

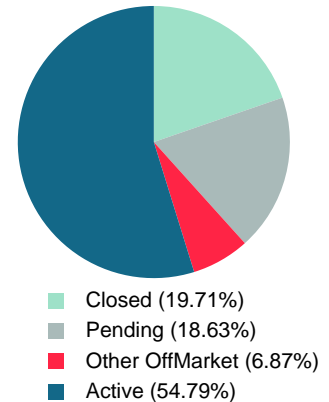
April 2025

Area Delimited by County Of Rogers - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	118	109	-7.63%
Pending Listings	157	103	-34.39%
New Listings	191	145	-24.08%
Median List Price	302,450	295,000	-2.46%
Median Sale Price	307,450	294,000	-4.37%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	17.50	26.00	48.57%
End of Month Inventory	294	303	3.06%
Months Supply of Inventory	2.75	2.85	3.63%



Absorption: Last 12 months, an Average of **107** Sales/Month
Active Inventory as of April 30, 2025 = **303**

Analysis Wrap-Up**Months Supply of Inventory (MSI) Increases**

The total housing inventory at the end of April 2025 rose **3.06%** to 303 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 **2.85** 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 **4.37%** in April 2025 to \$294,000 versus the previous year at \$307,450.

Median Days on Market Lengthens

The median number of **26.00** days that homes spent on the market before selling increased by 8.50 days or **48.57%** in April 2025 compared to last year's same month at **17.50** DOM.

Sales Success for April 2025 is Positive

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

There were 145 New Listings in April 2025, down **24.08%** from last year at 191. Furthermore, there were 109 Closed Listings this month versus last year at 118, a **-7.63%** decrease.

Closed versus Listed trends yielded a **75.2%** ratio, up from previous year's, April 2024, at **61.8%**, a **21.68%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
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Inventory	5
Months Supply of Inventory	6
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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

April 2025



Area Delimited by County Of Rogers - Residential Property Type

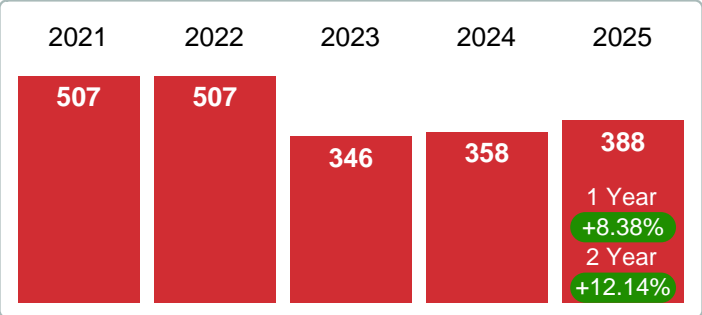
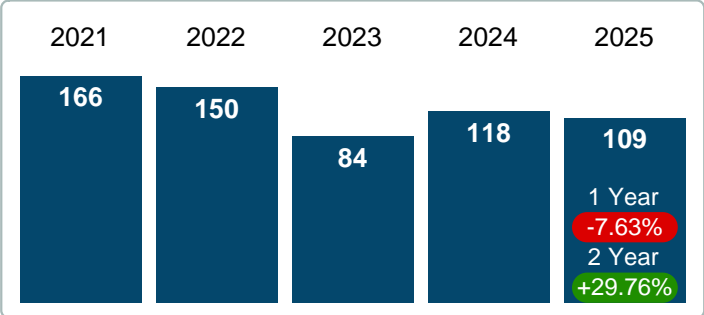


CLOSED LISTINGS

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

APRIL

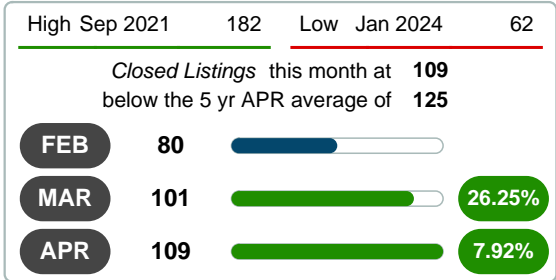
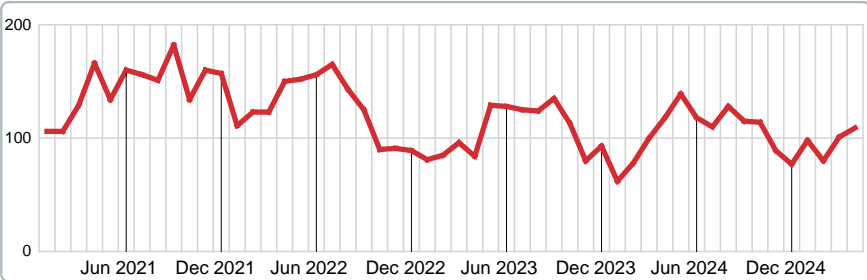
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 125



