



December 2021

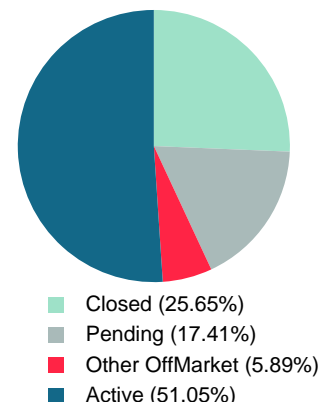
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2022 for MLS Technology Inc.

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	207	196	-5.31%
Pending Listings	140	133	-5.00%
New Listings	129	151	17.05%
Average List Price	232,990	259,597	11.42%
Average Sale Price	229,496	255,102	11.16%
Average Percent of Selling Price to List Price	98.03%	98.03%	0.00%
Average Days on Market to Sale	24.57	26.47	7.75%
End of Month Inventory	579	390	-32.64%
Months Supply of Inventory	3.58	2.23	-37.65%



Absorption: Last 12 months, an Average of **175** Sales/Month
Active Inventory as of December 31, 2021 = **390**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2021 decreased **32.64%** to 390 existing homes available for sale. Over the last 12 months this area has had an average of 175 closed sales per month. This represents an unsold inventory index of **2.23** 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 **11.16%** in December 2021 to \$255,102 versus the previous year at \$229,496.

Average Days on Market Lengthens

The average number of **26.47** days that homes spent on the market before selling increased by 1.90 days or **7.75%** in December 2021 compared to last year's same month at **24.57** DOM.

Sales Success for December 2021 is Positive

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

There were 151 New Listings in December 2021, up **17.05%** from last year at 129. Furthermore, there were 196 Closed Listings this month versus last year at 207, a **-5.31%** decrease.

Closed versus Listed trends yielded a **129.8%** ratio, down from previous year's, December 2020, at **160.5%**, a **19.11%** downswing. This will certainly create pressure on a decreasing 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 2021

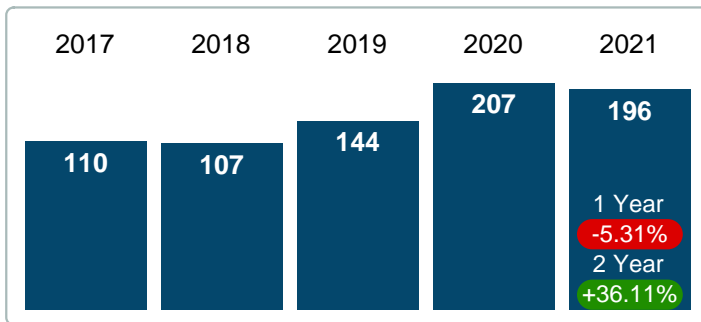
Area Delimited by County Of Rogers



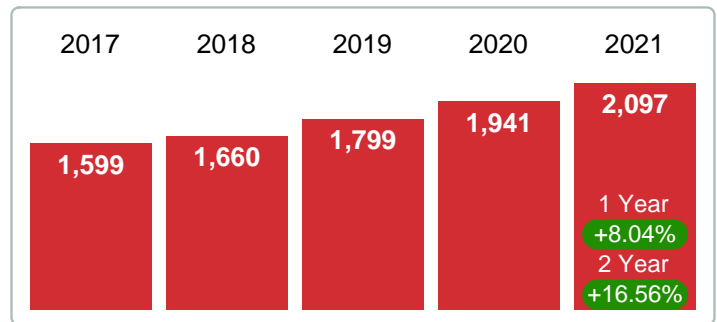
CLOSED LISTINGS

Report produced on Jan 11, 2022 for MLS Technology Inc.

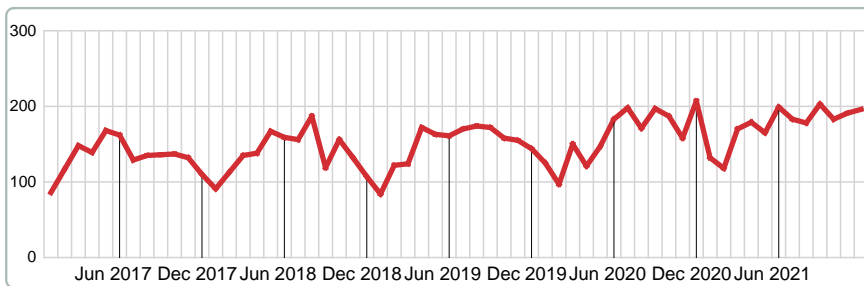
DECEMBER



YEAR TO DATE (YTD)

