

September 2022



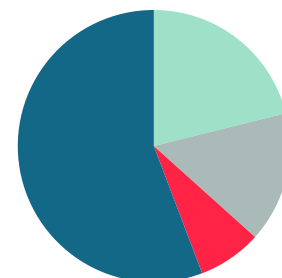
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	57	53	-7.02%
Pending Listings	42	39	-7.14%
New Listings	60	59	-1.67%
Median List Price	215,000	254,900	18.56%
Median Sale Price	201,600	254,900	26.44%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%
End of Month Inventory	179	140	-21.79%
Months Supply of Inventory	3.91	2.68	-31.52%



■ Closed (21.12%)
■ Pending (15.54%)
■ Other OffMarket (7.57%)
■ Active (55.78%)

Absorption: Last 12 months, an Average of **52 Sales/Month**
Active Inventory as of September 30, 2022 = **140**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **21.79%** to 140 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 **2.68** 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 **26.44%** in September 2022 to \$254,900 versus the previous year at \$201,600.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 3.00 days or **50.00%** in September 2022 compared to last year's same month at **6.00** 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 59 New Listings in September 2022, down **1.67%** from last year at 60. Furthermore, there were 53 Closed Listings this month versus last year at 57, a **-7.02%** decrease.

Closed versus Listed trends yielded a **89.8%** ratio, down from previous year's, September 2021, at **95.0%**, a **5.44%** downswing. This will certainly create pressure on a decreasing Monthly 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



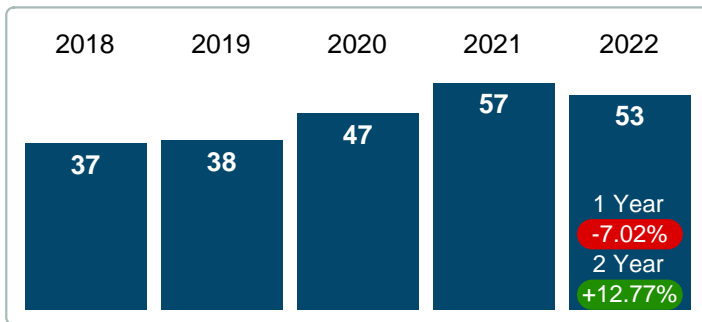
Area Delimited by County Of Bryan - Residential Property Type



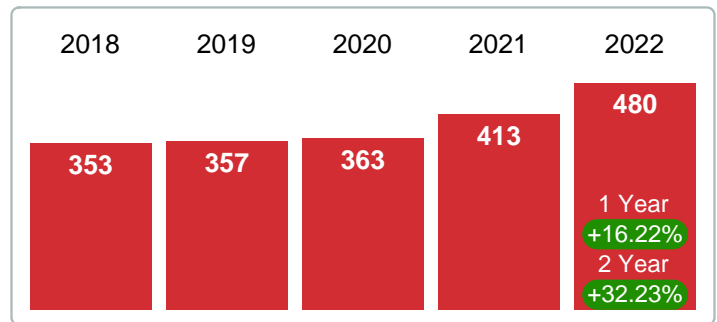
CLOSED LISTINGS

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

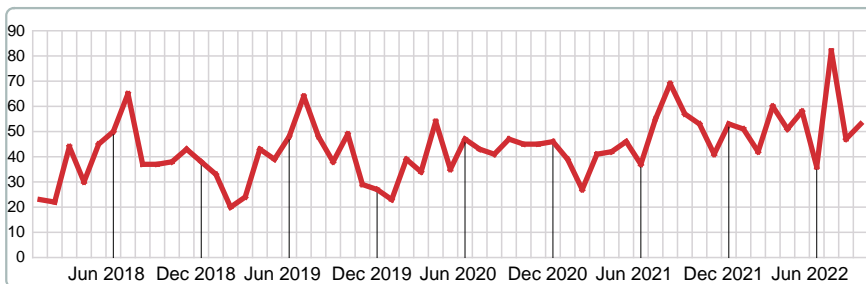
SEPTEMBER



YEAR TO DATE (YTD)

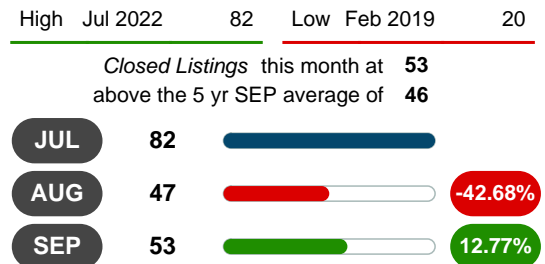


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	9.43%	17.0	1	3	0	1
\$125,001 - \$175,000	4	7.55%	7.0	1	3	0	0
\$175,001 - \$225,000	9	16.98%	16.0	0	7	2	0
\$225,001 - \$250,000	8	15.09%	17.5	1	6	1	0
\$250,001 - \$325,000	16	30.19%	8.0	0	9	7	0
\$325,001 - \$325,000	0	0.00%	8.0	0	0	0	0
\$325,001 and up	11	20.75%	3.0	0	2	8	1
Total Closed Units	53			3	30	18	2
Total Closed Volume	13,268,377	100%	9.0	405.90K	6.94M	5.32M	605.00K
Median Closed Price	\$254,900			\$134,900	\$240,000	\$287,500	\$302,500

