

April 2022



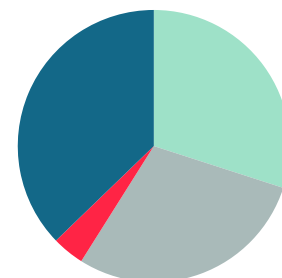
Area Delimited by County Of Rogers - Residential Property Type



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%
Median List Price	217,670	265,000	21.74%
Median Sale Price	223,500	270,000	20.81%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%
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.

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 **20.81%** in April 2022 to \$270,000 versus the previous year at \$223,500.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in April 2022 compared to last year's same month at **5.00** DOM.

Sales Success for April 2022 is Positive

Overall, with Median 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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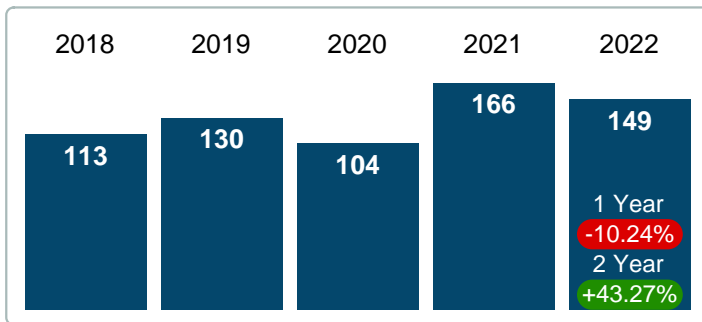
Area Delimited by County Of Rogers - Residential Property Type



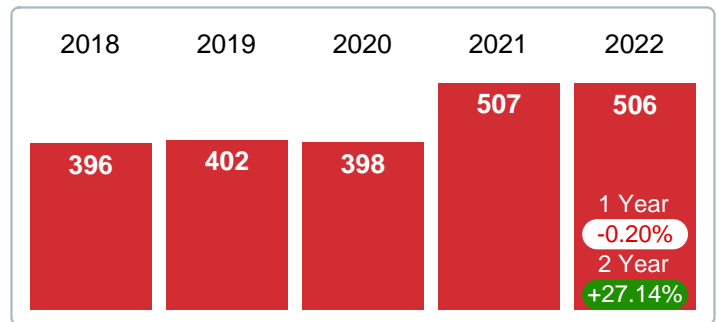
CLOSED LISTINGS

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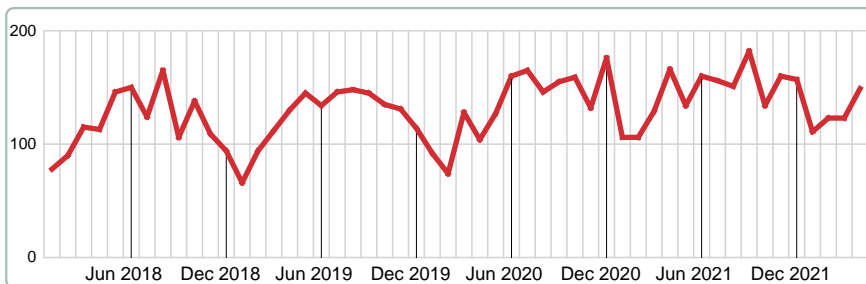
APRIL



YEAR TO DATE (YTD)

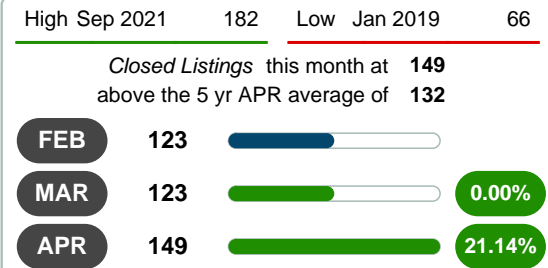


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 132



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	14	9.40%	5.5	5	8	0	1
\$150,001 - \$200,000	20	13.42%	5.0	3	13	4	0
\$200,001 - \$225,000	16	10.74%	6.5	0	15	1	0
\$225,001 - \$325,000	41	27.52%	5.0	2	32	7	0
\$325,001 - \$400,000	20	13.42%	2.5	0	8	11	1
\$400,001 - \$500,000	24	16.11%	6.0	1	7	16	0
\$500,001 and up	14	9.40%	4.5	0	2	8	4
Total Closed Units	149			11	85	47	6
Total Closed Volume	45,803,232	100%	5.0	2.02M	21.95M	18.69M	3.14M
Median Closed Price	\$270,000			\$152,679	\$233,500	\$405,575	\$587,500

