

June 2024



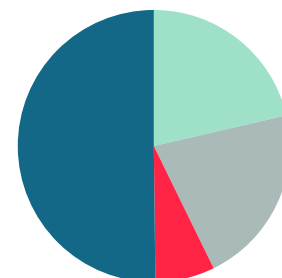
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	128	118	-7.81%
Pending Listings	114	118	3.51%
New Listings	172	157	-8.72%
Average List Price	364,103	360,556	-0.97%
Average Sale Price	358,072	353,096	-1.39%
Average Percent of Selling Price to List Price	99.24%	98.51%	-0.73%
Average Days on Market to Sale	31.25	35.03	12.08%
End of Month Inventory	292	277	-5.14%
Months Supply of Inventory	2.68	2.59	-3.44%



■ Closed (21.38%)
■ Pending (21.38%)
■ Other OffMarket (7.07%)
■ Active (50.18%)

Absorption: Last 12 months, an Average of **107** Sales/Month
Active Inventory as of June 30, 2024 = **277**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2024 decreased **5.14%** to 277 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 **2.59** 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 **1.39%** in June 2024 to \$353,096 versus the previous year at \$358,072.

Average Days on Market Lengthens

The average number of **35.03** days that homes spent on the market before selling increased by 3.78 days or **12.08%** in June 2024 compared to last year's same month at **31.25** DOM.

Sales Success for June 2024 is Positive

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

There were 157 New Listings in June 2024, down **8.72%** from last year at 172. Furthermore, there were 118 Closed Listings this month versus last year at 128, a **-7.81%** decrease.

Closed versus Listed trends yielded a **75.2%** ratio, up from previous year's, June 2023, at **74.4%**, a **1.00%** upswing. This will certainly create pressure on a decreasing 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

June 2024



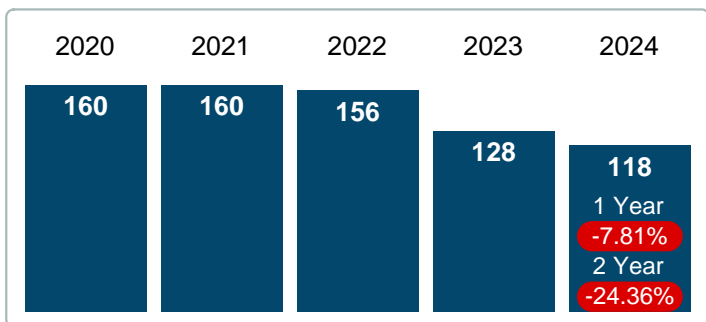
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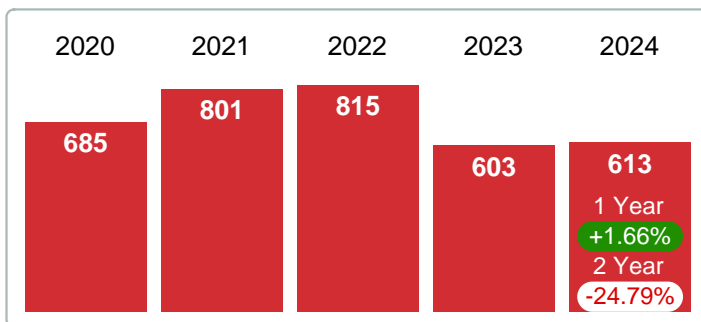
CLOSED LISTINGS

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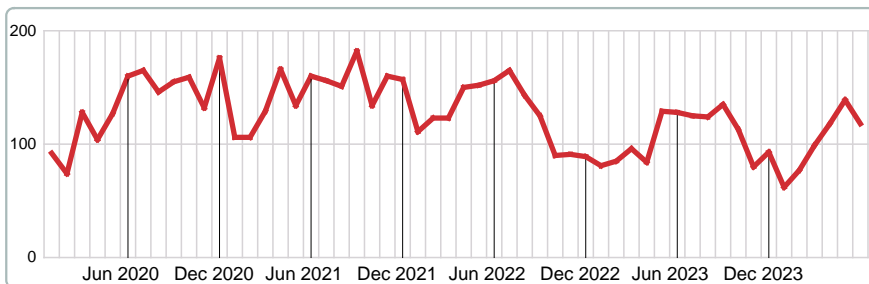
JUNE



YEAR TO DATE (YTD)

