

# June 2024



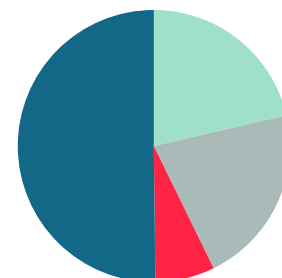
Area Delimited by County Of Rogers - Residential Property Type



## 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%
Median List Price	289,250	296,950	2.66%
Median Sale Price	291,250	284,500	-2.32%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	15.50	121.43%
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.

#### 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 **2.32%** in June 2024 to \$284,500 versus the previous year at \$291,250.

#### Median Days on Market Lengthens

The median number of **15.50** days that homes spent on the market before selling increased by 8.50 days or **121.43%** in June 2024 compared to last year's same month at **7.00** DOM.

#### Sales Success for June 2024 is Positive

Overall, with Median 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

<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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# June 2024



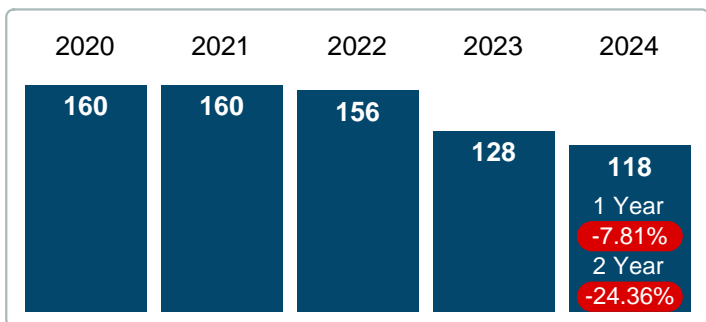
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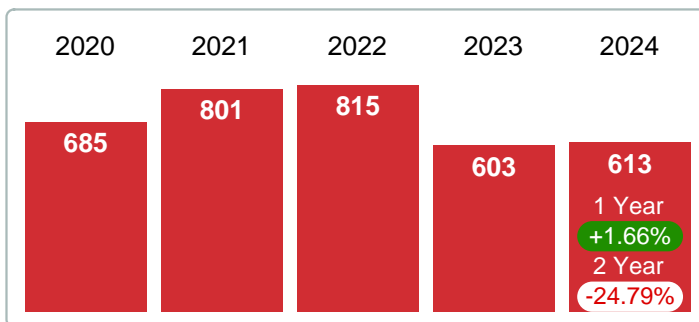
## CLOSED LISTINGS

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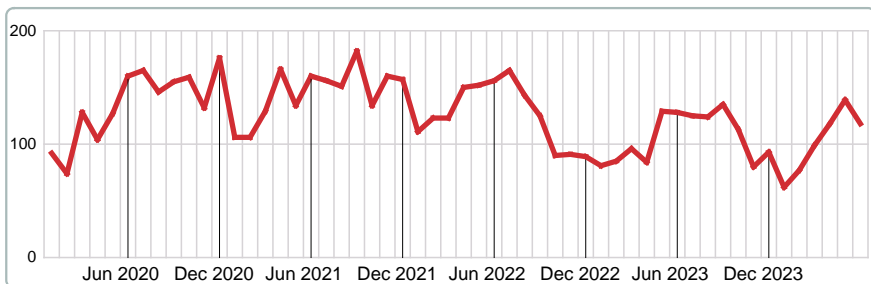
### JUNE



### YEAR TO DATE (YTD)

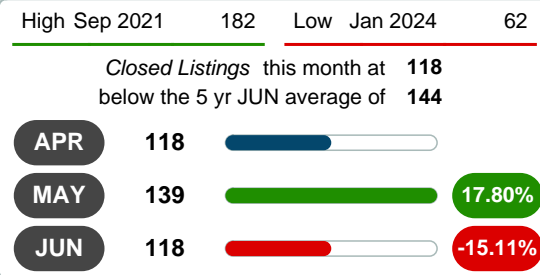


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 144



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	8.47%	9.5	6	2	2	0
\$150,001 - \$200,000	17	14.41%	7.0	2	15	0	0
\$200,001 - \$250,000	16	13.56%	21.5	0	10	6	0
\$250,001 - \$325,000	28	23.73%	15.0	1	19	7	1
\$325,001 - \$425,000	18	15.25%	24.5	1	8	6	3
\$425,001 - \$575,000	15	12.71%	22.0	0	2	12	1
\$575,001 and up	14	11.86%	6.0	0	3	8	3
<b>Total Closed Units</b>	<b>118</b>			<b>10</b>	<b>59</b>	<b>41</b>	<b>8</b>
<b>Total Closed Volume</b>	<b>41,665,349</b>	<b>100%</b>	<b>15.5</b>	<b>1.82M</b>	<b>17.31M</b>	<b>18.13M</b>	<b>4.40M</b>
<b>Median Closed Price</b>	<b>\$284,500</b>			<b>\$147,500</b>	<b>\$265,000</b>	<b>\$400,000</b>	<b>\$447,500</b>

