

# April 2024



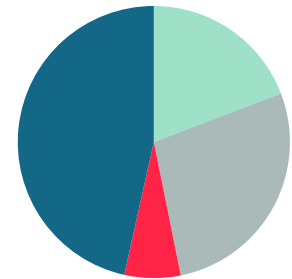
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	84	118	40.48%
Pending Listings	122	170	39.34%
New Listings	140	191	36.43%
Average List Price	344,189	355,190	3.20%
Average Sale Price	340,954	351,211	3.01%
Average Percent of Selling Price to List Price	99.09%	98.59%	-0.51%
Average Days on Market to Sale	35.02	43.36	23.81%
End of Month Inventory	265	286	7.92%
Months Supply of Inventory	2.34	2.67	14.15%



■ Closed (19.19%)  
■ Pending (27.64%)  
■ Other OffMarket (6.67%)  
■ Active (46.50%)

**Absorption:** Last 12 months, an Average of **107** Sales/Month  
**Active Inventory** as of April 30, 2024 = **286**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **7.92%** to 286 existing homes available for sale. Over the last 12 months this area has had an average of 107 closed sales per month. This represents an unsold inventory index of **2.67** 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 **3.01%** in April 2024 to \$351,211 versus the previous year at \$340,954.

#### Average Days on Market Lengthens

The average number of **43.36** days that homes spent on the market before selling increased by 8.34 days or **23.81%** in April 2024 compared to last year's same month at **35.02** DOM.

#### Sales Success for April 2024 is Positive

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

There were 191 New Listings in April 2024, up **36.43%** from last year at 140. Furthermore, there were 118 Closed Listings this month versus last year at 84, a **40.48%** increase.

Closed versus Listed trends yielded a **61.8%** ratio, up from previous year's, April 2023, at **60.0%**, a **2.97%** 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

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

### 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

# April 2024



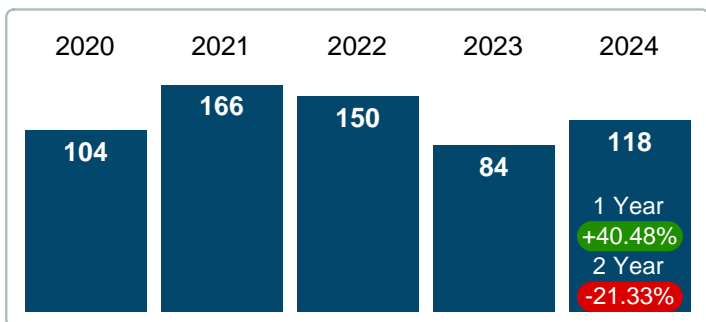
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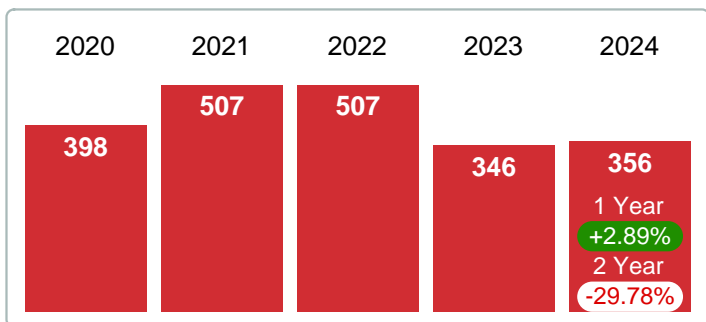
## CLOSED LISTINGS

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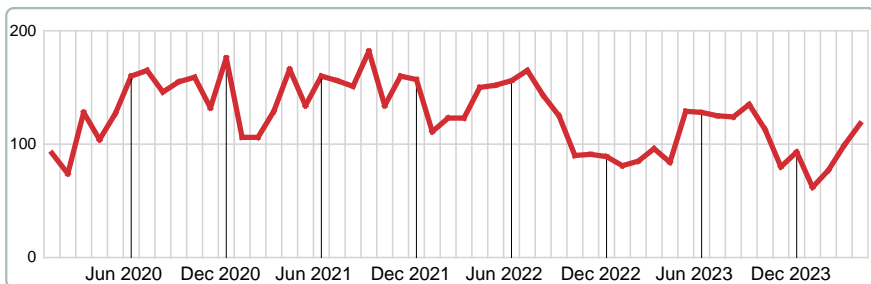
### APRIL