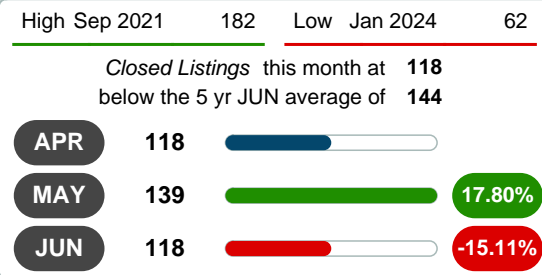


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 144



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	10	8.47%	18.8	6	2	2	0
\$150,001 - \$200,000	17	14.41%	19.5	2	15	0	0
\$200,001 - \$250,000	16	13.56%	31.4	0	10	6	0
\$250,001 - \$325,000	28	23.73%	33.6	1	19	7	1
\$325,001 - \$425,000	18	15.25%	37.7	1	8	6	3
\$425,001 - \$575,000	15	12.71%	58.8	0	2	12	1
\$575,001 and up	14	11.86%	43.5	0	3	8	3
Total Closed Units	118			10	59	41	8
Total Closed Volume	41,665,349	100%	35.0	1.82M	17.31M	18.13M	4.40M
Average Closed Price	\$353,096			\$182,400	\$293,442	\$442,080	\$550,375

June 2024



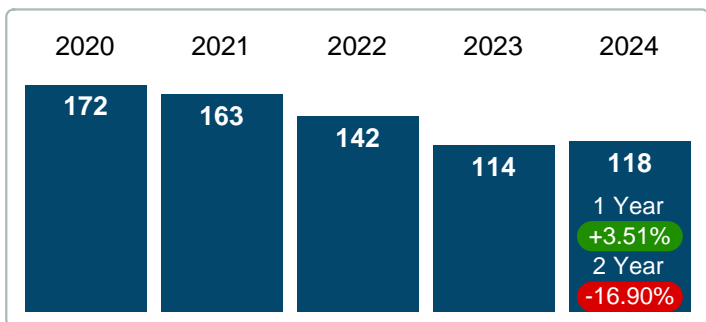
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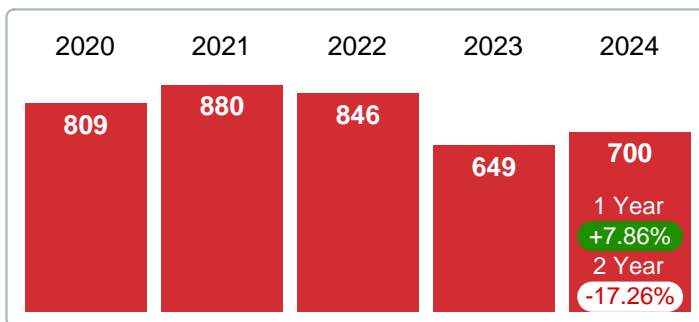
PENDING LISTINGS

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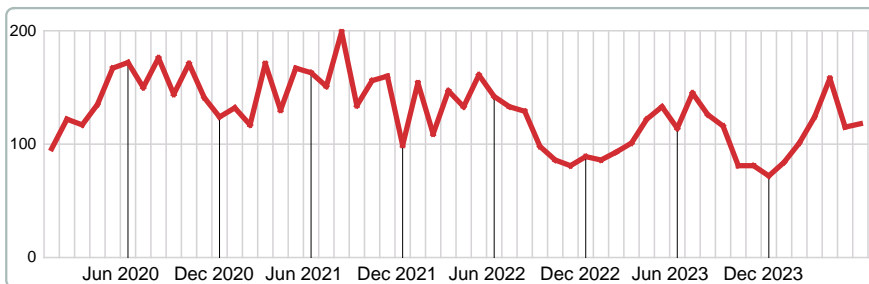
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 142

High Aug 2021 199 Low Dec 2023 72

Pending Listings this month at 118 below the 5 yr JUN average of 142



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	10.17%	34.0	3	6	3	0
\$175,001 - \$200,000	5	4.24%	32.4	0	4	1	0
\$200,001 - \$250,000	21	17.80%	33.0	1	16	3	1
\$250,001 - \$325,000	26	22.03%	34.2	2	20	4	0
\$325,001 - \$475,000	26	22.03%	33.7	1	9	16	0
\$475,001 - \$650,000	17	14.41%	72.7	0	4	13	0
\$650,001 and up	11	9.32%	36.6	0	0	7	4
Total Pending Units	118			7	59	47	5
Total Pending Volume	44,563,108	100%	49.4	1.60M	16.37M	21.02M	5.58M
Average Listing Price	\$367,980			\$227,871	\$277,421	\$447,174	\$1,116,600

June 2024



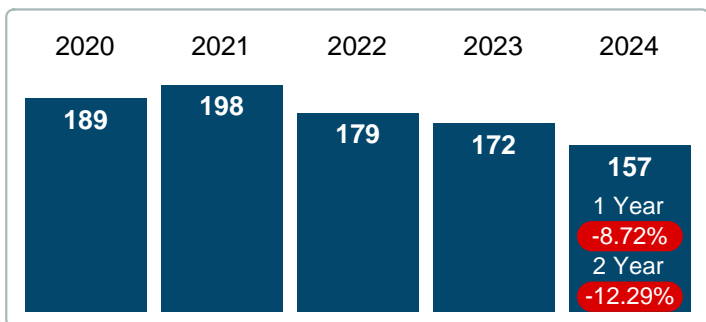
Area Delimited by County Of Rogers - Residential Property Type



