

May 2024



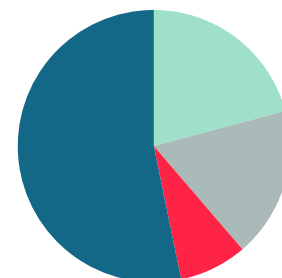
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	157	168	7.01%
Pending Listings	159	144	-9.43%
New Listings	221	188	-14.93%
Average List Price	312,383	307,046	-1.71%
Average Sale Price	308,431	299,105	-3.02%
Average Percent of Selling Price to List Price	98.97%	96.82%	-2.17%
Average Days on Market to Sale	38.80	50.01	28.91%
End of Month Inventory	417	429	2.88%
Months Supply of Inventory	3.00	3.26	8.54%



■ Closed (20.84%)
■ Pending (17.87%)
■ Other OffMarket (8.06%)
■ Active (53.23%)

Absorption: Last 12 months, an Average of **132** Sales/Month
Active Inventory as of May 31, 2024 = **429**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **2.88%** to 429 existing homes available for sale. Over the last 12 months this area has had an average of 132 closed sales per month. This represents an unsold inventory index of **3.26** 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 **3.02%** in May 2024 to \$299,105 versus the previous year at \$308,431.

Average Days on Market Lengthens

The average number of **50.01** days that homes spent on the market before selling increased by 11.22 days or **28.91%** in May 2024 compared to last year's same month at **38.80** DOM.

Sales Success for May 2024 is Positive

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

There were 188 New Listings in May 2024, down **14.93%** from last year at 221. Furthermore, there were 168 Closed Listings this month versus last year at 157, a **7.01%** increase.

Closed versus Listed trends yielded a **89.4%** ratio, up from previous year's, May 2023, at **71.0%**, a **25.79%** upswing. 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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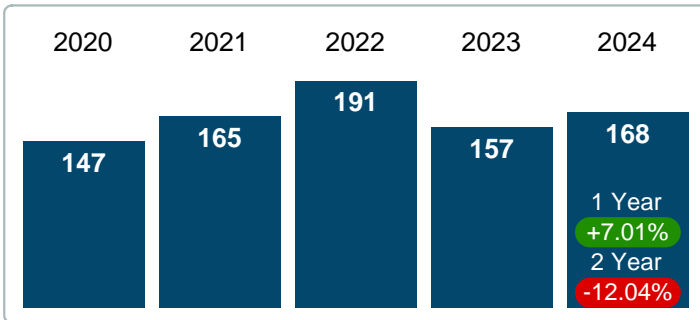
Area Delimited by County Of Rogers



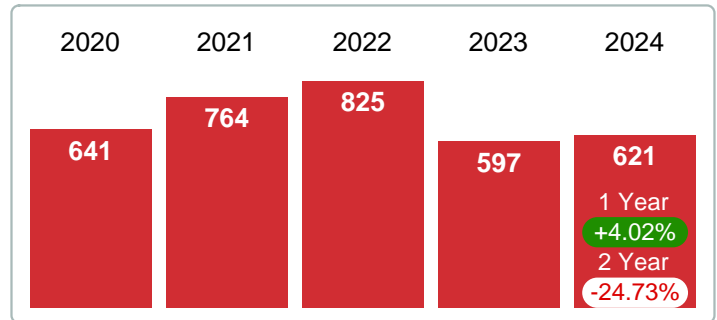
CLOSED LISTINGS

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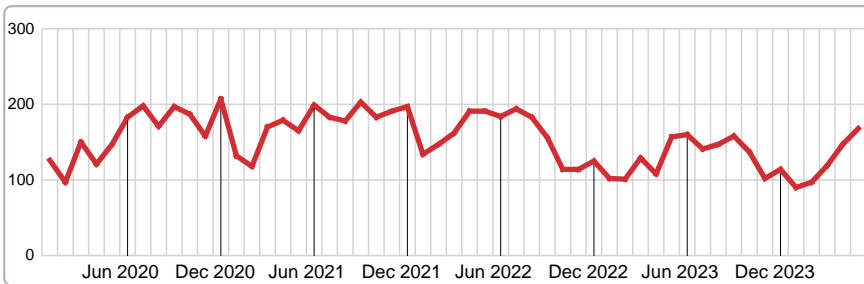
MAY



YEAR TO DATE (YTD)