### YEAR TO DATE (YTD)

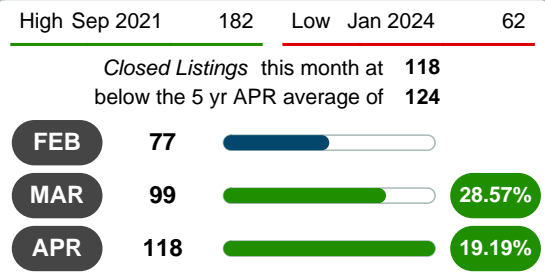


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 124



### 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	8	6.78%	18.4	3	4	1	0
\$150,001 - \$200,000	13	11.02%	31.4	1	12	0	0
\$200,001 - \$225,000	8	6.78%	40.8	0	8	0	0
\$225,001 - \$350,000	42	35.59%	52.1	1	34	7	0
\$350,001 - \$450,000	20	16.95%	43.8	0	6	11	3
\$450,001 - \$600,000	15	12.71%	46.9	0	0	12	3
\$600,001 and up	12	10.17%	38.9	0	1	8	3
<b>Total Closed Units</b>	<b>118</b>			<b>5</b>	<b>65</b>	<b>39</b>	<b>9</b>
<b>Total Closed Volume</b>	<b>41,442,923</b>	<b>100%</b>	<b>43.4</b>	<b>769.50K</b>	<b>16.70M</b>	<b>18.92M</b>	<b>5.05M</b>
<b>Average Closed Price</b>	<b>\$351,211</b>			<b>\$153,900</b>	<b>\$256,979</b>	<b>\$485,039</b>	<b>\$561,472</b>

# April 2024



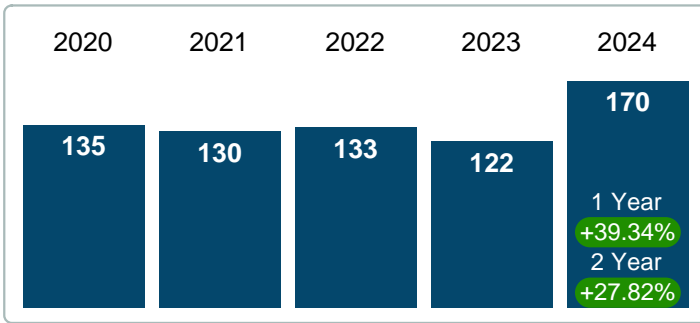
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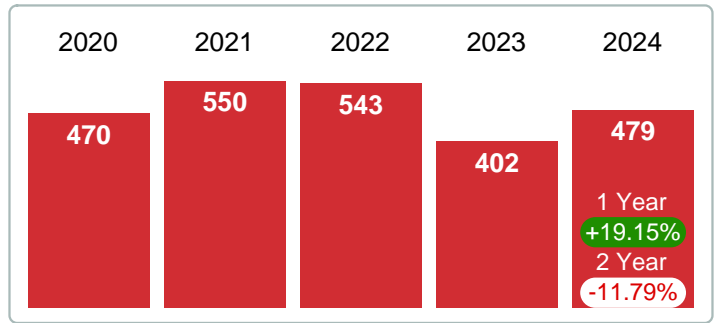
## PENDING LISTINGS

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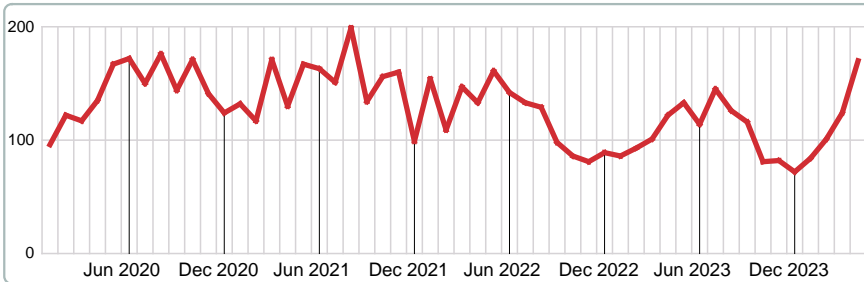
### APRIL



### YEAR TO DATE (YTD)

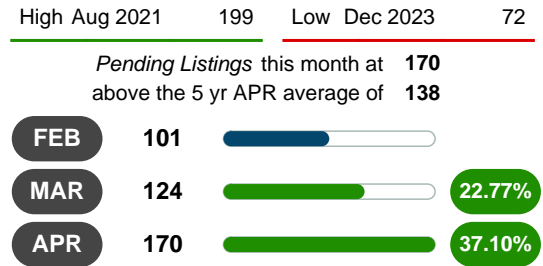


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 138



### 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	16	9.41%	23.6	8	7	1	0
\$150,001 - \$200,000	15	8.82%	45.1	2	12	1	0
\$200,001 - \$275,000	31	18.24%	32.7	4	24	3	0
\$275,001 - \$350,000	40	23.53%	37.2	1	22	15	2
\$350,001 - \$450,000	29	17.06%	53.7	0	17	10	2
\$450,001 - \$600,000	20	11.76%	77.8	0	4	12	4
\$600,001 and up	19	11.18%	71.5	0	5	10	4
<b>Total Pending Units</b>	<b>170</b>			<b>15</b>	<b>91</b>	<b>52</b>	<b>12</b>
<b>Total Pending Volume</b>	<b>61,508,250</b>	<b>100%</b>	<b>29.5</b>	<b>2.57M</b>	<b>28.64M</b>	<b>23.63M</b>	<b>6.66M</b>
<b>Average Listing Price</b>	<b>\$331,741</b>			<b>\$171,367</b>	<b>\$314,735</b>	<b>\$454,466</b>	<b>\$555,383</b>

