

July 2024



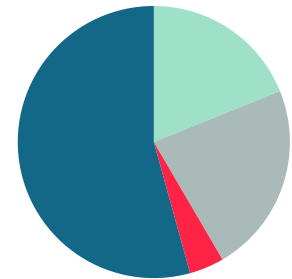
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	274,000	299,700	9.38%
Median Sale Price	275,000	293,875	6.86%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	17.50	118.75%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **6.86%** in July 2024 to \$293,875 versus the previous year at \$275,000.

Median Days on Market Lengthens

The median number of **17.50** days that homes spent on the market before selling increased by 9.50 days or **118.75%** in July 2024 compared to last year's same month at **8.00** DOM.

Sales Success for July 2024 is Positive

Overall, with Median 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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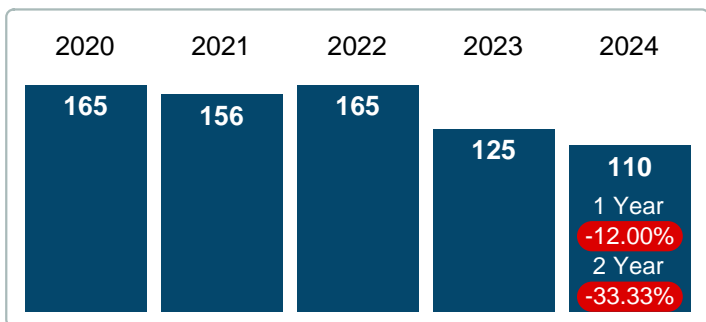
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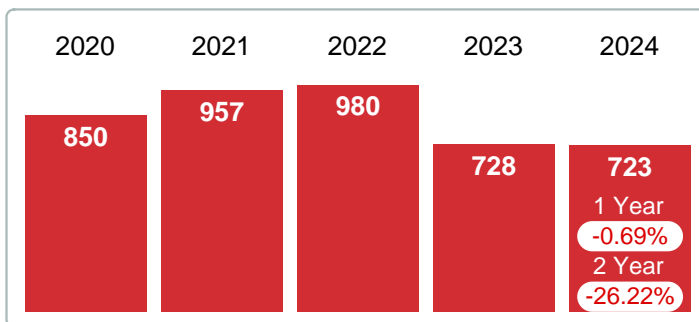
CLOSED LISTINGS

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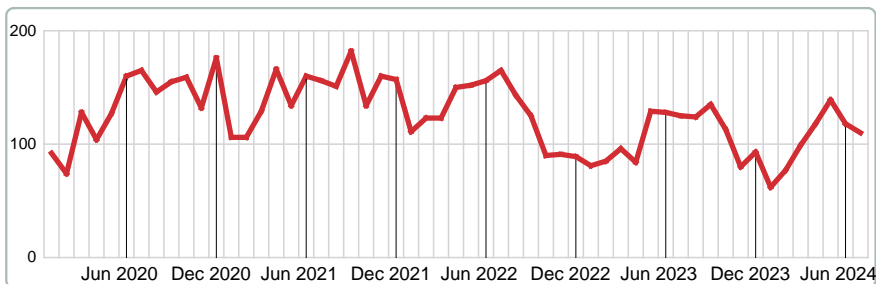
JULY



YEAR TO DATE (YTD)

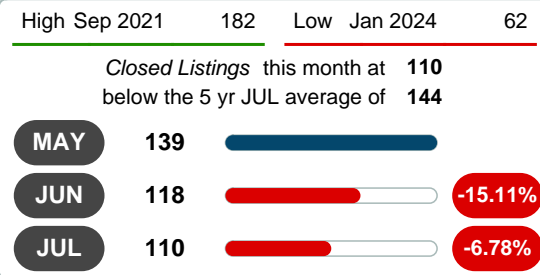


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 144



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	9.09%	6.0	3	5	2	0
\$150,001 - \$200,000	9	8.18%	29.0	1	6	2	0
\$200,001 - \$225,000	11	10.00%	32.0	0	11	0	0
\$225,001 - \$325,000	36	32.73%	11.0	2	24	10	0
\$325,001 - \$450,000	17	15.45%	16.0	1	8	8	0
\$450,001 - \$675,000	17	15.45%	33.0	1	3	13	0
\$675,001 and up	10	9.09%	5.5	0	3	5	2
Total Closed Units	110			8	60	40	2
Total Closed Volume	40,791,816	100%	17.5	2.03M	18.22M	17.87M	2.67M
Median Closed Price	\$293,875			\$211,000	\$248,700	\$382,500	\$1,335,000

