

February 2022

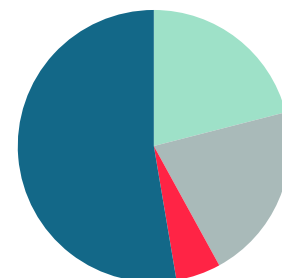
Area Delimited by County Of Rogers



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	2021	February 2022	+/-%
Closed Listings	118	146	23.73%
Pending Listings	145	146	0.69%
New Listings	136	156	14.71%
Average List Price	253,024	260,458	2.94%
Average Sale Price	249,242	256,967	3.10%
Average Percent of Selling Price to List Price	98.55%	98.81%	0.26%
Average Days on Market to Sale	32.07	29.40	-8.33%
End of Month Inventory	574	366	-36.24%
Months Supply of Inventory	3.50	2.06	-40.97%



■ Closed (21.01%)
■ Pending (21.01%)
■ Other OffMarket (5.32%)
■ Active (52.66%)

Absorption: Last 12 months, an Average of **177** Sales/Month
Active Inventory as of February 28, 2022 = **366**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **36.24%** to 366 existing homes available for sale. Over the last 12 months this area has had an average of 177 closed sales per month. This represents an unsold inventory index of **2.06** 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 **3.10%** in February 2022 to \$256,967 versus the previous year at \$249,242.

Average Days on Market Shortens

The average number of **29.40** days that homes spent on the market before selling decreased by 2.67 days or **8.33%** in February 2022 compared to last year's same month at **32.07** DOM.

Sales Success for February 2022 is Positive

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

There were 156 New Listings in February 2022, up **14.71%** from last year at 136. Furthermore, there were 146 Closed Listings this month versus last year at 118, a **23.73%** increase.

Closed versus Listed trends yielded a **93.6%** ratio, up from previous year's, February 2021, at **86.8%**, a **7.87%** 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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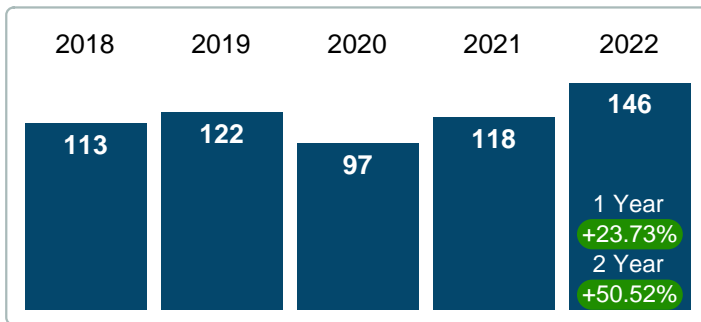
Area Delimited by County Of Rogers



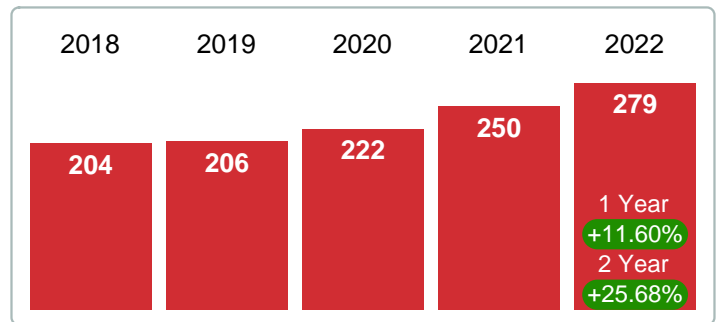
CLOSED LISTINGS

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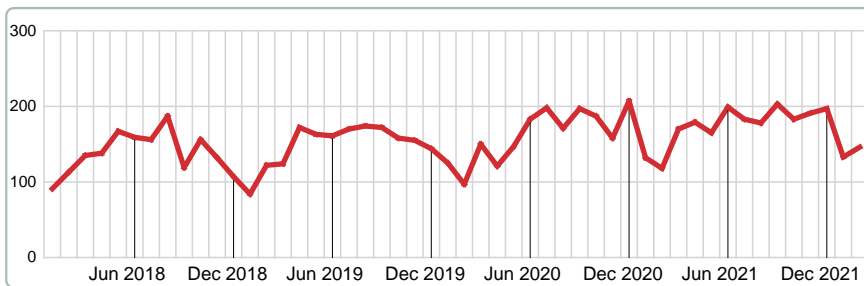
FEBRUARY



YEAR TO DATE (YTD)

