

August 2022



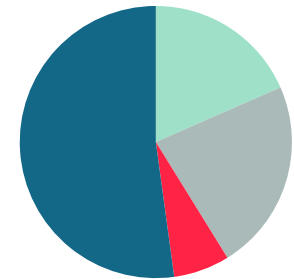
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	69	47	-31.88%
Pending Listings	56	58	3.57%
New Listings	70	67	-4.29%
Average List Price	253,613	247,132	-2.56%
Average Sale Price	247,307	242,443	-1.97%
Average Percent of Selling Price to List Price	98.15%	97.76%	-0.40%
Average Days on Market to Sale	14.32	17.38	21.40%
End of Month Inventory	184	133	-27.72%
Months Supply of Inventory	4.10	2.53	-38.26%



■ Closed (18.43%)
■ Pending (22.75%)
■ Other OffMarket (6.67%)
■ Active (52.16%)

Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of August 31, 2022 = **133**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **27.72%** to 133 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **2.53** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **1.97%** in August 2022 to \$242,443 versus the previous year at \$247,307.

Average Days on Market Lengthens

The average number of **17.38** days that homes spent on the market before selling increased by 3.06 days or **21.40%** in August 2022 compared to last year's same month at **14.32** DOM.

Sales Success for August 2022 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 67 New Listings in August 2022, down **4.29%** from last year at 70. Furthermore, there were 47 Closed Listings this month versus last year at 69, a **-31.88%** decrease.

Closed versus Listed trends yielded a **70.1%** ratio, down from previous year's, August 2021, at **98.6%**, a **28.83%** downswing. 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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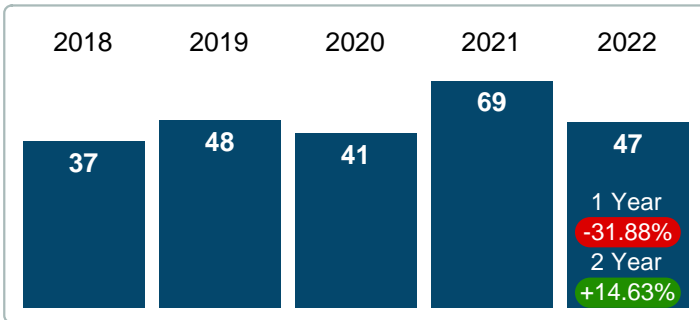
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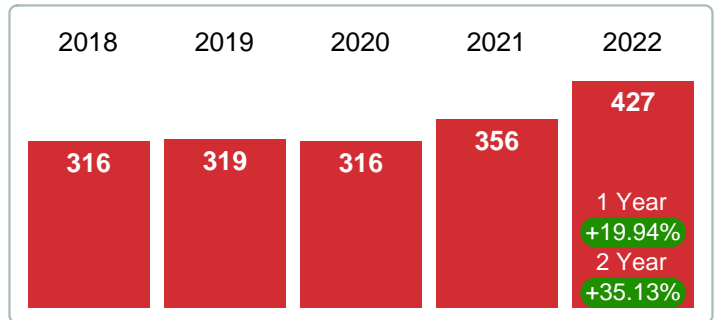
CLOSED LISTINGS

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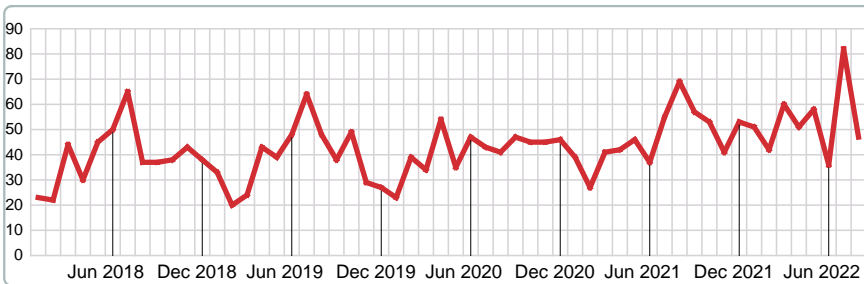
AUGUST



YEAR TO DATE (YTD)

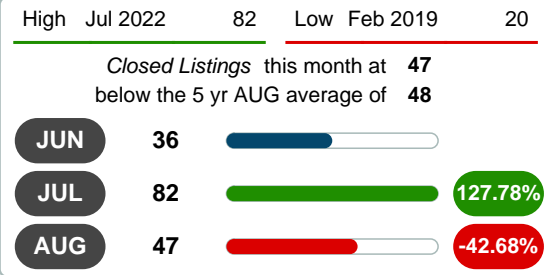


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 48



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	8.51%	37.3	2	2	0	0
\$125,001 - \$175,000	5	10.64%	8.8	2	3	0	0
\$175,001 - \$200,000	3	6.38%	6.0	1	2	0	0
\$200,001 - \$250,000	15	31.91%	11.6	0	14	1	0
\$250,001 - \$275,000	7	14.89%	1.3	0	4	3	0
\$275,001 - \$375,000	8	17.02%	40.5	0	7	1	0
\$375,001 and up	5	10.64%	19.8	0	2	3	0
Total Closed Units	47			5	34	8	0
Total Closed Volume	11,394,800	100%	17.4	643.00K	8.12M	2.63M	0.00B
Average Closed Price	\$242,443			\$128,600	\$238,959	\$328,400	\$0

