

August 2024



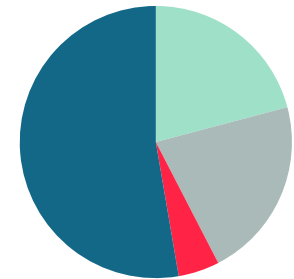
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	124	128	3.23%
Pending Listings	126	132	4.76%
New Listings	171	157	-8.19%
Average List Price	336,626	377,185	12.05%
Average Sale Price	336,450	371,546	10.43%
Average Percent of Selling Price to List Price	101.32%	98.91%	-2.38%
Average Days on Market to Sale	31.81	35.20	10.63%
End of Month Inventory	304	323	6.25%
Months Supply of Inventory	2.93	3.04	4.00%



■ Closed (20.88%)
■ Pending (21.53%)
■ Other OffMarket (4.89%)
■ Active (52.69%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of August 31, 2024 = **323**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **6.25%** to 323 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 **3.04** 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 **10.43%** in August 2024 to \$371,546 versus the previous year at \$336,450.

Average Days on Market Lengthens

The average number of **35.20** days that homes spent on the market before selling increased by 3.38 days or **10.63%** in August 2024 compared to last year's same month at **31.81** DOM.

Sales Success for August 2024 is Positive

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

There were 157 New Listings in August 2024, down **8.19%** from last year at 171. Furthermore, there were 128 Closed Listings this month versus last year at 124, a **3.23%** increase.

Closed versus Listed trends yielded a **81.5%** ratio, up from previous year's, August 2023, at **72.5%**, a **12.43%** upswing. 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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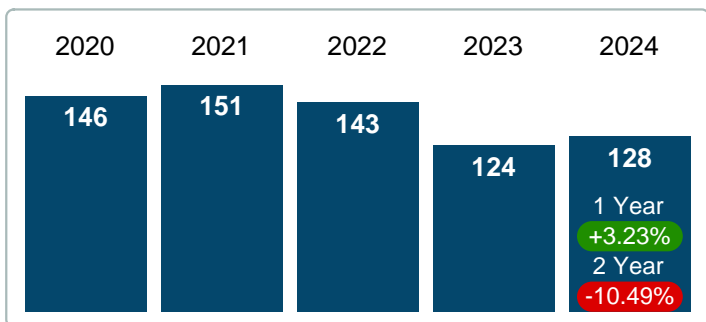
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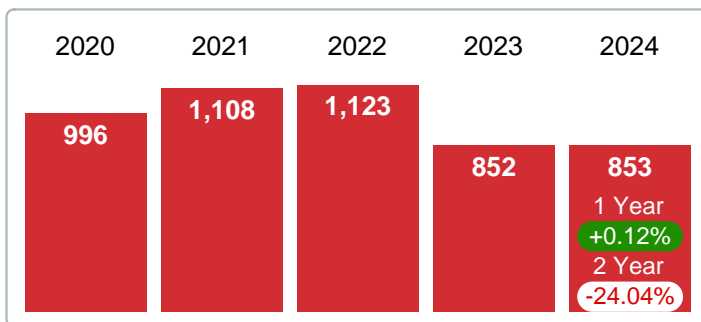
CLOSED LISTINGS

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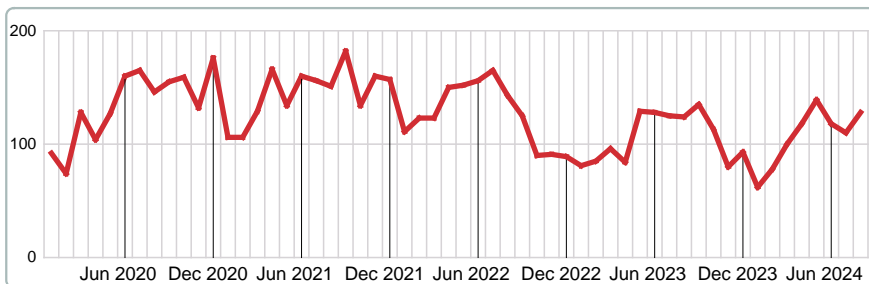
AUGUST



YEAR TO DATE (YTD)

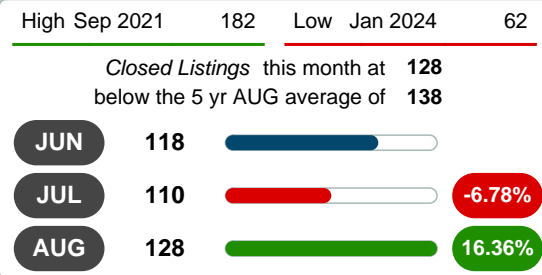


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 138



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	16	12.50%	26.8	3	12	1	0
\$175,001 - \$200,000	11	8.59%	40.2	0	9	2	0
\$200,001 - \$250,000	15	11.72%	10.1	1	13	0	1
\$250,001 - \$325,000	30	23.44%	29.0	1	23	6	0
\$325,001 - \$425,000	26	20.31%	49.9	0	9	16	1
\$425,001 - \$575,000	18	14.06%	49.4	0	6	10	2
\$575,001 and up	12	9.38%	35.6	0	1	6	5
Total Closed Units	128			5	73	41	9
Total Closed Volume	47,557,825	100%	35.2	734.00K	20.00M	17.94M	8.89M
Average Closed Price	\$371,546			\$146,800	\$273,938	\$437,503	\$987,637

