

July 2022



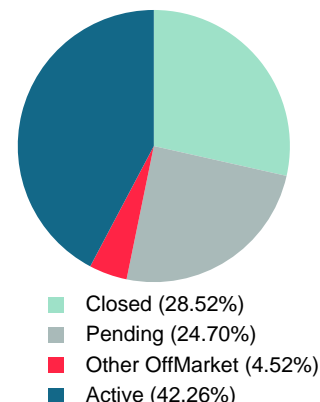
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	156	164	5.13%
Pending Listings	151	142	-5.96%
New Listings	214	168	-21.50%
Median List Price	239,000	265,000	10.88%
Median Sale Price	232,500	267,950	15.25%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	6.00	20.00%
End of Month Inventory	445	243	-45.39%
Months Supply of Inventory	3.10	1.65	-46.57%



Absorption: Last 12 months, an Average of **147** Sales/Month
Active Inventory as of July 31, 2022 = **243**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **45.39%** to 243 existing homes available for sale. Over the last 12 months this area has had an average of 147 closed sales per month. This represents an unsold inventory index of **1.65** 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 **15.25%** in July 2022 to \$267,950 versus the previous year at \$232,500.

Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 1.00 days or **20.00%** in July 2022 compared to last year's same month at **5.00** DOM.

Sales Success for July 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 168 New Listings in July 2022, down **21.50%** from last year at 214. Furthermore, there were 164 Closed Listings this month versus last year at 156, a **5.13%** increase.

Closed versus Listed trends yielded a **97.6%** ratio, up from previous year's, July 2021, at **72.9%**, a **33.91%** 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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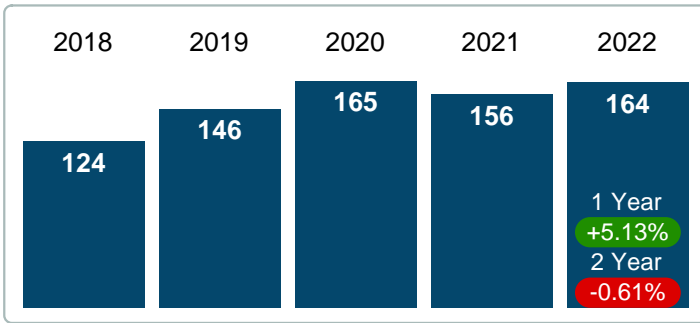
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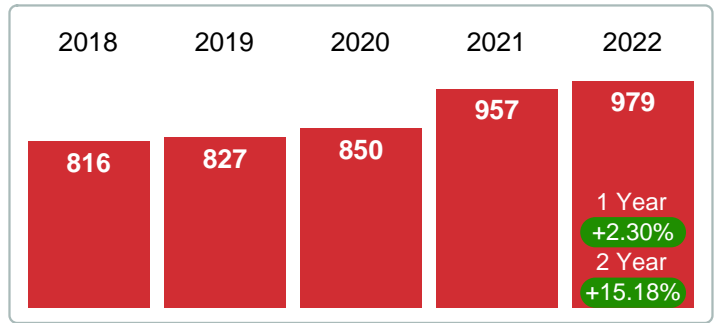
CLOSED LISTINGS

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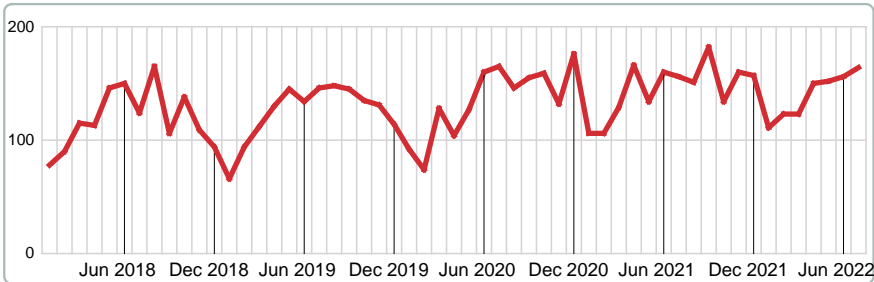
JULY



YEAR TO DATE (YTD)

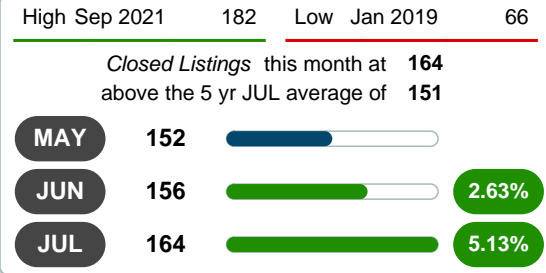


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 151



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	17	10.37%	17.0	8	9	0	0
\$125,001 - \$175,000	16	9.76%	7.0	2	12	2	0
\$175,001 - \$225,000	19	11.59%	3.0	0	17	2	0
\$225,001 - \$300,000	43	26.22%	6.0	2	30	11	0
\$300,001 - \$400,000	29	17.68%	4.0	1	17	10	1
\$400,001 - \$525,000	23	14.02%	3.0	0	6	12	5
\$525,001 and up	17	10.37%	11.0	0	2	10	5
Total Closed Units	164			13	93	47	11
Total Closed Volume	50,724,832	100%	6.0	1.86M	23.45M	18.89M	6.53M
Median Closed Price	\$267,950			\$120,000	\$235,500	\$379,000	\$505,000

