

August 2024



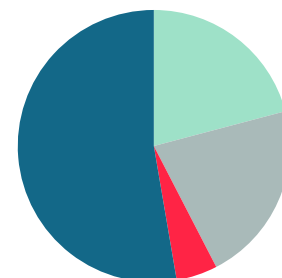
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	August		+/-%
	2023	2024	
Closed Listings	124	128	3.23%
Pending Listings	126	132	4.76%
New Listings	171	157	-8.19%
Median List Price	298,950	299,700	0.25%
Median Sale Price	300,500	300,000	-0.17%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.00	13.00	0.00%
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.

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 **0.17%** in August 2024 to \$300,000 versus the previous year at \$300,500.

Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in August 2024 compared to last year's same month at **13.00** DOM.

Sales Success for August 2024 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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 Month's 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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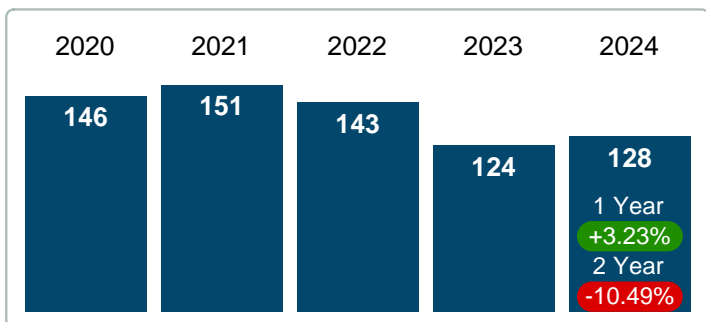
Area Delimited by County Of Rogers - Residential Property Type



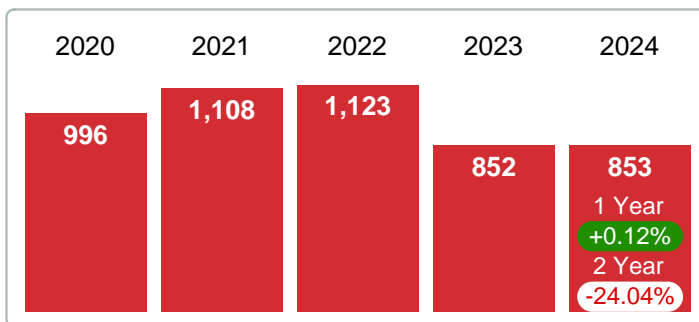
CLOSED LISTINGS

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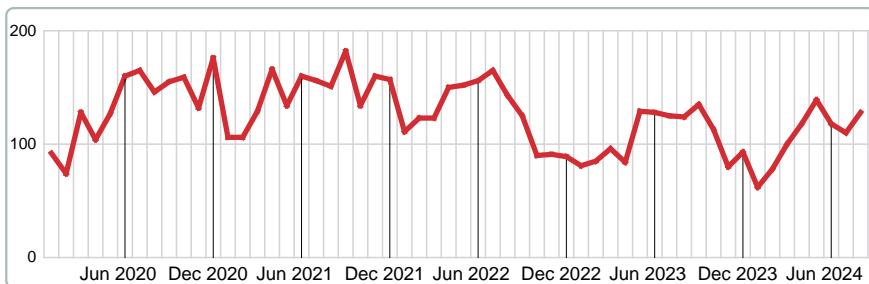
AUGUST



YEAR TO DATE (YTD)

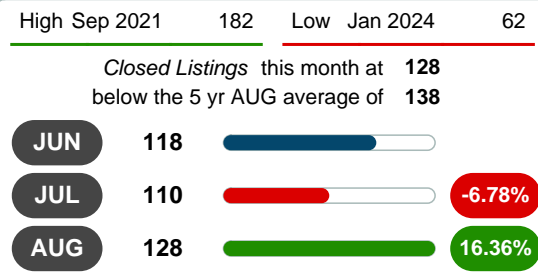


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 138



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	16	12.50%	16.0	3	12	1	0
\$175,001 - \$200,000	11	8.59%	11.0	0	9	2	0
\$200,001 - \$250,000	15	11.72%	6.0	1	13	0	1
\$250,001 - \$325,000	30	23.44%	13.0	1	23	6	0
\$325,001 - \$425,000	26	20.31%	31.0	0	9	16	1
\$425,001 - \$575,000	18	14.06%	7.5	0	6	10	2
\$575,001 and up	12	9.38%	21.0	0	1	6	5
Total Closed Units	128			5	73	41	9
Total Closed Volume	47,557,825	100%	13.0	734.00K	20.00M	17.94M	8.89M
Median Closed Price	\$300,000			\$100,000	\$260,000	\$375,000	\$585,000

