

June 2022



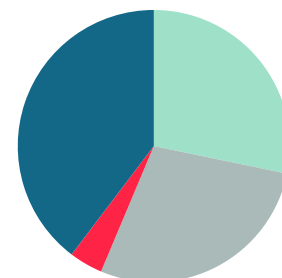
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	160	156	-2.50%
Pending Listings	163	155	-4.91%
New Listings	198	179	-9.60%
Median List Price	219,950	243,385	10.65%
Median Sale Price	225,000	250,000	11.11%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	411	219	-46.72%
Months Supply of Inventory	2.84	1.50	-47.35%



■ Closed (28.26%)
■ Pending (28.08%)
■ Other OffMarket (3.99%)
■ Active (39.67%)

Absorption: Last 12 months, an Average of **146** Sales/Month
Active Inventory as of June 30, 2022 = **219**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **46.72%** to 219 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 **1.50** 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 **11.11%** in June 2022 to \$250,000 versus the previous year at \$225,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 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 179 New Listings in June 2022, down **9.60%** from last year at 198. Furthermore, there were 156 Closed Listings this month versus last year at 160, a **-2.50%** decrease.

Closed versus Listed trends yielded a **87.2%** ratio, up from previous year's, June 2021, at **80.8%**, a **7.85%** 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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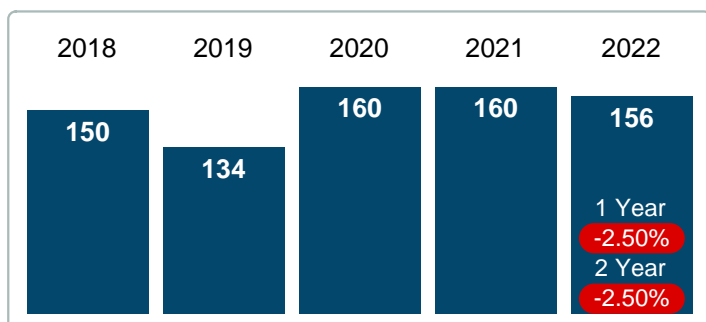
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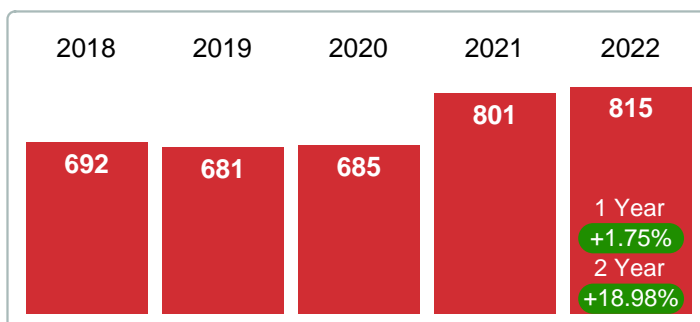
CLOSED LISTINGS

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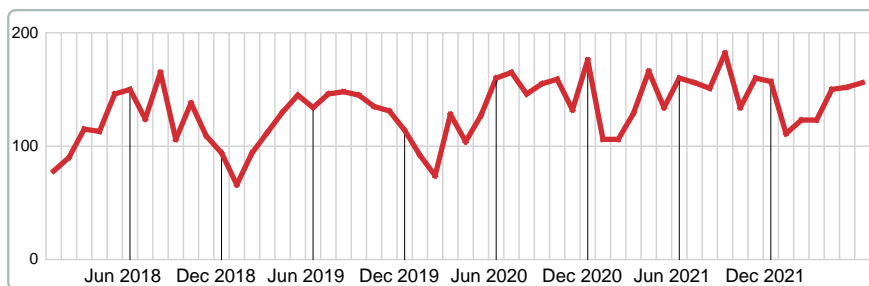
JUNE



YEAR TO DATE (YTD)

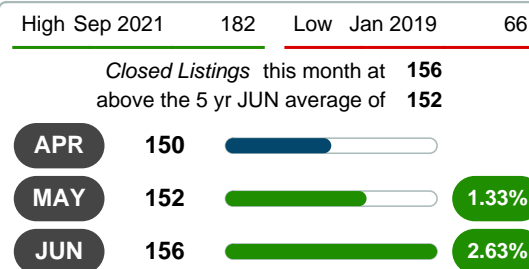


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152



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	14	8.97%	11.5	8	6	0	0
\$125,001 - \$150,000	10	6.41%	4.0	1	8	1	0
\$150,001 - \$225,000	31	19.87%	4.0	1	26	4	0
\$225,001 - \$300,000	39	25.00%	3.0	1	31	7	0
\$300,001 - \$375,000	24	15.38%	3.0	0	12	10	2
\$375,001 - \$475,000	21	13.46%	6.0	1	9	11	0
\$475,001 and up	17	10.90%	7.0	0	6	8	3
Total Closed Units	156			12	98	41	5
Total Closed Volume	45,613,664	100%	4.0	1.64M	25.62M	15.22M	3.14M
Median Closed Price	\$250,000			\$118,300	\$236,745	\$360,000	\$750,000

