

# July 2025



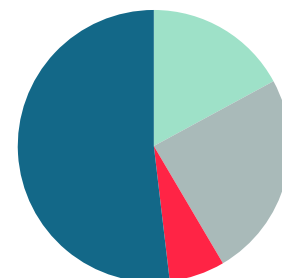
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	110	119	8.18%
Pending Listings	121	170	40.50%
New Listings	179	214	19.55%
Median List Price	299,700	309,000	3.10%
Median Sale Price	293,875	304,000	3.45%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	17.50	17.00	-2.86%
End of Month Inventory	329	361	9.73%
Months Supply of Inventory	3.11	3.45	10.86%



■ Closed (17.10%)  
■ Pending (24.43%)  
■ Other OffMarket (6.61%)  
■ Active (51.87%)

**Absorption:** Last 12 months, an Average of **105** Sales/Month  
**Active Inventory** as of July 31, 2025 = **361**

### Analysis Wrap-Up

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

The total housing inventory at the end of July 2025 rose **9.73%** to 361 existing homes available for sale. Over the last 12 months this area has had an average of 105 closed sales per month. This represents an unsold inventory index of **3.45** 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 **3.45%** in July 2025 to \$304,000 versus the previous year at \$293,875.

#### Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 0.50 days or **2.86%** in July 2025 compared to last year's same month at **17.50** DOM.

#### Sales Success for July 2025 is Positive

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

There were 214 New Listings in July 2025, up **19.55%** from last year at 179. Furthermore, there were 119 Closed Listings this month versus last year at 110, a **8.18%** increase.

Closed versus Listed trends yielded a **55.6%** ratio, down from previous year's, July 2024, at **61.5%**, a **9.51%** 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

# July 2025



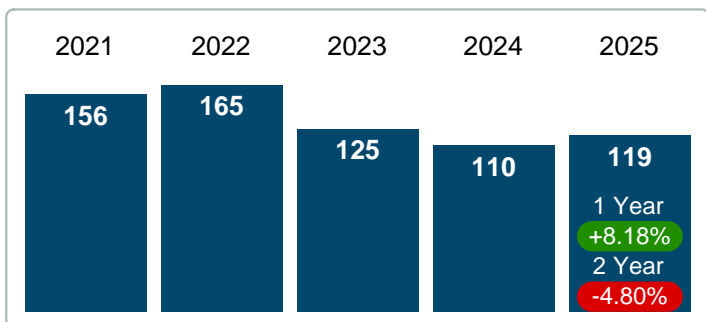
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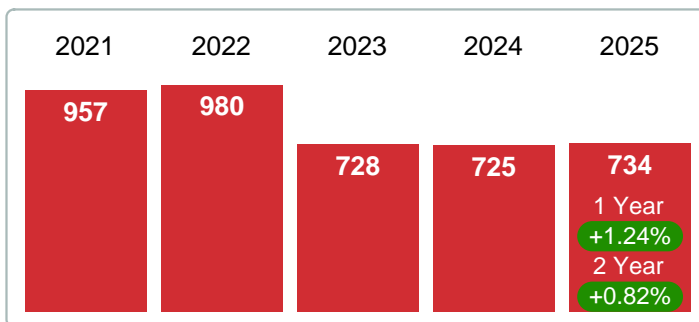
## CLOSED LISTINGS

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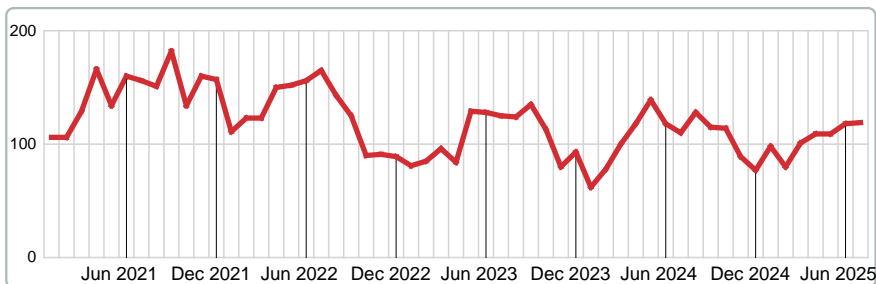
### JULY



