

October 2025

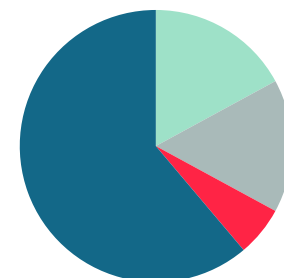
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	143	150	4.90%
Pending Listings	122	139	13.93%
New Listings	192	187	-2.60%
Average List Price	312,577	365,685	16.99%
Average Sale Price	305,372	353,811	15.86%
Average Percent of Selling Price to List Price	99.04%	97.17%	-1.89%
Average Days on Market to Sale	44.92	48.58	8.16%
End of Month Inventory	511	537	5.09%
Months Supply of Inventory	3.93	4.13	4.95%



■ Closed (17.08%)
■ Pending (15.83%)
■ Other OffMarket (5.92%)
■ Active (61.16%)

Absorption: Last 12 months, an Average of **130** Sales/Month
Active Inventory as of October 31, 2025 = **537**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **5.09%** to 537 existing homes available for sale. Over the last 12 months this area has had an average of 130 closed sales per month. This represents an unsold inventory index of **4.13** 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 **15.86%** in October 2025 to \$353,811 versus the previous year at \$305,372.

Average Days on Market Lengthens

The average number of **48.58** days that homes spent on the market before selling increased by 3.66 days or **8.16%** in October 2025 compared to last year's same month at **44.92** DOM.

Sales Success for October 2025 is Positive

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

There were 187 New Listings in October 2025, down **2.60%** from last year at 192. Furthermore, there were 150 Closed Listings this month versus last year at 143, a **4.90%** increase.

Closed versus Listed trends yielded a **80.2%** ratio, up from previous year's, October 2024, at **74.5%**, a **7.70%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

October 2025



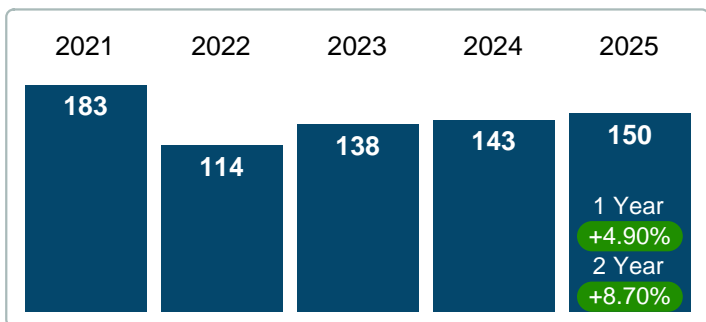
Area Delimited by County Of Rogers



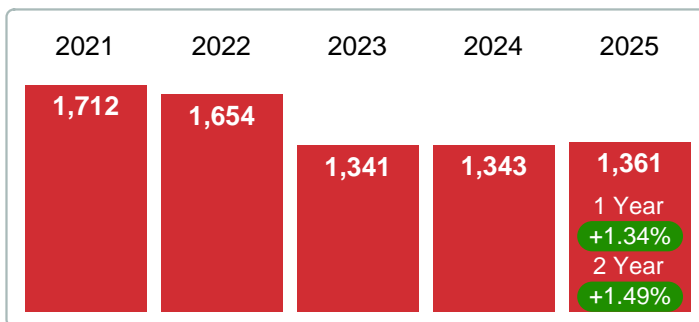
CLOSED LISTINGS

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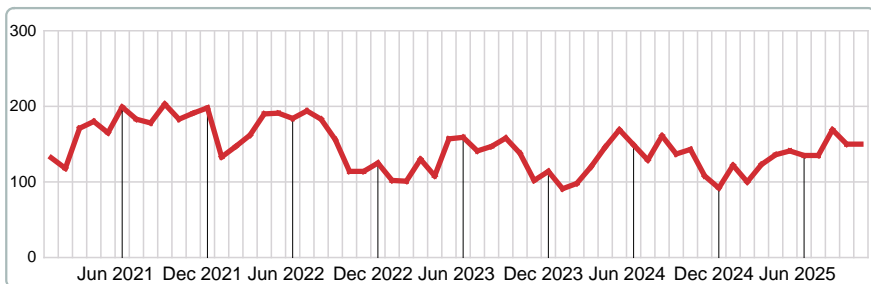
OCTOBER



YEAR TO DATE (YTD)