June 2022



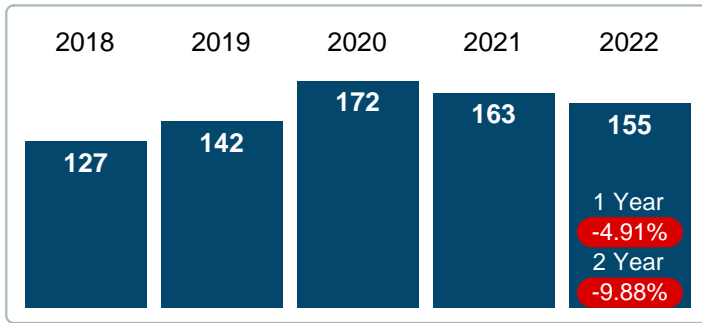
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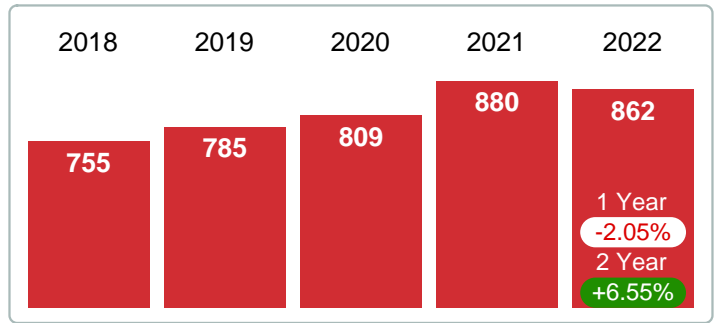
PENDING LISTINGS

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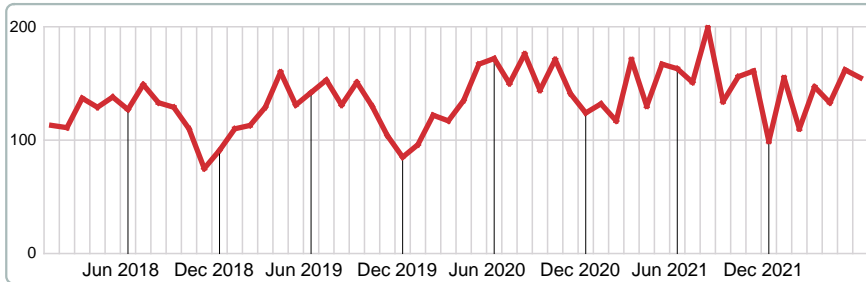
JUNE



YEAR TO DATE (YTD)

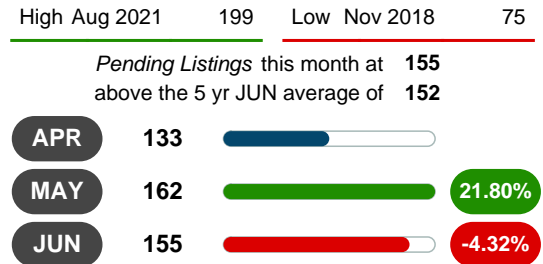


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	18	11.61%	18.0	6	11	1	0
\$125,001 - \$150,000	7	4.52%	6.0	3	4	0	0
\$150,001 - \$225,000	34	21.94%	7.0	2	29	3	0
\$225,001 - \$275,000	33	21.29%	6.0	2	24	7	0
\$275,001 - \$350,000	29	18.71%	8.0	0	21	7	1
\$350,001 - \$500,000	18	11.61%	8.0	0	7	9	2
\$500,001 and up	16	10.32%	23.5	0	2	11	3
Total Pending Units	155			13	98	38	6
Total Pending Volume	44,476,614	100%	7.0	1.77M	23.83M	15.02M	3.86M
Median Listing Price	\$240,000			\$130,000	\$234,898	\$369,040	\$544,750

June 2022



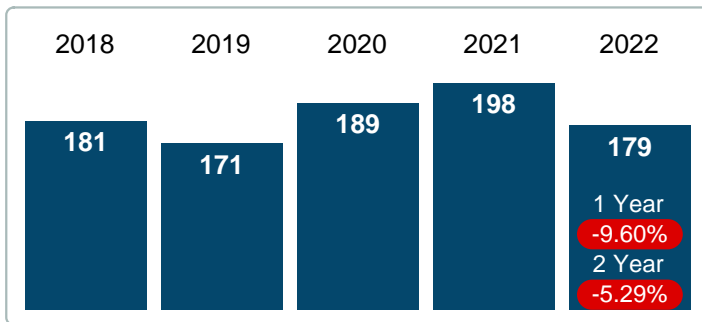
Area Delimited by County Of Rogers - Residential Property Type



