

# July 2022



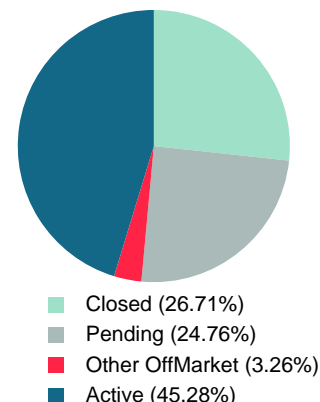
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	55	82	49.09%
Pending Listings	71	76	7.04%
New Listings	78	106	35.90%
Median List Price	210,000	239,500	14.05%
Median Sale Price	202,500	239,500	18.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	2.00	-50.00%
End of Month Inventory	193	139	-27.98%
Months Supply of Inventory	4.53	2.55	-43.64%



**Absorption:** Last 12 months, an Average of **54** Sales/Month  
**Active Inventory** as of July 31, 2022 = **139**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **27.98%** to 139 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **2.55** 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 **18.27%** in July 2022 to \$239,500 versus the previous year at \$202,500.

#### Median Days on Market Shortens

The median number of **2.00** days that homes spent on the market before selling decreased by 2.00 days or **50.00%** in July 2022 compared to last year's same month at **4.00** DOM.

#### Sales Success for July 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 106 New Listings in July 2022, up **35.90%** from last year at 78. Furthermore, there were 82 Closed Listings this month versus last year at 55, a **49.09%** increase.

Closed versus Listed trends yielded a **77.4%** ratio, up from previous year's, July 2021, at **70.5%**, a **9.71%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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### Real Estate is Local

#### Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

#### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

#### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

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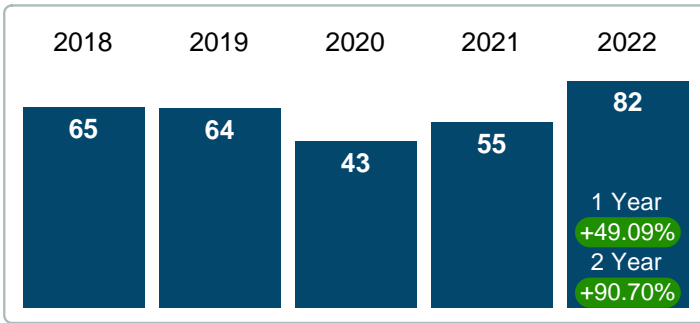
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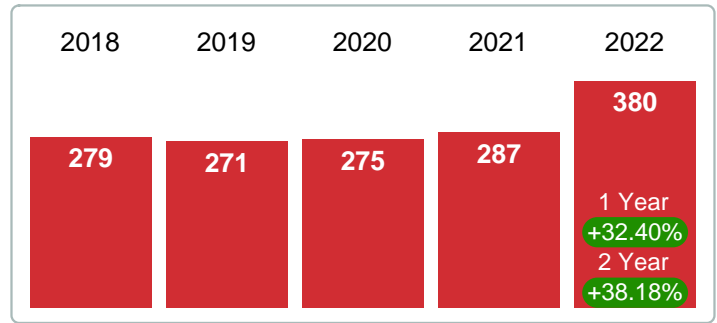
## CLOSED LISTINGS

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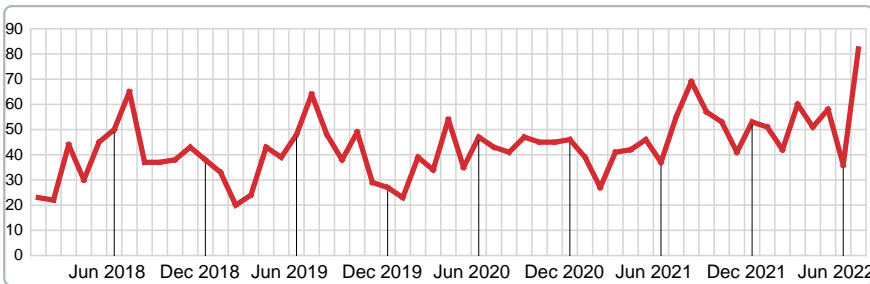
### JULY