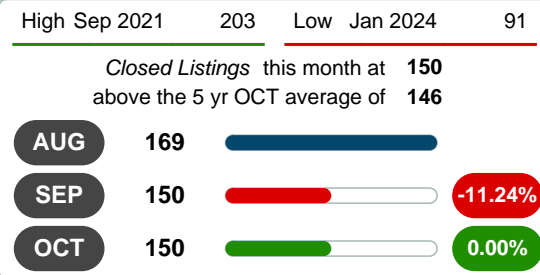


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 146



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	15	10.00%	58.0	9	5	1	0
\$100,001 - \$175,000	15	10.00%	67.3	8	6	1	0
\$175,001 - \$225,000	18	12.00%	42.8	3	13	2	0
\$225,001 - \$325,000	43	28.67%	38.3	1	31	10	1
\$325,001 - \$425,000	24	16.00%	52.1	1	6	16	1
\$425,001 - \$650,000	20	13.33%	28.5	1	6	11	2
\$650,001 and up	15	10.00%	78.1	2	3	6	4
Total Closed Units	150			25	70	47	8
Total Closed Volume	53,071,665	100%	48.6	6.04M	20.53M	20.07M	6.43M
Average Closed Price	\$353,811			\$241,526	\$293,328	\$427,051	\$803,650

October 2025



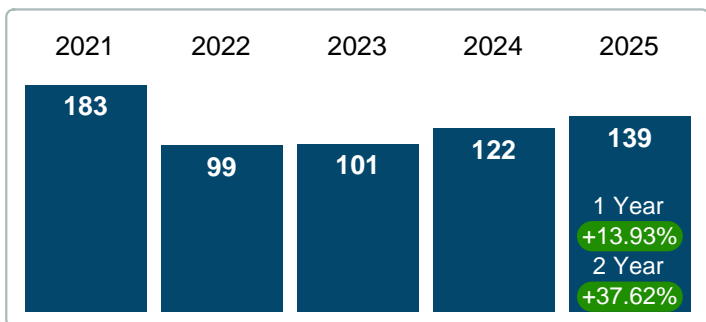
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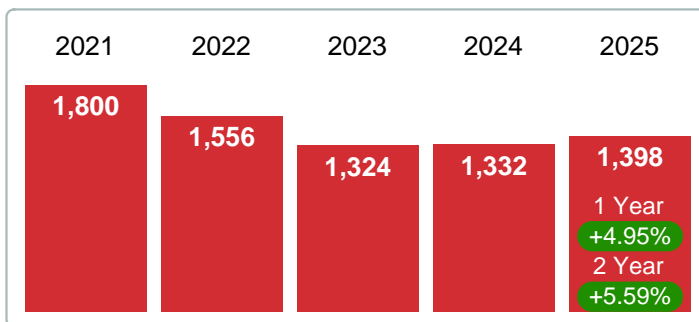
PENDING LISTINGS

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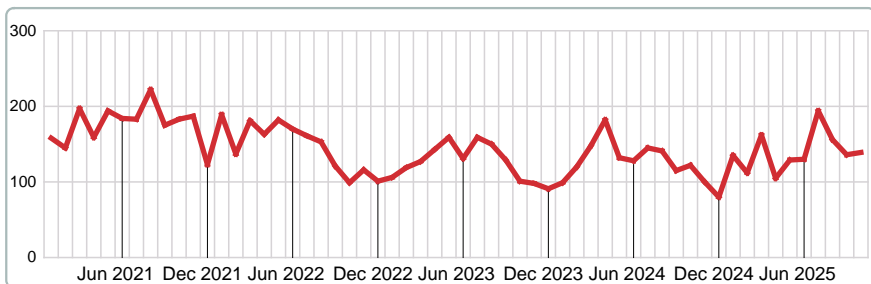
OCTOBER



YEAR TO DATE (YTD)

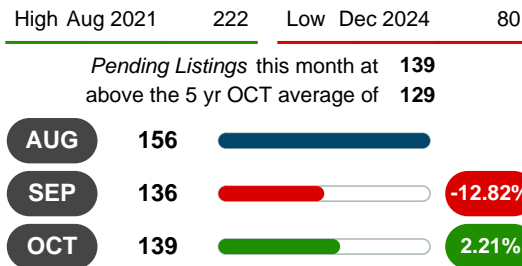


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 129



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	9.35%	69.1	5	6	1	1
\$125,001 - \$200,000	14	10.07%	58.5	2	11	1	0
\$200,001 - \$225,000	16	11.51%	45.4	1	14	1	0
\$225,001 - \$325,000	40	28.78%	53.8	4	23	12	1
\$325,001 - \$400,000	23	16.55%	70.4	2	9	11	1
\$400,001 - \$575,000	17	12.23%	67.5	1	7	5	4
\$575,001 and up	16	11.51%	41.9	1	2	8	5
Total Pending Units	139			16	72	39	12
Total Pending Volume	46,069,953	100%	57.8	3.77M	19.26M	16.33M	6.71M
Average Listing Price	\$331,439			\$235,488	\$267,471	\$418,745	\$559,433

