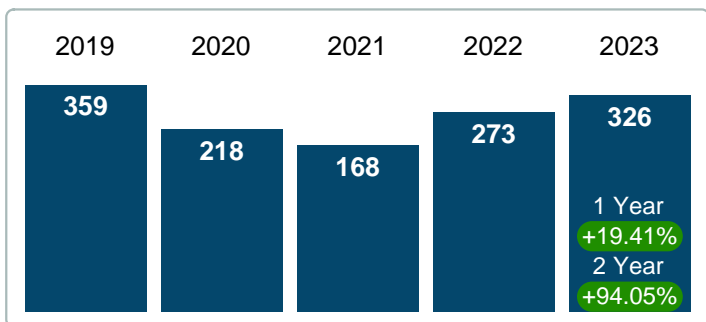
Area Delimited by County Of Rogers - Residential Property Type



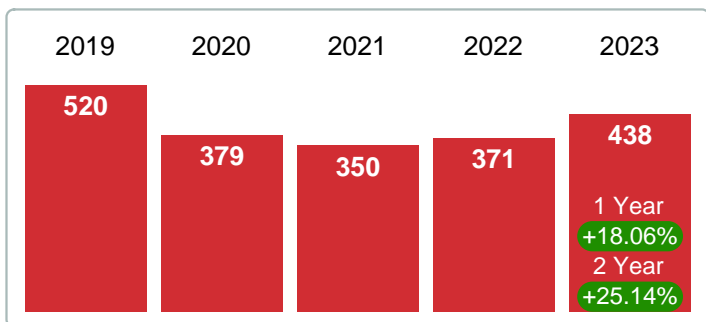
ACTIVE INVENTORY

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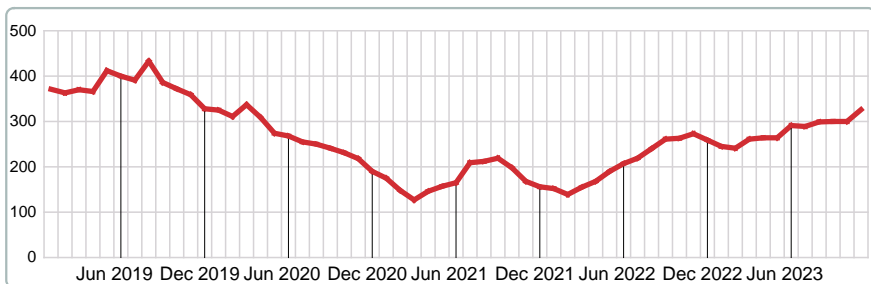
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

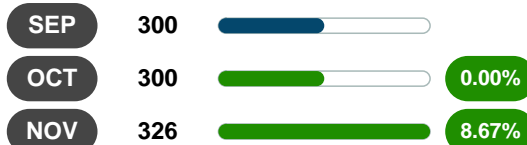


3 MONTHS

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**



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	30	9.20%	51.0	10	14	6	0	
\$175,001 - \$250,000	35	10.74%	57.0	1	29	5	0	
\$250,001 - \$325,000	56	17.18%	62.5	4	28	22	2	
\$325,001 - \$475,000	77	23.62%	62.0	3	34	32	8	
\$475,001 - \$575,000	53	16.26%	52.0	1	11	33	8	
\$575,001 - \$775,000	42	12.88%	73.5	0	6	27	9	
\$775,001 and up	33	10.12%	56.0	1	5	11	16	
Total Active Inventory by Units		326		20	127	136	43	
Total Active Inventory by Volume		164,780,787	100%	59.0	5.47M	47.24M	71.26M	40.81M
Median Active Inventory Listing Price		\$422,450			\$205,400	\$299,900	\$481,000	\$613,500

November 2023



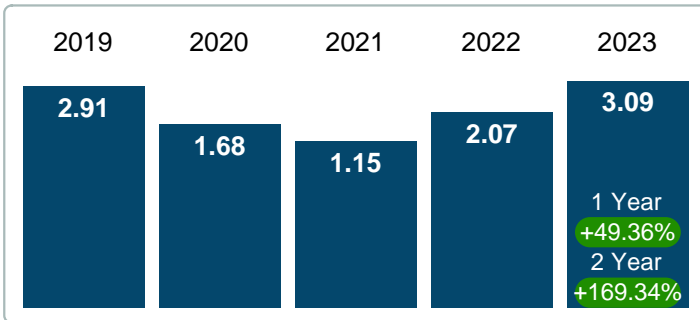
Area Delimited by County Of Rogers - Residential Property Type