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			6.42%	20.0	5	1	1	0
\$150,001 - \$200,000	13			11.93%	4.0	2	9	2	0
\$200,001 - \$250,000	21			19.27%	8.0	0	19	2	0
\$250,001 - \$325,000	25			22.94%	34.0	0	21	3	1
\$325,001 - \$400,000	18			16.51%	40.5	0	7	11	0
\$400,001 - \$525,000	14			12.84%	58.0	0	4	9	1
\$525,001 and up	11			10.09%	79.0	0	2	6	3
Total Closed Units				109		7	63	34	5
Total Closed Volume				35,230,174	100%	1.06M	17.47M	14.03M	2.67M
Median Closed Price				\$294,000		\$149,900	\$260,000	\$389,750	\$616,000

April 2025



Area Delimited by County Of Rogers - Residential Property Type

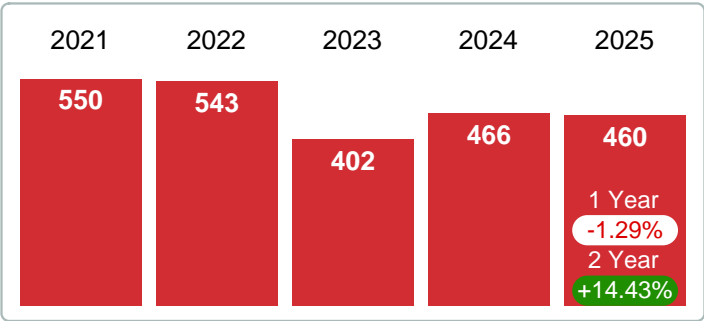
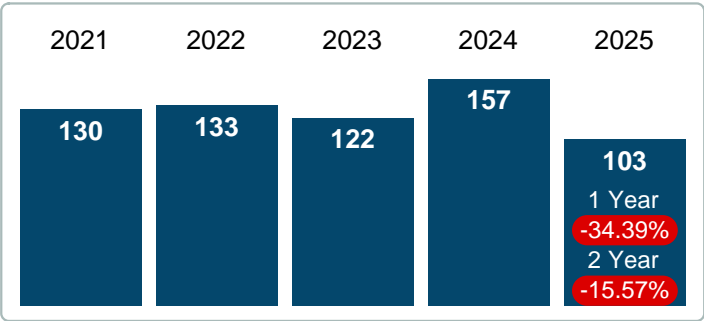


PENDING LISTINGS

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

APRIL

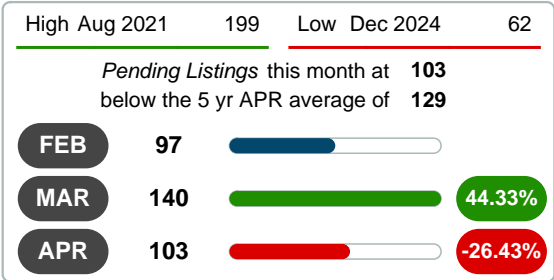
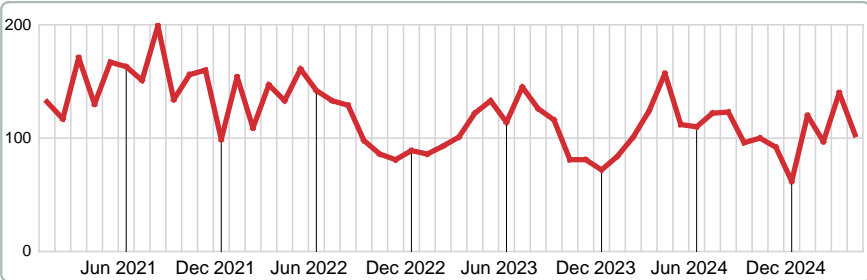
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 129



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6			5.83%	33.0	4	2	0	0
\$125,001 - \$175,000	17			16.50%	28.0	6	10	1	0
\$175,001 - \$225,000	11			10.68%	7.0	0	10	1	0
\$225,001 - \$325,000	31			30.10%	14.0	2	21	8	0
\$325,001 - \$375,000	10			9.71%	65.0	0	4	4	2
\$375,001 - \$550,000	18			17.48%	17.5	0	8	6	4
\$550,001 and up	10			9.71%	16.5	0	0	8	2
Total Pending Units					103	12	55	28	8
Total Pending Volume					32,101,543	1.87M	14.29M	12.04M	3.90M
Median Listing Price					\$270,000	\$145,000	\$249,900	\$390,950	\$444,950

April 2025



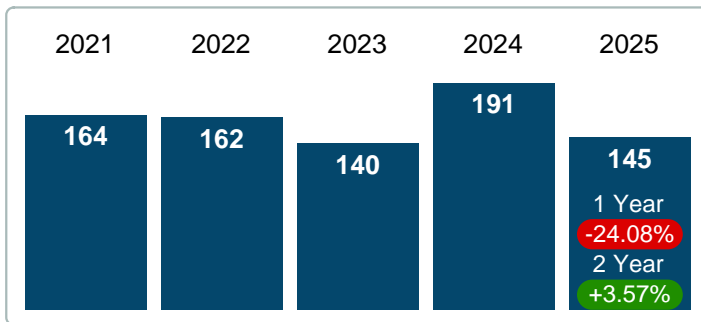
Area Delimited by County Of Rogers - Residential Property Type



