

April 2022



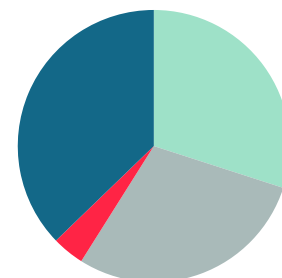
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	166	149	-10.24%
Pending Listings	130	144	10.77%
New Listings	164	162	-1.22%
Average List Price	283,622	306,023	7.90%
Average Sale Price	283,094	307,404	8.59%
Average Percent of Selling Price to List Price	100.23%	101.19%	0.95%
Average Days on Market to Sale	23.35	19.25	-17.56%
End of Month Inventory	363	185	-49.04%
Months Supply of Inventory	2.52	1.28	-49.42%



■ Closed (29.98%)
■ Pending (28.97%)
■ Other OffMarket (3.82%)
■ Active (37.22%)

Absorption: Last 12 months, an Average of **145** Sales/Month
Active Inventory as of April 30, 2022 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **49.04%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 145 closed sales per month. This represents an unsold inventory index of **1.28** 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 **8.59%** in April 2022 to \$307,404 versus the previous year at \$283,094.

Average Days on Market Shortens

The average number of **19.25** days that homes spent on the market before selling decreased by 4.10 days or **17.56%** in April 2022 compared to last year's same month at **23.35** DOM.

Sales Success for April 2022 is Positive

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

There were 162 New Listings in April 2022, down **1.22%** from last year at 164. Furthermore, there were 149 Closed Listings this month versus last year at 166, a **-10.24%** decrease.

Closed versus Listed trends yielded a **92.0%** ratio, down from previous year's, April 2021, at **101.2%**, a **9.13%** downswing. 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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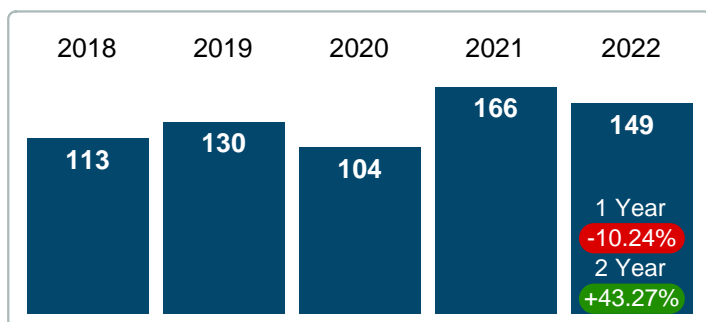
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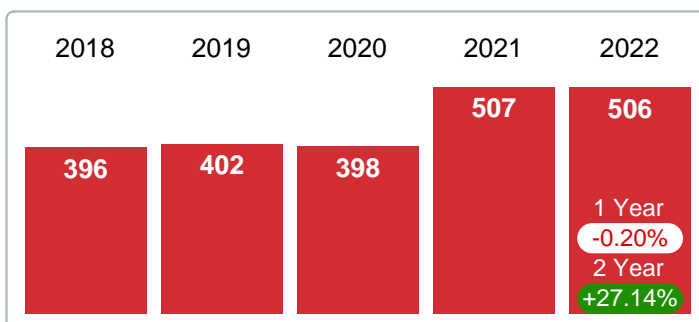
CLOSED LISTINGS

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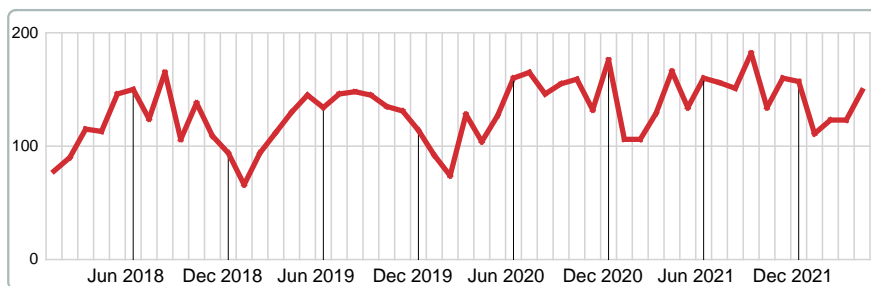
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 132

High Sep 2021 182 Low Jan 2019 66

Closed Listings this month at **149**
above the 5 yr APR average of **132**

FEB	123	<div style="width: 93%;"></div>
MAR	123	<div style="width: 93%;"></div> 0.00%
APR	149	<div style="width: 113%;"></div> 21.14%

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	14	9.40%	10.5	5	8	0	1
\$150,001 - \$200,000	20	13.42%	21.6	3	13	4	0
\$200,001 - \$225,000	16	10.74%	16.6	0	15	1	0
\$225,001 - \$325,000	41	27.52%	14.8	2	32	7	0
\$325,001 - \$400,000	20	13.42%	6.1	0	8	11	1
\$400,001 - \$500,000	24	16.11%	30.6	1	7	16	0
\$500,001 and up	14	9.40%	40.1	0	2	8	4
Total Closed Units	149			11	85	47	6
Total Closed Volume	45,803,232	100%	19.2	2.02M	21.95M	18.69M	3.14M
Average Closed Price	\$307,404			\$184,016	\$258,294	\$397,640	\$522,500