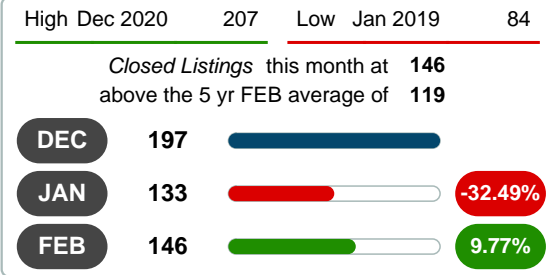


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 119



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	12	8.22%	38.4	4	5	3	0
\$25,001 - \$125,000	12	8.22%	31.1	10	2	0	0
\$125,001 - \$175,000	23	15.75%	17.5	4	15	4	0
\$175,001 - \$275,000	44	30.14%	21.6	4	30	9	1
\$275,001 - \$375,000	22	15.07%	31.8	0	8	12	2
\$375,001 - \$425,000	17	11.64%	32.1	0	4	12	1
\$425,001 and up	16	10.96%	53.8	0	3	10	3
Total Closed Units	146			22	67	50	7
Total Closed Volume	37,517,233	100%	29.4	2.24M	14.86M	16.65M	3.77M
Average Closed Price	\$256,967			\$101,807	\$221,772	\$332,975	\$538,571

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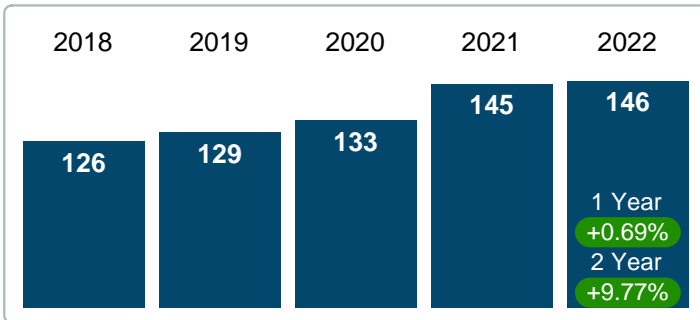
Area Delimited by County Of Rogers



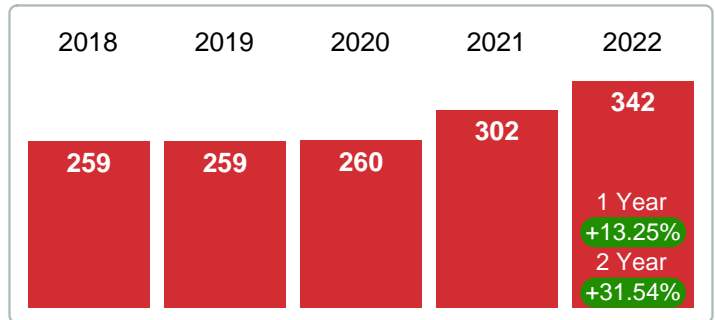
PENDING LISTINGS

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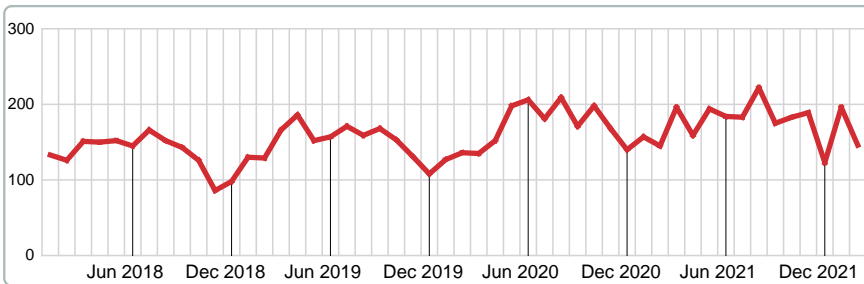
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 136

High Aug 2021 222 Low Nov 2018 86

Pending Listings this month at 146
above the 5 yr FEB average of 136



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	14	9.59%	34.1	9	2	3	0
\$60,001 - \$150,000	19	13.01%	70.4	11	6	2	0
\$150,001 - \$190,000	22	15.07%	24.0	2	17	3	0
\$190,001 - \$250,000	35	23.97%	27.1	5	25	5	0
\$250,001 - \$330,000	25	17.12%	43.4	3	15	6	1
\$330,001 - \$440,000	15	10.27%	30.9	0	8	6	1
\$440,001 and up	16	10.96%	37.9	3	3	9	1
Total Pending Units	146			33	76	34	3
Total Pending Volume	37,059,028	100%	55.6	6.65M	18.10M	10.99M	1.32M
Average Listing Price	\$131,049			\$201,402	\$238,146	\$323,345	\$439,970

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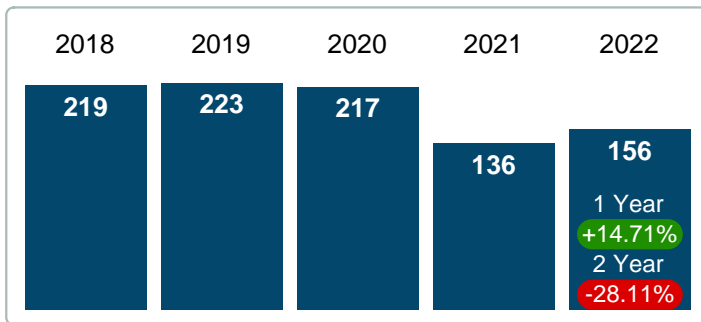
Area Delimited by County Of Rogers



