

May 2025



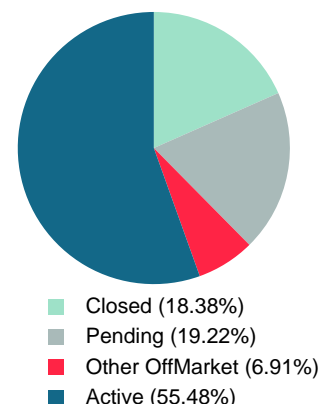
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	295,000	277,500	-5.93%
Median Sale Price	291,500	267,000	-8.40%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	22.00	16.00	-27.27%
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.

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 **8.40%** in May 2025 to \$267,000 versus the previous year at \$291,500.

Median Days on Market Shortens

The median number of **16.00** days that homes spent on the market before selling decreased by 6.00 days or **27.27%** in May 2025 compared to last year's same month at **22.00** DOM.

Sales Success for May 2025 is Positive

Overall, with Median Prices falling 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

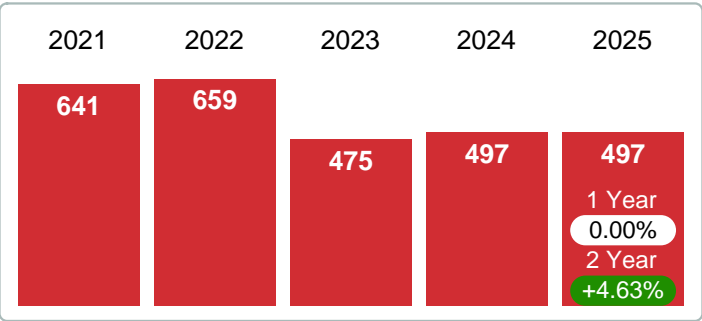
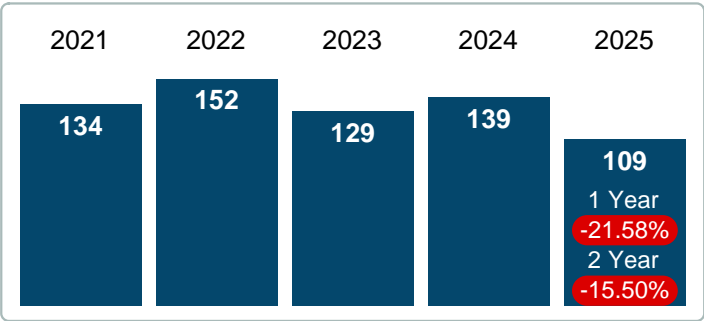


CLOSED LISTINGS

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MAY

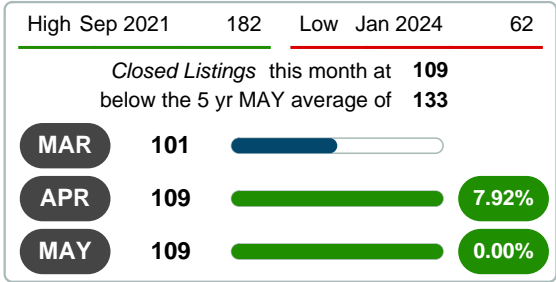
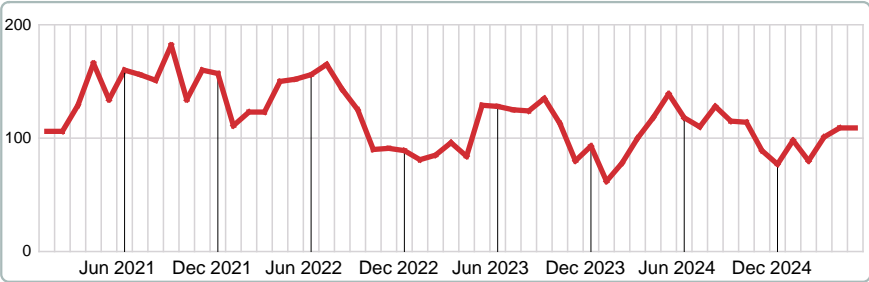
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10			9.17%	24.5	5	5	0	0
\$150,001 - \$200,000	15			13.76%	6.0	1	12	2	0
\$200,001 - \$225,000	9			8.26%	23.0	0	7	2	0
\$225,001 - \$300,000	32			29.36%	13.5	3	20	9	0
\$300,001 - \$400,000	19			17.43%	35.0	0	13	6	0
\$400,001 - \$625,000	14			12.84%	12.0	0	5	6	3
\$625,001 and up	10			9.17%	25.5	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
Median Closed Price					\$267,000	\$139,900	\$255,000	\$311,450	\$658,000

