

January 2024



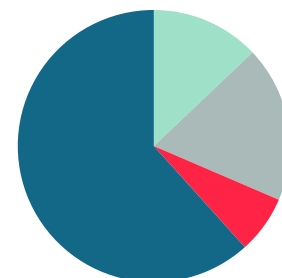
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	81	62	-23.46%
Pending Listings	86	89	3.49%
New Listings	103	113	9.71%
Average List Price	366,979	345,156	-5.95%
Average Sale Price	360,677	347,757	-3.58%
Average Percent of Selling Price to List Price	97.51%	98.93%	1.45%
Average Days on Market to Sale	37.44	50.47	34.78%
End of Month Inventory	245	296	20.82%
Months Supply of Inventory	1.98	2.83	43.36%



■ Closed (12.92%)
■ Pending (18.54%)
■ Other OffMarket (6.88%)
■ Active (61.67%)

Absorption: Last 12 months, an Average of **105** Sales/Month
Active Inventory as of January 31, 2024 = **296**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **20.82%** to 296 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 **2.83** 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 **3.58%** in January 2024 to \$347,757 versus the previous year at \$360,677.

Average Days on Market Lengthens

The average number of **50.47** days that homes spent on the market before selling increased by 13.02 days or **34.78%** in January 2024 compared to last year's same month at **37.44** DOM.

Sales Success for January 2024 is Positive

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

There were 113 New Listings in January 2024, up **9.71%** from last year at 103. Furthermore, there were 62 Closed Listings this month versus last year at 81, a **-23.46%** decrease.

Closed versus Listed trends yielded a **54.9%** ratio, down from previous year's, January 2023, at **78.6%**, a **30.23%** 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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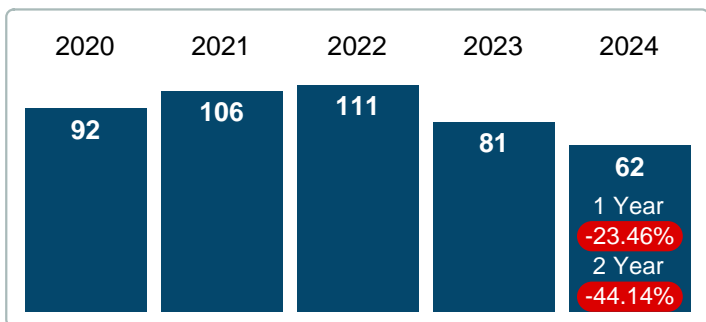
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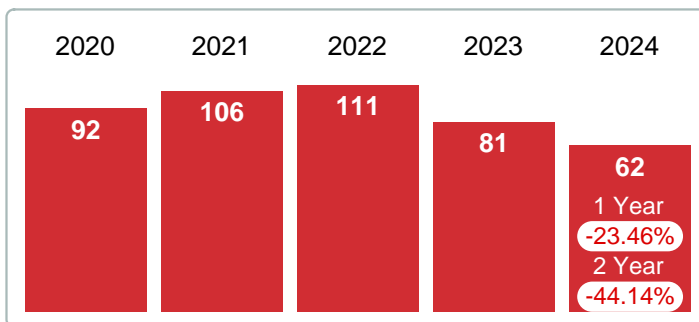
CLOSED LISTINGS

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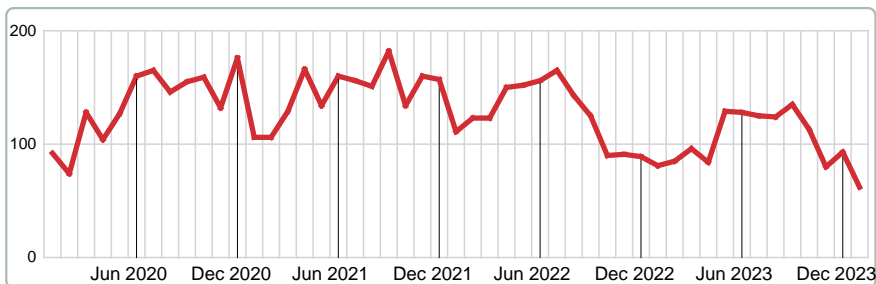
JANUARY



YEAR TO DATE (YTD)

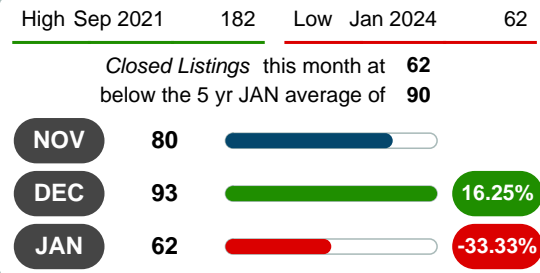


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 90



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	4	6.45%	27.5	2	2	0	0
\$150,001 - \$175,000	5	8.06%	7.4	2	3	0	0
\$175,001 - \$225,000	11	17.74%	28.7	1	10	0	0
\$225,001 - \$350,000	18	29.03%	41.4	0	12	6	0
\$350,001 - \$450,000	9	14.52%	86.6	0	5	4	0
\$450,001 - \$550,000	8	12.90%	70.8	0	3	4	1
\$550,001 and up	7	11.29%	82.1	0	1	5	1
Total Closed Units	62			5	36	19	2
Total Closed Volume	21,560,914	100%	50.5	662.00K	9.91M	9.11M	1.89M
Average Closed Price	\$347,757			\$132,400	\$275,208	\$479,285	\$942,500

