

November 2024



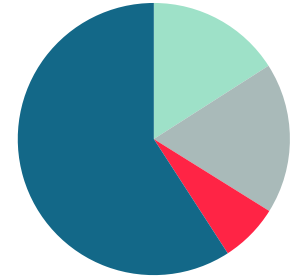
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	November 2024	+/-%
Closed Listings	80	89	11.25%
Pending Listings	81	100	23.46%
New Listings	138	104	-24.64%
Median List Price	263,945	289,000	9.49%
Median Sale Price	266,495	280,000	5.07%
Median Percent of Selling Price to List Price	100.00%	99.74%	-0.26%
Median Days on Market to Sale	14.50	16.00	10.34%
End of Month Inventory	336	330	-1.79%
Months Supply of Inventory	3.18	3.13	-1.40%



- Closed (15.95%)
- Pending (17.92%)
- Other OffMarket (6.99%)
- Active (59.14%)

Absorption: Last 12 months, an Average of **105** Sales/Month
Active Inventory as of November 30, 2024 = **330**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2024 decreased **1.79%** to 330 existing homes available for sale. Over the last 12 months this area has had an average of 105 closed sales per month. This represents an unsold inventory index of **3.13** 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 **5.07%** in November 2024 to \$280,000 versus the previous year at \$266,495.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 1.50 days or **10.34%** in November 2024 compared to last year's same month at **14.50** DOM.

Sales Success for November 2024 is Positive

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

There were 104 New Listings in November 2024, down **24.64%** from last year at 138. Furthermore, there were 89 Closed Listings this month versus last year at 80, a **11.25%** increase.

Closed versus Listed trends yielded a **85.6%** ratio, up from previous year's, November 2023, at **58.0%**, a **47.62%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

November 2024



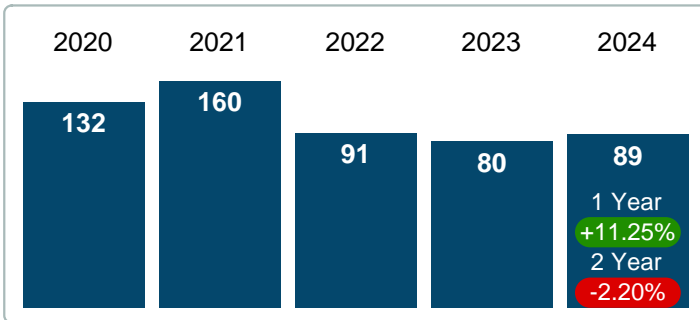
Area Delimited by County Of Rogers - Residential Property Type



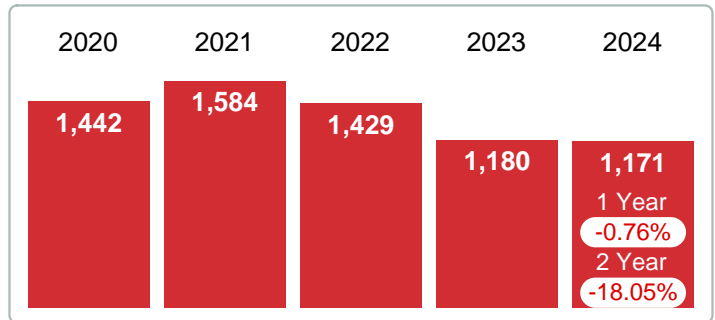
CLOSED LISTINGS

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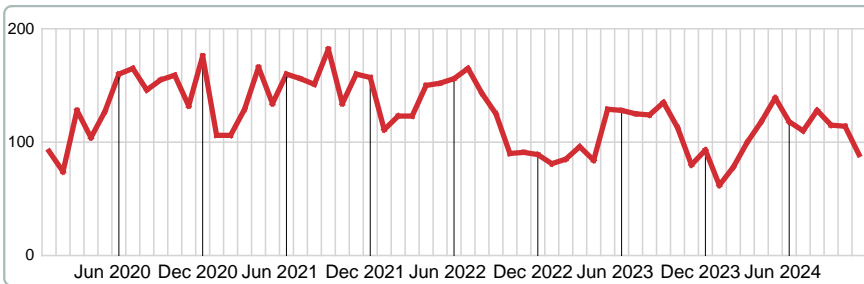
NOVEMBER



YEAR TO DATE (YTD)

