

August 2025



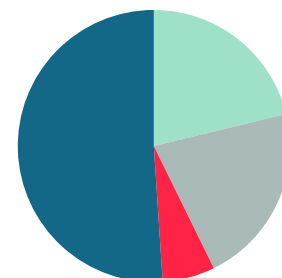
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	128	143	11.72%
Pending Listings	123	145	17.89%
New Listings	156	156	0.00%
Average List Price	377,185	335,183	-11.14%
Average Sale Price	371,546	329,432	-11.33%
Average Percent of Selling Price to List Price	98.91%	97.98%	-0.95%
Average Days on Market to Sale	35.20	46.53	32.21%
End of Month Inventory	331	344	3.93%
Months Supply of Inventory	3.12	3.25	4.09%



■ Closed (21.22%)
■ Pending (21.51%)
■ Other OffMarket (6.23%)
■ Active (51.04%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of August 31, 2025 = **344**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **3.93%** to 344 existing homes available for sale. Over the last 12 months this area has had an average of 106 closed sales per month. This represents an unsold inventory index of **3.25** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **11.33%** in August 2025 to \$329,432 versus the previous year at \$371,546.

Average Days on Market Lengthens

The average number of **46.53** days that homes spent on the market before selling increased by 11.34 days or **32.21%** in August 2025 compared to last year's same month at **35.20** DOM.

Sales Success for August 2025 is Positive

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

There were 156 New Listings in August 2025, down **0.00%** from last year at 156. Furthermore, there were 143 Closed Listings this month versus last year at 128, a **11.72%** increase.

Closed versus Listed trends yielded a **91.7%** ratio, up from previous year's, August 2024, at **82.1%**, a **11.72%** upswing. 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

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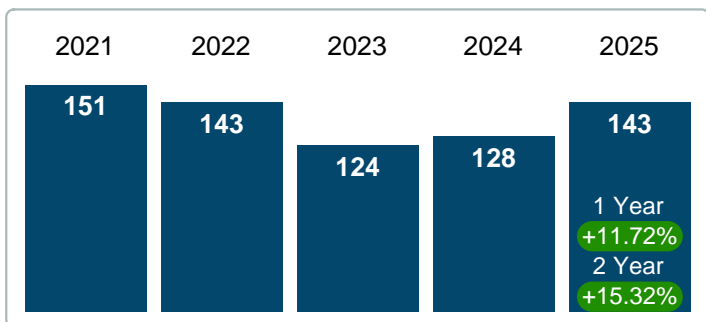
Area Delimited by County Of Rogers - Residential Property Type



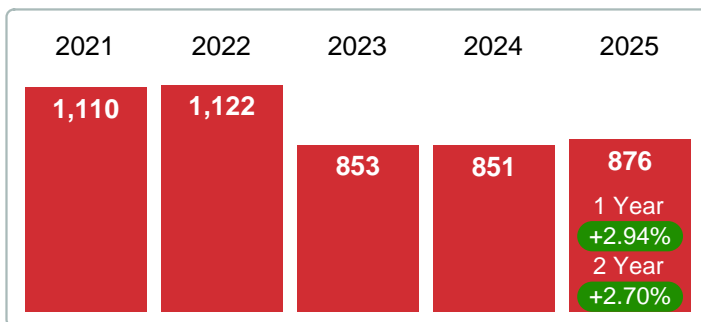
CLOSED LISTINGS

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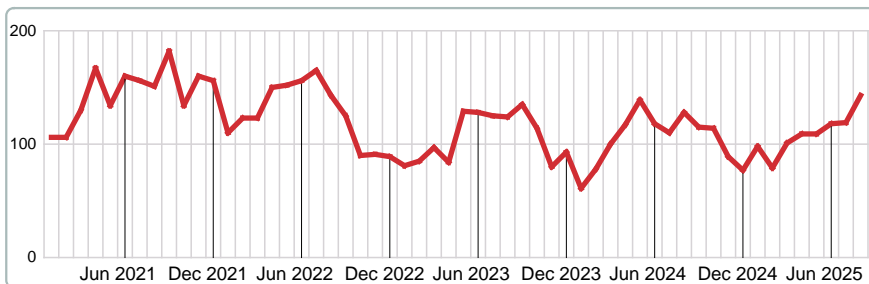
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 138

High Sep 2021 182 Low Jan 2024 61

Closed Listings this month at **143**
above the 5 yr AUG average of **138**

- JUN** 118
- JUL** 119 0.85%
- AUG** 143 20.17%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14	9.79%	63.4	8	5	0	1
\$175,001 - \$200,000	12	8.39%	26.2	2	8	2	0
\$200,001 - \$225,000	15	10.49%	44.3	0	15	0	0
\$225,001 - \$325,000	45	31.47%	45.8	2	29	14	0
\$325,001 - \$425,000	23	16.08%	39.3	0	11	10	2
\$425,001 - \$525,000	15	10.49%	29.6	0	8	6	1
\$525,001 and up	19	13.29%	72.6	0	3	16	0
Total Closed Units	143			12	79	48	4
Total Closed Volume	47,108,782	100%	46.5	1.80M	23.00M	21.06M	1.25M
Average Closed Price	\$329,432			\$149,933	\$291,152	\$438,778	\$311,813

