

September 2025



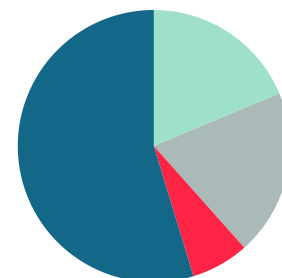
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	115	125	8.70%
Pending Listings	96	132	37.50%
New Listings	142	183	28.87%
Average List Price	415,422	346,809	-16.52%
Average Sale Price	406,320	343,952	-15.35%
Average Percent of Selling Price to List Price	97.85%	99.22%	1.40%
Average Days on Market to Sale	39.61	35.02	-11.57%
End of Month Inventory	357	366	2.52%
Months Supply of Inventory	3.42	3.43	0.28%



■ Closed (18.68%)
■ Pending (19.73%)
■ Other OffMarket (6.88%)
■ Active (54.71%)

Absorption: Last 12 months, an Average of **107** Sales/Month
Active Inventory as of September 30, 2025 = **366**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **2.52%** to 366 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 **3.43** 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 **15.35%** in September 2025 to \$343,952 versus the previous year at \$406,320.

Average Days on Market Shortens

The average number of **35.02** days that homes spent on the market before selling decreased by 4.58 days or **11.57%** in September 2025 compared to last year's same month at **39.61** DOM.

Sales Success for September 2025 is Positive

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

There were 183 New Listings in September 2025, up **28.87%** from last year at 142. Furthermore, there were 125 Closed Listings this month versus last year at 115, a **8.70%** increase.

Closed versus Listed trends yielded a **68.3%** ratio, down from previous year's, September 2024, at **81.0%**, a **15.66%** 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

September 2025



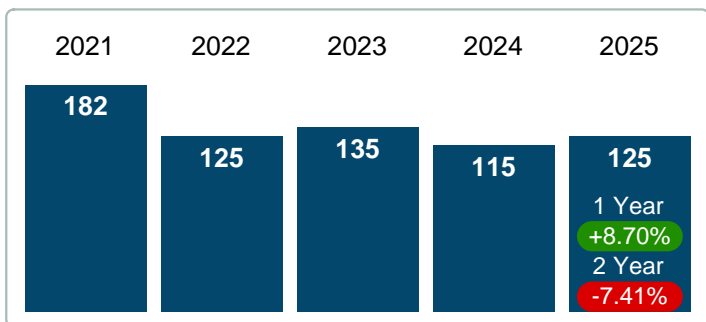
Area Delimited by County Of Rogers - Residential Property Type



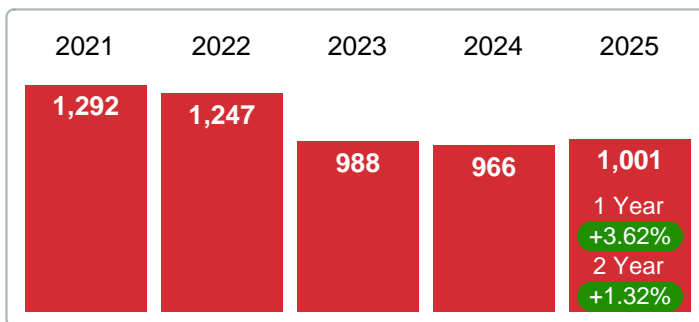
CLOSED LISTINGS

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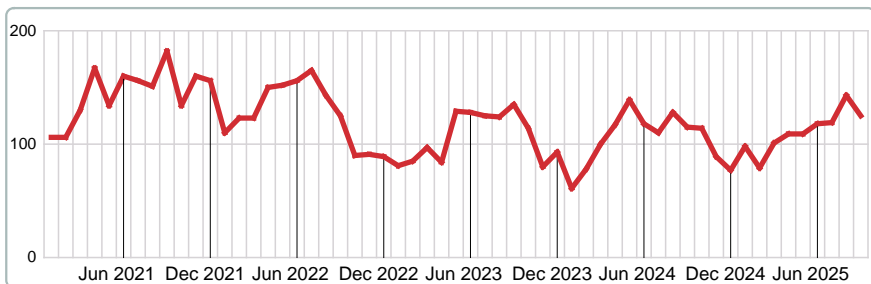
SEPTEMBER



YEAR TO DATE (YTD)