July 2022



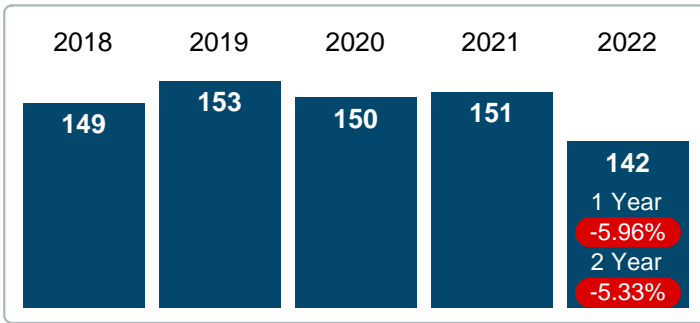
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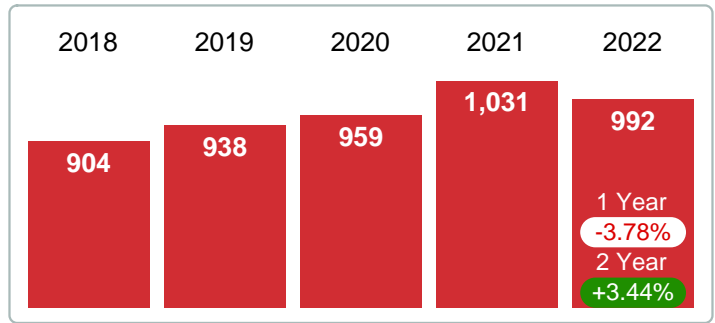
PENDING LISTINGS

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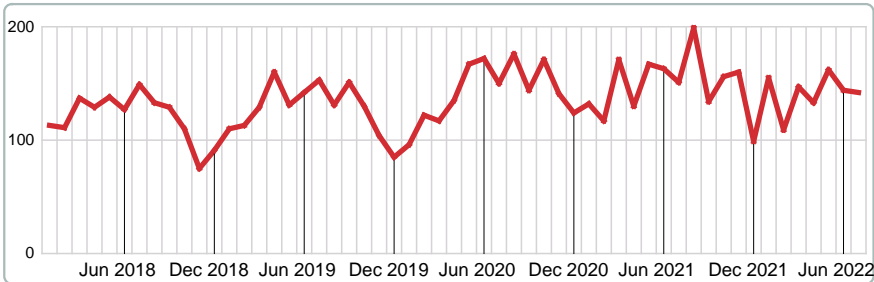
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

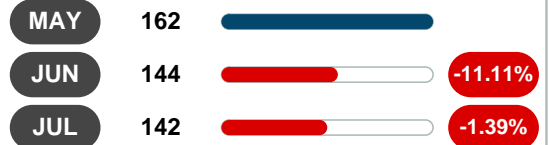


3 MONTHS

5 year JUL AVG = 149

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 142 below the 5 yr JUL average of 149



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	8.45%	8.5	5	6	1	0
\$150,001 - \$175,000	11	7.75%	8.0	0	9	2	0
\$175,001 - \$225,000	33	23.24%	7.0	0	30	3	0
\$225,001 - \$300,000	32	22.54%	18.0	2	22	8	0
\$300,001 - \$425,000	24	16.90%	13.0	1	12	11	0
\$425,001 - \$575,000	15	10.56%	9.0	0	4	10	1
\$575,001 and up	15	10.56%	24.0	1	4	4	6
Total Pending Units	142			9	87	39	7
Total Pending Volume	47,509,733	100%	9.0	1.99M	22.90M	15.99M	6.63M
Median Listing Price	\$248,950			\$145,000	\$225,000	\$380,000	\$930,000

July 2022



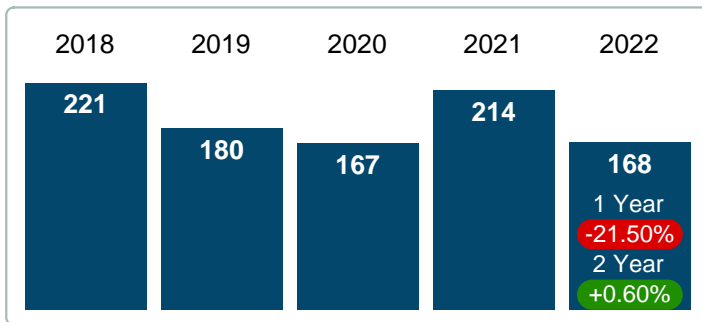
Area Delimited by County Of Rogers - Residential Property Type