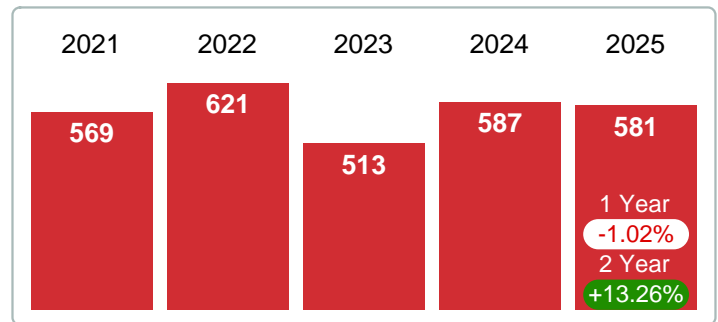
NEW LISTINGS

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

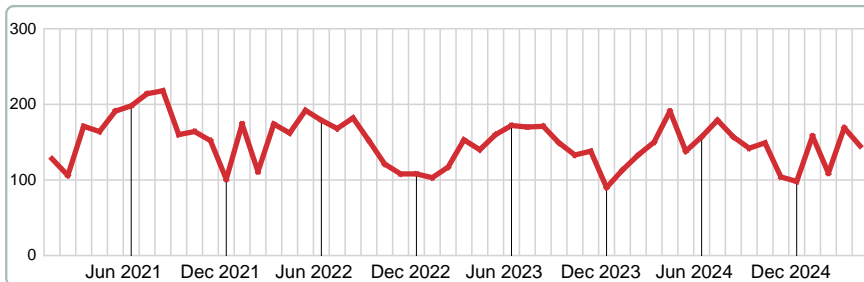
APRIL



YEAR TO DATE (YTD)

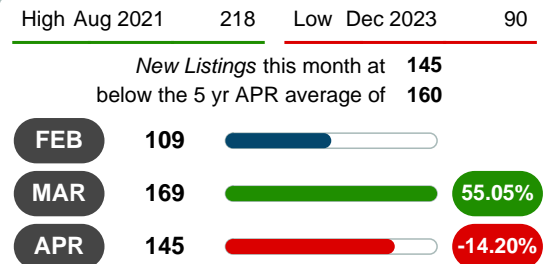


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 160



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	12	8.28%
\$150,001 - \$200,000	18	12.41%
\$200,001 - \$250,000	19	13.10%
\$250,001 - \$400,000	43	29.66%
\$400,001 - \$500,000	20	13.79%
\$500,001 - \$675,000	16	11.03%
\$675,001 and up	17	11.72%
Total New Listed Units	145	
Total New Listed Volume	55,530,537	100%
Median New Listed Listing Price	\$314,900	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	5	2	0
4	12	2	0
2	14	3	0
1	26	15	1
0	8	10	2
0	3	9	4
0	4	9	4
12	72	50	11
1.78M	22.95M	23.07M	7.73M
\$173,450	\$266,750	\$432,200	\$547,500

April 2025



Area Delimited by County Of Rogers - Residential Property Type

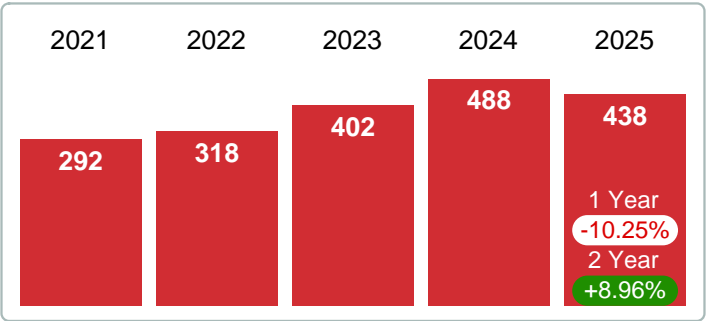
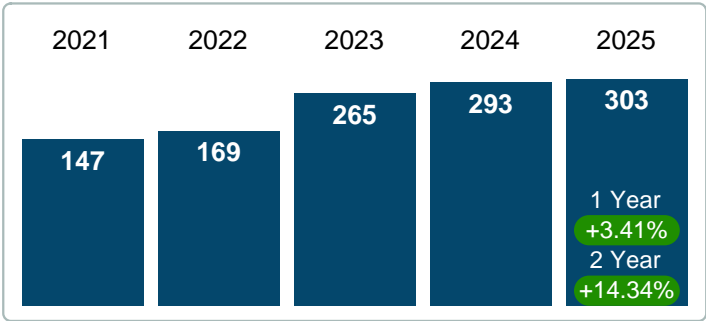