September 2022



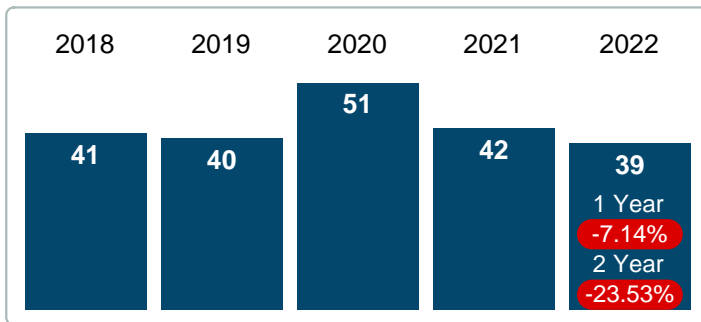
Area Delimited by County Of Bryan - Residential Property Type



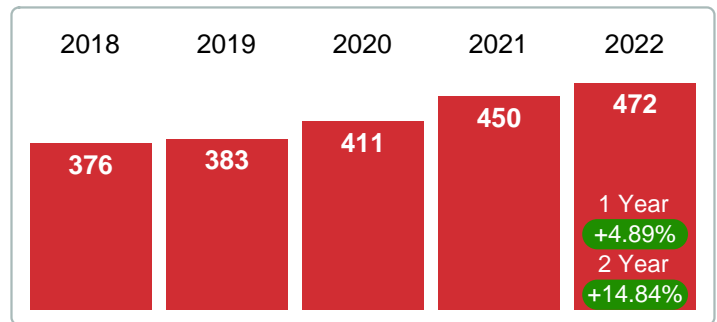
PENDING LISTINGS

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

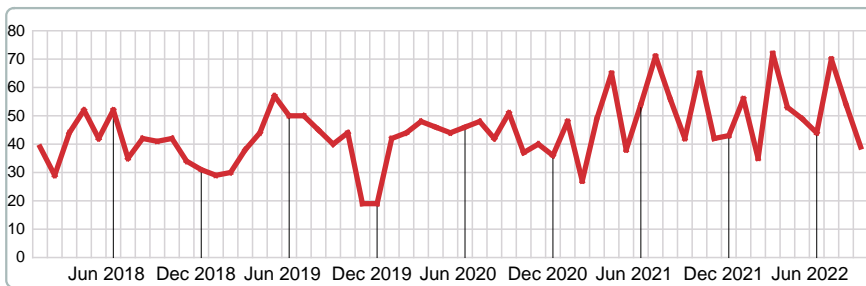
SEPTEMBER



YEAR TO DATE (YTD)

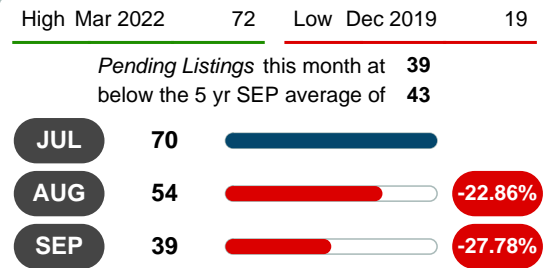


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 43



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	2	5.13%	14.0	1	1	0	0
\$125,001 - \$175,000	3	7.69%	28.0	0	1	2	0
\$175,001 - \$225,000	7	17.95%	9.0	1	6	0	0
\$225,001 - \$275,000	12	30.77%	0.5	0	8	4	0
\$275,001 - \$325,000	6	15.38%	32.0	0	3	3	0
\$325,001 - \$375,000	4	10.26%	1.5	0	1	3	0
\$375,001 and up	5	12.82%	68.0	2	1	2	0
Total Pending Units	39			4	21	14	0
Total Pending Volume	10,744,997	100%	9.0	1.14M	5.27M	4.34M	0.00B
Median Listing Price	\$259,900			\$299,250	\$249,900	\$299,000	\$0