May 2025



Area Delimited by County Of Rogers - Residential Property Type

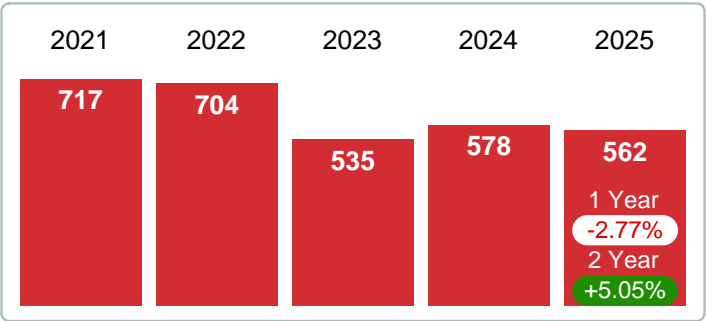
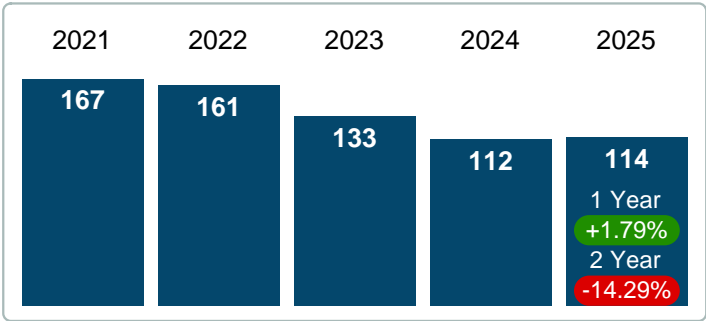


PENDING LISTINGS

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MAY

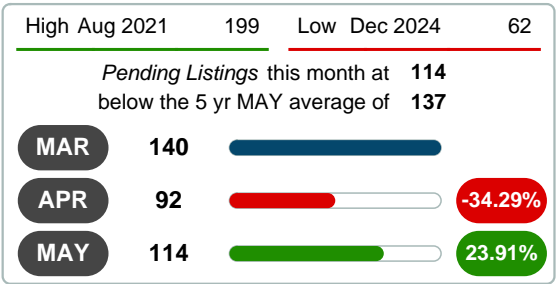
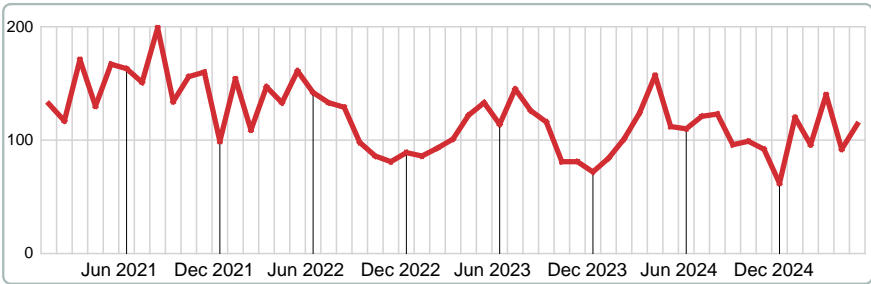
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	11			9.65%	17.0	4	4	3	0
\$175,001 - \$200,000	8			7.02%	10.5	2	5	1	0
\$200,001 - \$225,000	13			11.40%	21.0	0	10	3	0
\$225,001 - \$325,000	40			35.09%	33.5	1	28	11	0
\$325,001 - \$425,000	14			12.28%	13.0	0	8	6	0
\$425,001 - \$625,000	16			14.04%	35.5	0	6	8	2
\$625,001 and up	12			10.53%	36.0	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
Median Listing Price					\$276,250	\$174,600	\$254,658	\$360,000	\$820,421