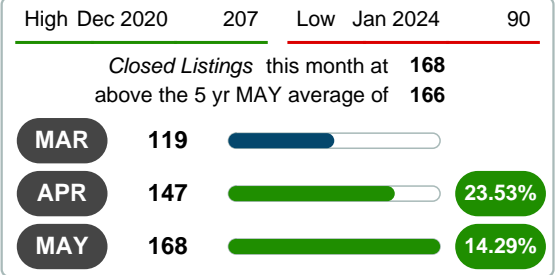


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 166



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	8.93%	45.8	5	4	6	0
\$75,001 - \$150,000	17	10.12%	52.8	12	4	1	0
\$150,001 - \$200,000	26	15.48%	45.3	11	12	3	0
\$200,001 - \$300,000	42	25.00%	41.8	3	27	12	0
\$300,001 - \$400,000	29	17.26%	37.2	2	13	11	3
\$400,001 - \$500,000	20	11.90%	51.2	2	6	10	2
\$500,001 and up	19	11.31%	93.7	2	7	6	4
Total Closed Units	168			37	73	49	9
Total Closed Volume	50,249,606	100%	50.0	7.43M	21.39M	16.63M	4.80M
Average Closed Price	\$299,105			\$200,742	\$292,994	\$339,391	\$533,717

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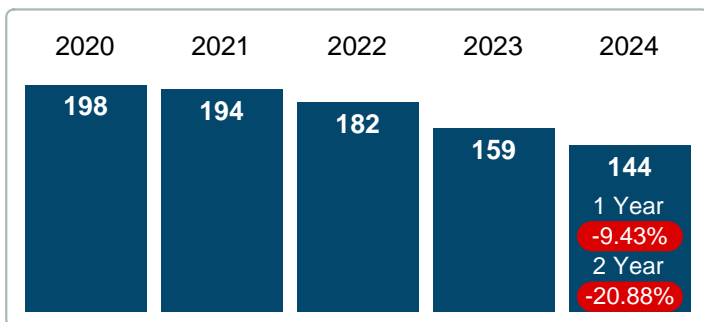
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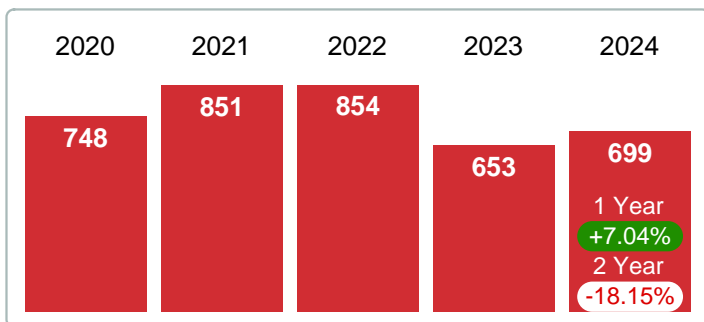
PENDING LISTINGS

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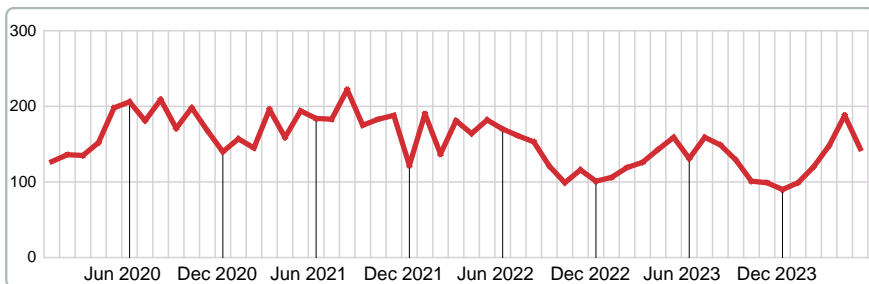
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 175

High Aug 2021 222 Low Dec 2023 90

Pending Listings this month at 144 below the 5 yr MAY average of 175



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	13	9.03%	43.8	7	4	2	0
\$100,001 - \$175,000	17	11.81%	34.8	10	6	1	0
\$175,001 - \$200,000	17	11.81%	25.9	8	7	2	0
\$200,001 - \$275,000	31	21.53%	43.5	2	21	8	0
\$275,001 - \$375,000	33	22.92%	38.0	4	14	14	1
\$375,001 - \$550,000	19	13.19%	34.6	1	8	7	3
\$550,001 and up	14	9.72%	94.2	1	1	9	3
Total Pending Units	144			33	61	43	7
Total Pending Volume	44,276,423	100%	38.0	7.16M	15.64M	17.38M	4.09M
Average Listing Price	\$206,352			\$216,903	\$256,447	\$404,267	\$584,557

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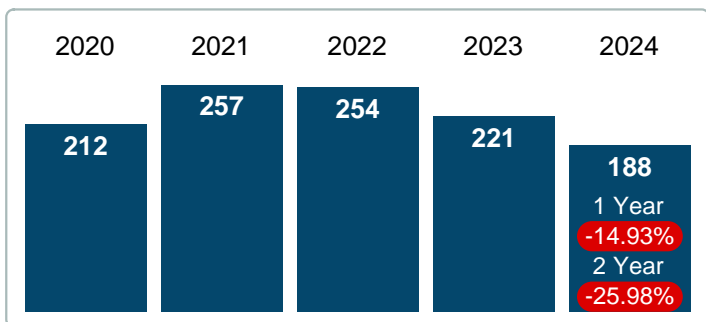
Area Delimited by County Of Rogers



