



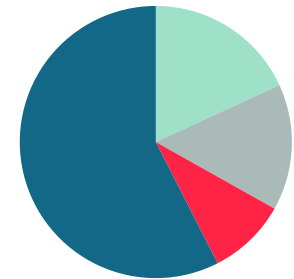
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2024 for MLS Technology Inc.

Compared Metrics	December		
	2022	2023	+/-%
Closed Listings	89	93	4.49%
Pending Listings	89	77	-13.48%
New Listings	108	90	-16.67%
Average List Price	302,460	304,789	0.77%
Average Sale Price	307,127	300,609	-2.12%
Average Percent of Selling Price to List Price	106.13%	100.42%	-5.39%
Average Days on Market to Sale	25.30	38.23	51.07%
End of Month Inventory	259	295	13.90%
Months Supply of Inventory	2.05	2.78	35.93%



■ Closed (18.13%)
■ Pending (15.01%)
■ Other OffMarket (9.36%)
■ Active (57.50%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of December 31, 2023 = **295**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2023 rose **13.90%** to 295 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 **2.78** 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 **2.12%** in December 2023 to \$300,609 versus the previous year at \$307,127.

Average Days on Market Lengthens

The average number of **38.23** days that homes spent on the market before selling increased by 12.92 days or **51.07%** in December 2023 compared to last year's same month at **25.30** DOM.

Sales Success for December 2023 is Positive

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

There were 90 New Listings in December 2023, down **16.67%** from last year at 108. Furthermore, there were 93 Closed Listings this month versus last year at 89, a **4.49%** increase.

Closed versus Listed trends yielded a **103.3%** ratio, up from previous year's, December 2022, at **82.4%**, a **25.39%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

December 2023



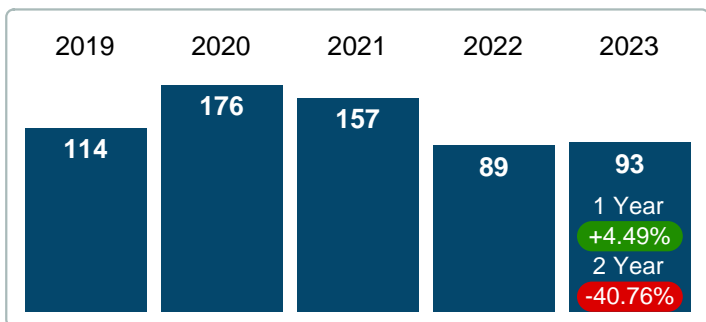
Area Delimited by County Of Rogers - Residential Property Type



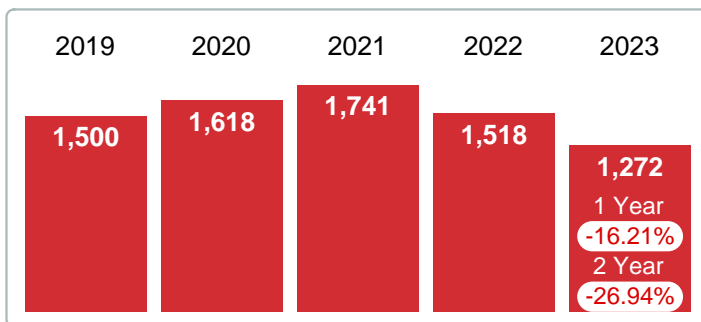
CLOSED LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

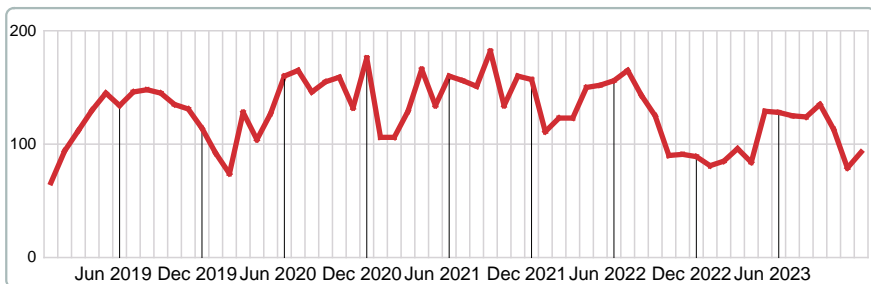
DECEMBER



YEAR TO DATE (YTD)