# April 2024



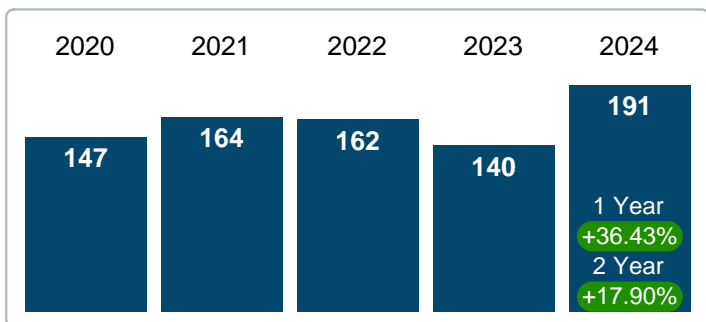
Area Delimited by County Of Rogers - Residential Property Type



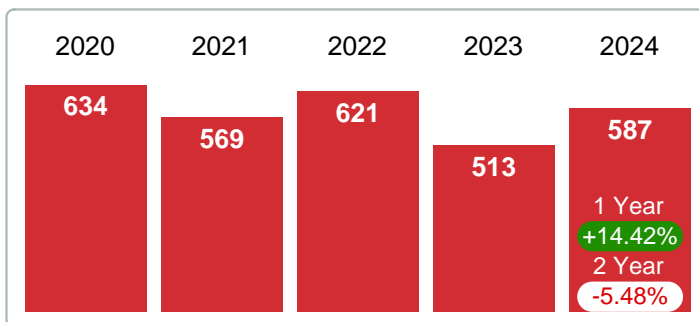
## NEW LISTINGS

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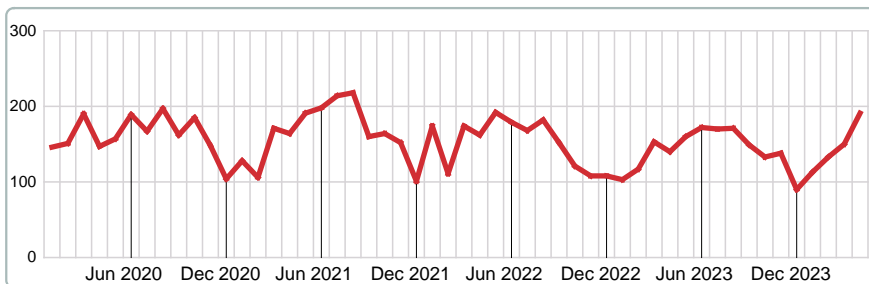
### APRIL



### YEAR TO DATE (YTD)

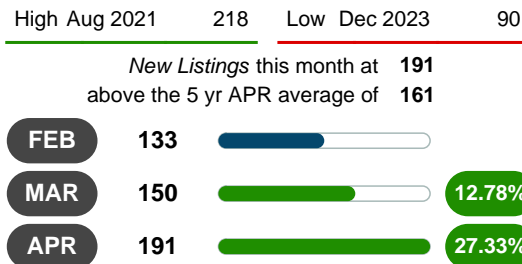


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 161



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	19	9.95%	6	11	2	0
\$175,001 - \$225,000	24	12.57%	2	19	3	0
\$225,001 - \$275,000	18	9.42%	2	15	1	0
\$275,001 - \$400,000	57	29.84%	1	25	27	4
\$400,001 - \$475,000	20	10.47%	0	5	14	1
\$475,001 - \$675,000	32	16.75%	2	10	16	4
\$675,001 and up	21	10.99%	0	3	11	7
<b>Total New Listed Units</b>	<b>191</b>		<b>13</b>	<b>88</b>	<b>74</b>	<b>16</b>
<b>Total New Listed Volume</b>	<b>76,576,689</b>	<b>100%</b>	<b>3.20M</b>	<b>27.32M</b>	<b>34.30M</b>	<b>11.76M</b>
<b>Average New Listed Listing Price</b>	<b>\$310,938</b>		<b>\$245,877</b>	<b>\$310,476</b>	<b>\$463,494</b>	<b>\$734,987</b>

# April 2024



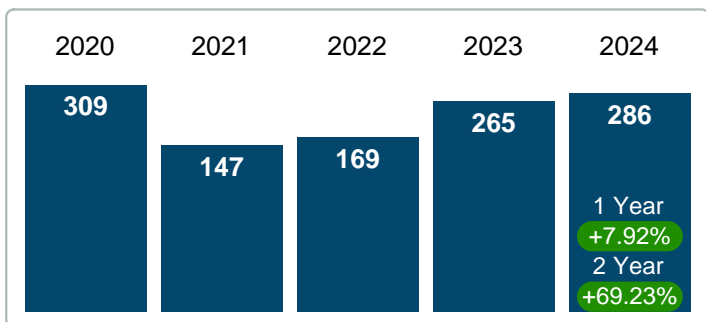
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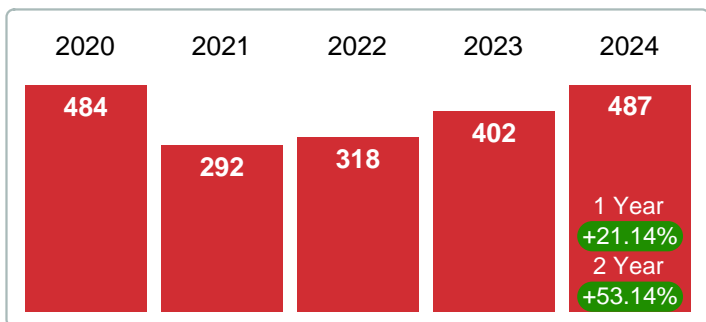
## ACTIVE INVENTORY