# June 2024



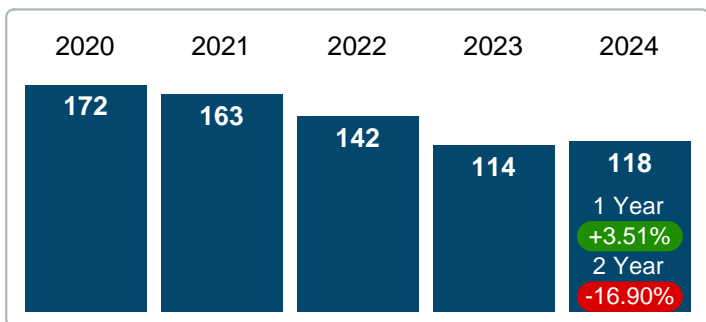
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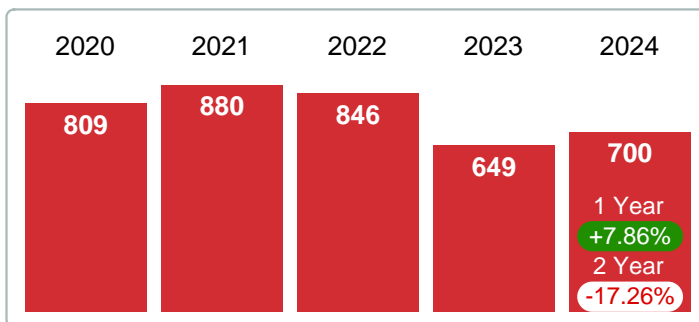
## PENDING LISTINGS

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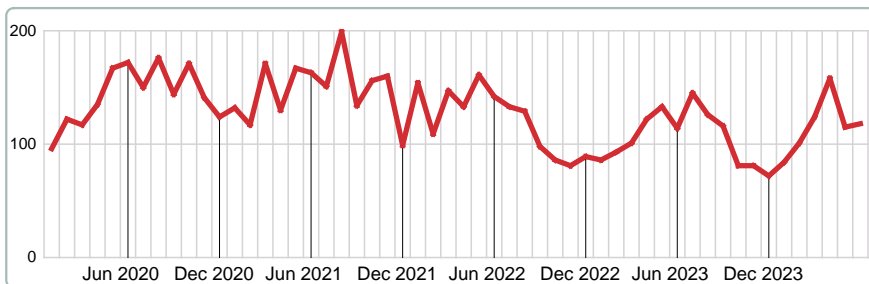
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

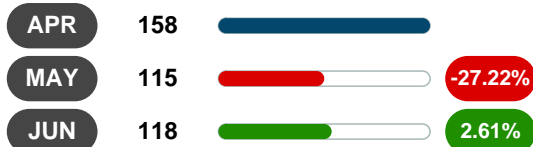


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	10.17%	11.5	3	6	3	0
\$175,001 - \$200,000	5	4.24%	20.0	0	4	1	0
\$200,001 - \$250,000	21	17.80%	15.0	1	16	3	1
\$250,001 - \$325,000	26	22.03%	22.5	2	20	4	0
\$325,001 - \$475,000	26	22.03%	19.5	1	9	16	0
\$475,001 - \$650,000	17	14.41%	39.0	0	4	13	0
\$650,001 and up	11	9.32%	27.0	0	0	7	4
<b>Total Pending Units</b>	<b>118</b>			<b>7</b>	<b>59</b>	<b>47</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>44,563,108</b>	<b>100%</b>	<b>20.5</b>	<b>1.60M</b>	<b>16.37M</b>	<b>21.02M</b>	<b>5.58M</b>
<b>Median Listing Price</b>	<b>\$300,000</b>			<b>\$210,000</b>	<b>\$259,900</b>	<b>\$434,500</b>	<b>\$875,000</b>