August 2025



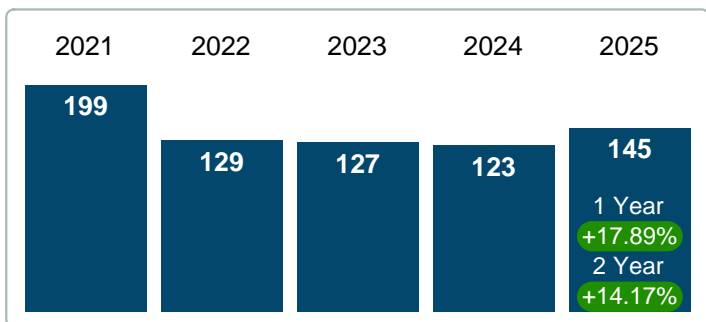
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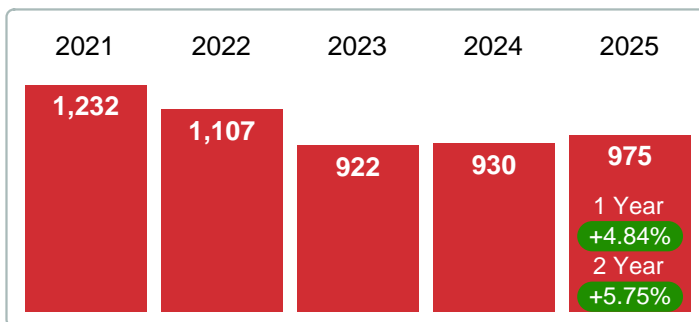
PENDING LISTINGS

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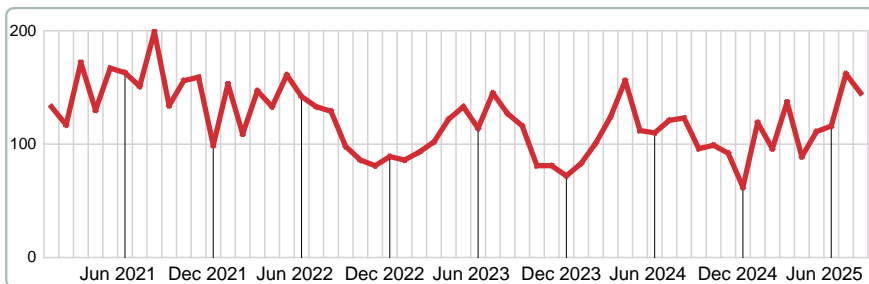
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 145

High Aug 2021 199 Low Dec 2024 62

Pending Listings this month at 145 equal to 5 yr AUG average of 145



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	12	8.28%	37.8	7	4	1	0
\$175,001 - \$200,000	6	4.14%	32.0	0	5	1	0
\$200,001 - \$250,000	30	20.69%	22.3	1	27	2	0
\$250,001 - \$325,000	35	24.14%	38.2	2	18	15	0
\$325,001 - \$475,000	27	18.62%	54.3	2	8	15	2
\$475,001 - \$650,000	21	14.48%	44.5	0	3	15	3
\$650,001 and up	14	9.66%	71.4	0	3	6	5
Total Pending Units	145			12	68	55	10
Total Pending Volume	53,686,739	100%	41.7	2.25M	19.91M	24.04M	7.48M
Average Listing Price	\$370,253			\$187,695	\$292,809	\$437,110	\$748,238

August 2025



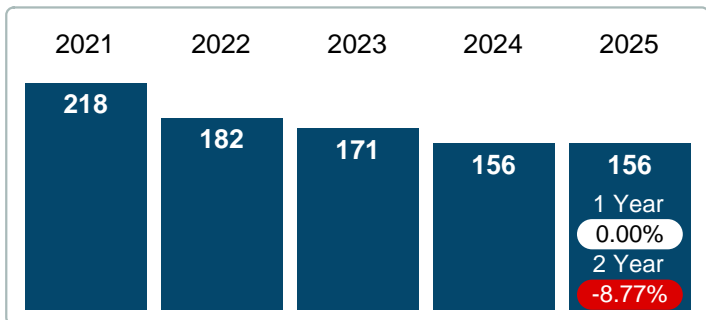
Area Delimited by County Of Rogers - Residential Property Type



