

June 2022



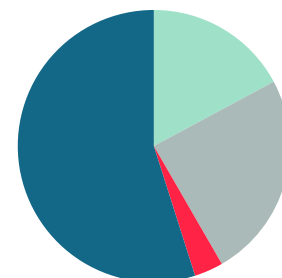
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	37	35	-5.41%
Pending Listings	54	50	-7.41%
New Listings	80	73	-8.75%
Average List Price	226,442	327,478	44.62%
Average Sale Price	223,333	318,084	42.43%
Average Percent of Selling Price to List Price	99.00%	97.45%	-1.56%
Average Days on Market to Sale	12.24	25.09	104.89%
End of Month Inventory	184	112	-39.13%
Months Supply of Inventory	4.42	2.15	-51.40%



■ Closed (17.16%)
■ Pending (24.51%)
■ Other OffMarket (3.43%)
■ Active (54.90%)

Absorption: Last 12 months, an Average of **52** Sales/Month
Active Inventory as of June 30, 2022 = **112**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **39.13%** to 112 existing homes available for sale. Over the last 12 months this area has had an average of 52 closed sales per month. This represents an unsold inventory index of **2.15** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **42.43%** in June 2022 to \$318,084 versus the previous year at \$223,333.

Average Days on Market Lengthens

The average number of **25.09** days that homes spent on the market before selling increased by 12.84 days or **104.89%** in June 2022 compared to last year's same month at **12.24** DOM.

Sales Success for June 2022 is Positive

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

There were 73 New Listings in June 2022, down **8.75%** from last year at 80. Furthermore, there were 35 Closed Listings this month versus last year at 37, a **-5.41%** decrease.

Closed versus Listed trends yielded a **47.9%** ratio, up from previous year's, June 2021, at **46.3%**, a **3.67%** 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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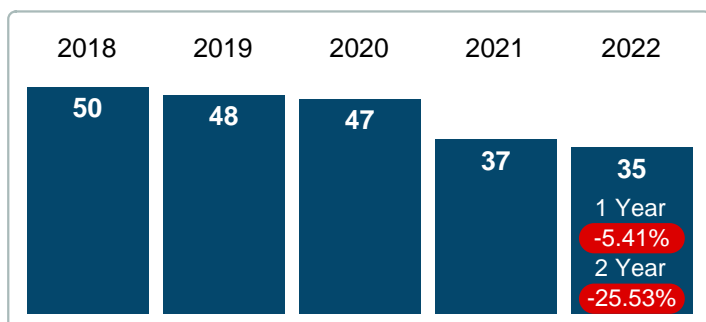
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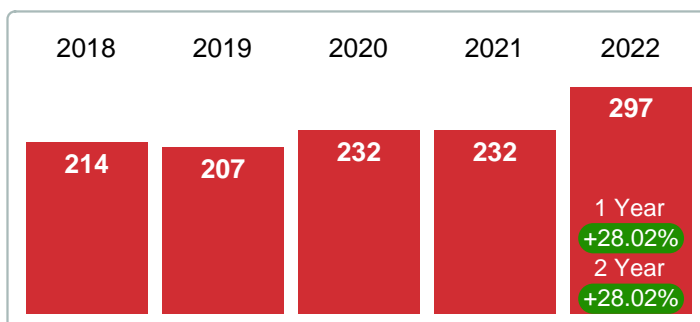
CLOSED LISTINGS

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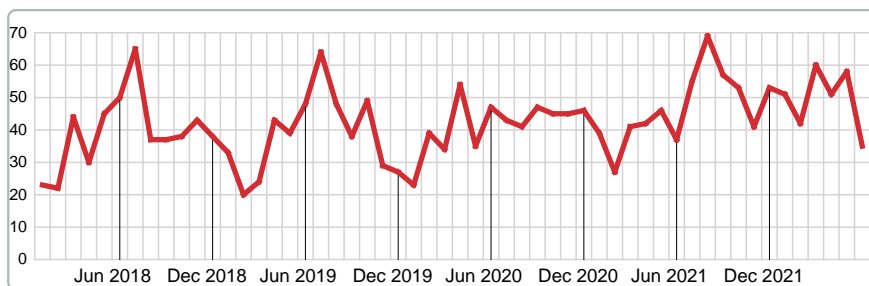
JUNE



YEAR TO DATE (YTD)

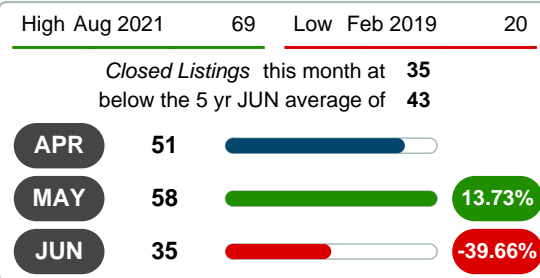


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 43



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	2	5.71%	5.5	0	2	0	0
\$125,001 - \$175,000	5	14.29%	15.8	0	3	2	0
\$175,001 - \$225,000	7	20.00%	16.4	0	5	2	0
\$225,001 - \$275,000	5	14.29%	61.6	1	3	1	0
\$275,001 - \$350,000	6	17.14%	2.8	0	4	2	0
\$350,001 - \$600,000	7	20.00%	22.9	0	2	3	2
\$600,001 and up	3	8.57%	62.7	0	1	2	0
Total Closed Units	35			1	20	12	2
Total Closed Volume	11,132,950	100%	25.1	240.00K	5.22M	4.61M	1.06M
Average Closed Price	\$318,084			\$240,000	\$261,103	\$384,242	\$530,000