ACTIVE INVENTORY

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

END OF APRIL

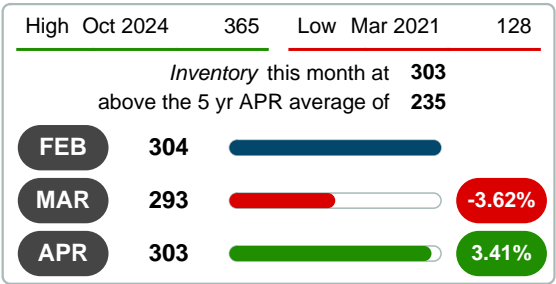
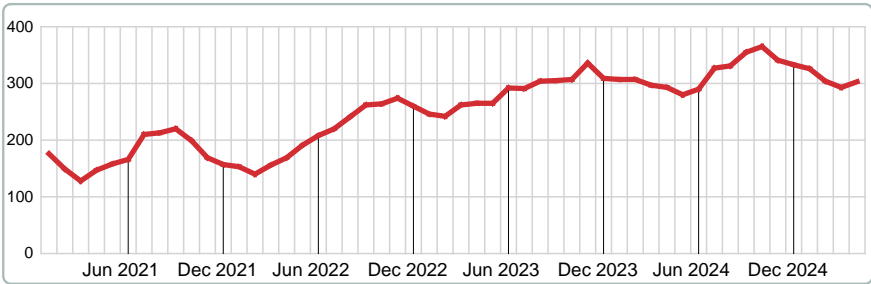
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 235



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	22			7.26%	24.0	11	8	3	0
\$175,001 - \$225,000	25			8.25%	34.0	4	19	2	0
\$225,001 - \$300,000	54			17.82%	38.0	1	37	15	1
\$300,001 - \$450,000	83			27.39%	49.0	3	38	36	6
\$450,001 - \$575,000	49			16.17%	69.0	0	12	35	2
\$575,001 - \$825,000	38			12.54%	50.0	0	6	28	4
\$825,001 and up	32			10.56%	55.5	2	6	12	12
Total Active Inventory by Units					303	21	126	131	25
Total Active Inventory by Volume					141,261,247	5.20M	45.31M	68.23M	22.51M
Median Active Inventory Listing Price					\$399,999	\$155,000	\$299,500	\$494,900	\$799,000

April 2025



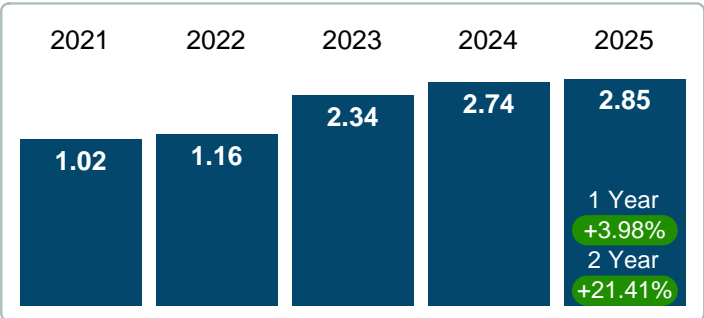
Area Delimited by County Of Rogers - Residential Property Type



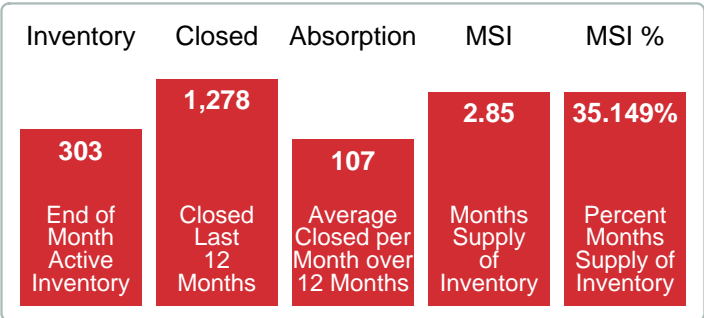
MONTHS SUPPLY of INVENTORY (MSI)

