

## March 2025



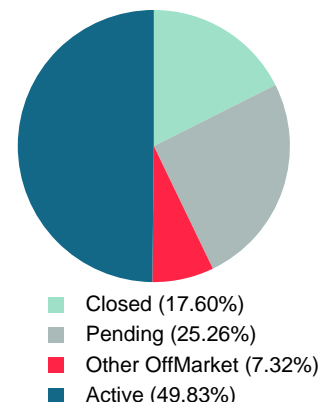
Area Delimited by County Of Rogers - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	100	101	1.00%
Pending Listings	124	145	16.94%
New Listings	150	169	12.67%
Median List Price	274,990	254,900	-7.31%
Median Sale Price	267,500	250,000	-6.54%
Median Percent of Selling Price to List Price	98.53%	100.00%	1.50%
Median Days on Market to Sale	31.00	24.00	-22.58%
End of Month Inventory	298	286	-4.03%
Months Supply of Inventory	2.86	2.67	-6.71%



**Absorption:** Last 12 months, an Average of **107** Sales/Month  
**Active Inventory** as of March 31, 2025 = **286**

#### Analysis Wrap-Up

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

The total housing inventory at the end of March 2025 decreased **4.03%** to 286 existing homes available for sale. Over the last 12 months this area has had an average of 107 closed sales per month. This represents an unsold inventory index of **2.67** MSI for this period.

##### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **6.54%** in March 2025 to \$250,000 versus the previous year at \$267,500.

##### Median Days on Market Shortens

The median number of **24.00** days that homes spent on the market before selling decreased by 7.00 days or **22.58%** in March 2025 compared to last year's same month at **31.00** DOM.

##### Sales Success for March 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 169 New Listings in March 2025, up **12.67%** from last year at 150. Furthermore, there were 101 Closed Listings this month versus last year at 100, a **1.00%** increase.

Closed versus Listed trends yielded a **59.8%** ratio, down from previous year's, March 2024, at **66.7%**, a **10.36%** downswing. This will certainly create pressure on a decreasing Monthly 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

March 2025



Area Delimited by County Of Rogers - Residential Property Type

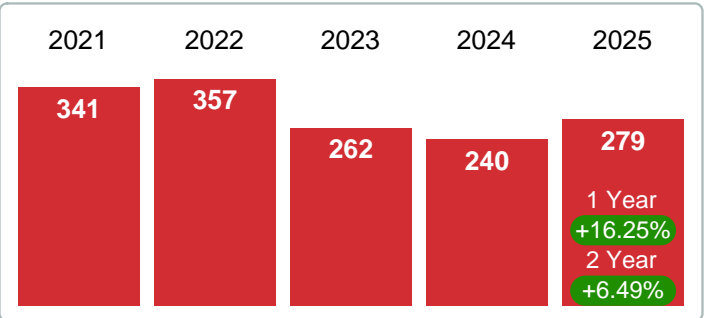
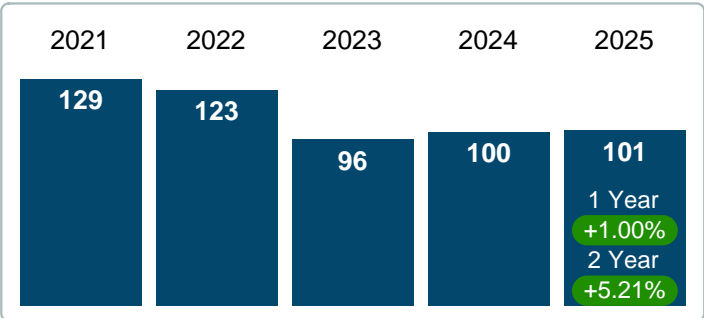


CLOSED LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

MARCH

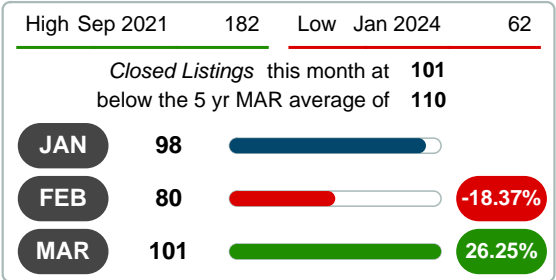
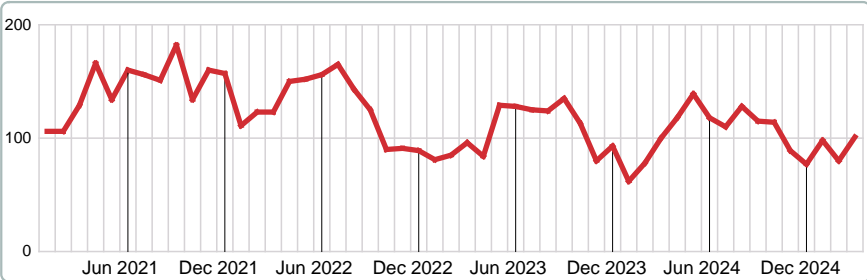
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR 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
\$125,000 and less	6			5.94%	10.5	4	2	0	0
\$125,001 - \$200,000	16			15.84%	23.5	3	10	2	1
\$200,001 - \$225,000	12			11.88%	35.5	1	9	1	1
\$225,001 - \$300,000	29			28.71%	23.0	1	24	4	0
\$300,001 - \$350,000	11			10.89%	39.0	0	5	5	1
\$350,001 - \$525,000	16			15.84%	45.5	1	7	5	3
\$525,001 and up	11			10.89%	22.0	0	2	9	0
Total Closed Units					101	10	59	26	6
Total Closed Volume					30,375,656	1.60M	15.58M	11.21M	1.98M
Median Closed Price					\$250,000	\$132,450	\$235,000	\$365,000	\$358,500