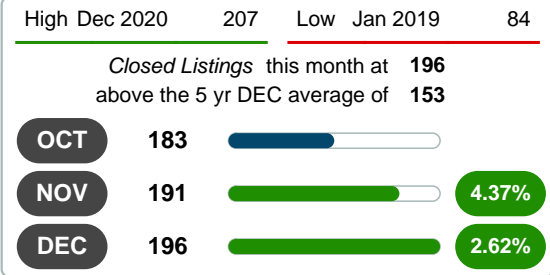


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 153



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	12	6.12%	52.3	8	3	1	0
\$50,001 - \$125,000	26	13.27%	25.2	17	9	0	0
\$125,001 - \$175,000	36	18.37%	27.3	12	20	4	0
\$175,001 - \$250,000	43	21.94%	16.9	3	32	7	1
\$250,001 - \$325,000	28	14.29%	23.9	4	13	11	0
\$325,001 - \$475,000	31	15.82%	26.7	2	12	15	2
\$475,001 and up	20	10.20%	35.0	3	3	12	2
Total Closed Units	196			49	92	50	5
Total Closed Volume	49,999,993	100%	26.5	7.72M	20.42M	18.12M	3.74M
Average Closed Price	\$255,102			\$157,645	\$221,958	\$362,324	\$747,800



December 2021

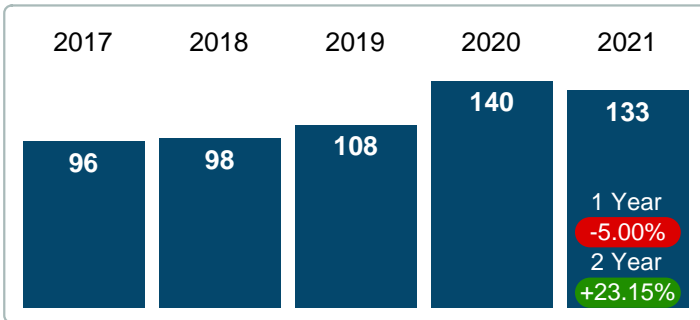
Area Delimited by County Of Rogers



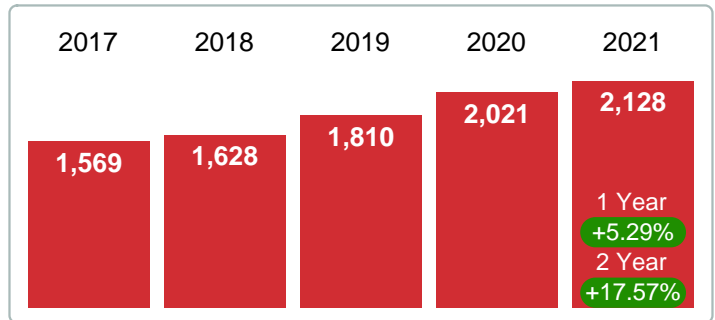
PENDING LISTINGS

Report produced on Jan 11, 2022 for MLS Technology Inc.

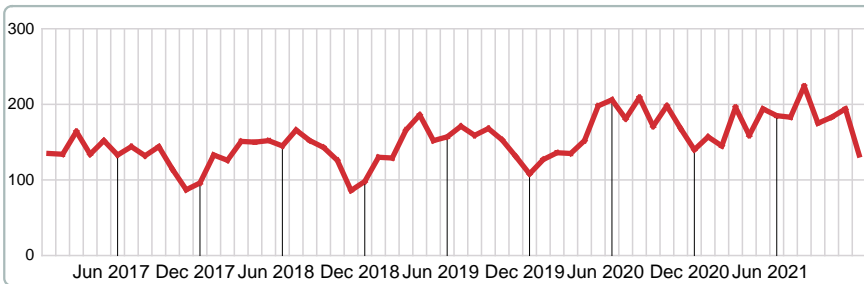
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

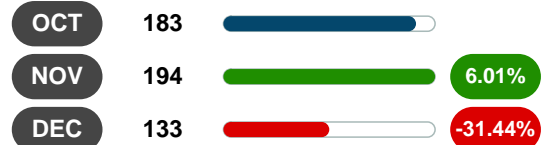


3 MONTHS

5 year DEC AVG = 115

High Aug 2021 224 Low Nov 2018 86

Pending Listings this month at 133
above the 5 yr DEC average of 115



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	13	9.77%	41.8	7	5	1	0
\$100,001 - \$125,000	6	4.51%	63.3	4	2	0	0
\$125,001 - \$200,000	30	22.56%	23.6	7	17	6	0
\$200,001 - \$275,000	32	24.06%	50.3	4	23	5	0
\$275,001 - \$375,000	22	16.54%	39.6	4	12	6	0
\$375,001 - \$475,000	15	11.28%	53.4	2	5	8	0
\$475,001 and up	15	11.28%	16.8	1	0	9	5
Total Pending Units	133			29	64	35	5
Total Pending Volume	37,017,206	100%	69.9	5.72M	14.50M	13.14M	3.66M
Average Listing Price	\$267,883			\$197,308	\$226,520	\$375,400	\$731,800



