

# May 2022



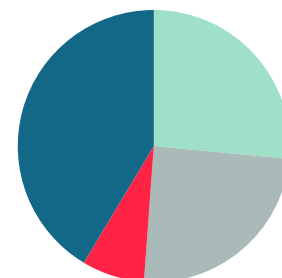
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	46	57	23.91%
Pending Listings	38	53	39.47%
New Listings	54	79	46.30%
Median List Price	229,450	210,400	-8.30%
Median Sale Price	220,950	210,400	-4.77%
Median Percent of Selling Price to List Price	98.22%	100.00%	1.82%
Median Days on Market to Sale	5.00	5.00	0.00%
End of Month Inventory	147	89	-39.46%
Months Supply of Inventory	3.47	1.71	-50.77%



■ Closed (26.51%)  
■ Pending (24.65%)  
■ Other OffMarket (7.44%)  
■ Active (41.40%)

**Absorption:** Last 12 months, an Average of **52** Sales/Month  
**Active Inventory** as of May 31, 2022 = **89**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2022 decreased **39.46%** to 89 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 **1.71** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **4.77%** in May 2022 to \$210,400 versus the previous year at \$220,950.

#### Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in May 2022 compared to last year's same month at **5.00** DOM.

#### Sales Success for May 2022 is Positive

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

There were 79 New Listings in May 2022, up **46.30%** from last year at 54. Furthermore, there were 57 Closed Listings this month versus last year at 46, a **23.91%** increase.

Closed versus Listed trends yielded a **72.2%** ratio, down from previous year's, May 2021, at **85.2%**, a **15.30%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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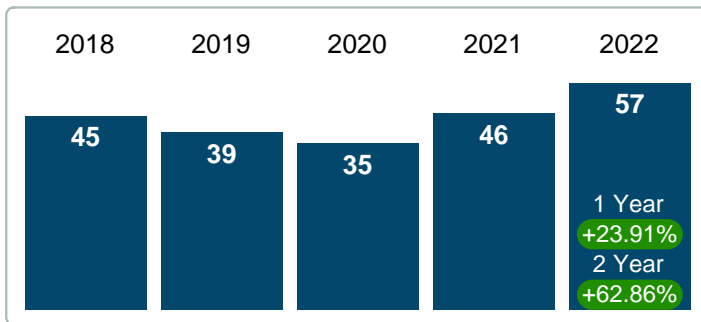
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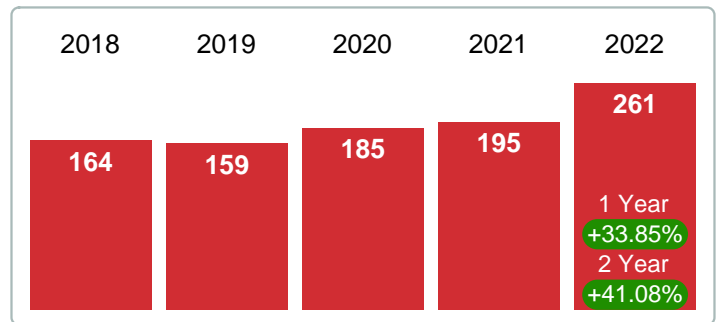
## CLOSED LISTINGS

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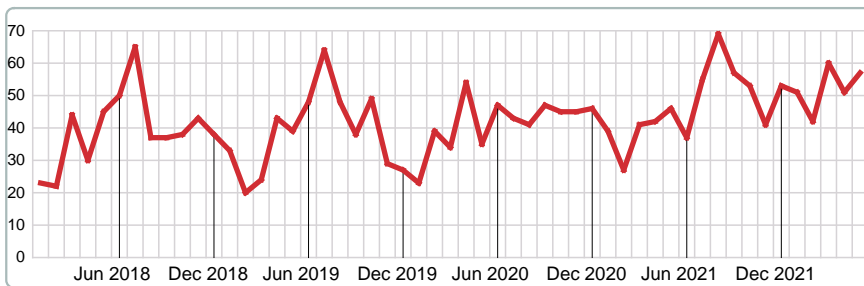
### MAY



### YEAR TO DATE (YTD)

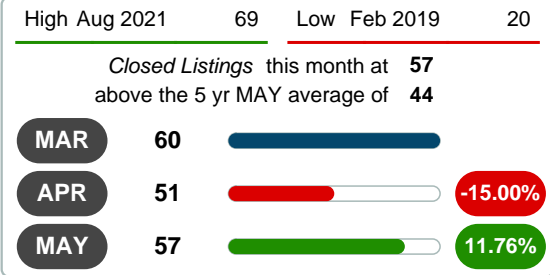


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 44



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.77%	2.0	1	4	0	0
\$100,001 - \$125,000	7	12.28%	14.0	5	1	1	0
\$125,001 - \$175,000	6	10.53%	3.5	2	4	0	0
\$175,001 - \$225,000	16	28.07%	1.5	0	15	1	0
\$225,001 - \$275,000	10	17.54%	6.5	0	9	1	0
\$275,001 - \$375,000	7	12.28%	14.0	0	4	3	0
\$375,001 and up	6	10.53%	3.0	0	3	2	1
<b>Total Closed Units</b>	<b>57</b>			<b>8</b>	<b>40</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>13,677,169</b>	<b>100%</b>	<b>5.0</b>	<b>994.00K</b>	<b>8.86M</b>	<b>3.22M</b>	<b>600.00K</b>
<b>Median Closed Price</b>	<b>\$210,400</b>			<b>\$124,000</b>	<b>\$210,400</b>	<b>\$323,750</b>	<b>\$599,999</b>