July 2024



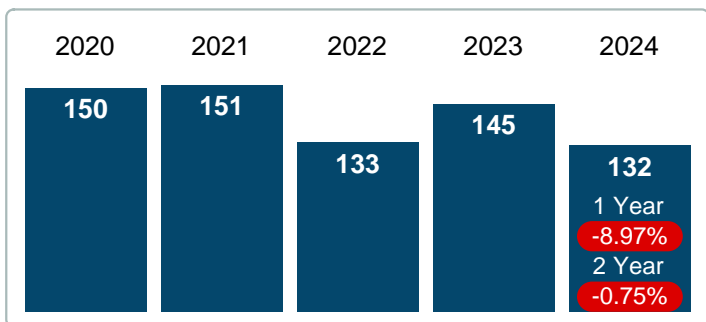
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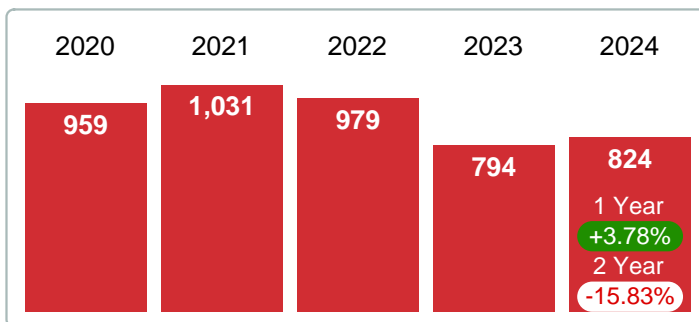
PENDING LISTINGS

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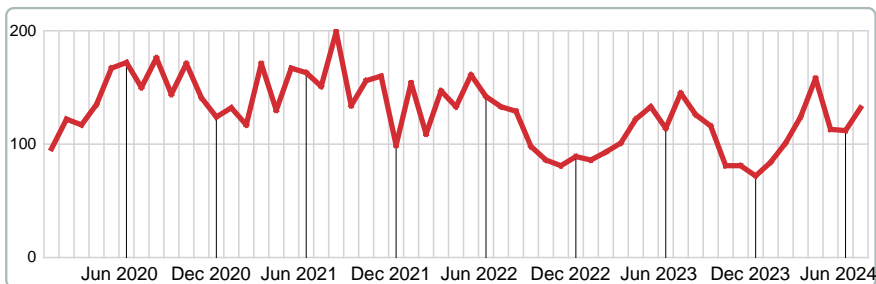
JULY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	9.09%	11.0	5	7	0	0
\$150,001 - \$200,000	13	9.85%	17.0	0	11	2	0
\$200,001 - \$275,000	25	18.94%	9.0	1	22	2	0
\$275,001 - \$375,000	32	24.24%	21.5	1	21	10	0
\$375,001 - \$475,000	19	14.39%	38.0	0	10	8	1
\$475,001 - \$700,000	17	12.88%	3.0	1	2	9	5
\$700,001 and up	14	10.61%	23.5	0	2	5	7
Total Pending Units	132			8	75	36	13
Total Pending Volume	58,096,651	100%	13.0	1.59M	22.08M	17.52M	16.91M
Median Listing Price	\$310,000			\$130,000	\$270,000	\$432,500	\$750,000

July 2024



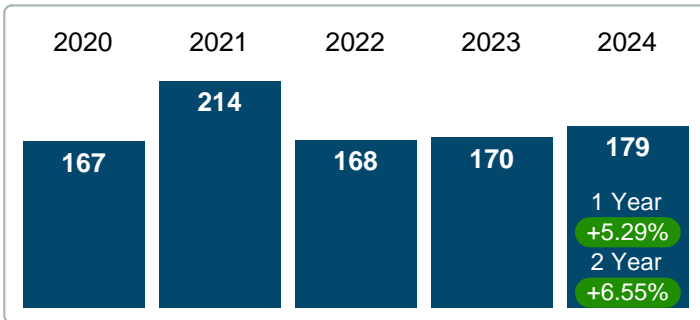
Area Delimited by County Of Rogers - Residential Property Type