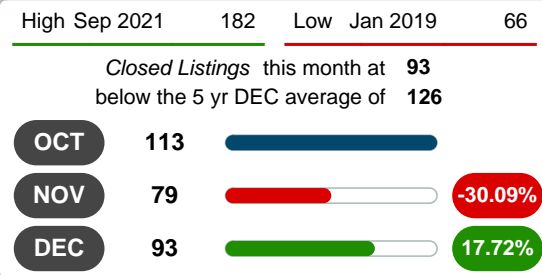


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 126



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	6.45%	13.3	3	3	0	0
\$125,001 - \$175,000	11	11.83%	13.6	2	7	2	0
\$175,001 - \$225,000	17	18.28%	21.9	0	17	0	0
\$225,001 - \$275,000	21	22.58%	29.7	1	13	7	0
\$275,001 - \$400,000	15	16.13%	28.7	1	8	6	0
\$400,001 - \$525,000	13	13.98%	62.3	0	2	9	2
\$525,001 and up	10	10.75%	108.8	0	2	7	1
Total Closed Units	93			7	52	31	3
Total Closed Volume	27,956,637	100%	38.2	1.03M	12.94M	12.47M	1.52M
Average Closed Price	\$300,609			\$147,571	\$248,818	\$402,229	\$505,333

December 2023



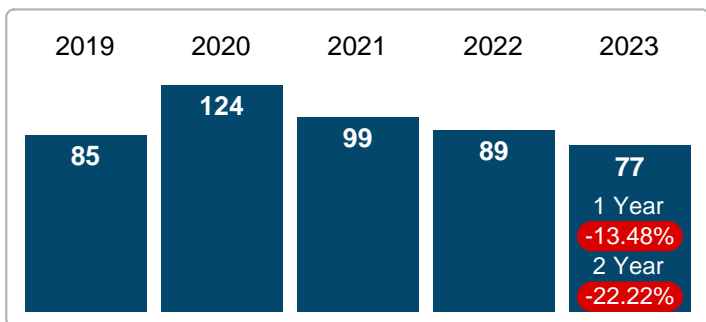
Area Delimited by County Of Rogers - Residential Property Type



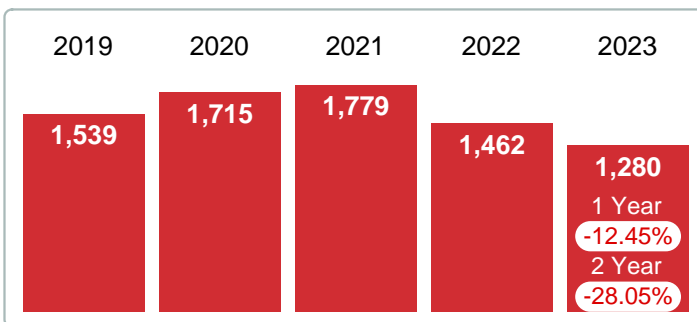
PENDING LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

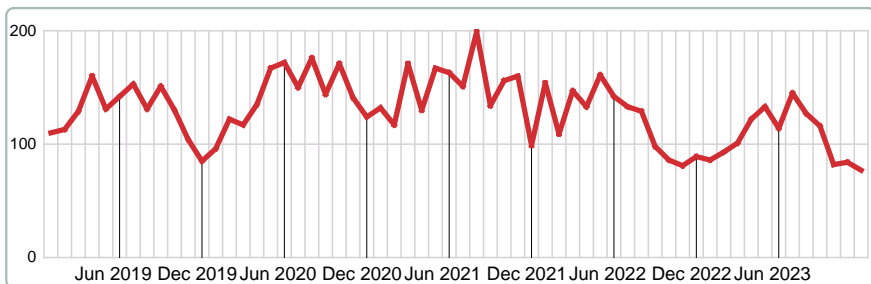
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 95

High Aug 2021 199 | Low Dec 2023 77

Pending Listings this month at 77
 below the 5 yr DEC average of 95

- OCT: 82 (2.44% increase)
- NOV: 84 (2.44% increase)
- DEC: 77 (-8.33% decrease)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	6.49%	39.0	4	1	0	0
\$100,001 - \$175,000	12	15.58%	20.9	3	9	0	0
\$175,001 - \$225,000	7	9.09%	18.0	1	6	0	0
\$225,001 - \$325,000	24	31.17%	60.6	0	16	8	0
\$325,001 - \$475,000	9	11.69%	95.4	1	3	5	0
\$475,001 - \$625,000	11	14.29%	55.1	0	2	7	2
\$625,001 and up	9	11.69%	102.3	0	1	8	0
Total Pending Units	77			9	38	28	2
Total Pending Volume	26,318,865	100%	62.8	1.26M	9.80M	14.23M	1.03M
Average Listing Price	\$304,312			\$139,644	\$257,791	\$508,340	\$516,250

December 2023



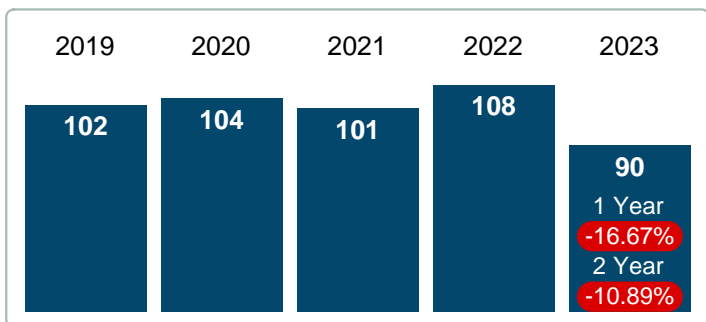
Area Delimited by County Of Rogers - Residential Property Type