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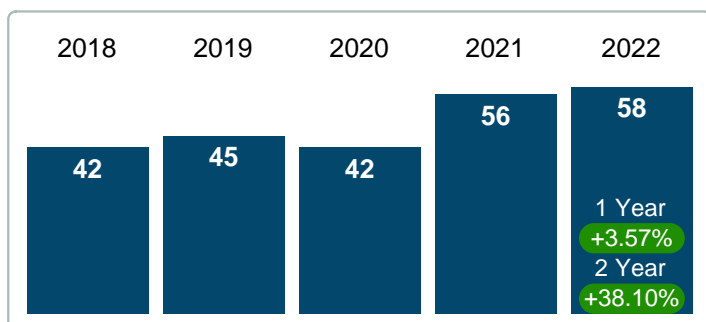
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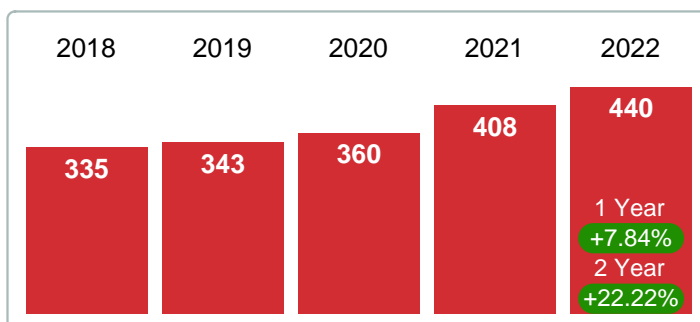
PENDING LISTINGS

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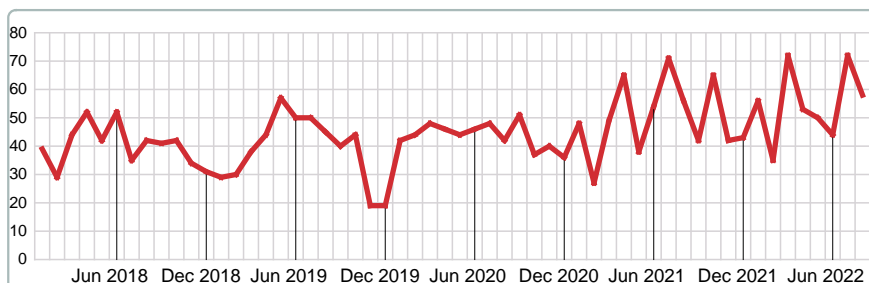
AUGUST



YEAR TO DATE (YTD)

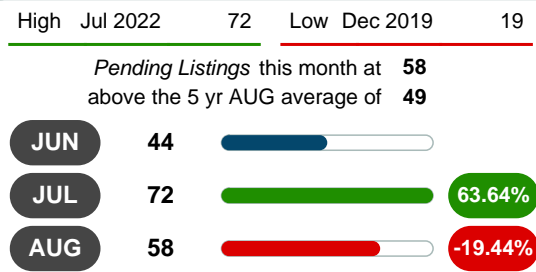


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 49



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	8.62%	38.2	3	1	0	1
\$125,001 - \$175,000	8	13.79%	34.8	2	5	1	0
\$175,001 - \$200,000	5	8.62%	23.0	0	5	0	0
\$200,001 - \$250,000	13	22.41%	30.0	3	9	1	0
\$250,001 - \$275,000	11	18.97%	11.2	0	8	3	0
\$275,001 - \$350,000	10	17.24%	37.8	0	8	2	0
\$350,001 and up	6	10.34%	3.8	0	4	1	1
Total Pending Units	58			8	40	8	2
Total Pending Volume	14,602,575	100%	2.9	1.16M	10.16M	2.61M	662.90K
Average Listing Price	\$272,910			\$145,394	\$254,051	\$326,813	\$331,450

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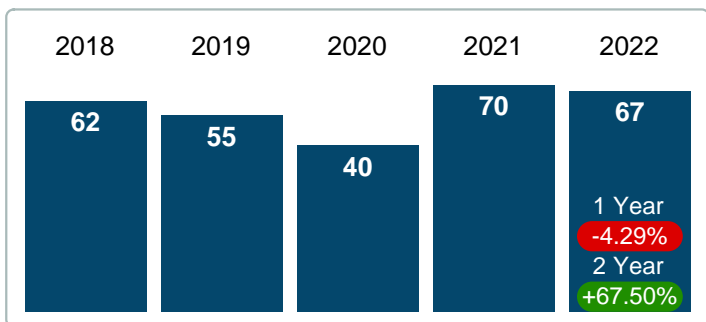
Area Delimited by County Of Bryan - Residential Property Type