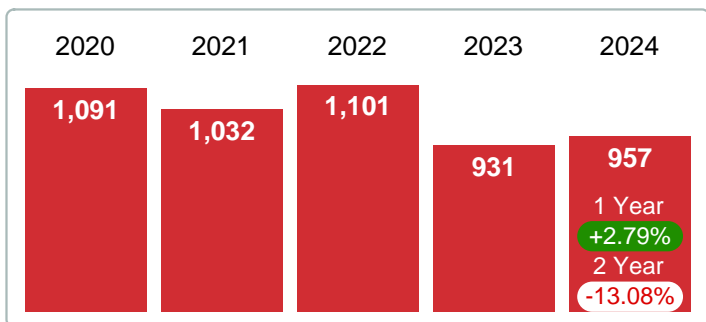
NEW LISTINGS

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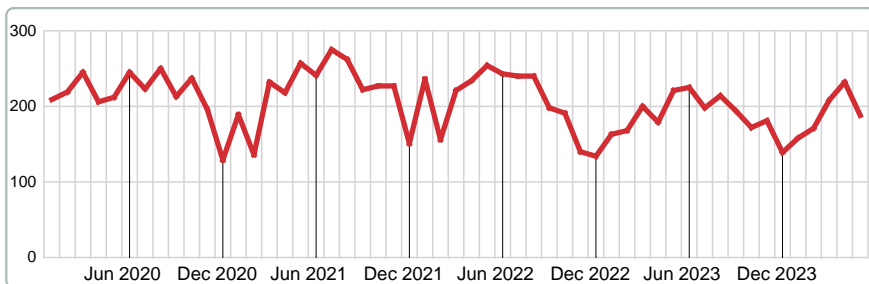
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 226

High Jul 2021 275 Low Dec 2020 129

New Listings this month at **188**
 below the 5 yr MAY average of **226**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	17	9.04%	5	10	2	0
\$60,001 - \$150,000	24	12.77%	16	6	2	0
\$150,001 - \$210,000	23	12.23%	9	11	3	0
\$210,001 - \$350,000	54	28.72%	10	24	19	1
\$350,001 - \$470,000	27	14.36%	5	11	10	1
\$470,001 - \$720,000	24	12.77%	1	5	17	1
\$720,001 and up	19	10.11%	2	2	10	5
Total New Listed Units	188		48	69	63	8
Total New Listed Volume	65,871,683	100%	11.09M	18.09M	29.88M	6.81M
Average New Listed Listing Price	\$107,325		\$231,019	\$262,176	\$474,321	\$851,300

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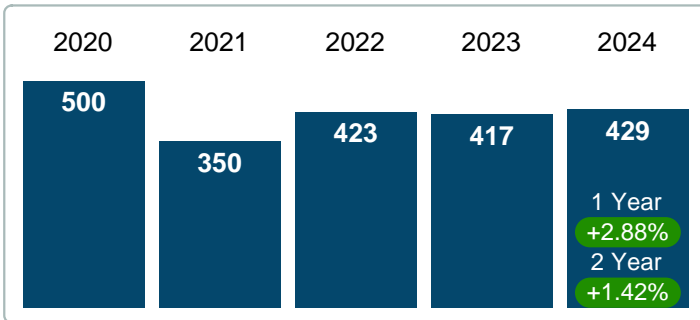
Area Delimited by County Of Rogers



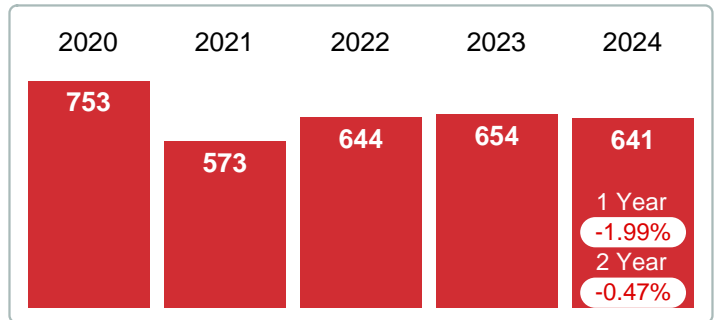
ACTIVE INVENTORY

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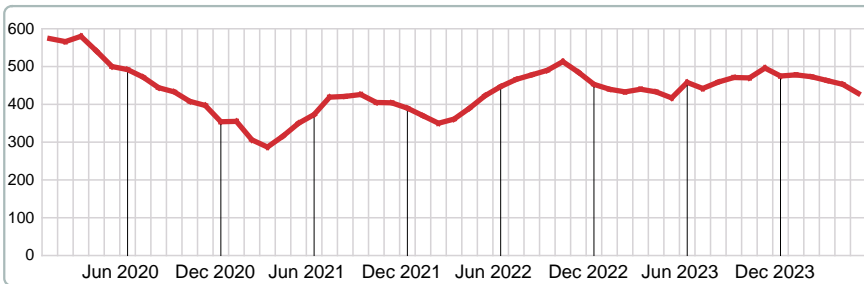
END OF MAY