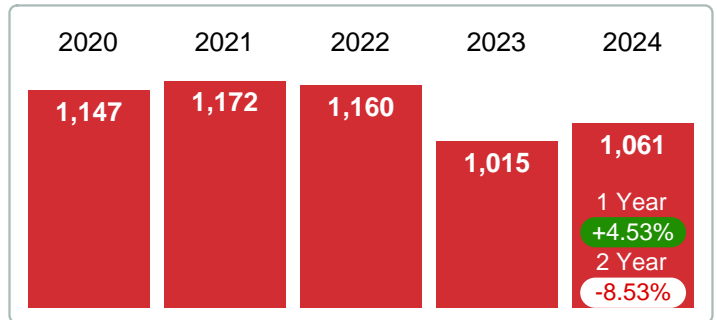
NEW LISTINGS

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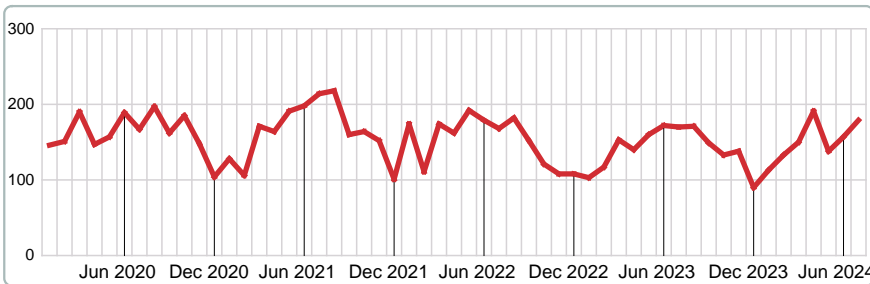
JULY



YEAR TO DATE (YTD)

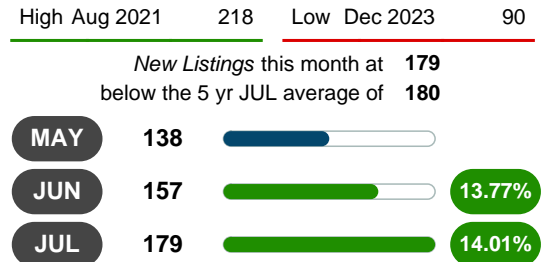


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 180



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
Median New Listed Listing Price	\$310,000		\$141,000	\$270,000	\$390,427	\$585,050

July 2024



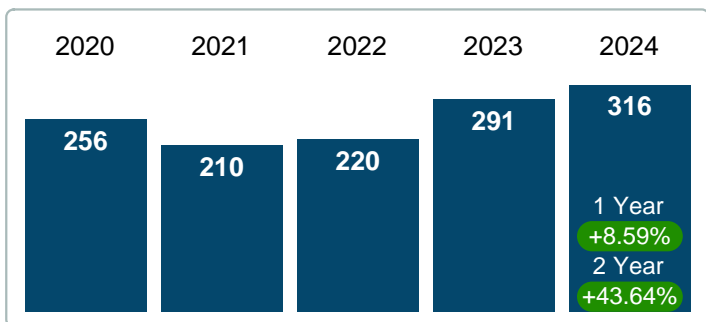
Area Delimited by County Of Rogers - Residential Property Type



