



September 2024

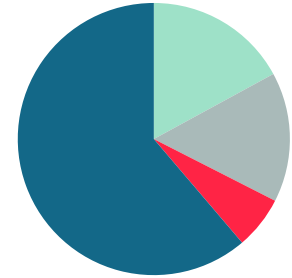
Area Delimited by County Of Rogers



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%
Median List Price	278,375	274,950	-1.23%
Median Sale Price	271,045	276,500	2.01%
Median Percent of Selling Price to List Price	100.00%	99.21%	-0.79%
Median Days on Market to Sale	12.00	24.50	104.17%
End of Month Inventory	471	488	3.61%
Months Supply of Inventory	3.63	3.77	3.88%



■ Closed (17.06%)
■ Pending (15.43%)
■ Other OffMarket (6.27%)
■ Active (61.23%)

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.

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 **2.01%** in September 2024 to \$276,500 versus the previous year at \$271,045.

Median Days on Market Lengthens

The median number of **24.50** days that homes spent on the market before selling increased by 12.50 days or **104.17%** in September 2024 compared to last year's same month at **12.00** DOM.

Sales Success for September 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 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 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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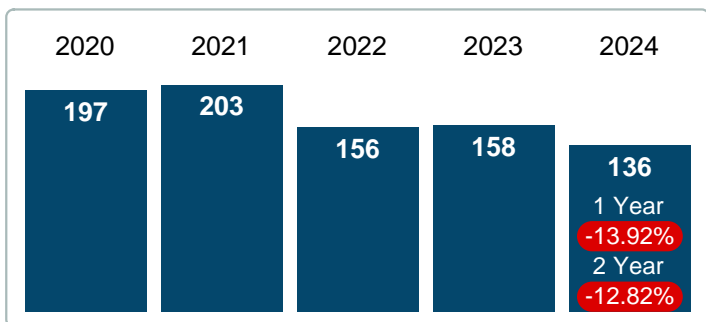
Area Delimited by County Of Rogers



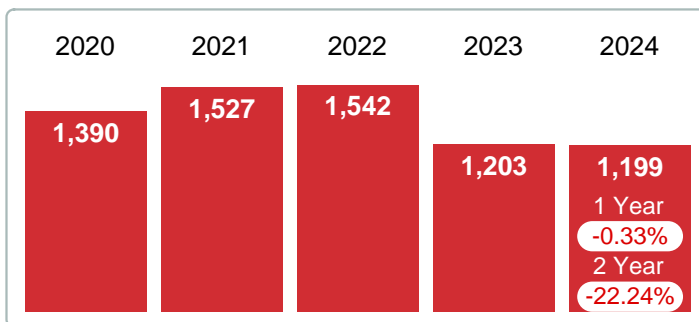
CLOSED LISTINGS

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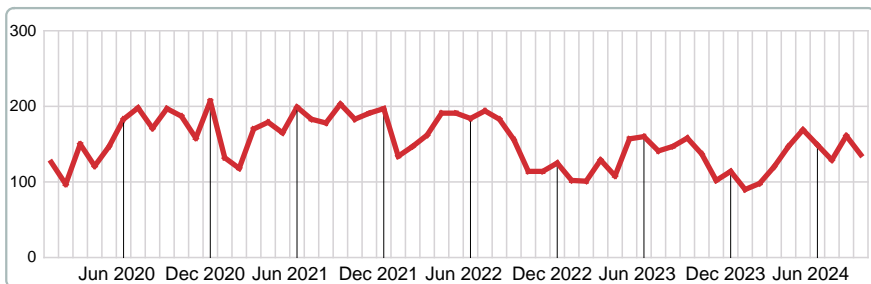
SEPTEMBER



YEAR TO DATE (YTD)

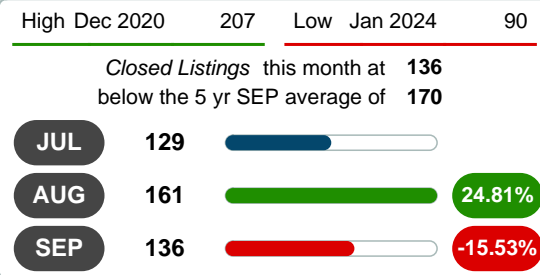


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 170



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	9.56%	37.0	8	3	2	0
\$100,001 - \$175,000	15	11.03%	12.0	7	7	1	0
\$175,001 - \$225,000	22	16.18%	22.5	3	16	3	0
\$225,001 - \$300,000	33	24.26%	19.0	0	22	11	0
\$300,001 - \$475,000	21	15.44%	28.0	1	11	8	1
\$475,001 - \$625,000	17	12.50%	21.0	0	5	9	3
\$625,001 and up	15	11.03%	58.0	0	2	10	3
Total Closed Units	136			19	66	44	7
Total Closed Volume	48,457,878	100%	24.5	2.16M	18.68M	19.87M	7.74M
Median Closed Price	\$276,500			\$115,000	\$250,000	\$428,750	\$580,000