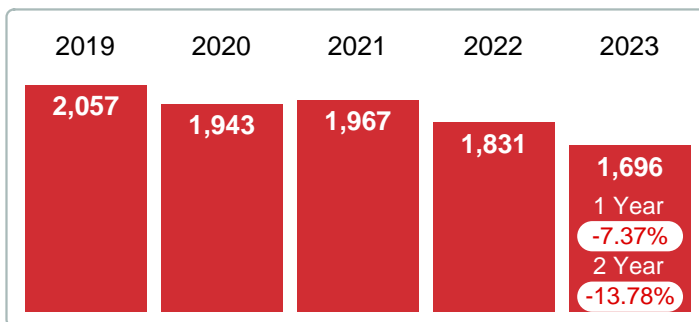
NEW LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

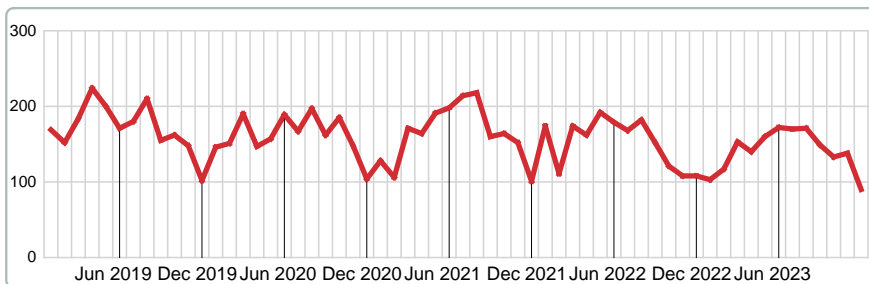
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 101

High Apr 2019 224 Low Dec 2023 90

New Listings this month at 90 below the 5 yr DEC average of 101



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	9	10.00%	3				6				0				0			
\$150,001 - \$175,000	8	8.89%	3				5				0				0			
\$175,001 - \$225,000	14	15.56%	2				11				1				0			
\$225,001 - \$400,000	24	26.67%	0				16				8				0			
\$400,001 - \$500,000	14	15.56%	1				4				6				3			
\$500,001 - \$625,000	12	13.33%	0				1				8				3			
\$625,001 and up	9	10.00%	0				2				5				2			
Total New Listed Units	90		9				45				28				8			
Total New Listed Volume	32,637,240		1.64M				12.09M				14.43M				4.47M			
Average New Listed Listing Price	\$206,000		\$182,611				\$268,735				\$515,311				\$558,996			

December 2023



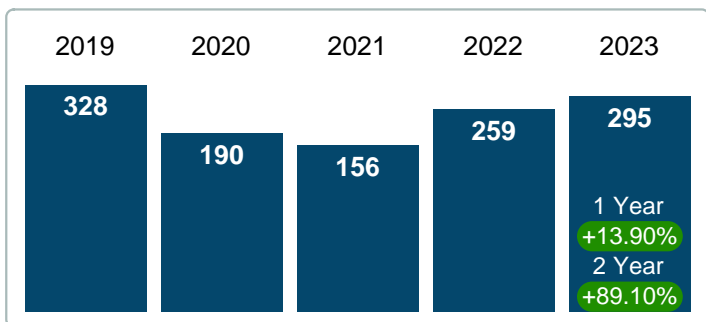
Area Delimited by County Of Rogers - Residential Property Type



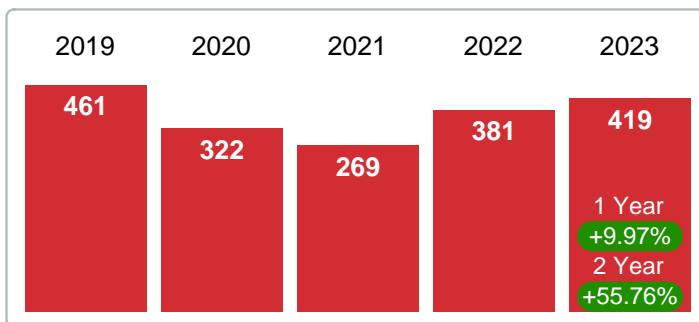
ACTIVE INVENTORY

Report produced on Jan 11, 2024 for MLS Technology Inc.

