

July 2024



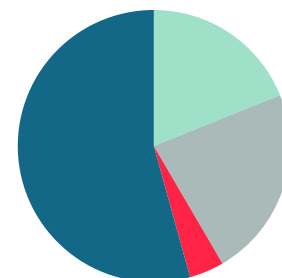
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	125	110	-12.00%
Pending Listings	145	132	-8.97%
New Listings	170	179	5.29%
Average List Price	357,953	376,565	5.20%
Average Sale Price	349,848	370,835	6.00%
Average Percent of Selling Price to List Price	98.20%	99.06%	0.87%
Average Days on Market to Sale	26.86	31.49	17.22%
End of Month Inventory	291	316	8.59%
Months Supply of Inventory	2.76	2.99	8.42%



■ Closed (18.90%)
■ Pending (22.68%)
■ Other OffMarket (4.12%)
■ Active (54.30%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of July 31, 2024 = **316**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **8.59%** to 316 existing homes available for sale. Over the last 12 months this area has had an average of 106 closed sales per month. This represents an unsold inventory index of **2.99** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **6.00%** in July 2024 to \$370,835 versus the previous year at \$349,848.

Average Days on Market Lengthens

The average number of **31.49** days that homes spent on the market before selling increased by 4.63 days or **17.22%** in July 2024 compared to last year's same month at **26.86** DOM.

Sales Success for July 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 179 New Listings in July 2024, up **5.29%** from last year at 170. Furthermore, there were 110 Closed Listings this month versus last year at 125, a **-12.00%** decrease.

Closed versus Listed trends yielded a **61.5%** ratio, down from previous year's, July 2023, at **73.5%**, a **16.42%** downswing. This will certainly create pressure on an increasing Monthly 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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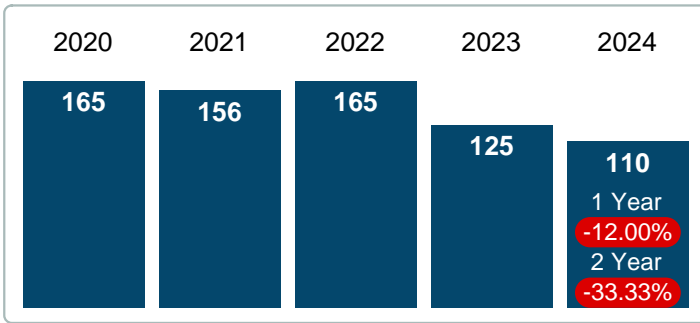
Area Delimited by County Of Rogers - Residential Property Type



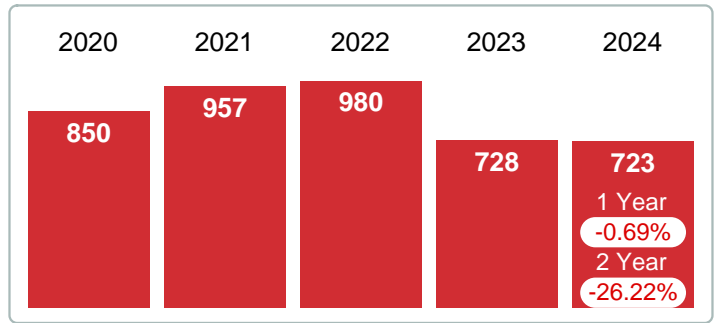
CLOSED LISTINGS

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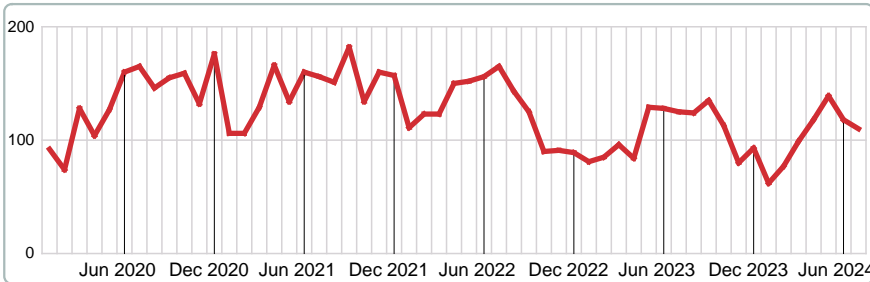
JULY



YEAR TO DATE (YTD)