# June 2024



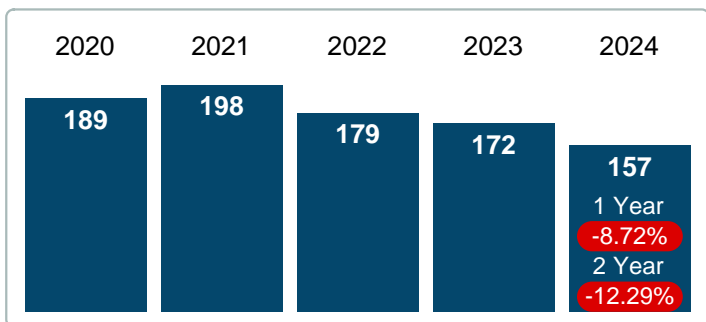
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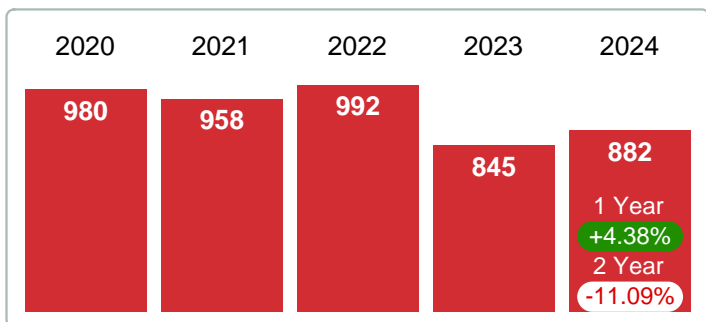
## NEW LISTINGS

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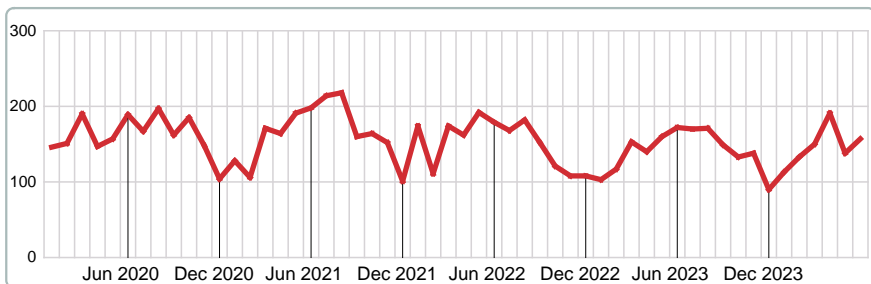
### JUNE



### 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
<b>Total New Listed Units</b>	<b>157</b>		<b>9</b>	<b>75</b>	<b>58</b>	<b>15</b>
<b>Total New Listed Volume</b>	<b>71,209,034</b>	<b>100%</b>	<b>2.38M</b>	<b>23.45M</b>	<b>28.75M</b>	<b>16.63M</b>
<b>Median New Listed Listing Price</b>	<b>\$335,352</b>		<b>\$159,000</b>	<b>\$300,000</b>	<b>\$407,500</b>	<b>\$765,000</b>

# June 2024



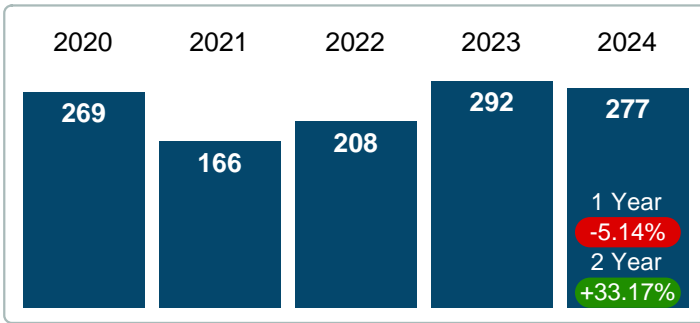
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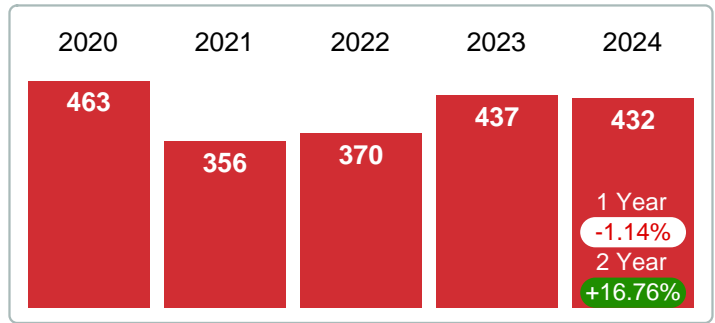
## ACTIVE INVENTORY