### YEAR TO DATE (YTD)

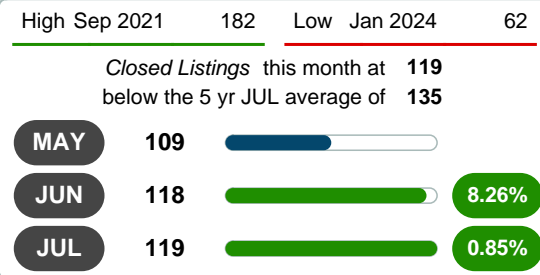


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 135



### 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	9	7.56%	3.0	2	5	2	0
\$150,001 - \$200,000	10	8.40%	7.5	2	8	0	0
\$200,001 - \$250,000	25	21.01%	13.0	1	21	3	0
\$250,001 - \$325,000	23	19.33%	39.0	1	12	10	0
\$325,001 - \$425,000	22	18.49%	12.0	0	13	8	1
\$425,001 - \$600,000	18	15.13%	61.0	0	3	13	2
\$600,001 and up	12	10.08%	25.0	0	2	7	3
<b>Total Closed Units</b>	<b>119</b>			<b>6</b>	<b>64</b>	<b>43</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>42,028,312</b>	<b>100%</b>	<b>17.0</b>	<b>1.14M</b>	<b>17.62M</b>	<b>18.57M</b>	<b>4.70M</b>
<b>Median Closed Price</b>	<b>\$304,000</b>			<b>\$179,950</b>	<b>\$247,500</b>	<b>\$395,000</b>	<b>\$594,950</b>

# July 2025



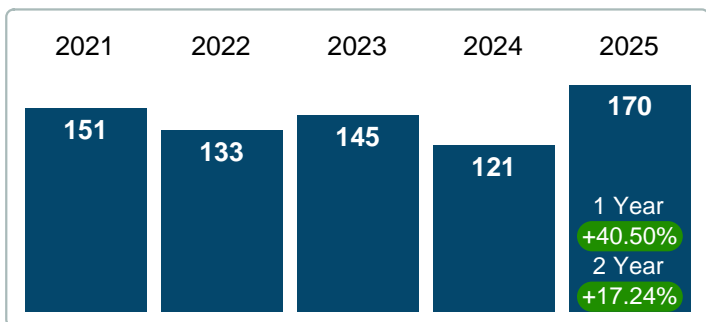
Area Delimited by County Of Rogers - Residential Property Type



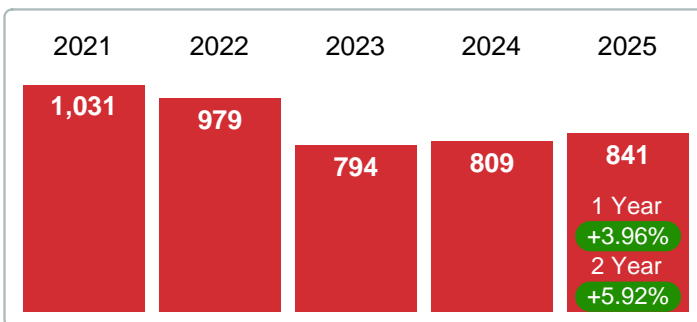
## PENDING LISTINGS

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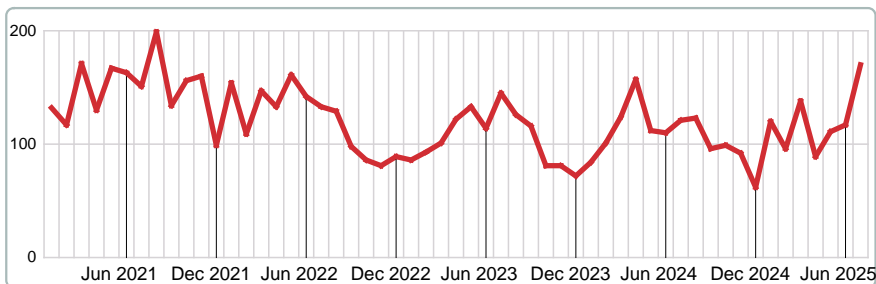
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

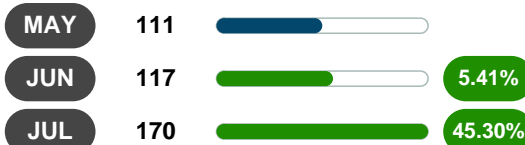


### 3 MONTHS

5 year JUL AVG = 144

High Aug 2021 199 Low Dec 2024 62

Pending Listings this month at 170 above the 5 yr JUL average of 144



### 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	13	7.65%	21.0	6	5	1	1
\$150,001 - \$200,000	22	12.94%	6.0	3	16	3	0
\$200,001 - \$225,000	13	7.65%	42.0	0	13	0	0
\$225,001 - \$325,000	51	30.00%	14.0	1	34	16	0
\$325,001 - \$425,000	31	18.24%	37.0	0	12	16	3
\$425,001 - \$525,000	17	10.00%	24.0	0	9	6	2
\$525,001 and up	23	13.53%	66.0	1	2	18	2
<b>Total Pending Units</b>	<b>170</b>			<b>11</b>	<b>91</b>	<b>60</b>	<b>8</b>
<b>Total Pending Volume</b>	<b>56,757,336</b>	<b>100%</b>	<b>24.0</b>	<b>2.36M</b>	<b>24.96M</b>	<b>25.51M</b>	<b>3.93M</b>
<b>Median Listing Price</b>	<b>\$286,975</b>			<b>\$145,000</b>	<b>\$250,000</b>	<b>\$407,000</b>	<b>\$404,950</b>