March 2025



Area Delimited by County Of Rogers - Residential Property Type

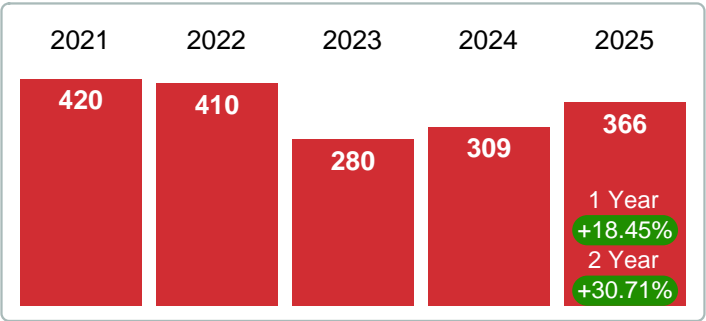
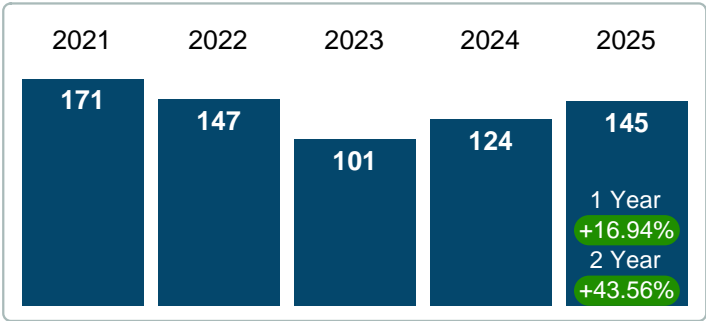


PENDING LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

MARCH

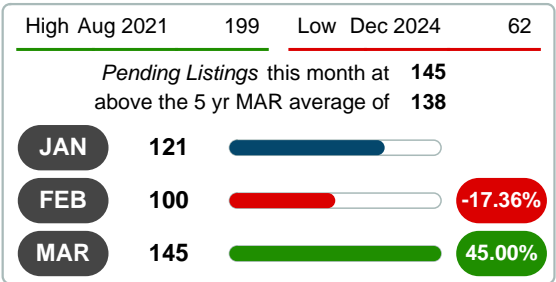
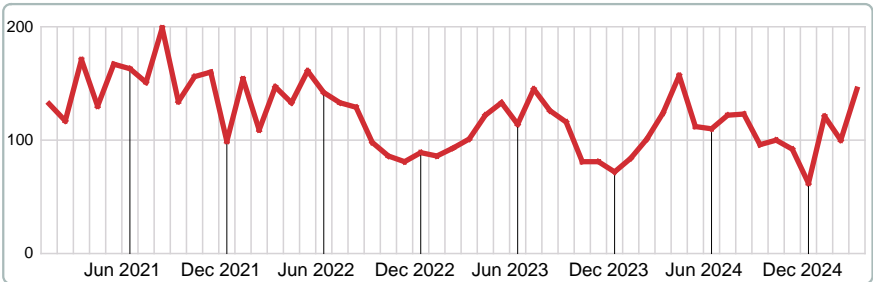
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 138



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12			8.28%	5.0	8	2	2	0
\$150,001 - \$225,000	19			13.10%	6.0	4	12	3	0
\$225,001 - \$250,000	17			11.72%	9.0	0	15	2	0
\$250,001 - \$350,000	45			31.03%	23.0	1	31	13	0
\$350,001 - \$450,000	18			12.41%	61.0	0	7	10	1
\$450,001 - \$650,000	17			11.72%	31.0	0	6	9	2
\$650,001 and up	17			11.72%	47.0	0	1	13	3
Total Pending Units				145		13	74	52	6
Total Pending Volume				53,771,349	100%	2.04M	22.04M	24.01M	5.68M
Median Listing Price				\$304,900		\$145,000	\$265,000	\$429,950	\$664,950

