

# December 2024



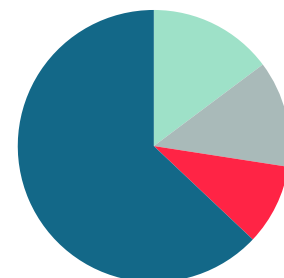
Area Delimited by County Of Rogers - Residential Property Type



## 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%
Median List Price	260,000	259,900	-0.04%
Median Sale Price	255,000	258,000	1.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	18.00	44.00	144.44%
End of Month Inventory	309	328	6.15%
Months Supply of Inventory	2.91	3.15	8.28%



- Closed (14.78%)
- Pending (12.67%)
- Other OffMarket (9.60%)
- Active (62.96%)

**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.

#### 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 **1.18%** in December 2024 to \$258,000 versus the previous year at \$255,000.

#### Median Days on Market Lengthens

The median number of **44.00** days that homes spent on the market before selling increased by 26.00 days or **144.44%** in December 2024 compared to last year's same month at **18.00** DOM.

#### Sales Success for December 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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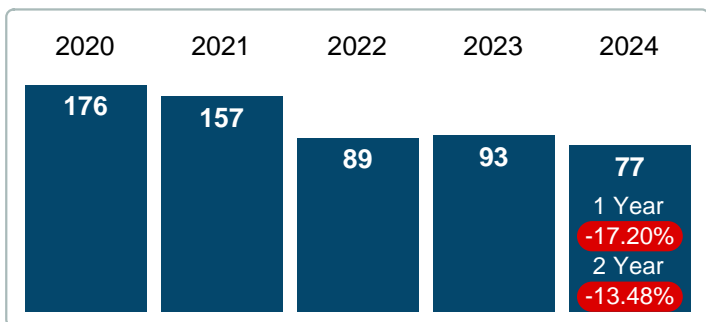
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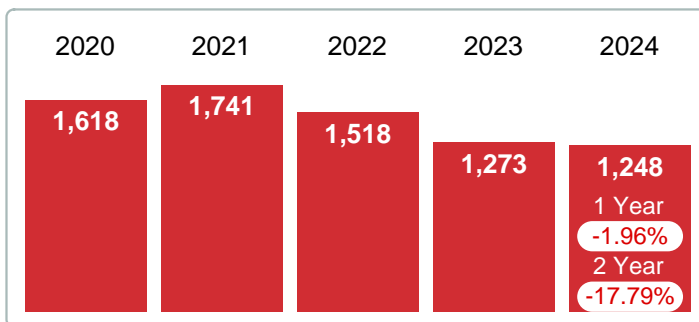
## CLOSED LISTINGS

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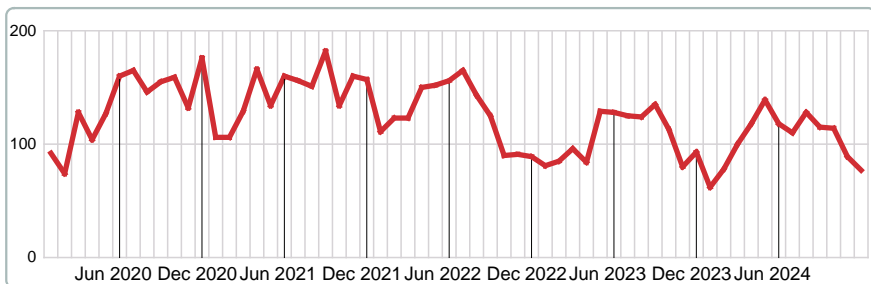
### DECEMBER



### YEAR TO DATE (YTD)

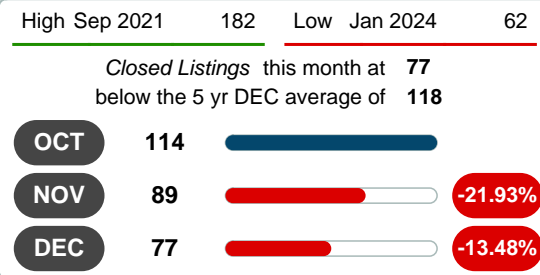


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 118



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	7	9.09%	5.0	4	3	0	0
\$175,001 - \$200,000	7	9.09%	31.0	0	7	0	0
\$200,001 - \$225,000	11	14.29%	25.0	0	9	2	0
\$225,001 - \$300,000	24	31.17%	72.5	1	12	10	1
\$300,001 - \$350,000	11	14.29%	40.0	0	6	5	0
\$350,001 - \$475,000	10	12.99%	58.0	0	5	5	0
\$475,001 and up	7	9.09%	120.0	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>44.0</b>	<b>743.40K</b>	<b>11.84M</b>	<b>9.36M</b>	<b>1.64M</b>
<b>Median Closed Price</b>	<b>\$258,000</b>			<b>\$130,000</b>	<b>\$233,000</b>	<b>\$333,750</b>	<b>\$819,500</b>