June 2022



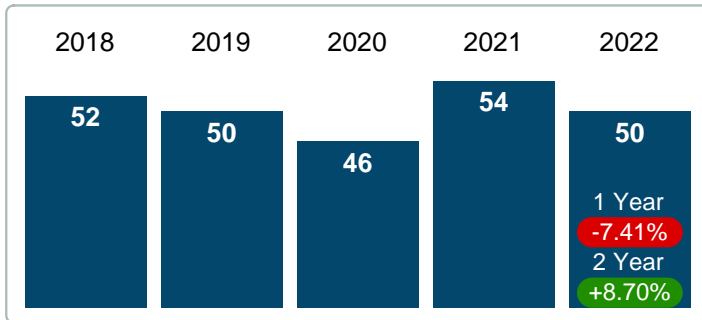
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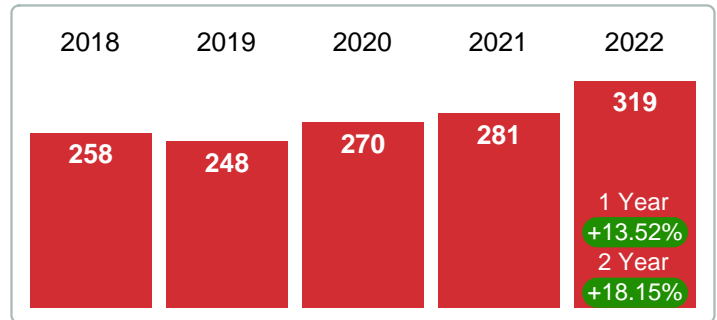
PENDING LISTINGS

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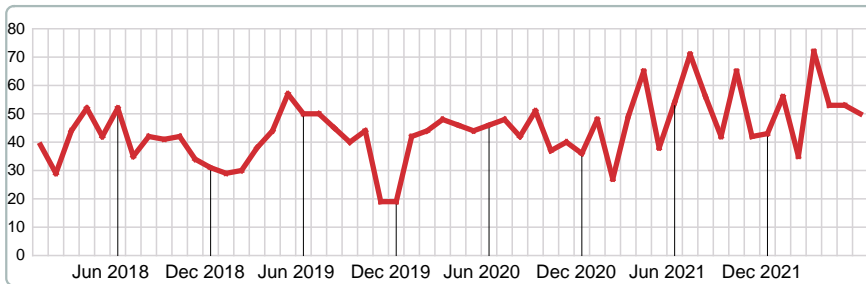
JUNE



YEAR TO DATE (YTD)

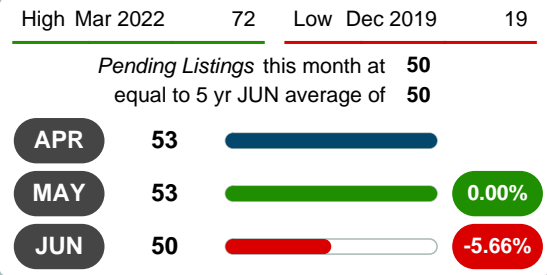


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 50



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	4	8.00%	39.3	1	3	0	0
\$125,001 - \$175,000	6	12.00%	19.0	2	4	0	0
\$175,001 - \$200,000	5	10.00%	4.2	1	3	1	0
\$200,001 - \$250,000	13	26.00%	15.9	0	12	1	0
\$250,001 - \$325,000	10	20.00%	33.5	0	4	6	0
\$325,001 - \$425,000	6	12.00%	11.8	0	3	3	0
\$425,001 and up	6	12.00%	63.3	0	3	1	2
Total Pending Units	50			4	32	12	2
Total Pending Volume	14,776,675	100%	16.0	569.00K	9.07M	3.81M	1.33M
Average Listing Price	\$264,333			\$142,250	\$283,416	\$317,531	\$664,000

June 2022



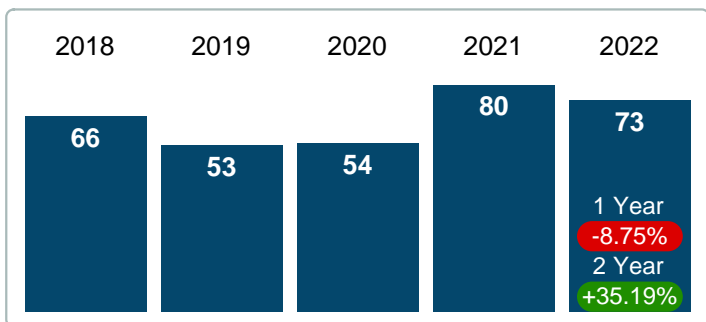
Area Delimited by County Of Bryan - Residential Property Type