### YEAR TO DATE (YTD)

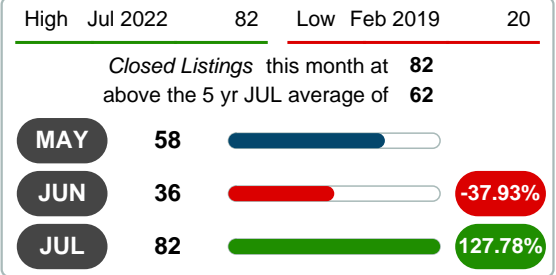


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 62



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	9.76%	9.0	3	5	0	0
\$175,001 - \$200,000	7	8.54%	6.0	1	5	1	0
\$200,001 - \$225,000	10	12.20%	5.5	0	7	3	0
\$225,001 - \$225,000	0	0.00%	5.5	0	0	0	0
\$225,001 - \$250,000	35	42.68%	1.0	0	7	28	0
\$250,001 - \$375,000	12	14.63%	6.5	0	5	7	0
\$375,001 and up	10	12.20%	25.5	0	4	4	2
<b>Total Closed Units</b>	<b>82</b>			<b>4</b>	<b>33</b>	<b>43</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>22,352,840</b>	<b>100%</b>	<b>2.0</b>	<b>549.57K</b>	<b>8.42M</b>	<b>12.09M</b>	<b>1.29M</b>
<b>Median Closed Price</b>	<b>\$239,500</b>			<b>\$139,000</b>	<b>\$225,000</b>	<b>\$239,500</b>	<b>\$644,950</b>

# July 2022



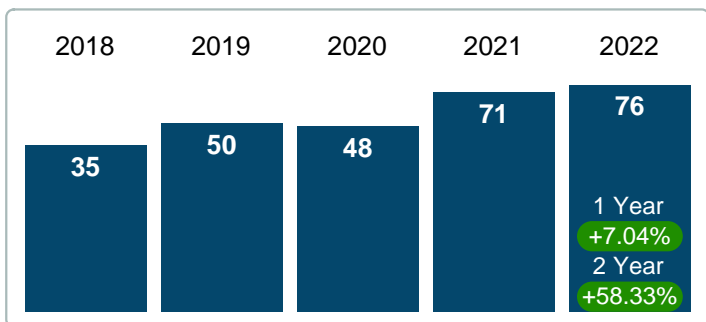
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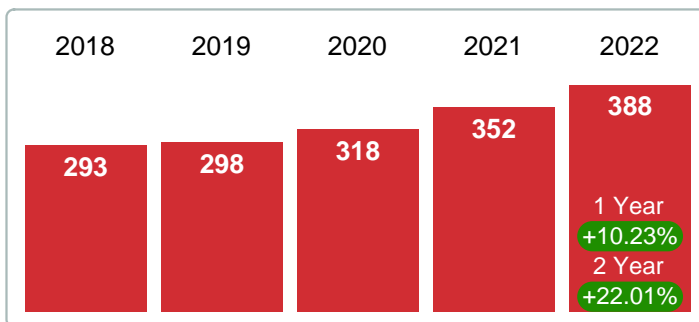
## PENDING LISTINGS

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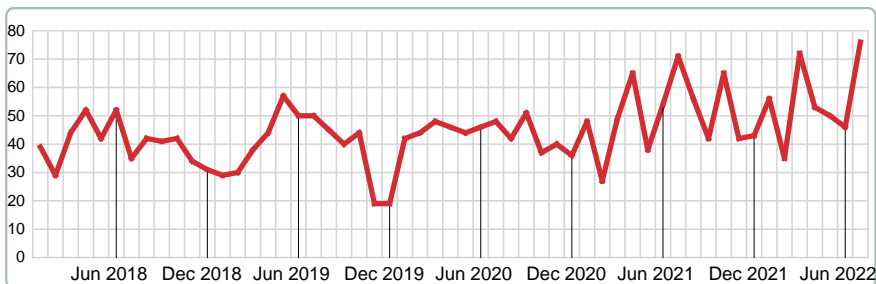
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 56

High Jul 2022 76 Low Dec 2019 19

Pending Listings this month at 76 above the 5 yr JUL average of 56

- MAY 50
- JUN 46 (-8.00%)
- JUL 76 (65.22%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	10.53%	15.0	3	5	0	0
\$150,001 - \$200,000	5	6.58%	9.0	1	3	1	0
\$200,001 - \$225,000	7	9.21%	6.0	0	4	3	0
\$225,001 - \$225,000	0	0.00%	6.0	0	0	0	0
\$225,001 - \$275,000	38	50.00%	0.0	0	7	31	0
\$275,001 - \$375,000	9	11.84%	9.0	0	5	4	0
\$375,001 and up	9	11.84%	52.0	0	4	4	1
<b>Total Pending Units</b>	<b>76</b>			<b>4</b>	<b>28</b>	<b>43</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>21,394,700</b>	<b>100%</b>	<b>2.5</b>	<b>523.00K</b>	<b>8.83M</b>	<b>11.51M</b>	<b>535.00K</b>
<b>Median Listing Price</b>	<b>\$239,500</b>			<b>\$132,000</b>	<b>\$234,450</b>	<b>\$239,500</b>	<b>\$535,000</b>

