



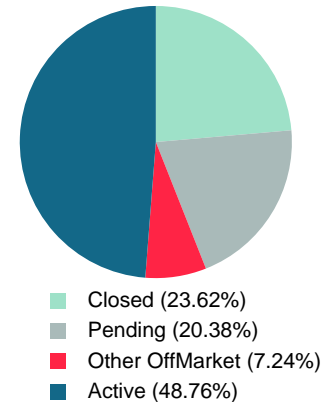
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	182	124	-31.87%
Pending Listings	134	107	-20.15%
New Listings	160	152	-5.00%
Median List Price	245,000	250,000	2.04%
Median Sale Price	248,095	249,500	0.57%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	8.00	60.00%
End of Month Inventory	447	256	-42.73%
Months Supply of Inventory	3.05	1.81	-40.74%



Absorption: Last 12 months, an Average of **142** Sales/Month
Active Inventory as of September 30, 2022 = **256**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **42.73%** to 256 existing homes available for sale. Over the last 12 months this area has had an average of 142 closed sales per month. This represents an unsold inventory index of **1.81** 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 **0.57%** in September 2022 to \$249,500 versus the previous year at \$248,095.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 3.00 days or **60.00%** in September 2022 compared to last year's same month at **5.00** DOM.

Sales Success for September 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 152 New Listings in September 2022, down **5.00%** from last year at 160. Furthermore, there were 124 Closed Listings this month versus last year at 182, a **-31.87%** decrease.

Closed versus Listed trends yielded a **81.6%** ratio, down from previous year's, September 2021, at **113.8%**, a **28.28%** downswing. This will certainly create pressure on a decreasing Month's 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

September 2022



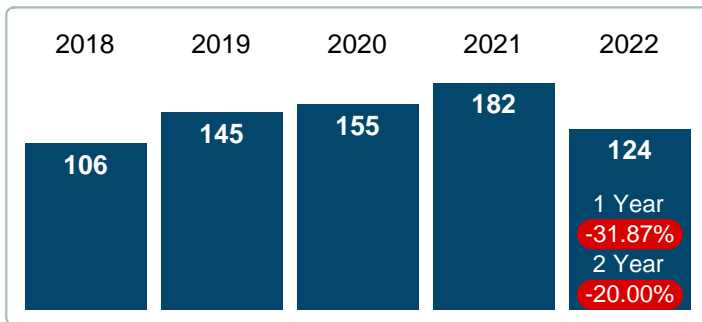
Area Delimited by County Of Rogers - Residential Property Type



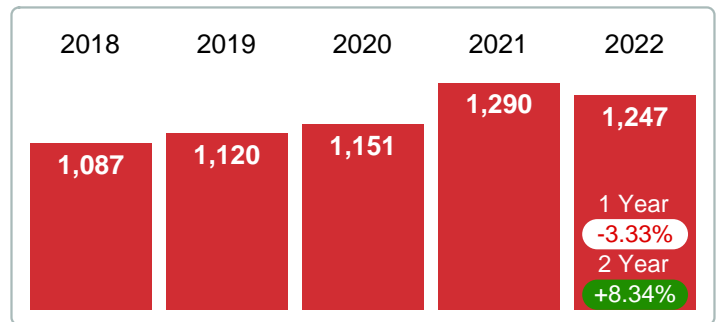
CLOSED LISTINGS

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

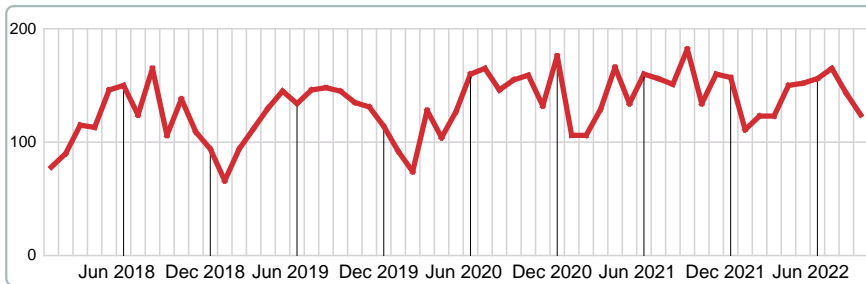
SEPTEMBER



YEAR TO DATE (YTD)