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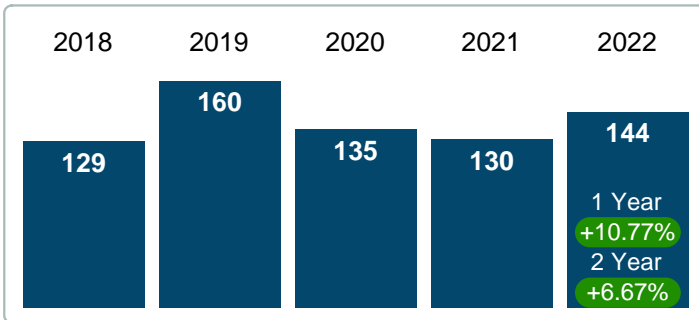
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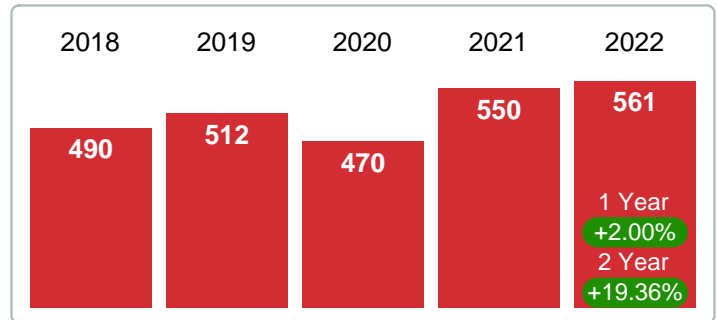
PENDING LISTINGS

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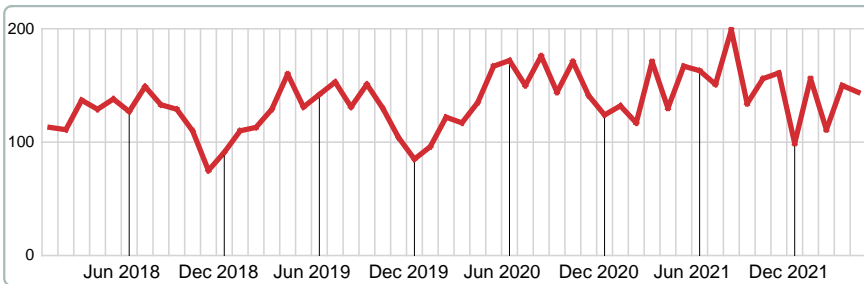
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 140

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 144 above the 5 yr APR average of 140



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	9.72%	13.8	2	12	0	0
\$150,001 - \$175,000	11	7.64%	13.7	2	8	1	0
\$175,001 - \$225,000	28	19.44%	11.8	1	25	2	0
\$225,001 - \$275,000	35	24.31%	18.9	1	25	9	0
\$275,001 - \$425,000	22	15.28%	19.4	1	12	9	0
\$425,001 - \$575,000	18	12.50%	26.7	1	4	12	1
\$575,001 and up	16	11.11%	42.3	0	3	6	7
Total Pending Units	144			8	89	39	8
Total Pending Volume	46,070,818	100%	9.5	1.99M	22.30M	16.36M	5.42M
Average Listing Price	\$397,016			\$249,238	\$250,538	\$419,545	\$677,100

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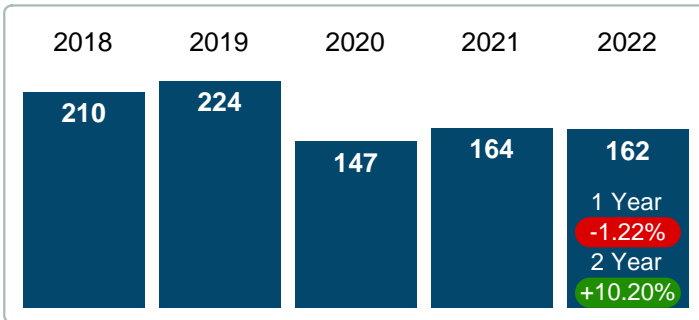
Area Delimited by County Of Rogers - Residential Property Type



