

# December 2025



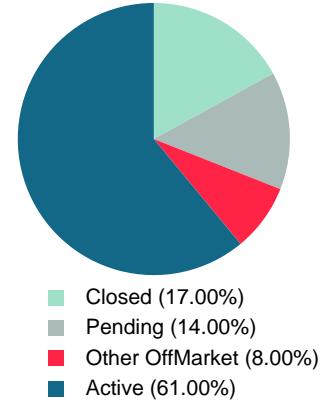
Area Delimited by County Of Rogers - Residential Property Type



## 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%
Median List Price	259,900	292,500	12.54%
Median Sale Price	258,000	292,500	13.37%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	44.00	27.00	-38.64%
End of Month Inventory	335	366	9.25%
Months Supply of Inventory	3.23	3.30	2.35%



**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.

#### 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 **13.37%** in December 2025 to \$292,500 versus the previous year at \$258,000.

#### Median Days on Market Shortens

The median number of **27.00** days that homes spent on the market before selling decreased by 17.00 days or **38.64%** in December 2025 compared to last year's same month at **44.00** DOM.

#### Sales Success for December 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 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

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

### 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



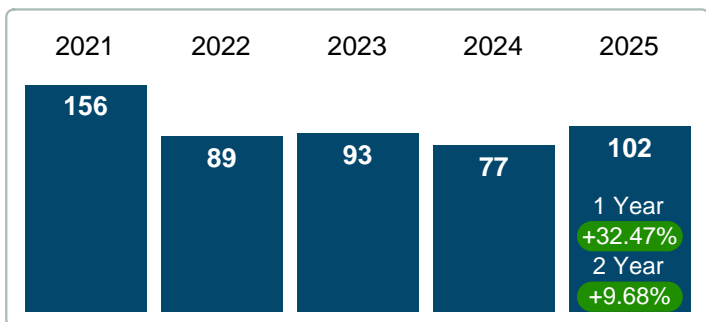
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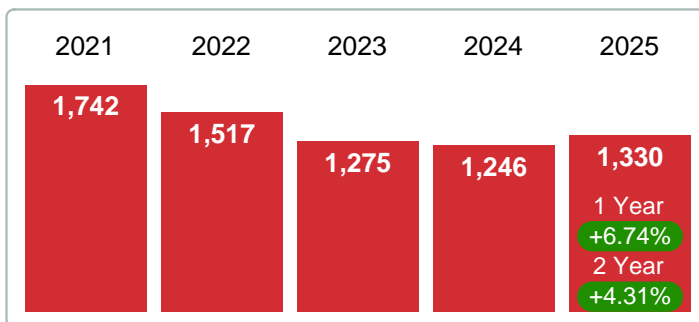
## CLOSED LISTINGS

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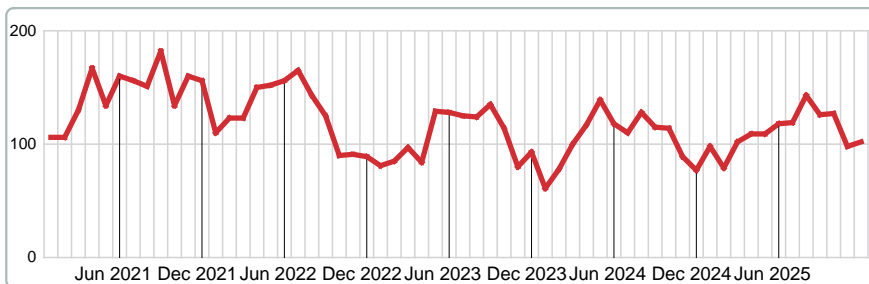
### DECEMBER



### YEAR TO DATE (YTD)

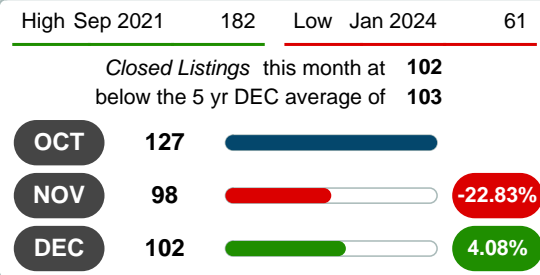


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 103



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	7	6.86%	6.0	2	4	1	0
\$150,001 - \$200,000	11	10.78%	29.0	1	8	2	0
\$200,001 - \$225,000	11	10.78%	19.0	1	10	0	0
\$225,001 - \$300,000	28	27.45%	25.5	1	18	9	0
\$300,001 - \$400,000	22	21.57%	38.5	0	11	10	1
\$400,001 - \$625,000	13	12.75%	35.0	0	4	7	2
\$625,001 and up	10	9.80%	29.0	0	2	5	3
<b>Total Closed Units</b>	<b>102</b>			<b>5</b>	<b>57</b>	<b>34</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>35,982,497</b>	<b>100%</b>	<b>27.0</b>	<b>823.00K</b>	<b>17.36M</b>	<b>14.04M</b>	<b>3.76M</b>
<b>Median Closed Price</b>	<b>\$292,500</b>			<b>\$175,000</b>	<b>\$267,000</b>	<b>\$322,400</b>	<b>\$634,950</b>