# July 2022



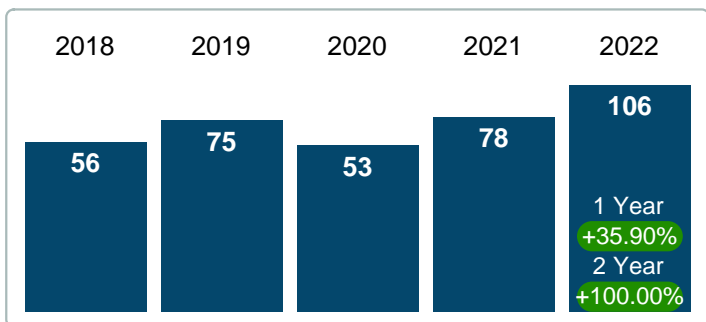
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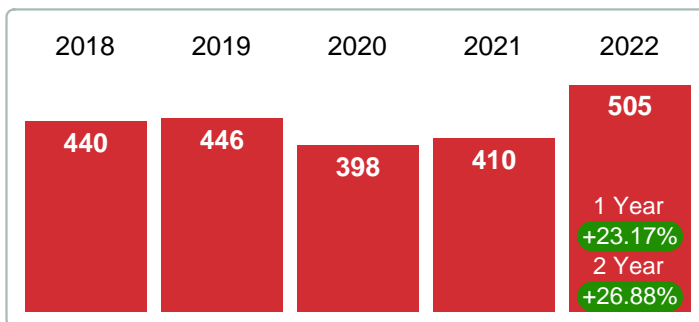
## NEW LISTINGS

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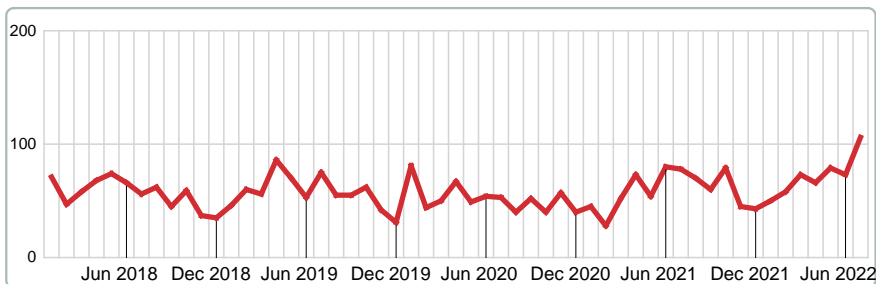
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 74

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 106  
above the 5 yr JUL average of 74

MAY	79	<div style="width: 100%;"></div>
JUN	73	<div style="width: 100%;"></div> -7.59%
JUL	106	<div style="width: 100%;"></div> 45.21%

### 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	10	9.43%	4	5	0	1
\$125,001 - \$175,000	9	8.49%	3	5	1	0
\$175,001 - \$225,000	17	16.04%	2	7	8	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0
\$225,001 - \$325,000	48	45.28%	1	15	30	2
\$325,001 - \$375,000	9	8.49%	0	3	6	0
\$375,001 and up	13	12.26%	0	3	8	2
<b>Total New Listed Units</b>	<b>106</b>		<b>10</b>	<b>38</b>	<b>53</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>28,246,300</b>	<b>100%</b>	<b>1.45M</b>	<b>9.04M</b>	<b>15.51M</b>	<b>2.25M</b>
<b>Median New Listed Listing Price</b>	<b>\$239,500</b>		<b>\$157,450</b>	<b>\$232,450</b>	<b>\$239,500</b>	<b>\$300,000</b>

# July 2022



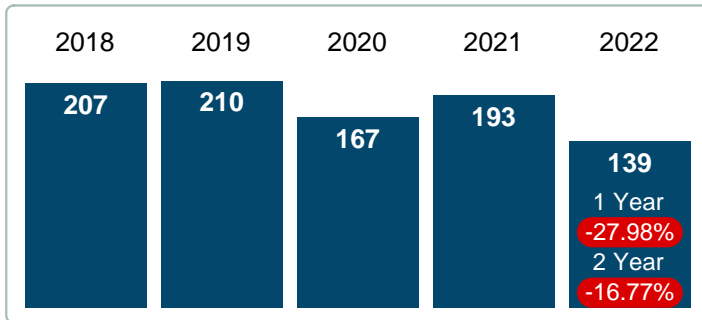
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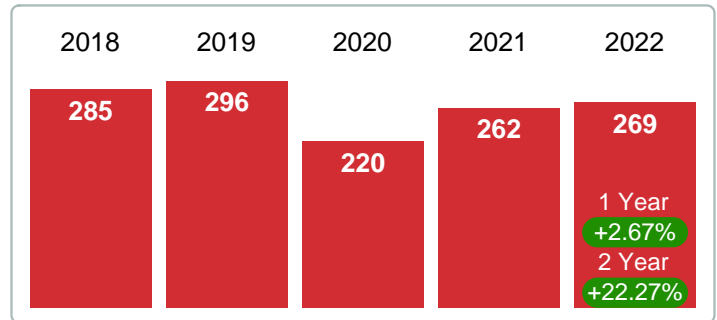
## ACTIVE INVENTORY