August 2024



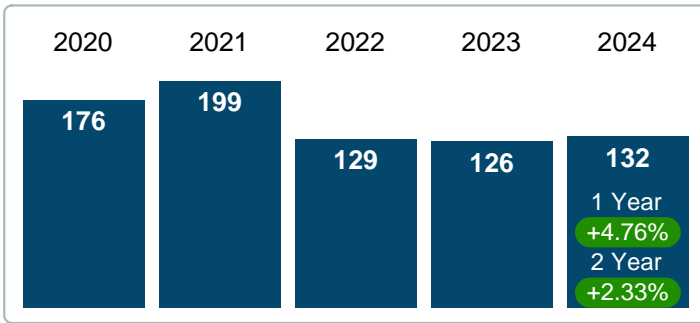
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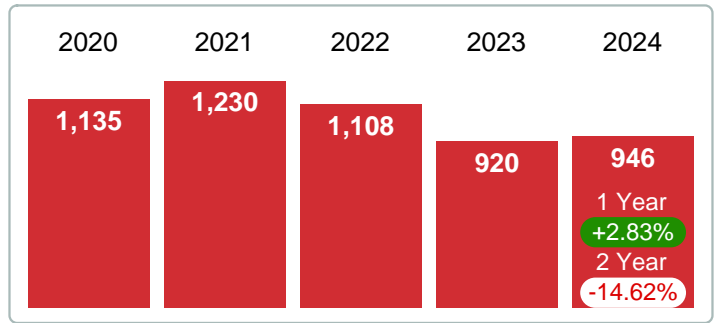
PENDING LISTINGS

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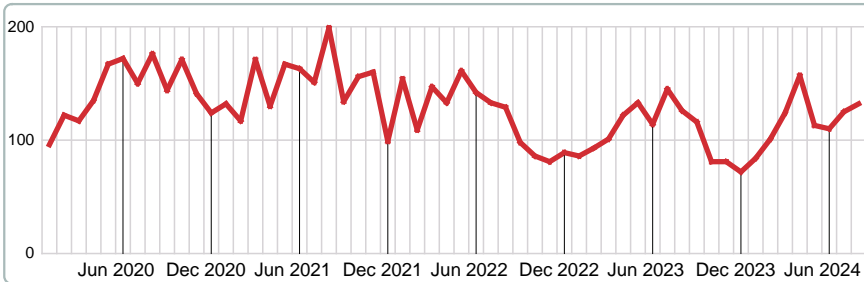
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

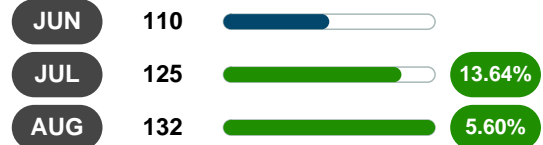


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	9.09%	10.0	5	6	1	0
\$150,001 - \$175,000	10	7.58%	14.5	0	8	2	0
\$175,001 - \$225,000	19	14.39%	20.0	0	17	2	0
\$225,001 - \$325,000	39	29.55%	22.0	0	33	6	0
\$325,001 - \$450,000	22	16.67%	33.5	0	10	12	0
\$450,001 - \$600,000	16	12.12%	37.5	0	3	10	3
\$600,001 and up	14	10.61%	32.5	1	2	10	1
Total Pending Units	132			6	79	43	4
Total Pending Volume	46,108,664	100%	22.0	1.30M	21.01M	21.21M	2.59M
Median Listing Price	\$279,750			\$112,450	\$250,000	\$445,000	\$554,900

