

May 2021

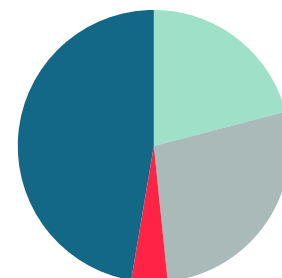
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 11, 2021 for MLS Technology Inc.

Compared Metrics	2020	May 2021	+/-%
Closed Listings	147	161	9.52%
Pending Listings	198	211	6.57%
New Listings	211	257	21.80%
Median List Price	189,900	210,000	10.58%
Median Sale Price	189,000	215,000	13.76%
Median Percent of Selling Price to List Price	99.00%	100.00%	1.01%
Median Days on Market to Sale	22.00	4.00	-81.82%
End of Month Inventory	750	364	-51.47%
Months Supply of Inventory	5.07	2.12	-58.18%



■ Closed (20.94%)
■ Pending (27.44%)
■ Other OffMarket (4.29%)
■ Active (47.33%)

Absorption: Last 12 months, an Average of **172** Sales/Month
Active Inventory as of May 31, 2021 = **364**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **51.47%** to 364 existing homes available for sale. Over the last 12 months this area has had an average of 172 closed sales per month. This represents an unsold inventory index of **2.12** 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 **13.76%** in May 2021 to \$215,000 versus the previous year at \$189,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 18.00 days or **81.82%** in May 2021 compared to last year's same month at **22.00** DOM.

Sales Success for May 2021 is Positive

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

There were 257 New Listings in May 2021, up **21.80%** from last year at 211. Furthermore, there were 161 Closed Listings this month versus last year at 147, a **9.52%** increase.

Closed versus Listed trends yielded a **62.6%** ratio, down from previous year's, May 2020, at **69.7%**, a **10.08%** 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

May 2021



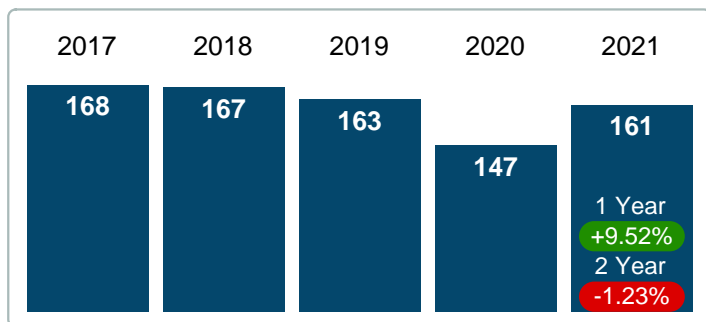
Area Delimited by County Of Rogers



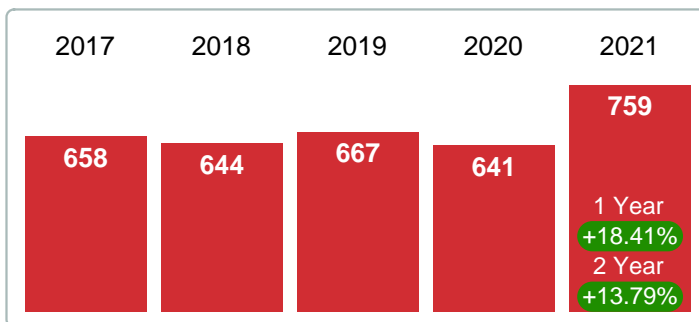
CLOSED LISTINGS

Report produced on Jun 11, 2021 for MLS Technology Inc.

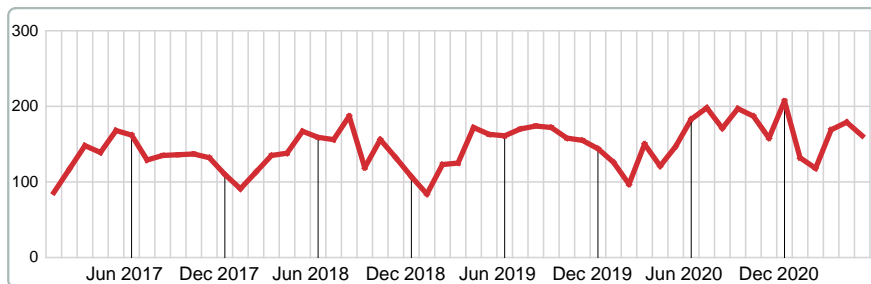
MAY



YEAR TO DATE (YTD)