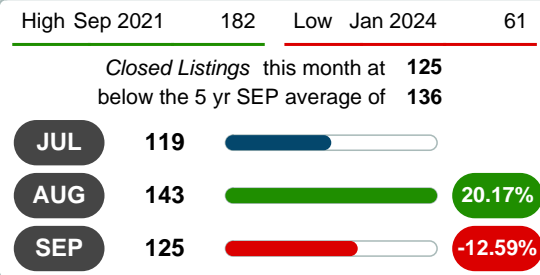


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 136



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	12	9.60%	30.3	5	5	2	0
\$175,001 - \$200,000	8	6.40%	18.6	0	8	0	0
\$200,001 - \$250,000	24	19.20%	14.8	0	22	2	0
\$250,001 - \$325,000	32	25.60%	32.8	1	17	14	0
\$325,001 - \$425,000	20	16.00%	43.9	0	8	10	2
\$425,001 - \$600,000	15	12.00%	36.9	0	4	9	2
\$600,001 and up	14	11.20%	73.6	0	3	6	5
Total Closed Units	125			6	67	43	9
Total Closed Volume	42,994,007	100%	35.0	846.90K	18.72M	17.74M	5.69M
Average Closed Price	\$343,952			\$141,150	\$279,430	\$412,449	\$632,222

September 2025



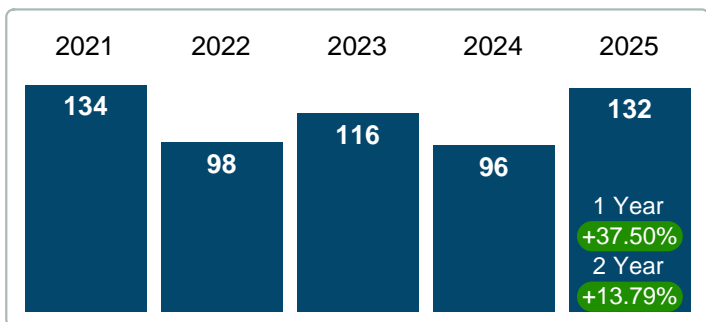
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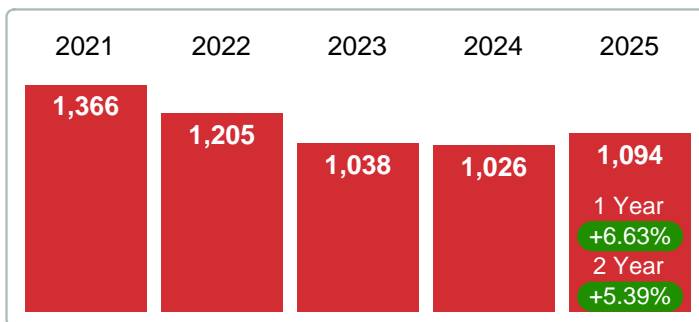
PENDING LISTINGS

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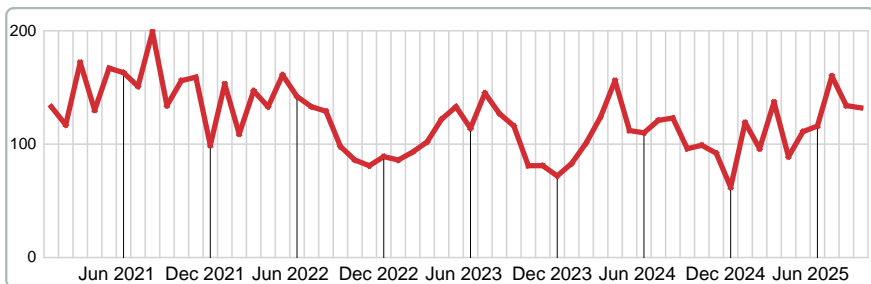
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

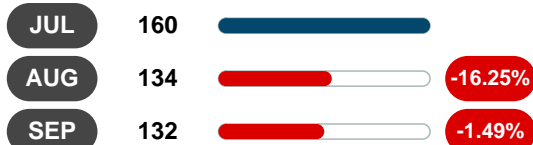


3 MONTHS

5 year SEP AVG = 115

High Aug 2021 199 Low Dec 2024 62

Pending Listings this month at 132 above the 5 yr SEP average of 115



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	14	10.61%	25.0	4	9	1	0
\$175,001 - \$200,000	9	6.82%	37.3	3	4	2	0
\$200,001 - \$225,000	19	14.39%	31.4	0	17	2	0
\$225,001 - \$300,000	36	27.27%	25.2	0	30	6	0
\$300,001 - \$425,000	23	17.42%	42.8	1	8	13	1
\$425,001 - \$625,000	16	12.12%	34.9	0	5	9	2
\$625,001 and up	15	11.36%	43.5	0	3	7	5
Total Pending Units	132			8	76	40	8
Total Pending Volume	47,807,836	100%	33.2	1.45M	22.23M	17.20M	6.93M
Average Listing Price	\$362,181			\$181,825	\$292,513	\$429,911	\$865,725

September 2025



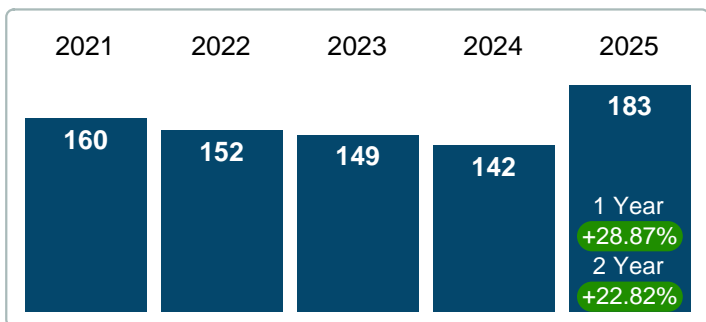
Area Delimited by County Of Rogers - Residential Property Type