May 2025



Area Delimited by County Of Rogers - Residential Property Type

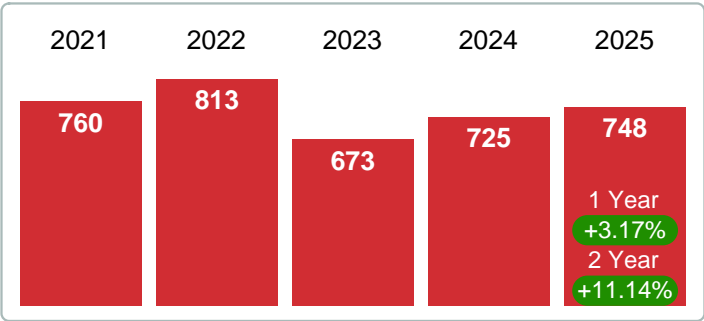
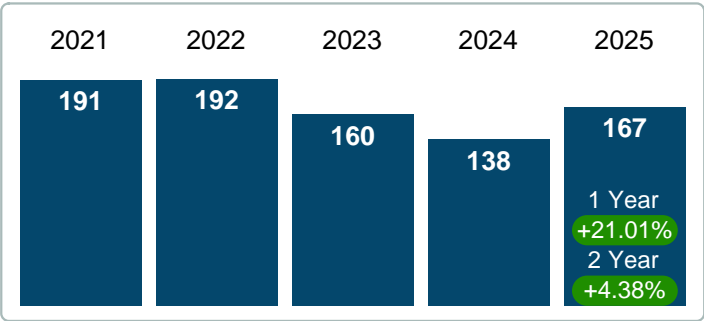


NEW LISTINGS

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MAY

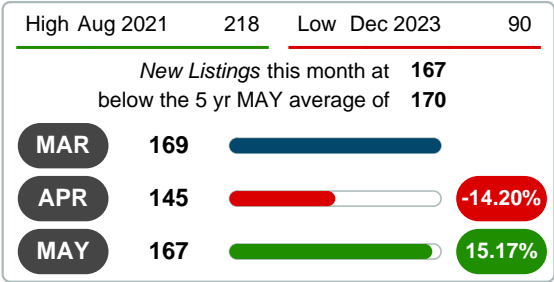
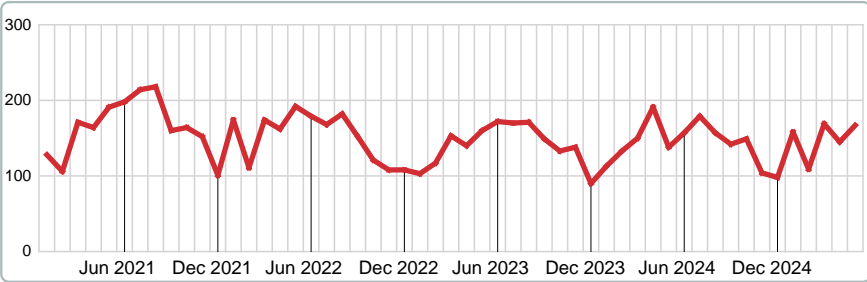
YEAR TO DATE (YTD)



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%
Median New Listed Listing Price	\$325,000		

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
\$174,600	\$275,000	\$425,226	\$690,000

May 2025



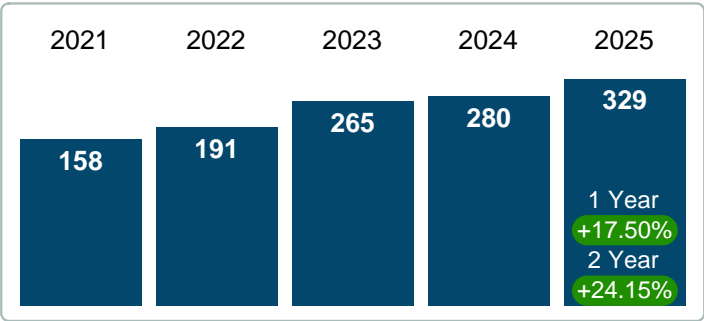
Area Delimited by County Of Rogers - Residential Property Type