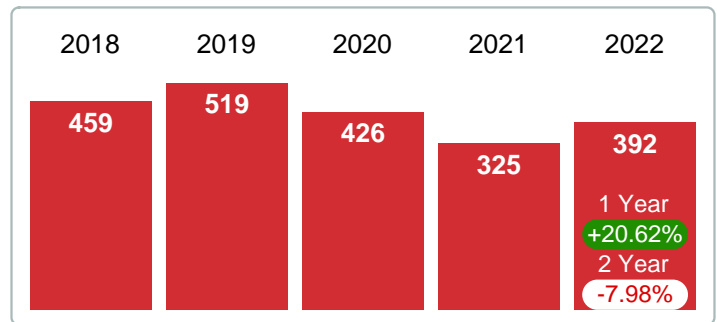
NEW LISTINGS

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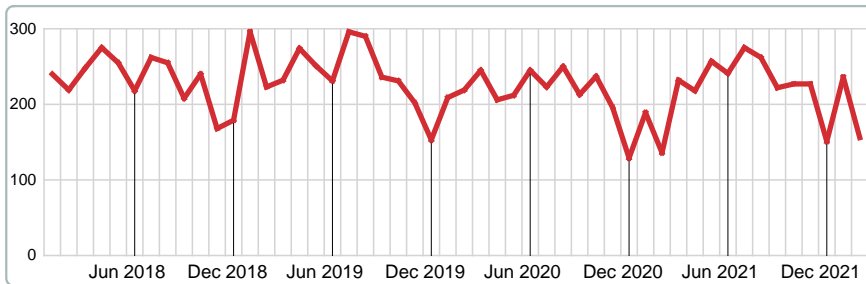
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 190

High Jul 2019 296 Low Dec 2020 129

New Listings this month at 156
below the 5 yr FEB average of 190



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	16	10.26%	9	5	2	0
\$60,001 - \$130,000	15	9.62%	11	4	0	0
\$130,001 - \$170,000	25	16.03%	10	10	5	0
\$170,001 - \$230,000	36	23.08%	6	27	3	0
\$230,001 - \$300,000	29	18.59%	8	14	7	0
\$300,001 - \$470,000	19	12.18%	3	7	9	0
\$470,001 and up	16	10.26%	3	6	5	2
Total New Listed Units	156		50	73	31	2
Total New Listed Volume	41,388,022	100%	10.89M	17.27M	10.86M	2.37M
Average New Listed Listing Price	\$112,659		\$217,742	\$236,624	\$350,272	\$1,184,455

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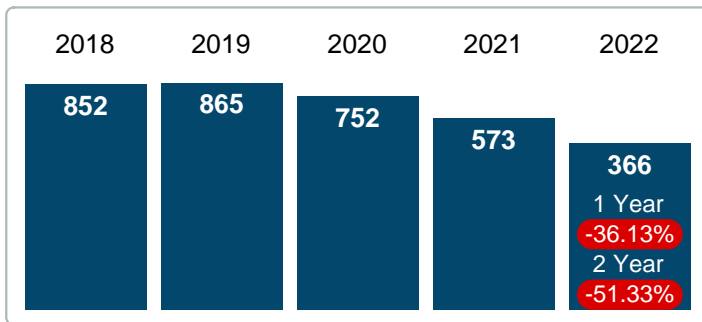
Area Delimited by County Of Rogers



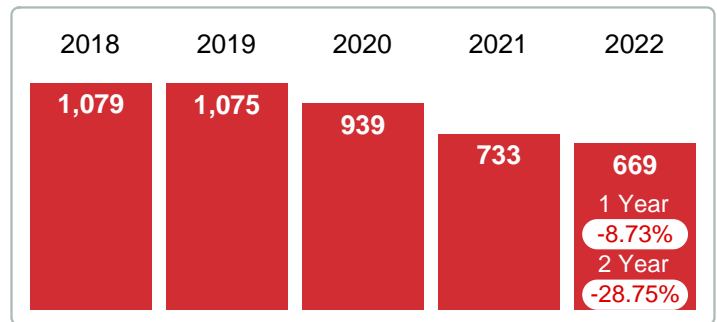
ACTIVE INVENTORY

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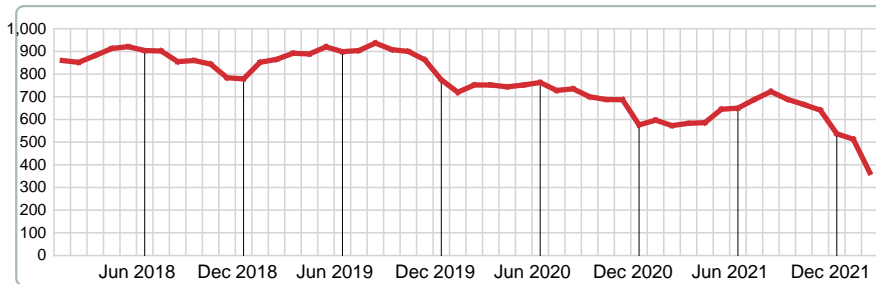
END OF FEBRUARY