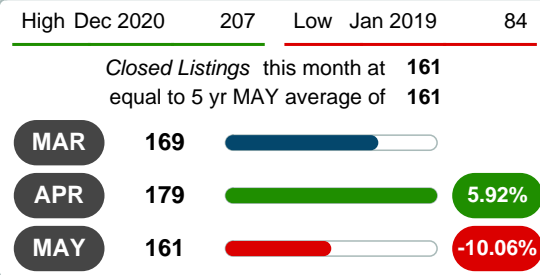


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 161



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	16	9.94%	2.5	10	5	1	0
\$50,001 - \$125,000	18	11.18%	10.5	10	7	1	0
\$125,001 - \$175,000	20	12.42%	5.0	3	15	0	2
\$175,001 - \$250,000	44	27.33%	4.0	8	22	14	0
\$250,001 - \$350,000	27	16.77%	3.0	0	15	12	0
\$350,001 - \$425,000	18	11.18%	8.0	0	5	12	1
\$425,001 and up	18	11.18%	3.5	0	1	10	7
Total Closed Units	161			31	70	50	10
Total Closed Volume	41,058,376	100%	4.0	3.40M	14.42M	18.18M	5.06M
Median Closed Price	\$215,000			\$99,900	\$187,167	\$324,385	\$471,238

May 2021



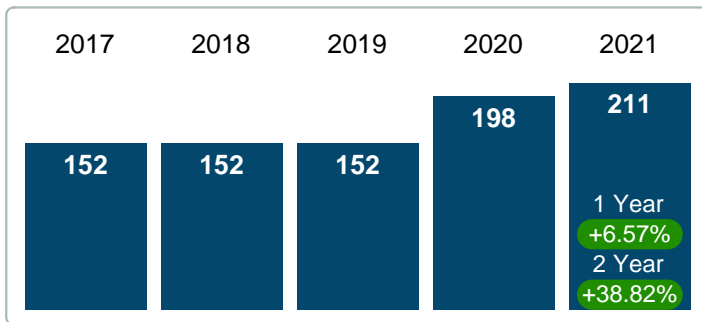
Area Delimited by County Of Rogers



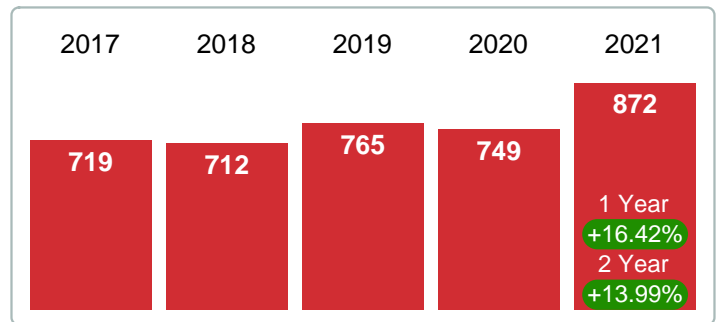
PENDING LISTINGS

Report produced on Jun 11, 2021 for MLS Technology Inc.

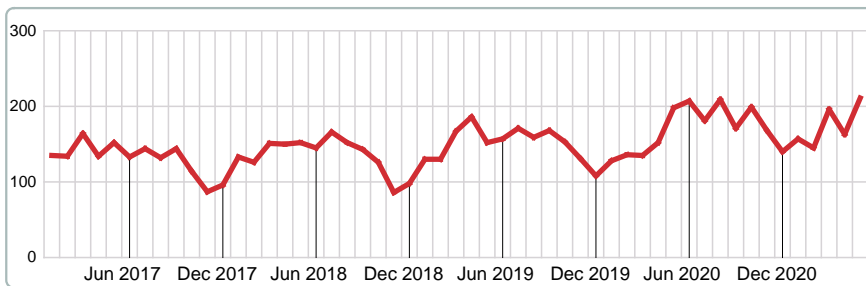
MAY



YEAR TO DATE (YTD)

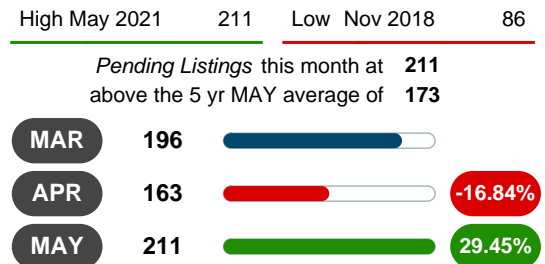


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 173



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	16	7.58%	5.0	10	5	0	1
\$50,001 - \$125,000	23	10.90%	10.0	14	7	2	0
\$125,001 - \$175,000	25	11.85%	12.0	6	16	1	2
\$175,001 - \$275,000	58	27.49%	5.5	2	42	14	0
\$275,001 - \$350,000	40	18.96%	4.5	4	21	13	2
\$350,001 - \$425,000	22	10.43%	0.0	0	7	15	0
\$425,001 and up	27	12.80%	23.0	5	1	14	7
Total Pending Units	211			41	99	59	12
Total Pending Volume	69,463,277	100%	7.0	20.09M	21.91M	21.46M	6.00M
Median Listing Price	\$239,000			\$95,000	\$217,000	\$349,900	\$499,450