August 2024



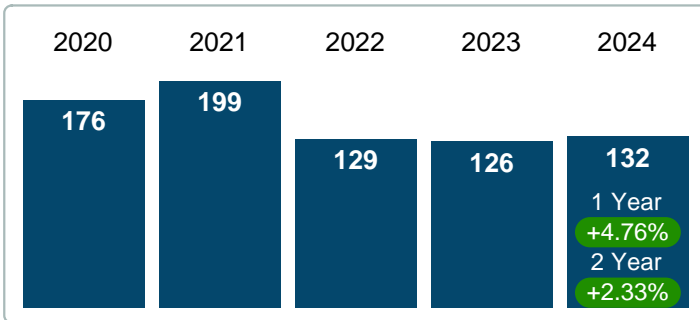
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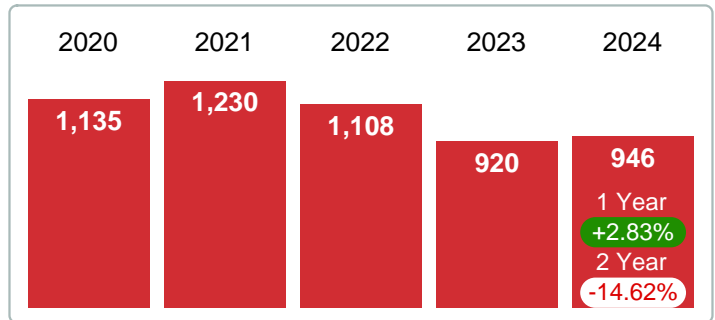
PENDING LISTINGS

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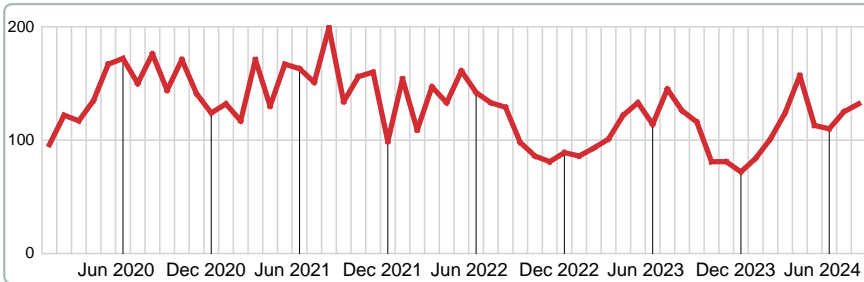
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

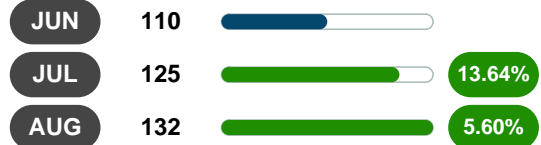


3 MONTHS

5 year AUG AVG = 152

High Aug 2021 199 Low Dec 2023 72

Pending Listings this month at 132 below the 5 yr AUG average of 152



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%	41.4	5	6	1	0
\$150,001 - \$175,000	10	7.58%	14.9	0	8	2	0
\$175,001 - \$225,000	19	14.39%	31.5	0	17	2	0
\$225,001 - \$325,000	39	29.55%	40.7	0	33	6	0
\$325,001 - \$450,000	22	16.67%	46.7	0	10	12	0
\$450,001 - \$600,000	16	12.12%	71.4	0	3	10	3
\$600,001 and up	14	10.61%	54.6	1	2	10	1
Total Pending Units	132			6	79	43	4
Total Pending Volume	46,108,664	100%	36.6	1.30M	21.01M	21.21M	2.59M
Average Listing Price	\$279,203			\$216,485	\$266,005	\$493,198	\$646,950

August 2024



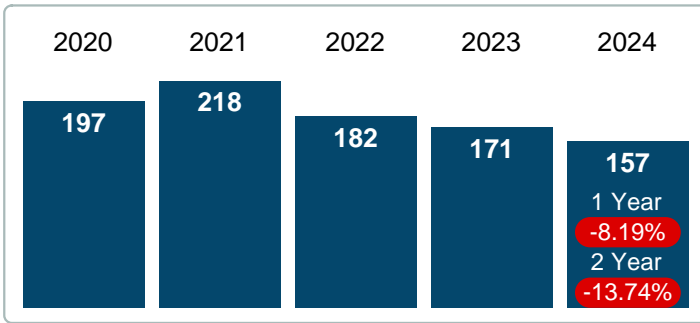
Area Delimited by County Of Rogers - Residential Property Type