ACTIVE DURING FEBRUARY

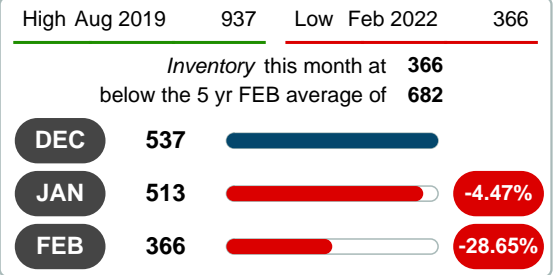


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 682



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	9	2.46%	60.3	4	4	1	0
\$25,001 - \$75,000	71	19.40%	126.8	70	1	0	0
\$75,001 - \$125,000	55	15.03%	93.4	50	5	0	0
\$125,001 - \$275,000	91	24.86%	66.5	55	28	8	0
\$275,001 - \$425,000	54	14.75%	76.2	16	24	13	1
\$425,001 - \$750,000	51	13.93%	73.5	15	12	19	5
\$750,001 and up	35	9.56%	112.1	17	3	8	7
Total Active Inventory by Units			366	227	77	49	13
Total Active Inventory by Volume			120,410,834	54.99M	25.60M	27.01M	12.81M
Average Active Inventory Listing Price			\$328,991	\$242,251	\$332,426	\$551,204	\$985,700

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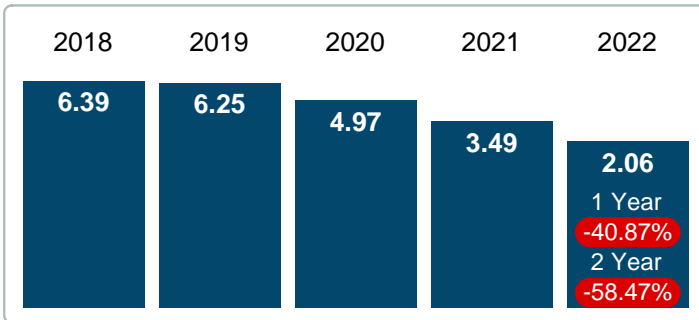
Area Delimited by County Of Rogers



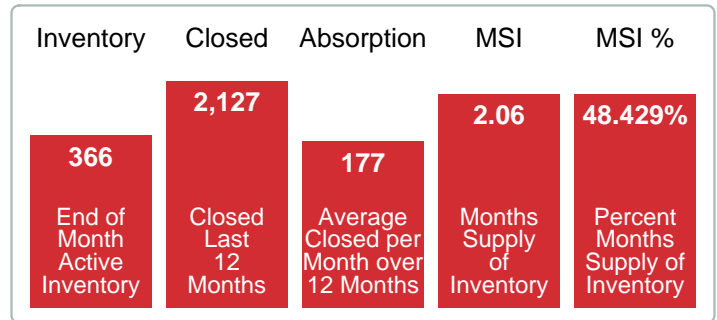
MONTHS SUPPLY of INVENTORY (MSI)

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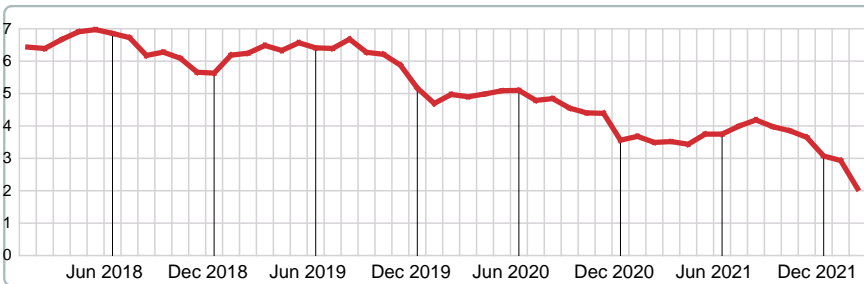
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

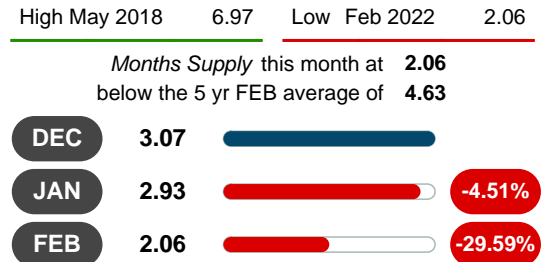


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.63



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	9	2.46%	0.98	1.09	1.12	0.55	0.00
\$25,001 - \$75,000	71	19.40%	5.01	5.75	0.55	0.00	0.00
\$75,001 - \$125,000	55	15.03%	4.58	7.32	1.07	0.00	0.00
\$125,001 - \$275,000	91	24.86%	1.12	7.17	0.51	0.45	0.00
\$275,001 - \$425,000	54	14.75%	1.39	8.73	1.44	0.70	0.55
\$425,001 - \$750,000	51	13.93%	2.90	16.36	4.97	1.81	1.33
\$750,001 and up	35	9.56%	9.13	29.14	18.00	5.33	4.42
Market Supply of Inventory (MSI)			2.06	6.74	0.91	0.97	1.51
Total Active Inventory by Units		100%	2.06	227	77	49	13