# December 2024



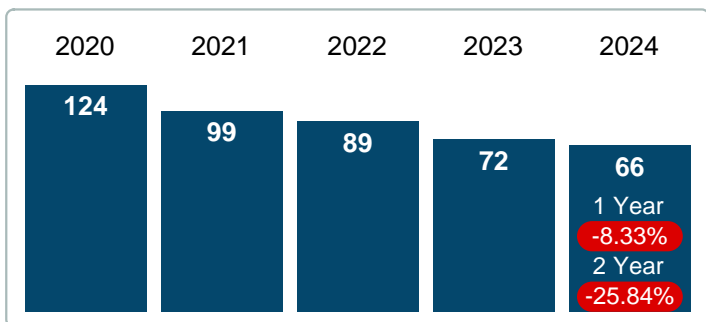
Area Delimited by County Of Rogers - Residential Property Type



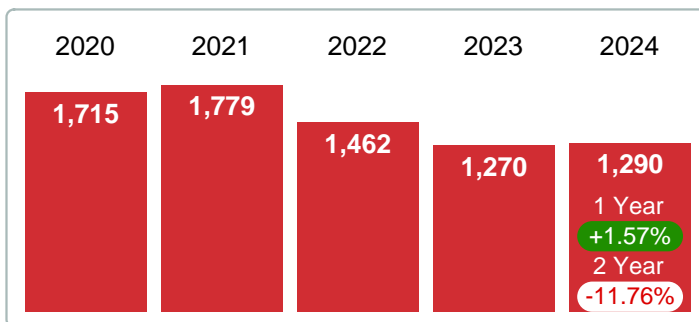
## PENDING LISTINGS

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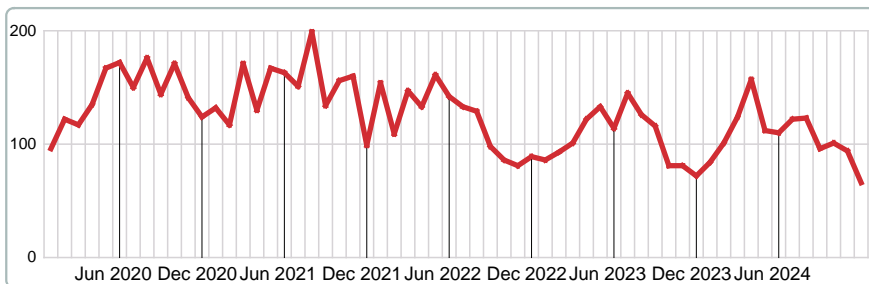
### DECEMBER



### YEAR TO DATE (YTD)

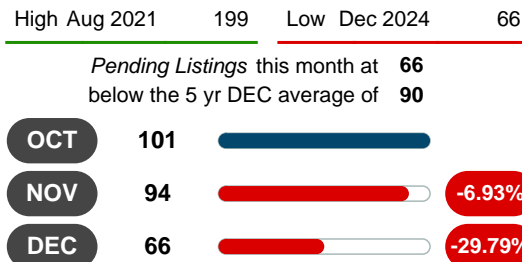


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 90



### 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	4	6.06%	12.5	2	2	0	0
\$175,001 - \$225,000	8	12.12%	59.0	0	8	0	0
\$225,001 - \$275,000	13	19.70%	39.0	1	10	1	1
\$275,001 - \$350,000	16	24.24%	72.0	2	9	3	2
\$350,001 - \$525,000	9	13.64%	40.0	0	6	3	0
\$525,001 - \$775,000	9	13.64%	78.0	0	0	5	4
\$775,001 and up	7	10.61%	94.0	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>57.0</b>	<b>1.11M</b>	<b>9.88M</b>	<b>9.56M</b>	<b>7.94M</b>
<b>Median Listing Price</b>	<b>\$304,945</b>			<b>\$229,000</b>	<b>\$270,000</b>	<b>\$539,450</b>	<b>\$664,950</b>