August 2024



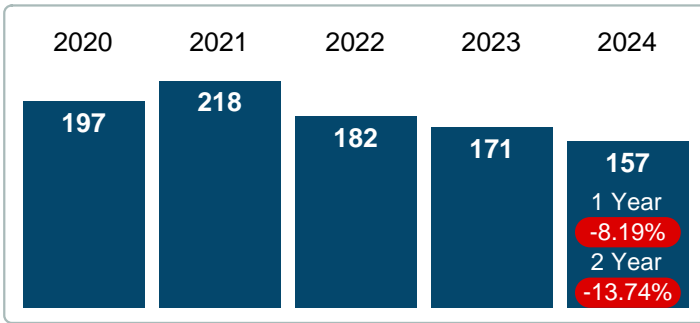
Area Delimited by County Of Rogers - Residential Property Type



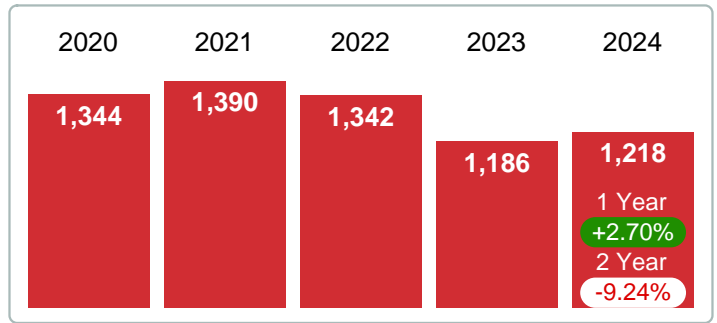
NEW LISTINGS

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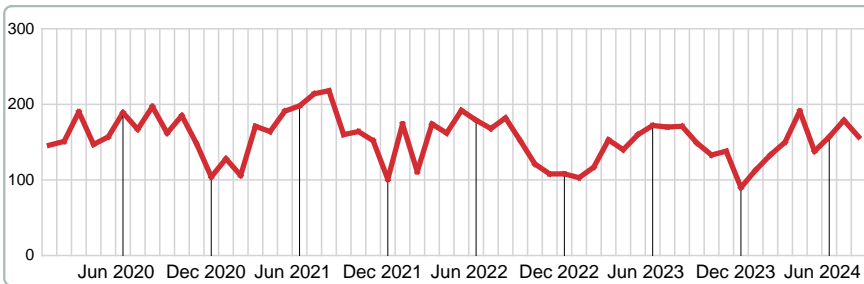
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

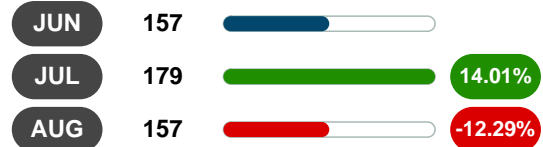


3 MONTHS

5 year AUG AVG = 185

High Aug 2021 218 | Low Dec 2023 90

New Listings this month at 157
 below the 5 yr AUG average of 185



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
Median New Listed Listing Price	\$299,000		\$112,450	\$264,900	\$409,750	\$564,500

August 2024



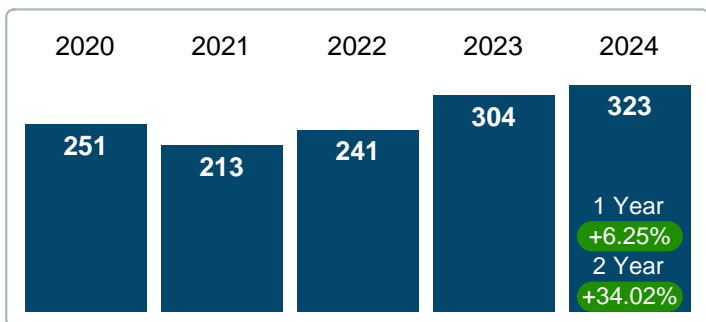
Area Delimited by County Of Rogers - Residential Property Type