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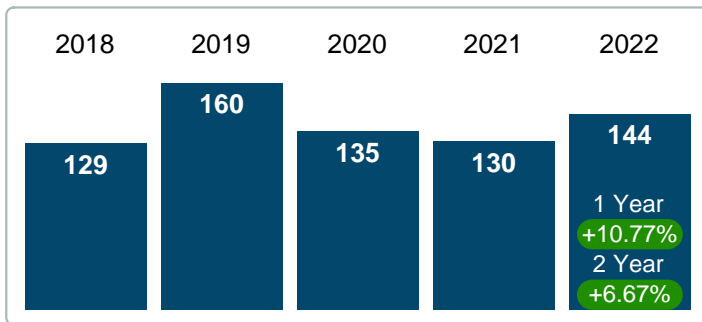
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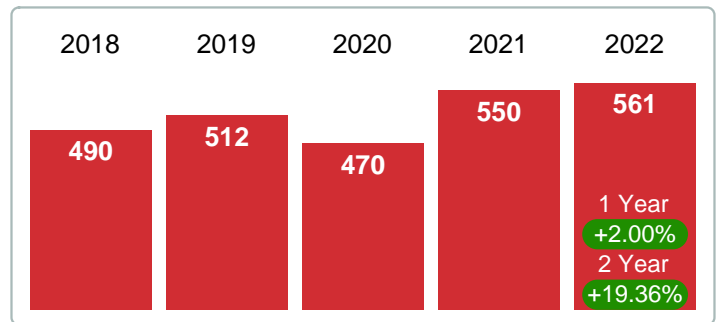
PENDING LISTINGS

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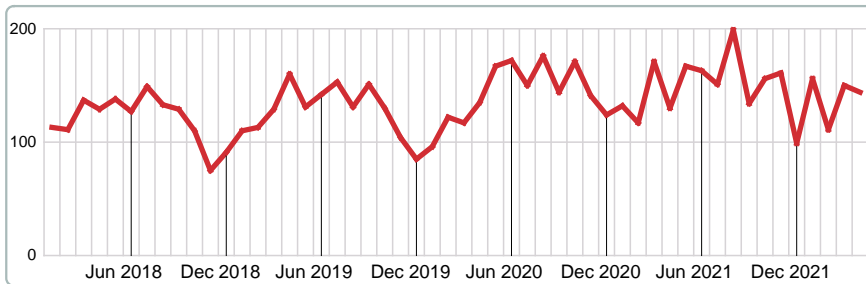
APRIL



YEAR TO DATE (YTD)

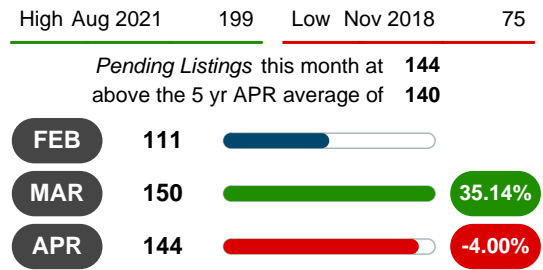


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 140



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	9.72%	8.5	2	12	0	0
\$150,001 - \$175,000	11	7.64%	4.0	2	8	1	0
\$175,001 - \$225,000	28	19.44%	5.0	1	25	2	0
\$225,001 - \$275,000	35	24.31%	6.0	1	25	9	0
\$275,001 - \$425,000	22	15.28%	6.5	1	12	9	0
\$425,001 - \$575,000	18	12.50%	12.0	1	4	12	1
\$575,001 and up	16	11.11%	9.5	0	3	6	7
Total Pending Units	144			8	89	39	8
Total Pending Volume	46,070,818	100%	7.0	1.99M	22.30M	16.36M	5.42M
Median Listing Price	\$250,000			\$187,450	\$225,000	\$395,000	\$646,000

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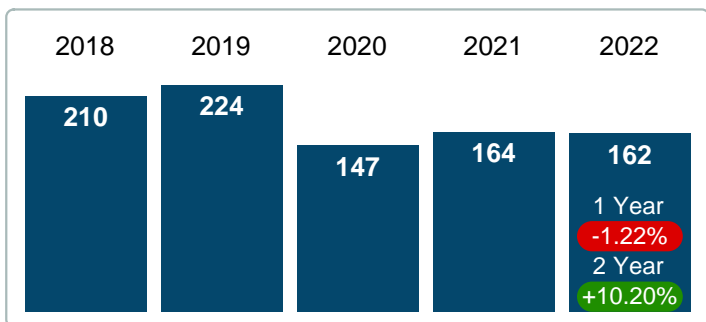
Area Delimited by County Of Rogers - Residential Property Type



