

May 2024

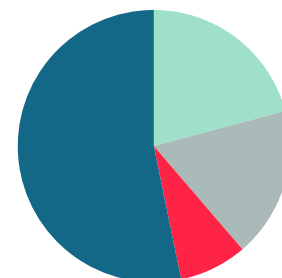
Area Delimited by County Of Rogers



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%
Median List Price	290,000	277,000	-4.48%
Median Sale Price	288,500	279,450	-3.14%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.00	20.00	53.85%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.14%** in May 2024 to \$279,450 versus the previous year at \$288,500.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 7.00 days or **53.85%** in May 2024 compared to last year's same month at **13.00** DOM.

Sales Success for May 2024 is Positive

Overall, with Median 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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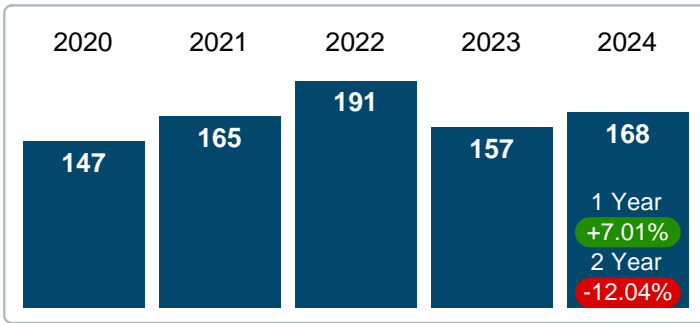
Area Delimited by County Of Rogers



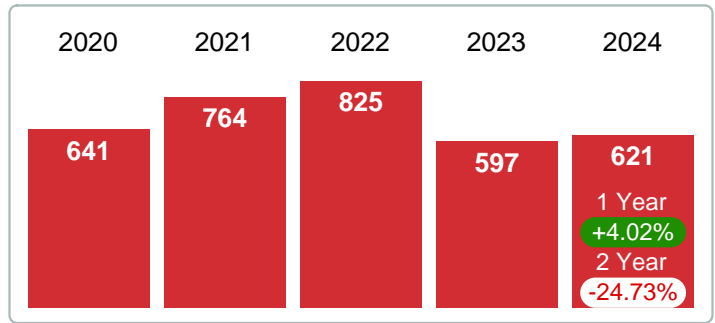
CLOSED LISTINGS

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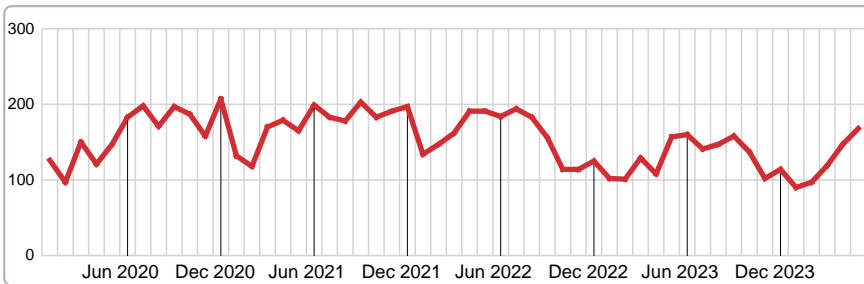
MAY



YEAR TO DATE (YTD)

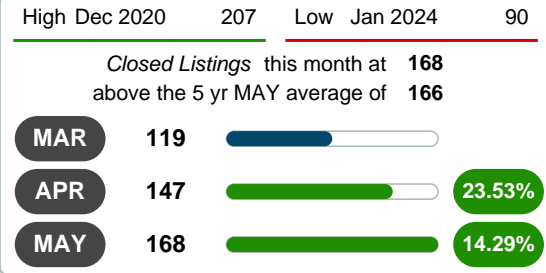


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 166



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	8.93%	20.0	5	4	6	0
\$75,001 - \$150,000	17	10.12%	16.0	12	4	1	0
\$150,001 - \$200,000	26	15.48%	16.5	11	12	3	0
\$200,001 - \$300,000	42	25.00%	30.0	3	27	12	0
\$300,001 - \$400,000	29	17.26%	9.0	2	13	11	3
\$400,001 - \$500,000	20	11.90%	16.5	2	6	10	2
\$500,001 and up	19	11.31%	40.0	2	7	6	4
Total Closed Units	168			37	73	49	9
Total Closed Volume	50,249,606	100%	20.0	7.43M	21.39M	16.63M	4.80M
Median Closed Price	\$279,450			\$155,000	\$280,000	\$325,000	\$478,750