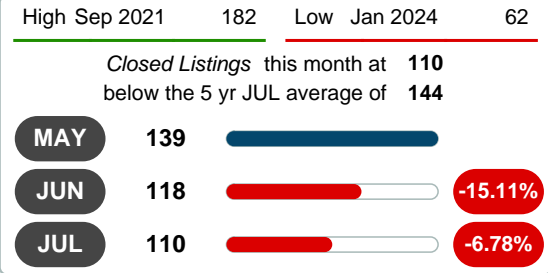


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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	9.09%	14.8	3	5	2	0
\$150,001 - \$200,000	9	8.18%	24.4	1	6	2	0
\$200,001 - \$225,000	11	10.00%	47.7	0	11	0	0
\$225,001 - \$325,000	36	32.73%	24.6	2	24	10	0
\$325,001 - \$450,000	17	15.45%	20.1	1	8	8	0
\$450,001 - \$675,000	17	15.45%	64.9	1	3	13	0
\$675,001 and up	10	9.09%	24.1	0	3	5	2
Total Closed Units	110			8	60	40	2
Total Closed Volume	40,791,816	100%	31.5	2.03M	18.22M	17.87M	2.67M
Average Closed Price	\$370,835			\$253,688	\$303,689	\$446,774	\$1,335,000

July 2024



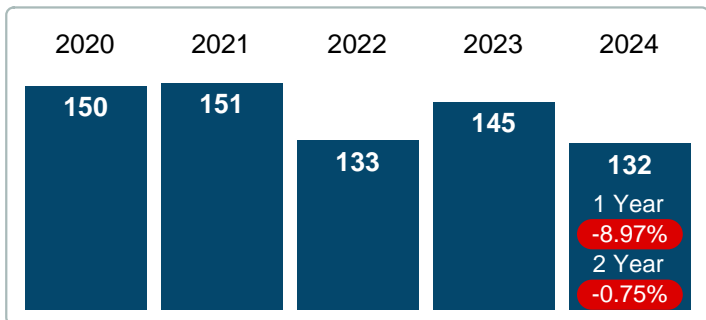
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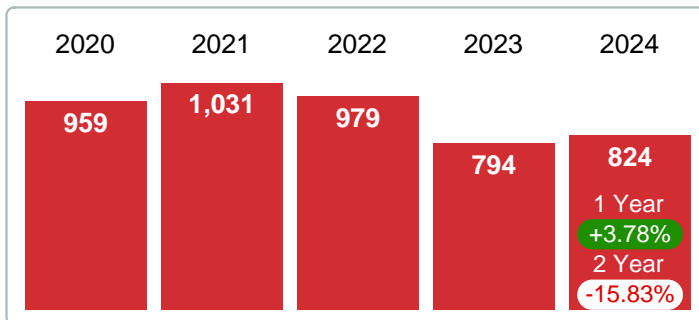
PENDING LISTINGS

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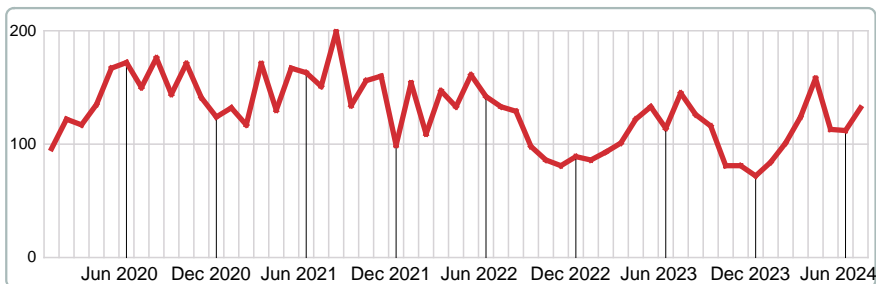
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

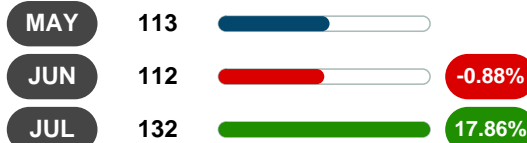


3 MONTHS

5 year JUL AVG = 142

High Aug 2021 199 Low Dec 2023 72

Pending Listings this month at 132 below the 5 yr JUL 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
\$150,000 and less	12	9.09%	36.8	5	7	0	0
\$150,001 - \$200,000	13	9.85%	32.9	0	11	2	0
\$200,001 - \$275,000	25	18.94%	25.8	1	22	2	0
\$275,001 - \$375,000	32	24.24%	42.3	1	21	10	0
\$375,001 - \$475,000	19	14.39%	74.5	0	10	8	1
\$475,001 - \$700,000	17	12.88%	33.9	1	2	9	5
\$700,001 and up	14	10.61%	49.6	0	2	5	7
Total Pending Units	132			8	75	36	13
Total Pending Volume	58,096,651	100%	32.8	1.59M	22.08M	17.52M	16.91M
Average Listing Price	\$469,008			\$198,625	\$294,399	\$486,678	\$1,300,565

