

March 2022



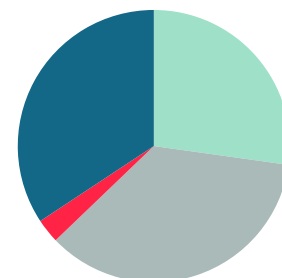
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	March 2022	+/-%
Closed Listings	129	123	-4.65%
Pending Listings	171	161	-5.85%
New Listings	171	174	1.75%
Median List Price	221,000	249,900	13.08%
Median Sale Price	221,900	249,900	12.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	5.00	25.00%
End of Month Inventory	383	155	-59.53%
Months Supply of Inventory	2.76	1.06	-61.65%



■ Closed (27.21%)
■ Pending (35.62%)
■ Other OffMarket (2.88%)
■ Active (34.29%)

Absorption: Last 12 months, an Average of **146** Sales/Month
Active Inventory as of March 31, 2022 = **155**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2022 decreased **59.53%** to 155 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 **1.06** 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 **12.62%** in March 2022 to \$249,900 versus the previous year at \$221,900.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 1.00 days or **25.00%** in March 2022 compared to last year's same month at **4.00** DOM.

Sales Success for March 2022 is Positive

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

There were 174 New Listings in March 2022, up **1.75%** from last year at 171. Furthermore, there were 123 Closed Listings this month versus last year at 129, a **-4.65%** decrease.

Closed versus Listed trends yielded a **70.7%** ratio, down from previous year's, March 2021, at **75.4%**, a **6.30%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

March 2022



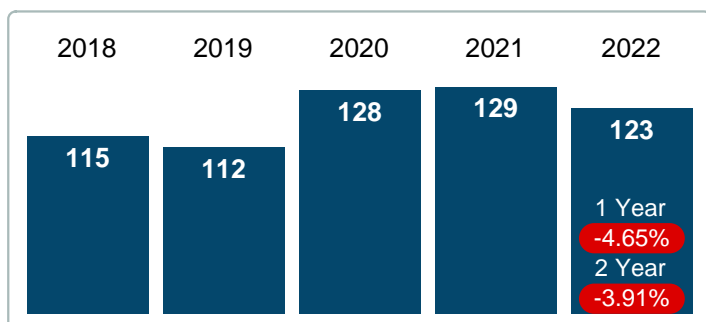
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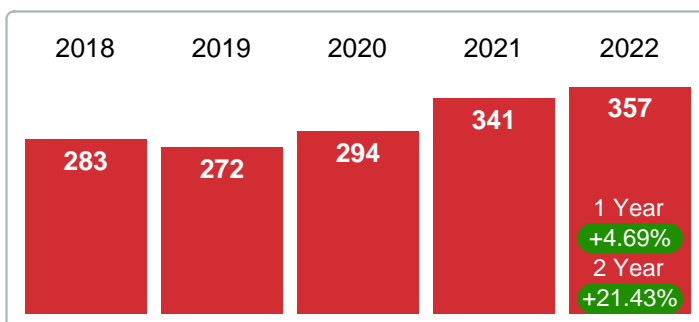
CLOSED LISTINGS

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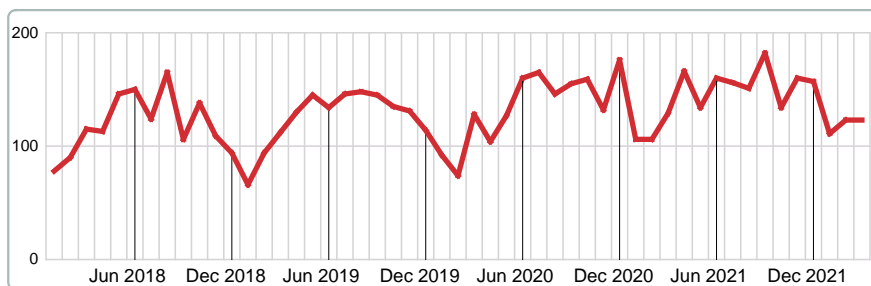
MARCH



YEAR TO DATE (YTD)

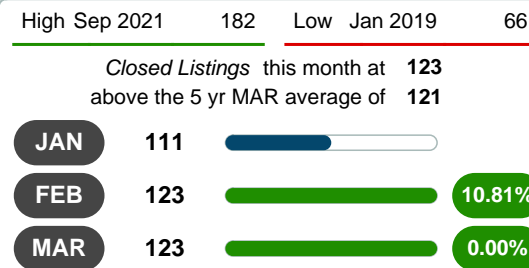


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 121



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	9	7.32%	10.0	7	2	0	0
\$125,001 - \$175,000	16	13.01%	3.0	0	13	3	0
\$175,001 - \$225,000	22	17.89%	4.0	1	18	3	0
\$225,001 - \$275,000	27	21.95%	5.0	3	16	8	0
\$275,001 - \$375,000	20	16.26%	3.5	0	11	8	1
\$375,001 - \$475,000	16	13.01%	4.5	0	7	7	2
\$475,001 and up	13	10.57%	12.0	0	2	10	1
Total Closed Units	123			11	69	39	4
Total Closed Volume	34,989,889	100%	5.0	1.44M	17.34M	14.42M	1.79M
Median Closed Price	\$249,900			\$97,000	\$235,000	\$338,125	\$396,128