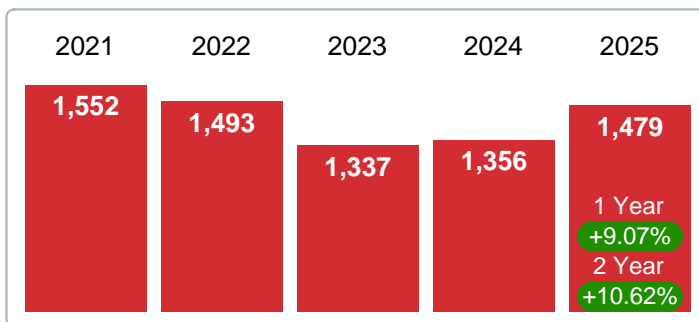
NEW LISTINGS

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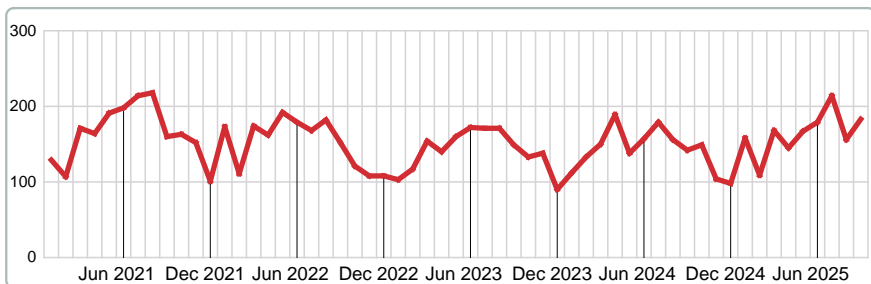
SEPTEMBER



YEAR TO DATE (YTD)

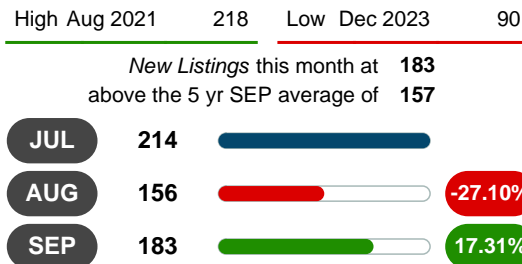


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 157



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	13	7.10%	4	5	3	1
\$175,001 - \$200,000	10	5.46%	2	6	2	0
\$200,001 - \$225,000	24	13.11%	1	20	3	0
\$225,001 - \$350,000	67	36.61%	0	47	18	2
\$350,001 - \$475,000	29	15.85%	0	10	17	2
\$475,001 - \$675,000	21	11.48%	0	6	11	4
\$675,001 and up	19	10.38%	0	3	7	9
Total New Listed Units	183		7	97	61	18
Total New Listed Volume	67,842,990	100%	1.07M	28.59M	25.65M	12.53M
Average New Listed Listing Price	\$370,727		\$152,843	\$294,772	\$420,553	\$695,917

September 2025



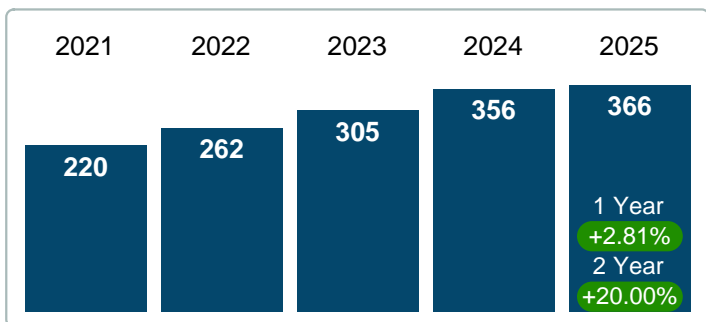
Area Delimited by County Of Rogers - Residential Property Type