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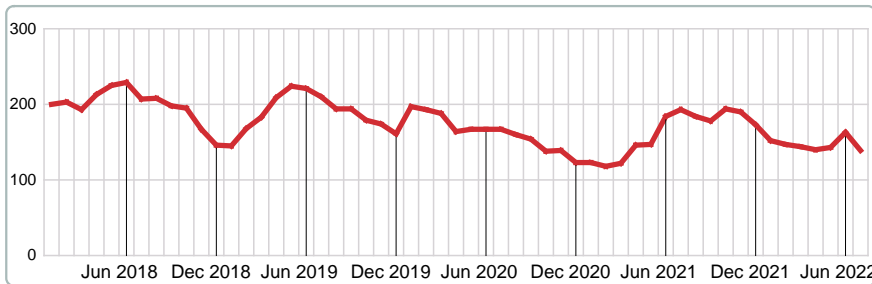
### END OF JULY



### ACTIVE DURING JULY

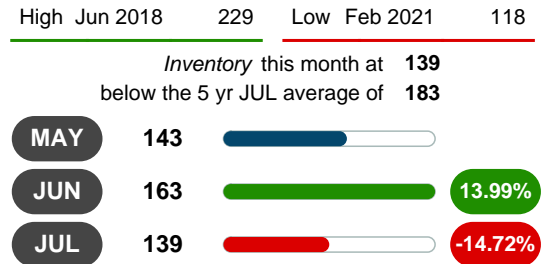


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 183



### 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	12	8.63%	25.0	6	5	0	1
\$125,001 - \$175,000	16	11.51%	35.5	5	10	1	0
\$175,001 - \$225,000	22	15.83%	27.5	2	13	7	0
\$225,001 - \$300,000	34	24.46%	37.5	2	23	7	2
\$300,001 - \$450,000	23	16.55%	42.0	0	13	9	1
\$450,001 - \$875,000	18	12.95%	52.0	0	8	7	3
\$875,001 and up	14	10.07%	81.0	0	5	6	3
<b>Total Active Inventory by Units</b>	<b>139</b>			<b>15</b>	<b>77</b>	<b>37</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>60,831,975</b>	<b>100%</b>	<b>41.0</b>	<b>2.11M</b>	<b>30.43M</b>	<b>20.81M</b>	<b>7.49M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$270,000</b>			<b>\$138,000</b>	<b>\$249,900</b>	<b>\$349,000</b>	<b>\$677,500</b>

# July 2022



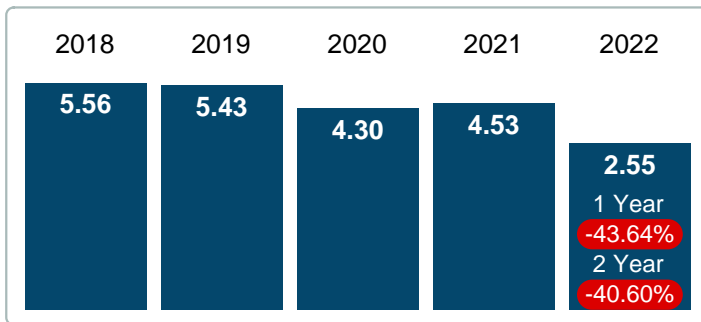
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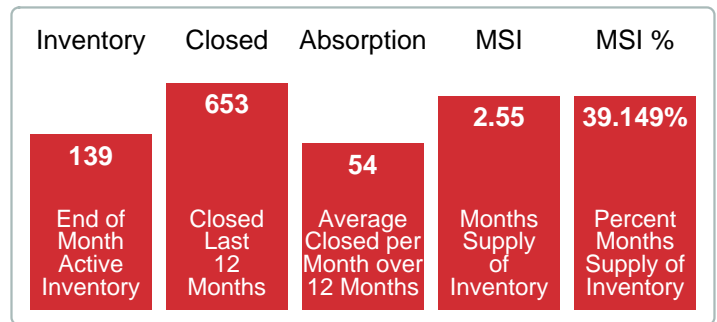
## MONTHS SUPPLY of INVENTORY (MSI)

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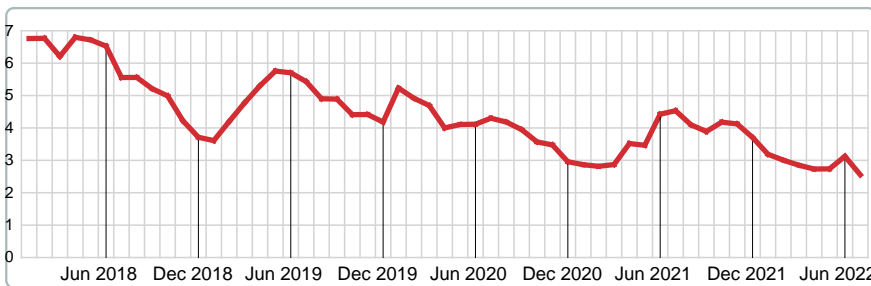
### MSI FOR JULY