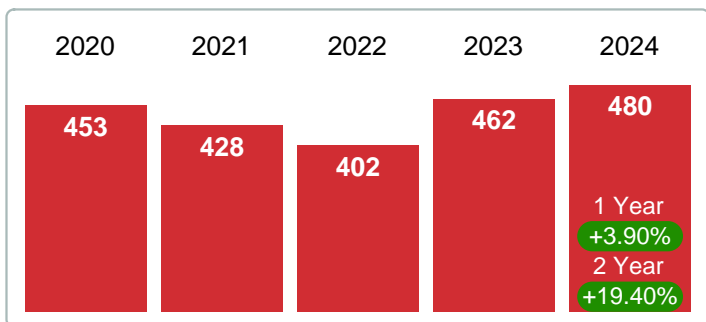
ACTIVE INVENTORY

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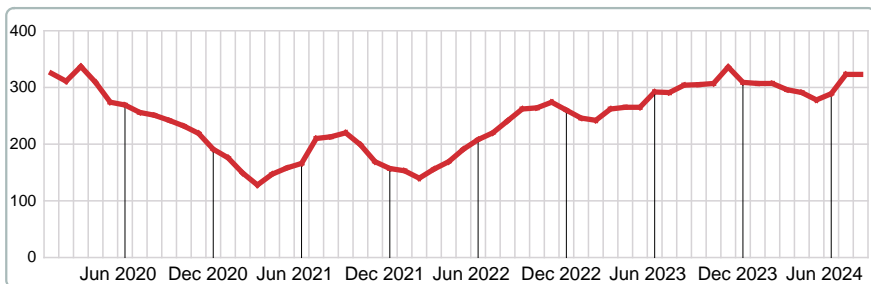
END OF AUGUST



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: 75%;"></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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds			
\$175,000 and less	25	7.74%	36.0	12	10	3	0			
\$175,001 - \$250,000	42	13.00%	45.5	2	32	7	1			
\$250,001 - \$300,000	38	11.76%	37.0	1	20	15	2			
\$300,001 - \$450,000	99	30.65%	47.0	5	52	37	5			
\$450,001 - \$550,000	46	14.24%	77.0	0	11	35	0			
\$550,001 - \$775,000	40	12.38%	71.0	2	3	19	16			
\$775,001 and up	33	10.22%	80.0	1	1	18	13			
Total Active Inventory by Units				323		23	129	134	37	
Total Active Inventory by Volume				150,247,761	100%	54.0	6.11M	41.78M	71.44M	30.92M
Median Active Inventory Listing Price				\$382,000			\$149,500	\$310,500	\$462,000	\$629,000

August 2024



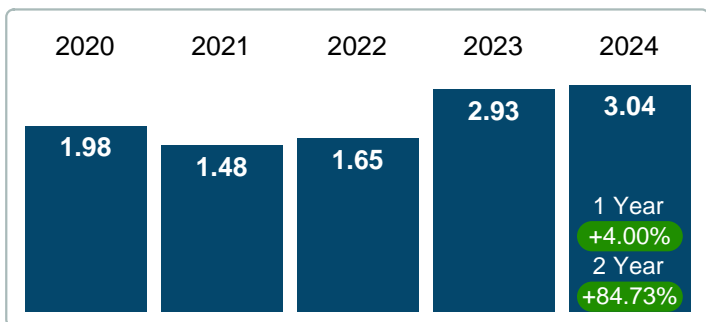
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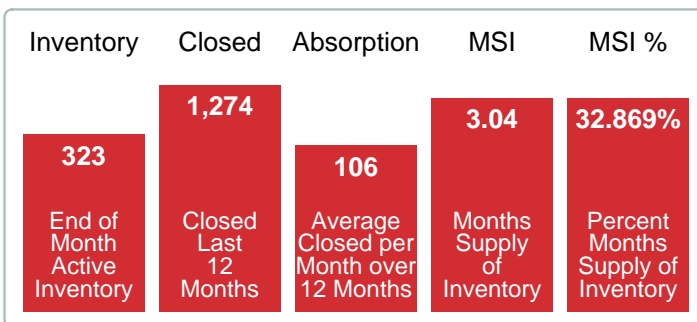
MONTHS SUPPLY of INVENTORY (MSI)

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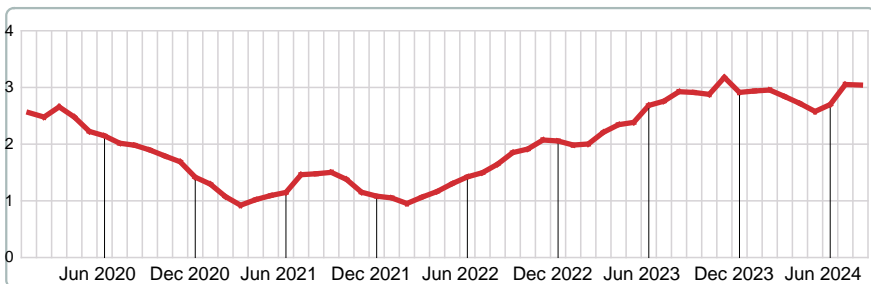
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