September 2022



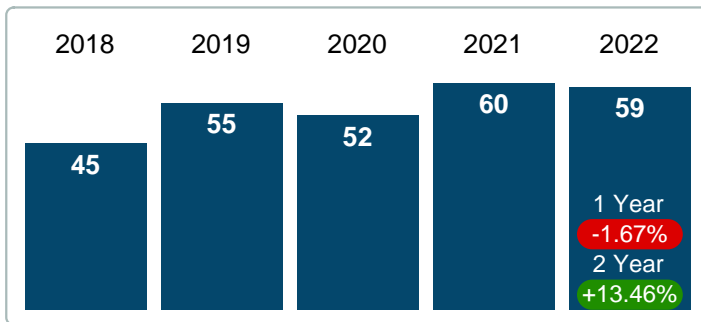
Area Delimited by County Of Bryan - Residential Property Type



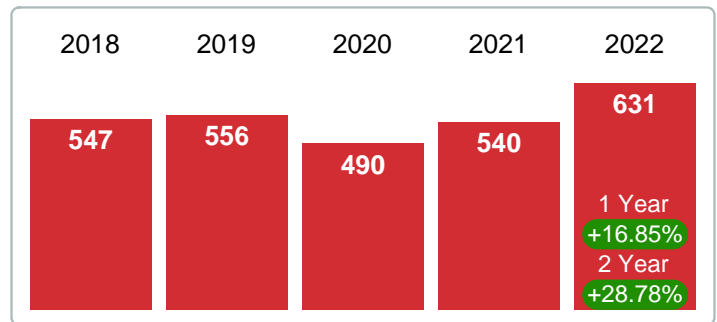
NEW LISTINGS

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

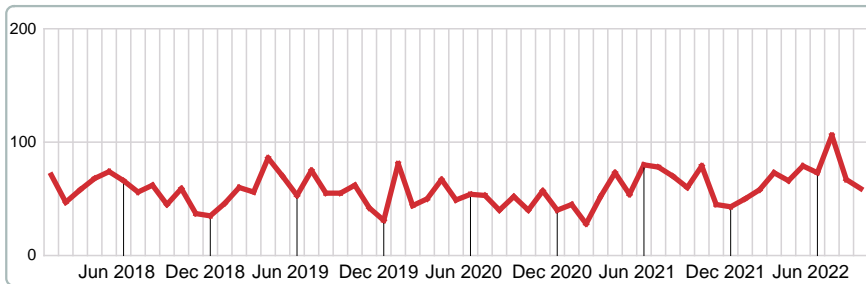
SEPTEMBER



YEAR TO DATE (YTD)

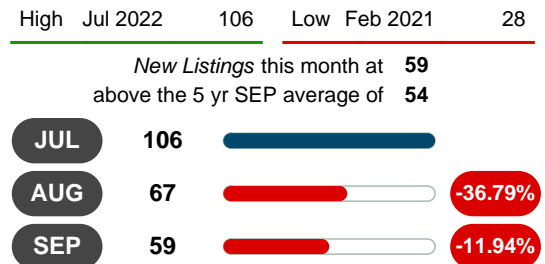


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 54



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	5.08%	2	1	0	0
\$100,001 - \$150,000	10	16.95%	1	7	2	0
\$150,001 - \$200,000	7	11.86%	0	5	2	0
\$200,001 - \$250,000	6	10.17%	1	4	1	0
\$250,001 - \$325,000	16	27.12%	0	11	5	0
\$325,001 - \$475,000	11	18.64%	2	4	5	0
\$475,001 and up	6	10.17%	0	2	4	0
Total New Listed Units	59		6	34	19	0
Total New Listed Volume	17,525,931	100%	1.24M	8.61M	7.68M	0.00B
Median New Listed Listing Price	\$259,900		\$175,000	\$252,333	\$265,000	\$0

September 2022



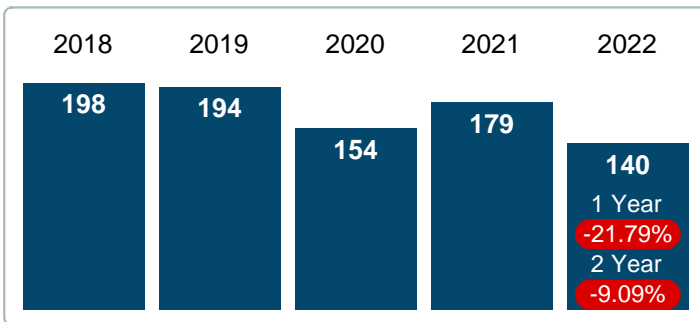
Area Delimited by County Of Bryan - Residential Property Type