December 2021

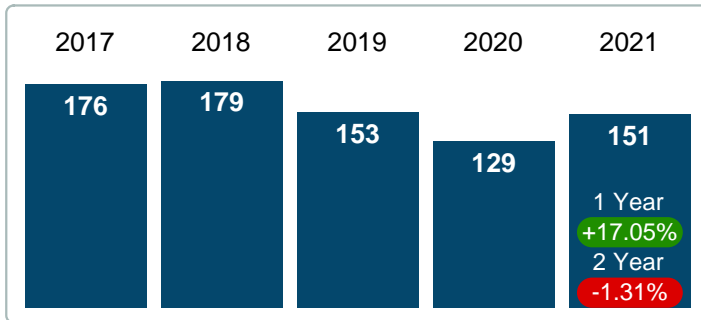
Area Delimited by County Of Rogers



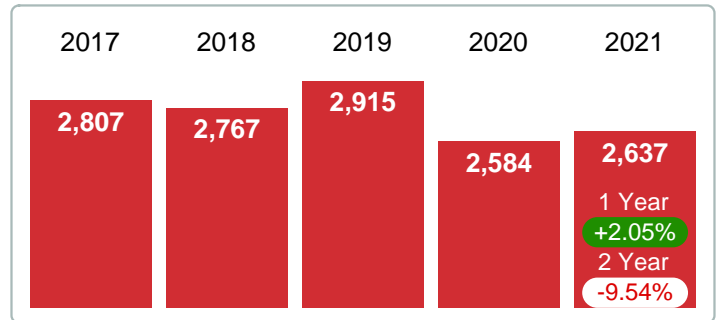
NEW LISTINGS

Report produced on Jan 11, 2022 for MLS Technology Inc.

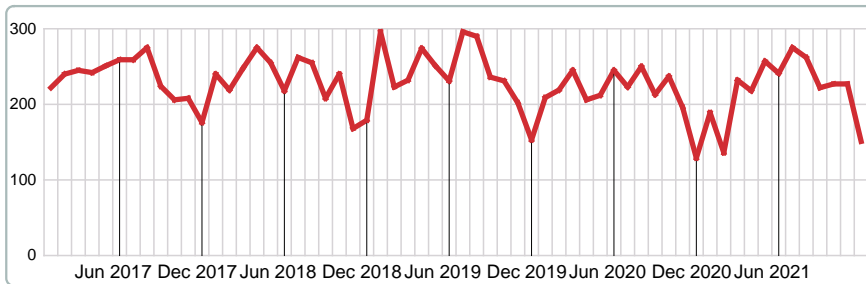
DECEMBER



YEAR TO DATE (YTD)

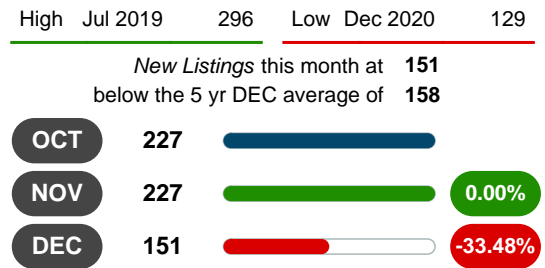


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 158



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	9.27%	3	9	2	0
\$50,001 - \$100,000	15	9.93%	12	3	0	0
\$100,001 - \$175,000	24	15.89%	11	11	2	0
\$175,001 - \$275,000	38	25.17%	11	19	7	1
\$275,001 - \$375,000	22	14.57%	2	11	8	1
\$375,001 - \$600,000	22	14.57%	6	6	10	0
\$600,001 and up	16	10.60%	7	1	5	3
Total New Listed Units	151		52	60	34	5
Total New Listed Volume	45,606,920	100%	15.24M	13.54M	14.28M	2.55M
Average New Listed Listing Price	\$224,559		\$293,052	\$225,591	\$420,026	\$510,380



December 2021

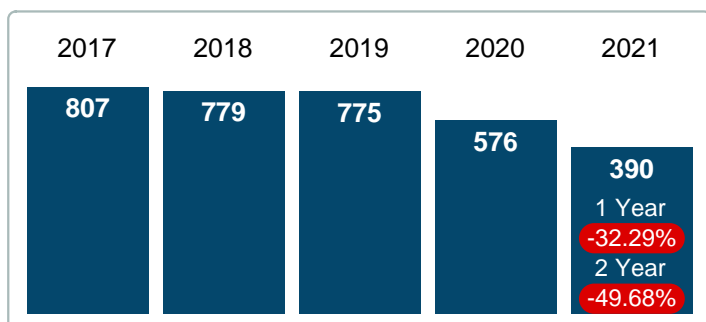
Area Delimited by County Of Rogers



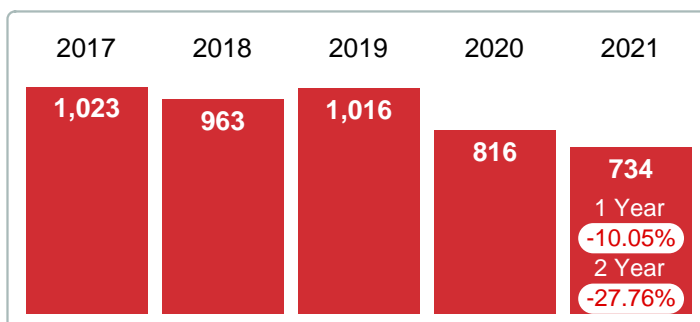
ACTIVE INVENTORY

Report produced on Jan 11, 2022 for MLS Technology Inc.