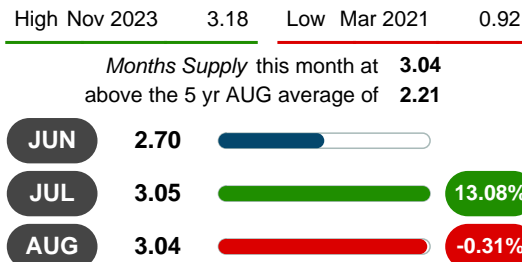


5 YEAR MARKET ACTIVITY TRENDS



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	7.74%	1.49	2.57	0.98	1.57	0.00
\$175,001 - \$250,000	13.00%	1.63	1.41	1.52	2.10	12.00
\$250,001 - \$300,000	11.76%	2.29	2.00	1.95	2.57	0.00
\$300,001 - \$450,000	30.65%	3.88	12.00	4.11	3.42	3.16
\$450,001 - \$550,000	14.24%	4.76	0.00	3.88	6.36	0.00
\$550,001 - \$775,000	12.38%	4.66	24.00	2.40	3.68	7.68
\$775,001 and up	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%	323	23	129	134	37

August 2024



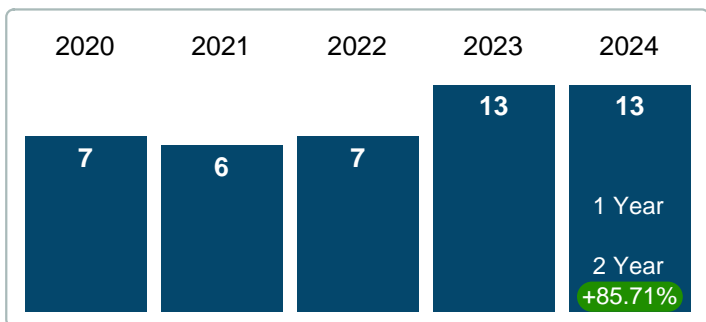
Area Delimited by County Of Rogers - Residential Property Type



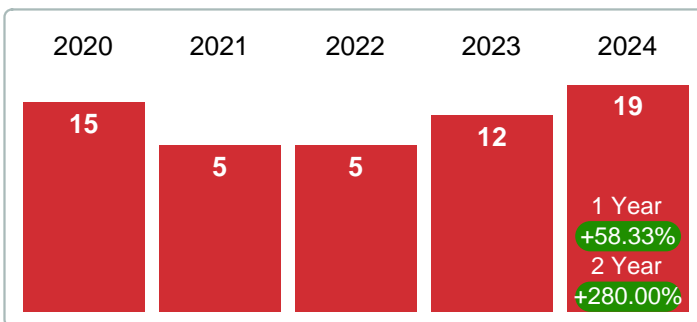
MEDIAN DAYS ON MARKET TO SALE

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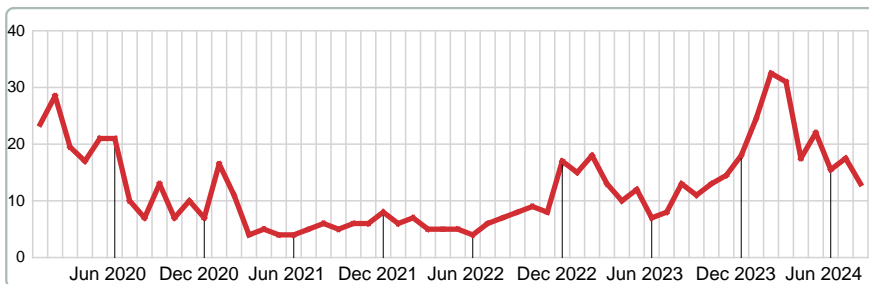
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

