

April 2024



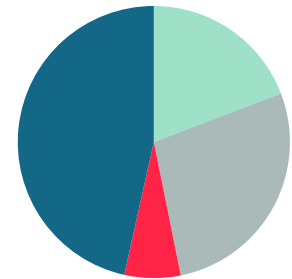
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	277,200	302,450	9.11%
Median Sale Price	278,200	307,450	10.51%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	17.50	75.00%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.51%** in April 2024 to \$307,450 versus the previous year at \$278,200.

Median Days on Market Lengthens

The median number of **17.50** days that homes spent on the market before selling increased by 7.50 days or **75.00%** in April 2024 compared to last year's same month at **10.00** DOM.

Sales Success for April 2024 is Positive

Overall, with Median 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

April 2024



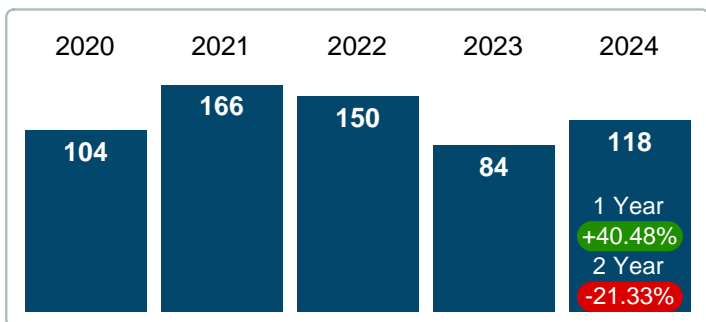
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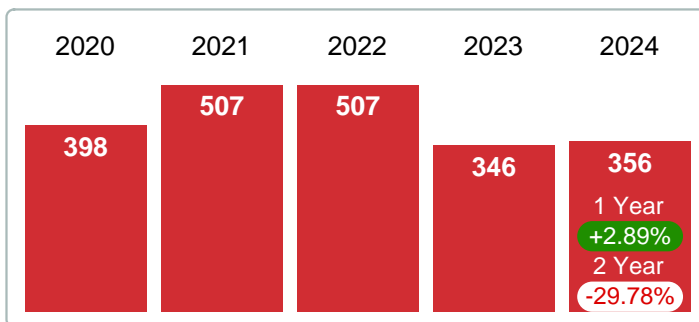
CLOSED LISTINGS

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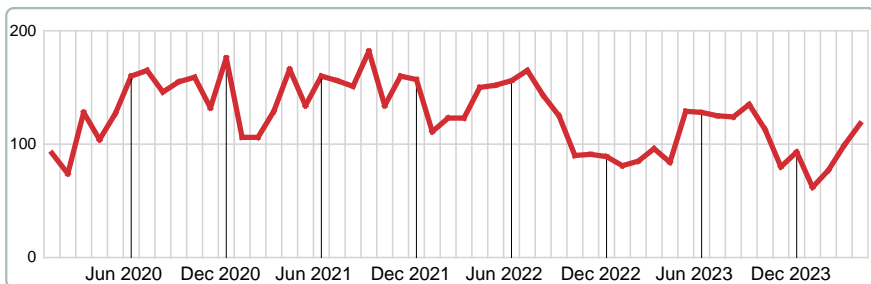
APRIL



YEAR TO DATE (YTD)

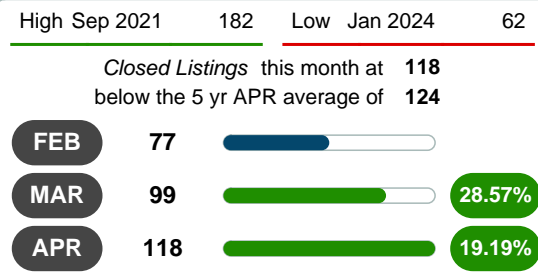


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 124



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	6.78%	7.0	3	4	1	0
\$150,001 - \$200,000	13	11.02%	9.0	1	12	0	0
\$200,001 - \$225,000	8	6.78%	26.5	0	8	0	0
\$225,001 - \$350,000	42	35.59%	26.5	1	34	7	0
\$350,001 - \$450,000	20	16.95%	5.0	0	6	11	3
\$450,001 - \$600,000	15	12.71%	28.0	0	0	12	3
\$600,001 and up	12	10.17%	28.0	0	1	8	3
Total Closed Units	118			5	65	39	9
Total Closed Volume	41,442,923	100%	17.5	769.50K	16.70M	18.92M	5.05M
Median Closed Price	\$307,450			\$135,000	\$239,900	\$462,000	\$575,000