# December 2025



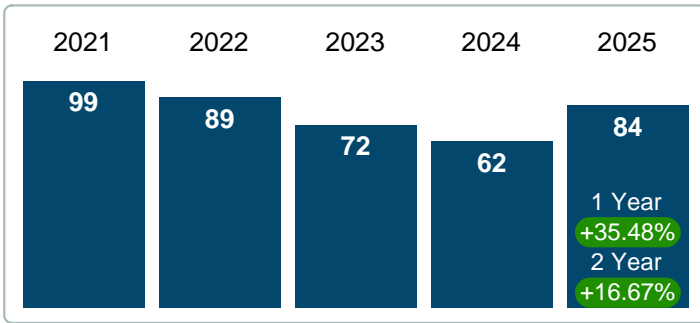
Area Delimited by County Of Rogers - Residential Property Type



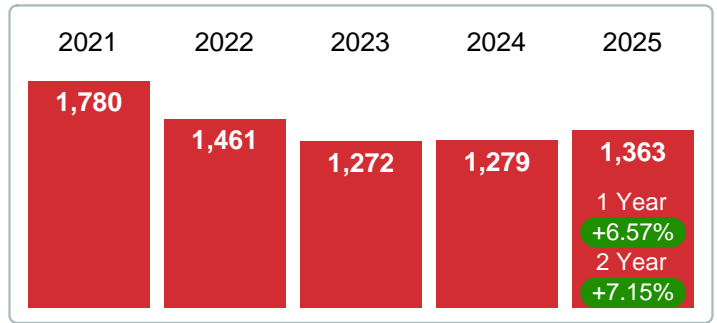
## PENDING LISTINGS

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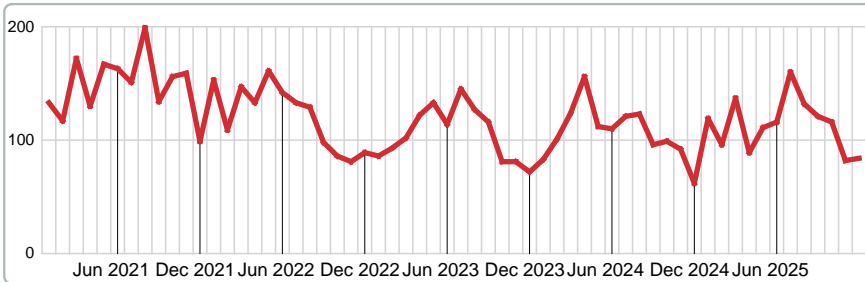
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

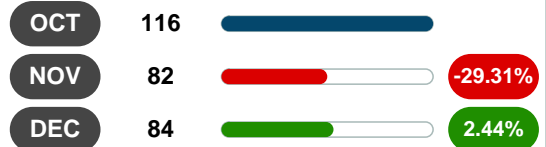


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	9.52%	13.0	2	3	3	0
\$100,001 - \$200,000	8	9.52%	5.5	3	4	1	0
\$200,001 - \$250,000	9	10.71%	64.0	1	6	2	0
\$250,001 - \$350,000	26	30.95%	65.0	1	13	11	1
\$350,001 - \$500,000	14	16.67%	64.5	0	7	6	1
\$500,001 - \$725,000	10	11.90%	64.0	0	2	6	2
\$725,001 and up	9	10.71%	73.0	0	2	3	4
<b>Total Pending Units</b>	<b>84</b>			<b>7</b>	<b>37</b>	<b>32</b>	<b>8</b>
<b>Total Pending Volume</b>	<b>32,538,912</b>	<b>100%</b>	<b>57.0</b>	<b>925.00K</b>	<b>12.12M</b>	<b>13.72M</b>	<b>5.78M</b>
<b>Median Listing Price</b>	<b>\$308,000</b>			<b>\$125,000</b>	<b>\$271,000</b>	<b>\$339,500</b>	<b>\$786,500</b>