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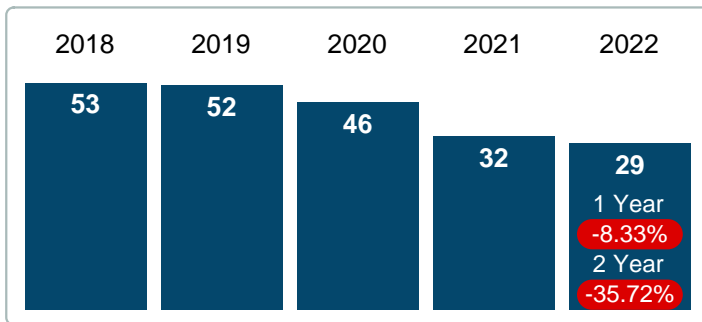
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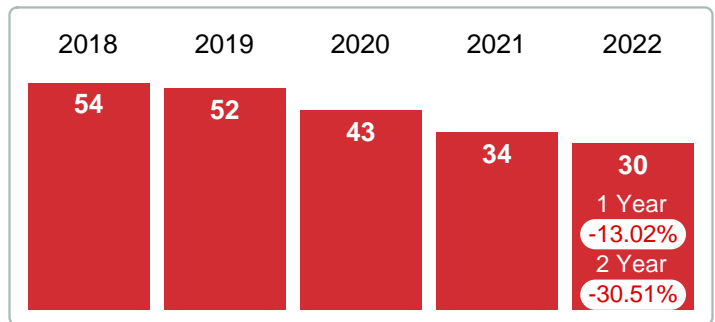
AVERAGE DAYS ON MARKET TO SALE

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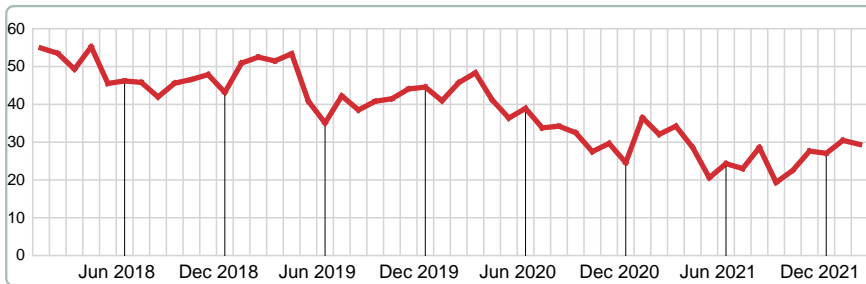
FEBRUARY



YEAR TO DATE (YTD)

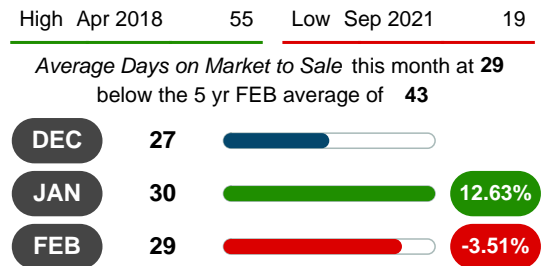


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 43



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
\$25,000 and less	8.22%	38	58	31	25	0
\$25,001 - \$125,000	8.22%	31	32	25	0	0
\$125,001 - \$175,000	15.75%	18	49	12	7	0
\$175,001 - \$275,000	30.14%	22	78	12	28	34
\$275,001 - \$375,000	15.07%	32	0	45	23	29
\$375,001 - \$425,000	11.64%	32	0	25	26	135
\$425,001 and up	10.96%	54	0	93	36	75
Average Closed DOM		29	48	22	26	65
Total Closed Units	100%	29	22	67	50	7
Total Closed Volume		37,517,233	2.24M	14.86M	16.65M	3.77M

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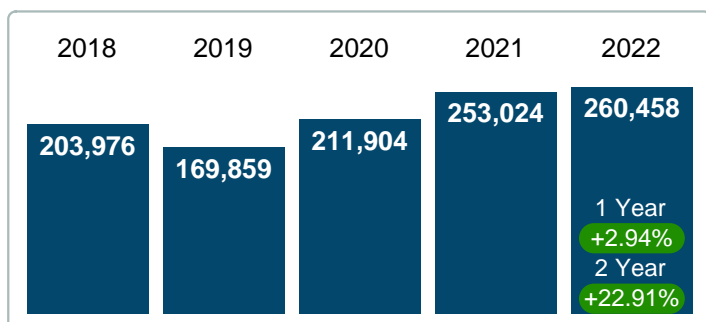
Area Delimited by County Of Rogers