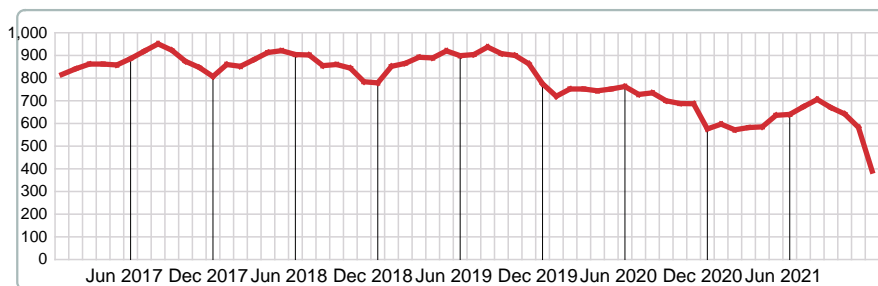
END OF DECEMBER



ACTIVE DURING DECEMBER

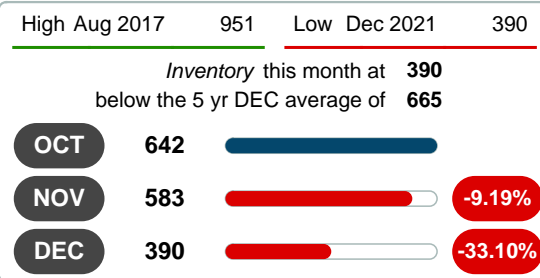


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 665



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	14	3.59%	49.0	6	7	1	0
\$25,001 - \$75,000	82	21.03%	154.8	80	2	0	0
\$75,001 - \$125,000	39	10.00%	115.9	35	4	0	0
\$125,001 - \$275,000	110	28.21%	68.6	57	41	11	1
\$275,001 - \$400,000	53	13.59%	97.6	18	17	17	1
\$400,001 - \$775,000	52	13.33%	89.5	19	7	22	4
\$775,001 and up	40	10.26%	116.9	21	4	7	8
Total Active Inventory by Units			390	236	82	58	14
Total Active Inventory by Volume			128,404,458	62.71M	22.38M	29.95M	13.37M
Average Active Inventory Listing Price			\$329,242	\$265,740	\$272,911	\$516,309	\$954,664

December 2021



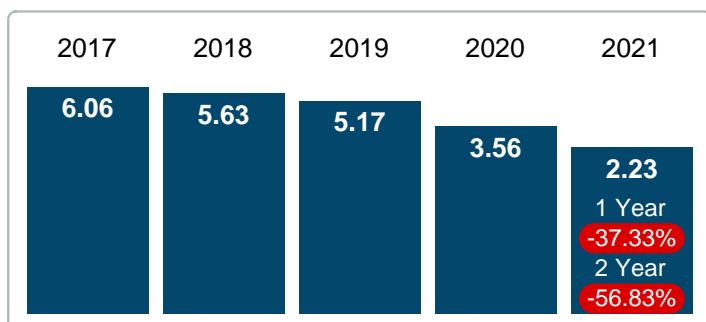
Area Delimited by County Of Rogers



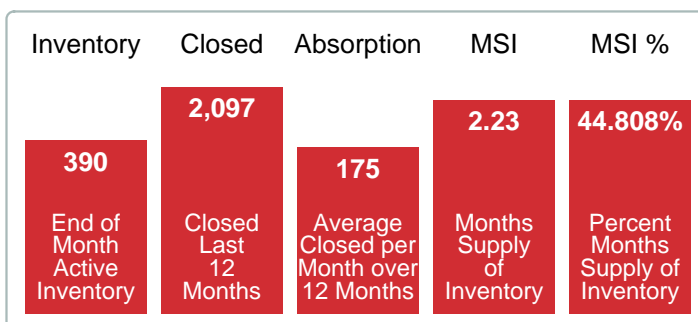
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 11, 2022 for MLS Technology Inc.

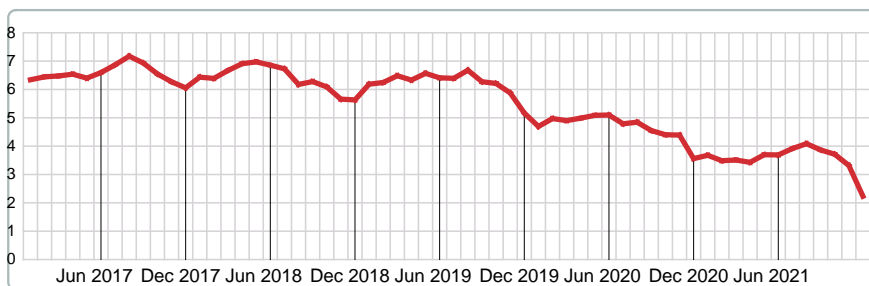
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.53

