

# December 2024



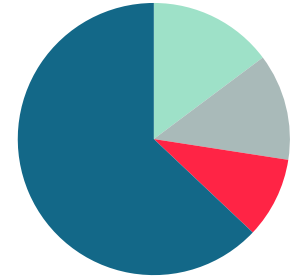
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	93	77	-17.20%
Pending Listings	72	66	-8.33%
New Listings	90	98	8.89%
Average List Price	304,789	312,596	2.56%
Average Sale Price	300,609	306,334	1.90%
Average Percent of Selling Price to List Price	100.42%	97.76%	-2.65%
Average Days on Market to Sale	38.23	56.99	49.08%
End of Month Inventory	309	328	6.15%
Months Supply of Inventory	2.91	3.15	8.28%



**Absorption:** Last 12 months, an Average of **104** Sales/Month  
**Active Inventory** as of December 31, 2024 = **328**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **6.15%** to 328 existing homes available for sale. Over the last 12 months this area has had an average of 104 closed sales per month. This represents an unsold inventory index of **3.15** 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 **1.90%** in December 2024 to \$306,334 versus the previous year at \$300,609.

#### Average Days on Market Lengthens

The average number of **56.99** days that homes spent on the market before selling increased by 18.76 days or **49.08%** in December 2024 compared to last year's same month at **38.23** DOM.

#### Sales Success for December 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 98 New Listings in December 2024, up **8.89%** from last year at 90. Furthermore, there were 77 Closed Listings this month versus last year at 93, a **-17.20%** decrease.

Closed versus Listed trends yielded a **78.6%** ratio, down from previous year's, December 2023, at **103.3%**, a **23.96%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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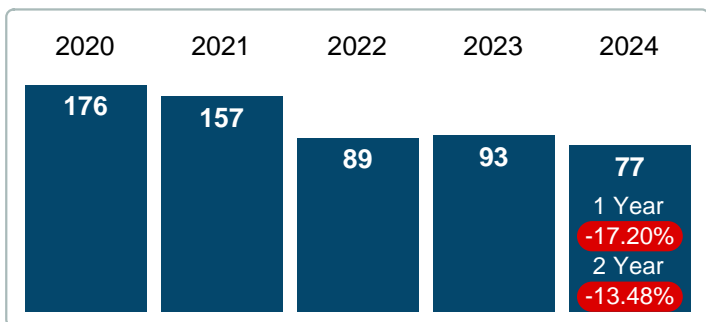
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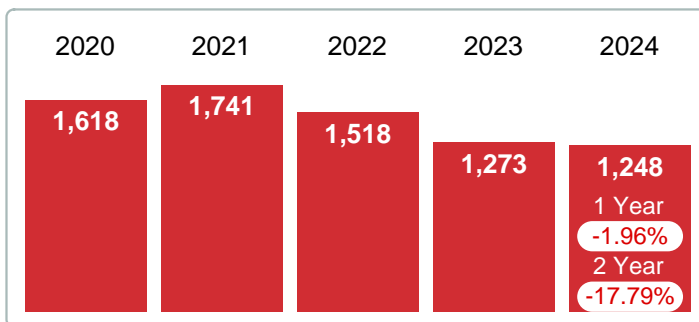
## CLOSED LISTINGS

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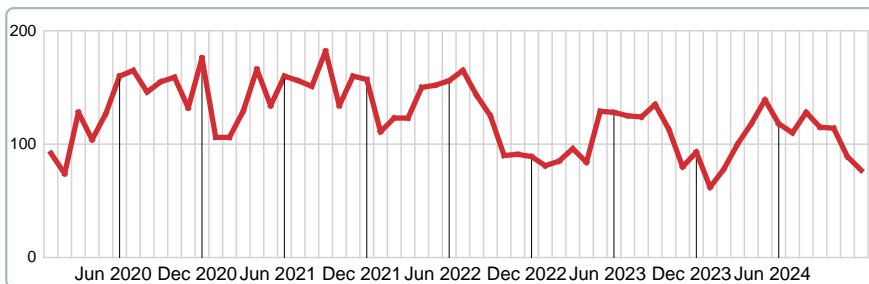
### DECEMBER