March 2022



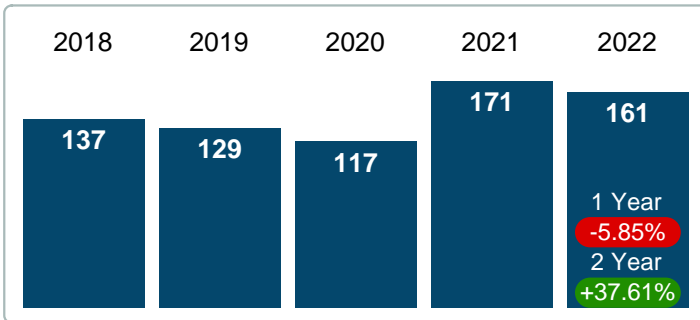
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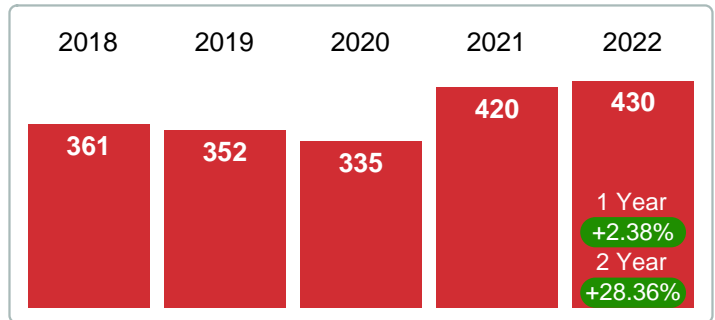
PENDING LISTINGS

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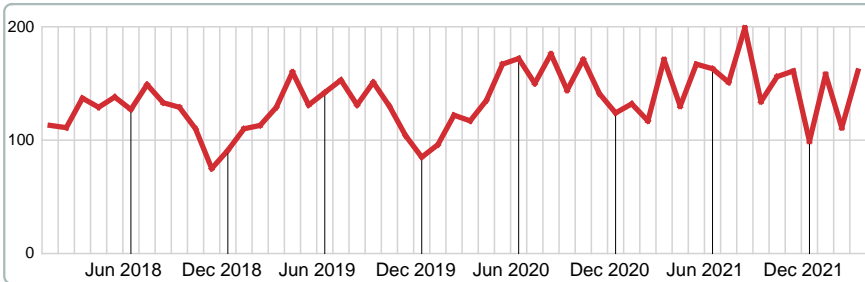
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 143

High Aug 2021 199 Low Nov 2018 75

Pending Listings this month at 161
above the 5 yr MAR average of 143



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	17	10.56%	7.0	11	6	0	0
\$125,001 - \$175,000	20	12.42%	3.0	2	14	3	1
\$175,001 - \$225,000	23	14.29%	5.0	0	21	2	0
\$225,001 - \$275,000	33	20.50%	8.0	2	25	6	0
\$275,001 - \$400,000	30	18.63%	6.0	1	16	11	2
\$400,001 - \$600,000	20	12.42%	27.5	1	7	10	2
\$600,001 and up	18	11.18%	15.5	0	2	11	5
Total Pending Units	161			17	91	43	10
Total Pending Volume	51,711,680	100%	7.0	2.72M	23.71M	19.06M	6.21M
Median Listing Price	\$250,000			\$114,900	\$232,490	\$400,000	\$630,450

March 2022



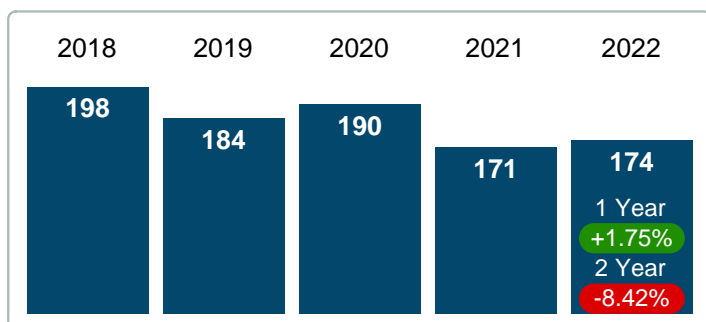
Area Delimited by County Of Rogers - Residential Property Type



