

February 2022



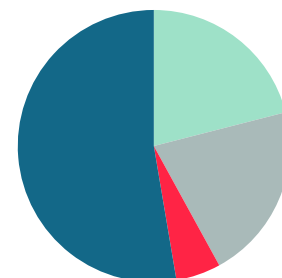
Area Delimited by County Of Rogers



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%
Median List Price	228,250	235,000	2.96%
Median Sale Price	225,000	228,750	1.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.50	8.50	-26.09%
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.

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 **1.67%** in February 2022 to \$228,750 versus the previous year at \$225,000.

Median Days on Market Shortens

The median number of **8.50** days that homes spent on the market before selling decreased by 3.00 days or **26.09%** in February 2022 compared to last year's same month at **11.50** DOM.

Sales Success for February 2022 is Positive

Overall, with Median 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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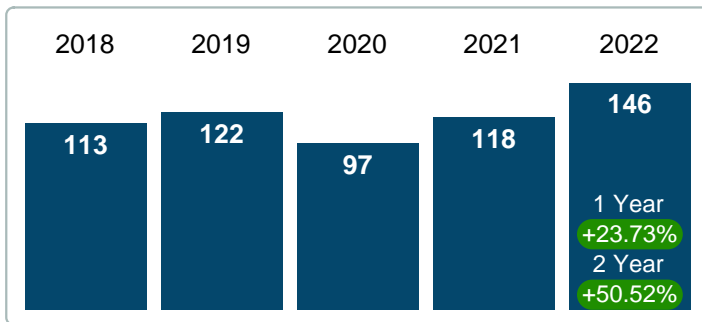
Area Delimited by County Of Rogers



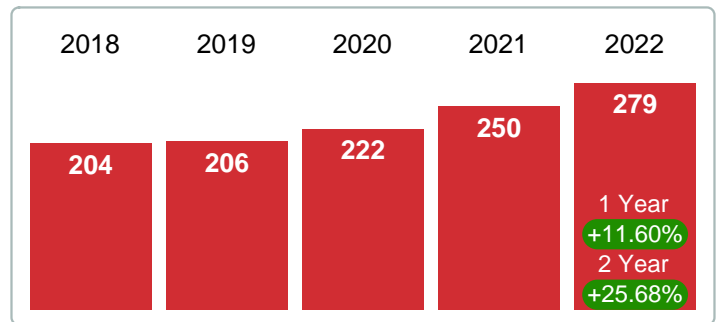
CLOSED LISTINGS

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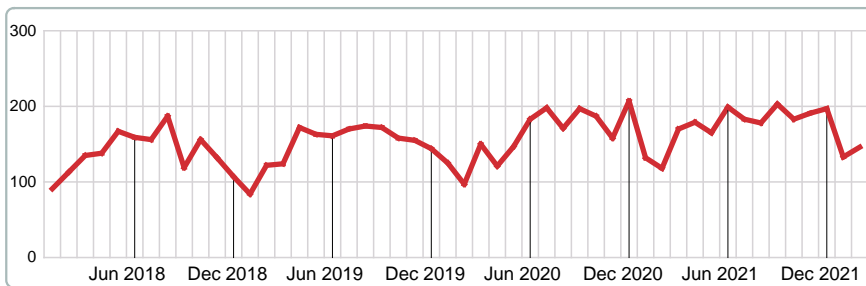
FEBRUARY



YEAR TO DATE (YTD)

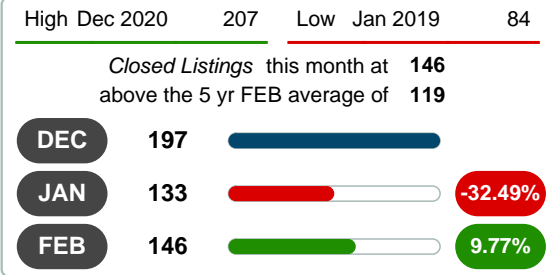


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 119



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	12	8.22%	33.5	4	5	3	0
\$25,001 - \$125,000	12	8.22%	11.0	10	2	0	0
\$125,001 - \$175,000	23	15.75%	6.0	4	15	4	0
\$175,001 - \$275,000	44	30.14%	6.0	4	30	9	1
\$275,001 - \$375,000	22	15.07%	4.0	0	8	12	2
\$375,001 - \$425,000	17	11.64%	14.0	0	4	12	1
\$425,001 and up	16	10.96%	36.0	0	3	10	3
Total Closed Units	146			22	67	50	7
Total Closed Volume	37,517,233	100%	8.5	2.24M	14.86M	16.65M	3.77M
Median Closed Price	\$228,750			\$63,000	\$200,000	\$343,130	\$409,000