### YEAR TO DATE (YTD)

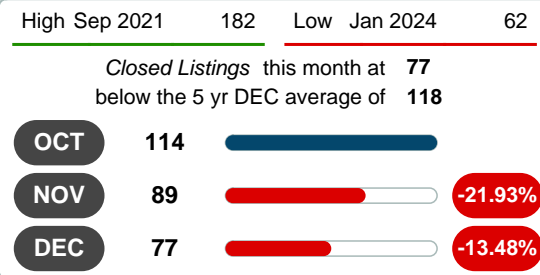


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 118



### 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	7	9.09%	13.0	4	3	0	0
\$175,001 - \$200,000	7	9.09%	48.0	0	7	0	0
\$200,001 - \$225,000	11	14.29%	26.8	0	9	2	0
\$225,001 - \$300,000	24	31.17%	67.0	1	12	10	1
\$300,001 - \$350,000	11	14.29%	56.7	0	6	5	0
\$350,001 - \$475,000	10	12.99%	67.4	0	5	5	0
\$475,001 and up	7	9.09%	108.7	0	2	4	1
<b>Total Closed Units</b>	<b>77</b>			<b>5</b>	<b>44</b>	<b>26</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>23,587,718</b>	<b>100%</b>	<b>57.0</b>	<b>743.40K</b>	<b>11.84M</b>	<b>9.36M</b>	<b>1.64M</b>
<b>Average Closed Price</b>	<b>\$306,334</b>			<b>\$148,680</b>	<b>\$269,177</b>	<b>\$360,059</b>	<b>\$819,500</b>

# December 2024



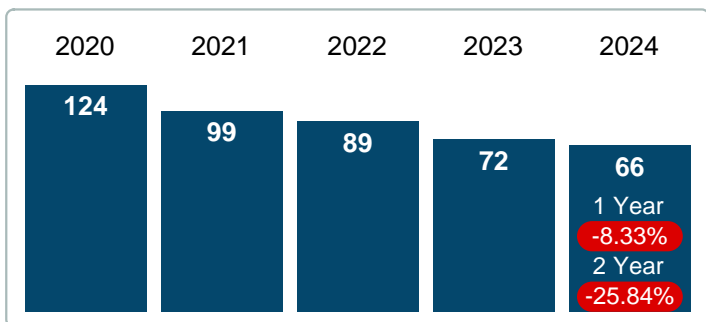
Area Delimited by County Of Rogers - Residential Property Type



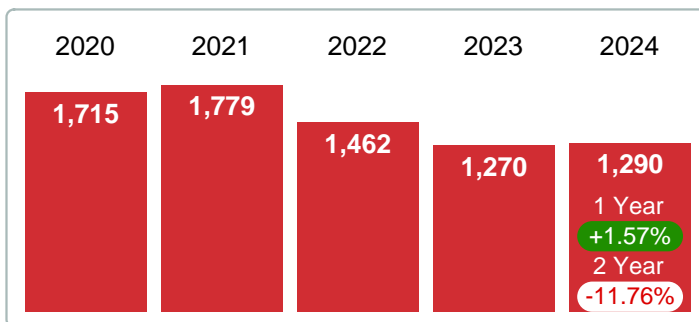
## PENDING LISTINGS

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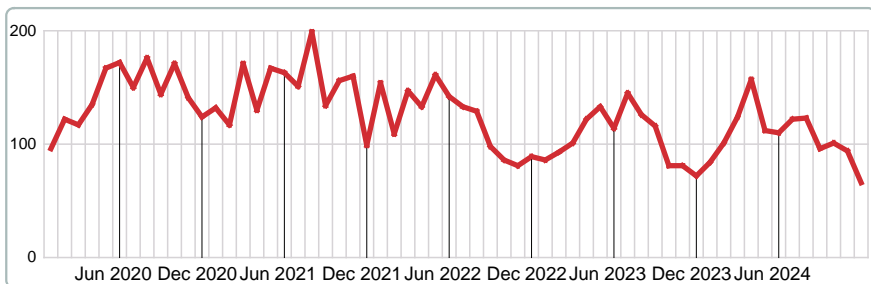
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 90

High Aug 2021 199 Low Dec 2024 66

Pending Listings this month at 66 below the 5 yr DEC average of 90



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	4	6.06%	15.8	2	2	0	0
\$175,001 - \$225,000	8	12.12%	69.4	0	8	0	0
\$225,001 - \$275,000	13	19.70%	50.1	1	10	1	1
\$275,001 - \$350,000	16	24.24%	81.3	2	9	3	2
\$350,001 - \$525,000	9	13.64%	63.8	0	6	3	0
\$525,001 - \$775,000	9	13.64%	111.2	0	0	5	4
\$775,001 and up	7	10.61%	89.3	0	0	4	3
<b>Total Pending Units</b>	<b>66</b>			<b>5</b>	<b>35</b>	<b>16</b>	<b>10</b>
<b>Total Pending Volume</b>	<b>28,490,199</b>	<b>100%</b>	<b>61.4</b>	<b>1.11M</b>	<b>9.88M</b>	<b>9.56M</b>	<b>7.94M</b>
<b>Average Listing Price</b>	<b>\$422,117</b>			<b>\$222,460</b>	<b>\$282,332</b>	<b>\$597,406</b>	<b>\$793,780</b>