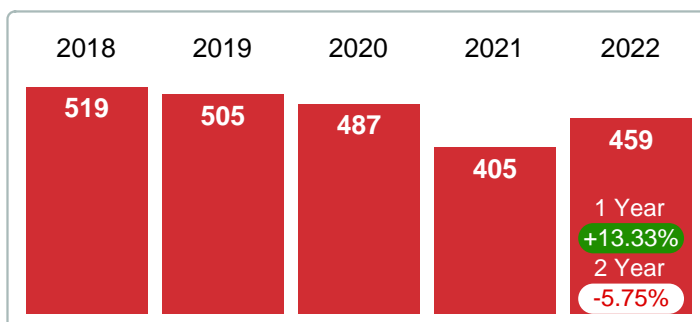
NEW LISTINGS

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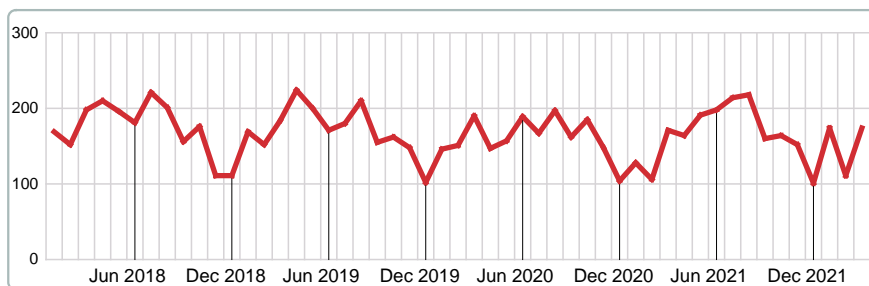
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

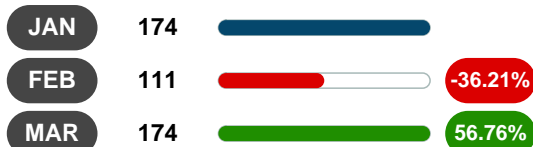


3 MONTHS

5 year MAR AVG = 183

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 174
 below the 5 yr MAR average of 183



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	19	10.92%	9	10	0	0
\$125,001 - \$150,000	11	6.32%	2	6	2	1
\$150,001 - \$225,000	38	21.84%	1	35	2	0
\$225,001 - \$300,000	39	22.41%	0	30	9	0
\$300,001 - \$425,000	25	14.37%	1	10	12	2
\$425,001 - \$600,000	24	13.79%	0	5	15	4
\$600,001 and up	18	10.34%	0	4	8	6
Total New Listed Units	174		13	100	48	13
Total New Listed Volume	56,452,486	100%	1.70M	26.25M	21.13M	7.38M
Median New Listed Listing Price	\$249,950		\$114,900	\$225,000	\$425,000	\$495,000

March 2022



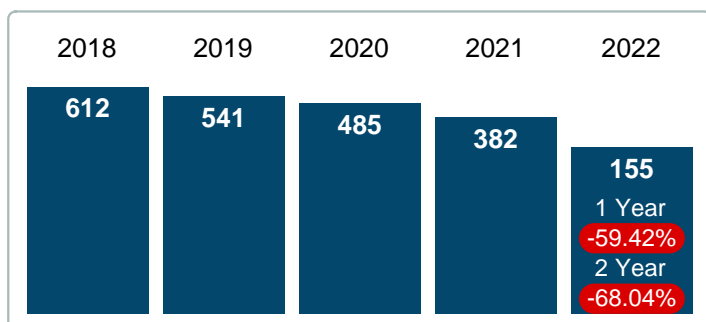
Area Delimited by County Of Rogers - Residential Property Type