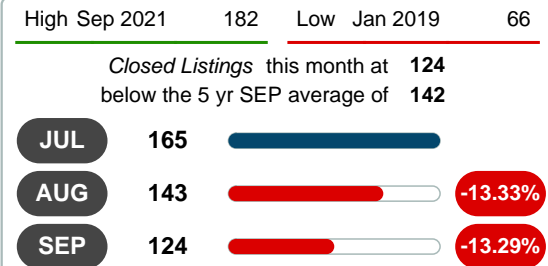


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 142



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	6	4.84%	5.5	4	2	0	0
\$150,001 - \$200,000	18	14.52%	4.0	1	15	2	0
\$200,001 - \$225,000	17	13.71%	7.0	2	13	2	0
\$225,001 - \$300,000	35	28.23%	4.0	1	20	14	0
\$300,001 - \$375,000	20	16.13%	16.5	1	9	9	1
\$375,001 - \$450,000	10	8.06%	26.5	0	6	3	1
\$450,001 and up	18	14.52%	21.0	0	4	13	1
Total Closed Units	124			9	69	43	3
Total Closed Volume	37,410,015	100%	8.0	1.61M	18.15M	16.22M	1.43M
Median Closed Price	\$249,500			\$155,000	\$230,000	\$325,000	\$449,000

September 2022



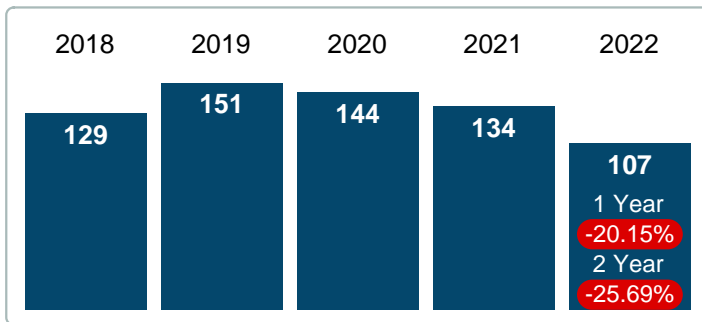
Area Delimited by County Of Rogers - Residential Property Type



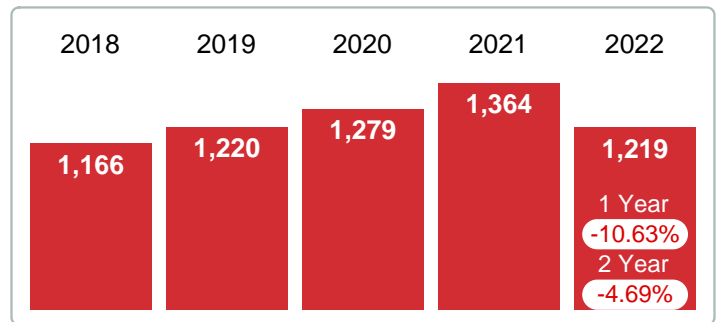
PENDING LISTINGS

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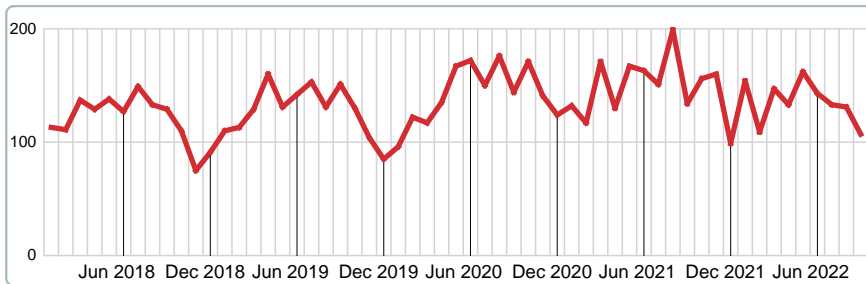
SEPTEMBER



YEAR TO DATE (YTD)

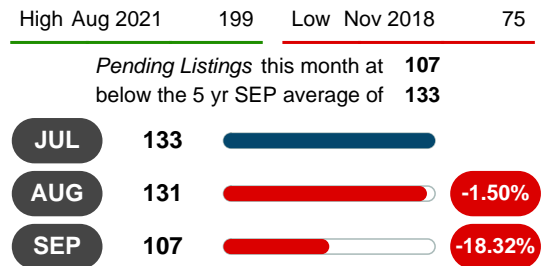


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 133



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	7	6.54%	3.0	4	2	1	0
\$125,001 - \$175,000	17	15.89%	25.0	4	12	1	0
\$175,001 - \$225,000	19	17.76%	6.0	1	15	3	0
\$225,001 - \$300,000	24	22.43%	12.0	1	15	8	0
\$300,001 - \$375,000	12	11.21%	17.0	0	9	2	1
\$375,001 - \$525,000	17	15.89%	15.0	1	4	12	0
\$525,001 and up	11	10.28%	35.0	0	2	6	3
Total Pending Units	107			11	59	33	4
Total Pending Volume	33,018,573	100%	13.0	1.89M	14.98M	13.50M	2.65M
Median Listing Price	\$249,000			\$145,900	\$229,900	\$385,000	\$649,950