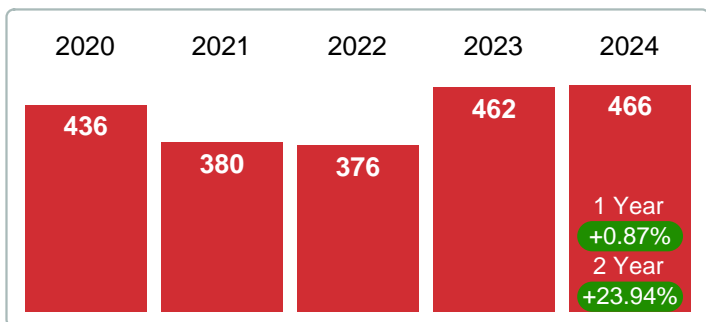
ACTIVE INVENTORY

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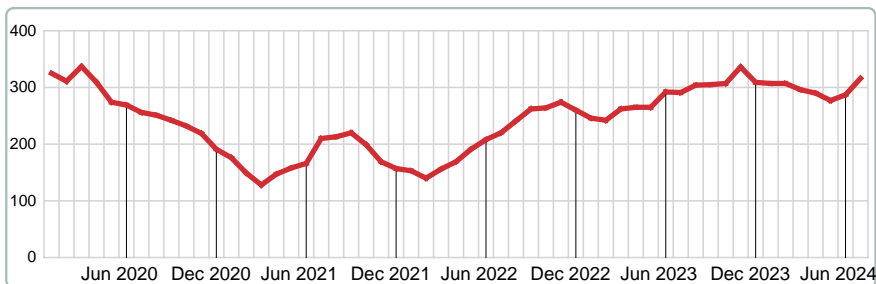
END OF JULY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	24	7.59%	31.5	9	12	3	0
\$175,001 - \$250,000	43	13.61%	36.0	2	33	7	1
\$250,001 - \$300,000	37	11.71%	36.0	0	24	12	1
\$300,001 - \$450,000	83	26.27%	40.0	4	42	34	3
\$450,001 - \$575,000	53	16.77%	82.0	0	14	36	3
\$575,001 - \$825,000	43	13.61%	50.0	3	5	23	12
\$825,001 and up	33	10.44%	55.0	1	0	20	12
Total Active Inventory by Units	316			19	130	135	32
Total Active Inventory by Volume	152,040,791	100%	46.5	6.21M	41.91M	76.11M	27.81M
Median Active Inventory Listing Price	\$399,900			\$249,900	\$299,000	\$484,900	\$649,500

July 2024



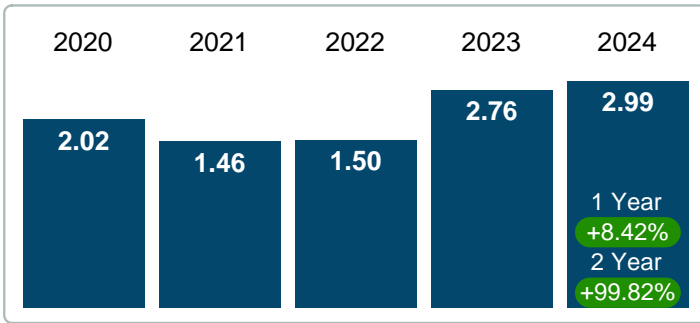
Area Delimited by County Of Rogers - Residential Property Type



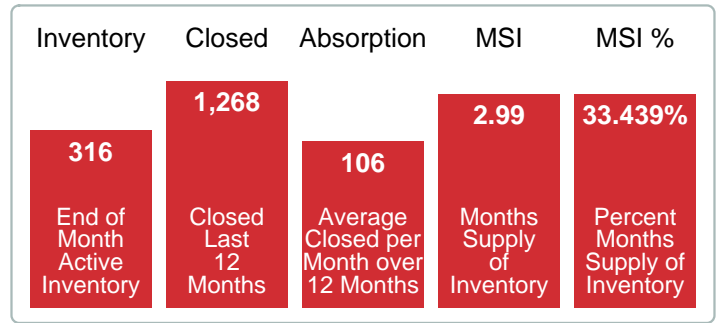
MONTHS SUPPLY of INVENTORY (MSI)

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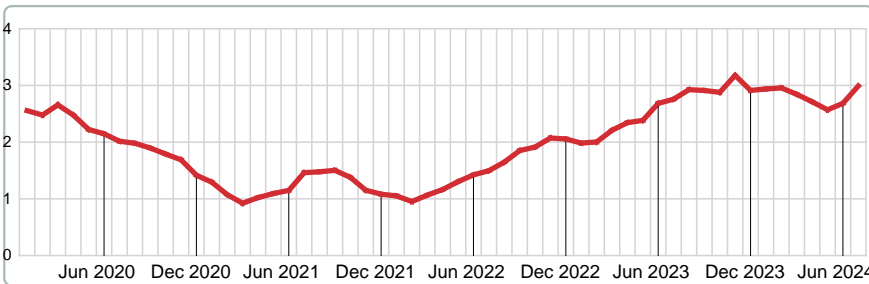
MSI FOR JULY