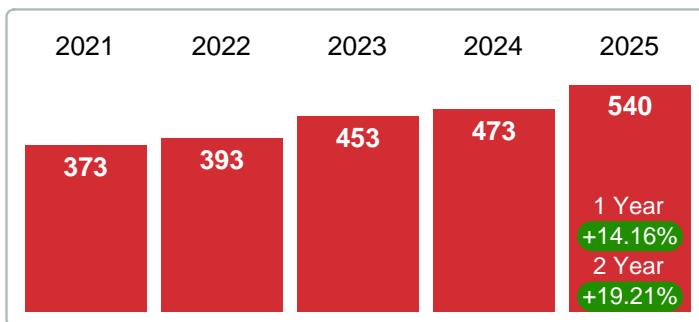
ACTIVE INVENTORY

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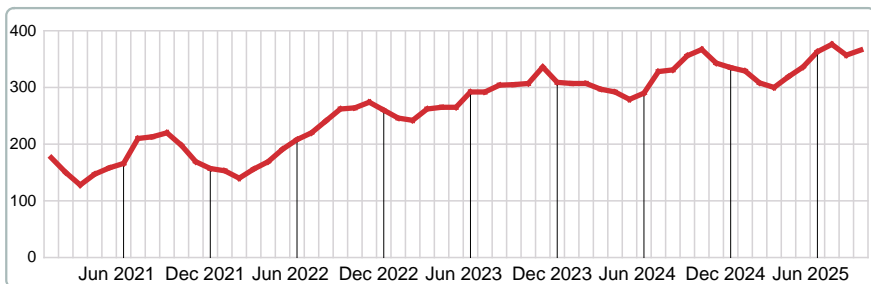
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

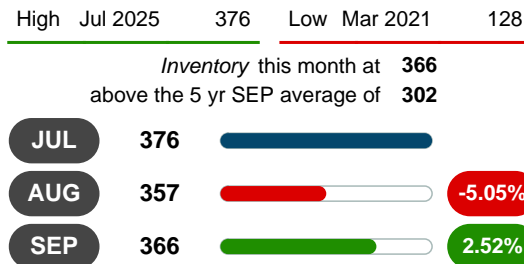


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 302



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	33	9.02%	87.9	8	19	5	1
\$200,001 - \$250,000	49	13.39%	44.3	1	35	10	3
\$250,001 - \$300,000	48	13.11%	60.0	5	30	11	2
\$300,001 - \$425,000	92	25.14%	73.6	1	34	53	4
\$425,001 - \$525,000	58	15.85%	99.7	1	25	25	7
\$525,001 - \$750,000	49	13.39%	71.5	0	8	31	10
\$750,001 and up	37	10.11%	82.2	0	7	15	15
Total Active Inventory by Units	366			16	158	150	42
Total Active Inventory by Volume	163,809,343	100%	73.9	3.19M	55.42M	74.40M	30.81M
Average Active Inventory Listing Price	\$447,567			\$199,219	\$350,737	\$495,969	\$733,574

September 2025



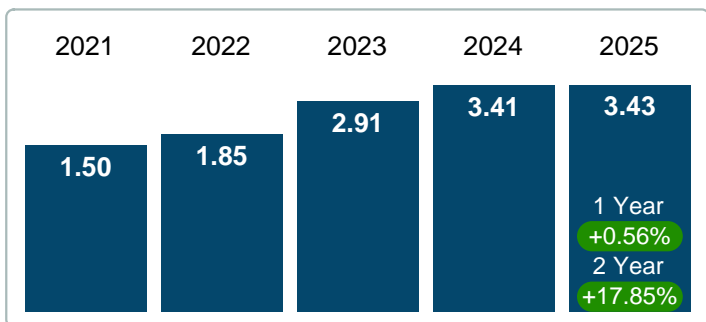
Area Delimited by County Of Rogers - Residential Property Type



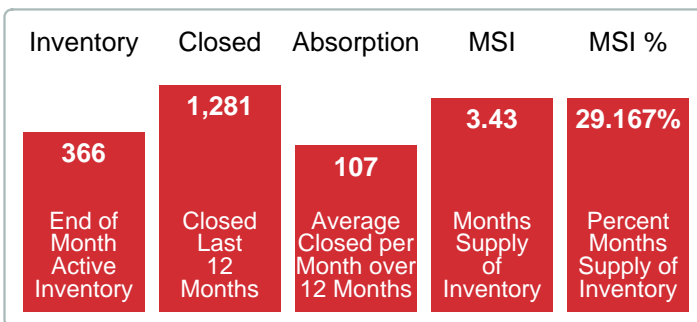
MONTHS SUPPLY of INVENTORY (MSI)

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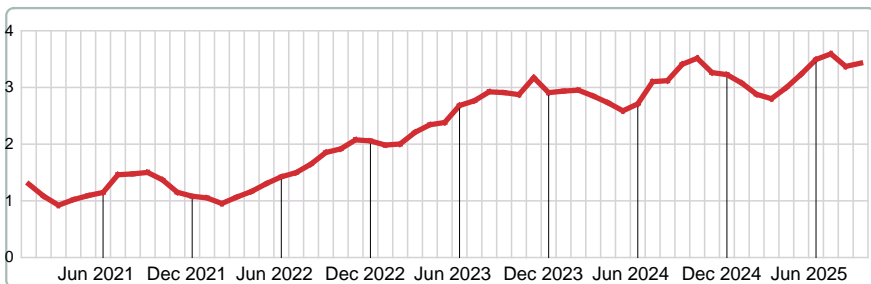
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