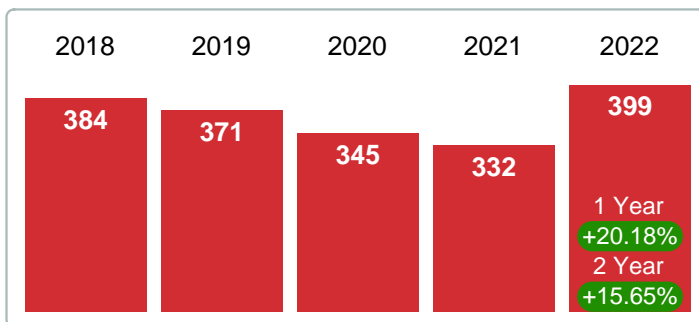
NEW LISTINGS

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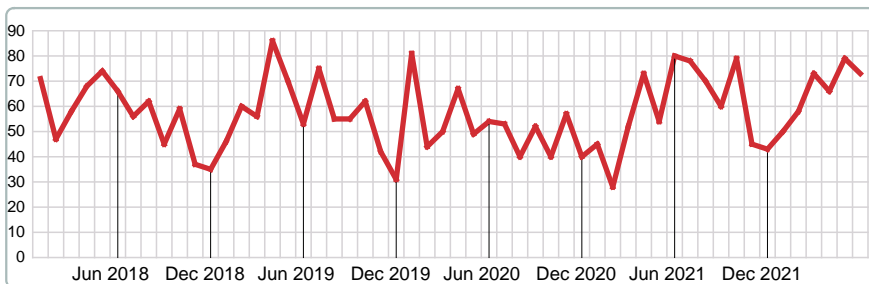
JUNE



YEAR TO DATE (YTD)

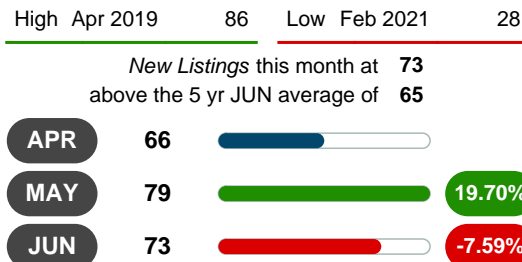


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 65



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	2	2.74%	0	2	0	0
\$125,001 - \$175,000	11	15.07%	2	9	0	0
\$175,001 - \$200,000	8	10.96%	1	6	1	0
\$200,001 - \$275,000	22	30.14%	1	15	6	0
\$275,001 - \$375,000	14	19.18%	0	9	5	0
\$375,001 - \$525,000	8	10.96%	0	3	4	1
\$525,001 and up	8	10.96%	0	3	4	1
Total New Listed Units	73		4	47	20	2
Total New Listed Volume	22,289,175	100%	721.00K	12.41M	7.91M	1.25M
Average New Listed Listing Price	\$267,000		\$180,250	\$263,974	\$395,669	\$624,000

June 2022



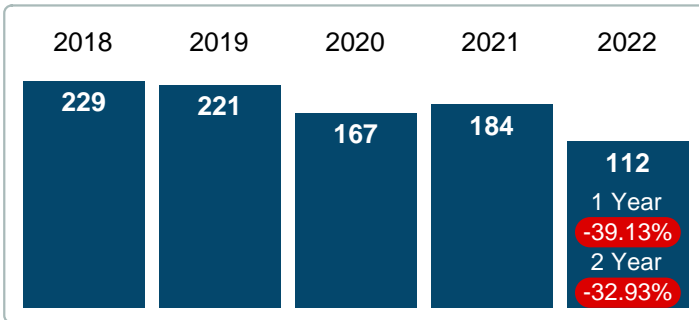
Area Delimited by County Of Bryan - Residential Property Type