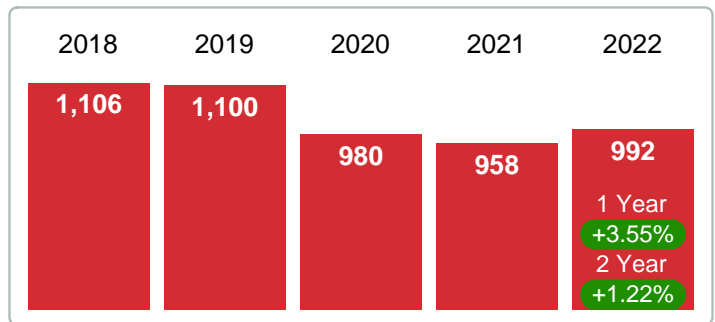
NEW LISTINGS

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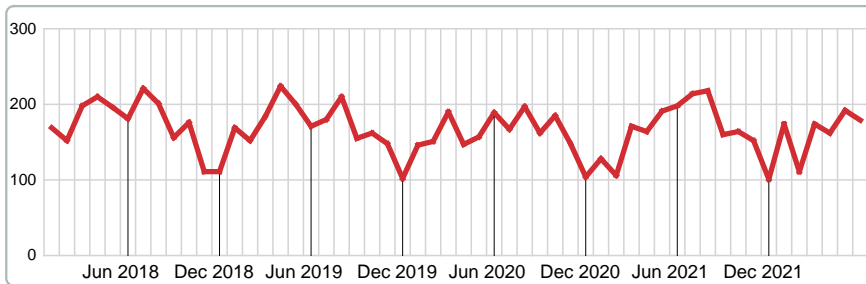
JUNE



YEAR TO DATE (YTD)

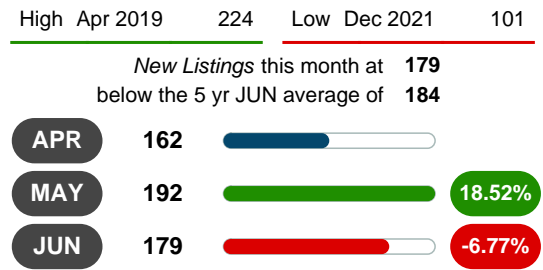


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 184



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	13	7.26%	5	7	1	0
\$125,001 - \$175,000	18	10.06%	1	14	2	1
\$175,001 - \$225,000	25	13.97%	0	22	3	0
\$225,001 - \$325,000	47	26.26%	2	35	9	1
\$325,001 - \$425,000	30	16.76%	1	15	13	1
\$425,001 - \$625,000	26	14.53%	0	12	12	2
\$625,001 and up	20	11.17%	0	6	9	5
Total New Listed Units	179		9	111	49	10
Total New Listed Volume	65,931,941	100%	1.36M	32.38M	24.38M	7.81M
Median New Listed Listing Price	\$280,000		\$125,000	\$245,500	\$399,900	\$637,250

June 2022



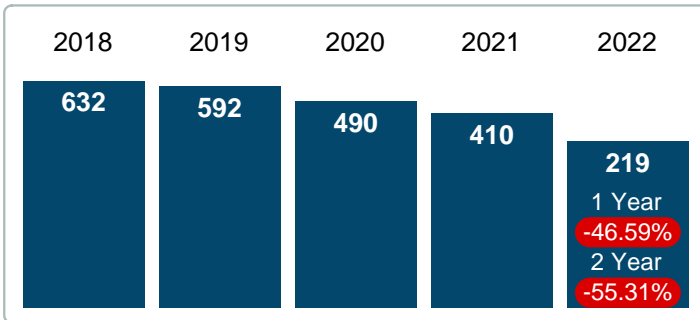
Area Delimited by County Of Rogers - Residential Property Type