April 2024



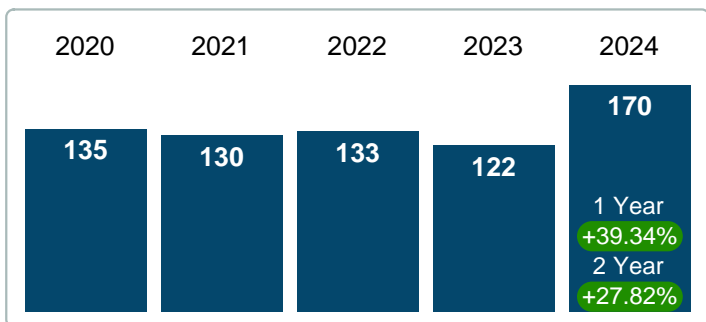
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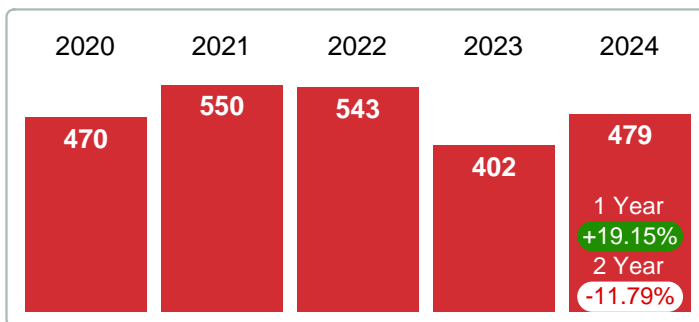
PENDING LISTINGS

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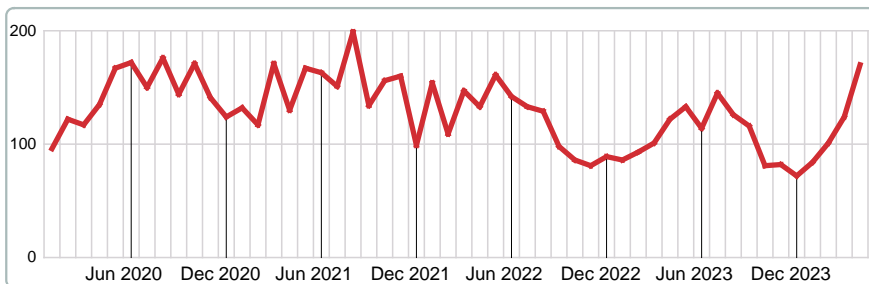
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

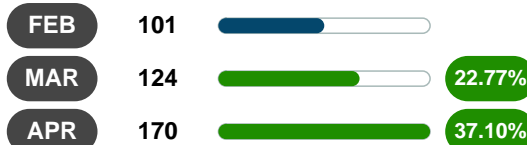


3 MONTHS

5 year APR AVG = 138

High Aug 2021 199 Low Dec 2023 72

Pending Listings this month at 170 above the 5 yr APR average of 138



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	9.41%	9.0	8	7	1	0
\$150,001 - \$200,000	15	8.82%	18.0	2	12	1	0
\$200,001 - \$275,000	31	18.24%	30.0	4	24	3	0
\$275,001 - \$350,000	40	23.53%	17.0	1	22	15	2
\$350,001 - \$450,000	29	17.06%	33.0	0	17	10	2
\$450,001 - \$600,000	20	11.76%	16.5	0	4	12	4
\$600,001 and up	19	11.18%	36.0	0	5	10	4
Total Pending Units	170			15	91	52	12
Total Pending Volume	61,508,250	100%	20.5	2.57M	28.64M	23.63M	6.66M
Median Listing Price	\$325,000			\$150,000	\$286,900	\$414,250	\$530,500

April 2024



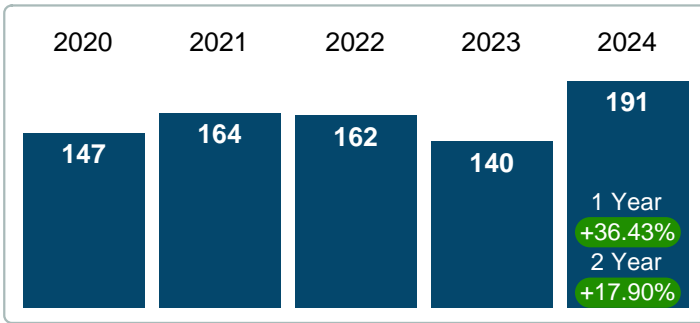
Area Delimited by County Of Rogers - Residential Property Type