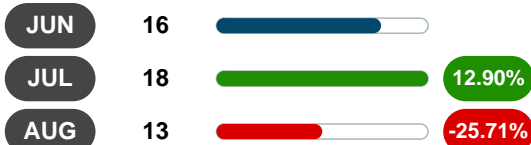


3 MONTHS

5 year AUG AVG = 9

High Feb 2024 33 Low Jun 2022 4

Median Days on Market to Sale this month at 13 above the 5 yr AUG average of 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
\$175,000 and less	12.50%	16	15	17	2	0
\$175,001 - \$200,000	8.59%	11	0	3	44	0
\$200,001 - \$250,000	11.72%	6	2	6	0	4
\$250,001 - \$325,000	23.44%	13	36	8	17	0
\$325,001 - \$425,000	20.31%	31	0	12	31	137
\$425,001 - \$575,000	14.06%	8	0	2	22	3
\$575,001 and up	9.38%	21	0	69	27	9
Median Closed DOM		13	15	10	25	4
Total Closed Units	100%	128	5	73	41	9
Total Closed Volume		47,557,825	734.00K	20.00M	17.94M	8.89M

August 2024



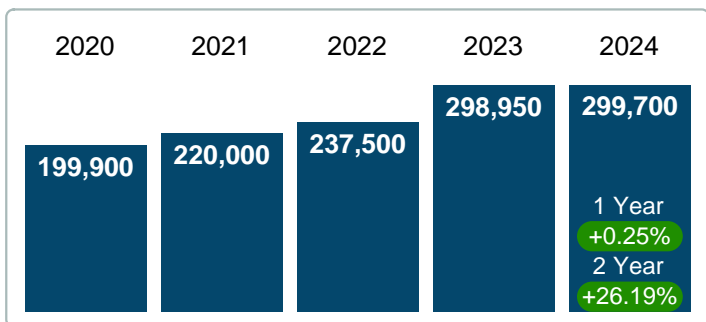
Area Delimited by County Of Rogers - Residential Property Type



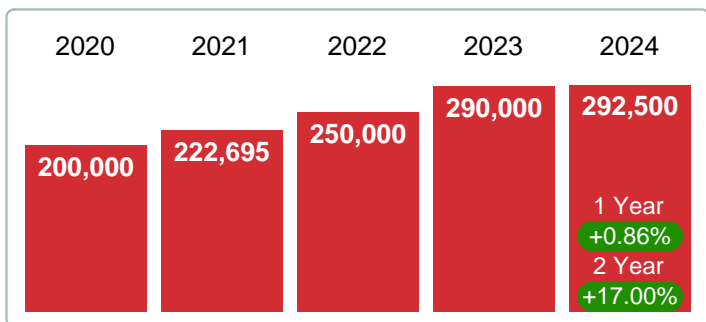
MEDIAN LIST PRICE AT CLOSING

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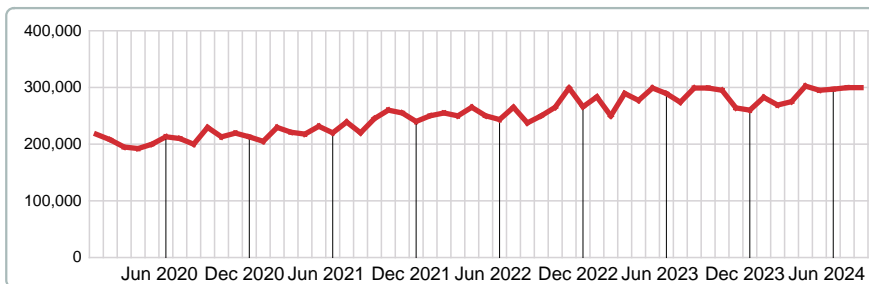
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

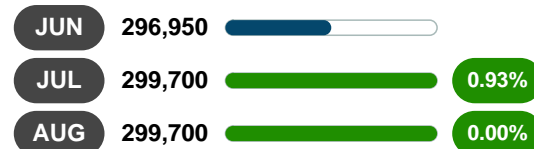


3 MONTHS

5 year AUG AVG = 251,210

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

Median List Price at Closing this month at **299,700**
above the 5 yr AUG average of **251,210**