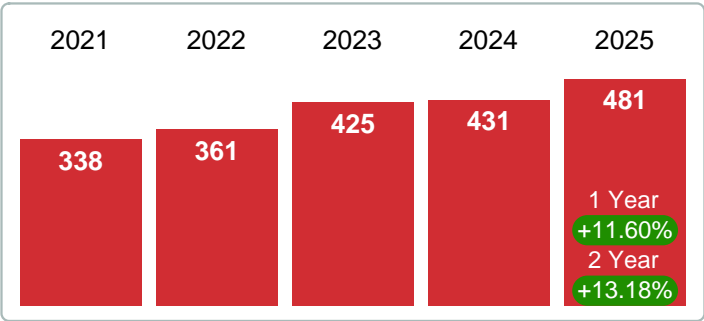
ACTIVE INVENTORY

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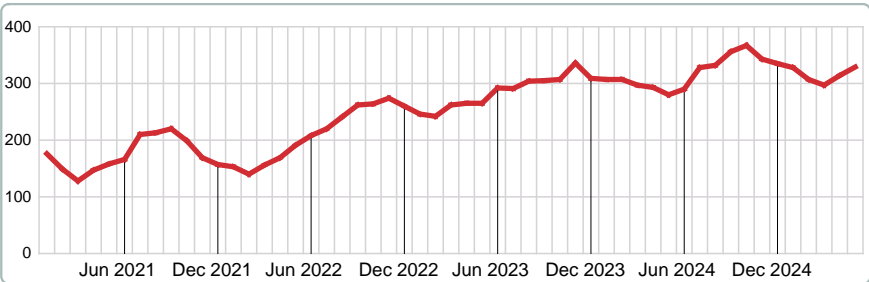
END OF MAY



ACTIVE DURING MAY

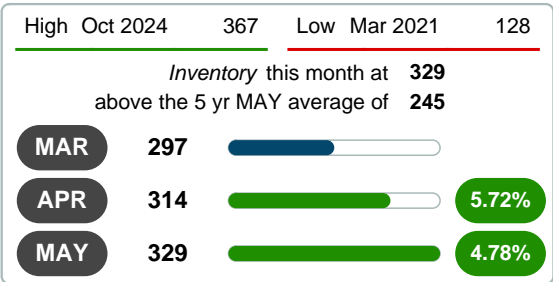


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 245



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	31			9.42%	43.0	14	14	3	0
\$200,001 - \$250,000	40			12.16%	39.0	1	33	6	0
\$250,001 - \$325,000	55			16.72%	36.0	1	31	21	2
\$325,001 - \$475,000	78			23.71%	62.0	2	35	36	5
\$475,001 - \$575,000	51			15.50%	60.0	0	14	33	4
\$575,001 - \$775,000	41			12.46%	46.0	0	5	29	7
\$775,001 and up	33			10.03%	65.0	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
Median Active Inventory Listing Price					\$399,999	\$169,000	\$307,450	\$510,950	\$674,500

May 2025



Area Delimited by County Of Rogers - Residential Property Type

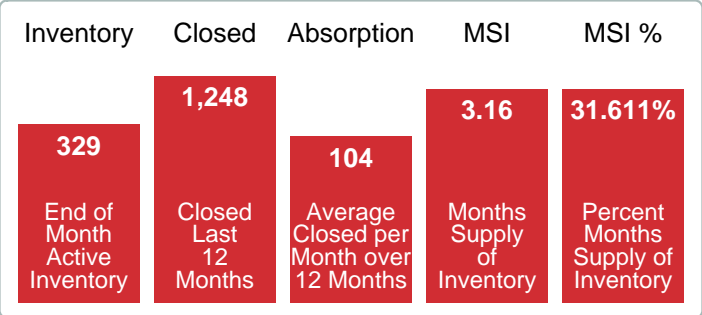
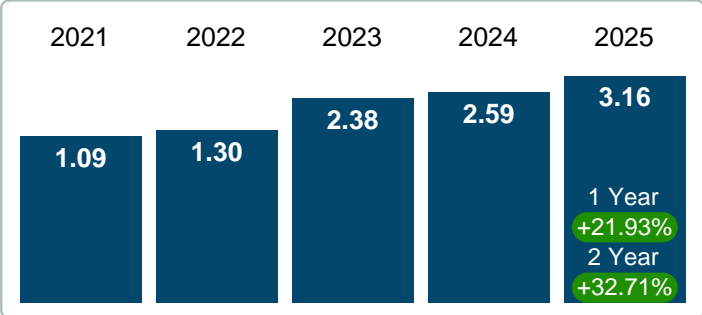


