

January 2026



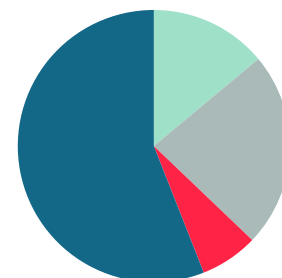
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2026 for MLS Technology Inc.

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	98	77	-21.43%
Pending Listings	119	128	7.56%
New Listings	158	107	-32.28%
Average List Price	379,686	333,539	-12.15%
Average Sale Price	369,643	331,283	-10.38%
Average Percent of Selling Price to List Price	97.89%	99.11%	1.25%
Average Days on Market to Sale	46.90	52.87	12.73%
End of Month Inventory	330	309	-6.36%
Months Supply of Inventory	3.09	2.83	-8.29%



■ Closed (13.95%)
■ Pending (23.19%)
■ Other OffMarket (6.88%)
■ Active (55.98%)

Absorption: Last 12 months, an Average of **109** Sales/Month
Active Inventory as of January 31, 2026 = **309**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2026 decreased **6.36%** to 309 existing homes available for sale. Over the last 12 months this area has had an average of 109 closed sales per month. This represents an unsold inventory index of **2.83** 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 **10.38%** in January 2026 to \$331,283 versus the previous year at \$369,643.

Average Days on Market Lengthens

The average number of **52.87** days that homes spent on the market before selling increased by 5.97 days or **12.73%** in January 2026 compared to last year's same month at **46.90** DOM.

Sales Success for January 2026 is Positive

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

There were 107 New Listings in January 2026, down **32.28%** from last year at 158. Furthermore, there were 77 Closed Listings this month versus last year at 98, a **-21.43%** decrease.

Closed versus Listed trends yielded a **72.0%** ratio, up from previous year's, January 2025, at **62.0%**, a **16.02%** upswing. This will certainly create pressure on a decreasing Monthly 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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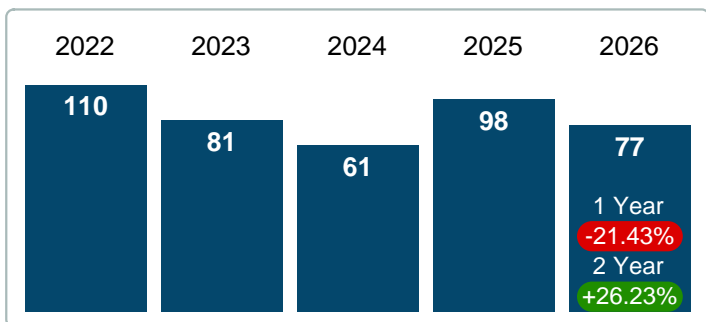
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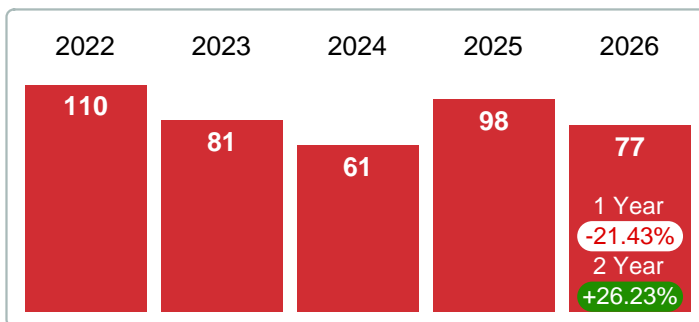
CLOSED LISTINGS

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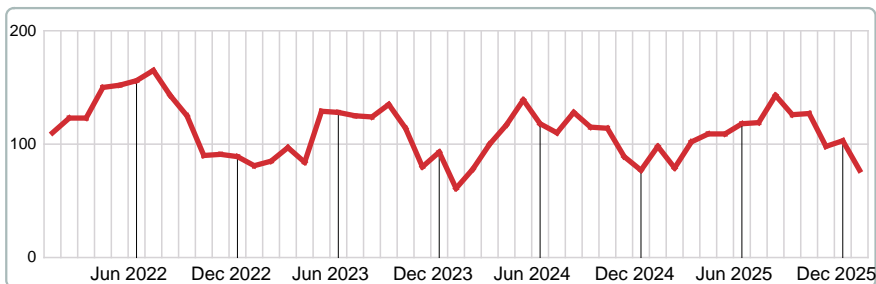
JANUARY



YEAR TO DATE (YTD)

