

October 2025



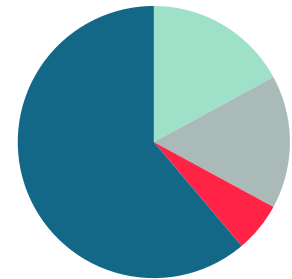
Area Delimited by County Of Rogers



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%
Median List Price	279,000	285,500	2.33%
Median Sale Price	275,000	277,450	0.89%
Median Percent of Selling Price to List Price	99.58%	99.34%	-0.24%
Median Days on Market to Sale	29.00	27.00	-6.90%
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.

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 **0.89%** in October 2025 to \$277,450 versus the previous year at \$275,000.

Median Days on Market Shortens

The median number of **27.00** days that homes spent on the market before selling decreased by 2.00 days or **6.90%** in October 2025 compared to last year's same month at **29.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 Monthly $\frac{1}{2}$ 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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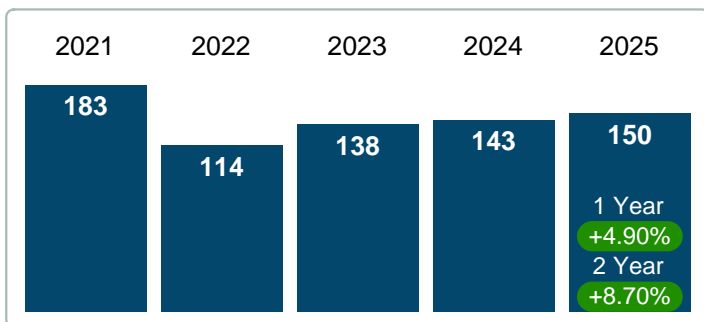
Area Delimited by County Of Rogers



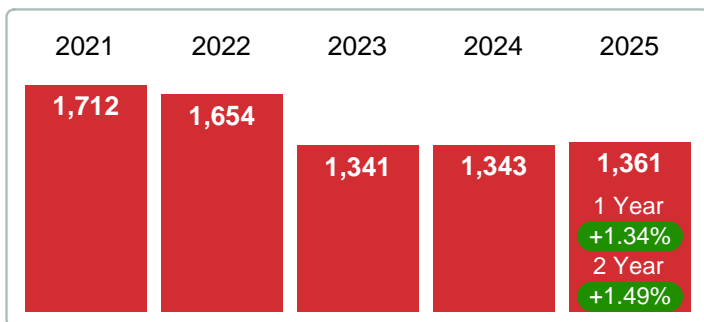
CLOSED LISTINGS

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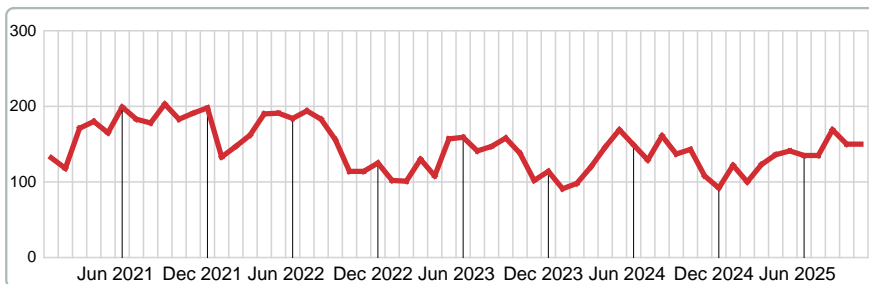
OCTOBER



YEAR TO DATE (YTD)

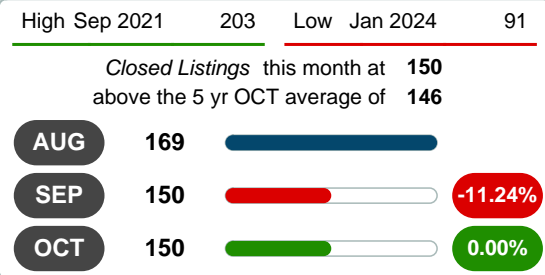


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 146



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	15	10.00%	30.0	9	5	1	0
\$100,001 - \$175,000	15	10.00%	19.0	8	6	1	0
\$175,001 - \$225,000	18	12.00%	22.5	3	13	2	0
\$225,001 - \$325,000	43	28.67%	22.0	1	31	10	1
\$325,001 - \$425,000	24	16.00%	31.0	1	6	16	1
\$425,001 - \$650,000	20	13.33%	22.0	1	6	11	2
\$650,001 and up	15	10.00%	78.0	2	3	6	4
Total Closed Units	150			25	70	47	8
Total Closed Volume	53,071,665	100%	27.0	6.04M	20.53M	20.07M	6.43M
Median Closed Price	\$277,450			\$135,000	\$241,000	\$385,000	\$742,500