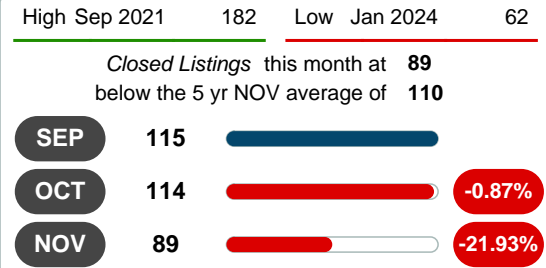


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 110



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	7	7.87%	3.0	3	4	0	0
\$150,001 - \$200,000	14	15.73%	5.5	4	8	2	0
\$200,001 - \$250,000	14	15.73%	10.5	1	11	2	0
\$250,001 - \$300,000	19	21.35%	31.0	0	12	7	0
\$300,001 - \$425,000	14	15.73%	17.0	0	6	8	0
\$425,001 - \$650,000	13	14.61%	21.0	1	2	7	3
\$650,001 and up	8	8.99%	58.5	0	0	5	3
Total Closed Units	89			9	43	31	6
Total Closed Volume	30,485,335	100%	16.0	1.77M	10.74M	13.38M	4.59M
Median Closed Price	\$280,000			\$154,000	\$250,000	\$397,400	\$737,500

November 2024



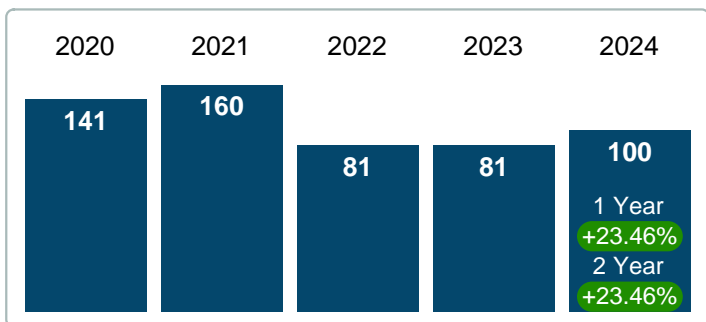
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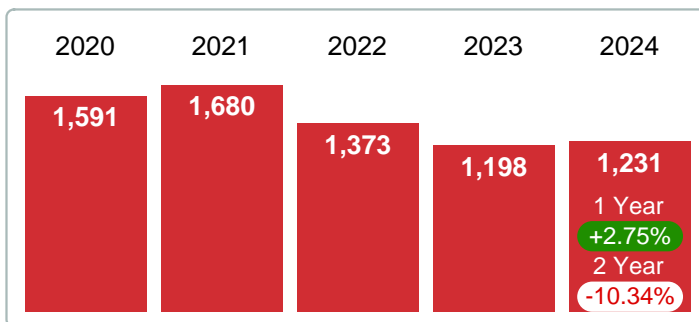
PENDING LISTINGS

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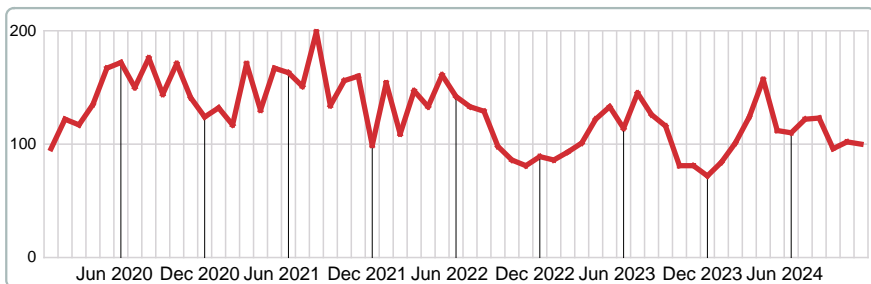
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 113

High Aug 2021 199 Low Dec 2023 72

Pending Listings this month at 100 below the 5 yr NOV average of 113



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	12.00%	4.5	6	5	1	0
\$175,001 - \$200,000	7	7.00%	14.0	1	6	0	0
\$200,001 - \$250,000	16	16.00%	59.5	1	10	5	0
\$250,001 - \$325,000	22	22.00%	71.0	0	14	3	5
\$325,001 - \$425,000	17	17.00%	65.0	0	6	11	0
\$425,001 - \$550,000	16	16.00%	21.5	0	7	8	1
\$550,001 and up	10	10.00%	35.5	0	0	6	4
Total Pending Units	100			8	48	34	10
Total Pending Volume	42,908,270	100%	39.5	1.15M	13.31M	15.18M	13.26M
Median Listing Price	\$310,000			\$139,950	\$259,945	\$400,196	\$400,000

November 2024



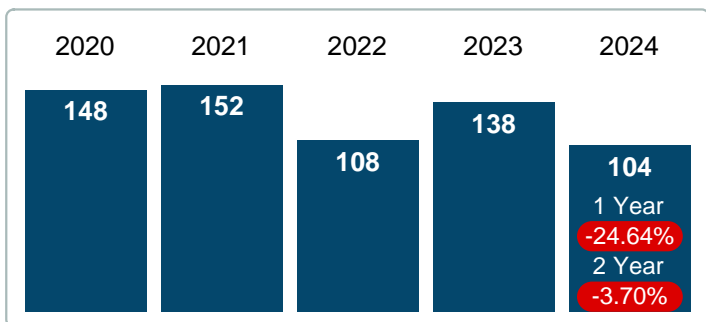
Area Delimited by County Of Rogers - Residential Property Type