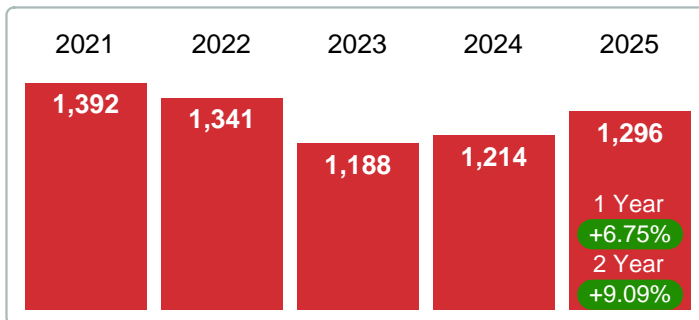
NEW LISTINGS

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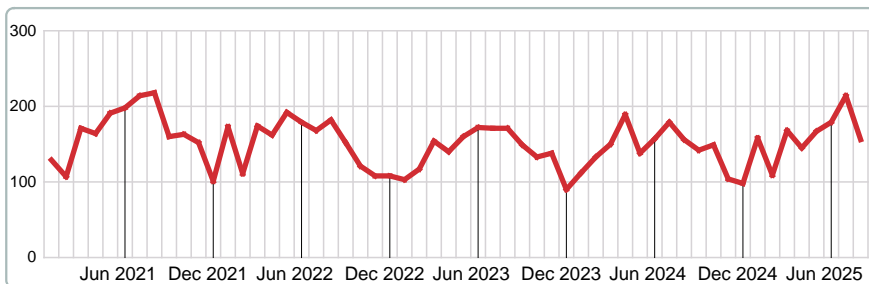
AUGUST



YEAR TO DATE (YTD)

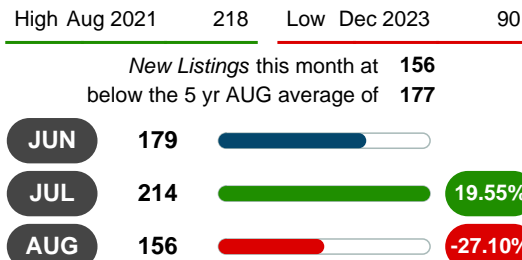


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 177



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	12	7.69%	5	6	1	0
\$175,001 - \$225,000	24	15.38%	0	22	2	0
\$225,001 - \$250,000	13	8.33%	0	10	3	0
\$250,001 - \$350,000	48	30.77%	3	26	18	1
\$350,001 - \$525,000	25	16.03%	1	10	12	2
\$525,001 - \$650,000	19	12.18%	0	4	12	3
\$650,001 and up	15	9.62%	0	3	7	5
Total New Listed Units	156		9	81	55	11
Total New Listed Volume	61,231,890	100%	1.94M	26.06M	24.43M	8.80M
Average New Listed Listing Price	\$392,512		\$216,078	\$321,691	\$444,197	\$799,943

August 2025



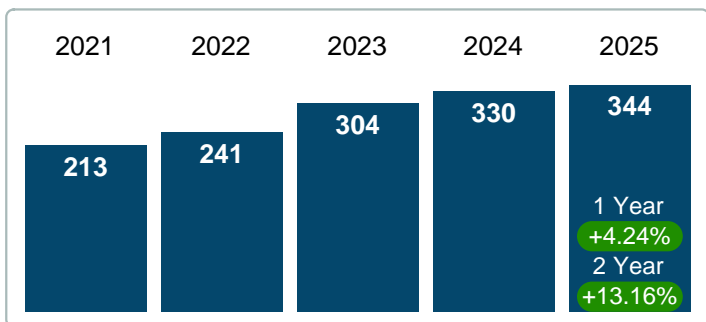
Area Delimited by County Of Rogers - Residential Property Type



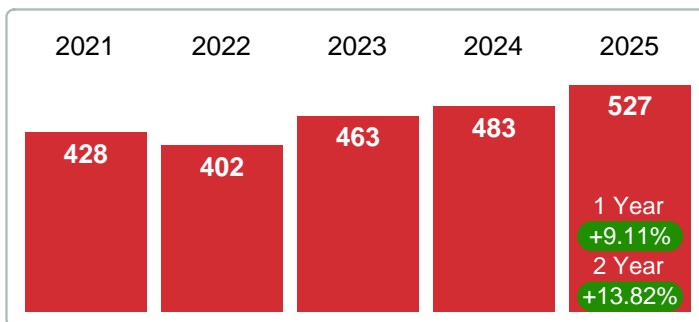
ACTIVE INVENTORY

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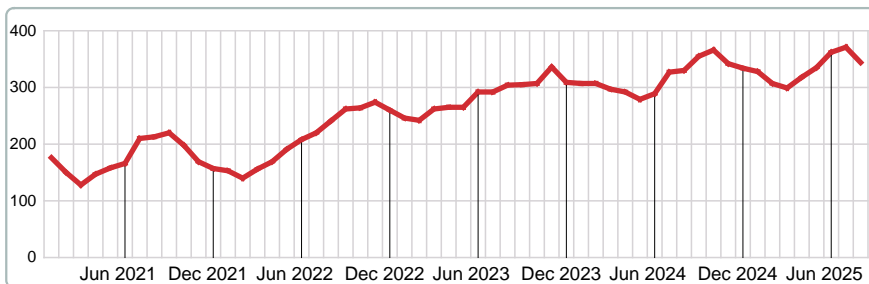
END OF AUGUST