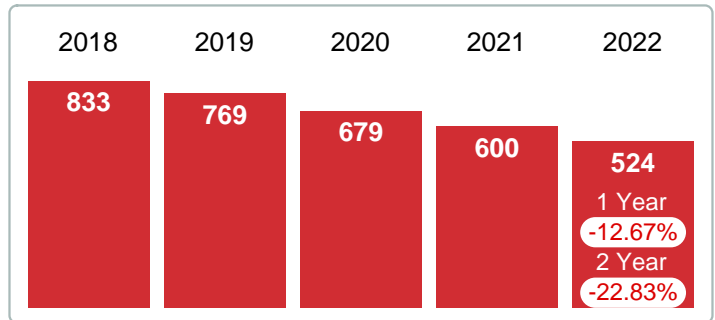
ACTIVE INVENTORY

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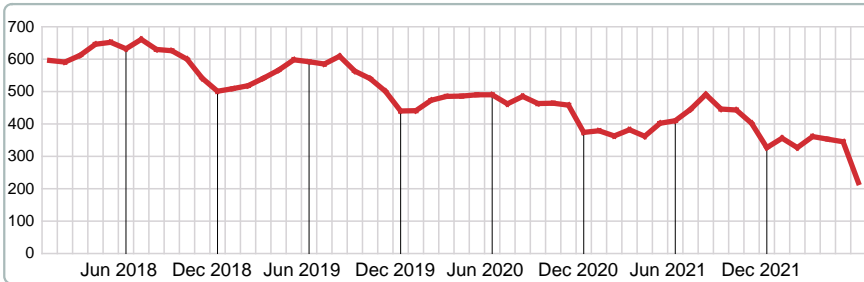
END OF JUNE



ACTIVE DURING JUNE

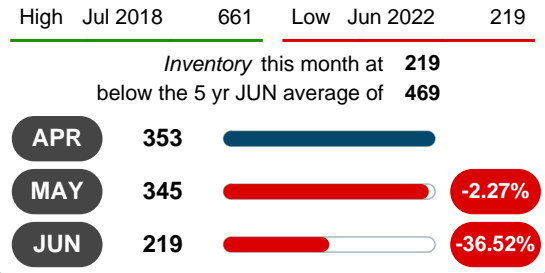


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 469



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	14	6.39%	36.0	3	10	1	0
\$125,001 - \$200,000	28	12.79%	29.5	2	20	5	1
\$200,001 - \$275,000	40	18.26%	32.5	3	27	10	0
\$275,001 - \$425,000	52	23.74%	38.0	1	32	16	3
\$425,001 - \$525,000	34	15.53%	71.0	0	12	21	1
\$525,001 - \$850,000	29	13.24%	32.0	1	10	14	4
\$850,001 and up	22	10.05%	46.0	1	7	8	6
Total Active Inventory by Units	219			11	118	75	15
Total Active Inventory by Volume	97,437,637	100%	40.0	3.59M	41.73M	40.14M	11.98M
Median Active Inventory Listing Price	\$354,000			\$235,000	\$289,475	\$479,900	\$639,000

June 2022



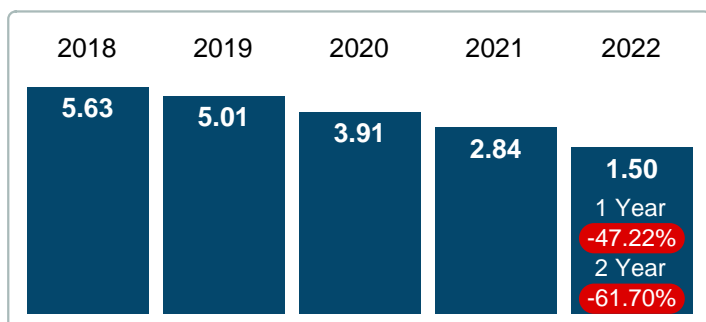
Area Delimited by County Of Rogers - Residential Property Type



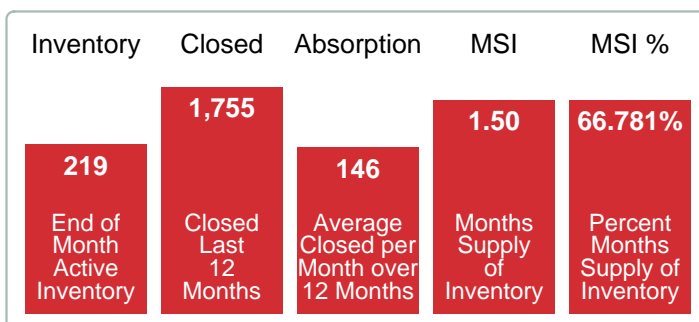
MONTHS SUPPLY of INVENTORY (MSI)

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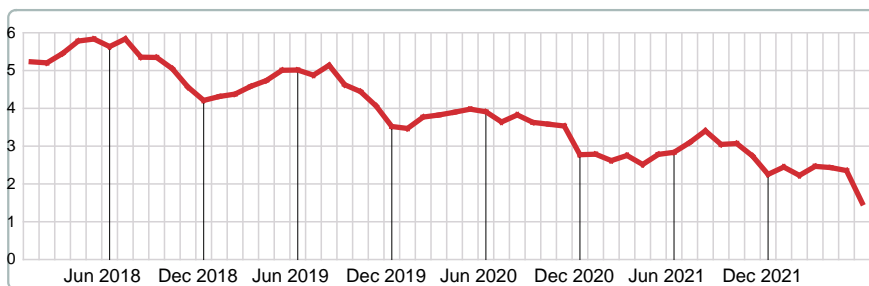
MSI FOR JUNE