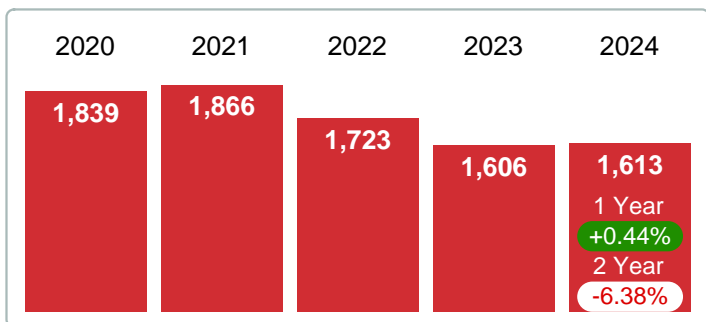
NEW LISTINGS

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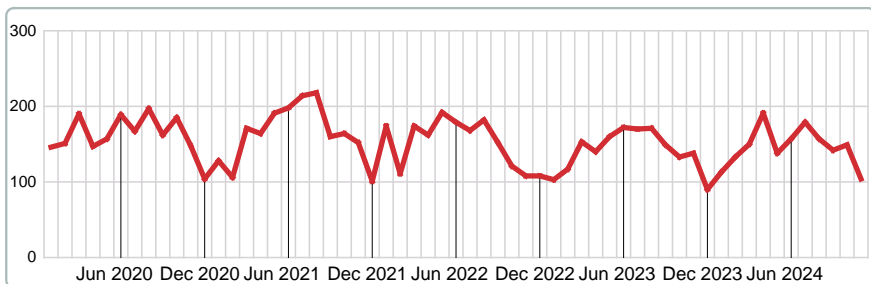
NOVEMBER



YEAR TO DATE (YTD)

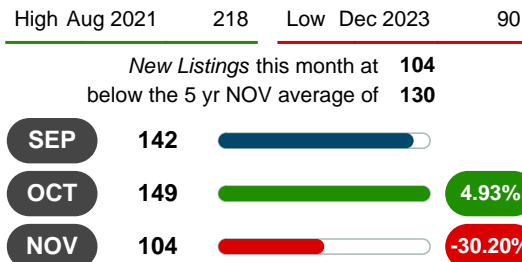


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 130



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
\$150,000 and less	9	8.65%	5	4	0	0
\$150,001 - \$200,000	15	14.42%	0	14	0	1
\$200,001 - \$275,000	16	15.38%	1	13	2	0
\$275,001 - \$450,000	24	23.08%	1	14	8	1
\$450,001 - \$525,000	15	14.42%	0	8	7	0
\$525,001 - \$650,000	14	13.46%	0	0	10	4
\$650,001 and up	11	10.58%	0	3	7	1
Total New Listed Units	104		7	56	34	7
Total New Listed Volume	45,664,087	100%	1.15M	19.37M	21.36M	3.79M
Median New Listed Listing Price	\$357,950		\$139,900	\$267,450	\$514,613	\$535,000

November 2024



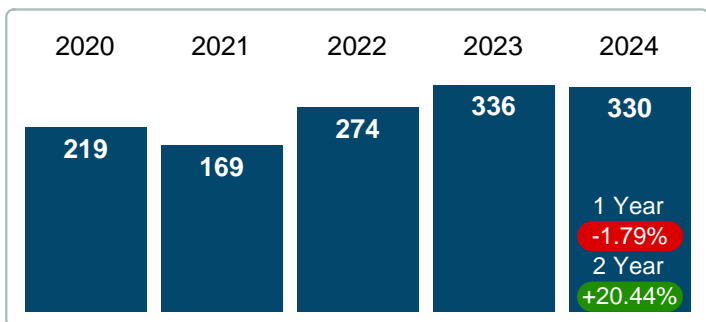
Area Delimited by County Of Rogers - Residential Property Type



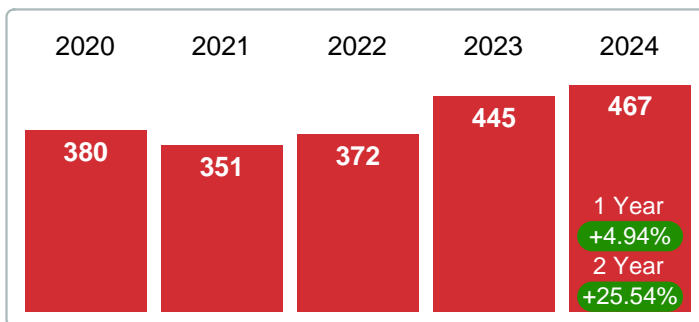
ACTIVE INVENTORY

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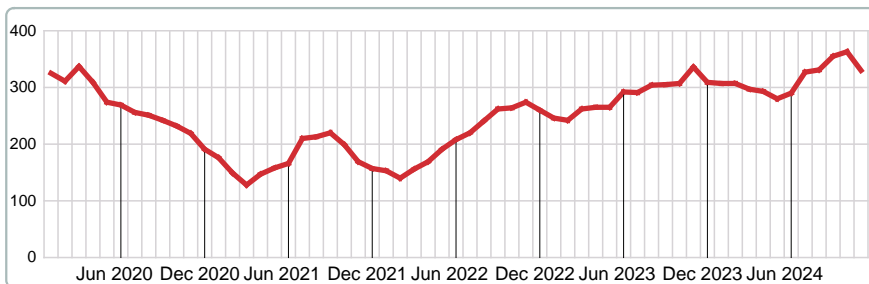
END OF NOVEMBER