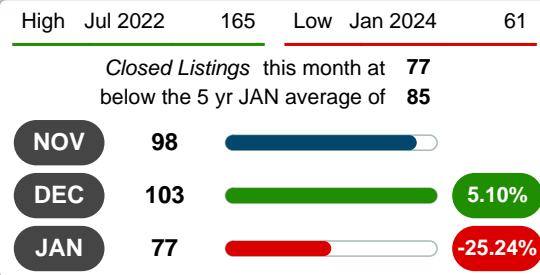


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 85



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	4	5.19%	25.5	2	2	0	0
\$100,001 - \$175,000	11	14.29%	41.4	3	5	2	1
\$175,001 - \$225,000	8	10.39%	23.0	1	5	2	0
\$225,001 - \$300,000	21	27.27%	67.0	2	12	7	0
\$300,001 - \$450,000	15	19.48%	65.7	0	8	6	1
\$450,001 - \$600,000	11	14.29%	62.0	0	5	5	1
\$600,001 and up	7	9.09%	36.7	0	2	4	1
Total Closed Units	77			8	39	26	4
Total Closed Volume	25,508,803	100%	52.9	1.14M	11.53M	10.83M	2.02M
Average Closed Price	\$331,283			\$142,625	\$295,580	\$416,353	\$503,750

January 2026



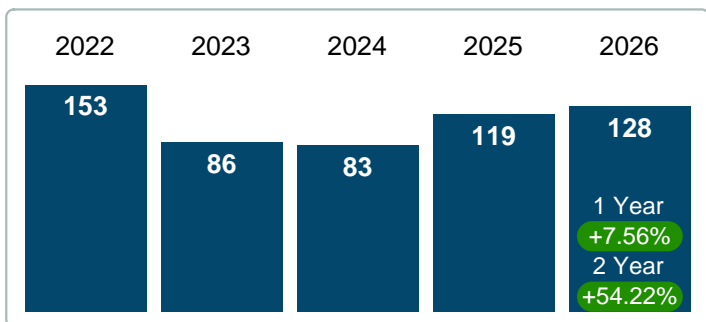
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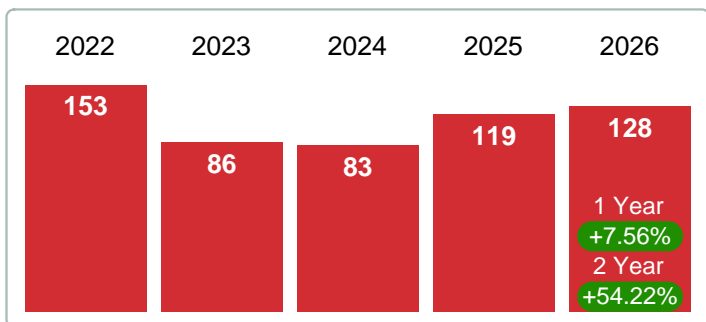
PENDING LISTINGS

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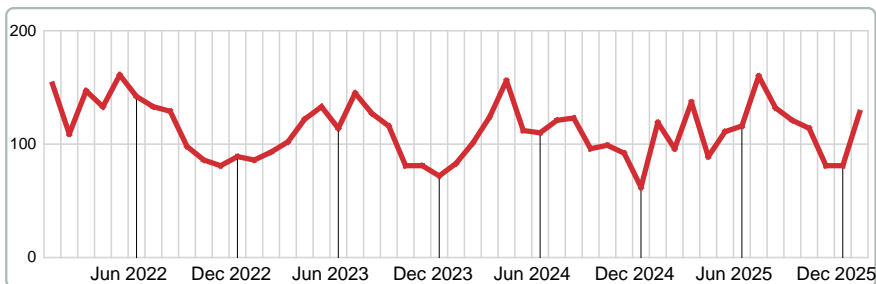
JANUARY



YEAR TO DATE (YTD)

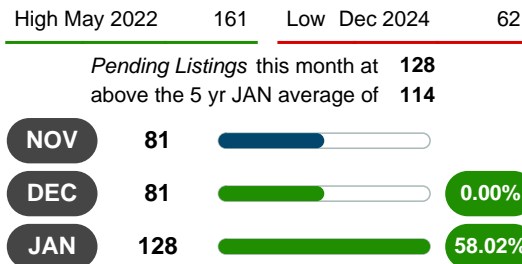


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 114



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	10.94%	46.8	5	8	0	1
\$150,001 - \$175,000	10	7.81%	26.3	2	7	1	0
\$175,001 - \$225,000	19	14.84%	50.2	1	16	2	0
\$225,001 - \$325,000	36	28.13%	69.3	1	28	7	0
\$325,001 - \$400,000	20	15.63%	101.7	0	5	12	3
\$400,001 - \$550,000	16	12.50%	59.9	0	5	10	1
\$550,001 and up	13	10.16%	81.7	0	1	9	3
Total Pending Units	128			9	70	41	8
Total Pending Volume	40,409,226	100%	65.8	1.35M	18.15M	17.17M	3.74M
Average Listing Price	\$315,697			\$149,744	\$259,233	\$418,873	\$467,675

January 2026



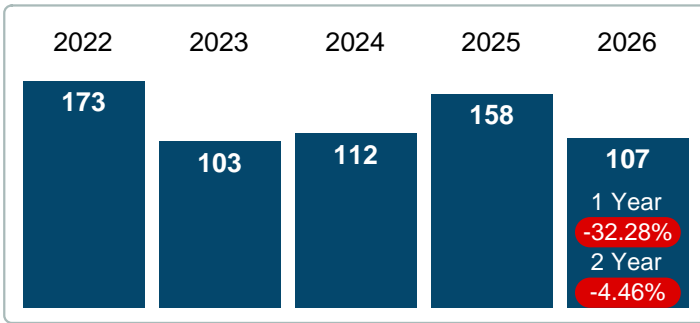
Area Delimited by County Of Rogers - Residential Property Type