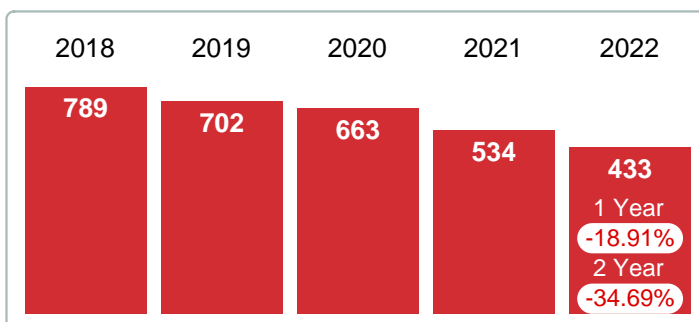
ACTIVE INVENTORY

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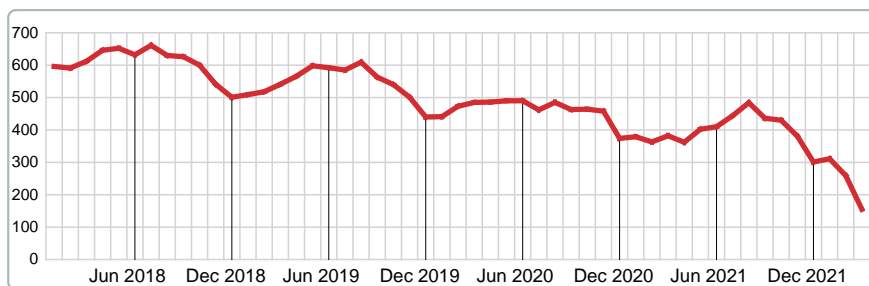
END OF MARCH



ACTIVE DURING MARCH

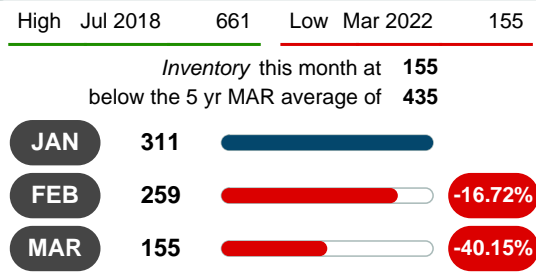


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 435



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	18	11.61%	33.0	8	10	0	0
\$125,001 - \$175,000	11	7.10%	17.0	3	7	1	0
\$175,001 - \$275,000	29	18.71%	14.0	2	19	8	0
\$275,001 - \$425,000	35	22.58%	65.0	0	26	8	1
\$425,001 - \$500,000	23	14.84%	26.0	0	8	12	3
\$500,001 - \$775,000	21	13.55%	62.0	1	3	12	5
\$775,001 and up	18	11.61%	58.5	0	5	7	6
Total Active Inventory by Units		155		14	78	48	15
Total Active Inventory by Volume		68,265,416	100%	2.21M	26.79M	26.94M	12.32M
Median Active Inventory Listing Price		\$398,500		\$125,000	\$297,500	\$481,499	\$745,000

March 2022



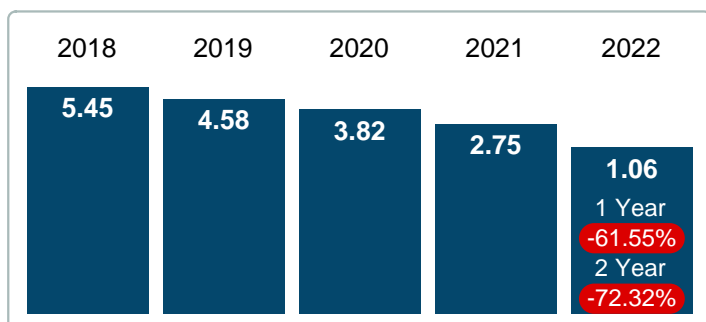
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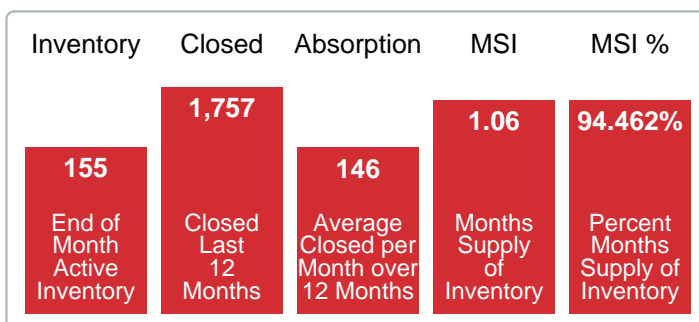
MONTHS SUPPLY of INVENTORY (MSI)

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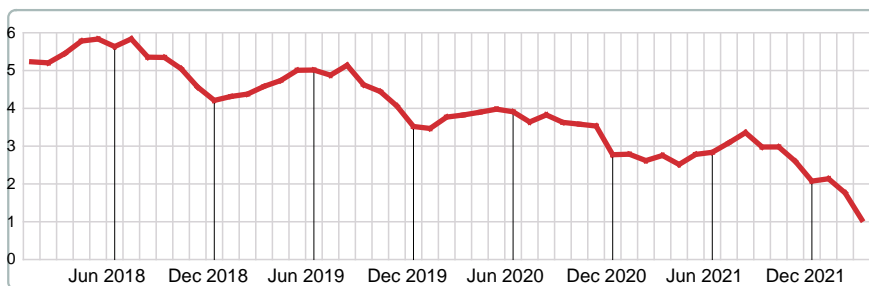
MSI FOR MARCH



