

May 2025



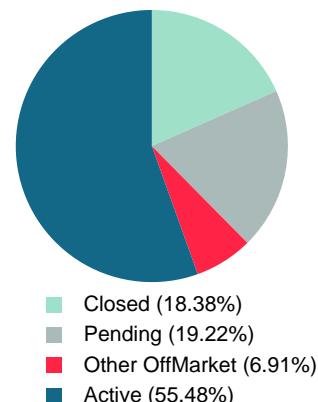
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	139	109	-21.58%
Pending Listings	112	114	1.79%
New Listings	138	167	21.01%
Average List Price	343,540	343,598	0.02%
Average Sale Price	335,595	337,251	0.49%
Average Percent of Selling Price to List Price	97.35%	98.14%	0.81%
Average Days on Market to Sale	49.83	38.95	-21.82%
End of Month Inventory	283	329	16.25%
Months Supply of Inventory	2.62	3.16	20.63%



Absorption: Last 12 months, an Average of **104** Sales/Month
Active Inventory as of May 31, 2025 = **329**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **16.25%** to 329 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 **3.16** 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 **0.49%** in May 2025 to \$337,251 versus the previous year at \$335,595.

Average Days on Market Shortens

The average number of **38.95** days that homes spent on the market before selling decreased by 10.87 days or **21.82%** in May 2025 compared to last year's same month at **49.83** DOM.

Sales Success for May 2025 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 167 New Listings in May 2025, up **21.01%** from last year at 138. Furthermore, there were 109 Closed Listings this month versus last year at 139, a **-21.58%** decrease.

Closed versus Listed trends yielded a **65.3%** ratio, down from previous year's, May 2024, at **100.7%**, a **35.20%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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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

May 2025



Area Delimited by County Of Rogers - Residential Property Type

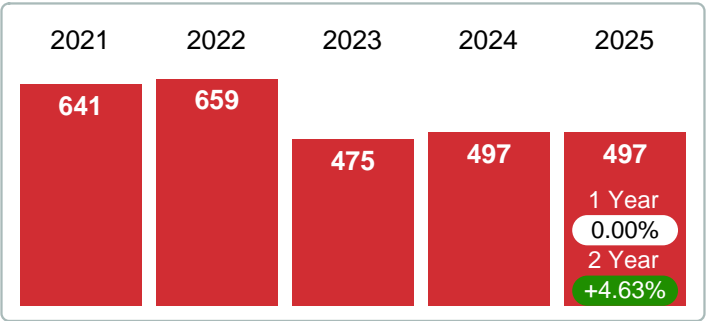
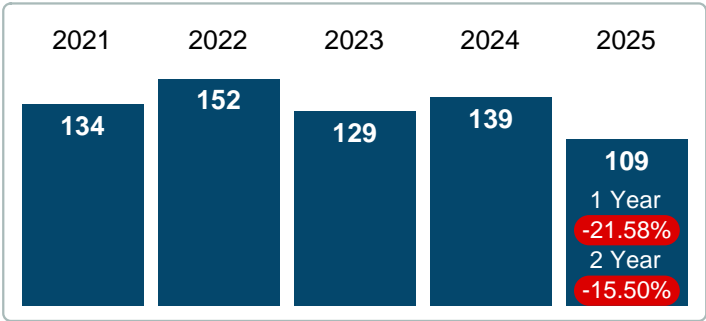


CLOSED LISTINGS

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MAY

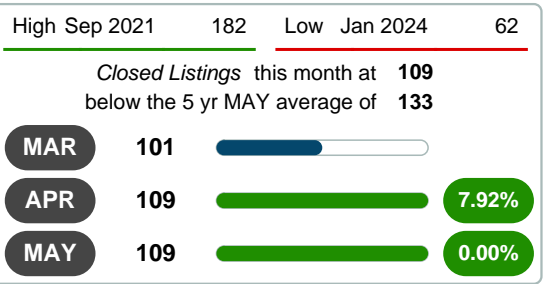
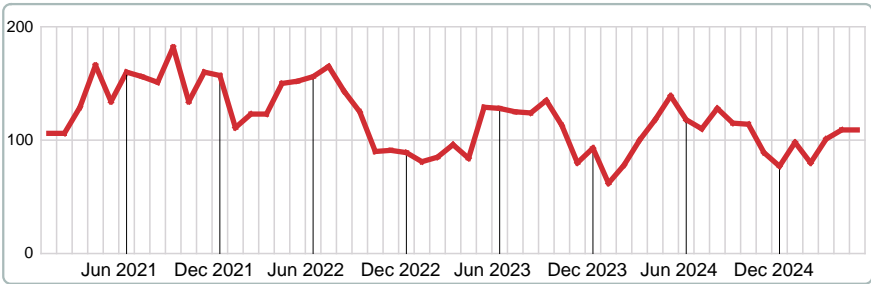
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 133