# July 2025



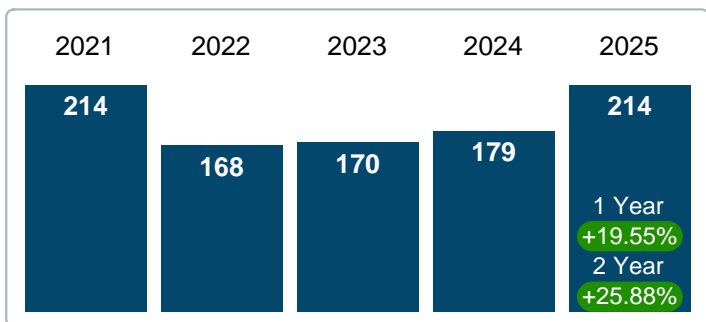
Area Delimited by County Of Rogers - Residential Property Type



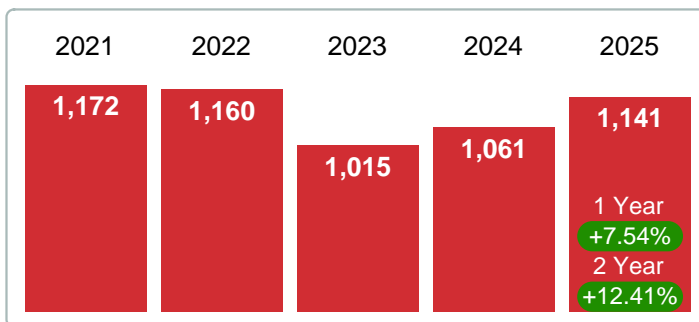
## NEW LISTINGS

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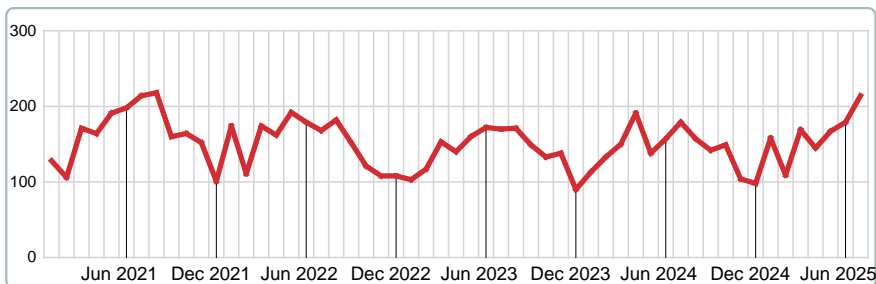
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 189

High Aug 2021 218 Low Dec 2023 90

New Listings this month at **214**  
above the 5 yr JUL average of **189**

- MAY 167
- JUN 179  **7.19%**
- JUL 214  **19.55%**

### 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	17	7.94%	6	9	2	0
\$175,001 - \$225,000	28	13.08%	2	21	5	0
\$225,001 - \$250,000	21	9.81%	1	16	4	0
\$250,001 - \$350,000	62	28.97%	3	36	21	2
\$350,001 - \$425,000	32	14.95%	0	10	18	4
\$425,001 - \$575,000	33	15.42%	0	14	16	3
\$575,001 and up	21	9.81%	0	3	9	9
<b>Total New Listed Units</b>	<b>214</b>		<b>12</b>	<b>109</b>	<b>75</b>	<b>18</b>
<b>Total New Listed Volume</b>	<b>80,307,396</b>	<b>100%</b>	<b>2.19M</b>	<b>32.85M</b>	<b>33.44M</b>	<b>11.82M</b>
<b>Median New Listed Listing Price</b>	<b>\$317,000</b>		<b>\$177,500</b>	<b>\$257,000</b>	<b>\$389,900</b>	<b>\$549,000</b>

# July 2025



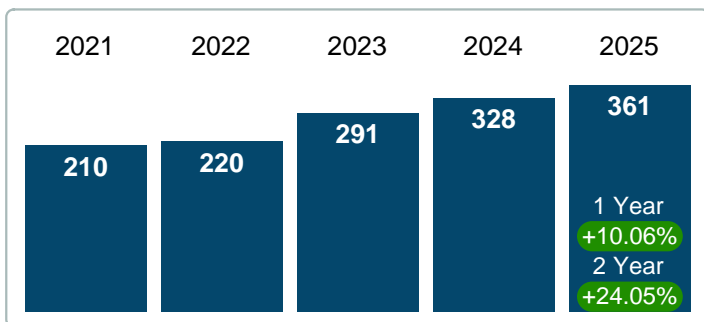
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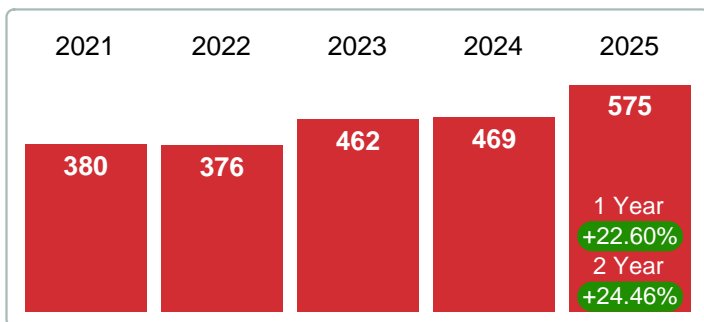
## ACTIVE INVENTORY