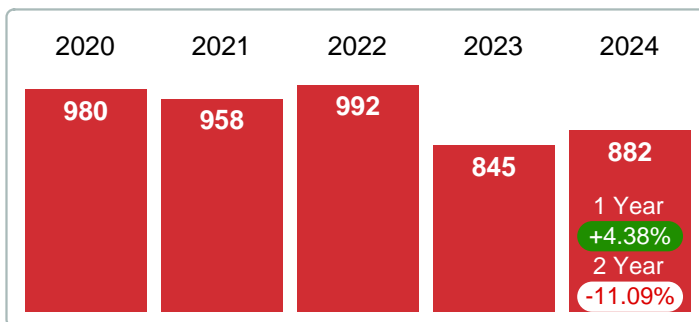
NEW LISTINGS

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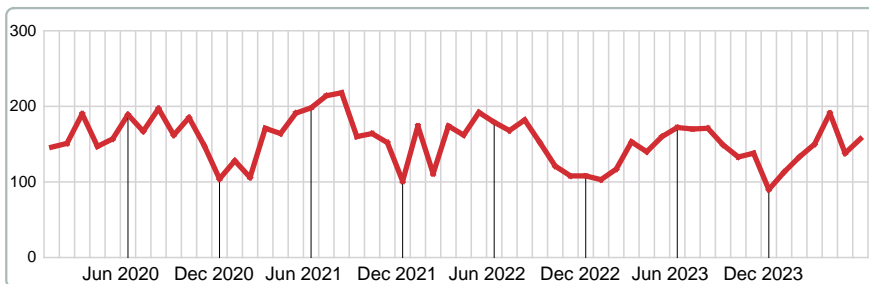
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 179

High Aug 2021 218 Low Dec 2023 90

New Listings this month at **157**
 below the 5 yr JUN average of **179**

- APR: 191
- MAY: 138 (-27.75%)
- JUN: 157 (13.77%)

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	15	9.55%	5	7	3	0
\$200,001 - \$225,000	8	5.10%	0	7	1	0
\$225,001 - \$275,000	22	14.01%	1	13	7	1
\$275,001 - \$375,000	49	31.21%	0	32	17	0
\$375,001 - \$575,000	27	17.20%	2	13	10	2
\$575,001 - \$775,000	19	12.10%	1	2	11	5
\$775,001 and up	17	10.83%	0	1	9	7
Total New Listed Units	157		9	75	58	15
Total New Listed Volume	71,209,034	100%	2.38M	23.45M	28.75M	16.63M
Average New Listed Listing Price	\$325,000		\$264,578	\$312,640	\$495,706	\$1,108,593

June 2024



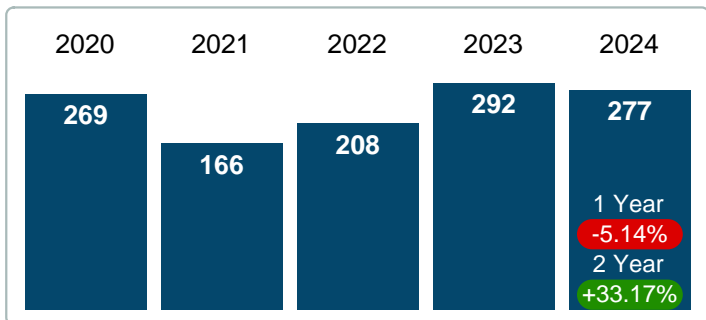
Area Delimited by County Of Rogers - Residential Property Type



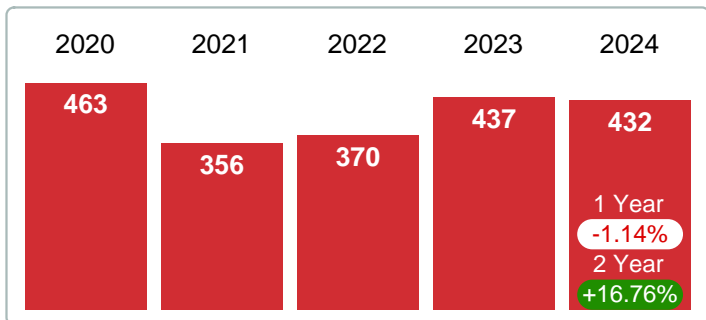
ACTIVE INVENTORY

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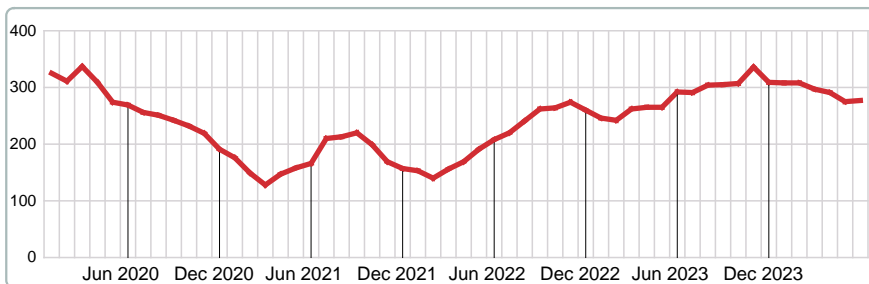
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 242