September 2024

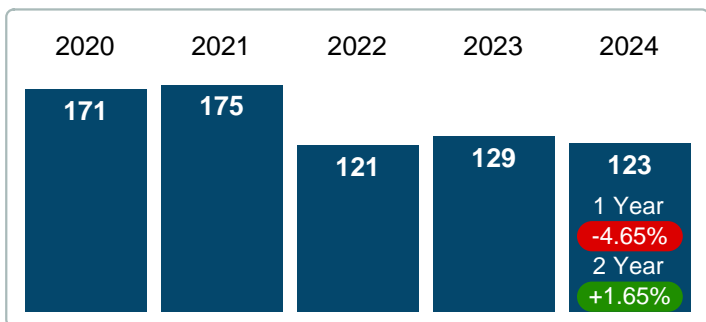
Area Delimited by County Of Rogers



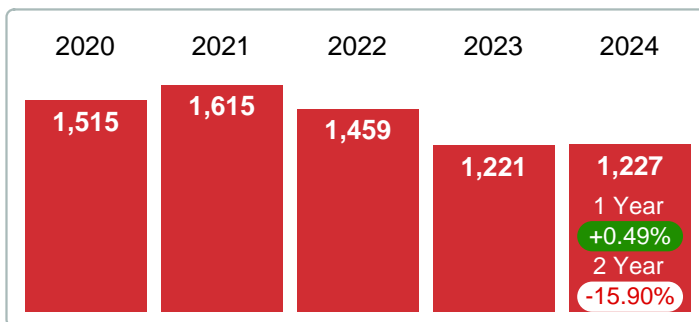
PENDING LISTINGS

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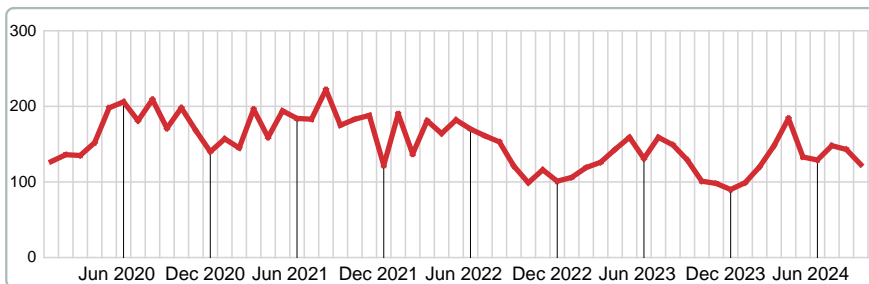
SEPTEMBER



YEAR TO DATE (YTD)

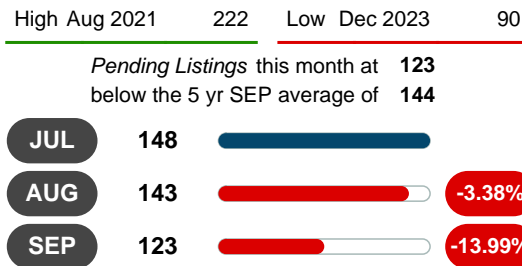


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 144



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	9.76%	35.0	10	1	1	0
\$100,001 - \$175,000	13	10.57%	19.0	9	3	1	0
\$175,001 - \$225,000	16	13.01%	33.5	2	12	2	0
\$225,001 - \$300,000	28	22.76%	26.5	3	14	10	1
\$300,001 - \$425,000	27	21.95%	41.0	5	14	7	1
\$425,001 - \$550,000	12	9.76%	22.0	1	8	2	1
\$550,001 and up	15	12.20%	81.0	2	0	6	7
Total Pending Units	123			32	52	29	10
Total Pending Volume	40,457,905	100%	34.0	6.99M	15.45M	11.56M	6.46M
Median Listing Price	\$285,000			\$150,000	\$274,950	\$307,000	\$581,250



