

December 2025



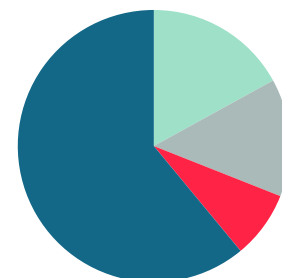
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	77	102	32.47%
Pending Listings	62	84	35.48%
New Listings	98	116	18.37%
Average List Price	312,596	362,507	15.97%
Average Sale Price	306,334	352,770	15.16%
Average Percent of Selling Price to List Price	97.76%	98.13%	0.37%
Average Days on Market to Sale	56.99	44.44	-22.02%
End of Month Inventory	335	366	9.25%
Months Supply of Inventory	3.23	3.30	2.35%



■ Closed (17.00%)
■ Pending (14.00%)
■ Other OffMarket (8.00%)
■ Active (61.00%)

Absorption: Last 12 months, an Average of **111** Sales/Month
Active Inventory as of December 31, 2025 = **366**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **9.25%** to 366 existing homes available for sale. Over the last 12 months this area has had an average of 111 closed sales per month. This represents an unsold inventory index of **3.30** 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 **15.16%** in December 2025 to \$352,770 versus the previous year at \$306,334.

Average Days on Market Shortens

The average number of **44.44** days that homes spent on the market before selling decreased by 12.55 days or **22.02%** in December 2025 compared to last year's same month at **56.99** DOM.

Sales Success for December 2025 is Positive

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

There were 116 New Listings in December 2025, up **18.37%** from last year at 98. Furthermore, there were 102 Closed Listings this month versus last year at 77, a **32.47%** increase.

Closed versus Listed trends yielded a **87.9%** ratio, up from previous year's, December 2024, at **78.6%**, a **11.91%** 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

December 2025



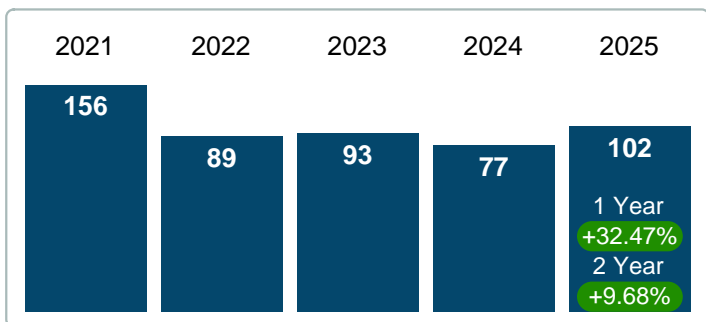
Area Delimited by County Of Rogers - Residential Property Type



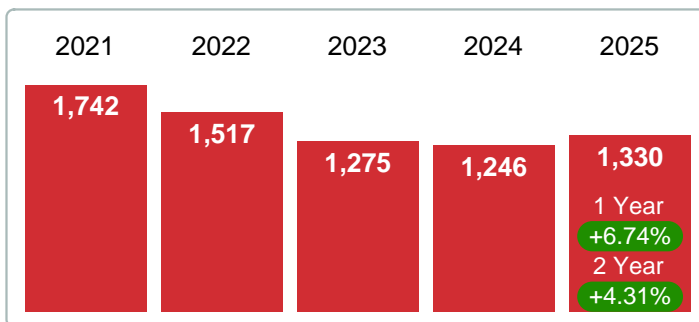
CLOSED LISTINGS

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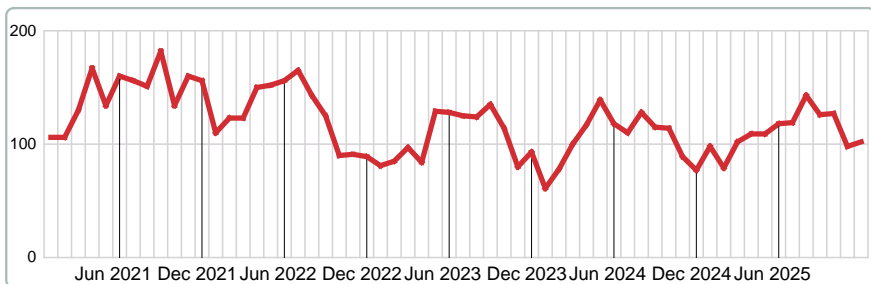
DECEMBER



YEAR TO DATE (YTD)