# December 2025



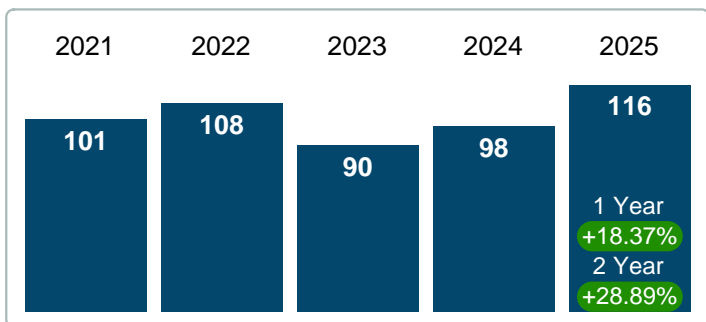
Area Delimited by County Of Rogers - Residential Property Type



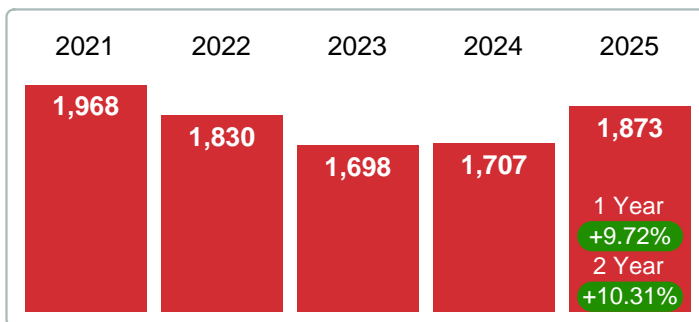
## NEW LISTINGS

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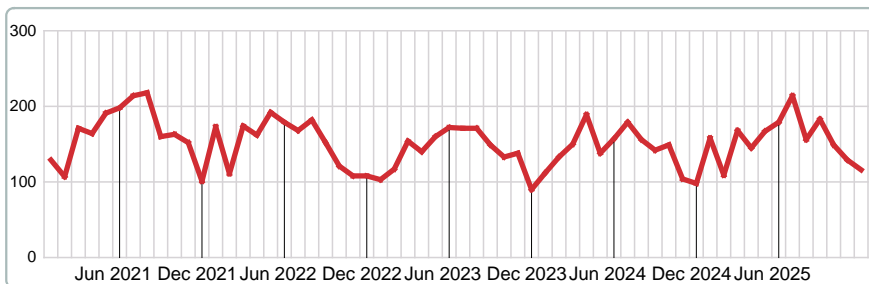
### DECEMBER



### YEAR TO DATE (YTD)

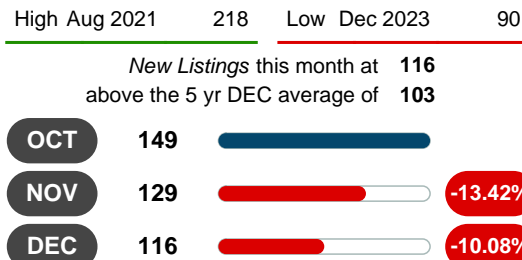


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 103



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
<b>Total New Listed Units</b>	<b>116</b>		<b>7</b>	<b>54</b>	<b>45</b>	<b>10</b>
<b>Total New Listed Volume</b>	<b>40,163,908</b>	<b>100%</b>	<b>1.04M</b>	<b>15.19M</b>	<b>18.18M</b>	<b>5.75M</b>
<b>Median New Listed Listing Price</b>	<b>\$293,000</b>		<b>\$130,000</b>	<b>\$266,500</b>	<b>\$410,000</b>	<b>\$550,000</b>

# December 2025



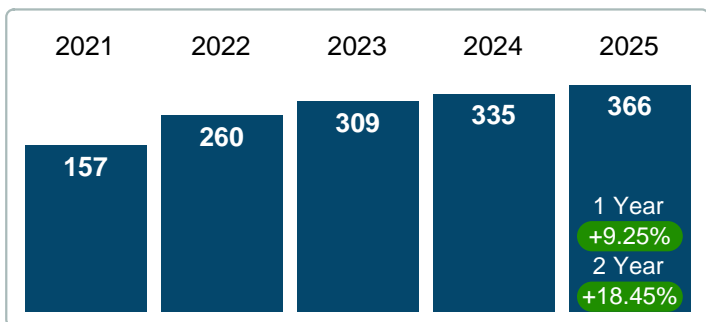
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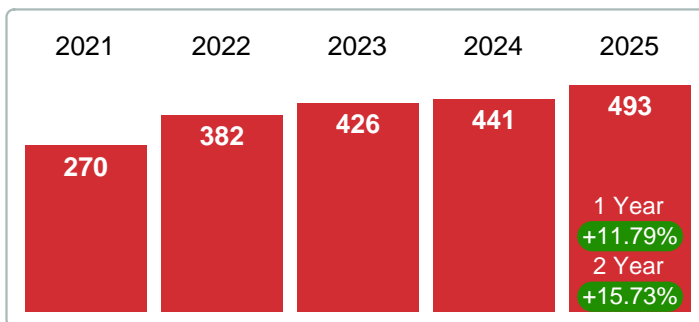
## ACTIVE INVENTORY

