



September 2024

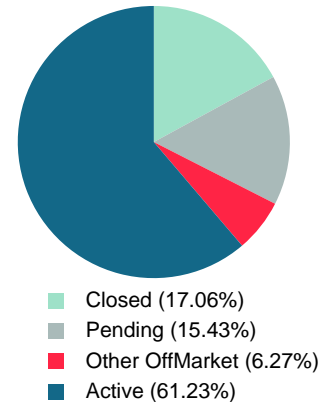
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	158	136	-13.92%
Pending Listings	129	123	-4.65%
New Listings	194	174	-10.31%
Average List Price	309,811	364,300	17.59%
Average Sale Price	305,619	356,308	16.59%
Average Percent of Selling Price to List Price	98.94%	97.48%	-1.48%
Average Days on Market to Sale	39.94	40.17	0.58%
End of Month Inventory	471	488	3.61%
Months Supply of Inventory	3.63	3.77	3.88%



Absorption: Last 12 months, an Average of **129** Sales/Month
Active Inventory as of September 30, 2024 = **488**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **3.61%** to 488 existing homes available for sale. Over the last 12 months this area has had an average of 129 closed sales per month. This represents an unsold inventory index of **3.77** 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 **16.59%** in September 2024 to \$356,308 versus the previous year at \$305,619.

Average Days on Market Lengthens

The average number of **40.17** days that homes spent on the market before selling increased by 0.23 days or **0.58%** in September 2024 compared to last year's same month at **39.94** DOM.

Sales Success for September 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 174 New Listings in September 2024, down **10.31%** from last year at 194. Furthermore, there were 136 Closed Listings this month versus last year at 158, a **-13.92%** decrease.

Closed versus Listed trends yielded a **78.2%** ratio, down from previous year's, September 2023, at **81.4%**, a **4.03%** downswing. This will certainly create pressure on an increasing

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Real Estate is Local

Months Supply of Inventory (MSI) in the months to come.

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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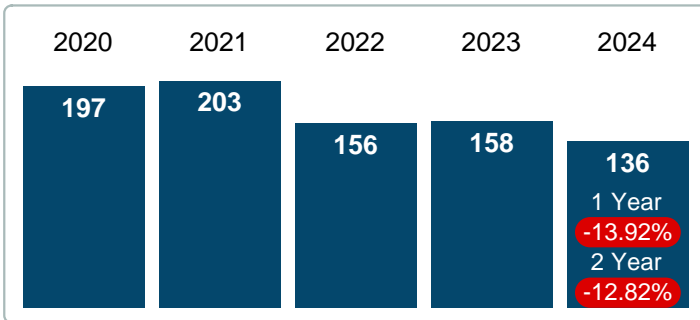
Area Delimited by County Of Rogers



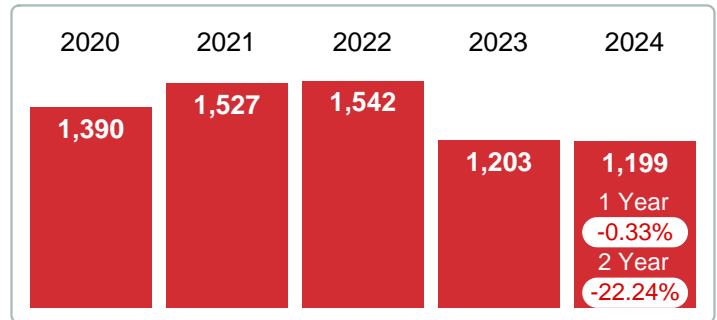
CLOSED LISTINGS

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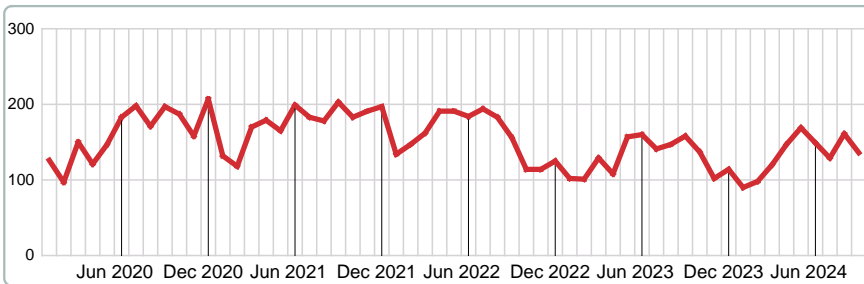
SEPTEMBER



YEAR TO DATE (YTD)