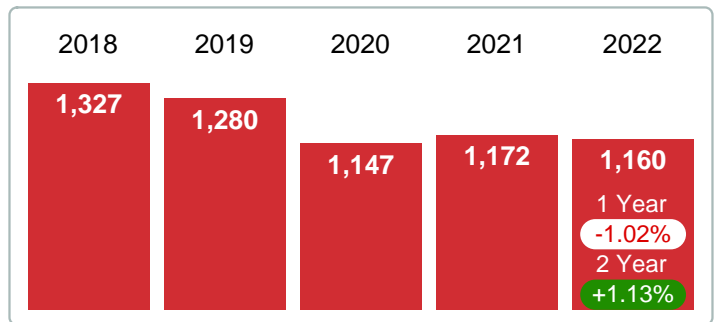
NEW LISTINGS

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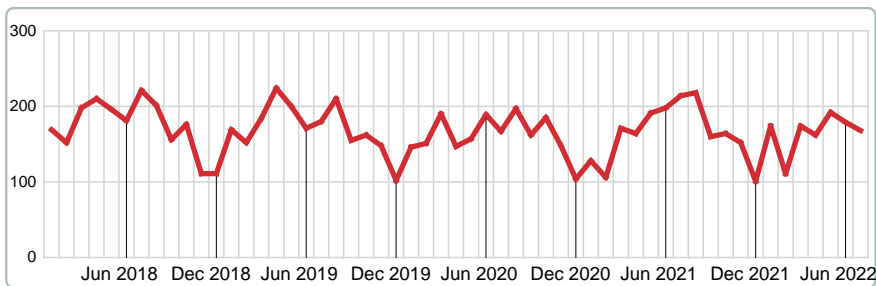
JULY



YEAR TO DATE (YTD)

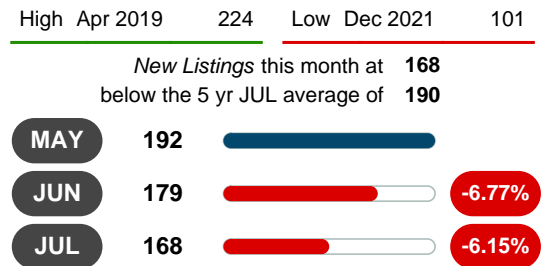


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 190



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	13	7.74%	5	7	1	0
\$150,001 - \$175,000	11	6.55%	1	10	0	0
\$175,001 - \$225,000	29	17.26%	0	27	2	0
\$225,001 - \$375,000	48	28.57%	1	27	19	1
\$375,001 - \$475,000	27	16.07%	1	10	12	4
\$475,001 - \$575,000	24	14.29%	0	8	12	4
\$575,001 and up	16	9.52%	0	4	9	3
Total New Listed Units	168		8	93	55	12
Total New Listed Volume	60,200,139	100%	1.35M	26.68M	25.35M	6.82M
Median New Listed Listing Price	\$317,450		\$125,000	\$229,900	\$407,000	\$534,500

July 2022



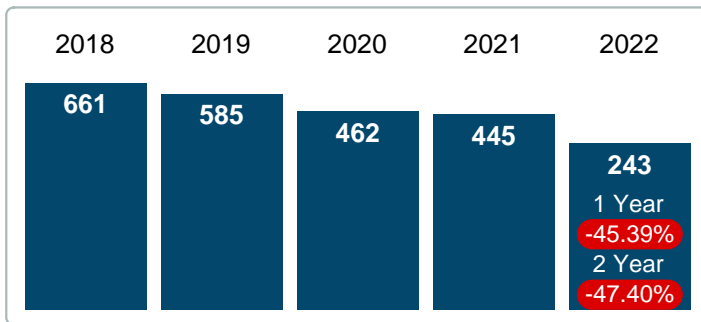
Area Delimited by County Of Rogers - Residential Property Type