# December 2024



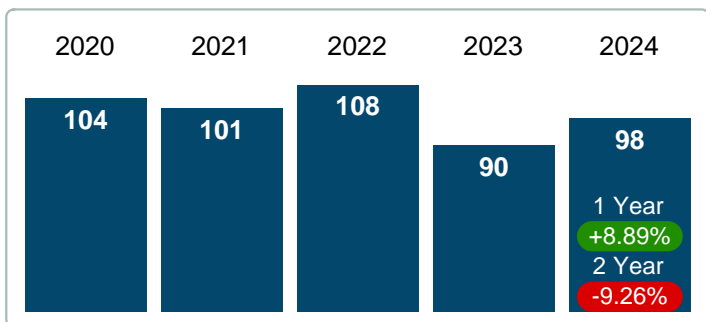
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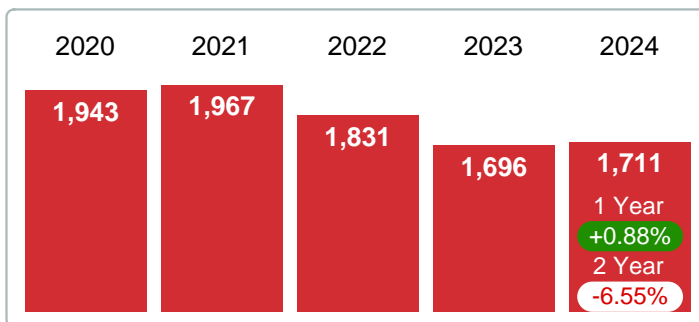
## NEW LISTINGS

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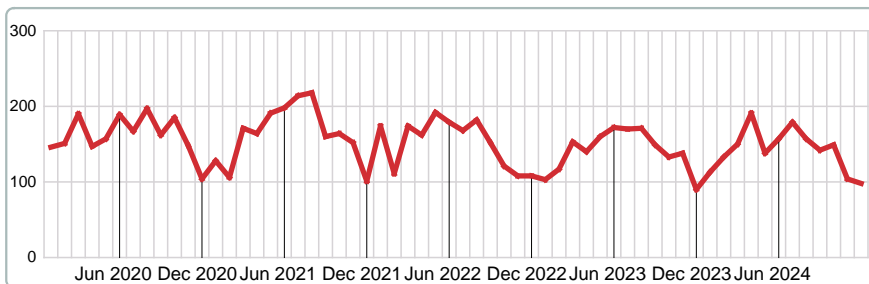
### DECEMBER



### YEAR TO DATE (YTD)

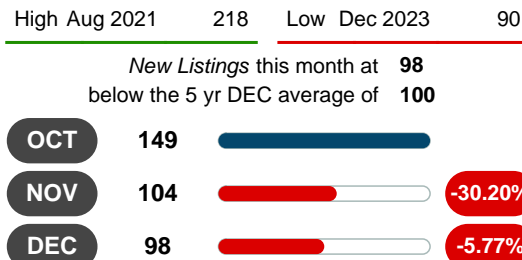


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 100



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	10	10.20%	7	3	0	0
\$175,001 - \$225,000	13	13.27%	1	11	1	0
\$225,001 - \$250,000	9	9.18%	0	8	1	0
\$250,001 - \$350,000	27	27.55%	1	15	9	2
\$350,001 - \$450,000	16	16.33%	2	5	8	1
\$450,001 - \$650,000	14	14.29%	1	5	7	1
\$650,001 and up	9	9.18%	0	1	8	0
<b>Total New Listed Units</b>	<b>98</b>		<b>12</b>	<b>48</b>	<b>34</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>35,550,590</b>	<b>100%</b>	<b>2.76M</b>	<b>14.48M</b>	<b>16.83M</b>	<b>1.48M</b>
<b>Average New Listed Listing Price</b>	<b>\$260,000</b>		<b>\$230,325</b>	<b>\$301,650</b>	<b>\$494,985</b>	<b>\$369,500</b>

# December 2024



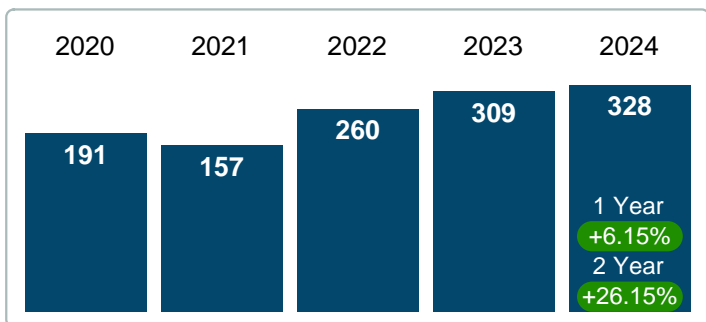
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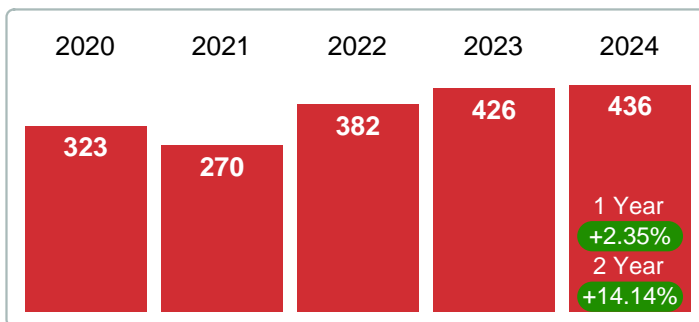
## ACTIVE INVENTORY