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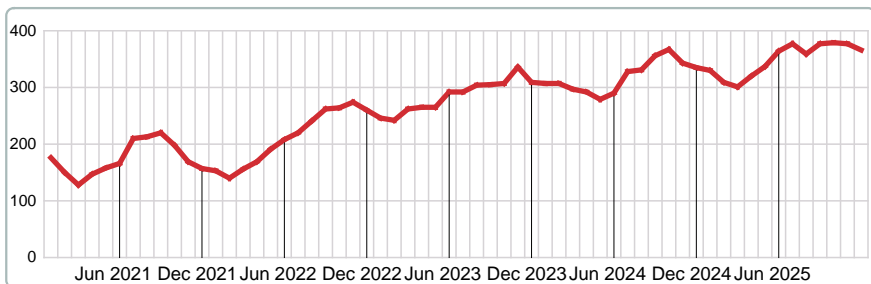
### END OF DECEMBER



### ACTIVE DURING DECEMBER

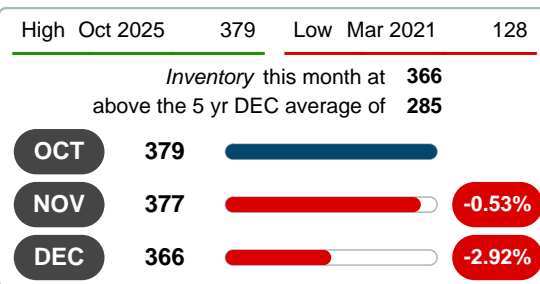


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 285



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$175,000 and less	24	6.56%	51.0	9	13	1	1	
\$175,001 - \$250,000	59	16.12%	53.0	2	41	13	3	
\$250,001 - \$275,000	23	6.28%	40.0	2	19	2	0	
\$275,001 - \$425,000	116	31.69%	68.5	2	53	55	6	
\$425,001 - \$500,000	54	14.75%	97.5	2	22	24	6	
\$500,001 - \$675,000	52	14.21%	61.5	0	8	36	8	
\$675,001 and up	38	10.38%	78.0	2	8	16	12	
Total Active Inventory by Units		366		19	164	147	36	
Total Active Inventory by Volume		156,698,512	100%	64.5	8.52M	54.46M	71.01M	22.70M
Median Active Inventory Listing Price		\$353,450			\$220,000	\$281,250	\$430,000	\$565,750

# December 2025



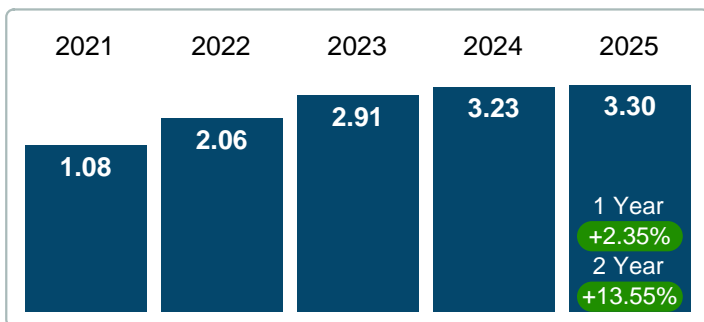
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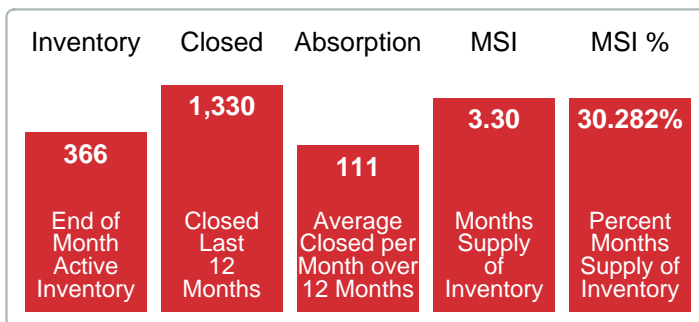
## MONTHS SUPPLY of INVENTORY (MSI)

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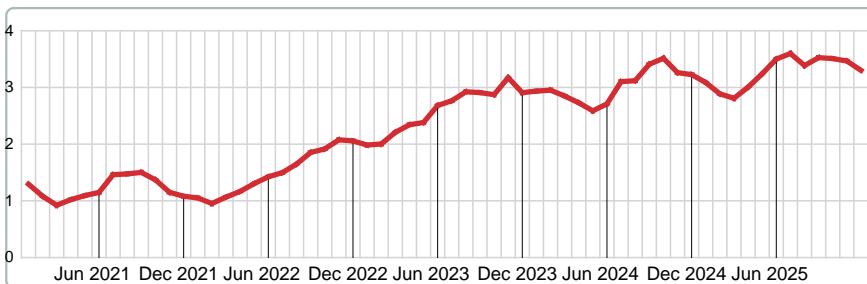
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025