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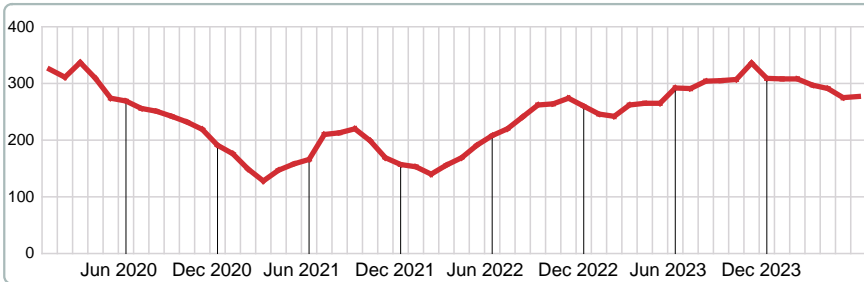
### END OF JUNE



### 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**

- APR: 291
- MAY: 275 (-5.50%)
- JUN: 277 (0.73%)

### 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	22	7.94%	53.0	6	12	4	0
\$200,001 - \$275,000	34	12.27%	29.5	0	26	7	1
\$275,001 - \$325,000	36	13.00%	26.5	0	22	13	1
\$325,001 - \$500,000	81	29.24%	52.0	2	37	38	4
\$500,001 - \$625,000	38	13.72%	83.0	1	5	26	6
\$625,001 - \$925,000	37	13.36%	37.0	1	4	22	10
\$925,001 and up	29	10.47%	55.0	1	0	15	13
<b>Total Active Inventory by Units</b>	<b>277</b>			<b>11</b>	<b>106</b>	<b>125</b>	<b>35</b>
<b>Total Active Inventory by Volume</b>	<b>149,030,018</b>	<b>100%</b>	<b>50.0</b>	<b>4.07M</b>	<b>35.48M</b>	<b>73.65M</b>	<b>35.84M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$425,000</b>			<b>\$159,000</b>	<b>\$310,000</b>	<b>\$509,900</b>	<b>\$765,000</b>

# June 2024



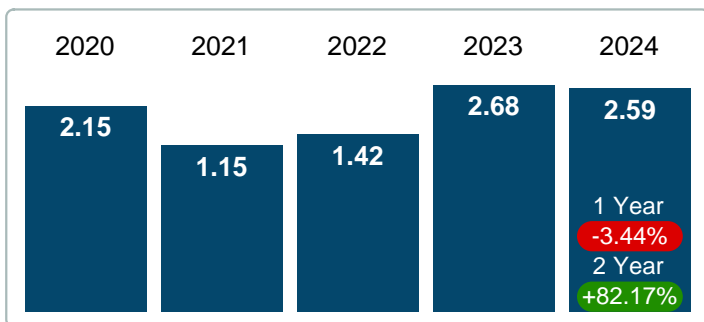
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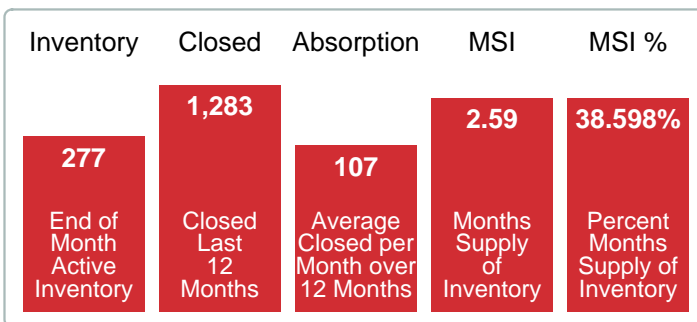
## MONTHS SUPPLY of INVENTORY (MSI)