October 2025



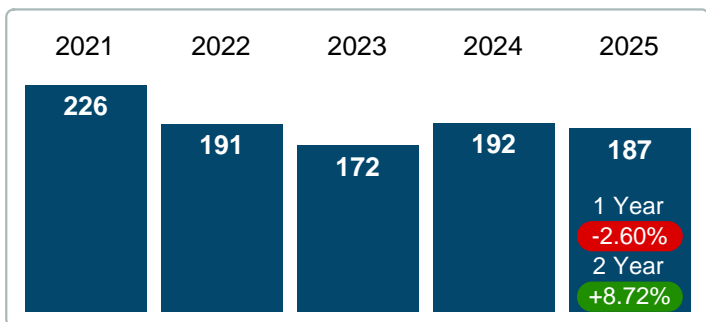
Area Delimited by County Of Rogers



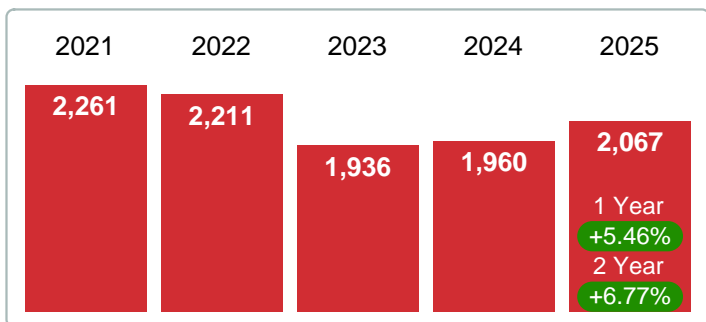
NEW LISTINGS

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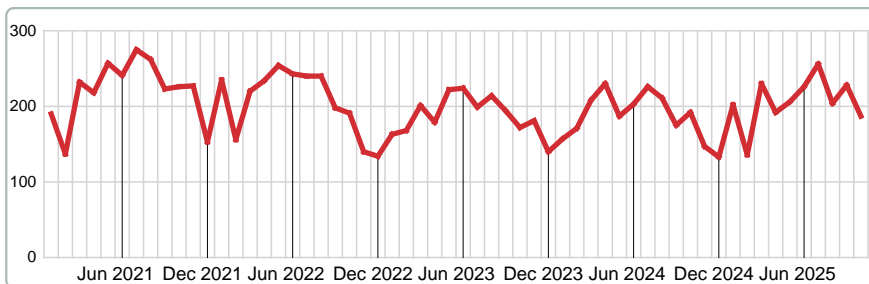
OCTOBER



YEAR TO DATE (YTD)

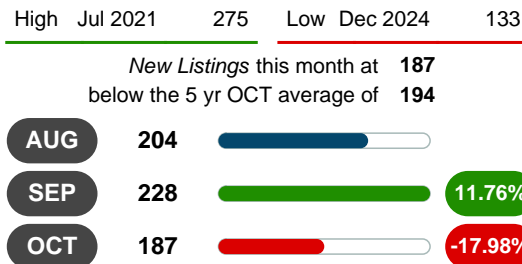


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 194



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16	8.56%	8	6	2	0
\$75,001 - \$175,000	25	13.37%	11	12	1	1
\$175,001 - \$250,000	28	14.97%	6	17	5	0
\$250,001 - \$400,000	47	25.13%	5	27	13	2
\$400,001 - \$575,000	30	16.04%	6	7	13	4
\$575,001 - \$825,000	23	12.30%	2	3	15	3
\$825,001 and up	18	9.63%	4	4	4	6
Total New Listed Units	187		42	76	53	16
Total New Listed Volume	77,565,650	100%	16.51M	23.64M	26.35M	11.07M
Average New Listed Listing Price	\$414,790		\$392,988	\$311,012	\$497,234	\$691,863