## March 2025



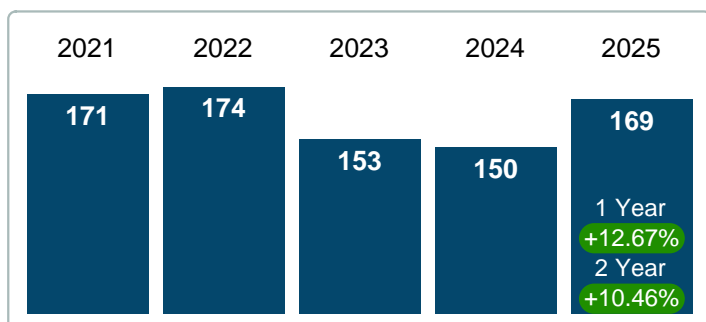
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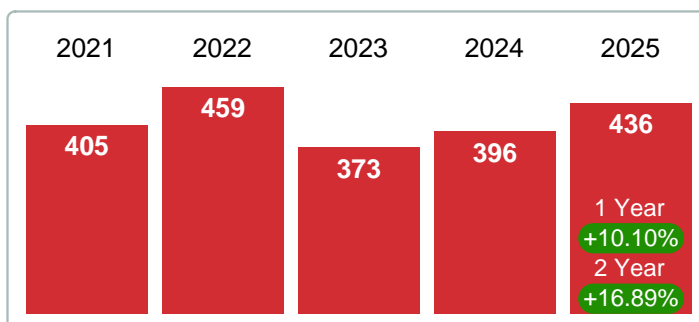
### NEW LISTINGS

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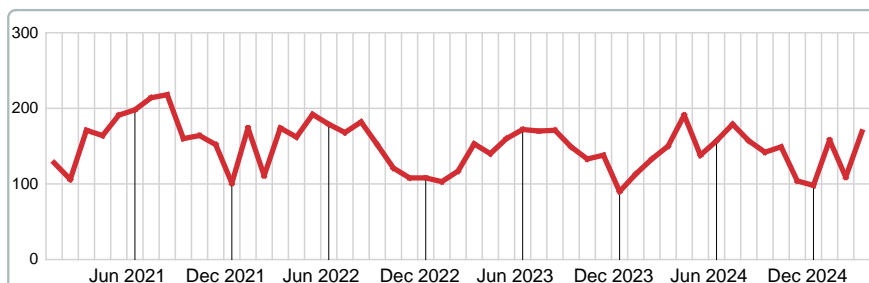
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS

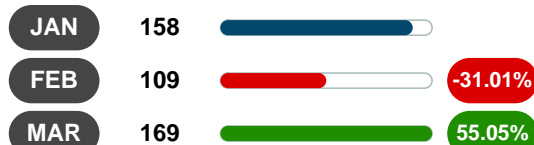


#### 3 MONTHS

5 year MAR AVG = 163

High Aug 2021 218 Low Dec 2023 90

New Listings this month at **169**  
above the 5 yr MAR average of **163**



#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	17	10.06%
\$150,001 - \$200,000	14	8.28%
\$200,001 - \$250,000	31	18.34%
\$250,001 - \$375,000	40	23.67%
\$375,001 - \$500,000	28	16.57%
\$500,001 - \$675,000	21	12.43%
\$675,001 and up	18	10.65%
Total New Listed Units	169	
Total New Listed Volume	64,713,163	100%
Median New Listed Listing Price	\$306,500	

1-2 Beds	3 Beds	4 Beds	5+ Beds
11	4	2	0
4	8	2	0
0	24	7	0
1	28	11	0
0	11	15	2
0	3	17	1
1	0	11	6
17	78	65	9
3.36M	21.89M	31.54M	7.92M
\$139,900	\$255,625	\$469,999	\$700,000

March 2025



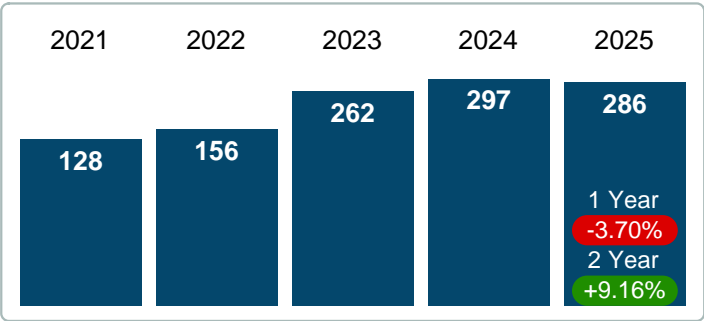
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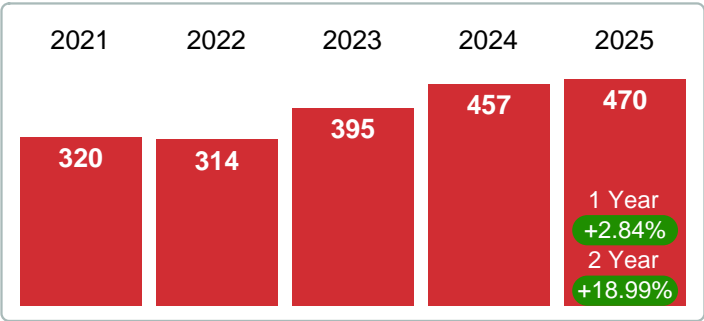
ACTIVE INVENTORY