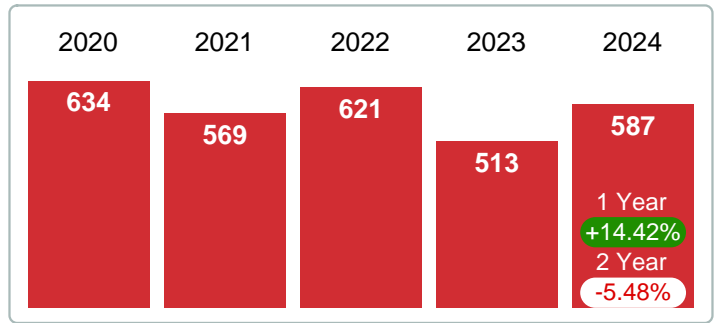
NEW LISTINGS

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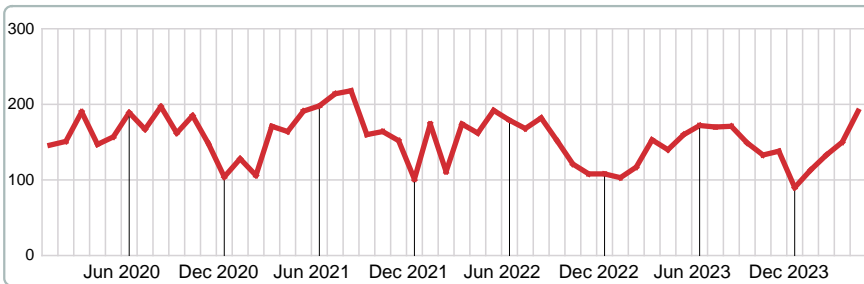
APRIL



YEAR TO DATE (YTD)

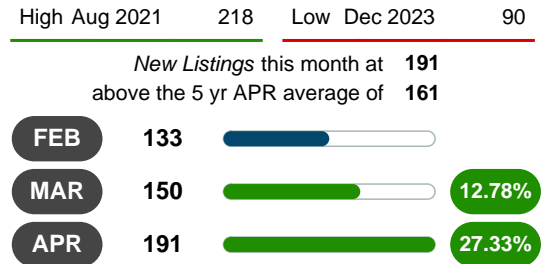


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	191		13	88	74	16
Total New Listed Volume	76,576,689	100%	3.20M	27.32M	34.30M	11.76M
Median New Listed Listing Price	\$339,900		\$177,500	\$274,950	\$437,000	\$593,500

April 2024



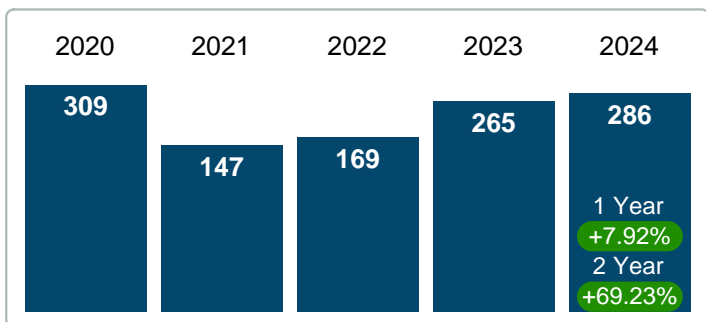
Area Delimited by County Of Rogers - Residential Property Type