October 2025



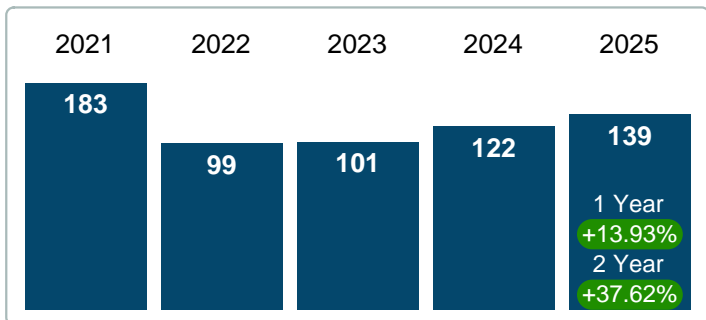
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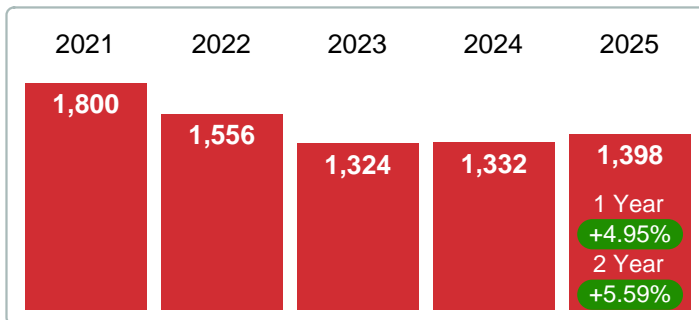
PENDING LISTINGS

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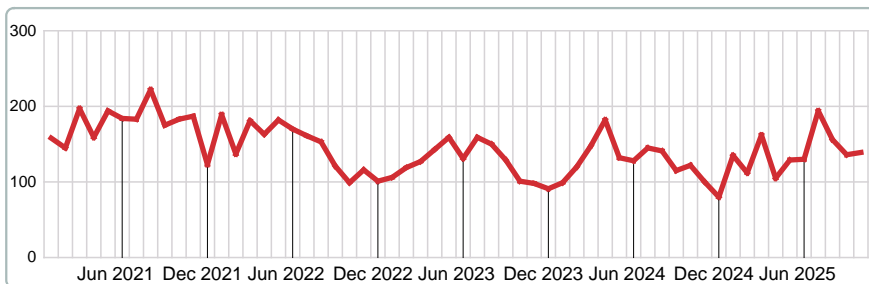
OCTOBER



YEAR TO DATE (YTD)

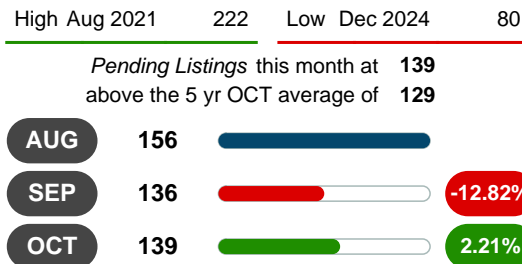


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 129



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	9.35%	38.0	5	6	1	1
\$125,001 - \$200,000	14	10.07%	28.5	2	11	1	0
\$200,001 - \$225,000	16	11.51%	39.0	1	14	1	0
\$225,001 - \$325,000	40	28.78%	44.5	4	23	12	1
\$325,001 - \$400,000	23	16.55%	61.0	2	9	11	1
\$400,001 - \$575,000	17	12.23%	36.0	1	7	5	4
\$575,001 and up	16	11.51%	21.5	1	2	8	5
Total Pending Units	139			16	72	39	12
Total Pending Volume	46,069,953	100%	39.0	3.77M	19.26M	16.33M	6.71M
Median Listing Price	\$280,000			\$237,450	\$229,205	\$350,000	\$522,450