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

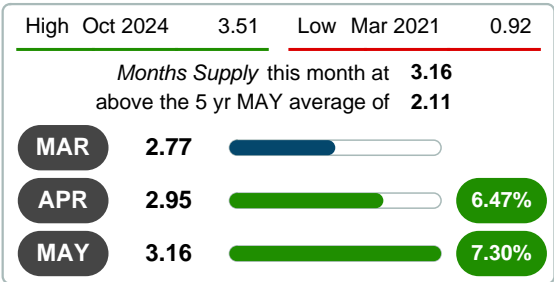
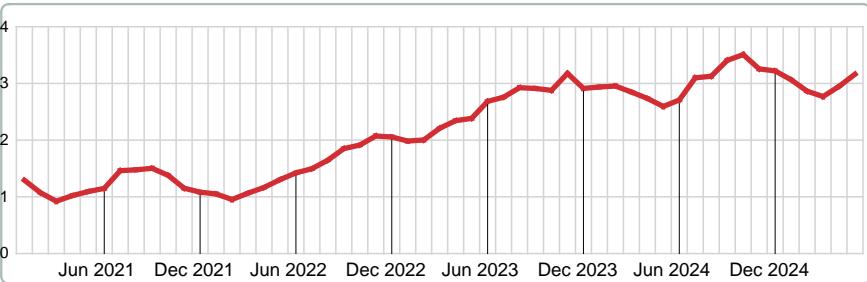
INDICATORS FOR MAY 2025



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

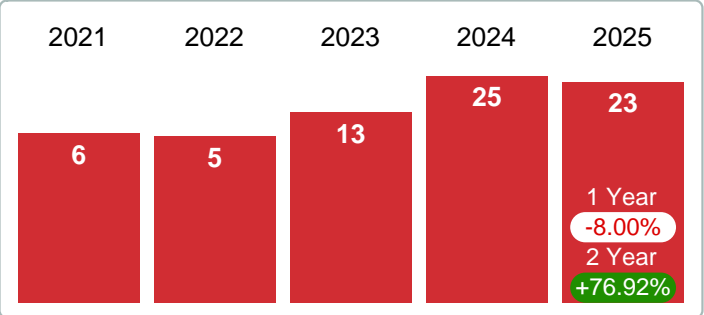
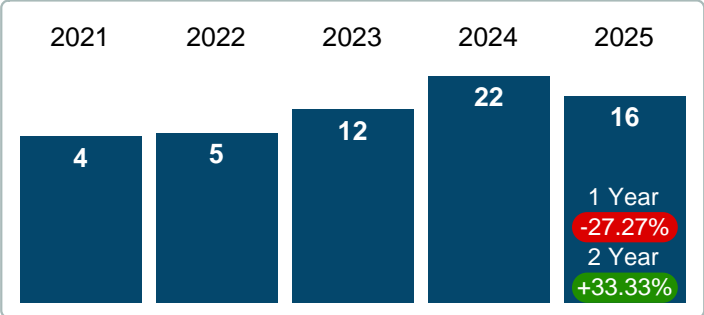


MEDIAN DAYS ON MARKET TO SALE

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MAY

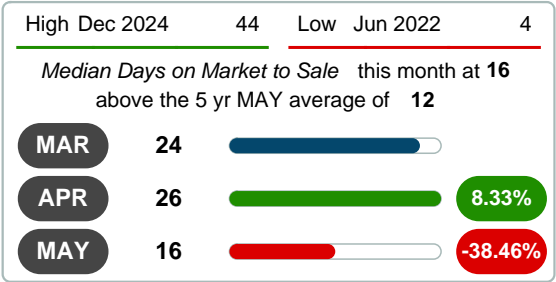
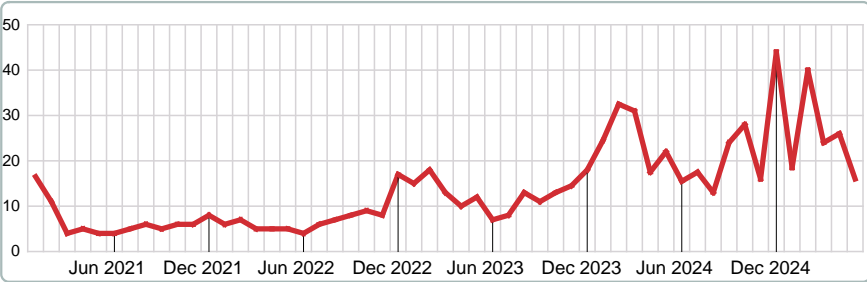
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 12



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	10	9.17%	25	27	22	0	0
\$150,001 - \$200,000	15	13.76%	6	89	7	3	0
\$200,001 - \$225,000	9	8.26%	23	0	23	25	0
\$225,001 - \$300,000	32	29.36%	14	18	12	30	0
\$300,001 - \$400,000	19	17.43%	35	0	14	57	0
\$400,001 - \$625,000	14	12.84%	12	0	4	41	14
\$625,001 and up	10	9.17%	26	0	29	47	21
Median Closed DOM	16			22	12	45	20
Total Closed Units	109	100%	16.0	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