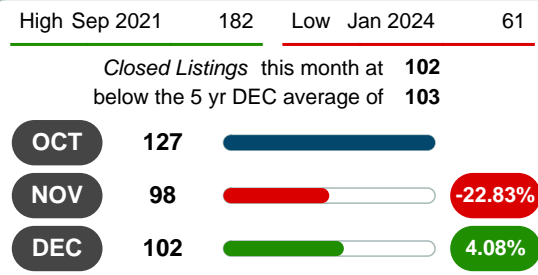


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 103



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	7	6.86%	15.3	2	4	1	0
\$150,001 - \$200,000	11	10.78%	42.5	1	8	2	0
\$200,001 - \$225,000	11	10.78%	27.4	1	10	0	0
\$225,001 - \$300,000	28	27.45%	36.2	1	18	9	0
\$300,001 - \$400,000	22	21.57%	67.0	0	11	10	1
\$400,001 - \$625,000	13	12.75%	49.2	0	4	7	2
\$625,001 and up	10	9.80%	53.0	0	2	5	3
Total Closed Units	102			5	57	34	6
Total Closed Volume	35,982,497	100%	44.4	823.00K	17.36M	14.04M	3.76M
Average Closed Price	\$352,770			\$164,600	\$304,515	\$413,036	\$626,483

December 2025



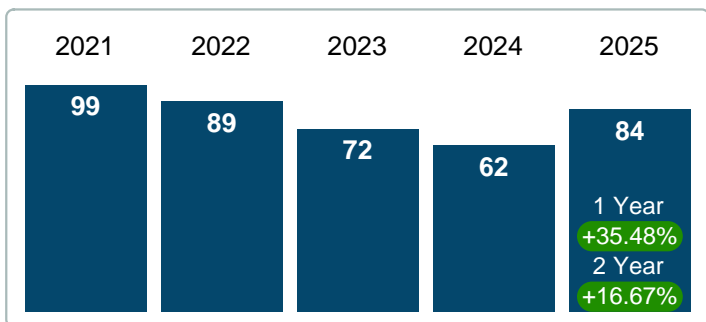
Area Delimited by County Of Rogers - Residential Property Type



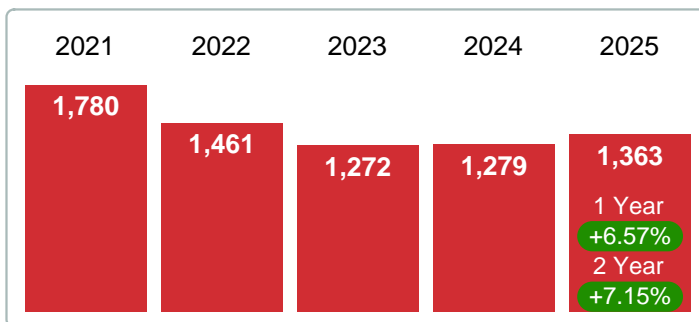
PENDING LISTINGS

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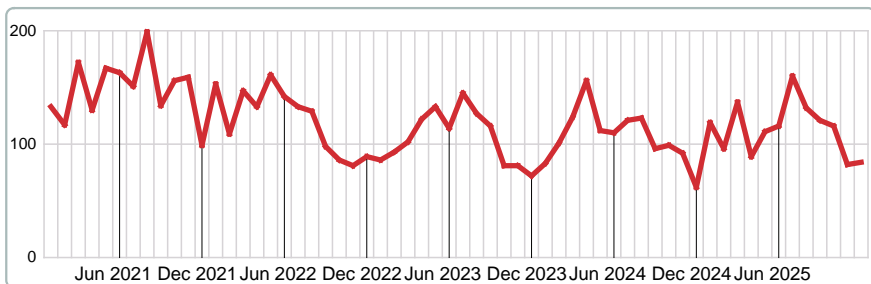
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

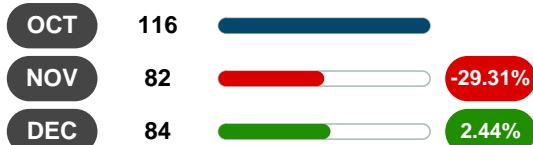


3 MONTHS

5 year DEC AVG = 81

High Aug 2021 199 Low Dec 2024 62

Pending Listings this month at 84 above the 5 yr DEC average of 81



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	9.52%	20.0	2	3	3	0
\$100,001 - \$200,000	8	9.52%	36.8	3	4	1	0
\$200,001 - \$250,000	9	10.71%	65.8	1	6	2	0
\$250,001 - \$350,000	26	30.95%	77.9	1	13	11	1
\$350,001 - \$500,000	14	16.67%	74.6	0	7	6	1
\$500,001 - \$725,000	10	11.90%	79.5	0	2	6	2
\$725,001 and up	9	10.71%	78.9	0	2	3	4
Total Pending Units	84			7	37	32	8
Total Pending Volume	32,538,912	100%	66.9	925.00K	12.12M	13.72M	5.78M
Average Listing Price	\$387,368			\$132,143	\$327,522	\$428,756	\$721,925