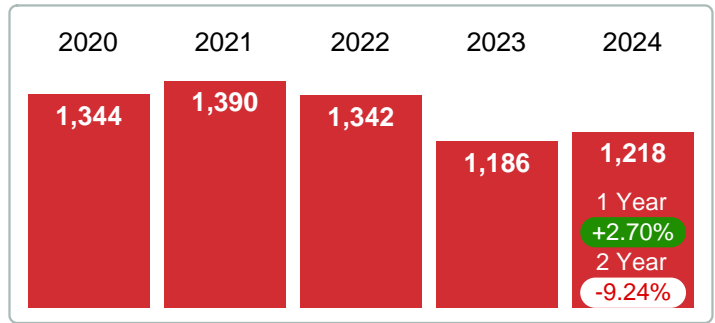
NEW LISTINGS

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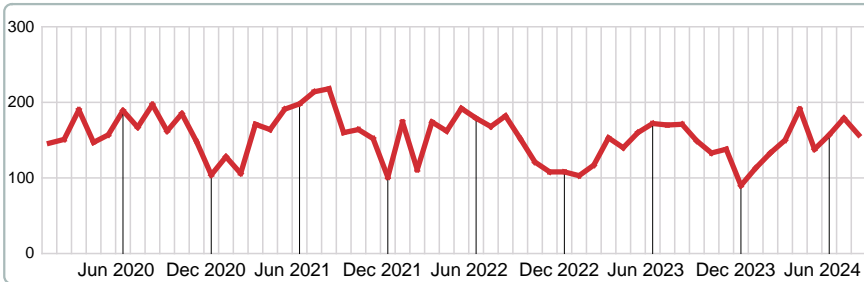
AUGUST



YEAR TO DATE (YTD)

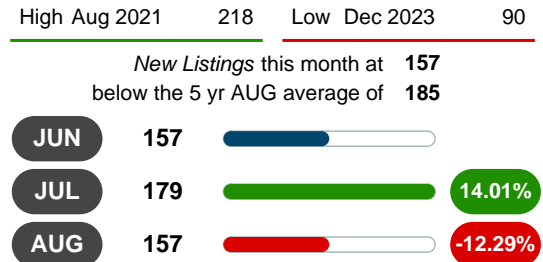


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 185



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	7.64%	7	4	1	0
\$125,001 - \$200,000	19	12.10%	1	15	3	0
\$200,001 - \$250,000	22	14.01%	0	19	3	0
\$250,001 - \$350,000	45	28.66%	3	29	12	1
\$350,001 - \$450,000	25	15.92%	1	10	12	2
\$450,001 - \$550,000	15	9.55%	0	2	12	1
\$550,001 and up	19	12.10%	0	2	11	6
Total New Listed Units	157		12	81	54	10
Total New Listed Volume	55,473,472	100%	2.05M	22.04M	24.47M	6.91M
Average New Listed Listing Price	\$202,541		\$171,116	\$272,135	\$453,126	\$690,830

August 2024



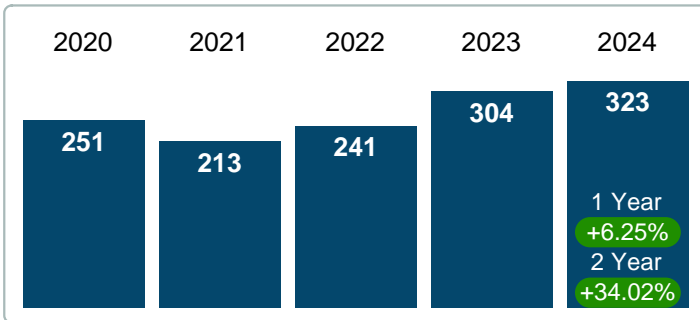
Area Delimited by County Of Rogers - Residential Property Type