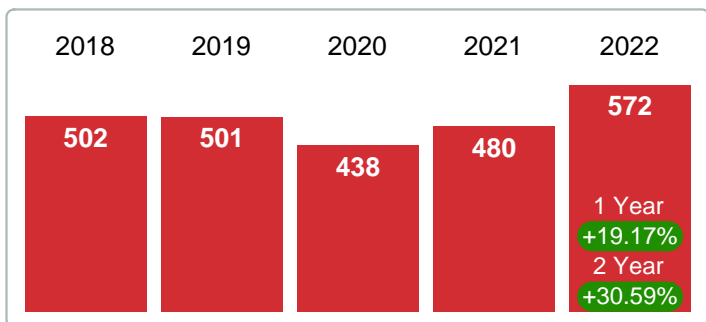
NEW LISTINGS

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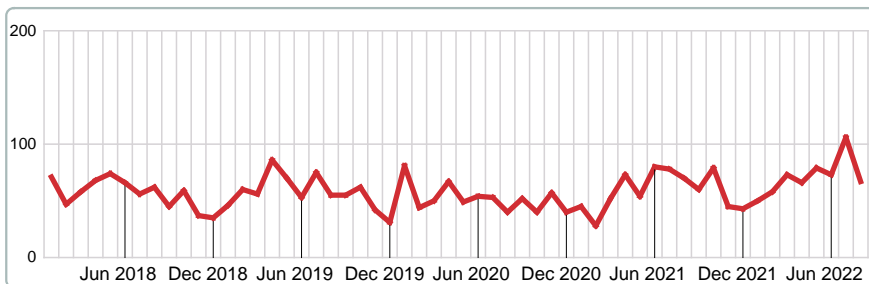
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 59

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 67
above the 5 yr AUG average of 59



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	4	5.97%	2	2	0	0
\$125,001 - \$175,000	6	8.96%	2	2	2	0
\$175,001 - \$250,000	16	23.88%	1	13	2	0
\$250,001 - \$300,000	13	19.40%	0	10	3	0
\$300,001 - \$375,000	9	13.43%	0	6	3	0
\$375,001 - \$575,000	9	13.43%	1	5	2	1
\$575,001 and up	10	14.93%	2	4	3	1
Total New Listed Units	67		8	42	15	2
Total New Listed Volume	23,400,585	100%	3.62M	13.06M	5.73M	988.00K
Average New Listed Listing Price	\$271,956		\$452,831	\$311,018	\$381,813	\$494,000

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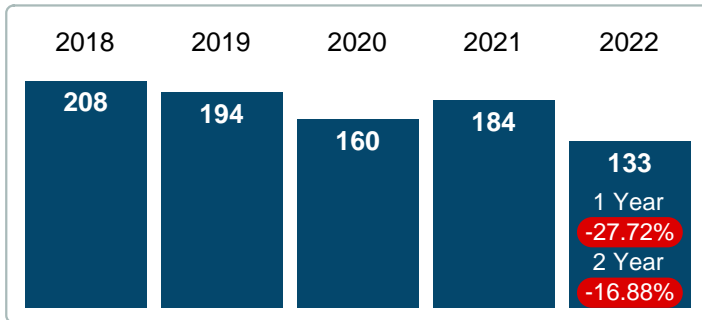
Area Delimited by County Of Bryan - Residential Property Type



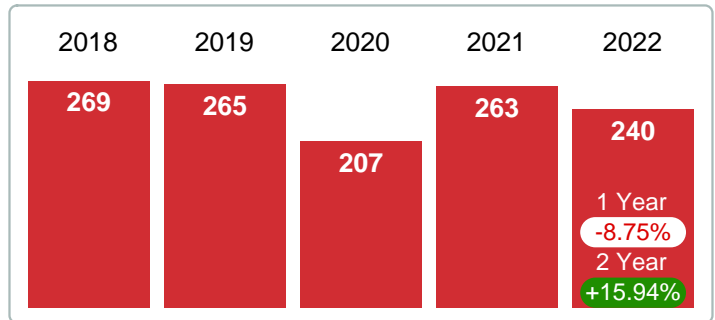
ACTIVE INVENTORY

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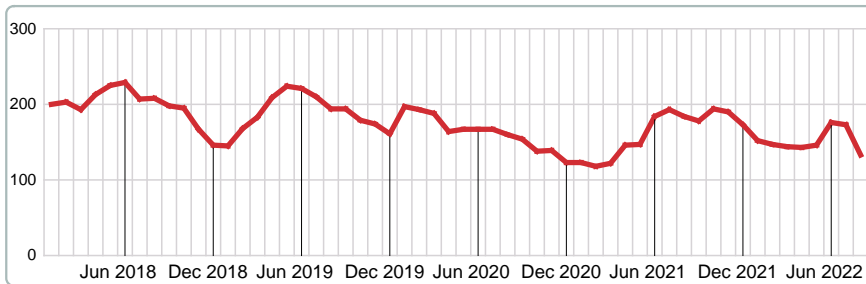
END OF AUGUST