May 2021



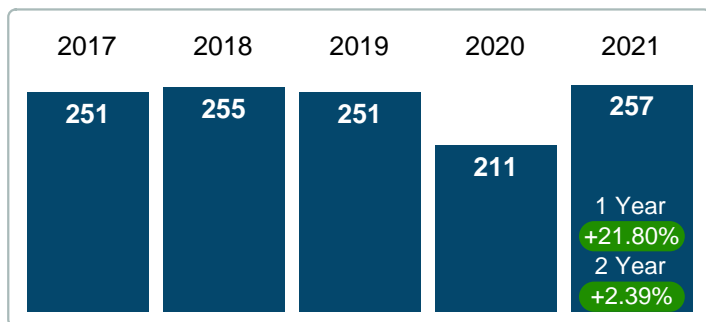
Area Delimited by County Of Rogers



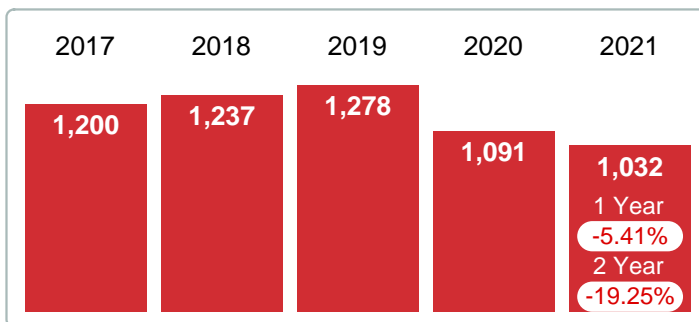
NEW LISTINGS

Report produced on Jun 11, 2021 for MLS Technology Inc.

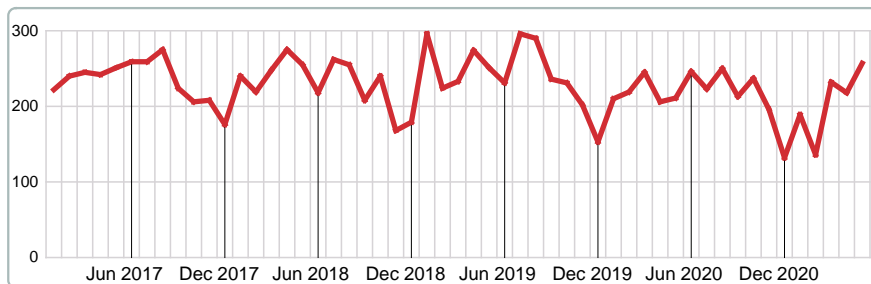
MAY



YEAR TO DATE (YTD)

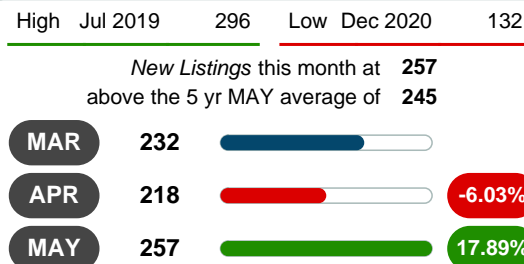


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 245



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	19	7.39%	11	6	0	2
\$50,001 - \$100,000	37	14.40%	33	4	0	0
\$100,001 - \$175,000	34	13.23%	10	19	5	0
\$175,001 - \$275,000	66	25.68%	2	50	13	1
\$275,001 - \$350,000	37	14.40%	4	16	15	2
\$350,001 - \$500,000	38	14.79%	5	8	24	1
\$500,001 and up	26	10.12%	9	1	6	10
Total New Listed Units	257		74	104	63	16
Total New Listed Volume	82,447,025	100%	19.66M	23.74M	27.91M	11.14M
Median New Listed Listing Price	\$224,900		\$77,200	\$205,000	\$349,000	\$526,455

May 2021



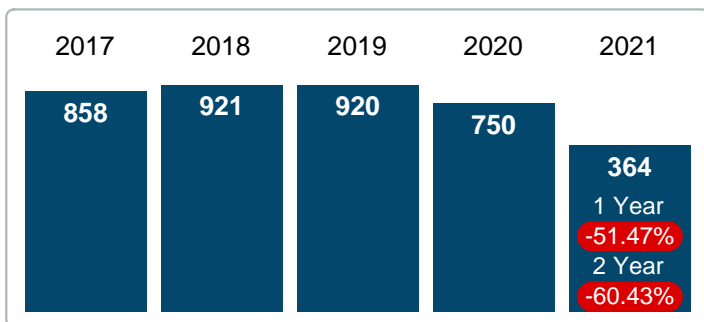
Area Delimited by County Of Rogers



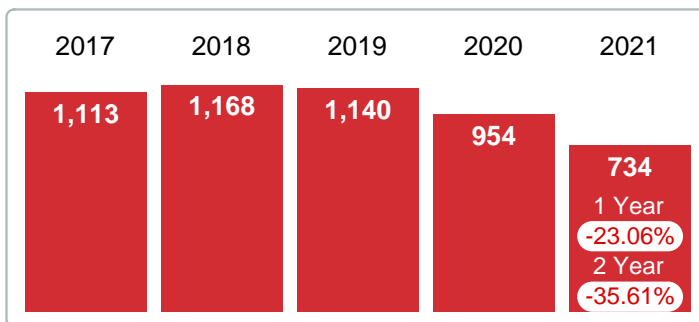
ACTIVE INVENTORY

Report produced on Jun 11, 2021 for MLS Technology Inc.