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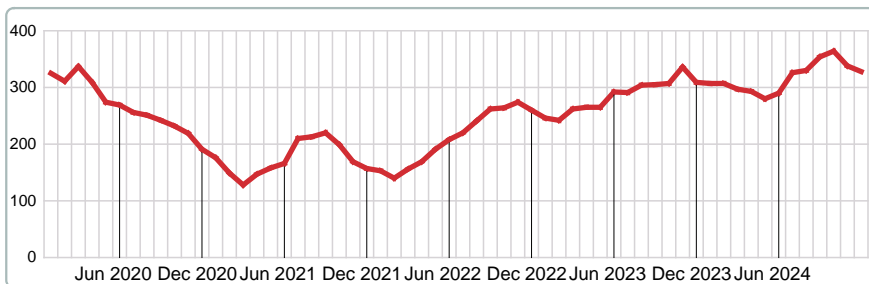
### END OF DECEMBER



### ACTIVE DURING DECEMBER

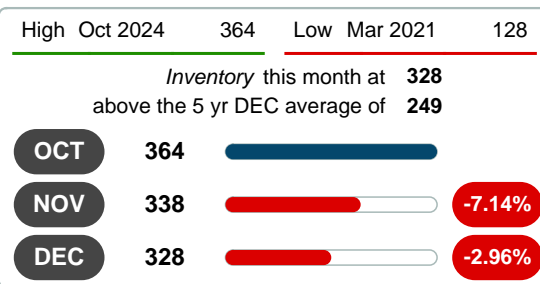


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 249



### 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	27	8.23%	84.8	13	13	0	1
\$175,001 - \$225,000	32	9.76%	53.2	2	26	3	1
\$225,001 - \$300,000	56	17.07%	75.3	1	44	10	1
\$300,001 - \$425,000	78	23.78%	80.7	4	35	33	6
\$425,001 - \$525,000	51	15.55%	101.2	2	15	28	6
\$525,001 - \$725,000	51	15.55%	86.4	1	9	34	7
\$725,001 and up	33	10.06%	105.6	1	5	19	8
<b>Total Active Inventory by Units</b>	<b>328</b>			<b>24</b>	<b>147</b>	<b>127</b>	<b>30</b>
<b>Total Active Inventory by Volume</b>	<b>150,525,920</b>	<b>100%</b>	<b>84.0</b>	<b>6.33M</b>	<b>50.19M</b>	<b>68.09M</b>	<b>25.92M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$458,920</b>			<b>\$263,671</b>	<b>\$341,429</b>	<b>\$536,114</b>	<b>\$864,043</b>

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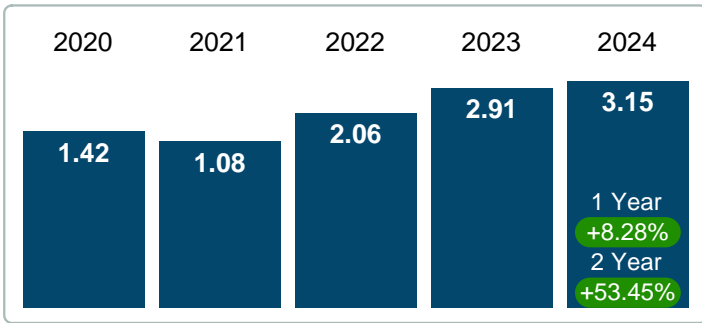
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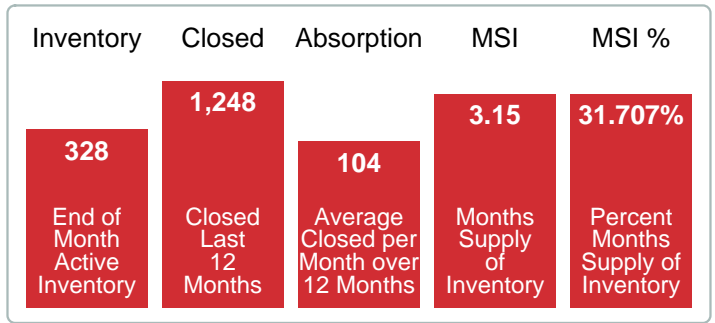
## MONTHS SUPPLY of INVENTORY (MSI)

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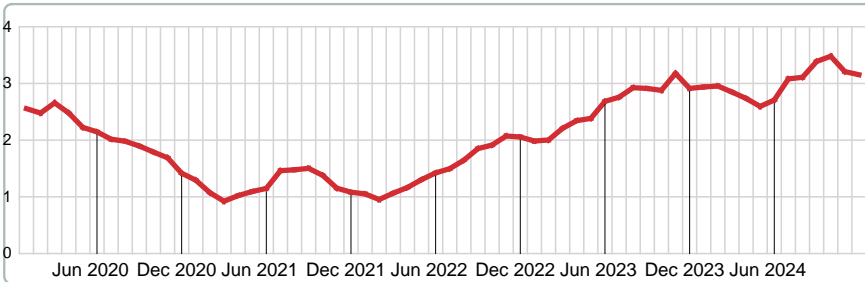
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024