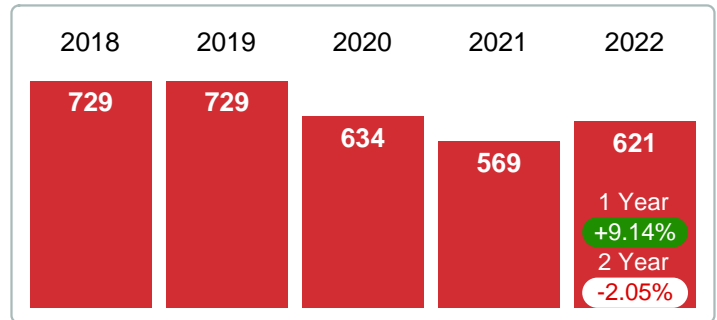
NEW LISTINGS

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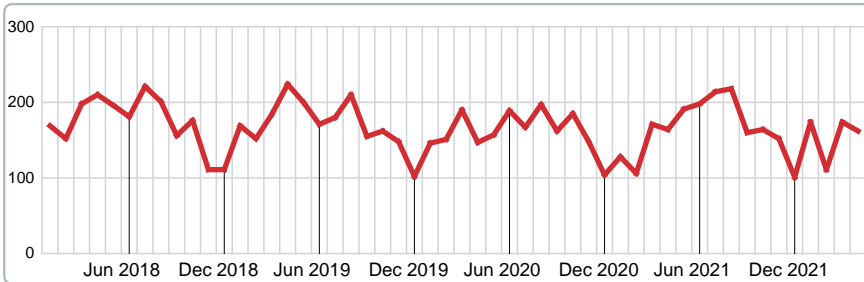
APRIL



YEAR TO DATE (YTD)

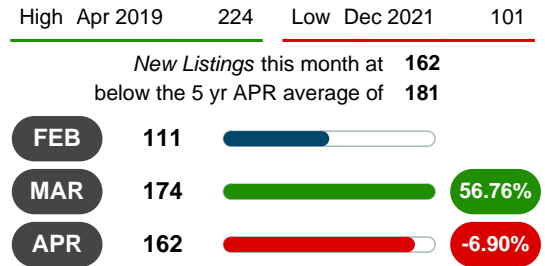


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 181



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	11	6.79%	5	6	0	0
\$125,001 - \$175,000	21	12.96%	5	16	0	0
\$175,001 - \$225,000	23	14.20%	0	21	2	0
\$225,001 - \$325,000	44	27.16%	1	34	9	0
\$325,001 - \$475,000	26	16.05%	2	8	16	0
\$475,001 - \$600,000	19	11.73%	1	6	10	2
\$600,001 and up	18	11.11%	1	3	7	7
Total New Listed Units	162		15	94	44	9
Total New Listed Volume	57,365,336	100%	4.38M	24.49M	21.50M	7.00M
Average New Listed Listing Price	\$484,739		\$291,773	\$260,549	\$488,596	\$777,656

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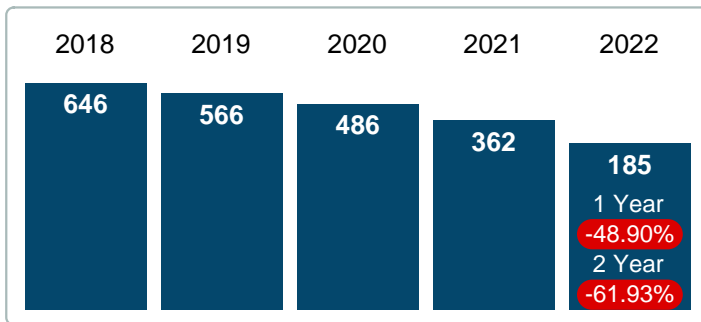
Area Delimited by County Of Rogers - Residential Property Type



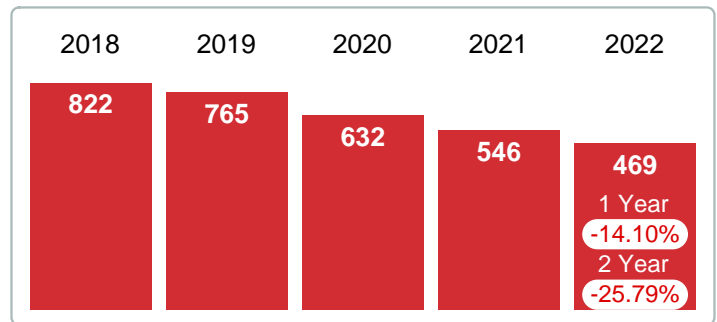
ACTIVE INVENTORY

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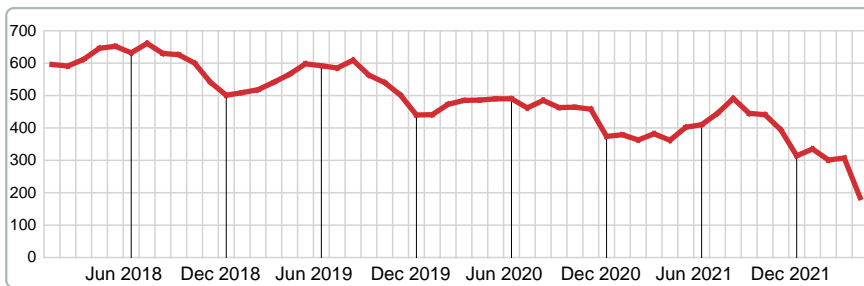
END OF APRIL