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10		9.17%	32.4	5	5	0	0
\$150,001 - \$200,000	15		13.76%	13.6	1	12	2	0
\$200,001 - \$225,000	9		8.26%	43.7	0	7	2	0
\$225,001 - \$300,000	32		29.36%	32.1	3	20	9	0
\$300,001 - \$400,000	19		17.43%	50.0	0	13	6	0
\$400,001 - \$625,000	14		12.84%	68.4	0	5	6	3
\$625,001 and up	10		9.17%	39.0	0	1	5	4
Total Closed Units				109	9	63	30	7
Total Closed Volume				36,760,387	1.55M	16.90M	12.03M	6.28M
Average Closed Price				\$337,251	\$172,644	\$268,310	\$400,897	\$896,592

May 2025



Area Delimited by County Of Rogers - Residential Property Type

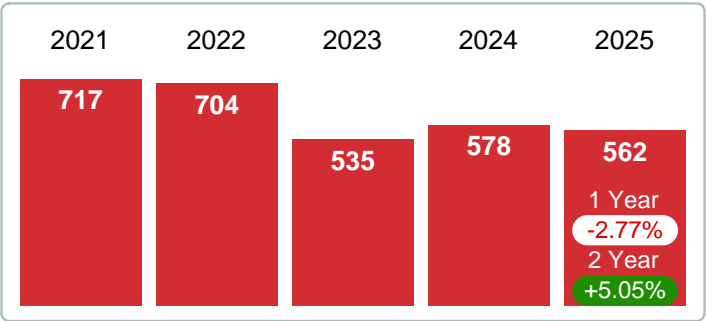
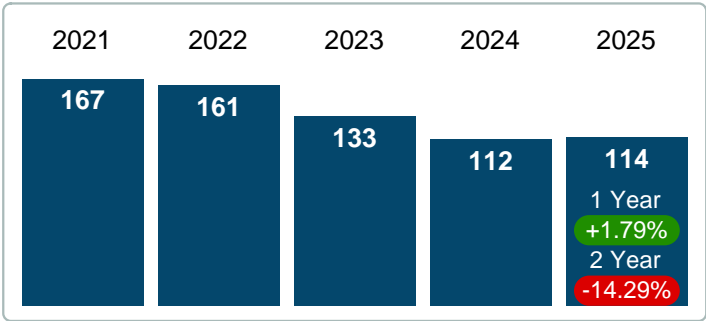


PENDING LISTINGS

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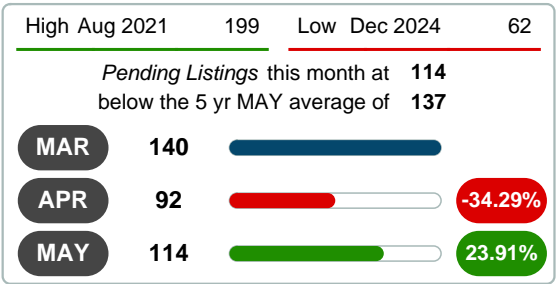
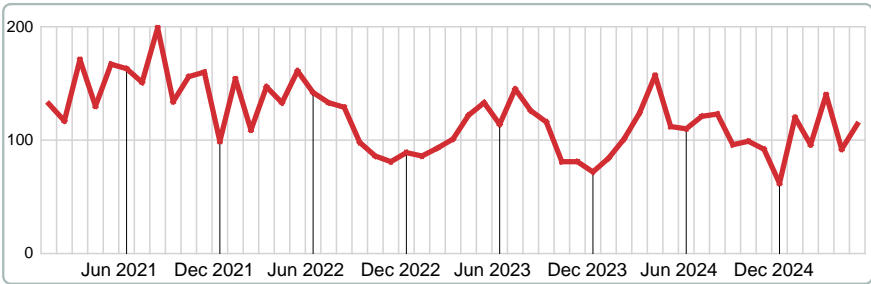
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 137



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	11			9.65%	19.5	4	4	3	0
\$175,001 - \$200,000	8			7.02%	11.9	2	5	1	0
\$200,001 - \$225,000	13			11.40%	28.3	0	10	3	0
\$225,001 - \$325,000	40			35.09%	52.4	1	28	11	0
\$325,001 - \$425,000	14			12.28%	51.1	0	8	6	0
\$425,001 - \$625,000	16			14.04%	59.4	0	6	8	2
\$625,001 and up	12			10.53%	44.3	0	1	7	4
Total Pending Units					114	7	62	39	6
Total Pending Volume					41,050,001	1.09M	17.67M	16.95M	5.35M
Average Listing Price					\$291,208	\$155,219	\$284,997	\$434,564	\$890,940

