

August 2022



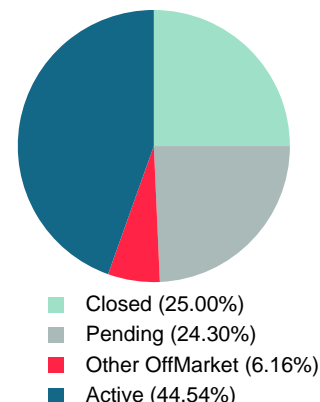
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	151	142	-5.96%
Pending Listings	199	138	-30.65%
New Listings	218	183	-16.06%
Median List Price	220,000	238,250	8.30%
Median Sale Price	220,000	239,750	8.98%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	7.00	16.67%
End of Month Inventory	491	253	-48.47%
Months Supply of Inventory	3.41	1.73	-49.21%



Absorption: Last 12 months, an Average of **146** Sales/Month
Active Inventory as of August 31, 2022 = **253**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **48.47%** to 253 existing homes available for sale. Over the last 12 months this area has had an average of 146 closed sales per month. This represents an unsold inventory index of **1.73** 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 **8.98%** in August 2022 to \$239,750 versus the previous year at \$220,000.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 1.00 days or **16.67%** in August 2022 compared to last year's same month at **6.00** DOM.

Sales Success for August 2022 is Positive

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

There were 183 New Listings in August 2022, down **16.06%** from last year at 218. Furthermore, there were 142 Closed Listings this month versus last year at 151, a **-5.96%** decrease.

Closed versus Listed trends yielded a **77.6%** ratio, up from previous year's, August 2021, at **69.3%**, a **12.03%** upswing. This will certainly create pressure on a decreasing Month's 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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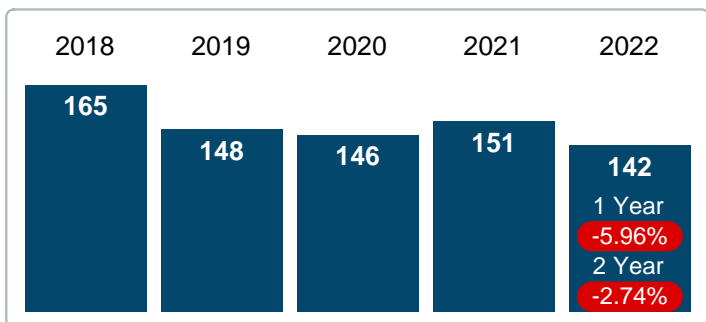
Area Delimited by County Of Rogers - Residential Property Type



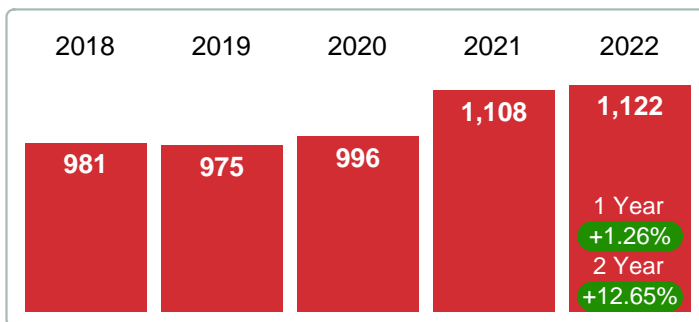
CLOSED LISTINGS

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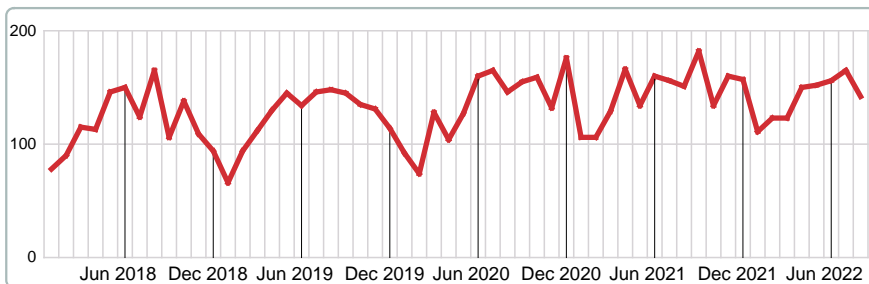
AUGUST



YEAR TO DATE (YTD)