October 2025

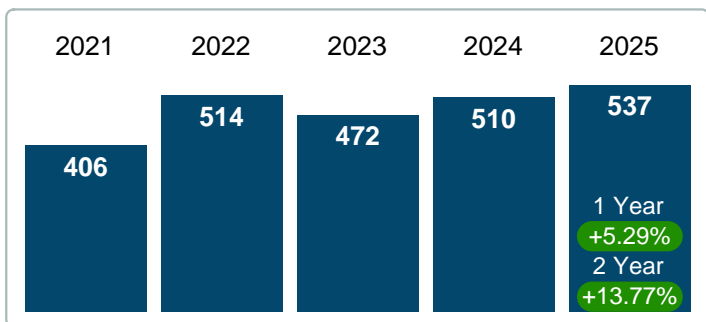
Area Delimited by County Of Rogers



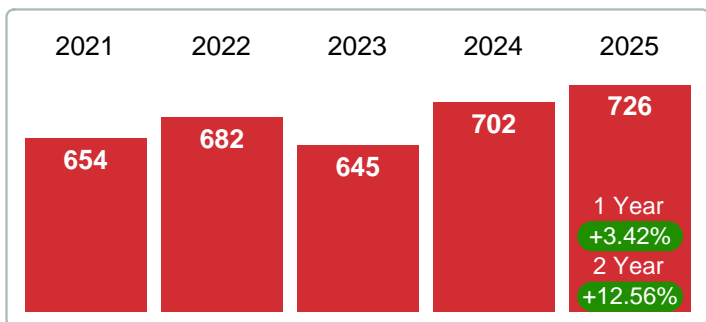
ACTIVE INVENTORY

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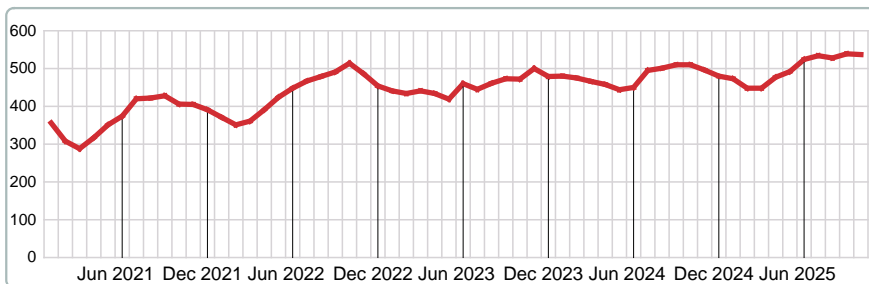
END OF OCTOBER



ACTIVE DURING OCTOBER

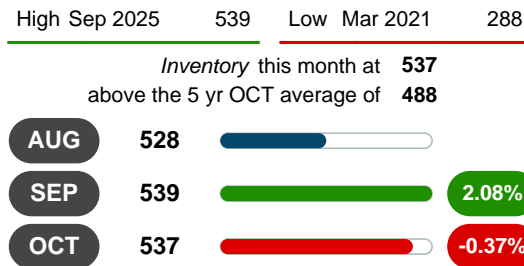


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 488



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	46	8.57%	78.2	39	5	2	0
\$75,001 - \$175,000	74	13.78%	84.6	58	12	3	1
\$175,001 - \$250,000	68	12.66%	100.6	20	31	14	3
\$250,001 - \$375,000	128	23.84%	82.3	26	56	40	6
\$375,001 - \$500,000	86	16.01%	90.1	12	29	35	10
\$500,001 - \$775,000	83	15.46%	86.7	11	15	48	9
\$775,001 and up	52	9.68%	89.2	16	7	16	13
Total Active Inventory by Units	537			182	155	158	42
Total Active Inventory by Volume	220,929,828	100%	87.2	56.97M	55.63M	79.24M	29.09M
Average Active Inventory Listing Price	\$411,415			\$313,025	\$358,891	\$501,509	\$692,683

October 2025



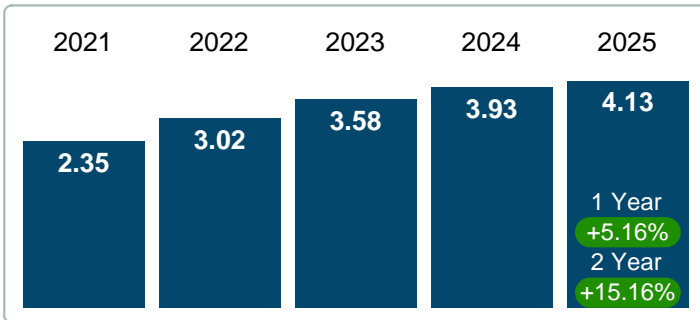
Area Delimited by County Of Rogers



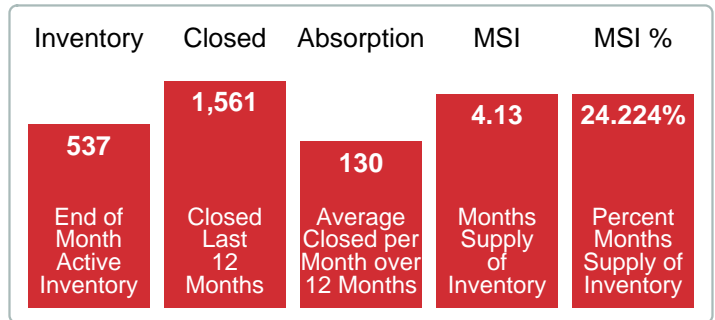
MONTHS SUPPLY of INVENTORY (MSI)

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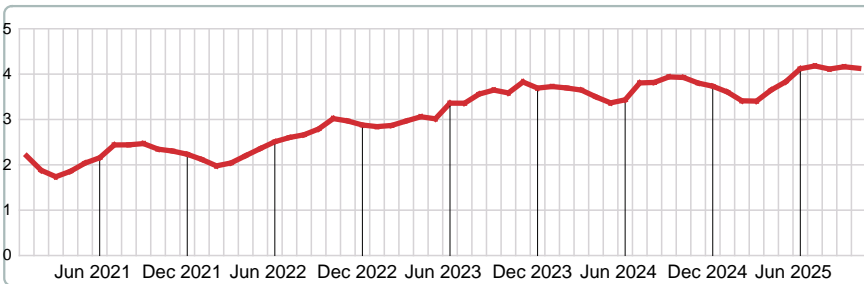
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