February 2022

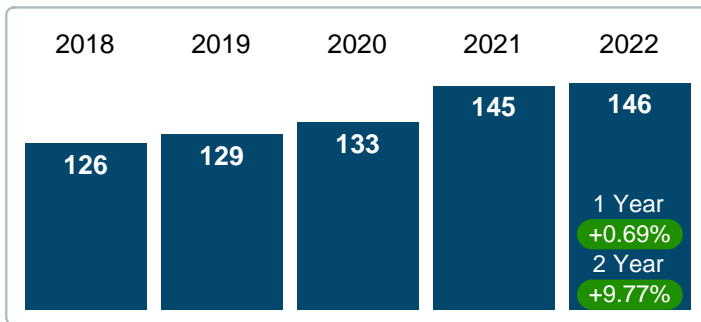
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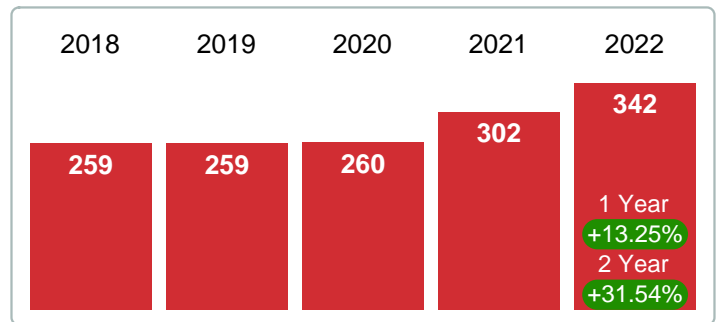
PENDING LISTINGS

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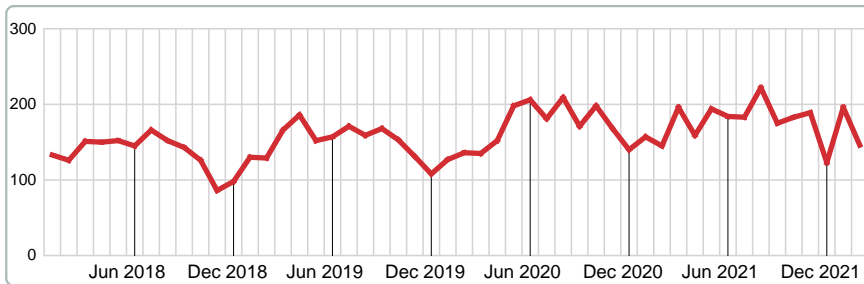
FEBRUARY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11	7.53%	16.0	6	2	3	0
\$50,001 - \$150,000	22	15.07%	11.5	14	6	2	0
\$150,001 - \$175,000	14	9.59%	7.0	2	9	3	0
\$175,001 - \$250,000	43	29.45%	7.0	5	33	5	0
\$250,001 - \$325,000	23	15.75%	9.0	2	14	6	1
\$325,001 - \$425,000	15	10.27%	14.0	1	8	5	1
\$425,001 and up	18	12.33%	21.0	3	4	10	1
Total Pending Units	146			33	76	34	3
Total Pending Volume	37,059,028	100%	11.0	6.65M	18.10M	10.99M	1.32M
Median Listing Price	\$225,000			\$149,900	\$224,410	\$292,500	\$406,000