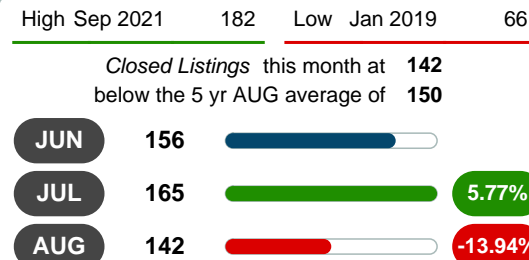


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 150



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	4.93%	4.0	5	2	0	0
\$125,001 - \$175,000	23	16.20%	9.0	4	19	0	0
\$175,001 - \$200,000	16	11.27%	6.0	0	15	1	0
\$200,001 - \$300,000	41	28.87%	7.0	1	31	9	0
\$300,001 - \$400,000	26	18.31%	10.5	0	13	12	1
\$400,001 - \$525,000	14	9.86%	6.5	0	7	4	3
\$525,001 and up	15	10.56%	12.0	0	3	9	3
Total Closed Units	142			10	90	35	7
Total Closed Volume	43,932,671	100%	7.0	1.10M	22.89M	14.97M	4.98M
Median Closed Price	\$239,750			\$122,500	\$220,000	\$381,000	\$475,000

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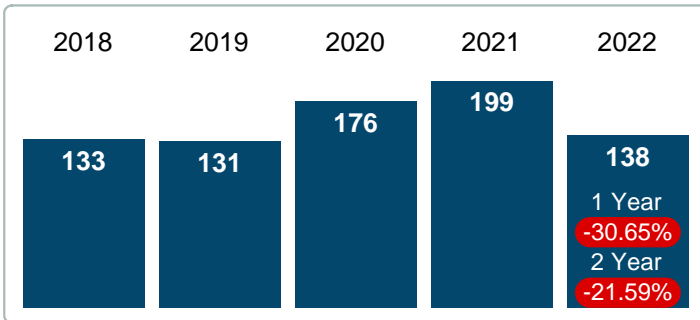
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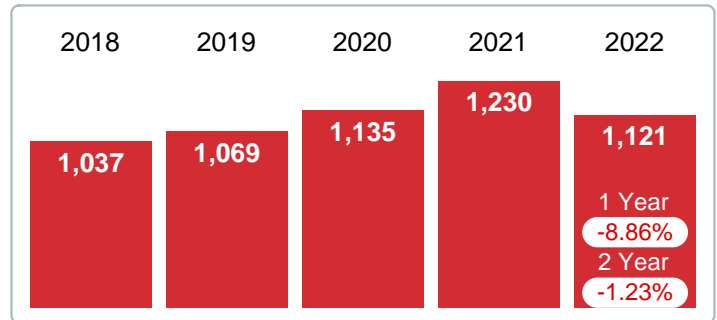
PENDING LISTINGS

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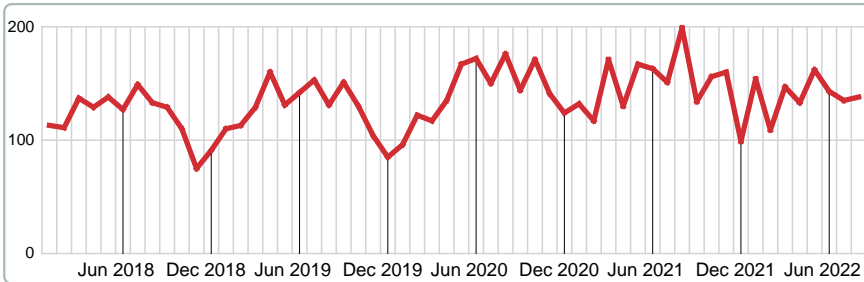
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 155

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 138
below the 5 yr AUG average of 155



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	12	8.70%	13.0	6	4	2	0
\$150,001 - \$175,000	12	8.70%	1.5	1	11	0	0
\$175,001 - \$225,000	29	21.01%	6.0	2	22	5	0
\$225,001 - \$300,000	31	22.46%	9.0	0	23	8	0
\$300,001 - \$400,000	25	18.12%	24.0	0	8	15	2
\$400,001 - \$475,000	13	9.42%	31.0	0	6	5	2
\$475,001 and up	16	11.59%	22.0	0	3	11	2
Total Pending Units	138			9	77	46	6
Total Pending Volume	41,362,029	100%	11.0	990.20K	19.39M	18.03M	2.95M
Median Listing Price	\$247,000			\$100,000	\$227,000	\$334,950	\$462,000

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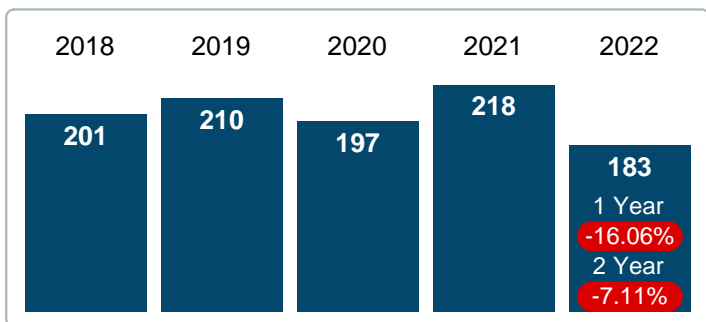
Area Delimited by County Of Rogers - Residential Property Type