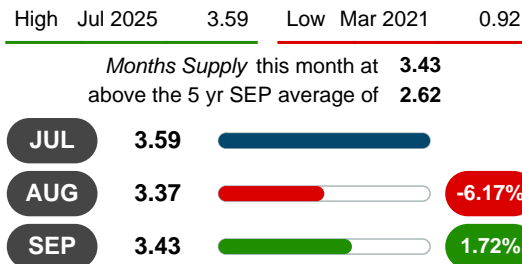


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.62



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	33	9.02%	1.60	1.22	1.58	2.61	6.00
\$200,001 - \$250,000	49	13.39%	2.35	1.20	2.11	3.08	18.00
\$250,001 - \$300,000	48	13.11%	2.58	7.50	2.65	2.64	0.83
\$300,001 - \$425,000	92	25.14%	4.01	4.00	2.85	5.34	4.80
\$425,001 - \$525,000	58	15.85%	6.69	12.00	7.50	5.77	7.64
\$525,001 - \$750,000	49	13.39%	4.78	0.00	4.36	4.71	5.71
\$750,001 and up	37	10.11%	7.66	0.00	84.00	5.00	8.57
Market Supply of Inventory (MSI)			3.43	1.88	2.77	4.52	5.25
Total Active Inventory by Units		100%	366	16	158	150	42

September 2025



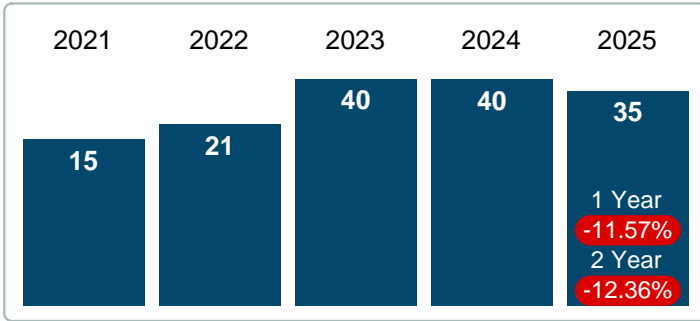
Area Delimited by County Of Rogers - Residential Property Type



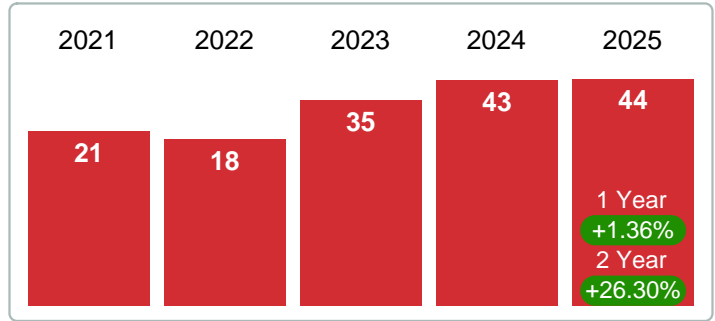
AVERAGE DAYS ON MARKET TO SALE

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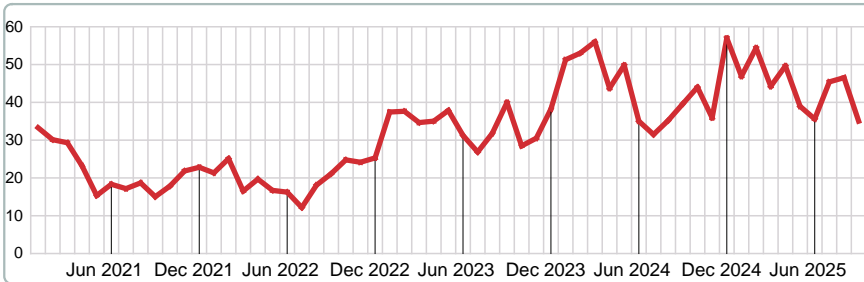
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 30

High Dec 2024 57 Low Jul 2022 12

Average Days on Market to Sale this month at 35 above the 5 yr SEP average of 30

- JUL 45
- AUG 47 +2.45%
- SEP 35 -24.73%

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	9.60%	30	35	24	34	0
\$175,001 - \$200,000	6.40%	19	0	19	0	0
\$200,001 - \$250,000	19.20%	15	0	14	29	0
\$250,001 - \$325,000	25.60%	33	10	35	31	0
\$325,001 - \$425,000	16.00%	44	0	29	43	105
\$425,001 - \$600,000	12.00%	37	0	40	35	39
\$600,001 and up	11.20%	74	0	128	63	54
Average Closed DOM		35	31	29	39	62
Total Closed Units	100%	35	6	67	43	9
Total Closed Volume		42,994,007	846.90K	18.72M	17.74M	5.69M