February 2022

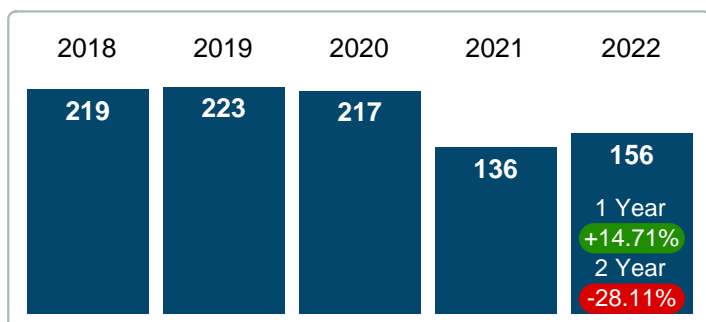
Area Delimited by County Of Rogers



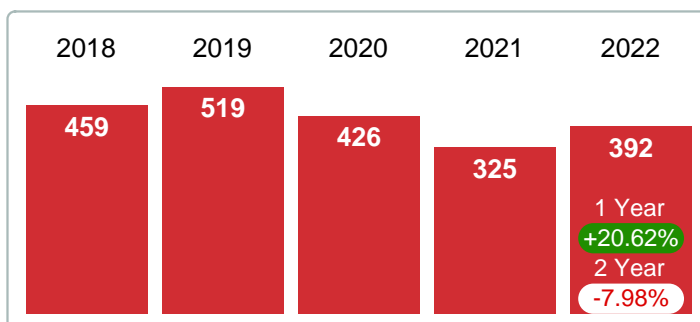
NEW LISTINGS

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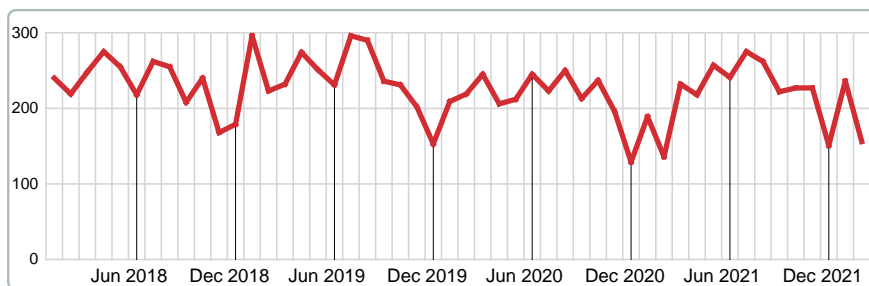
FEBRUARY



YEAR TO DATE (YTD)

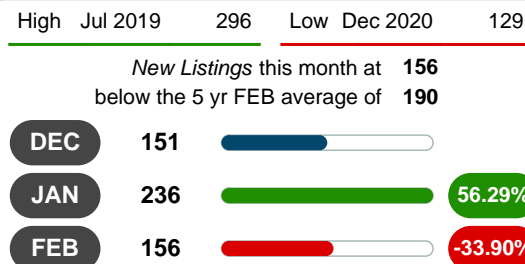


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 190



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	12	7.69%	5	5	2	0
\$50,001 - \$125,000	19	12.18%	15	4	0	0
\$125,001 - \$175,000	26	16.67%	10	11	5	0
\$175,001 - \$225,000	31	19.87%	6	24	1	0
\$225,001 - \$300,000	33	21.15%	8	16	9	0
\$300,001 - \$475,000	20	12.82%	3	8	9	0
\$475,001 and up	15	9.62%	3	5	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
Median New Listed Listing Price	\$219,948		\$150,000	\$220,000	\$290,000	\$1,184,455

February 2022



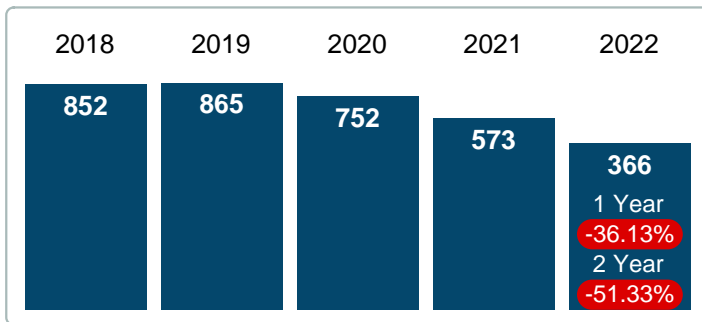
Area Delimited by County Of Rogers



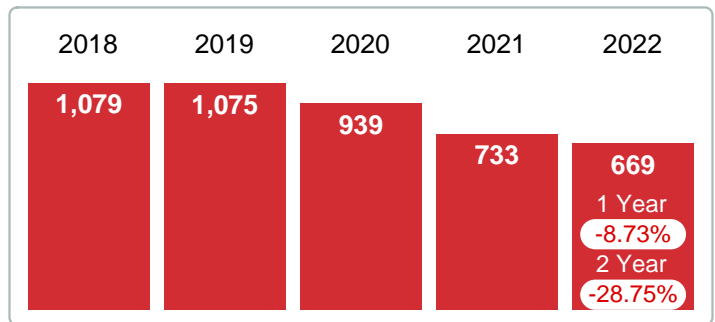
ACTIVE INVENTORY

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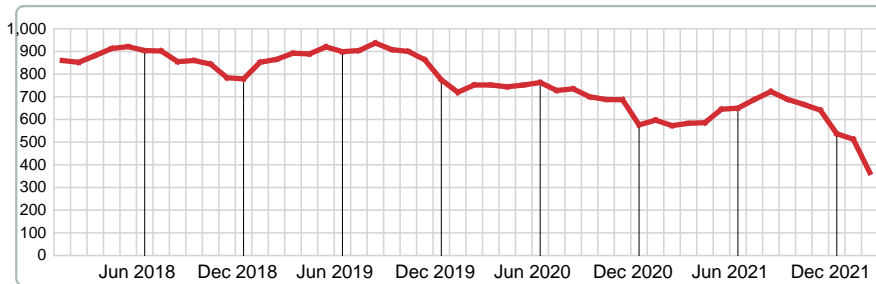
END OF FEBRUARY