# May 2022



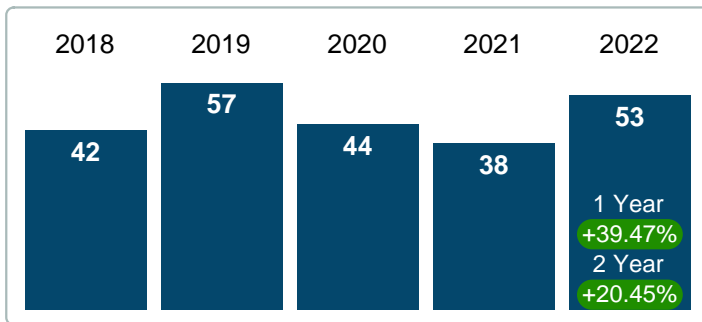
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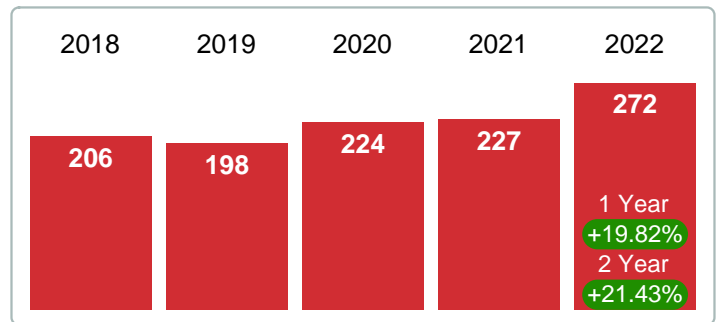
## PENDING LISTINGS

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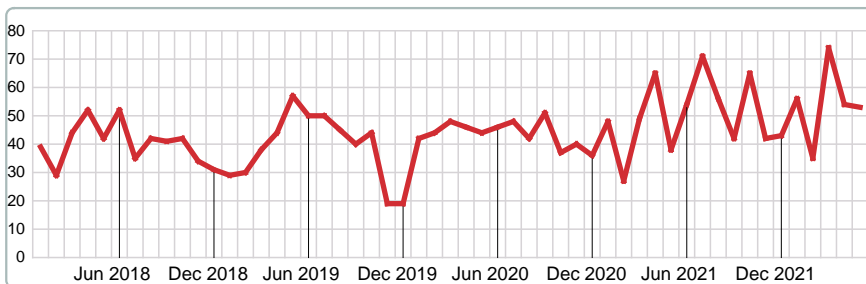
### MAY



### YEAR TO DATE (YTD)

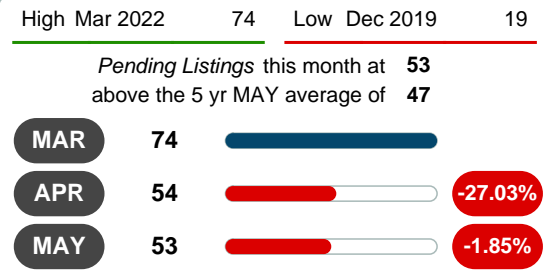


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 47



### 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	3	5.66%	0.0	1	2	0	0
\$125,001 - \$175,000	8	15.09%	16.5	1	7	0	0
\$175,001 - \$200,000	2	3.77%	4.5	0	2	0	0
\$200,001 - \$250,000	20	37.74%	2.5	0	18	2	0
\$250,001 - \$325,000	8	15.09%	6.5	0	6	2	0
\$325,001 - \$425,000	7	13.21%	20.0	0	4	3	0
\$425,001 and up	5	9.43%	6.0	0	2	3	0
<b>Total Pending Units</b>	<b>53</b>			<b>2</b>	<b>41</b>	<b>10</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>14,606,350</b>	<b>100%</b>	<b>6.0</b>	<b>264.40K</b>	<b>9.84M</b>	<b>4.50M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$230,000</b>			<b>\$132,200</b>	<b>\$219,000</b>	<b>\$333,750</b>	<b>\$0</b>