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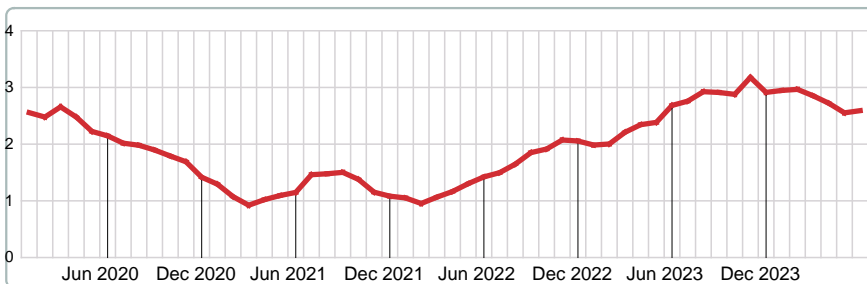
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 2.00

High Nov 2023 3.18 Low Mar 2021 0.92

Months Supply this month at 2.59 above the 5 yr JUN average of 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	1.50	1.80	3.69	5.19
Total Active Inventory by Units		100%	2.59	11	106	125	35

# June 2024



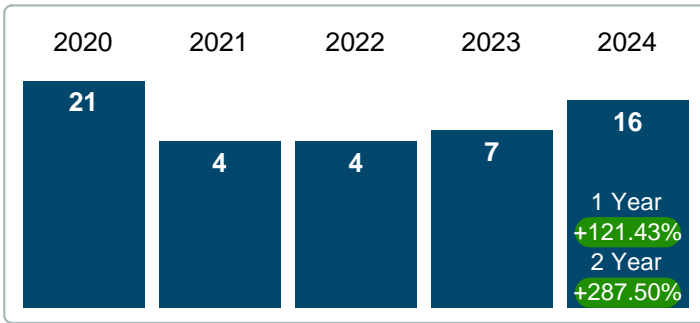
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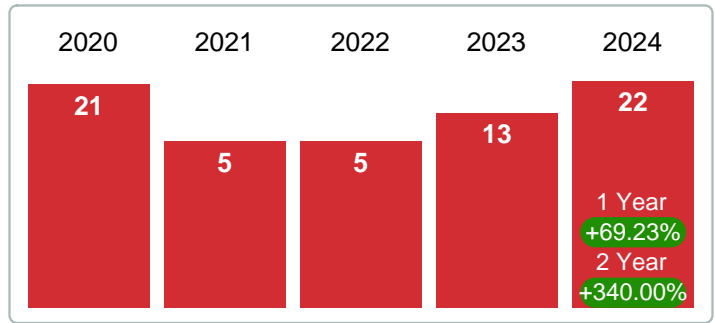
## MEDIAN DAYS ON MARKET TO SALE

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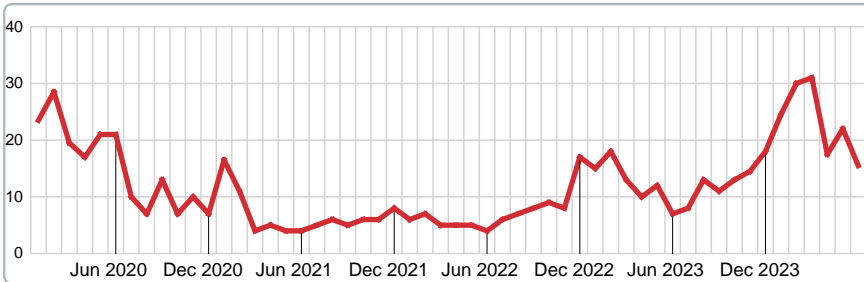
### JUNE



### YEAR TO DATE (YTD)

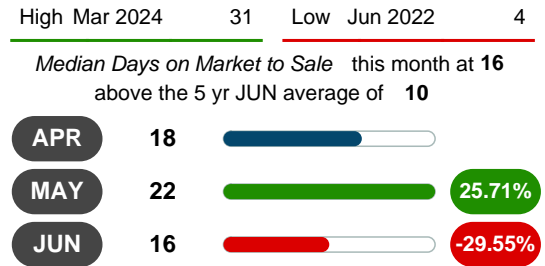


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 10



### 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	8.47%	10	5	15	9	0
\$150,001 - \$200,000	14.41%	7	46	7	0	0
\$200,001 - \$250,000	13.56%	22	0	26	18	0
\$250,001 - \$325,000	23.73%	15	85	14	16	6
\$325,001 - \$425,000	15.25%	25	1	46	32	11
\$425,001 - \$575,000	12.71%	22	0	76	18	68
\$575,001 and up	11.86%	6	0	1	23	6
Median Closed DOM		16	6	16	17	9
Total Closed Units	100%	118	10	59	41	8
Total Closed Volume		41,665,349	1.82M	17.31M	18.13M	4.40M