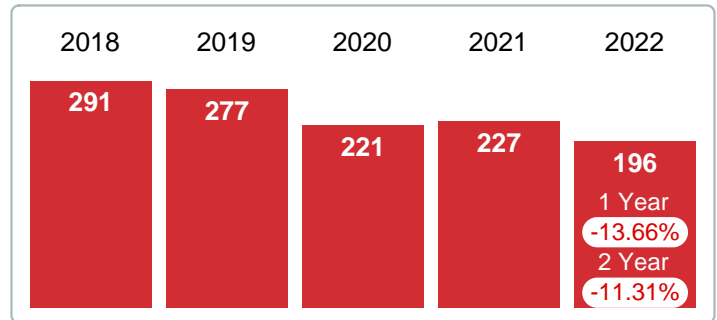
ACTIVE INVENTORY

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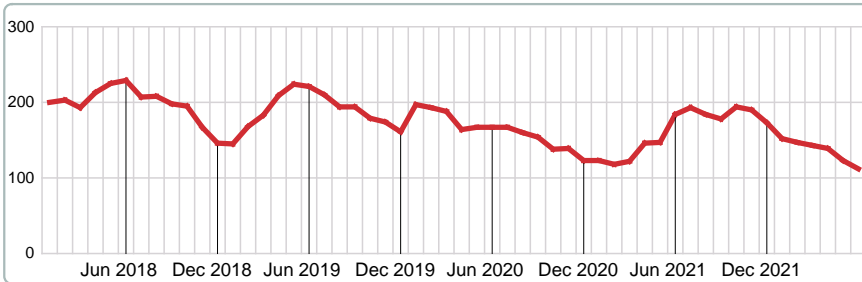
END OF JUNE



ACTIVE DURING JUNE

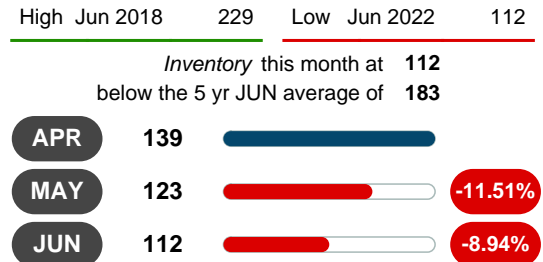


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 183



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	4	3.57%	92.3	3	1	0	0
\$125,001 - \$200,000	20	17.86%	67.2	6	14	0	0
\$200,001 - \$225,000	9	8.04%	38.6	0	7	2	0
\$225,001 - \$325,000	35	31.25%	45.9	2	23	9	1
\$325,001 - \$550,000	18	16.07%	39.4	0	10	6	2
\$550,001 - \$950,000	13	11.61%	62.7	0	4	7	2
\$950,001 and up	13	11.61%	83.0	0	6	5	2
Total Active Inventory by Units	112			11	65	29	7
Total Active Inventory by Volume	54,539,900	100%	56.0	1.67M	27.73M	19.03M	6.11M
Average Active Inventory Listing Price	\$486,963			\$151,645	\$426,569	\$656,338	\$873,000

June 2022



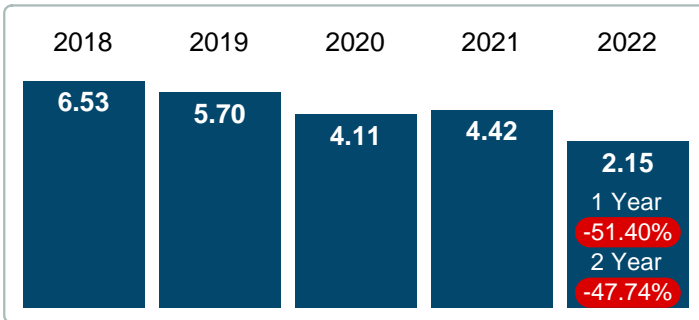
Area Delimited by County Of Bryan - Residential Property Type



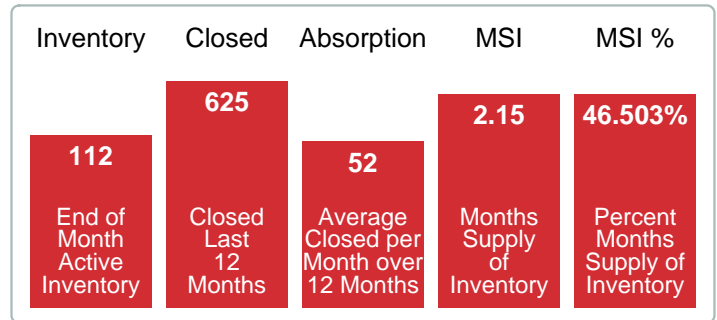
MONTHS SUPPLY of INVENTORY (MSI)

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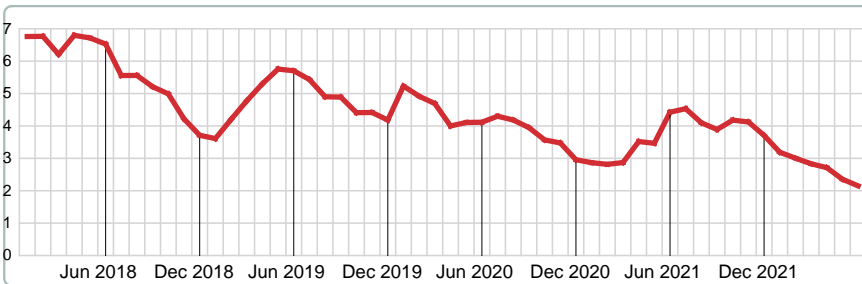
MSI FOR JUNE