# May 2022



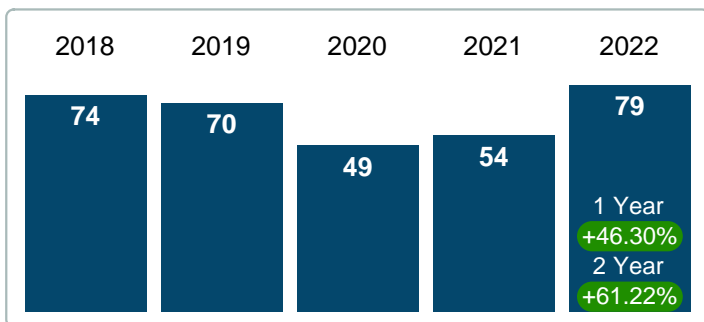
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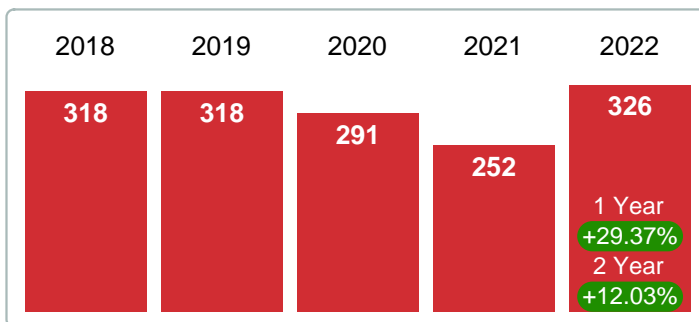
## NEW LISTINGS

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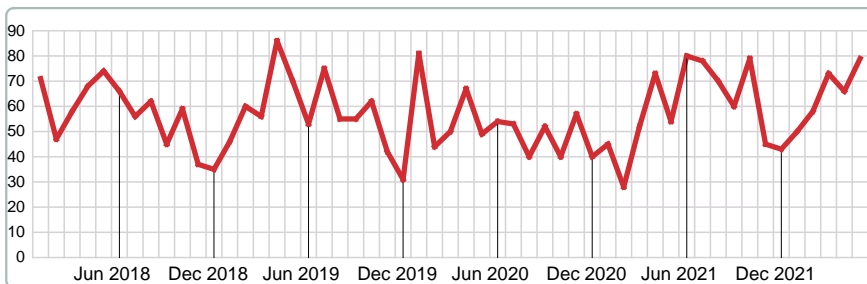
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

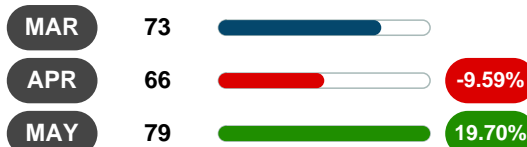


### 3 MONTHS

5 year MAY AVG = 65

High Apr 2019 86 Low Feb 2021 28

New Listings this month at **79**  
above the 5 yr MAY average of **65**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	6.33%	3	2	0	0
\$125,001 - \$200,000	11	13.92%	2	9	0	0
\$200,001 - \$225,000	14	17.72%	0	12	2	0
\$225,001 - \$275,000	14	17.72%	0	9	4	1
\$275,001 - \$425,000	18	22.78%	1	16	1	0
\$425,001 - \$975,000	10	12.66%	0	5	3	2
\$975,001 and up	7	8.86%	0	4	2	1
<b>Total New Listed Units</b>	<b>79</b>		<b>6</b>	<b>57</b>	<b>12</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>35,063,100</b>	<b>100%</b>	<b>793.90K</b>	<b>23.35M</b>	<b>7.83M</b>	<b>3.08M</b>
<b>Median New Listed Listing Price</b>	<b>\$259,900</b>		<b>\$111,750</b>	<b>\$245,000</b>	<b>\$295,750</b>	<b>\$659,450</b>

# May 2022



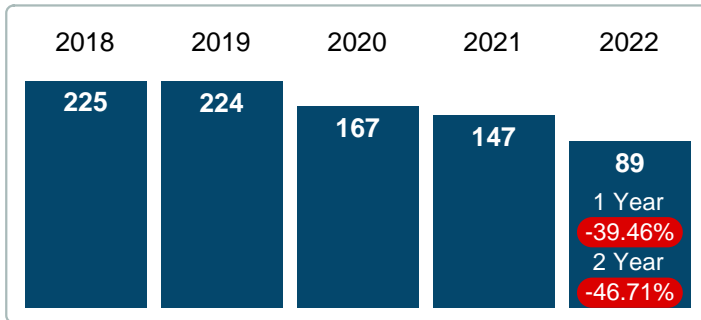
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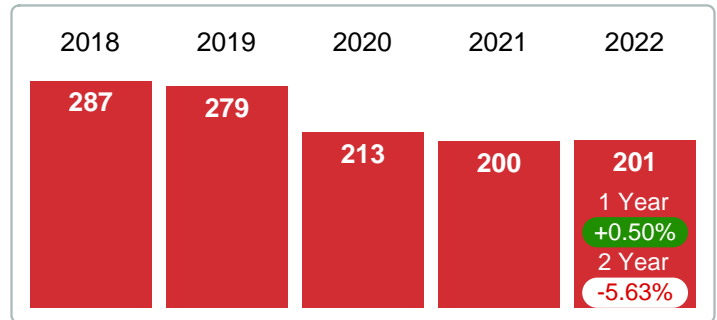
## ACTIVE INVENTORY