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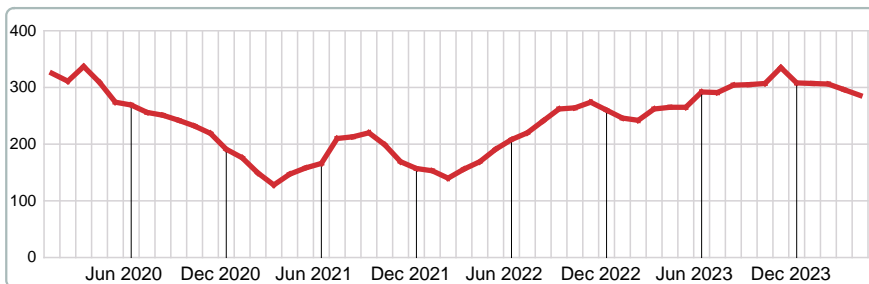
### END OF APRIL



### ACTIVE DURING APRIL

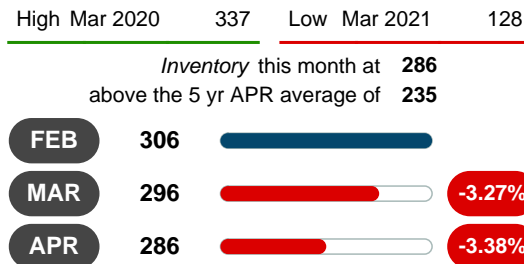


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 235



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	<b>28</b>	9.79%	46.9	7	15	6	0
\$200,001 - \$250,000	<b>37</b>	12.94%	47.8	2	29	5	1
\$250,001 - \$300,000	<b>34</b>	11.89%	40.6	1	20	12	1
\$300,001 - \$450,000	<b>67</b>	23.43%	65.0	2	28	29	8
\$450,001 - \$575,000	<b>55</b>	19.23%	80.5	1	12	37	5
\$575,001 - \$775,000	<b>32</b>	11.19%	87.1	1	4	19	8
\$775,001 and up	<b>33</b>	11.54%	83.6	1	3	15	14
Total Active Inventory by Units			286	15	111	123	37
Total Active Inventory by Volume			147,923,881	4.64M	37.89M	67.35M	38.06M
Average Active Inventory Listing Price			\$517,216	\$309,121	\$341,315	\$547,524	\$1,028,531

# April 2024



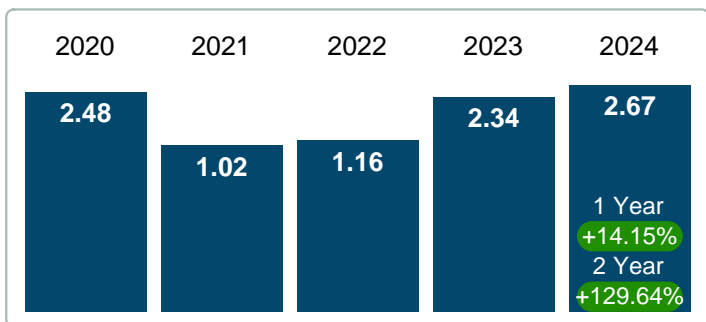
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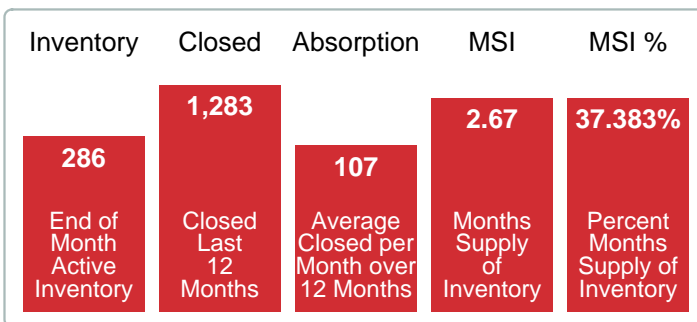
## MONTHS SUPPLY of INVENTORY (MSI)

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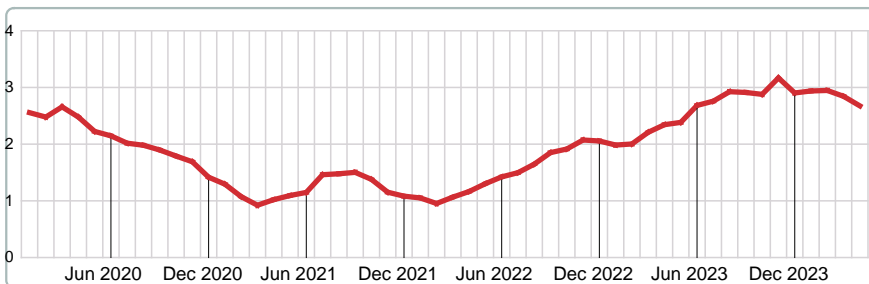
### MSI FOR APRIL