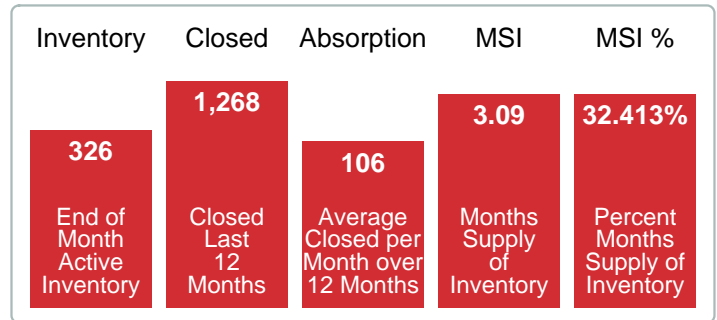
MONTHS SUPPLY of INVENTORY (MSI)

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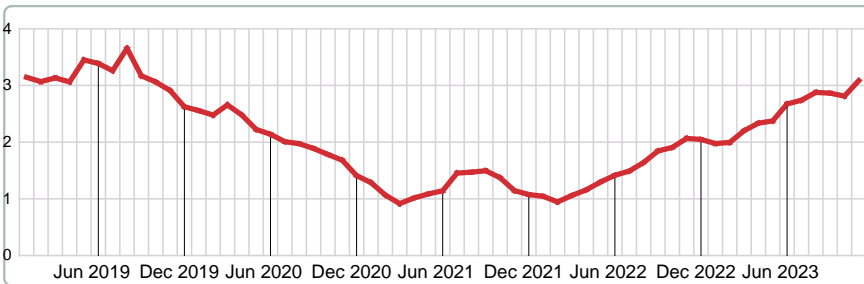
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2023



5 YEAR MARKET ACTIVITY TRENDS



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**



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
Market Supply of Inventory (MSI)			3.09	3.29	2.11	4.25	5.86
Total Active Inventory by Units		100%	326	20	127	136	43

November 2023



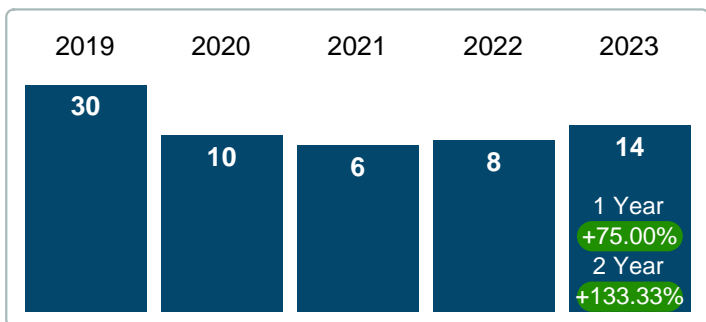
Area Delimited by County Of Rogers - Residential Property Type



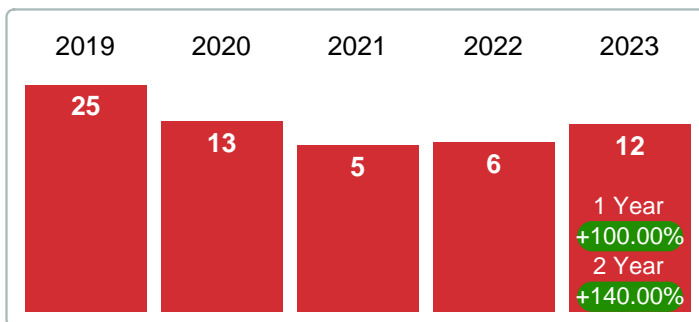
MEDIAN DAYS ON MARKET TO SALE

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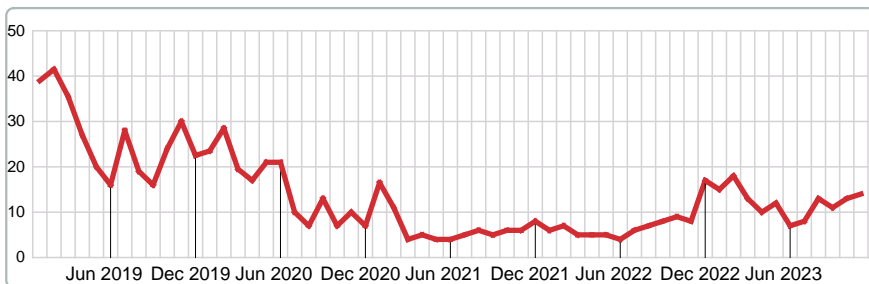
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