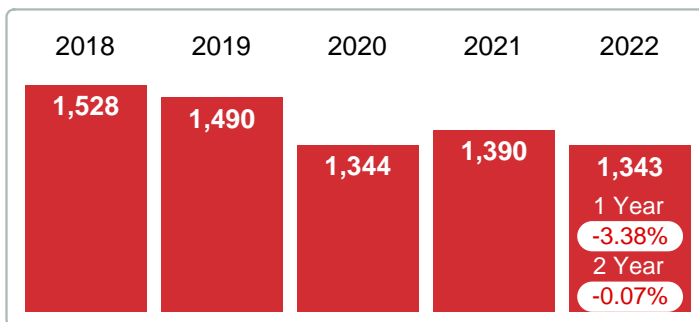
NEW LISTINGS

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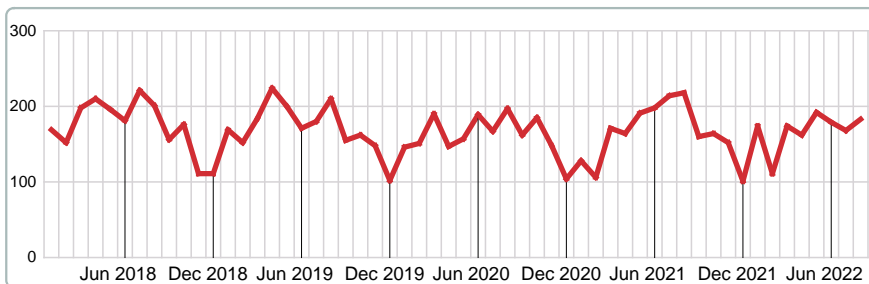
AUGUST



YEAR TO DATE (YTD)

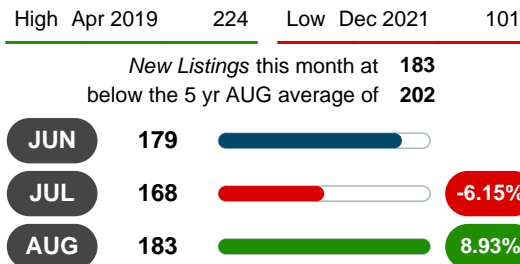


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 202



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	9.29%	8	8	1	0
\$150,001 - \$175,000	17	9.29%	4	12	1	0
\$175,001 - \$225,000	35	19.13%	4	25	6	0
\$225,001 - \$325,000	40	21.86%	1	26	11	2
\$325,001 - \$450,000	26	14.21%	2	12	8	4
\$450,001 - \$575,000	27	14.75%	1	9	13	4
\$575,001 and up	21	11.48%	0	3	13	5
Total New Listed Units	183		20	95	53	15
Total New Listed Volume	63,992,061	100%	3.73M	28.36M	23.52M	8.38M
Median New Listed Listing Price	\$268,500		\$157,500	\$229,900	\$427,000	\$475,000

August 2022



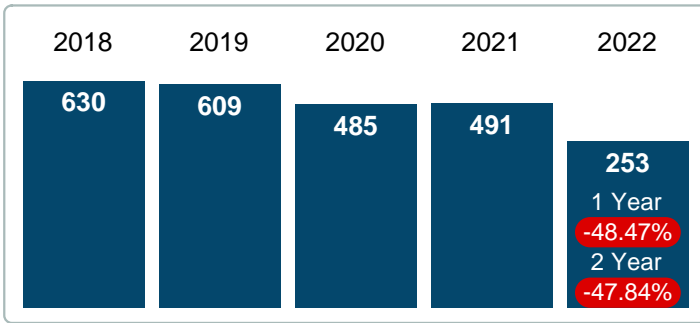
Area Delimited by County Of Rogers - Residential Property Type