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

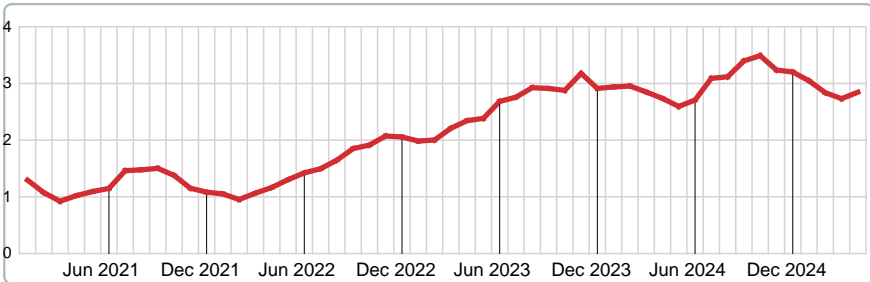
MSI FOR APRIL



INDICATORS FOR APRIL 2025

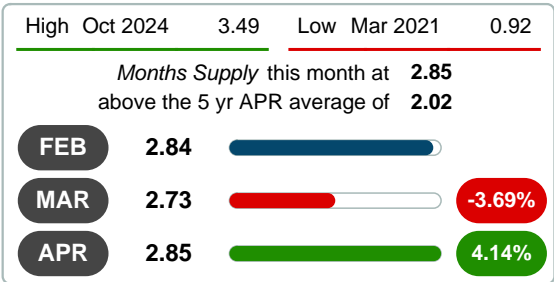


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.02



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	22			7.26%	1.62	2.13	1.20	1.80	0.00
\$175,001 - \$225,000	25			8.25%	1.60	4.36	1.44	1.33	0.00
\$225,001 - \$300,000	54			17.82%	1.80	1.00	1.89	2.20	0.39
\$300,001 - \$450,000	83			27.39%	3.32	6.00	3.04	3.40	4.24
\$450,001 - \$575,000	49			16.17%	4.70	0.00	4.11	5.75	1.50
\$575,001 - \$825,000	38			12.54%	4.75	0.00	3.79	5.69	3.00
\$825,001 and up	32			10.56%	8.35	0.00	14.40	6.00	8.47
Market Supply of Inventory (MSI)					2.85	2.68	2.22	3.90	3.03
Total Active Inventory by Units				100%	2.85	21	126	131	25

April 2025



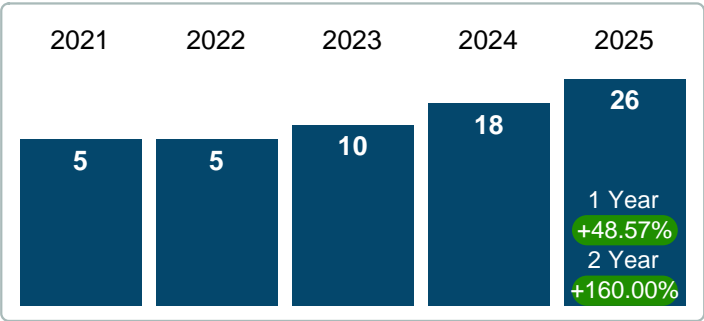
Area Delimited by County Of Rogers - Residential Property Type



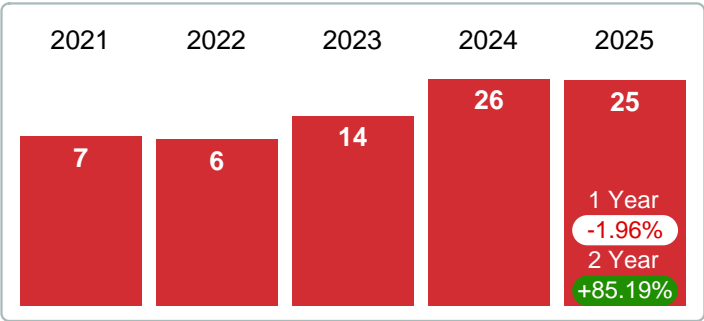
MEDIAN DAYS ON MARKET TO SALE

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

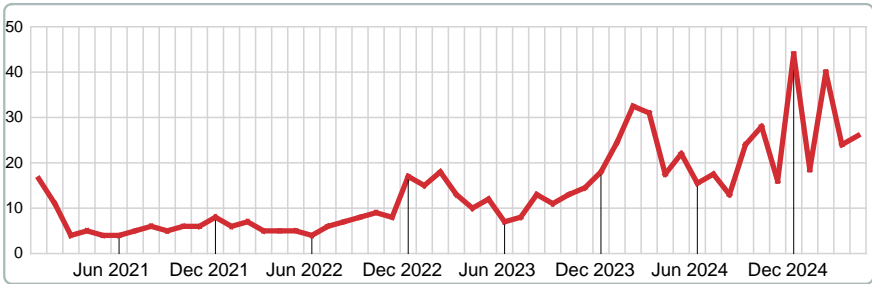
APRIL



YEAR TO DATE (YTD)

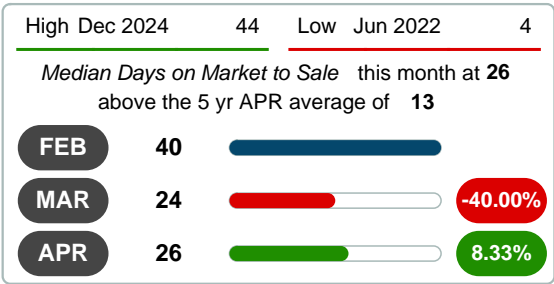


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 13



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			6.42%	20	20	27	9	0
\$150,001 - \$200,000	13			11.93%	4	1	13	90	0
\$200,001 - \$250,000	21			19.27%	8	0	5	13	0
\$250,001 - \$325,000	25			22.94%	34	0	23	53	126
\$325,001 - \$400,000	18			16.51%	41	0	12	80	0
\$400,001 - \$525,000	14			12.84%	58	0	137	49	2
\$525,001 and up	11			10.09%	79	0	13	128	30
Median Closed DOM	26					2	14	58	30
Total Closed Units	109				100%	7	63	34	5
Total Closed Volume	35,230,174					1.06M	17.47M	14.03M	2.67M