ACTIVE DURING NOVEMBER

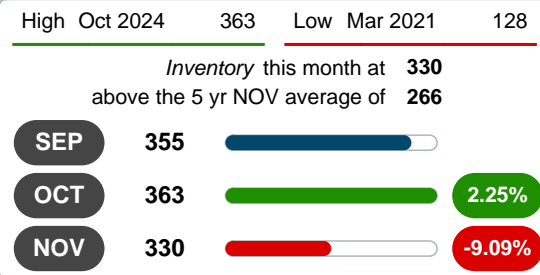


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 266



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	26	7.88%	60.0	10	15	0	1
\$175,001 - \$250,000	45	13.64%	44.0	2	34	7	2
\$250,001 - \$325,000	56	16.97%	68.0	2	41	11	2
\$325,001 - \$450,000	78	23.64%	73.0	4	36	33	5
\$450,001 - \$575,000	50	15.15%	74.5	1	9	34	6
\$575,001 - \$775,000	41	12.42%	76.0	0	6	24	11
\$775,001 and up	34	10.30%	68.0	1	5	18	10
Total Active Inventory by Units	330			20	146	127	37
Total Active Inventory by Volume	153,683,799	100%	66.5	5.35M	49.97M	72.26M	26.11M
Median Active Inventory Listing Price	\$383,950			\$192,500	\$299,450	\$513,000	\$612,000

November 2024



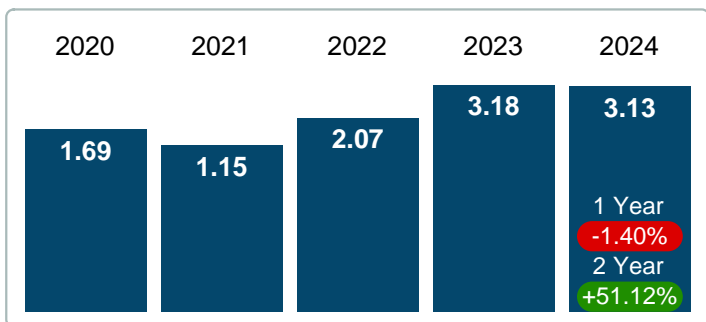
Area Delimited by County Of Rogers - Residential Property Type



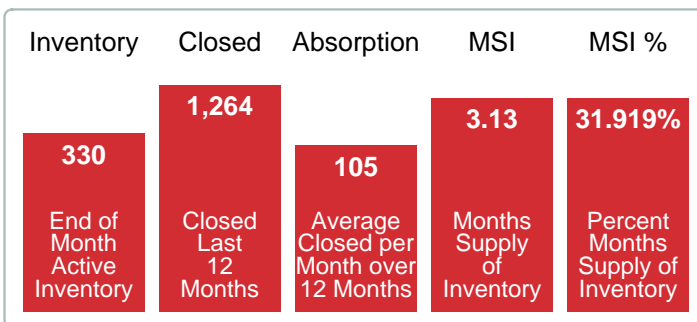
MONTHS SUPPLY of INVENTORY (MSI)

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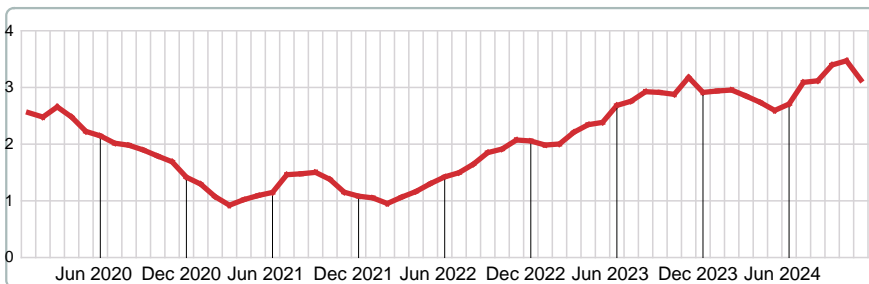
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