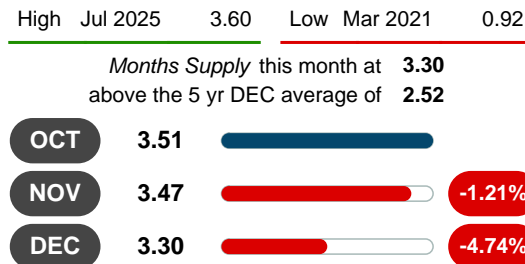


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.52



### 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



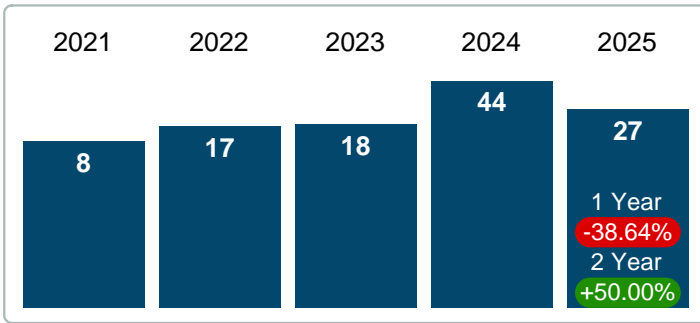
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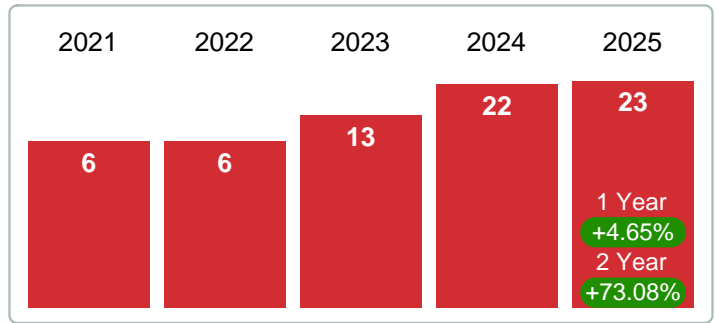
## MEDIAN DAYS ON MARKET TO SALE

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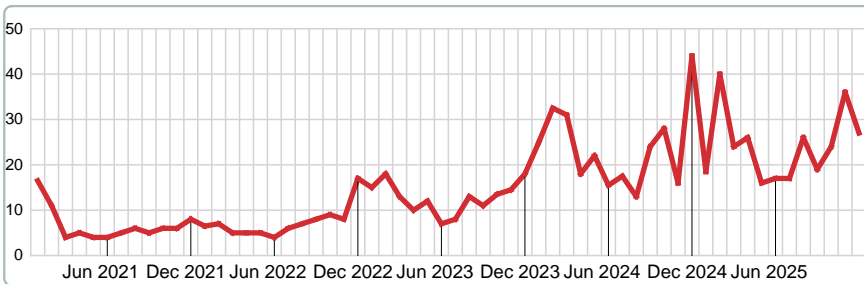
### DECEMBER



### YEAR TO DATE (YTD)

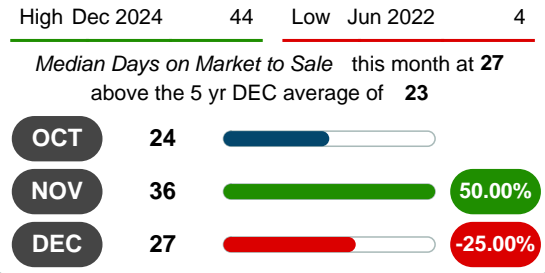


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 23



### 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
\$150,000 and less	7	6.86%	6	5	18	1	0
\$150,001 - \$200,000	11	10.78%	29	19	20	95	0
\$200,001 - \$225,000	11	10.78%	19	116	16	0	0
\$225,001 - \$300,000	28	27.45%	26	15	28	29	0
\$300,001 - \$400,000	22	21.57%	39	0	28	60	18
\$400,001 - \$625,000	13	12.75%	35	0	20	9	80
\$625,001 and up	10	9.80%	29	0	64	19	70
Median Closed DOM			27	15	23	32	53
Total Closed Units		100%	27.0	5	57	34	6
Total Closed Volume			35,982,497	823.00K	17.36M	14.04M	3.76M