September 2025



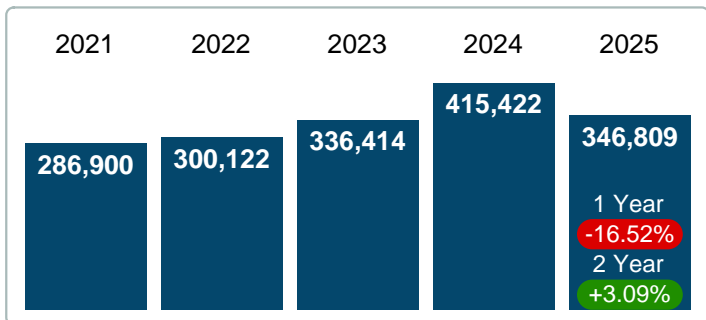
Area Delimited by County Of Rogers - Residential Property Type



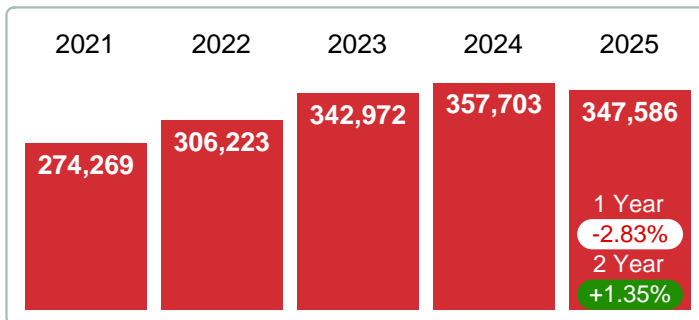
AVERAGE LIST PRICE AT CLOSING

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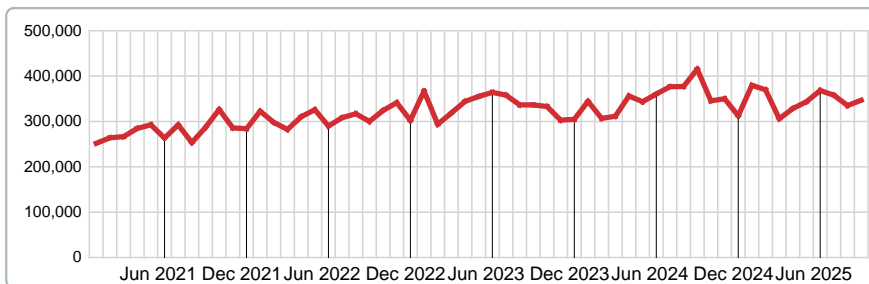
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 337,133

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

Average List Price at Closing this month at **346,809**
above the 5 yr SEP average of **337,133**

- JUL 357,873
- AUG 335,183 (-6.34%)
- SEP 346,809 (3.47%)

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	13	10.40%	125,665	120,790	126,540	113,500	0	
\$175,001 - \$200,000	7	5.60%	192,528	0	189,712	0	0	
\$200,001 - \$250,000	23	18.40%	227,604	0	228,949	230,000	0	
\$250,001 - \$325,000	33	26.40%	277,895	259,900	270,192	289,669	0	
\$325,001 - \$425,000	20	16.00%	372,745	0	370,438	371,040	392,500	
\$425,001 - \$600,000	16	12.80%	514,856	0	522,250	502,311	514,450	
\$600,001 and up	13	10.40%	790,132	0	706,300	798,787	791,020	
Average List Price		346,809		143,975	282,865	413,169	641,000	
Total Closed Units		125	100%	346,809	6	67	43	9
Total Closed Volume		43,351,081			863.85K	18.95M	17.77M	5.77M

September 2025



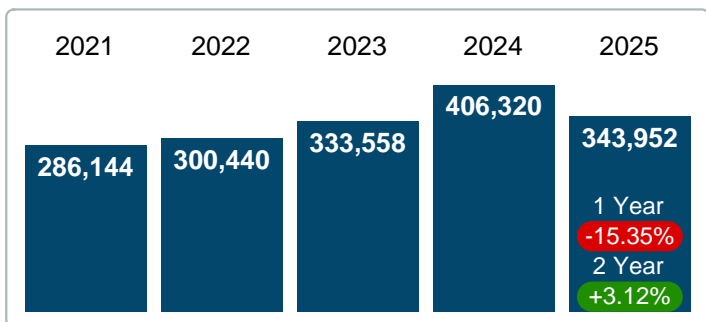
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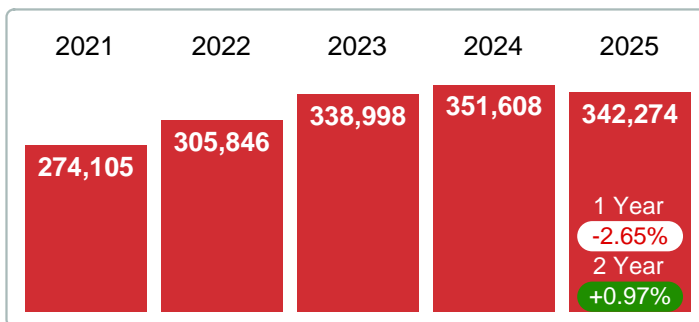
AVERAGE SOLD PRICE AT CLOSING