May 2024



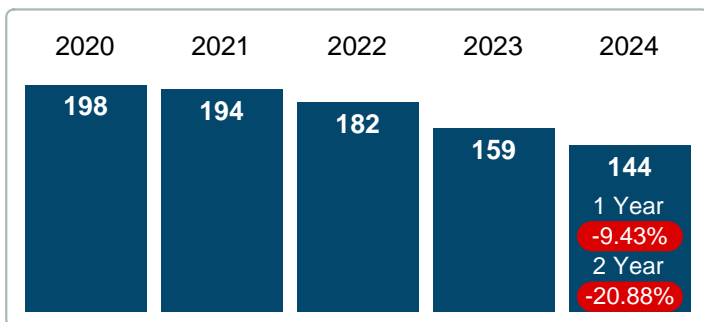
Area Delimited by County Of Rogers



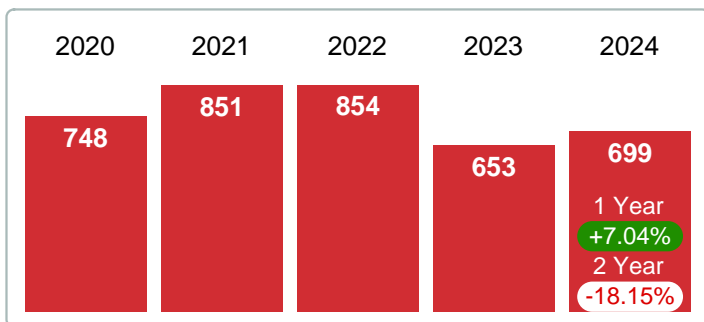
PENDING LISTINGS

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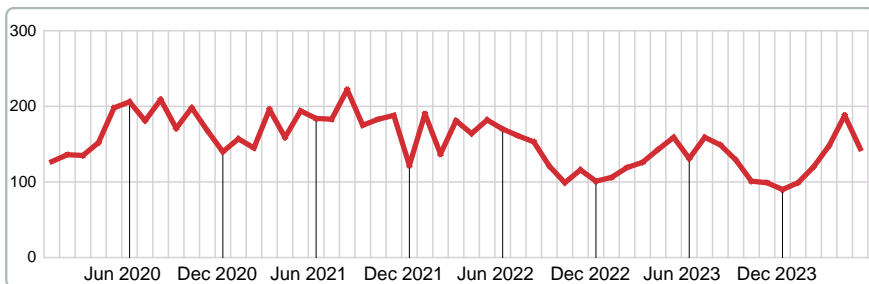
MAY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	9.03%	15.0	7	4	2	0
\$100,001 - \$175,000	17	11.81%	27.0	10	6	1	0
\$175,001 - \$200,000	17	11.81%	10.0	8	7	2	0
\$200,001 - \$275,000	31	21.53%	29.0	2	21	8	0
\$275,001 - \$375,000	33	22.92%	30.0	4	14	14	1
\$375,001 - \$550,000	19	13.19%	20.0	1	8	7	3
\$550,001 and up	14	9.72%	30.0	1	1	9	3
Total Pending Units	144			33	61	43	7
Total Pending Volume	44,276,423	100%	25.5	7.16M	15.64M	17.38M	4.09M
Median Listing Price	\$254,500			\$165,500	\$239,900	\$307,990	\$487,000