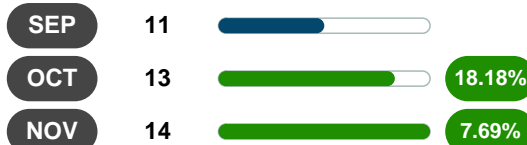


3 MONTHS

5 year NOV AVG = 14

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 14 equal to 5 yr NOV average of 14



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
\$150,000 and less	7.59%	12	31	8	0	0
\$150,001 - \$175,000	7.59%	5	3	5	16	0
\$175,001 - \$200,000	15.19%	17	13	30	3	0
\$200,001 - \$300,000	30.38%	10	7	10	13	0
\$300,001 - \$375,000	16.46%	20	0	20	26	0
\$375,001 - \$500,000	12.66%	15	0	33	13	0
\$500,001 and up	10.13%	44	0	2	33	110
Median Closed DOM		14	11	12	15	110
Total Closed Units	100%	79	7	43	27	2
Total Closed Volume		23,613,840	1.22M	10.90M	10.34M	1.15M

November 2023



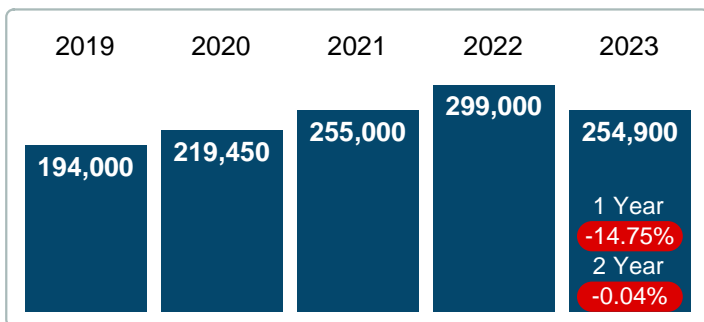
Area Delimited by County Of Rogers - Residential Property Type



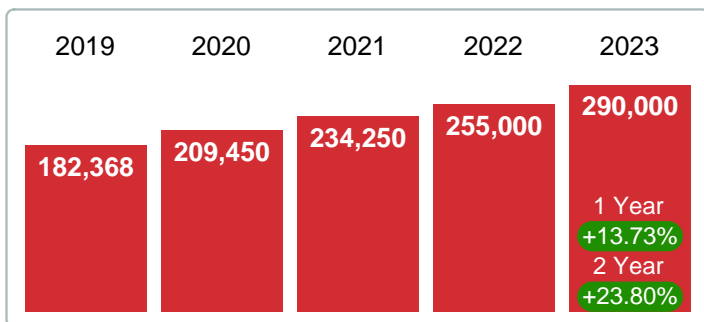
MEDIAN LIST PRICE AT CLOSING

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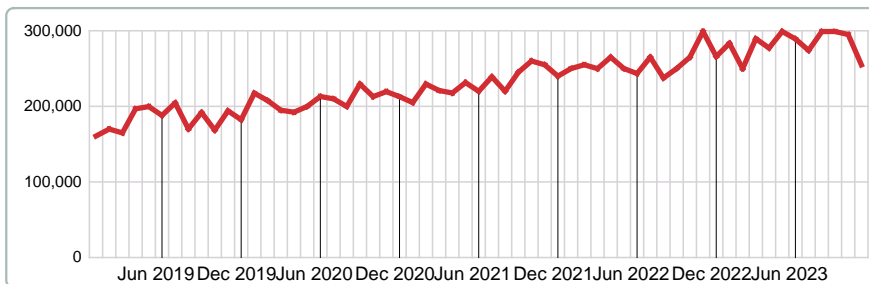
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

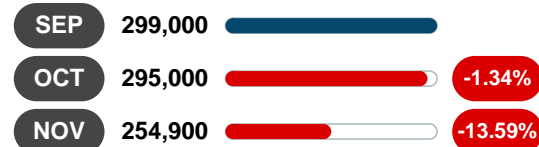


3 MONTHS

5 year NOV AVG = 244,470

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

Median List Price at Closing this month at **254,900** above the 5 yr NOV average of **244,470**



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
\$150,000 and less	10.13%	144,500	87,500	149,000	149,900	0
\$150,001 - \$175,000	6.33%	160,000	155,000	167,450	0	0
\$175,001 - \$200,000	13.92%	194,990	198,500	194,995	182,200	0
\$200,001 - \$300,000	30.38%	245,500	225,000	240,500	272,990	0
\$300,001 - \$375,000	16.46%	348,814	0	349,000	335,000	0
\$375,001 - \$500,000	13.92%	469,900	0	469,900	456,250	0
\$500,001 and up	8.86%	600,000	0	0	675,000	587,000
Median List Price		254,900	198,500	225,000	345,000	587,000
Total Closed Units		79	7	43	27	2
Total Closed Volume		23,938,558	1.20M	11.09M	10.47M	1.17M