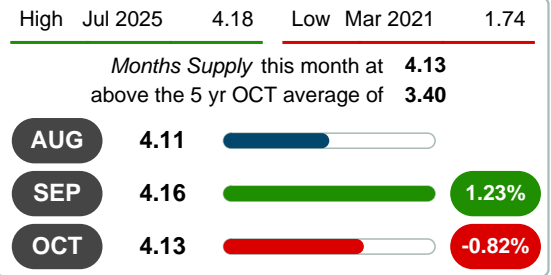


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.40



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
\$75,000 and less	46	8.57%	3.86	7.67	0.95	1.50	0.00
\$75,001 - \$175,000	74	13.78%	4.25	5.40	2.18	2.77	12.00
\$175,001 - \$250,000	68	12.66%	2.16	5.11	1.32	3.57	18.00
\$250,001 - \$375,000	128	23.84%	3.60	12.48	2.93	3.50	2.00
\$375,001 - \$500,000	86	16.01%	5.55	11.08	4.97	4.72	8.57
\$500,001 - \$775,000	83	15.46%	6.38	16.50	6.00	5.94	5.14
\$775,001 and up	52	9.68%	9.90	32.00	21.00	6.40	6.78
Market Supply of Inventory (MSI)			4.13	7.56	2.50	4.42	5.04
Total Active Inventory by Units		100%	4.13	182	155	158	42

October 2025



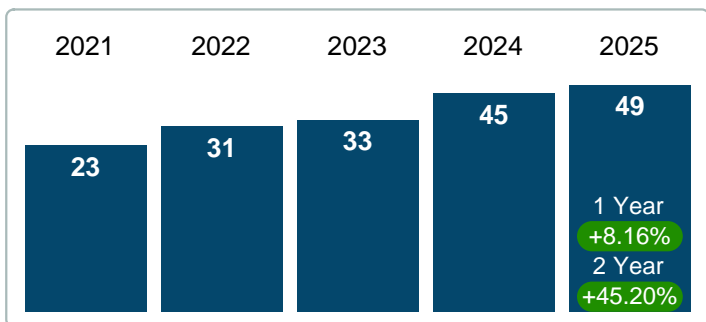
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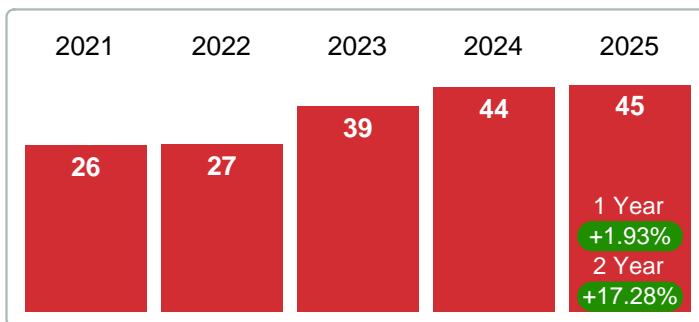
AVERAGE DAYS ON MARKET TO SALE

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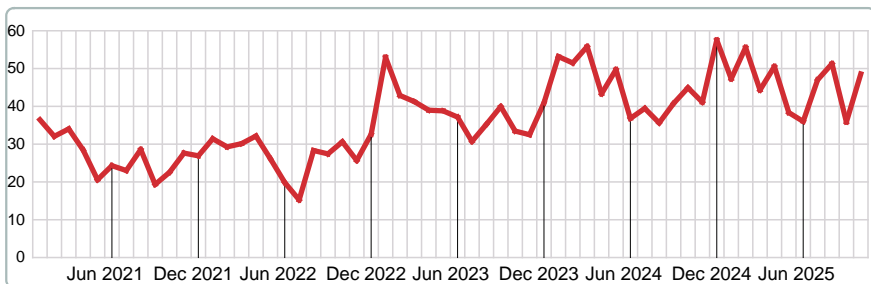
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 36

High Dec 2024 58 Low Jul 2022 15

Average Days on Market to Sale this month at **49** above the 5 yr OCT average of **36**

Month	Value	Change
AUG	51	
SEP	36	-30.05%
OCT	49	35.45%

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
\$100,000 and less	10.00%	58	71	28	90	0
\$100,001 - \$175,000	10.00%	67	89	49	5	0
\$175,001 - \$225,000	12.00%	43	90	32	43	0
\$225,001 - \$325,000	28.67%	38	113	27	60	112
\$325,001 - \$425,000	16.00%	52	94	93	36	22
\$425,001 - \$650,000	13.33%	28	15	21	38	3
\$650,001 and up	10.00%	78	132	63	104	24
Average Closed DOM		49	84	36	51	29
Total Closed Units	100%	49	25	70	47	8
Total Closed Volume		53,071,665	6.04M	20.53M	20.07M	6.43M