### INDICATORS FOR APRIL 2024



### 5 YEAR MARKET ACTIVITY TRENDS

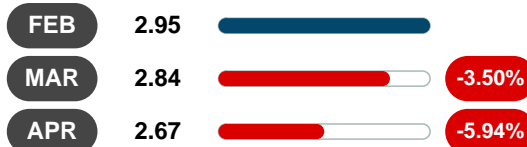


### 3 MONTHS

5 year APR AVG = 1.94

High Nov 2023 3.17 Low Mar 2021 0.92

Months Supply this month at **2.67**  
above the 5 yr APR average of **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
\$200,000 and less	28	9.79%	1.14	1.58	0.84	2.88	0.00
\$200,001 - \$250,000	37	12.94%	1.98	3.43	1.89	1.88	12.00
\$250,001 - \$300,000	34	11.89%	2.09	3.00	2.11	1.92	6.00
\$300,001 - \$450,000	67	23.43%	2.55	4.80	2.14	2.58	5.33
\$450,001 - \$575,000	55	19.23%	4.96	0.00	4.00	5.69	3.16
\$575,001 - \$775,000	32	11.19%	4.57	6.00	6.00	4.22	4.80
\$775,001 and up	33	11.54%	11.00	0.00	9.00	12.00	9.88
Market Supply of Inventory (MSI)			2.67	2.54	1.86	3.57	5.55
Total Active Inventory by Units		100%	286	15	111	123	37

# April 2024



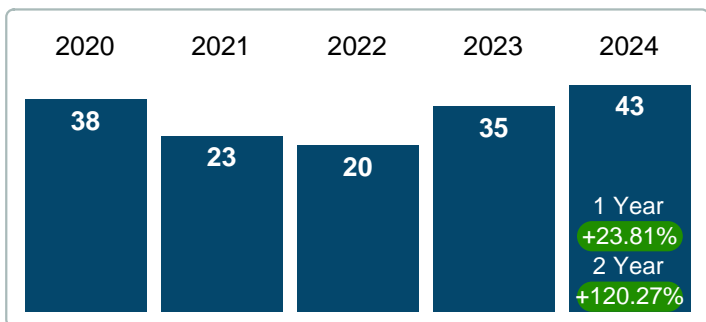
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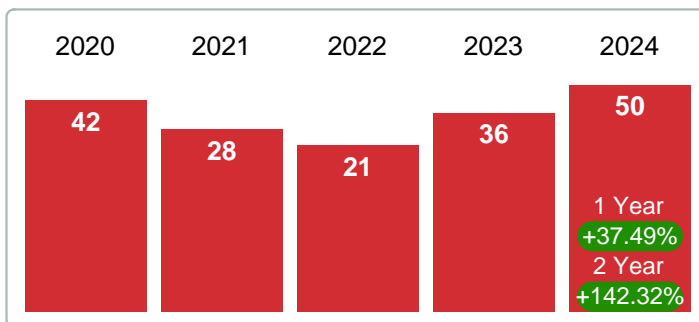
## AVERAGE DAYS ON MARKET TO SALE

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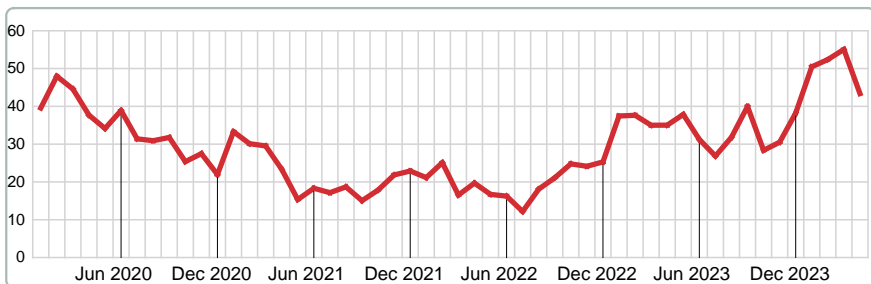
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

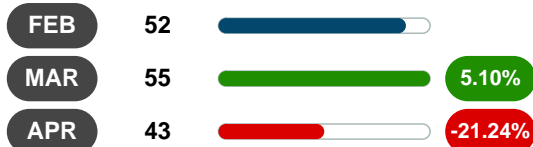


### 3 MONTHS

5 year APR AVG = 32

High Mar 2024 55 Low Jul 2022 12

Average Days on Market to Sale this month at 43 above the 5 yr APR average of 32



### 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	6.78%	18	30	13	8	0
\$150,001 - \$200,000	11.02%	31	1	34	0	0
\$200,001 - \$225,000	6.78%	41	0	41	0	0
\$225,001 - \$350,000	35.59%	52	127	54	35	0
\$350,001 - \$450,000	16.95%	44	0	125	10	4
\$450,001 - \$600,000	12.71%	47	0	0	46	52
\$600,001 and up	10.17%	39	0	14	40	44
<b>Average Closed DOM</b>		<b>43</b>	<b>43</b>	<b>52</b>	<b>32</b>	<b>33</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>43</b>	<b>5</b>	<b>65</b>	<b>39</b>	<b>9</b>
<b>Total Closed Volume</b>		<b>41,442,923</b>	<b>769.50K</b>	<b>16.70M</b>	<b>18.92M</b>	<b>5.05M</b>