ACTIVE DURING MAY

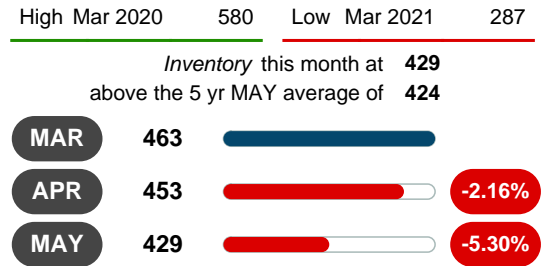


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 424



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	34	7.93%	83.1	26	7	1	0
\$75,001 - \$175,000	61	14.22%	104.5	52	6	3	0
\$175,001 - \$250,000	64	14.92%	87.0	22	33	8	1
\$250,001 - \$425,000	105	24.48%	67.3	30	41	28	6
\$425,001 - \$525,000	58	13.52%	85.6	7	16	31	4
\$525,001 - \$775,000	55	12.82%	87.3	7	5	36	7
\$775,001 and up	52	12.12%	95.0	15	4	18	15
Total Active Inventory by Units	429			159	112	125	33
Total Active Inventory by Volume	191,773,310	100%	85.2	50.99M	35.43M	71.52M	33.84M
Average Active Inventory Listing Price	\$447,024			\$320,676	\$316,303	\$572,175	\$1,025,390

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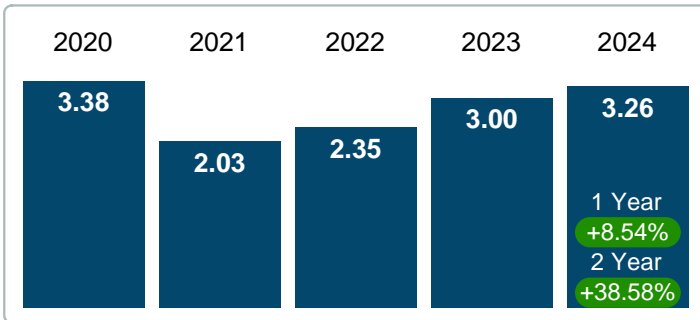
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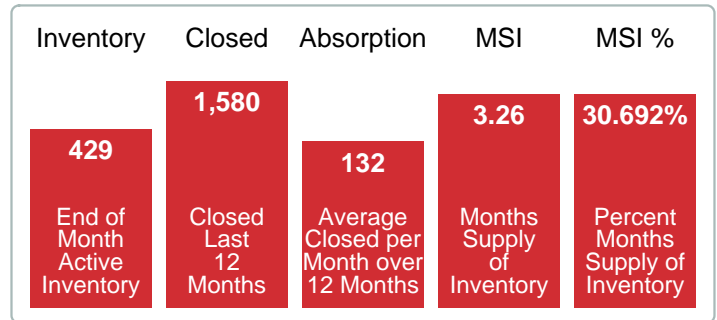
MONTHS SUPPLY of INVENTORY (MSI)

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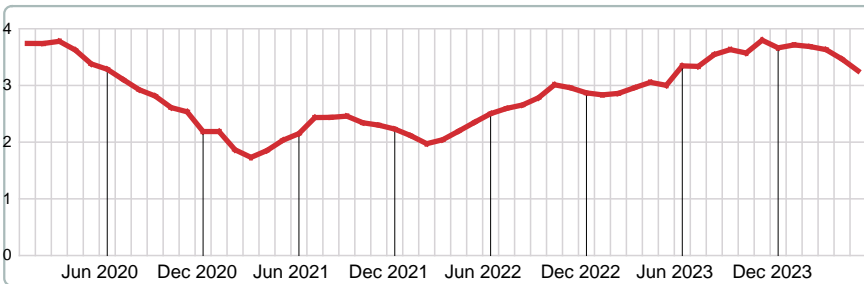
MSI FOR MAY