October 2025



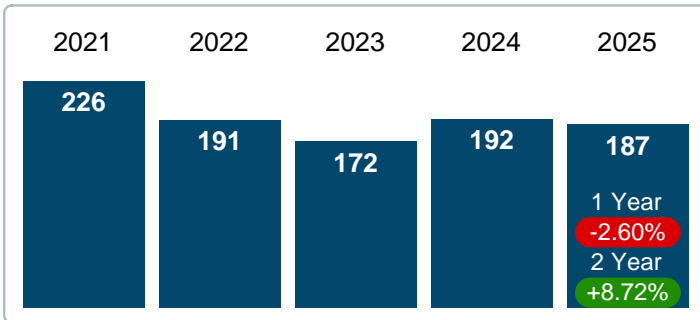
Area Delimited by County Of Rogers



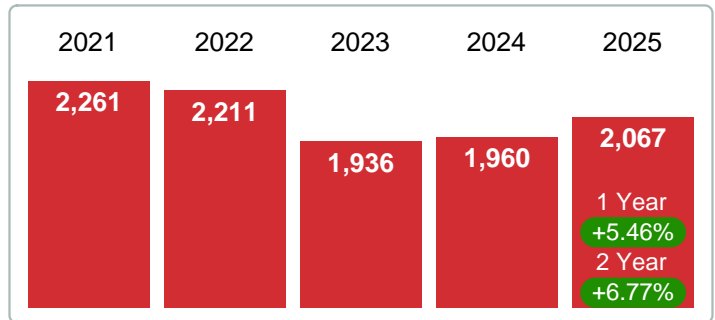
NEW LISTINGS

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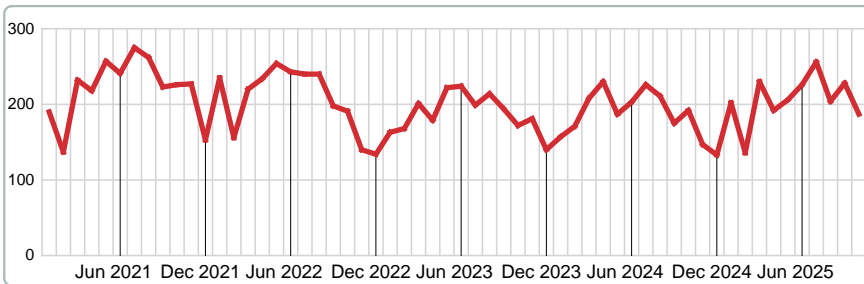
OCTOBER



YEAR TO DATE (YTD)

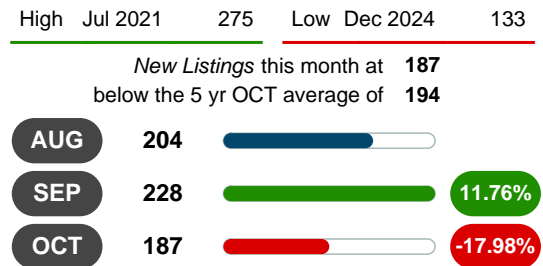


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$329,900		\$212,450	\$269,250	\$475,000	\$669,750

October 2025



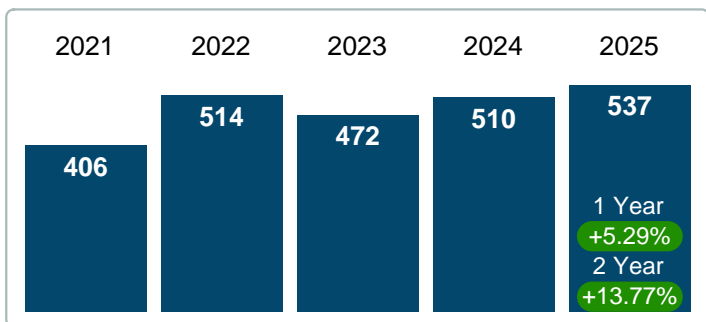
Area Delimited by County Of Rogers



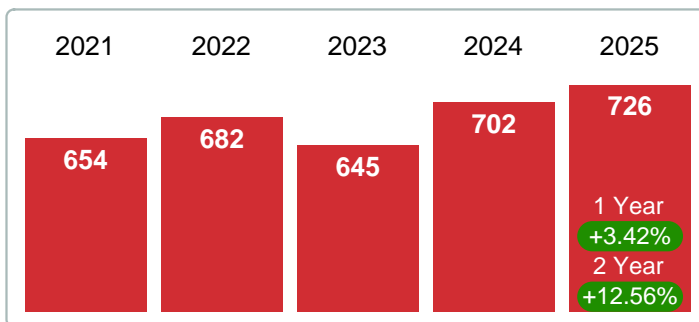
ACTIVE INVENTORY

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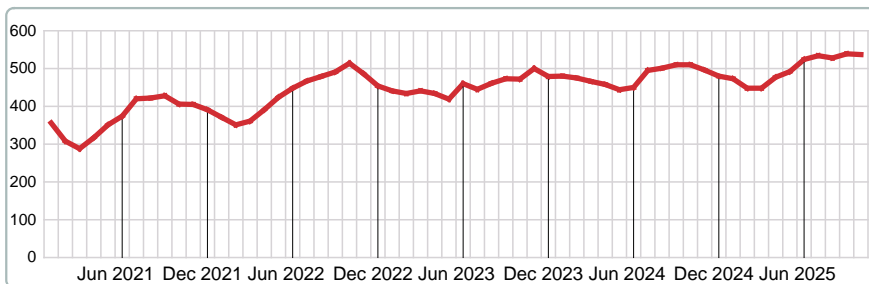
END OF OCTOBER