January 2024



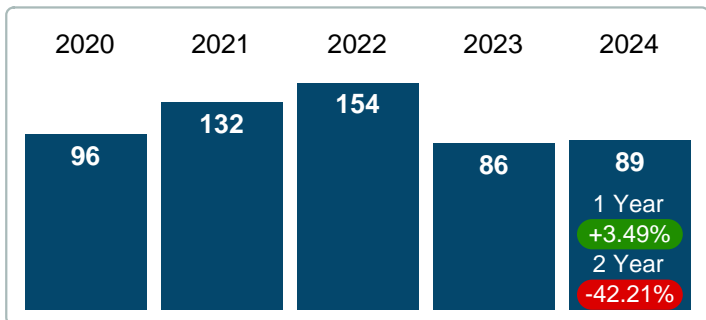
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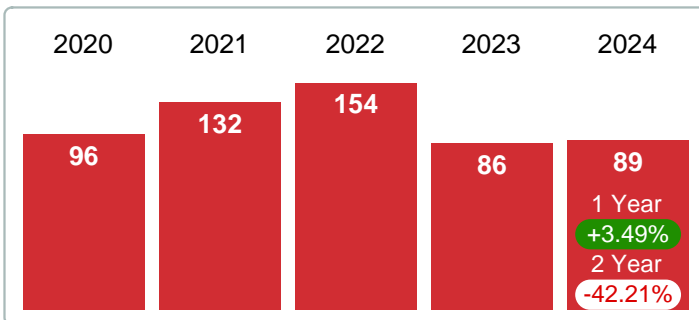
PENDING LISTINGS

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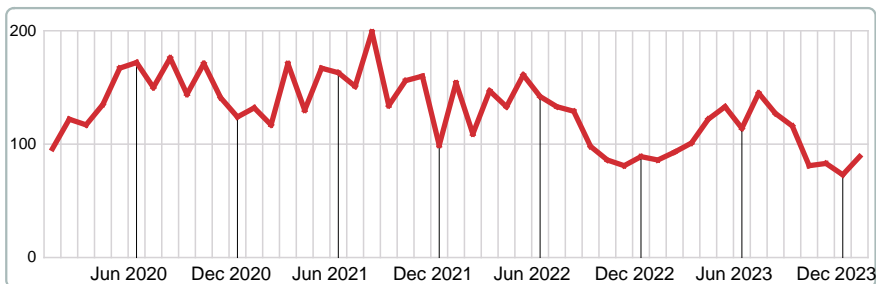
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 111

High Aug 2021 199 Low Dec 2023 73

Pending Listings this month at 89 below the 5 yr JAN average of 111



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	5	5.62%	62.8	1	3	1	0
\$150,001 - \$200,000	14	15.73%	38.9	1	12	1	0
\$200,001 - \$250,000	14	15.73%	54.6	0	10	4	0
\$250,001 - \$325,000	22	24.72%	74.8	0	10	12	0
\$325,001 - \$400,000	12	13.48%	79.6	0	6	5	1
\$400,001 - \$550,000	12	13.48%	53.6	0	5	6	1
\$550,001 and up	10	11.24%	108.9	0	0	6	4
Total Pending Units	89			2	46	35	6
Total Pending Volume	29,418,529	100%	34.3	283.00K	12.18M	13.13M	3.82M
Average Listing Price	\$323,793			\$141,500	\$264,841	\$375,136	\$637,179

January 2024



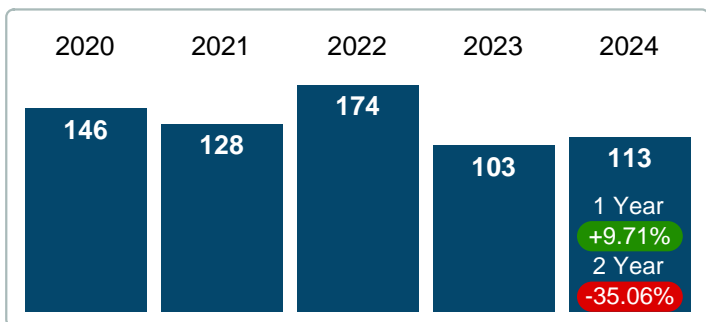
Area Delimited by County Of Rogers - Residential Property Type