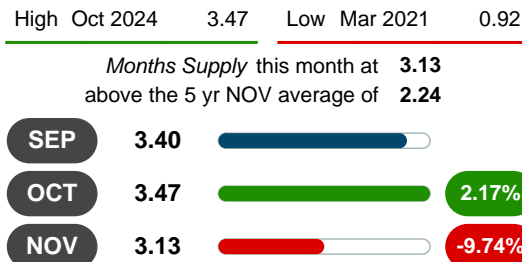


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.24



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	26	7.88%	1.63	2.00	1.65	0.00	0.00
\$175,001 - \$250,000	45	13.64%	1.78	1.85	1.65	2.00	24.00
\$250,001 - \$325,000	56	16.97%	2.51	2.67	2.88	1.52	24.00
\$325,001 - \$450,000	78	23.64%	4.12	12.00	4.19	3.81	3.75
\$450,001 - \$575,000	50	15.15%	4.35	12.00	3.18	4.80	4.00
\$575,001 - \$775,000	41	12.42%	5.86	0.00	5.14	5.54	8.25
\$775,001 and up	34	10.30%	7.85	0.00	8.57	8.00	6.67
Market Supply of Inventory (MSI)			3.13	2.70	2.56	3.63	6.34
Total Active Inventory by Units		100%	330	20	146	127	37

November 2024



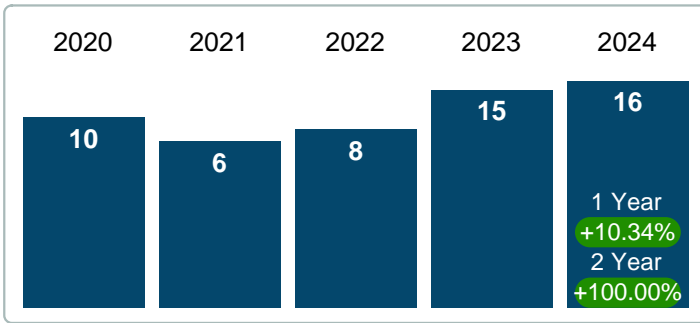
Area Delimited by County Of Rogers - Residential Property Type



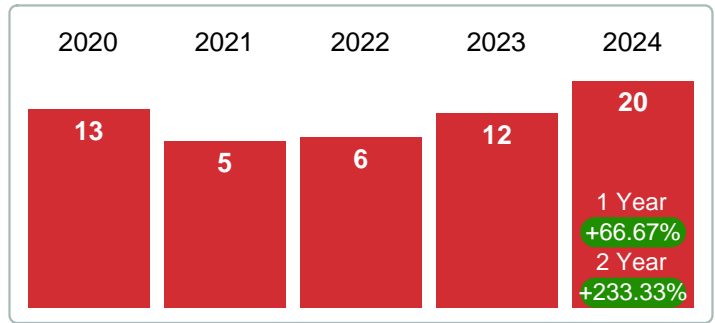
MEDIAN DAYS ON MARKET TO SALE

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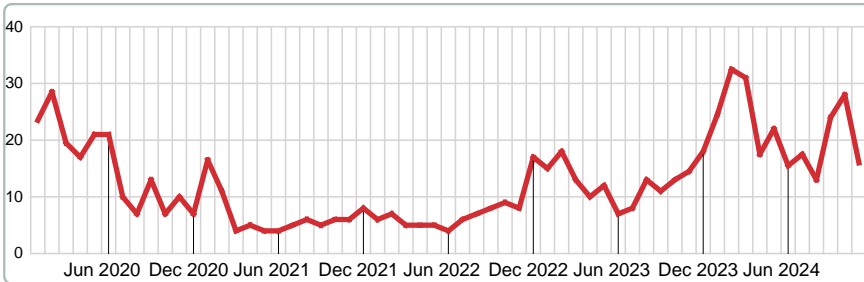
NOVEMBER



YEAR TO DATE (YTD)

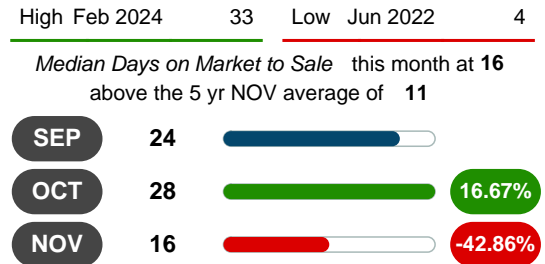


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 11



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	7.87%	3	6	2	0	0
\$150,001 - \$200,000	15.73%	6	6	25	6	0
\$200,001 - \$250,000	15.73%	11	5	10	72	0
\$250,001 - \$300,000	21.35%	31	0	31	13	0
\$300,001 - \$425,000	15.73%	17	0	8	26	0
\$425,001 - \$650,000	14.61%	21	18	69	21	29
\$650,001 and up	8.99%	59	0	0	25	111
Median Closed DOM		16	6	13	22	64
Total Closed Units	100%	16.0	9	43	31	6
Total Closed Volume		30,485,335	1.77M	10.74M	13.38M	4.59M