April 2025



Area Delimited by County Of Rogers - Residential Property Type

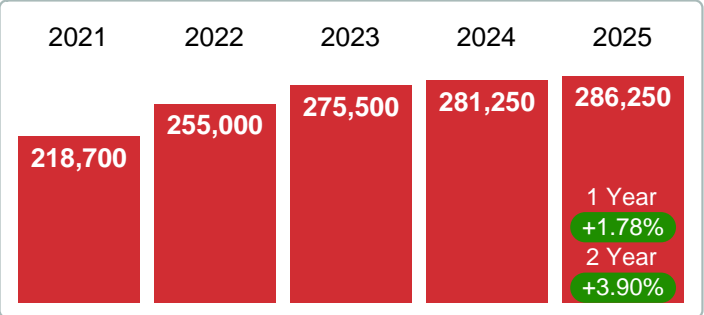
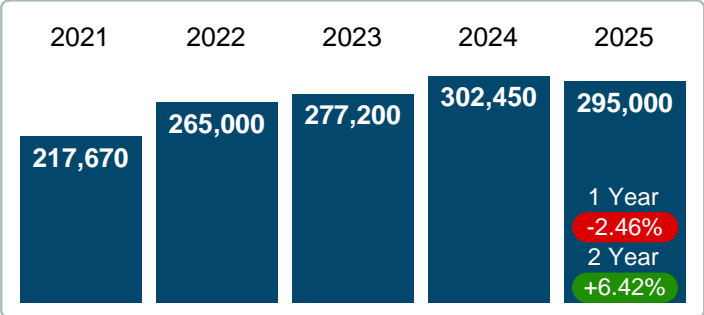


MEDIAN LIST PRICE AT CLOSING

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

APRIL

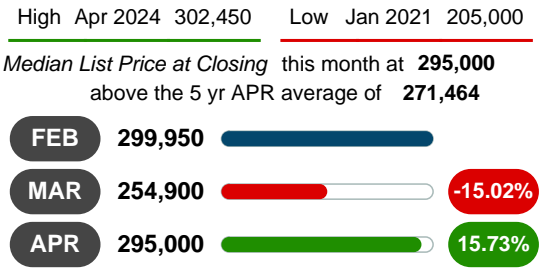
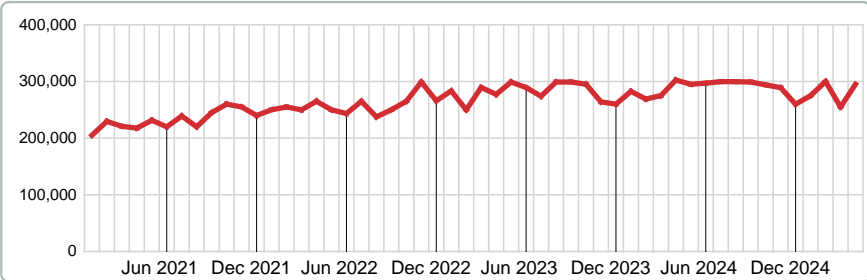
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 271,464



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	6			5.50%	139,450	142,500	75,000	129,900	0
\$150,001 - \$200,000	13			11.93%	169,000	165,000	167,000	199,450	0
\$200,001 - \$250,000	18			16.51%	234,950	0	234,900	239,000	0
\$250,001 - \$325,000	30			27.52%	293,000	0	284,000	310,000	298,000
\$325,001 - \$400,000	17			15.60%	350,000	0	350,000	353,700	0
\$400,001 - \$525,000	14			12.84%	452,450	0	444,950	455,000	449,900
\$525,001 and up	11			10.09%	658,000	0	570,000	691,950	629,900
Median List Price					295,000	149,900	265,000	394,700	625,000
Total Closed Units				100%	295,000	7	63	34	5
Total Closed Volume					35,813,491	1.07M	17.62M	14.42M	2.70M