ACTIVE DURING AUGUST

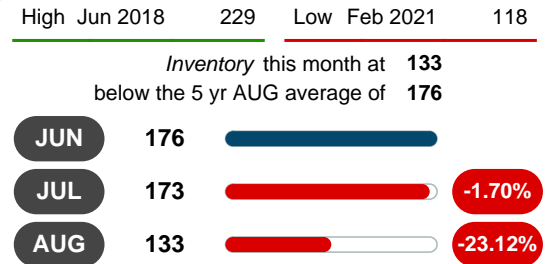


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 176



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	8.27%	50.7	3	7	0	1
\$125,001 - \$175,000	12	9.02%	49.3	3	6	3	0
\$175,001 - \$225,000	18	13.53%	54.0	2	11	5	0
\$225,001 - \$375,000	43	32.33%	65.3	0	29	12	2
\$375,001 - \$575,000	18	13.53%	46.8	1	9	7	1
\$575,001 - \$875,000	17	12.78%	65.8	0	8	6	3
\$875,001 and up	14	10.53%	99.4	2	6	4	2
Total Active Inventory by Units	133			11	76	37	9
Total Active Inventory by Volume	61,738,485	100%	62.3	4.06M	31.98M	19.13M	6.57M
Average Active Inventory Listing Price	\$464,199			\$368,841	\$420,778	\$517,128	\$729,822

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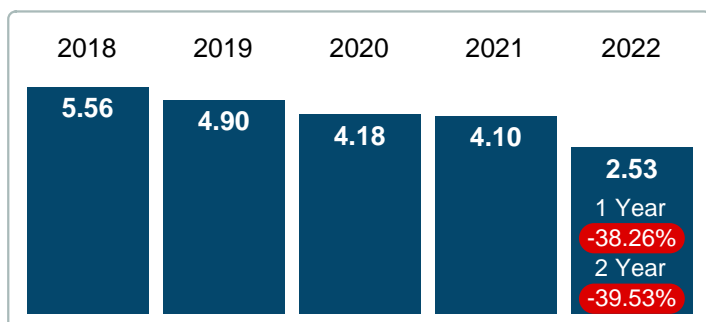
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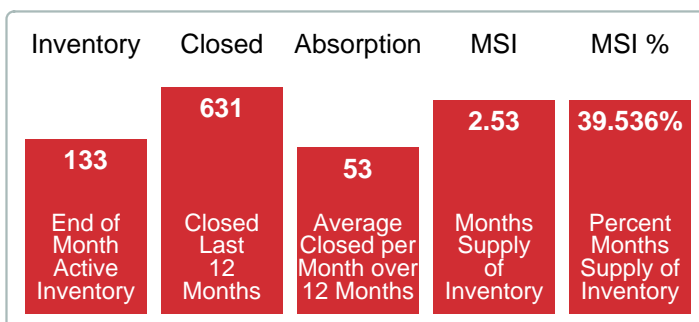
MONTHS SUPPLY of INVENTORY (MSI)

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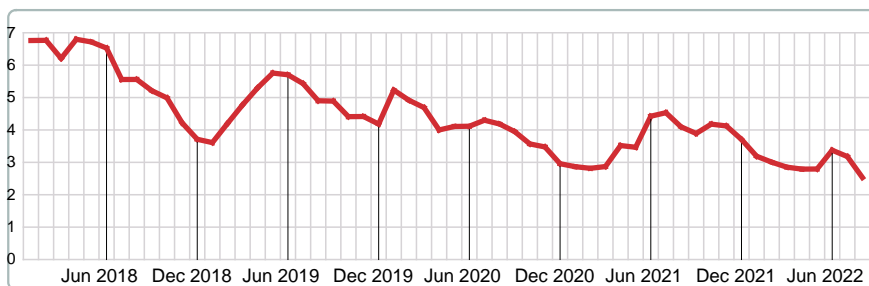
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