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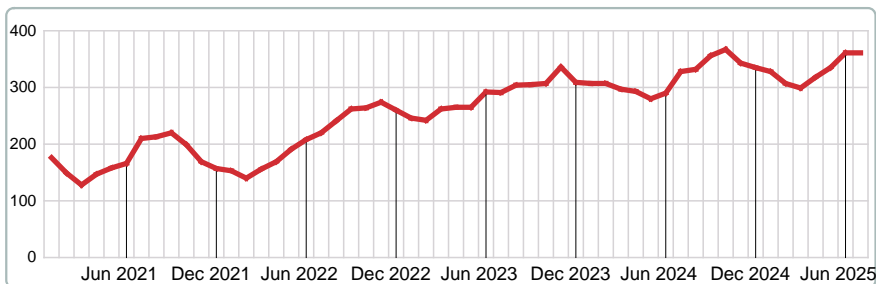
### END OF JULY



### ACTIVE DURING JULY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 282

High Oct 2024 367 Low Mar 2021 128

Inventory this month at **361**  
above the 5 yr JUL average of **282**

- MAY 335
- JUN 361 +7.76%
- JUL 361 +0.00%

### 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	8.59%	38.0	12	14	5	0	
\$200,001 - \$250,000	43	11.91%	31.0	1	37	4	1	
\$250,001 - \$300,000	50	13.85%	31.5	4	31	14	1	
\$300,001 - \$450,000	100	27.70%	37.5	2	39	51	8	
\$450,001 - \$525,000	43	11.91%	52.0	1	15	21	6	
\$525,001 - \$775,000	53	14.68%	69.0	0	12	33	8	
\$775,001 and up	41	11.36%	62.0	0	7	16	18	
Total Active Inventory by Units		361		20	155	144	42	
Total Active Inventory by Volume		167,353,925	100%	43.0	3.99M	55.88M	74.51M	32.97M
Median Active Inventory Listing Price		\$377,500			\$179,950	\$289,000	\$432,500	\$661,500

# July 2025



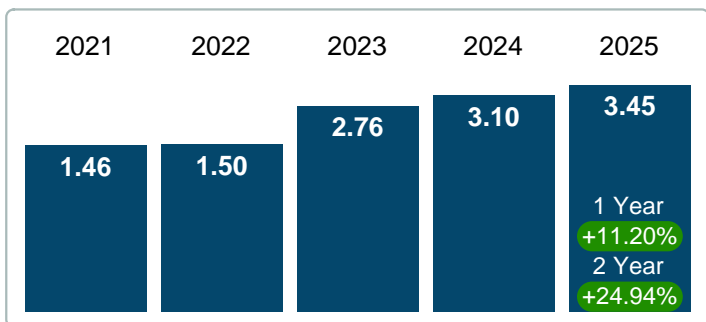
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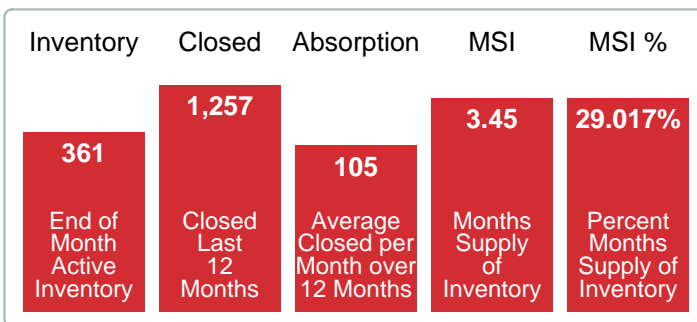
## MONTHS SUPPLY of INVENTORY (MSI)

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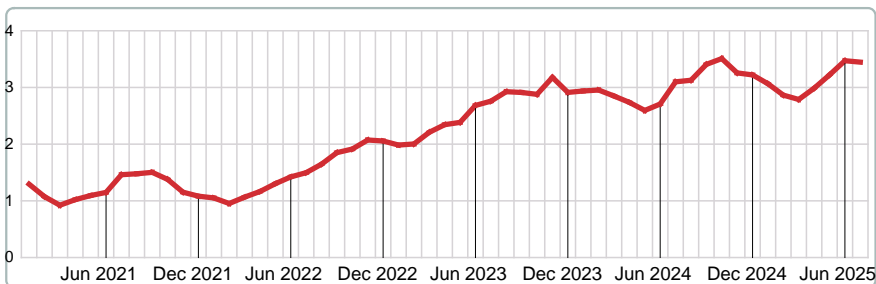
### MSI FOR JULY