High Aug 2017 7.17 Low Dec 2021 2.23

Months Supply this month at 2.23
below the 5 yr DEC average of 4.53



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
\$25,000 and less	14	3.59%	1.73	1.67	2.40	0.67	0.00
\$25,001 - \$75,000	82	21.03%	5.66	6.49	1.00	0.00	0.00
\$75,001 - \$125,000	39	10.00%	3.00	5.06	0.72	0.00	0.00
\$125,001 - \$275,000	110	28.21%	1.36	7.95	0.75	0.60	0.92
\$275,001 - \$400,000	53	13.59%	1.63	9.82	1.19	1.13	0.71
\$400,001 - \$775,000	52	13.33%	2.29	13.41	1.79	1.68	0.92
\$775,001 and up	40	10.26%	13.71	42.00	48.00	7.00	6.00
Market Supply of Inventory (MSI)			2.23	6.99	0.99	1.17	1.66
Total Active Inventory by Units		100%	2.23	236	82	58	14

December 2021



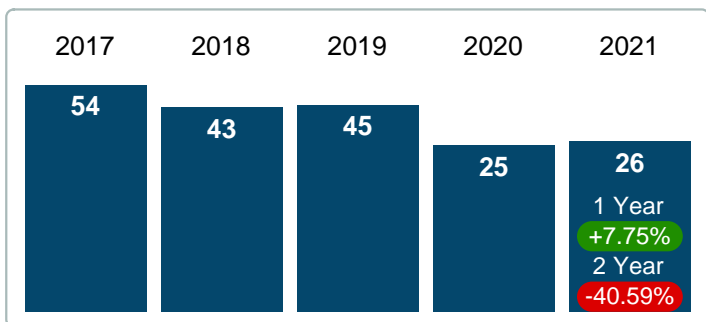
Area Delimited by County Of Rogers



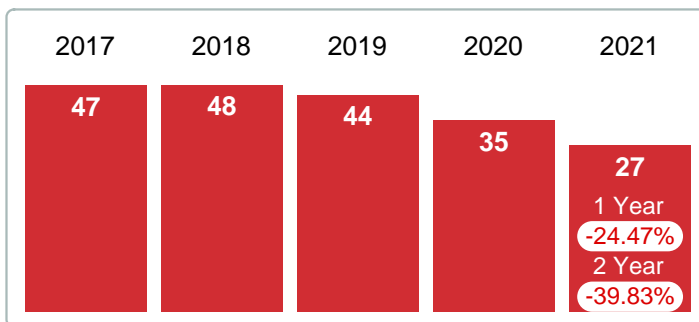
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 11, 2022 for MLS Technology Inc.

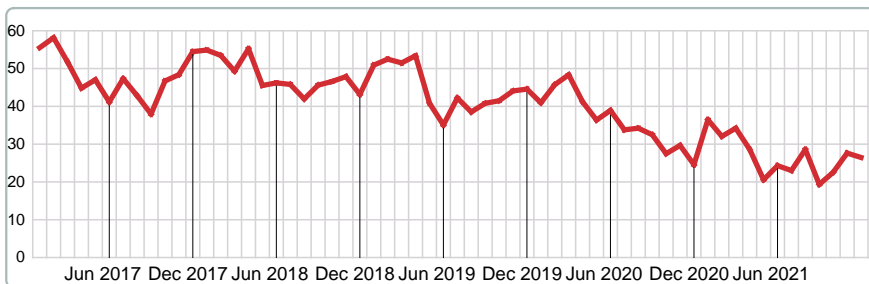
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

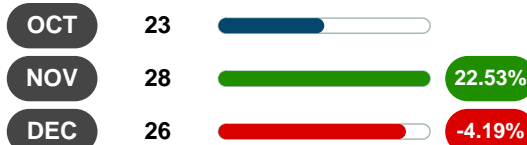


3 MONTHS

5 year DEC AVG = 39

High Feb 2017 58 Low Sep 2021 19

Average Days on Market to Sale this month at 26 below the 5 yr DEC average of 39



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		
\$50,000 and less	12	6.12%	52	71	11	24	0	
\$50,001 - \$125,000	26	13.27%	25	27	22	0	0	
\$125,001 - \$175,000	36	18.37%	27	22	29	36	0	
\$175,001 - \$250,000	43	21.94%	17	93	10	12	33	
\$250,001 - \$325,000	28	14.29%	24	50	16	24	0	
\$325,001 - \$475,000	31	15.82%	27	2	39	19	30	
\$475,001 and up	20	10.20%	35	23	22	38	56	
Average Closed DOM		26		38	20	25	41	
Total Closed Units		196	100%	26	49	92	50	5
Total Closed Volume		49,999,993			7.72M	20.42M	18.12M	3.74M