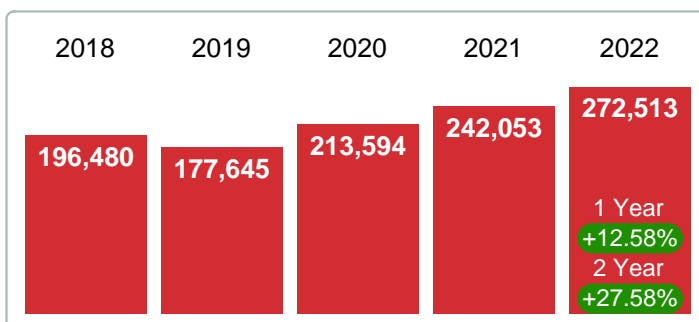
AVERAGE LIST PRICE AT CLOSING

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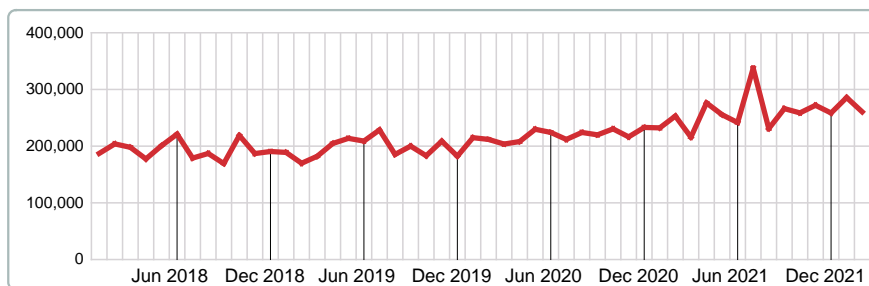
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

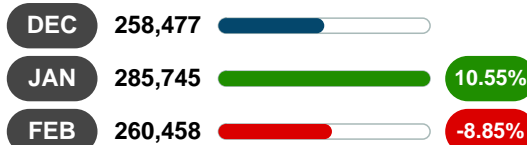


3 MONTHS

5 year FEB AVG = 219,844

High Jul 2021 337,478 Low Sep 2018 169,308

Average List Price at Closing this month at **260,458**
above the 5 yr FEB average of **219,844**



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
\$25,000 and less	7.53%	7,654	24,875	1,459	1,798	0
\$25,001 - \$125,000	8.90%	63,884	60,750	97,500	0	0
\$125,001 - \$175,000	15.75%	150,678	179,925	151,413	148,700	0
\$175,001 - \$275,000	28.77%	222,952	238,725	218,277	231,521	242,000
\$275,001 - \$375,000	17.81%	325,657	0	316,100	333,607	337,450
\$375,001 - \$425,000	8.90%	399,666	0	403,712	396,325	409,000
\$425,001 and up	12.33%	589,993	0	622,389	532,970	838,000
Average List Price		260,458	108,254	224,367	335,455	548,557
Total Closed Units	100%	260,458	22	67	50	7
Total Closed Volume		38,026,882	2.38M	15.03M	16.77M	3.84M

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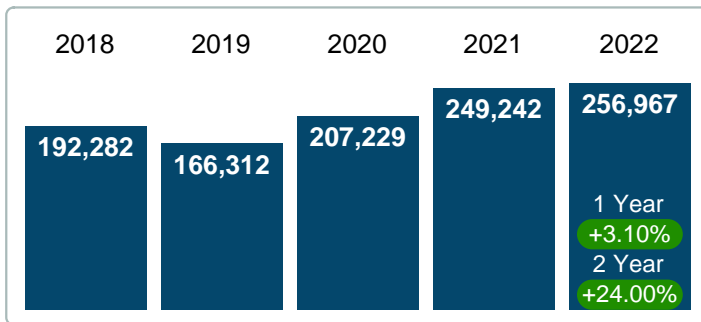
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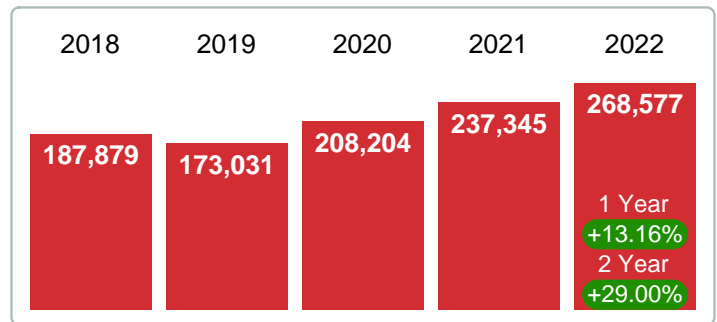
AVERAGE SOLD PRICE AT CLOSING