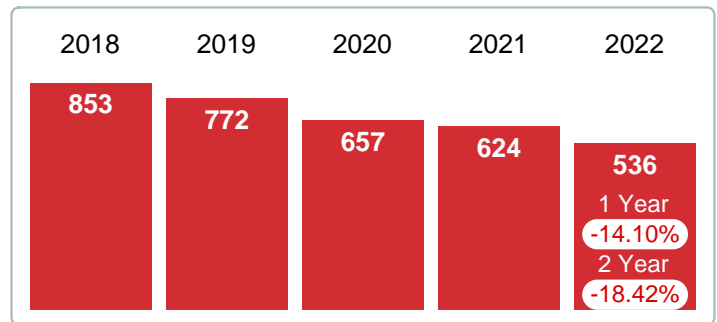
ACTIVE INVENTORY

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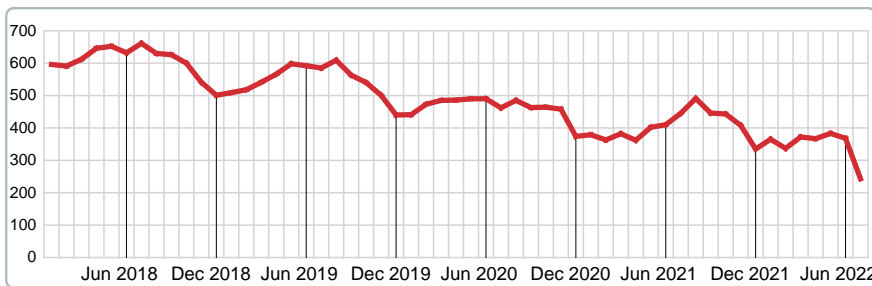
END OF JULY



ACTIVE DURING JULY

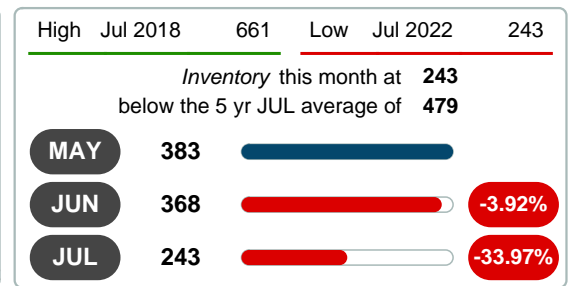


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 479



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	22	9.05%	38.5	7	14	0	1
\$150,001 - \$200,000	23	9.47%	30.0	0	22	1	0
\$200,001 - \$300,000	46	18.93%	42.0	1	32	13	0
\$300,001 - \$425,000	60	24.69%	34.0	1	30	26	3
\$425,001 - \$525,000	33	13.58%	45.0	0	13	16	4
\$525,001 - \$725,000	33	13.58%	40.0	0	11	15	7
\$725,001 and up	26	10.70%	55.0	0	7	15	4
Total Active Inventory by Units			243	9	129	86	19
Total Active Inventory by Volume			105,694,522	1.33M	44.37M	46.76M	13.24M
Median Active Inventory Listing Price			\$375,000	\$117,000	\$289,950	\$459,450	\$569,500

July 2022



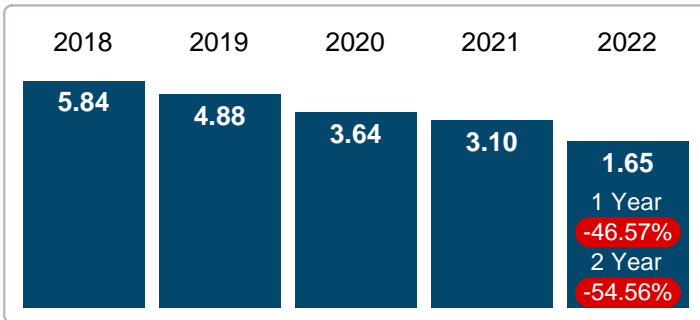
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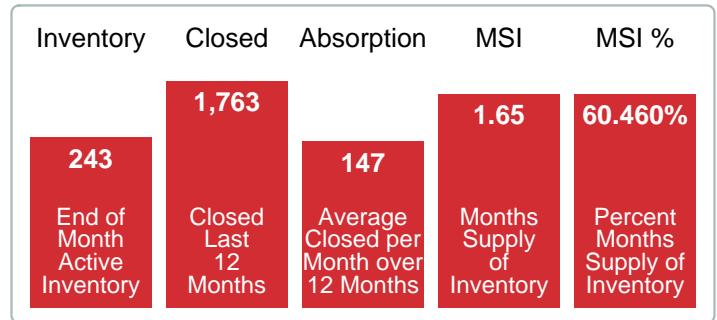
MONTHS SUPPLY of INVENTORY (MSI)

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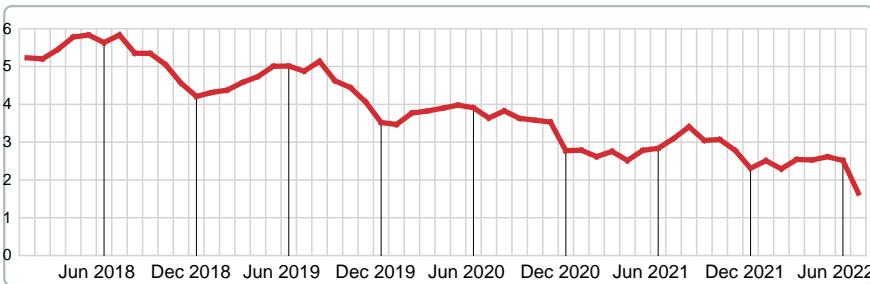
MSI FOR JULY