INDICATORS FOR JULY 2024

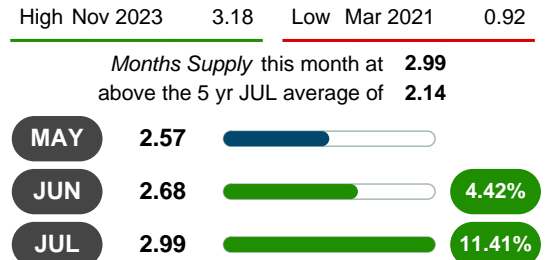


5 YEAR MARKET ACTIVITY TRENDS



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



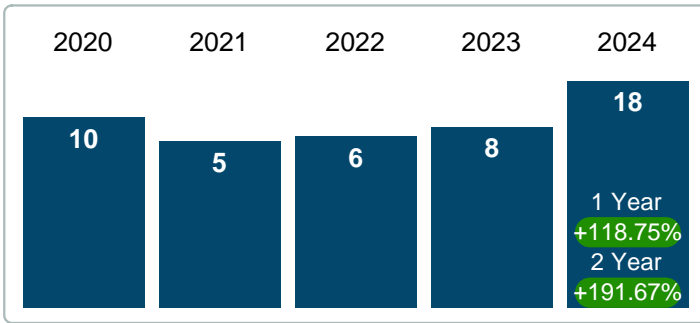
Area Delimited by County Of Rogers - Residential Property Type



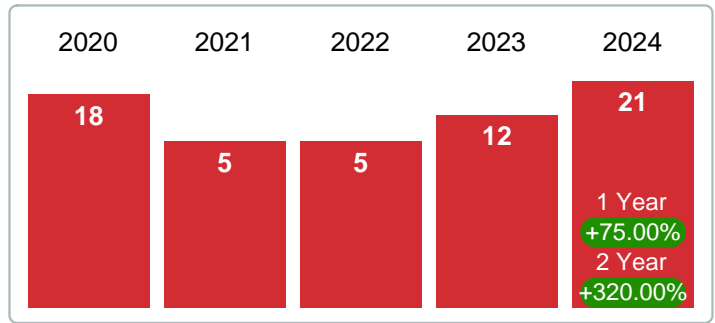
MEDIAN DAYS ON MARKET TO SALE

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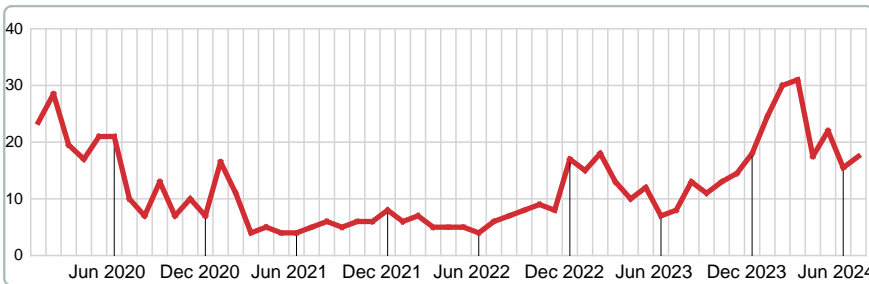
JULY



YEAR TO DATE (YTD)

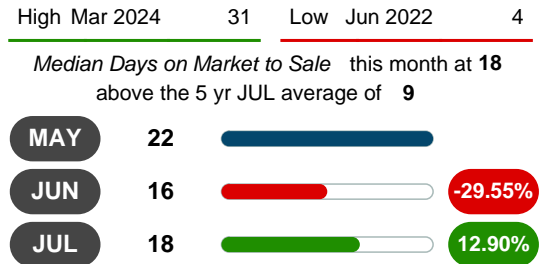


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 9



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	9.09%	6	12	1	36	0
\$150,001 - \$200,000	8.18%	29	62	14	31	0
\$200,001 - \$225,000	10.00%	32	0	32	0	0
\$225,001 - \$325,000	32.73%	11	6	22	5	0
\$325,001 - \$450,000	15.45%	16	2	8	22	0
\$450,001 - \$675,000	15.45%	33	12	47	33	0
\$675,001 and up	9.09%	6	0	5	4	84
Median Closed DOM		18	9	18	19	84
Total Closed Units	100%	110	8	60	40	2
Total Closed Volume		40,791,816	2.03M	18.22M	17.87M	2.67M