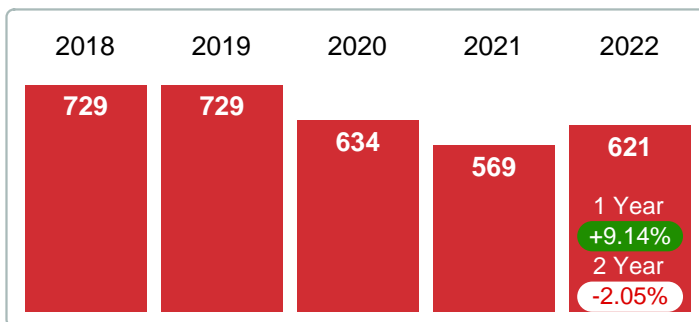
NEW LISTINGS

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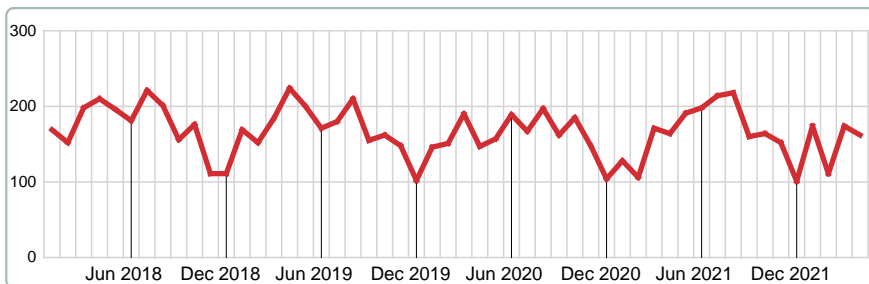
APRIL



YEAR TO DATE (YTD)

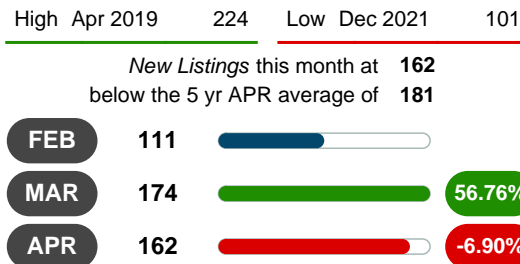


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$259,000		\$140,000	\$230,000	\$447,500	\$690,000

April 2022



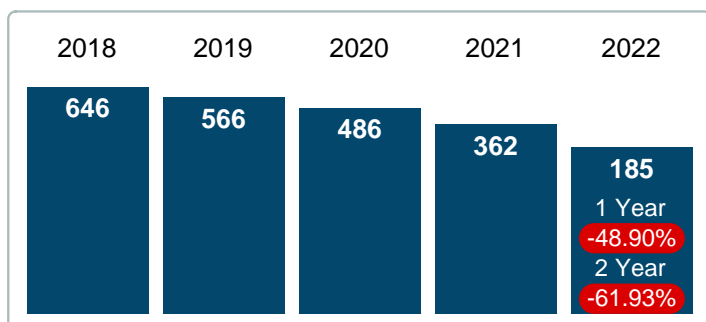
Area Delimited by County Of Rogers - Residential Property Type



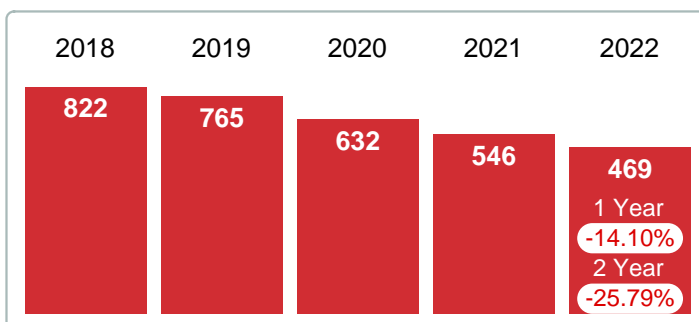
ACTIVE INVENTORY

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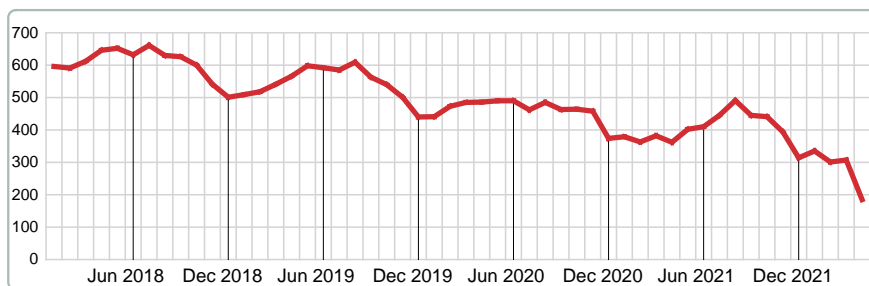
END OF APRIL