INDICATORS FOR JUNE 2022

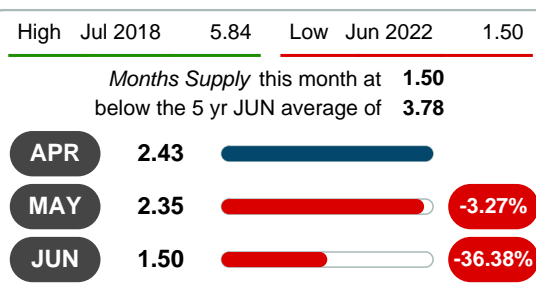


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.78



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	14	6.39%	1.35	0.71	1.76	3.00	0.00
\$125,001 - \$200,000	28	12.79%	0.81	0.71	0.75	1.03	4.00
\$200,001 - \$275,000	40	18.26%	1.01	2.40	0.96	1.03	0.00
\$275,001 - \$425,000	52	23.74%	1.34	1.50	1.73	0.91	1.50
\$425,001 - \$525,000	34	15.53%	2.94	0.00	3.79	2.86	1.20
\$525,001 - \$850,000	29	13.24%	3.14	0.00	9.23	2.43	1.66
\$850,001 and up	22	10.05%	11.48	12.00	0.00	12.00	5.14
Market Supply of Inventory (MSI)			1.50	1.18	1.41	1.62	2.09
Total Active Inventory by Units		100%	1.50	11	118	75	15

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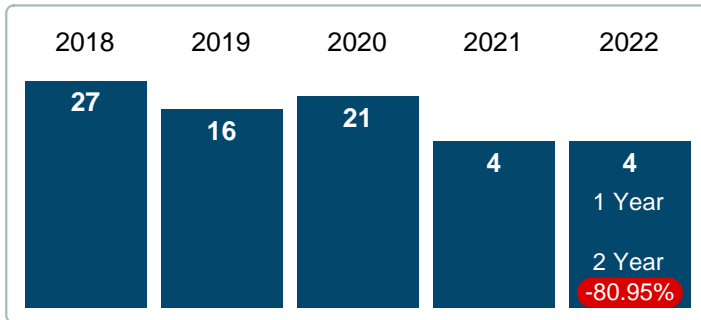
Area Delimited by County Of Rogers - Residential Property Type



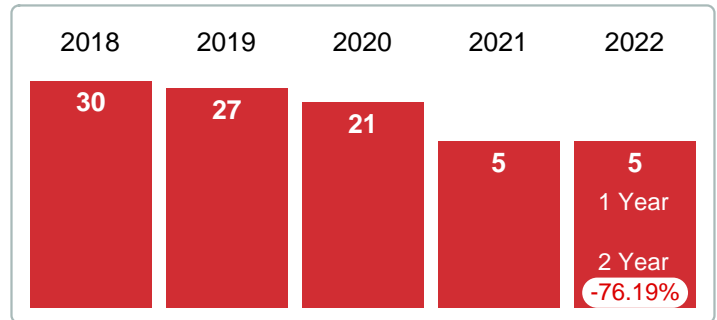
MEDIAN DAYS ON MARKET TO SALE

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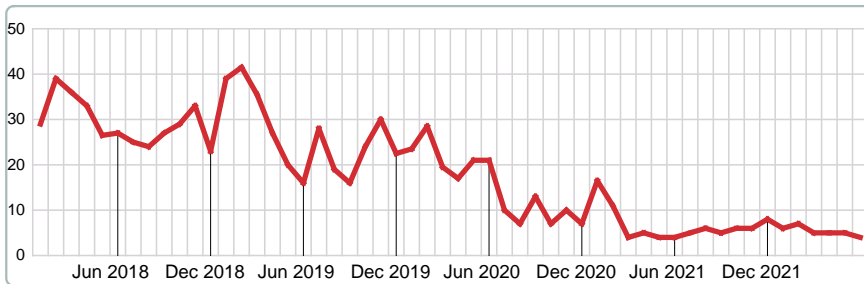
JUNE



YEAR TO DATE (YTD)