May 2024



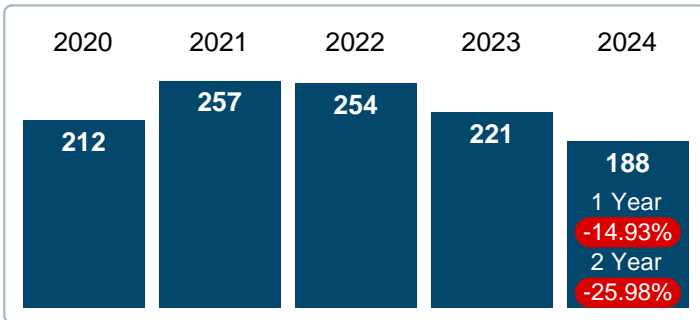
Area Delimited by County Of Rogers



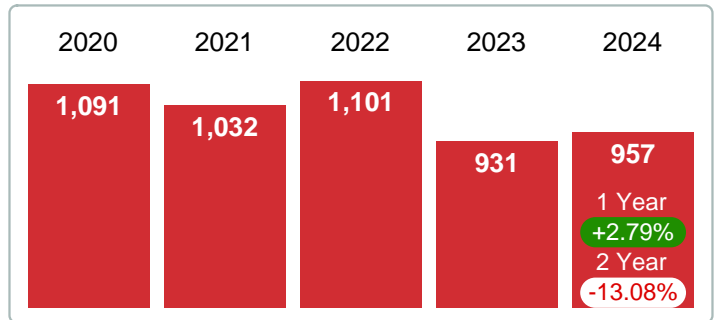
NEW LISTINGS

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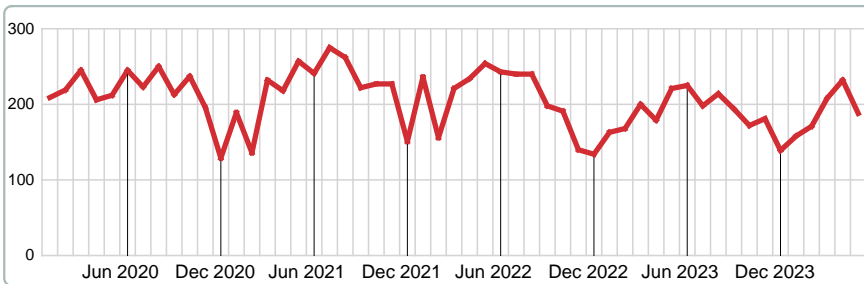
MAY



YEAR TO DATE (YTD)

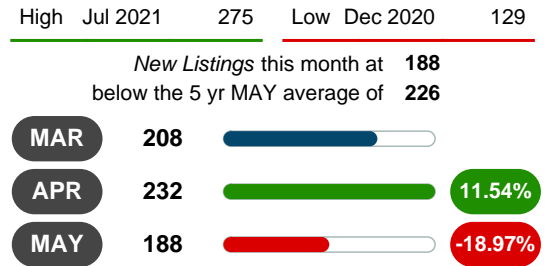


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 226



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$50,000 and less	16	8.51%	4	10	2	0
\$50,001 - \$150,000	25	13.30%	17	6	2	0
\$150,001 - \$200,000	18	9.57%	8	8	2	0
\$200,001 - \$350,000	59	31.38%	11	27	20	1
\$350,001 - \$475,000	27	14.36%	5	11	10	1
\$475,001 - \$725,000	24	12.77%	1	5	17	1
\$725,001 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
Median New Listed Listing Price	\$285,000		\$180,250	\$220,000	\$409,000	\$808,250

May 2024



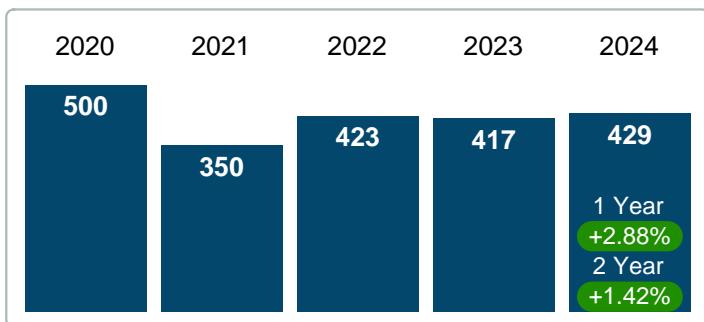
Area Delimited by County Of Rogers



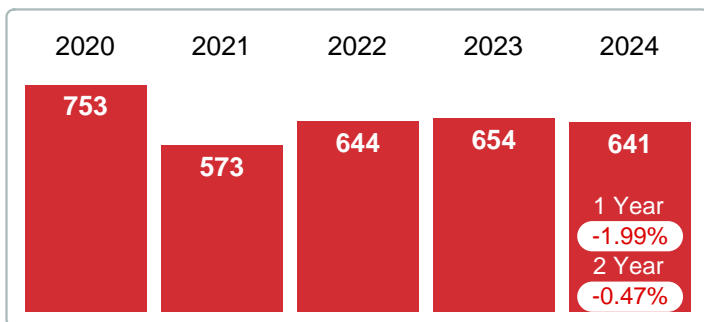
ACTIVE INVENTORY

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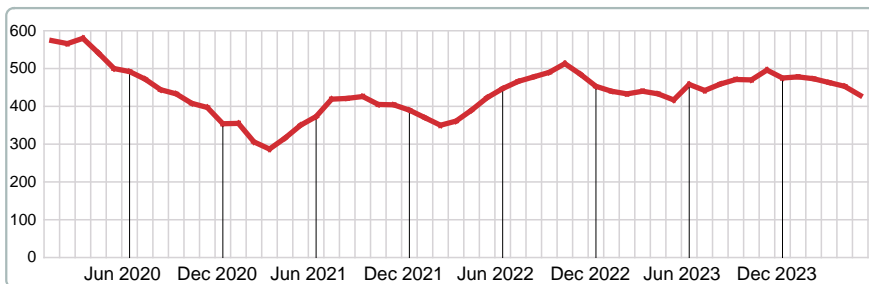
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 424