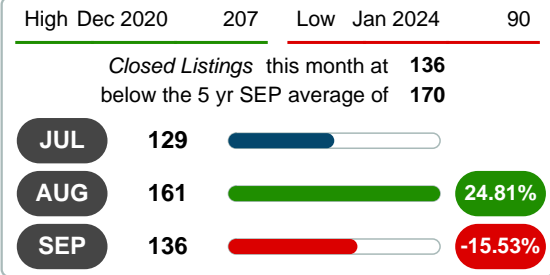


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 170



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	9.56%	54.8	8	3	2	0
\$100,001 - \$175,000	15	11.03%	44.1	7	7	1	0
\$175,001 - \$225,000	22	16.18%	35.0	3	16	3	0
\$225,001 - \$300,000	33	24.26%	26.2	0	22	11	0
\$300,001 - \$475,000	21	15.44%	35.3	1	11	8	1
\$475,001 - \$625,000	17	12.50%	51.4	0	5	9	3
\$625,001 and up	15	11.03%	56.0	0	2	10	3
Total Closed Units	136			19	66	44	7
Total Closed Volume	48,457,878	100%	40.2	2.16M	18.68M	19.87M	7.74M
Average Closed Price	\$356,308			\$113,787	\$283,069	\$451,673	\$1,105,684



September 2024

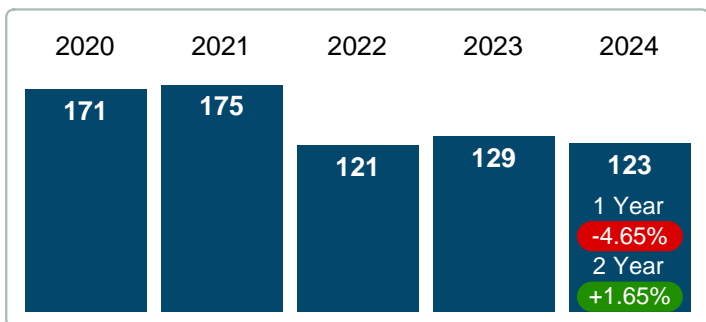
Area Delimited by County Of Rogers



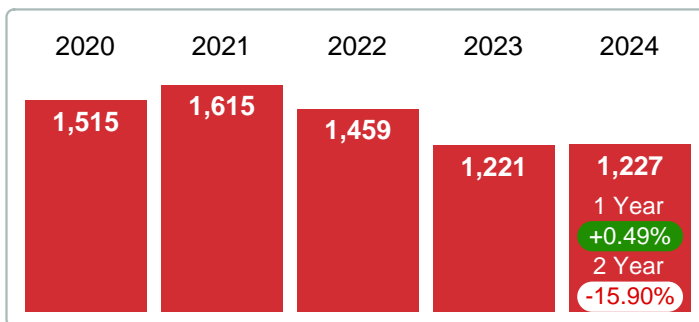
PENDING LISTINGS

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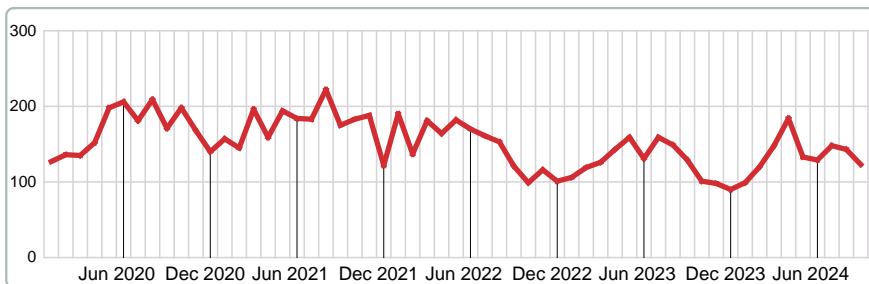
SEPTEMBER



YEAR TO DATE (YTD)

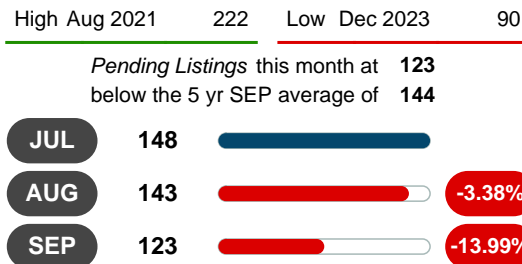


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 144



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	9.76%	50.5	10	1	1	0
\$100,001 - \$175,000	13	10.57%	42.7	9	3	1	0
\$175,001 - \$225,000	16	13.01%	49.6	2	12	2	0
\$225,001 - \$300,000	28	22.76%	46.1	3	14	10	1
\$300,001 - \$425,000	27	21.95%	51.3	5	14	7	1
\$425,001 - \$550,000	12	9.76%	56.1	1	8	2	1
\$550,001 and up	15	12.20%	93.3	2	0	6	7
Total Pending Units	123			32	52	29	10
Total Pending Volume	40,457,905	100%	49.1	6.99M	15.45M	11.56M	6.46M
Average Listing Price	\$385,859			\$218,341	\$297,066	\$398,603	\$646,409