May 2025



Area Delimited by County Of Rogers - Residential Property Type

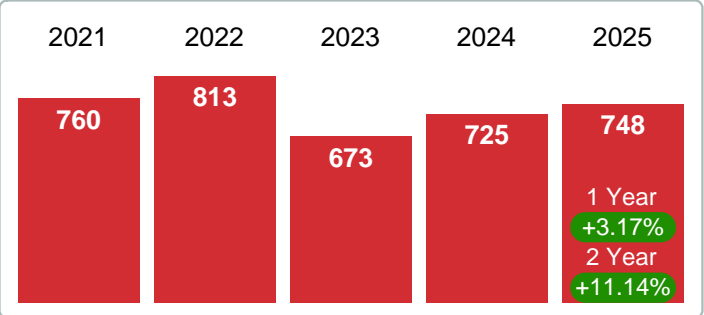
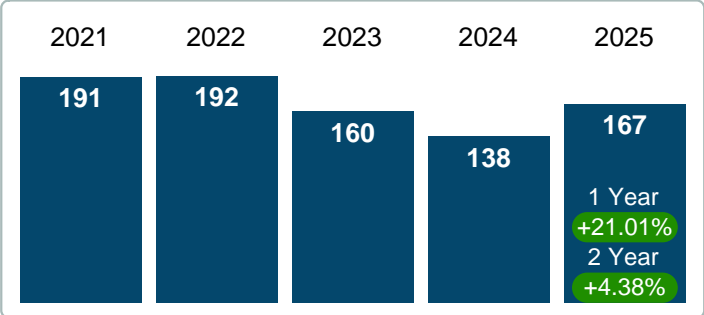


NEW LISTINGS

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MAY

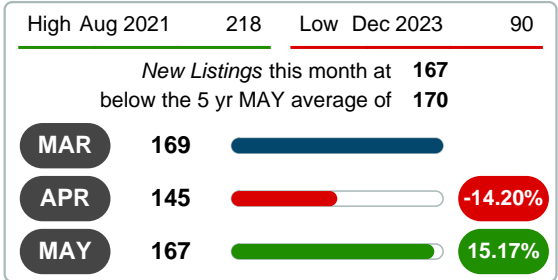
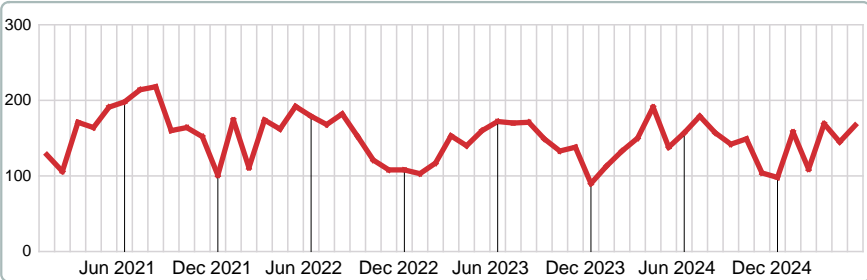
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 170



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$175,000 and less	13	7.78%
\$175,001 - \$225,000	24	14.37%
\$225,001 - \$275,000	22	13.17%
\$275,001 - \$400,000	49	29.34%
\$400,001 - \$525,000	20	11.98%
\$525,001 - \$725,000	23	13.77%
\$725,001 and up	16	9.58%
Total New Listed Units	167	
Total New Listed Volume	69,689,372	100%
Average New Listed Listing Price	\$382,626	

1-2 Beds	3 Beds	4 Beds	5+ Beds
6	6	1	0
2	19	3	0
0	22	0	0
1	26	22	0
0	11	8	1
0	4	13	6
0	2	7	7
9	90	54	14
1.53M	28.80M	28.31M	11.05M
\$170,492	\$320,035	\$524,189	\$788,967

May 2025



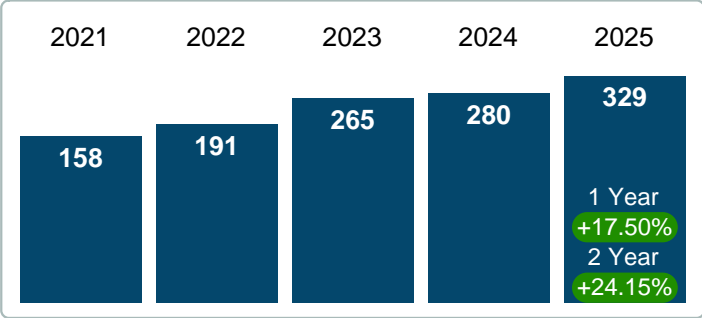
Area Delimited by County Of Rogers - Residential Property Type