High Mar 2020 580 Low Mar 2021 287

Inventory this month at **429**
above the 5 yr MAY average of **424**

- MAR** 463 ▬
- APR** 453 ▬ -2.16%
- MAY** 429 ▬ -5.30%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	34	7.93%	59.0	26	7	1	0
\$75,001 - \$175,000	61	14.22%	90.0	52	6	3	0
\$175,001 - \$250,000	64	14.92%	55.5	22	33	8	1
\$250,001 - \$425,000	105	24.48%	49.0	30	41	28	6
\$425,001 - \$525,000	58	13.52%	56.5	7	16	31	4
\$525,001 - \$775,000	55	12.82%	53.0	7	5	36	7
\$775,001 and up	52	12.12%	63.0	15	4	18	15
Total Active Inventory by Units		429		159	112	125	33
Total Active Inventory by Volume		191,773,310	100%	50.99M	35.43M	71.52M	33.84M
Median Active Inventory Listing Price		\$349,000		\$179,000	\$285,000	\$509,900	\$699,000

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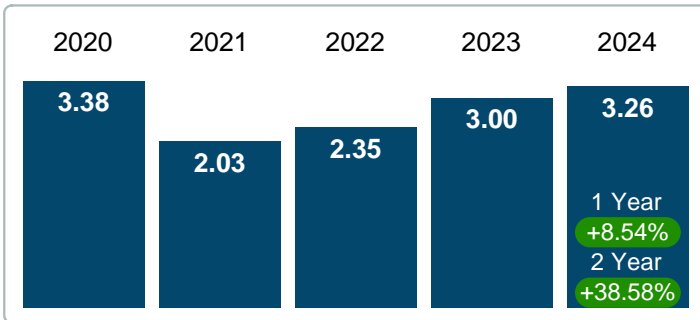
Area Delimited by County Of Rogers



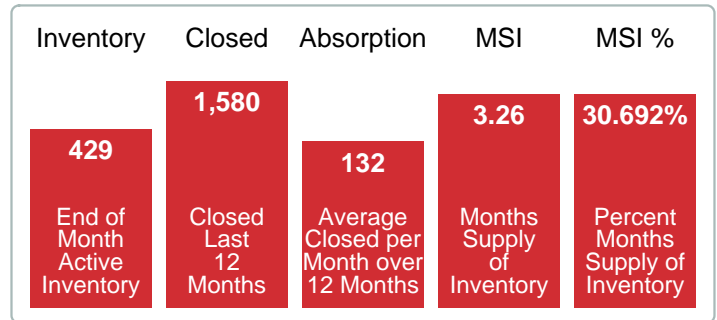
MONTHS SUPPLY of INVENTORY (MSI)

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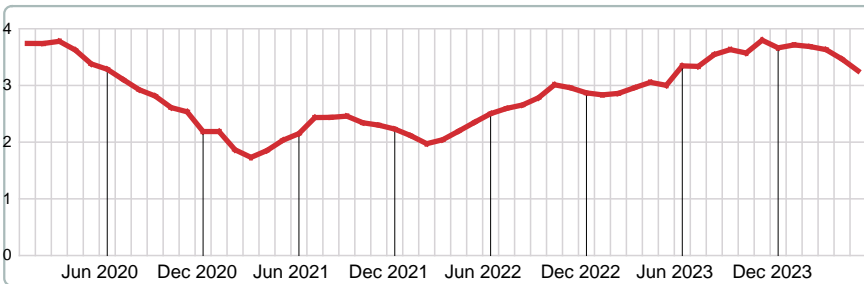
MSI FOR MAY