July 2024



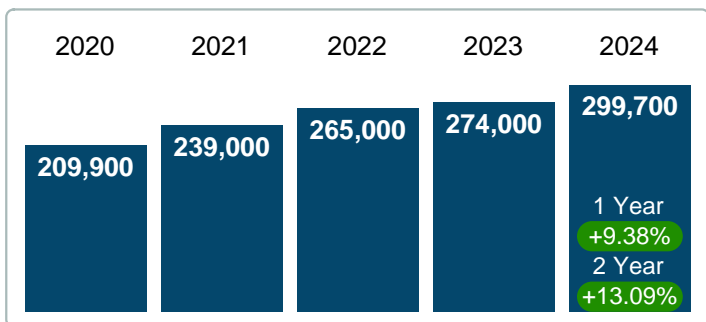
Area Delimited by County Of Rogers - Residential Property Type



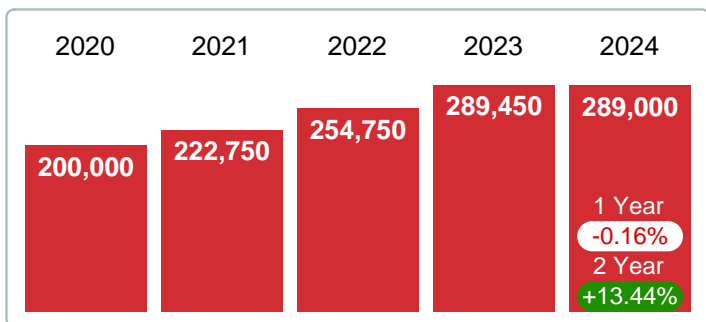
MEDIAN LIST PRICE AT CLOSING

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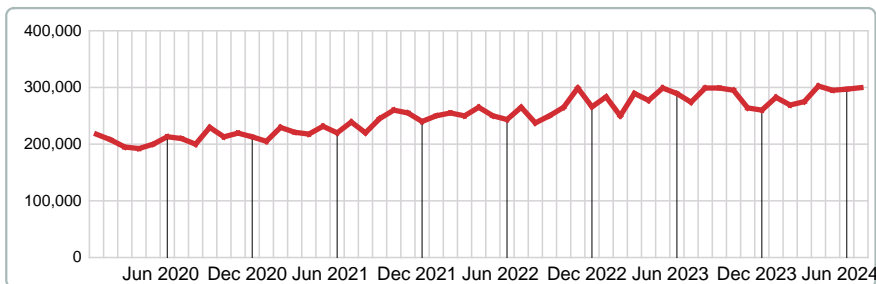
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

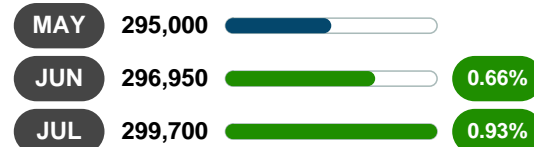


3 MONTHS

5 year JUL AVG = 257,520

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

Median List Price at Closing this month at **299,700**
above the 5 yr JUL average of **257,520**



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	10.00%	115,000	115,000	71,750	139,500	0
\$150,001 - \$200,000	4.55%	189,900	0	190,950	184,900	0
\$200,001 - \$225,000	11.82%	218,000	210,000	219,000	205,000	0
\$225,001 - \$325,000	32.73%	282,195	250,850	285,000	280,490	0
\$325,001 - \$450,000	16.36%	367,500	435,500	379,950	343,900	0
\$450,001 - \$675,000	14.55%	549,250	600,000	550,000	544,000	0
\$675,001 and up	10.00%	795,000	0	825,000	744,750	1,435,000
Median List Price		299,700	223,500	257,450	385,000	1,435,000
Total Closed Units	100%	299,700	8	60	40	2
Total Closed Volume		41,422,151	2.12M	18.37M	18.07M	2.87M