INDICATORS FOR JUNE 2022

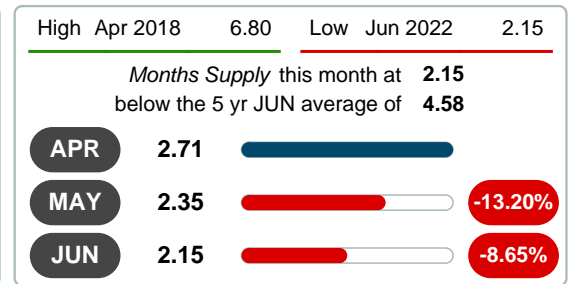


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 4.58



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	4	3.57%	0.56	1.16	0.24	0.00	0.00
\$125,001 - \$200,000	20	17.86%	1.43	4.24	1.39	0.00	0.00
\$200,001 - \$225,000	9	8.04%	1.19	0.00	1.04	3.00	0.00
\$225,001 - \$325,000	35	31.25%	2.40	12.00	2.46	2.08	1.33
\$325,001 - \$550,000	18	16.07%	2.77	0.00	3.43	2.40	2.40
\$550,001 - \$950,000	13	11.61%	7.80	0.00	6.00	10.50	6.00
\$950,001 and up	13	11.61%	19.50	0.00	24.00	20.00	12.00
Market Supply of Inventory (MSI)			2.15	2.44	1.91	2.62	2.90
Total Active Inventory by Units		100%	2.15	11	65	29	7

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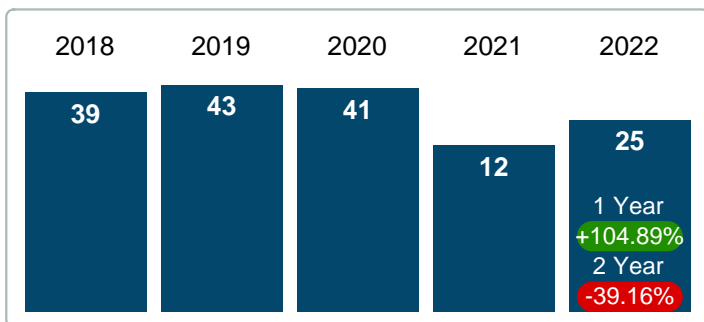
Area Delimited by County Of Bryan - Residential Property Type



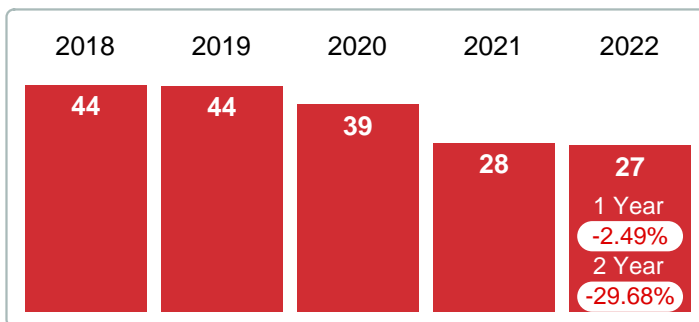
AVERAGE DAYS ON MARKET TO SALE

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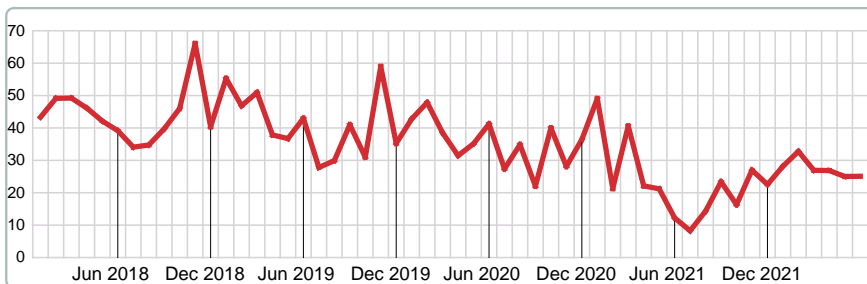
JUNE



YEAR TO DATE (YTD)

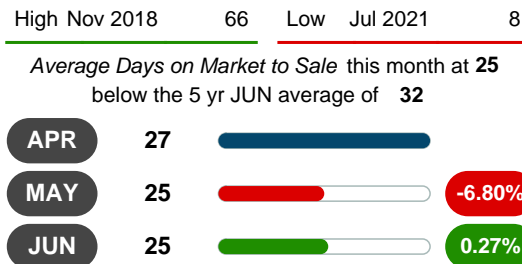


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 32



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	5.71%	6	0	6	0	0
\$125,001 - \$175,000	14.29%	16	0	13	20	0
\$175,001 - \$225,000	20.00%	16	0	5	45	0
\$225,001 - \$275,000	14.29%	62	263	7	25	0
\$275,001 - \$350,000	17.14%	3	0	3	2	0
\$350,001 - \$600,000	20.00%	23	0	46	8	23
\$600,001 and up	8.57%	63	0	110	39	0
Average Closed DOM		25	263	16	22	23
Total Closed Units	100%	25	1	20	12	2
Total Closed Volume		11,132,950	240.00K	5.22M	4.61M	1.06M