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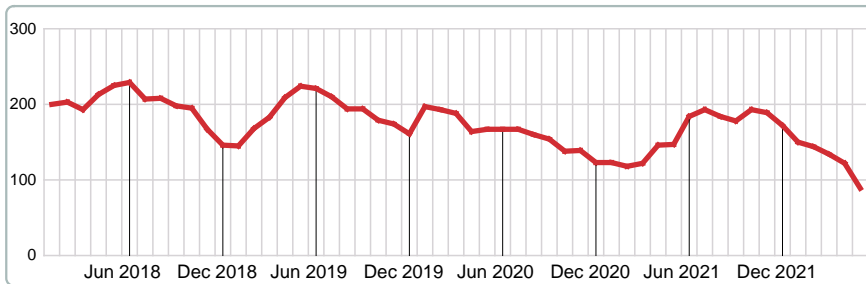
### END OF MAY



### ACTIVE DURING MAY

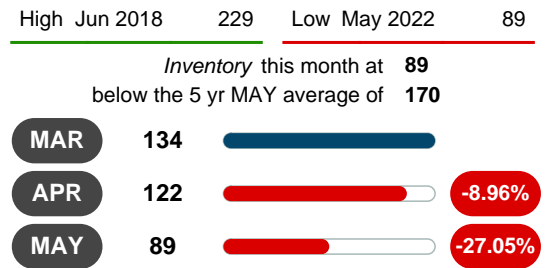


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 170



### 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	7	7.87%	46.0	3	4	0	0
\$125,001 - \$200,000	11	12.36%	50.0	2	8	1	0
\$200,001 - \$250,000	14	15.73%	30.0	0	10	4	0
\$250,001 - \$375,000	23	25.84%	27.0	2	14	6	1
\$375,001 - \$675,000	13	14.61%	21.0	0	8	3	2
\$675,001 - \$1,475,000	12	13.48%	85.5	0	5	4	3
\$1,475,001 and up	9	10.11%	21.0	0	3	4	2
<b>Total Active Inventory by Units</b>	<b>89</b>			<b>7</b>	<b>52</b>	<b>22</b>	<b>8</b>
<b>Total Active Inventory by Volume</b>	<b>49,536,200</b>	<b>100%</b>	<b>37.0</b>	<b>1.09M</b>	<b>25.73M</b>	<b>15.69M</b>	<b>7.03M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$295,900</b>			<b>\$129,000</b>	<b>\$292,000</b>	<b>\$373,750</b>	<b>\$709,500</b>

# May 2022



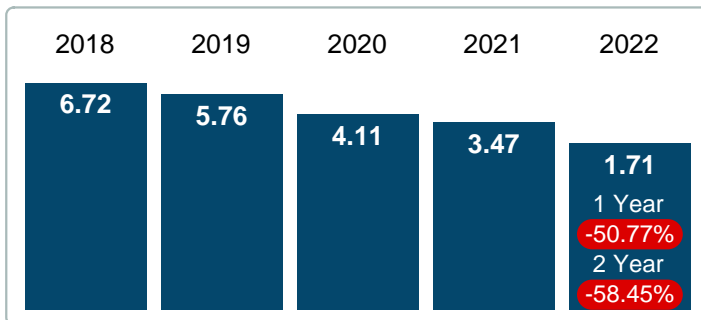
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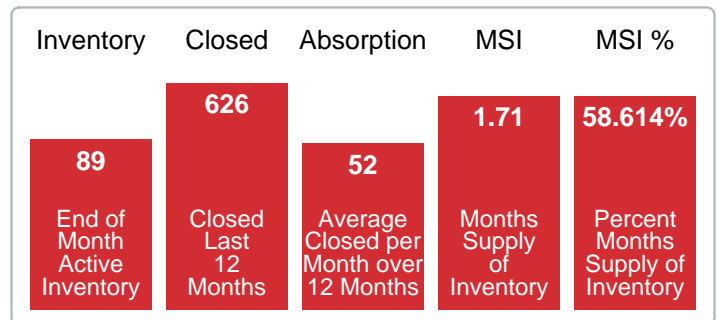
## MONTHS SUPPLY of INVENTORY (MSI)

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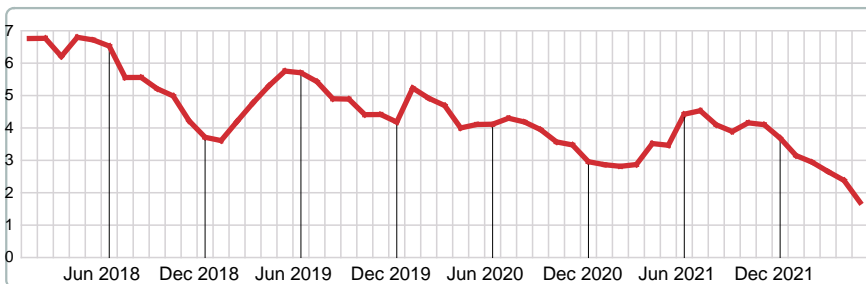
### MSI FOR MAY