September 2024

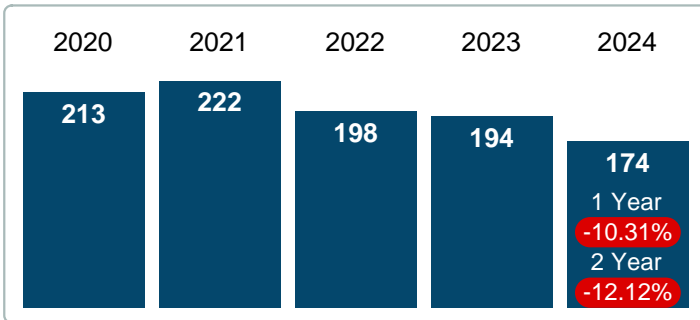
Area Delimited by County Of Rogers



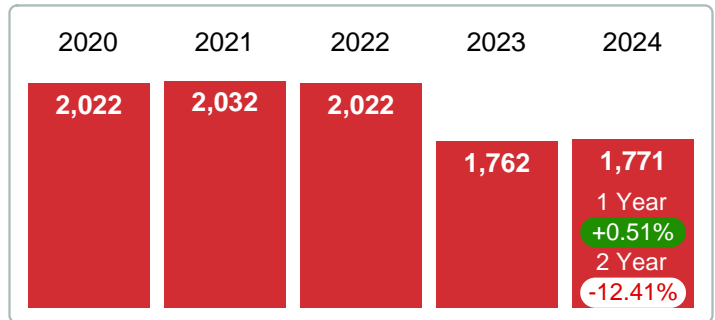
NEW LISTINGS

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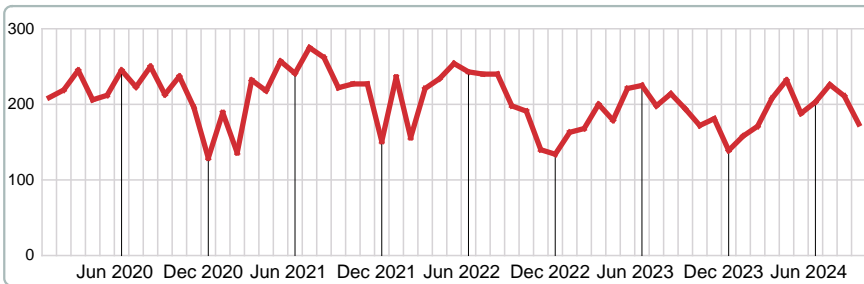
SEPTEMBER



YEAR TO DATE (YTD)

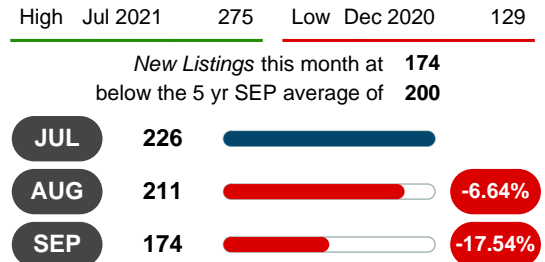


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$300,000		\$119,750	\$299,000	\$380,000	\$615,000