INDICATORS FOR JULY 2022

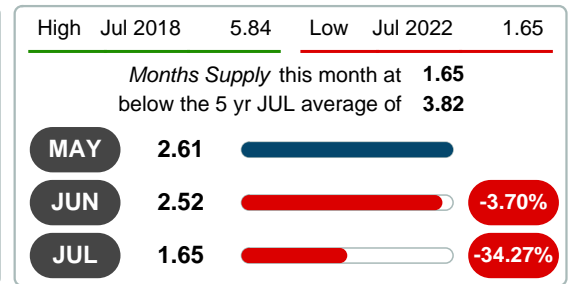


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.82



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	22	9.05%	1.05	1.04	1.11	0.00	4.00
\$150,001 - \$200,000	23	9.47%	0.98	0.00	1.15	0.30	0.00
\$200,001 - \$300,000	46	18.93%	0.97	0.75	0.96	1.08	0.00
\$300,001 - \$425,000	60	24.69%	1.89	1.71	2.08	1.73	1.71
\$425,001 - \$525,000	33	13.58%	2.77	0.00	3.71	2.29	3.43
\$525,001 - \$725,000	33	13.58%	4.08	0.00	10.15	2.90	3.82
\$725,001 and up	26	10.70%	7.61	0.00	42.00	10.59	2.29
Market Supply of Inventory (MSI)			1.65	0.89	1.53	1.89	2.65
Total Active Inventory by Units		100%	1.65	9	129	86	19

July 2022



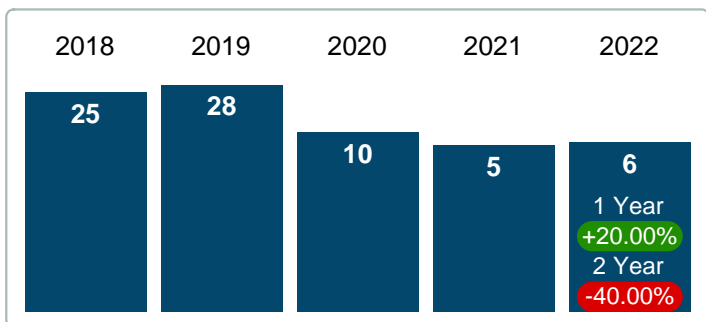
Area Delimited by County Of Rogers - Residential Property Type



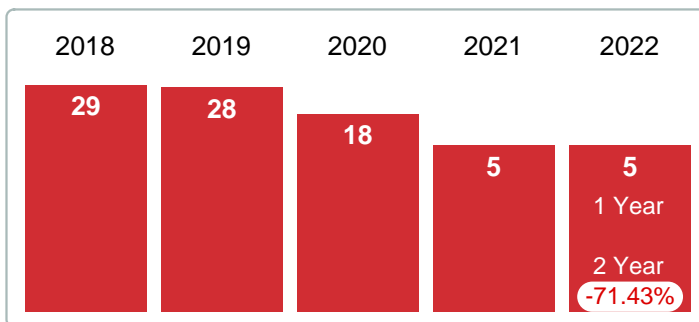
MEDIAN DAYS ON MARKET TO SALE

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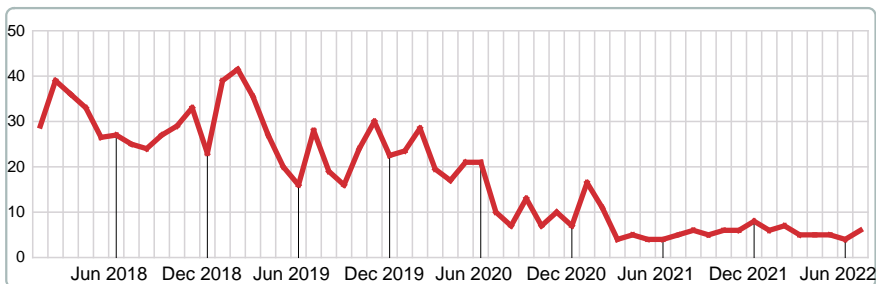
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 15

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 6 below the 5 yr JUL average of 15

- MAY 5 (Progress bar)
- JUN 4 (-20.00%)
- JUL 6 (50.00%)