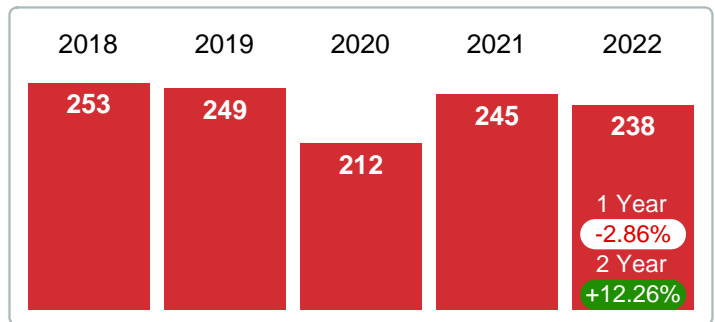
ACTIVE INVENTORY

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

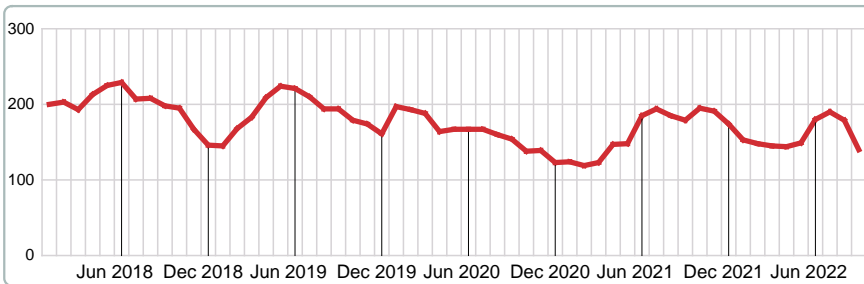
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

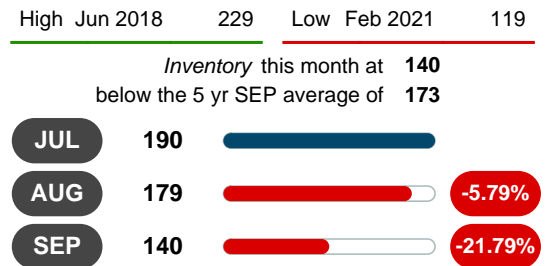


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 173



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	6.43%	60.0	4	5	0	0
\$100,001 - \$175,000	22	15.71%	32.5	4	14	4	0
\$175,001 - \$225,000	18	12.86%	50.0	3	12	3	0
\$225,001 - \$350,000	35	25.00%	63.0	1	25	8	1
\$350,001 - \$575,000	24	17.14%	54.0	0	14	9	1
\$575,001 - \$950,000	19	13.57%	66.0	1	9	7	2
\$950,001 and up	13	9.29%	139.0	1	6	4	2
Total Active Inventory by Units	140			14	85	35	6
Total Active Inventory by Volume	64,202,998	100%	61.5	4.21M	34.23M	20.32M	5.44M
Median Active Inventory Listing Price	\$287,375			\$148,950	\$269,000	\$399,000	\$712,000

September 2022



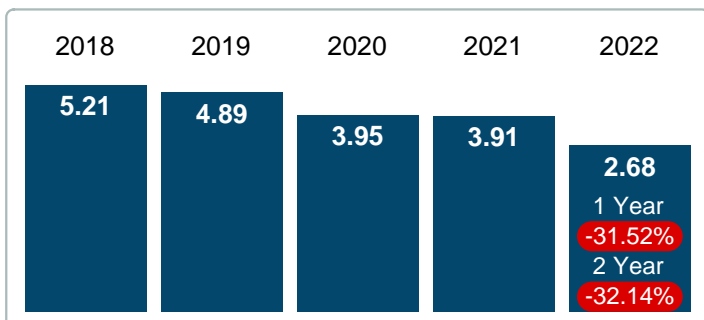
Area Delimited by County Of Bryan - Residential Property Type



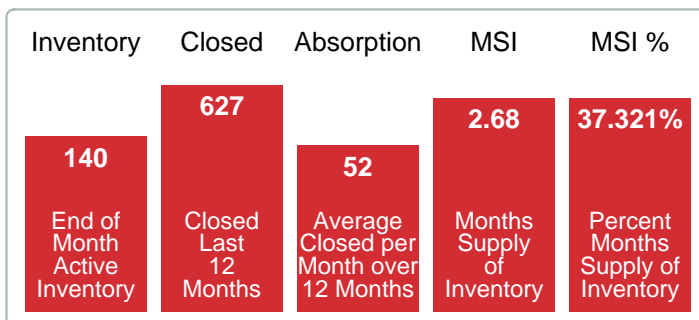
MONTHS SUPPLY of INVENTORY (MSI)