December 2025



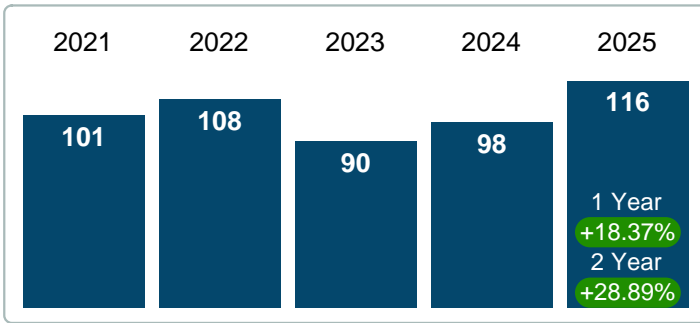
Area Delimited by County Of Rogers - Residential Property Type



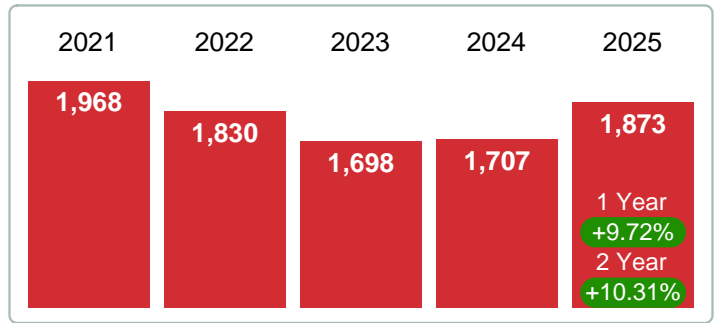
NEW LISTINGS

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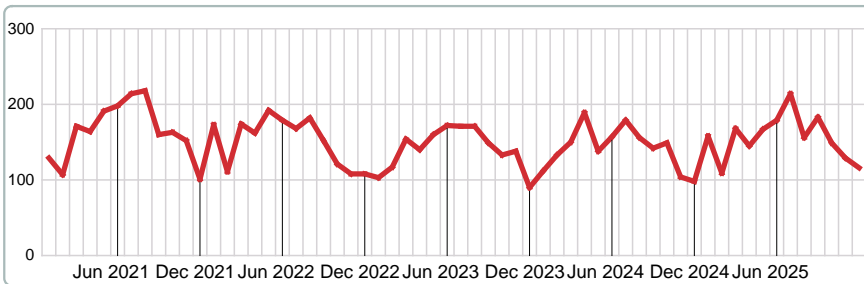
DECEMBER



YEAR TO DATE (YTD)

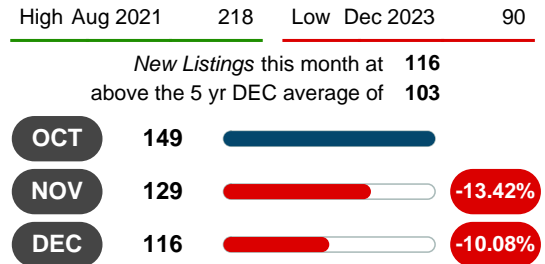


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 103



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	8.62%	3	4	3	0
\$125,001 - \$175,000	6	5.17%	2	3	1	0
\$175,001 - \$250,000	21	18.10%	0	16	3	2
\$250,001 - \$375,000	37	31.90%	2	21	13	1
\$375,001 - \$475,000	15	12.93%	0	6	8	1
\$475,001 - \$550,000	15	12.93%	0	2	11	2
\$550,001 and up	12	10.34%	0	2	6	4
Total New Listed Units	116		7	54	45	10
Total New Listed Volume	40,163,908	100%	1.04M	15.19M	18.18M	5.75M
Average New Listed Listing Price	\$346,241		\$148,071	\$281,354	\$404,040	\$575,250