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	10.37%	17	18	9	0	0
\$125,001 - \$175,000	9.76%	7	7	7	7	0
\$175,001 - \$225,000	11.59%	3	0	3	8	0
\$225,001 - \$300,000	26.22%	6	1	6	7	0
\$300,001 - \$400,000	17.68%	4	3	3	9	12
\$400,001 - \$525,000	14.02%	3	0	6	6	1
\$525,001 and up	10.37%	11	0	23	10	7
Median Closed DOM		6	3	5	7	6
Total Closed Units	100%	164	13	93	47	11
Total Closed Volume		50,724,832	1.86M	23.45M	18.89M	6.53M

July 2022



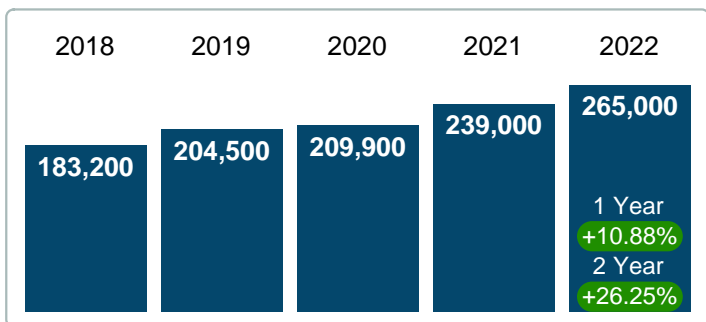
Area Delimited by County Of Rogers - Residential Property Type



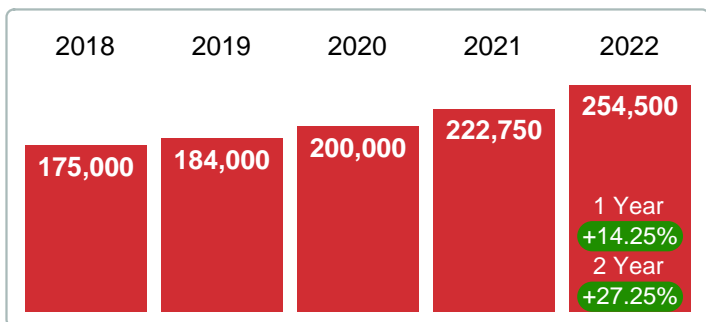
MEDIAN LIST PRICE AT CLOSING

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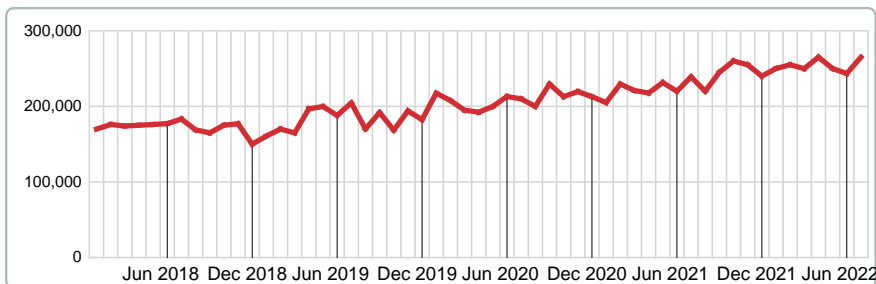
JULY



YEAR TO DATE (YTD)

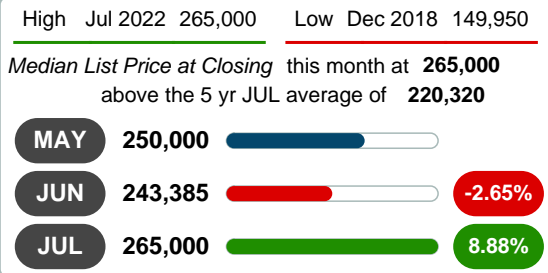


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 220,320



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	10.98%	97,000	93,000	98,000	125,000	0
\$125,001 - \$175,000	11.59%	165,000	152,500	165,000	167,450	0
\$175,001 - \$225,000	11.59%	210,000	0	210,000	189,900	0
\$225,001 - \$300,000	25.00%	249,900	235,000	253,000	245,460	0
\$300,001 - \$400,000	17.68%	349,900	379,500	344,900	350,000	362,000
\$400,001 - \$525,000	13.41%	479,788	0	459,500	485,785	485,038
\$525,001 and up	9.76%	617,450	0	639,900	592,500	774,999
Median List Price		265,000	112,500	234,895	393,500	499,500
Total Closed Units	100%	265,000	13	93	47	11
Total Closed Volume		50,564,730	1.89M	23.46M	18.74M	6.48M