December 2021

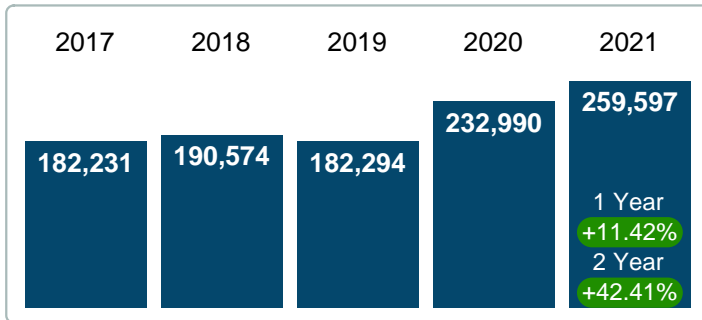
Area Delimited by County Of Rogers



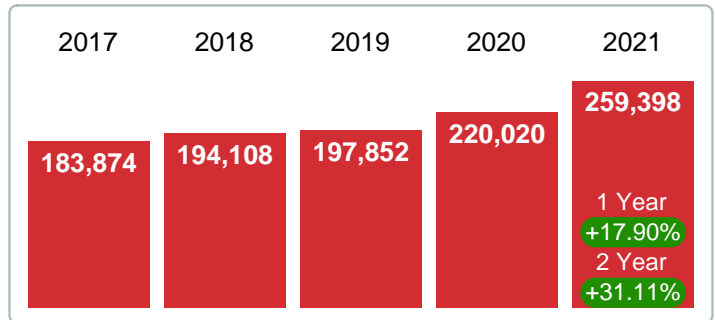
AVERAGE LIST PRICE AT CLOSING

Report produced on Jan 11, 2022 for MLS Technology Inc.

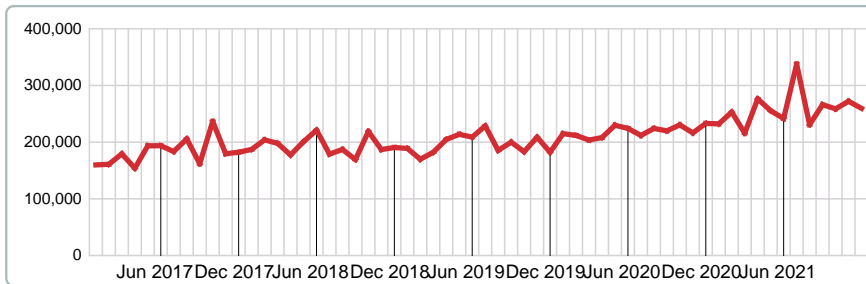
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

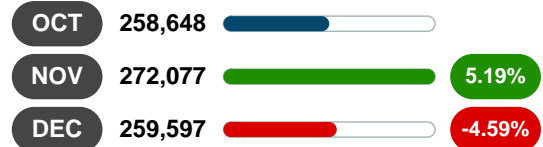


3 MONTHS

5 year DEC AVG = 209,537

High Jul 2021 337,478 Low Apr 2017 154,017

Average List Price at Closing this month at **259,597**
above the 5 yr DEC average of **209,537**



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		
\$50,000 and less	12	6.12%	21,050	32,413	1,267	2,000	0	
\$50,001 - \$125,000	26	13.27%	85,773	83,424	89,378	0	0	
\$125,001 - \$175,000	34	17.35%	154,696	153,842	158,895	156,663	0	
\$175,001 - \$250,000	45	22.96%	209,638	224,133	208,447	213,457	262,900	
\$250,001 - \$325,000	28	14.29%	283,436	296,000	276,640	281,253	0	
\$325,001 - \$475,000	31	15.82%	378,642	385,000	367,005	375,256	467,500	
\$475,001 and up	20	10.20%	701,541	650,077	633,300	619,642	1,372,500	
Average List Price		259,597		165,311	223,442	365,623	788,580	
Total Closed Units		196	100%	259,597	49	92	50	5
Total Closed Volume		50,880,970			8.10M	20.56M	18.28M	3.94M



December 2021

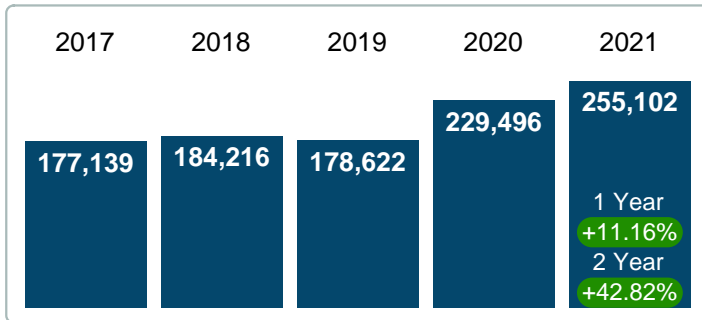
Area Delimited by County Of Rogers



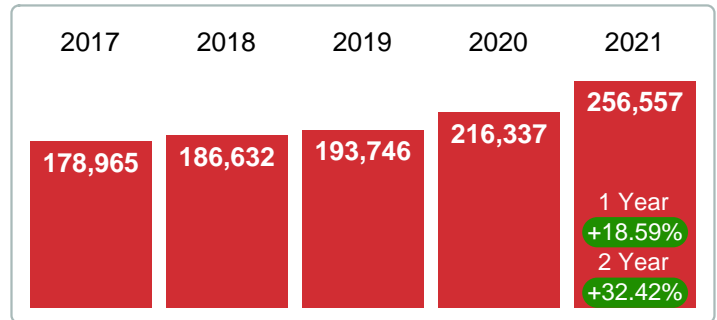
AVERAGE SOLD PRICE AT CLOSING

Report produced on Jan 11, 2022 for MLS Technology Inc.