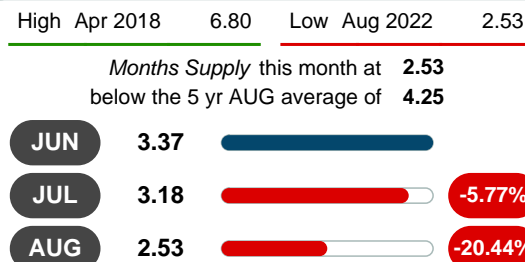


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.25



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	11	8.27%	1.61	1.13	1.79	0.00	0.00
\$125,001 - \$175,000	12	9.02%	1.58	2.12	1.24	2.40	0.00
\$175,001 - \$225,000	18	13.53%	1.51	8.00	1.09	3.33	0.00
\$225,001 - \$375,000	43	32.33%	2.13	0.00	2.56	1.53	2.67
\$375,001 - \$575,000	18	13.53%	4.70	6.00	4.70	5.60	2.00
\$575,001 - \$875,000	17	12.78%	11.33	0.00	19.20	9.00	7.20
\$875,001 and up	14	10.53%	18.67	0.00	24.00	12.00	12.00
Market Supply of Inventory (MSI)			2.53	2.32	2.32	2.83	4.50
Total Active Inventory by Units		100%	2.53	11	76	37	9

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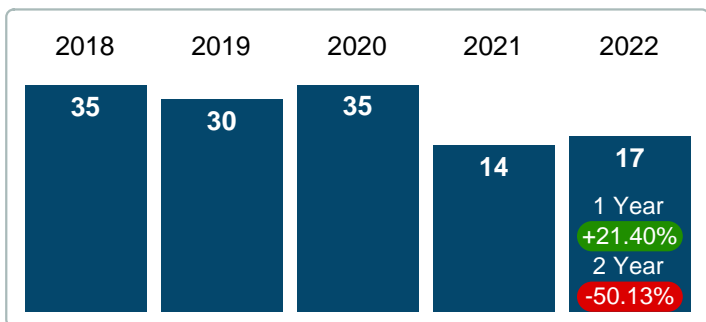
Area Delimited by County Of Bryan - Residential Property Type



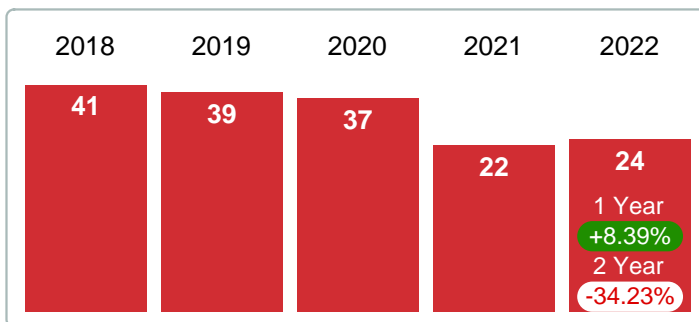
AVERAGE DAYS ON MARKET TO SALE

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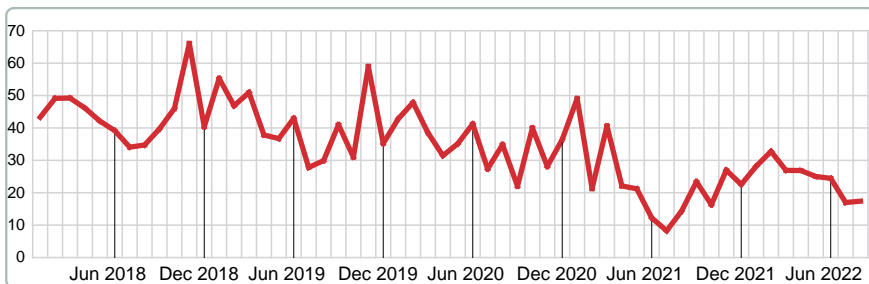
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

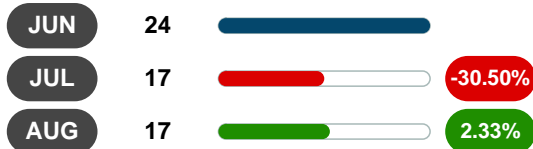


3 MONTHS

5 year AUG AVG = 26

High Nov 2018 66 Low Jul 2021 8

Average Days on Market to Sale this month at 17 below the 5 yr AUG average of 26



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.51%	37	6	69	0	0
\$125,001 - \$175,000	10.64%	9	20	1	0	0
\$175,001 - \$200,000	6.38%	6	5	7	0	0
\$200,001 - \$250,000	31.91%	12	0	12	6	0
\$250,001 - \$275,000	14.89%	1	0	1	1	0
\$275,001 - \$375,000	17.02%	41	0	35	79	0
\$375,001 and up	10.64%	20	0	23	18	0
Average Closed DOM		17	11	18	18	0
Total Closed Units	100%	17	5	34	8	
Total Closed Volume		11,394,800	643.00K	8.12M	2.63M	0.00B