# June 2024



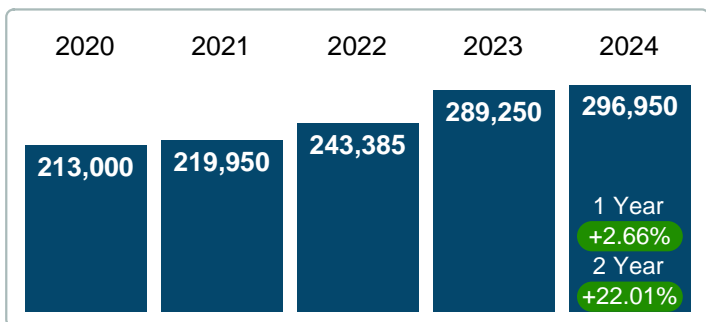
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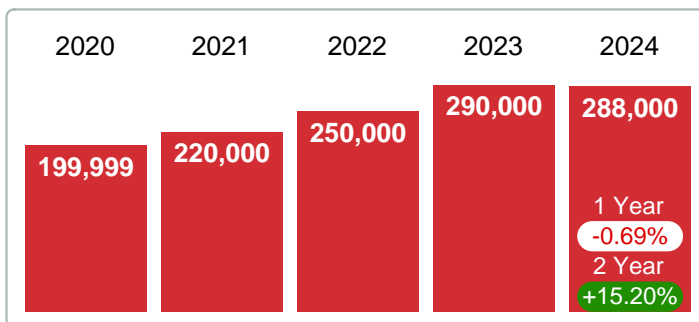
## MEDIAN LIST PRICE AT CLOSING

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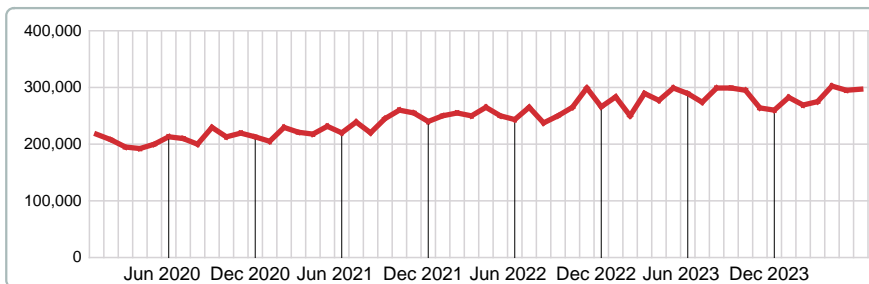
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

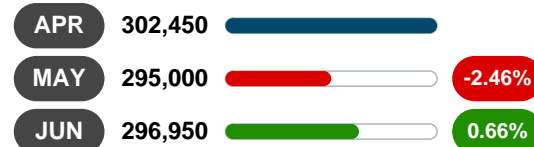


### 3 MONTHS

5 year JUN AVG = 252,507

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

Median List Price at Closing this month at **296,950**  
above the 5 yr JUN average of **252,507**



### 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	11	9.32%	130,000	125,000	150,000	116,500	0
\$150,001 - \$200,000	12	10.17%	187,750	182,500	187,750	0	0
\$200,001 - \$250,000	19	16.10%	229,000	0	222,500	235,000	0
\$250,001 - \$325,000	28	23.73%	289,450	295,000	289,450	286,995	295,000
\$325,001 - \$425,000	17	14.41%	379,900	395,000	382,450	367,450	362,450
\$425,001 - \$575,000	17	14.41%	487,000	0	429,900	498,700	461,000
\$575,001 and up	14	11.86%	719,500	0	928,500	682,450	750,000
Median List Price			296,950	149,950	270,000	415,000	461,000
Total Closed Units		100%	296,950	10	59	41	8
Total Closed Volume			42,545,650	1.83M	17.89M	18.41M	4.41M