October 2025



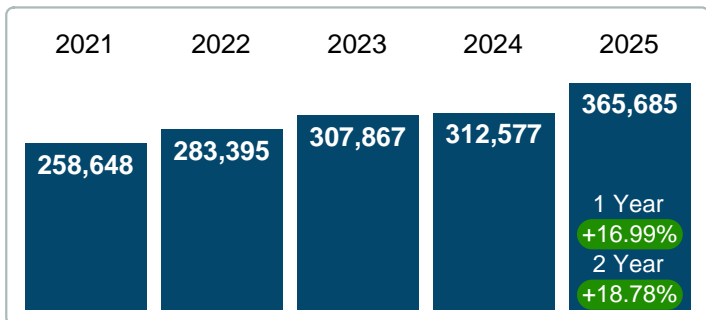
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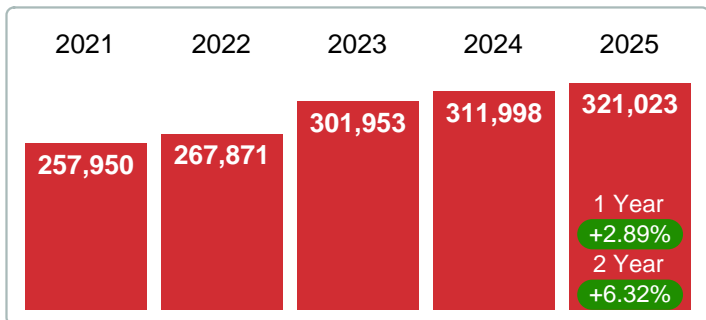
AVERAGE LIST PRICE AT CLOSING

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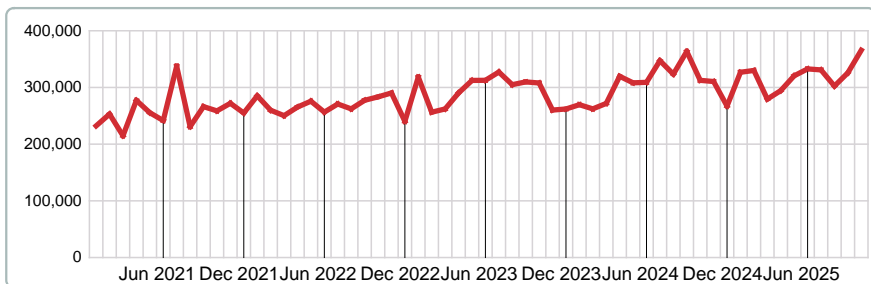
OCTOBER



YEAR TO DATE (YTD)

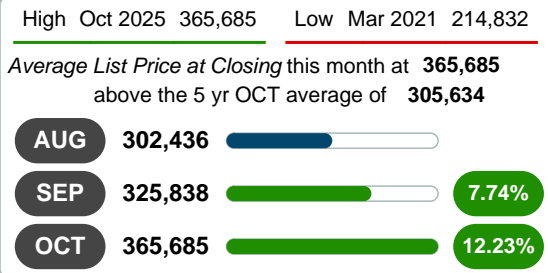


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 305,634



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
\$100,000 and less	10.00%	47,935	60,672	34,015	2,900	0
\$100,001 - \$175,000	9.33%	147,843	147,863	157,233	123,500	0
\$175,001 - \$225,000	14.00%	211,342	206,633	211,491	221,950	0
\$225,001 - \$325,000	28.00%	274,604	295,000	261,382	293,051	325,000
\$325,001 - \$425,000	14.67%	377,959	380,000	380,316	373,637	499,000
\$425,001 - \$650,000	14.00%	513,171	450,000	504,532	505,591	619,450
\$650,001 and up	10.00%	1,133,381	1,412,950	1,310,000	885,303	1,233,250
Average List Price		365,685	251,990	302,926	433,028	874,488
Total Closed Units	100%	365,685	25	70	47	8
Total Closed Volume		54,852,772	6.30M	21.20M	20.35M	7.00M

October 2025



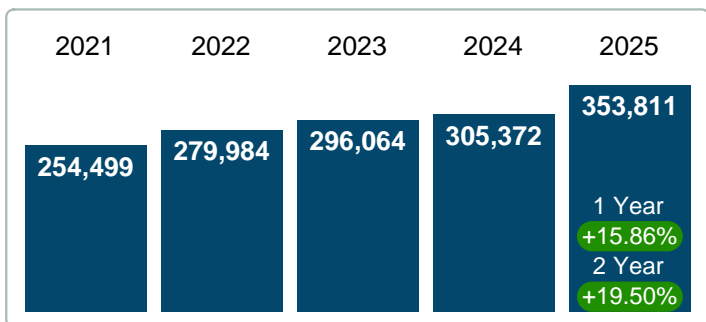
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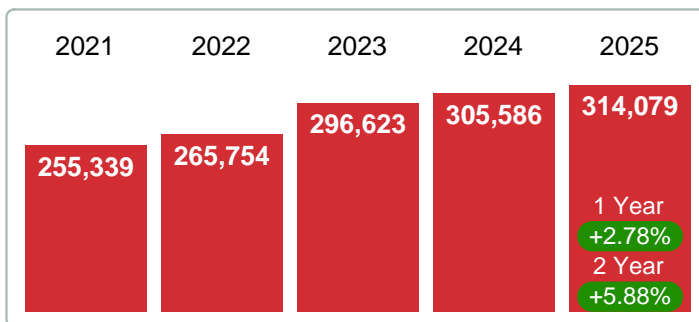
AVERAGE SOLD PRICE AT CLOSING