### INDICATORS FOR JULY 2022

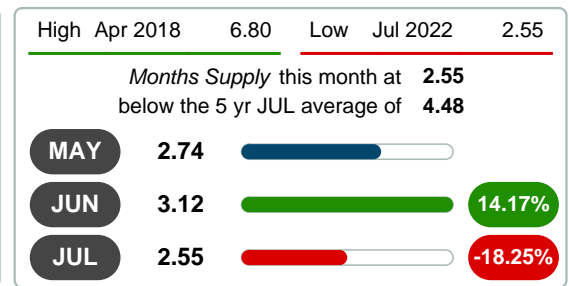


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 4.48



### 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	12	8.63%	1.71	2.25	1.28	0.00	0.00
\$125,001 - \$175,000	16	11.51%	1.96	3.33	1.94	0.75	0.00
\$175,001 - \$225,000	22	15.83%	1.71	12.00	1.18	4.42	0.00
\$225,001 - \$300,000	34	24.46%	2.34	12.00	2.88	1.22	3.43
\$300,001 - \$450,000	23	16.55%	2.85	0.00	3.00	2.84	2.40
\$450,001 - \$875,000	18	12.95%	5.84	0.00	6.86	7.64	3.27
\$875,001 and up	14	10.07%	18.67	0.00	20.00	18.00	18.00
Market Supply of Inventory (MSI)			2.55	3.16	2.28	2.74	4.29
Total Active Inventory by Units		100%	2.55	15	77	37	10

# July 2022



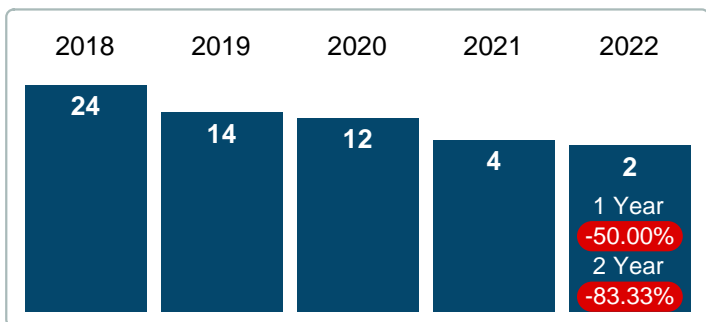
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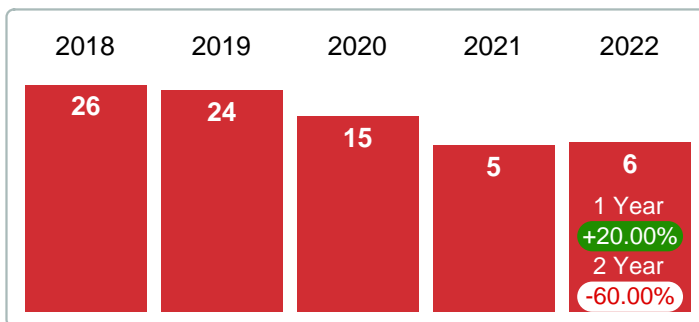
## MEDIAN DAYS ON MARKET TO SALE

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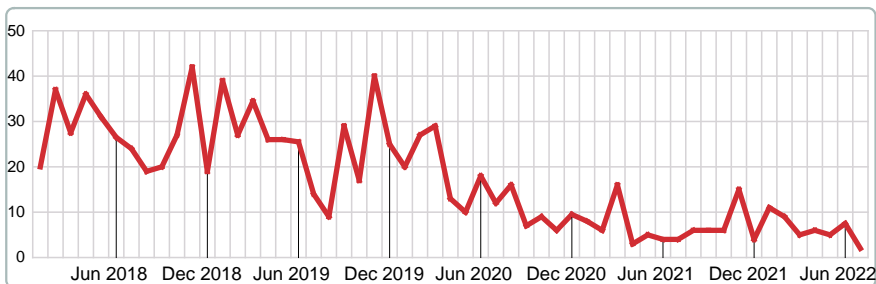
### JULY



### YEAR TO DATE (YTD)

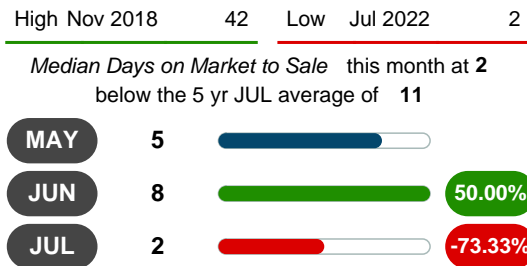


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 11



### 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
\$175,000 and less	9.76%	9	7	11	0	0
\$175,001 - \$200,000	8.54%	6	22	6	5	0
\$200,001 - \$225,000	12.20%	6	0	4	18	0
\$225,001 - \$225,000	0.00%	6	0	0	0	0
\$225,001 - \$250,000	42.68%	1	0	6	1	0
\$250,001 - \$375,000	14.63%	7	0	1	7	0
\$375,001 and up	12.20%	26	0	81	13	17
Median Closed DOM		2	9	6	1	17
Total Closed Units	100%	2.0	4	33	43	2
Total Closed Volume		22,352,840	549.57K	8.42M	12.09M	1.29M