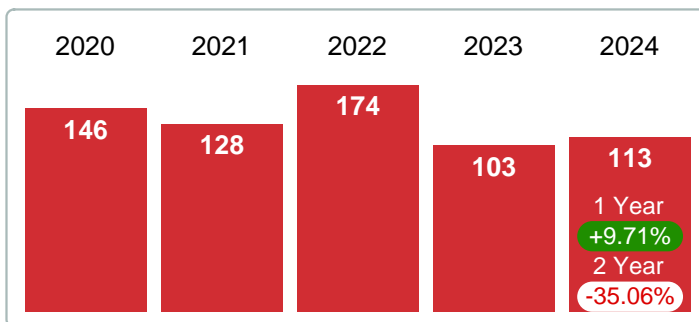
NEW LISTINGS

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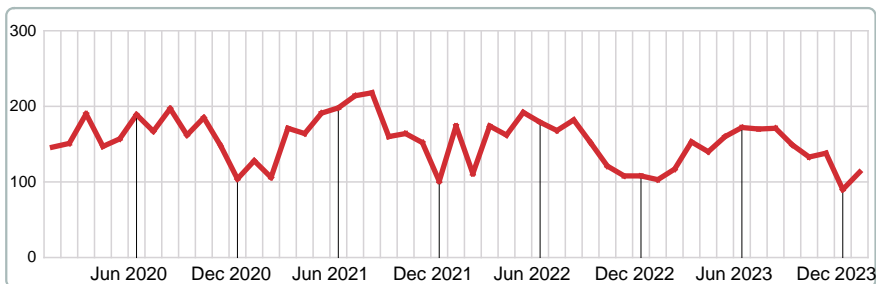
JANUARY



YEAR TO DATE (YTD)

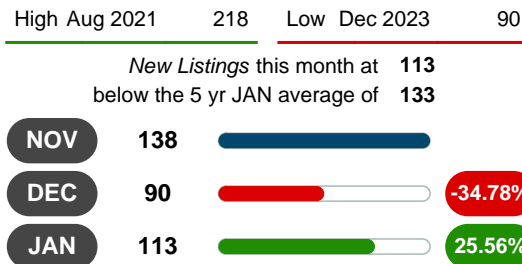


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 133



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	11	9.73%	3	7	1	0
\$150,001 - \$175,000	8	7.08%	3	5	0	0
\$175,001 - \$250,000	23	20.35%	1	19	3	0
\$250,001 - \$350,000	24	21.24%	1	14	8	1
\$350,001 - \$475,000	21	18.58%	0	9	10	2
\$475,001 - \$575,000	13	11.50%	0	2	11	0
\$575,001 and up	13	11.50%	1	1	6	5
Total New Listed Units	113		9	57	39	8
Total New Listed Volume	42,675,823	100%	2.71M	14.83M	19.75M	5.38M
Average New Listed Listing Price	\$357,676		\$301,167	\$260,249	\$506,486	\$672,272

January 2024



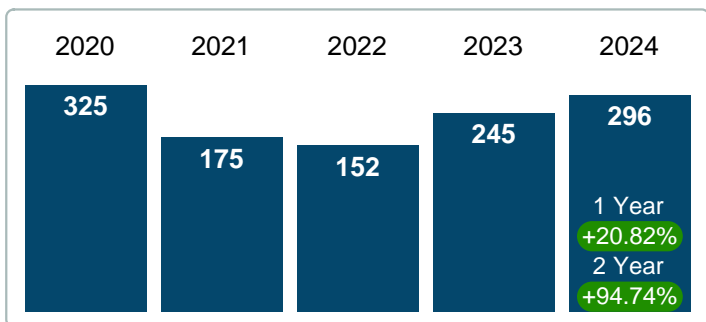
Area Delimited by County Of Rogers - Residential Property Type



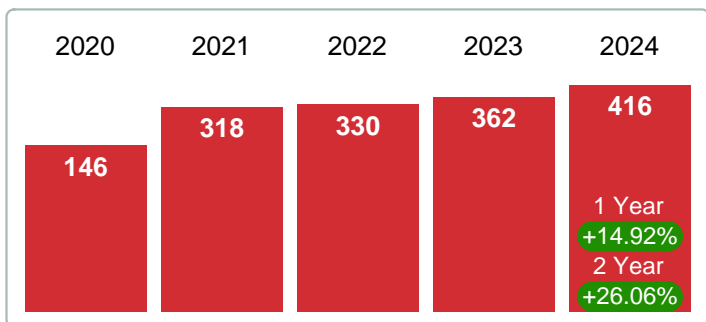
ACTIVE INVENTORY

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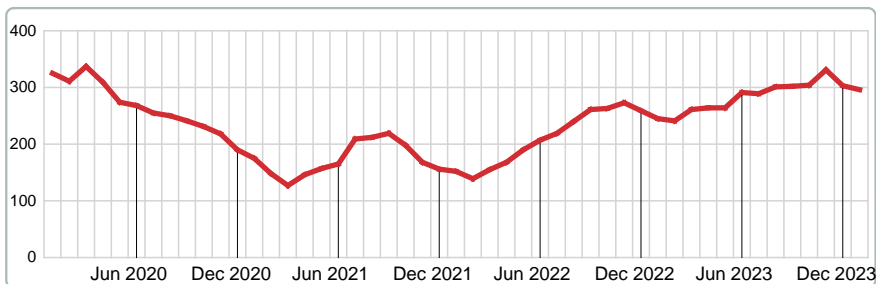
END OF JANUARY