September 2024

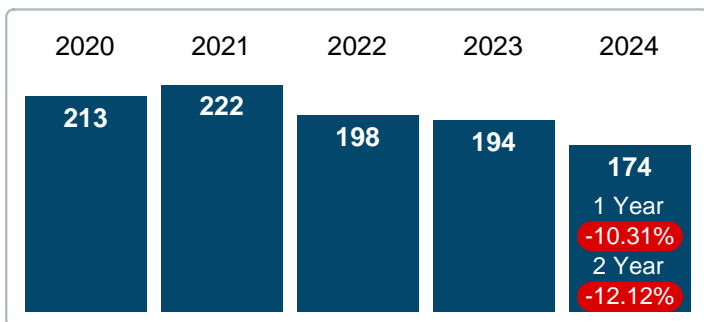
Area Delimited by County Of Rogers



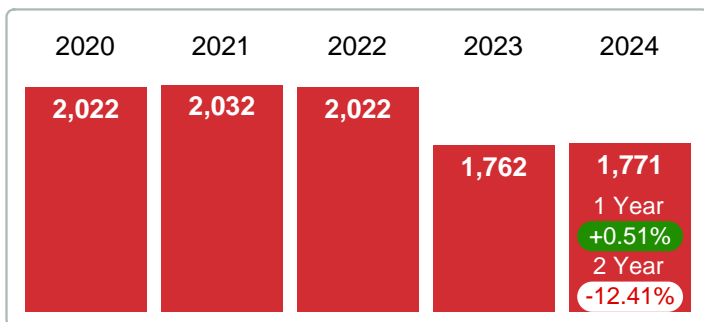
NEW LISTINGS

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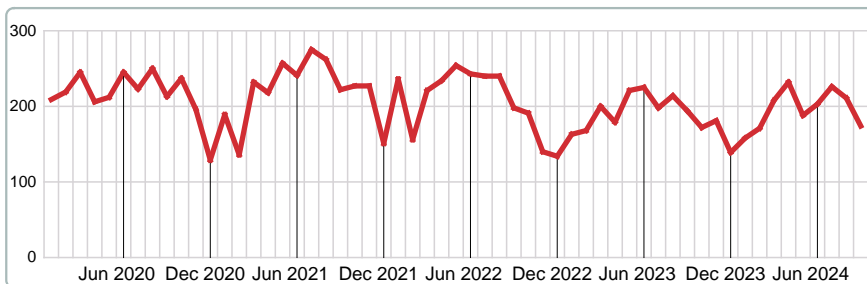
SEPTEMBER



YEAR TO DATE (YTD)

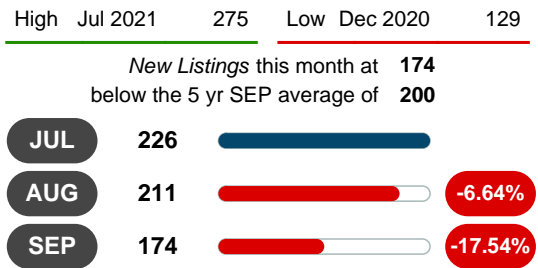


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 200



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$75,000 and less	13	7.47%	8	5	0	0
\$75,001 - \$175,000	23	13.22%	19	3	1	0
\$175,001 - \$250,000	25	14.37%	3	16	5	1
\$250,001 - \$350,000	47	27.01%	3	30	10	4
\$350,001 - \$425,000	22	12.64%	2	11	9	0
\$425,001 - \$625,000	25	14.37%	0	11	11	3
\$625,001 and up	19	10.92%	1	4	7	7
Total New Listed Units	174		36	80	43	15
Total New Listed Volume	67,802,584	100%	5.91M	25.59M	19.48M	16.82M
Average New Listed Listing Price	\$334,287		\$164,257	\$319,846	\$452,955	\$1,121,639