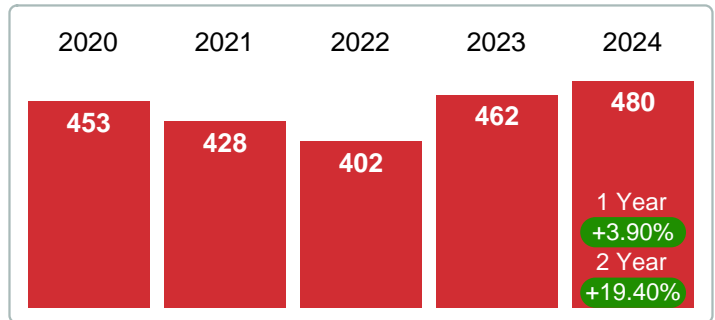
ACTIVE INVENTORY

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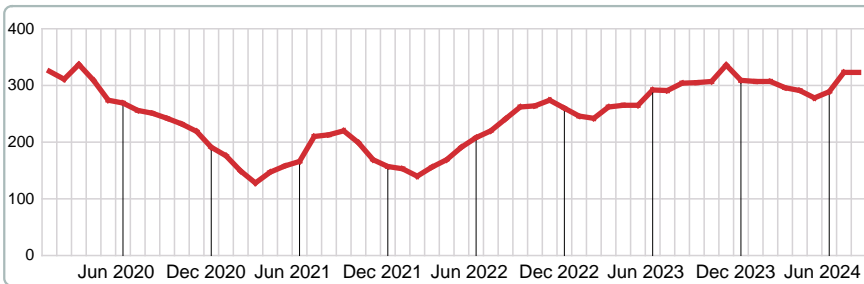
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 266

High Mar 2020 337 Low Mar 2021 128

Inventory this month at **323**
above the 5 yr AUG average of **266**

JUN	289	<div style="width: 70%;"></div>
JUL	323	<div style="width: 100%;"></div> 11.76%
AUG	323	<div style="width: 100%;"></div> 0.00%

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	25	7.74%	56.0	12	10	3	0
\$175,001 - \$250,000	42	13.00%	65.6	2	32	7	1
\$250,001 - \$300,000	38	11.76%	45.8	1	20	15	2
\$300,001 - \$450,000	99	30.65%	60.0	5	52	37	5
\$450,001 - \$550,000	46	14.24%	103.5	0	11	35	0
\$550,001 - \$775,000	40	12.38%	83.2	2	3	19	16
\$775,001 and up	33	10.22%	93.8	1	1	18	13
Total Active Inventory by Units			323	23	129	134	37
Total Active Inventory by Volume			150,247,761	6.11M	41.78M	71.44M	30.92M
Average Active Inventory Listing Price			\$465,163	\$265,474	\$323,855	\$533,152	\$835,738

August 2024



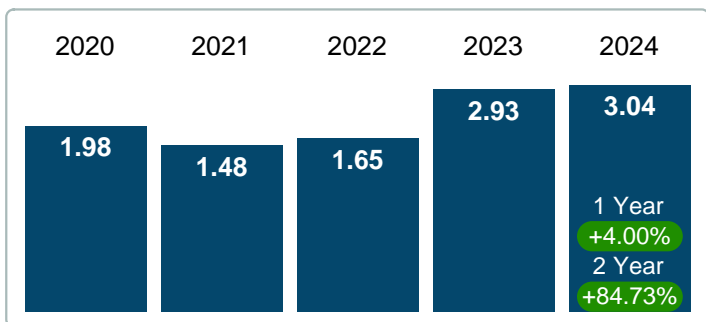
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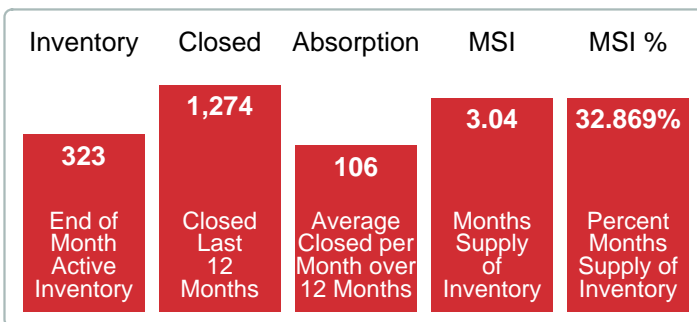
MONTHS SUPPLY of INVENTORY (MSI)

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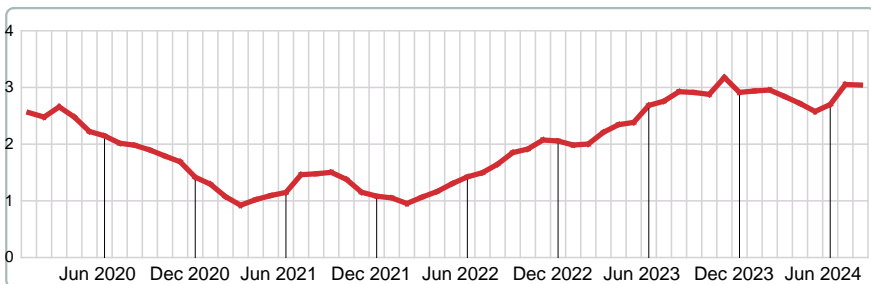
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