ACTIVE DURING JANUARY

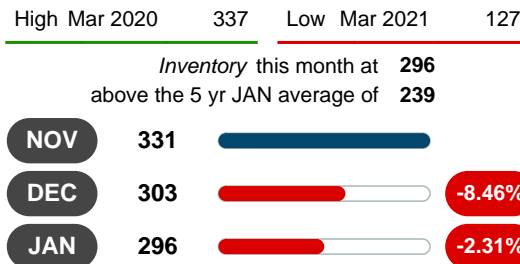


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 239



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	5.74%	47.5	6	10	1	0
\$150,001 - \$225,000	39	13.18%	57.3	8	25	6	0
\$225,001 - \$325,000	53	17.91%	78.5	3	32	16	2
\$325,001 - \$475,000	72	24.32%	79.8	2	34	29	7
\$475,001 - \$575,000	51	17.23%	100.0	1	7	36	7
\$575,001 - \$750,000	35	11.82%	100.8	0	6	21	8
\$750,001 and up	29	9.80%	94.2	1	2	11	15
Total Active Inventory by Units	296			21	116	120	39
Total Active Inventory by Volume	148,678,287	100%	82.1	5.33M	41.08M	64.21M	38.07M
Average Active Inventory Listing Price	\$502,292			\$253,576	\$354,122	\$535,072	\$976,061

January 2024



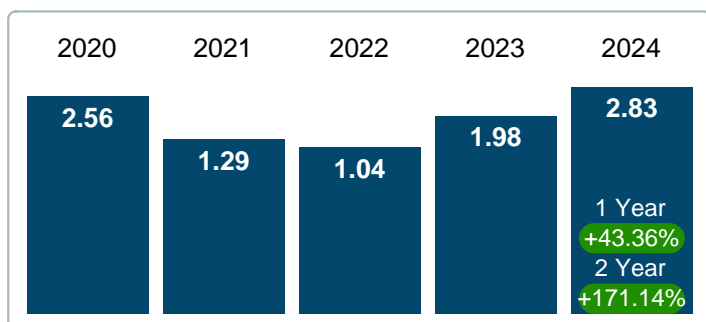
Area Delimited by County Of Rogers - Residential Property Type



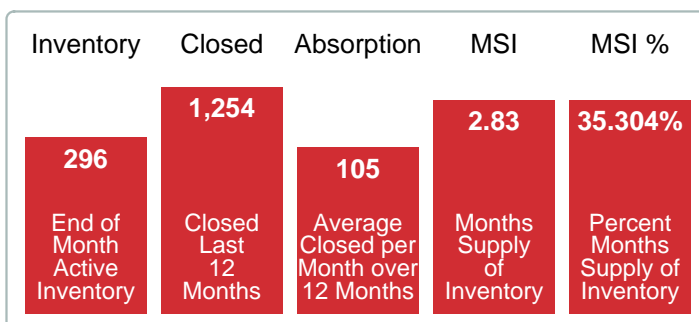
MONTHS SUPPLY of INVENTORY (MSI)

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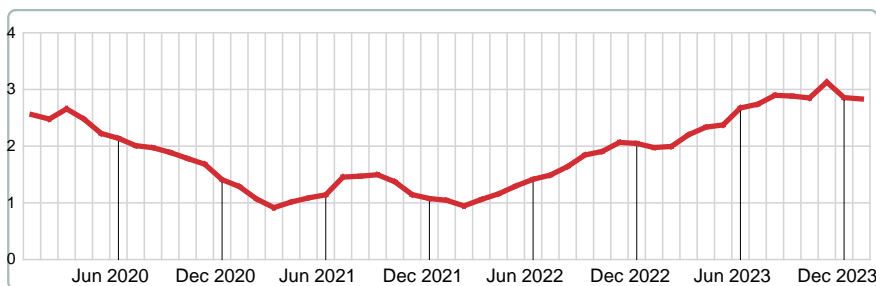
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