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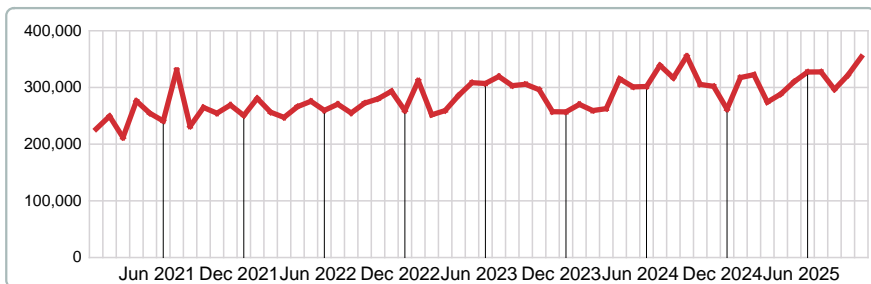
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 297,946

High Sep 2024 355,203 Low Mar 2021 211,704

Average Sold Price at Closing this month at **353,811**
above the 5 yr OCT average of **297,946**

- AUG** 296,619
- SEP** 321,559 8.41%
- OCT** 353,811 10.03%

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
\$100,000 and less	10.00%	42,075	54,128	28,215	2,900	0
\$100,001 - \$175,000	10.00%	140,967	133,563	153,750	123,500	0
\$175,001 - \$225,000	12.00%	208,061	197,167	209,045	218,000	0
\$225,001 - \$325,000	28.67%	267,528	245,000	258,598	291,747	324,700
\$325,001 - \$425,000	16.00%	370,939	380,000	372,874	368,174	394,500
\$425,001 - \$650,000	13.33%	507,174	441,000	499,079	498,909	610,000
\$650,001 and up	10.00%	1,068,750	1,412,500	1,167,833	868,791	1,122,500
Average Sold Price		353,811	241,526	293,328	427,051	803,650
Total Closed Units	100%	353,811	25	70	47	8
Total Closed Volume		53,071,665	6.04M	20.53M	20.07M	6.43M

October 2025



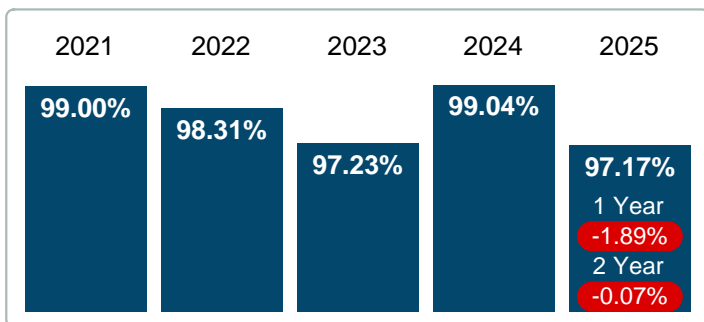
Area Delimited by County Of Rogers



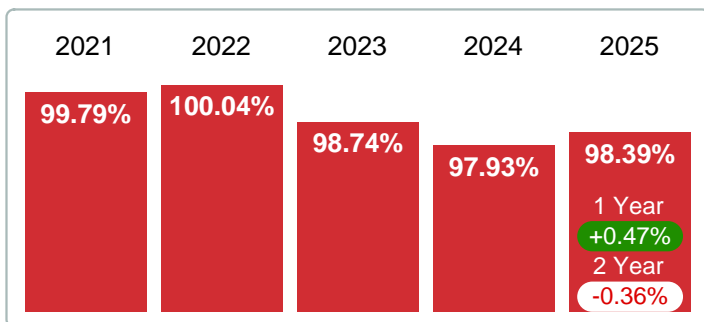
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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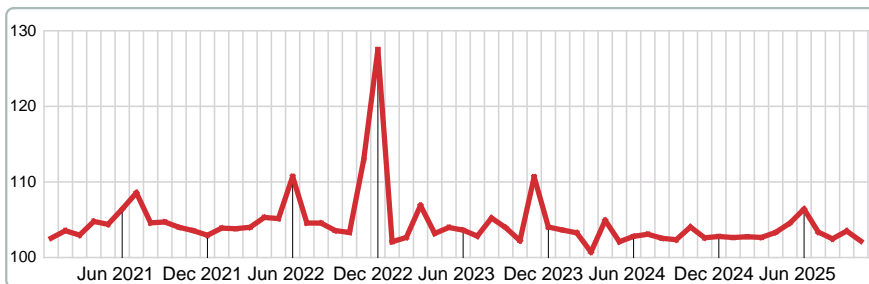
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