### INDICATORS FOR JULY 2025

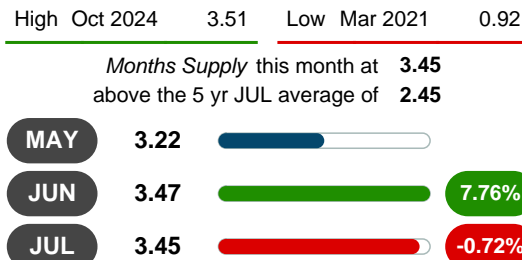


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 2.45



### 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	8.59%	1.49	2.09	1.08	2.40	0.00
\$200,001 - \$250,000	43	11.91%	2.22	1.20	2.44	1.30	4.00
\$250,001 - \$300,000	50	13.85%	2.69	6.86	2.66	3.57	0.41
\$300,001 - \$450,000	100	27.70%	4.03	6.00	3.10	4.67	8.00
\$450,001 - \$525,000	43	11.91%	7.70	0.00	7.20	7.41	9.00
\$525,001 - \$775,000	53	14.68%	4.93	0.00	6.26	4.83	4.17
\$775,001 and up	41	11.36%	8.48	0.00	0.00	5.49	9.39
Market Supply of Inventory (MSI)			3.45	2.64	2.75	4.42	5.09
Total Active Inventory by Units		100%	361	20	155	144	42

# July 2025



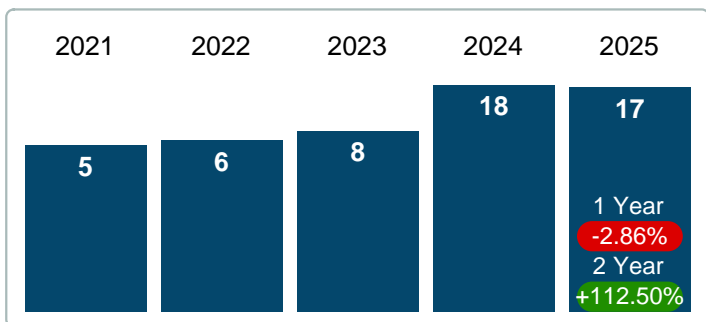
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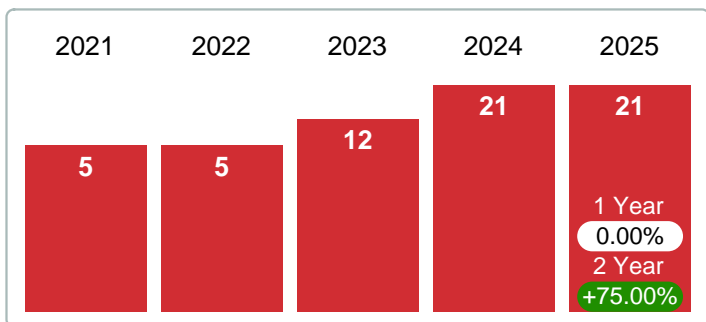
## MEDIAN DAYS ON MARKET TO SALE

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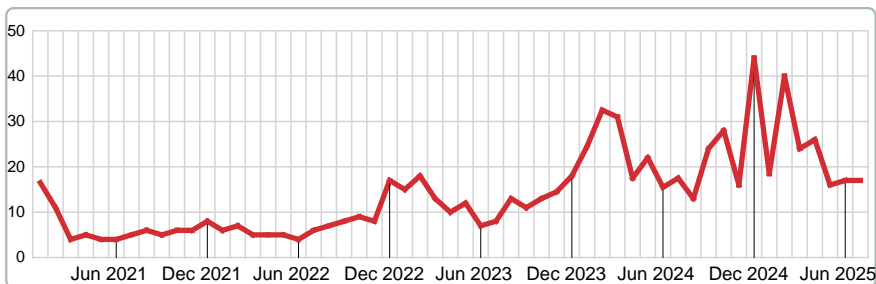
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 11

High Dec 2024: 44 | Low Jun 2022: 4

Median Days on Market to Sale this month at 17 above the 5 yr JUL average of 11

- MAY: 16
- JUN: 17 (6.25%)
- JUL: 17 (0.00%)

### 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
\$150,000 and less	7.56%	3	43	3	10	0
\$150,001 - \$200,000	8.40%	8	9	8	0	0
\$200,001 - \$250,000	21.01%	13	3	13	32	0
\$250,001 - \$325,000	19.33%	39	1	16	49	0
\$325,001 - \$425,000	18.49%	12	0	14	11	65
\$425,001 - \$600,000	15.13%	61	0	24	92	48
\$600,001 and up	10.08%	25	0	6	28	55
Median Closed DOM		17	3	11	33	60
Total Closed Units	100%	17.0	6	64	43	6
Total Closed Volume		42,028,312	1.14M	17.62M	18.57M	4.70M