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

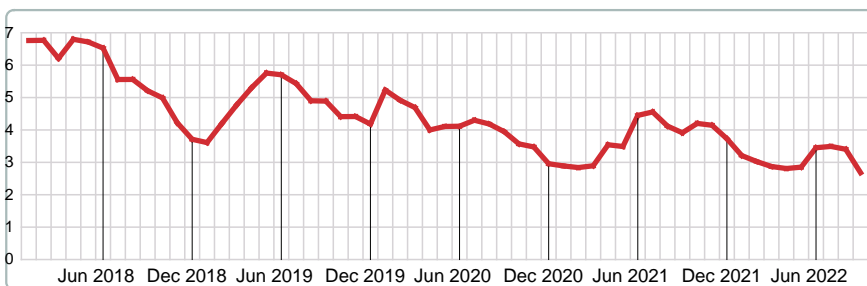
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

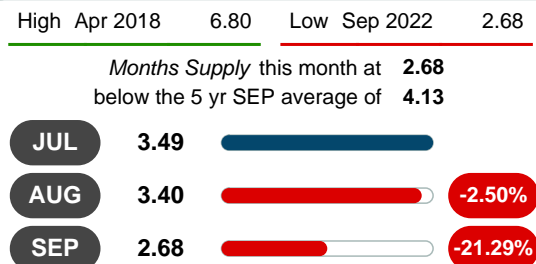


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4.13



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
\$100,000 and less	9	6.43%	2.40	3.00	2.22	0.00	0.00
\$100,001 - \$175,000	22	15.71%	2.24	1.60	2.30	3.43	0.00
\$175,001 - \$225,000	18	12.86%	1.61	12.00	1.29	2.00	0.00
\$225,001 - \$350,000	35	25.00%	1.73	6.00	2.19	0.99	1.71
\$350,001 - \$575,000	24	17.14%	4.65	0.00	6.00	4.50	1.71
\$575,001 - \$950,000	19	13.57%	12.00	0.00	18.00	10.50	4.80
\$950,001 and up	13	9.29%	26.00	0.00	72.00	16.00	12.00
Market Supply of Inventory (MSI)			2.68	3.11	2.66	2.55	3.00
Total Active Inventory by Units		100%	2.68	14	85	35	6

September 2022



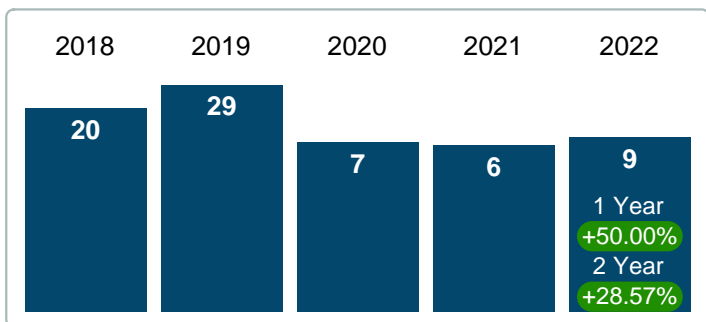
Area Delimited by County Of Bryan - Residential Property Type



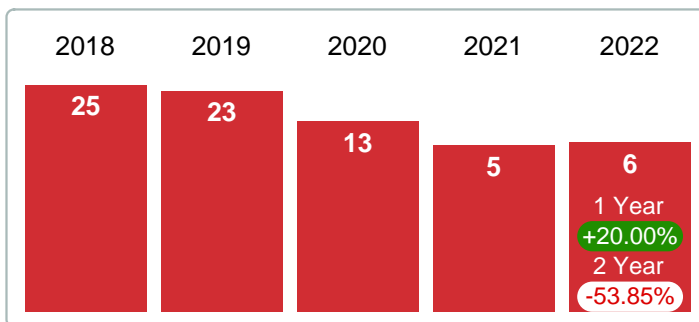
MEDIAN DAYS ON MARKET TO SALE

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

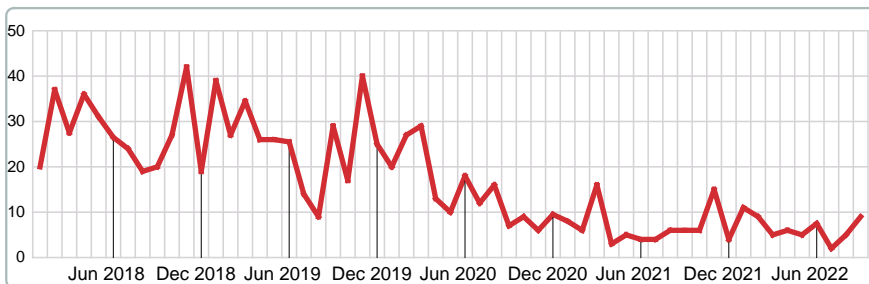
SEPTEMBER



YEAR TO DATE (YTD)