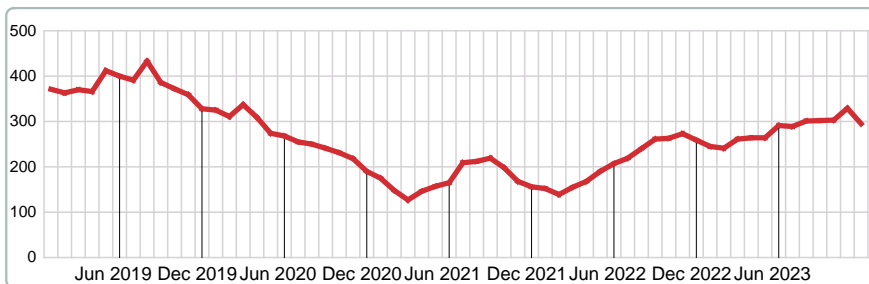
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 246

High Aug 2019 433 Low Mar 2021 127

Inventory this month at 295
above the 5 yr DEC average of 246



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	26	8.81%	67.1	8	13	5	0
\$175,001 - \$250,000	36	12.20%	59.7	2	27	7	0
\$250,001 - \$325,000	42	14.24%	84.5	2	22	16	2
\$325,001 - \$475,000	68	23.05%	86.7	2	30	27	9
\$475,001 - \$575,000	58	19.66%	95.0	1	12	38	7
\$575,001 - \$725,000	33	11.19%	92.7	0	3	24	6
\$725,001 and up	32	10.85%	89.3	0	5	8	19
Total Active Inventory by Units	295			15	112	125	43
Total Active Inventory by Volume	149,471,890	100%	84.0	3.38M	41.33M	64.06M	40.70M
Average Active Inventory Listing Price	\$506,684			\$225,387	\$369,016	\$512,508	\$946,462

December 2023



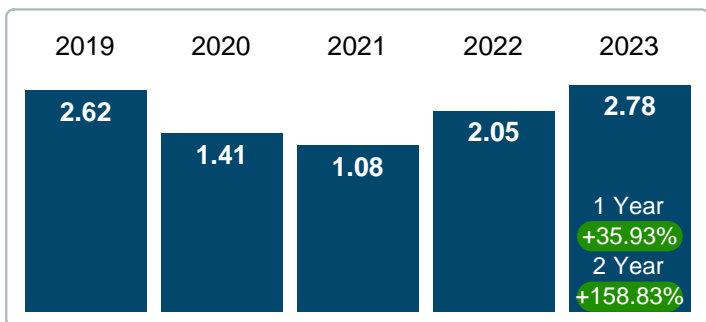
Area Delimited by County Of Rogers - Residential Property Type



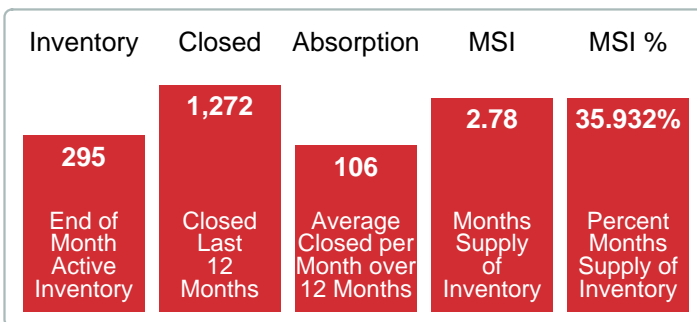
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 11, 2024 for MLS Technology Inc.

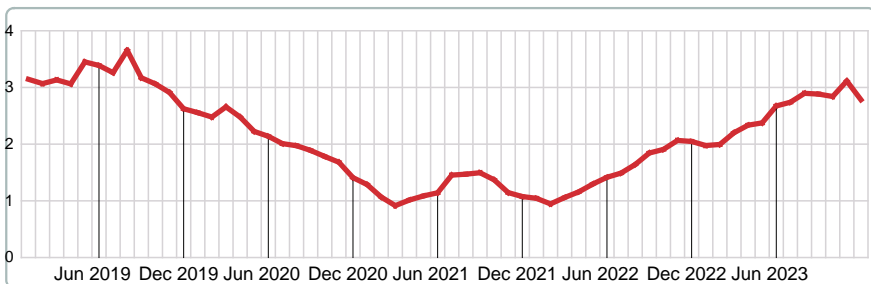
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 1.99

High Aug 2019 3.65 Low Mar 2021 0.92

Months Supply this month at 2.78 above the 5 yr DEC average of 1.99



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	26	8.81%	1.63	2.09	1.21	4.62	0.00
\$175,001 - \$250,000	36	12.20%	1.33	1.71	1.20	2.21	0.00
\$250,001 - \$325,000	42	14.24%	1.92	4.00	1.75	1.94	4.00
\$325,001 - \$475,000	68	23.05%	2.87	6.00	2.57	2.70	5.40
\$475,001 - \$575,000	58	19.66%	7.91	0.00	6.26	9.31	5.25
\$575,001 - \$725,000	33	11.19%	5.14	0.00	3.60	5.88	4.50
\$725,001 and up	32	10.85%	8.73	0.00	10.00	5.33	11.40
Market Supply of Inventory (MSI)			2.78	2.50	1.84	3.89	6.07
Total Active Inventory by Units		100%	2.78	15	112	125	43