November 2023



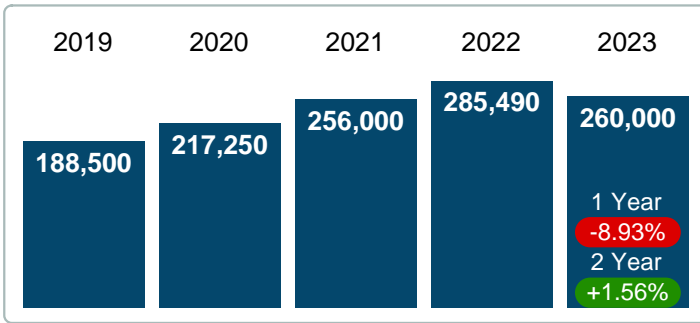
Area Delimited by County Of Rogers - Residential Property Type



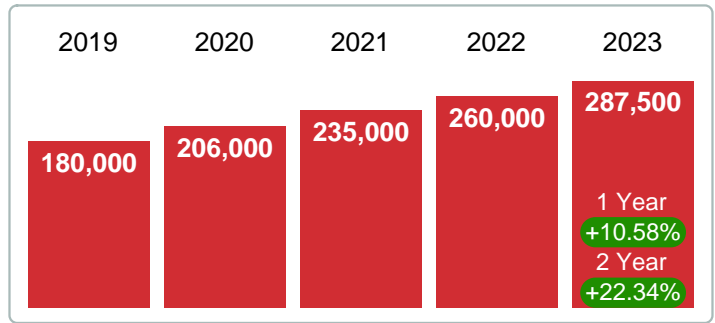
MEDIAN SOLD PRICE AT CLOSING

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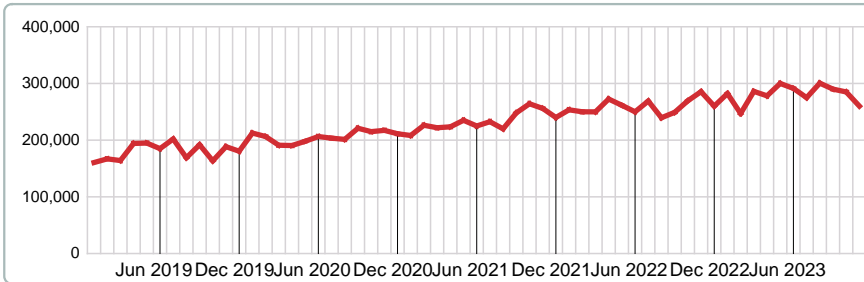
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

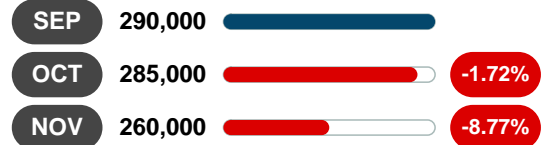


3 MONTHS

5 year NOV AVG = 241,448

High Aug 2023 300,500 Low Jan 2019 160,493

Median Sold Price at Closing this month at **260,000** above the 5 yr NOV average of **241,448**



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
\$150,000 and less	7.59%	123,750	77,500	135,000	0	0
\$150,001 - \$175,000	7.59%	160,000	165,000	160,000	157,000	0
\$175,001 - \$200,000	15.19%	187,500	199,000	184,500	192,500	0
\$200,001 - \$300,000	30.38%	247,500	221,000	235,000	274,445	0
\$300,001 - \$375,000	16.46%	335,000	0	347,000	325,004	0
\$375,001 - \$500,000	12.66%	441,250	0	427,500	448,750	0
\$500,001 and up	10.13%	592,500	0	520,000	675,000	576,250
Median Sold Price		260,000	199,000	229,900	335,000	576,250
Total Closed Units	100%	260,000	7	43	27	2
Total Closed Volume		23,613,840	1.22M	10.90M	10.34M	1.15M

November 2023



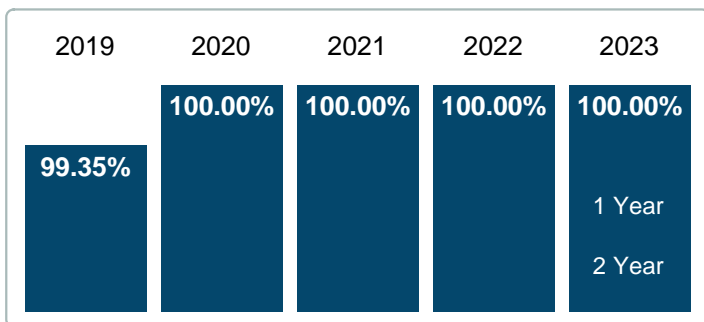
Area Delimited by County Of Rogers - Residential Property Type