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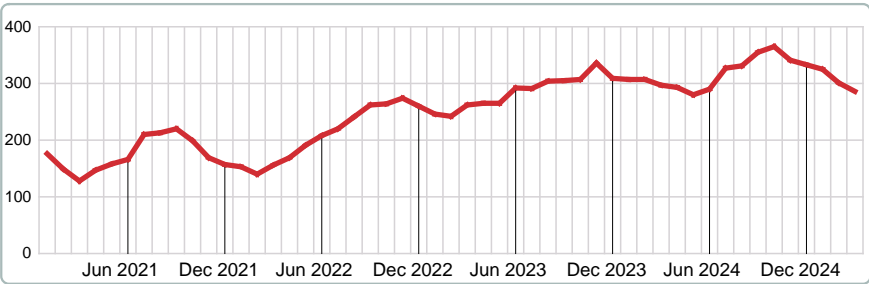
END OF MARCH



ACTIVE DURING MARCH

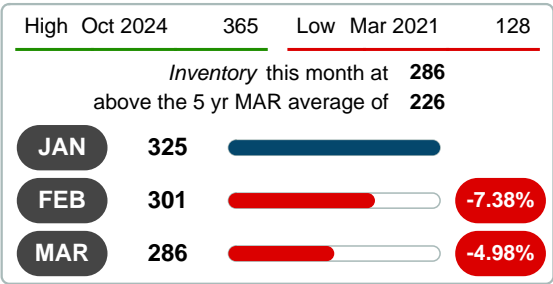


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 226



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17			5.94%	32.0	11	6	0	0
\$150,001 - \$225,000	29			10.14%	49.0	5	23	1	0
\$225,001 - \$300,000	48			16.78%	33.0	0	31	16	1
\$300,001 - \$450,000	78			27.27%	57.5	4	38	28	8
\$450,001 - \$575,000	48			16.78%	87.0	0	8	39	1
\$575,001 - \$800,000	37			12.94%	81.0	0	4	27	6
\$800,001 and up	29			10.14%	54.0	2	5	11	11
Total Active Inventory by Units				286		22	115	122	27
Total Active Inventory by Volume				134,024,385	100%	5.60M	40.54M	65.80M	22.08M
Median Active Inventory Listing Price				\$395,000		\$150,000	\$290,000	\$517,400	\$699,000

March 2025



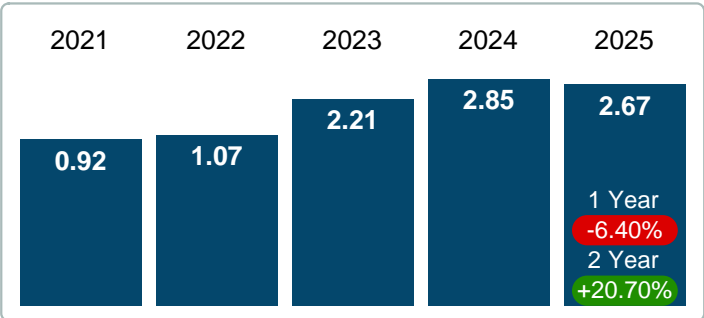
Area Delimited by County Of Rogers - Residential Property Type



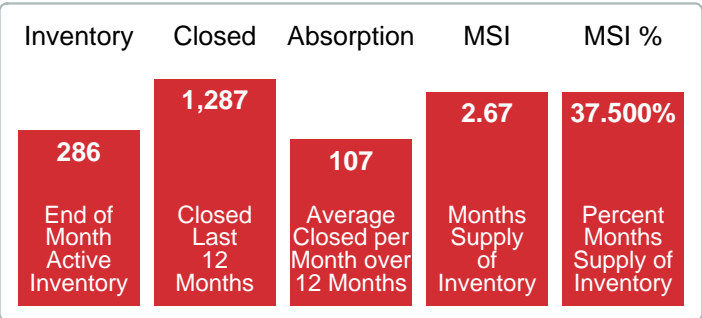
MONTHS SUPPLY of INVENTORY (MSI)

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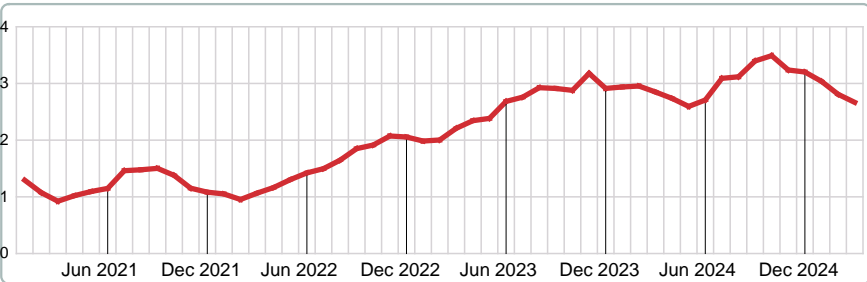
MSI FOR MARCH