ACTIVE DURING OCTOBER

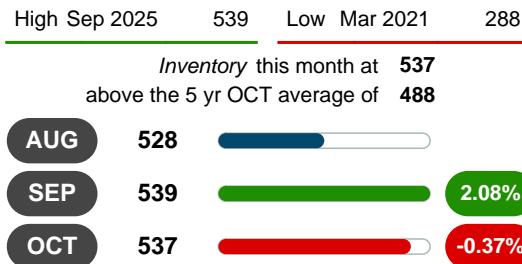


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 488



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	46	8.57%	70.0	39	5	2	0	
\$75,001 - \$175,000	74	13.78%	69.5	58	12	3	1	
\$175,001 - \$250,000	68	12.66%	59.0	20	31	14	3	
\$250,001 - \$375,000	128	23.84%	73.0	26	56	40	6	
\$375,001 - \$500,000	86	16.01%	59.0	12	29	35	10	
\$500,001 - \$775,000	83	15.46%	64.0	11	15	48	9	
\$775,001 and up	52	9.68%	75.5	16	7	16	13	
Total Active Inventory by Units		537		182	155	158	42	
Total Active Inventory by Volume		220,929,828	100%	67.0	56.97M	55.63M	79.24M	29.09M
Median Active Inventory Listing Price		\$325,000			\$170,000	\$305,900	\$450,000	\$555,000

October 2025



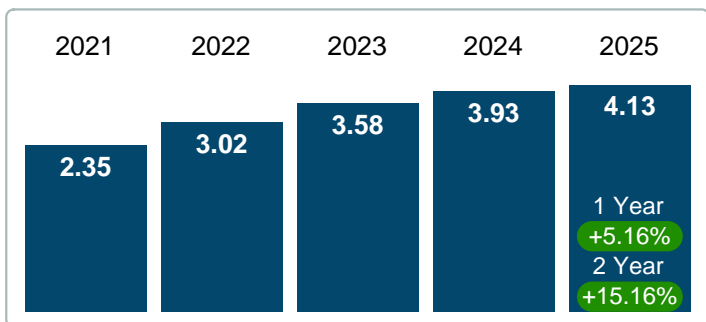
Area Delimited by County Of Rogers



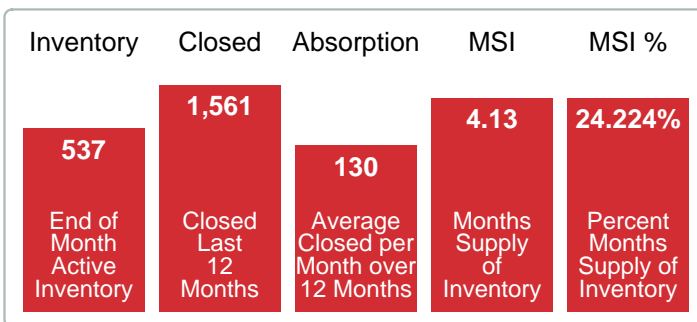
MONTHS SUPPLY of INVENTORY (MSI)

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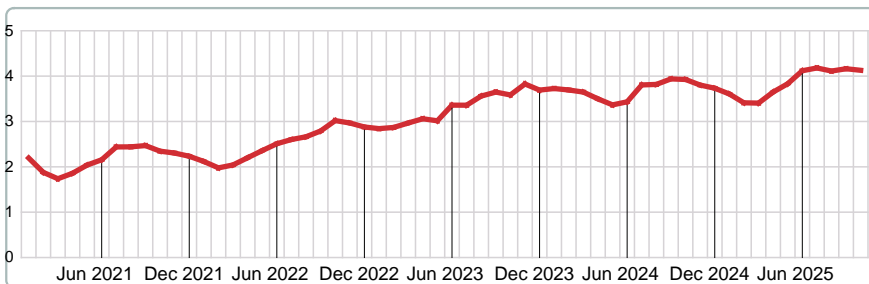
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

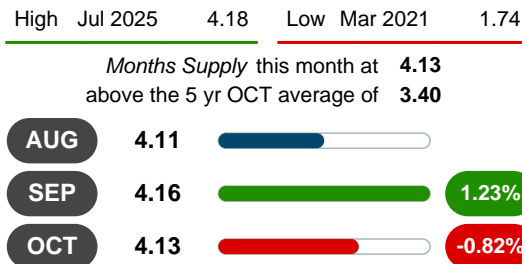


5 YEAR MARKET ACTIVITY TRENDS



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	537	100%	4.13	182	155	158	42