September 2022



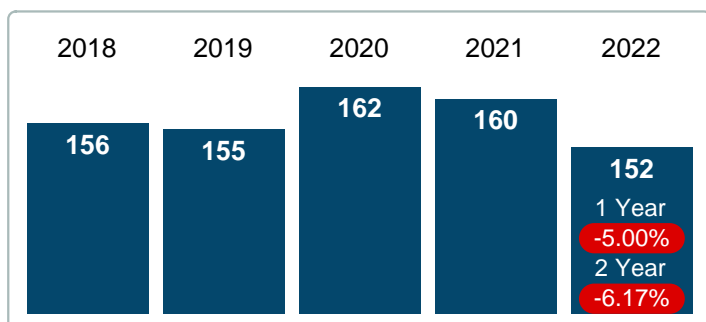
Area Delimited by County Of Rogers - Residential Property Type



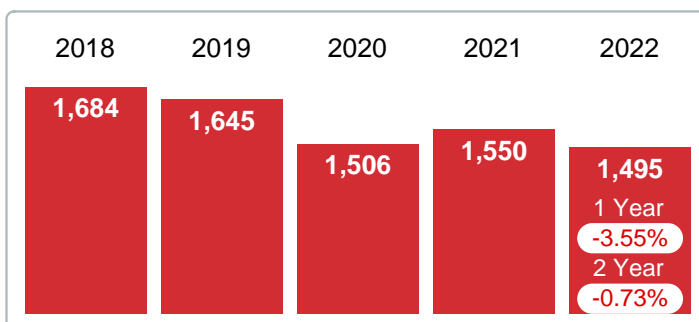
NEW LISTINGS

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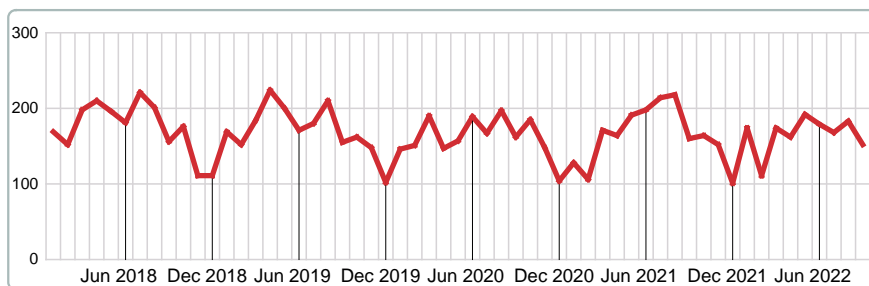
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

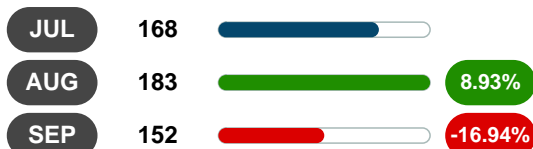


3 MONTHS

5 year SEP AVG = 157

High Apr 2019 224 Low Dec 2021 101

New Listings this month at 152
below the 5 yr SEP average of 157



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	11	7.24%	7	2	2	0
\$125,001 - \$175,000	21	13.82%	5	14	2	0
\$175,001 - \$225,000	24	15.79%	1	21	2	0
\$225,001 - \$325,000	33	21.71%	0	19	14	0
\$325,001 - \$450,000	25	16.45%	1	9	14	1
\$450,001 - \$600,000	22	14.47%	1	3	15	3
\$600,001 and up	16	10.53%	0	3	11	2
Total New Listed Units	152		15	71	60	6
Total New Listed Volume	52,559,861	100%	2.22M	18.82M	28.00M	3.52M
Median New Listed Listing Price	\$262,500		\$132,900	\$220,000	\$432,400	\$545,000

September 2022



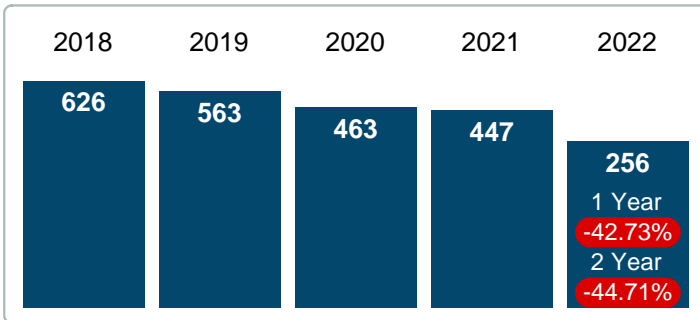
Area Delimited by County Of Rogers - Residential Property Type