High Mar 2020 337 Low Mar 2021 128

Inventory this month at 277
above the 5 yr JUN average of 242



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	22	7.94%	59.8	6	12	4	0
\$200,001 - \$275,000	34	12.27%	49.4	0	26	7	1
\$275,001 - \$325,000	36	13.00%	62.3	0	22	13	1
\$325,001 - \$500,000	81	29.24%	62.9	2	37	38	4
\$500,001 - \$625,000	38	13.72%	105.2	1	5	26	6
\$625,001 - \$925,000	37	13.36%	51.0	1	4	22	10
\$925,001 and up	29	10.47%	69.2	1	0	15	13
Total Active Inventory by Units	277			11	106	125	35
Total Active Inventory by Volume	149,030,018	100%	65.8	4.07M	35.48M	73.65M	35.84M
Average Active Inventory Listing Price	\$538,015			\$369,627	\$334,673	\$589,214	\$1,023,917

June 2024



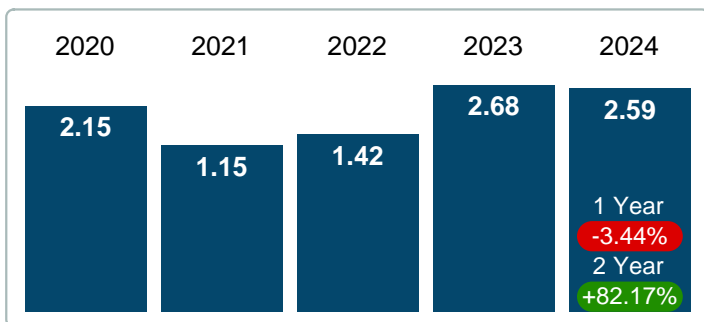
Area Delimited by County Of Rogers - Residential Property Type



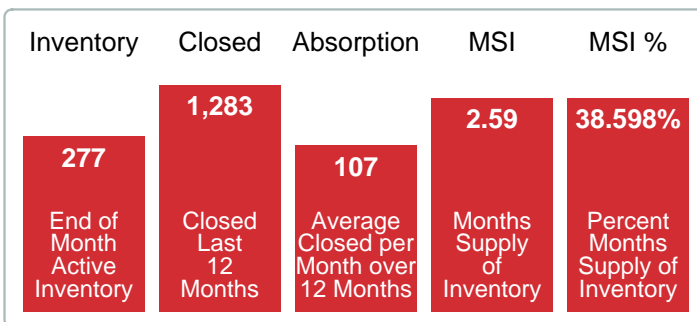
MONTHS SUPPLY of INVENTORY (MSI)

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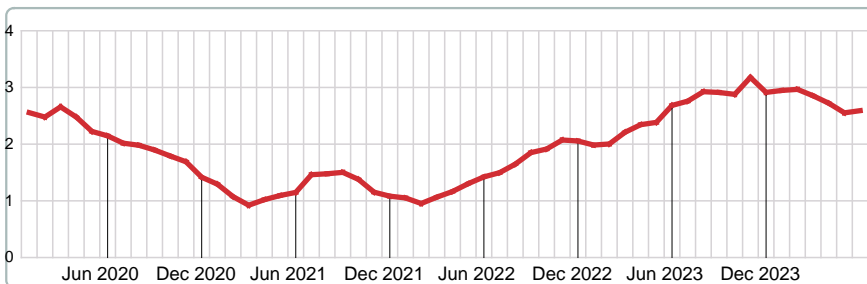
MSI FOR JUNE



INDICATORS FOR JUNE 2024

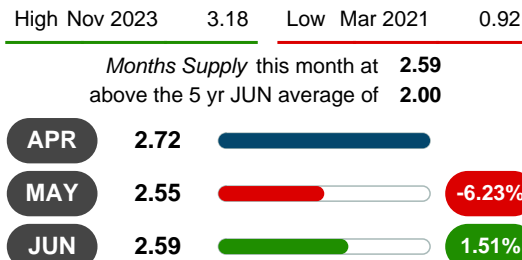


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.00



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	22	7.94%	0.85	1.09	0.67	1.71	0.00
\$200,001 - \$275,000	34	12.27%	1.36	0.00	1.36	1.42	0.00
\$275,001 - \$325,000	36	13.00%	2.53	0.00	2.81	2.26	3.00
\$325,001 - \$500,000	81	29.24%	3.05	4.80	3.24	3.10	1.60
\$500,001 - \$625,000	38	13.72%	4.85	0.00	3.16	5.38	4.24
\$625,001 - \$925,000	37	13.36%	6.63	6.00	4.80	7.33	6.32
\$925,001 and up	29	10.47%	16.57	0.00	0.00	20.00	17.33
Market Supply of Inventory (MSI)	2.59	100%	2.59	1.50	1.80	3.69	5.19
Total Active Inventory by Units	277			11	106	125	35