# June 2024



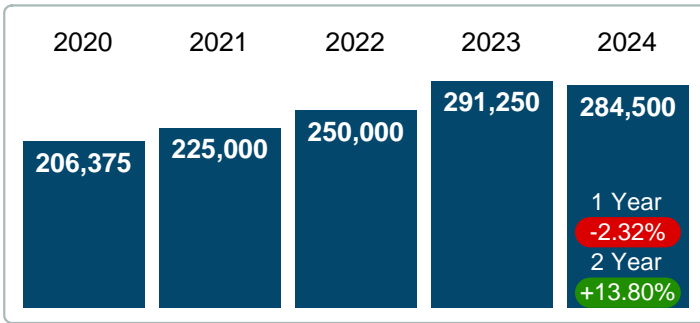
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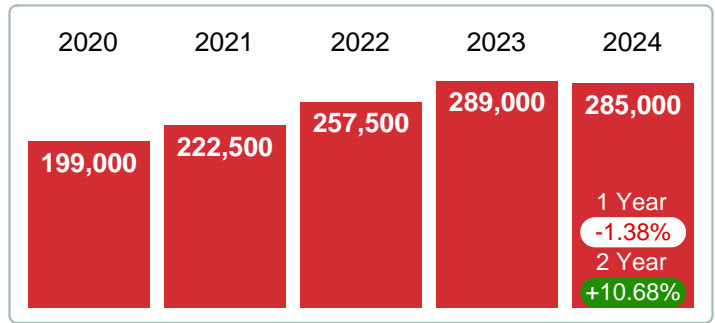
## MEDIAN SOLD PRICE AT CLOSING

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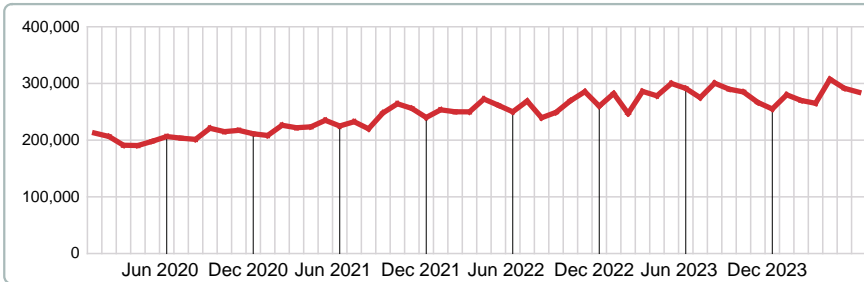
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

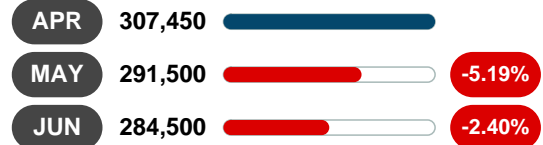


### 3 MONTHS

5 year JUN AVG = 251,425

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

Median Sold Price at Closing this month at **284,500**  
above the 5 yr JUN average of **251,425**



### 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	8.47%	126,000	126,000	127,650	117,500	0
\$150,001 - \$200,000	14.41%	192,000	179,250	192,000	0	0
\$200,001 - \$250,000	13.56%	229,000	0	224,250	240,000	0
\$250,001 - \$325,000	23.73%	283,000	281,500	283,000	283,000	325,000
\$325,001 - \$425,000	15.25%	385,000	400,000	387,500	369,950	385,000
\$425,001 - \$575,000	12.71%	499,900	0	489,950	499,950	475,000
\$575,001 and up	11.86%	745,000	0	928,500	677,450	750,000
Median Sold Price		284,500	147,500	265,000	400,000	447,500
Total Closed Units	100%	118	10	59	41	8
Total Closed Volume		41,665,349	1.82M	17.31M	18.13M	4.40M

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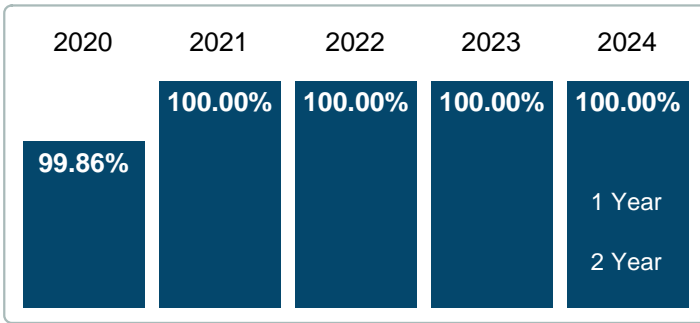
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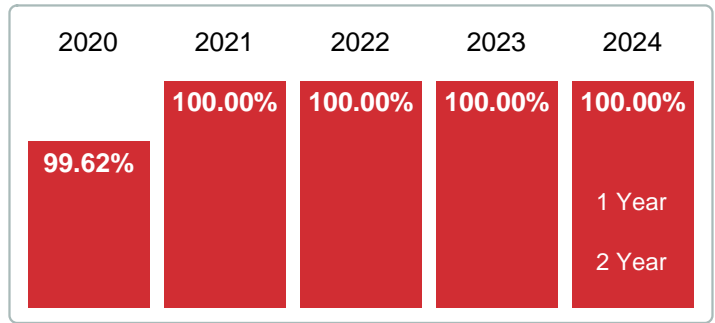
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 99.97%