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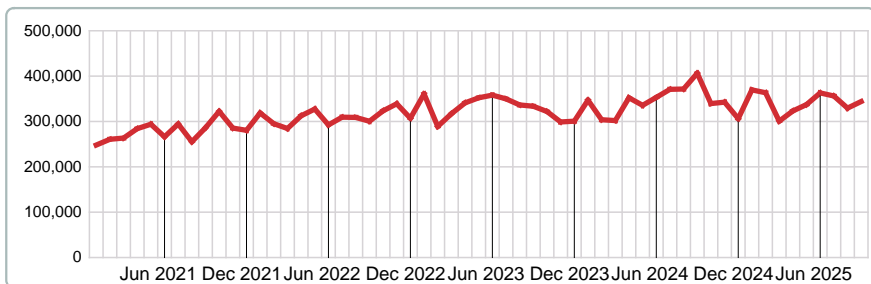
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

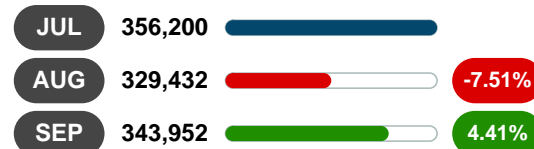


3 MONTHS

5 year SEP AVG = 334,083

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

Average Sold Price at Closing this month at **343,952** above the 5 yr SEP average of **334,083**



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	12	9.60%	120,733	118,880	121,880	122,500	0
\$175,001 - \$200,000	8	6.40%	188,350	0	188,350	0	0
\$200,001 - \$250,000	24	19.20%	226,918	0	226,638	230,000	0
\$250,001 - \$325,000	32	25.60%	276,079	252,500	269,269	286,033	0
\$325,001 - \$425,000	20	16.00%	369,445	0	365,563	369,740	383,500
\$425,001 - \$600,000	15	12.00%	507,148	0	512,500	507,469	495,000
\$600,001 and up	14	11.20%	768,694	0	689,167	793,537	786,600
Average Sold Price			343,952	141,150	279,430	412,449	632,222
Total Closed Units		100%	343,952	6	67	43	9
Total Closed Volume			42,994,007	846.90K	18.72M	17.74M	5.69M

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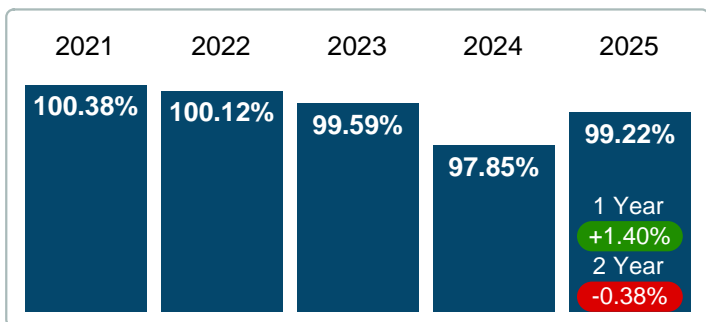
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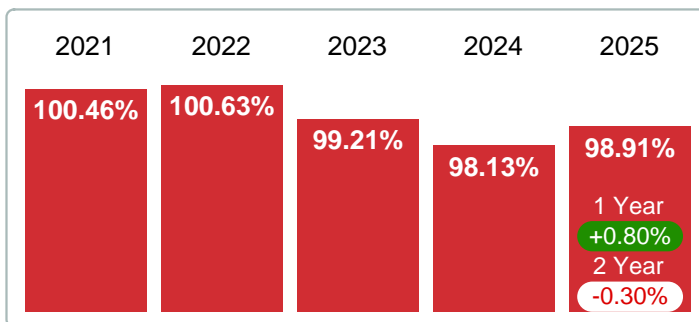
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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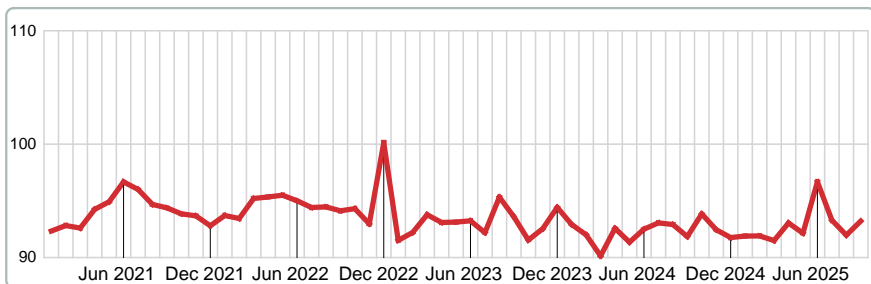
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