ACTIVE DURING FEBRUARY

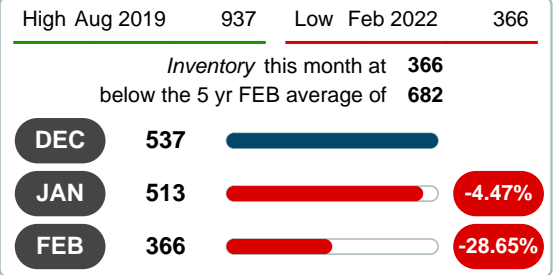


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 682



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	9	2.46%	52.0	4	4	1	0
\$25,001 - \$75,000	71	19.40%	110.0	70	1	0	0
\$75,001 - \$125,000	55	15.03%	87.0	50	5	0	0
\$125,001 - \$275,000	91	24.86%	46.0	55	28	8	0
\$275,001 - \$425,000	54	14.75%	42.0	16	24	13	1
\$425,001 - \$750,000	51	13.93%	40.0	15	12	19	5
\$750,001 and up	35	9.56%	92.0	17	3	8	7
Total Active Inventory by Units	366			227	77	49	13
Total Active Inventory by Volume	120,410,834	100%	61.0	54.99M	25.60M	27.01M	12.81M
Median Active Inventory Listing Price	\$190,000			\$122,500	\$289,000	\$440,000	\$884,900

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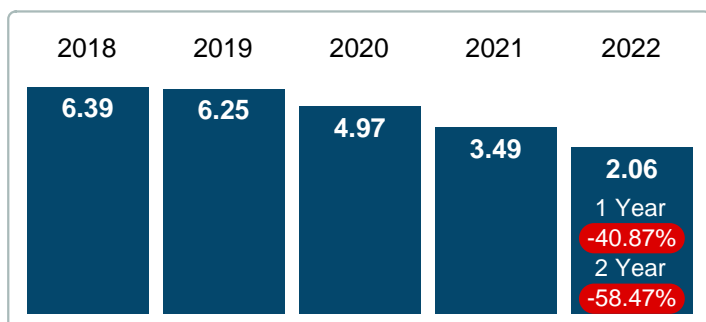
Area Delimited by County Of Rogers



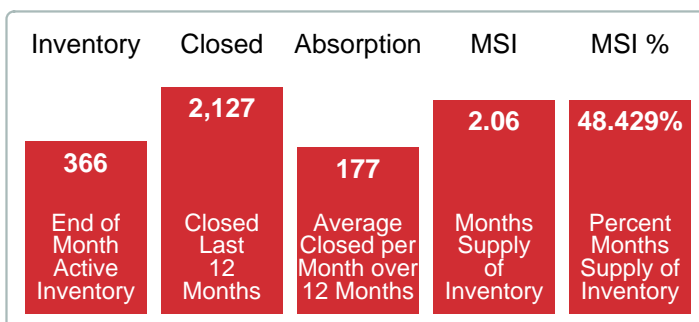
MONTHS SUPPLY of INVENTORY (MSI)

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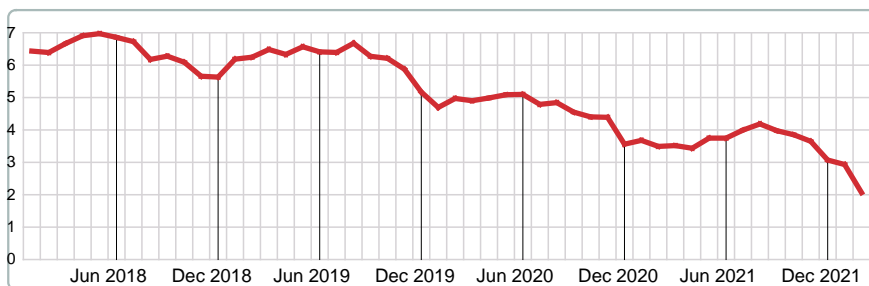
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