ACTIVE DURING AUGUST

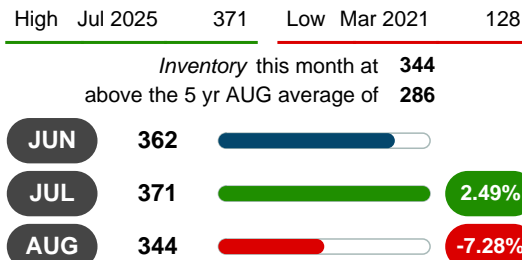


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 286



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	32	9.30%	70.2	10	17	5	0
\$200,001 - \$250,000	40	11.63%	54.2	0	32	7	1
\$250,001 - \$300,000	43	12.50%	58.0	5	26	10	2
\$300,001 - \$425,000	93	27.03%	64.0	3	36	48	6
\$425,001 - \$525,000	55	15.99%	118.4	1	24	24	6
\$525,001 - \$750,000	46	13.37%	63.2	0	10	28	8
\$750,001 and up	35	10.17%	84.9	0	8	14	13
Total Active Inventory by Units	344			19	153	136	36
Total Active Inventory by Volume	158,221,417	100%	73.4	4.11M	56.61M	69.11M	28.40M
Average Active Inventory Listing Price	\$459,946			\$216,374	\$369,982	\$508,143	\$788,764

August 2025



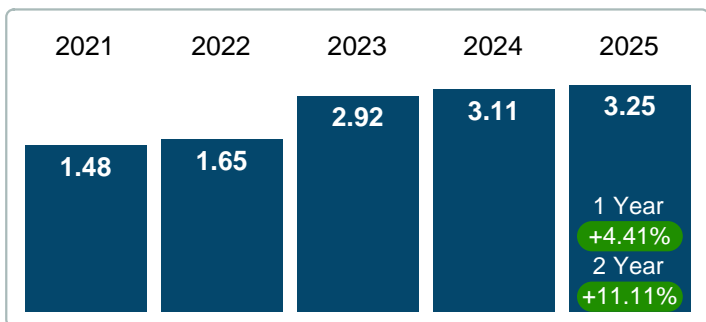
Area Delimited by County Of Rogers - Residential Property Type



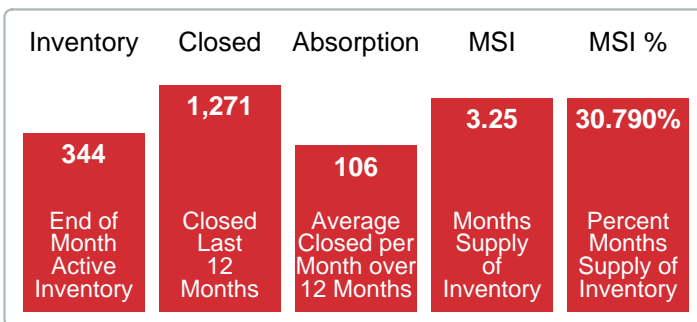
MONTHS SUPPLY of INVENTORY (MSI)

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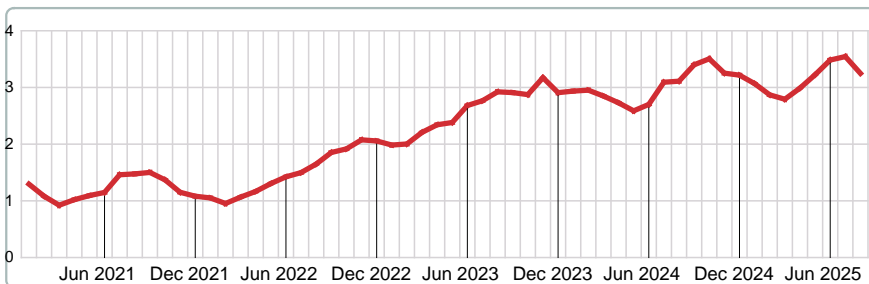
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