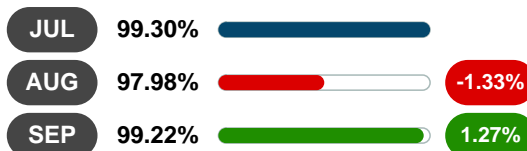


3 MONTHS

5 year SEP AVG = 99.43%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **99.22%**
equal to 5 yr SEP average of **99.43%**



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	12	9.60%	99.22%	98.81%	95.97%	108.37%	0.00%
\$175,001 - \$200,000	8	6.40%	99.42%	0.00%	99.42%	0.00%	0.00%
\$200,001 - \$250,000	24	19.20%	99.12%	0.00%	99.04%	100.00%	0.00%
\$250,001 - \$325,000	32	25.60%	99.18%	97.15%	99.65%	98.75%	0.00%
\$325,001 - \$425,000	20	16.00%	99.05%	0.00%	98.70%	99.64%	97.50%
\$425,001 - \$600,000	15	12.00%	99.62%	0.00%	98.10%	101.05%	96.22%
\$600,001 and up	14	11.20%	99.15%	0.00%	97.92%	99.31%	99.71%
Average Sold/List Ratio		99.20%		98.54%	98.86%	100.02%	98.44%
Total Closed Units	125	100%	99.20%	6	67	43	9
Total Closed Volume	42,994,007			846.90K	18.72M	17.74M	5.69M

September 2025



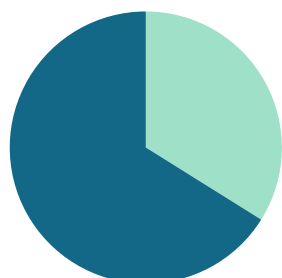
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

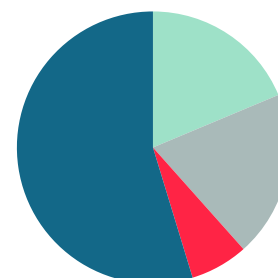


Inventory
 New Listings
183 = 33.89%
 Start Inventory
357
 Total Inventory Units
540
 Volume
\$229,971,866

Market Activity

Closed Sales
125 = 18.68%
 Pending Sales
132 = 19.73%
 Other Off Market
46 = 6.88%
 Active Inventory
366 = 54.71%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	115	125	8.70%	966	1,001	3.62%
Pending Sales	96	132	37.50%	1,026	1,094	6.63%
New Listings	142	183	28.87%	1,356	1,479	9.07%
Average List Price	415,422	346,809	-16.52%	357,703	347,586	-2.83%
Average Sale Price	406,320	343,952	-15.35%	351,608	342,274	-2.65%
Average Percent of Selling Price to List Price	97.85%	99.22%	1.40%	98.13%	98.91%	0.80%
Average Days on Market to Sale	39.61	35.02	-11.57%	43.03	43.61	1.36%
Monthly Inventory	357	366	2.52%	357	366	2.52%
Months Supply of Inventory	3.42	3.43	0.28%	3.42	3.43	0.28%

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

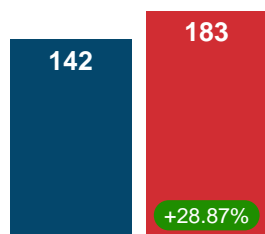
Inventory on September 30, 2025 = **366**

2024 **2025**

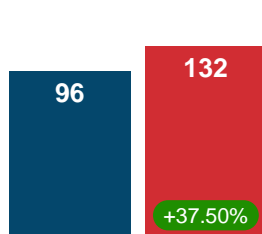
SEPTEMBER MARKET

AVERAGE PRICES

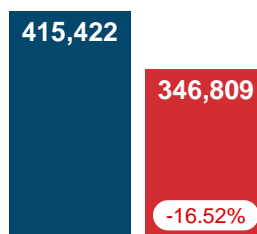
New Listings



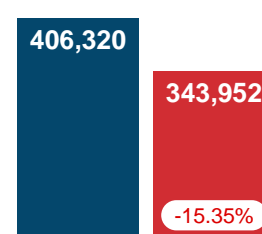
Pending Listings



List Price



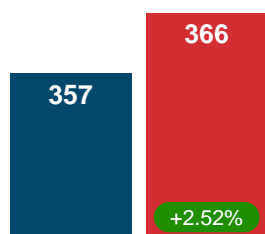
Sale Price



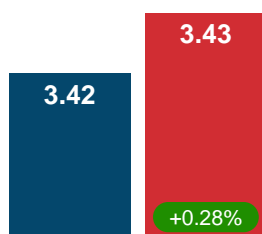
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

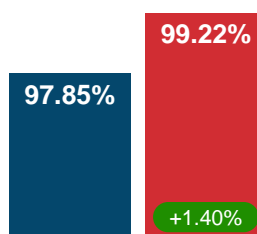
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