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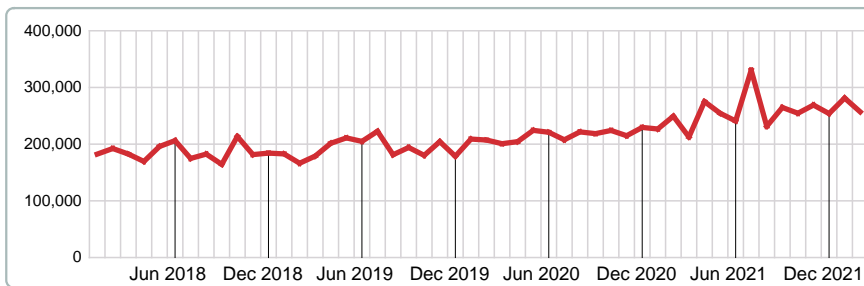
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

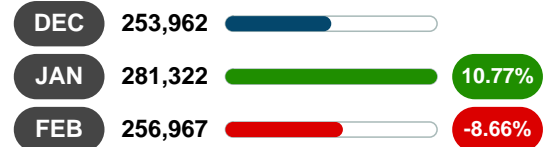


3 MONTHS

5 year FEB AVG = 214,407

High Jul 2021 330,416 Low Sep 2018 164,362

Average Sold Price at Closing this month at **256,967** above the 5 yr FEB average of **214,407**



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
\$25,000 and less	8.22%	8,391	22,000	1,459	1,798	0
\$25,001 - \$125,000	8.22%	64,813	60,275	87,500	0	0
\$125,001 - \$175,000	15.75%	148,430	148,750	148,333	148,475	0
\$175,001 - \$275,000	30.14%	221,873	238,500	217,343	229,232	225,000
\$275,001 - \$375,000	15.07%	326,394	0	319,050	329,356	338,000
\$375,001 - \$425,000	11.64%	401,639	0	404,140	400,192	409,000
\$425,001 and up	10.96%	590,873	0	587,391	523,180	820,000
Average Sold Price		256,967	101,807	221,772	332,975	538,571
Total Closed Units	100%	256,967	22	67	50	7
Total Closed Volume		37,517,233	2.24M	14.86M	16.65M	3.77M

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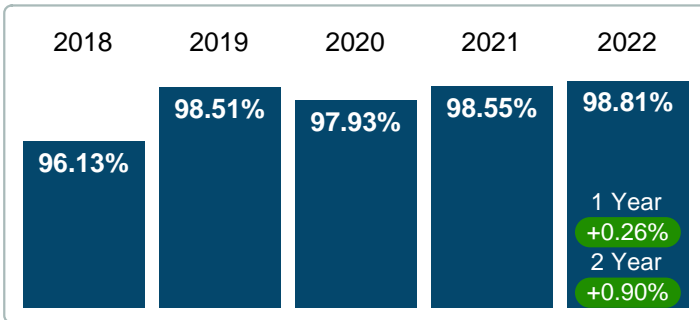
Area Delimited by County Of Rogers



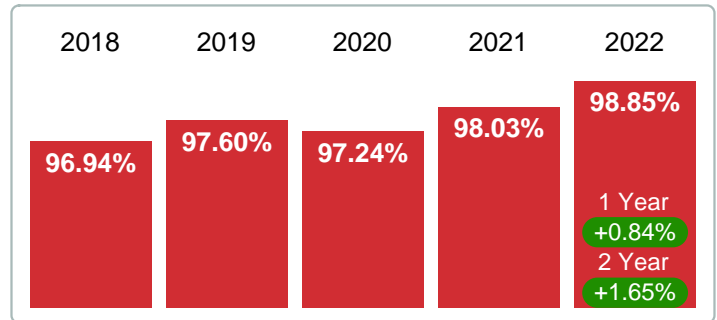
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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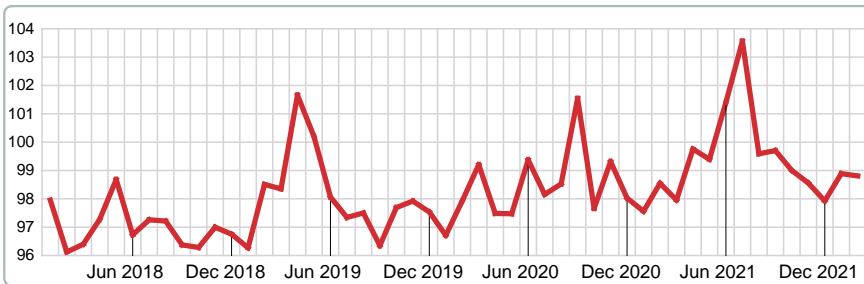
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