ACTIVE DURING APRIL

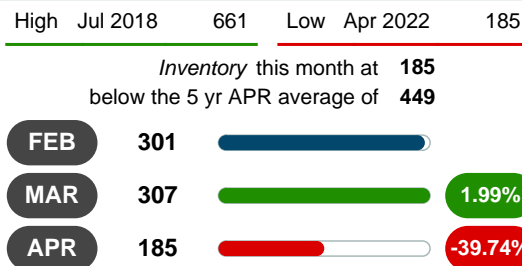


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 449



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.27%	38.0	9	10	0	0
\$125,001 - \$175,000	17	9.19%	24.0	4	12	1	0
\$175,001 - \$250,000	33	17.84%	31.0	2	25	6	0
\$250,001 - \$450,000	47	25.41%	41.0	1	29	15	2
\$450,001 - \$500,000	26	14.05%	43.0	0	10	14	2
\$500,001 - \$725,000	24	12.97%	37.0	1	5	13	5
\$725,001 and up	19	10.27%	64.0	1	4	8	6
Total Active Inventory by Units	185			18	95	57	15
Total Active Inventory by Volume	79,797,141	100%	37.0	4.20M	31.24M	31.08M	13.28M
Median Active Inventory Listing Price	\$350,000			\$126,000	\$264,000	\$482,999	\$699,000

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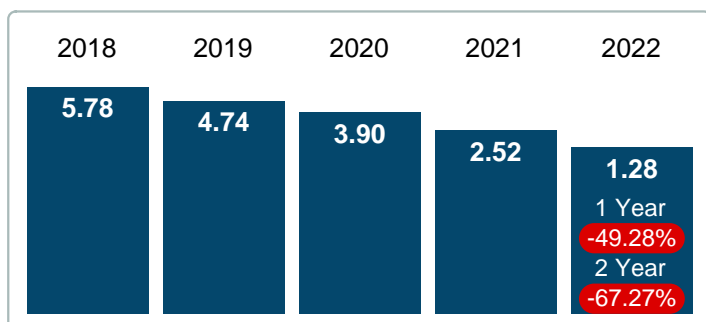
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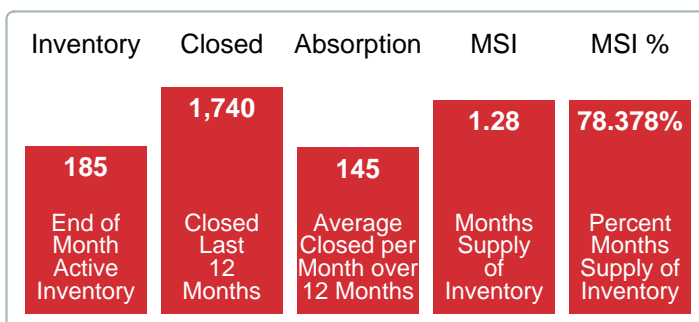
MONTHS SUPPLY of INVENTORY (MSI)

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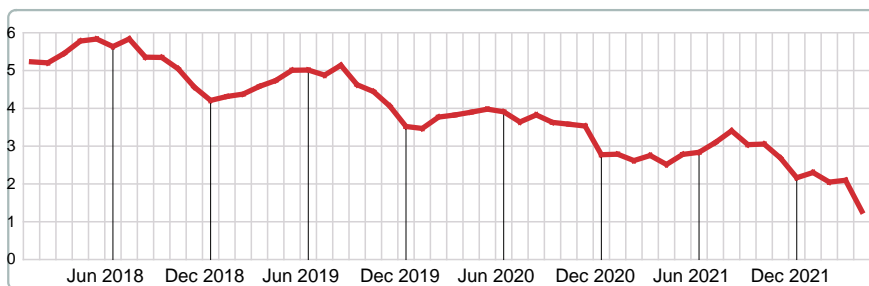
MSI FOR APRIL