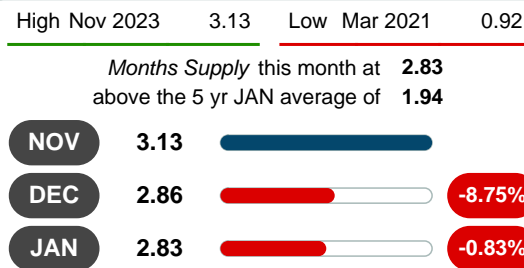


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1.94



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
\$150,000 and less	17	5.74%	1.82	2.00	1.76	1.71	0.00
\$150,001 - \$225,000	39	13.18%	1.71	5.33	1.31	3.00	0.00
\$225,001 - \$325,000	53	17.91%	1.66	4.00	1.55	1.60	3.43
\$325,001 - \$475,000	72	24.32%	3.07	6.00	2.89	2.88	5.60
\$475,001 - \$575,000	51	17.23%	6.95	0.00	3.65	9.00	4.94
\$575,001 - \$750,000	35	11.82%	5.68	0.00	6.55	5.48	6.40
\$750,001 and up	29	9.80%	8.49	0.00	6.00	7.33	9.47
Market Supply of Inventory (MSI)			2.83	3.65	1.92	3.75	6.08
Total Active Inventory by Units		100%	2.83	21	116	120	39

January 2024



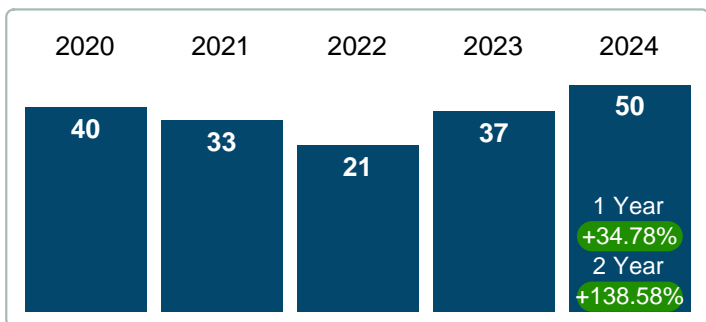
Area Delimited by County Of Rogers - Residential Property Type



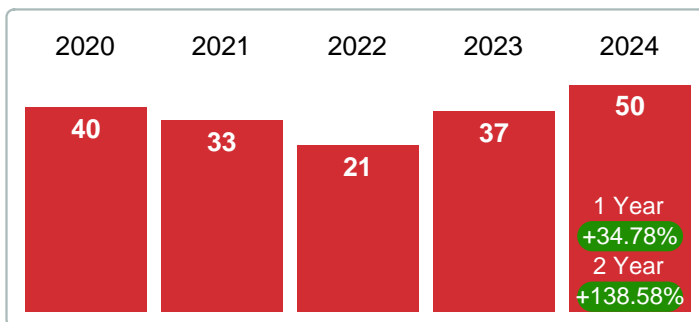
AVERAGE DAYS ON MARKET TO SALE

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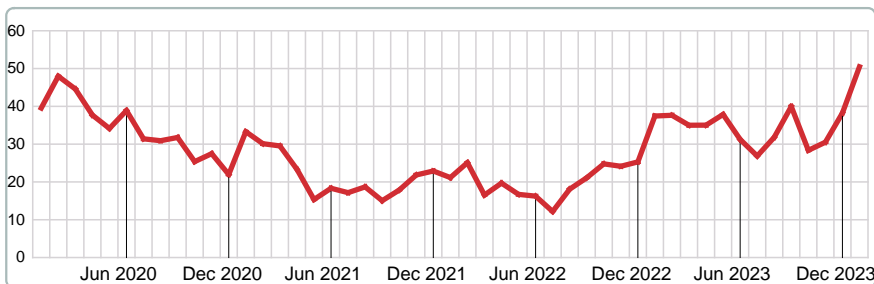
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

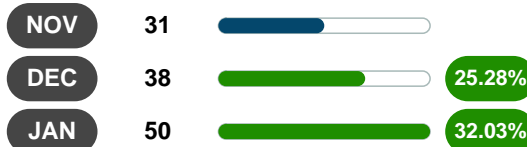


3 MONTHS

5 year JAN AVG = 36

High Jan 2024 50 Low Jul 2022 12

Average Days on Market to Sale this month at 50 above the 5 yr JAN average of 36



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	6.45%	28	37	19	0	0
\$150,001 - \$175,000	8.06%	7	8	7	0	0
\$175,001 - \$225,000	17.74%	29	7	31	0	0
\$225,001 - \$350,000	29.03%	41	0	44	36	0
\$350,001 - \$450,000	14.52%	87	0	132	30	0
\$450,001 - \$550,000	12.90%	71	0	119	37	60
\$550,001 and up	11.29%	82	0	153	78	32
Average Closed DOM		50				
Total Closed Units	100%	50	5	36	19	2
Total Closed Volume		21,560,914	662.00K	9.91M	9.11M	1.89M