April 2025



Area Delimited by County Of Rogers - Residential Property Type

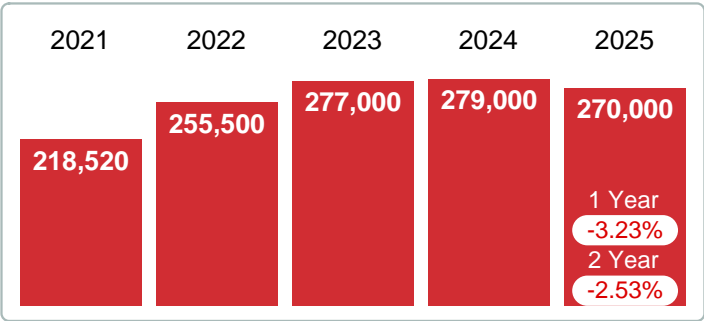
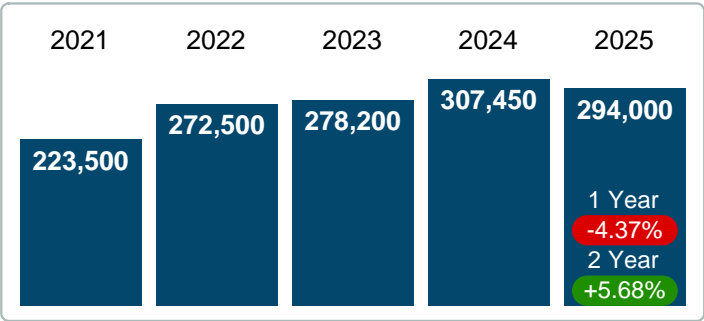


MEDIAN SOLD PRICE AT CLOSING

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

APRIL

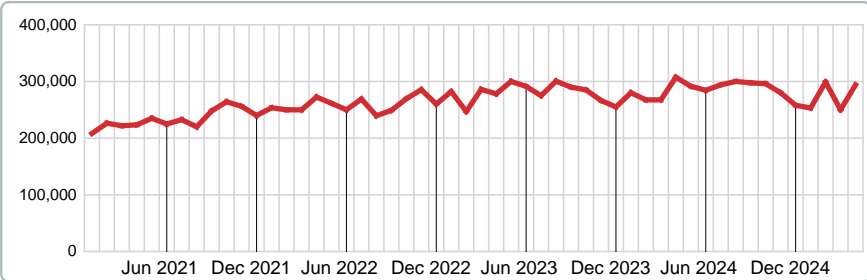
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 275,130



High Apr 2024 307,450 Low Jan 2021 208,250

Median Sold Price at Closing this month at **294,000**
above the 5 yr APR average of **275,130**

FEB

299,000

MAR

250,000

-16.39%

APR

294,000

17.60%

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			6.42%	144,000	145,000	130,000	129,900	0
\$150,001 - \$200,000	13			11.93%	165,000	165,000	171,000	173,000	0
\$200,001 - \$250,000	21			19.27%	235,000	0	235,000	233,250	0
\$250,001 - \$325,000	25			22.94%	292,500	0	280,000	310,000	298,000
\$325,001 - \$400,000	18			16.51%	355,000	0	355,000	354,900	0
\$400,001 - \$525,000	14			12.84%	449,950	0	447,500	450,000	449,900
\$525,001 and up	11			10.09%	625,000	0	560,000	660,000	625,000
Median Sold Price					294,000	149,900	260,000	389,750	616,000
Total Closed Units				100%	294,000	7	63	34	5
Total Closed Volume					35,230,174	1.06M	17.47M	14.03M	2.67M

April 2025



Area Delimited by County Of Rogers - Residential Property Type

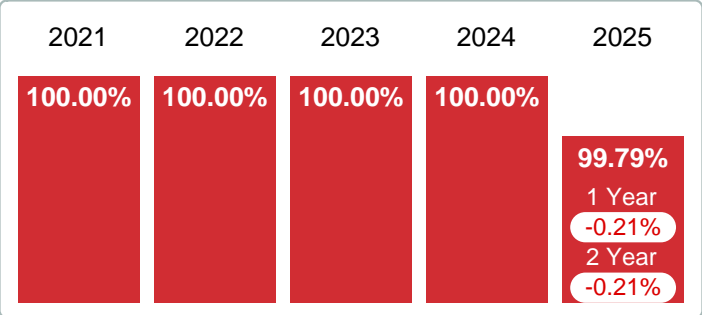
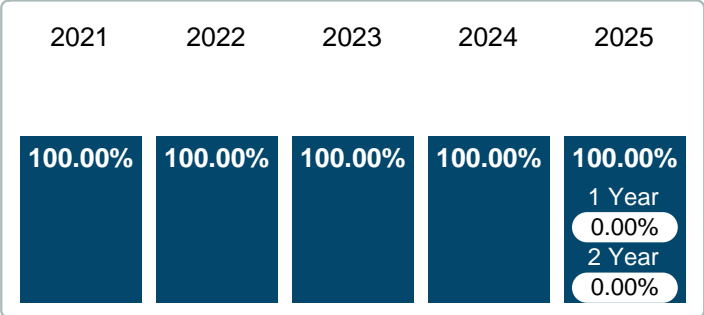