September 2024

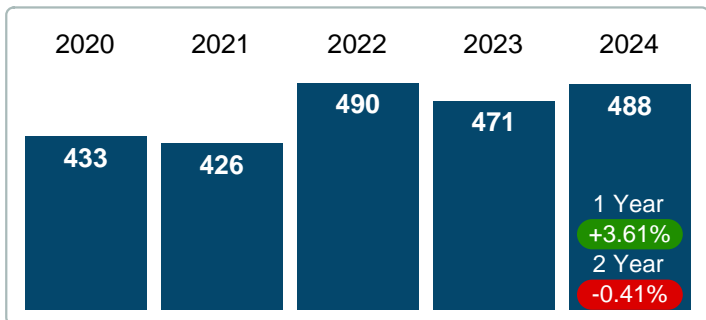
Area Delimited by County Of Rogers



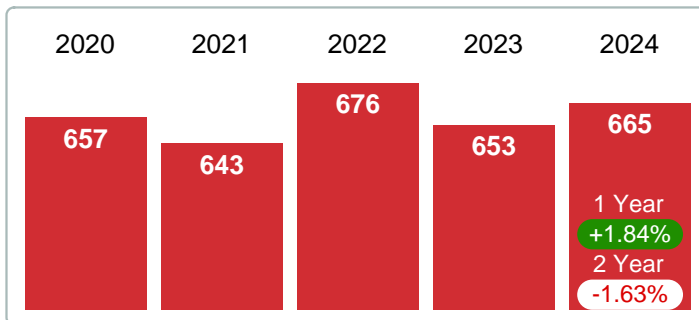
ACTIVE INVENTORY

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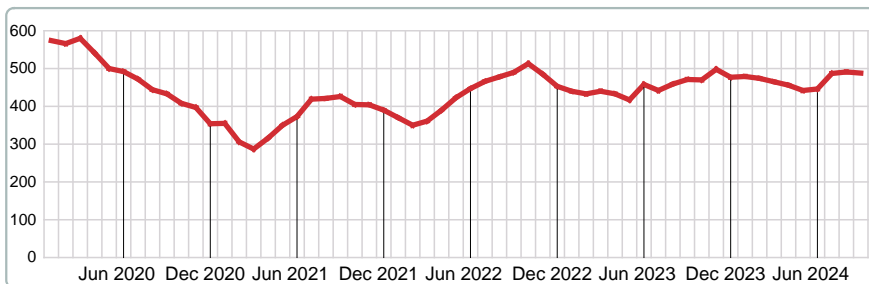
END OF SEPTEMBER



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
- AUG: 491 (+0.82%)
- SEP: 488 (-0.61%)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	37	7.58%	68.0	29	7	1	0	
\$75,001 - \$175,000	66	13.52%	59.0	53	10	2	1	
\$175,001 - \$250,000	65	13.32%	66.0	23	28	12	2	
\$250,001 - \$400,000	133	27.25%	49.0	21	66	38	8	
\$400,001 - \$500,000	70	14.34%	70.0	5	32	31	2	
\$500,001 - \$725,000	64	13.11%	82.5	9	6	34	15	
\$725,001 and up	53	10.86%	108.0	13	4	22	14	
Total Active Inventory by Units		488		153	153	140	42	
Total Active Inventory by Volume		209,886,588	100%	67.0	47.62M	49.27M	74.06M	38.92M
Median Active Inventory Listing Price		\$325,000			\$165,000	\$303,990	\$458,450	\$626,289



September 2024

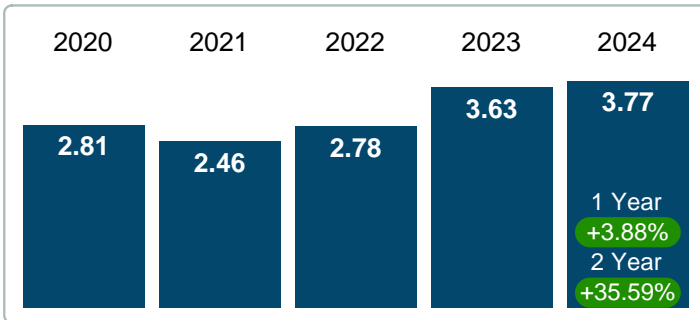
Area Delimited by County Of Rogers



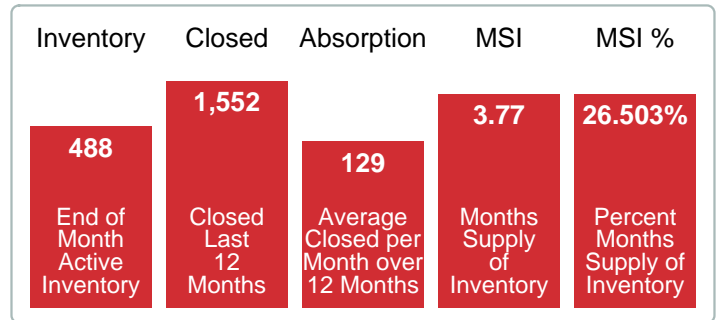
MONTHS SUPPLY of INVENTORY (MSI)

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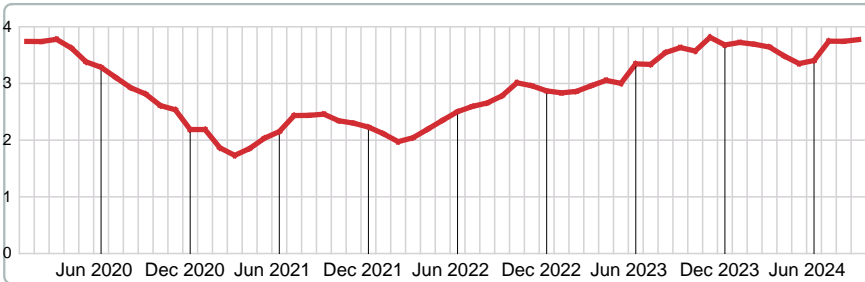
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