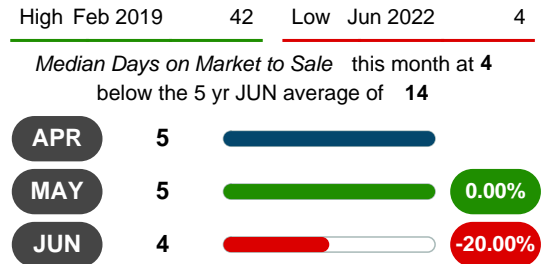


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 14



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	8.97%	12	27	10	0	0
\$125,001 - \$150,000	6.41%	4	3	4	75	0
\$150,001 - \$225,000	19.87%	4	31	5	4	0
\$225,001 - \$300,000	25.00%	3	2	3	1	0
\$300,001 - \$375,000	15.38%	3	0	2	6	7
\$375,001 - \$475,000	13.46%	6	5	3	30	0
\$475,001 and up	10.90%	7	0	7	6	14
Median Closed DOM		4	10	3	6	11
Total Closed Units	100%	4.0	12	98	41	5
Total Closed Volume		45,613,664	1.64M	25.62M	15.22M	3.14M

June 2022



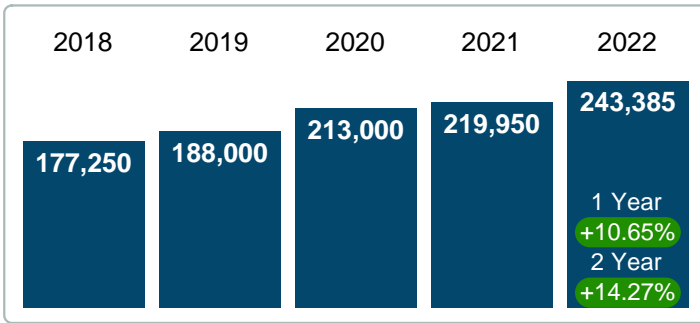
Area Delimited by County Of Rogers - Residential Property Type



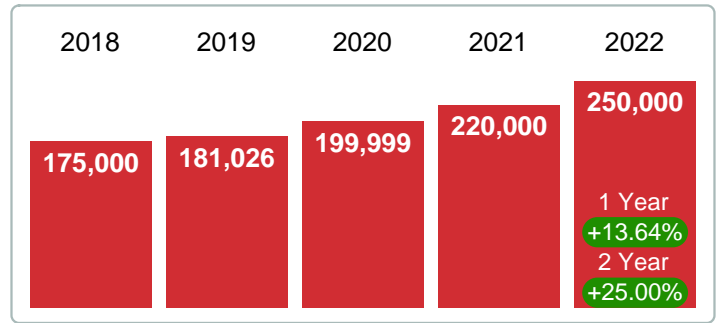
MEDIAN LIST PRICE AT CLOSING

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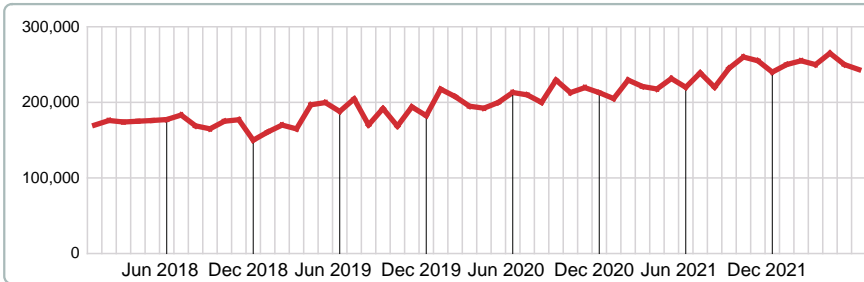
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

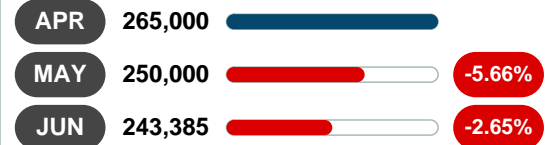


3 MONTHS

5 year JUN AVG = 208,317

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

Median List Price at Closing this month at **243,385**
above the 5 yr JUN average of **208,317**



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	9.62%	113,000	89,000	115,000	0	0
\$125,001 - \$150,000	7.05%	148,500	139,000	149,900	135,000	0
\$150,001 - \$225,000	21.15%	189,900	185,000	184,950	197,500	0
\$225,001 - \$300,000	26.28%	245,000	229,000	247,500	243,630	285,000
\$300,001 - \$375,000	12.18%	349,260	0	331,500	349,900	339,999
\$375,001 - \$475,000	14.10%	424,950	385,000	426,835	425,000	0
\$475,001 and up	9.62%	625,000	0	575,000	575,000	849,900
Median List Price		243,385	116,450	234,950	350,000	750,000
Total Closed Units	100%	243,385	12	98	41	5
Total Closed Volume		45,224,873	1.64M	25.28M	15.20M	3.11M