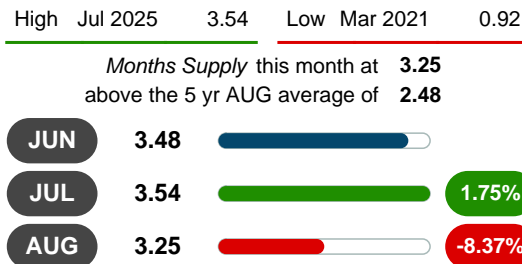


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.48



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	32	9.30%	1.55	1.58	1.40	2.50	0.00
\$200,001 - \$250,000	40	11.63%	1.93	0.00	1.98	1.95	6.00
\$250,001 - \$300,000	43	12.50%	2.36	8.57	2.29	2.55	0.83
\$300,001 - \$425,000	93	27.03%	4.31	12.00	3.11	5.28	9.00
\$425,001 - \$525,000	55	15.99%	6.11	12.00	6.70	5.54	6.00
\$525,001 - \$750,000	46	13.37%	4.28	0.00	5.00	4.00	4.80
\$750,001 and up	35	10.17%	7.12	0.00	0.00	4.42	7.43
Market Supply of Inventory (MSI)			3.25	2.33	2.69	4.11	4.60
Total Active Inventory by Units		100%	3.25	19	153	136	36

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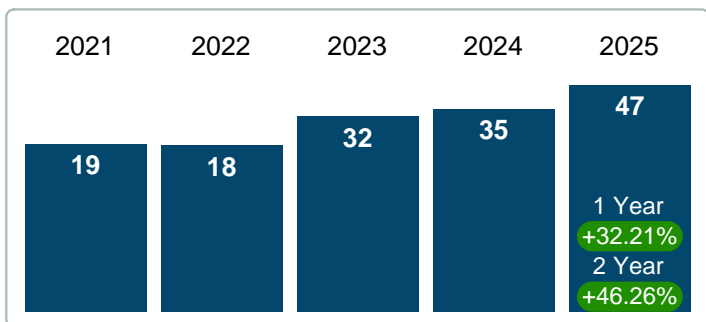
Area Delimited by County Of Rogers - Residential Property Type



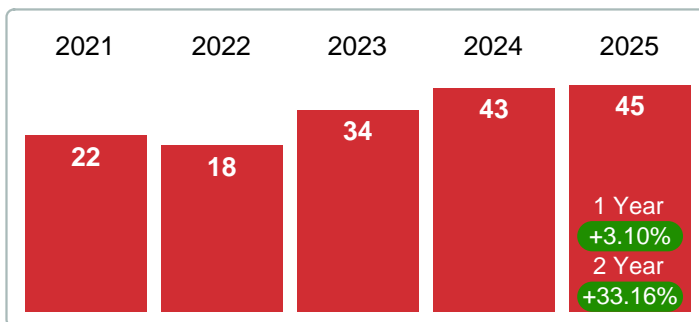
AVERAGE DAYS ON MARKET TO SALE

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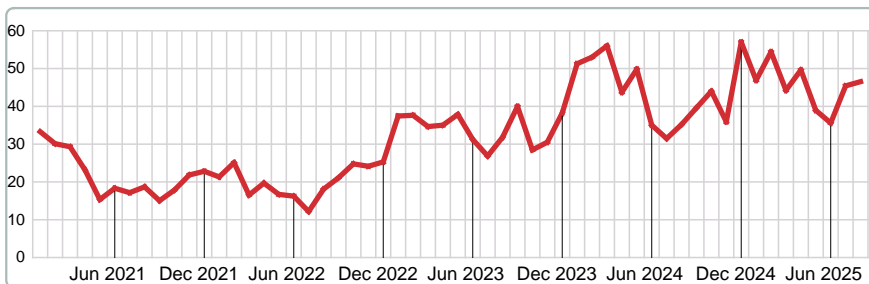
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

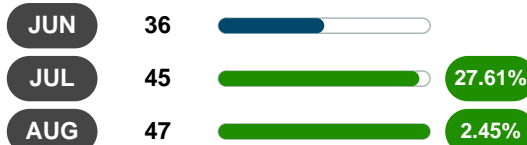


3 MONTHS

5 year AUG AVG = 30

High Dec 2024 57 Low Jul 2022 12

Average Days on Market to Sale this month at 47 above the 5 yr AUG average of 30



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
\$175,000 and less	9.79%	63	87	30	0	45
\$175,001 - \$200,000	8.39%	26	40	27	10	0
\$200,001 - \$225,000	10.49%	44	0	44	0	0
\$225,001 - \$325,000	31.47%	46	32	43	53	0
\$325,001 - \$425,000	16.08%	39	0	24	58	30
\$425,001 - \$525,000	10.49%	30	0	30	30	27
\$525,001 and up	13.29%	73	0	50	77	0
Average Closed DOM		47	70	37	57	33
Total Closed Units	100%	47	12	79	48	4
Total Closed Volume		47,108,782	1.80M	23.00M	21.06M	1.25M