# December 2024



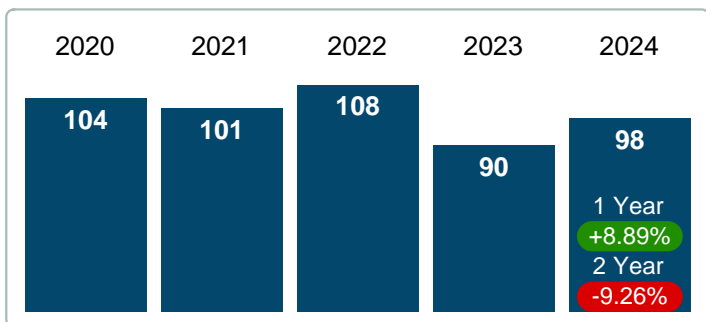
Area Delimited by County Of Rogers - Residential Property Type



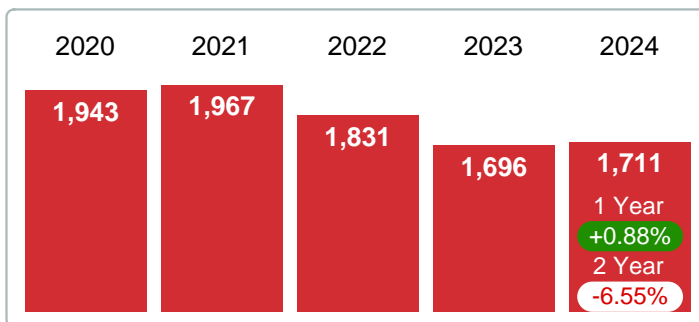
## NEW LISTINGS

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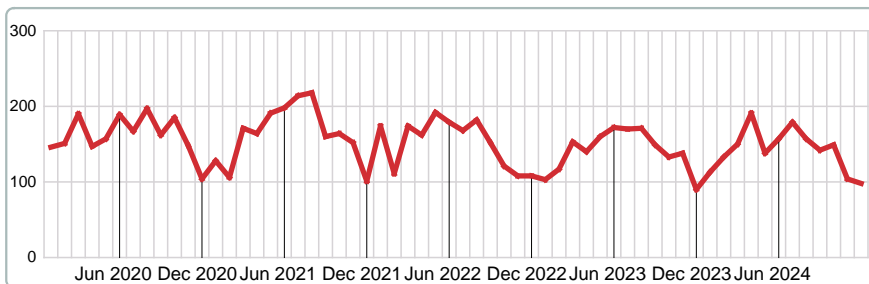
### DECEMBER



### YEAR TO DATE (YTD)

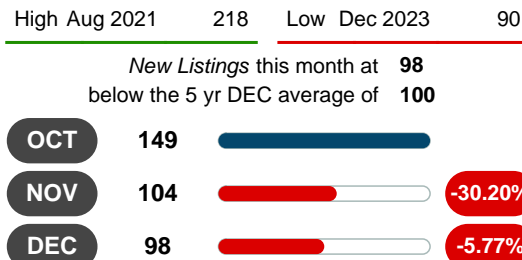


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$315,000</b>		<b>\$173,500</b>	<b>\$259,950</b>	<b>\$429,900</b>	<b>\$355,000</b>

# December 2024



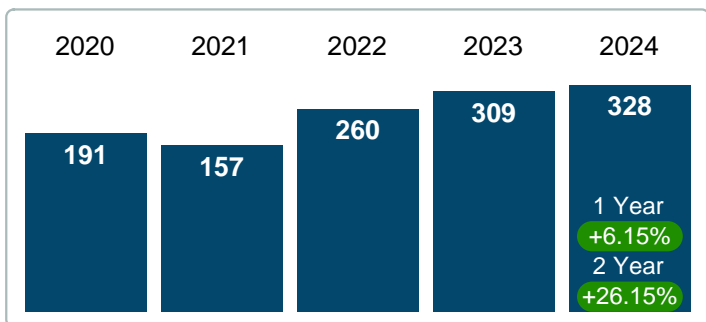
Area Delimited by County Of Rogers - Residential Property Type