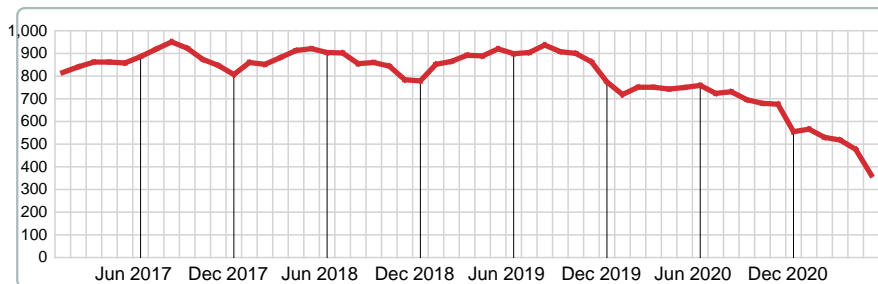
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS

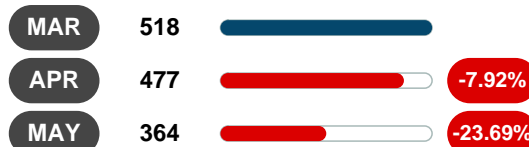


3 MONTHS

5 year MAY AVG = 763

High Aug 2017 951 Low May 2021 364

Inventory this month at 364
below the 5 yr MAY average of 763



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	20	5.49%	58.0	16	2	0	2
\$25,001 - \$50,000	42	11.54%	124.0	40	1	1	0
\$50,001 - \$100,000	71	19.51%	38.0	65	6	0	0
\$100,001 - \$250,000	90	24.73%	38.0	39	37	14	0
\$250,001 - \$425,000	55	15.11%	48.0	25	10	17	3
\$425,001 - \$875,000	50	13.74%	51.5	17	5	21	7
\$875,001 and up	36	9.89%	36.0	13	5	8	10
Total Active Inventory by Units		364		215	66	61	22
Total Active Inventory by Volume		127,400,910	100%	54.70M	20.55M	33.99M	18.16M
Median Active Inventory Listing Price		\$183,500		\$85,000	\$199,500	\$400,000	\$787,000

May 2021



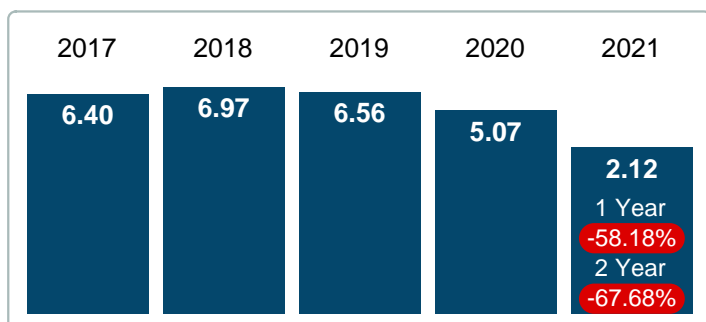
Area Delimited by County Of Rogers



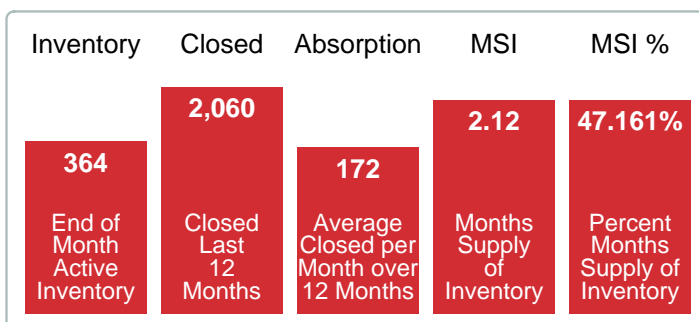
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jun 11, 2021 for MLS Technology Inc.