# July 2022



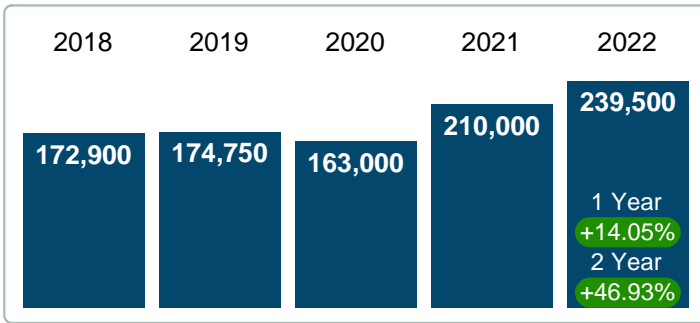
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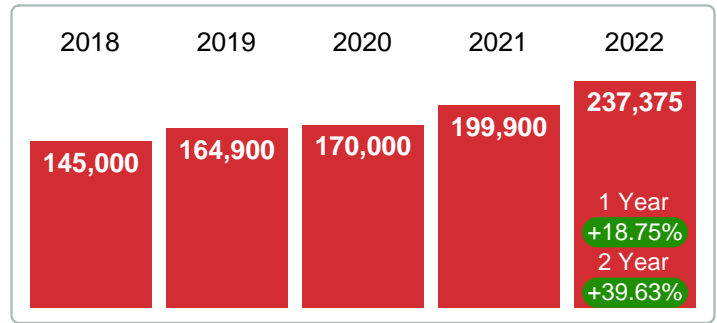
## MEDIAN LIST PRICE AT CLOSING

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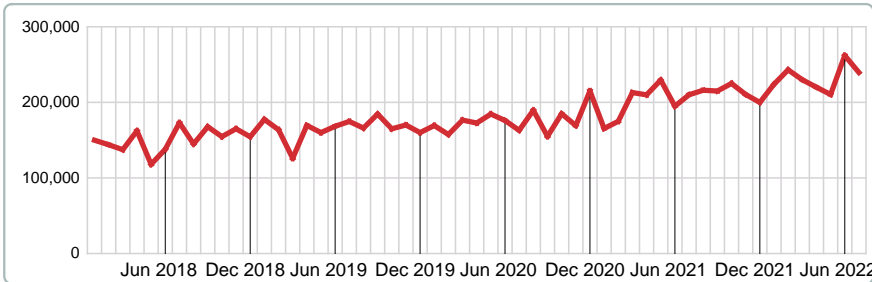
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

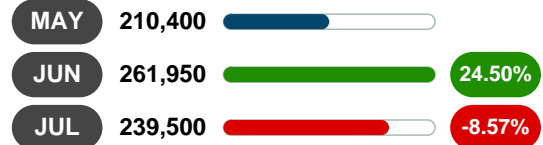


### 3 MONTHS

5 year JUL AVG = 192,030

High Jun 2022 261,950 Low May 2018 118,000

Median List Price at Closing this month at **239,500**  
above the 5 yr JUL average of **192,030**



### 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
\$175,000 and less	10.98%	149,900	139,450	165,000	0	0
\$175,001 - \$200,000	4.88%	194,500	0	199,000	179,900	0
\$200,001 - \$225,000	9.76%	220,000	0	219,000	223,000	0
\$225,001 - \$225,000	0.00%	220,000	0	0	0	0
\$225,001 - \$250,000	47.56%	239,500	0	242,500	239,500	0
\$250,001 - \$375,000	14.63%	292,450	0	330,000	285,000	0
\$375,001 and up	12.20%	507,500	0	422,000	679,500	664,000
Median List Price		239,500	139,450	238,000	239,500	664,000
Total Closed Units	100%	239,500	4	33	43	2
Total Closed Volume		22,725,350	543.30K	8.62M	12.23M	1.33M