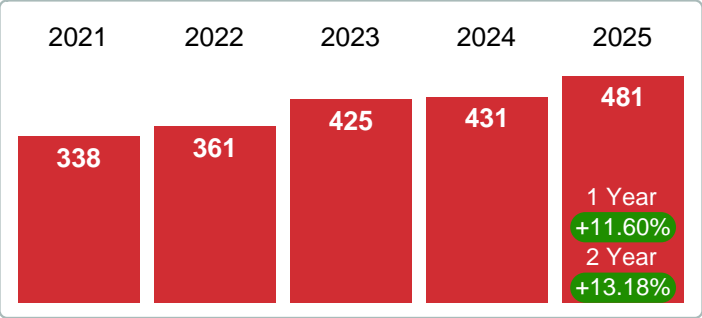
ACTIVE INVENTORY

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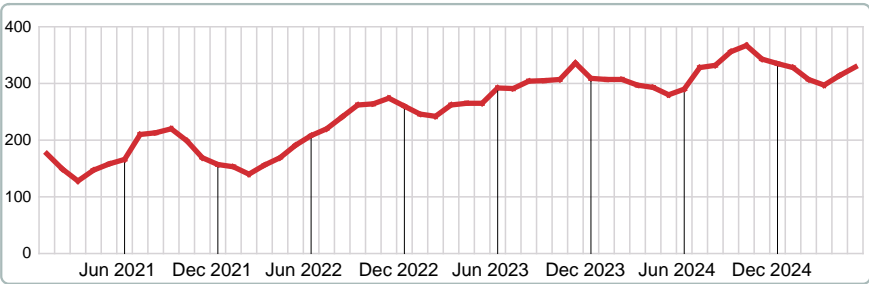
END OF MAY



ACTIVE DURING MAY

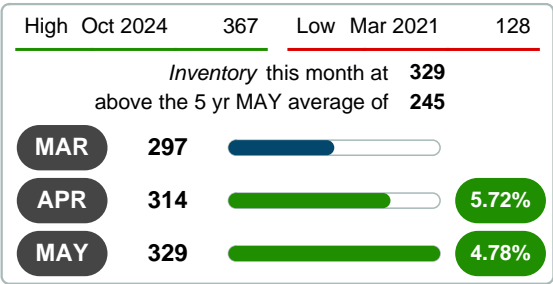


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 245



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	31			9.42%	63.5	14	14	3	0
\$200,001 - \$250,000	40			12.16%	58.1	1	33	6	0
\$250,001 - \$325,000	55			16.72%	61.0	1	31	21	2
\$325,001 - \$475,000	78			23.71%	83.8	2	35	36	5
\$475,001 - \$575,000	51			15.50%	80.6	0	14	33	4
\$575,001 - \$775,000	41			12.46%	82.0	0	5	29	7
\$775,001 and up	33			10.03%	83.5	1	6	14	12
Total Active Inventory by Units					329	19	138	142	30
Total Active Inventory by Volume					151,263,170	4.09M	49.29M	74.37M	23.51M
Average Active Inventory Listing Price					\$459,766	\$215,368	\$357,184	\$523,718	\$783,723

May 2025



Area Delimited by County Of Rogers - Residential Property Type

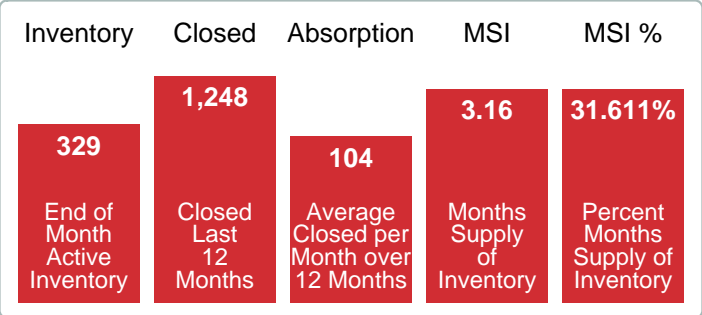
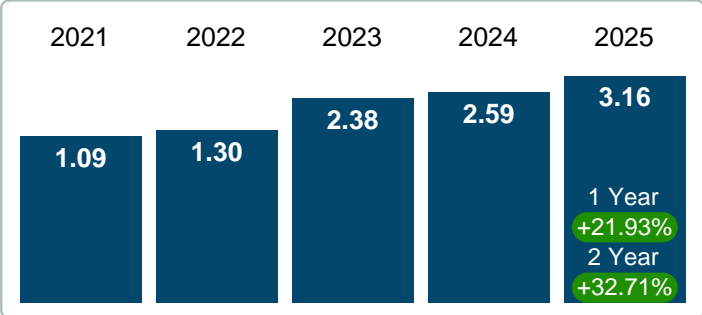


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

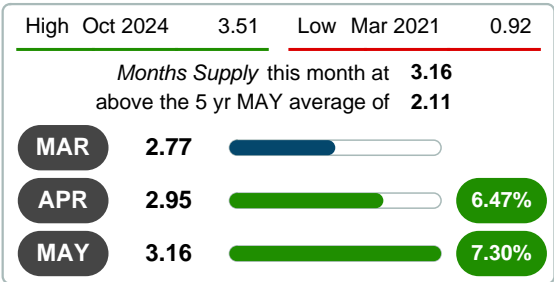
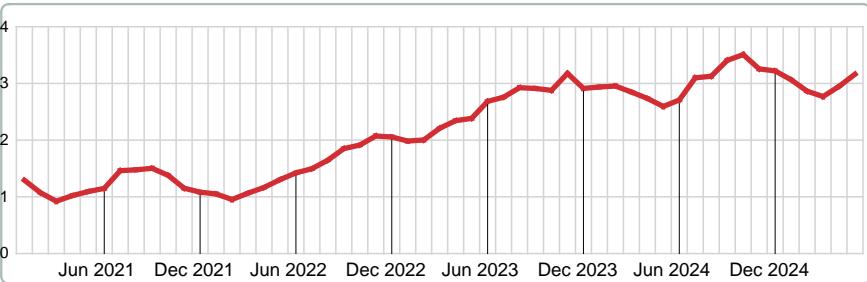
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 2.11