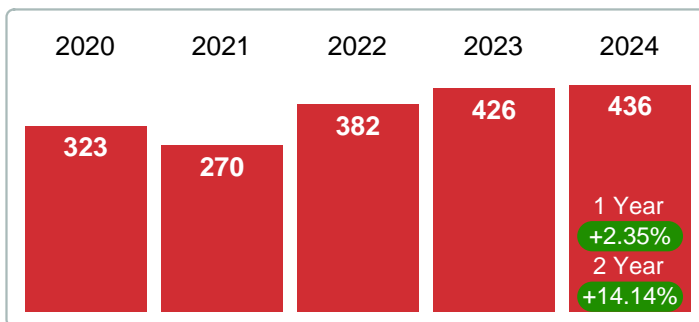
## ACTIVE INVENTORY

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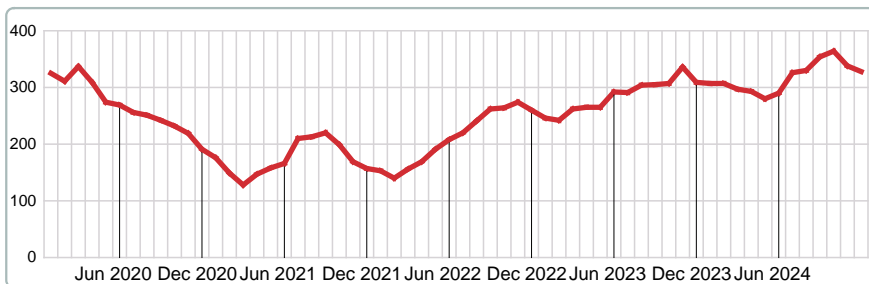
### END OF DECEMBER



### ACTIVE DURING DECEMBER

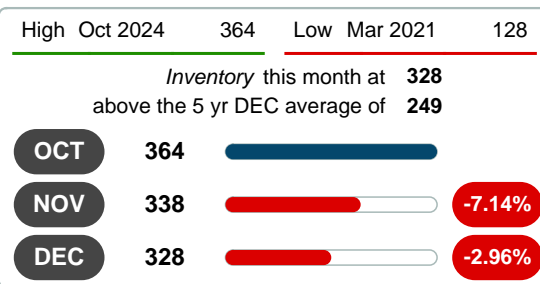


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 249



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	27	8.23%	62.0	13	13	0	1
\$175,001 - \$225,000	32	9.76%	46.0	2	26	3	1
\$225,001 - \$300,000	56	17.07%	64.5	1	44	10	1
\$300,001 - \$425,000	78	23.78%	63.5	4	35	33	6
\$425,001 - \$525,000	51	15.55%	81.0	2	15	28	6
\$525,001 - \$725,000	51	15.55%	69.0	1	9	34	7
\$725,001 and up	33	10.06%	89.0	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>67.5</b>	<b>6.33M</b>	<b>50.19M</b>	<b>68.09M</b>	<b>25.92M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$361,000</b>			<b>\$173,500</b>	<b>\$285,000</b>	<b>\$484,900</b>	<b>\$527,000</b>

# December 2024



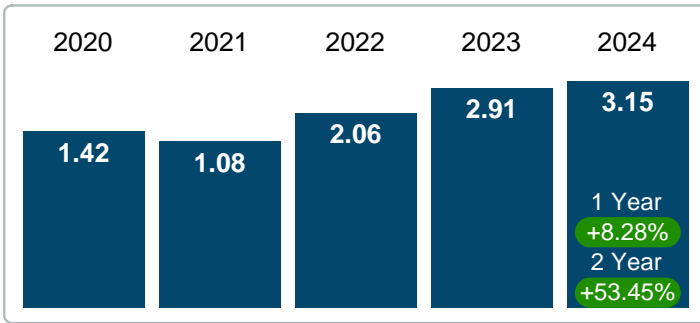
Area Delimited by County Of Rogers - Residential Property Type



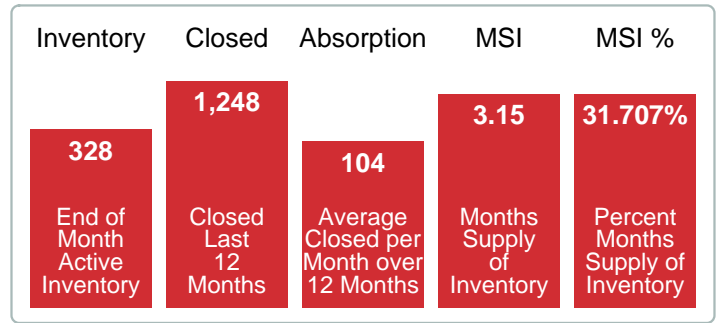
## MONTHS SUPPLY of INVENTORY (MSI)

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

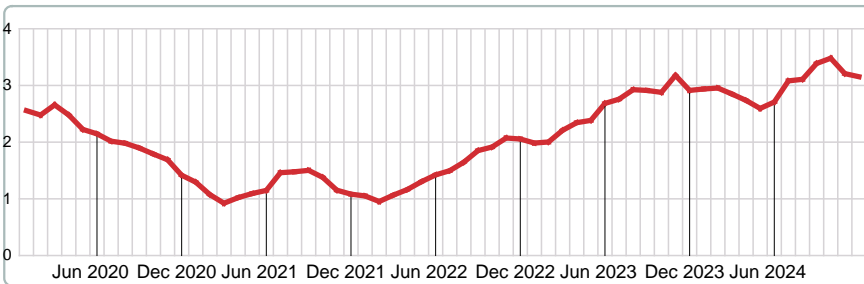
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024