October 2025

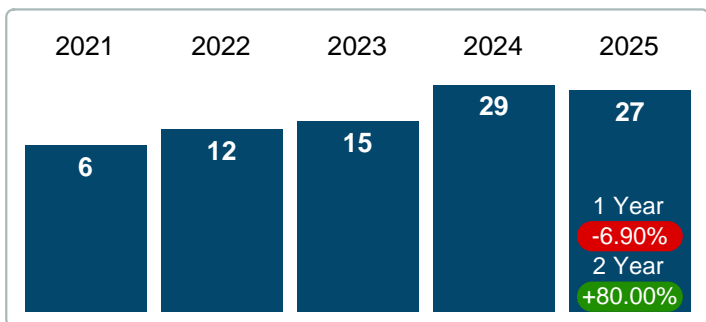
Area Delimited by County Of Rogers



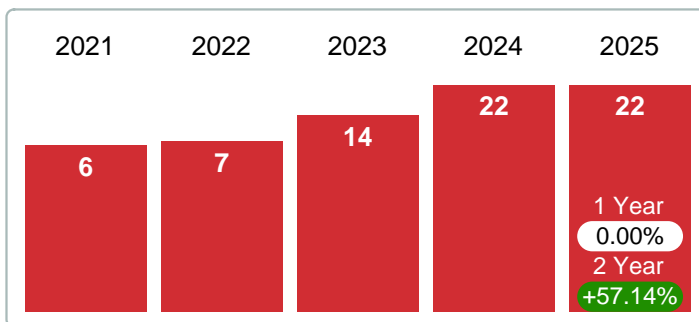
MEDIAN DAYS ON MARKET TO SALE

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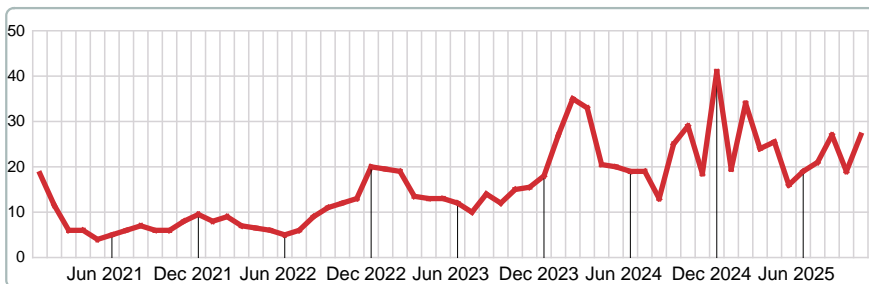
OCTOBER



YEAR TO DATE (YTD)

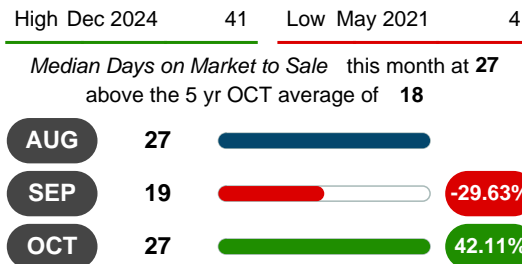


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 18



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
\$100,000 and less	10.00%	30	41	14	90	0
\$100,001 - \$175,000	10.00%	19	93	11	5	0
\$175,001 - \$225,000	12.00%	23	105	20	43	0
\$225,001 - \$325,000	28.67%	22	113	15	36	112
\$325,001 - \$425,000	16.00%	31	94	48	25	22
\$425,001 - \$650,000	13.33%	22	15	18	27	3
\$650,001 and up	10.00%	78	132	67	102	8
Median Closed DOM		27	94	19	36	10
Total Closed Units	100%	27.0	25	70	47	8
Total Closed Volume		53,071,665	6.04M	20.53M	20.07M	6.43M