INDICATORS FOR MARCH 2022

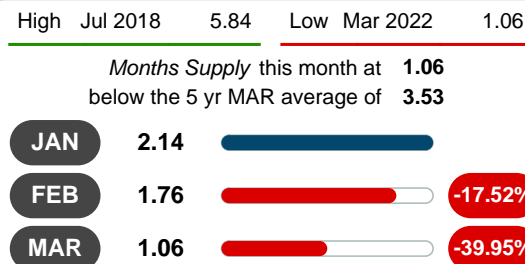


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.53



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	18	11.61%	1.54	1.71	1.58	0.00	0.00
\$125,001 - \$175,000	11	7.10%	0.49	1.50	0.39	0.41	0.00
\$175,001 - \$275,000	29	18.71%	0.54	1.71	0.51	0.55	0.00
\$275,001 - \$425,000	35	22.58%	0.92	0.00	1.51	0.44	0.50
\$425,001 - \$500,000	23	14.84%	2.82	0.00	5.05	2.18	3.27
\$500,001 - \$775,000	21	13.55%	2.19	12.00	3.27	2.00	1.94
\$775,001 and up	18	11.61%	6.35	0.00	30.00	6.00	4.24
Market Supply of Inventory (MSI)			1.06	1.58	0.96	0.99	1.88
Total Active Inventory by Units		100%	1.06	14	78	48	15

March 2022



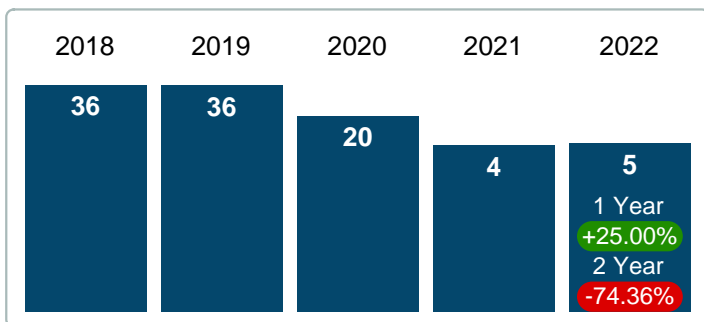
Area Delimited by County Of Rogers - Residential Property Type



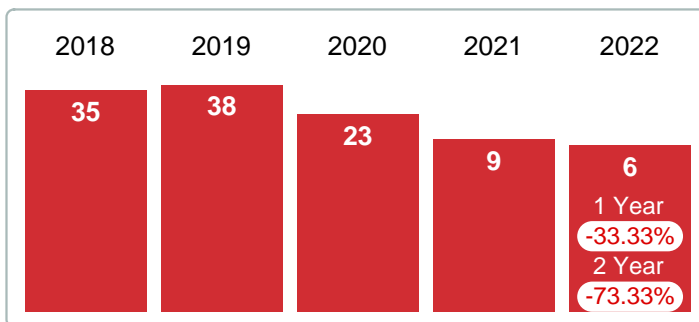
MEDIAN DAYS ON MARKET TO SALE

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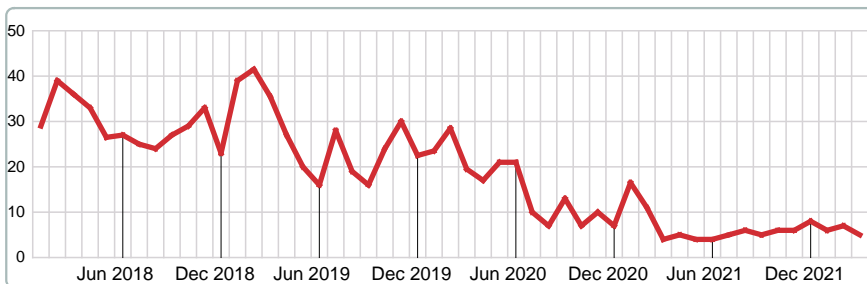
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

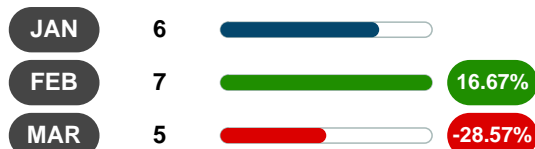


3 MONTHS

5 year MAR AVG = 20

High Feb 2019 42 Low Jun 2021 4

Median Days on Market to Sale this month at 5 below the 5 yr MAR average of 20



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	7.32%	10	7	37	0	0
\$125,001 - \$175,000	13.01%	3	0	3	3	0
\$175,001 - \$225,000	17.89%	4	159	4	7	0
\$225,001 - \$275,000	21.95%	5	3	5	5	0
\$275,001 - \$375,000	16.26%	4	0	4	2	22
\$375,001 - \$475,000	13.01%	5	0	3	6	5
\$475,001 and up	10.57%	12	0	16	11	46
Median Closed DOM		5	7	4	6	15
Total Closed Units	100%	5.0	11	69	39	4
Total Closed Volume		34,989,889	1.44M	17.34M	14.42M	1.79M