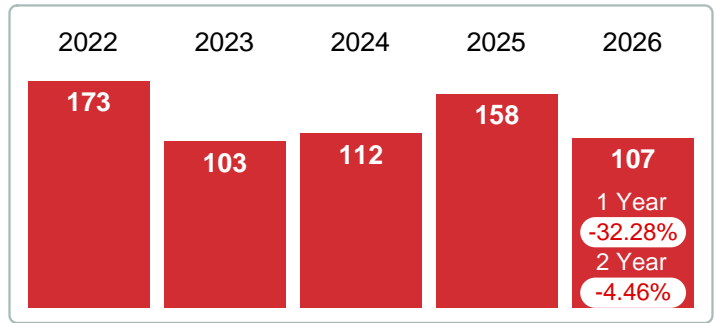
NEW LISTINGS

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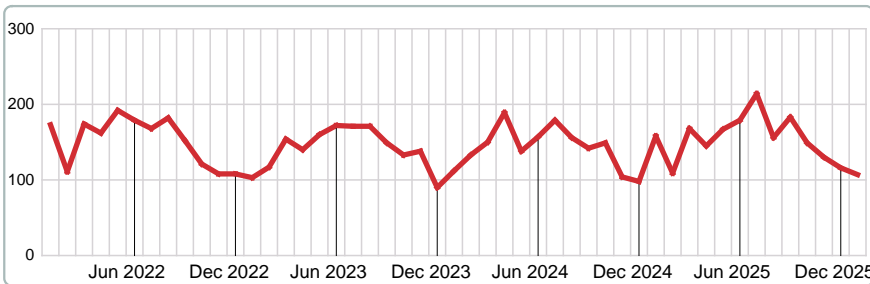
JANUARY



YEAR TO DATE (YTD)

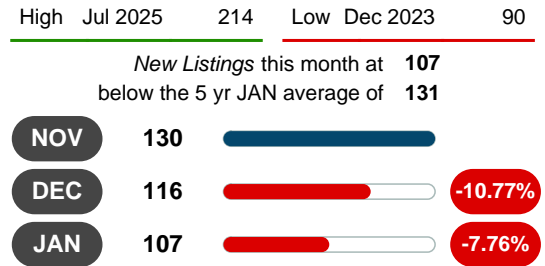


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 131



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	8	7.48%	4	4	0	0
\$125,001 - \$200,000	17	15.89%	4	12	0	1
\$200,001 - \$250,000	13	12.15%	1	11	0	1
\$250,001 - \$350,000	27	25.23%	0	20	6	1
\$350,001 - \$425,000	15	14.02%	0	6	8	1
\$425,001 - \$575,000	17	15.89%	0	6	10	1
\$575,001 and up	10	9.35%	0	0	7	3
Total New Listed Units	107		9	59	31	8
Total New Listed Volume	38,849,087	100%	1.25M	16.27M	17.68M	3.65M
Average New Listed Listing Price	\$363,076		\$139,078	\$275,742	\$570,329	\$456,050

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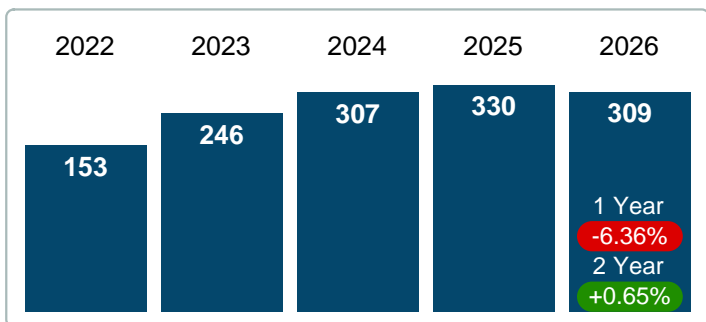
Area Delimited by County Of Rogers - Residential Property Type