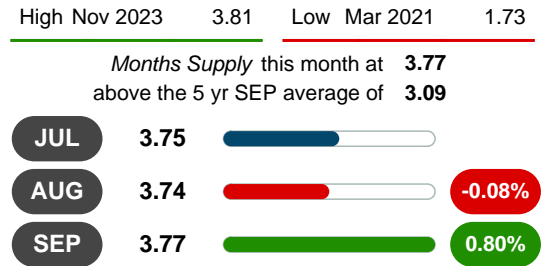


5 YEAR MARKET ACTIVITY TRENDS



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

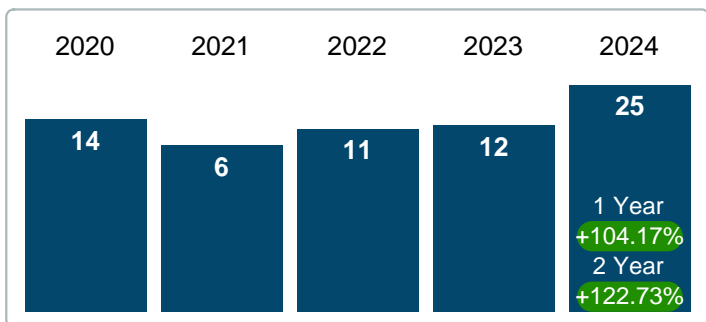
Area Delimited by County Of Rogers



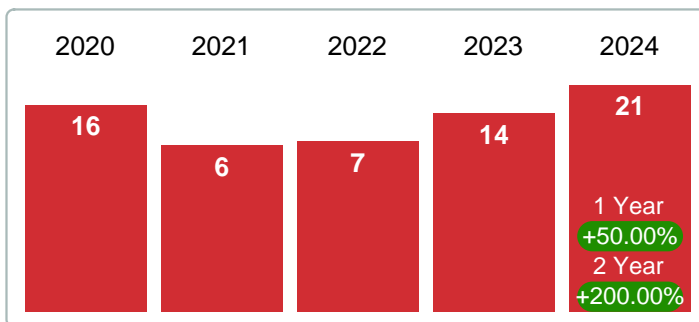
MEDIAN DAYS ON MARKET TO SALE

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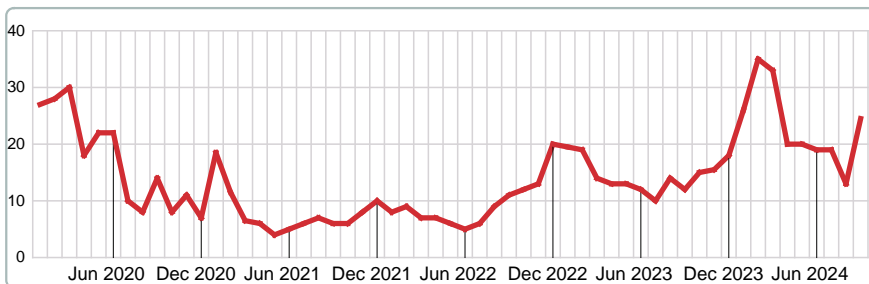
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 14

High Feb 2024 35 Low May 2021 4

Median Days on Market to Sale this month at 25 above the 5 yr SEP average of 14

- JUL 19
- AUG 13 (-31.58%)
- SEP 25 (88.46%)

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
\$100,000 and less	9.56%	37	61	13	28	0
\$100,001 - \$175,000	11.03%	12	8	12	76	0
\$175,001 - \$225,000	16.18%	23	21	20	49	0
\$225,001 - \$300,000	24.26%	19	0	16	36	0
\$300,001 - \$475,000	15.44%	28	1	9	54	1
\$475,001 - \$625,000	12.50%	21	0	12	42	21
\$625,001 and up	11.03%	58	0	6	64	36
Median Closed DOM		25	28	13	41	21
Total Closed Units	100%	24.5	19	66	44	7
Total Closed Volume		48,457,878	2.16M	18.68M	19.87M	7.74M