# July 2025



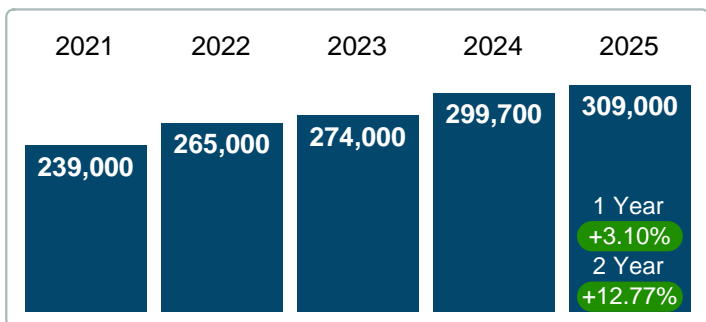
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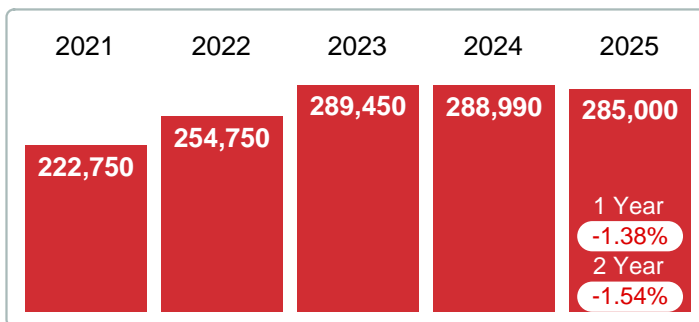
## MEDIAN LIST PRICE AT CLOSING

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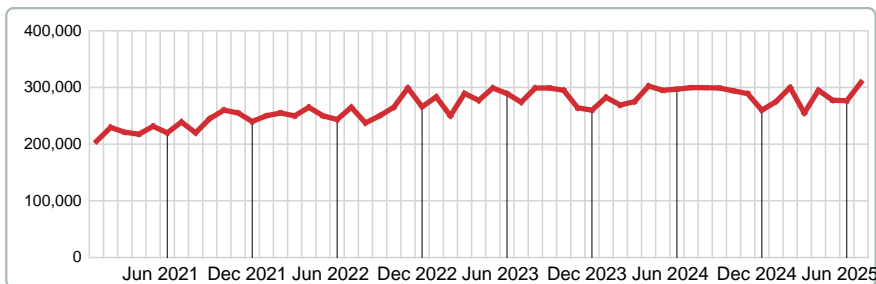
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 277,340

High Jul 2025 309,000 Low Jan 2021 205,000  
 Median List Price at Closing this month at **309,000**  
 above the 5 yr JUL average of **277,340**

MAY	277,500	
JUN	276,488	-0.36%
JUL	309,000	11.76%

### 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	8	6.72%	116,150	119,000	89,900	126,400	0
\$150,001 - \$200,000	10	8.40%	174,500	175,000	174,000	0	0
\$200,001 - \$250,000	26	21.85%	229,000	230,000	226,500	230,000	0
\$250,001 - \$325,000	23	19.33%	299,900	299,900	279,950	302,450	0
\$325,001 - \$425,000	21	17.65%	370,000	0	379,900	369,950	329,900
\$425,001 - \$600,000	19	15.97%	500,000	0	465,000	527,999	492,500
\$600,001 and up	12	10.08%	657,500	0	628,235	660,000	1,201,347
Median List Price			309,000	177,450	249,500	399,000	582,450
Total Closed Units		100%	309,000	6	64	43	6
Total Closed Volume			42,227,410	1.16M	17.79M	18.70M	4.59M

# July 2025



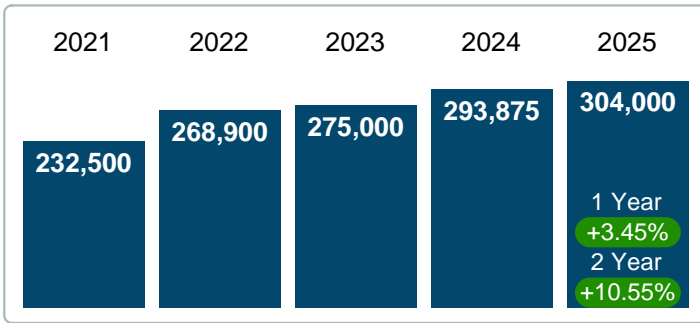
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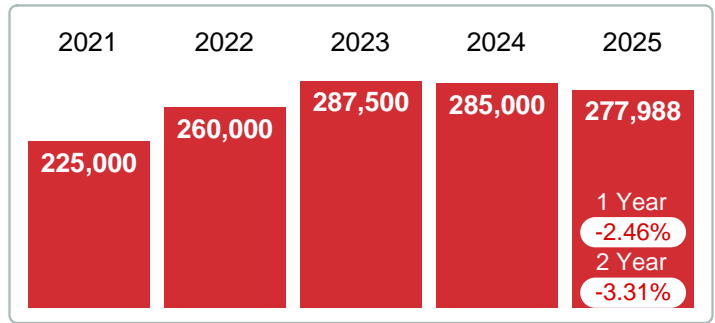
## MEDIAN SOLD PRICE AT CLOSING