INDICATORS FOR MAY 2024

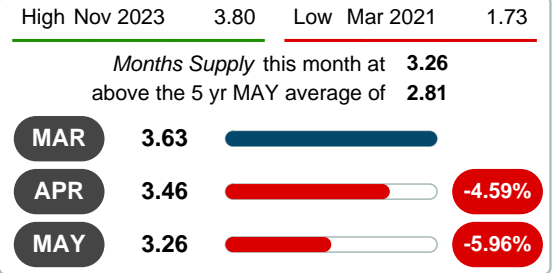


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.81



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
\$75,000 and less	34	7.93%	2.11	2.94	1.50	0.40	0.00
\$75,001 - \$175,000	61	14.22%	3.00	5.72	0.62	2.12	0.00
\$175,001 - \$250,000	64	14.92%	2.20	6.44	1.48	2.46	12.00
\$250,001 - \$425,000	105	24.48%	2.54	12.00	1.96	1.72	3.60
\$425,001 - \$525,000	58	13.52%	5.40	21.00	4.57	5.17	4.36
\$525,001 - \$775,000	55	12.82%	5.24	12.00	3.00	6.26	2.80
\$775,001 and up	52	12.12%	14.51	36.00	9.60	12.71	11.25
Market Supply of Inventory (MSI)			3.26	6.32	1.77	3.42	4.89
Total Active Inventory by Units		100%	3.26	159	112	125	33

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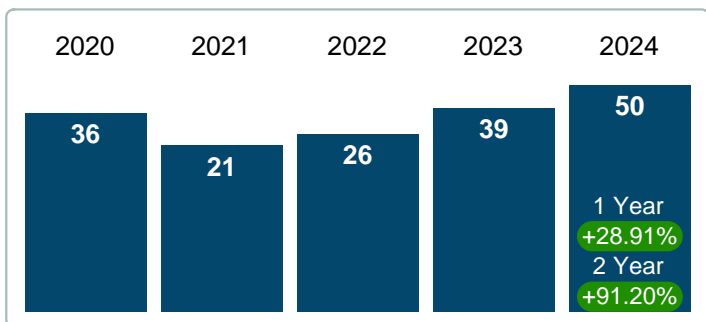
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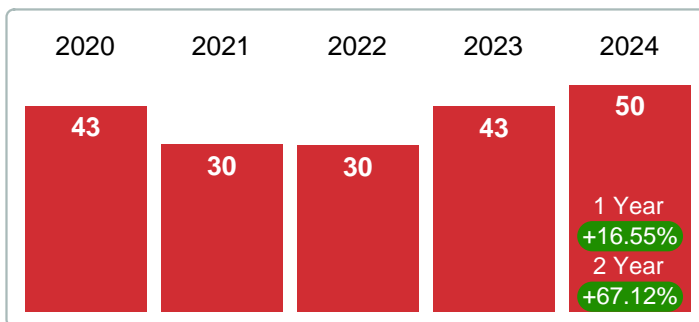
AVERAGE DAYS ON MARKET TO SALE

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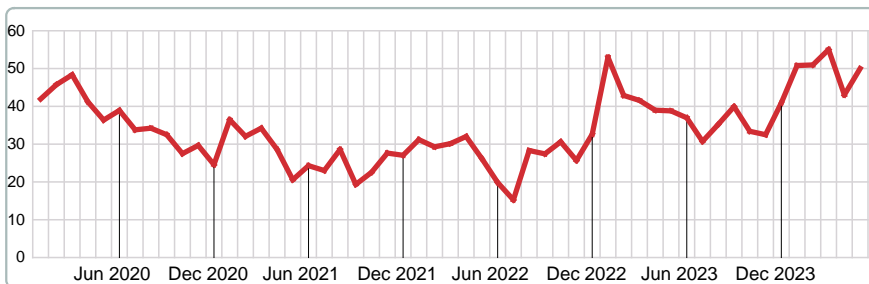
MAY



YEAR TO DATE (YTD)

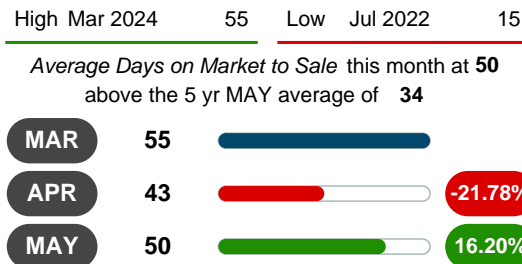


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 34



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
\$75,000 and less	8.93%	46	73	40	27	0
\$75,001 - \$150,000	10.12%	53	63	26	35	0
\$150,001 - \$200,000	15.48%	45	30	53	70	0
\$200,001 - \$300,000	25.00%	42	56	33	59	0
\$300,001 - \$400,000	17.26%	37	14	45	33	34
\$400,001 - \$500,000	11.90%	51	33	52	58	33
\$500,001 and up	11.31%	94	9	73	124	127
Average Closed DOM		50	47	44	57	75
Total Closed Units	100%	50	37	73	49	9
Total Closed Volume		50,249,606	7.43M	21.39M	16.63M	4.80M