June 2022



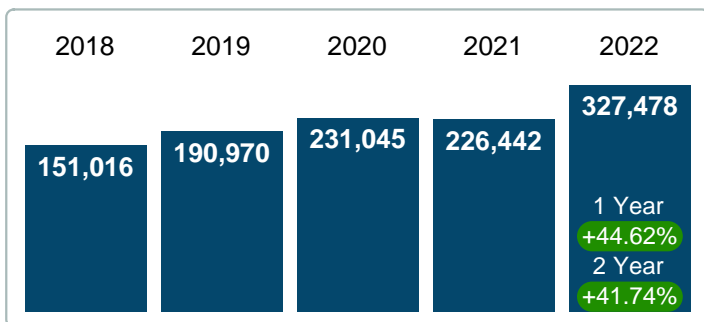
Area Delimited by County Of Bryan - Residential Property Type



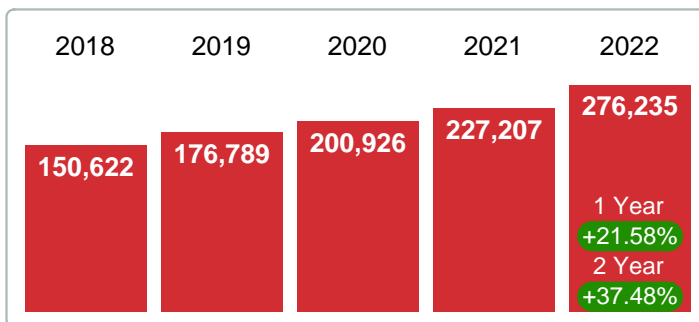
AVERAGE LIST PRICE AT CLOSING

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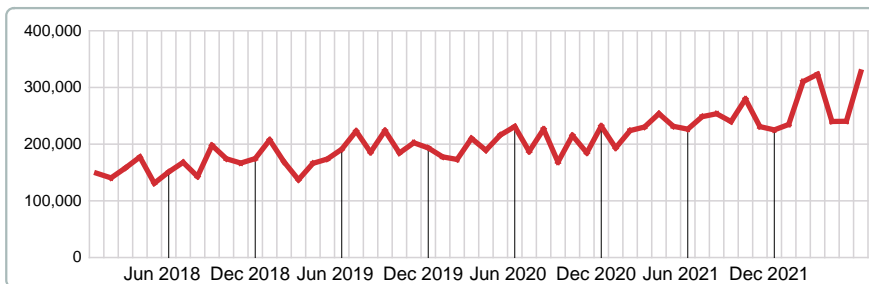
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

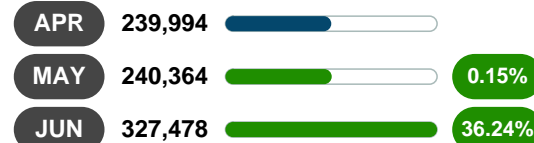


3 MONTHS

5 year JUN AVG = 225,390

High Jun 2022 327,478 Low May 2018 131,062

Average List Price at Closing this month at **327,478**
above the 5 yr JUN average of **225,390**



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	2.86%	95,000	0	117,000	0	0
\$125,001 - \$175,000	14.29%	147,600	0	154,667	197,000	0
\$175,001 - \$225,000	20.00%	202,529	0	195,560	219,950	0
\$225,001 - \$275,000	17.14%	256,008	270,000	247,717	277,000	0
\$275,001 - \$350,000	20.00%	304,500	0	299,450	285,300	0
\$350,001 - \$600,000	17.14%	436,581	0	402,450	368,167	580,044
\$600,001 and up	8.57%	974,667	0	875,000	974,500	0
Average List Price		327,478	270,000	264,833	394,583	580,044
Total Closed Units	100%	327,478	1	20	12	2
Total Closed Volume		11,461,737	270.00K	5.30M	4.74M	1.16M

June 2022



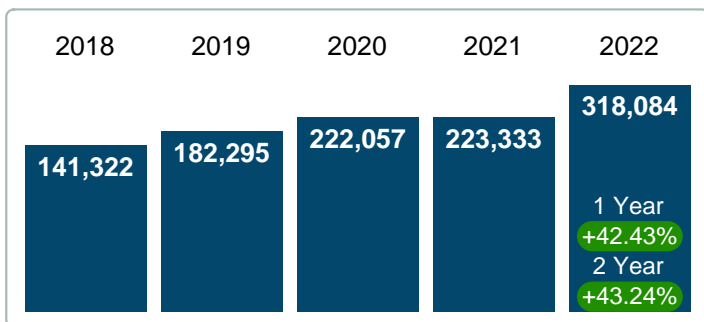
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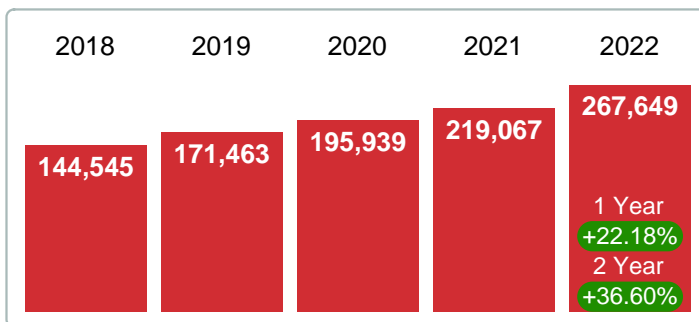
AVERAGE SOLD PRICE AT CLOSING