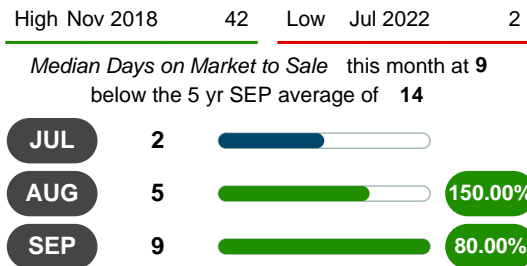


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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	
\$125,000 and less	9.43%	17	101	9	0	17	
\$125,001 - \$175,000	7.55%	7	5	9	0	0	
\$175,001 - \$225,000	16.98%	16	0	7	66	0	
\$225,001 - \$250,000	15.09%	18	31	10	17	0	
\$250,001 - \$325,000	30.19%	8	0	15	1	0	
\$325,001 - \$325,000	0.00%	8	0	0	0	0	
\$325,001 and up	20.75%	3	0	60	3	9	
Median Closed DOM		9					
Total Closed Units		53					
Total Closed Volume		13,268,377					
			100%	9.0			
				31	9	4	13
				3	30	18	2
				405.90K	6.94M	5.32M	605.00K

September 2022



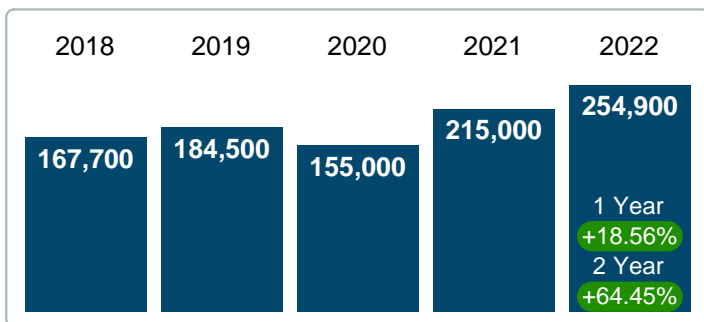
Area Delimited by County Of Bryan - Residential Property Type



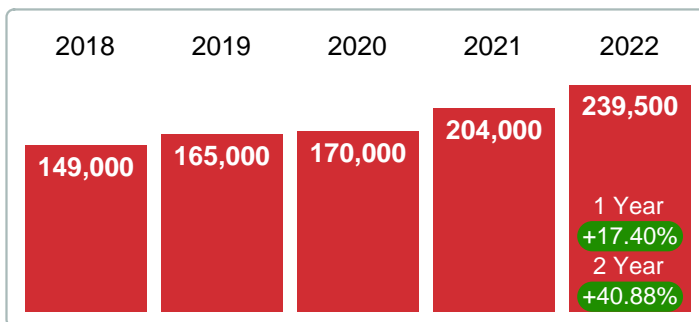
MEDIAN LIST PRICE AT CLOSING

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

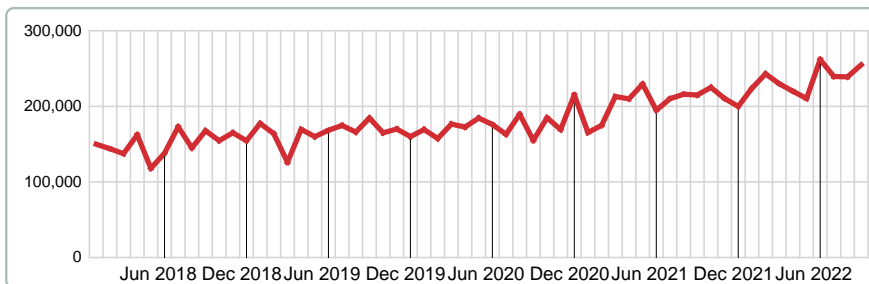
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 195,420

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

Median List Price at Closing this month at **254,900**
above the 5 yr SEP average of **195,420**

JUL	239,500	
AUG	239,000	-0.21%
SEP	254,900	6.65%

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
\$125,000 and less	4	71,950	39,900	90,000	0	73,900
\$125,001 - \$175,000	5	134,900	134,900	134,950	0	0
\$175,001 - \$225,000	6	198,850	0	194,000	214,950	0
\$225,001 - \$250,000	9	245,000	249,000	239,900	245,000	0
\$250,001 - \$325,000	17	267,000	0	274,500	259,900	0
\$325,001 - \$325,000	0	267,000	0	0	0	0
\$325,001 and up	12	352,731	0	330,000	352,731	589,000
Median List Price		254,900	134,900	245,000	297,500	331,450
Total Closed Units		53	3	30	18	2
Total Closed Volume		13,612,237	423.80K	7.11M	5.41M	662.90K