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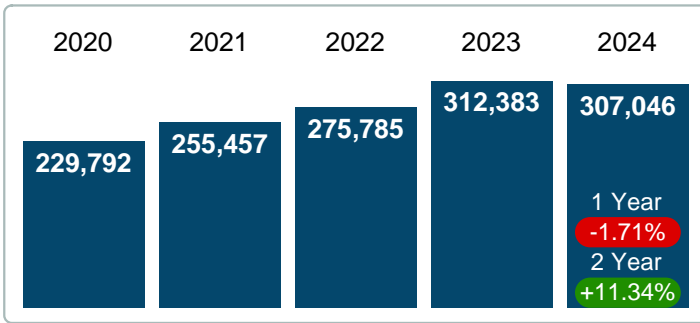
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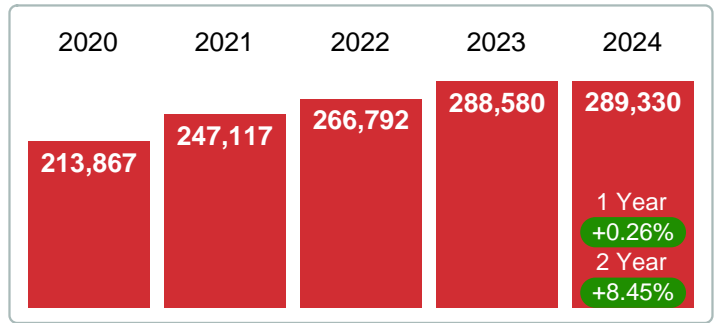
AVERAGE LIST PRICE AT CLOSING

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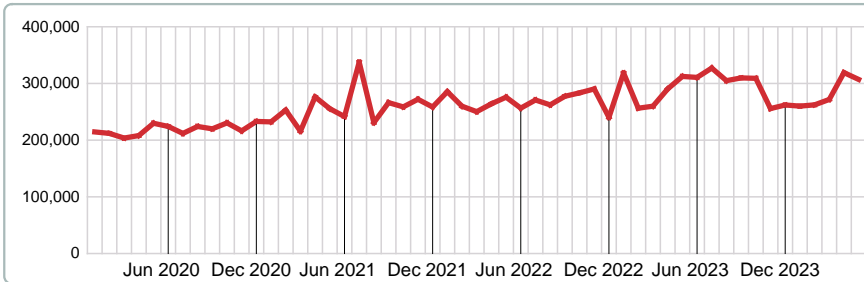
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

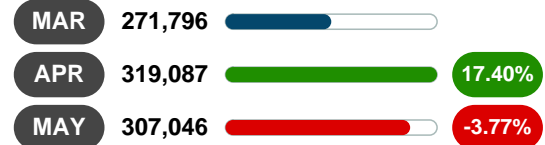


3 MONTHS

5 year MAY AVG = 276,093

High Jul 2021 337,478 Low Mar 2020 203,655

Average List Price at Closing this month at **307,046**
above the 5 yr MAY average of **276,093**



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
\$75,000 and less	7.74%	25,408	71,080	15,088	15,258	0
\$75,001 - \$150,000	8.33%	120,486	146,367	109,975	195,000	0
\$150,001 - \$200,000	16.67%	177,688	180,759	181,408	219,833	0
\$200,001 - \$300,000	26.79%	257,578	230,667	264,015	257,467	0
\$300,001 - \$400,000	16.07%	350,161	344,500	352,126	360,164	377,967
\$400,001 - \$500,000	13.10%	451,122	374,500	470,229	453,740	454,500
\$500,001 and up	11.31%	716,911	699,950	685,414	746,117	724,175
Average List Price		307,046	206,218	301,403	347,174	548,844
Total Closed Units	100%	307,046	37	73	49	9
Total Closed Volume		51,583,649	7.63M	22.00M	17.01M	4.94M

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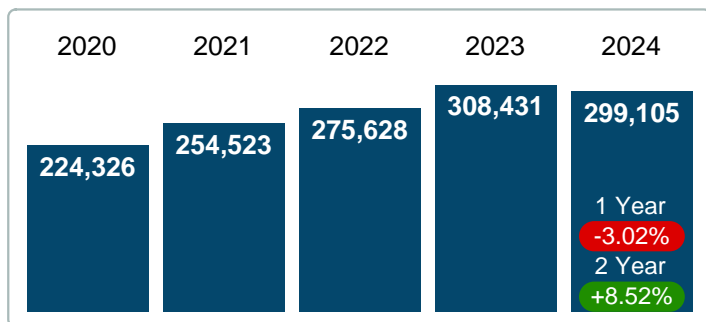
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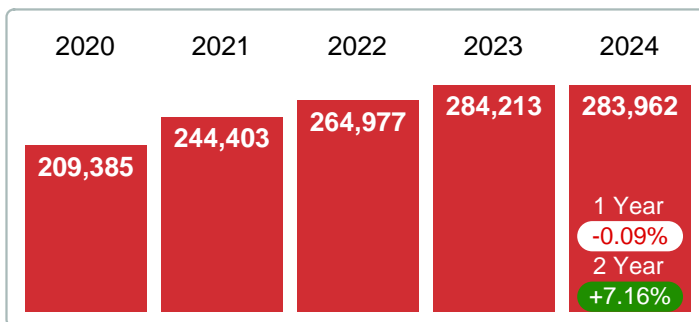
AVERAGE SOLD PRICE AT CLOSING