March 2022



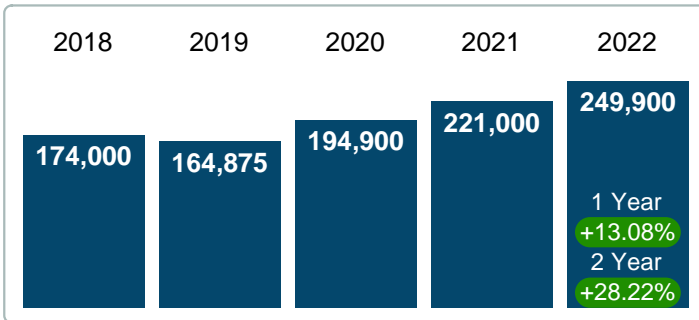
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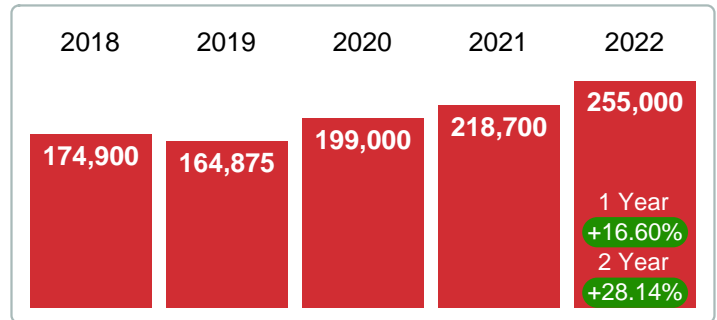
MEDIAN LIST PRICE AT CLOSING

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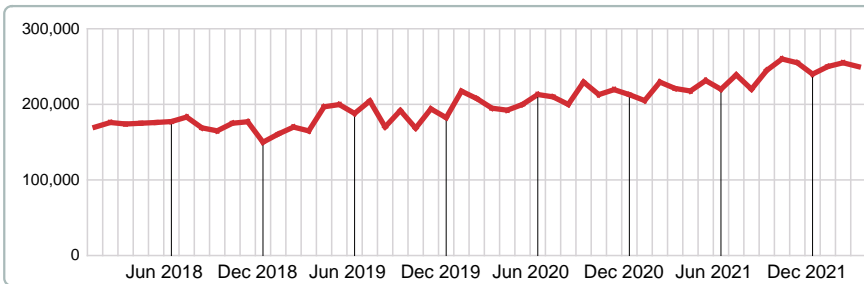
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

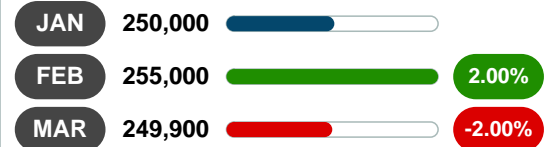


3 MONTHS

5 year MAR AVG = 200,935

High Oct 2021 260,000 Low Dec 2018 149,950

Median List Price at Closing this month at **249,900**
above the 5 yr MAR average of **200,935**



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	8.13%	88,850	81,200	119,000	0	
\$125,001 - \$175,000	15	12.20%	155,000	0	159,750	150,000	
\$175,001 - \$225,000	23	18.70%	199,900	175,900	199,900	199,999	
\$225,001 - \$275,000	26	21.14%	247,450	239,000	252,450	255,000	
\$275,001 - \$375,000	21	17.07%	325,000	0	325,000	334,925	
\$375,001 - \$475,000	15	12.20%	406,000	0	396,200	424,999	
\$475,001 and up	13	10.57%	539,560	0	502,015	544,780	
Median List Price		249,900		100,000	229,900	339,000	
Total Closed Units		123	100%	249,900	11	69	39
Total Closed Volume		34,726,436		1.46M	17.14M	14.35M	1.78M