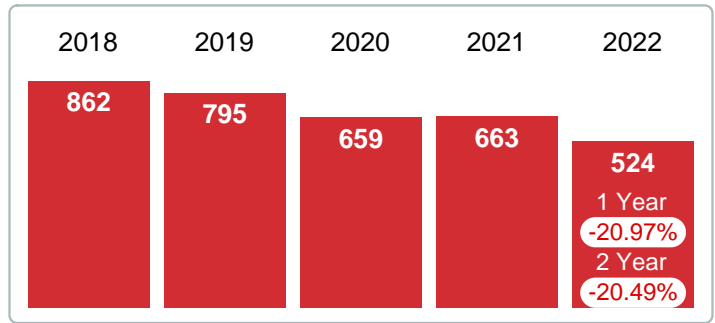
ACTIVE INVENTORY

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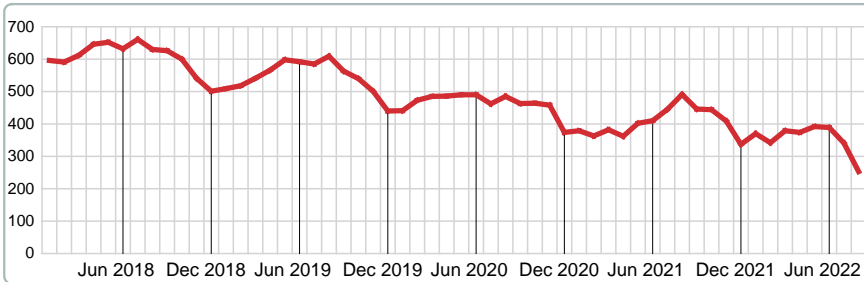
END OF AUGUST



ACTIVE DURING AUGUST

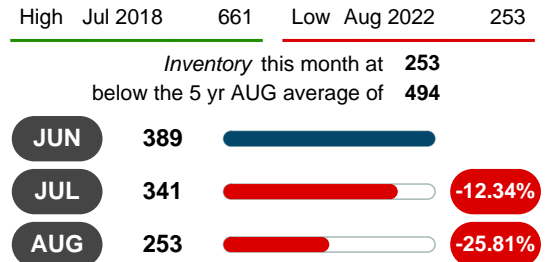


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 494



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	23	9.09%	28.0	7	15	0	1
\$150,001 - \$200,000	27	10.67%	26.0	5	19	3	0
\$200,001 - \$300,000	45	17.79%	28.0	2	31	11	1
\$300,001 - \$450,000	61	24.11%	48.0	3	34	19	5
\$450,001 - \$525,000	30	11.86%	48.5	1	10	17	2
\$525,001 - \$725,000	42	16.60%	38.5	0	9	22	11
\$725,001 and up	25	9.88%	65.0	0	7	11	7
Total Active Inventory by Units	253			18	125	83	27
Total Active Inventory by Volume	113,449,177	100%	42.0	3.68M	44.47M	46.55M	18.75M
Median Active Inventory Listing Price	\$375,000			\$164,500	\$290,000	\$485,000	\$598,000

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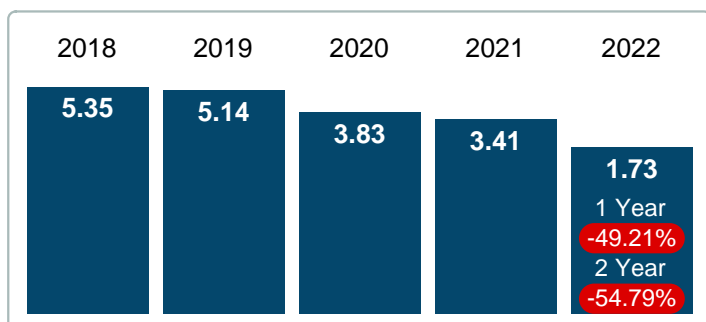
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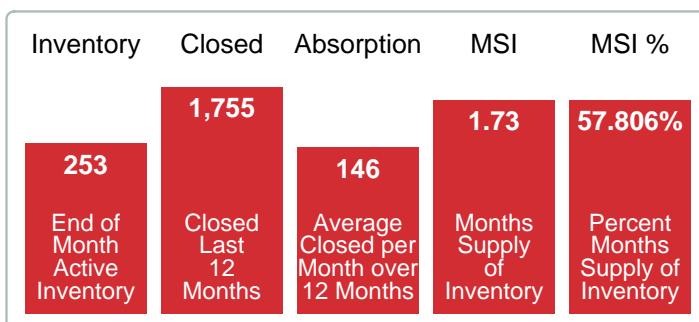
MONTHS SUPPLY of INVENTORY (MSI)

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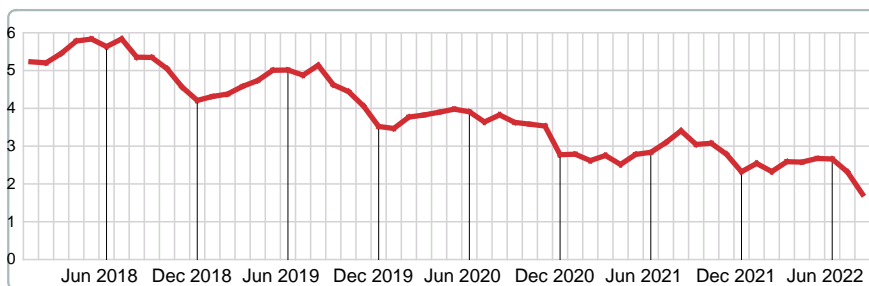
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