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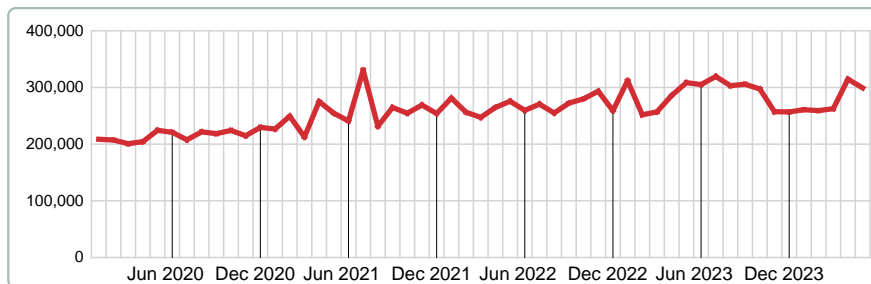
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 272,403

High Jul 2021 330,416 Low Mar 2020 200,821

Average Sold Price at Closing this month at **299,105**
above the 5 yr MAY average of **272,403**

- MAR: 262,517
- APR: 314,595 (+19.84%)
- MAY: 299,105 (-4.92%)

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
\$75,000 and less	8.93%	26,427	51,100	13,338	14,592	0
\$75,001 - \$150,000	10.12%	125,318	133,408	101,475	123,600	0
\$150,001 - \$200,000	15.48%	177,598	177,050	179,250	173,000	0
\$200,001 - \$300,000	25.00%	256,433	229,167	259,763	255,756	0
\$300,001 - \$400,000	17.26%	344,988	337,500	334,526	351,445	371,633
\$400,001 - \$500,000	11.90%	458,024	462,500	466,387	454,840	444,375
\$500,001 and up	11.31%	693,156	668,000	659,646	736,108	699,950
Average Sold Price		299,105	200,742	292,994	339,391	533,717
Total Closed Units	100%	299,105	37	73	49	9
Total Closed Volume		50,249,606	7.43M	21.39M	16.63M	4.80M

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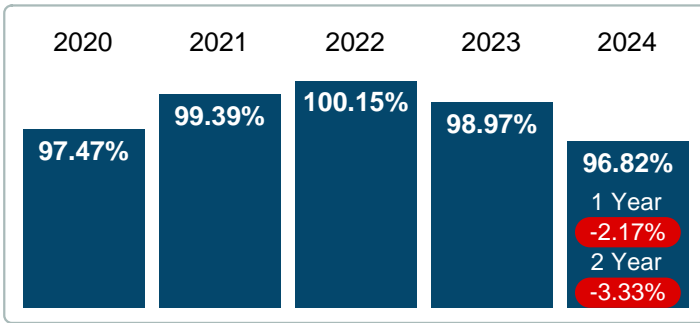
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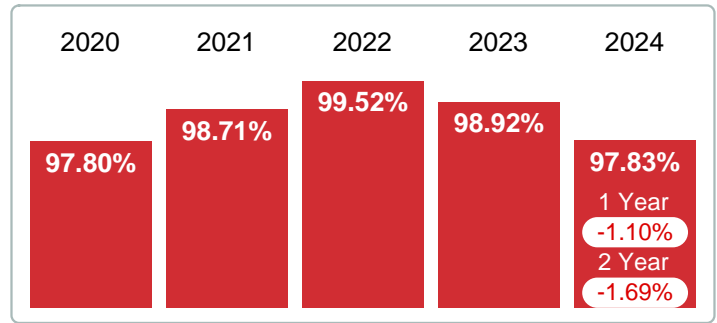
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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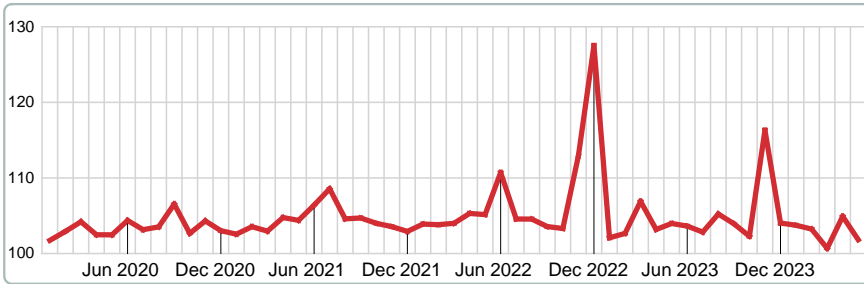
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