INDICATORS FOR MAY 2024

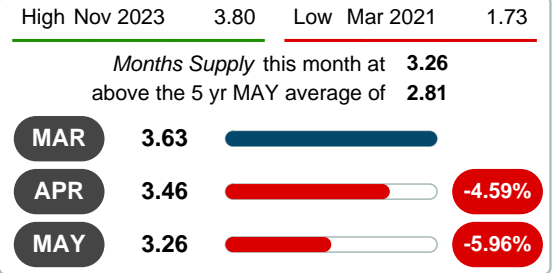


5 YEAR MARKET ACTIVITY TRENDS



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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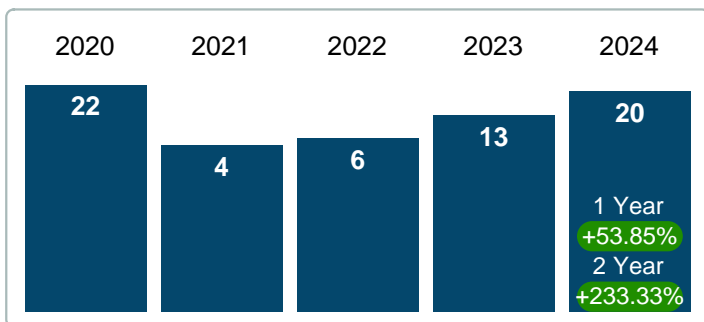
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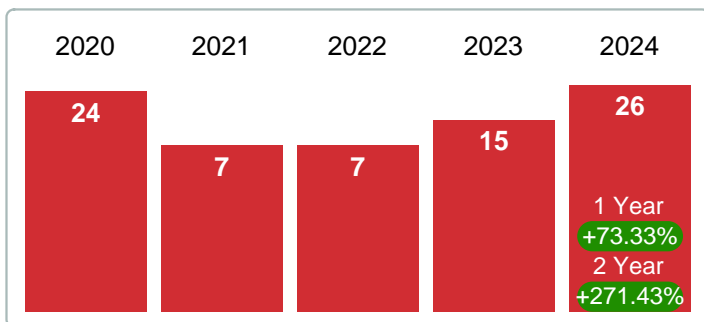
MEDIAN DAYS ON MARKET TO SALE

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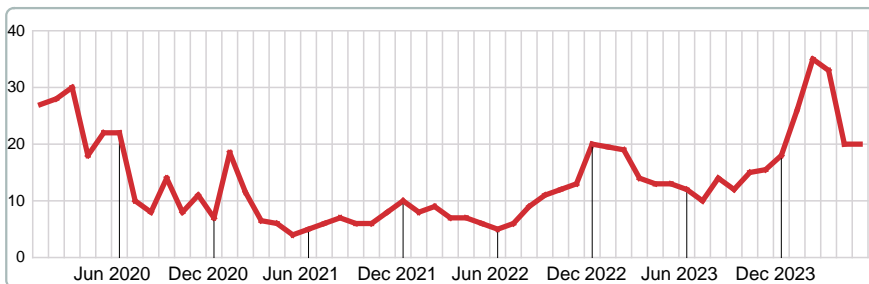
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

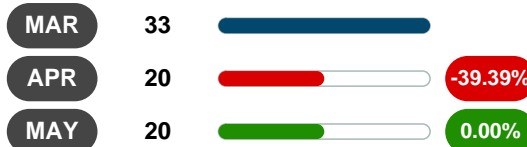


3 MONTHS

5 year MAY AVG = 13

High Feb 2024 35 Low May 2021 4

Median Days on Market to Sale this month at 20 above the 5 yr MAY average of 13



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
\$75,000 and less	8.93%	20	38	42	17	0
\$75,001 - \$150,000	10.12%	16	30	4	35	0
\$150,001 - \$200,000	15.48%	17	6	36	35	0
\$200,001 - \$300,000	25.00%	30	37	25	43	0
\$300,001 - \$400,000	17.26%	9	14	7	9	17
\$400,001 - \$500,000	11.90%	17	33	10	35	33
\$500,001 and up	11.31%	40	9	36	90	80
Median Closed DOM		20	15	20	34	17
Total Closed Units	100%	20.0	37	73	49	9
Total Closed Volume		50,249,606	7.43M	21.39M	16.63M	4.80M