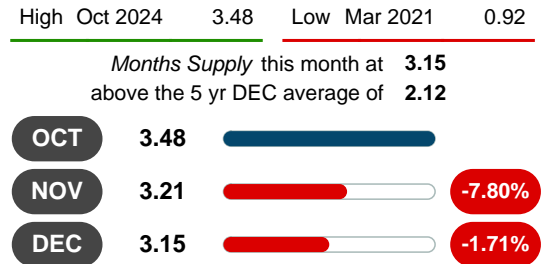


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



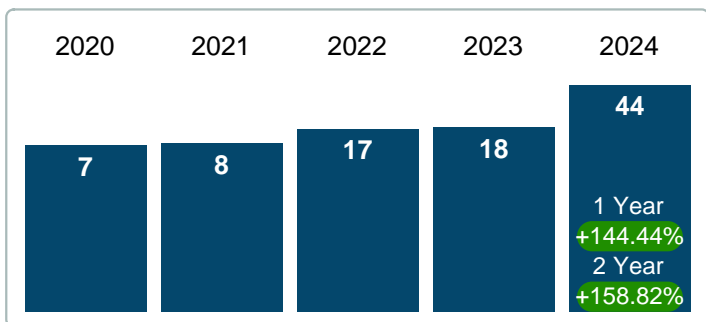
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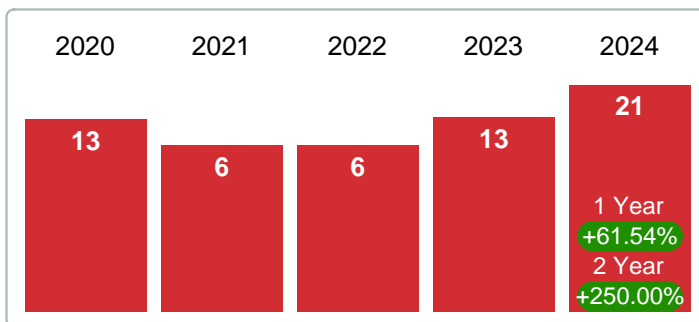
## MEDIAN DAYS ON MARKET TO SALE

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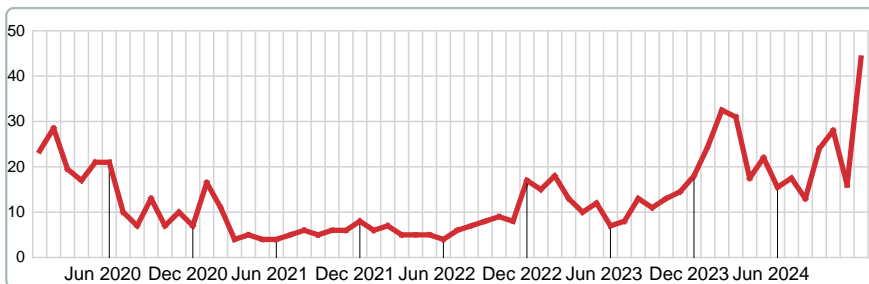
### DECEMBER



### YEAR TO DATE (YTD)

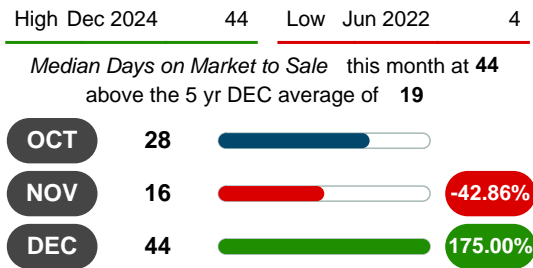


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 19



### 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	9.09%	5	19	4	0	0
\$175,001 - \$200,000	9.09%	31	0	31	0	0
\$200,001 - \$225,000	14.29%	25	0	25	28	0
\$225,001 - \$300,000	31.17%	73	49	37	82	87
\$300,001 - \$350,000	14.29%	40	0	44	40	0
\$350,001 - \$475,000	12.99%	58	0	66	50	0
\$475,001 and up	9.09%	120	0	89	138	94
Median Closed DOM		44	33	30	73	91
Total Closed Units	100%	77	5	44	26	2
Total Closed Volume		23,587,718	743.40K	11.84M	9.36M	1.64M