January 2024



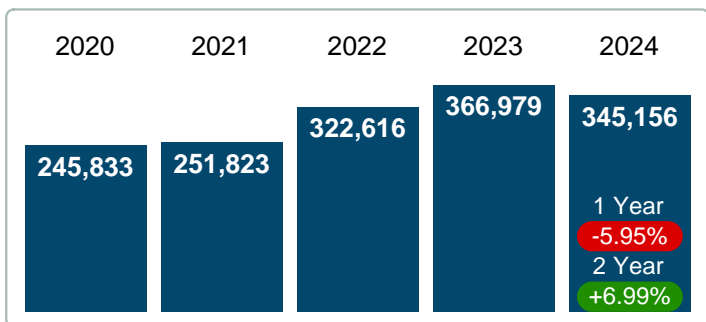
Area Delimited by County Of Rogers - Residential Property Type



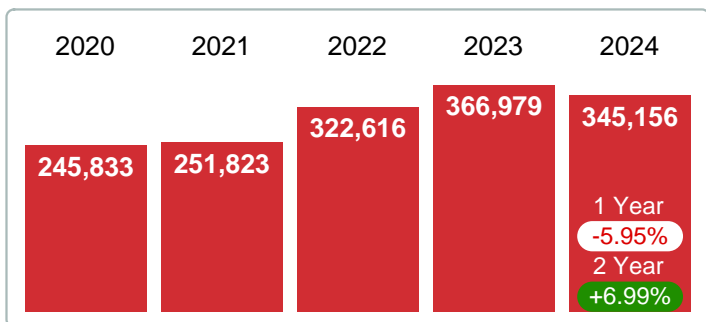
AVERAGE LIST PRICE AT CLOSING

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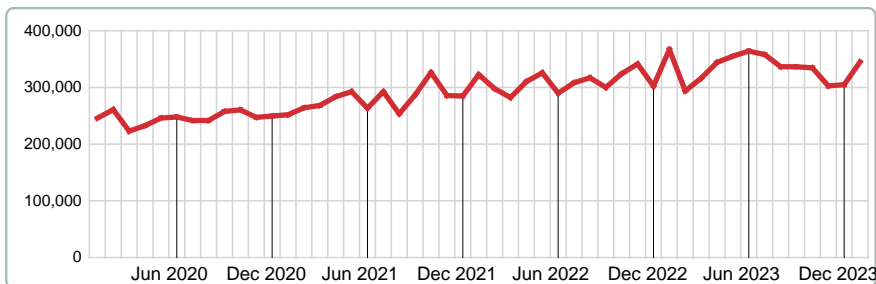
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 306,481

High Jan 2023 366,979 Low Mar 2020 223,029

Average List Price at Closing this month at **345,156**
above the 5 yr JAN average of **306,481**

- NOV 302,790
- DEC 304,789 0.66%
- JAN 345,156 13.24%

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	4	6.45%	118,638	94,950	142,325	0	0
\$150,001 - \$175,000	6	9.68%	166,650	167,500	163,300	0	0
\$175,001 - \$225,000	9	14.52%	200,202	220,000	199,182	0	0
\$225,001 - \$350,000	18	29.03%	265,754	0	263,833	289,595	0
\$350,001 - \$450,000	10	16.13%	384,113	0	391,165	382,575	0
\$450,001 - \$550,000	6	9.68%	494,483	0	527,967	491,750	552,500
\$550,001 and up	9	14.52%	725,755	0	569,900	805,480	798,000
Average List Price			345,156	148,980	278,944	487,488	675,250
Total Closed Units		100%	345,156	5	36	19	2
Total Closed Volume			21,399,669	744.90K	10.04M	9.26M	1.35M

January 2024



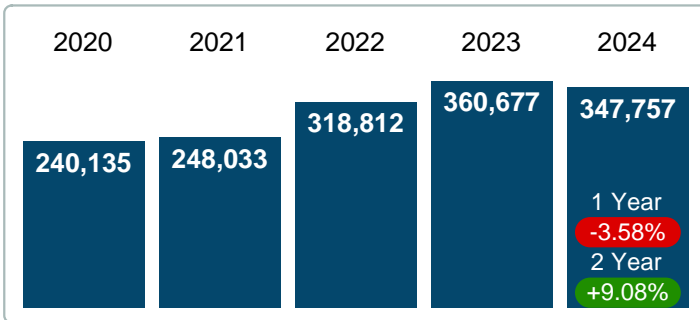
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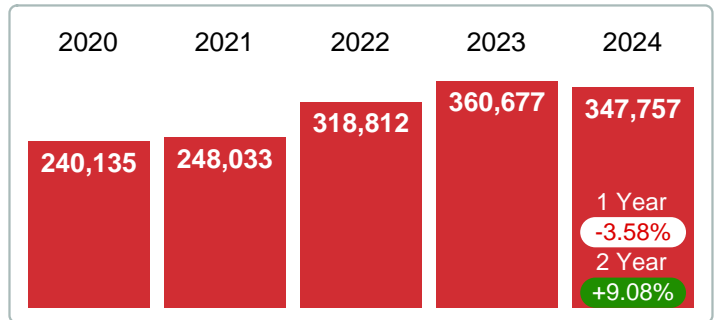
AVERAGE SOLD PRICE AT CLOSING