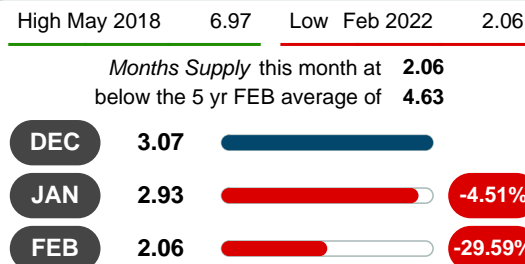


5 YEAR MARKET ACTIVITY TRENDS



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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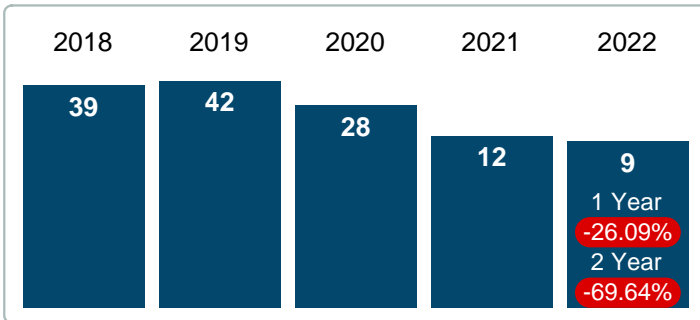
Area Delimited by County Of Rogers



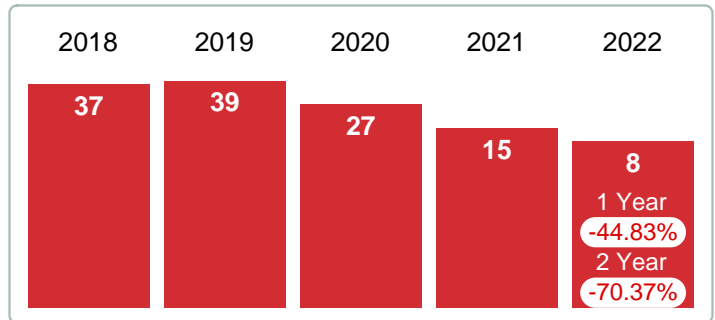
MEDIAN DAYS ON MARKET TO SALE

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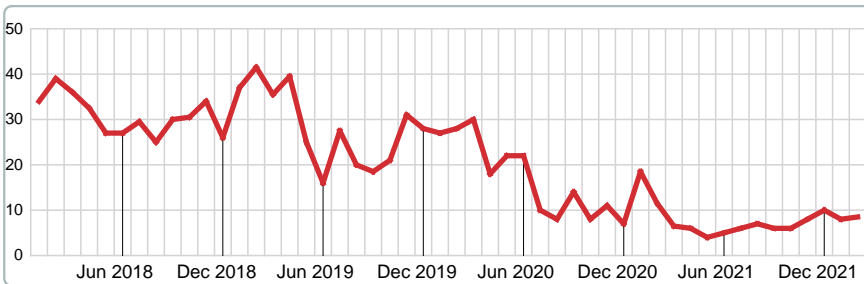
FEBRUARY



YEAR TO DATE (YTD)

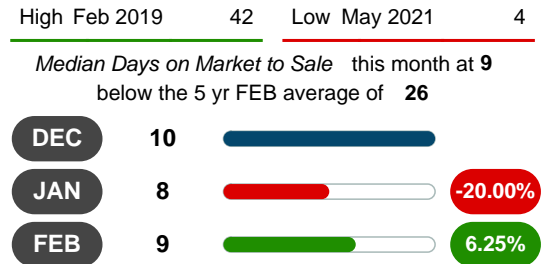


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 26



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
\$25,000 and less	8.22%	34	64	15	16	0
\$25,001 - \$125,000	8.22%	11	11	25	0	0
\$125,001 - \$175,000	15.75%	6	27	6	7	0
\$175,001 - \$275,000	30.14%	6	62	5	8	34
\$275,001 - \$375,000	15.07%	4	0	18	2	29
\$375,001 - \$425,000	11.64%	14	0	5	16	135
\$425,001 and up	10.96%	36	0	41	20	77
Median Closed DOM		9	20	6	9	38
Total Closed Units	100%	8.5	22	67	50	7
Total Closed Volume		37,517,233	2.24M	14.86M	16.65M	3.77M