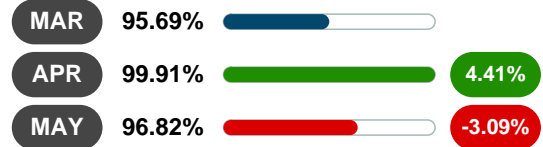


3 MONTHS

5 year MAY AVG = 98.56%

High Dec 2022 122.51% Low Mar 2024 95.69%

Average Sold/List Ratio this month at **96.82%**
below the 5 yr MAY average of **98.56%**



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
\$75,000 and less	15	8.93%	89.84%	73.06%	96.88%	99.13%	0.00%
\$75,001 - \$150,000	17	10.12%	90.78%	92.30%	93.06%	63.38%	0.00%
\$150,001 - \$200,000	26	15.48%	96.57%	98.11%	98.89%	81.63%	0.00%
\$200,001 - \$300,000	42	25.00%	98.87%	99.30%	98.52%	99.57%	0.00%
\$300,001 - \$400,000	29	17.26%	96.87%	98.30%	95.51%	97.75%	98.56%
\$400,001 - \$500,000	20	11.90%	102.86%	130.66%	99.60%	100.23%	97.97%
\$500,001 and up	19	11.31%	97.14%	95.60%	96.41%	98.89%	96.54%
Average Sold/List Ratio		96.80%		94.57%	97.54%	97.32%	97.53%
Total Closed Units		168	100%	37	73	49	9
Total Closed Volume		50,249,606		7.43M	21.39M	16.63M	4.80M

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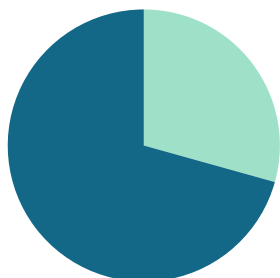
Area Delimited by County Of Rogers



MARKET SUMMARY

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

INVENTORY

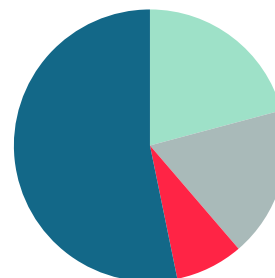


Inventory
 New Listings
188 = 29.33%
 Start Inventory
453
 Total Inventory Units
641
 Volume
\$266,353,939

Market Activity

Closed Sales
168 = 20.84%
 Pending Sales
144 = 17.87%
 Other Off Market
65 = 8.06%
 Active Inventory
429 = 53.23%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	157	168	7.01%	597	621	4.02%
Pending Sales	159	144	-9.43%	653	699	7.04%
New Listings	221	188	-14.93%	931	957	2.79%
Average List Price	312,383	307,046	-1.71%	288,580	289,330	0.26%
Average Sale Price	308,431	299,105	-3.02%	284,213	283,962	-0.09%
Average Percent of Selling Price to List Price	98.97%	96.82%	-2.17%	98.92%	97.83%	-1.10%
Average Days on Market to Sale	38.80	50.01	28.91%	42.54	49.58	16.55%
Monthly Inventory	417	429	2.88%	417	429	2.88%
Months Supply of Inventory	3.00	3.26	8.54%	3.00	3.26	8.54%

Absorption: Last 12 months, an Average of 132 Sales/Month

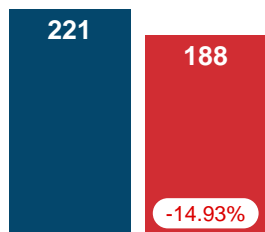
Inventory on May 31, 2024 = 429

2023 2024

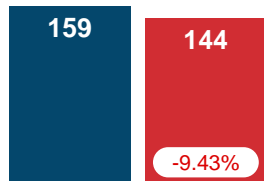
MAY MARKET

AVERAGE PRICES

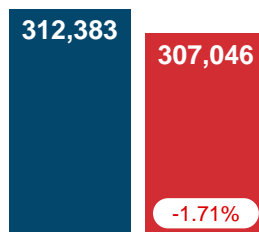
New Listings



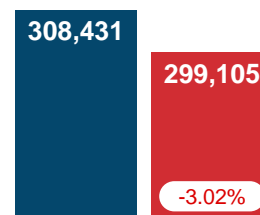
Pending Listings



List Price



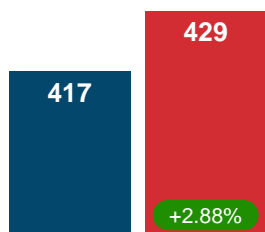
Sale Price



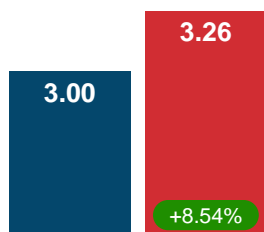
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

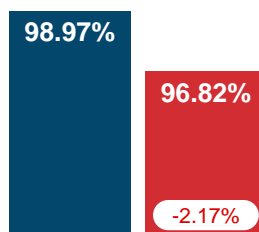
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