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
\$175,000 and less	16	159,450	98,500	159,950	175,000	0
\$175,001 - \$200,000	10	185,000	0	185,000	197,450	0
\$200,001 - \$250,000	17	234,900	225,000	235,000	0	230,000
\$250,001 - \$325,000	29	289,900	285,000	292,450	290,445	0
\$325,001 - \$425,000	26	371,122	0	379,000	367,000	389,500
\$425,001 - \$575,000	18	497,000	0	491,863	509,900	499,450
\$575,001 and up	12	742,438	0	775,000	702,338	750,000
Median List Price		299,700	115,000	270,000	375,000	585,050
Total Closed Units		128	5	73	41	9
Total Closed Volume		48,279,721	753.50K	20.32M	17.80M	9.41M

August 2024



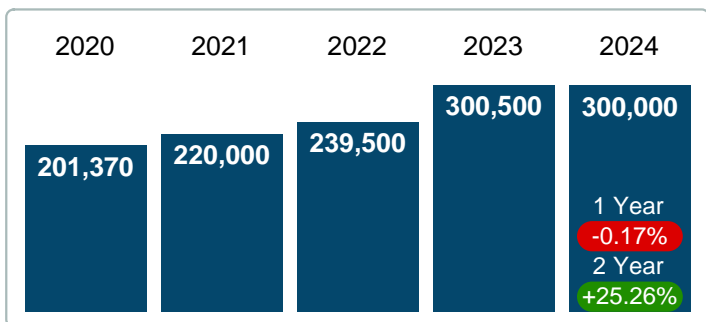
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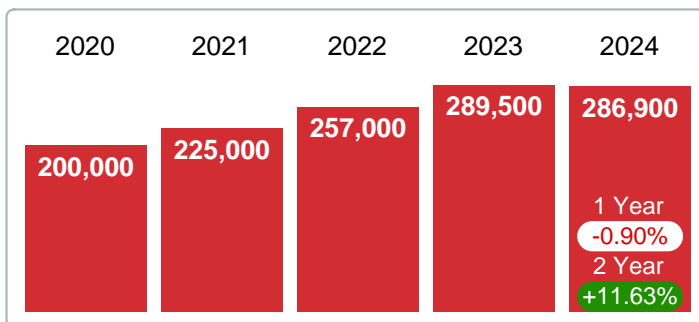
MEDIAN SOLD PRICE AT CLOSING

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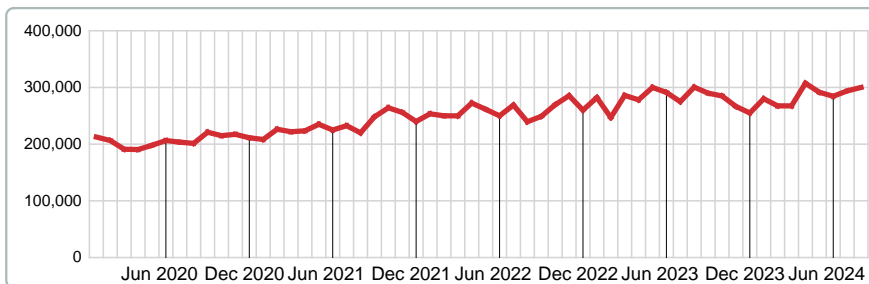
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

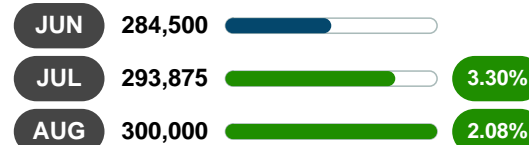


3 MONTHS

5 year AUG AVG = 252,274

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

Median Sold Price at Closing this month at **300,000** above the 5 yr AUG average of **252,274**



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
\$175,000 and less	12.50%	151,500	95,000	153,750	166,000	0
\$175,001 - \$200,000	8.59%	184,900	0	182,000	189,950	0
\$200,001 - \$250,000	11.72%	229,500	232,000	227,500	0	230,000
\$250,001 - \$325,000	23.44%	286,250	280,000	285,000	293,120	0
\$325,001 - \$425,000	20.31%	365,000	0	363,250	365,000	389,500
\$425,001 - \$575,000	14.06%	502,727	0	499,000	519,215	499,500
\$575,001 and up	9.38%	752,500	0	755,000	773,411	750,000
Median Sold Price		300,000	100,000	260,000	375,000	585,000
Total Closed Units	100%	300,000	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