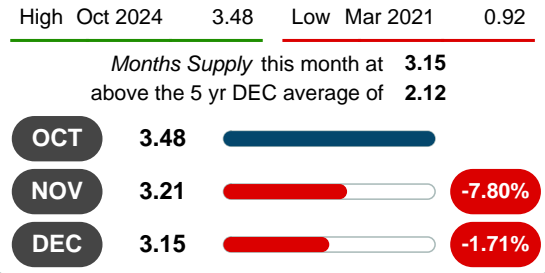


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.12



### 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	27	8.23%	1.78	2.64	1.53	0.00	0.00
\$175,001 - \$225,000	32	9.76%	2.12	2.67	2.00	2.25	0.00
\$225,001 - \$300,000	56	17.07%	2.04	1.09	2.43	1.21	6.00
\$300,001 - \$425,000	78	23.78%	3.66	9.60	3.23	3.67	5.54
\$425,001 - \$525,000	51	15.55%	5.10	0.00	4.29	5.17	5.54
\$525,001 - \$725,000	51	15.55%	5.37	4.00	5.40	5.59	4.67
\$725,001 and up	33	10.06%	6.00	0.00	6.00	6.91	4.17
Market Supply of Inventory (MSI)			3.15	3.31	2.61	3.67	5.22
Total Active Inventory by Units		100%	328	24	147	127	30

# December 2024



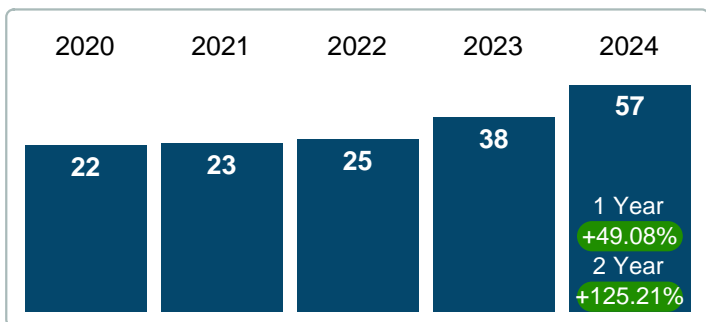
Area Delimited by County Of Rogers - Residential Property Type



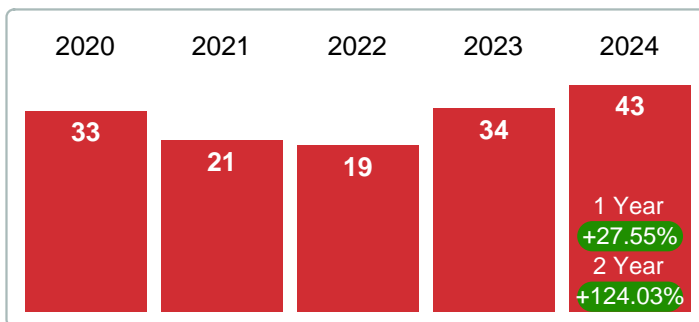
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 13, 2025 for MLS Technology Inc.

### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 33

High Dec 2024 57 Low Jul 2022 12

Average Days on Market to Sale this month at 57 above the 5 yr DEC average of 33



### 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	9.09%	13	19	6	0	0
\$175,001 - \$200,000	9.09%	48	0	48	0	0
\$200,001 - \$225,000	14.29%	27	0	27	28	0
\$225,001 - \$300,000	31.17%	67	49	55	81	87
\$300,001 - \$350,000	14.29%	57	0	46	69	0
\$350,001 - \$475,000	12.99%	67	0	80	55	0
\$475,001 and up	9.09%	109	0	89	122	94
<b>Average Closed DOM</b>		<b>57</b>	<b>25</b>	<b>48</b>	<b>76</b>	<b>91</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>57</b>	<b>5</b>	<b>44</b>	<b>26</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>23,587,718</b>	<b>743.40K</b>	<b>11.84M</b>	<b>9.36M</b>	<b>1.64M</b>