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
\$200,000 and less	31			9.42%	1.48	2.58	1.06	1.33	0.00
\$200,001 \$250,000	40			12.16%	2.14	1.33	2.29	1.85	0.00
\$250,001 \$325,000	55			16.72%	2.22	1.33	1.97	3.71	0.77
\$325,001 \$475,000	78			23.71%	3.77	8.00	3.72	3.69	4.00
\$475,001 \$575,000	51			15.50%	7.20	0.00	8.00	7.62	4.36
\$575,001 \$775,000	41			12.46%	5.86	0.00	3.75	6.57	6.00
\$775,001 and up	33			10.03%	6.83	0.00	18.00	5.09	6.86
Market Supply of Inventory (MSI)					3.16	2.59	2.45	4.38	3.75
Total Active Inventory by Units				100%	3.16	19	138	142	30

May 2025



Area Delimited by County Of Rogers - Residential Property Type

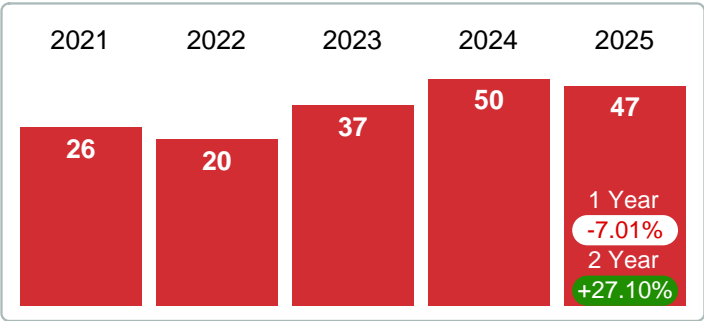
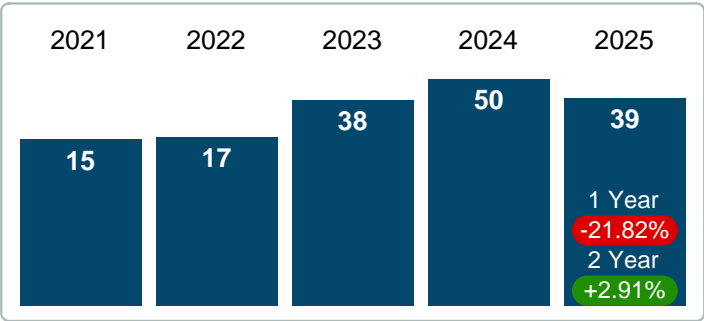


AVERAGE DAYS ON MARKET TO SALE

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

MAY

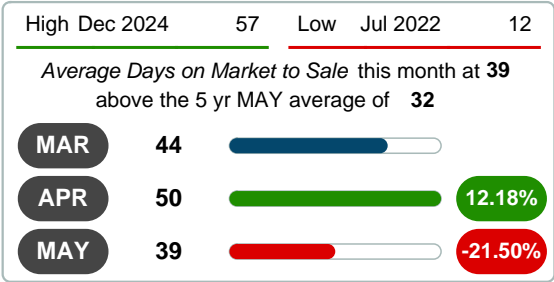
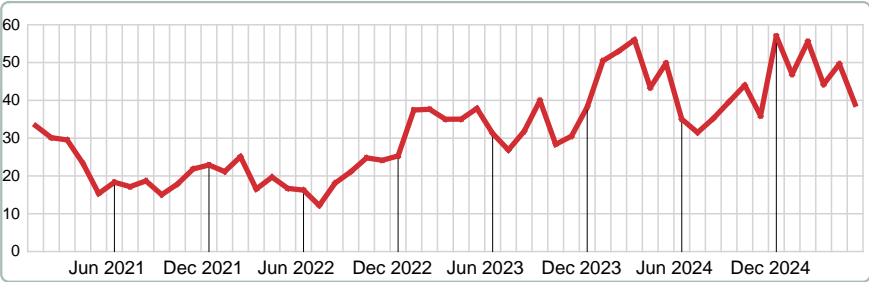
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 32



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
\$150,000 and less	10			9.17%	32	33	32	0	0
\$150,001 - \$200,000	15			13.76%	14	89	9	3	0
\$200,001 - \$225,000	9			8.26%	44	0	49	25	0
\$225,001 - \$300,000	32			29.36%	32	15	25	53	0
\$300,001 - \$400,000	19			17.43%	50	0	37	79	0
\$400,001 - \$625,000	14			12.84%	68	0	58	88	45
\$625,001 and up	10			9.17%	39	0	29	55	21
Average Closed DOM					39	33	30	60	32
Total Closed Units				100%	39	9	63	30	7
Total Closed Volume					36,760,387	1.55M	16.90M	12.03M	6.28M