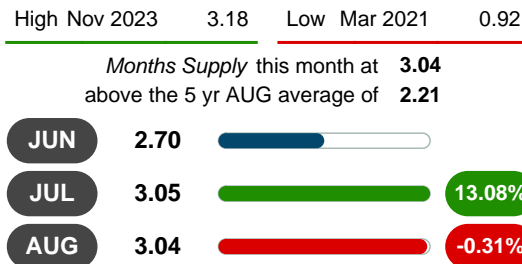


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.21



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	25	7.74%	1.49	2.57	0.98	1.57	0.00
\$175,001 - \$250,000	42	13.00%	1.63	1.41	1.52	2.10	12.00
\$250,001 - \$300,000	38	11.76%	2.29	2.00	1.95	2.57	0.00
\$300,001 - \$450,000	99	30.65%	3.88	12.00	4.11	3.42	3.16
\$450,001 - \$550,000	46	14.24%	4.76	0.00	3.88	6.36	0.00
\$550,001 - \$775,000	40	12.38%	4.66	24.00	2.40	3.68	7.68
\$775,001 and up	33	10.22%	10.15	0.00	1.50	12.00	12.00
Market Supply of Inventory (MSI)			3.04	3.21	2.19	3.93	6.08
Total Active Inventory by Units		100%	3.04	23	129	134	37

August 2024



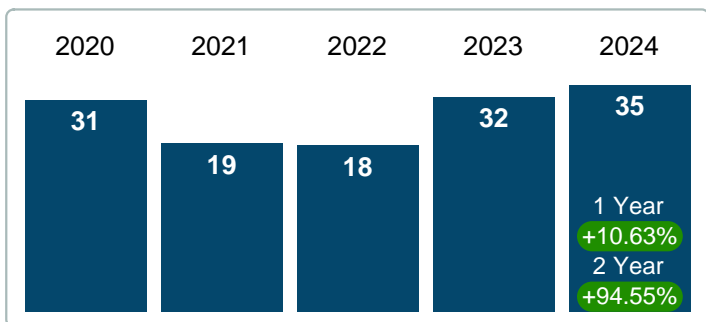
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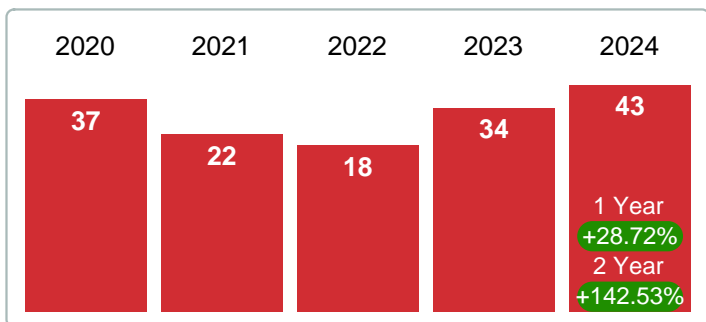
AVERAGE DAYS ON MARKET TO SALE

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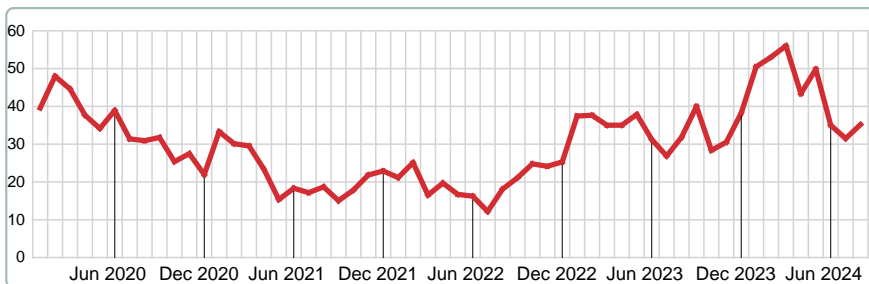
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 27

High Mar 2024 56 Low Jul 2022 12

Average Days on Market to Sale this month at 35 above the 5 yr AUG average of 27

- JUN 35
- JUL 31 (-10.09%)
- AUG 35 (11.76%)

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
\$175,000 and less	12.50%	27	19	31	2	0
\$175,001 - \$200,000	8.59%	40	0	39	44	0
\$200,001 - \$250,000	11.72%	10	2	11	0	4
\$250,001 - \$325,000	23.44%	29	36	25	45	0
\$325,001 - \$425,000	20.31%	50	0	53	43	137
\$425,001 - \$575,000	14.06%	49	0	24	74	3
\$575,001 and up	9.38%	36	0	69	50	12
Average Closed DOM		35	19	29	51	23
Total Closed Units	100%	35	5	73	41	9
Total Closed Volume		47,557,825	734.00K	20.00M	17.94M	8.89M