March 2022



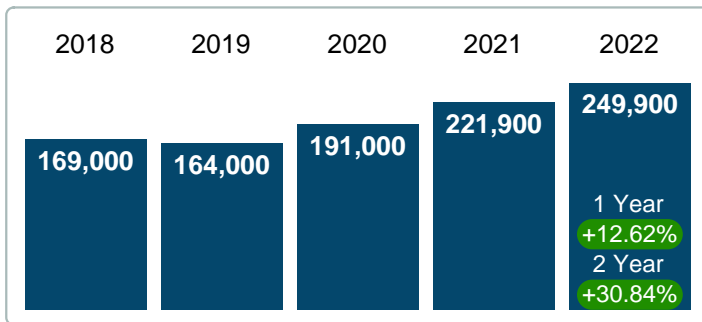
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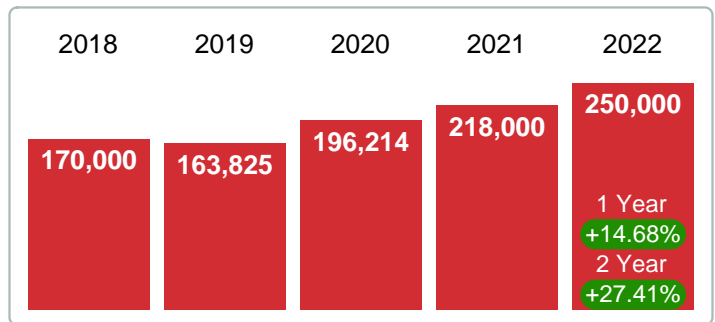
MEDIAN SOLD PRICE AT CLOSING

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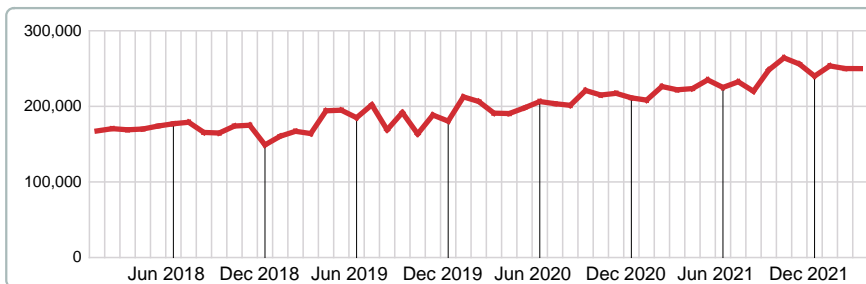
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

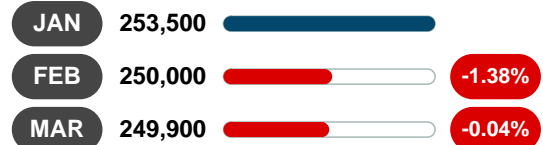


3 MONTHS

5 year MAR AVG = 199,160

High Oct 2021 264,170 Low Dec 2018 149,000

Median Sold Price at Closing this month at **249,900** above the 5 yr MAR average of **199,160**



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	7.32%	80,000	80,000	74,000	0	0
\$125,001 - \$175,000	13.01%	157,500	0	155,000	160,000	0
\$175,001 - \$225,000	17.89%	204,175	175,900	208,500	200,000	0
\$225,001 - \$275,000	21.95%	245,000	230,000	250,225	244,378	0
\$275,001 - \$375,000	16.26%	325,000	0	325,000	315,500	295,000
\$375,001 - \$475,000	13.01%	413,925	0	398,821	418,500	396,128
\$475,001 and up	10.57%	550,000	0	495,765	554,106	700,900
Median Sold Price		249,900	97,000	235,000	338,125	396,128
Total Closed Units	100%	249,900	11	69	39	4
Total Closed Volume		34,989,889	1.44M	17.34M	14.42M	1.79M

March 2022



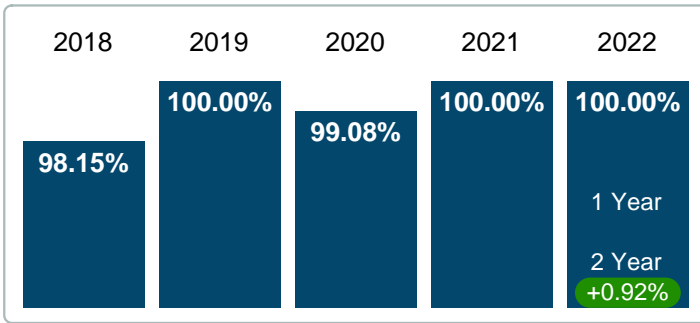
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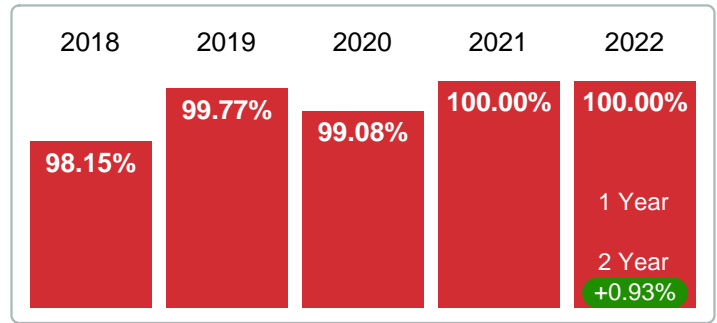
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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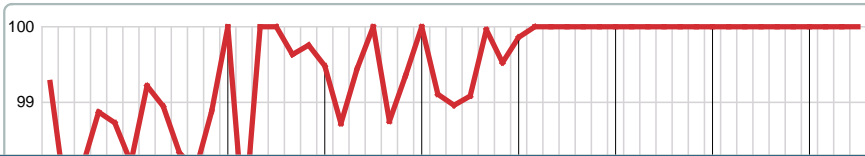
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 99.45%