INDICATORS FOR APRIL 2022

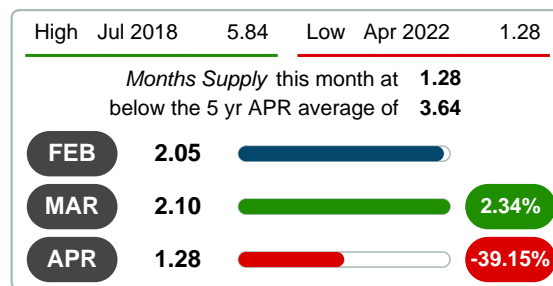


5 YEAR MARKET ACTIVITY TRENDS



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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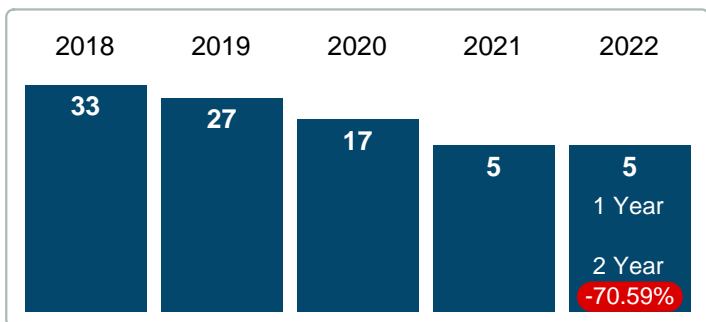
Area Delimited by County Of Rogers - Residential Property Type



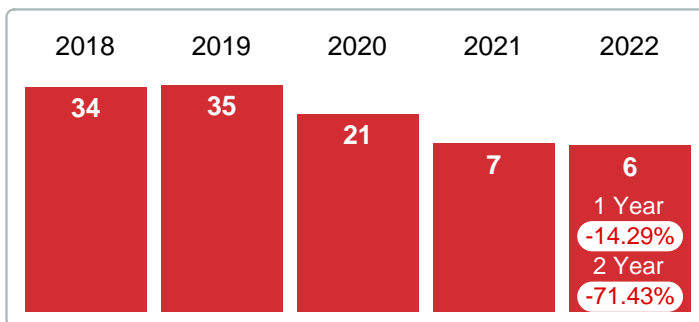
MEDIAN DAYS ON MARKET TO SALE

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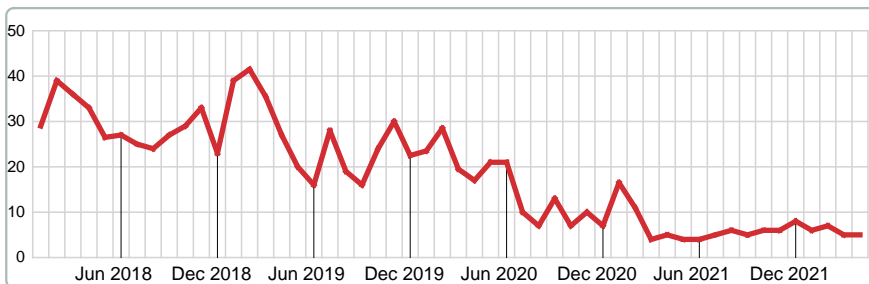
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

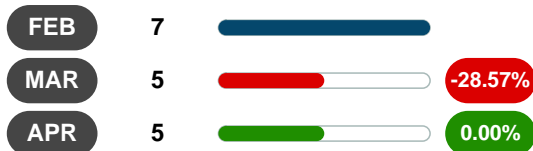


3 MONTHS

5 year APR AVG = 17

High Feb 2019 42 Low Jun 2021 4

Median Days on Market to Sale this month at 5 below the 5 yr APR average of 17



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	9.40%	6	5	5	0	7
\$150,001 - \$200,000	13.42%	5	6	3	6	0
\$200,001 - \$225,000	10.74%	7	0	9	4	0
\$225,001 - \$325,000	27.52%	5	21	5	3	0
\$325,001 - \$400,000	13.42%	3	0	2	3	33
\$400,001 - \$500,000	16.11%	6	311	6	6	0
\$500,001 and up	9.40%	5	0	6	13	3
Median Closed DOM		5	6	5	4	6
Total Closed Units	100%	149	11	85	47	6
Total Closed Volume		45,803,232	2.02M	21.95M	18.69M	3.14M