High Jun 2024 100.00% Low Mar 2024 98.46%

Median Sold/List Ratio this month at **100.00%**  
equal to 5 yr JUN average of **99.97%**

APR 100.00%  
MAY 100.00%  
JUN 100.00%

0.00%  
0.00%

### 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	10	8.47%	100.00%	100.83%	98.77%	101.02%	0.00%	
\$150,001 - \$200,000	17	14.41%	100.00%	98.42%	100.00%	0.00%	0.00%	
\$200,001 - \$250,000	16	13.56%	97.52%	0.00%	98.33%	96.53%	0.00%	
\$250,001 - \$325,000	28	23.73%	98.04%	95.42%	97.90%	99.30%	110.17%	
\$325,001 - \$425,000	18	15.25%	100.00%	101.27%	100.00%	100.00%	97.25%	
\$425,001 - \$575,000	15	12.71%	100.00%	0.00%	98.33%	100.00%	97.54%	
\$575,001 and up	14	11.86%	100.00%	0.00%	100.00%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.30%	98.85%	100.00%	100.00%	
Total Closed Units		118	100%	100.00%	10	59	41	8
Total Closed Volume		41,665,349			1.82M	17.31M	18.13M	4.40M

# June 2024



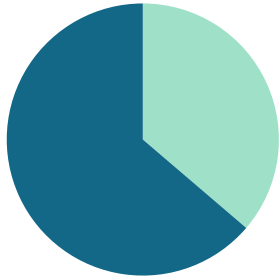
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

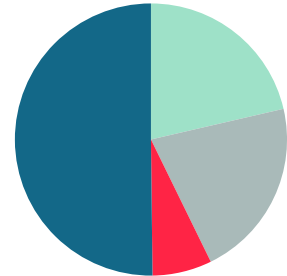


**Inventory**  
 New Listings  
**157 = 36.26%**  
 Start Inventory  
**276**  
 Total Inventory Units  
**433**  
 Volume  
**\$215,717,107**

### 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%
Median List Price	289,250	296,950	2.66%	290,000	288,000	-0.69%
Median Sale Price	291,250	284,500	-2.32%	289,000	285,000	-1.38%
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	7.00	15.50	121.43%	13.00	22.00	69.23%
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

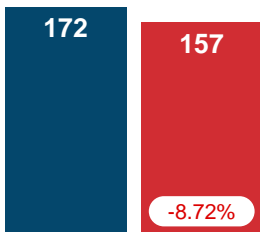
**Inventory on June 30, 2024 = 277**

**2023** **2024**

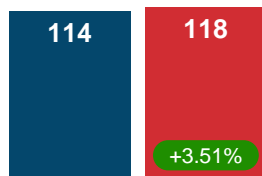
### JUNE MARKET

### MEDIAN PRICES

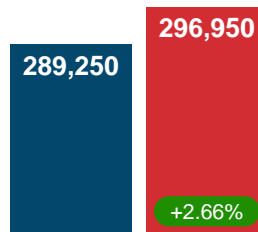
#### New Listings



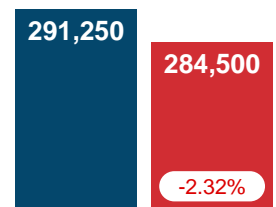
#### Pending Listings



#### List Price



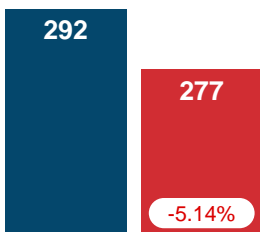
#### Sale Price



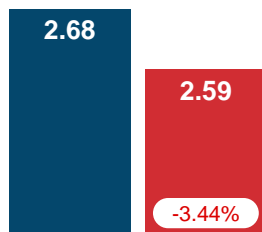
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