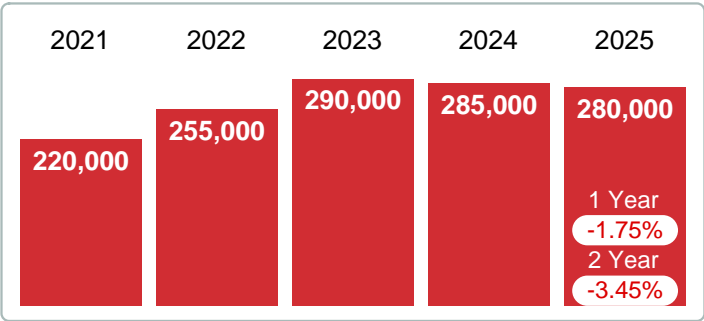
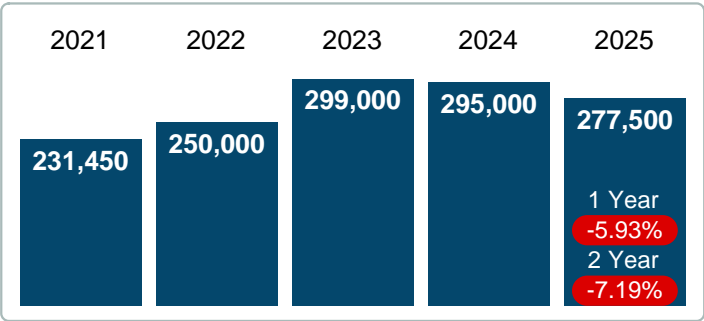


MEDIAN LIST PRICE AT CLOSING

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MAY

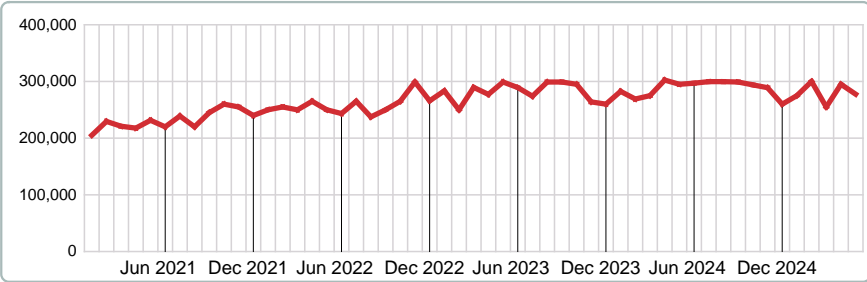
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 270,590



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

Median List Price at Closing this month at **277,500**
above the 5 yr MAY average of **270,590**

MAR

254,900

APR

295,000

15.73%

MAY

277,500

-5.93%

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	11			10.09%	139,900	137,450	145,000	0	0
\$150,001 - \$200,000	15			13.76%	168,200	163,600	176,950	160,000	0
\$200,001 - \$225,000	6			5.50%	215,000	0	215,000	209,900	0
\$225,001 - \$300,000	32			29.36%	262,900	248,900	266,950	259,000	0
\$300,001 - \$400,000	20			18.35%	327,500	310,000	339,900	309,750	0
\$400,001 - \$625,000	14			12.84%	449,500	0	415,000	439,450	530,000
\$625,001 and up	11			10.09%	800,000	0	750,000	737,500	845,921
Median List Price					277,500	159,000	260,000	309,750	699,000
Total Closed Units				100%	277,500	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

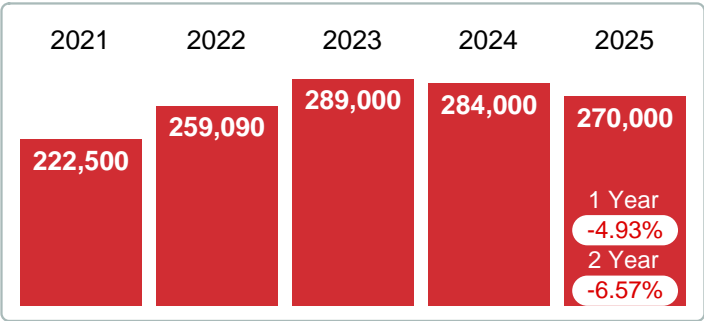
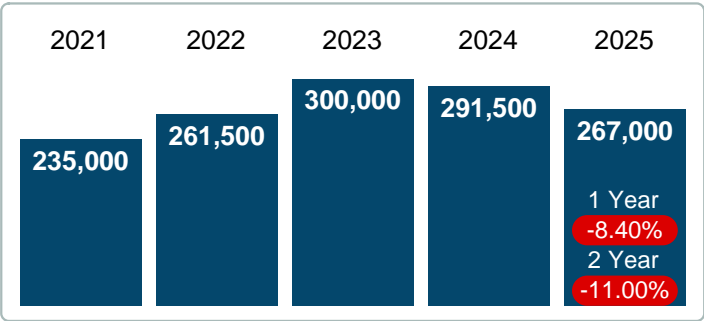