October 2025

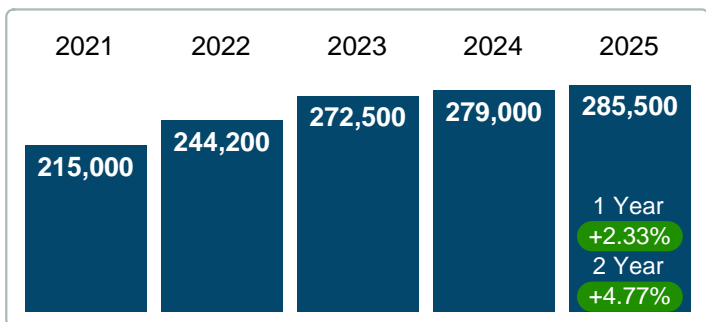
Area Delimited by County Of Rogers



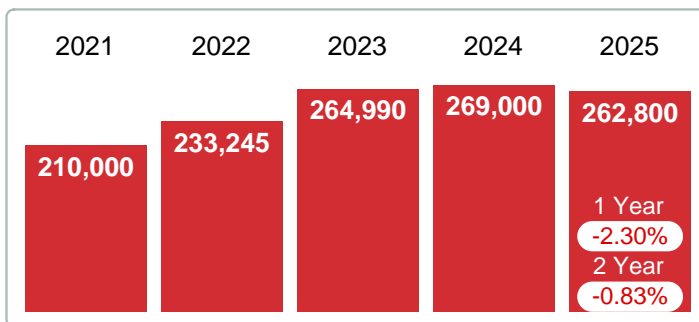
MEDIAN LIST PRICE AT CLOSING

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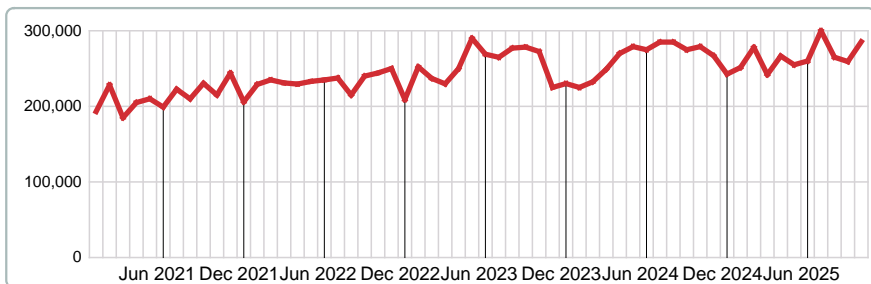
OCTOBER



YEAR TO DATE (YTD)

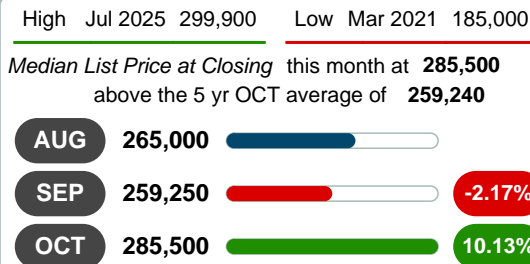


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 259,240



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
\$100,000 and less	15	10.00%	66,000	75,000	1,975	2,900	0
\$100,001 - \$175,000	14	9.33%	150,000	150,000	164,900	123,500	0
\$175,001 - \$225,000	21	14.00%	219,000	199,900	219,000	221,950	0
\$225,001 - \$325,000	42	28.00%	274,950	295,000	265,000	299,999	325,000
\$325,001 - \$425,000	22	14.67%	386,450	380,000	386,450	388,500	0
\$425,001 - \$650,000	21	14.00%	486,000	450,000	483,595	480,000	599,000
\$650,001 and up	15	10.00%	950,000	1,412,950	1,300,000	774,036	1,300,000
Median List Price			285,500	150,000	243,750	390,000	742,450
Total Closed Units		100%	285,500	25	70	47	8
Total Closed Volume			54,852,772	6.30M	21.20M	20.35M	7.00M