September 2024

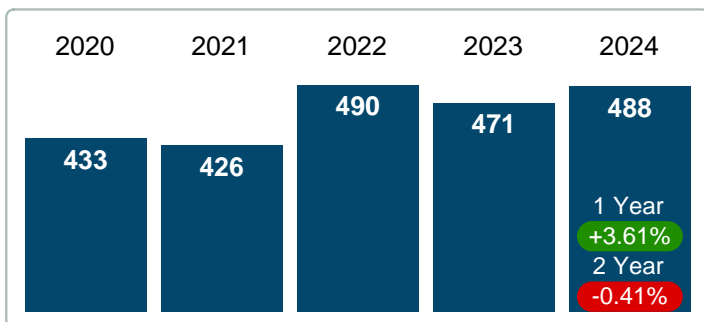
Area Delimited by County Of Rogers



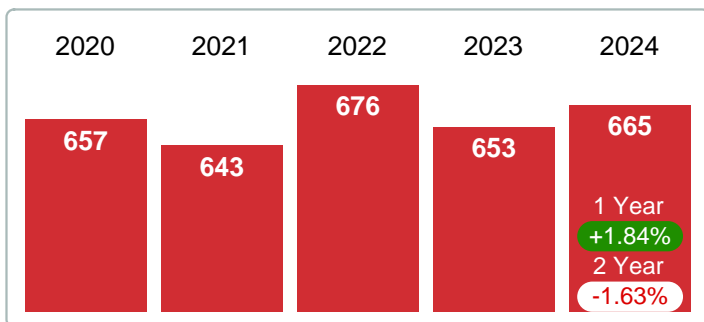
ACTIVE INVENTORY

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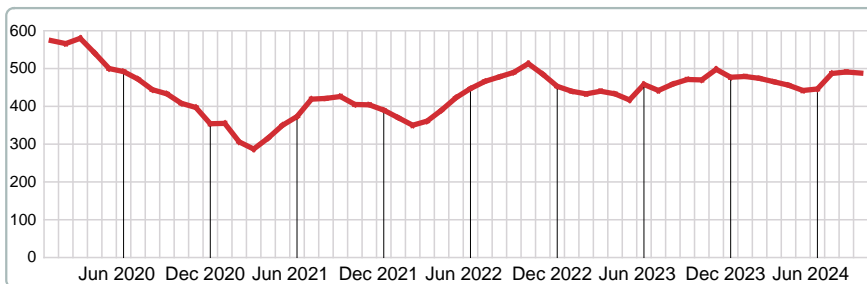
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 462

High Mar 2020: 580 | Low Mar 2021: 287

Inventory this month at **488**
above the 5 yr SEP average of **462**

- JUL**: 487 (Progress bar)
- AUG**: 491 (+0.82%) (Progress bar)
- SEP**: 488 (-0.61%) (Progress bar)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	37	7.58%	94.4	29	7	1	0
\$75,001 - \$175,000	66	13.52%	87.1	53	10	2	1
\$175,001 - \$250,000	65	13.32%	103.1	23	28	12	2
\$250,001 - \$400,000	133	27.25%	61.7	21	66	38	8
\$400,001 - \$500,000	70	14.34%	87.2	5	32	31	2
\$500,001 - \$725,000	64	13.11%	102.2	9	6	34	15
\$725,001 and up	53	10.86%	103.7	13	4	22	14
Total Active Inventory by Units	488			153	153	140	42
Total Active Inventory by Volume	209,886,588	100%	86.6	47.62M	49.27M	74.06M	38.92M
Average Active Inventory Listing Price	\$430,095			\$311,271	\$322,045	\$529,035	\$926,771



September 2024

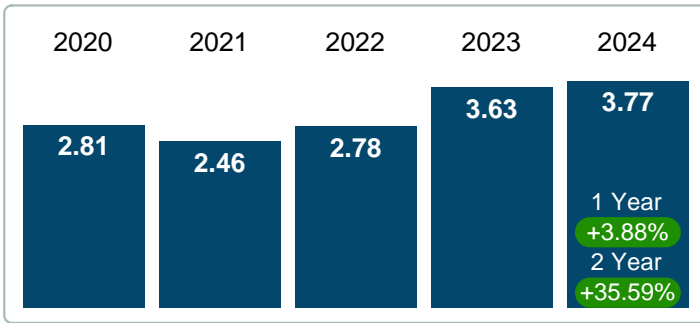
Area Delimited by County Of Rogers



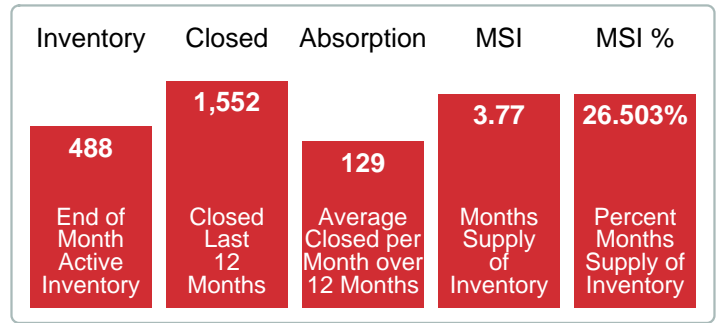
MONTHS SUPPLY of INVENTORY (MSI)

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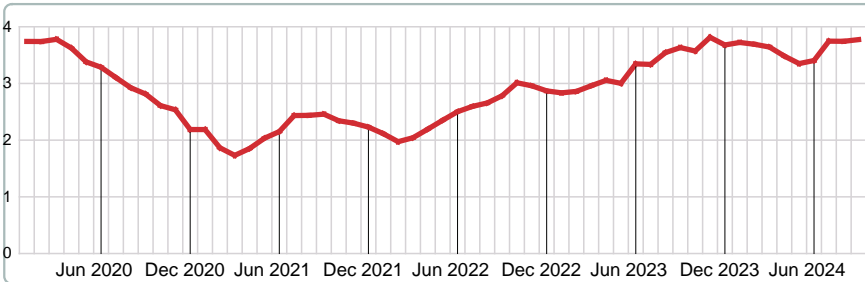
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