August 2025



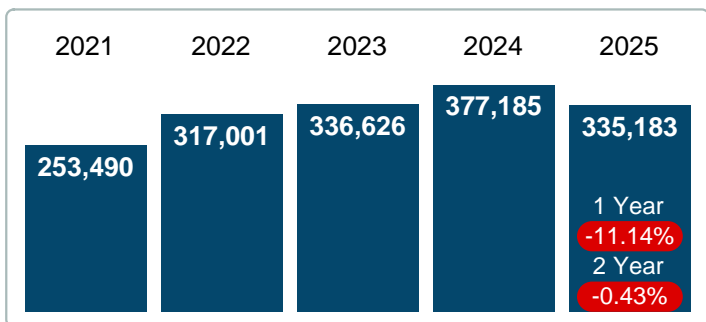
Area Delimited by County Of Rogers - Residential Property Type



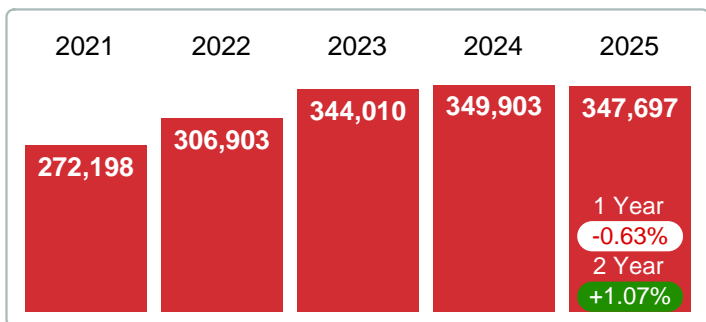
AVERAGE LIST PRICE AT CLOSING

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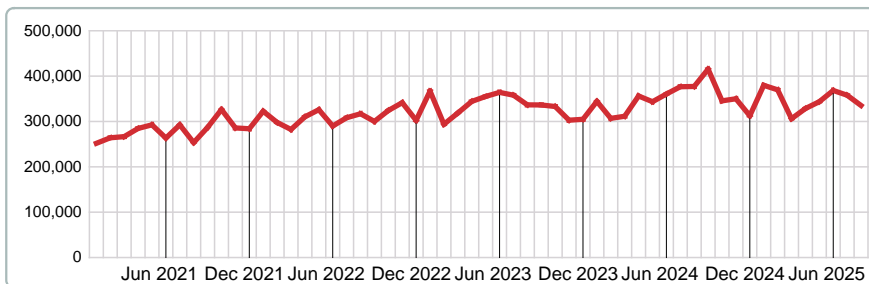
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

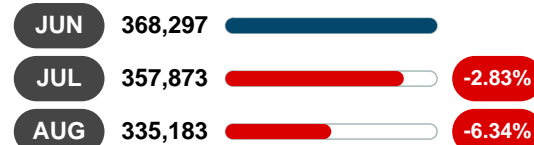


3 MONTHS

5 year AUG AVG = 323,897

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

Average List Price at Closing this month at **335,183** above the 5 yr AUG average of **323,897**



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
\$175,000 and less	7.69%	124,155	156,113	169,380	0	69,900
\$175,001 - \$200,000	7.69%	189,627	179,950	196,375	200,000	0
\$200,001 - \$225,000	12.59%	213,814	0	213,243	0	0
\$225,001 - \$325,000	30.07%	271,033	254,950	274,907	273,623	0
\$325,001 - \$425,000	16.78%	364,007	0	365,873	381,085	356,075
\$425,001 - \$525,000	9.79%	471,635	0	484,011	501,312	479,000
\$525,001 and up	15.38%	619,882	0	597,667	638,962	0
Average List Price		335,183	176,558	294,665	443,184	315,263
Total Closed Units	100%	335,183	12	79	48	4
Total Closed Volume		47,931,123	2.12M	23.28M	21.27M	1.26M

August 2025



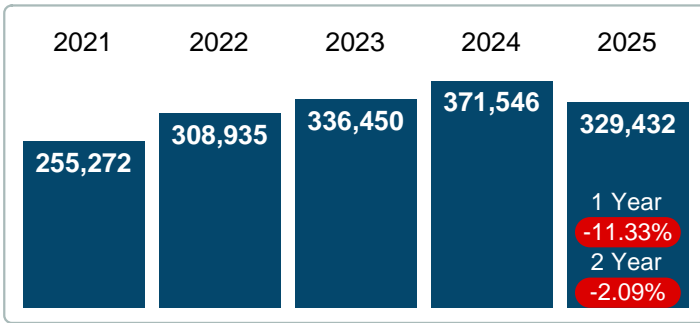
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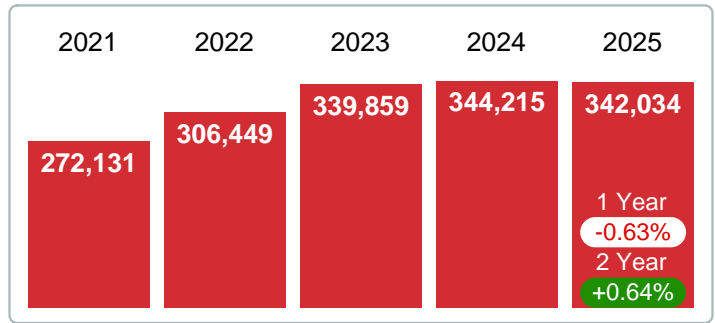
AVERAGE SOLD PRICE AT CLOSING