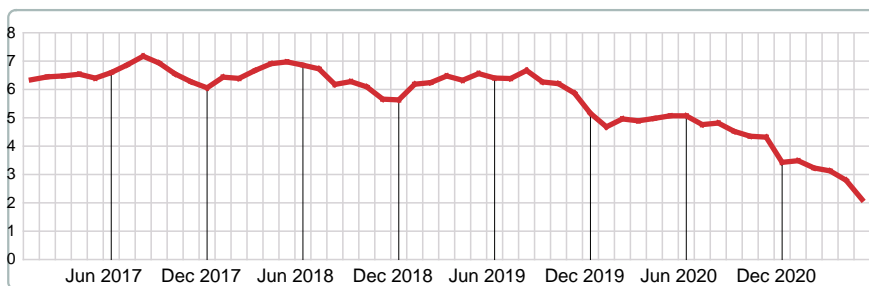
MSI FOR MAY



INDICATORS FOR MAY 2021

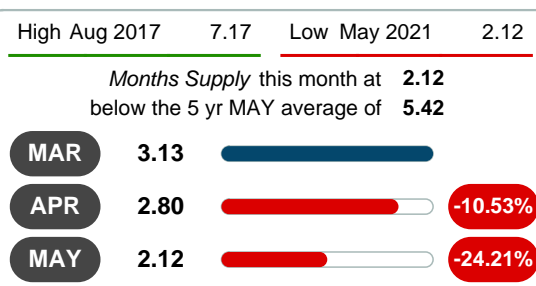


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 5.42



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	20	5.49%	2.89	5.05	0.75	0.00	0.00
\$25,001 - \$50,000	42	11.54%	3.76	4.21	0.86	3.00	0.00
\$50,001 - \$100,000	71	19.51%	5.76	8.30	1.47	0.00	0.00
\$100,001 - \$250,000	90	24.73%	1.08	4.46	0.67	0.75	0.00
\$250,001 - \$425,000	55	15.11%	1.29	20.00	0.65	0.74	1.00
\$425,001 - \$875,000	50	13.74%	3.57	25.50	2.50	2.86	1.75
\$875,001 and up	36	9.89%	25.41	52.00	0.00	16.00	15.00
Market Supply of Inventory (MSI)			2.12	6.84	0.82	1.19	2.56
Total Active Inventory by Units		100%	2.12	215	66	61	22

May 2021



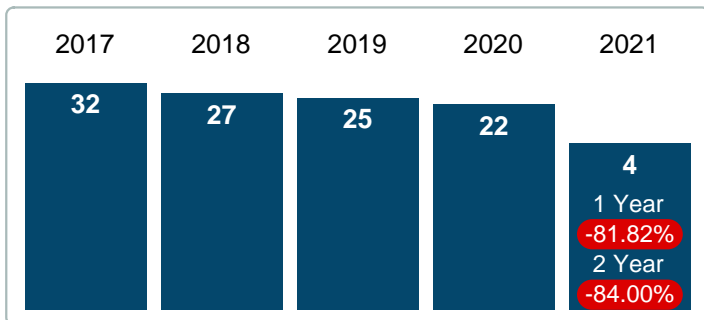
Area Delimited by County Of Rogers



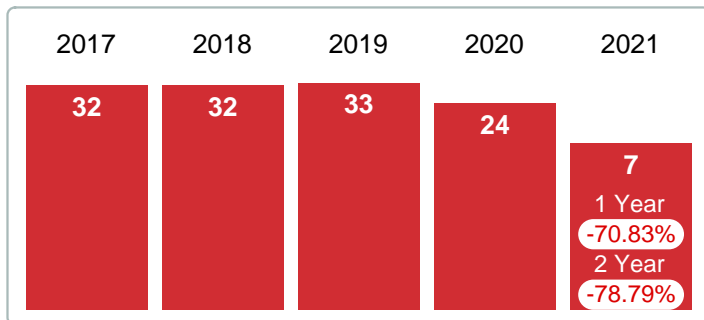
MEDIAN DAYS ON MARKET TO SALE

Report produced on Jun 11, 2021 for MLS Technology Inc.

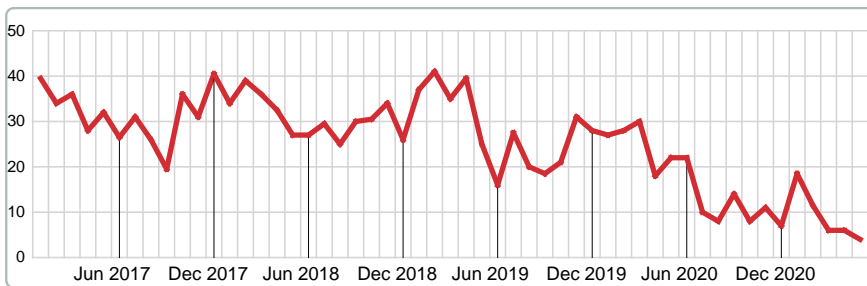
MAY



YEAR TO DATE (YTD)

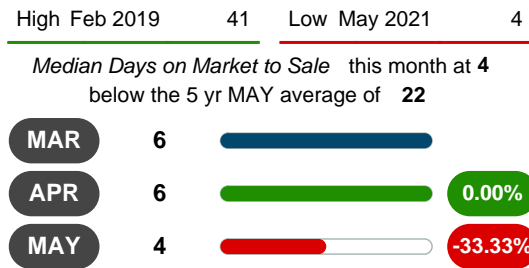


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 22



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
\$50,000 and less	9.94%	3	1	14	26	0
\$50,001 - \$125,000	11.18%	11	18	3	34	0
\$125,001 - \$175,000	12.42%	5	9	3	0	8
\$175,001 - \$250,000	27.33%	4	14	3	4	0
\$250,001 - \$350,000	16.77%	3	0	3	5	0
\$350,001 - \$425,000	11.18%	8	0	1	11	7
\$425,001 and up	11.18%	4	0	2	7	3
Median Closed DOM		4	10	3	5	5
Total Closed Units	100%	161	31	70	50	10
Total Closed Volume		41,058,376	3.40M	14.42M	18.18M	5.06M