September 2024

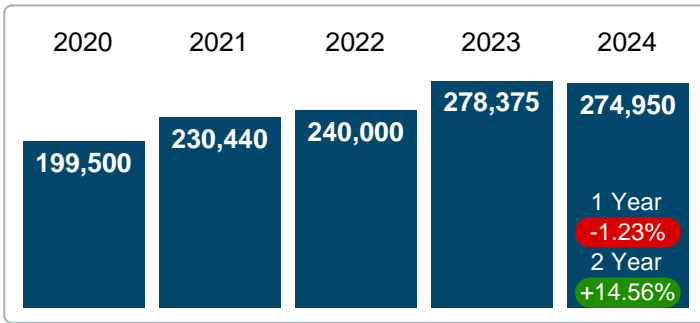
Area Delimited by County Of Rogers



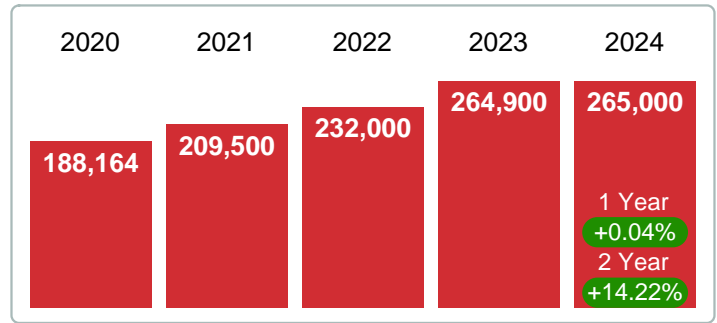
MEDIAN LIST PRICE AT CLOSING

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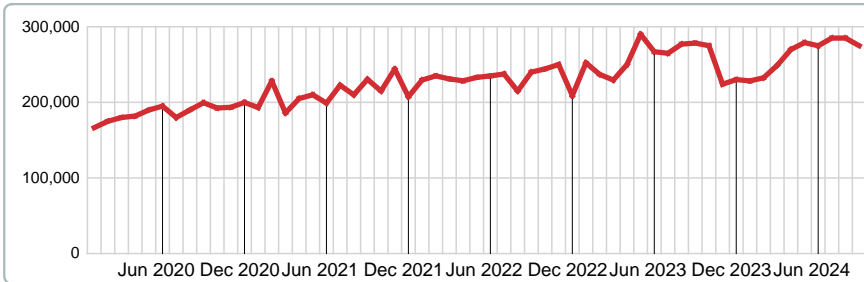
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

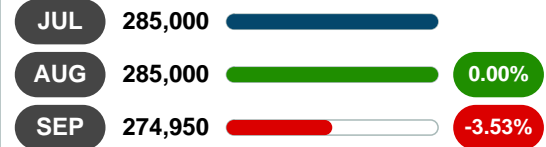


3 MONTHS

5 year SEP AVG = 244,653

High May 2023 290,000 Low Jan 2020 166,500

Median List Price at Closing this month at **274,950**
above the 5 yr SEP average of **244,653**



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
\$100,000 and less	9.56%	2,495	42,250	1,650	2,145	0
\$100,001 - \$175,000	11.03%	157,500	157,500	158,000	149,900	0
\$175,001 - \$225,000	14.71%	202,500	187,500	209,500	199,000	0
\$225,001 - \$300,000	25.74%	269,000	0	269,000	262,000	0
\$300,001 - \$475,000	15.44%	409,342	400,000	395,066	430,000	431,786
\$475,001 - \$625,000	11.03%	530,214	0	565,000	542,607	519,500
\$625,001 and up	12.50%	745,000	0	747,500	719,900	1,449,500
Median List Price		274,950	115,000	252,500	439,750	649,900
Total Closed Units	100%	274,950	19	66	44	7
Total Closed Volume		49,544,786	2.28M	18.98M	20.28M	8.01M