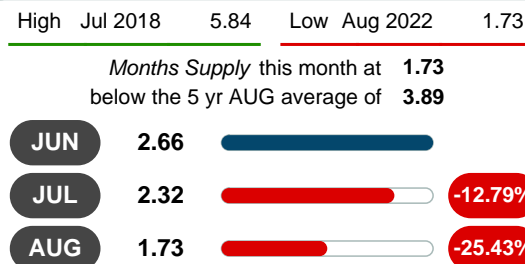


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.89



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
\$150,000 and less	23	9.09%	1.12	1.02	1.23	0.00	4.00
\$150,001 - \$200,000	27	10.67%	1.19	5.00	1.02	0.97	0.00
\$200,001 - \$300,000	45	17.79%	0.96	1.41	0.93	0.96	2.40
\$300,001 - \$450,000	61	24.11%	1.72	5.14	2.04	1.14	3.16
\$450,001 - \$525,000	30	11.86%	3.67	6.00	5.00	3.52	1.71
\$525,001 - \$725,000	42	16.60%	4.80	0.00	6.75	3.88	6.29
\$725,001 and up	25	9.88%	6.67	0.00	42.00	6.95	3.65
Market Supply of Inventory (MSI)			1.73	1.79	1.48	1.86	3.81
Total Active Inventory by Units		100%	1.73	18	125	83	27

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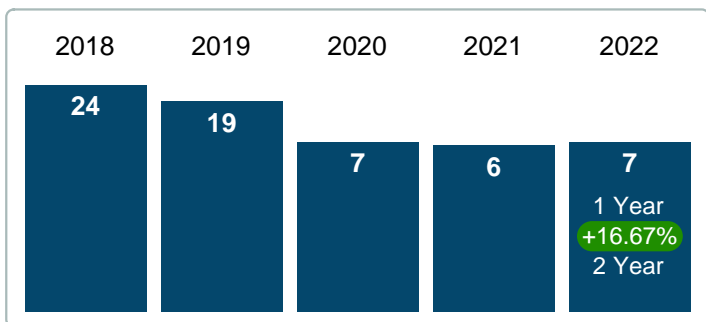
Area Delimited by County Of Rogers - Residential Property Type



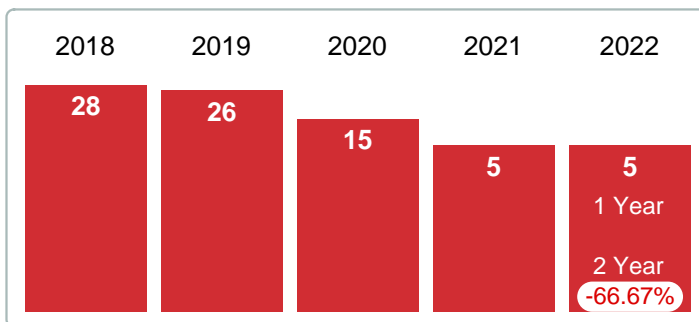
MEDIAN DAYS ON MARKET TO SALE

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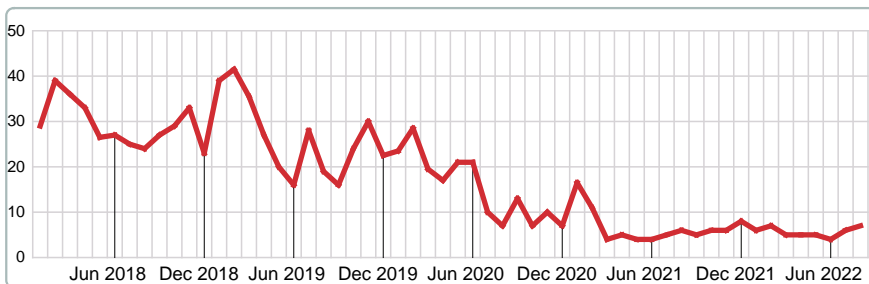
AUGUST



YEAR TO DATE (YTD)

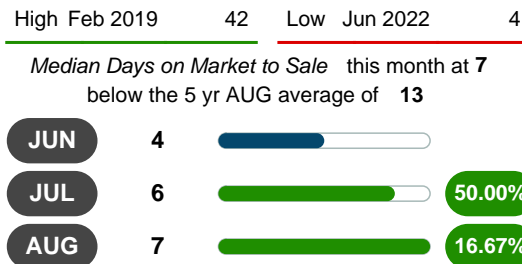


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 13



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
\$125,000 and less	4.93%	4	4	3	0	0
\$125,001 - \$175,000	16.20%	9	14	9	0	0
\$175,001 - \$200,000	11.27%	6	0	6	26	0
\$200,001 - \$300,000	28.87%	7	37	7	6	0
\$300,001 - \$400,000	18.31%	11	0	12	8	3
\$400,001 - \$525,000	9.86%	7	0	15	3	1
\$525,001 and up	10.56%	12	0	48	3	28
Median Closed DOM		7	5	8	5	3
Total Closed Units	100%	142	10	90	35	7
Total Closed Volume		43,932,671	1.10M	22.89M	14.97M	4.98M