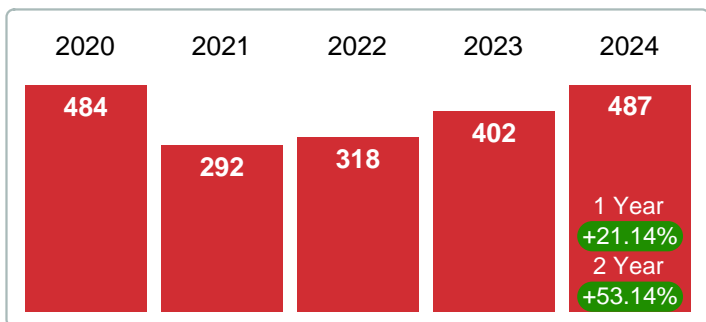
ACTIVE INVENTORY

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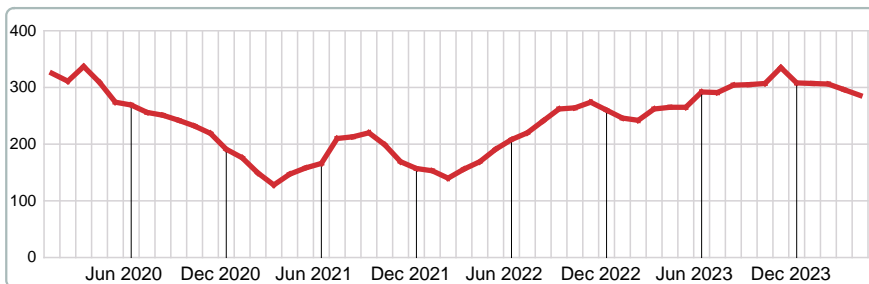
END OF APRIL



ACTIVE DURING APRIL

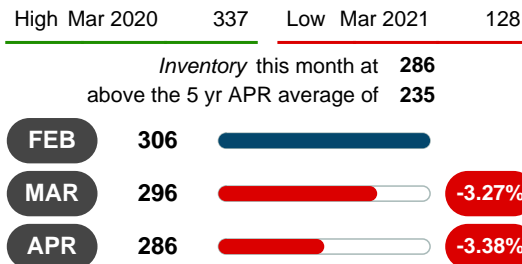


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 235



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	28	9.79%	30.5	7	15	6	0
\$200,001 - \$250,000	37	12.94%	43.0	2	29	5	1
\$250,001 - \$300,000	34	11.89%	30.0	1	20	12	1
\$300,001 - \$450,000	67	23.43%	53.0	2	28	29	8
\$450,001 - \$575,000	55	19.23%	61.0	1	12	37	5
\$575,001 - \$775,000	32	11.19%	38.5	1	4	19	8
\$775,001 and up	33	11.54%	74.0	1	3	15	14
Total Active Inventory by Units		286		15	111	123	37
Total Active Inventory by Volume		147,923,881	100%	4.64M	37.89M	67.35M	38.06M
Median Active Inventory Listing Price		\$389,500		\$220,000	\$287,500	\$470,000	\$639,500

April 2024



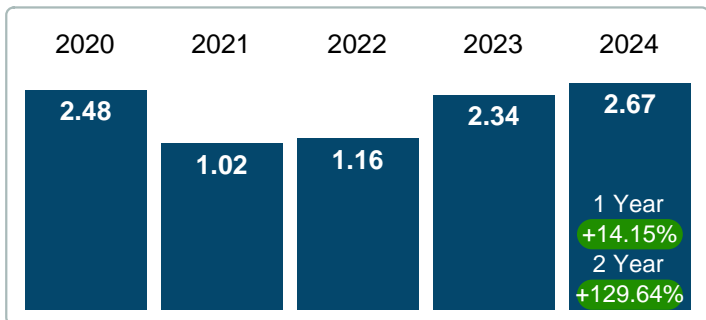
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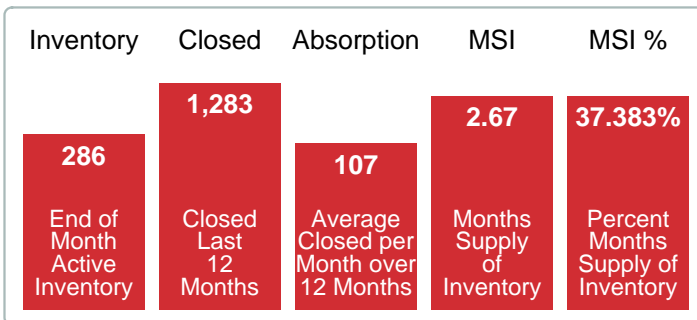
MONTHS SUPPLY of INVENTORY (MSI)