ACTIVE DURING APRIL

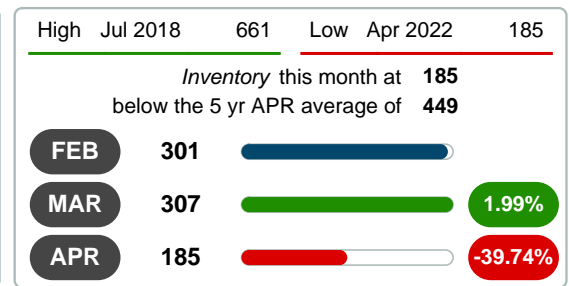


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 449



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.27%	63.8	9	10	0	0
\$125,001 - \$175,000	17	9.19%	31.4	4	12	1	0
\$175,001 - \$250,000	33	17.84%	40.2	2	25	6	0
\$250,001 - \$450,000	47	25.41%	59.8	1	29	15	2
\$450,001 - \$500,000	26	14.05%	63.3	0	10	14	2
\$500,001 - \$725,000	24	12.97%	56.2	1	5	13	5
\$725,001 and up	19	10.27%	81.8	1	4	8	6
Total Active Inventory by Units	185			18	95	57	15
Total Active Inventory by Volume	79,797,141	100%	56.4	4.20M	31.24M	31.08M	13.28M
Average Active Inventory Listing Price	\$431,336			\$233,406	\$328,839	\$545,230	\$885,200

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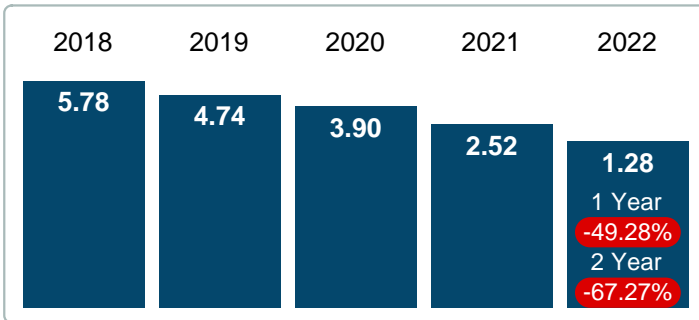
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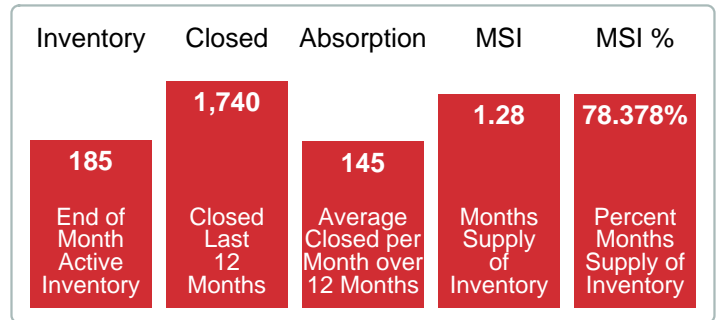
MONTHS SUPPLY of INVENTORY (MSI)

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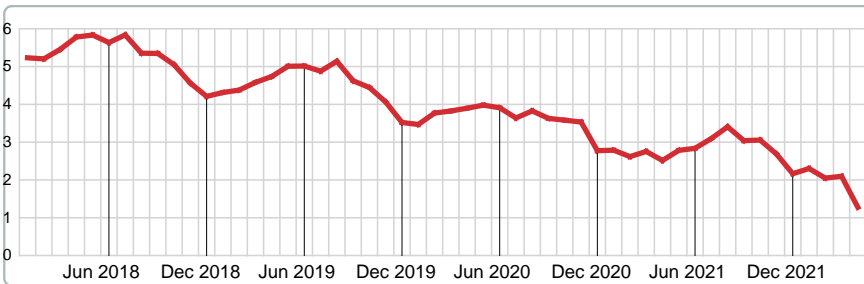
MSI FOR APRIL



INDICATORS FOR APRIL 2022

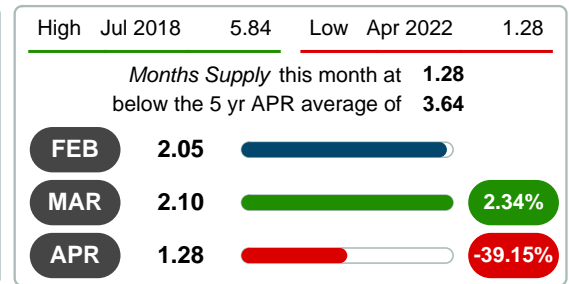


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.64



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
\$125,000 and less	19	10.27%	1.62	1.93	1.54	0.00	0.00
\$125,001 - \$175,000	17	9.19%	0.78	1.78	0.72	0.41	0.00
\$175,001 - \$250,000	33	17.84%	0.80	1.85	0.82	0.62	0.00
\$250,001 - \$450,000	47	25.41%	0.89	1.09	1.17	0.61	0.86
\$450,001 - \$500,000	26	14.05%	5.03	0.00	10.00	4.42	2.40
\$500,001 - \$725,000	24	12.97%	2.67	12.00	5.00	2.33	2.14
\$725,001 and up	19	10.27%	5.85	12.00	24.00	5.05	4.24
Market Supply of Inventory (MSI)			1.28	1.95	1.18	1.20	1.94
Total Active Inventory by Units		100%	1.28	18	95	57	15