August 2022



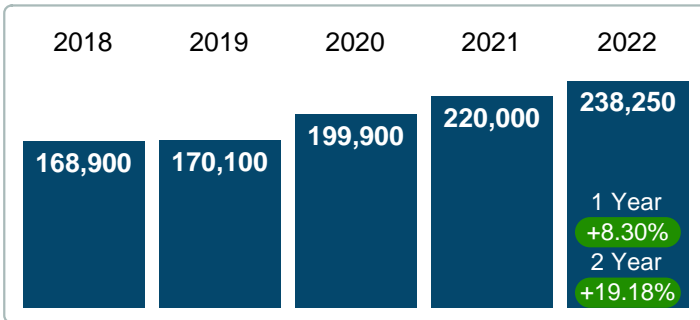
Area Delimited by County Of Rogers - Residential Property Type



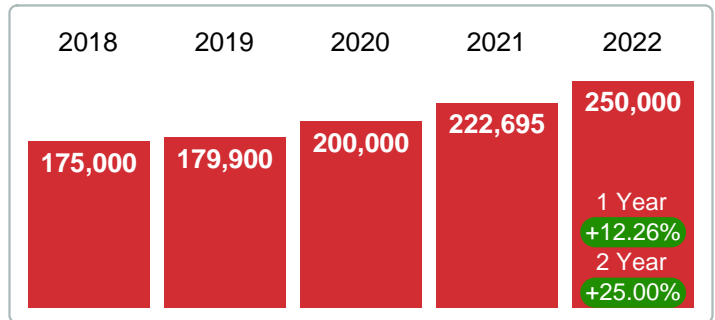
MEDIAN LIST PRICE AT CLOSING

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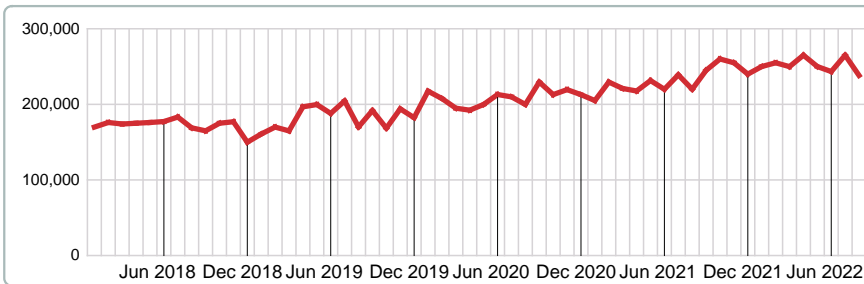
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

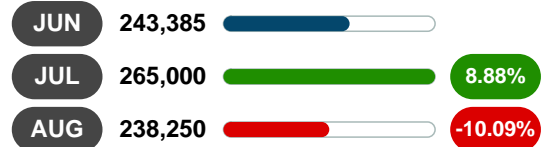


3 MONTHS

5 year AUG AVG = 199,430

High Jul 2022 265,000 Low Dec 2018 149,950

Median List Price at Closing this month at **238,250**
above the 5 yr AUG average of **199,430**



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
\$125,000 and less	7	4.93%	65,000	59,000	125,000	0	0
\$125,001 - \$175,000	21	14.79%	150,000	145,000	155,000	0	0
\$175,001 - \$200,000	19	13.38%	190,000	0	190,000	0	0
\$200,001 - \$300,000	41	28.87%	232,500	235,000	229,618	242,500	0
\$300,001 - \$400,000	23	16.20%	350,000	0	348,450	375,000	315,000
\$400,001 - \$525,000	15	10.56%	450,000	0	431,750	462,450	475,000
\$525,001 and up	16	11.27%	599,450	0	697,000	550,000	1,200,000
Median List Price			238,250	130,000	219,900	380,000	475,000
Total Closed Units		100%	238,250	10	90	35	7
Total Closed Volume			45,116,193	1.16M	24.08M	14.88M	5.00M