December 2025



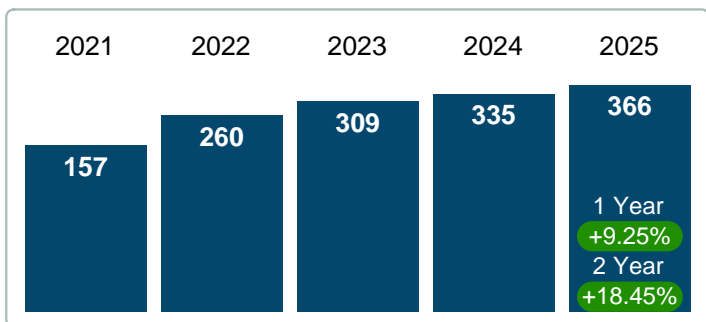
Area Delimited by County Of Rogers - Residential Property Type



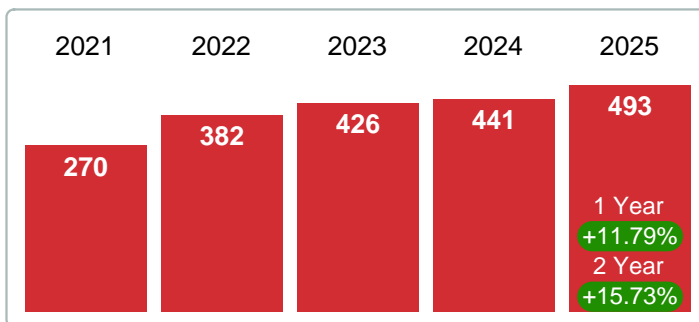
ACTIVE INVENTORY

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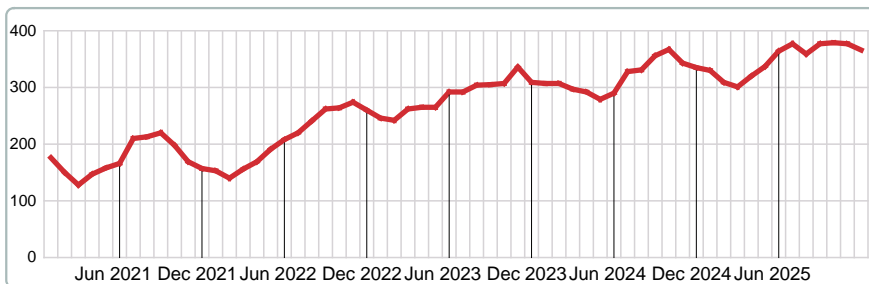
END OF DECEMBER



ACTIVE DURING DECEMBER

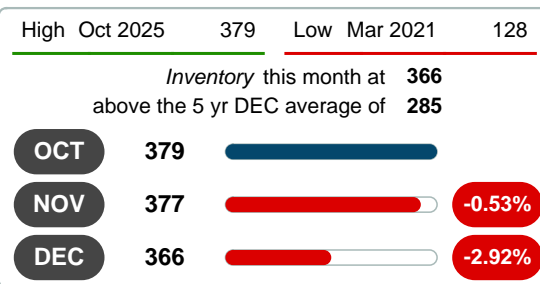


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 285



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	24	6.56%	59.8	9	13	1	1
\$175,001 - \$250,000	59	16.12%	66.7	2	41	13	3
\$250,001 - \$275,000	23	6.28%	60.9	2	19	2	0
\$275,001 - \$425,000	116	31.69%	85.0	2	53	55	6
\$425,001 - \$500,000	54	14.75%	105.2	2	22	24	6
\$500,001 - \$675,000	52	14.21%	75.3	0	8	36	8
\$675,001 and up	38	10.38%	102.3	2	8	16	12
Total Active Inventory by Units	366			19	164	147	36
Total Active Inventory by Volume	156,698,512	100%	82.3	8.52M	54.46M	71.01M	22.70M
Average Active Inventory Listing Price	\$428,138			\$448,268	\$332,102	\$483,095	\$630,603

December 2025



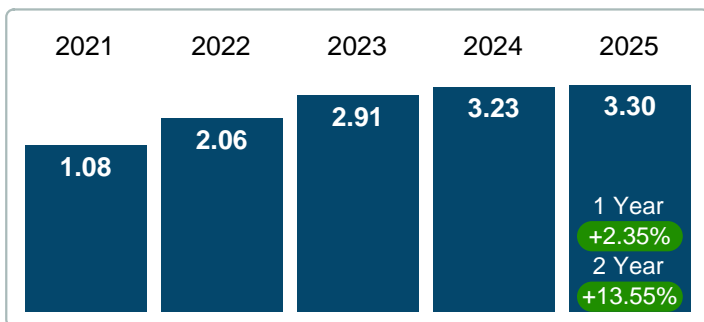
Area Delimited by County Of Rogers - Residential Property Type