MEDIAN SOLD PRICE AT CLOSING

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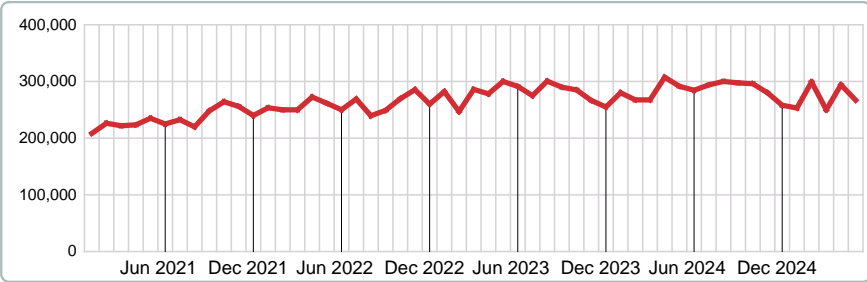
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 271,000



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

Median Sold Price at Closing this month at **267,000**
below the 5 yr MAY average of **271,000**

MAR

250,000

APR

294,000

17.60%

MAY

267,000

-9.18%

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	10		9.17%	129,750	135,000	102,500	0	0
\$150,001 - \$200,000	15		13.76%	169,500	159,000	172,250	171,750	0
\$200,001 - \$225,000	9		8.26%	215,000	0	215,000	206,500	0
\$225,001 - \$300,000	32		29.36%	258,000	250,000	261,000	256,000	0
\$300,001 - \$400,000	19		17.43%	330,000	0	343,100	323,950	0
\$400,001 - \$625,000	14		12.84%	460,850	0	415,558	444,700	530,000
\$625,001 and up	10		9.17%	807,500	0	750,000	790,000	833,421
Median Sold Price		267,000			139,900	255,000	311,450	658,000
Total Closed Units		109	100%	267,000	9	63	30	7
Total Closed Volume		36,760,387			1.55M	16.90M	12.03M	6.28M

May 2025



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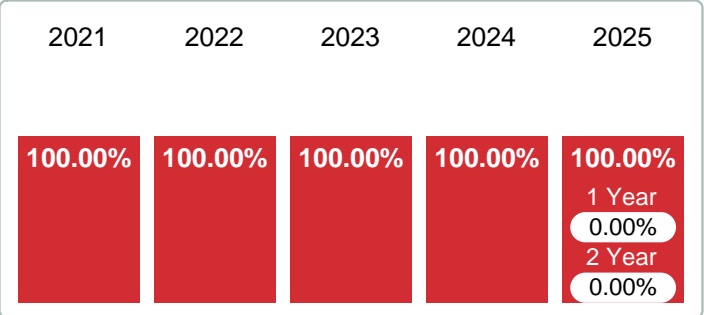
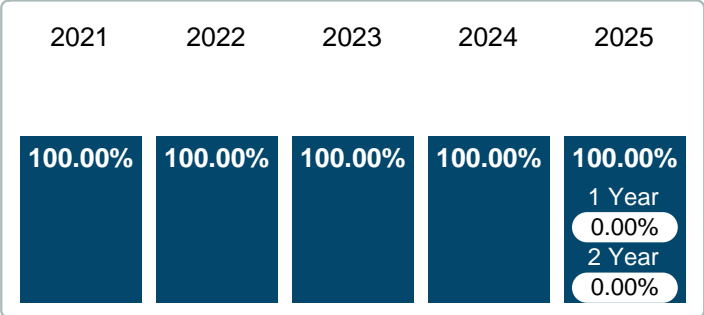