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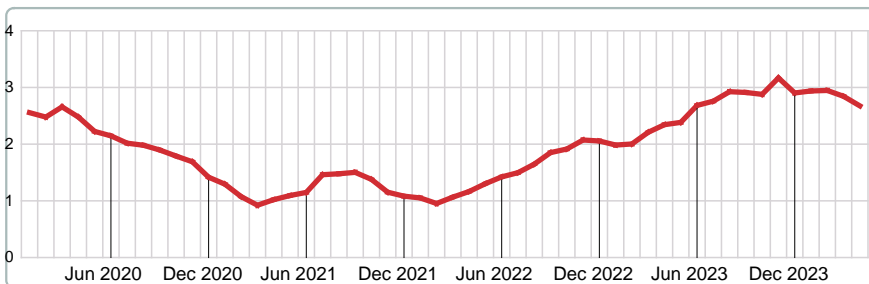
MSI FOR APRIL



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



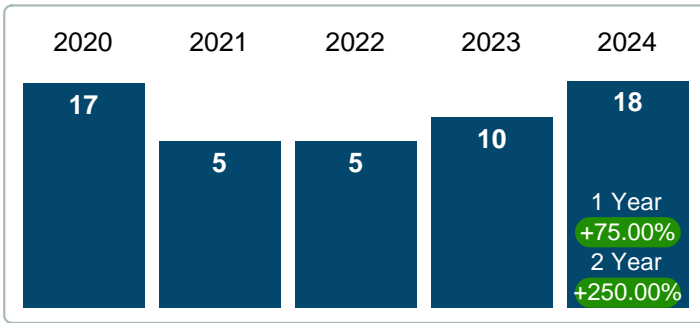
Area Delimited by County Of Rogers - Residential Property Type



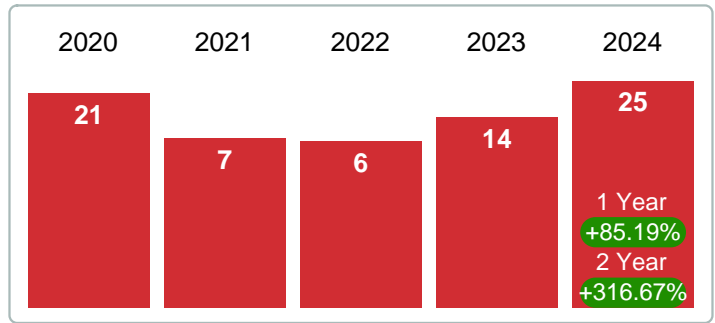
MEDIAN DAYS ON MARKET TO SALE

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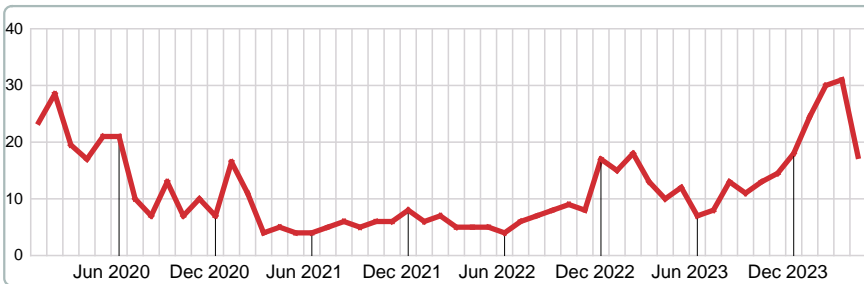
APRIL



YEAR TO DATE (YTD)

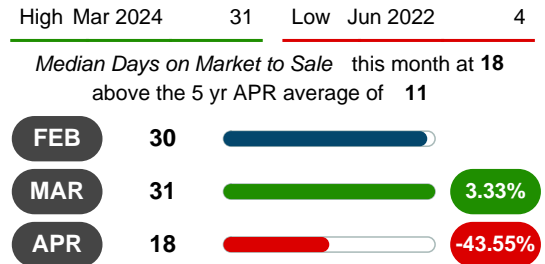


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 11



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	6.78%	7	5	14	8	0
\$150,001 - \$200,000	11.02%	9	1	17	0	0
\$200,001 - \$225,000	6.78%	27	0	27	0	0
\$225,001 - \$350,000	35.59%	27	127	29	7	0
\$350,001 - \$450,000	16.95%	5	0	29	6	4
\$450,001 - \$600,000	12.71%	28	0	0	31	10
\$600,001 and up	10.17%	28	0	14	28	44
Median Closed DOM		18	5	22	17	5
Total Closed Units	100%	17.5	5	65	39	9
Total Closed Volume		41,442,923	769.50K	16.70M	18.92M	5.05M