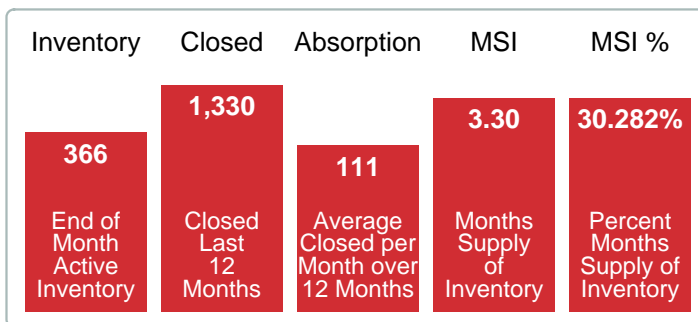
MONTHS SUPPLY of INVENTORY (MSI)

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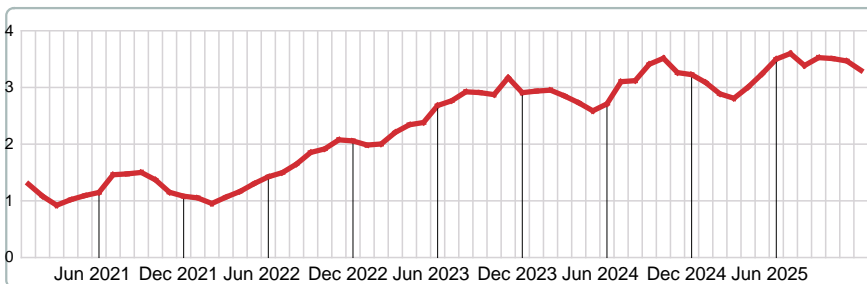
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.52

High Jul 2025 3.60 Low Mar 2021 0.92

Months Supply this month at **3.30**
above the 5 yr DEC average of **2.52**



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
\$175,000 and less	24	6.56%	1.88	1.86	2.00	0.80	6.00
\$175,001 - \$250,000	59	16.12%	1.93	1.04	1.69	3.18	12.00
\$250,001 - \$275,000	23	6.28%	2.12	6.00	2.75	1.41	0.00
\$275,001 - \$425,000	116	31.69%	3.69	3.43	3.33	4.05	4.50
\$425,001 - \$500,000	54	14.75%	8.00	24.00	8.80	7.20	7.20
\$500,001 - \$675,000	52	14.21%	4.76	0.00	3.69	4.97	5.33
\$675,001 and up	38	10.38%	4.96	24.00	8.00	3.76	5.14
Market Supply of Inventory (MSI)			3.30	2.43	2.77	4.18	4.19
Total Active Inventory by Units		100%	366	19	164	147	36

December 2025



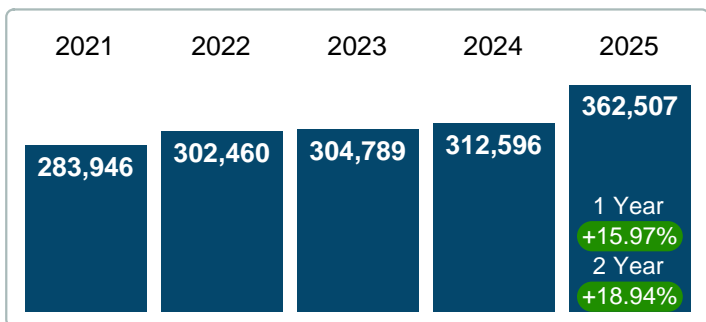
Area Delimited by County Of Rogers - Residential Property Type