May 2021

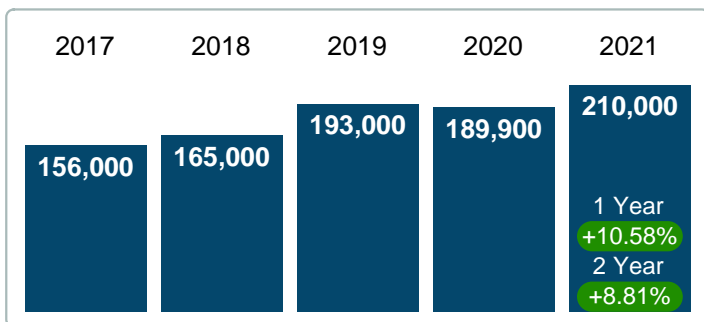
Area Delimited by County Of Rogers



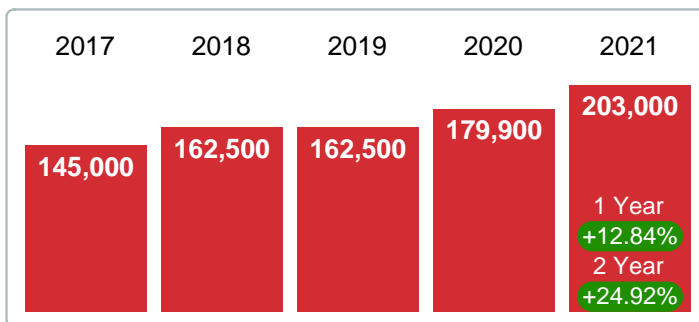
MEDIAN LIST PRICE AT CLOSING

Report produced on Jun 11, 2021 for MLS Technology Inc.

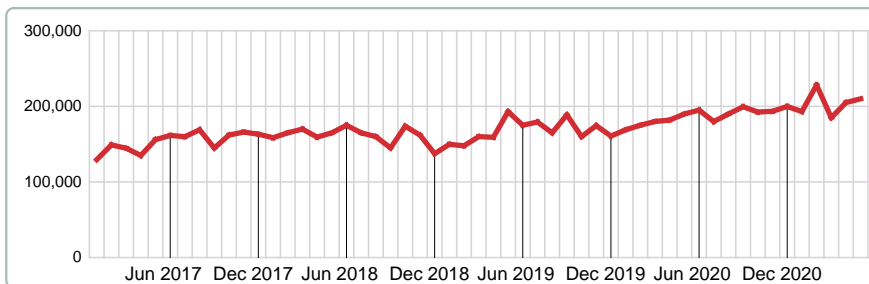
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 182,780

High Feb 2021 228,250 Low Jan 2017 129,500

Median List Price at Closing this month at **210,000**
above the 5 yr MAY average of **182,780**

- MAR 185,000
- APR 205,000 **+10.81%**
- MAY 210,000 **+2.44%**

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
\$50,000 and less	9.32%	23,000	45,000	1,250	1,450	0
\$50,001 - \$125,000	11.80%	105,000	99,900	109,250	115,000	0
\$125,001 - \$175,000	14.29%	160,000	138,000	163,750	175,000	145,000
\$175,001 - \$250,000	25.47%	205,000	225,000	195,000	222,200	189,900
\$250,001 - \$350,000	15.53%	292,000	295,000	285,727	296,950	0
\$350,001 - \$425,000	11.80%	382,900	0	395,525	380,950	359,900
\$425,001 and up	11.80%	520,000	0	429,900	520,000	543,900
Median List Price		210,000	105,000	184,400	325,000	481,150
Total Closed Units	100%	210,000	31	70	50	10
Total Closed Volume		41,234,623	3.76M	14.19M	18.14M	5.14M