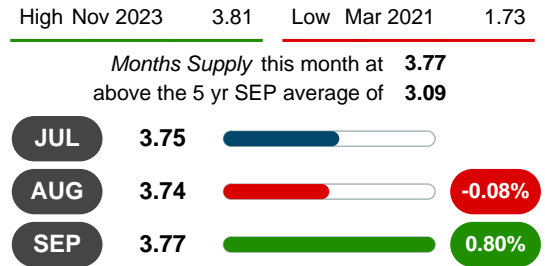


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.09



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
\$75,000 and less	37	7.58%	2.39	3.91	1.35	0.35	0.00
\$75,001 - \$175,000	66	13.52%	3.26	5.30	1.15	1.26	0.00
\$175,001 - \$250,000	65	13.32%	2.31	6.42	1.35	3.27	24.00
\$250,001 - \$400,000	133	27.25%	3.59	7.64	3.31	2.81	8.73
\$400,001 - \$500,000	70	14.34%	6.27	12.00	8.17	5.55	1.60
\$500,001 - \$725,000	64	13.11%	5.30	36.00	2.57	4.43	8.18
\$725,001 and up	53	10.86%	10.26	31.20	4.36	10.15	8.40
Market Supply of Inventory (MSI)			3.77	6.16	2.48	3.78	7.20
Total Active Inventory by Units		100%	3.77	153	153	140	42



September 2024

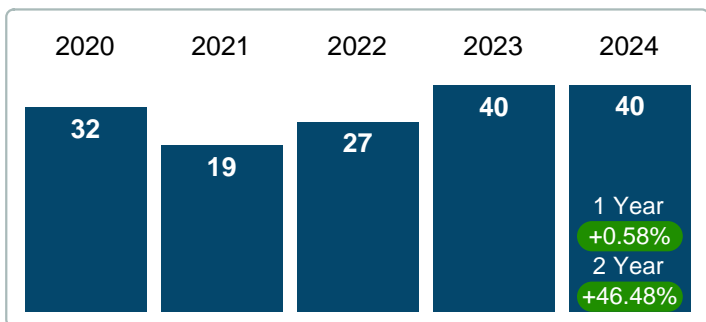
Area Delimited by County Of Rogers



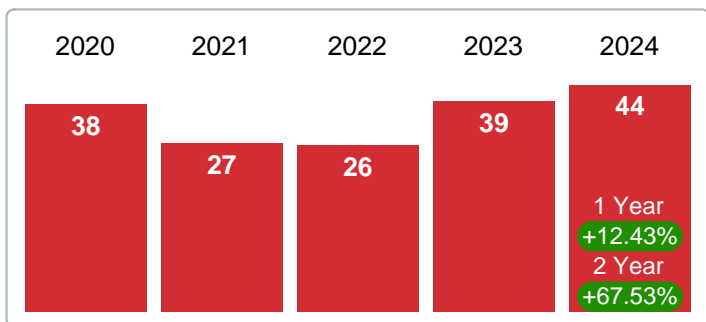
AVERAGE DAYS ON MARKET TO SALE

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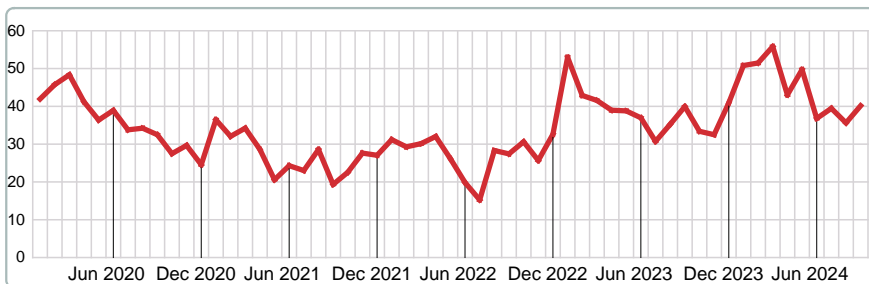
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 32

High Mar 2024 56 Low Jul 2022 15

Average Days on Market to Sale this month at 40 above the 5 yr SEP average of 32

- JUL 39
- AUG 36 (-9.72%)
- SEP 40 (12.75%)

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
\$100,000 and less	9.56%	55	75	20	28	0
\$100,001 - \$175,000	11.03%	44	56	28	76	0
\$175,001 - \$225,000	16.18%	35	22	37	37	0
\$225,001 - \$300,000	24.26%	26	0	20	38	0
\$300,001 - \$475,000	15.44%	35	1	22	62	1
\$475,001 - \$625,000	12.50%	51	0	48	63	22
\$625,001 and up	11.03%	56	0	6	71	39
Average Closed DOM		40	56	27	55	26
Total Closed Units	100%	40	19	66	44	7
Total Closed Volume		48,457,878	2.16M	18.68M	19.87M	7.74M