July 2024



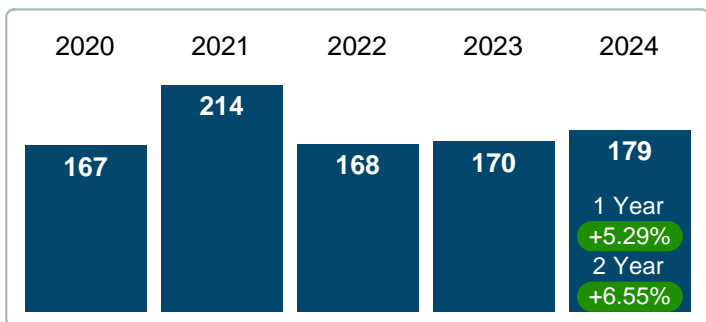
Area Delimited by County Of Rogers - Residential Property Type



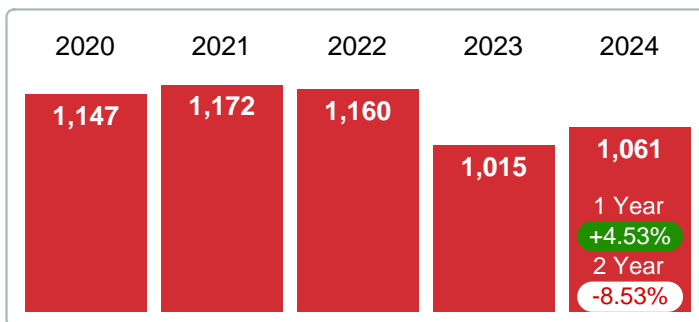
NEW LISTINGS

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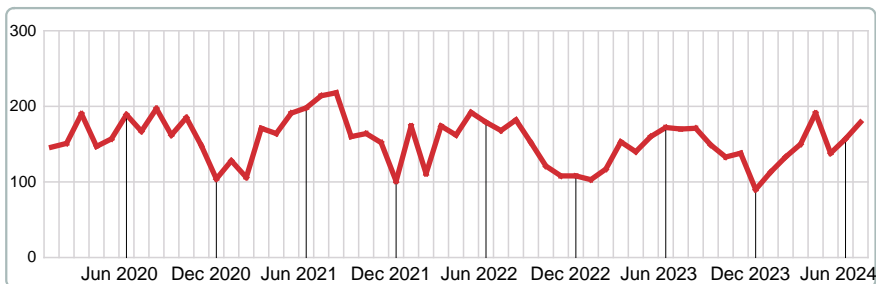
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

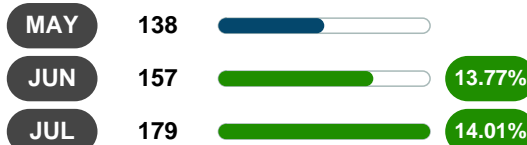


3 MONTHS

5 year JUL AVG = 180

High Aug 2021 218 Low Dec 2023 90

New Listings this month at 179 below the 5 yr JUL average of 180



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	5.59%	7	3	0	0
\$150,001 - \$225,000	29	16.20%	1	27	1	0
\$225,001 - \$250,000	21	11.73%	1	16	4	0
\$250,001 - \$350,000	51	28.49%	2	32	16	1
\$350,001 - \$450,000	26	14.53%	0	14	12	0
\$450,001 - \$625,000	26	14.53%	1	7	12	6
\$625,001 and up	16	8.94%	1	1	10	4
Total New Listed Units	179		13	100	55	11
Total New Listed Volume	69,020,051	100%	3.11M	29.66M	25.72M	10.53M
Average New Listed Listing Price	\$692,698		\$239,455	\$296,586	\$467,575	\$957,450

July 2024



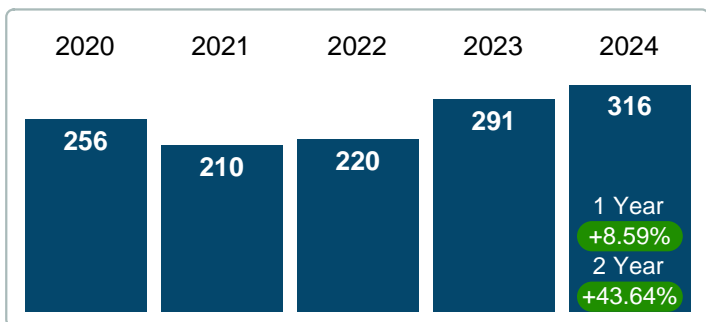
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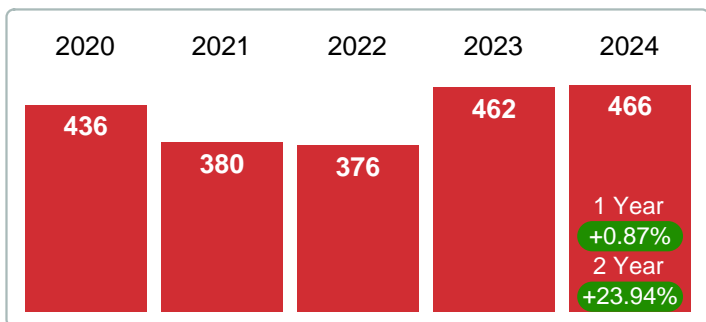
ACTIVE INVENTORY