April 2024



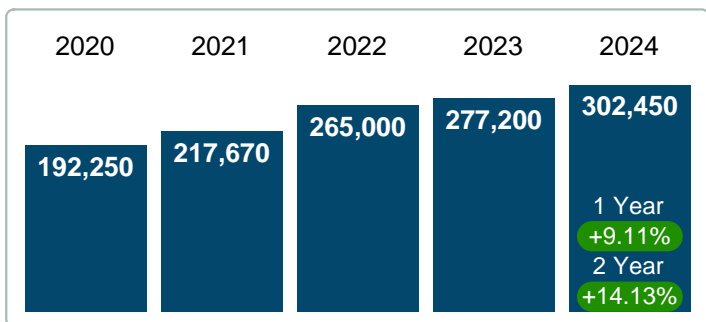
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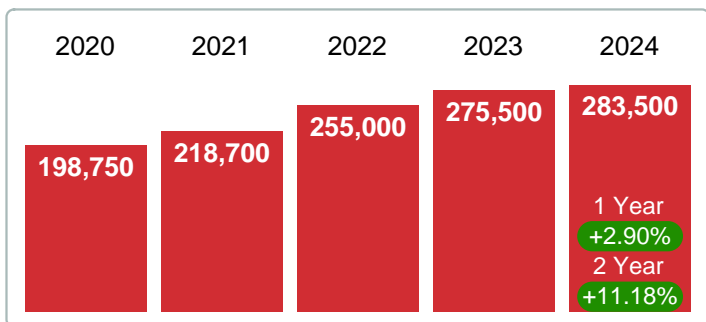
MEDIAN LIST PRICE AT CLOSING

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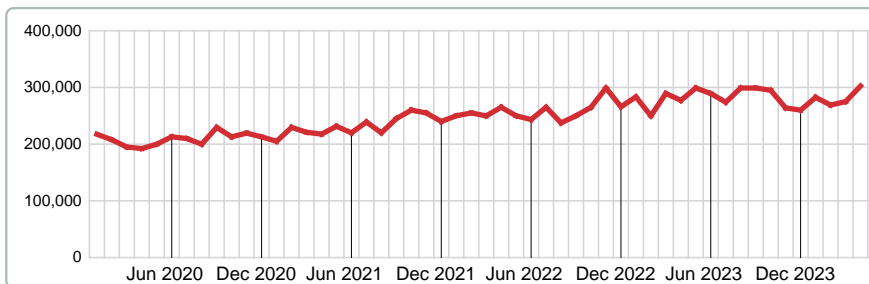
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 250,914

High Apr 2024 302,450 Low Apr 2020 192,250

Median List Price at Closing this month at **302,450**
above the 5 yr APR average of **250,914**

- FEB** 269,000
- MAR** 274,990 2.23%
- APR** 302,450 9.99%

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 9	7.63%	135,000	135,000	114,000	140,000	0
\$150,001 - \$200,000 13	11.02%	175,000	152,500	177,500	0	0
\$200,001 - \$225,000 6	5.08%	217,856	0	217,856	0	0
\$225,001 - \$350,000 43	36.44%	270,000	250,000	269,900	292,500	0
\$350,001 - \$450,000 21	17.80%	419,900	0	413,941	420,682	367,500
\$450,001 - \$600,000 15	12.71%	575,000	0	0	574,950	575,000
\$600,001 and up 11	9.32%	680,000	0	899,999	675,000	680,000
Median List Price		302,450	150,000	245,000	450,000	575,000
Total Closed Units	100%	302,450	5	65	39	9
Total Closed Volume		41,912,426	787.50K	17.02M	19.04M	5.07M