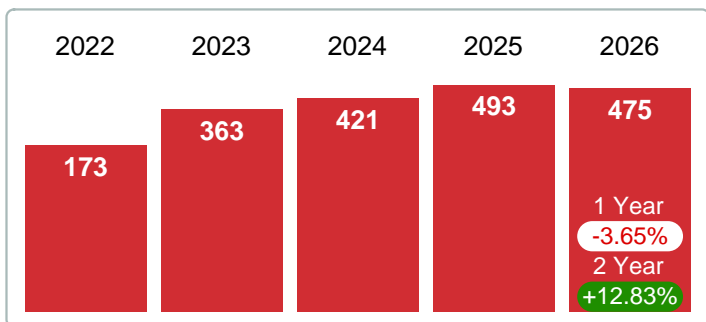
ACTIVE INVENTORY

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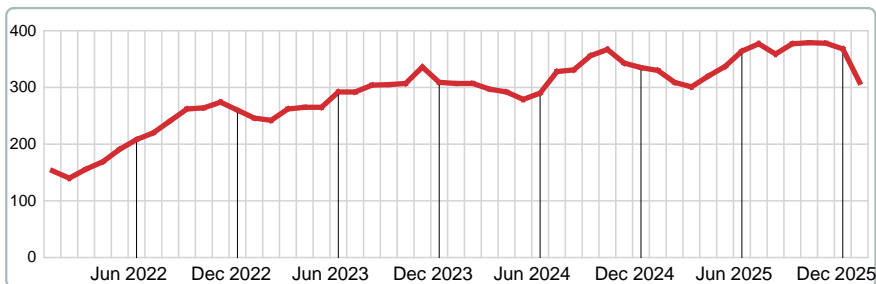
END OF JANUARY



ACTIVE DURING JANUARY

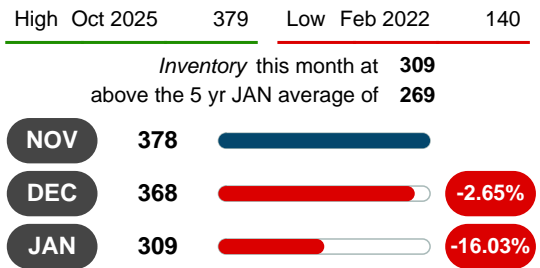


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 269



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	21	6.80%	59.5	9	10	1	1
\$175,001 - \$250,000	45	14.56%	69.2	2	32	8	3
\$250,001 - \$300,000	43	13.92%	84.0	3	32	8	0
\$300,001 - \$425,000	71	22.98%	72.4	0	33	33	5
\$425,001 - \$525,000	57	18.45%	110.1	2	20	30	5
\$525,001 - \$675,000	35	11.33%	84.4	0	6	21	8
\$675,001 and up	37	11.97%	117.2	2	7	16	12
Total Active Inventory by Units	309			18	140	117	34
Total Active Inventory by Volume	139,808,621	100%	86.4	8.08M	47.64M	62.17M	21.93M
Average Active Inventory Listing Price	\$452,455			\$448,672	\$340,274	\$531,347	\$644,900

January 2026



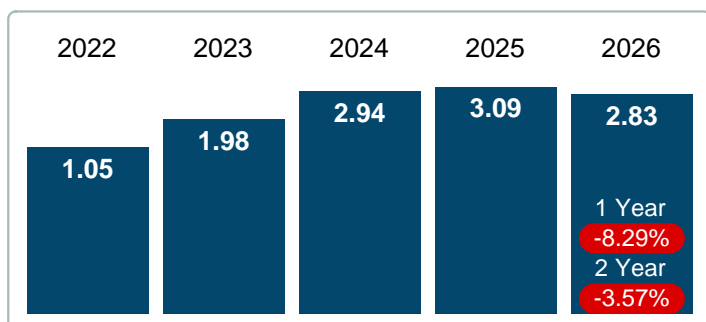
Area Delimited by County Of Rogers - Residential Property Type



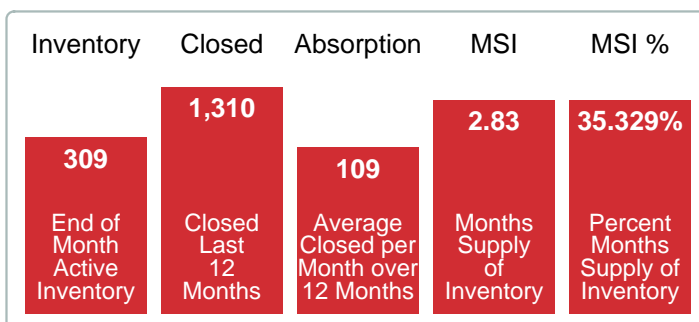
MONTHS SUPPLY of INVENTORY (MSI)

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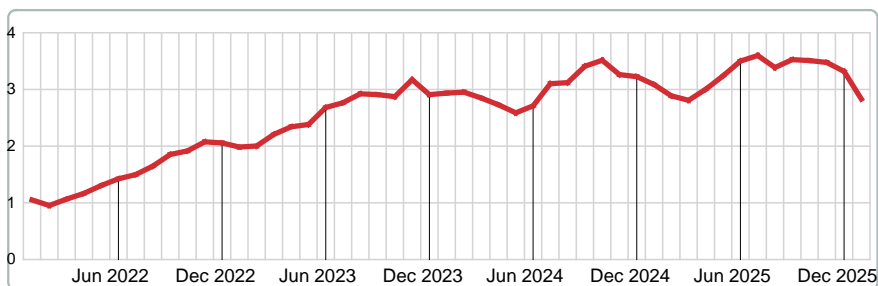
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