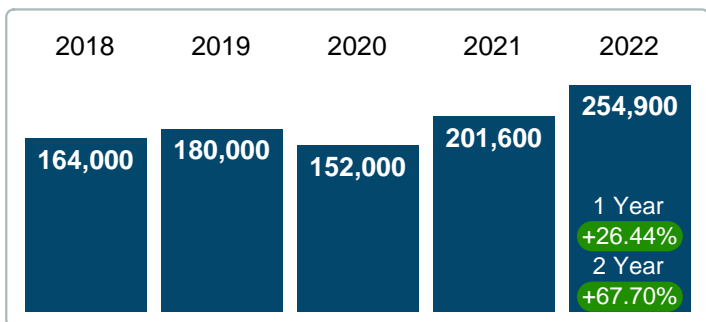
Area Delimited by County Of Bryan - Residential Property Type



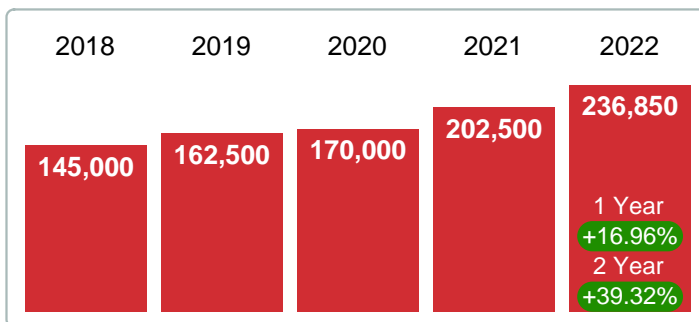
MEDIAN SOLD PRICE AT CLOSING

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

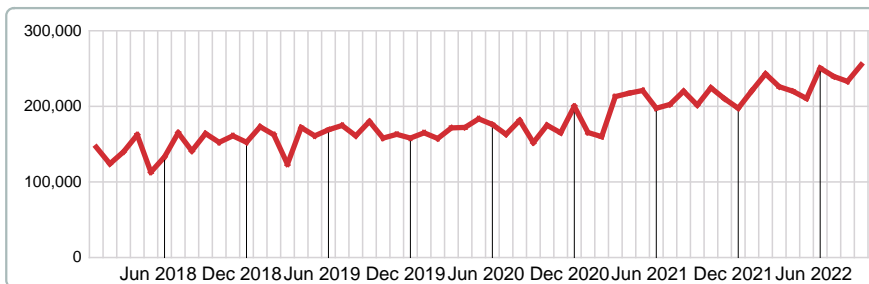
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 190,500

High Sep 2022 254,900 Low May 2018 113,000

Median Sold Price at Closing this month at **254,900**
above the 5 yr SEP average of **190,500**

JUL	239,500	
AUG	233,000	-2.71%
SEP	254,900	9.40%

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
\$125,000 and less	5	9.43%	70,000	35,000	108,415	0	65,000
\$125,001 - \$175,000	4	7.55%	132,450	134,900	130,000	0	0
\$175,001 - \$225,000	9	16.98%	199,000	0	198,000	204,500	0
\$225,001 - \$250,000	8	15.09%	242,500	236,000	245,000	240,000	0
\$250,001 - \$325,000	16	30.19%	263,500	0	269,000	259,900	0
\$325,001 - \$325,000	0	0.00%	263,500	0	0	0	0
\$325,001 and up	11	20.75%	347,562	0	445,000	346,781	540,000
Median Sold Price			254,900	134,900	240,000	287,500	302,500
Total Closed Units		100%	254,900	3	30	18	2
Total Closed Volume			13,268,377	405.90K	6.94M	5.32M	605.00K

September 2022



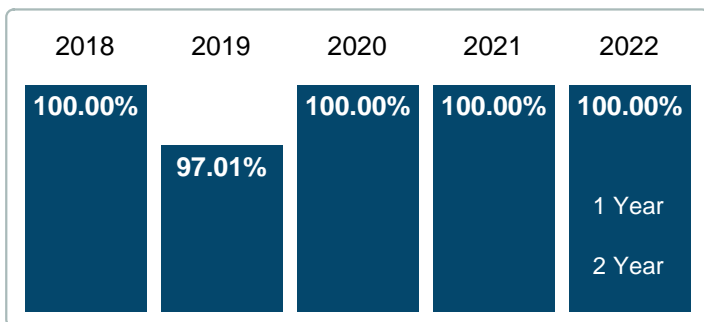
Area Delimited by County Of Bryan - Residential Property Type



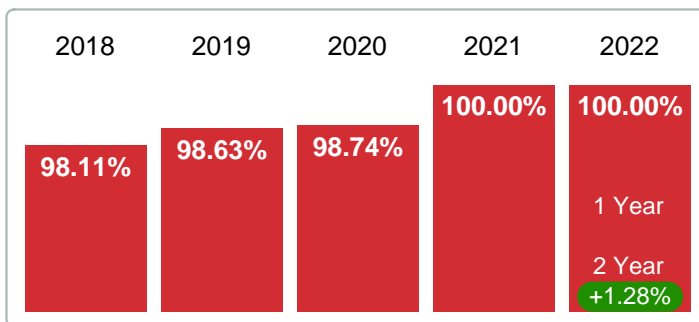
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