# December 2025



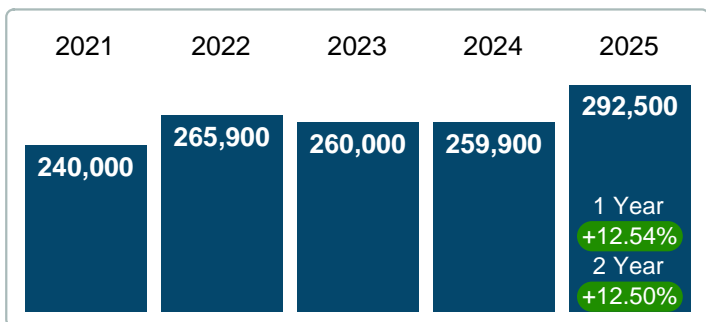
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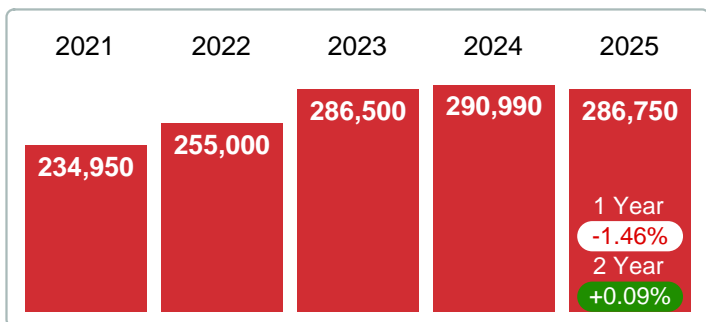
## MEDIAN LIST PRICE AT CLOSING

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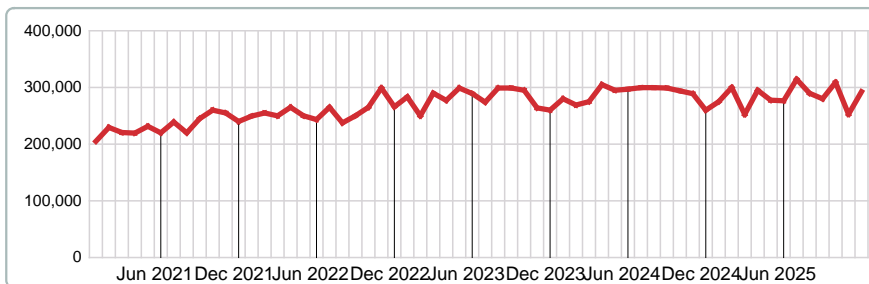
### DECEMBER



### YEAR TO DATE (YTD)

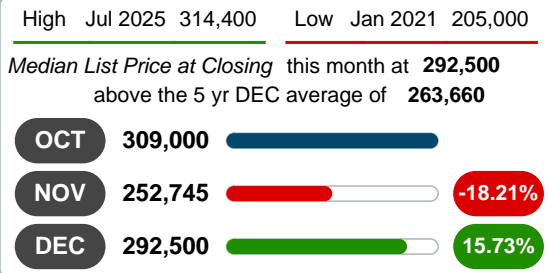


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 263,660



### 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		
\$150,000 and less	7	6.86%	91,200	90,000	120,600	87,400	0	
\$150,001 - \$200,000	12	11.76%	175,000	169,900	180,000	179,500	0	
\$200,001 - \$225,000	7	6.86%	215,625	0	215,625	0	0	
\$225,001 - \$300,000	30	29.41%	267,000	280,000	269,500	241,225	0	
\$300,001 - \$400,000	22	21.57%	335,000	0	347,000	327,450	329,900	
\$400,001 - \$625,000	11	10.78%	469,900	0	457,400	539,900	499,950	
\$625,001 and up	13	12.75%	749,900	0	999,900	650,000	749,900	
<b>Median List Price</b>		<b>292,500</b>		<b>169,900</b>	<b>269,000</b>	<b>327,450</b>	<b>639,950</b>	
<b>Total Closed Units</b>		<b>102</b>	<b>100%</b>	<b>292,500</b>	<b>5</b>	<b>57</b>	<b>34</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>36,975,679</b>			<b>909.90K</b>	<b>18.08M</b>	<b>14.18M</b>	<b>3.80M</b>