# April 2024



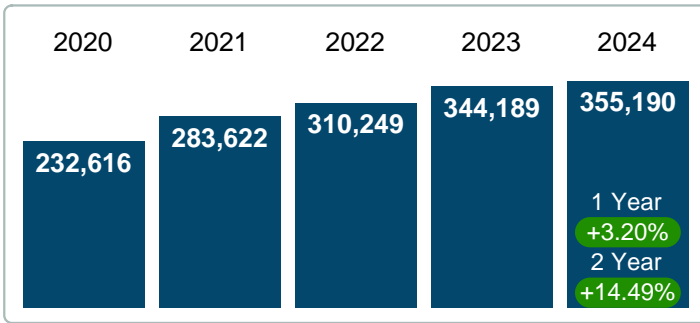
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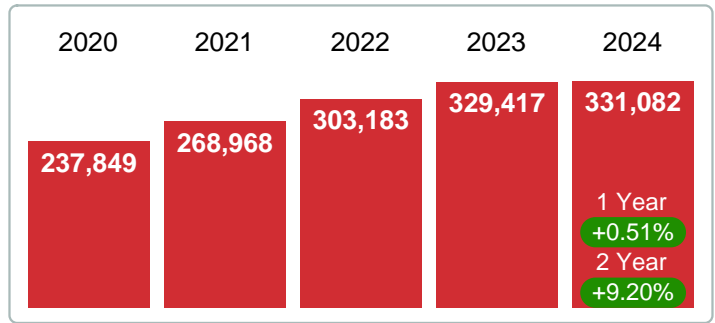
## AVERAGE LIST PRICE AT CLOSING

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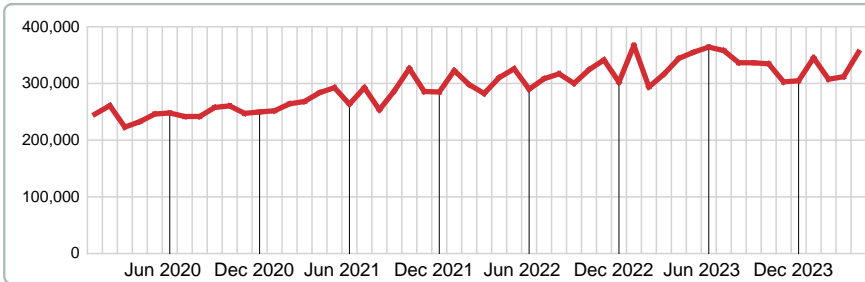
### APRIL



### YEAR TO DATE (YTD)

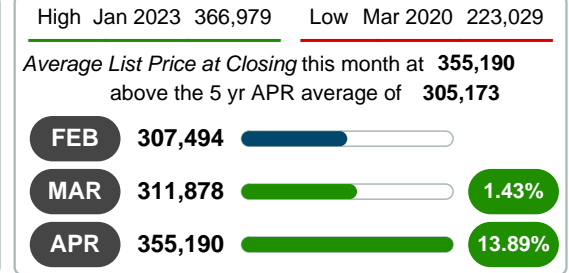


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 305,173



### 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	7.63%	120,656	128,333	102,725	140,000	0
\$150,001 - \$200,000	11.02%	175,961	152,500	173,767	0	0
\$200,001 - \$225,000	5.08%	217,185	0	220,238	0	0
\$225,001 - \$350,000	36.44%	279,129	250,000	277,529	293,937	0
\$350,001 - \$450,000	17.80%	405,926	0	403,780	406,160	394,667
\$450,001 - \$600,000	12.71%	556,560	0	0	543,633	559,967
\$600,001 and up	9.32%	760,048	0	899,999	730,816	736,300
<b>Average List Price</b>		<b>355,190</b>	<b>157,500</b>	<b>261,795</b>	<b>488,088</b>	<b>563,644</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>355,190</b>	<b>5</b>	<b>65</b>	<b>39</b>	<b>9</b>
<b>Total Closed Volume</b>		<b>41,912,426</b>	<b>787.50K</b>	<b>17.02M</b>	<b>19.04M</b>	<b>5.07M</b>