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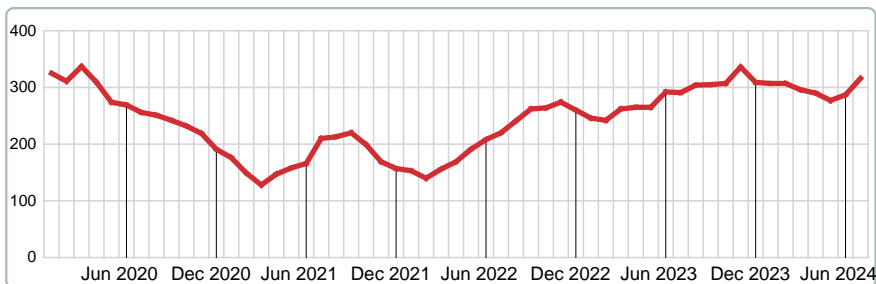
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 259

High Mar 2020 337 Low Mar 2021 128

Inventory this month at **316**
above the 5 yr JUL average of **259**

- MAY 277
- JUN 287 3.61%
- JUL 316 10.10%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	24	7.59%	54.3	9	12	3	0
\$175,001 - \$250,000	43	13.61%	57.3	2	33	7	1
\$250,001 - \$300,000	37	11.71%	47.6	0	24	12	1
\$300,001 - \$450,000	83	26.27%	51.0	4	42	34	3
\$450,001 - \$575,000	53	16.77%	104.2	0	14	36	3
\$575,001 - \$825,000	43	13.61%	67.2	3	5	23	12
\$825,001 and up	33	10.44%	81.0	1	0	20	12
Total Active Inventory by Units	316			19	130	135	32
Total Active Inventory by Volume	152,040,791	100%	65.9	6.21M	41.91M	76.11M	27.81M
Average Active Inventory Listing Price	\$481,142			\$326,864	\$322,382	\$563,803	\$868,978

July 2024



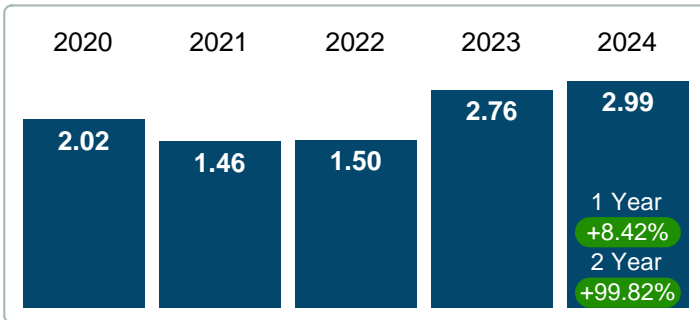
Area Delimited by County Of Rogers - Residential Property Type



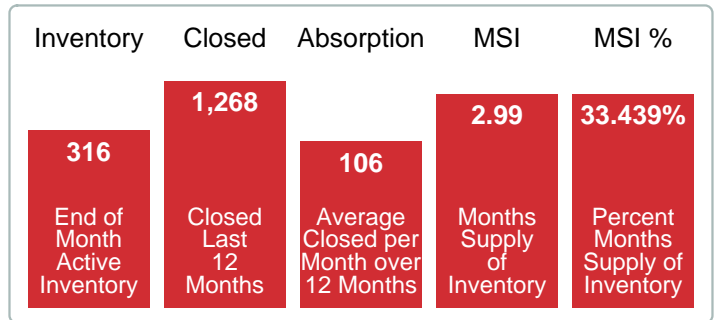
MONTHS SUPPLY of INVENTORY (MSI)

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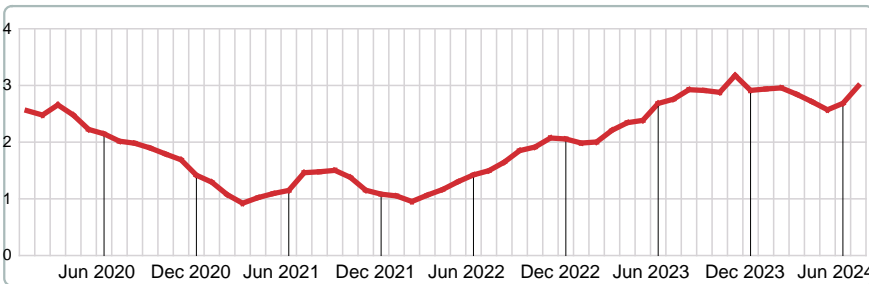
MSI FOR JULY