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

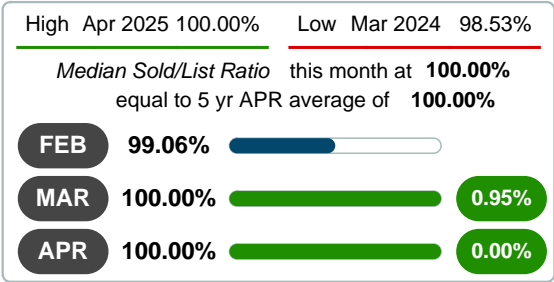
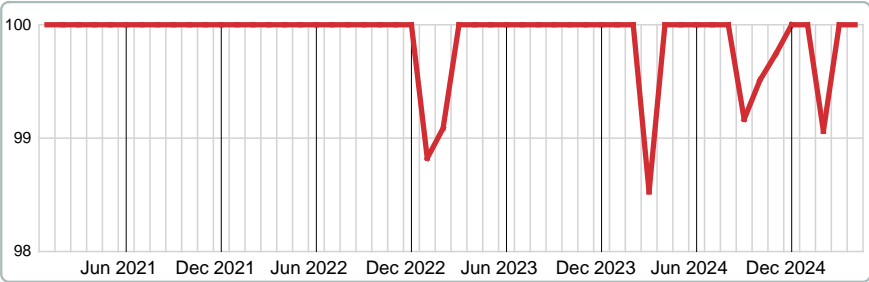
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 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
\$150,000 and less	7	6.42%	100.00%	100.00%	173.33%	100.00%	0.00%
\$150,001 \$200,000	13	11.93%	99.53%	97.17%	100.00%	86.72%	0.00%
\$200,001 \$250,000	21	19.27%	100.00%	0.00%	100.00%	92.99%	0.00%
\$250,001 \$325,000	25	22.94%	100.00%	0.00%	100.00%	99.81%	100.00%
\$325,001 \$400,000	18	16.51%	100.00%	0.00%	100.00%	100.00%	0.00%
\$400,001 \$525,000	14	12.84%	100.00%	0.00%	100.00%	98.90%	100.00%
\$525,001 and up	11	10.09%	97.86%	0.00%	98.24%	96.92%	97.86%
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.86%	100.00%
Total Closed Units		109	100%	7	63	34	5
Total Closed Volume		35,230,174		1.06M	17.47M	14.03M	2.67M

April 2025



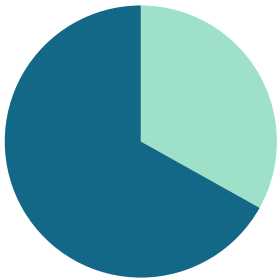
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings

145 = 33.11%

Start Inventory

293

Total Inventory Units

438

Volume

\$191,945,689

Market Activity

Closed Sales

109 = 19.71%

Pending Sales

103 = 18.63%

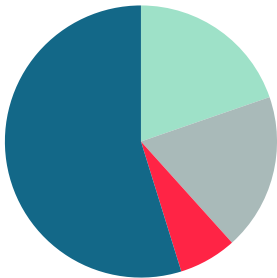
Other Off Market

38 = 6.87%

Active Inventory

303 = 54.79%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	118	109	-7.63%	358	388	8.38%
Pending Sales	157	103	-34.39%	466	460	-1.29%
New Listings	191	145	-24.08%	587	581	-1.02%
Median List Price	302,450	295,000	-2.46%	281,250	286,250	1.78%
Median Sale Price	307,450	294,000	-4.37%	279,000	270,000	-3.23%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.79%	-0.21%
Median Days on Market to Sale	17.50	26.00	48.57%	25.50	25.00	-1.96%
Monthly Inventory	294	303	3.06%	294	303	3.06%
Months Supply of Inventory	2.75	2.85	3.63%	2.75	2.85	3.63%

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

Inventory on April 30, 2025 = 303

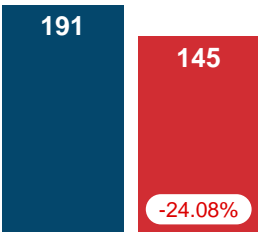
2024

2025

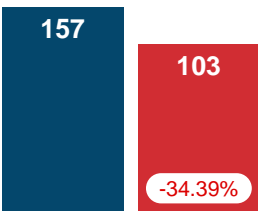
APRIL MARKET

MEDIAN PRICES

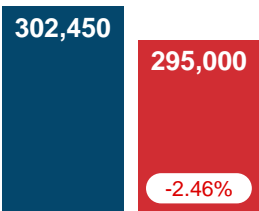
New Listings



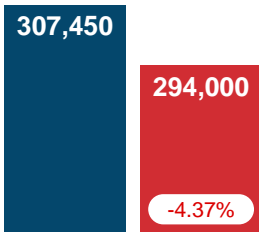
Pending Listings



List Price



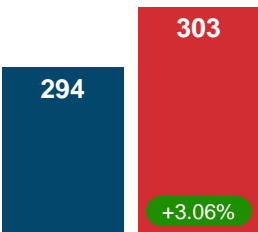
Sale Price



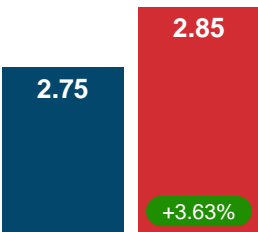
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