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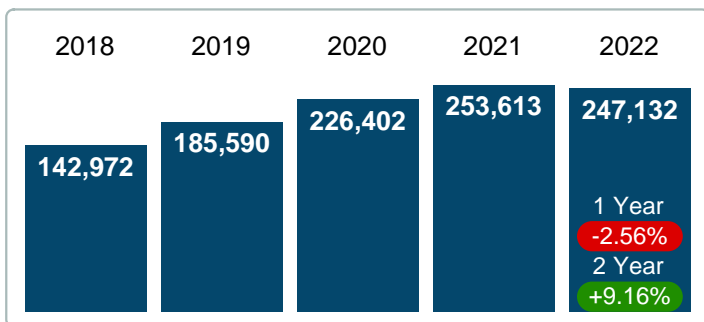
Area Delimited by County Of Bryan - Residential Property Type



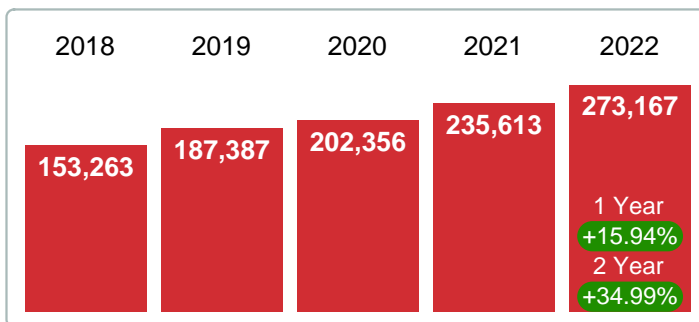
AVERAGE LIST PRICE AT CLOSING

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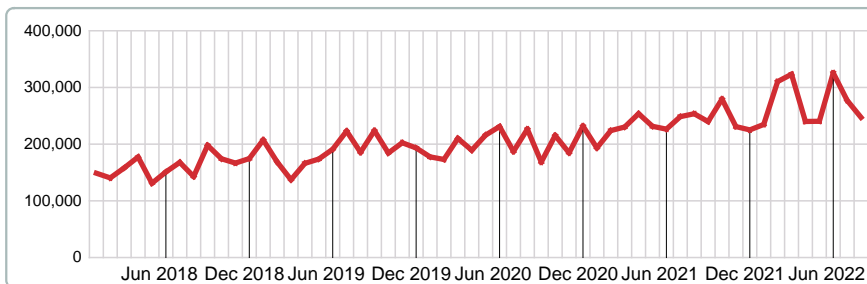
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

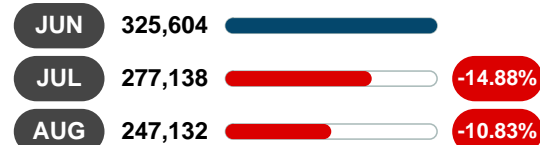


3 MONTHS

5 year AUG AVG = 211,142

High Jun 2022 325,604 Low May 2018 131,062

Average List Price at Closing this month at **247,132**
above the 5 yr AUG average of **211,142**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.51%	84,750	89,500	80,000	0	0
\$125,001 - \$175,000	10.64%	146,360	148,500	144,933	0	0
\$175,001 - \$200,000	6.38%	190,467	189,000	191,200	0	0
\$200,001 - \$250,000	31.91%	227,547	0	228,450	214,900	0
\$250,001 - \$275,000	14.89%	261,214	0	264,450	259,933	0
\$275,001 - \$375,000	17.02%	317,175	0	318,686	297,500	0
\$375,001 and up	10.64%	438,780	0	417,450	453,000	0
Average List Price		247,132	133,000	244,088	331,400	0
Total Closed Units	100%	247,132	5	34	8	0
Total Closed Volume		11,615,200	665.00K	8.30M	2.65M	0.00B

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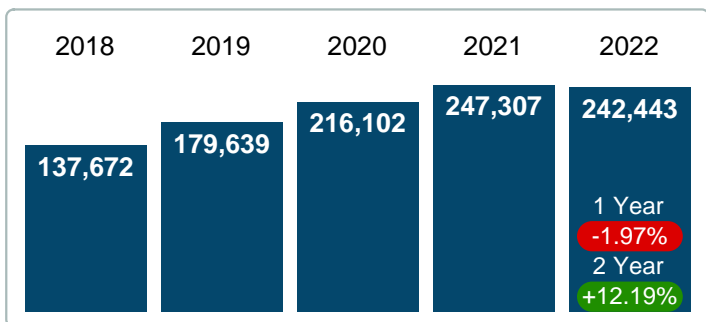
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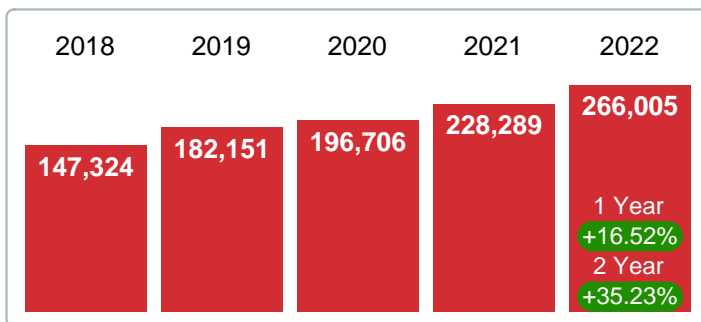
AVERAGE SOLD PRICE AT CLOSING