INDICATORS FOR JULY 2024

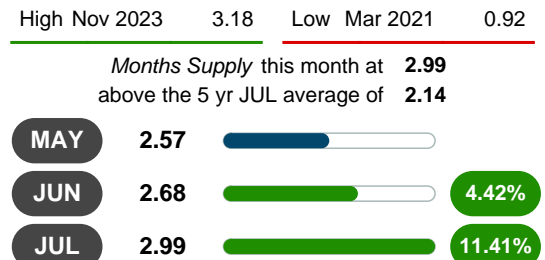


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.14



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
\$175,000 and less	24	7.59%	1.46	1.96	1.21	1.64	0.00
\$175,001 - \$250,000	43	13.61%	1.62	1.41	1.53	1.95	0.00
\$250,001 - \$300,000	37	11.71%	2.35	0.00	2.57	2.06	12.00
\$300,001 - \$450,000	83	26.27%	3.20	6.00	3.34	3.16	1.57
\$450,001 - \$575,000	53	16.77%	4.89	0.00	4.94	5.68	1.89
\$575,001 - \$825,000	43	13.61%	5.73	36.00	5.45	4.93	6.55
\$825,001 and up	33	10.44%	12.38	0.00	0.00	18.46	13.09
Market Supply of Inventory (MSI)			2.99	2.59	2.25	3.96	4.99
Total Active Inventory by Units		100%	2.99	19	130	135	32

July 2024



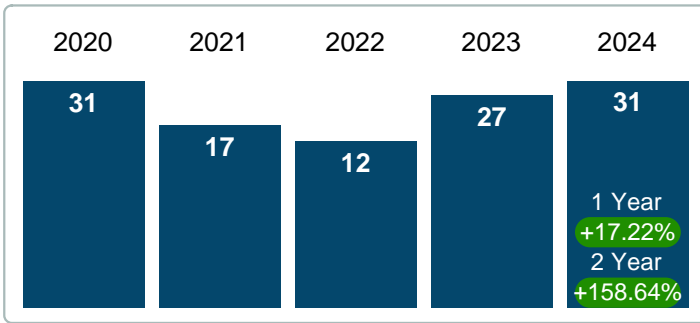
Area Delimited by County Of Rogers - Residential Property Type



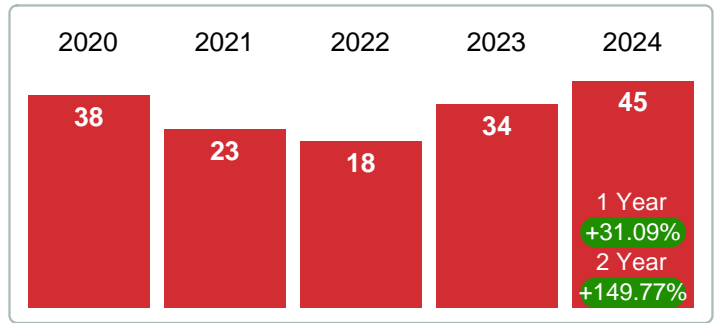
AVERAGE DAYS ON MARKET TO SALE

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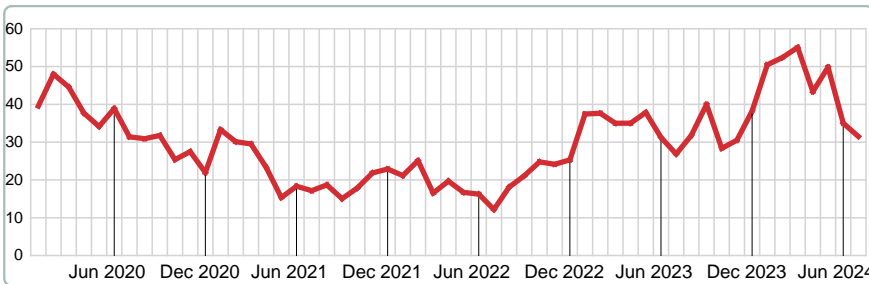
JULY



YEAR TO DATE (YTD)

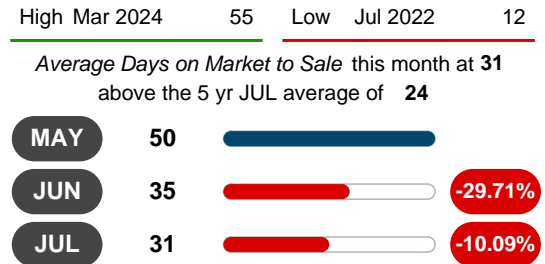


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



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	9.09%	15	10	9	36	0
\$150,001 - \$200,000	8.18%	24	62	16	31	0
\$200,001 - \$225,000	10.00%	48	0	48	0	0
\$225,001 - \$325,000	32.73%	25	6	31	12	0
\$325,001 - \$450,000	15.45%	20	2	15	28	0
\$450,001 - \$675,000	15.45%	65	12	48	73	0
\$675,001 and up	9.09%	24	0	9	9	84
Average Closed DOM		31	15	28	37	84
Total Closed Units	100%	31	8	60	40	2
Total Closed Volume		40,791,816	2.03M	18.22M	17.87M	2.67M