# April 2024



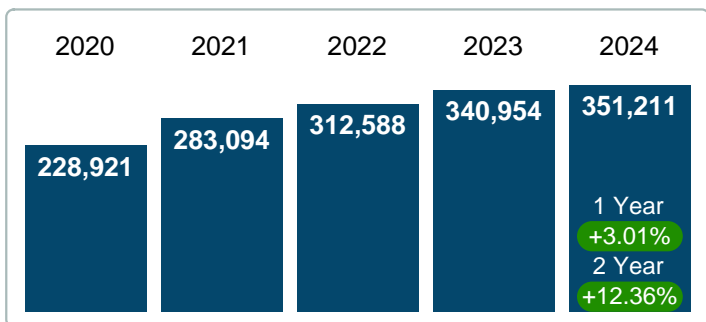
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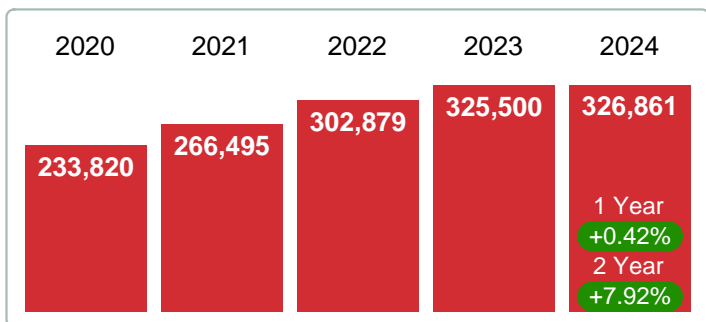
## AVERAGE SOLD PRICE AT CLOSING

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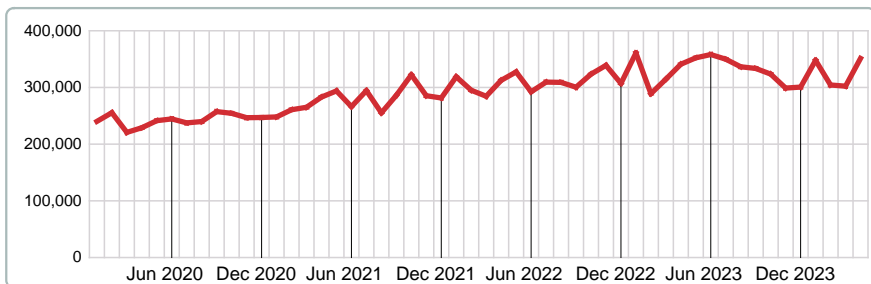
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

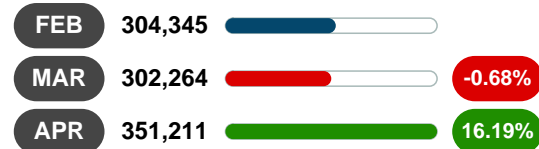


### 3 MONTHS

5 year APR AVG = 303,354

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

Average Sold Price at Closing this month at **351,211** above the 5 yr APR average of **303,354**



### 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	6.78%	109,125	123,333	90,750	140,000	0
\$150,001 - \$200,000	11.02%	170,577	152,500	172,083	0	0
\$200,001 - \$225,000	6.78%	215,077	0	215,077	0	0
\$225,001 - \$350,000	35.59%	276,738	247,000	274,292	292,865	0
\$350,001 - \$450,000	16.95%	397,349	0	394,854	399,669	393,833
\$450,001 - \$600,000	12.71%	542,000	0	0	538,750	555,000
\$600,001 and up	10.17%	744,320	0	860,000	733,136	735,583
<b>Average Sold Price</b>		<b>351,211</b>	<b>153,900</b>	<b>256,979</b>	<b>485,039</b>	<b>561,472</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>351,211</b>	<b>5</b>	<b>65</b>	<b>39</b>	<b>9</b>
<b>Total Closed Volume</b>		<b>41,442,923</b>	<b>769.50K</b>	<b>16.70M</b>	<b>18.92M</b>	<b>5.05M</b>

# April 2024



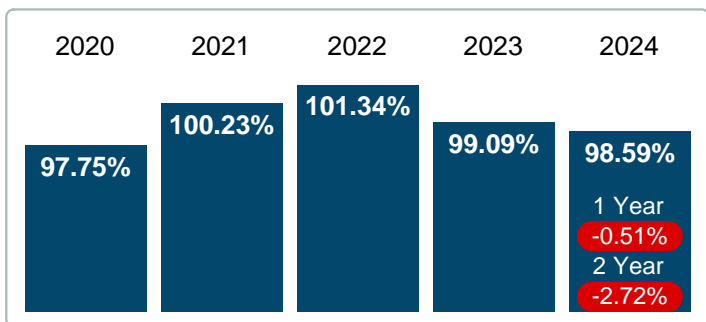
Area Delimited by County Of Rogers - Residential Property Type



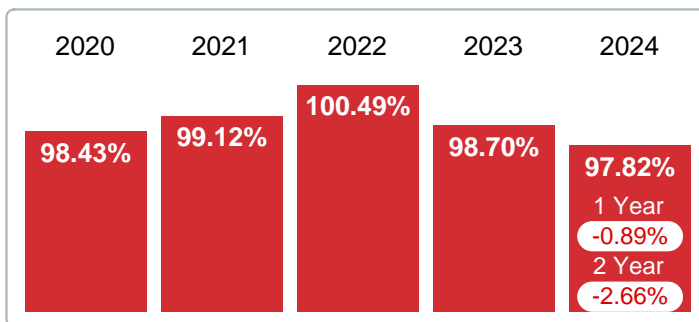
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on May 13, 2024 for MLS Technology Inc.