### INDICATORS FOR MAY 2022

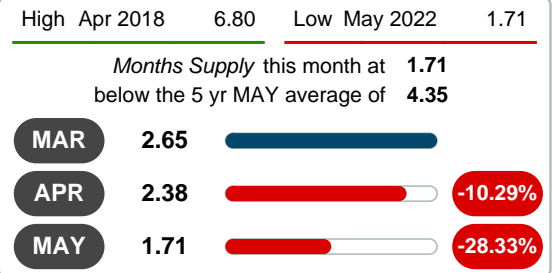


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 4.35



### 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	7	7.87%	0.95	1.09	0.96	0.00	0.00
\$125,001 - \$200,000	11	12.36%	0.75	1.26	0.74	0.46	0.00
\$200,001 - \$250,000	14	15.73%	1.06	0.00	0.91	2.29	0.00
\$250,001 - \$375,000	23	25.84%	2.00	12.00	2.24	1.38	1.33
\$375,001 - \$675,000	13	14.61%	3.39	0.00	4.57	2.40	3.00
\$675,001 - \$1,475,000	12	13.48%	9.00	0.00	8.57	8.00	12.00
\$1,475,001 and up	9	10.11%	36.00	0.00	36.00	48.00	24.00
Market Supply of Inventory (MSI)			1.71	1.45	1.50	2.10	3.56
Total Active Inventory by Units		100%	1.71	7	52	22	8

# May 2022



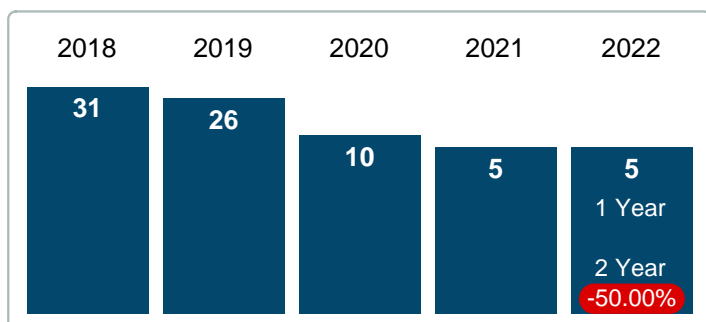
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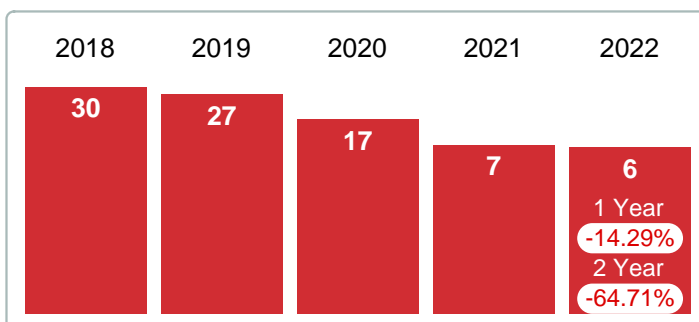
## MEDIAN DAYS ON MARKET TO SALE

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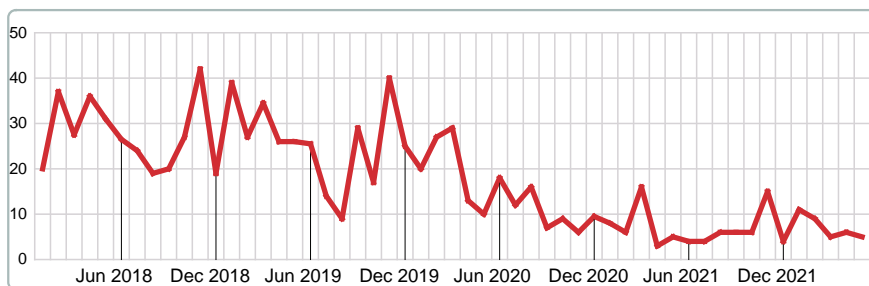
### MAY



### YEAR TO DATE (YTD)

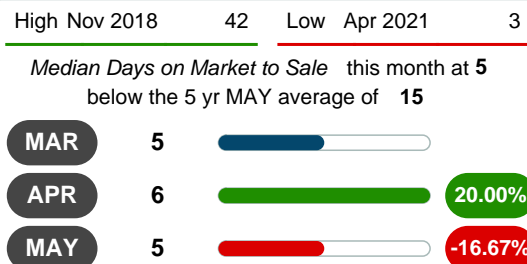


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 15



### 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
\$100,000 and less	8.77%	2	2	3	0	0
\$100,001 - \$125,000	12.28%	14	8	40	107	0
\$125,001 - \$175,000	10.53%	4	16	3	0	0
\$175,001 - \$225,000	28.07%	2	0	2	1	0
\$225,001 - \$275,000	17.54%	7	0	6	114	0
\$275,001 - \$375,000	12.28%	14	0	28	14	0
\$375,001 and up	10.53%	3	0	6	2	3
Median Closed DOM		5	6	5	10	3
Total Closed Units	100%	57	8	40	8	1
Total Closed Volume		13,677,169	994.00K	8.86M	3.22M	600.00K