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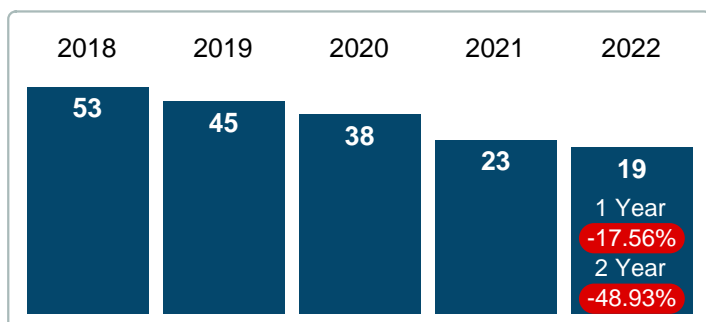
Area Delimited by County Of Rogers - Residential Property Type



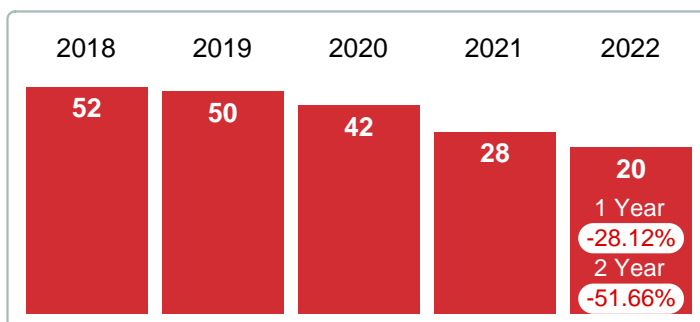
AVERAGE DAYS ON MARKET TO SALE

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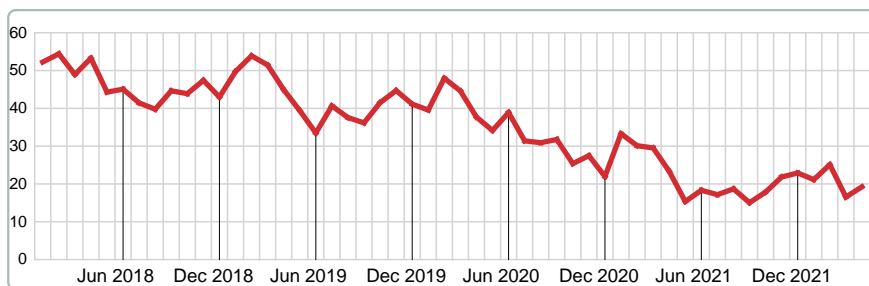
APRIL



YEAR TO DATE (YTD)

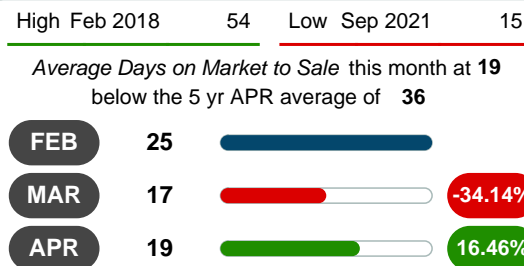


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 36



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
\$150,000 and less	9.40%	11	6	14	0	7
\$150,001 - \$200,000	13.42%	22	10	29	7	0
\$200,001 - \$225,000	10.74%	17	0	17	4	0
\$225,001 - \$325,000	27.52%	15	21	17	4	0
\$325,001 - \$400,000	13.42%	6	0	5	4	33
\$400,001 - \$500,000	16.11%	31	311	13	21	0
\$500,001 and up	9.40%	40	0	6	61	16
Average Closed DOM		19	37	17	20	17
Total Closed Units	100%	149	11	85	47	6
Total Closed Volume		45,803,232	2.02M	21.95M	18.69M	3.14M

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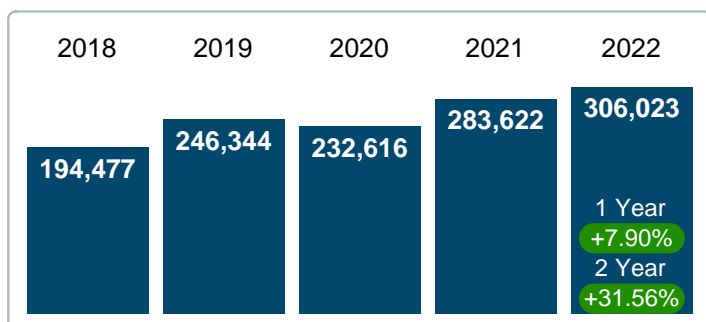
Area Delimited by County Of Rogers - Residential Property Type