July 2024



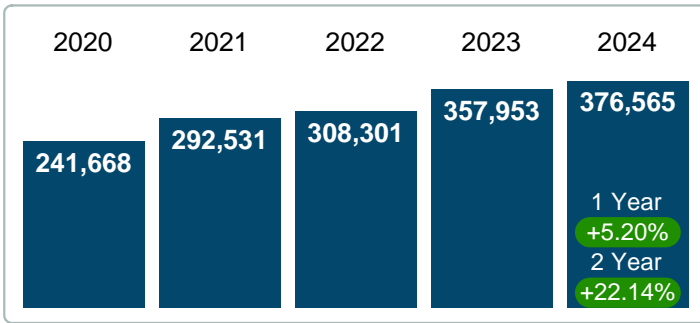
Area Delimited by County Of Rogers - Residential Property Type



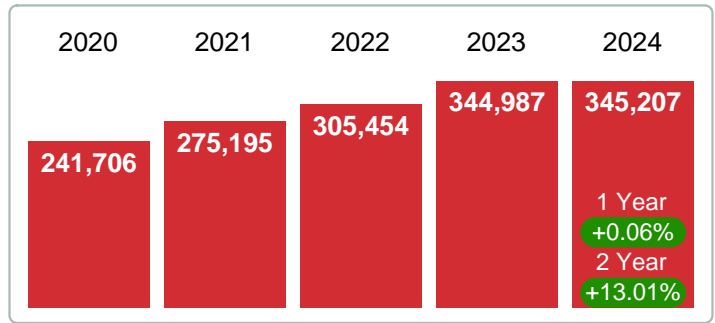
AVERAGE LIST PRICE AT CLOSING

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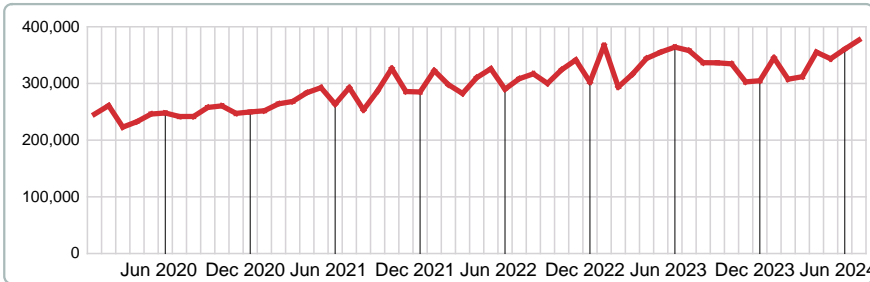
JULY



YEAR TO DATE (YTD)

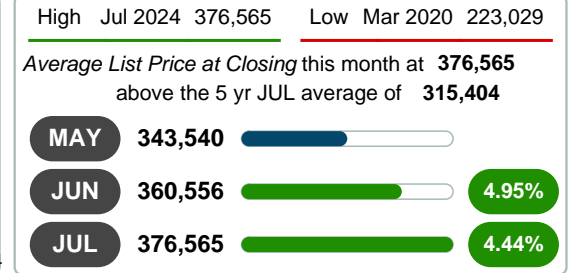


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 315,404



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	11	104,945	123,000	71,300	139,500	0
\$150,001 - \$200,000	5	189,340	210,000	188,450	194,950	0
\$200,001 - \$225,000	13	216,306	0	224,898	0	0
\$225,001 - \$325,000	36	275,549	250,850	277,831	278,413	0
\$325,001 - \$450,000	18	375,106	435,500	381,588	366,725	0
\$450,001 - \$675,000	16	552,181	600,000	549,133	560,577	0
\$675,001 and up	11	1,000,227		01,013,333	878,500	1,435,000
Average List Price		376,565	264,525	306,152	451,671	1,435,000
Total Closed Units		110	8	60	40	2
Total Closed Volume		41,422,151	2.12M	18.37M	18.07M	2.87M