INDICATORS FOR MARCH 2025

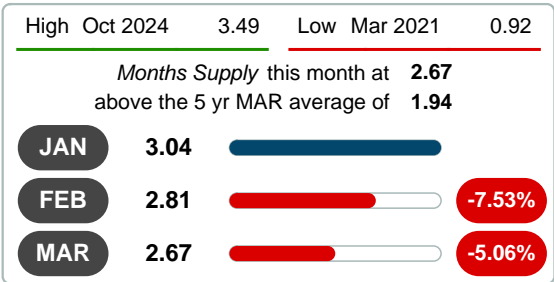


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.94



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
\$150,000 and less	17			5.94%	1.91	2.54	1.67	0.00	0.00
\$150,001 - \$225,000	29			10.14%	1.42	3.33	1.37	0.50	0.00
\$225,001 - \$300,000	48			16.78%	1.60	0.00	1.60	2.29	0.40
\$300,001 - \$450,000	78			27.27%	3.13	8.00	3.02	2.73	5.05
\$450,001 - \$575,000	48			16.78%	4.50	0.00	3.00	6.08	0.67
\$575,001 - \$800,000	37			12.94%	4.67	0.00	2.67	5.31	5.14
\$800,001 and up	29			10.14%	6.44	0.00	10.00	4.71	6.60
Market Supply of Inventory (MSI)					2.67	2.87	2.02	3.59	3.15
Total Active Inventory by Units				100%	286	22	115	122	27

## March 2025



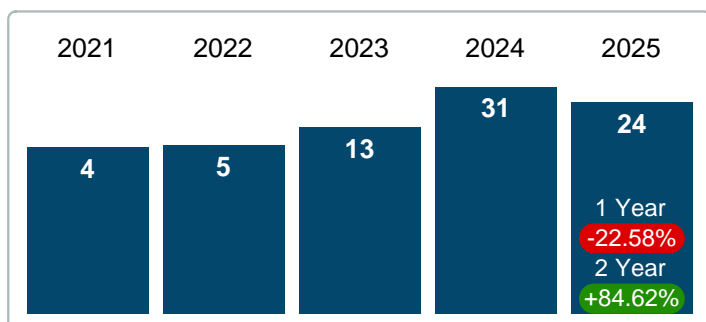
Area Delimited by County Of Rogers - Residential Property Type



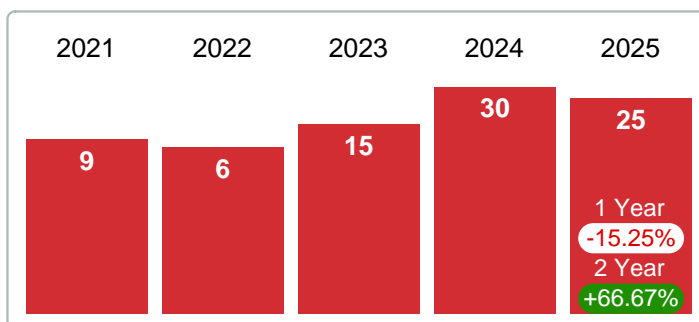
### MEDIAN DAYS ON MARKET TO SALE

Report produced on Apr 11, 2025 for MLS Technology Inc.

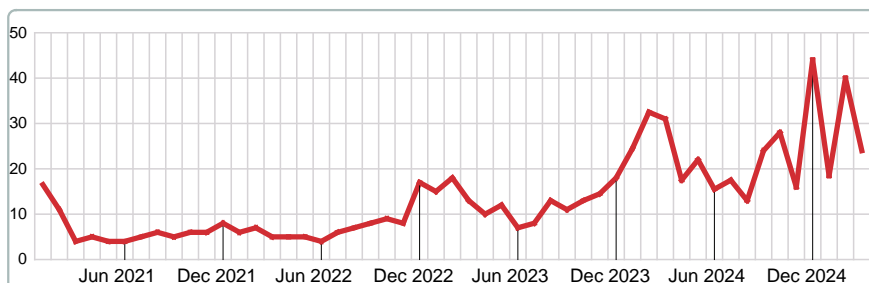
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 15

High Dec 2024 44 Low Jun 2022 4

Median Days on Market to Sale this month at 24  
above the 5 yr MAR average of 15

JAN	19		
FEB	40		116.22%
MAR	24		-40.00%

#### 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
\$125,000 and less	6	5.94%	11	7	16	0	0
\$125,001 - \$200,000	16	15.84%	24	2	24	57	70
\$200,001 - \$225,000	12	11.88%	36	170	23	25	73
\$225,001 - \$300,000	29	28.71%	23	141	17	43	0
\$300,001 - \$350,000	11	10.89%	39	0	18	39	67
\$350,001 - \$525,000	16	15.84%	46	71	47	56	39
\$525,001 and up	11	10.89%	22	0	5	43	0
Median Closed DOM	24			17	18	41	56
Total Closed Units	101		100%	10	59	26	6
Total Closed Volume	30,375,656			1.60M	15.58M	11.21M	1.98M