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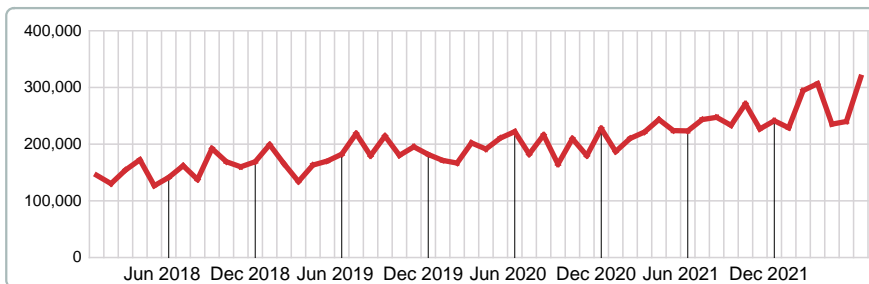
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

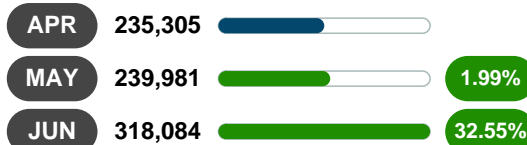


3 MONTHS

5 year JUN AVG = 217,418

High Jun 2022 318,084 Low May 2018 126,718

Average Sold Price at Closing this month at **318,084**
above the 5 yr JUN average of **217,418**



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	5.71%	107,000	0	107,000	0	0
\$125,001 - \$175,000	14.29%	151,400	0	150,500	152,750	0
\$175,001 - \$225,000	20.00%	202,557	0	198,980	211,500	0
\$225,001 - \$275,000	14.29%	244,590	240,000	242,717	254,800	0
\$275,001 - \$350,000	17.14%	295,683	0	300,875	285,300	0
\$350,001 - \$600,000	20.00%	423,143	0	402,500	365,667	530,000
\$600,001 and up	8.57%	928,333	0	825,000	980,000	0
Average Sold Price		318,084	240,000	261,103	384,242	530,000
Total Closed Units	100%	35	1	20	12	2
Total Closed Volume		11,132,950	240.00K	5.22M	4.61M	1.06M

June 2022



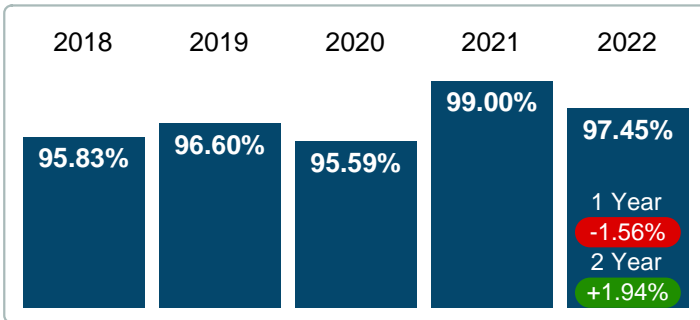
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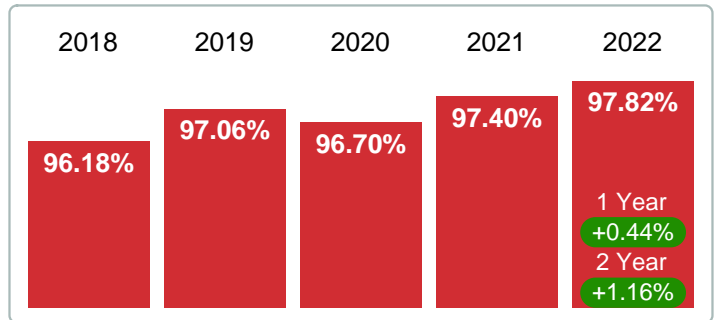
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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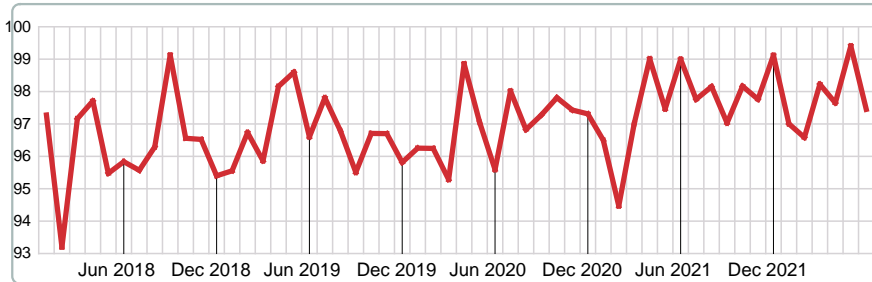
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