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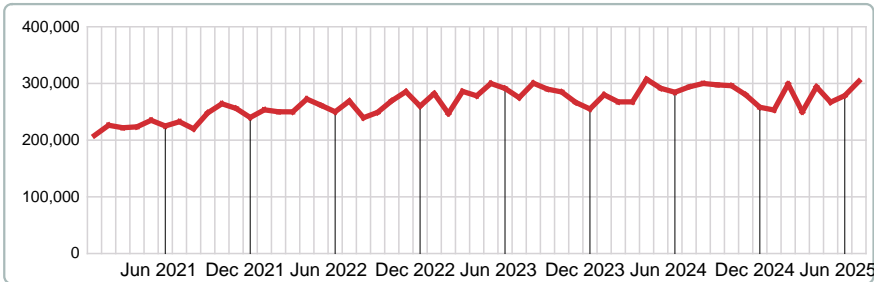
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

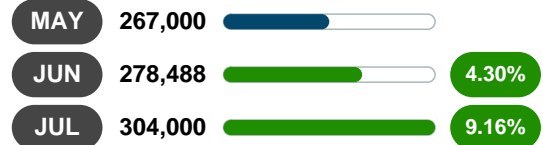


### 3 MONTHS

5 year JUL AVG = 274,855

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

Median Sold Price at Closing this month at **304,000** above the 5 yr JUL average of **274,855**



### 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	7.56%	117,000	128,500	91,000	127,650	0
\$150,001 - \$200,000	8.40%	179,950	179,950	177,000	0	0
\$200,001 - \$250,000	21.01%	225,000	225,000	220,000	230,000	0
\$250,001 - \$325,000	19.33%	299,900	299,900	279,500	306,000	0
\$325,001 - \$425,000	18.49%	369,950	0	372,000	367,500	329,900
\$425,001 - \$600,000	15.13%	510,000	0	475,000	520,000	494,000
\$600,001 and up	10.08%	655,000	0	643,361	665,000	1,201,347
Median Sold Price		304,000	179,950	247,500	395,000	594,950
Total Closed Units	100%	304,000	6	64	43	6
Total Closed Volume		42,028,312	1.14M	17.62M	18.57M	4.70M

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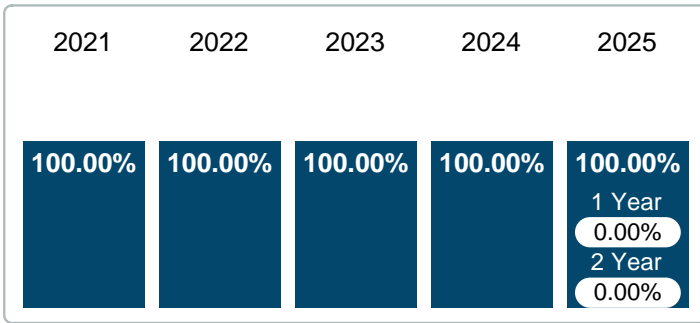
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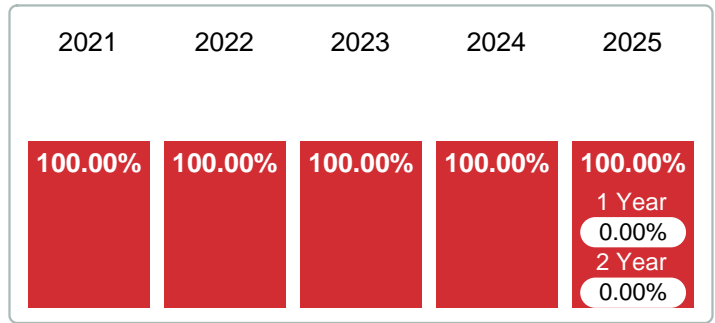
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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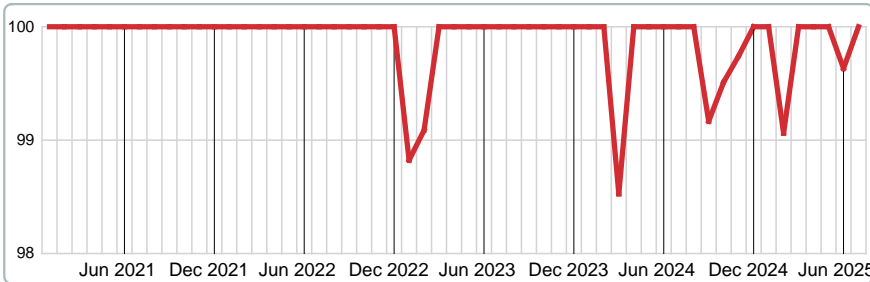
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