# December 2024



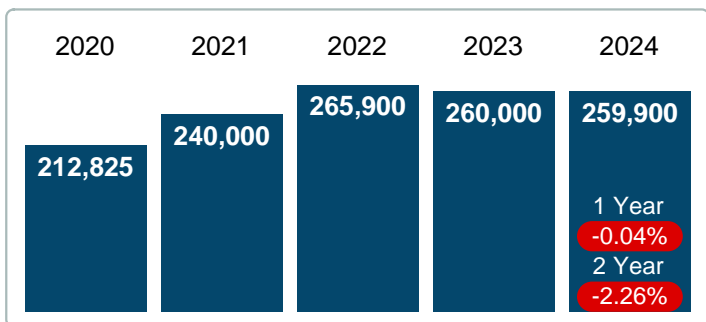
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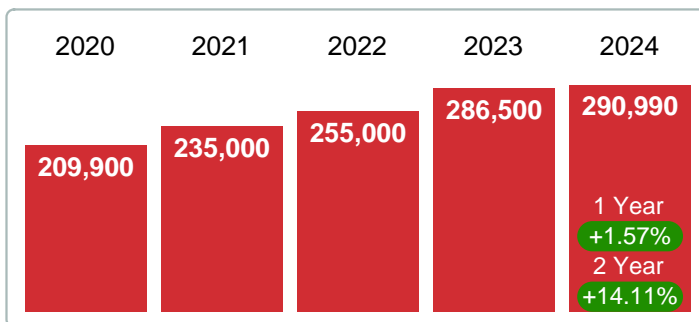
## MEDIAN LIST PRICE AT CLOSING

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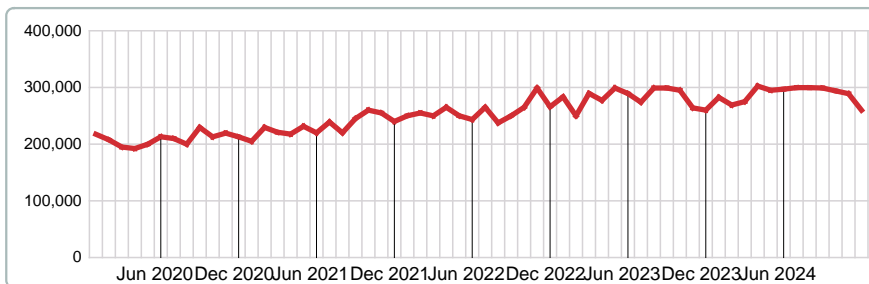
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

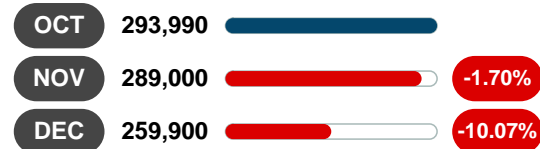


### 3 MONTHS

5 year DEC AVG = 247,725

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

Median List Price at Closing this month at **259,900**  
above the 5 yr DEC average of **247,725**



### 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	9.09%	129,900	134,950	120,000	0	0
\$175,001 - \$200,000	10.39%	189,900	0	189,900	0	0
\$200,001 - \$225,000	11.69%	218,000	0	219,150	211,950	0
\$225,001 - \$300,000	28.57%	249,950	245,500	252,500	248,950	292,000
\$300,001 - \$350,000	18.18%	338,450	0	335,000	342,500	0
\$350,001 - \$475,000	12.99%	412,500	0	465,000	403,883	0
\$475,001 and up	9.09%	585,000	0	544,450	595,900	1,395,000
Median List Price		259,900	140,000	238,500	341,200	843,500
Total Closed Units	100%	77	5	44	26	2
Total Closed Volume		24,069,908	775.30K	12.08M	9.53M	1.69M



# December 2024



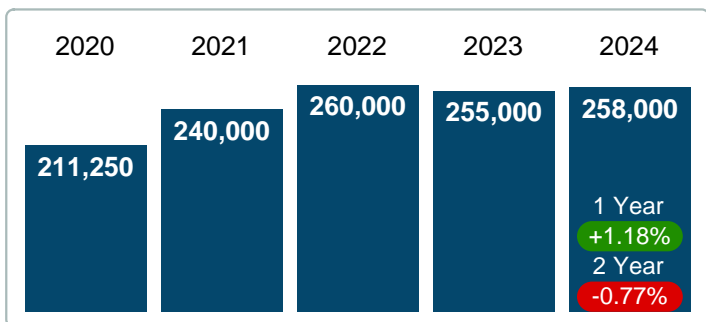
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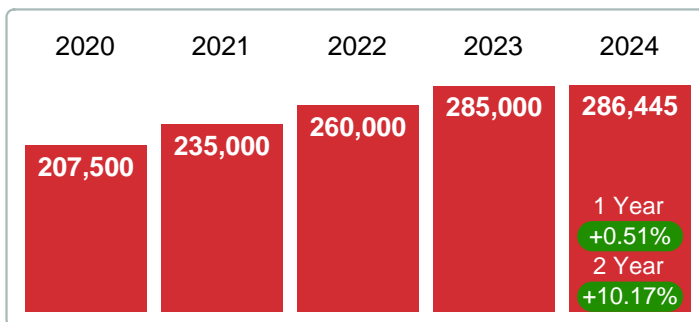
## MEDIAN SOLD PRICE AT CLOSING