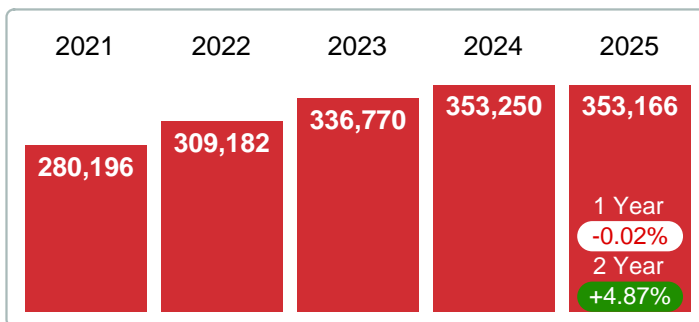
AVERAGE LIST PRICE AT CLOSING

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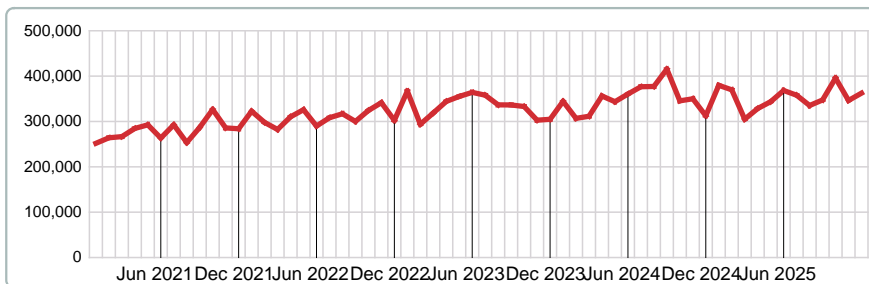
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

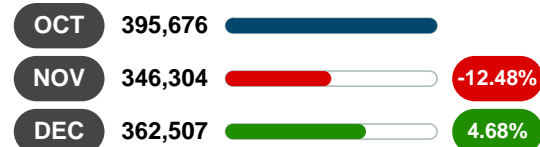


3 MONTHS

5 year DEC AVG = 313,260

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

Average List Price at Closing this month at **362,507** above the 5 yr DEC average of **313,260**



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
\$150,000 and less	6.86%	106,871	90,000	120,175	87,400	0
\$150,001 - \$200,000	11.76%	178,383	169,900	176,588	179,500	0
\$200,001 - \$225,000	6.86%	216,455	295,000	217,409	0	0
\$225,001 - \$300,000	29.41%	263,559	265,000	283,261	254,241	0
\$300,001 - \$400,000	21.57%	344,095	0	348,755	340,390	329,900
\$400,001 - \$625,000	10.78%	494,409	0	581,675	555,957	499,950
\$625,001 and up	12.75%	896,649		01,374,450	830,567	824,967
Average List Price		362,507	181,980	317,159	417,147	634,117
Total Closed Units	100%	362,507	5	57	34	6
Total Closed Volume		36,975,679	909.90K	18.08M	14.18M	3.80M

December 2025



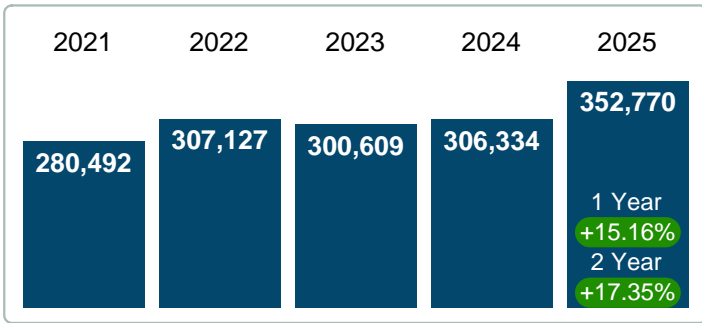
Area Delimited by County Of Rogers - Residential Property Type



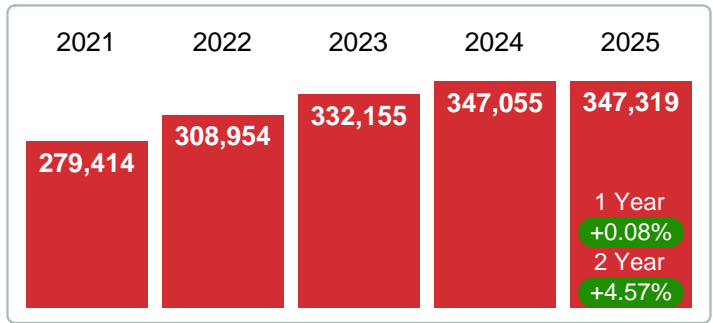
AVERAGE SOLD PRICE AT CLOSING

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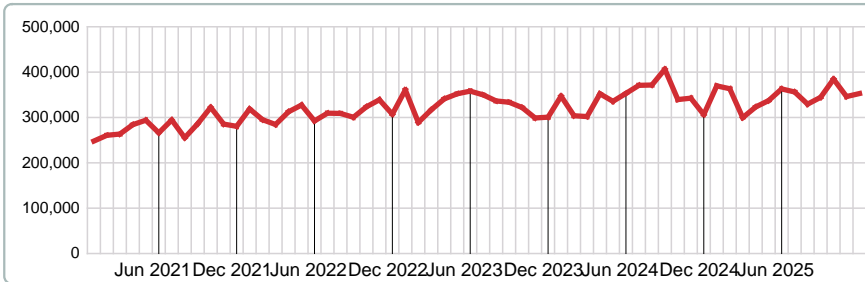
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