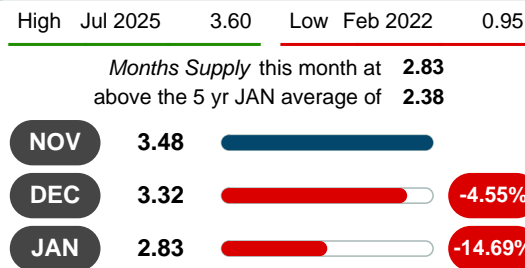


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.38



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	21	6.80%	1.59	1.83	1.50	0.75	4.00
\$175,001 - \$250,000	45	14.56%	1.46	1.09	1.32	1.81	18.00
\$250,001 - \$300,000	43	13.92%	2.67	4.50	2.80	2.09	0.00
\$300,001 - \$425,000	71	22.98%	2.92	0.00	2.98	2.83	4.00
\$425,001 - \$525,000	57	18.45%	6.51	24.00	6.00	6.92	5.00
\$525,001 - \$675,000	35	11.33%	4.08	0.00	4.00	3.55	6.86
\$675,001 and up	37	11.97%	4.93	24.00	6.00	4.00	5.33
Market Supply of Inventory (MSI)			2.83	2.27	2.35	3.30	5.44
Total Active Inventory by Units		100%	2.83	18	140	117	34

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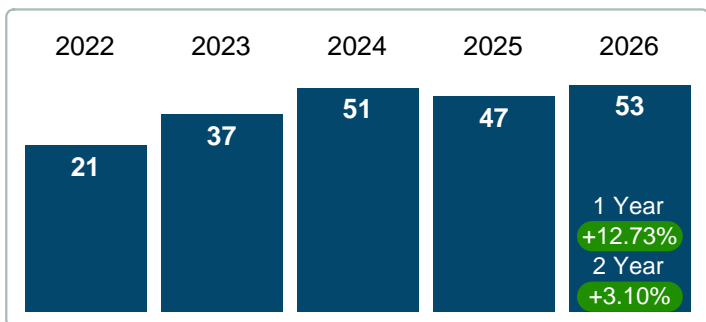
Area Delimited by County Of Rogers - Residential Property Type



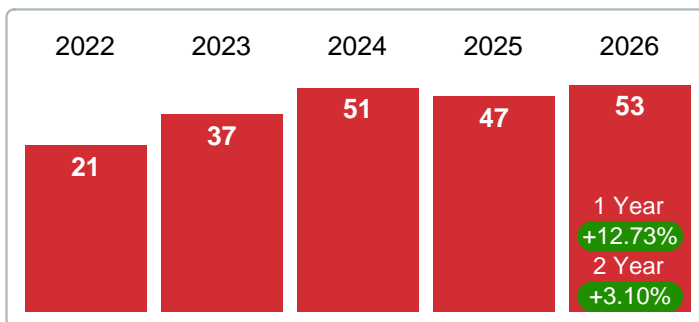
AVERAGE DAYS ON MARKET TO SALE

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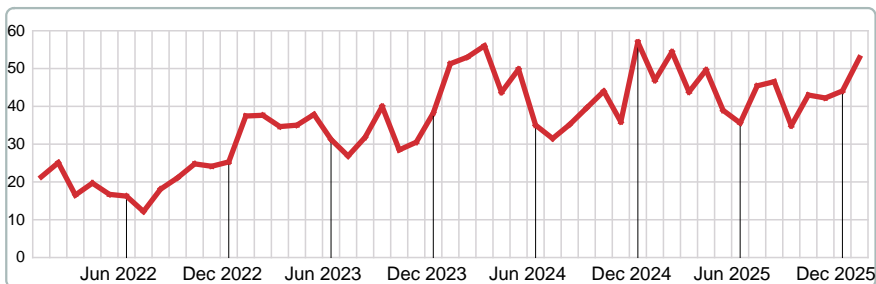
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

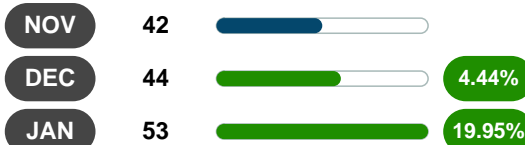


3 MONTHS

5 year JAN AVG = 42

High Dec 2024 57 Low Jul 2022 12

Average Days on Market to Sale this month at 53 above the 5 yr JAN average of 42



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	5.19%	26	31	21	0	0
\$100,001 - \$175,000	14.29%	41	6	59	72	1
\$175,001 - \$225,000	10.39%	23	18	25	20	0
\$225,001 - \$300,000	27.27%	67	135	44	87	0
\$300,001 - \$450,000	19.48%	66	0	23	115	113
\$450,001 - \$600,000	14.29%	62	0	50	86	1
\$600,001 and up	9.09%	37	0	58	31	19
Average Closed DOM		53	46	39	78	34
Total Closed Units	100%	53	8	39	26	4
Total Closed Volume		25,508,803	1.14M	11.53M	10.83M	2.02M