November 2024



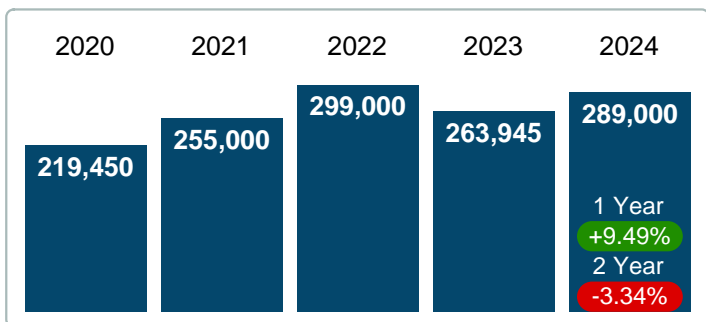
Area Delimited by County Of Rogers - Residential Property Type



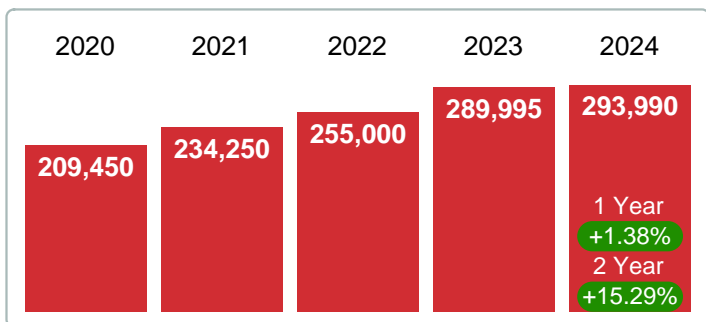
MEDIAN LIST PRICE AT CLOSING

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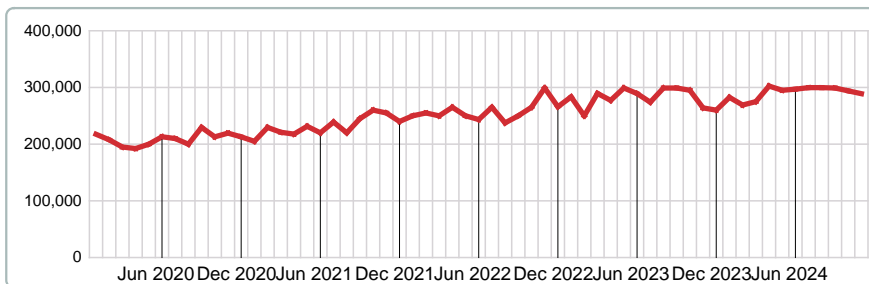
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 265,279

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

Median List Price at Closing this month at **289,000** above the 5 yr NOV average of **265,279**



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	10.11%	100,000	112,500	90,000	0	0
\$150,001 - \$200,000	13.48%	192,400	170,000	196,950	199,000	0
\$200,001 - \$250,000	13.48%	222,500	220,000	222,450	249,900	0
\$250,001 - \$300,000	23.60%	288,750	0	281,950	295,000	0
\$300,001 - \$425,000	12.36%	379,000	0	364,975	379,000	0
\$425,001 - \$650,000	16.85%	475,000	0	448,500	491,900	475,000
\$650,001 and up	10.11%	810,000	799,109	0	799,900	1,020,000
Median List Price		289,000	159,900	254,000	399,900	743,700
Total Closed Units	100%	289,000	9	43	31	6
Total Closed Volume		31,149,921	1.95M	10.84M	13.68M	4.68M

November 2024



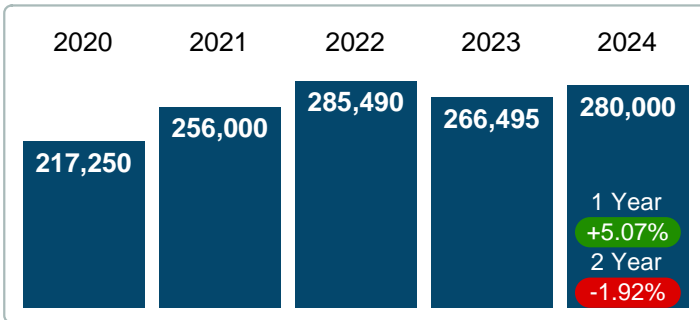
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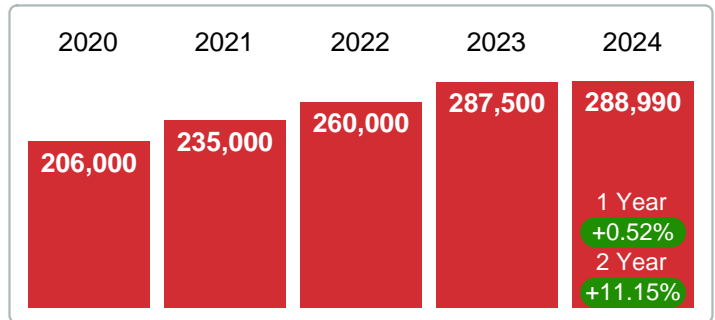
MEDIAN SOLD PRICE AT CLOSING