December 2023



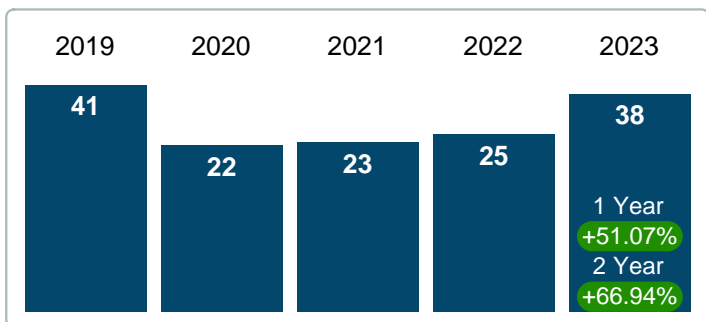
Area Delimited by County Of Rogers - Residential Property Type



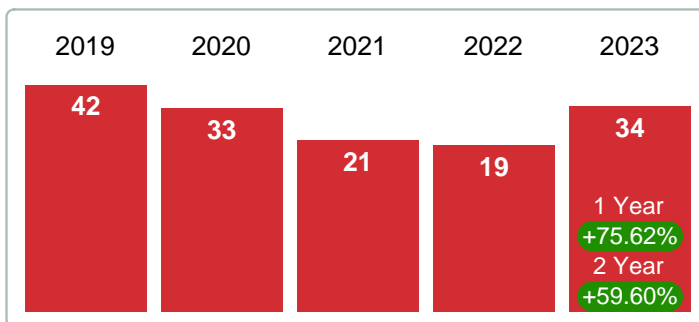
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 11, 2024 for MLS Technology Inc.

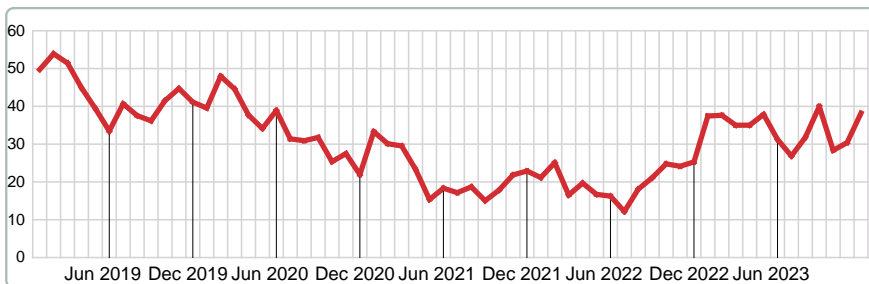
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

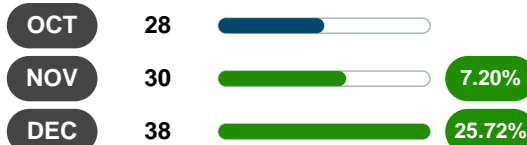


3 MONTHS

5 year DEC AVG = 30

High Feb 2019 54 Low Jul 2022 12

Average Days on Market to Sale this month at 38 above the 5 yr DEC average of 30



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	
\$125,000 and less	6.45%	13	3	23	0	0	
\$125,001 - \$175,000	11.83%	14	4	13	26	0	
\$175,001 - \$225,000	18.28%	22	0	22	0	0	
\$225,001 - \$275,000	22.58%	30	2	24	44	0	
\$275,001 - \$400,000	16.13%	29	133	17	27	0	
\$400,001 - \$525,000	13.98%	62	0	205	39	25	
\$525,001 and up	10.75%	109	0	72	133	11	
Average Closed DOM		38		22	30	58	20
Total Closed Units	100%	38		7	52	31	3
Total Closed Volume		27,956,637		1.03M	12.94M	12.47M	1.52M

December 2023



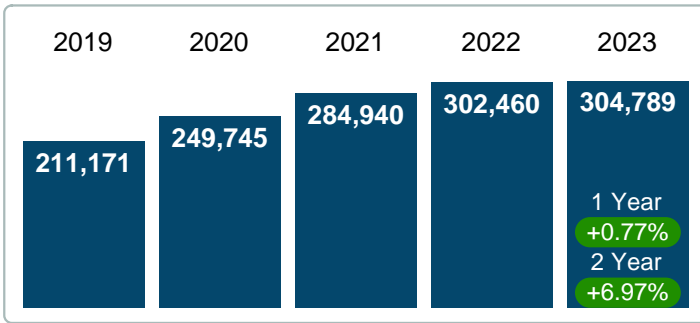
Area Delimited by County Of Rogers - Residential Property Type