March 2025



Area Delimited by County Of Rogers - Residential Property Type

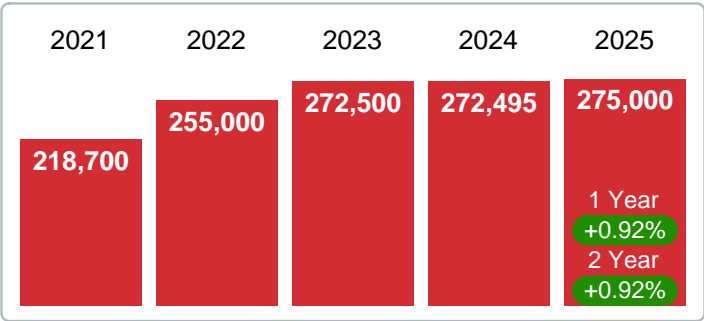
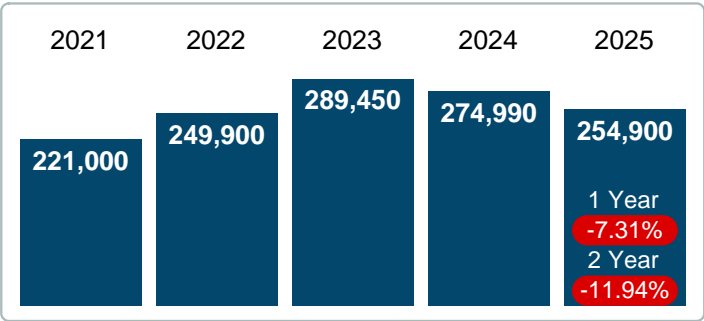


MEDIAN LIST PRICE AT CLOSING

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MARCH

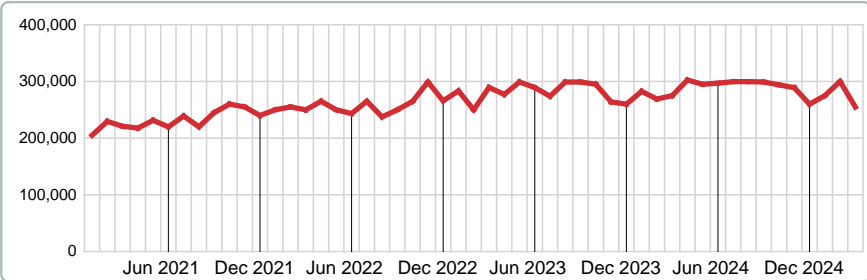
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 258,048



High Apr 2024 302,450    Low Jan 2021 205,000

Median List Price at Closing this month at **254,900**  
below the 5 yr MAR average of **258,048**

JAN

275,000

FEB

299,950

9.07%

MAR

254,900

-15.02%

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
\$125,000 and less	4			3.96%	77,450	85,000	69,000	0	0
\$125,001 \$200,000	16			15.84%	169,850	135,000	175,500	150,000	169,800
\$200,001 \$225,000	14			13.86%	215,438	0	215,000	217,400	224,900
\$225,001 \$300,000	27			26.73%	247,650	259,900	244,950	258,775	0
\$300,001 \$350,000	14			13.86%	322,750	0	317,500	325,500	340,000
\$350,001 \$525,000	15			14.85%	430,000	474,500	432,450	425,000	449,000
\$525,001 and up	11			10.89%	599,900	0	572,000	635,000	0
Median List Price					254,900	134,950	240,000	373,950	357,500
Total Closed Units				100%	254,900	10	59	26	6
Total Closed Volume					30,917,508	1.77M	15.88M	11.20M	2.06M



March 2025



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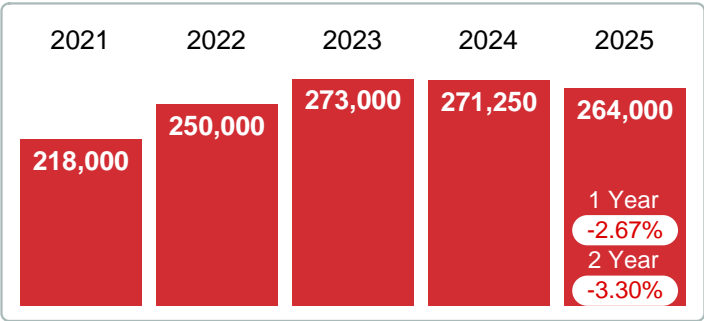
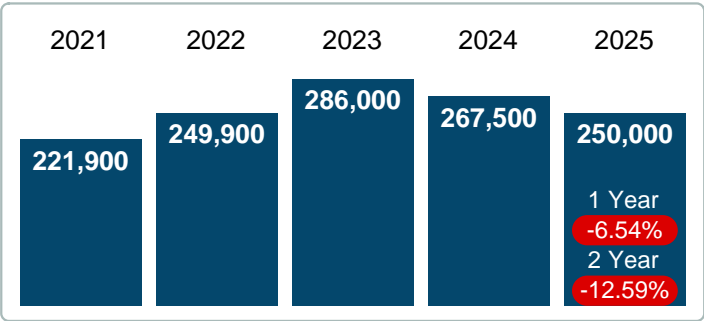