September 2024

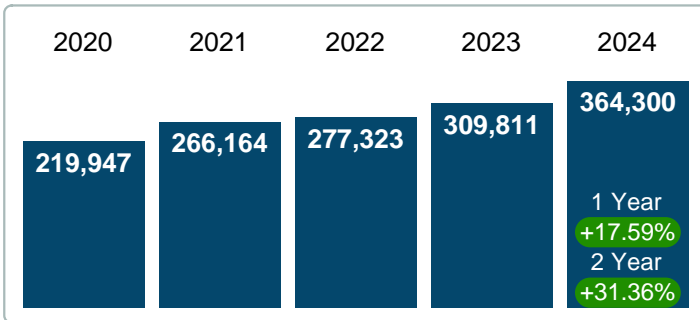
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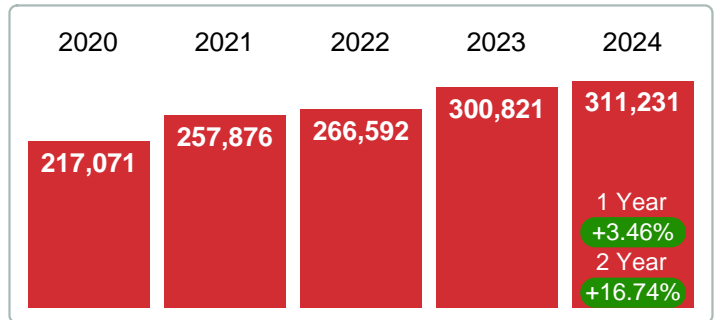
AVERAGE LIST PRICE AT CLOSING

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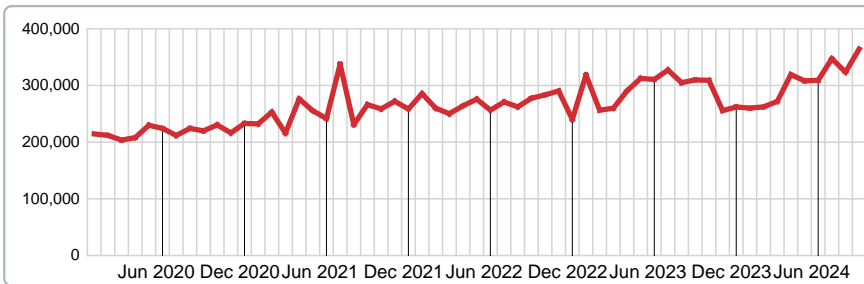
SEPTEMBER



YEAR TO DATE (YTD)

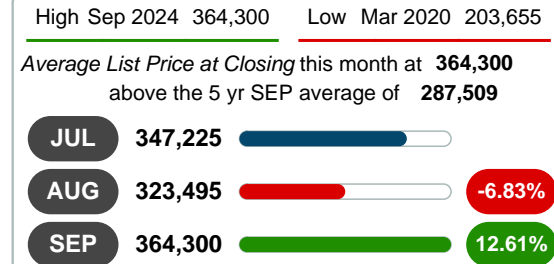


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 287,509



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
\$100,000 and less	9.56%	25,099	39,641	1,625	2,145	0
\$100,001 - \$175,000	11.03%	152,330	142,843	162,164	149,900	0
\$175,001 - \$225,000	14.71%	204,305	186,667	212,888	204,633	0
\$225,001 - \$300,000	25.74%	268,102	0	268,668	271,534	0
\$300,001 - \$475,000	15.44%	402,207	400,000	383,539	423,455	431,786
\$475,001 - \$625,000	11.03%	546,985	0	561,300	554,335	562,967
\$625,001 and up	12.50%	988,985	0	747,500	814,410	1,964,667
Average List Price		364,300	119,843	287,536	460,812	1,144,955
Total Closed Units	100%	364,300	19	66	44	7
Total Closed Volume		49,544,786	2.28M	18.98M	20.28M	8.01M



September 2024

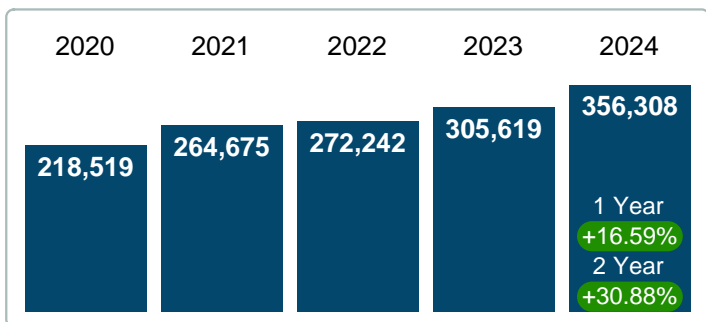
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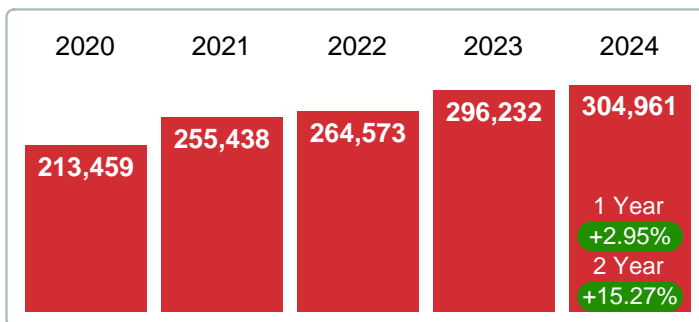
AVERAGE SOLD PRICE AT CLOSING