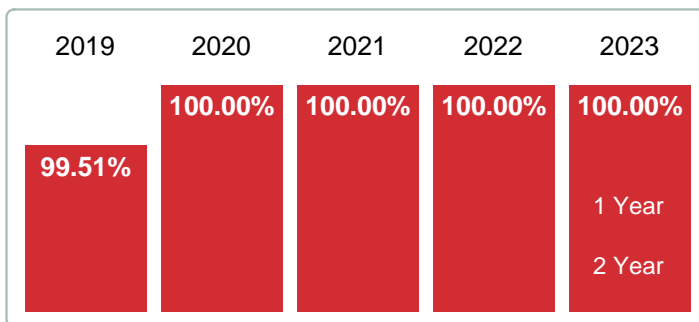
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99.87%

High Nov 2023 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr NOV average of **99.87%**

SEP 100.00%
 OCT 100.00%
 NOV 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
\$150,000 and less	6	7.59%	95.03%	86.67%	95.03%	0.00%	0.00%
\$150,001 - \$175,000	6	7.59%	103.54%	106.45%	101.17%	104.74%	0.00%
\$175,001 - \$200,000	12	15.19%	100.00%	100.25%	100.00%	102.83%	0.00%
\$200,001 - \$300,000	24	30.38%	100.00%	106.12%	100.00%	100.00%	0.00%
\$300,001 - \$375,000	13	16.46%	97.33%	0.00%	97.33%	97.45%	0.00%
\$375,001 - \$500,000	10	12.66%	97.82%	0.00%	98.23%	97.36%	0.00%
\$500,001 and up	8	10.13%	99.67%	0.00%	107.22%	100.00%	98.14%
Median Sold/List Ratio		100.00%		100.25%	100.00%	98.57%	98.14%
Total Closed Units		79	100%	7	43	27	2
Total Closed Volume		23,613,840		1.22M	10.90M	10.34M	1.15M

November 2023



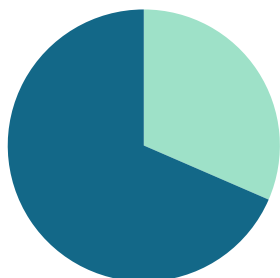
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

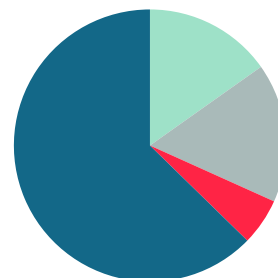


Inventory
 New Listings
138 = 31.51%
 Start Inventory
300
 Total Inventory Units
438
 Volume
\$206,566,639

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 Metrics	November			Year to Date		
	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%
Median List Price	299,000	254,900	-14.75%	255,000	290,000	13.73%
Median Sale Price	285,490	260,000	-8.93%	260,000	287,500	10.58%
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	8.00	14.00	75.00%	6.00	12.00	100.00%
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

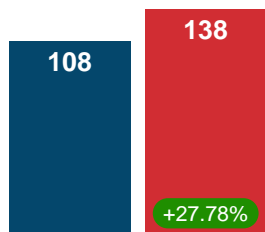
Inventory on November 30, 2023 = **326**

2022 **2023**

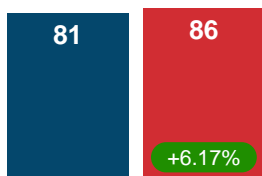
NOVEMBER MARKET

MEDIAN PRICES

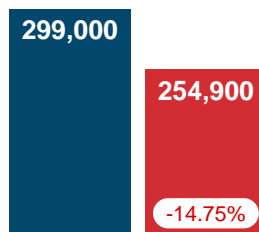
New Listings



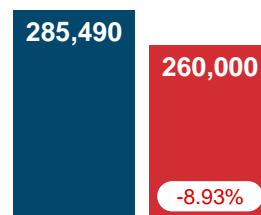
Pending Listings



List Price



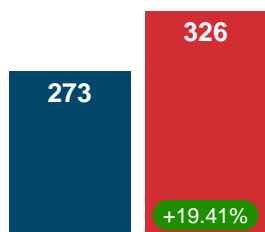
Sale Price



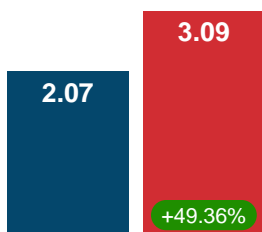
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