July 2022



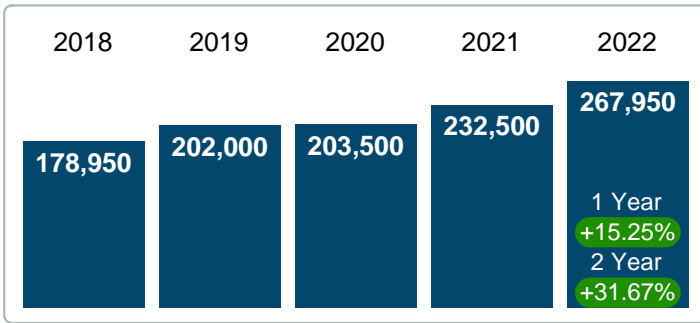
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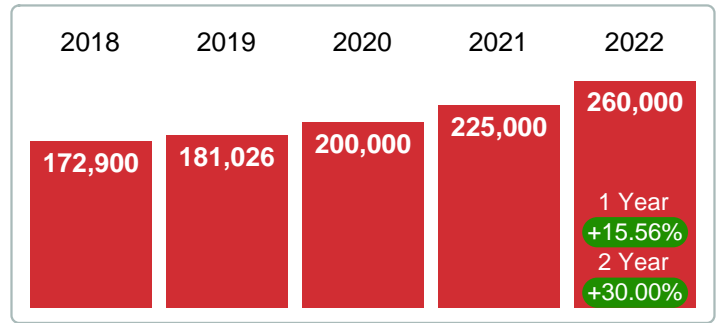
MEDIAN SOLD PRICE AT CLOSING

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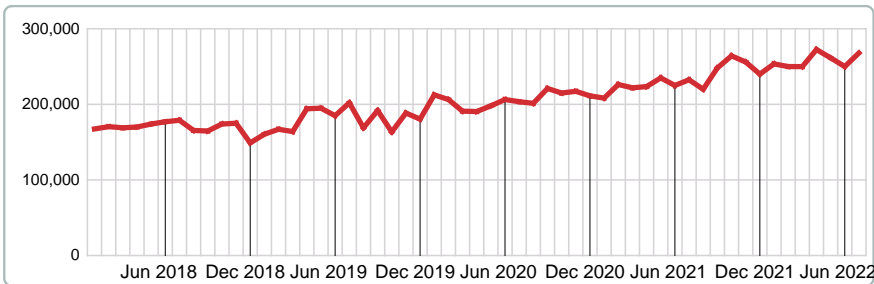
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

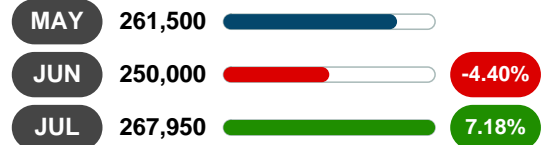


3 MONTHS

5 year JUL AVG = 216,980

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

Median Sold Price at Closing this month at **267,950**
above the 5 yr JUL average of **216,980**



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	10.37%	88,000	89,000	85,000	0	0
\$125,001 - \$175,000	9.76%	156,300	148,500	156,300	158,000	0
\$175,001 - \$225,000	11.59%	197,525	0	200,000	184,950	0
\$225,001 - \$300,000	26.22%	247,718	230,000	257,500	245,460	0
\$300,001 - \$400,000	17.68%	345,000	379,500	340,000	355,000	340,000
\$400,001 - \$525,000	14.02%	467,203	0	438,915	476,551	492,436
\$525,001 and up	10.37%	612,075	0	645,545	592,000	788,500
Median Sold Price		267,950	120,000	235,500	379,000	505,000
Total Closed Units	100%	267,950	13	93	47	11
Total Closed Volume		50,724,832	1.86M	23.45M	18.89M	6.53M

July 2022



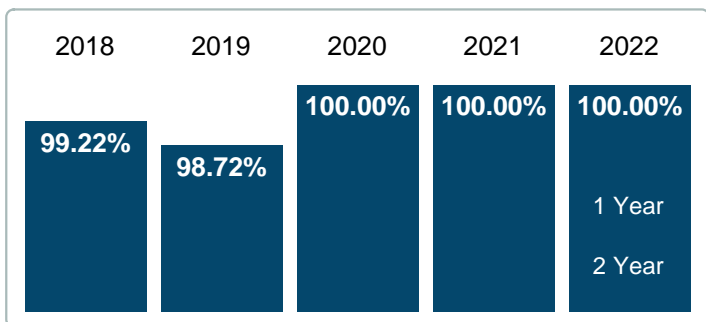
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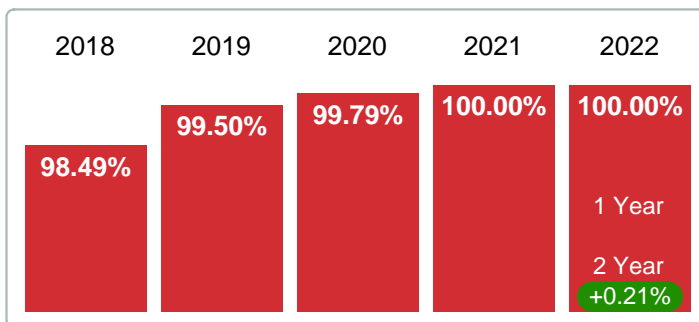
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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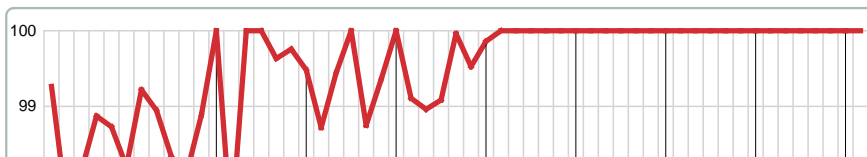
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99.59%