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

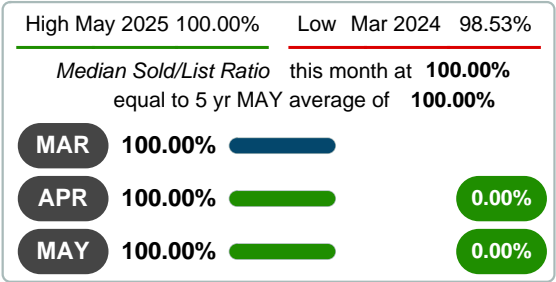
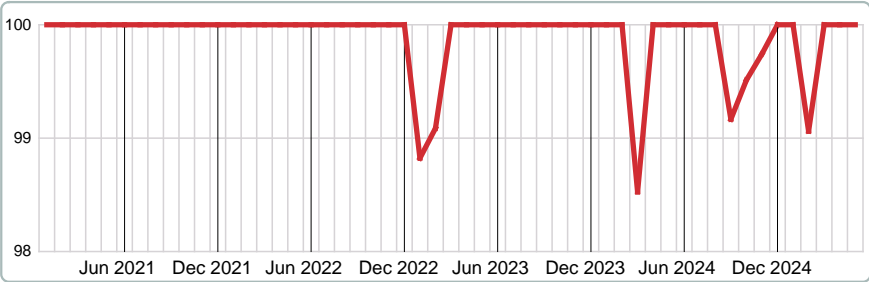
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 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	10	9.17%	95.66%	100.00%	86.96%	0.00%	0.00%
\$150,001 \$200,000	15	13.76%	100.51%	100.00%	100.26%	107.34%	0.00%
\$200,001 \$225,000	9	8.26%	99.57%	0.00%	97.78%	100.81%	0.00%
\$225,001 \$300,000	32	29.36%	100.00%	95.13%	100.00%	100.00%	0.00%
\$300,001 \$400,000	19	17.43%	100.00%	0.00%	99.24%	100.00%	0.00%
\$400,001 \$625,000	14	12.84%	99.93%	0.00%	100.00%	99.36%	100.00%
\$625,001 and up	10	9.17%	98.63%	0.00%	100.00%	98.75%	96.49%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.93%	97.06%
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



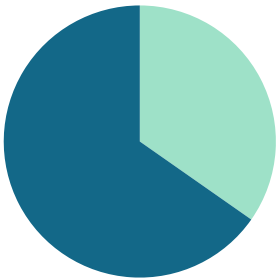
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

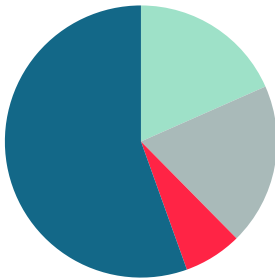


Inventory
New Listings
167 = 34.72%
Start Inventory
314
Total Inventory Units
481
Volume
\$213,388,259

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%
Median List Price	295,000	277,500	-5.93%	285,000	280,000	-1.75%
Median Sale Price	291,500	267,000	-8.40%	284,000	270,000	-4.93%
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	22.00	16.00	-27.27%	25.00	23.00	-8.00%
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

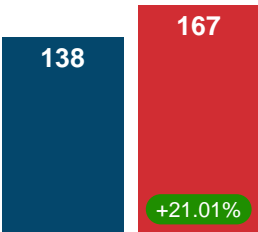
Inventory on May 31, 2025 = 329

20242025

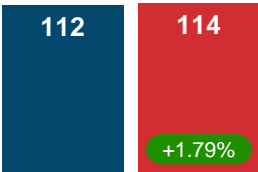
MAY MARKET

MEDIAN PRICES

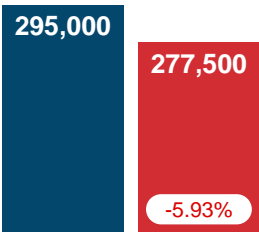
New Listings



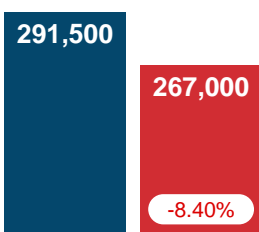
Pending Listings



List Price



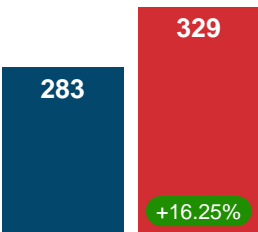
Sale Price



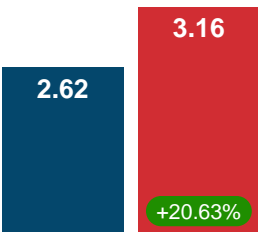
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