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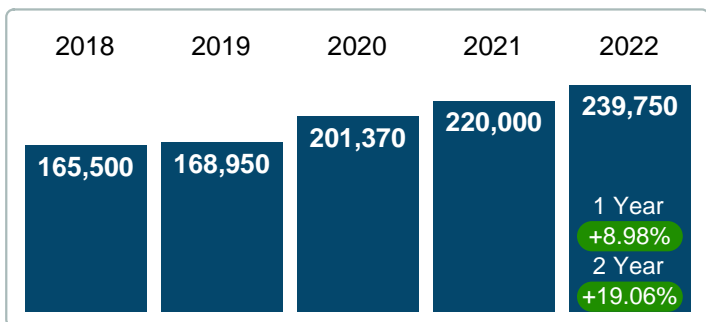
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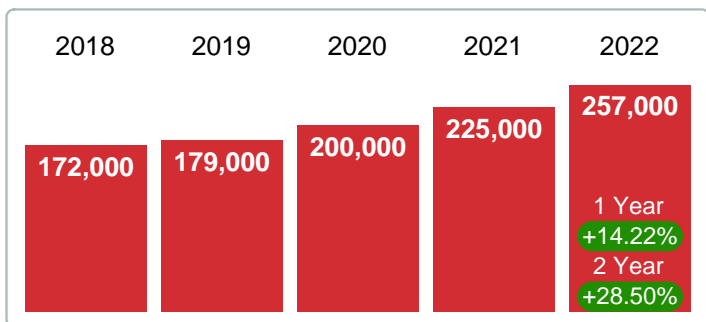
MEDIAN SOLD PRICE AT CLOSING

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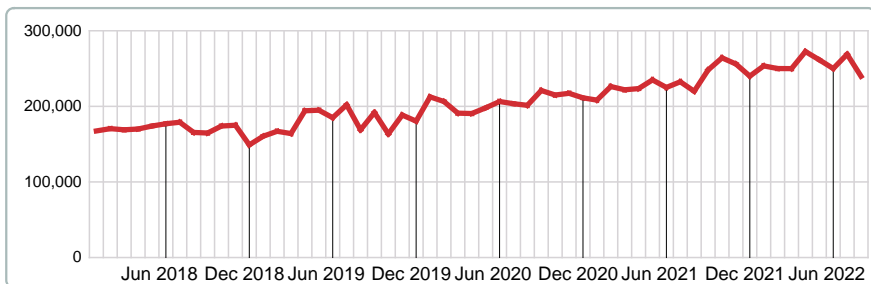
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

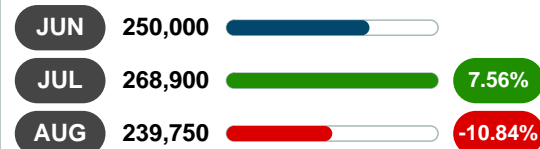


3 MONTHS

5 year AUG AVG = 199,114

High Apr 2022 272,500 Low Dec 2018 149,000

Median Sold Price at Closing this month at **239,750** above the 5 yr AUG average of **199,114**



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
\$125,000 and less	4.93%	58,000	58,000	125,000	0	0
\$125,001 - \$175,000	16.20%	150,000	142,500	155,000	0	0
\$175,001 - \$200,000	11.27%	190,500	0	191,000	190,000	0
\$200,001 - \$300,000	28.87%	231,500	225,000	229,235	235,000	0
\$300,001 - \$400,000	18.31%	352,475	0	343,000	376,500	315,000
\$400,001 - \$525,000	9.86%	461,000	0	429,000	462,577	463,000
\$525,001 and up	10.56%	590,000	0	590,000	570,100	1,138,500
Median Sold Price		239,750	122,500	220,000	381,000	475,000
Total Closed Units	100%	142	10	90	35	7
Total Closed Volume		43,932,671	1.10M	22.89M	14.97M	4.98M

August 2022



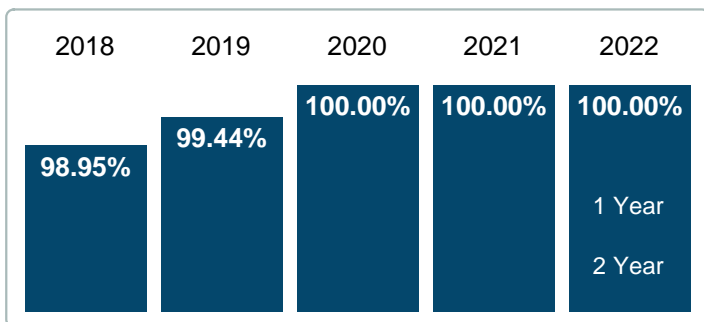
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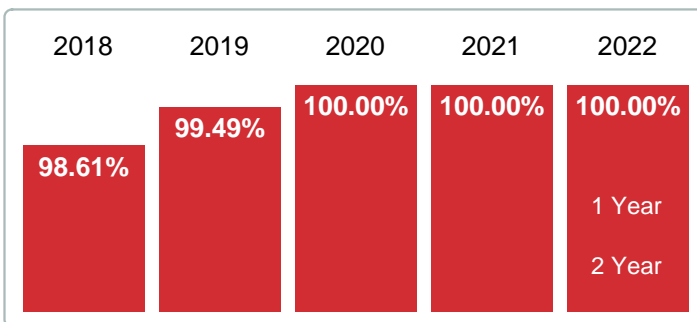
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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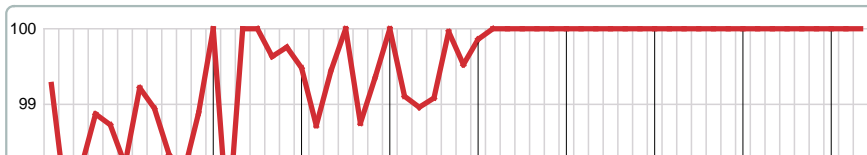
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.68%