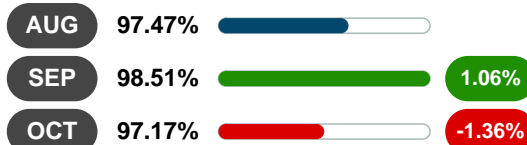


3 MONTHS

5 year OCT AVG = 98.15%

High Dec 2022 122.51% Low Mar 2024 95.73%

Average Sold/List Ratio this month at **97.17%**
below the 5 yr OCT average of **98.15%**



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
\$100,000 and less	15	10.00%	92.77%	92.05%	92.63%	100.00%	0.00%
\$100,001 - \$175,000	15	10.00%	94.14%	90.80%	97.63%	100.00%	0.00%
\$175,001 - \$225,000	18	12.00%	98.17%	95.28%	98.83%	98.20%	0.00%
\$225,001 - \$325,000	43	28.67%	98.80%	83.05%	99.01%	99.61%	99.91%
\$325,001 - \$425,000	24	16.00%	97.76%	100.00%	98.18%	98.64%	79.06%
\$425,001 - \$650,000	20	13.33%	98.71%	98.00%	99.14%	98.59%	98.42%
\$650,001 and up	15	10.00%	95.66%	103.09%	90.08%	98.50%	91.89%
Average Sold/List Ratio		97.20%		93.12%	97.96%	98.86%	92.92%
Total Closed Units	150	100%	97.20%	25	70	47	8
Total Closed Volume	53,071,665			6.04M	20.53M	20.07M	6.43M

October 2025

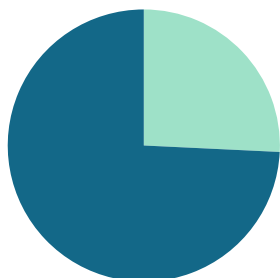
Area Delimited by County Of Rogers



MARKET SUMMARY

Report produced on Nov 13, 2025 for MLS Technology Inc.

INVENTORY

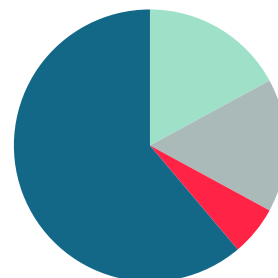


Inventory
 New Listings
187 = 25.76%
 Start Inventory
539
 Total Inventory Units
726
 Volume
\$289,000,005

Market Activity

Closed Sales
150 = 17.08%
 Pending Sales
139 = 15.83%
 Other Off Market
52 = 5.92%
 Active Inventory
537 = 61.16%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	143	150	4.90%	1,343	1,361	1.34%
Pending Sales	122	139	13.93%	1,332	1,398	4.95%
New Listings	192	187	-2.60%	1,960	2,067	5.46%
Average List Price	312,577	365,685	16.99%	311,998	321,023	2.89%
Average Sale Price	305,372	353,811	15.86%	305,586	314,079	2.78%
Average Percent of Selling Price to List Price	99.04%	97.17%	-1.89%	97.93%	98.39%	0.47%
Average Days on Market to Sale	44.92	48.58	8.16%	44.40	45.26	1.93%
Monthly Inventory	511	537	5.09%	511	537	5.09%
Months Supply of Inventory	3.93	4.13	4.95%	3.93	4.13	4.95%

Absorption: Last 12 months, an Average of **130** Sales/Month

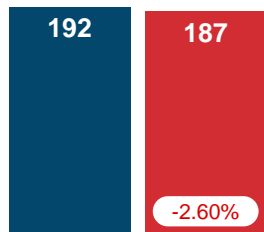
Inventory on October 31, 2025 = **537**

2024 **2025**

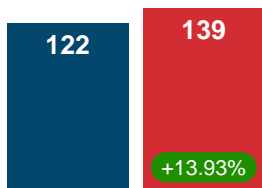
OCTOBER MARKET

AVERAGE PRICES

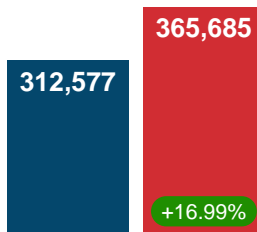
New Listings



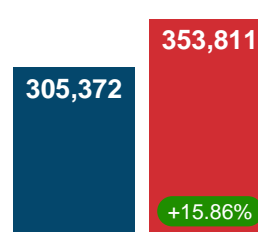
Pending Listings



List Price



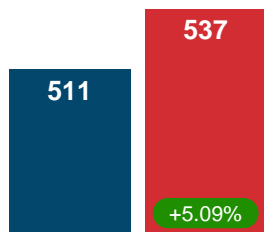
Sale Price



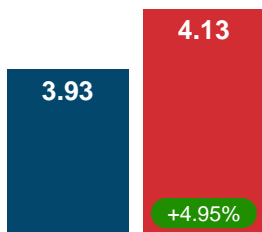
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

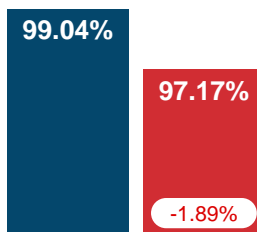
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