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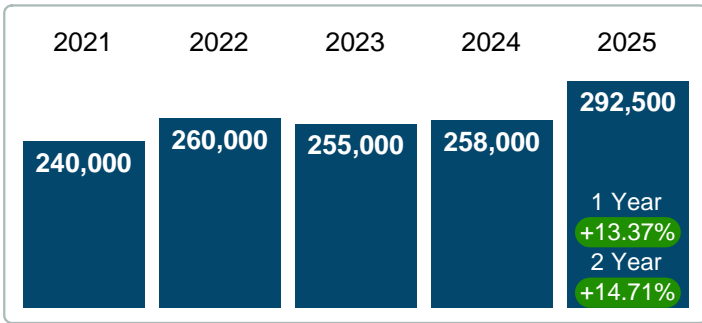
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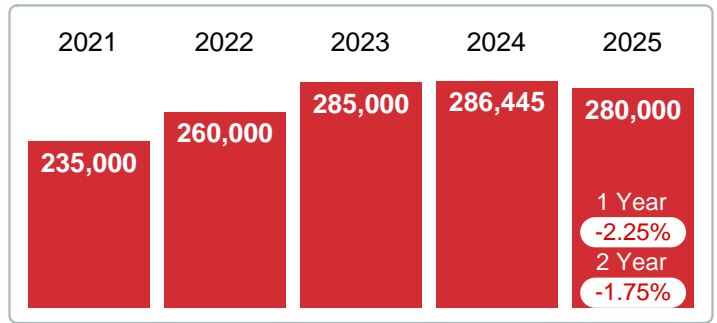
## MEDIAN SOLD PRICE AT CLOSING

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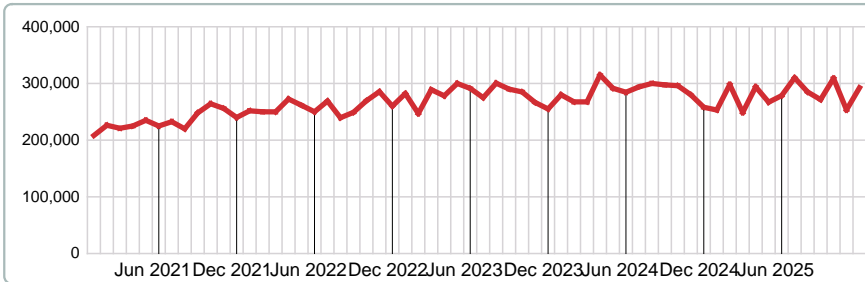
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

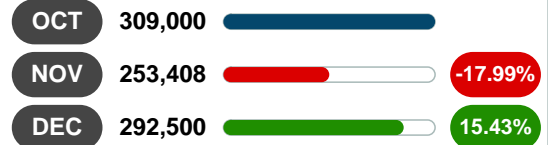


### 3 MONTHS

5 year DEC AVG = 261,100

High Apr 2024 315,000 Low Jan 2021 208,250

Median Sold Price at Closing this month at **292,500** above the 5 yr DEC average of **261,100**



### 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
\$150,000 and less	7	6.86%	91,200	82,500	119,100	87,400	0
\$150,001 - \$200,000	11	10.78%	175,000	175,000	174,400	184,250	0
\$200,001 - \$225,000	11	10.78%	219,700	225,000	217,663	0	0
\$225,001 - \$300,000	28	27.45%	265,206	258,000	270,250	241,225	0
\$300,001 - \$400,000	22	21.57%	330,000	0	335,000	322,400	329,000
\$400,001 - \$625,000	13	12.75%	525,000	0	449,950	595,000	499,950
\$625,001 and up	10	9.80%	805,979		01,402,500	886,958	725,000
Median Sold Price			292,500	175,000	267,000	322,400	634,950
Total Closed Units		100%	292,500	5	57	34	6
Total Closed Volume			35,982,497	823.00K	17.36M	14.04M	3.76M

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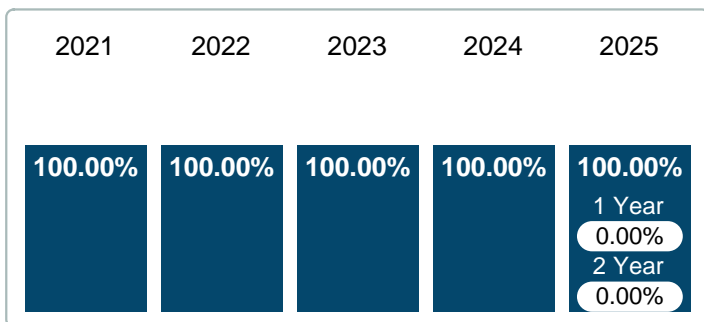
Area Delimited by County Of Rogers - Residential Property Type



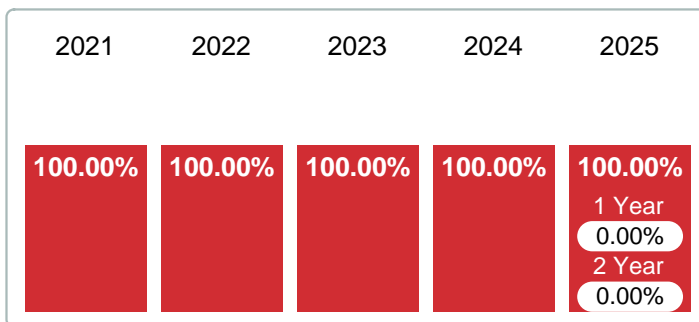
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