# May 2022



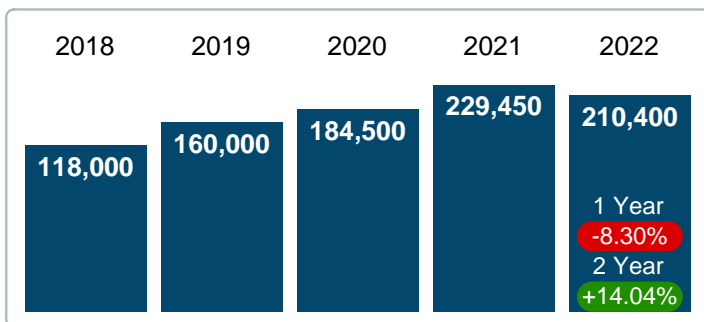
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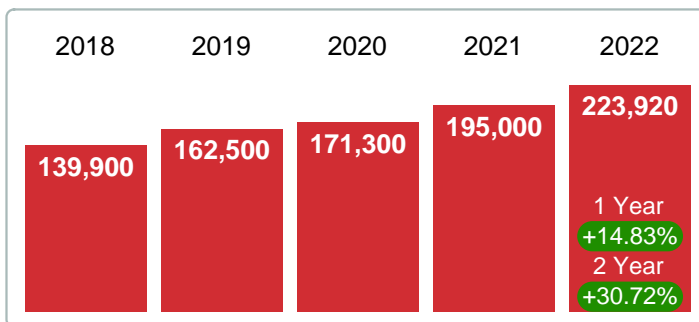
## MEDIAN LIST PRICE AT CLOSING

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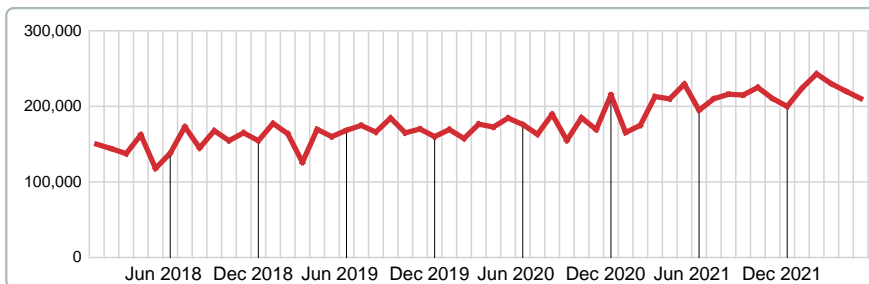
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 180,470

High Feb 2022 243,000    Low May 2018 118,000

Median List Price at Closing this month at **210,400**  
above the 5 yr MAY average of **180,470**

- MAR: 229,900
- APR: 220,000 (-4.31%)
- MAY: 210,400 (-4.36%)

### 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
\$100,000 and less	5	8.77%	83,000	83,000	78,250	0	0
\$100,001 - \$125,000	6	10.53%	122,000	124,500	114,500	0	0
\$125,001 - \$175,000	7	12.28%	129,900	145,000	129,900	129,900	0
\$175,001 - \$225,000	17	29.82%	210,400	0	210,400	220,000	0
\$225,001 - \$275,000	9	15.79%	245,000	0	244,950	275,000	0
\$275,001 - \$375,000	7	12.28%	333,000	0	311,223	337,500	0
\$375,001 and up	6	10.53%	524,950	0	445,000	812,500	599,999
Median List Price			210,400	125,000	210,400	336,250	599,999
Total Closed Units		100%	210,400	8	40	8	1
Total Closed Volume			13,694,641	1.01M	8.79M	3.30M	600.00K