August 2024



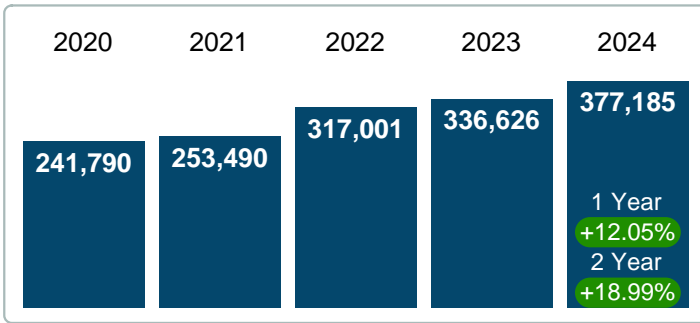
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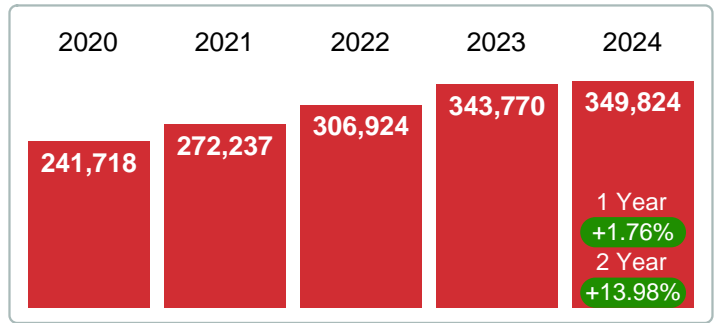
AVERAGE LIST PRICE AT CLOSING

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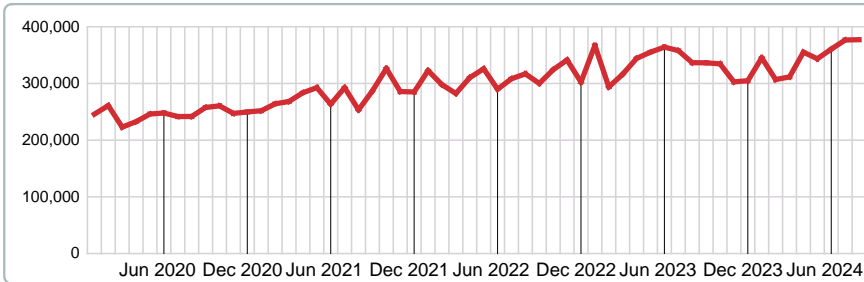
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

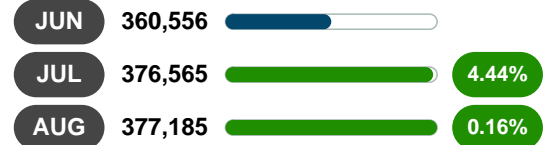


3 MONTHS

5 year AUG AVG = 305,218

High Aug 2024 377,185 Low Mar 2020 223,029

Average List Price at Closing this month at **377,185**
above the 5 yr AUG average of **305,218**



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	
\$175,000 and less	16	12.50%	140,956	81,167	154,650	175,000	0
\$175,001 - \$200,000	10	7.81%	187,680	0	186,989	197,450	0
\$200,001 - \$250,000	17	13.28%	234,459	225,000	239,677	0	230,000
\$250,001 - \$325,000	29	22.66%	292,099	285,000	288,130	303,232	0
\$325,001 - \$425,000	26	20.31%	367,451	0	373,271	358,704	389,500
\$425,001 - \$575,000	18	14.06%	500,925	0	483,597	511,618	499,450
\$575,001 and up	12	9.38%	1,093,381	0	775,000	759,421	1,557,810
Average List Price			377,185	150,700	278,322	434,177	1,045,272
Total Closed Units		100%	377,185	5	73	41	9
Total Closed Volume			48,279,721	753.50K	20.32M	17.80M	9.41M

August 2024



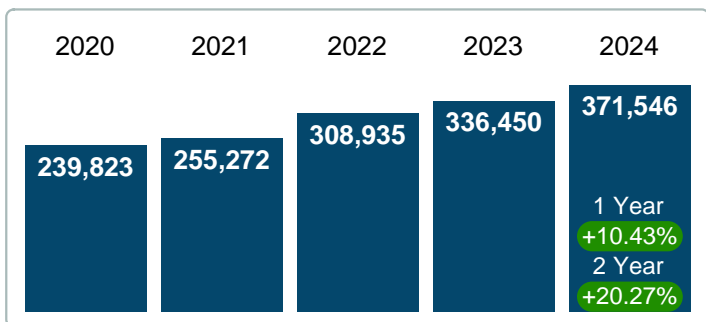
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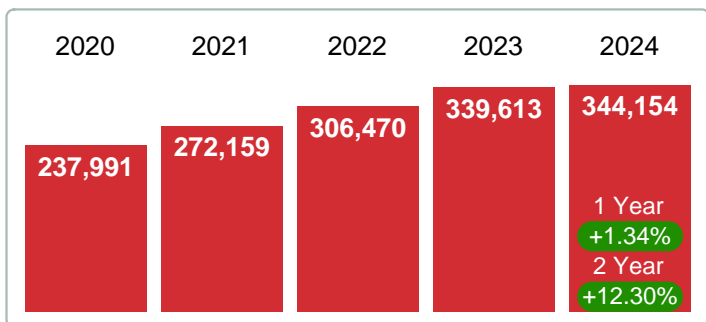
AVERAGE SOLD PRICE AT CLOSING