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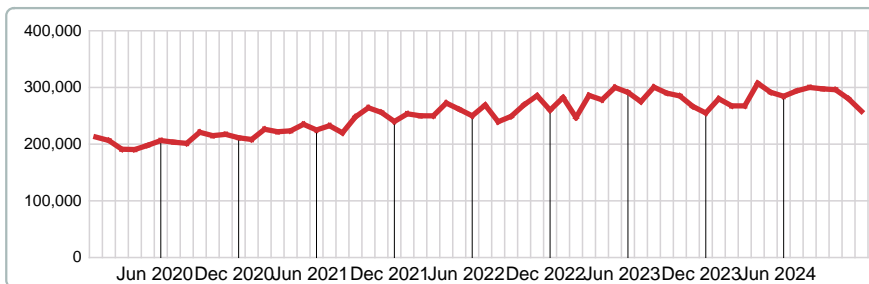
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

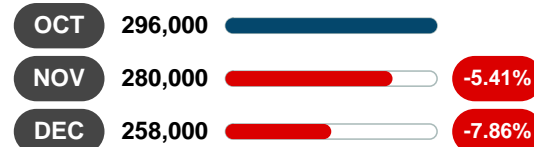


### 3 MONTHS

5 year DEC AVG = 244,850

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

Median Sold Price at Closing this month at **258,000** above the 5 yr DEC average of **244,850**



### 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	9.09%	125,000	127,500	112,000	0	0
\$175,001 - \$200,000	9.09%	189,000	0	189,000	0	0
\$200,001 - \$225,000	14.29%	211,000	0	211,000	214,000	0
\$225,001 - \$300,000	31.17%	251,250	247,000	249,000	251,250	290,000
\$300,001 - \$350,000	14.29%	337,500	0	330,000	339,900	0
\$350,001 - \$475,000	12.99%	401,942	0	462,000	390,000	0
\$475,001 and up	9.09%	585,000	0	544,450	599,413	1,349,000
<b>Median Sold Price</b>		<b>258,000</b>	<b>130,000</b>	<b>233,000</b>	<b>333,750</b>	<b>819,500</b>
<b>Total Closed Units</b>	<b>100%</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>743.40K</b>	<b>11.84M</b>	<b>9.36M</b>	<b>1.64M</b>

# December 2024



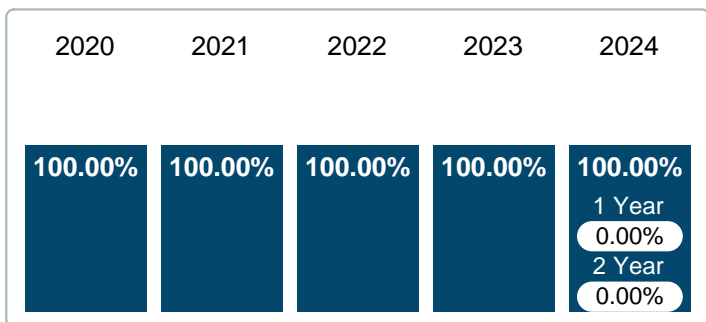
Area Delimited by County Of Rogers - Residential Property Type



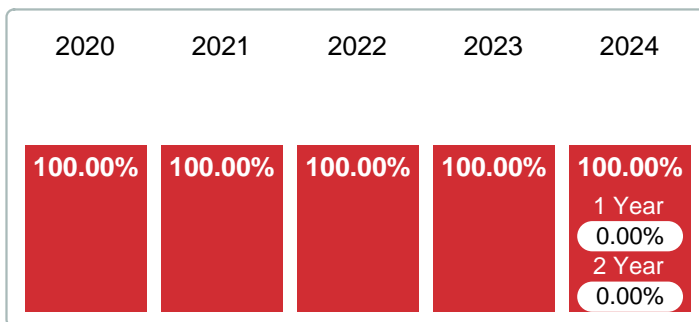
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