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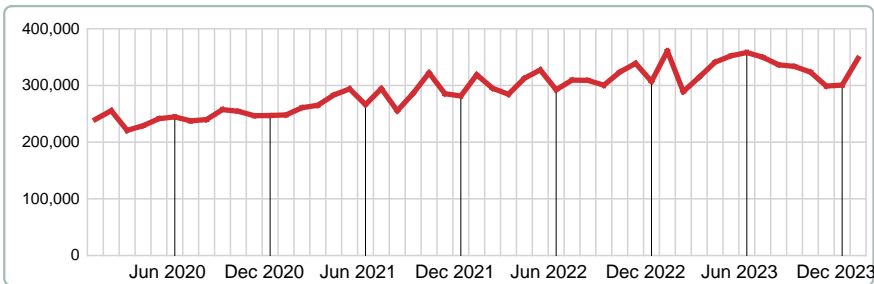
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

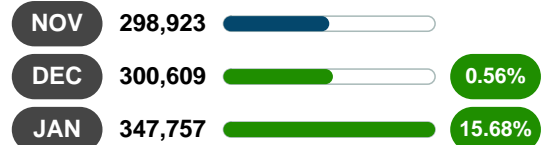


3 MONTHS

5 year JAN AVG = 303,083

High Jan 2023 360,677 Low Mar 2020 220,750

Average Sold Price at Closing this month at **347,757**
above the 5 yr JAN average of **303,083**



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	4	6.45%	107,413	72,500	142,325	0	0
\$150,001 - \$175,000	5	8.06%	164,117	163,500	164,529	0	0
\$175,001 - \$225,000	11	17.74%	195,311	190,000	195,843	0	0
\$225,001 - \$350,000	18	29.03%	269,032	0	261,242	284,612	0
\$350,001 - \$450,000	9	14.52%	384,325	0	387,006	380,975	0
\$450,001 - \$550,000	8	12.90%	504,612	0	515,300	487,750	540,000
\$550,001 and up	7	11.29%	831,979	0	555,000	784,771	1,345,000
Average Sold Price			347,757	132,400	275,208	479,285	942,500
Total Closed Units		100%	347,757	5	36	19	2
Total Closed Volume			21,560,914	662.00K	9.91M	9.11M	1.89M

January 2024



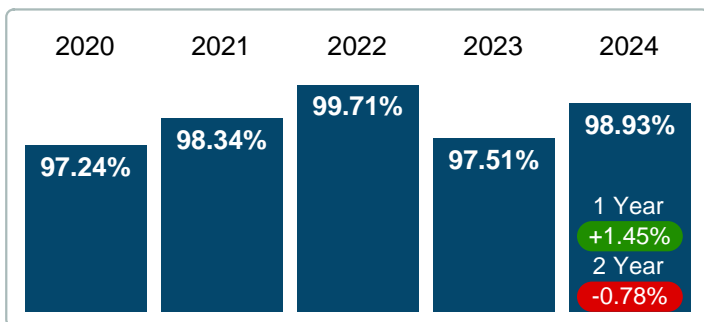
Area Delimited by County Of Rogers - Residential Property Type



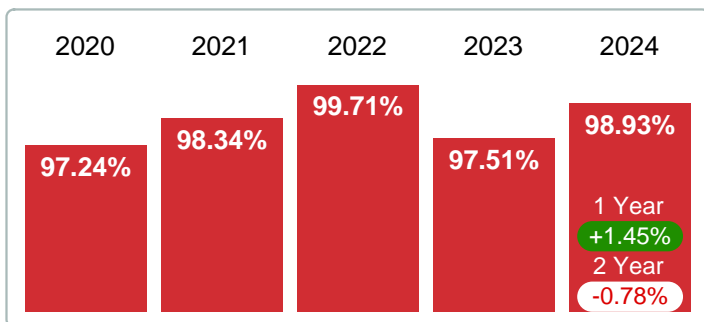
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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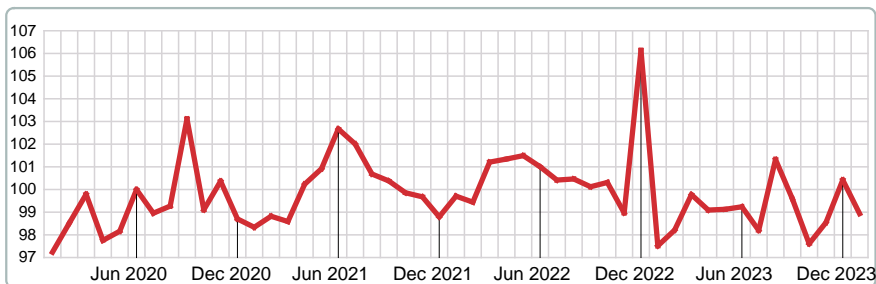
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