May 2024



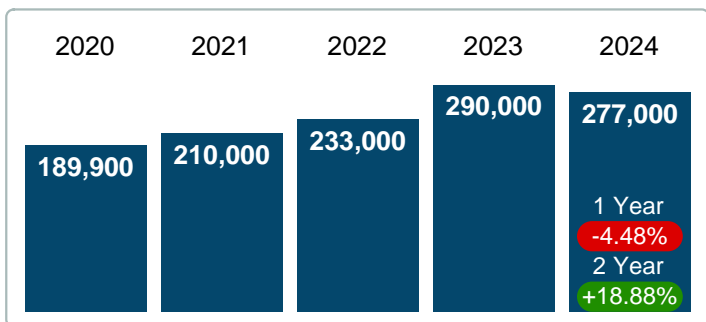
Area Delimited by County Of Rogers



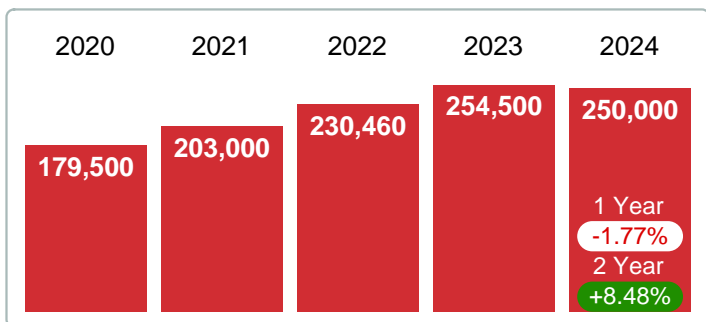
MEDIAN LIST PRICE AT CLOSING

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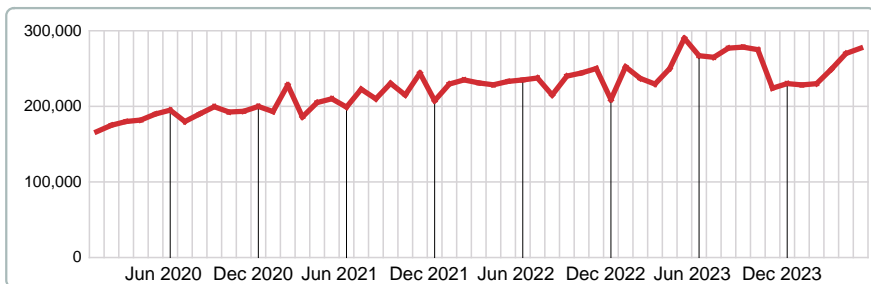
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 239,980

High May 2023 290,000 Low Jan 2020 166,500

Median List Price at Closing this month at **277,000**
above the 5 yr MAY average of **239,980**

MAR	249,000	<div style="width: 80%;"></div>
APR	269,900	<div style="width: 90%;"></div> 8.39%
MAY	277,000	<div style="width: 95%;"></div> 2.63%

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
\$75,000 and less	13	7.74%	3,300	66,000	1,625	2,800	0
\$75,001 - \$150,000	14	8.33%	120,000	135,000	104,950	77,000	0
\$150,001 - \$200,000	28	16.67%	180,000	180,000	179,000	185,000	0
\$200,001 - \$300,000	45	26.79%	257,500	224,500	257,500	274,999	0
\$300,001 - \$400,000	27	16.07%	345,000	344,500	349,900	342,500	362,450
\$400,001 - \$500,000	22	13.10%	449,450	449,000	449,900	459,000	410,000
\$500,001 and up	19	11.31%	675,000	699,950	675,000	704,950	697,400
Median List Price			277,000	174,900	279,900	339,000	499,000
Total Closed Units		100%	277,000	37	73	49	9
Total Closed Volume			51,583,649	7.63M	22.00M	17.01M	4.94M

May 2024



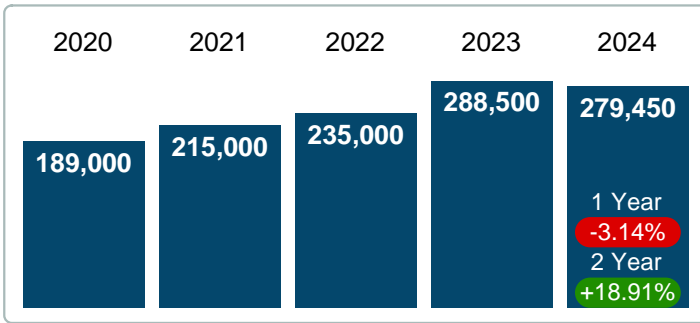
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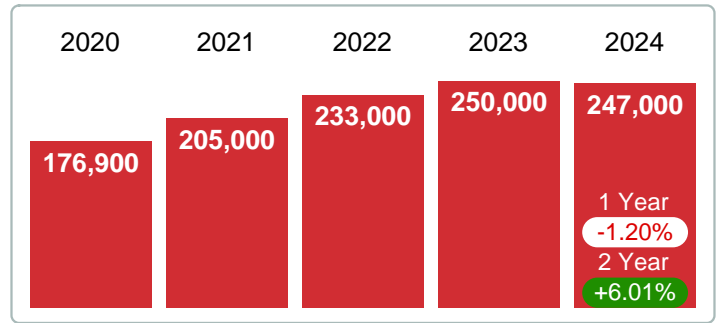
MEDIAN SOLD PRICE AT CLOSING