February 2022

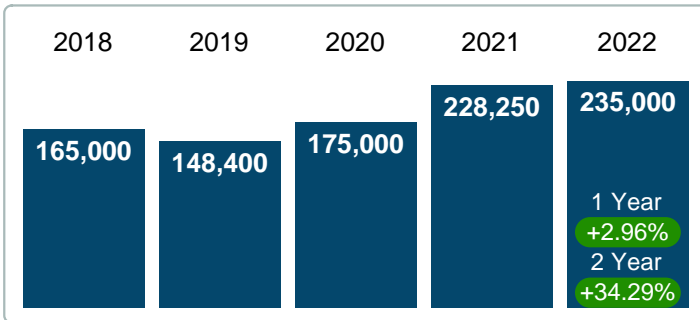
Area Delimited by County Of Rogers



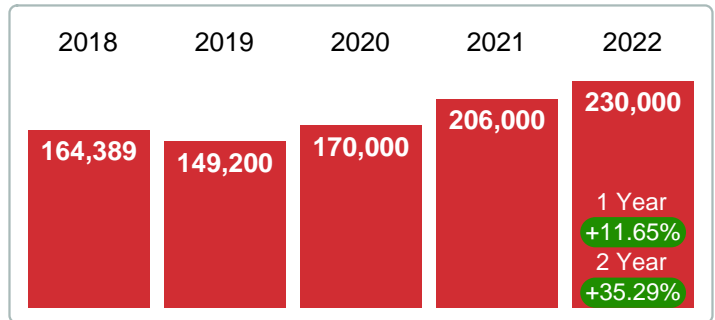
MEDIAN LIST PRICE AT CLOSING

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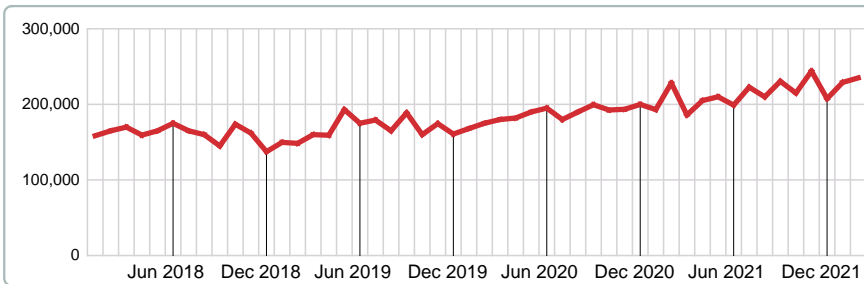
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

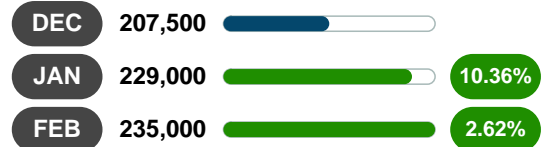


3 MONTHS

5 year FEB AVG = 190,330

High Nov 2021 244,000 Low Dec 2018 137,400

Median List Price at Closing this month at **235,000**
above the 5 yr FEB average of **190,330**



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
\$25,000 and less	11	7.53%	1,775	24,000	1,500	1,795	0
\$25,001 - \$125,000	13	8.90%	59,999	52,000	97,500	0	0
\$125,001 - \$175,000	23	15.75%	149,900	145,000	149,950	149,950	0
\$175,001 - \$275,000	42	28.77%	222,450	240,000	206,250	235,000	242,000
\$275,001 - \$375,000	26	17.81%	325,873	295,000	315,000	334,900	337,450
\$375,001 - \$425,000	13	8.90%	399,848	0	425,000	389,900	409,000
\$425,001 and up	18	12.33%	541,950	0	499,999	522,400	825,000
Median List Price			235,000	61,500	200,000	347,000	409,000
Total Closed Units		100%	235,000	22	67	50	7
Total Closed Volume			38,026,882	2.38M	15.03M	16.77M	3.84M

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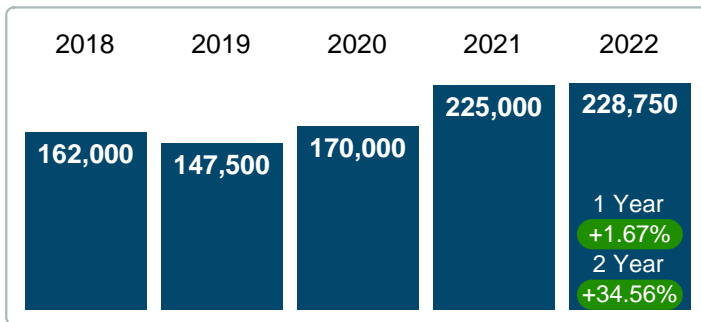
Area Delimited by County Of Rogers