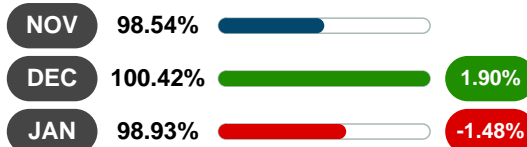


3 MONTHS

5 year JAN AVG = 98.35%

High Dec 2022 106.13% Low Jan 2020 97.24%

Average Sold/List Ratio this month at **98.93%**
above the 5 yr JAN average of **98.35%**



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	4	6.45%	88.25%	76.49%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	5	8.06%	99.45%	97.50%	100.75%	0.00%	0.00%
\$175,001 - \$225,000	11	17.74%	97.45%	86.36%	98.55%	0.00%	0.00%
\$225,001 - \$350,000	18	29.03%	98.81%	0.00%	99.01%	98.42%	0.00%
\$350,001 - \$450,000	9	14.52%	99.17%	0.00%	98.86%	99.57%	0.00%
\$450,001 - \$550,000	8	12.90%	98.51%	0.00%	97.84%	99.21%	97.74%
\$550,001 and up	7	11.29%	107.49%	0.00%	97.39%	97.30%	168.55%
Average Sold/List Ratio		98.90%		86.87%	98.92%	98.53%	133.14%
Total Closed Units		62	100%	5	36	19	2
Total Closed Volume		21,560,914		662.00K	9.91M	9.11M	1.89M

January 2024



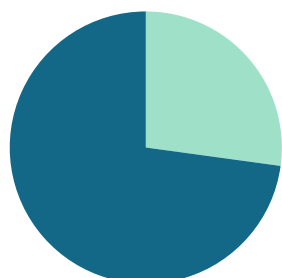
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

INVENTORY

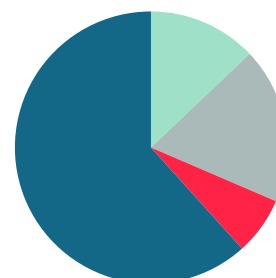


Inventory
 New Listings
113 = 27.16%
 Start Inventory
303
 Total Inventory Units
416
 Volume
\$193,989,415

Market Activity

Closed Sales
62 = 12.92%
 Pending Sales
89 = 18.54%
 Other Off Market
33 = 6.88%
 Active Inventory
296 = 61.67%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	81	62	-23.46%	81	62	-23.46%
Pending Sales	86	89	3.49%	86	89	3.49%
New Listings	103	113	9.71%	103	113	9.71%
Average List Price	366,979	345,156	-5.95%	366,979	345,156	-5.95%
Average Sale Price	360,677	347,757	-3.58%	360,677	347,757	-3.58%
Average Percent of Selling Price to List Price	97.51%	98.93%	1.45%	97.51%	98.93%	1.45%
Average Days on Market to Sale	37.44	50.47	34.78%	37.44	50.47	34.78%
Monthly Inventory	245	296	20.82%	245	296	20.82%
Months Supply of Inventory	1.98	2.83	43.36%	1.98	2.83	43.36%

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

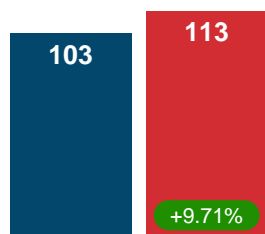
Inventory on January 31, 2024 = **296**

2023 **2024**

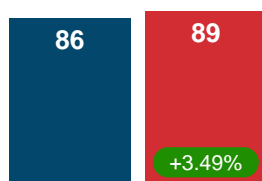
JANUARY MARKET

AVERAGE PRICES

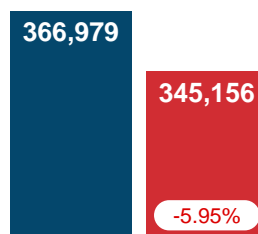
New Listings



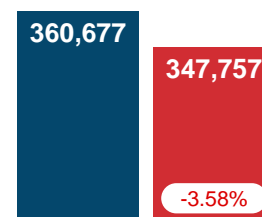
Pending Listings



List Price



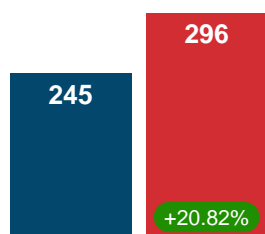
Sale Price



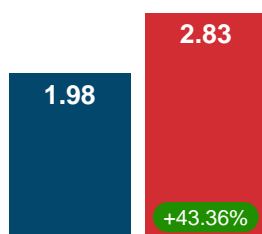
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

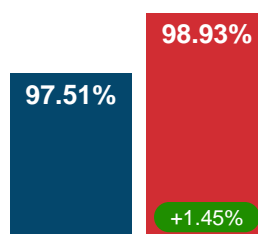
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