September 2024

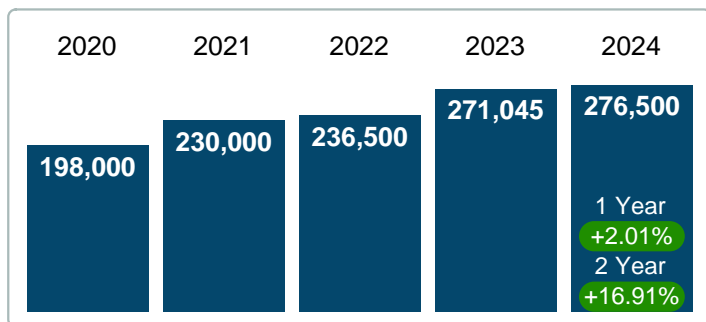
Area Delimited by County Of Rogers



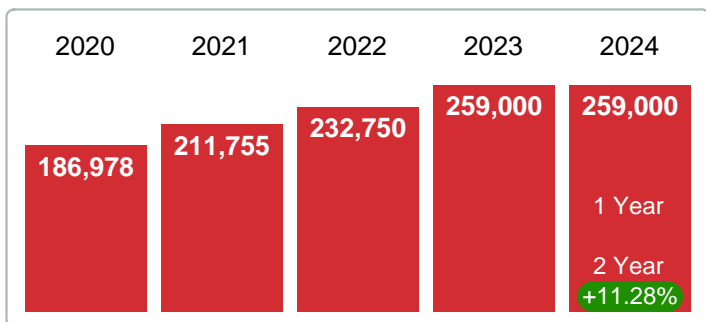
MEDIAN SOLD PRICE AT CLOSING

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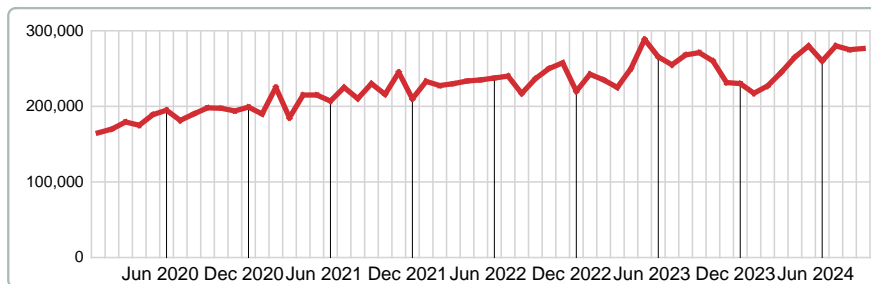
SEPTEMBER



YEAR TO DATE (YTD)

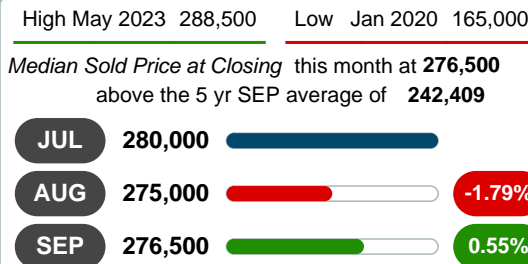


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 242,409



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
\$100,000 and less	13	9.56%	2,495	32,500	1,650	2,145	0
\$100,001 - \$175,000	15	11.03%	157,000	135,000	160,000	145,500	0
\$175,001 - \$225,000	22	16.18%	200,000	185,000	201,500	194,900	0
\$225,001 - \$300,000	33	24.26%	270,000	0	270,000	270,000	0
\$300,001 - \$475,000	21	15.44%	405,000	390,000	391,132	422,500	431,786
\$475,001 - \$625,000	17	12.50%	540,000	0	566,100	540,000	525,000
\$625,001 and up	15	11.03%	754,237	0	742,500	737,294	1,800,000
Median Sold Price			276,500	115,000	250,000	428,750	580,000
Total Closed Units		100%	276,500	19	66	44	7
Total Closed Volume			48,457,878	2.16M	18.68M	19.87M	7.74M

September 2024

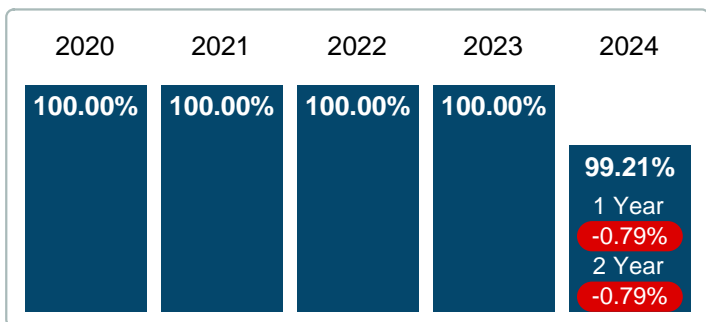
Area Delimited by County Of Rogers



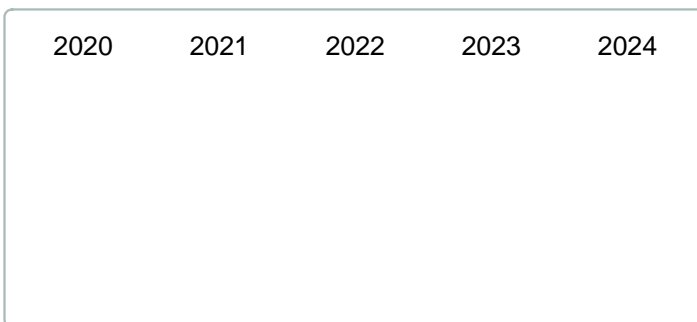
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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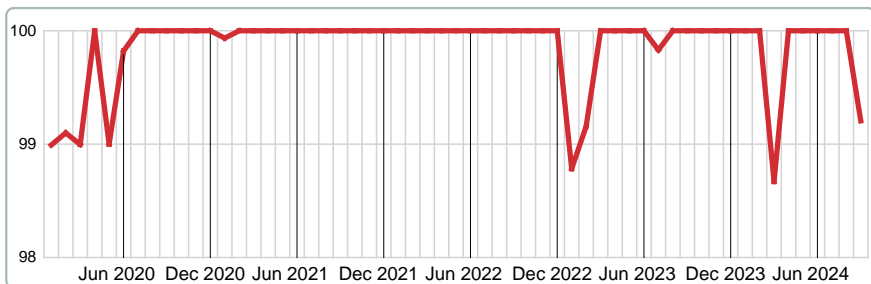
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