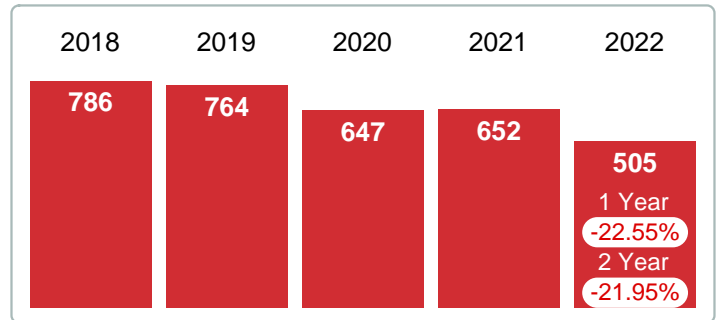
ACTIVE INVENTORY

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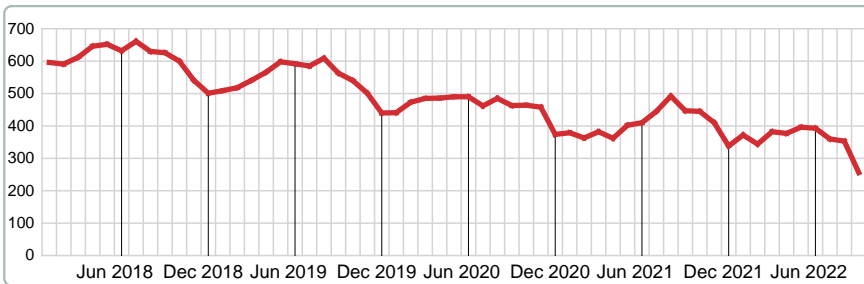
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

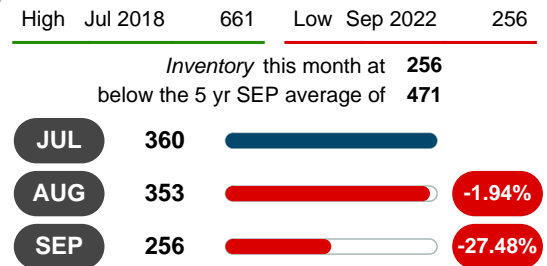


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 471



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	25	9.77%	23.0	8	14	2	1
\$150,001 - \$200,000	32	12.50%	31.0	5	24	3	0
\$200,001 - \$300,000	37	14.45%	36.0	1	24	11	1
\$300,001 - \$475,000	65	25.39%	46.0	3	32	25	5
\$475,001 - \$550,000	41	16.02%	45.0	0	10	25	6
\$550,001 - \$825,000	31	12.11%	58.0	0	6	19	6
\$825,001 and up	25	9.77%	58.0	0	5	11	9
Total Active Inventory by Units	256			17	115	96	28
Total Active Inventory by Volume	116,576,930	100%	43.0	2.90M	40.03M	53.68M	19.97M
Median Active Inventory Listing Price	\$382,500			\$154,500	\$275,000	\$488,900	\$583,750

September 2022



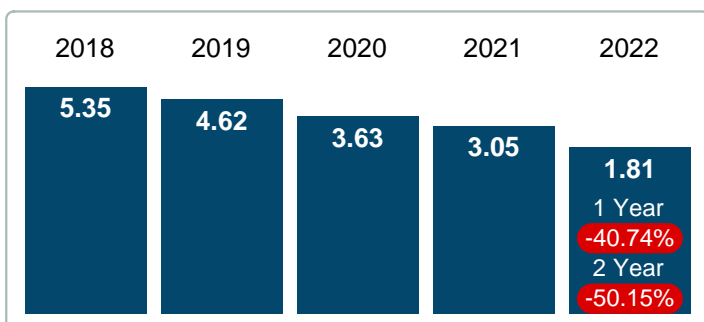
Area Delimited by County Of Rogers - Residential Property Type



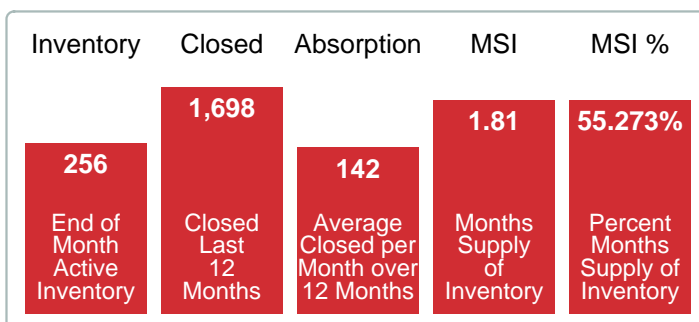
MONTHS SUPPLY of INVENTORY (MSI)

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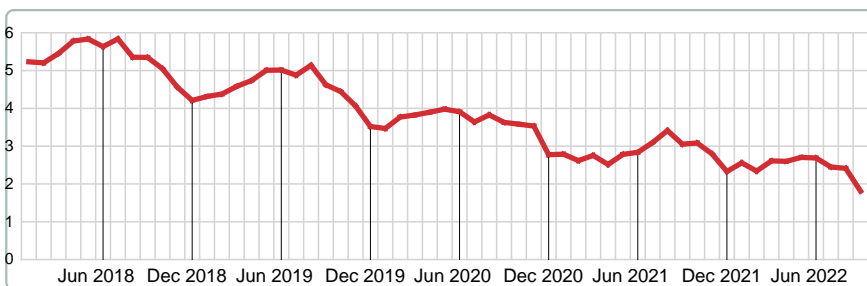
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