# December 2024



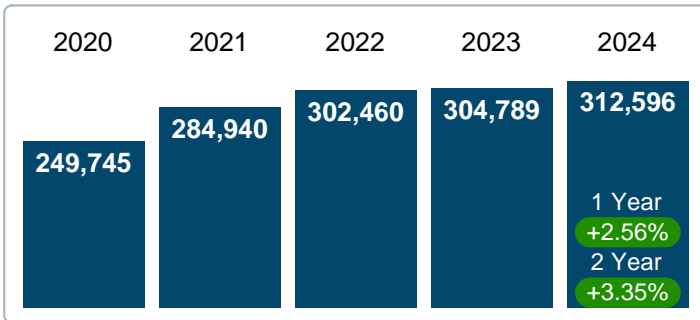
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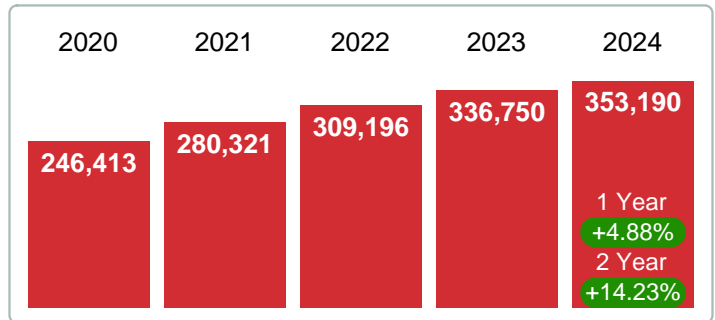
## AVERAGE LIST PRICE AT CLOSING

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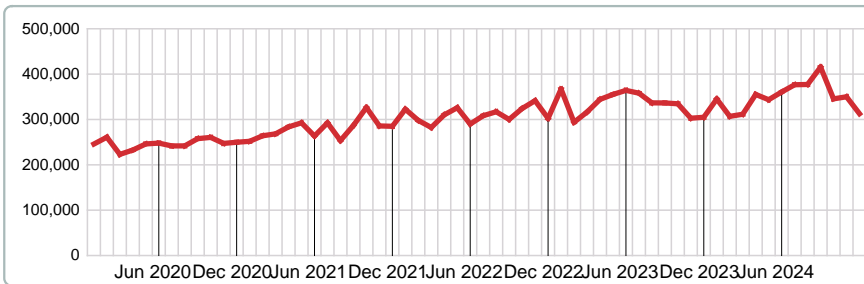
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

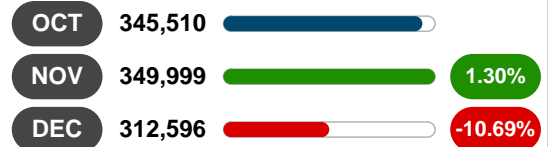


### 3 MONTHS

5 year DEC AVG = 290,906

High Sep 2024 415,422 Low Mar 2020 223,029

Average List Price at Closing this month at **312,596**  
above the 5 yr DEC average of **290,906**



### 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	7	9.09%	131,329	132,450	136,467	0	0
\$175,001 - \$200,000	8	10.39%	191,913	0	192,186	0	0
\$200,001 - \$225,000	9	11.69%	217,474	0	215,339	211,950	0
\$225,001 - \$300,000	22	28.57%	252,648	245,500	257,168	267,017	292,000
\$300,001 - \$350,000	14	18.18%	334,314	0	331,833	343,880	0
\$350,001 - \$475,000	10	12.99%	420,368	0	443,960	396,777	0
\$475,001 and up	7	9.09%	745,100	0	544,450	682,950	1,395,000
Average List Price			312,596	155,060	274,510	366,506	843,500
Total Closed Units		100%	312,596	5	44	26	2
Total Closed Volume			24,069,908	775.30K	12.08M	9.53M	1.69M



# December 2024



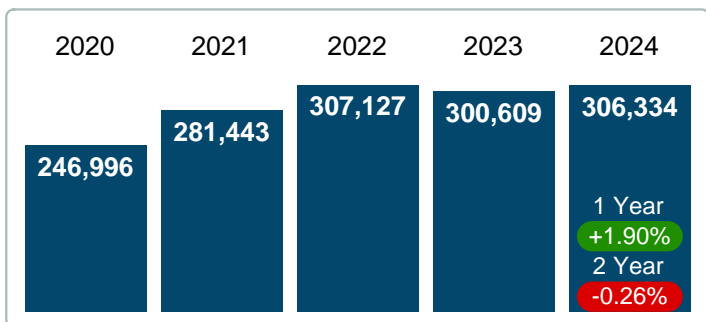
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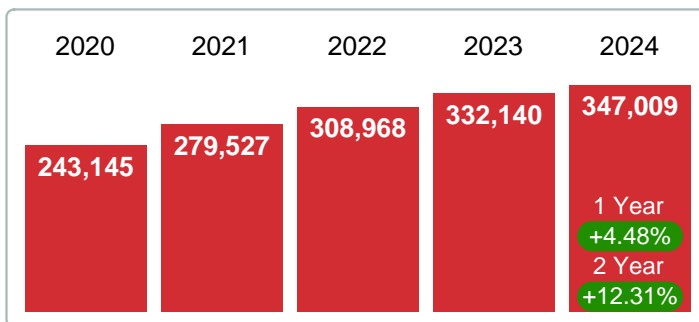
## AVERAGE SOLD PRICE AT CLOSING