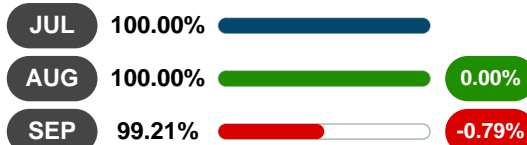


3 MONTHS

5 year SEP AVG = 99.84%

High Aug 2024 100.00% Low Mar 2024 98.67%

Median Sold/List Ratio this month at **99.21%**
below the 5 yr SEP average of **99.84%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	9.56%	100.00%	86.24%	100.00%	100.00%	0.00%
\$100,001 - \$175,000	15	11.03%	98.00%	100.00%	96.67%	97.06%	0.00%
\$175,001 - \$225,000	22	16.18%	98.67%	98.67%	100.00%	97.33%	0.00%
\$225,001 - \$300,000	33	24.26%	100.00%	0.00%	100.00%	97.09%	0.00%
\$300,001 - \$475,000	21	15.44%	99.59%	97.50%	100.00%	98.60%	100.00%
\$475,001 - \$625,000	17	12.50%	98.44%	0.00%	97.56%	100.00%	94.71%
\$625,001 and up	15	11.03%	98.66%	0.00%	99.33%	99.23%	97.47%
Median Sold/List Ratio		99.21%		98.67%	99.80%	99.09%	97.47%
Total Closed Units		136	100%	19	66	44	7
Total Closed Volume		48,457,878		2.16M	18.68M	19.87M	7.74M



September 2024

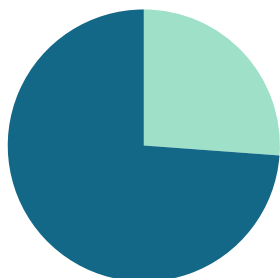
Area Delimited by County Of Rogers



MARKET SUMMARY

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

INVENTORY

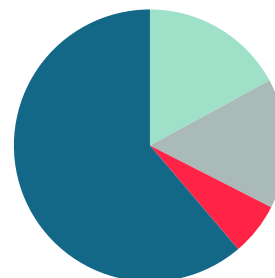


Inventory
 New Listings
174 = 26.17%
 Start Inventory
491
 Total Inventory Units
665
 Volume
\$264,199,861

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%
Median List Price	278,375	274,950	-1.23%	264,900	265,000	0.04%
Median Sale Price	271,045	276,500	2.01%	259,000	259,000	0.00%
Median Percent of Selling Price to List Price	100.00%	99.21%	-0.79%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	24.50	104.17%	14.00	21.00	50.00%
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

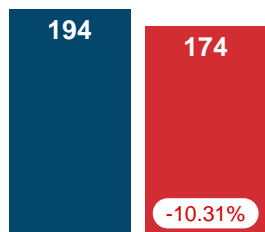
Inventory on September 30, 2024 = **488**

2023 **2024**

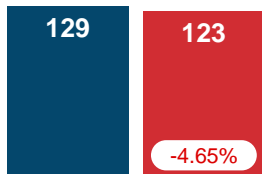
SEPTEMBER MARKET

MEDIAN PRICES

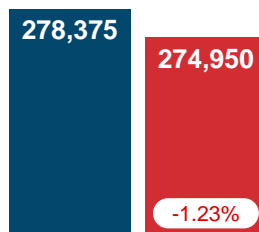
New Listings



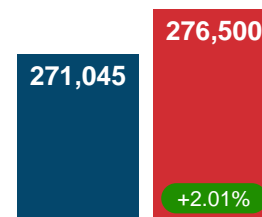
Pending Listings



List Price



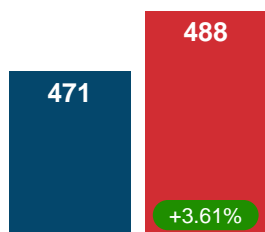
Sale Price



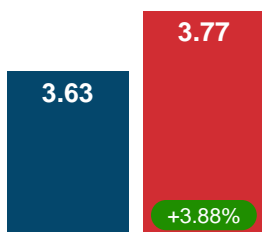
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

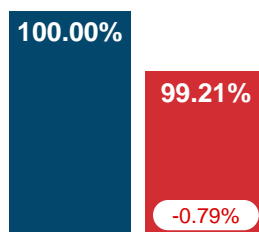
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