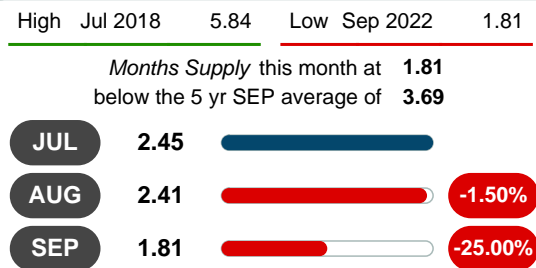


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.69



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	9.77%	1.36	1.23	1.31	2.00	4.00
\$150,001 - \$200,000	12.50%	1.48	5.00	1.36	1.00	0.00
\$200,001 - \$300,000	14.45%	0.79	0.63	0.72	0.96	3.00
\$300,001 - \$475,000	25.39%	1.74	4.50	1.83	1.43	2.86
\$475,001 - \$550,000	16.02%	5.72	0.00	5.71	5.45	9.00
\$550,001 - \$825,000	12.11%	3.80	0.00	6.00	3.74	2.88
\$825,001 and up	9.77%	11.54	0.00	0.00	12.00	7.71
Market Supply of Inventory (MSI)		1.81	1.70	1.41	2.20	4.48
Total Active Inventory by Units	100%	1.81	17	115	96	28

September 2022



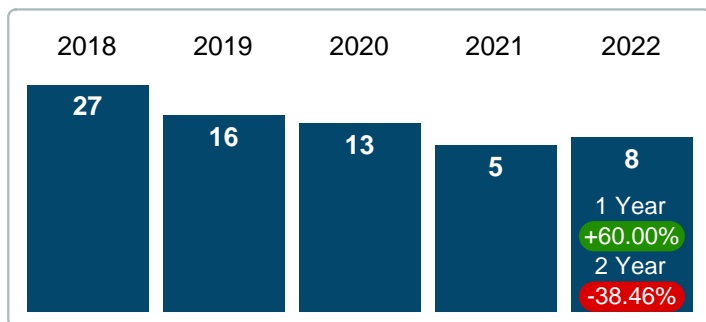
Area Delimited by County Of Rogers - Residential Property Type



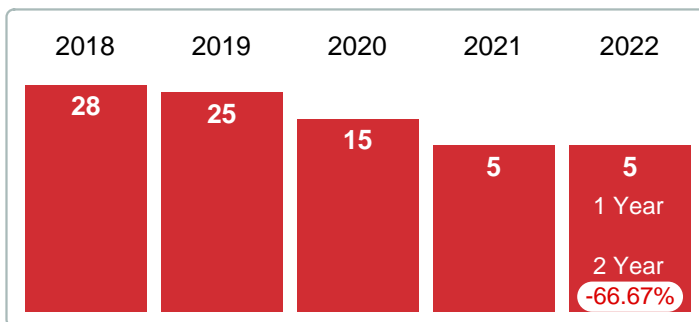
MEDIAN DAYS ON MARKET TO SALE

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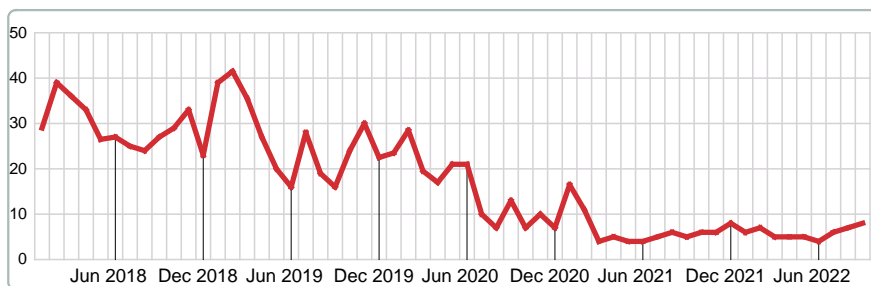
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

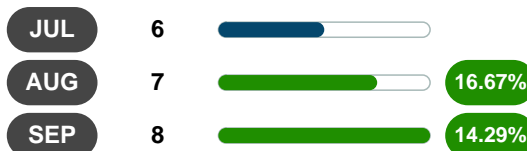


3 MONTHS

5 year SEP AVG = 14

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 8 below the 5 yr SEP average of 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
\$150,000 and less	4.84%	6	6	31	0	0
\$150,001 - \$200,000	14.52%	4	4	3	14	0
\$200,001 - \$225,000	13.71%	7	22	5	26	0
\$225,001 - \$300,000	28.23%	4	8	5	4	0
\$300,001 - \$375,000	16.13%	17	36	16	10	17
\$375,001 - \$450,000	8.06%	27	0	22	58	22
\$450,001 and up	14.52%	21	0	25	20	87
Median Closed DOM		8	7	5	10	22
Total Closed Units	100%	124	9	69	43	3
Total Closed Volume		37,410,015	1.61M	18.15M	16.22M	1.43M