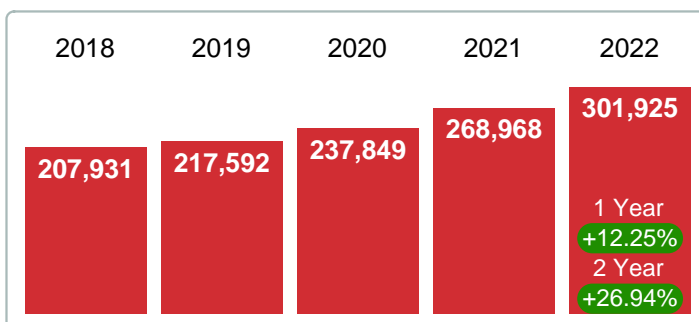
AVERAGE LIST PRICE AT CLOSING

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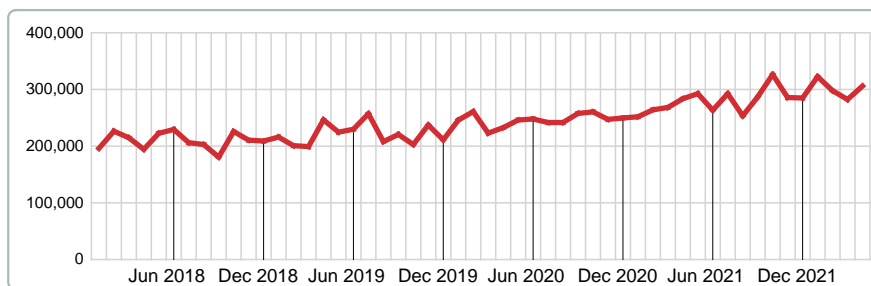
APRIL



YEAR TO DATE (YTD)

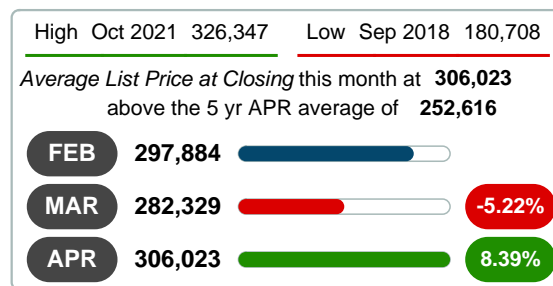


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 252,616



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	17	111,329	103,760	102,363	0	135,000
\$150,001 - \$200,000	21	173,810	154,800	171,631	153,600	0
\$200,001 - \$225,000	18	217,181	0	209,729	210,000	0
\$225,001 - \$325,000	33	265,543	270,000	264,903	262,664	0
\$325,001 - \$400,000	23	367,074	0	360,761	364,746	365,000
\$400,001 - \$500,000	22	446,227	495,000	424,551	464,414	0
\$500,001 and up	15	608,197	0	572,450	580,958	662,475
Average List Price		306,023	183,473	255,009	399,011	524,983
Total Closed Units		149	11	85	47	6
Total Closed Volume		45,597,429	2.02M	21.68M	18.75M	3.15M

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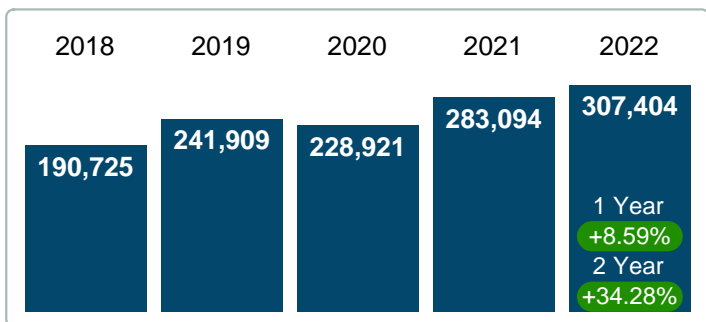
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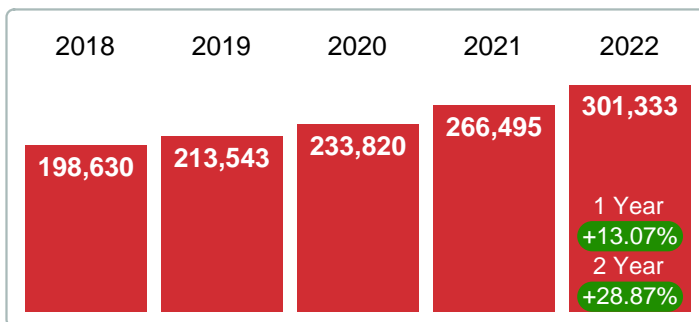
AVERAGE SOLD PRICE AT CLOSING