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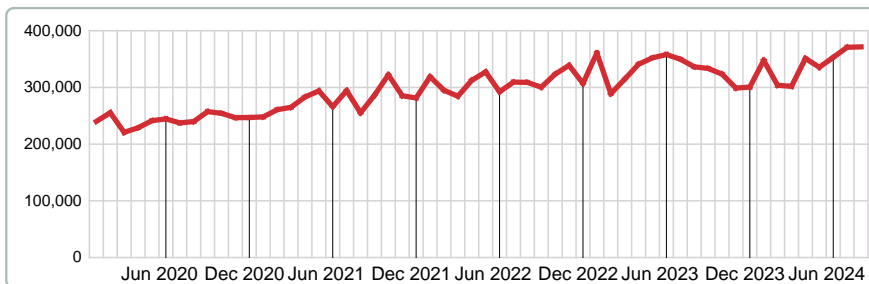
AUGUST



YEAR TO DATE (YTD)

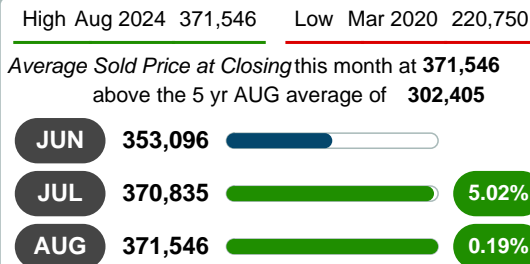


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 302,405



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	
\$175,000 and less	16	12.50%	136,594	74,000	149,792	166,000	0
\$175,001 - \$200,000	11	8.59%	186,900	0	186,222	189,950	0
\$200,001 - \$250,000	15	11.72%	229,467	232,000	229,231	0	230,000
\$250,001 - \$325,000	30	23.44%	287,509	280,000	286,088	294,207	0
\$325,001 - \$425,000	26	20.31%	362,908	0	365,319	359,890	389,500
\$425,001 - \$575,000	18	14.06%	505,139	0	486,843	517,245	499,500
\$575,001 and up	12	9.38%	1,060,088	0	755,000	782,637	1,454,047
Average Sold Price			371,546	146,800	273,938	437,503	987,637
Total Closed Units			128	5	73	41	9
Total Closed Volume			47,557,825	734.00K	20.00M	17.94M	8.89M

August 2024



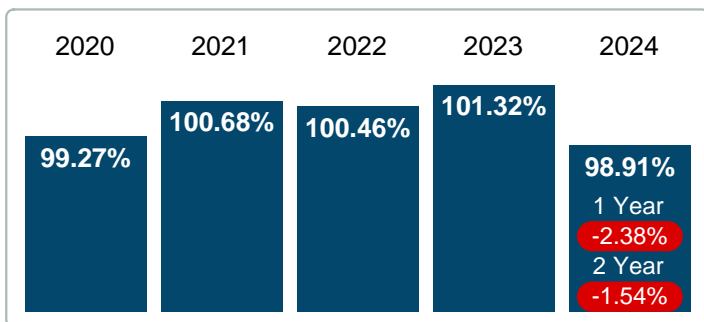
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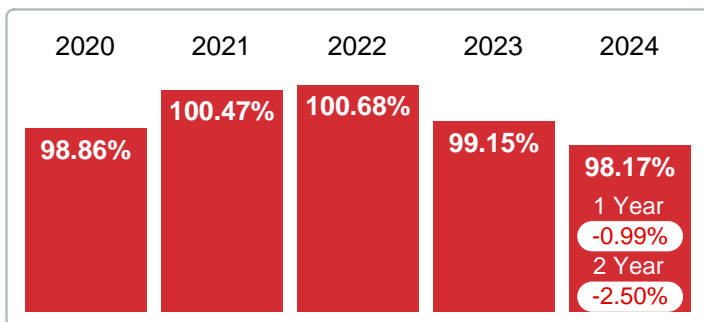
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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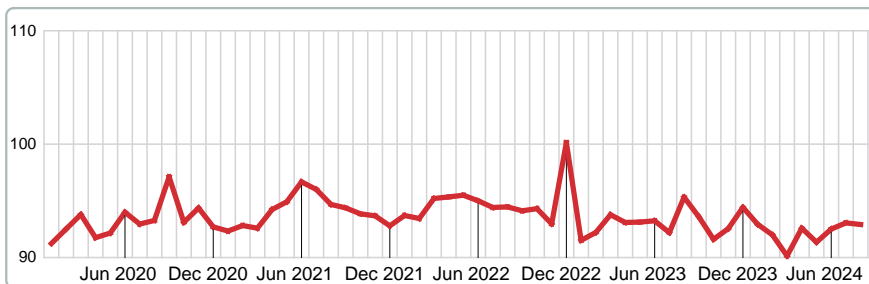
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