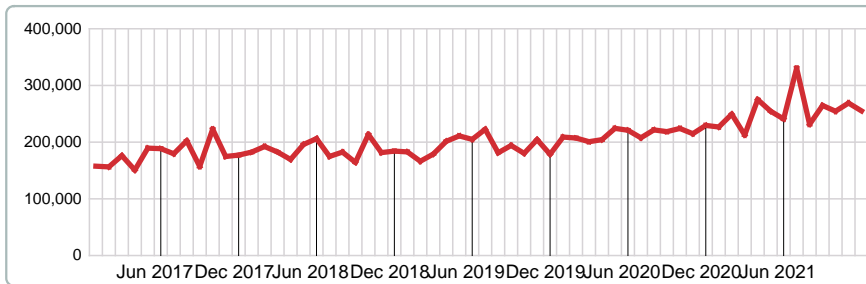
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

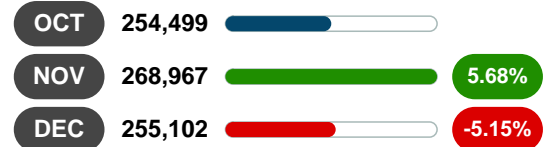


3 MONTHS

5 year DEC AVG = 204,915

High Jul 2021 330,416 Low Apr 2017 150,777

Average Sold Price at Closing this month at **255,102** above the 5 yr DEC average of **204,915**



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
\$50,000 and less	6.12%	19,096	27,938	1,267	1,850	0
\$50,001 - \$125,000	13.27%	80,673	81,235	79,611	0	0
\$125,001 - \$175,000	18.37%	153,051	149,990	154,615	154,413	0
\$175,001 - \$250,000	21.94%	209,993	199,667	208,631	215,071	249,000
\$250,001 - \$325,000	14.29%	280,161	280,000	278,547	282,128	0
\$325,001 - \$475,000	15.82%	378,182	377,500	369,238	374,853	457,500
\$475,001 and up	10.20%	678,282	615,410	626,467	605,418	1,287,500
Average Sold Price		255,102	157,645	221,958	362,324	747,800
Total Closed Units	100%	255,102	49	92	50	5
Total Closed Volume		49,999,993	7.72M	20.42M	18.12M	3.74M



December 2021

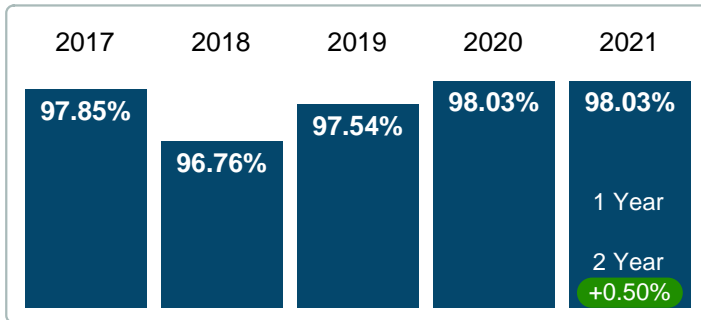
Area Delimited by County Of Rogers



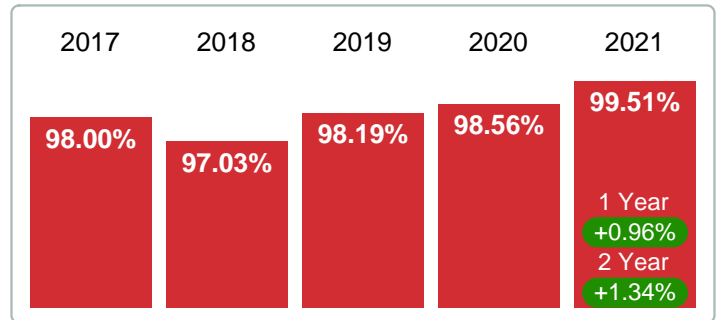
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 11, 2022 for MLS Technology Inc.

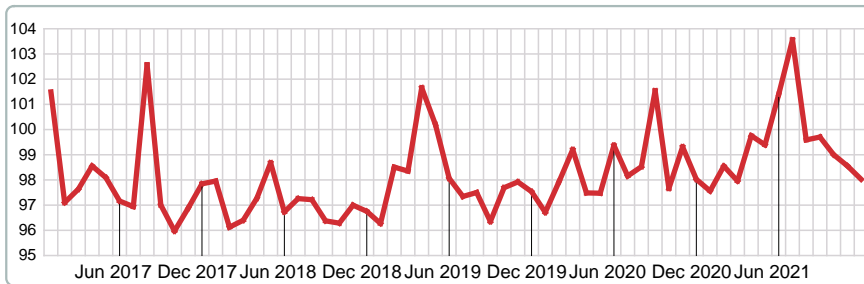
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