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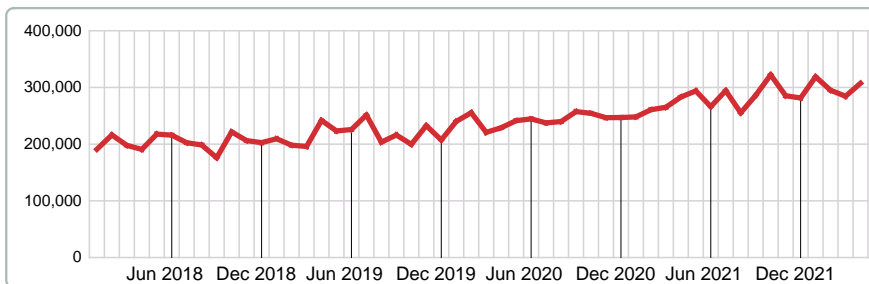
APRIL



YEAR TO DATE (YTD)

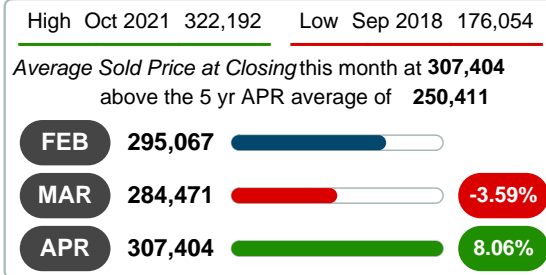


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 250,411



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	14	106,929	109,000	102,125	0	135,000
\$150,001 - \$200,000	20	167,854	158,060	172,146	161,250	0
\$200,001 - \$225,000	16	217,033	0	216,836	220,000	0
\$225,001 - \$325,000	41	266,794	260,000	267,897	263,692	0
\$325,001 - \$400,000	20	368,286	0	368,686	369,658	350,000
\$400,001 - \$500,000	24	446,140	485,000	436,205	448,058	0
\$500,001 and up	14	604,640	0	535,950	592,883	662,500
Average Sold Price		307,404	184,016	258,294	397,640	522,500
Total Closed Units		149	11	85	47	6
Total Closed Volume		45,803,232	2.02M	21.95M	18.69M	3.14M

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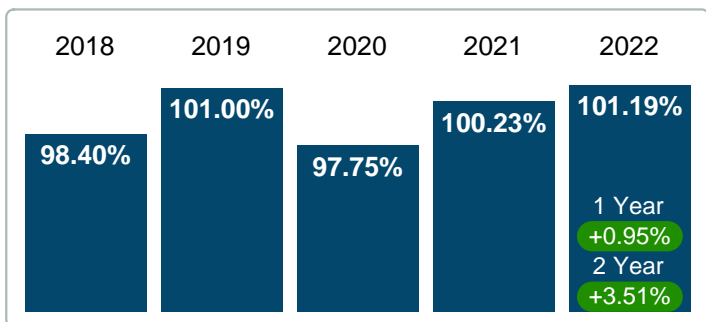
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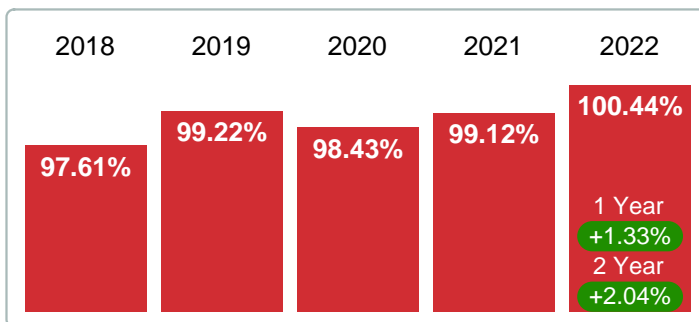
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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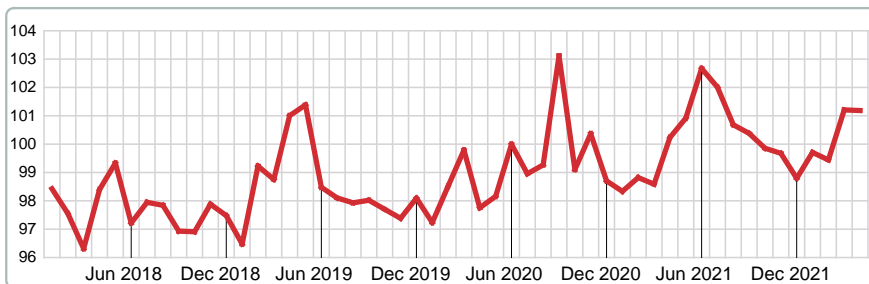
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