July 2024



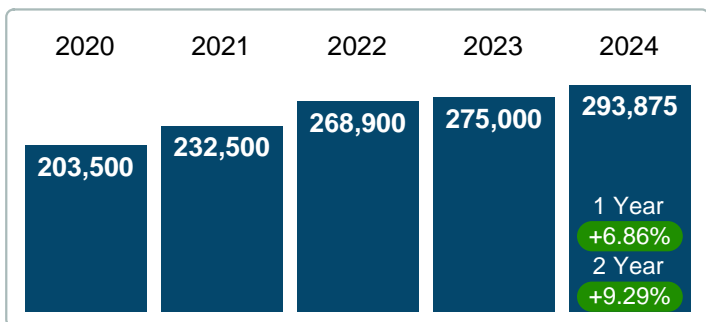
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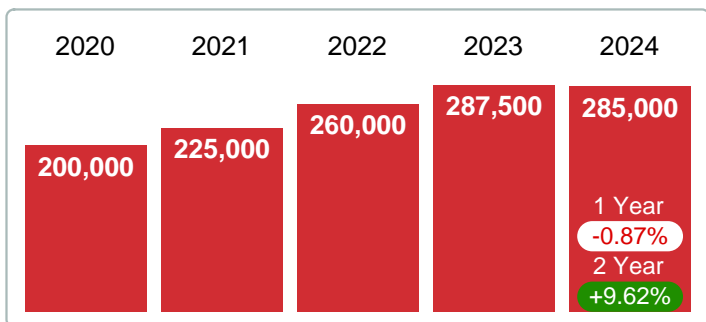
MEDIAN SOLD PRICE AT CLOSING

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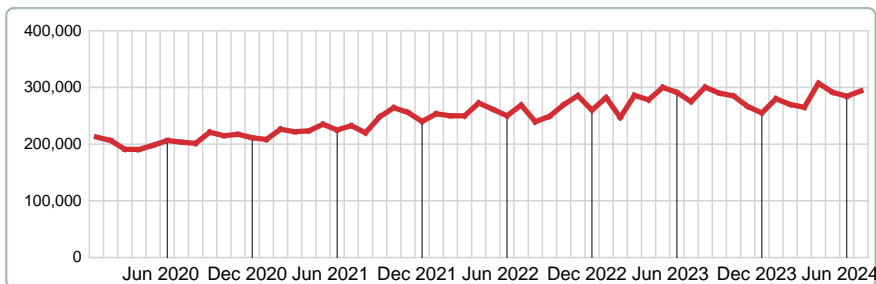
JULY



YEAR TO DATE (YTD)

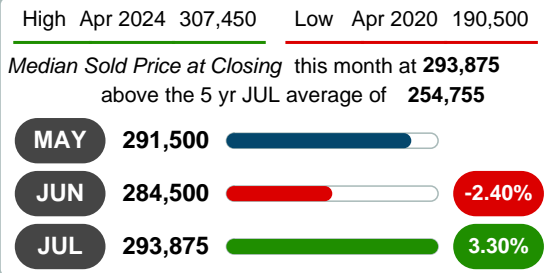


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 254,755



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	10	9.09%	112,000	115,000	81,000	139,250	0	
\$150,001 - \$200,000	9	8.18%	192,000	185,000	193,000	176,250	0	
\$200,001 - \$225,000	11	10.00%	218,000	0	218,000	0	0	
\$225,001 - \$325,000	36	32.73%	277,500	252,750	277,500	282,195	0	
\$325,001 - \$450,000	17	15.45%	365,000	420,000	369,000	355,500	0	
\$450,001 - \$675,000	17	15.45%	548,500	550,000	520,000	548,500	0	
\$675,001 and up	10	9.09%	820,000	0	909,151	743,000	1,335,000	
Median Sold Price		293,875		211,000	248,700	382,500	1,335,000	
Total Closed Units		110	100%	293,875	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