January 2026



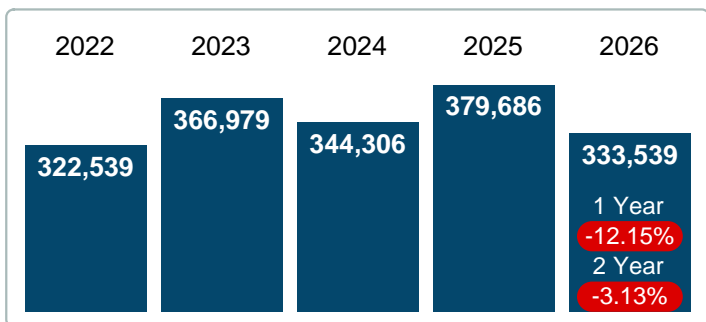
Area Delimited by County Of Rogers - Residential Property Type



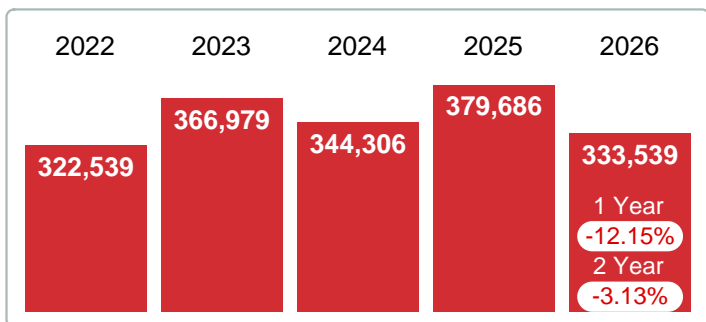
AVERAGE LIST PRICE AT CLOSING

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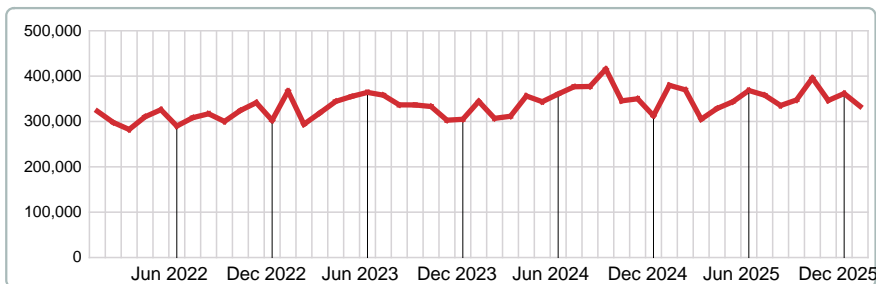
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 349,410

High Sep 2024 415,422 Low Mar 2022 282,329

Average List Price at Closing this month at **333,539**
below the 5 yr JAN average of **349,410**

- NOV 346,304
- DEC 361,609 +4.42%
- JAN 333,539 -7.76%

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	5	6.49%	69,740	37,450	92,500	0	0
\$100,001 - \$175,000	9	11.69%	133,433	118,333	148,780	127,900	130,000
\$175,001 - \$225,000	9	11.69%	198,322	203,500	194,300	207,450	0
\$225,001 - \$300,000	22	28.57%	265,136	271,250	253,094	279,267	0
\$300,001 - \$450,000	14	18.18%	343,550	0	338,737	347,217	315,000
\$450,001 - \$600,000	9	11.69%	528,071	0	518,539	567,988	550,000
\$600,001 and up	9	11.69%	772,519	0	742,000	787,419	1,089,000
Average List Price			333,539	146,988	300,618	411,480	521,000
Total Closed Units		100%	333,539	8	39	26	4
Total Closed Volume			25,682,506	1.18M	11.72M	10.70M	2.08M

January 2026



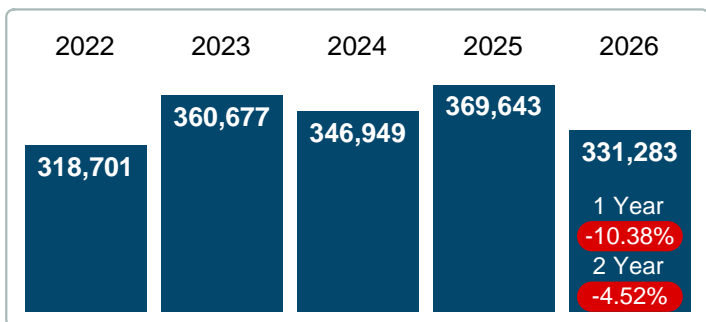
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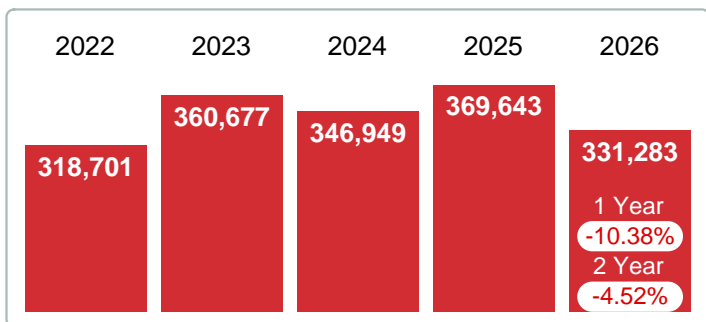
AVERAGE SOLD PRICE AT CLOSING