October 2025



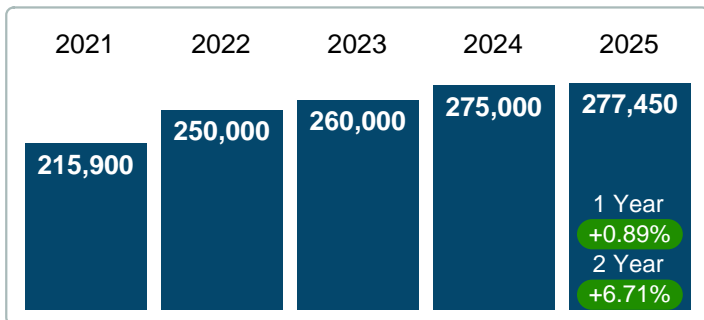
Area Delimited by County Of Rogers



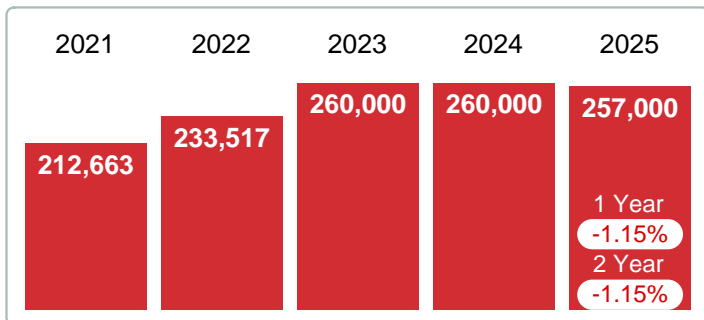
MEDIAN SOLD PRICE AT CLOSING

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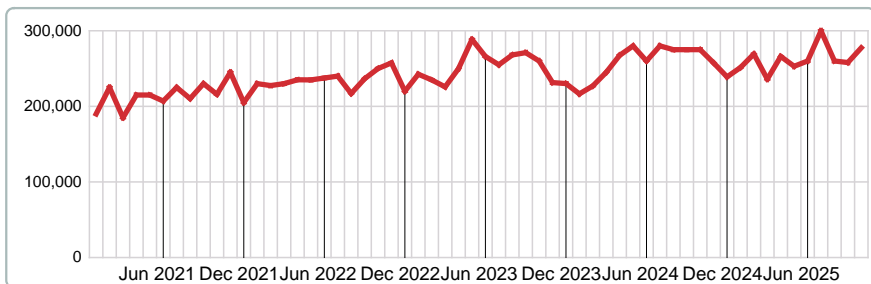
OCTOBER



YEAR TO DATE (YTD)

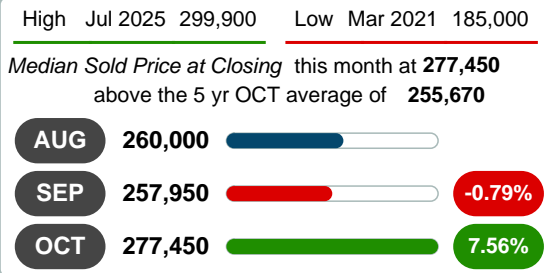


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 255,670



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
\$100,000 and less	10.00%	47,000	60,000	1,975	2,900	0
\$100,001 - \$175,000	10.00%	140,000	135,000	161,250	123,500	0
\$175,001 - \$225,000	12.00%	215,000	194,000	215,000	218,000	0
\$225,001 - \$325,000	28.67%	269,000	245,000	250,000	302,450	324,700
\$325,001 - \$425,000	16.00%	380,000	380,000	379,000	366,200	394,500
\$425,001 - \$650,000	13.33%	480,000	441,000	490,330	465,000	610,000
\$650,001 and up	10.00%	975,000	1,412,500	1,058,500	759,000	1,162,500
Median Sold Price		277,450	135,000	241,000	385,000	742,500
Total Closed Units	100%	277,450	25	70	47	8
Total Closed Volume		53,071,665	6.04M	20.53M	20.07M	6.43M

October 2025



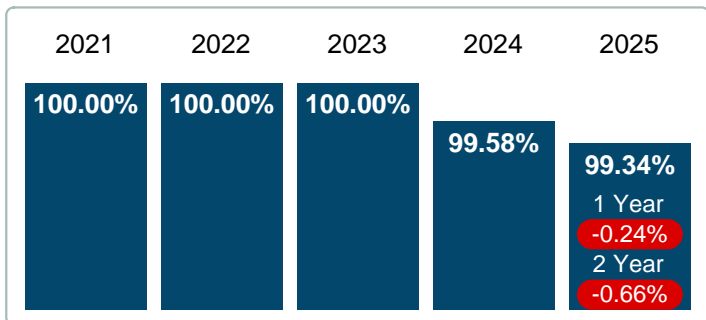
Area Delimited by County Of Rogers



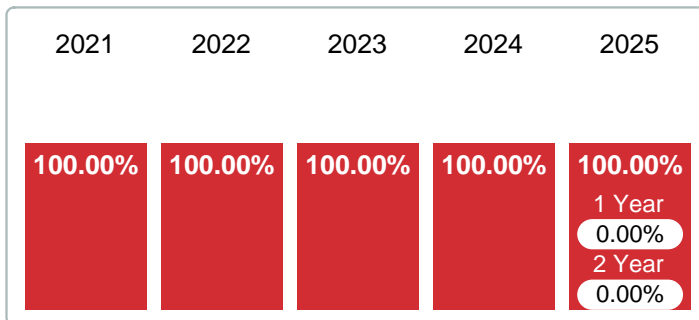
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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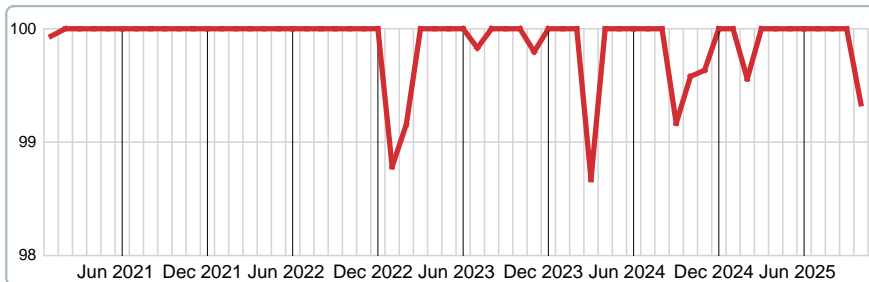
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