April 2022



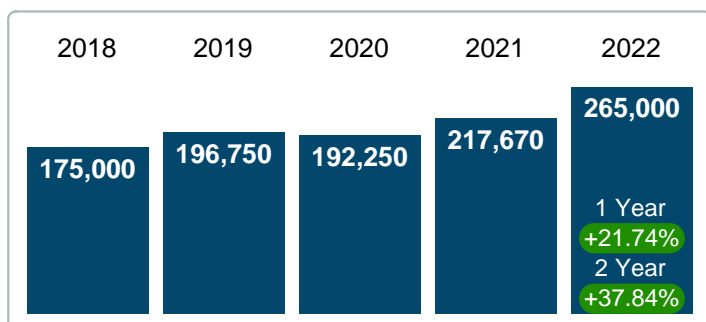
Area Delimited by County Of Rogers - Residential Property Type



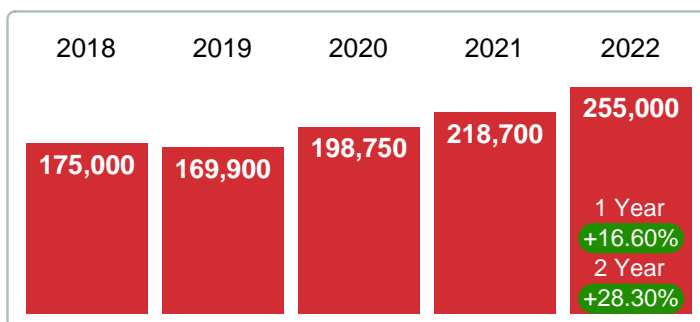
MEDIAN LIST PRICE AT CLOSING

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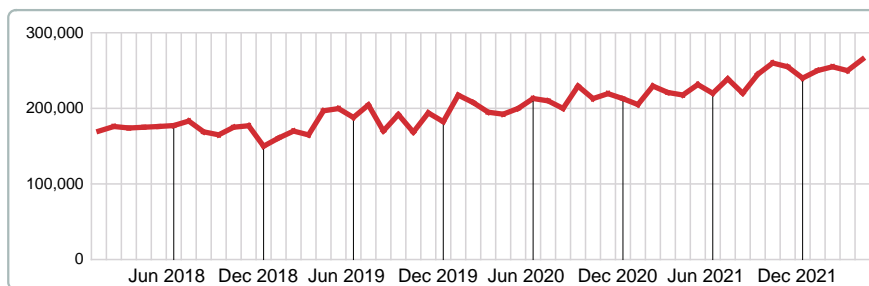
APRIL



YEAR TO DATE (YTD)

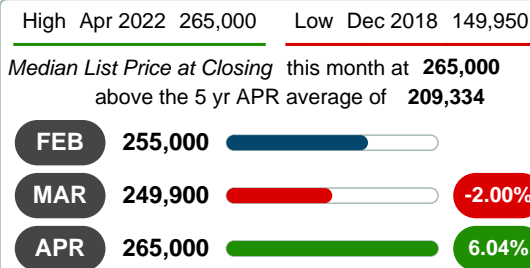


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 209,334



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	17	11.41%	123,900	107,400	104,450	144,950	135,000	
\$150,001 - \$200,000	21	14.09%	174,900	162,200	175,000	162,250	0	
\$200,001 - \$225,000	18	12.08%	219,548	0	219,760	210,000	0	
\$225,001 - \$325,000	33	22.15%	260,000	270,000	260,000	243,378	0	
\$325,001 - \$400,000	23	15.44%	360,363	0	369,500	360,000	365,000	
\$400,001 - \$500,000	22	14.77%	439,950	495,000	419,900	443,565	0	
\$500,001 and up	15	10.07%	594,900	0	572,450	559,900	617,500	
Median List Price		265,000		140,000	227,490	400,000	597,950	
Total Closed Units		149	100%	265,000	11	85	47	6
Total Closed Volume		45,597,429			2.02M	21.68M	18.75M	3.15M

April 2022



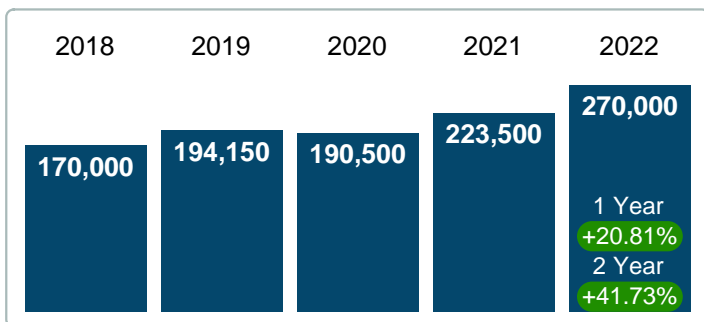
Area Delimited by County Of Rogers - Residential Property Type