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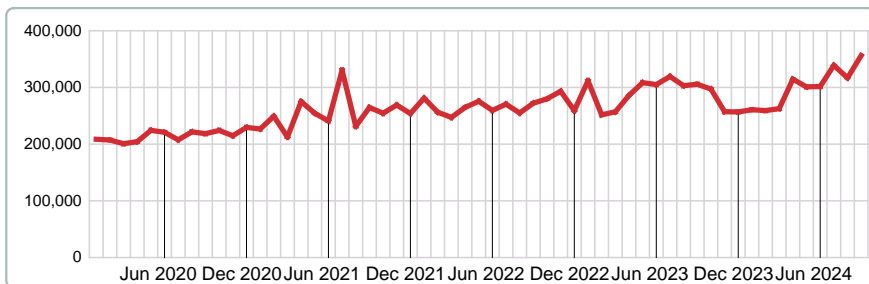
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 283,472

High Sep 2024 356,308 Low Mar 2020 200,821

Average Sold Price at Closing this month at **356,308**
above the 5 yr SEP average of **283,472**

JUL	338,956	
AUG	316,879	-6.51%
SEP	356,308	12.44%

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
\$100,000 and less	9.56%	21,584	33,931	1,617	2,145	0
\$100,001 - \$175,000	11.03%	146,233	135,786	156,786	145,500	0
\$175,001 - \$225,000	16.18%	201,418	183,333	204,831	201,300	0
\$225,001 - \$300,000	24.26%	266,573	0	267,545	264,628	0
\$300,001 - \$475,000	15.44%	397,332	390,000	381,435	415,800	431,786
\$475,001 - \$625,000	12.50%	545,878	0	547,220	550,648	529,333
\$625,001 and up	11.03%	1,008,786	0	742,500	792,679	1,906,667
Average Sold Price		356,308	113,787	283,069	451,673	1,105,684
Total Closed Units	100%	356,308	19	66	44	7
Total Closed Volume		48,457,878	2.16M	18.68M	19.87M	7.74M



September 2024

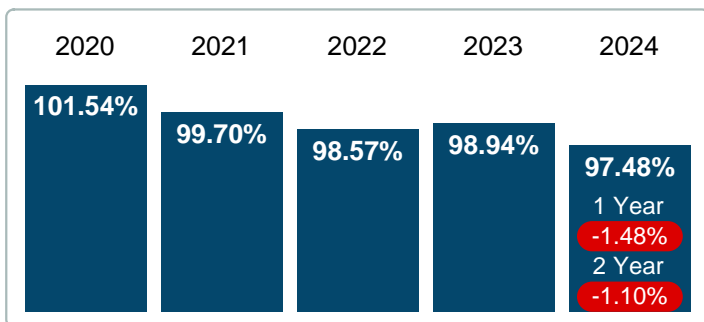
Area Delimited by County Of Rogers



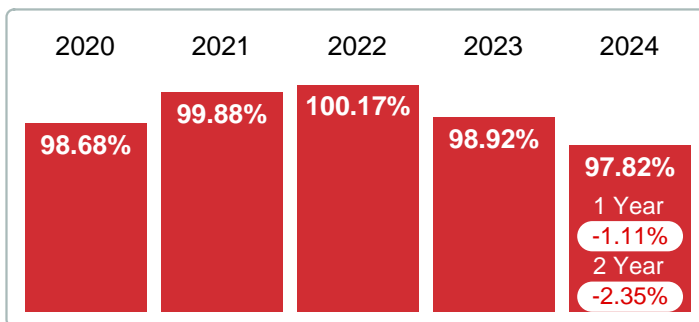
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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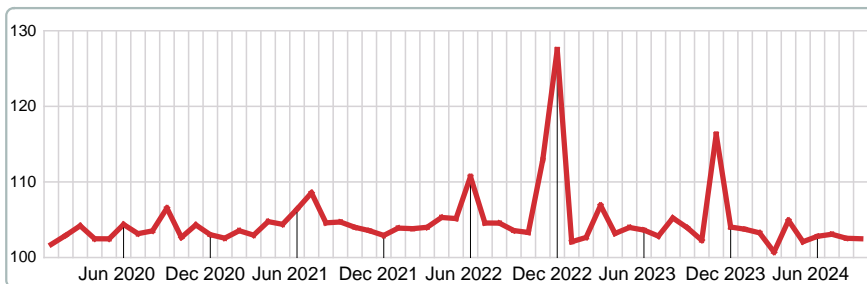
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