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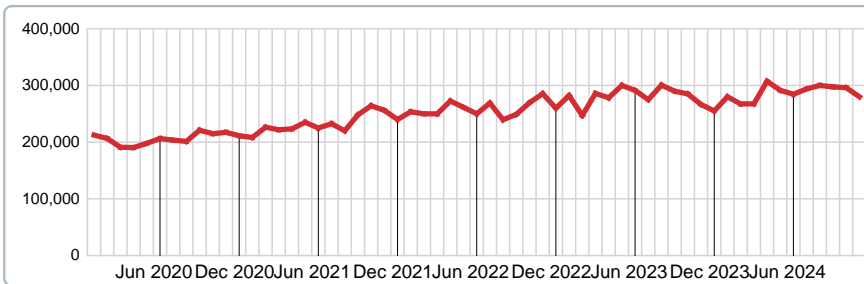
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

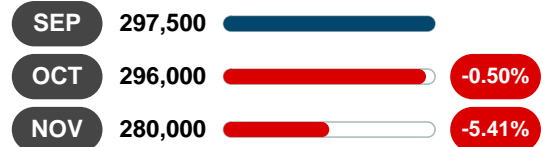


3 MONTHS

5 year NOV AVG = 261,047

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

Median Sold Price at Closing this month at **280,000** above the 5 yr NOV average of **261,047**



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	7.87%	100,000	100,500	95,000	0	0
\$150,001 - \$200,000	15.73%	185,000	164,500	197,200	180,450	0
\$200,001 - \$250,000	15.73%	231,000	220,000	237,000	219,750	0
\$250,001 - \$300,000	21.35%	280,000	0	273,500	290,000	0
\$300,001 - \$425,000	15.73%	382,500	0	365,000	388,700	0
\$425,001 - \$650,000	14.61%	493,000	620,000	447,000	495,000	455,000
\$650,001 and up	8.99%	830,000	0	0	799,000	1,021,100
Median Sold Price		280,000	154,000	250,000	397,400	737,500
Total Closed Units	100%	280,000	9	43	31	6
Total Closed Volume		30,485,335	1.77M	10.74M	13.38M	4.59M

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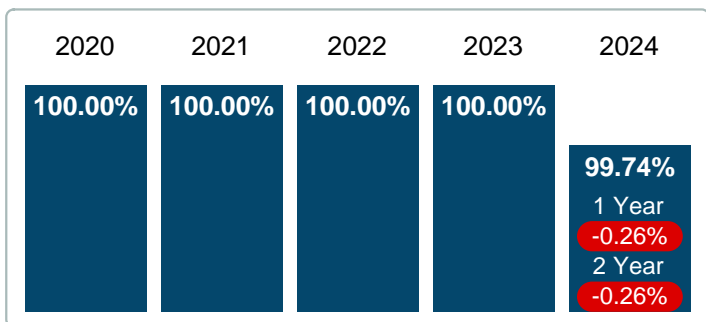
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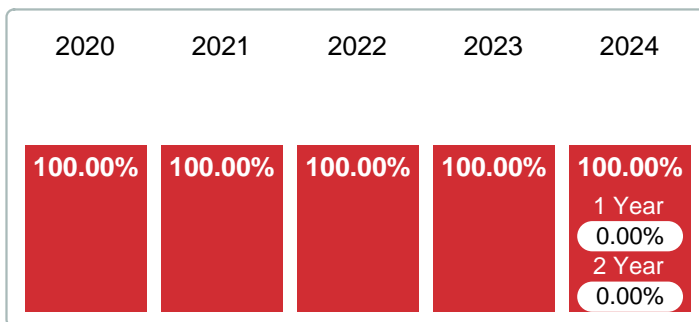
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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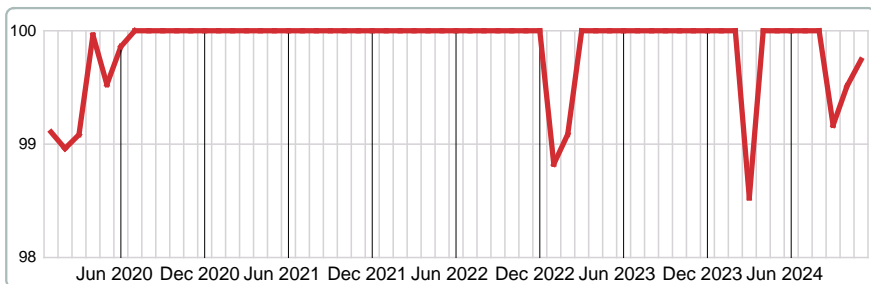
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