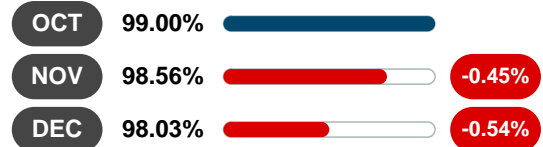


3 MONTHS

5 year DEC AVG = 97.64%

High Jul 2021 103.56% Low Oct 2017 95.97%

Average Sold/List Ratio this month at **98.03%**
equal to 5 yr DEC average of **97.64%**



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
\$50,000 and less	12	6.12%	90.65%	86.91%	100.00%	92.50%	0.00%
\$50,001 - \$125,000	26	13.27%	95.16%	98.24%	89.36%	0.00%	0.00%
\$125,001 - \$175,000	36	18.37%	97.89%	97.88%	97.78%	98.51%	0.00%
\$175,001 - \$250,000	43	21.94%	99.57%	90.47%	100.29%	100.86%	94.71%
\$250,001 - \$325,000	28	14.29%	99.87%	94.91%	101.00%	100.34%	0.00%
\$325,001 - \$475,000	31	15.82%	100.04%	98.30%	100.69%	100.04%	97.89%
\$475,001 and up	20	10.20%	97.39%	95.04%	98.92%	98.05%	94.67%
Average Sold/List Ratio		98.00%		95.36%	98.77%	99.47%	95.97%
Total Closed Units	196	100%	98.00%	49	92	50	5
Total Closed Volume	49,999,993			7.72M	20.42M	18.12M	3.74M

December 2021

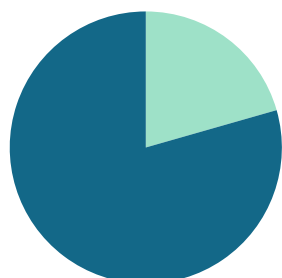
Area Delimited by County Of Rogers



MARKET SUMMARY

Report produced on Jan 11, 2022 for MLS Technology Inc.

INVENTORY

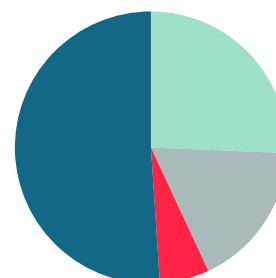


Inventory
 New Listings
151 = 20.57%
 Start Inventory
583
 Total Inventory Units
734
 Volume
\$231,218,603

Market Activity

Closed Sales
196 = 25.65%
 Pending Sales
133 = 17.41%
 Other Off Market
45 = 5.89%
 Active Inventory
390 = 51.05%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	207	196	-5.31%	1,941	2,097	8.04%
Pending Sales	140	133	-5.00%	2,021	2,128	5.29%
New Listings	129	151	17.05%	2,584	2,637	2.05%
Average List Price	232,990	259,597	11.42%	220,020	259,398	17.90%
Average Sale Price	229,496	255,102	11.16%	216,337	256,557	18.59%
Average Percent of Selling Price to List Price	98.03%	98.03%	0.00%	98.56%	99.51%	0.96%
Average Days on Market to Sale	24.57	26.47	7.75%	35.10	26.51	-24.47%
Monthly Inventory	579	390	-32.64%	579	390	-32.64%
Months Supply of Inventory	3.58	2.23	-37.65%	3.58	2.23	-37.65%

Absorption: Last 12 months, an Average of **175** Sales/Month

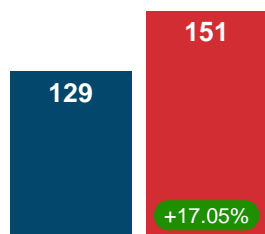
Inventory on December 31, 2021 = **390**

2020 **2021**

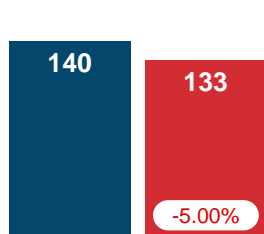
DECEMBER MARKET

AVERAGE PRICES

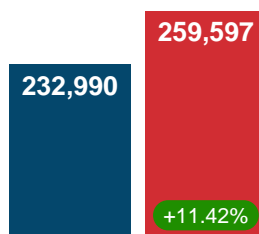
New Listings



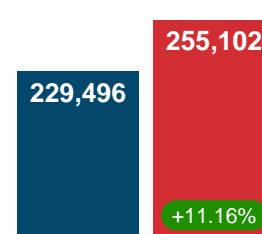
Pending Listings



List Price



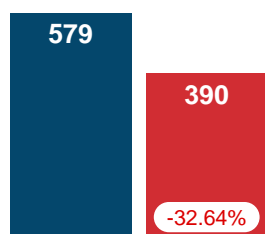
Sale Price



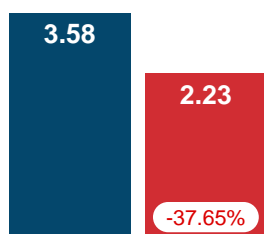
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

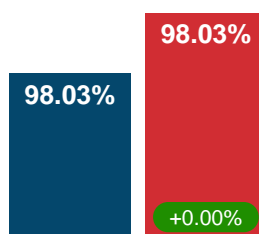
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