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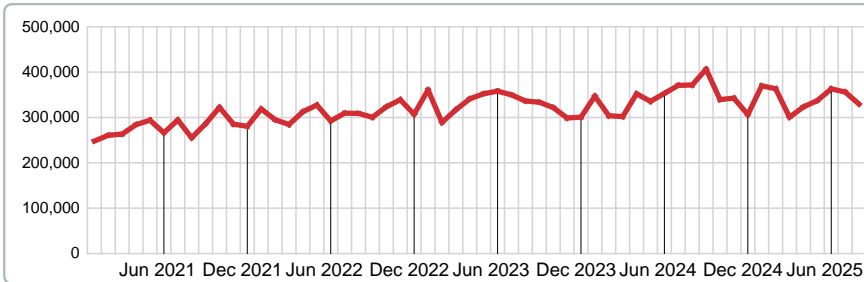
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

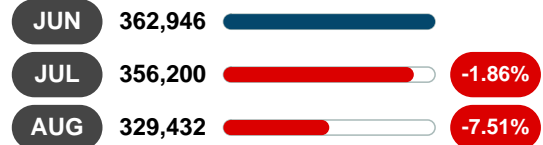


3 MONTHS

5 year AUG AVG = 320,327

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

Average Sold Price at Closing this month at **329,432** above the 5 yr AUG average of **320,327**



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
\$175,000 and less	9.79%	127,518	117,125	156,650	0	65,000
\$175,001 - \$200,000	8.39%	190,767	183,350	190,313	200,000	0
\$200,001 - \$225,000	10.49%	212,293	0	212,293	0	0
\$225,001 - \$325,000	31.47%	270,369	247,750	271,193	271,894	0
\$325,001 - \$425,000	16.08%	366,328	0	361,400	372,790	361,125
\$425,001 - \$525,000	10.49%	484,856	0	480,855	494,333	460,000
\$525,001 and up	13.29%	630,785	0	608,000	635,058	0
Average Sold Price		329,432	149,933	291,152	438,778	311,813
Total Closed Units	100%	329,432	12	79	48	4
Total Closed Volume		47,108,782	1.80M	23.00M	21.06M	1.25M

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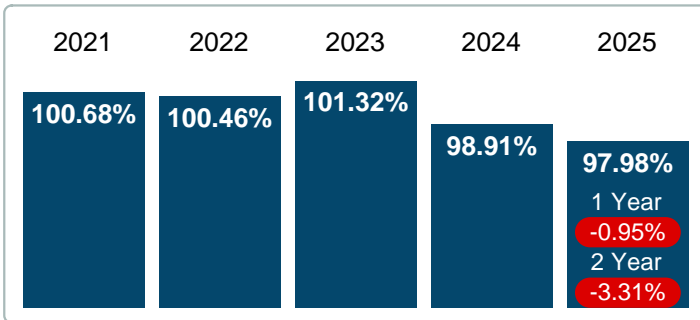
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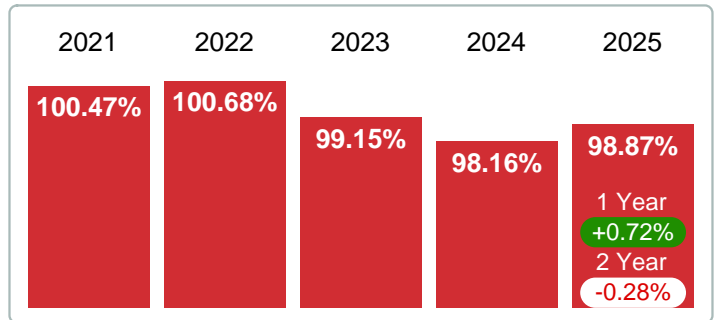
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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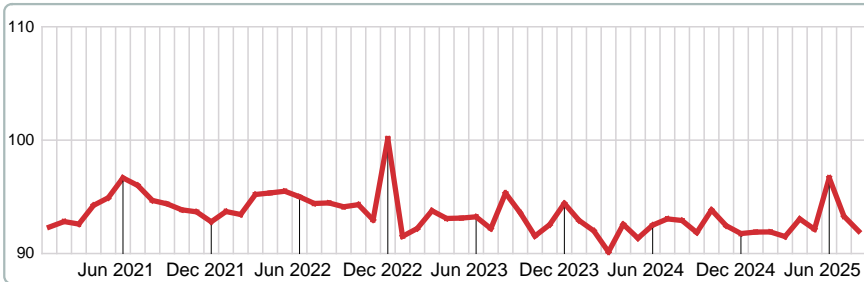
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