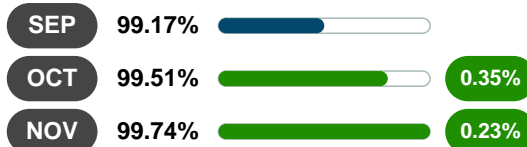


3 MONTHS

5 year NOV AVG = 99.95%

High Aug 2024 100.00% Low Mar 2024 98.53%

Median Sold/List Ratio this month at **99.74%**
equal to 5 yr NOV average of **99.95%**



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	
\$150,000 and less	7	7.87%	100.00%	100.00%	102.27%	0.00%	0.00%	
\$150,001 - \$200,000	14	15.73%	100.00%	102.30%	100.00%	96.00%	0.00%	
\$200,001 - \$250,000	14	15.73%	100.00%	100.00%	100.00%	98.20%	0.00%	
\$250,001 - \$300,000	19	21.35%	98.37%	0.00%	99.00%	98.37%	0.00%	
\$300,001 - \$425,000	14	15.73%	98.98%	0.00%	100.00%	97.66%	0.00%	
\$425,001 - \$650,000	13	14.61%	98.16%	77.59%	99.66%	98.16%	96.69%	
\$650,001 and up	8	8.99%	99.17%	0.00%	0.00%	100.00%	98.34%	
Median Sold/List Ratio		99.74%		100.00%	100.00%	98.31%	97.53%	
Total Closed Units		89	100%	99.74%	9	43	31	6
Total Closed Volume		30,485,335			1.77M	10.74M	13.38M	4.59M

November 2024



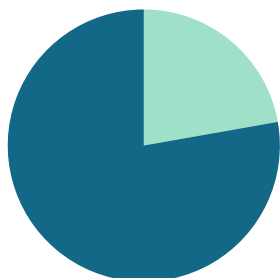
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

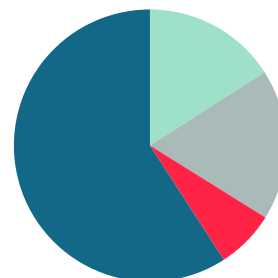


Inventory
 New Listings
104 = 22.22%
 Start Inventory
364
 Total Inventory Units
468
 Volume
\$218,945,316

Market Activity

Closed Sales
89 = 15.95%
 Pending Sales
100 = 17.92%
 Other Off Market
39 = 6.99%
 Active Inventory
330 = 59.14%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	80	89	11.25%	1,180	1,171	-0.76%
Pending Sales	81	100	23.46%	1,198	1,231	2.75%
New Listings	138	104	-24.64%	1,606	1,613	0.44%
Median List Price	263,945	289,000	9.49%	289,995	293,990	1.38%
Median Sale Price	266,495	280,000	5.07%	287,500	288,990	0.52%
Median Percent of Selling Price to List Price	100.00%	99.74%	-0.26%	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.50	16.00	10.34%	12.00	20.00	66.67%
Monthly Inventory	336	330	-1.79%	336	330	-1.79%
Months Supply of Inventory	3.18	3.13	-1.40%	3.18	3.13	-1.40%

Absorption: Last 12 months, an Average of **105** Sales/Month

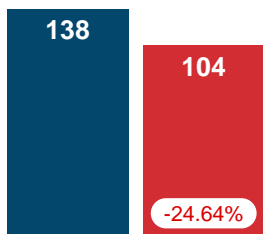
Inventory on November 30, 2024 = **330**

2023 **2024**

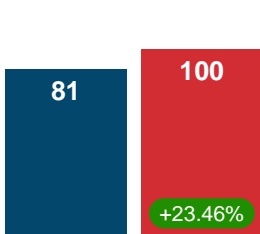
NOVEMBER MARKET

MEDIAN PRICES

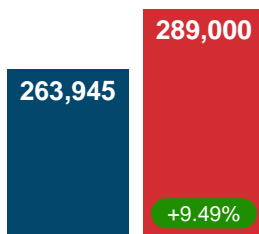
New Listings



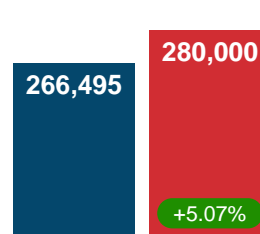
Pending Listings



List Price



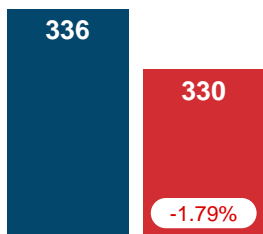
Sale Price



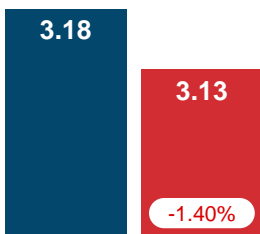
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

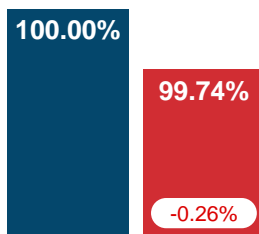
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