June 2024



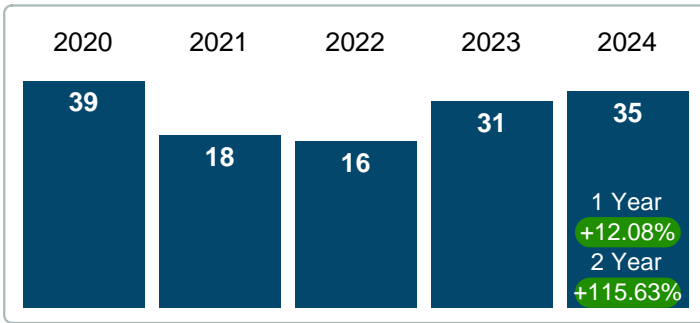
Area Delimited by County Of Rogers - Residential Property Type



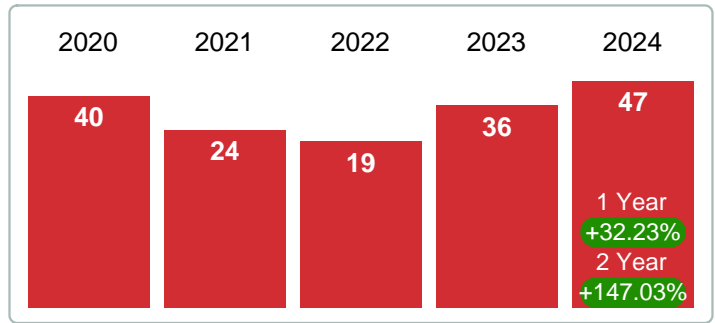
AVERAGE DAYS ON MARKET TO SALE

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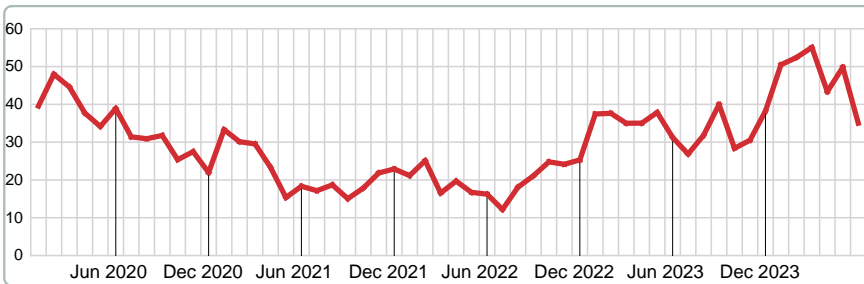
JUNE



YEAR TO DATE (YTD)

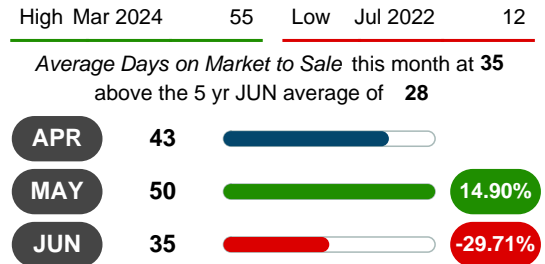


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 28



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	8.47%	19	24	15	9	0
\$150,001 - \$200,000	14.41%	20	46	16	0	0
\$200,001 - \$250,000	13.56%	31	0	36	24	0
\$250,001 - \$325,000	23.73%	34	85	37	20	6
\$325,001 - \$425,000	15.25%	38	1	56	32	13
\$425,001 - \$575,000	12.71%	59	0	76	55	68
\$575,001 and up	11.86%	44	0	15	45	69
Average Closed DOM		35	32	34	37	40
Total Closed Units	100%	35	10	59	41	8
Total Closed Volume		41,665,349	1.82M	17.31M	18.13M	4.40M

June 2024



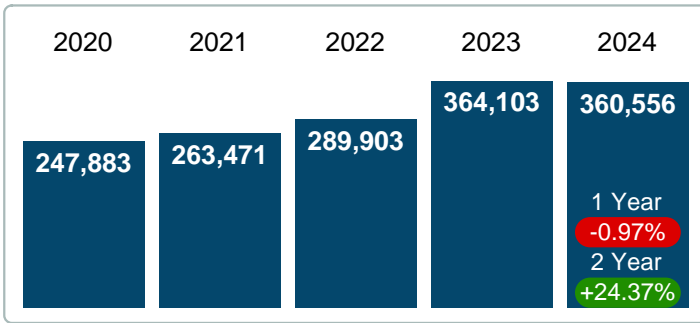
Area Delimited by County Of Rogers - Residential Property Type