May 2021



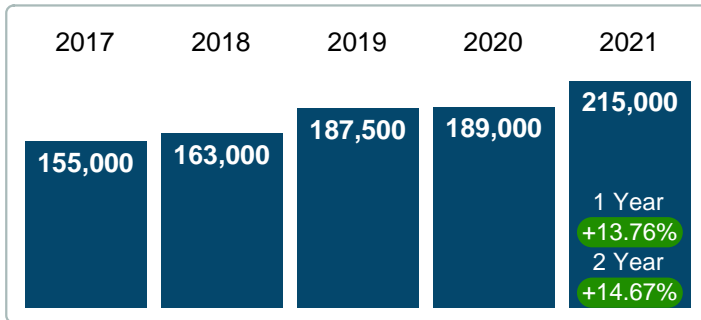
Area Delimited by County Of Rogers



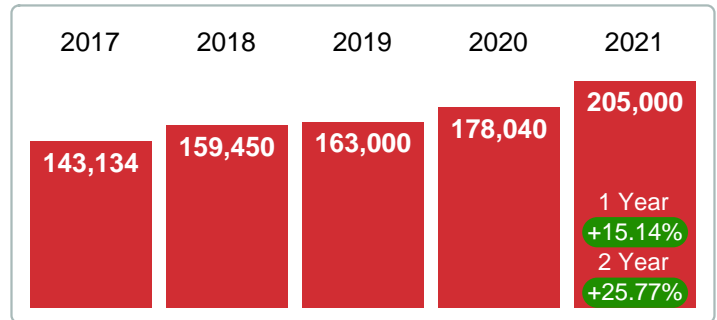
MEDIAN SOLD PRICE AT CLOSING

Report produced on Jun 11, 2021 for MLS Technology Inc.

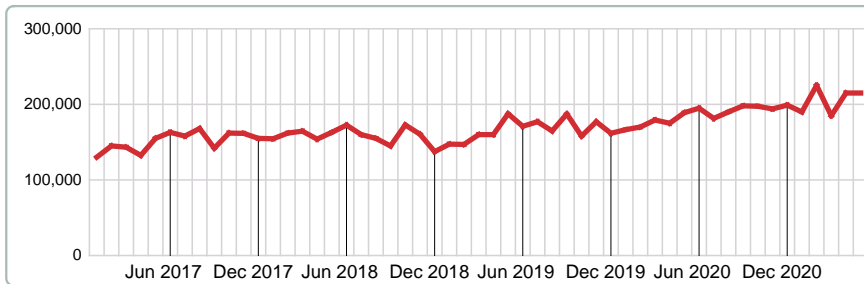
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

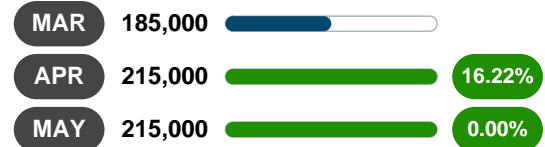


3 MONTHS

5 year MAY AVG = 181,900

High Feb 2021 225,000 Low Jan 2017 130,125

Median Sold Price at Closing this month at **215,000**
above the 5 yr MAY average of **181,900**



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
\$50,000 and less	9.94%	25,000	43,225	1,250	1,450	0
\$50,001 - \$125,000	11.18%	99,950	97,450	110,000	121,600	0
\$125,001 - \$175,000	12.42%	165,000	138,000	165,000	0	157,450
\$175,001 - \$250,000	27.33%	203,000	213,000	195,950	219,250	0
\$250,001 - \$350,000	16.77%	285,500	0	284,900	290,250	0
\$350,001 - \$425,000	11.18%	386,500	0	392,050	383,500	355,000
\$425,001 and up	11.18%	520,000	0	465,000	535,500	520,000
Median Sold Price		215,000	99,900	187,167	324,385	471,238
Total Closed Units	100%	215,000	31	70	50	10
Total Closed Volume		41,058,376	3.40M	14.42M	18.18M	5.06M

May 2021



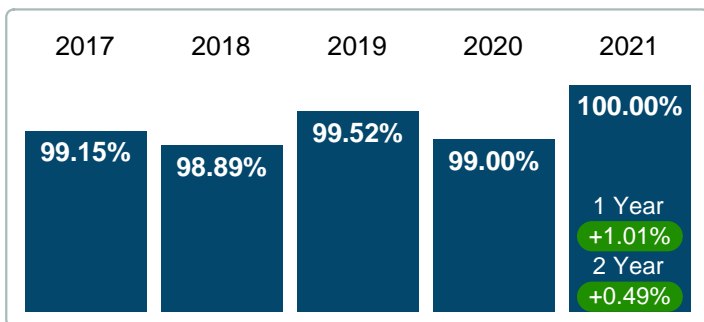
Area Delimited by County Of Rogers



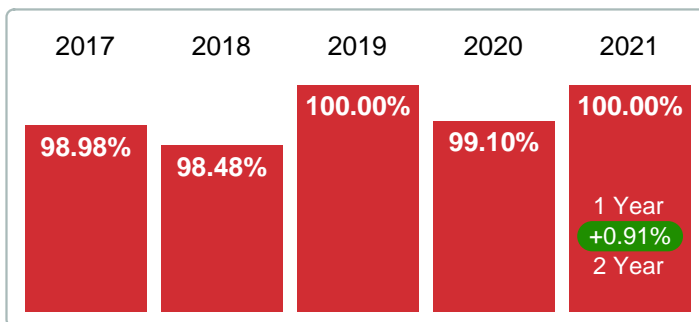
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 11, 2021 for MLS Technology Inc.