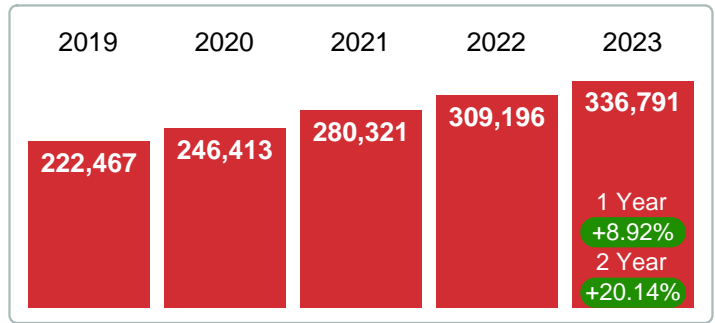
AVERAGE LIST PRICE AT CLOSING

Report produced on Jan 11, 2024 for MLS Technology Inc.

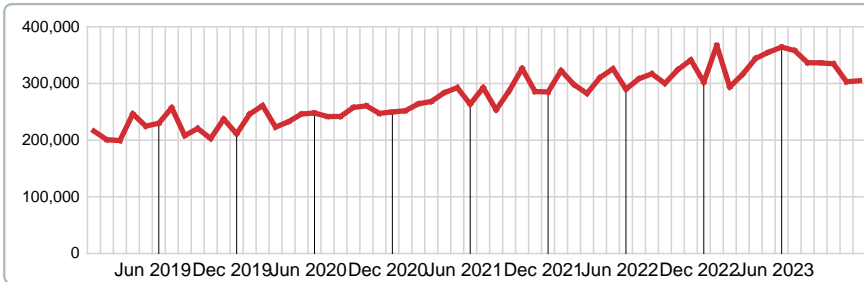
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

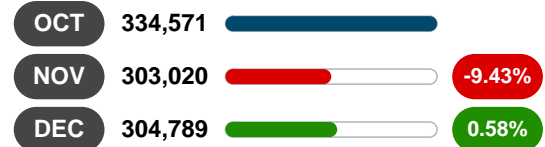


3 MONTHS

5 year DEC AVG = 270,621

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

Average List Price at Closing this month at **304,789**
above the 5 yr DEC average of **270,621**



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
\$125,000 and less	7	7.53%	81,000	83,333	72,333	0	0
\$125,001 - \$175,000	9	9.68%	150,611	132,000	151,429	160,750	0
\$175,001 - \$225,000	17	18.28%	197,085	0	199,379	0	0
\$225,001 - \$275,000	20	21.51%	250,364	285,000	248,414	264,114	0
\$275,001 - \$400,000	18	19.35%	328,511	289,000	344,125	314,400	0
\$400,001 - \$525,000	11	11.83%	453,218	0	471,450	450,267	460,000
\$525,001 and up	11	11.83%	651,508	0	682,000	664,798	619,000
Average List Price			304,789	155,429	249,149	411,699	513,000
Total Closed Units		100%	304,789	7	52	31	3
Total Closed Volume			28,345,412	1.09M	12.96M	12.76M	1.54M

December 2023



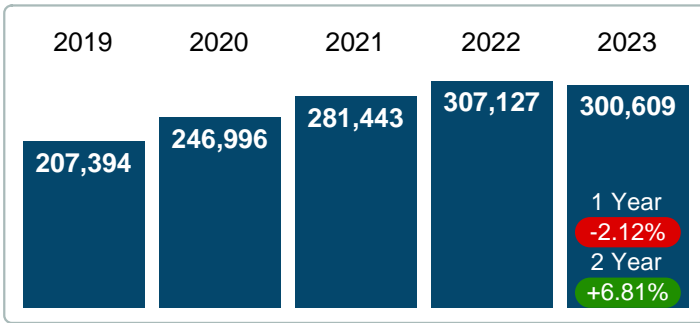
Area Delimited by County Of Rogers - Residential Property Type



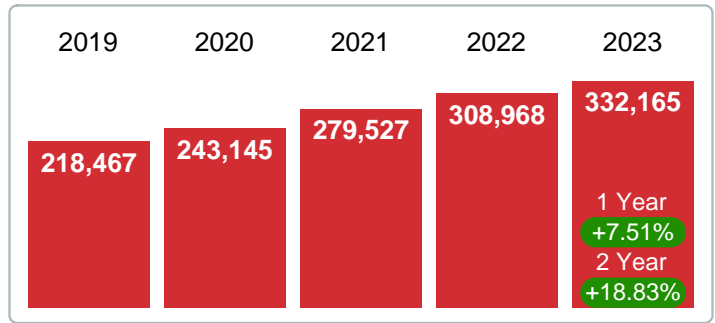
AVERAGE SOLD PRICE AT CLOSING

Report produced on Jan 11, 2024 for MLS Technology Inc.