September 2022



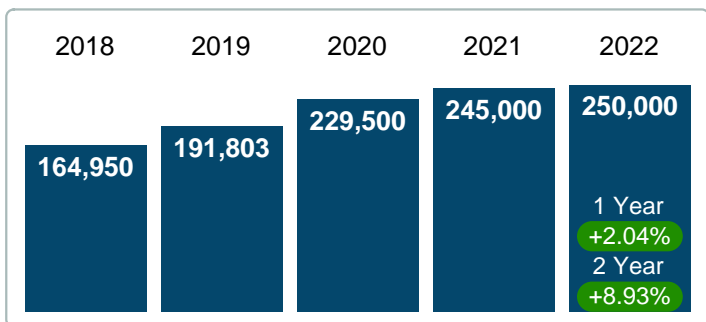
Area Delimited by County Of Rogers - Residential Property Type



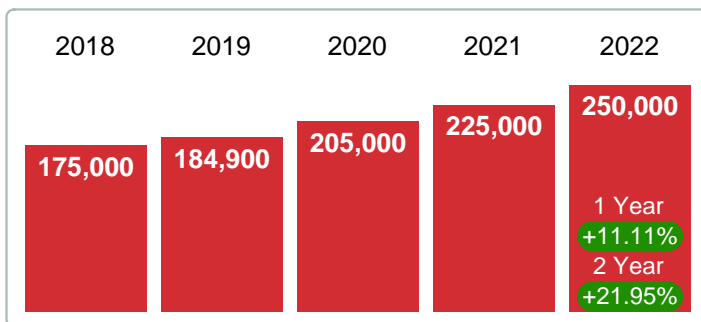
MEDIAN LIST PRICE AT CLOSING

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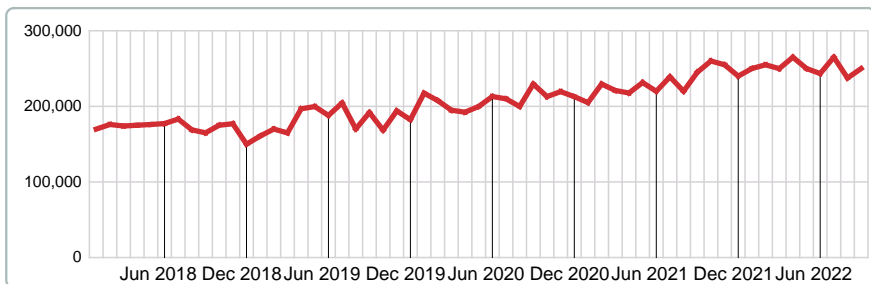
SEPTEMBER



YEAR TO DATE (YTD)

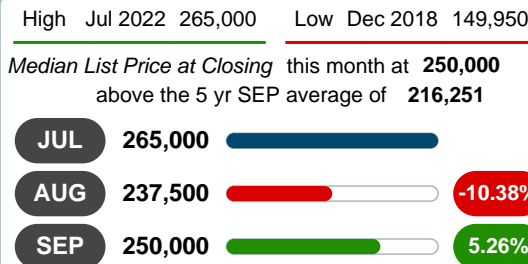


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 216,251



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
\$150,000 and less	6	4.84%	115,000	120,000	85,000	0	0
\$150,001 - \$200,000	17	13.71%	170,000	0	170,000	177,400	0
\$200,001 - \$225,000	17	13.71%	215,000	205,000	217,450	218,500	0
\$225,001 - \$300,000	36	29.03%	247,000	264,999	240,000	265,000	0
\$300,001 - \$375,000	19	15.32%	329,900	330,000	320,000	329,900	0
\$375,001 - \$450,000	11	8.87%	434,635	0	435,268	419,900	424,500
\$450,001 and up	18	14.52%	511,950	0	477,500	519,900	629,000
Median List Price			250,000	150,000	232,000	329,900	449,000
Total Closed Units		100%	250,000	9	69	43	3
Total Closed Volume			37,370,230	1.65M	18.13M	16.11M	1.48M

September 2022



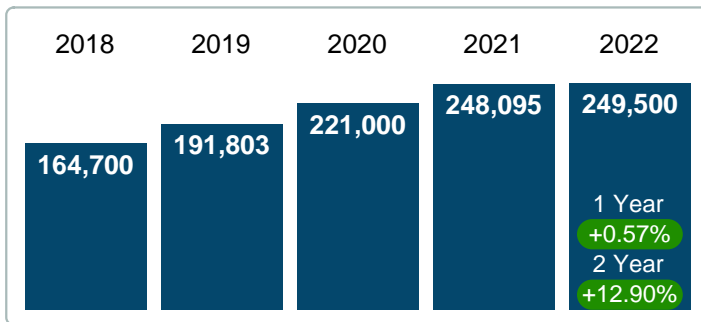
Area Delimited by County Of Rogers - Residential Property Type