April 2024



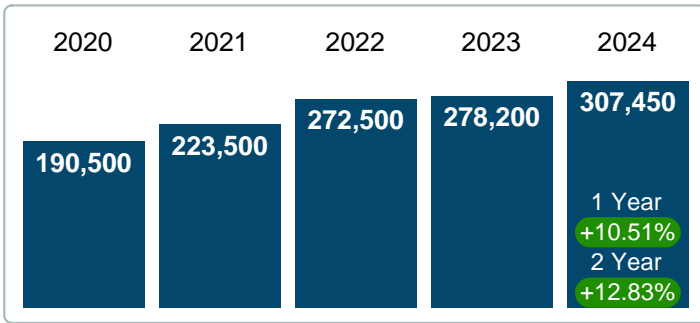
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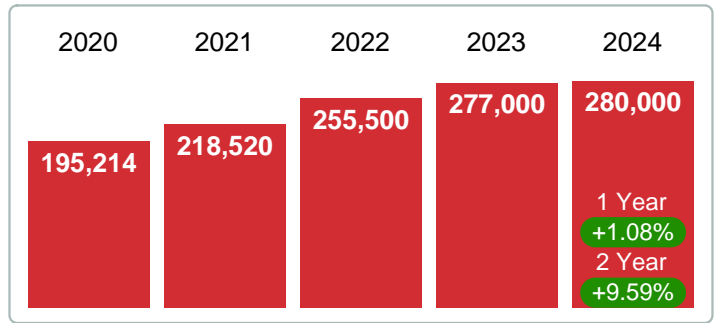
MEDIAN SOLD PRICE AT CLOSING

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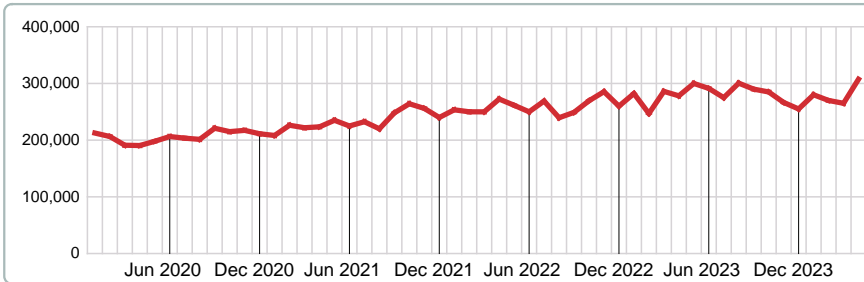
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 254,430

High Apr 2024 307,450 Low Apr 2020 190,500

Median Sold Price at Closing this month at **307,450** above the 5 yr APR average of **254,430**



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	6.78%	115,500	135,000	94,500	140,000	0
\$150,001 - \$200,000	11.02%	175,000	152,500	175,000	0	0
\$200,001 - \$225,000	6.78%	217,856	0	217,856	0	0
\$225,001 - \$350,000	35.59%	272,500	247,000	267,500	285,000	0
\$350,001 - \$450,000	16.95%	390,000	0	396,625	390,000	370,000
\$450,001 - \$600,000	12.71%	537,904	0	0	533,952	575,000
\$600,001 and up	10.17%	683,925	0	860,000	672,630	692,850
Median Sold Price		307,450	135,000	239,900	462,000	575,000
Total Closed Units	100%	307,450	5	65	39	9
Total Closed Volume		41,442,923	769.50K	16.70M	18.92M	5.05M

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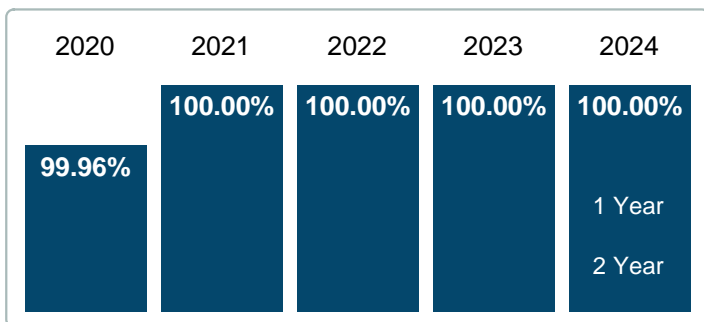
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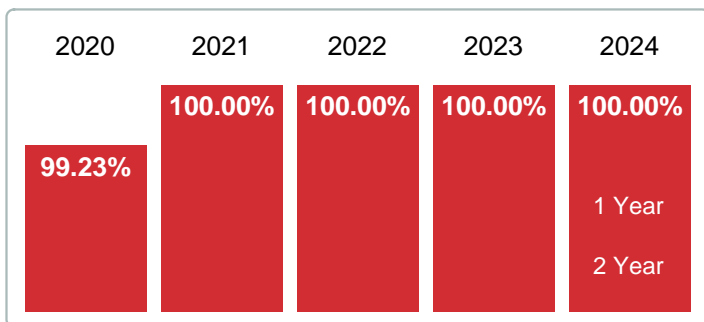
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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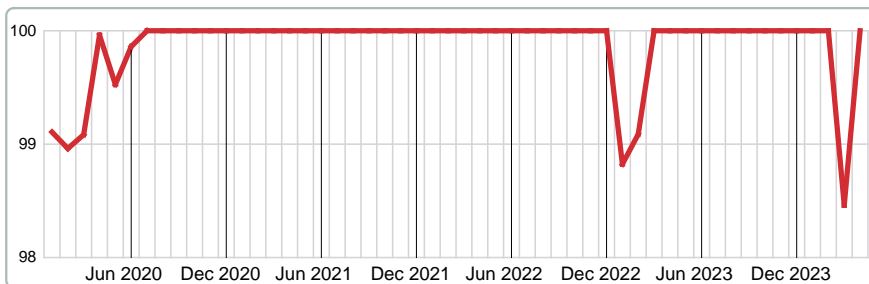
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