# July 2022



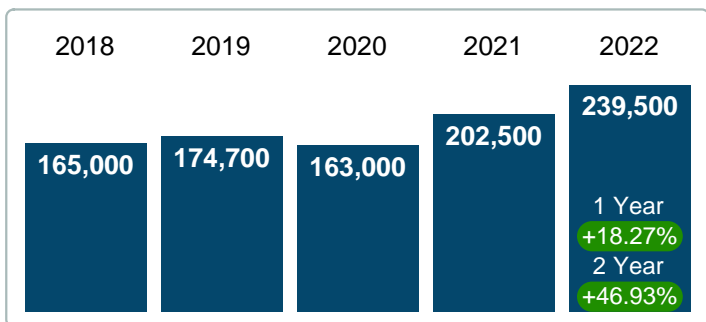
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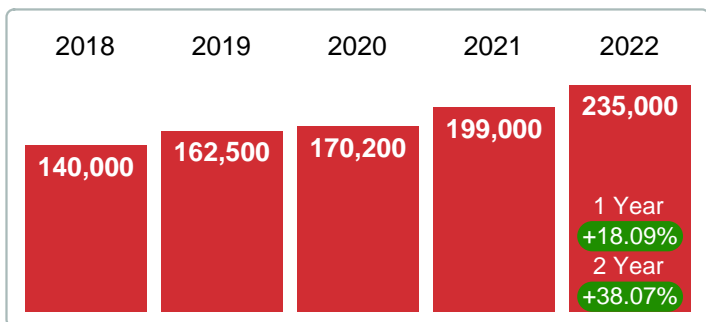
## MEDIAN SOLD PRICE AT CLOSING

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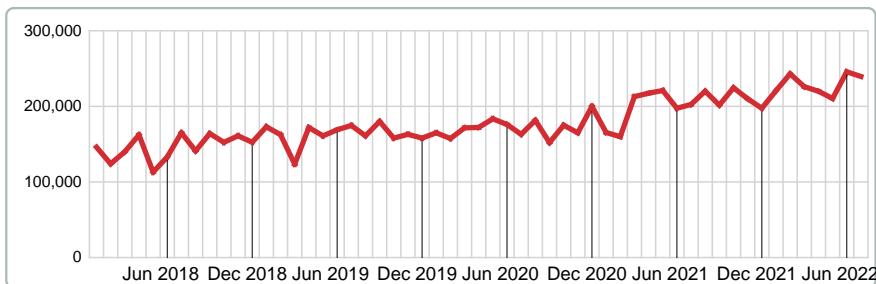
### JULY



### YEAR TO DATE (YTD)

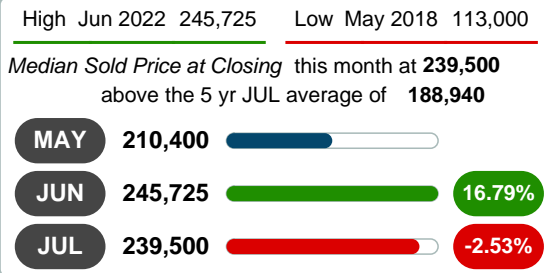


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 188,940



## 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
\$175,000 and less	8	9.76%	137,450	125,000	149,900	0	0
\$175,001 - \$200,000	7	8.54%	198,500	177,070	199,000	179,900	0
\$200,001 - \$225,000	10	12.20%	220,500	0	218,000	221,000	0
\$225,001 - \$225,000	0	0.00%	220,500	0	0	0	0
\$225,001 - \$250,000	35	42.68%	239,500	0	240,000	239,500	0
\$250,001 - \$375,000	12	14.63%	289,200	0	330,000	269,900	0
\$375,001 and up	10	12.20%	491,810	0	422,000	639,310	644,950
Median Sold Price			239,500	139,000	225,000	239,500	644,950
Total Closed Units		100%	239,500	4	33	43	2
Total Closed Volume			22,352,840	549.57K	8.42M	12.09M	1.29M

# July 2022



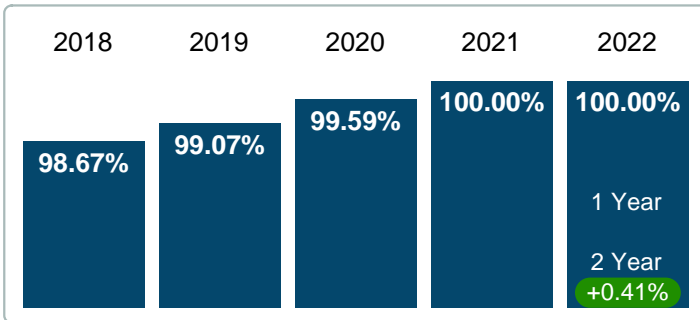
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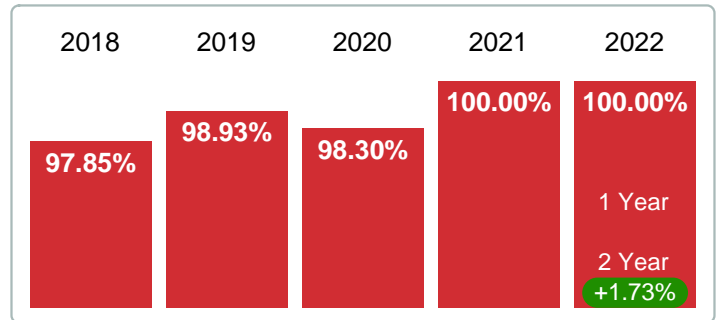
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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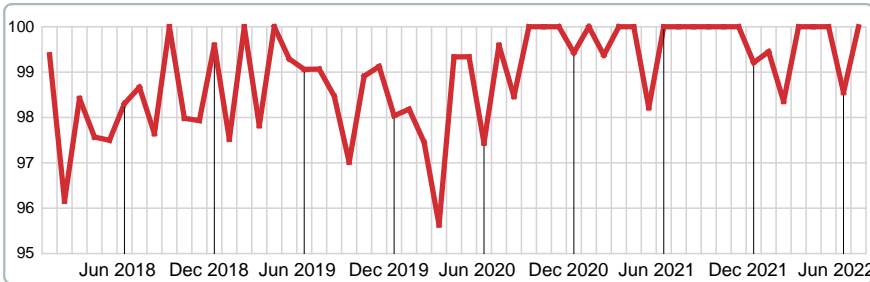
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