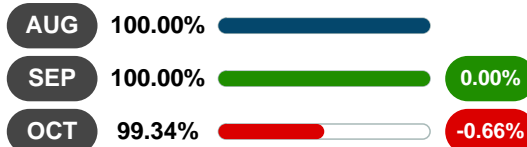


3 MONTHS

5 year OCT AVG = 99.78%

High Sep 2025 100.00% Low Mar 2024 98.67%

Median Sold/List Ratio this month at **99.34%**
below the 5 yr OCT average of **99.78%**



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
\$100,000 and less	15	10.00%	100.00%	100.00%	100.00%	100.00%	0.00%
\$100,001 - \$175,000	15	10.00%	96.77%	93.99%	98.61%	100.00%	0.00%
\$175,001 - \$225,000	18	12.00%	99.60%	97.05%	100.00%	98.20%	0.00%
\$225,001 - \$325,000	43	28.67%	100.00%	83.05%	100.00%	100.00%	99.91%
\$325,001 - \$425,000	24	16.00%	98.39%	100.00%	98.07%	99.30%	79.06%
\$425,001 - \$650,000	20	13.33%	98.49%	98.00%	98.94%	98.10%	98.42%
\$650,001 and up	15	10.00%	96.95%	103.09%	89.35%	98.49%	92.43%
Median Sold/List Ratio		99.34%		96.77%	99.92%	100.00%	96.49%
Total Closed Units		150	100%	25	70	47	8
Total Closed Volume		53,071,665		6.04M	20.53M	20.07M	6.43M

October 2025

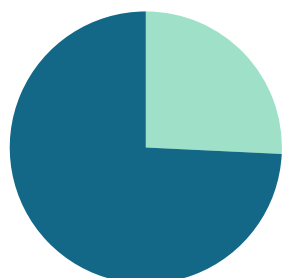
Area Delimited by County Of Rogers



MARKET SUMMARY

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

INVENTORY

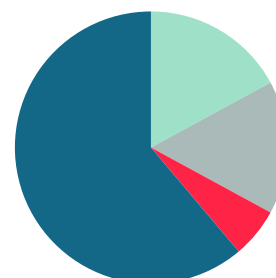


Inventory
 New Listings
187 = 25.76%
 Start Inventory
539
 Total Inventory Units
726
 Volume
\$289,000,005

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%
Median List Price	279,000	285,500	2.33%	269,000	262,800	-2.30%
Median Sale Price	275,000	277,450	0.89%	260,000	257,000	-1.15%
Median Percent of Selling Price to List Price	99.58%	99.34%	-0.24%	100.00%	100.00%	0.00%
Median Days on Market to Sale	29.00	27.00	-6.90%	22.00	22.00	0.00%
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

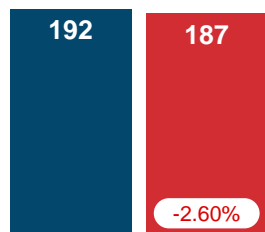
Inventory on October 31, 2025 = **537**

2024 **2025**

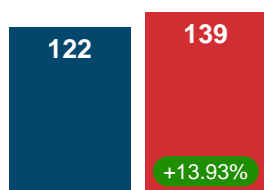
OCTOBER MARKET

MEDIAN PRICES

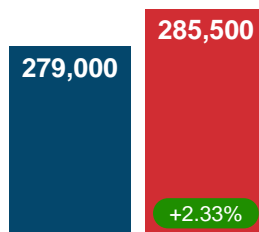
New Listings



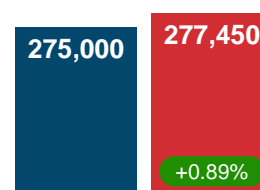
Pending Listings



List Price



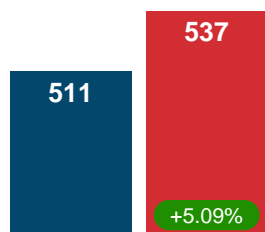
Sale Price



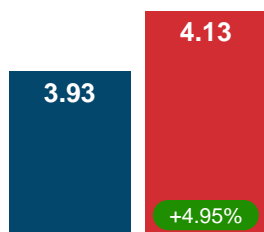
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

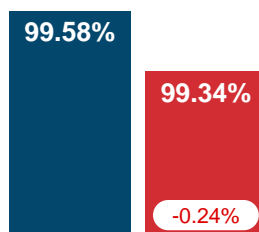
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