July 2024



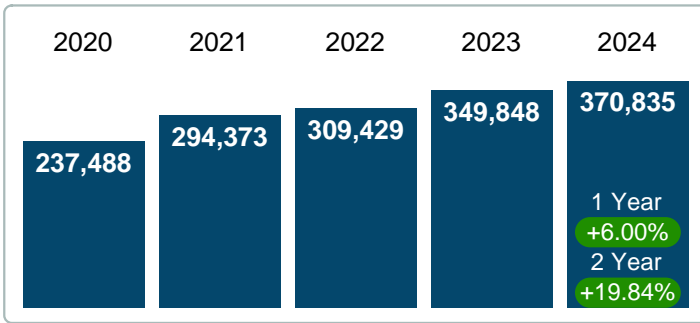
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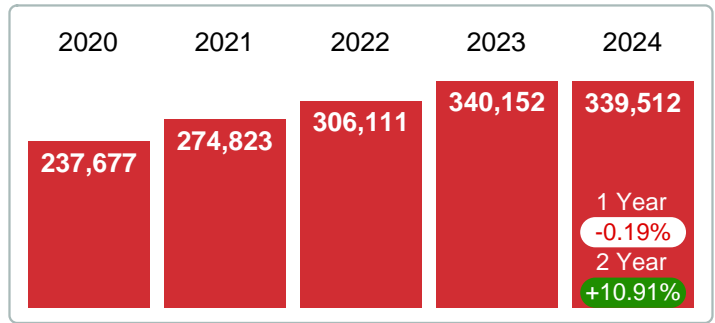
AVERAGE SOLD PRICE AT CLOSING

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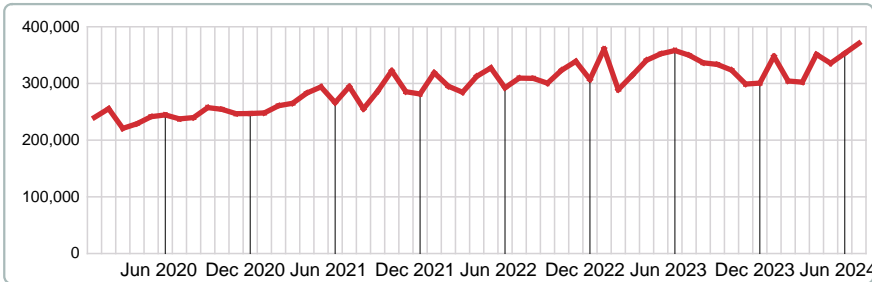
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

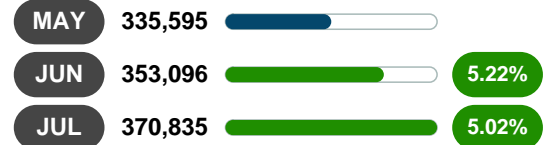


3 MONTHS

5 year JUL AVG = 312,395

High Jul 2024 370,835 Low Mar 2020 220,750

Average Sold Price at Closing this month at **370,835** above the 5 yr JUL average of **312,395**



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	102,800	123,000	76,100	139,250	0
\$150,001 - \$200,000	9	186,167	185,000	189,667	176,250	0
\$200,001 - \$225,000	11	217,143	0	217,143	0	0
\$225,001 - \$325,000	36	272,933	252,750	273,651	275,246	0
\$325,001 - \$450,000	17	373,324	420,000	376,625	364,188	0
\$450,001 - \$675,000	17	553,382	550,000	536,500	557,538	0
\$675,001 and up	10	1,012,015		01,041,384	865,2001,335,000	
Average Sold Price		370,835	253,688	303,689	446,774	1,335,000
Total Closed Units		110	8	60	40	2
Total Closed Volume		40,791,816	2.03M	18.22M	17.87M	2.67M

July 2024



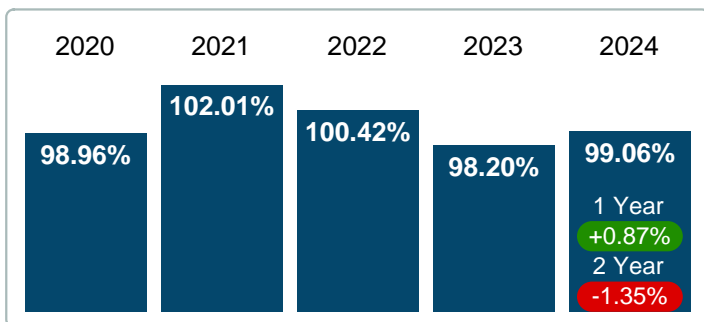
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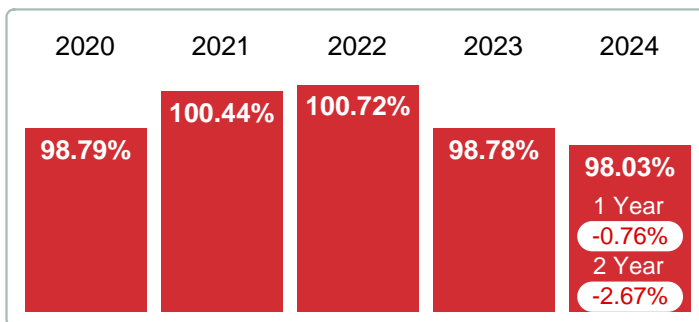
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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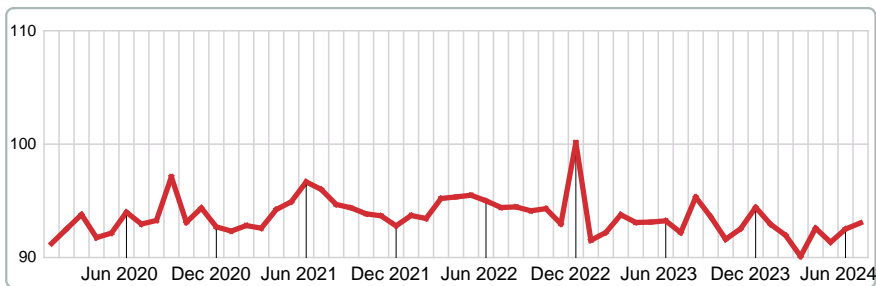
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