# May 2022



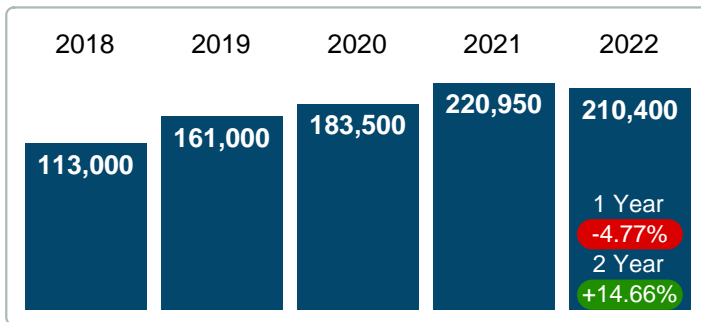
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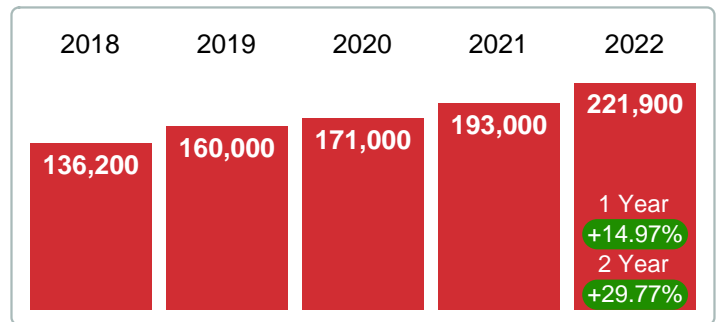
## MEDIAN SOLD PRICE AT CLOSING

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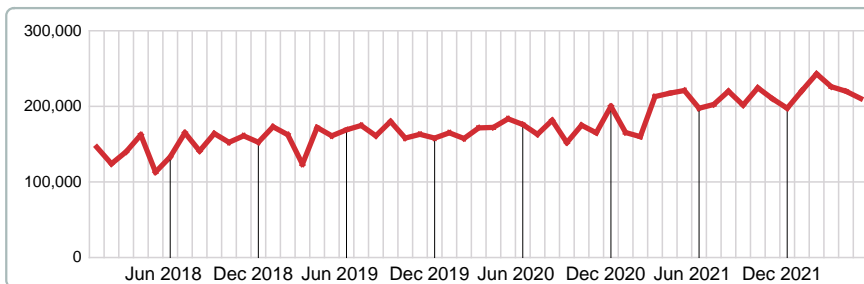
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

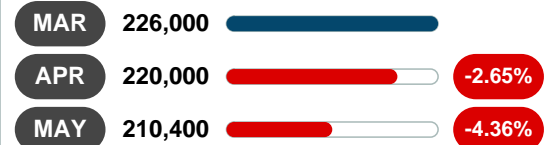


### 3 MONTHS

5 year MAY AVG = 177,770

High Feb 2022 243,000 Low May 2018 113,000

Median Sold Price at Closing this month at **210,400** above the 5 yr MAY average of **177,770**



### 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
\$100,000 and less	8.77%	86,500	90,000	68,250	0	0
\$100,001 - \$125,000	12.28%	115,000	123,000	104,000	115,000	0
\$125,001 - \$175,000	10.53%	151,500	153,000	142,250	0	0
\$175,001 - \$225,000	28.07%	210,400	0	210,400	205,000	0
\$225,001 - \$275,000	17.54%	244,950	0	244,900	257,500	0
\$275,001 - \$375,000	12.28%	310,000	0	307,223	337,500	0
\$375,001 and up	10.53%	577,500	0	440,000	812,500	599,999
<b>Median Sold Price</b>		<b>210,400</b>	<b>124,000</b>	<b>210,400</b>	<b>323,750</b>	<b>599,999</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>210,400</b>	<b>8</b>	<b>40</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>13,677,169</b>	<b>994.00K</b>	<b>8.86M</b>	<b>3.22M</b>	<b>600.00K</b>

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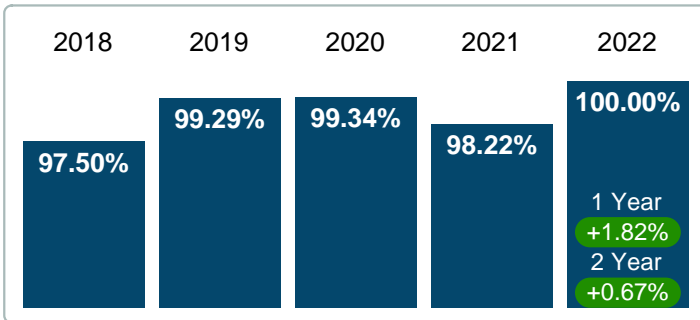
Area Delimited by County Of Bryan - Residential Property Type



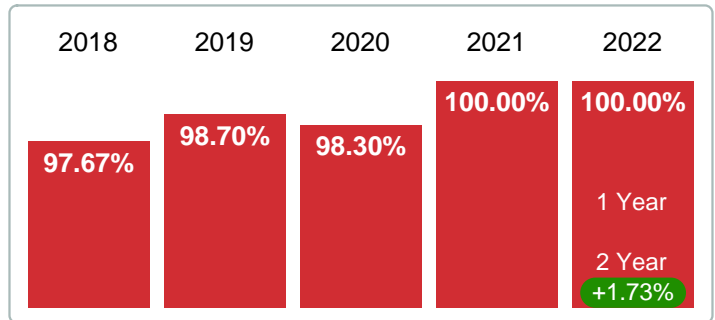
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 13, 2022 for MLS Technology Inc.