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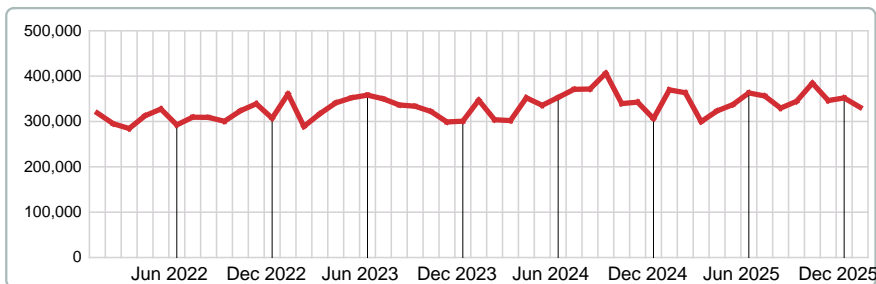
JANUARY



YEAR TO DATE (YTD)

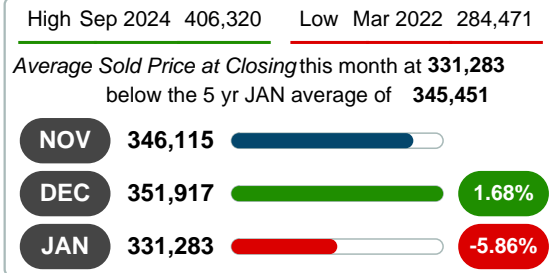


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 345,451



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	5.19%	64,625	37,500	91,750	0	0
\$100,001 - \$175,000	14.29%	131,114	110,333	139,850	141,000	130,000
\$175,001 - \$225,000	10.39%	196,613	200,000	192,600	204,950	0
\$225,001 - \$300,000	27.27%	258,839	267,500	251,153	269,541	0
\$300,001 - \$450,000	19.48%	340,593	0	340,875	344,483	315,000
\$450,001 - \$600,000	14.29%	534,140	0	501,008	569,100	525,000
\$600,001 and up	9.09%	830,726	0	718,000	833,521	1,045,000
Average Sold Price		331,283	142,625	295,580	416,353	503,750
Total Closed Units	100%	331,283	8	39	26	4
Total Closed Volume		25,508,803	1.14M	11.53M	10.83M	2.02M

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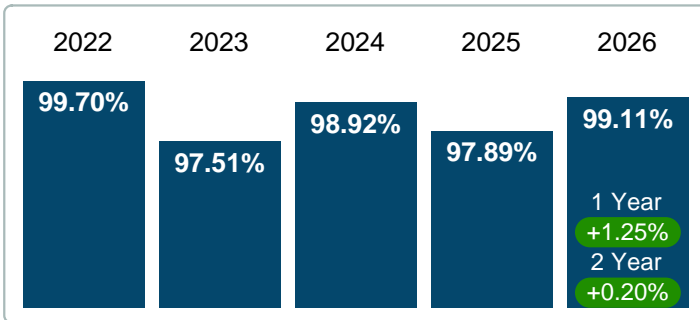
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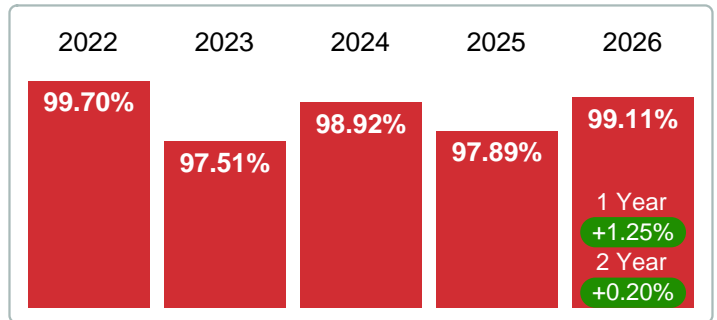
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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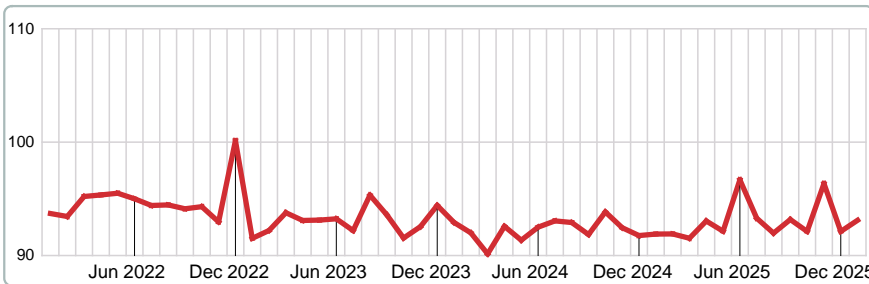
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