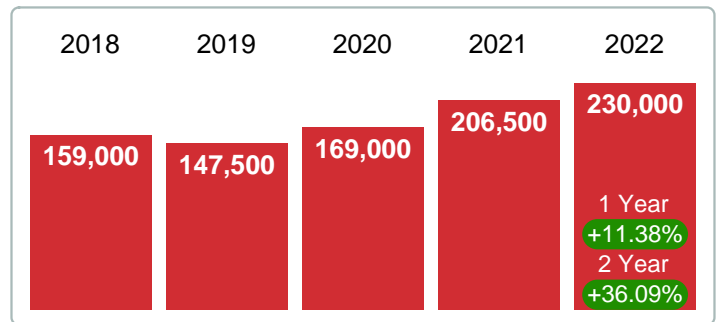
MEDIAN SOLD PRICE AT CLOSING

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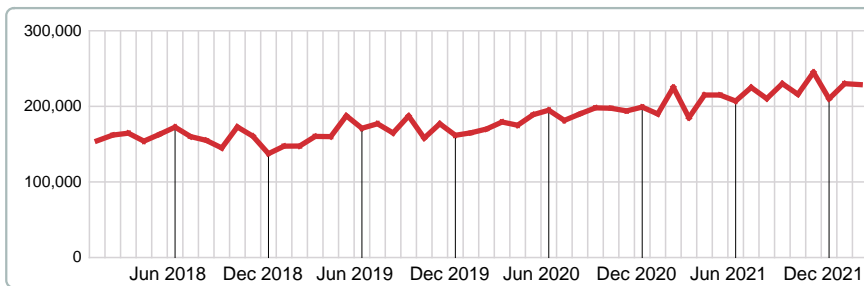
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

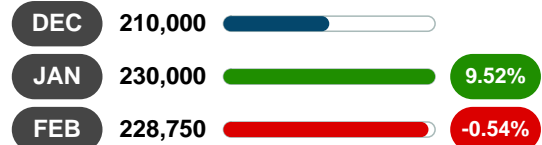


3 MONTHS

5 year FEB AVG = 186,650

High Nov 2021 245,000 Low Dec 2018 137,400

Median Sold Price at Closing this month at **228,750**
above the 5 yr FEB average of **186,650**



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
\$25,000 and less	8.22%	1,785	22,500	1,500	1,795	0
\$25,001 - \$125,000	8.22%	61,500	59,125	87,500	0	0
\$125,001 - \$175,000	15.75%	147,000	148,500	146,500	146,950	0
\$175,001 - \$275,000	30.14%	222,500	239,000	206,750	235,000	225,000
\$275,001 - \$375,000	15.07%	325,873	0	322,500	328,373	338,000
\$375,001 - \$425,000	11.64%	401,000	0	405,281	400,450	409,000
\$425,001 and up	10.96%	527,500	0	515,000	525,000	825,000
Median Sold Price		228,750	63,000	200,000	343,130	409,000
Total Closed Units	100%	228,750	22	67	50	7
Total Closed Volume		37,517,233	2.24M	14.86M	16.65M	3.77M

February 2022

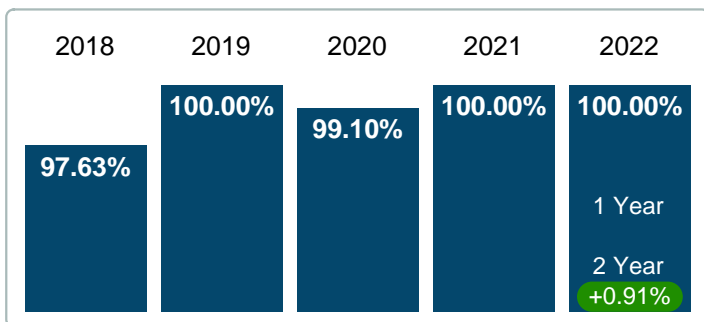
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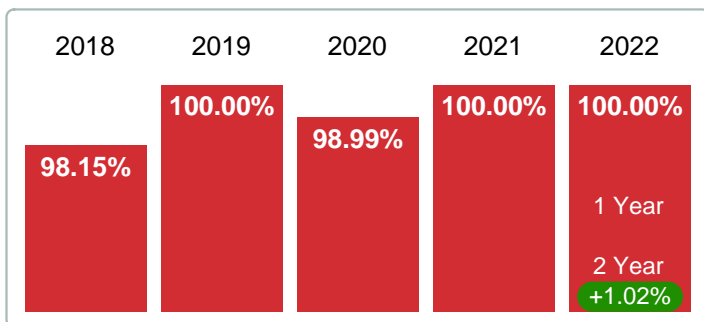
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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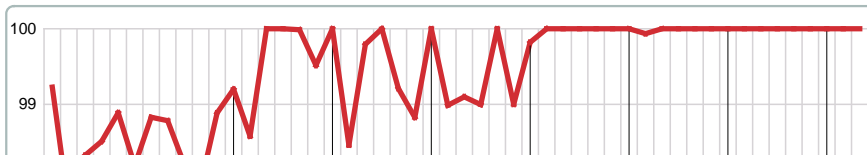
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.35%