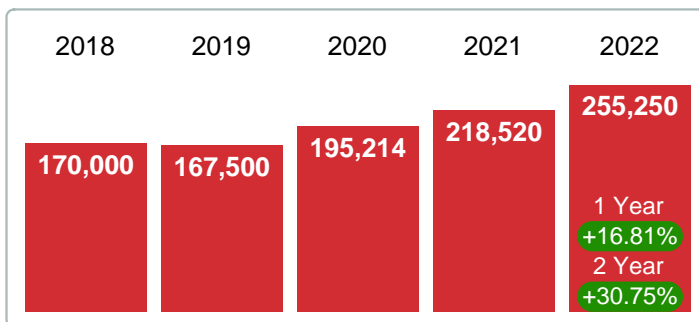
MEDIAN SOLD PRICE AT CLOSING

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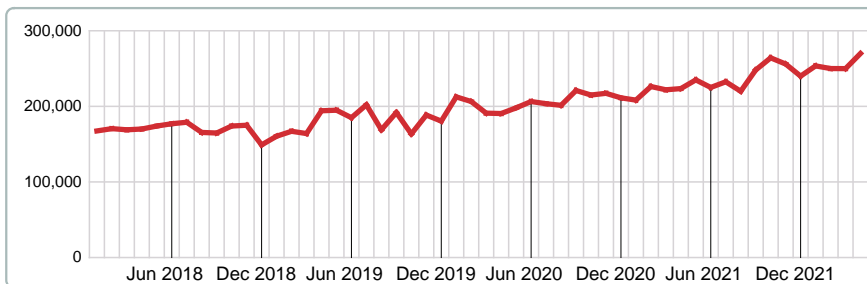
APRIL



YEAR TO DATE (YTD)

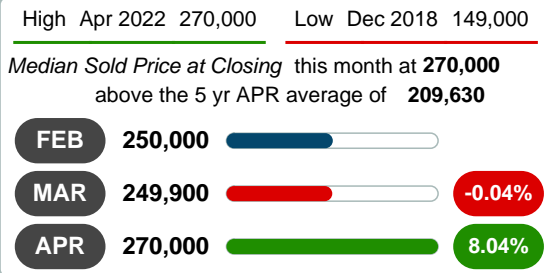


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 209,630



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	14	9.40%	116,500	115,000	106,500	0	135,000
\$150,001 - \$200,000	20	13.42%	167,000	160,000	170,000	160,000	0
\$200,001 - \$225,000	16	10.74%	220,000	0	220,000	220,000	0
\$225,001 - \$325,000	41	27.52%	261,500	260,000	261,750	250,000	0
\$325,001 - \$400,000	20	13.42%	375,352	0	376,700	375,000	350,000
\$400,001 - \$500,000	24	16.11%	437,500	485,000	431,831	438,950	0
\$500,001 and up	14	9.40%	572,841	0	535,950	570,291	617,500
Median Sold Price			270,000	152,679	233,500	405,575	587,500
Total Closed Units		100%	270,000	11	85	47	6
Total Closed Volume			45,803,232	2.02M	21.95M	18.69M	3.14M

April 2022



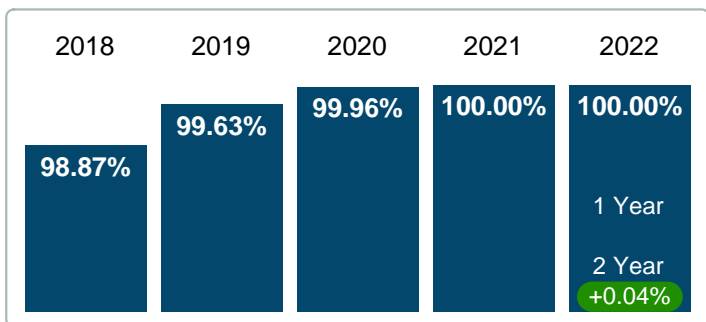
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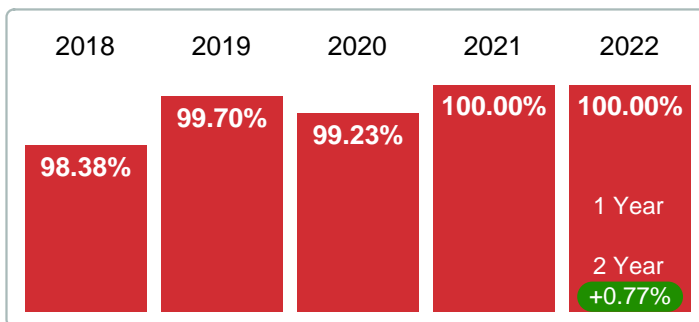
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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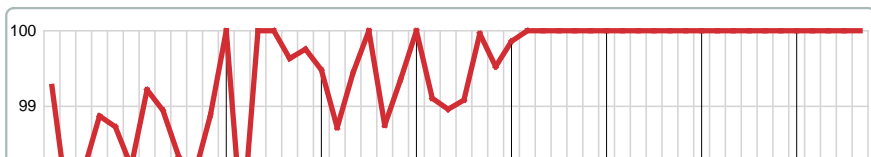
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.69%