MEDIAN SOLD PRICE AT CLOSING

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MARCH

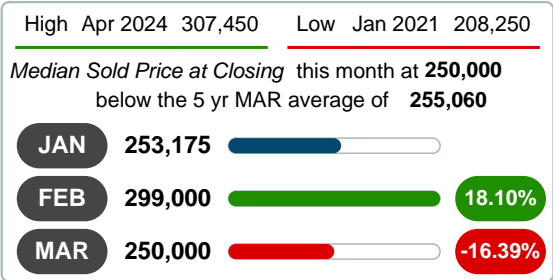
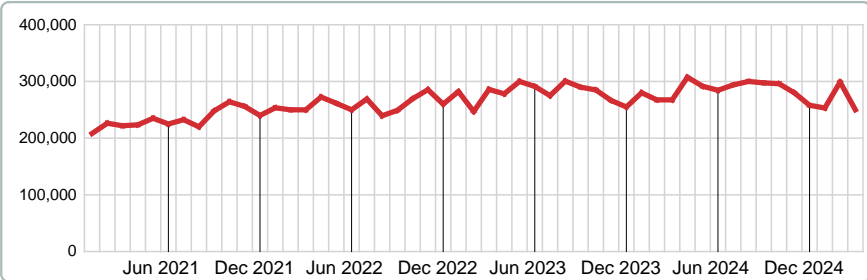
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 255,060



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
\$125,000 and less	6		5.94%	80,000	80,000	92,500	0	0
\$125,001 - \$200,000	16		15.84%	178,500	134,900	184,250	175,000	142,900
\$200,001 - \$225,000	12		11.88%	217,320	225,000	216,740	225,000	210,000
\$225,001 - \$300,000	29		28.71%	246,205	242,000	240,000	256,325	0
\$300,001 - \$350,000	11		10.89%	325,000	0	325,000	317,000	342,000
\$350,001 - \$525,000	16		15.84%	390,000	355,000	380,000	400,000	438,000
\$525,001 and up	11		10.89%	599,000	0	572,000	630,000	0
Median Sold Price		250,000			132,450	235,000	365,000	358,500
Total Closed Units		101	100%	250,000	10	59	26	6
Total Closed Volume		30,375,656			1.60M	15.58M	11.21M	1.98M

March 2025



Area Delimited by County Of Rogers - Residential Property Type

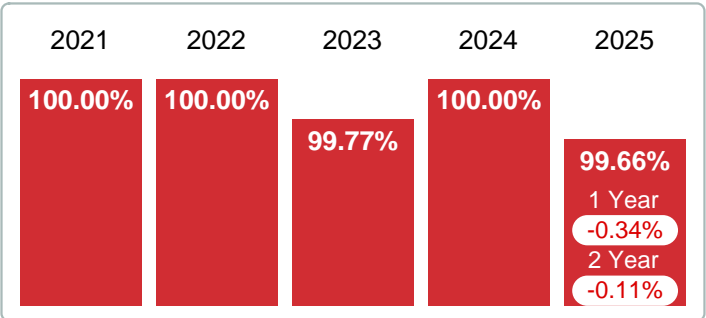
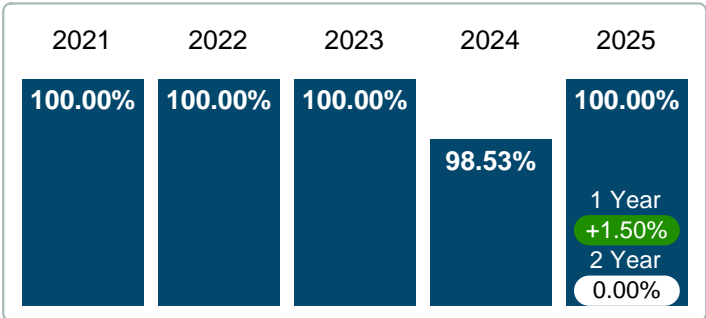


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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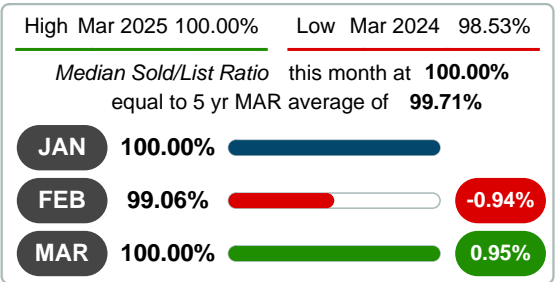
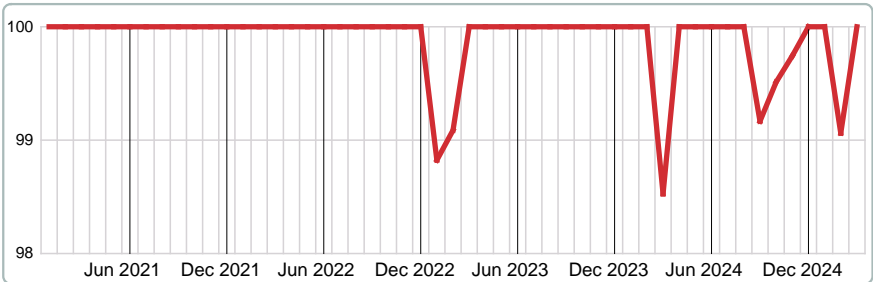
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.71%