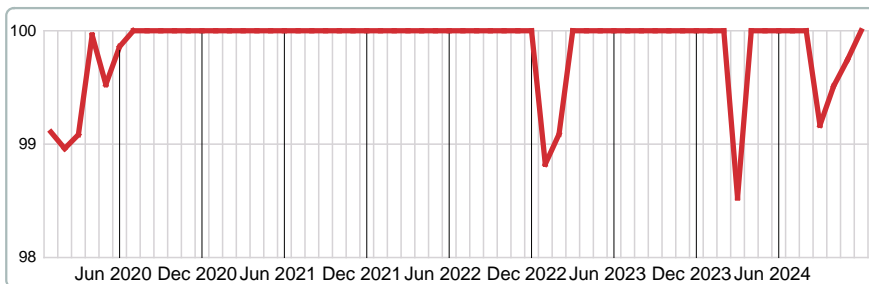
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

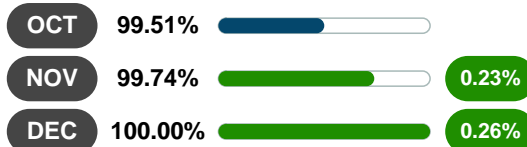


### 3 MONTHS

5 year DEC AVG = 100.00%

High Dec 2024 100.00% Low Mar 2024 98.53%

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



### 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
\$175,000 and less	7	9.09%	92.86%	94.54%	89.95%	0.00%	0.00%
\$175,001 - \$200,000	7	9.09%	100.00%	0.00%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	11	14.29%	100.00%	0.00%	98.84%	100.96%	0.00%
\$225,001 - \$300,000	24	31.17%	99.79%	100.61%	99.26%	99.79%	99.32%
\$300,001 - \$350,000	11	14.29%	100.00%	0.00%	100.15%	98.57%	0.00%
\$350,001 - \$475,000	10	12.99%	96.98%	0.00%	97.28%	96.05%	0.00%
\$475,001 and up	7	9.09%	100.00%	0.00%	100.00%	100.34%	96.70%
Median Sold/List Ratio		100.00%		96.23%	100.00%	99.85%	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



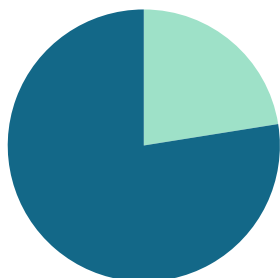
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

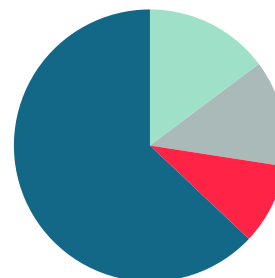


**Inventory**  
 New Listings  
**98 = 22.48%**  
 Start Inventory  
**338**  
 Total Inventory Units  
**436**  
 Volume  
**\$198,186,530**

### 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%
Median List Price	260,000	259,900	-0.04%	286,500	290,990	1.57%
Median Sale Price	255,000	258,000	1.18%	285,000	286,445	0.51%
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	18.00	44.00	144.44%	13.00	21.00	61.54%
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

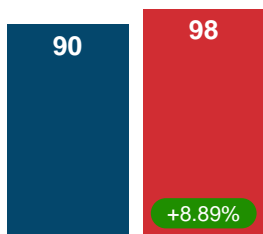
**Inventory** on December 31, 2024 = **328**

**2023** **2024**

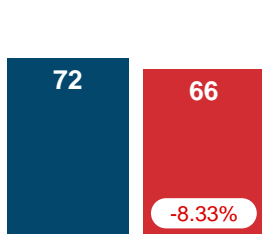
### DECEMBER MARKET

### MEDIAN PRICES

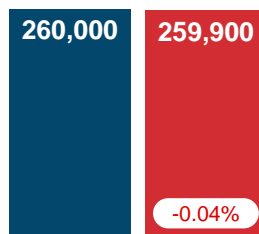
#### New Listings



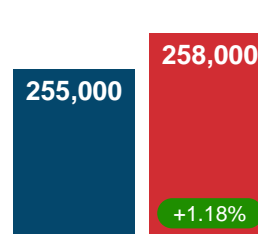
#### Pending Listings



#### List Price



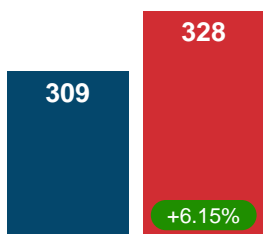
#### Sale Price



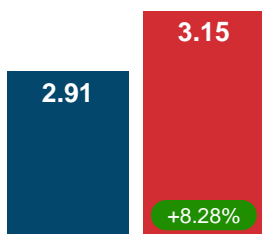
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