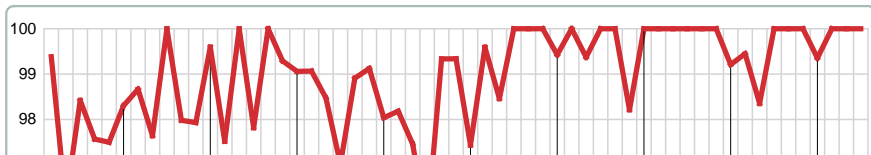
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99.40%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr SEP average of **99.40%**

- 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
\$125,000 and less	5	9.43%	88.46%	87.72%	98.56%	0.00%	87.96%
\$125,001 - \$175,000	4	7.55%	98.44%	100.00%	96.89%	0.00%	0.00%
\$175,001 - \$225,000	9	16.98%	94.74%	0.00%	94.74%	95.25%	0.00%
\$225,001 - \$250,000	8	15.09%	99.21%	94.78%	100.00%	97.96%	0.00%
\$250,001 - \$325,000	16	30.19%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$325,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$325,001 and up	11	20.75%	100.00%	0.00%	103.33%	99.46%	91.68%
Median Sold/List Ratio		100.00%		94.78%	99.69%	100.00%	89.82%
Total Closed Units		53	100%	3	30	18	2
Total Closed Volume		13,268,377		405.90K	6.94M	5.32M	605.00K

September 2022



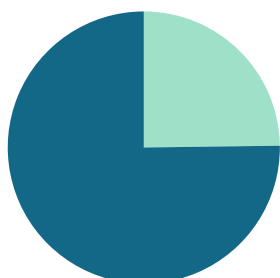
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

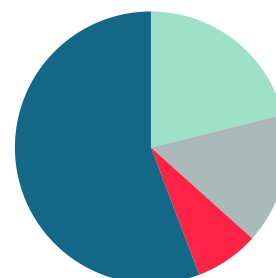


Inventory
 New Listings
59 = 24.79%
 Start Inventory
179
 Total Inventory Units
238
 Volume
\$90,399,070

Market Activity

Closed Sales
53 = 21.12%
 Pending Sales
39 = 15.54%
 Other Off Market
19 = 7.57%
 Active Inventory
140 = 55.78%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	53	-7.02%	413	480	16.22%
Pending Sales	42	39	-7.14%	450	472	4.89%
New Listings	60	59	-1.67%	540	631	16.85%
Median List Price	215,000	254,900	18.56%	204,000	239,500	17.40%
Median Sale Price	201,600	254,900	26.44%	202,500	236,850	16.96%
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	6.00	9.00	50.00%	5.00	6.00	20.00%
Monthly Inventory	179	140	-21.79%	179	140	-21.79%
Months Supply of Inventory	3.91	2.68	-31.52%	3.91	2.68	-31.52%

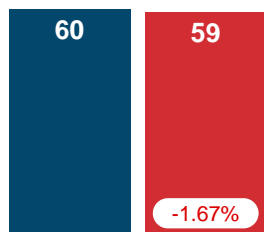
Absorption: Last 12 months, an Average of **52** Sales/Month

Inventory on September 30, 2022 = **140** 2021 2022

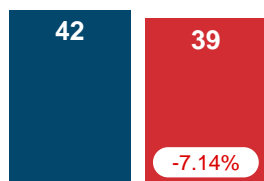
SEPTEMBER MARKET

MEDIAN PRICES

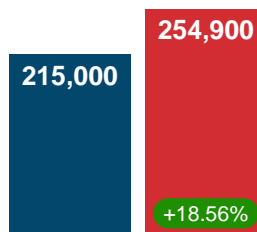
New Listings



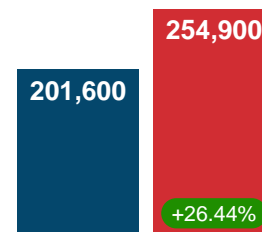
Pending Listings



List Price



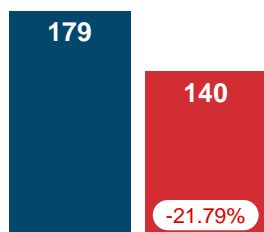
Sale Price



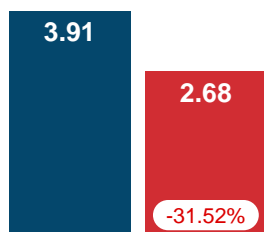
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