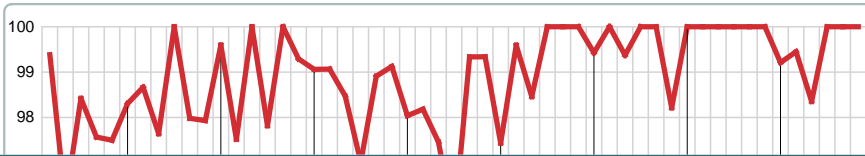
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 98.87%

High May 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.87%**

MAR 100.00%  
APR 100.00%  
MAY 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	
\$100,000 and less	5	8.77%	100.00%	108.43%	100.00%	0.00%	0.00%	
\$100,001 - \$125,000	7	12.28%	98.40%	100.00%	95.41%	88.53%	0.00%	
\$125,001 - \$175,000	6	10.53%	101.12%	98.96%	101.12%	0.00%	0.00%	
\$175,001 - \$225,000	16	28.07%	100.00%	0.00%	100.00%	93.18%	0.00%	
\$225,001 - \$275,000	10	17.54%	100.00%	0.00%	100.00%	93.64%	0.00%	
\$275,001 - \$375,000	7	12.28%	96.88%	0.00%	96.77%	99.07%	0.00%	
\$375,001 and up	6	10.53%	100.00%	0.00%	100.00%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	96.35%	100.00%	
Total Closed Units		57	100%	100.00%	8	40	8	1
Total Closed Volume		13,677,169			994.00K	8.86M	3.22M	600.00K

# May 2022



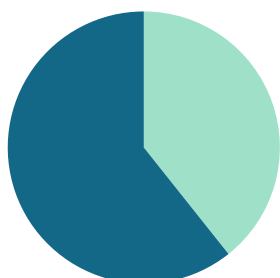
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

### INVENTORY

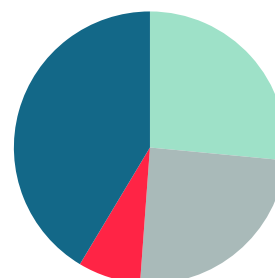


**Inventory**  
 New Listings  
**79 = 39.30%**  
 Start Inventory  
**122**  
 Total Inventory Units  
**201**  
 Volume  
**\$78,858,790**

### Market Activity

Closed Sales  
**57 = 26.51%**  
 Pending Sales  
**53 = 24.65%**  
 Other Off Market  
**16 = 7.44%**  
 Active Inventory  
**89 = 41.40%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	46	57	23.91%	195	261	33.85%
Pending Sales	38	53	39.47%	227	272	19.82%
New Listings	54	79	46.30%	252	326	29.37%
Median List Price	229,450	210,400	-8.30%	195,000	223,920	14.83%
Median Sale Price	220,950	210,400	-4.77%	193,000	221,900	14.97%
Median Percent of Selling Price to List Price	98.22%	100.00%	1.82%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%	7.00	6.00	-14.29%
Monthly Inventory	147	89	-39.46%	147	89	-39.46%
Months Supply of Inventory	3.47	1.71	-50.77%	3.47	1.71	-50.77%

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

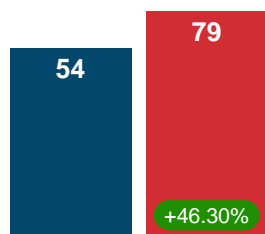
**Inventory** on May 31, 2022 = **89**

**2021** **2022**

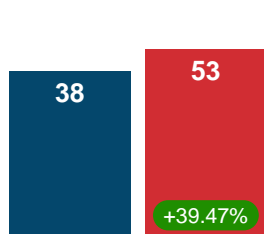
### MAY MARKET

### MEDIAN PRICES

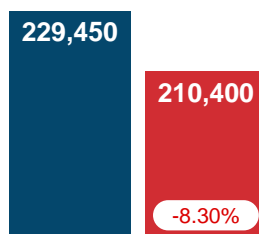
#### New Listings



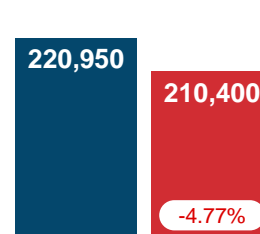
#### Pending Listings



#### List Price



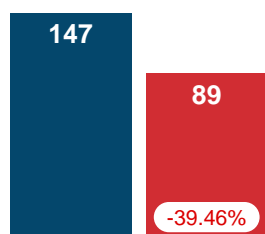
#### Sale Price



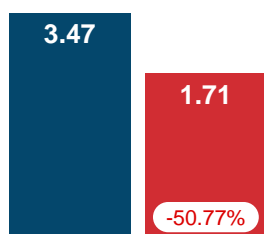
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

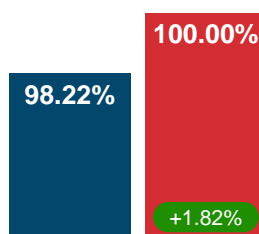
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%