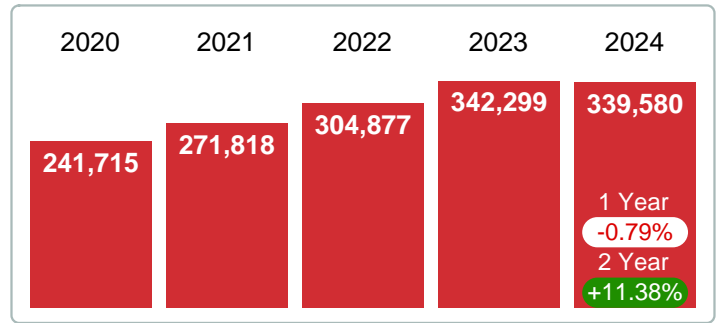
AVERAGE LIST PRICE AT CLOSING

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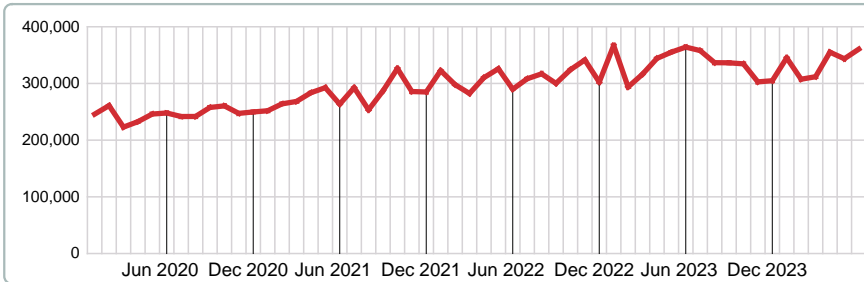
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

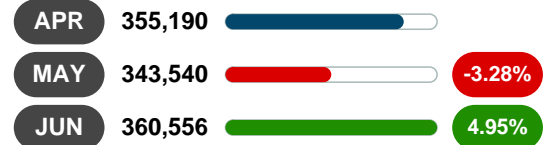


3 MONTHS

5 year JUN AVG = 305,183

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

Average List Price at Closing this month at **360,556**
above the 5 yr JUN average of **305,183**



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	9.32%	129,245	129,950	129,500	116,500	0
\$150,001 - \$200,000	10.17%	181,158	182,500	187,253	0	0
\$200,001 - \$250,000	16.10%	228,147	0	229,310	243,633	0
\$250,001 - \$325,000	23.73%	290,469	295,000	293,495	289,519	295,000
\$325,001 - \$425,000	14.41%	376,953	395,000	391,425	375,783	386,633
\$425,001 - \$575,000	14.41%	497,850	0	499,450	509,570	487,000
\$575,001 and up	11.86%	829,320	0	941,167	789,747	823,000
Average List Price		360,556	183,470	303,239	448,999	551,362
Total Closed Units	100%	360,556	10	59	41	8
Total Closed Volume		42,545,650	1.83M	17.89M	18.41M	4.41M

June 2024



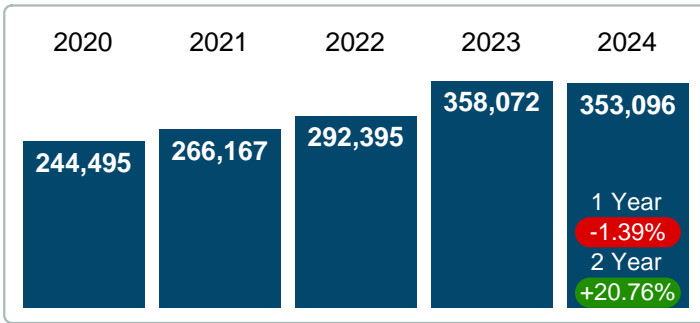
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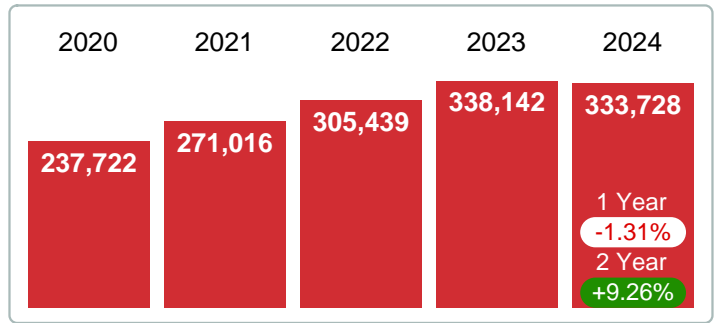
AVERAGE SOLD PRICE AT CLOSING