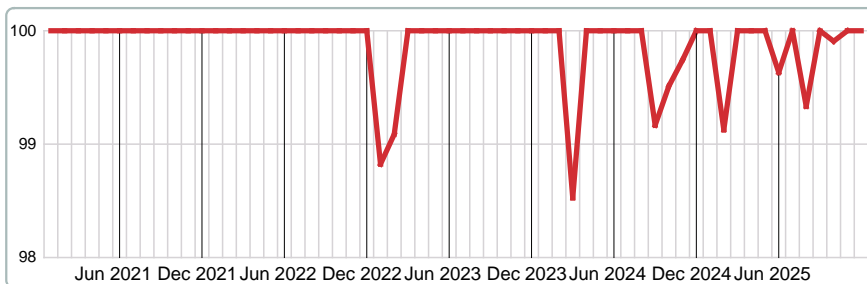
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

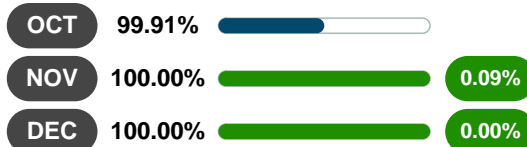


### 3 MONTHS

5 year DEC AVG = 100.00%

High Dec 2025 100.00% Low Mar 2024 98.53%

Median Sold/List Ratio this month at 100.00% equal to 5 yr DEC average of 100.00%



### 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
\$150,000 and less	7	6.86%	100.00%	94.23%	100.00%	100.00%	0.00%
\$150,001 - \$200,000	11	10.78%	100.00%	103.00%	100.00%	102.66%	0.00%
\$200,001 - \$225,000	11	10.78%	100.00%	76.27%	100.00%	0.00%	0.00%
\$225,001 - \$300,000	28	27.45%	100.00%	97.36%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	22	21.57%	98.54%	0.00%	97.14%	100.00%	99.73%
\$400,001 - \$625,000	13	12.75%	99.33%	0.00%	98.41%	99.22%	100.00%
\$625,001 and up	10	9.80%	98.81%	0.00%	99.53%	100.00%	98.63%
Median Sold/List Ratio		100.00%		97.36%	100.00%	100.00%	99.36%
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



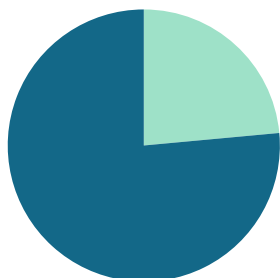
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

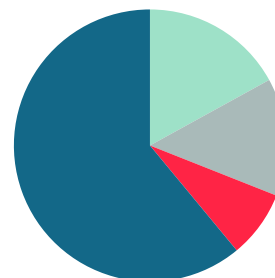


**Inventory**  
 New Listings  
**116 = 23.53%**  
 Start Inventory  
**377**  
 Total Inventory Units  
**493**  
 Volume  
**\$205,251,422**

### 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%
Median List Price	259,900	292,500	12.54%	290,990	286,750	-1.46%
Median Sale Price	258,000	292,500	13.37%	286,445	280,000	-2.25%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	44.00	27.00	-38.64%	21.50	22.50	4.65%
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

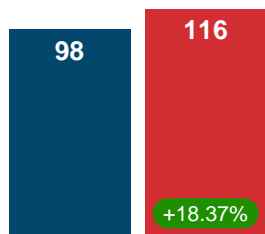
**Inventory** on December 31, 2025 = 366

2024 2025

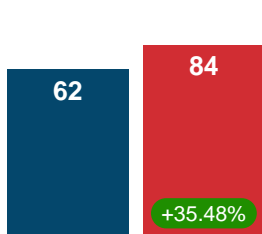
### DECEMBER MARKET

### MEDIAN PRICES

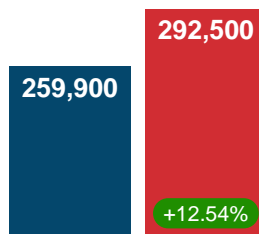
#### New Listings



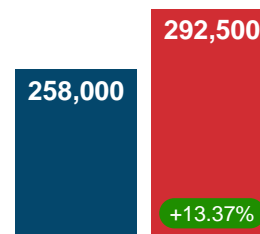
#### Pending Listings



#### List Price



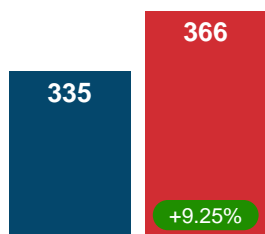
#### Sale Price



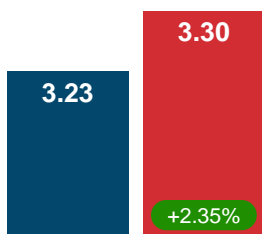
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