High Jul 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 99.59%

- MAY 100.00%
- JUN 100.00%
- JUL 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	17	10.37%	95.67%	95.76%	95.67%	0.00%	0.00%
\$125,001 - \$175,000	16	9.76%	101.19%	102.32%	100.39%	108.96%	0.00%
\$175,001 - \$225,000	19	11.59%	100.24%	0.00%	100.24%	104.55%	0.00%
\$225,001 - \$300,000	43	26.22%	100.00%	97.87%	100.14%	100.00%	0.00%
\$300,001 - \$400,000	29	17.68%	100.00%	100.00%	100.32%	100.00%	104.62%
\$400,001 - \$525,000	23	14.02%	100.38%	0.00%	95.14%	100.64%	101.10%
\$525,001 and up	17	10.37%	100.00%	0.00%	96.76%	100.00%	100.00%
Median Sold/List Ratio		100.00%		97.87%	100.00%	100.00%	101.09%
Total Closed Units		164	100%	13	93	47	11
Total Closed Volume		50,724,832		1.86M	23.45M	18.89M	6.53M

July 2022



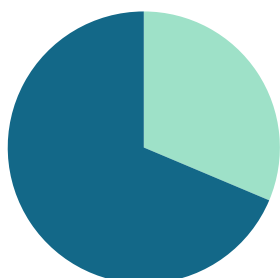
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

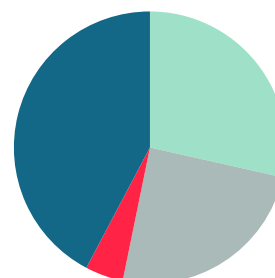


Inventory
 New Listings
168 = 31.34%
 Start Inventory
368
 Total Inventory Units
536
 Volume
\$203,979,037

Market Activity

Closed Sales
164 = 28.52%
 Pending Sales
142 = 24.70%
 Other Off Market
26 = 4.52%
 Active Inventory
243 = 42.26%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	156	164	5.13%	957	979	2.30%
Pending Sales	151	142	-5.96%	1,031	992	-3.78%
New Listings	214	168	-21.50%	1,172	1,160	-1.02%
Median List Price	239,000	265,000	10.88%	222,750	254,500	14.25%
Median Sale Price	232,500	267,950	15.25%	225,000	260,000	15.56%
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	6.00	20.00%	5.00	5.00	0.00%
Monthly Inventory	445	243	-45.39%	445	243	-45.39%
Months Supply of Inventory	3.10	1.65	-46.57%	3.10	1.65	-46.57%

Absorption: Last 12 months, an Average of **147** Sales/Month

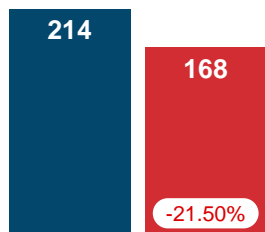
Inventory on July 31, 2022 = 243

2021 **2022**

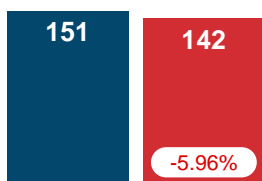
JULY MARKET

MEDIAN PRICES

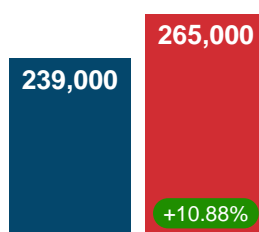
New Listings



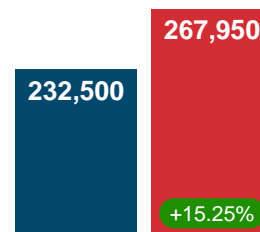
Pending Listings



List Price



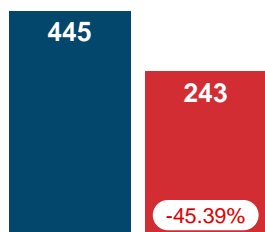
Sale Price



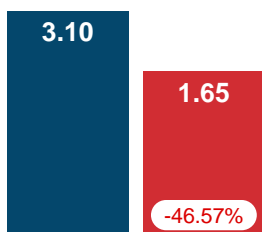
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