June 2022



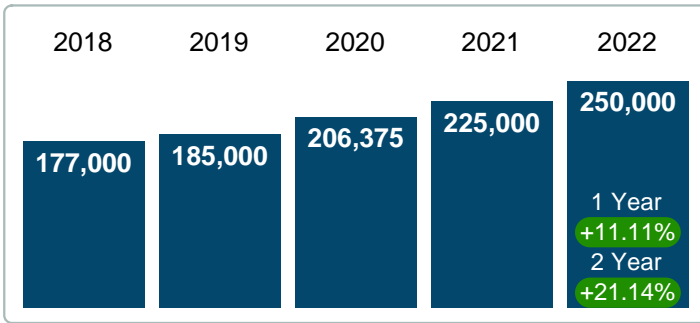
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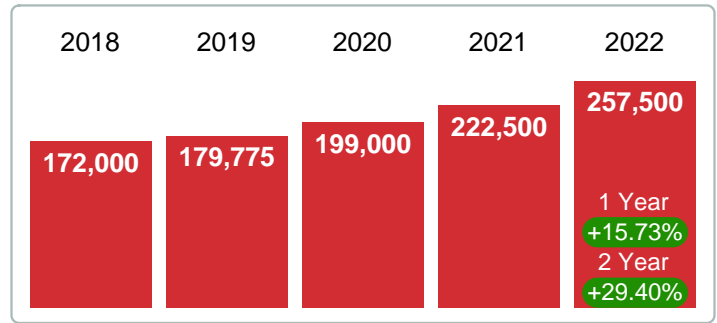
MEDIAN SOLD PRICE AT CLOSING

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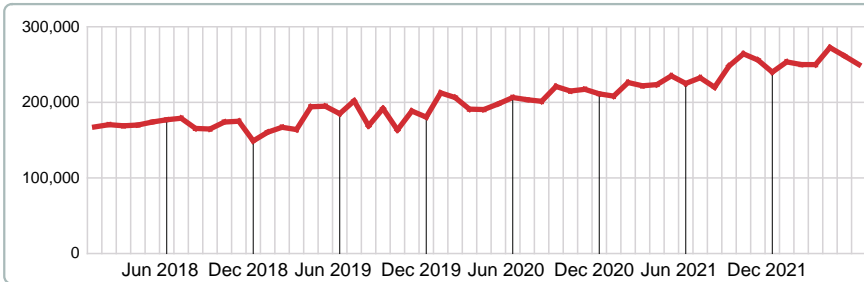
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

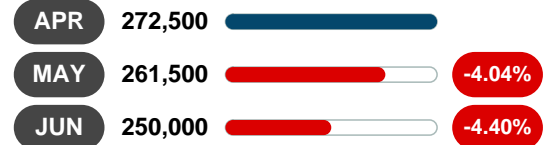


3 MONTHS

5 year JUN AVG = 208,675

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

Median Sold Price at Closing this month at **250,000** above the 5 yr JUN average of **208,675**



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	8.97%	102,500	87,500	107,500	0	0
\$125,001 - \$150,000	6.41%	142,500	150,000	140,000	145,000	0
\$150,001 - \$225,000	19.87%	179,000	170,000	178,000	204,750	0
\$225,001 - \$300,000	25.00%	243,630	229,000	245,700	243,140	0
\$300,001 - \$375,000	15.38%	337,500	0	330,000	347,450	324,000
\$375,001 - \$475,000	13.46%	420,000	400,000	429,000	420,000	0
\$475,001 and up	10.90%	560,000	0	547,500	537,500	865,000
Median Sold Price		250,000	118,300	236,745	360,000	750,000
Total Closed Units	100%	250,000	12	98	41	5
Total Closed Volume		45,613,664	1.64M	25.62M	15.22M	3.14M

June 2022



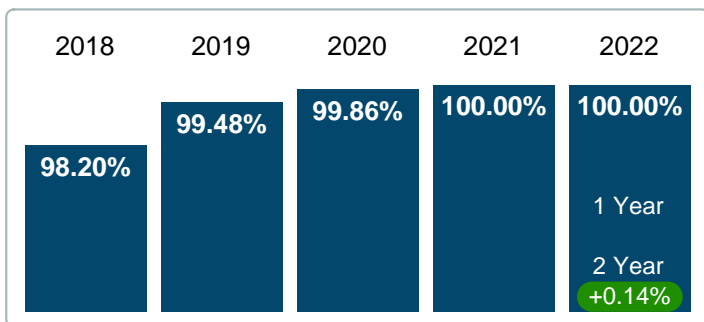
Area Delimited by County Of Rogers - Residential Property Type