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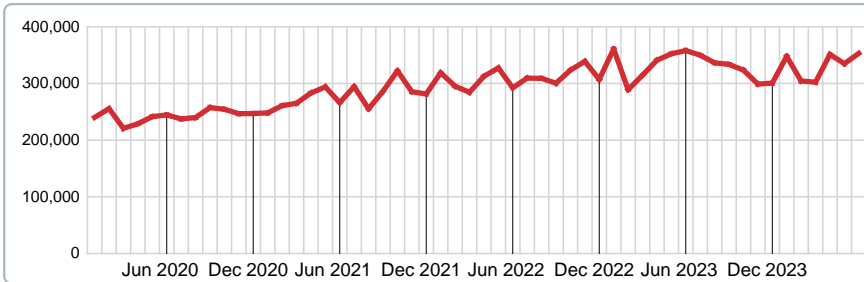
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

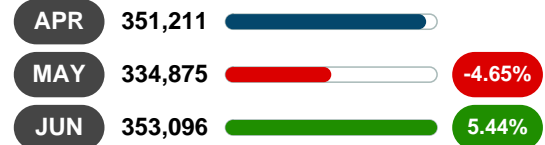


3 MONTHS

5 year JUN AVG = 302,845

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

Average Sold Price at Closing this month at **353,096** above the 5 yr JUN average of **302,845**



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	10	8.47%	127,430	130,667	127,650	117,500	0
\$150,001 - \$200,000	17	14.41%	184,000	179,250	184,633	0	0
\$200,001 - \$250,000	16	13.56%	228,248	0	225,197	233,333	0
\$250,001 - \$325,000	28	23.73%	286,169	281,500	285,974	281,819	325,000
\$325,001 - \$425,000	18	15.25%	382,128	400,000	390,925	369,483	378,000
\$425,001 - \$575,000	15	12.71%	499,378	0	489,950	502,981	475,000
\$575,001 and up	14	11.86%	802,098	0	831,833	783,110	823,000
Average Sold Price			353,096	182,400	293,442	442,080	550,375
Total Closed Units		100%	353,096	10	59	41	8
Total Closed Volume			41,665,349	1.82M	17.31M	18.13M	4.40M

June 2024



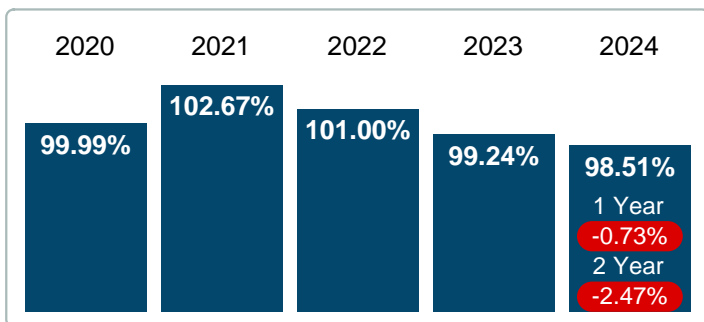
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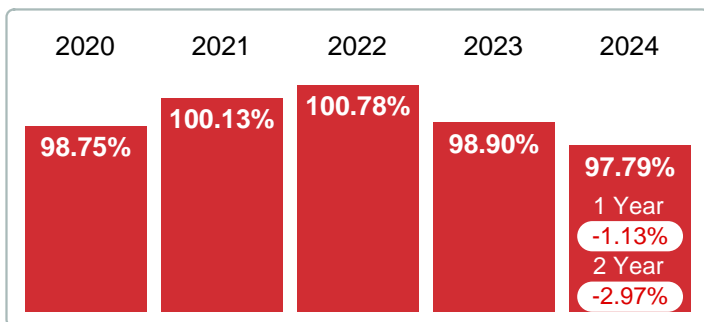
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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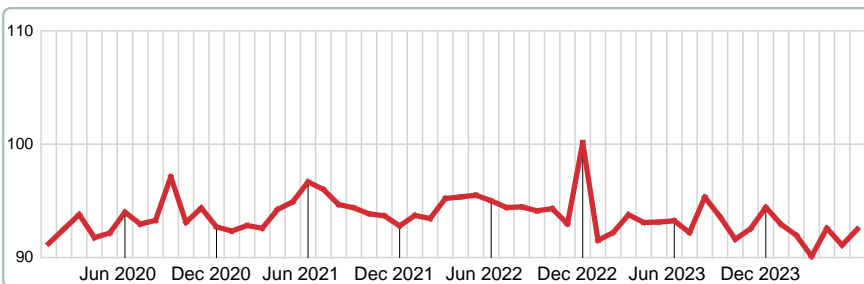
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