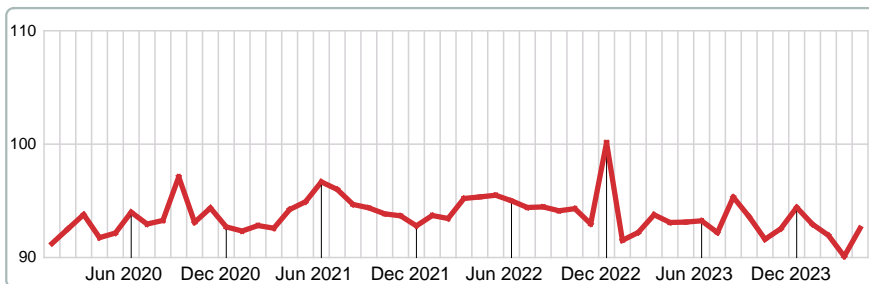
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

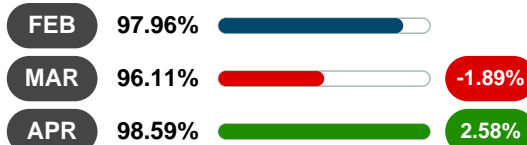


### 3 MONTHS

5 year APR AVG = 99.40%

High Dec 2022 106.13% Low Mar 2024 96.11%

Average Sold/List Ratio this month at **98.59%** equal to 5 yr APR average of **99.40%**



## 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	8	6.78%	92.57%	96.67%	87.63%	100.00%	0.00%
\$150,001 - \$200,000	13	11.02%	99.41%	100.00%	99.36%	0.00%	0.00%
\$200,001 - \$225,000	8	6.78%	97.97%	0.00%	97.97%	0.00%	0.00%
\$225,001 - \$350,000	42	35.59%	99.01%	98.80%	98.87%	99.68%	0.00%
\$350,001 - \$450,000	20	16.95%	98.42%	0.00%	97.74%	98.39%	99.90%
\$450,001 - \$600,000	15	12.71%	99.25%	0.00%	0.00%	99.29%	99.08%
\$600,001 and up	12	10.17%	100.10%	0.00%	95.56%	100.67%	100.07%
Average Sold/List Ratio		98.60%		97.76%	98.00%	99.41%	99.68%
Total Closed Units		118	100%	5	65	39	9
Total Closed Volume		41,442,923		769.50K	16.70M	18.92M	5.05M

# April 2024



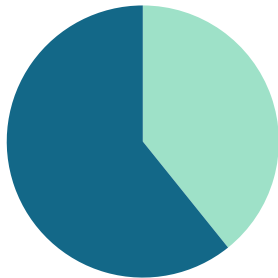
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

### INVENTORY

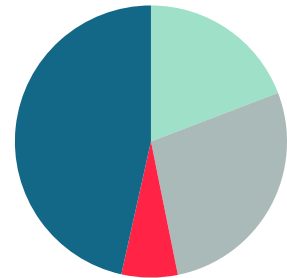


**Inventory**  
 New Listings  
**191 = 39.22%**  
 Start Inventory  
**296**  
 Total Inventory Units  
**487**  
 Volume  
**\$225,169,922**

### Market Activity

Closed Sales  
**118 = 19.19%**  
 Pending Sales  
**170 = 27.64%**  
 Other Off Market  
**41 = 6.67%**  
 Active Inventory  
**286 = 46.50%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	84	118	40.48%	346	356	2.89%
Pending Sales	122	170	39.34%	402	479	19.15%
New Listings	140	191	36.43%	513	587	14.42%
Average List Price	344,189	355,190	3.20%	329,417	331,082	0.51%
Average Sale Price	340,954	351,211	3.01%	325,500	326,861	0.42%
Average Percent of Selling Price to List Price	99.09%	98.59%	-0.51%	98.70%	97.82%	-0.89%
Average Days on Market to Sale	35.02	43.36	23.81%	36.23	49.81	37.49%
Monthly Inventory	265	286	7.92%	265	286	7.92%
Months Supply of Inventory	2.34	2.67	14.15%	2.34	2.67	14.15%

**Absorption:** Last 12 months, an Average of **107** Sales/Month

**Inventory** on April 30, 2024 = **286**

**2023** **2024**

### APRIL MARKET

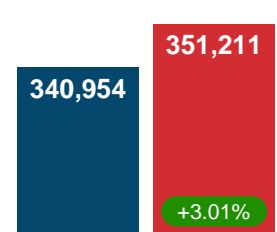
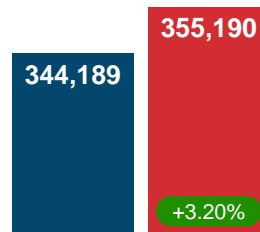
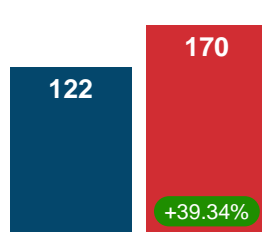
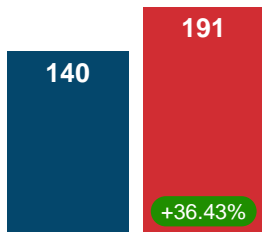
### AVERAGE PRICES

#### 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