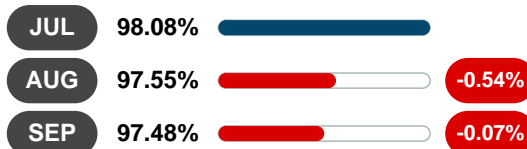


3 MONTHS

5 year SEP AVG = 99.25%

High Dec 2022 122.51% Low Mar 2024 95.73%

Average Sold/List Ratio this month at **97.48%**
below the 5 yr SEP average of **99.25%**



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
\$100,000 and less	13	9.56%	92.96%	88.75%	99.50%	100.00%	0.00%
\$100,001 - \$175,000	15	11.03%	96.11%	95.35%	96.74%	97.06%	0.00%
\$175,001 - \$225,000	22	16.18%	97.06%	98.21%	96.58%	98.48%	0.00%
\$225,001 - \$300,000	33	24.26%	98.85%	0.00%	99.57%	97.39%	0.00%
\$300,001 - \$475,000	21	15.44%	98.90%	97.50%	99.39%	98.26%	100.00%
\$475,001 - \$625,000	17	12.50%	97.97%	0.00%	97.54%	99.40%	94.40%
\$625,001 and up	15	11.03%	97.85%	0.00%	99.33%	97.93%	96.59%
Average Sold/List Ratio		97.50%		93.14%	98.35%	98.27%	96.14%
Total Closed Units	136	100%	97.50%	19	66	44	7
Total Closed Volume	48,457,878			2.16M	18.68M	19.87M	7.74M



September 2024

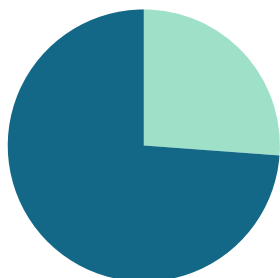
Area Delimited by County Of Rogers



MARKET SUMMARY

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

INVENTORY

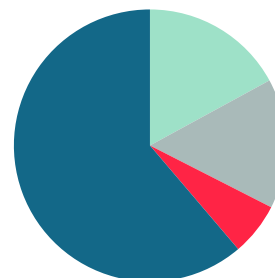


Inventory
 New Listings
174 = 26.17%
 Start Inventory
491
 Total Inventory Units
665
 Volume
\$264,199,861

Market Activity

Closed Sales
136 = 17.06%
 Pending Sales
123 = 15.43%
 Other Off Market
50 = 6.27%
 Active Inventory
488 = 61.23%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	158	136	-13.92%	1,203	1,199	-0.33%
Pending Sales	129	123	-4.65%	1,221	1,227	0.49%
New Listings	194	174	-10.31%	1,762	1,771	0.51%
Average List Price	309,811	364,300	17.59%	300,821	311,231	3.46%
Average Sale Price	305,619	356,308	16.59%	296,232	304,961	2.95%
Average Percent of Selling Price to List Price	98.94%	97.48%	-1.48%	98.92%	97.82%	-1.11%
Average Days on Market to Sale	39.94	40.17	0.58%	39.18	44.05	12.43%
Monthly Inventory	471	488	3.61%	471	488	3.61%
Months Supply of Inventory	3.63	3.77	3.88%	3.63	3.77	3.88%

Absorption: Last 12 months, an Average of **129** Sales/Month

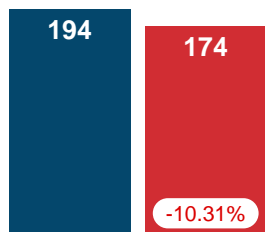
Inventory on September 30, 2024 = **488**

2023 **2024**

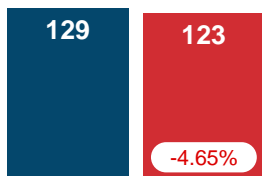
SEPTEMBER MARKET

AVERAGE PRICES

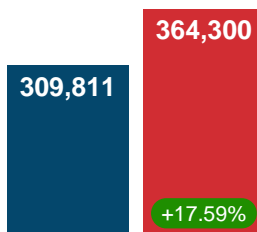
New Listings



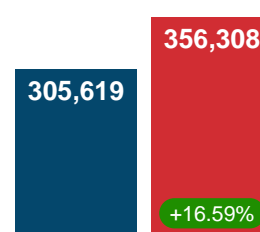
Pending Listings



List Price



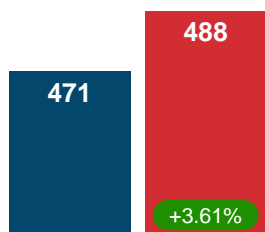
Sale Price



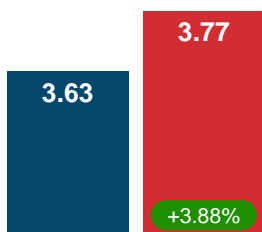
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

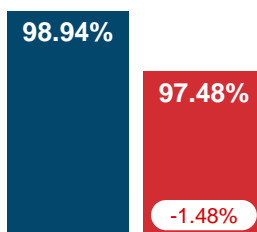
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