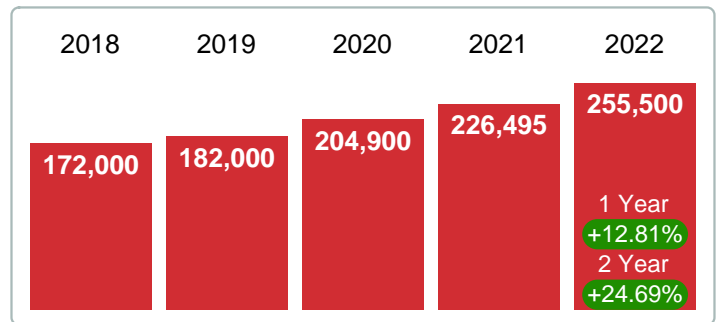
MEDIAN SOLD PRICE AT CLOSING

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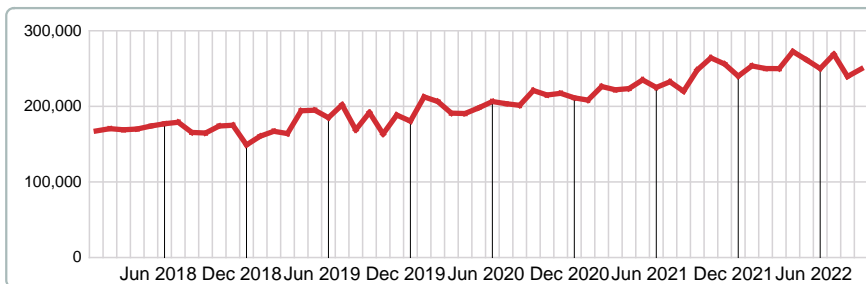
SEPTEMBER



YEAR TO DATE (YTD)

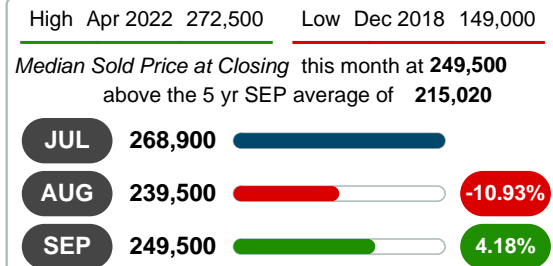


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 215,020



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
\$150,000 and less	6	4.84%	102,500	102,500	117,450	0	0
\$150,001 - \$200,000	18	14.52%	177,500	155,000	180,000	174,750	0
\$200,001 - \$225,000	17	13.71%	219,900	217,500	219,900	217,500	0
\$225,001 - \$300,000	35	28.23%	245,000	298,000	240,000	261,500	0
\$300,001 - \$375,000	20	16.13%	324,500	305,000	320,000	328,000	375,000
\$375,001 - \$450,000	10	8.06%	434,174	0	434,174	414,000	449,000
\$450,001 and up	18	14.52%	519,650	0	472,012	525,000	610,000
Median Sold Price			249,500	155,000	230,000	325,000	449,000
Total Closed Units		100%	249,500	9	69	43	3
Total Closed Volume			37,410,015	1.61M	18.15M	16.22M	1.43M

September 2022



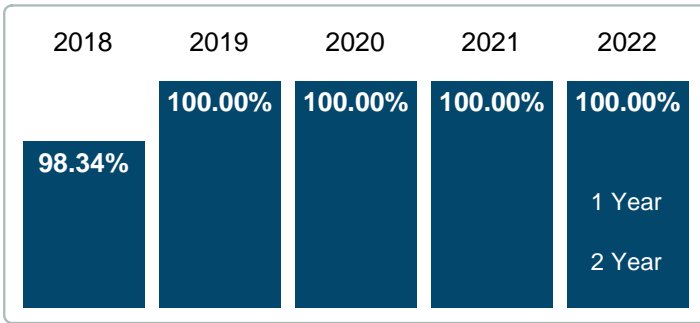
Area Delimited by County Of Rogers - Residential Property Type



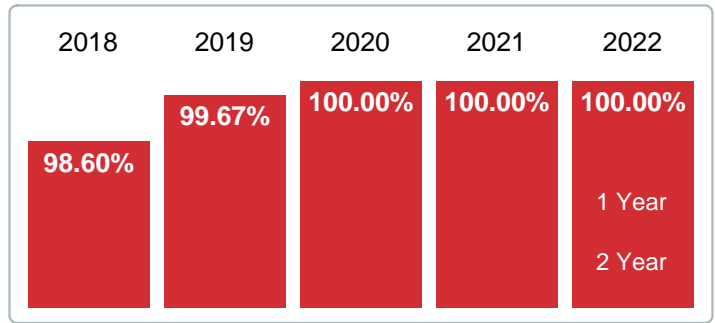
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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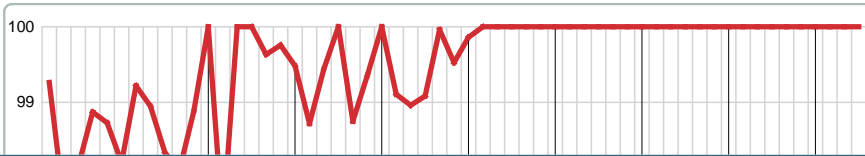
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99.67%