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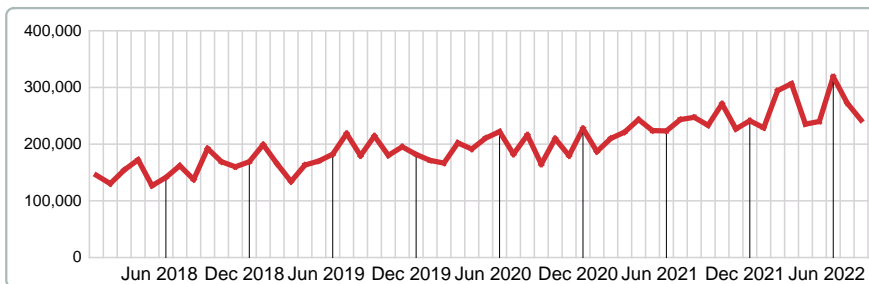
AUGUST



YEAR TO DATE (YTD)

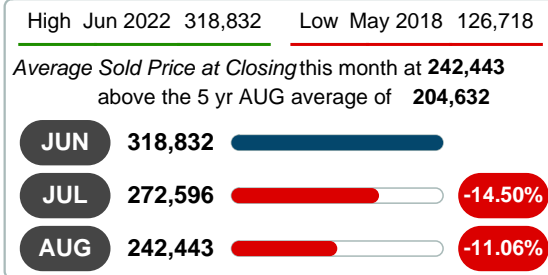


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 204,632



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.51%	79,500	89,000	70,000	0	0
\$125,001 - \$175,000	10.64%	138,600	140,000	137,667	0	0
\$175,001 - \$200,000	6.38%	189,300	185,000	191,450	0	0
\$200,001 - \$250,000	31.91%	223,660	0	224,286	214,900	0
\$250,001 - \$275,000	14.89%	262,657	0	263,450	261,600	0
\$275,001 - \$375,000	17.02%	310,313	0	315,000	277,500	0
\$375,001 and up	10.64%	427,980	0	394,950	450,000	0
Average Sold Price		242,443	128,600	238,959	328,400	0
Total Closed Units	100%	242,443	5	34	8	0
Total Closed Volume		11,394,800	643.00K	8.12M	2.63M	0.00B

August 2022



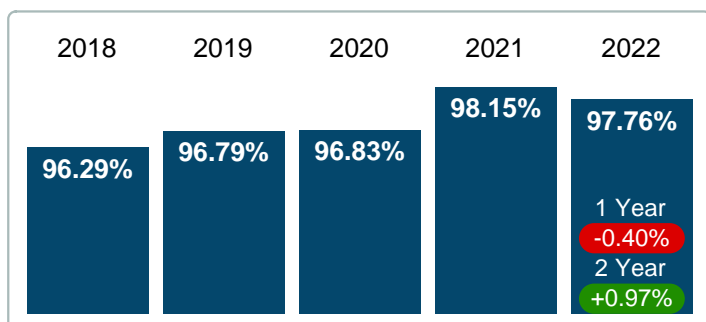
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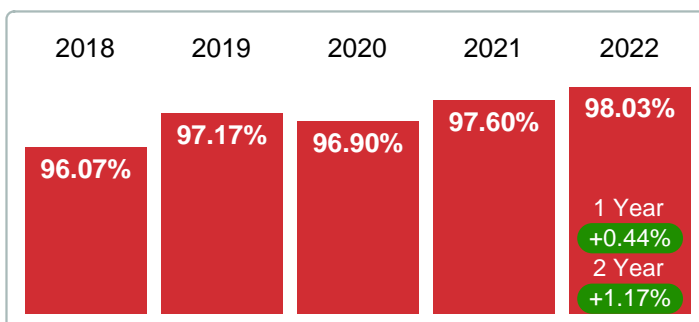
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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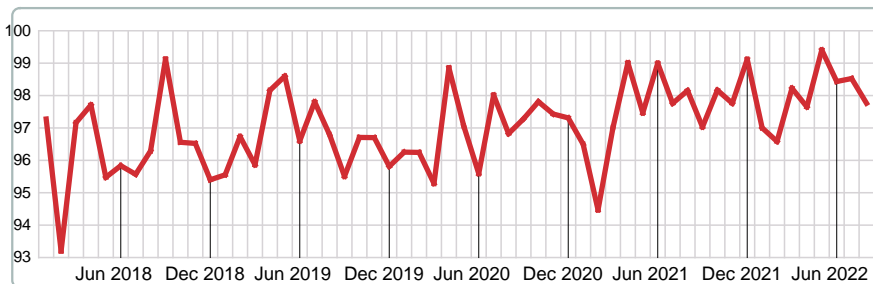
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