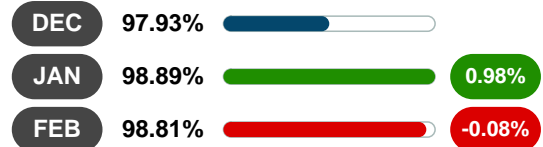


3 MONTHS

5 year FEB AVG = 97.98%

High Jul 2021 103.56% Low Feb 2018 96.13%

Average Sold/List Ratio this month at **98.81%**
above the 5 yr FEB average of **97.98%**



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
\$25,000 and less	12	8.22%	96.22%	88.65%	100.00%	100.00%	0.00%
\$25,001 - \$125,000	12	8.22%	98.16%	99.71%	90.42%	0.00%	0.00%
\$125,001 - \$175,000	23	15.75%	96.91%	89.53%	98.09%	99.89%	0.00%
\$175,001 - \$275,000	44	30.14%	99.59%	101.46%	99.77%	98.89%	92.98%
\$275,001 - \$375,000	22	15.07%	99.82%	0.00%	100.99%	99.01%	100.05%
\$375,001 - \$425,000	17	11.64%	101.13%	0.00%	100.39%	101.47%	100.00%
\$425,001 and up	16	10.96%	97.96%	0.00%	96.70%	98.34%	97.97%
Average Sold/List Ratio		98.80%		96.17%	99.17%	99.57%	98.14%
Total Closed Units		146	100%	22	67	50	7
Total Closed Volume		37,517,233		2.24M	14.86M	16.65M	3.77M

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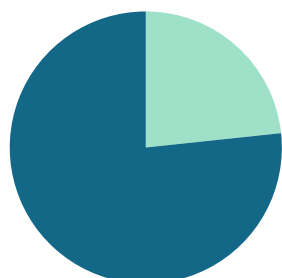
Area Delimited by County Of Rogers



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

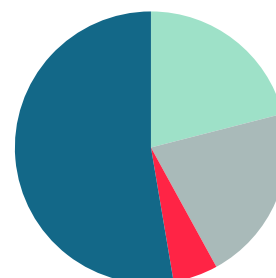


Inventory
 New Listings
156 = 23.32%
 Start Inventory
513
 Total Inventory Units
669
 Volume
\$203,645,018

Market Activity

Closed Sales
146 = 21.01%
 Pending Sales
146 = 21.01%
 Other Off Market
37 = 5.32%
 Active Inventory
366 = 52.66%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	118	146	23.73%	250	279	11.60%
Pending Sales	145	146	0.69%	302	342	13.25%
New Listings	136	156	14.71%	325	392	20.62%
Average List Price	253,024	260,458	2.94%	242,053	272,513	12.58%
Average Sale Price	249,242	256,967	3.10%	237,345	268,577	13.16%
Average Percent of Selling Price to List Price	98.55%	98.81%	0.26%	98.03%	98.85%	0.84%
Average Days on Market to Sale	32.07	29.40	-8.33%	34.38	29.91	-13.02%
Monthly Inventory	574	366	-36.24%	574	366	-36.24%
Months Supply of Inventory	3.50	2.06	-40.97%	3.50	2.06	-40.97%

Absorption: Last 12 months, an Average of 177 Sales/Month

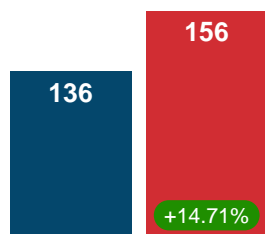
Inventory on February 28, 2022 = 366

2021 2022

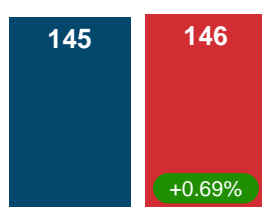
FEBRUARY MARKET

AVERAGE PRICES

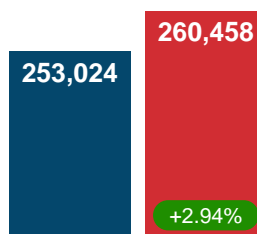
New Listings



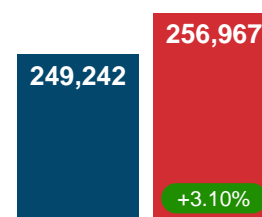
Pending Listings



List Price



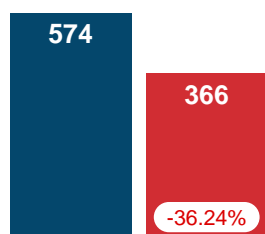
Sale Price



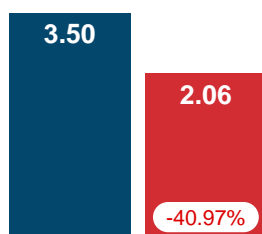
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

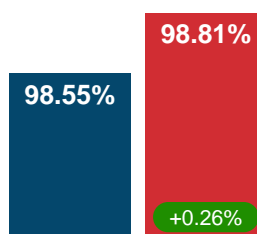
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