May 2025



Area Delimited by County Of Rogers - Residential Property Type

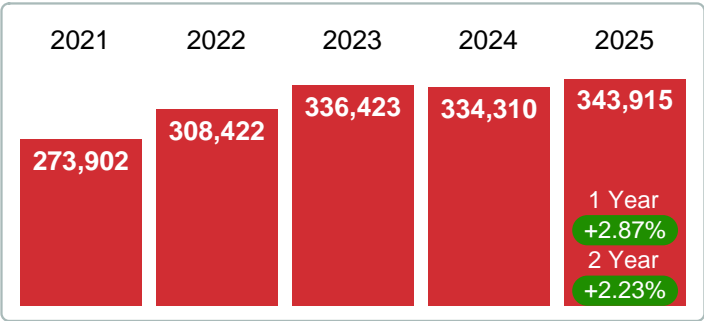
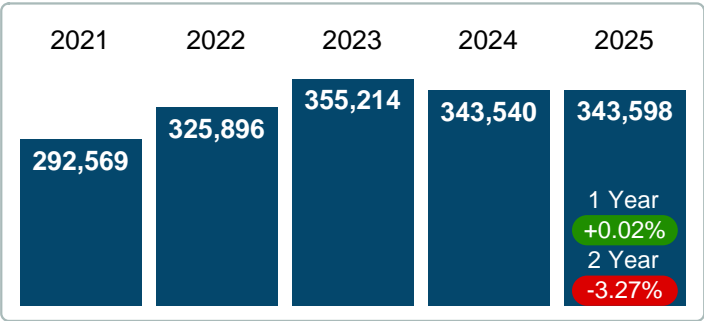


AVERAGE LIST PRICE AT CLOSING

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

MAY

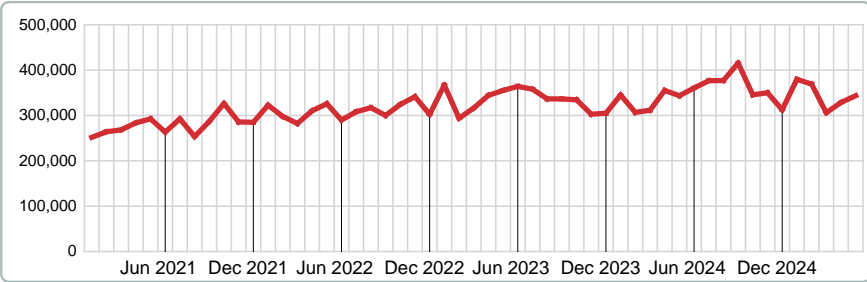
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 332,163



High Sep 2024 415,422 Low Jan 2021 251,823

Average List Price at Closing this month at **343,598**
above the 5 yr MAY average of **332,163**

MAR

306,114

APR

328,564

7.33%

MAY

343,598

4.58%

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
\$150,000 and less	11			10.09%	132,491	142,520	122,660	0	0
\$150,001 - \$200,000	15			13.76%	173,367	159,000	171,092	160,000	0
\$200,001 - \$225,000	6			5.50%	214,861	0	225,000	204,900	0
\$225,001 - \$300,000	32			29.36%	262,944	269,267	266,833	265,444	0
\$300,001 - \$400,000	20			18.35%	341,240	0	353,285	341,850	0
\$400,001 - \$625,000	14			12.84%	469,968	0	445,730	493,817	543,000
\$625,001 and up	11			10.09%	935,140	0	750,000	804,140	1,210,210
Average List Price					343,598	186,600	272,213	405,117	924,263
Total Closed Units				100%	343,598	9	63	30	7
Total Closed Volume					37,452,155	1.68M	17.15M	12.15M	6.47M

May 2025



Area Delimited by County Of Rogers - Residential Property Type

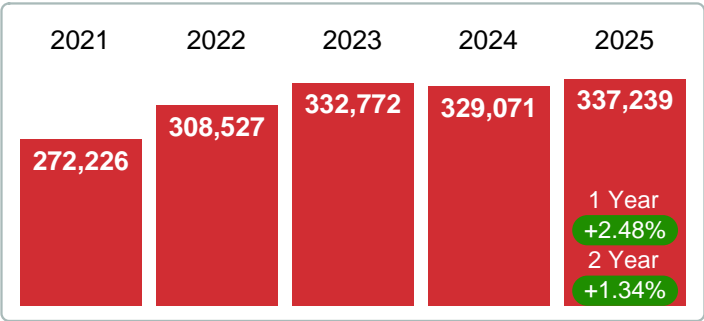
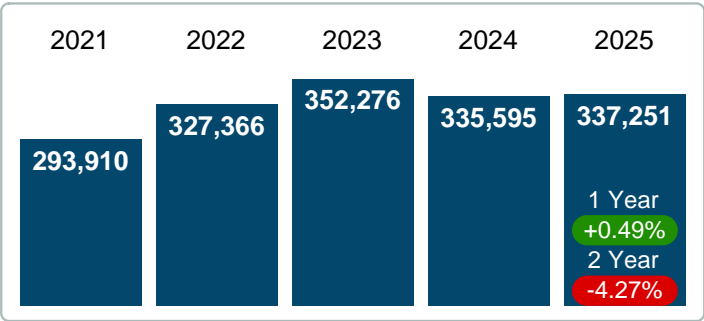