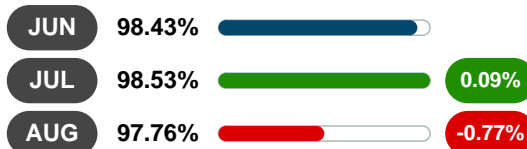


3 MONTHS

5 year AUG AVG = 97.17%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **97.76%**
above the 5 yr AUG average of **97.17%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	8.51%	93.06%	99.44%	86.67%	0.00%	0.00%
\$125,001 - \$175,000	5	10.64%	94.89%	94.75%	94.98%	0.00%	0.00%
\$175,001 - \$200,000	3	6.38%	99.38%	97.88%	100.13%	0.00%	0.00%
\$200,001 - \$250,000	15	31.91%	98.33%	0.00%	98.21%	100.00%	0.00%
\$250,001 - \$275,000	7	14.89%	100.07%	0.00%	99.64%	100.64%	0.00%
\$275,001 - \$375,000	8	17.02%	98.27%	0.00%	98.98%	93.28%	0.00%
\$375,001 and up	5	10.64%	97.68%	0.00%	94.94%	99.51%	0.00%
Average Sold/List Ratio		97.80%		97.26%	97.49%	99.22%	0.00%
Total Closed Units		47	100%	5	34	8	
Total Closed Volume		11,394,800		643.00K	8.12M	2.63M	0.00B

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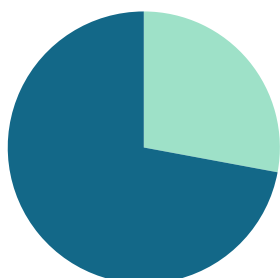
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY



Inventory
 New Listings
67 = 27.92%
 Start Inventory
173
 Total Inventory Units
240
 Volume
\$91,500,860

Market Activity

Closed Sales
47 = 18.43%
 Pending Sales
58 = 22.75%
 Other Off Market
17 = 6.67%
 Active Inventory
133 = 52.16%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	69	47	-31.88%	356	427	19.94%
Pending Sales	56	58	3.57%	408	440	7.84%
New Listings	70	67	-4.29%	480	572	19.17%
Average List Price	253,613	247,132	-2.56%	235,613	273,167	15.94%
Average Sale Price	247,307	242,443	-1.97%	228,289	266,005	16.52%
Average Percent of Selling Price to List Price	98.15%	97.76%	-0.40%	97.60%	98.03%	0.44%
Average Days on Market to Sale	14.32	17.38	21.40%	22.33	24.21	8.39%
Monthly Inventory	184	133	-27.72%	184	133	-27.72%
Months Supply of Inventory	4.10	2.53	-38.26%	4.10	2.53	-38.26%

Absorption: Last 12 months, an Average of **53** Sales/Month

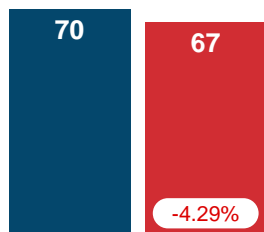
Inventory on August 31, 2022 = **133**

2021 **2022**

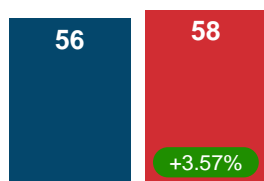
AUGUST MARKET

AVERAGE PRICES

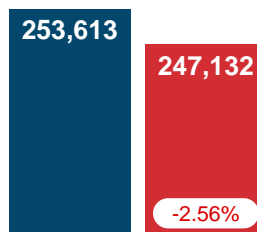
New Listings



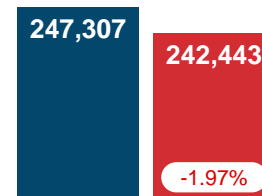
Pending Listings



List Price



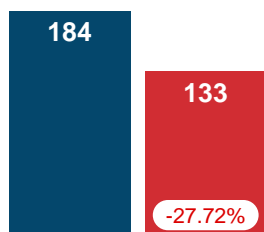
Sale Price



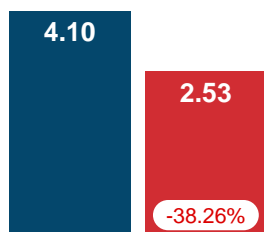
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

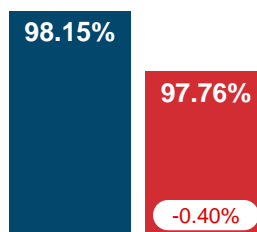
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