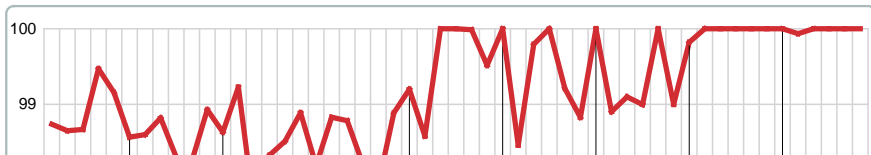
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99.31%

High May 2021 100.00% Low Feb 2018 97.63%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr MAY average of **99.31%**

MAR 100.00%
APR 100.00%
MAY 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	16	9.94%	100.00%	95.53%	100.00%	100.00%	0.00%
\$50,001 - \$125,000	18	11.18%	98.17%	90.39%	98.49%	105.74%	0.00%
\$125,001 - \$175,000	20	12.42%	100.37%	100.00%	101.54%	0.00%	94.73%
\$175,001 - \$250,000	44	27.33%	100.62%	85.56%	102.43%	100.23%	0.00%
\$250,001 - \$350,000	27	16.77%	101.08%	0.00%	100.00%	102.94%	0.00%
\$350,001 - \$425,000	18	11.18%	100.00%	0.00%	100.00%	100.00%	98.64%
\$425,001 and up	18	11.18%	100.00%	0.00%	108.16%	100.00%	100.00%
Median Sold/List Ratio		100.00%		95.00%	100.90%	100.00%	100.00%
Total Closed Units	161	100%	100.00%	31	70	50	10
Total Closed Volume	41,058,376			3.40M	14.42M	18.18M	5.06M

May 2021

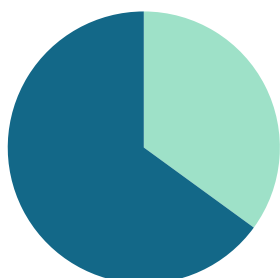
Area Delimited by County Of Rogers



MARKET SUMMARY

Report produced on Jun 11, 2021 for MLS Technology Inc.

INVENTORY

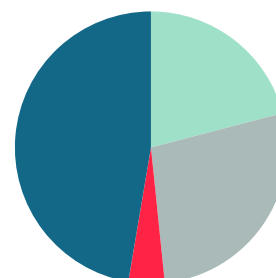


Inventory
 New Listings
257 = 35.01%
 Start Inventory
477
 Total Inventory Units
734
 Volume
\$245,062,101

Market Activity

Closed Sales
161 = 20.94%
 Pending Sales
211 = 27.44%
 Other Off Market
33 = 4.29%
 Active Inventory
364 = 47.33%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	147	161	9.52%	641	759	18.41%
Pending Sales	198	211	6.57%	749	872	16.42%
New Listings	211	257	21.80%	1,091	1,032	-5.41%
Median List Price	189,900	210,000	10.58%	179,900	203,000	12.84%
Median Sale Price	189,000	215,000	13.76%	178,040	205,000	15.14%
Median Percent of Selling Price to List Price	99.00%	100.00%	1.01%	99.10%	100.00%	0.91%
Median Days on Market to Sale	22.00	4.00	-81.82%	24.00	7.00	-70.83%
Monthly Inventory	750	364	-51.47%	750	364	-51.47%
Months Supply of Inventory	5.07	2.12	-58.18%	5.07	2.12	-58.18%

Absorption: Last 12 months, an Average of **172** Sales/Month

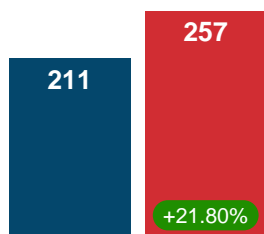
Inventory on May 31, 2021 = **364**

2020 **2021**

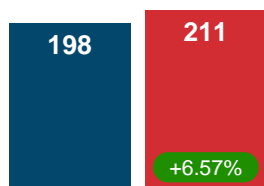
MAY MARKET

MEDIAN PRICES

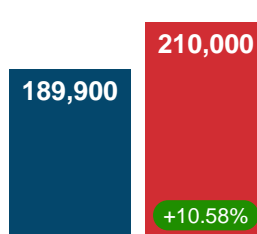
New Listings



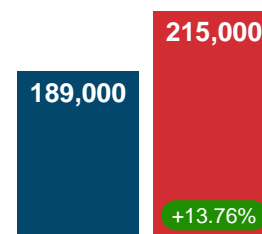
Pending Listings



List Price



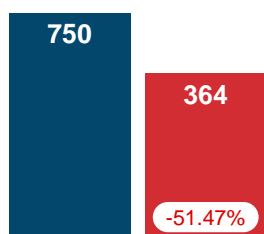
Sale Price



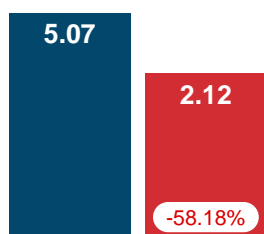
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

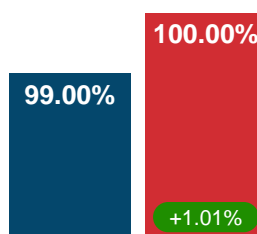
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