AVERAGE SOLD PRICE AT CLOSING

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

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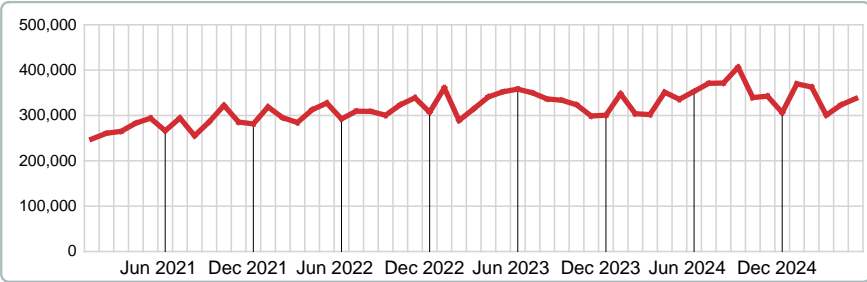
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 329,280



High Sep 2024 406,320 Low Jan 2021 248,033

Average Sold Price at Closing this month at **337,251**
above the 5 yr MAY average of **329,280**

MAR

300,749

APR

323,213

7.47%

MAY

337,251

4.34%

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
\$150,000 and less	10			9.17%	117,420	129,360	105,480	0	0
\$150,001 - \$200,000	15			13.76%	172,960	159,000	174,325	171,750	0
\$200,001 - \$225,000	9			8.26%	213,889	0	216,000	206,500	0
\$225,001 - \$300,000	32			29.36%	262,444	249,333	264,080	263,178	0
\$300,001 - \$400,000	19			17.43%	343,968	0	347,131	337,117	0
\$400,001 - \$625,000	14			12.84%	480,546	0	445,588	483,067	533,767
\$625,001 and up	10			9.17%	940,554	0	750,000	796,140	1,168,710
Average Sold Price					337,251	172,644	268,310	400,897	896,592
Total Closed Units				100%	337,251	9	63	30	7
Total Closed Volume					36,760,387	1.55M	16.90M	12.03M	6.28M

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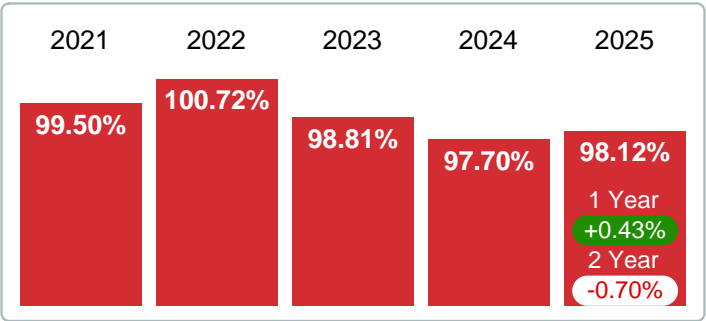
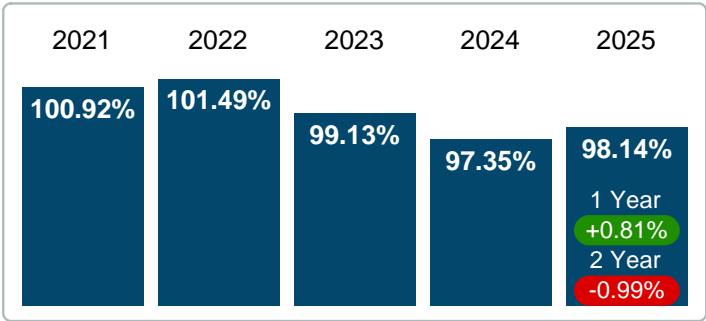


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

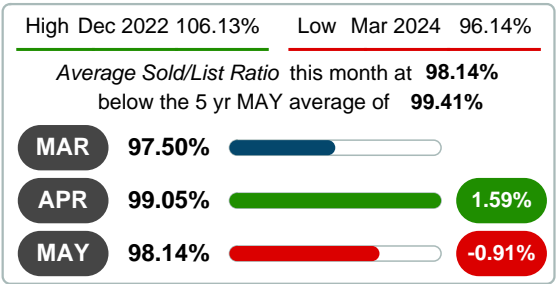
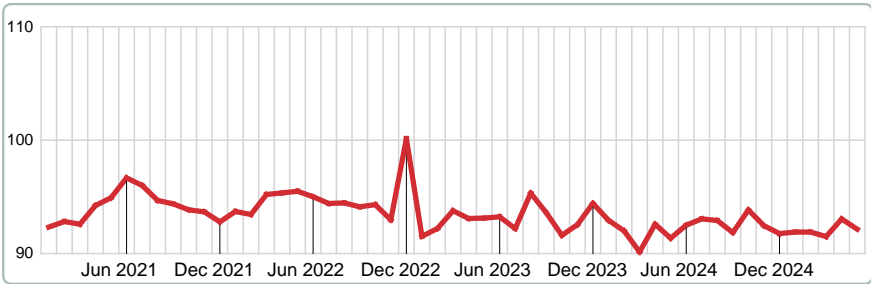
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.41%