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
\$125,000 and less	6	5.94%	83.63%	83.46%	84.81%	0.00%	0.00%
\$125,001 - \$200,000	16	15.84%	99.72%	100.00%	97.34%	96.53%	84.16%
\$200,001 - \$225,000	12	11.88%	100.00%	115.38%	100.00%	102.32%	93.37%
\$225,001 - \$300,000	29	28.71%	100.00%	93.11%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	11	10.89%	99.26%	0.00%	98.71%	99.26%	100.59%
\$350,001 - \$525,000	16	15.84%	99.25%	74.82%	100.00%	98.71%	97.55%
\$525,001 and up	11	10.89%	98.74%	0.00%	100.00%	98.51%	0.00%
Median Sold/List Ratio		100.00%		91.00%	100.00%	99.00%	95.87%
Total Closed Units		101	100%	10	59	26	6
Total Closed Volume		30,375,656		1.60M	15.58M	11.21M	1.98M

# March 2025



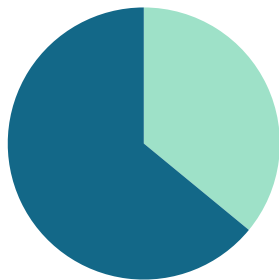
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

### INVENTORY



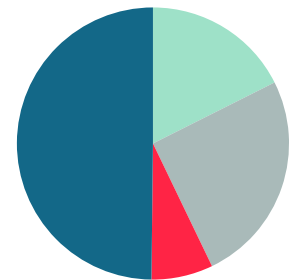
### Inventory

New Listings	169 = 35.96%
Start Inventory	301
Total Inventory Units	470
Volume	\$204,720,951

### Market Activity

Closed Sales	101 = 17.60%
Pending Sales	145 = 25.26%
Other Off Market	42 = 7.32%
Active Inventory	286 = 49.83%

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	100	101	1.00%	240	279	16.25%
Pending Sales	124	145	16.94%	309	366	18.45%
New Listings	150	169	12.67%	396	436	10.10%
Median List Price	274,990	254,900	-7.31%	272,495	275,000	0.92%
Median Sale Price	267,500	250,000	-6.54%	271,250	264,000	-2.67%
Median Percent of Selling Price to List Price	98.53%	100.00%	1.50%	100.00%	99.66%	-0.34%
Median Days on Market to Sale	31.00	24.00	-22.58%	29.50	25.00	-15.25%
Monthly Inventory	298	286	-4.03%	298	286	-4.03%
Months Supply of Inventory	2.86	2.67	-6.71%	2.86	2.67	-6.71%

Absorption: Last 12 months, an Average of 107 Sales/Month

Inventory on March 31, 2025 = 286

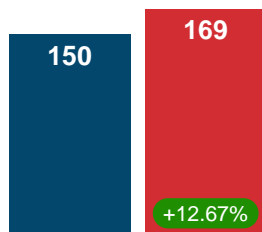
2024

2025

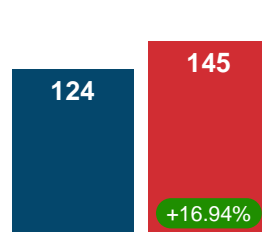
### MARCH MARKET

### MEDIAN PRICES

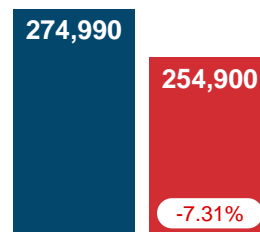
#### New Listings



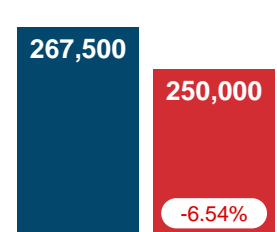
#### Pending Listings



#### List Price



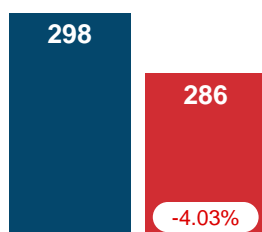
#### Sale Price



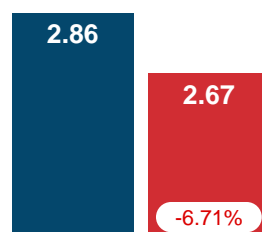
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

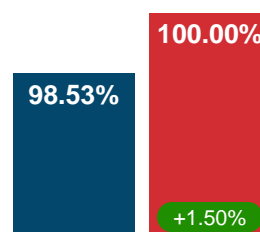
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