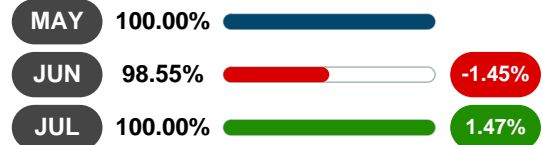


### 3 MONTHS

5 year JUL AVG = 99.46%

High Jul 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **99.46%**



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

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	9.76%	100.00%	100.00%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	7	8.54%	100.00%	104.22%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	10	12.20%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$225,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$250,000	35	42.68%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$375,000	12	14.63%	100.00%	0.00%	100.00%	100.00%	0.00%
\$375,001 and up	10	12.20%	99.48%	0.00%	100.00%	96.08%	97.88%
Median Sold/List Ratio		100.00%		101.03%	100.00%	100.00%	97.88%
Total Closed Units		82	100%	4	33	43	2
Total Closed Volume		22,352,840		549.57K	8.42M	12.09M	1.29M

# July 2022



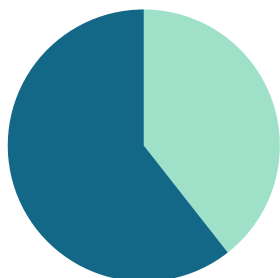
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

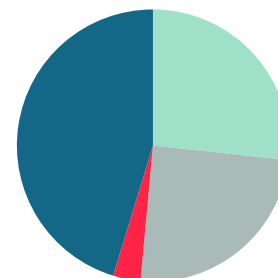


**Inventory**  
 New Listings  
**106 = 39.41%**  
 Start Inventory  
**163**  
 Total Inventory Units  
**269**  
 Volume  
**\$95,901,825**

### Market Activity

Closed Sales  
**82 = 26.71%**  
 Pending Sales  
**76 = 24.76%**  
 Other Off Market  
**10 = 3.26%**  
 Active Inventory  
**139 = 45.28%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	82	49.09%	287	380	32.40%
Pending Sales	71	76	7.04%	352	388	10.23%
New Listings	78	106	35.90%	410	505	23.17%
Median List Price	210,000	239,500	14.05%	199,900	237,375	18.75%
Median Sale Price	202,500	239,500	18.27%	199,000	235,000	18.09%
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	2.00	-50.00%	5.00	6.00	20.00%
Monthly Inventory	193	139	-27.98%	193	139	-27.98%
Months Supply of Inventory	4.53	2.55	-43.64%	4.53	2.55	-43.64%

**Absorption:** Last 12 months, an Average of **54** Sales/Month

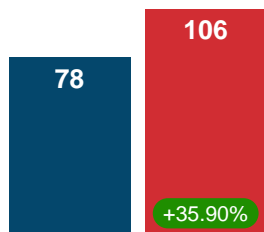
**Inventory on July 31, 2022 = 139**

**2021** **2022**

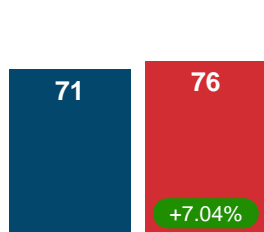
### JULY MARKET

### MEDIAN PRICES

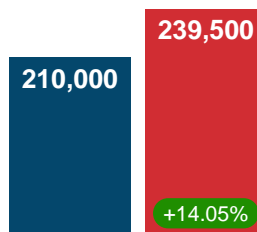
#### New Listings



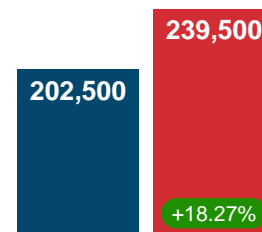
#### Pending Listings



#### List Price



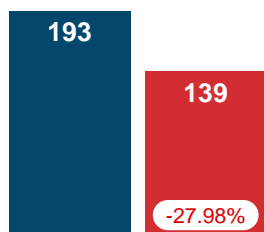
#### Sale Price



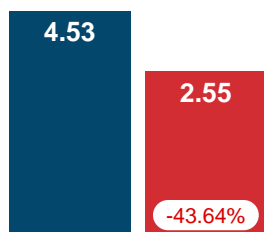
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