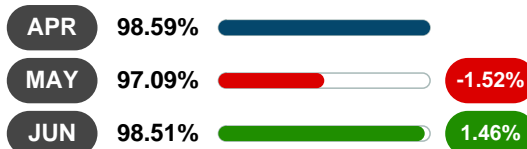


3 MONTHS

5 year JUN AVG = 100.28%

High Dec 2022 106.13% Low Mar 2024 96.11%

Average Sold/List Ratio this month at **98.51%**
below the 5 yr JUN average of **100.28%**



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	10	8.47%	100.49%	100.88%	98.77%	101.02%	0.00%	
\$150,001 - \$200,000	17	14.41%	98.94%	98.42%	99.01%	0.00%	0.00%	
\$200,001 - \$250,000	16	13.56%	97.36%	0.00%	98.23%	95.90%	0.00%	
\$250,001 - \$325,000	28	23.73%	97.86%	95.42%	97.52%	97.35%	110.17%	
\$325,001 - \$425,000	18	15.25%	99.10%	101.27%	99.85%	98.32%	97.93%	
\$425,001 - \$575,000	15	12.71%	98.68%	0.00%	98.33%	98.83%	97.54%	
\$575,001 and up	14	11.86%	98.25%	0.00%	91.59%	100.09%	100.00%	
Average Sold/List Ratio		98.50%		99.88%	98.11%	98.43%	100.19%	
Total Closed Units		118	100%	98.50%	10	59	41	8
Total Closed Volume		41,665,349			1.82M	17.31M	18.13M	4.40M

June 2024



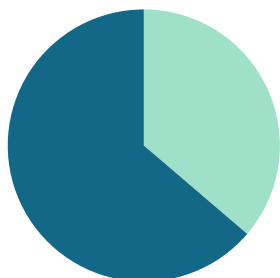
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

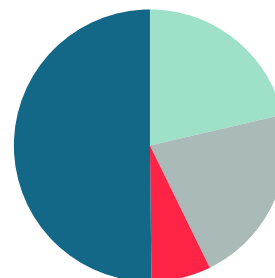


Inventory
 New Listings
157 = 36.26%
 Start Inventory
276
 Total Inventory Units
433
 Volume
\$215,717,107

Market Activity

Closed Sales
118 = 21.38%
 Pending Sales
118 = 21.38%
 Other Off Market
39 = 7.07%
 Active Inventory
277 = 50.18%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	128	118	-7.81%	603	613	1.66%
Pending Sales	114	118	3.51%	649	700	7.86%
New Listings	172	157	-8.72%	845	882	4.38%
Average List Price	364,103	360,556	-0.97%	342,299	339,580	-0.79%
Average Sale Price	358,072	353,096	-1.39%	338,142	333,728	-1.31%
Average Percent of Selling Price to List Price	99.24%	98.51%	-0.73%	98.90%	97.79%	-1.13%
Average Days on Market to Sale	31.25	35.03	12.08%	35.52	46.97	32.23%
Monthly Inventory	292	277	-5.14%	292	277	-5.14%
Months Supply of Inventory	2.68	2.59	-3.44%	2.68	2.59	-3.44%

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

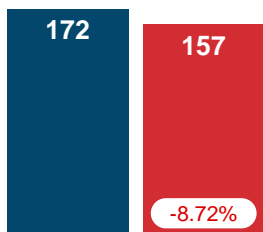
Inventory on June 30, 2024 = **277**

2023 **2024**

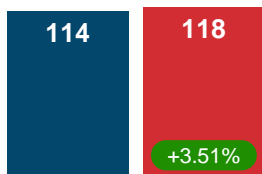
JUNE MARKET

AVERAGE PRICES

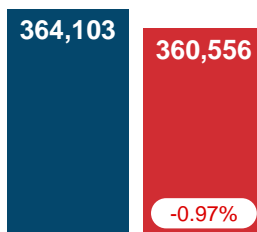
New Listings



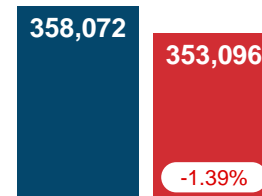
Pending Listings



List Price



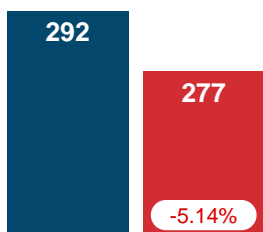
Sale Price



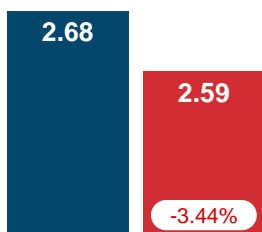
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

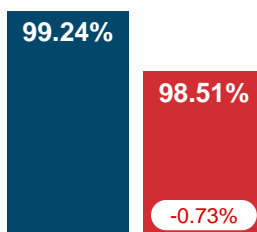
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