High Apr 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.69%

- FEB 100.00%
- MAR 100.00%
- APR 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
\$150,000 and less	14	9.40%	100.00%	102.70%	99.63%	0.00%	100.00%
\$150,001 - \$200,000	20	13.42%	101.67%	100.06%	100.00%	105.17%	0.00%
\$200,001 - \$225,000	16	10.74%	101.71%	0.00%	101.14%	104.76%	0.00%
\$225,001 - \$325,000	41	27.52%	100.04%	96.23%	102.36%	100.00%	0.00%
\$325,001 - \$400,000	20	13.42%	100.67%	0.00%	101.07%	101.33%	95.89%
\$400,001 - \$500,000	24	16.11%	100.00%	97.98%	103.34%	100.00%	0.00%
\$500,001 and up	14	9.40%	100.00%	0.00%	94.11%	100.19%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.32%	100.00%	100.00%
Total Closed Units	149	100%	100.00%	11	85	47	6
Total Closed Volume	45,803,232			2.02M	21.95M	18.69M	3.14M

April 2022



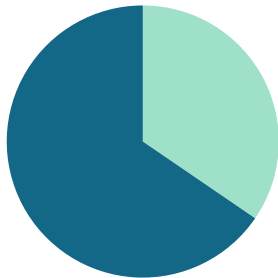
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

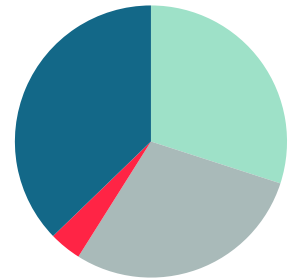


Inventory
 New Listings
162 = 34.54%
 Start Inventory
307
 Total Inventory Units
469
 Volume
\$171,222,112

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%
Median List Price	217,670	265,000	21.74%	218,700	255,000	16.60%
Median Sale Price	223,500	270,000	20.81%	218,520	255,250	16.81%
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	5.00	5.00	0.00%	7.00	6.00	-14.29%
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%

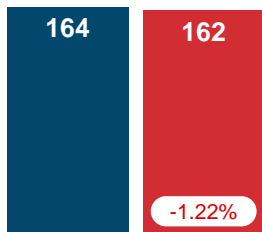
Absorption: Last 12 months, an Average of **145** Sales/Month

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

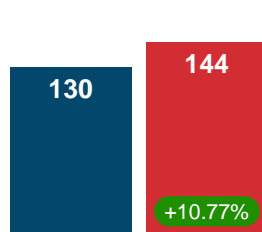
2021 **2022**

APRIL MARKET

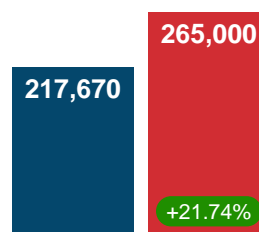
New Listings



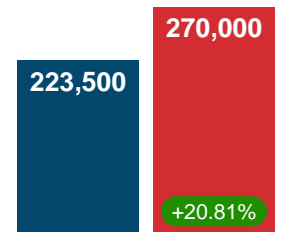
Pending Listings



List Price

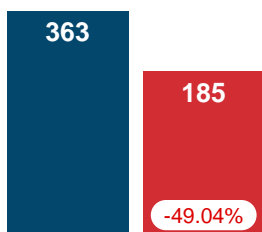


Sale Price

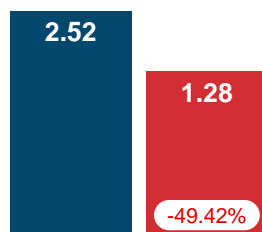


INVENTORY

Active Inventory



Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio

+0.00%

Days on Market

+0.00%