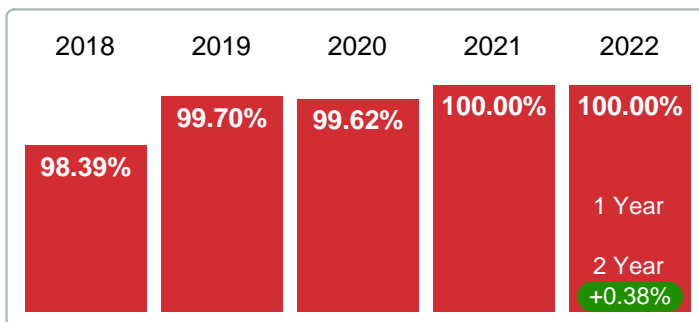
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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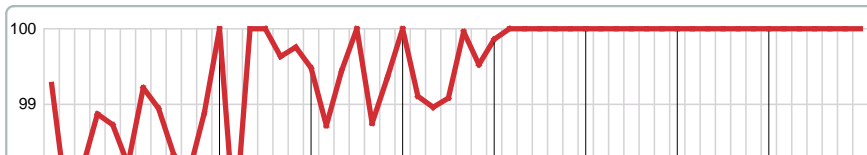
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.51%

High Jun 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUN average of 99.51%

- APR 100.00%
- MAY 100.00%
- JUN 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	14	8.97%	100.00%	100.00%	98.73%	0.00%	0.00%
\$125,001 - \$150,000	10	6.41%	100.98%	107.91%	100.07%	107.41%	0.00%
\$150,001 - \$225,000	31	19.87%	101.28%	91.89%	100.93%	103.02%	0.00%
\$225,001 - \$300,000	39	25.00%	101.78%	100.00%	102.21%	100.00%	0.00%
\$300,001 - \$375,000	24	15.38%	100.51%	0.00%	100.00%	100.60%	103.89%
\$375,001 - \$475,000	21	13.46%	100.00%	103.90%	100.00%	100.00%	0.00%
\$475,001 and up	17	10.90%	100.00%	0.00%	100.94%	99.13%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.86%	100.00%	101.47%
Total Closed Units	156	100%	100.00%	12	98	41	5
Total Closed Volume	45,613,664			1.64M	25.62M	15.22M	3.14M

June 2022



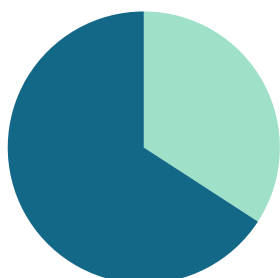
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

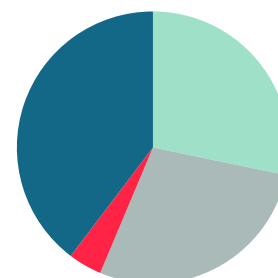


Inventory
 New Listings
179 = 34.16%
 Start Inventory
345
 Total Inventory Units
524
 Volume
\$191,358,520

Market Activity

Closed Sales
156 = 28.26%
 Pending Sales
155 = 28.08%
 Other Off Market
22 = 3.99%
 Active Inventory
219 = 39.67%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	160	156	-2.50%	801	815	1.75%
Pending Sales	163	155	-4.91%	880	862	-2.05%
New Listings	198	179	-9.60%	958	992	3.55%
Median List Price	219,950	243,385	10.65%	220,000	250,000	13.64%
Median Sale Price	225,000	250,000	11.11%	222,500	257,500	15.73%
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	4.00	4.00	0.00%	5.00	5.00	0.00%
Monthly Inventory	411	219	-46.72%	411	219	-46.72%
Months Supply of Inventory	2.84	1.50	-47.35%	2.84	1.50	-47.35%

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

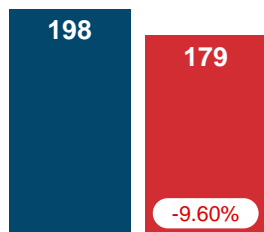
Inventory on June 30, 2022 = **219**

2021 **2022**

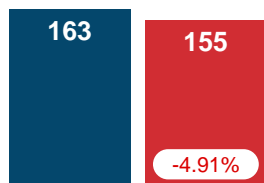
JUNE MARKET

MEDIAN PRICES

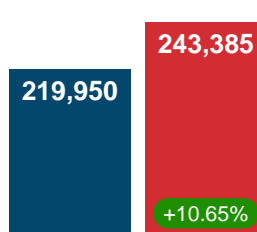
New Listings



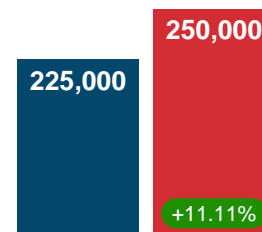
Pending Listings



List Price



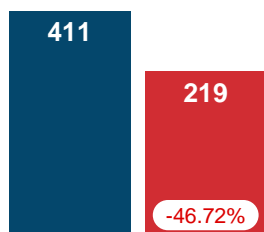
Sale Price



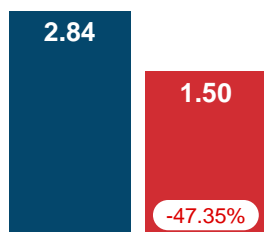
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%