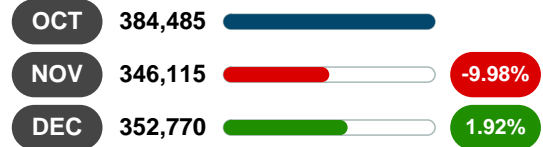


3 MONTHS

5 year DEC AVG = 309,466

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

Average Sold Price at Closing this month at **352,770** above the 5 yr DEC average of **309,466**



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	
\$150,000 and less	7	6.86%	104,300	82,500	119,425	87,400	
\$150,001 - \$200,000	11	10.78%	177,427	175,000	176,025	184,250	
\$200,001 - \$225,000	11	10.78%	217,199	225,000	216,419	0	
\$225,001 - \$300,000	28	27.45%	265,374	258,000	271,605	253,731	
\$300,001 - \$400,000	22	21.57%	337,514	0	339,227	336,480	
\$400,001 - \$625,000	13	12.75%	516,908	0	470,475	548,286	
\$625,001 and up	10	9.80%	933,595	01,402,500	820,189	810,000	
Average Sold Price		352,770		164,600	304,515	413,036	626,483
Total Closed Units		102	100%	352,770	5	57	34
Total Closed Volume		35,982,497			823.00K	17.36M	14.04M

December 2025



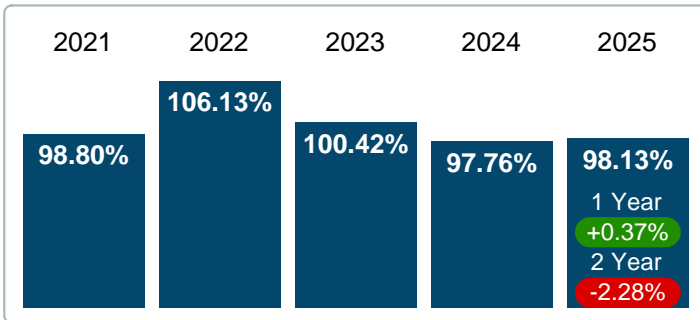
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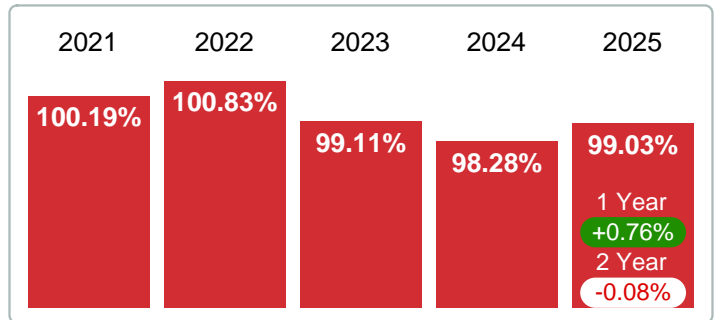
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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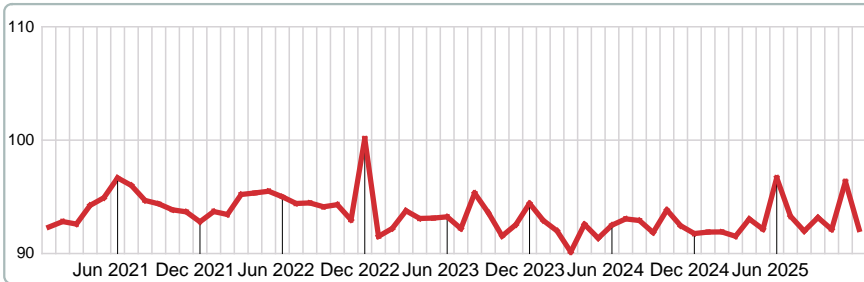
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

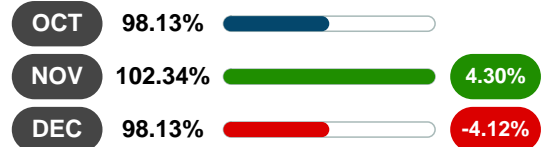


3 MONTHS

5 year DEC AVG = 100.25%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **98.13%** below the 5 yr DEC average of **100.25%**