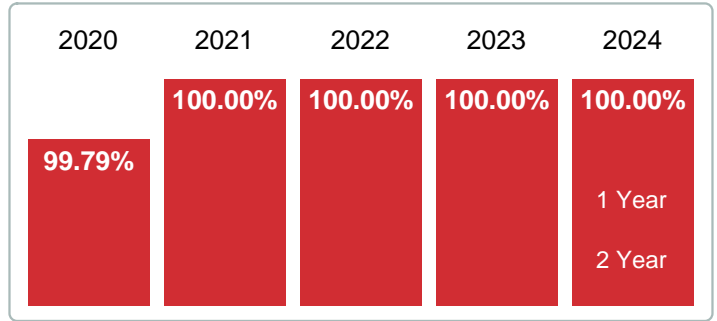
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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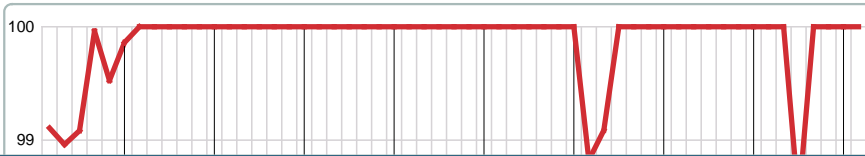
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 100.00%

High Jul 2024 100.00% Low Mar 2024 98.46%

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

MAY 100.00%
 JUN 100.00%
 JUL 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	9.09%	100.00%	100.00%	100.00%	100.32%	0.00%
\$150,001 - \$200,000	9	8.18%	100.00%	88.10%	101.08%	90.09%	0.00%
\$200,001 - \$225,000	11	10.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$325,000	36	32.73%	100.00%	100.72%	98.63%	100.00%	0.00%
\$325,001 - \$450,000	17	15.45%	99.88%	96.44%	99.37%	99.94%	0.00%
\$450,001 - \$675,000	17	15.45%	99.16%	91.67%	98.48%	100.00%	0.00%
\$675,001 and up	10	9.09%	99.64%	0.00%	100.00%	99.29%	94.51%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	94.51%
Total Closed Units		110	100%	8	60	40	2
Total Closed Volume		40,791,816		2.03M	18.22M	17.87M	2.67M

July 2024



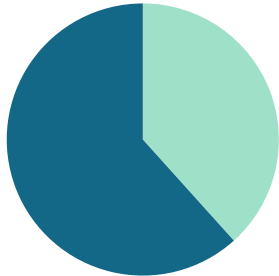
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

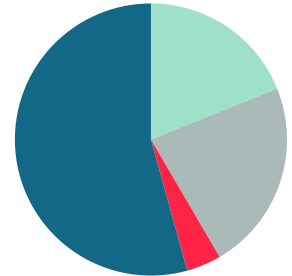


Inventory
 New Listings
179 = 38.33%
 Start Inventory
288
 Total Inventory Units
467
 Volume
\$218,980,736

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%
Median List Price	274,000	299,700	9.38%	289,450	289,000	-0.16%
Median Sale Price	275,000	293,875	6.86%	287,500	285,000	-0.87%
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	8.00	17.50	118.75%	12.00	21.00	75.00%
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

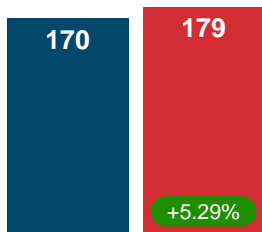
Inventory on July 31, 2024 = 316

2023 **2024**

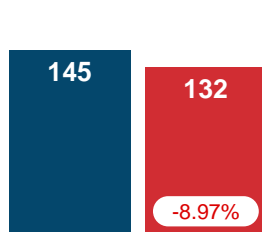
JULY MARKET

MEDIAN PRICES

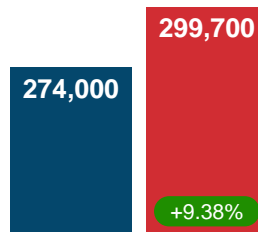
New Listings



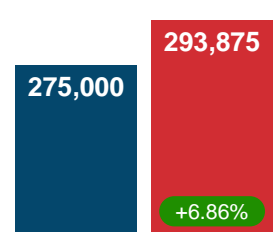
Pending Listings



List Price



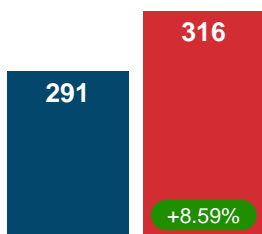
Sale Price



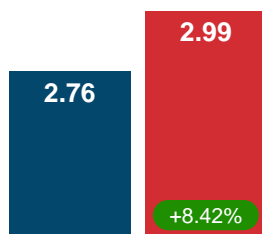
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