High Mar 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr MAR average of **99.45%**

JAN 100.00%
FEB 100.00%
MAR 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	9	7.32%	97.48%	100.00%	95.12%	0.00%	0.00%	
\$125,001 - \$175,000	16	13.01%	100.59%	0.00%	100.30%	107.38%	0.00%	
\$175,001 - \$225,000	22	17.89%	101.87%	100.00%	103.02%	100.00%	0.00%	
\$225,001 - \$275,000	27	21.95%	100.00%	96.23%	101.04%	100.00%	0.00%	
\$275,001 - \$375,000	20	16.26%	100.00%	0.00%	100.00%	100.00%	100.00%	
\$375,001 - \$475,000	16	13.01%	100.00%	0.00%	101.52%	100.00%	101.23%	
\$475,001 and up	13	10.57%	100.00%	0.00%	98.79%	100.00%	100.14%	
Median Sold/List Ratio		100.00%		100.00%	100.88%	100.00%	100.07%	
Total Closed Units		123	100%	100.00%	11	69	39	4
Total Closed Volume		34,989,889			1.44M	17.34M	14.42M	1.79M

March 2022



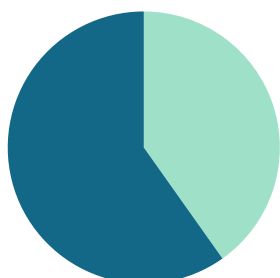
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

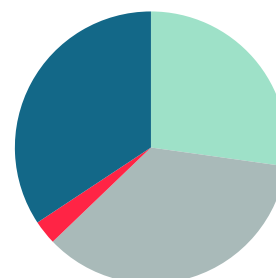


Inventory
 New Listings
174 = 40.18%
 Start Inventory
259
 Total Inventory Units
433
 Volume
\$155,734,445

Market Activity

Closed Sales
123 = 27.21%
 Pending Sales
161 = 35.62%
 Other Off Market
13 = 2.88%
 Active Inventory
155 = 34.29%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	129	123	-4.65%	341	357	4.69%
Pending Sales	171	161	-5.85%	420	430	2.38%
New Listings	171	174	1.75%	405	459	13.33%
Median List Price	221,000	249,900	13.08%	218,700	255,000	16.60%
Median Sale Price	221,900	249,900	12.62%	218,000	250,000	14.68%
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	5.00	25.00%	9.00	6.00	-33.33%
Monthly Inventory	383	155	-59.53%	383	155	-59.53%
Months Supply of Inventory	2.76	1.06	-61.65%	2.76	1.06	-61.65%

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

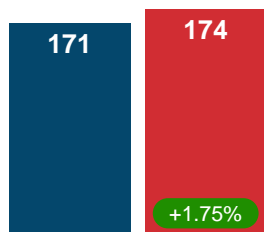
Inventory on March 31, 2022 = **155**

2021 **2022**

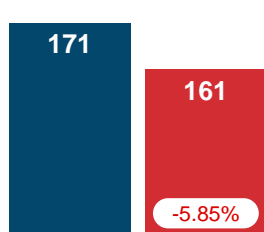
MARCH MARKET

MEDIAN PRICES

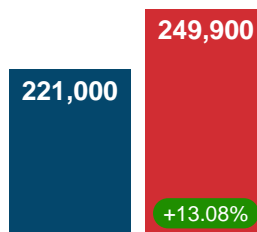
New Listings



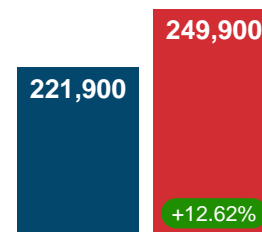
Pending Listings



List Price



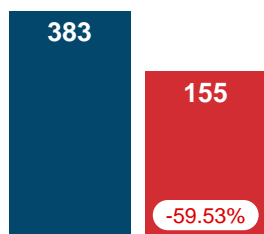
Sale Price



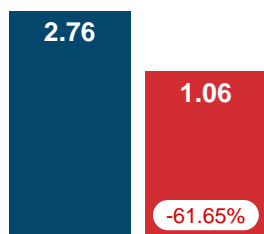
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