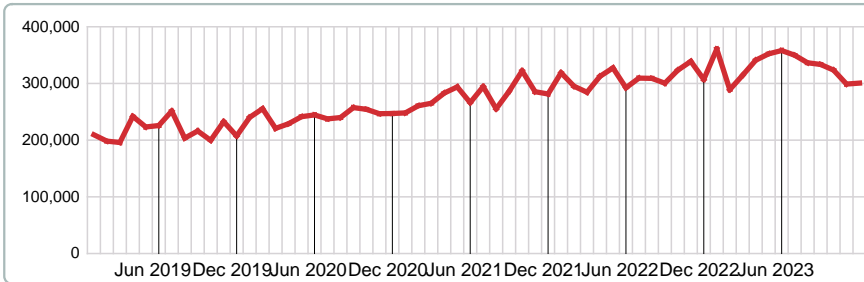
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

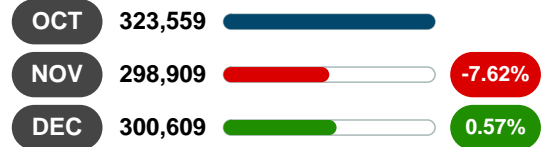


3 MONTHS

5 year DEC AVG = 268,714

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

Average Sold Price at Closing this month at **300,609** above the 5 yr DEC average of **268,714**



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
\$125,000 and less	6	6.45%	85,250	80,000	90,500	0	0
\$125,001 - \$175,000	11	11.83%	150,818	132,000	157,071	147,750	0
\$175,001 - \$225,000	17	18.28%	198,382	0	198,382	0	0
\$225,001 - \$275,000	21	22.58%	248,526	250,000	245,699	253,567	0
\$275,001 - \$400,000	15	16.13%	323,233	279,000	338,563	310,167	0
\$400,001 - \$525,000	13	13.98%	446,765	0	459,225	443,611	448,500
\$525,001 and up	10	10.75%	653,813	0	687,000	649,305	619,000
Average Sold Price			300,609	147,571	248,818	402,229	505,333
Total Closed Units		100%	300,609	7	52	31	3
Total Closed Volume			27,956,637	1.03M	12.94M	12.47M	1.52M

December 2023



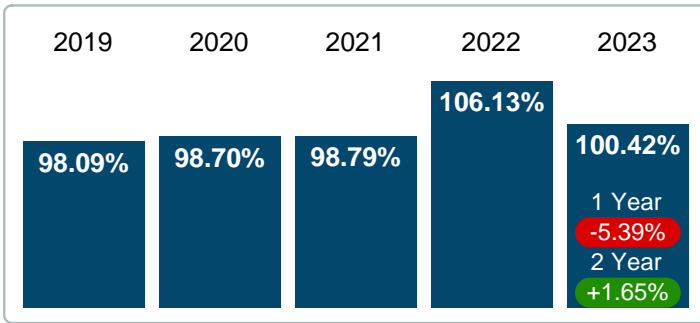
Area Delimited by County Of Rogers - Residential Property Type



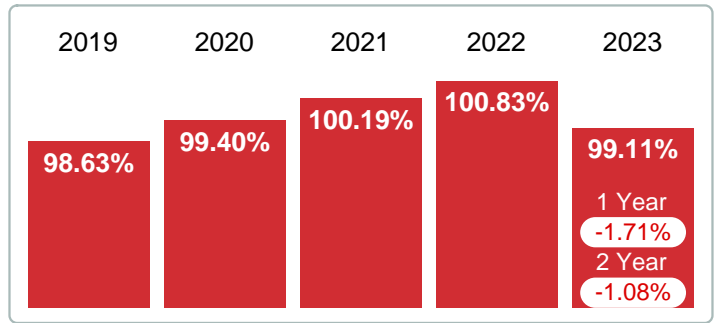
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 11, 2024 for MLS Technology Inc.

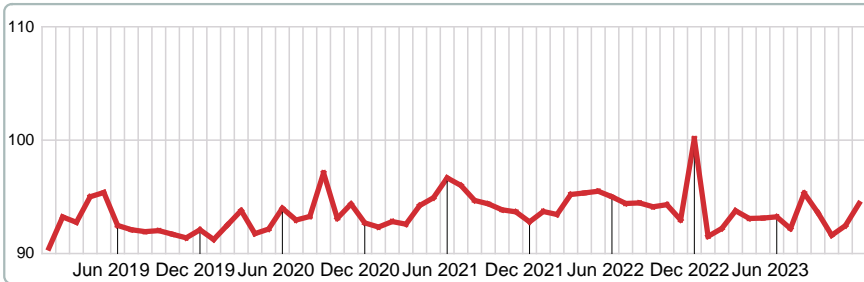
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