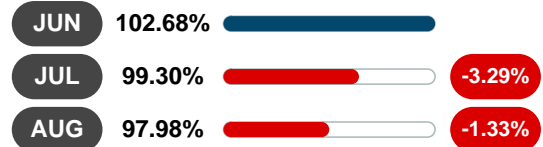


3 MONTHS

5 year AUG AVG = 99.87%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **97.98%**
below the 5 yr AUG average of **99.87%**



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
\$175,000 and less	14	9.79%	88.37%	84.42%	93.77%	0.00%	92.99%
\$175,001 - \$200,000	12	8.39%	98.43%	101.89%	97.17%	100.00%	0.00%
\$200,001 - \$225,000	15	10.49%	99.57%	0.00%	99.57%	0.00%	0.00%
\$225,001 - \$325,000	45	31.47%	98.93%	97.34%	98.84%	99.34%	0.00%
\$325,001 - \$425,000	23	16.08%	98.64%	0.00%	98.84%	97.88%	101.37%
\$425,001 - \$525,000	15	10.49%	98.95%	0.00%	99.48%	98.74%	96.03%
\$525,001 and up	19	13.29%	99.68%	0.00%	101.76%	99.29%	0.00%
Average Sold/List Ratio		98.00%		89.48%	98.66%	98.97%	97.94%
Total Closed Units		143	100%	12	79	48	4
Total Closed Volume		47,108,782		1.80M	23.00M	21.06M	1.25M

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

August 2025



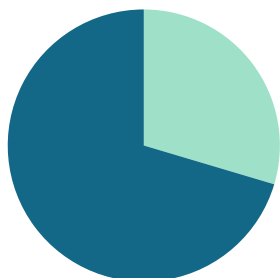
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

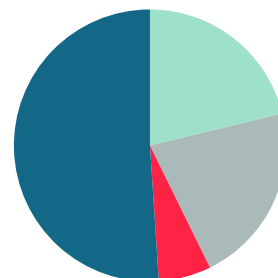


Inventory
 New Listings
156 = 29.60%
 Start Inventory
371
 Total Inventory Units
527
 Volume
\$230,615,539

Market Activity

Closed Sales
143 = 21.22%
 Pending Sales
145 = 21.51%
 Other Off Market
42 = 6.23%
 Active Inventory
344 = 51.04%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	128	143	11.72%	851	876	2.94%
Pending Sales	123	145	17.89%	930	975	4.84%
New Listings	156	156	0.00%	1,214	1,296	6.75%
Average List Price	377,185	335,183	-11.14%	349,903	347,697	-0.63%
Average Sale Price	371,546	329,432	-11.33%	344,215	342,034	-0.63%
Average Percent of Selling Price to List Price	98.91%	97.98%	-0.95%	98.16%	98.87%	0.72%
Average Days on Market to Sale	35.20	46.53	32.21%	43.49	44.84	3.10%
Monthly Inventory	331	344	3.93%	331	344	3.93%
Months Supply of Inventory	3.12	3.25	4.09%	3.12	3.25	4.09%

Absorption: Last 12 months, an Average of **106** Sales/Month

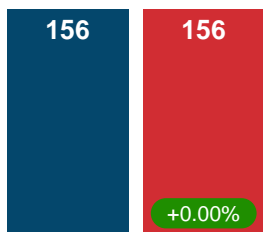
Inventory on August 31, 2025 = **344**

2024 **2025**

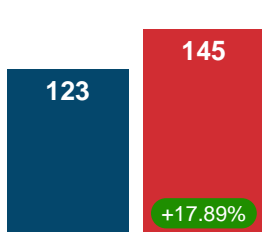
AUGUST MARKET

AVERAGE PRICES

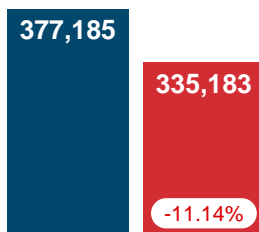
New Listings



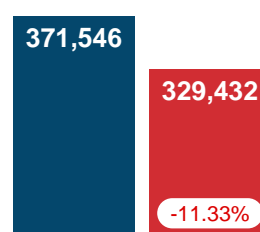
Pending Listings



List Price



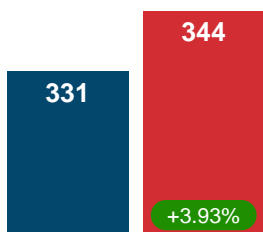
Sale Price



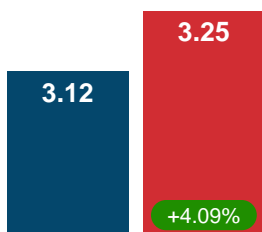
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

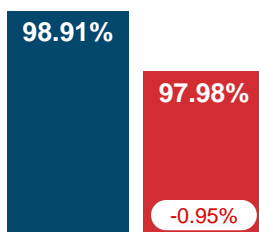
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