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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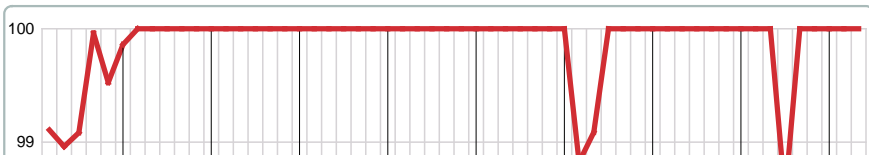
AUGUST

2020	2021	2022	2023	2024
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YEAR TO DATE (YTD)

2020	2021	2022	2023	2024
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5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 100.00%

High Aug 2024 100.00% Low Mar 2024 98.53%

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

- JUN 100.00%
- JUL 100.00%
- AUG 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
\$175,000 and less	16	12.50%	97.16%	90.00%	100.00%	94.86%	0.00%
\$175,001 - \$200,000	11	8.59%	98.38%	0.00%	100.00%	96.18%	0.00%
\$200,001 - \$250,000	15	11.72%	100.00%	103.11%	100.00%	0.00%	100.00%
\$250,001 - \$325,000	30	23.44%	99.44%	98.25%	100.00%	97.32%	0.00%
\$325,001 - \$425,000	26	20.31%	99.47%	0.00%	98.60%	99.47%	100.00%
\$425,001 - \$575,000	18	14.06%	100.01%	0.00%	100.00%	100.35%	100.01%
\$575,001 and up	12	9.38%	99.16%	0.00%	97.42%	104.12%	98.32%
Median Sold/List Ratio		100.00%		96.45%	100.00%	100.00%	100.00%
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



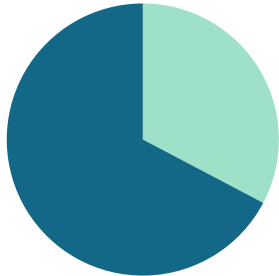
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

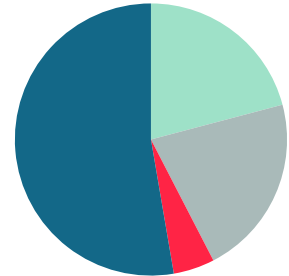


Inventory
 New Listings
157 = 32.71%
 Start Inventory
323
 Total Inventory Units
480
 Volume
\$208,798,923

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%
Median List Price	298,950	299,700	0.25%	290,000	292,500	0.86%
Median Sale Price	300,500	300,000	-0.17%	289,500	286,900	-0.90%
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	13.00	13.00	0.00%	12.00	19.00	58.33%
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

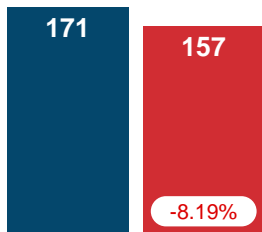
Inventory on August 31, 2024 = **323**

2023 **2024**

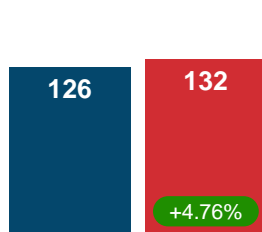
AUGUST MARKET

MEDIAN PRICES

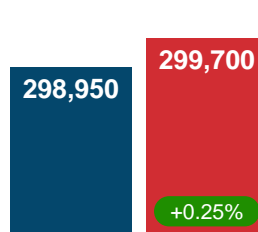
New Listings



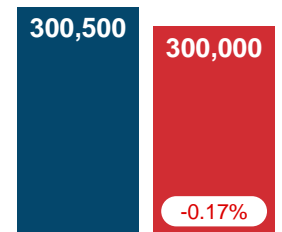
Pending Listings



List Price



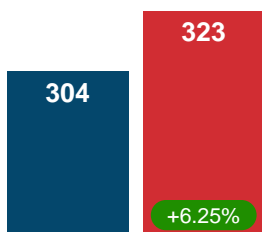
Sale Price



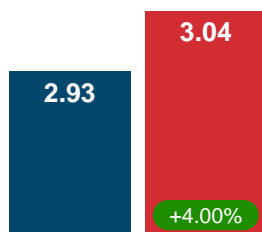
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%