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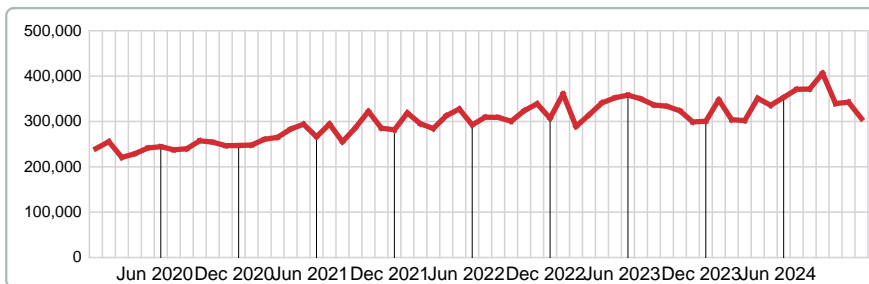
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

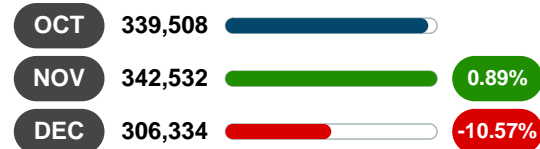


### 3 MONTHS

5 year DEC AVG = 288,502

High Sep 2024 406,320 Low Mar 2020 220,750

Average Sold Price at Closing this month at **306,334** above the 5 yr DEC average of **288,502**



### 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	9.09%	122,129	124,100	119,500	0	0
\$175,001 - \$200,000	9.09%	189,414	0	189,414	0	0
\$200,001 - \$225,000	14.29%	211,555	0	211,012	214,000	0
\$225,001 - \$300,000	31.17%	255,700	247,000	251,865	257,742	290,000
\$300,001 - \$350,000	14.29%	334,491	0	330,750	338,980	0
\$350,001 - \$475,000	12.99%	409,438	0	432,900	385,977	0
\$475,001 and up	9.09%	738,461	0	544,450	682,831	1,349,000
<b>Average Sold Price</b>		<b>306,334</b>	<b>148,680</b>	<b>269,177</b>	<b>360,059</b>	<b>819,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>306,334</b>	<b>5</b>	<b>44</b>	<b>26</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>23,587,718</b>	<b>743.40K</b>	<b>11.84M</b>	<b>9.36M</b>	<b>1.64M</b>

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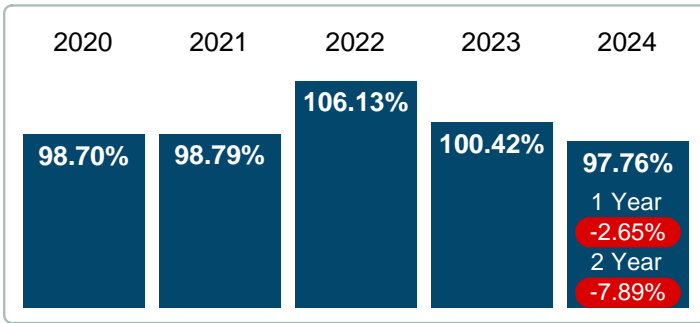
Area Delimited by County Of Rogers - Residential Property Type



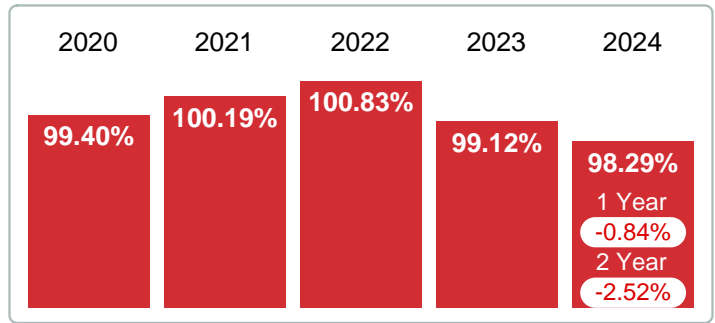
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

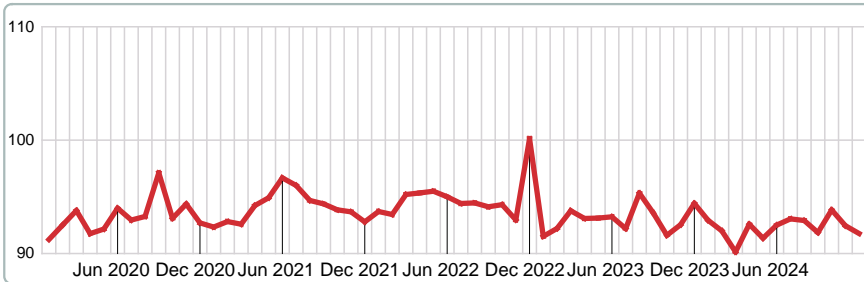
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