High Sep 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr SEP average of **99.67%**

JUL 100.00%
AUG 100.00%
SEP 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
\$150,000 and less	6	4.84%	97.73%	97.73%	95.45%	0.00%	0.00%
\$150,001 - \$200,000	18	14.52%	101.80%	103.33%	104.17%	98.45%	0.00%
\$200,001 - \$225,000	17	13.71%	100.00%	100.27%	100.00%	100.12%	0.00%
\$225,001 - \$300,000	35	28.23%	100.00%	99.33%	100.00%	100.39%	0.00%
\$300,001 - \$375,000	20	16.13%	100.00%	92.42%	101.14%	99.72%	93.75%
\$375,001 - \$450,000	10	8.06%	98.70%	0.00%	97.62%	98.59%	100.00%
\$450,001 and up	18	14.52%	100.00%	0.00%	101.40%	100.00%	96.98%
Median Sold/List Ratio		100.00%		99.33%	100.00%	100.00%	96.98%
Total Closed Units		124	100%	9	69	43	3
Total Closed Volume		37,410,015		1.61M	18.15M	16.22M	1.43M

September 2022



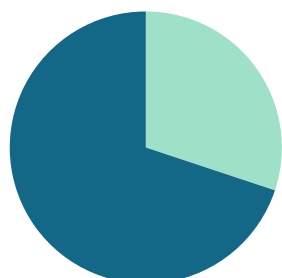
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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

INVENTORY

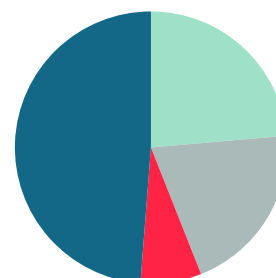


Inventory
 New Listings
152 = 30.10%
 Start Inventory
353
 Total Inventory Units
505
 Volume
\$196,111,931

Market Activity

Closed Sales
124 = 23.62%
 Pending Sales
107 = 20.38%
 Other Off Market
38 = 7.24%
 Active Inventory
256 = 48.76%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	182	124	-31.87%	1,290	1,247	-3.33%
Pending Sales	134	107	-20.15%	1,364	1,219	-10.63%
New Listings	160	152	-5.00%	1,550	1,495	-3.55%
Median List Price	245,000	250,000	2.04%	225,000	250,000	11.11%
Median Sale Price	248,095	249,500	0.57%	226,495	255,500	12.81%
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	8.00	60.00%	5.00	5.00	0.00%
Monthly Inventory	447	256	-42.73%	447	256	-42.73%
Months Supply of Inventory	3.05	1.81	-40.74%	3.05	1.81	-40.74%

Absorption: Last 12 months, an Average of **142** Sales/Month

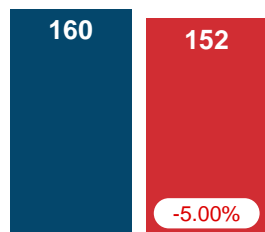
Inventory on September 30, 2022 = **256**

2021 **2022**

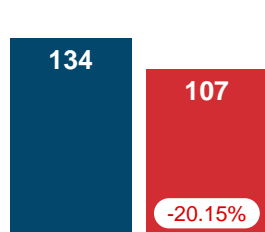
SEPTEMBER MARKET

MEDIAN PRICES

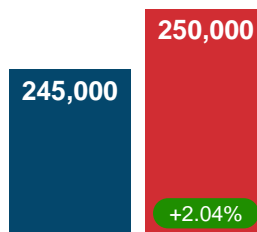
New Listings



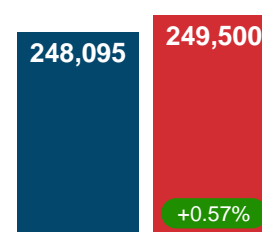
Pending Listings



List Price



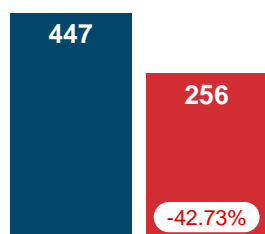
Sale Price



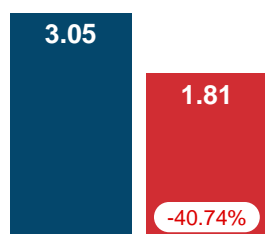
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