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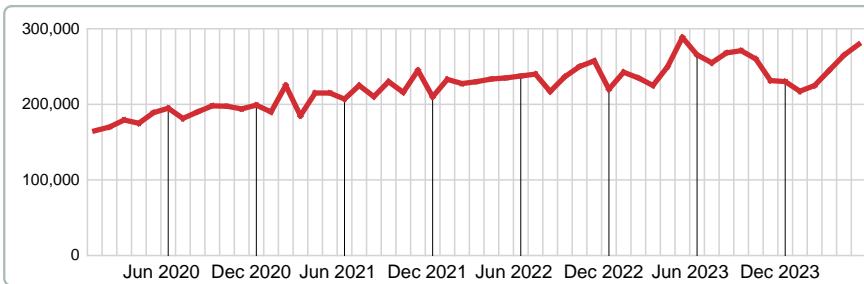
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

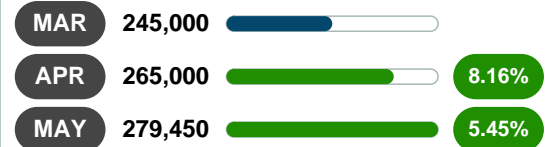


3 MONTHS

5 year MAY AVG = 241,390

High May 2023 288,500 Low Jan 2020 165,000

Median Sold Price at Closing this month at **279,450** above the 5 yr MAY average of **241,390**



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
\$75,000 and less	8.93%	4,500	43,750	1,625	3,050	0
\$75,001 - \$150,000	10.12%	135,000	137,500	91,750	123,600	0
\$150,001 - \$200,000	15.48%	180,000	180,000	182,500	174,000	0
\$200,001 - \$300,000	25.00%	254,000	218,500	260,900	264,000	0
\$300,001 - \$400,000	17.26%	345,000	337,500	335,000	349,900	385,000
\$400,001 - \$500,000	11.90%	462,500	462,500	472,413	462,500	444,375
\$500,001 and up	11.31%	660,000	668,000	635,000	699,950	662,450
Median Sold Price		279,450	155,000	280,000	325,000	478,750
Total Closed Units	100%	279,450	37	73	49	9
Total Closed Volume		50,249,606	7.43M	21.39M	16.63M	4.80M

May 2024



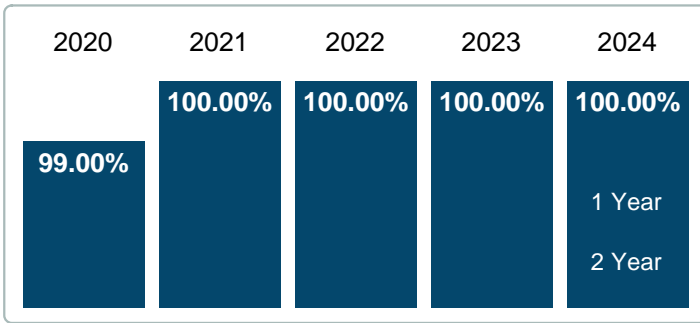
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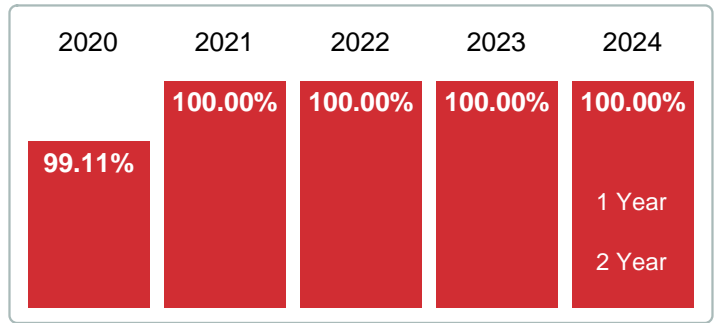
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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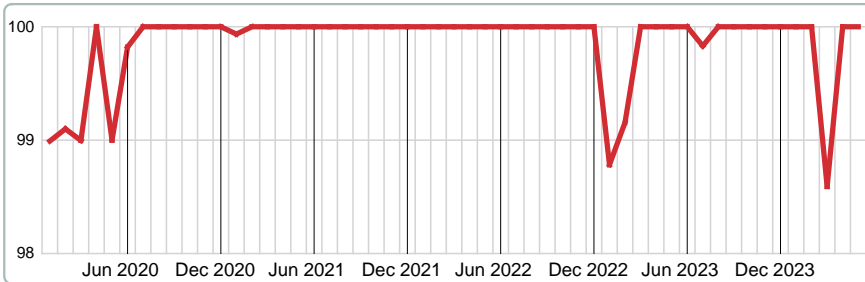
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