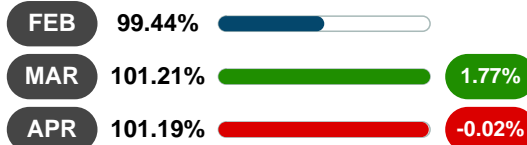


3 MONTHS

5 year APR AVG = 99.71%

High Sep 2020 103.11% Low Mar 2018 96.31%

Average Sold/List Ratio this month at **101.19%** above the 5 yr APR average of **99.71%**



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	14	9.40%	101.01%	104.49%	98.96%	0.00%	100.00%
\$150,001 - \$200,000	20	13.42%	101.89%	102.43%	100.78%	105.09%	0.00%
\$200,001 - \$225,000	16	10.74%	103.76%	0.00%	103.69%	104.76%	0.00%
\$225,001 - \$325,000	41	27.52%	101.32%	96.23%	101.84%	100.42%	0.00%
\$325,001 - \$400,000	20	13.42%	101.54%	0.00%	102.47%	101.38%	95.89%
\$400,001 - \$500,000	24	16.11%	99.01%	97.98%	102.79%	97.43%	0.00%
\$500,001 and up	14	9.40%	100.22%	0.00%	94.11%	101.98%	99.74%
Average Sold/List Ratio		101.20%		101.83%	101.69%	100.38%	99.14%
Total Closed Units	149	100%	101.20%	11	85	47	6
Total Closed Volume	45,803,232			2.02M	21.95M	18.69M	3.14M

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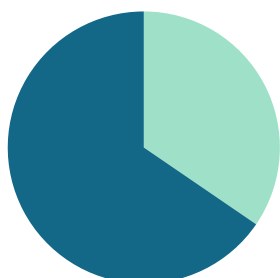
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

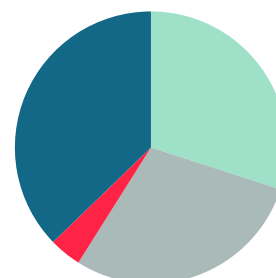


Inventory
 New Listings
162 = 34.54%
 Start Inventory
307
 Total Inventory Units
469
 Volume
\$171,222,112

Market Activity

Closed Sales
149 = 29.98%
 Pending Sales
144 = 28.97%
 Other Off Market
19 = 3.82%
 Active Inventory
185 = 37.22%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	166	149	-10.24%	507	506	-0.20%
Pending Sales	130	144	10.77%	550	561	2.00%
New Listings	164	162	-1.22%	569	621	9.14%
Average List Price	283,622	306,023	7.90%	268,968	301,925	12.25%
Average Sale Price	283,094	307,404	8.59%	266,495	301,333	13.07%
Average Percent of Selling Price to List Price	100.23%	101.19%	0.95%	99.12%	100.44%	1.33%
Average Days on Market to Sale	23.35	19.25	-17.56%	28.42	20.43	-28.12%
Monthly Inventory	363	185	-49.04%	363	185	-49.04%
Months Supply of Inventory	2.52	1.28	-49.42%	2.52	1.28	-49.42%

Absorption: Last 12 months, an Average of **145** Sales/Month

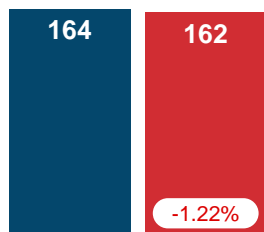
Inventory on April 30, 2022 = **185**

2021 **2022**

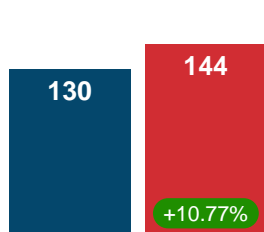
APRIL MARKET

AVERAGE PRICES

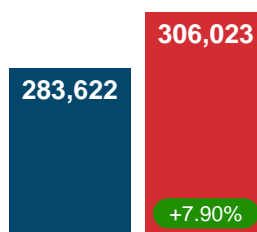
New Listings



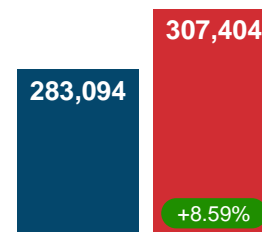
Pending Listings



List Price



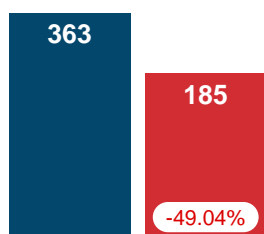
Sale Price



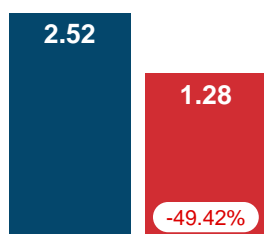
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

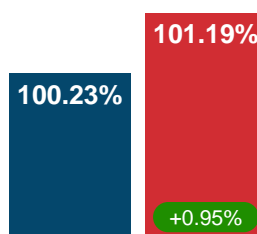
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