High Aug 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.68%**

JUN 100.00%
 JUL 100.00%
 AUG 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
\$125,000 and less	7	4.93%	100.00%	96.67%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	23	16.20%	100.00%	100.00%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	16	11.27%	100.00%	0.00%	100.00%	90.48%	0.00%
\$200,001 - \$300,000	41	28.87%	100.00%	95.74%	100.22%	100.00%	0.00%
\$300,001 - \$400,000	26	18.31%	100.00%	0.00%	100.00%	100.00%	100.00%
\$400,001 - \$525,000	14	9.86%	100.00%	0.00%	99.51%	100.00%	100.00%
\$525,001 and up	15	10.56%	100.00%	0.00%	88.05%	100.00%	100.00%
Median Sold/List Ratio		100.00%		98.33%	100.00%	100.00%	100.00%
Total Closed Units	142	100%	100.00%	10	90	35	7
Total Closed Volume	43,932,671			1.10M	22.89M	14.97M	4.98M

August 2022



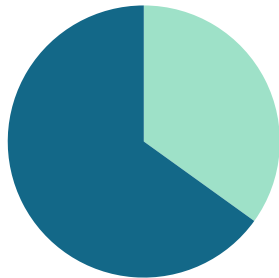
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

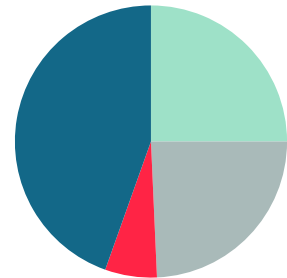


Inventory
 New Listings
183 = 34.92%
 Start Inventory
341
 Total Inventory Units
524
 Volume
\$203,105,617

Market Activity

Closed Sales
142 = 25.00%
 Pending Sales
138 = 24.30%
 Other Off Market
35 = 6.16%
 Active Inventory
253 = 44.54%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	151	142	-5.96%	1,108	1,122	1.26%
Pending Sales	199	138	-30.65%	1,230	1,121	-8.86%
New Listings	218	183	-16.06%	1,390	1,343	-3.38%
Median List Price	220,000	238,250	8.30%	222,695	250,000	12.26%
Median Sale Price	220,000	239,750	8.98%	225,000	257,000	14.22%
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	6.00	7.00	16.67%	5.00	5.00	0.00%
Monthly Inventory	491	253	-48.47%	491	253	-48.47%
Months Supply of Inventory	3.41	1.73	-49.21%	3.41	1.73	-49.21%

Absorption: Last 12 months, an Average of **146** Sales/Month

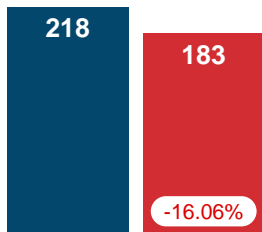
Inventory on August 31, 2022 = **253**

2021 **2022**

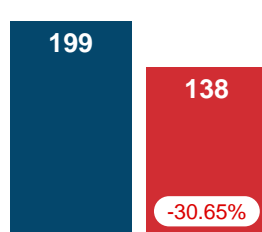
AUGUST MARKET

MEDIAN PRICES

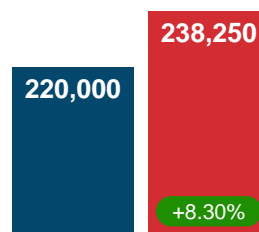
New Listings



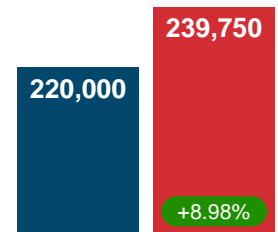
Pending Listings



List Price



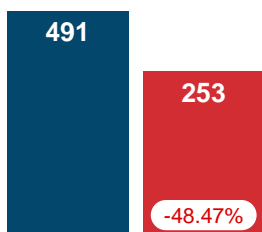
Sale Price



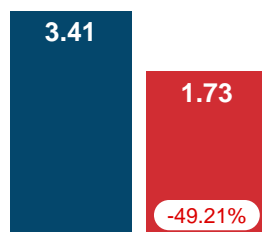
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