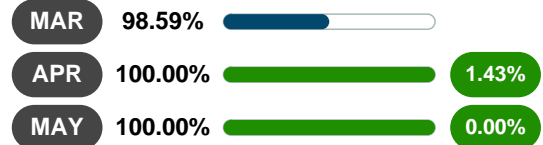


3 MONTHS

5 year MAY AVG = 99.80%

High May 2024 100.00% Low Mar 2024 98.59%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 99.80%



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
\$75,000 and less	15	8.93%	100.00%	66.67%	100.00%	100.00%	0.00%
\$75,001 - \$150,000	17	10.12%	93.96%	95.10%	90.55%	63.38%	0.00%
\$150,001 - \$200,000	26	15.48%	100.00%	100.00%	99.87%	84.44%	0.00%
\$200,001 - \$300,000	42	25.00%	100.00%	100.00%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	29	17.26%	98.46%	98.30%	97.18%	98.46%	100.00%
\$400,001 - \$500,000	20	11.90%	100.00%	130.66%	100.29%	100.00%	97.97%
\$500,001 and up	19	11.31%	98.82%	95.60%	98.53%	99.41%	97.60%
Median Sold/List Ratio		100.00%		97.10%	99.73%	100.00%	100.00%
Total Closed Units		168	100%	37	73	49	9
Total Closed Volume		50,249,606		7.43M	21.39M	16.63M	4.80M

May 2024



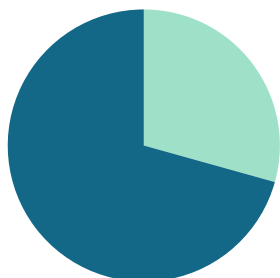
Area Delimited by County Of Rogers



MARKET SUMMARY

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

INVENTORY

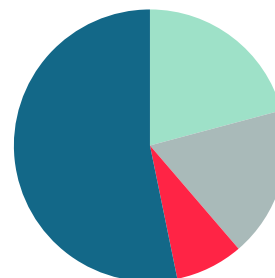


Inventory
 New Listings
188 = 29.33%
 Start Inventory
453
 Total Inventory Units
641
 Volume
\$266,353,939

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%
Median List Price	290,000	277,000	-4.48%	254,500	250,000	-1.77%
Median Sale Price	288,500	279,450	-3.14%	250,000	247,000	-1.20%
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	13.00	20.00	53.85%	15.00	26.00	73.33%
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

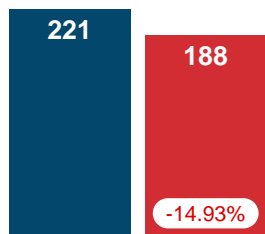
Inventory on May 31, 2024 = **429**

2023 **2024**

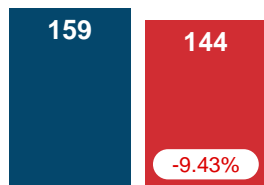
MAY MARKET

MEDIAN PRICES

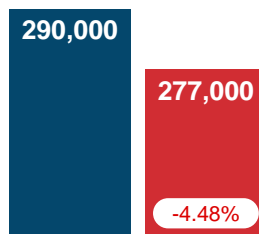
New Listings



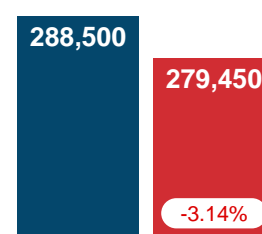
Pending Listings



List Price



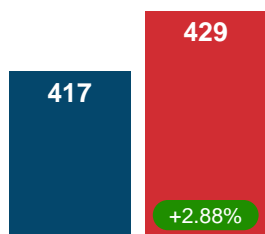
Sale Price



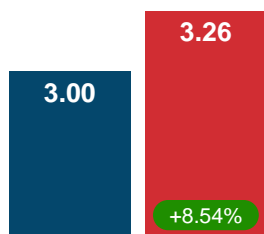
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