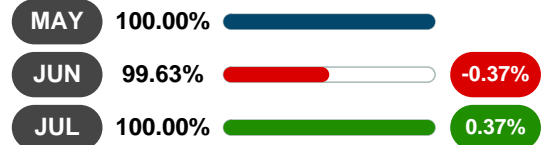


### 3 MONTHS

5 year JUL AVG = 100.00%

High Jul 2025 100.00% Low Mar 2024 98.53%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL 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
\$150,000 and less	9	7.56%	100.00%	94.32%	100.00%	100.90%	0.00%
\$150,001 - \$200,000	10	8.40%	100.00%	101.43%	98.99%	0.00%	0.00%
\$200,001 - \$250,000	25	21.01%	100.00%	97.83%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	23	19.33%	100.00%	100.00%	100.00%	100.00%	0.00%
\$325,001 - \$425,000	22	18.49%	99.14%	0.00%	99.28%	98.86%	100.00%
\$425,001 - \$600,000	18	15.13%	100.00%	0.00%	100.00%	100.00%	100.06%
\$600,001 and up	12	10.08%	99.99%	0.00%	102.58%	99.75%	101.94%
Median Sold/List Ratio		100.00%		99.16%	100.00%	100.00%	100.97%
Total Closed Units		119	100%	6	64	43	6
Total Closed Volume		42,028,312		1.14M	17.62M	18.57M	4.70M

# July 2025



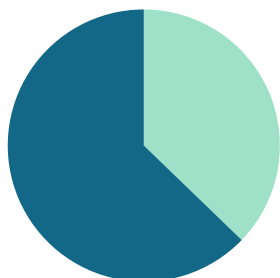
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

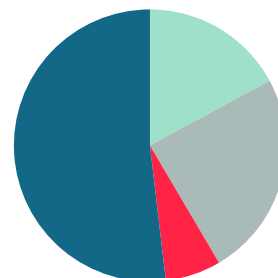


**Inventory**  
 New Listings  
**214 = 37.22%**  
 Start Inventory  
**361**  
 Total Inventory Units  
**575**  
 Volume  
**\$243,857,958**

### Market Activity

Closed Sales  
**119 = 17.10%**  
 Pending Sales  
**170 = 24.43%**  
 Other Off Market  
**46 = 6.61%**  
 Active Inventory  
**361 = 51.87%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	110	119	8.18%	725	734	1.24%
Pending Sales	121	170	40.50%	809	841	3.96%
New Listings	179	214	19.55%	1,061	1,141	7.54%
Median List Price	299,700	309,000	3.10%	288,990	285,000	-1.38%
Median Sale Price	293,875	304,000	3.45%	285,000	277,988	-2.46%
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	17.50	17.00	-2.86%	21.00	21.00	0.00%
Monthly Inventory	329	361	9.73%	329	361	9.73%
Months Supply of Inventory	3.11	3.45	10.86%	3.11	3.45	10.86%

**Absorption:** Last 12 months, an Average of **105** Sales/Month

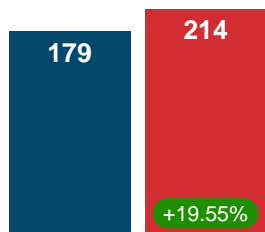
**Inventory on July 31, 2025 = 361**

**2024 2025**

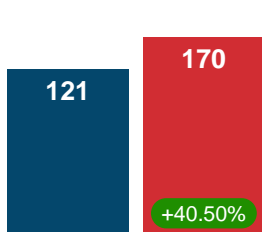
### JULY MARKET

### MEDIAN PRICES

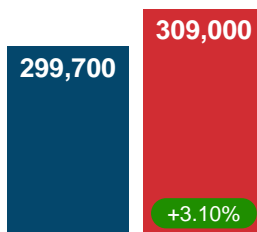
#### New Listings



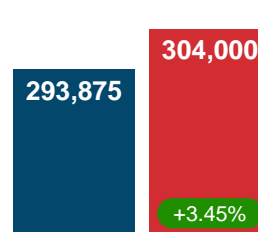
#### Pending Listings



#### List Price



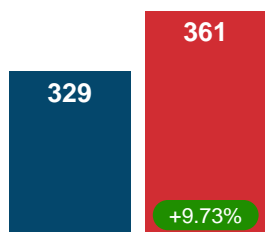
#### Sale Price



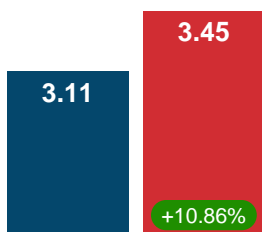
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