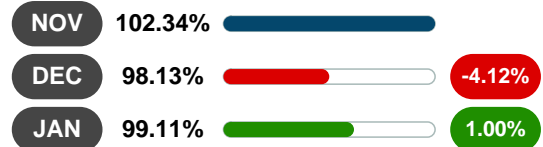


3 MONTHS

5 year JAN AVG = 98.63%

High Dec 2022 106.13% Low Mar 2024 96.14%

Average Sold/List Ratio this month at **99.11%**
equal to 5 yr JAN average of **98.63%**



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	4	5.19%	96.98%	94.73%	99.23%	0.00%	0.00%	
\$100,001 - \$175,000	11	14.29%	98.58%	93.16%	95.09%	114.75%	100.00%	
\$175,001 - \$225,000	8	10.39%	99.02%	98.28%	99.24%	98.84%	0.00%	
\$225,001 - \$300,000	21	27.27%	98.25%	98.68%	99.26%	96.39%	0.00%	
\$300,001 - \$450,000	15	19.48%	100.09%	0.00%	100.82%	99.12%	100.00%	
\$450,001 - \$600,000	11	14.29%	98.68%	0.00%	97.23%	100.78%	95.45%	
\$600,001 and up	7	9.09%	102.45%	0.00%	96.86%	106.87%	95.96%	
Average Sold/List Ratio		99.10%		95.57%	98.66%	101.08%	97.85%	
Total Closed Units		77	100%	99.10%	8	39	26	4
Total Closed Volume		25,508,803			1.14M	11.53M	10.83M	2.02M

January 2026



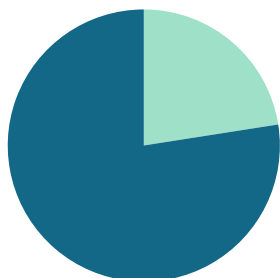
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Feb 11, 2026 for MLS Technology Inc.

INVENTORY

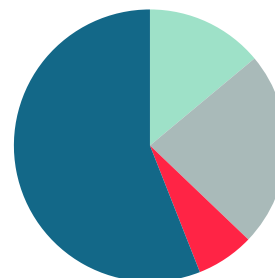


Inventory
 New Listings
107 = 22.53%
 Start Inventory
368
 Total Inventory Units
475
 Volume
\$194,752,645

Market Activity

Closed Sales
77 = 13.95%
 Pending Sales
128 = 23.19%
 Other Off Market
38 = 6.88%
 Active Inventory
309 = 55.98%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	98	77	-21.43%	98	77	-21.43%
Pending Sales	119	128	7.56%	119	128	7.56%
New Listings	158	107	-32.28%	158	107	-32.28%
Average List Price	379,686	333,539	-12.15%	379,686	333,539	-12.15%
Average Sale Price	369,643	331,283	-10.38%	369,643	331,283	-10.38%
Average Percent of Selling Price to List Price	97.89%	99.11%	1.25%	97.89%	99.11%	1.25%
Average Days on Market to Sale	46.90	52.87	12.73%	46.90	52.87	12.73%
Monthly Inventory	330	309	-6.36%	330	309	-6.36%
Months Supply of Inventory	3.09	2.83	-8.29%	3.09	2.83	-8.29%

Absorption: Last 12 months, an Average of **109** Sales/Month

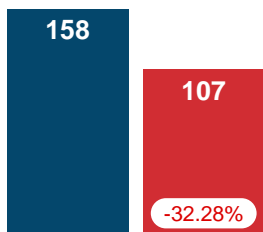
Inventory on January 31, 2026 = **309**

2025 **2026**

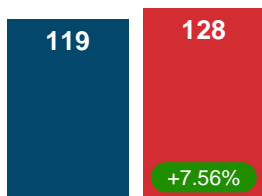
JANUARY MARKET

AVERAGE PRICES

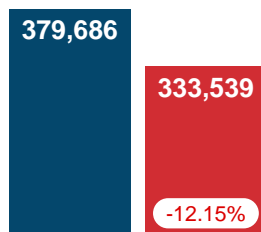
New Listings



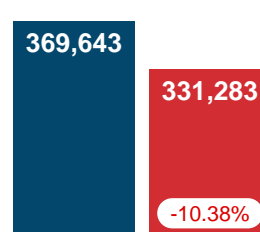
Pending Listings



List Price



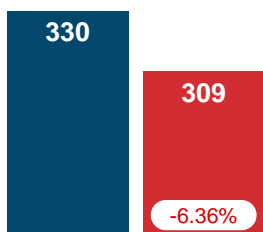
Sale Price



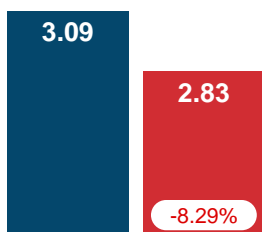
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

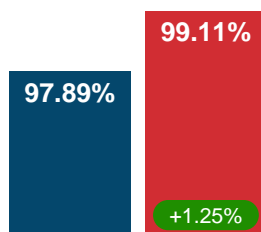
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