High Feb 2022 100.00% Low Feb 2018 97.63%

Median Sold/List Ratio this month at 100.00% above the 5 yr FEB average of 99.35%

DEC 100.00%
JAN 100.00%
FEB 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
\$25,000 and less	12	8.22%	100.00%	91.31%	100.00%	100.00%	0.00%
\$25,001 - \$125,000	12	8.22%	98.54%	100.00%	90.42%	0.00%	0.00%
\$125,001 - \$175,000	23	15.75%	100.00%	99.73%	100.00%	99.68%	0.00%
\$175,001 - \$275,000	44	30.14%	100.00%	96.88%	100.00%	99.64%	92.98%
\$275,001 - \$375,000	22	15.07%	100.00%	0.00%	100.00%	100.00%	100.05%
\$375,001 - \$425,000	17	11.64%	100.00%	0.00%	97.68%	100.00%	100.00%
\$425,001 and up	16	10.96%	99.61%	0.00%	100.00%	99.61%	97.40%
Median Sold/List Ratio		100.00%		99.69%	100.00%	100.00%	98.41%
Total Closed Units		146	100%	22	67	50	7
Total Closed Volume		37,517,233		2.24M	14.86M	16.65M	3.77M

February 2022

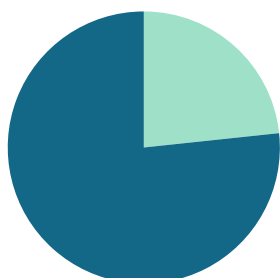
Area Delimited by County Of Rogers



MARKET SUMMARY

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

INVENTORY

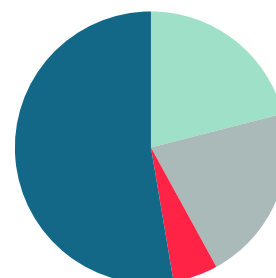


Inventory
 New Listings
156 = 23.32%
 Start Inventory
513
 Total Inventory Units
669
 Volume
\$203,645,018

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%
Median List Price	228,250	235,000	2.96%	206,000	230,000	11.65%
Median Sale Price	225,000	228,750	1.67%	206,500	230,000	11.38%
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	11.50	8.50	-26.09%	14.50	8.00	-44.83%
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%

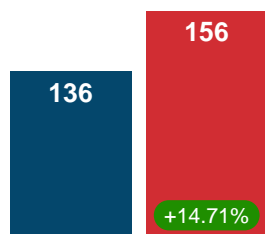
Absorption: Last 12 months, an Average of 177 Sales/Month

Inventory on February 28, 2022 = 366 2021 2022

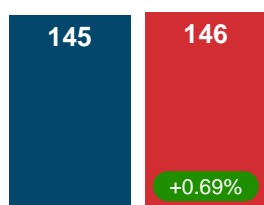
FEBRUARY MARKET

MEDIAN PRICES

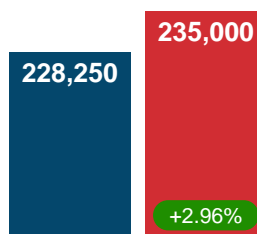
New Listings



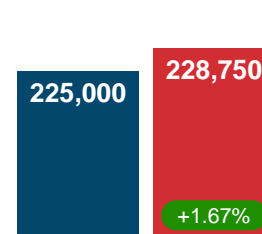
Pending Listings



List Price



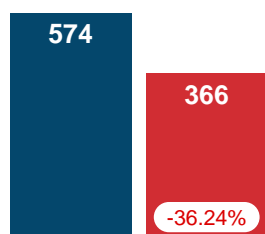
Sale Price



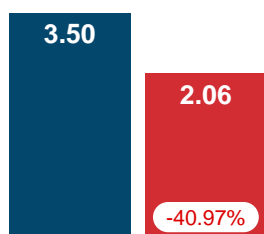
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