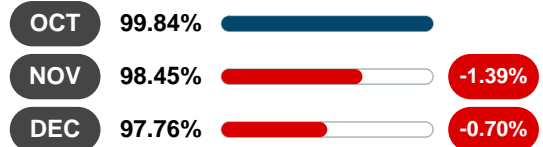


### 3 MONTHS

5 year DEC AVG = 100.36%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **97.76%**  
below the 5 yr DEC average of **100.36%**



### 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	7	9.09%	91.74%	94.05%	88.65%	0.00%	0.00%
\$175,001 - \$200,000	7	9.09%	99.01%	0.00%	99.01%	0.00%	0.00%
\$200,001 - \$225,000	11	14.29%	98.61%	0.00%	98.08%	100.96%	0.00%
\$225,001 - \$300,000	24	31.17%	97.82%	100.61%	98.04%	97.14%	99.32%
\$300,001 - \$350,000	11	14.29%	99.20%	0.00%	99.72%	98.58%	0.00%
\$350,001 - \$475,000	10	12.99%	97.32%	0.00%	97.40%	97.24%	0.00%
\$475,001 and up	7	9.09%	99.37%	0.00%	100.00%	99.71%	96.70%
Average Sold/List Ratio		97.80%		95.36%	97.81%	98.13%	98.01%
Total Closed Units		77	100%	5	44	26	2
Total Closed Volume		23,587,718		743.40K	11.84M	9.36M	1.64M

# December 2024



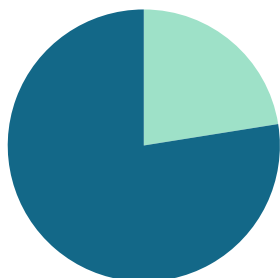
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

### INVENTORY

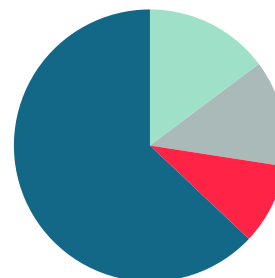


**Inventory**  
 New Listings  
**98 = 22.48%**  
 Start Inventory  
**338**  
 Total Inventory Units  
**436**  
 Volume  
**\$198,186,530**

### Market Activity

Closed Sales  
**77 = 14.78%**  
 Pending Sales  
**66 = 12.67%**  
 Other Off Market  
**50 = 9.60%**  
 Active Inventory  
**328 = 62.96%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	93	77	-17.20%	1,273	1,248	-1.96%
Pending Sales	72	66	-8.33%	1,270	1,290	1.57%
New Listings	90	98	8.89%	1,696	1,711	0.88%
Average List Price	304,789	312,596	2.56%	336,750	353,190	4.88%
Average Sale Price	300,609	306,334	1.90%	332,140	347,009	4.48%
Average Percent of Selling Price to List Price	100.42%	97.76%	-2.65%	99.12%	98.29%	-0.84%
Average Days on Market to Sale	38.23	56.99	49.08%	34.03	43.40	27.55%
Monthly Inventory	309	328	6.15%	309	328	6.15%
Months Supply of Inventory	2.91	3.15	8.28%	2.91	3.15	8.28%

**Absorption:** Last 12 months, an Average of **104** Sales/Month

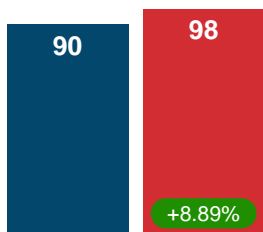
**Inventory** on December 31, 2024 = **328**

**2023** **2024**

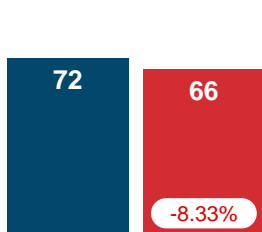
### DECEMBER MARKET

### AVERAGE PRICES

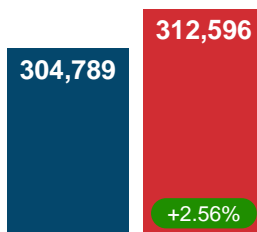
#### New Listings



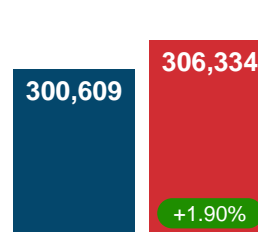
#### Pending Listings



#### List Price



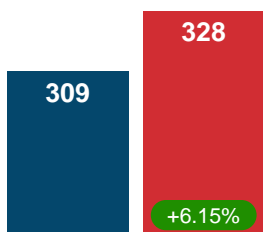
#### Sale Price



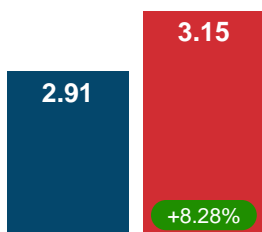
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

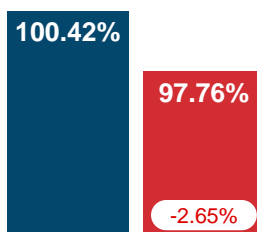
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