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
\$150,000 and less	7	6.86%	98.07%	94.23%	99.50%	100.00%	0.00%
\$150,001 - \$200,000	11	10.78%	100.58%	103.00%	99.76%	102.66%	0.00%
\$200,001 - \$225,000	11	10.78%	97.50%	76.27%	99.63%	0.00%	0.00%
\$225,001 - \$300,000	28	27.45%	98.29%	97.36%	97.57%	99.83%	0.00%
\$300,001 - \$400,000	22	21.57%	98.14%	0.00%	97.31%	98.91%	99.73%
\$400,001 - \$625,000	13	12.75%	95.74%	0.00%	88.46%	98.69%	100.00%
\$625,001 and up	10	9.80%	98.77%	0.00%	99.53%	98.86%	98.10%
Average Sold/List Ratio		98.10%		93.02%	97.75%	99.35%	99.01%
Total Closed Units		102	100%	5	57	34	6
Total Closed Volume		35,982,497		823.00K	17.36M	14.04M	3.76M

December 2025



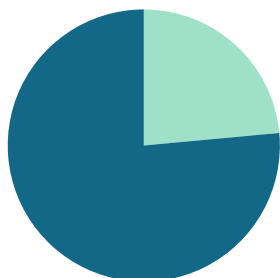
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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INVENTORY

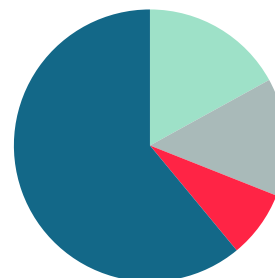


Inventory
 New Listings
116 = 23.53%
 Start Inventory
377
 Total Inventory Units
493
 Volume
\$205,251,422

Market Activity

Closed Sales
102 = 17.00%
 Pending Sales
84 = 14.00%
 Other Off Market
48 = 8.00%
 Active Inventory
366 = 61.00%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	77	102	32.47%	1,246	1,330	6.74%
Pending Sales	62	84	35.48%	1,279	1,363	6.57%
New Listings	98	116	18.37%	1,707	1,873	9.72%
Average List Price	312,596	362,507	15.97%	353,250	353,166	-0.02%
Average Sale Price	306,334	352,770	15.16%	347,055	347,319	0.08%
Average Percent of Selling Price to List Price	97.76%	98.13%	0.37%	98.28%	99.03%	0.76%
Average Days on Market to Sale	56.99	44.44	-22.02%	43.47	43.46	-0.03%
Monthly Inventory	335	366	9.25%	335	366	9.25%
Months Supply of Inventory	3.23	3.30	2.35%	3.23	3.30	2.35%

Absorption: Last 12 months, an Average of 111 Sales/Month

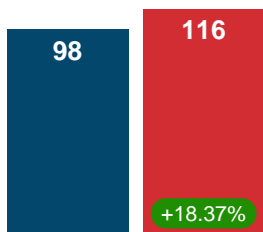
Inventory on December 31, 2025 = **366**

2024 **2025**

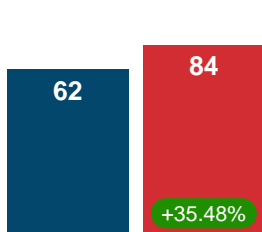
DECEMBER MARKET

AVERAGE PRICES

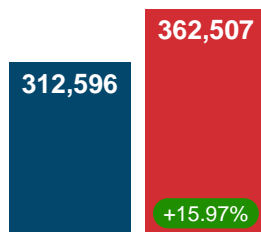
New Listings



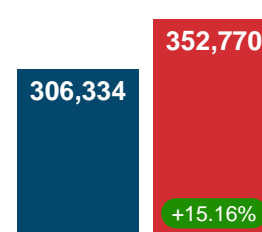
Pending Listings



List Price



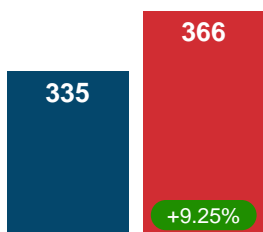
Sale Price



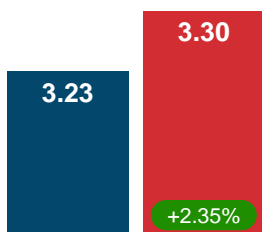
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

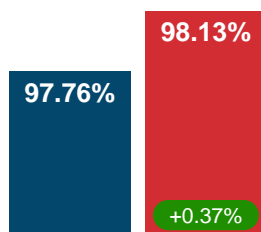
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