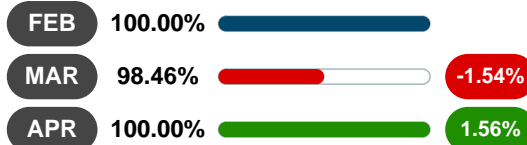


3 MONTHS

5 year APR AVG = 99.99%

High Apr 2024 100.00% Low Mar 2024 98.46%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.99%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS 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	8	6.78%	95.00%	100.00%	87.77%	100.00%	0.00%
\$150,001 - \$200,000	13	11.02%	100.00%	100.00%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	8	6.78%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$350,000	42	35.59%	100.00%	98.80%	100.00%	100.00%	0.00%
\$350,001 - \$450,000	20	16.95%	100.00%	0.00%	98.94%	100.00%	100.68%
\$450,001 - \$600,000	15	12.71%	99.07%	0.00%	0.00%	99.33%	97.03%
\$600,001 and up	12	10.17%	99.33%	0.00%	95.56%	99.33%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
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



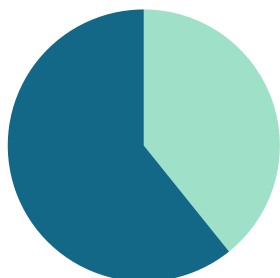
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

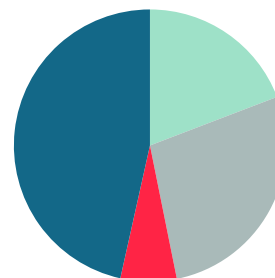


Inventory
 New Listings
191 = 39.22%
 Start Inventory
296
 Total Inventory Units
487
 Volume
\$225,169,922

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%
Median List Price	277,200	302,450	9.11%	275,500	283,500	2.90%
Median Sale Price	278,200	307,450	10.51%	277,000	280,000	1.08%
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	10.00	17.50	75.00%	13.50	25.00	85.19%
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

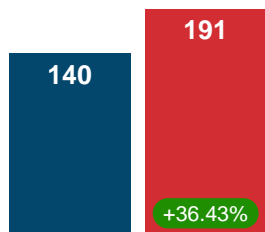
Inventory on April 30, 2024 = **286**

2023 **2024**

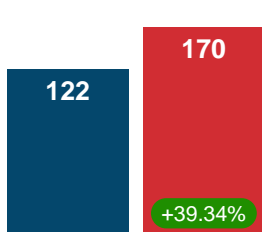
APRIL MARKET

MEDIAN PRICES

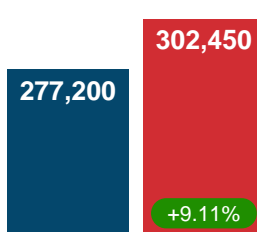
New Listings



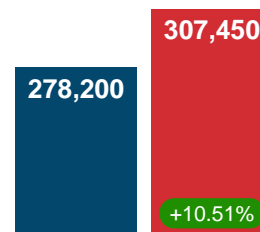
Pending Listings



List Price



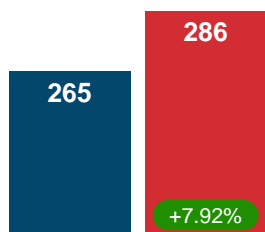
Sale Price



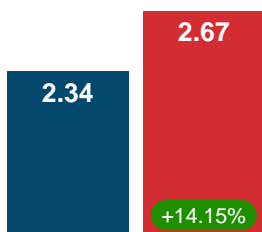
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