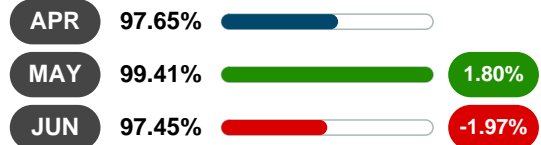


3 MONTHS

5 year JUN AVG = 96.89%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **97.45%**
equal to 5 yr JUN average of **96.89%**



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	2	5.71%	92.64%	0.00%	92.64%	0.00%	0.00%
\$125,001 - \$175,000	5	14.29%	92.23%	0.00%	97.07%	84.95%	0.00%
\$175,001 - \$225,000	7	20.00%	100.24%	0.00%	101.91%	96.07%	0.00%
\$225,001 - \$275,000	5	14.29%	95.02%	88.89%	98.08%	91.99%	0.00%
\$275,001 - \$350,000	6	17.14%	100.40%	0.00%	100.60%	100.00%	0.00%
\$350,001 - \$600,000	7	20.00%	97.77%	0.00%	100.15%	99.51%	92.80%
\$600,001 and up	3	8.57%	100.26%	0.00%	94.29%	103.24%	0.00%
Average Sold/List Ratio			97.50%	88.89%	98.86%	96.59%	92.80%
Total Closed Units		100%	97.50%	1	20	12	2
Total Closed Volume				240.00K	5.22M	4.61M	1.06M

June 2022



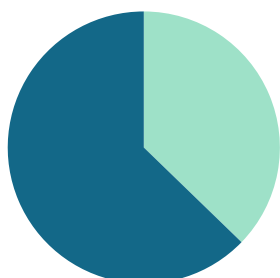
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

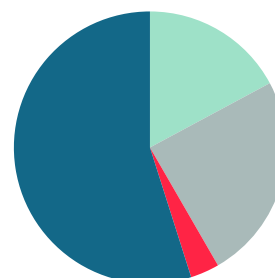


Inventory
 New Listings
73 = 37.24%
 Start Inventory
123
 Total Inventory Units
196
 Volume
\$81,536,012

Market Activity

Closed Sales
35 = 17.16%
 Pending Sales
50 = 24.51%
 Other Off Market
7 = 3.43%
 Active Inventory
112 = 54.90%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	37	35	-5.41%	232	297	28.02%
Pending Sales	54	50	-7.41%	281	319	13.52%
New Listings	80	73	-8.75%	332	399	20.18%
Average List Price	226,442	327,478	44.62%	227,207	276,235	21.58%
Average Sale Price	223,333	318,084	42.43%	219,067	267,649	22.18%
Average Percent of Selling Price to List Price	99.00%	97.45%	-1.56%	97.40%	97.82%	0.44%
Average Days on Market to Sale	12.24	25.09	104.89%	28.06	27.36	-2.49%
Monthly Inventory	184	112	-39.13%	184	112	-39.13%
Months Supply of Inventory	4.42	2.15	-51.40%	4.42	2.15	-51.40%

Absorption: Last 12 months, an Average of **52** Sales/Month

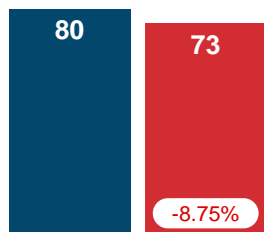
Inventory on June 30, 2022 = **112**

2021 **2022**

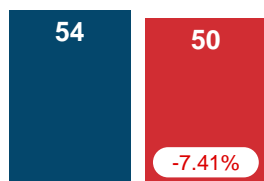
JUNE MARKET

AVERAGE PRICES

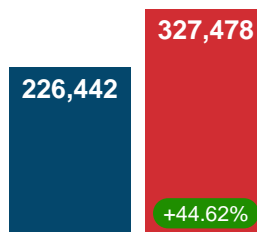
New Listings



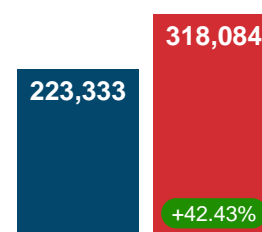
Pending Listings



List Price



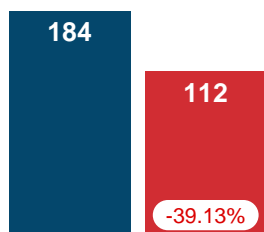
Sale Price



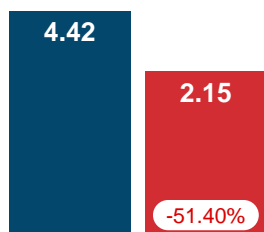
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

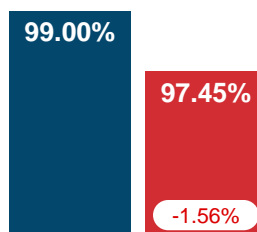
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