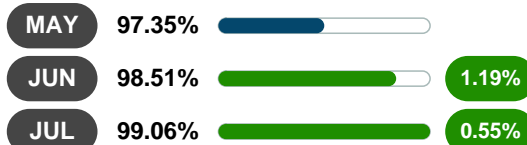


3 MONTHS

5 year JUL AVG = 99.73%

High Dec 2022 106.13% Low Mar 2024 96.11%

Average Sold/List Ratio this month at **99.06%**
below the 5 yr JUL average of **99.73%**



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	9.09%	104.08%	100.00%	108.03%	100.32%	0.00%	
\$150,001 - \$200,000	9	8.18%	97.44%	88.10%	101.45%	90.09%	0.00%	
\$200,001 - \$225,000	11	10.00%	97.22%	0.00%	97.22%	0.00%	0.00%	
\$225,001 - \$325,000	36	32.73%	98.78%	100.72%	98.52%	99.00%	0.00%	
\$325,001 - \$450,000	17	15.45%	98.99%	96.44%	98.83%	99.48%	0.00%	
\$450,001 - \$675,000	17	15.45%	98.78%	91.67%	97.68%	99.58%	0.00%	
\$675,001 and up	10	9.09%	99.07%	0.00%	103.40%	98.30%	94.51%	
Average Sold/List Ratio		99.10%		97.20%	99.61%	98.82%	94.51%	
Total Closed Units		110	100%	99.10%	8	60	40	2
Total Closed Volume		40,791,816			2.03M	18.22M	17.87M	2.67M

July 2024



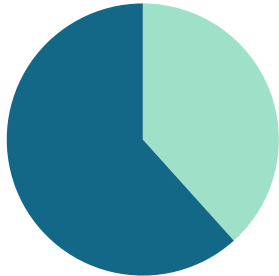
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

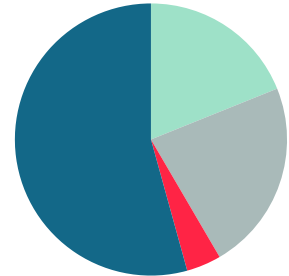


Inventory
 New Listings
179 = 38.33%
 Start Inventory
288
 Total Inventory Units
467
 Volume
\$218,980,736

Market Activity

Closed Sales
110 = 18.90%
 Pending Sales
132 = 22.68%
 Other Off Market
24 = 4.12%
 Active Inventory
316 = 54.30%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	125	110	-12.00%	728	723	-0.69%
Pending Sales	145	132	-8.97%	794	824	3.78%
New Listings	170	179	5.29%	1,015	1,061	4.53%
Average List Price	357,953	376,565	5.20%	344,987	345,207	0.06%
Average Sale Price	349,848	370,835	6.00%	340,152	339,512	-0.19%
Average Percent of Selling Price to List Price	98.20%	99.06%	0.87%	98.78%	98.03%	-0.76%
Average Days on Market to Sale	26.86	31.49	17.22%	34.03	44.61	31.09%
Monthly Inventory	291	316	8.59%	291	316	8.59%
Months Supply of Inventory	2.76	2.99	8.42%	2.76	2.99	8.42%

Absorption: Last 12 months, an Average of **106** Sales/Month

Inventory on July 31, 2024 = **316**

2023 **2024**

JULY MARKET

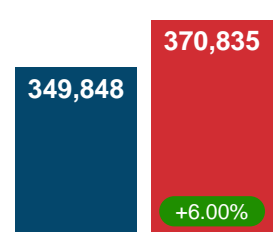
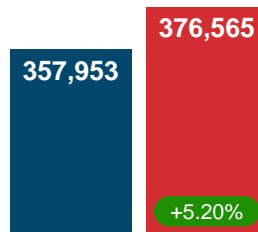
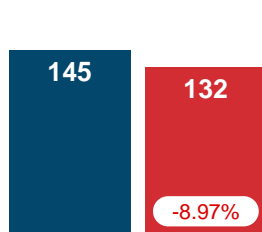
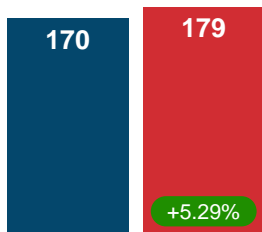
AVERAGE PRICES

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