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
\$150,000 and less	10	9.17%	88.94%	92.03%	85.86%	0.00%	0.00%
\$150,001 - \$200,000	15	13.76%	102.60%	100.00%	102.03%	107.34%	0.00%
\$200,001 - \$225,000	9	8.26%	97.31%	0.00%	96.31%	100.81%	0.00%
\$225,001 - \$300,000	32	29.36%	98.56%	93.32%	99.05%	99.23%	0.00%
\$300,001 - \$400,000	19	17.43%	98.55%	0.00%	98.39%	98.90%	0.00%
\$400,001 - \$625,000	14	12.84%	98.96%	0.00%	100.32%	98.22%	98.15%
\$625,001 and up	10	9.17%	98.17%	0.00%	100.00%	98.92%	96.78%
Average Sold/List Ratio		98.10%		93.35%	98.25%	99.56%	97.37%
Total Closed Units		109	100%	9	63	30	7
Total Closed Volume		36,760,387		1.55M	16.90M	12.03M	6.28M

May 2025



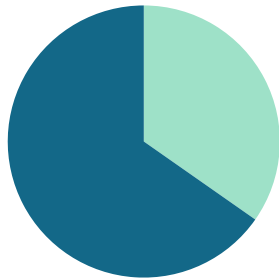
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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INVENTORY



Inventory

New Listings
167 = 34.72%

Start Inventory
314

Total Inventory
Units
481

Volume
\$213,388,259

Market Activity

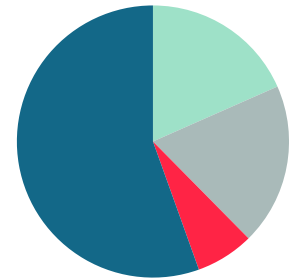
Closed Sales
109 = 18.38%

Pending Sales
114 = 19.22%

Other Off Market
41 = 6.91%

Active Inventory
329 = 55.48%

MARKET ACTIVITY



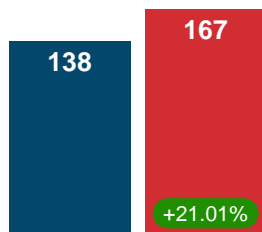
Compared Metrics	May			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	139	109	-21.58%	497	497	0.00%
Pending Sales	112	114	1.79%	578	562	-2.77%
New Listings	138	167	21.01%	725	748	3.17%
Average List Price	343,540	343,598	0.02%	334,310	343,915	2.87%
Average Sale Price	335,595	337,251	0.49%	329,071	337,239	2.48%
Average Percent of Selling Price to List Price	97.35%	98.14%	0.81%	97.70%	98.12%	0.43%
Average Days on Market to Sale	49.83	38.95	-21.82%	50.12	46.61	-7.01%
Monthly Inventory	283	329	16.25%	283	329	16.25%
Months Supply of Inventory	2.62	3.16	20.63%	2.62	3.16	20.63%

Absorption: Last 12 months, an Average of **104** Sales/Month**Inventory** on May 31, 2025 = **329****2024** **2025**

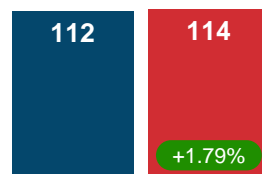
MAY MARKET

AVERAGE PRICES

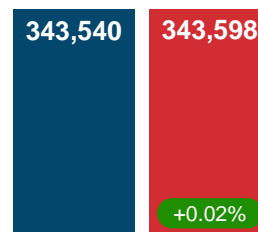
New Listings



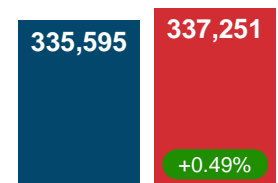
Pending Listings



List Price



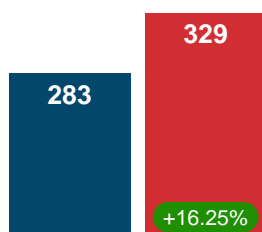
Sale Price



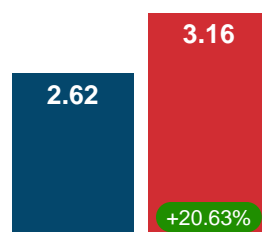
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

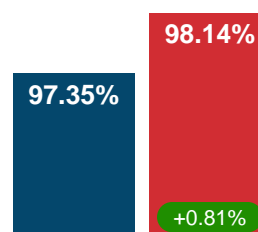
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