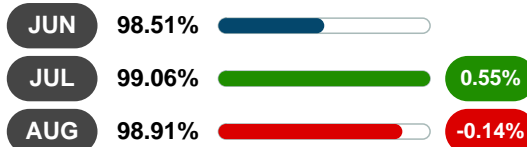


3 MONTHS

5 year AUG AVG = 100.13%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **98.91%** below the 5 yr AUG average of **100.13%**



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
\$175,000 and less	16	12.50%	95.99%	91.13%	97.29%	94.86%	0.00%
\$175,001 - \$200,000	11	8.59%	99.20%	0.00%	99.88%	96.18%	0.00%
\$200,001 - \$250,000	15	11.72%	96.82%	103.11%	96.09%	0.00%	100.00%
\$250,001 - \$325,000	30	23.44%	98.93%	98.25%	99.43%	97.13%	0.00%
\$325,001 - \$425,000	26	20.31%	99.71%	0.00%	97.95%	100.68%	100.00%
\$425,001 - \$575,000	18	14.06%	100.86%	0.00%	100.65%	101.15%	100.01%
\$575,001 and up	12	9.38%	100.47%	0.00%	97.42%	103.52%	97.43%
Average Sold/List Ratio		98.90%		94.95%	98.43%	100.33%	98.58%
Total Closed Units		128	100%	5	73	41	9
Total Closed Volume		47,557,825		734.00K	20.00M	17.94M	8.89M

August 2024



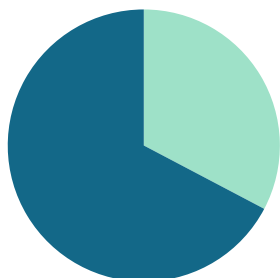
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

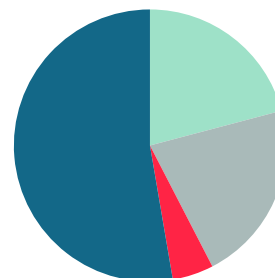


Inventory
 New Listings
157 = 32.71%
 Start Inventory
323
 Total Inventory Units
480
 Volume
\$208,798,923

Market Activity

Closed Sales
128 = 20.88%
 Pending Sales
132 = 21.53%
 Other Off Market
30 = 4.89%
 Active Inventory
323 = 52.69%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	124	128	3.23%	852	853	0.12%
Pending Sales	126	132	4.76%	920	946	2.83%
New Listings	171	157	-8.19%	1,186	1,218	2.70%
Average List Price	336,626	377,185	12.05%	343,770	349,824	1.76%
Average Sale Price	336,450	371,546	10.43%	339,613	344,154	1.34%
Average Percent of Selling Price to List Price	101.32%	98.91%	-2.38%	99.15%	98.17%	-0.99%
Average Days on Market to Sale	31.81	35.20	10.63%	33.71	43.39	28.72%
Monthly Inventory	304	323	6.25%	304	323	6.25%
Months Supply of Inventory	2.93	3.04	4.00%	2.93	3.04	4.00%

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

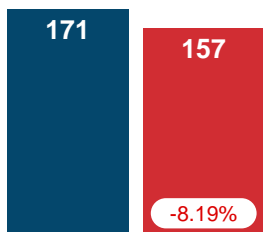
Inventory on August 31, 2024 = **323**

2023 **2024**

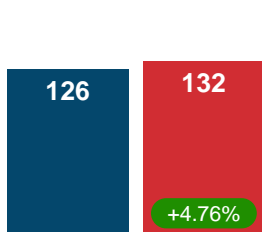
AUGUST MARKET

AVERAGE PRICES

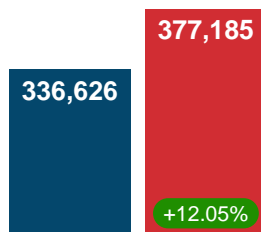
New Listings



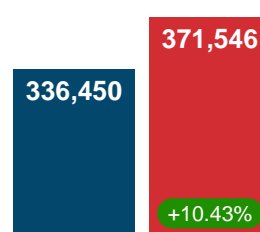
Pending Listings



List Price



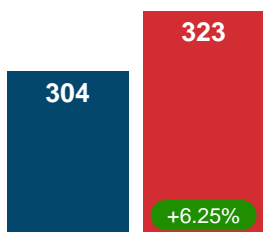
Sale Price



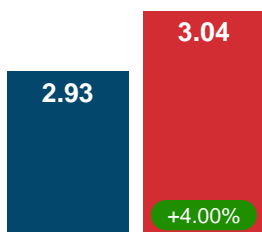
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

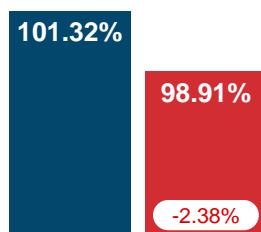
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