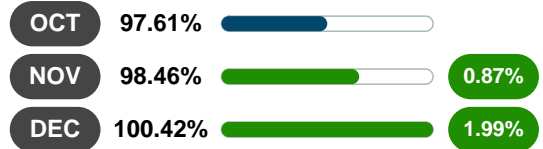


3 MONTHS

5 year DEC AVG = 100.43%

High Dec 2022 106.13% Low Jan 2019 96.48%

Average Sold/List Ratio this month at **100.42%** equal to 5 yr DEC average of **100.43%**



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
\$125,000 and less	6	6.45%	121.38%	95.56%	147.20%	0.00%	0.00%
\$125,001 - \$175,000	11	11.83%	102.47%	100.00%	106.29%	91.58%	0.00%
\$175,001 - \$225,000	17	18.28%	99.68%	0.00%	99.68%	0.00%	0.00%
\$225,001 - \$275,000	21	22.58%	97.56%	87.72%	98.96%	96.35%	0.00%
\$275,001 - \$400,000	15	16.13%	98.36%	96.54%	98.42%	98.59%	0.00%
\$400,001 - \$525,000	13	13.98%	98.29%	0.00%	97.43%	98.68%	97.39%
\$525,001 and up	10	10.75%	98.71%	0.00%	100.79%	97.92%	100.00%
Average Sold/List Ratio			100.40%	95.85%	102.89%	97.51%	98.26%
Total Closed Units		100%	100.40%	7	52	31	3
Total Closed Volume				1.03M	12.94M	12.47M	1.52M

December 2023



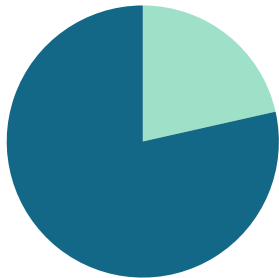
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2024 for MLS Technology Inc.

INVENTORY

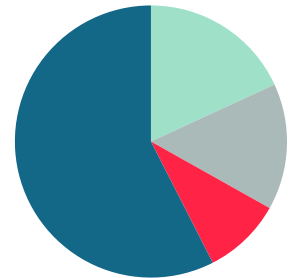


Inventory
 New Listings
90 = 21.48%
 Start Inventory
329
 Total Inventory Units
419
 Volume
\$198,335,945

Market Activity

Closed Sales
93 = 18.13%
 Pending Sales
77 = 15.01%
 Other Off Market
48 = 9.36%
 Active Inventory
295 = 57.50%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	89	93	4.49%	1,518	1,272	-16.21%
Pending Sales	89	77	-13.48%	1,462	1,280	-12.45%
New Listings	108	90	-16.67%	1,831	1,696	-7.37%
Average List Price	302,460	304,789	0.77%	309,196	336,791	8.92%
Average Sale Price	307,127	300,609	-2.12%	308,968	332,165	7.51%
Average Percent of Selling Price to List Price	106.13%	100.42%	-5.39%	100.83%	99.11%	-1.71%
Average Days on Market to Sale	25.30	38.23	51.07%	19.37	34.02	75.62%
Monthly Inventory	259	295	13.90%	259	295	13.90%
Months Supply of Inventory	2.05	2.78	35.93%	2.05	2.78	35.93%

Absorption: Last 12 months, an Average of **106** Sales/Month

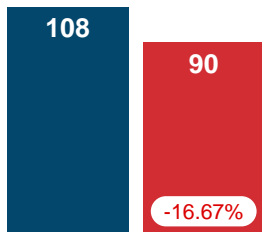
Inventory on December 31, 2023 = **295**

2022 **2023**

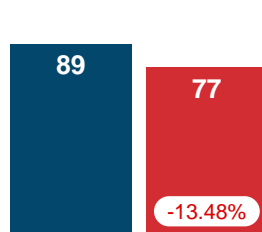
DECEMBER MARKET

AVERAGE PRICES

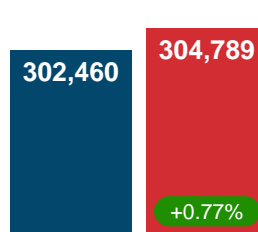
New Listings



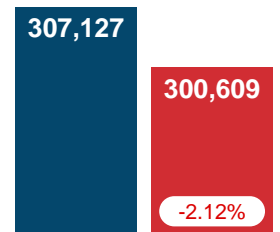
Pending Listings



List Price



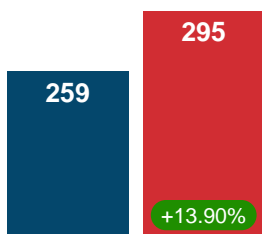
Sale Price



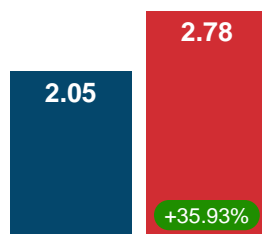
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

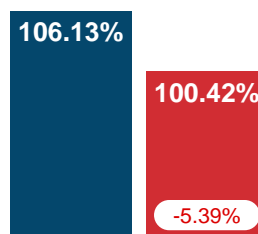
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

