



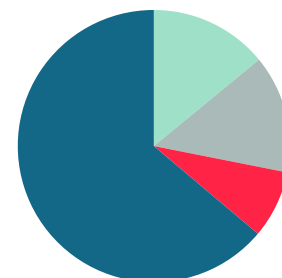
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	41	35	-14.63%
Pending Listings	42	35	-16.67%
New Listings	45	50	11.11%
Median List Price	210,400	254,665	21.04%
Median Sale Price	210,000	249,900	19.00%
Median Percent of Selling Price to List Price	100.00%	99.35%	-0.65%
Median Days on Market to Sale	15.00	7.00	-53.33%
End of Month Inventory	191	159	-16.75%
Months Supply of Inventory	4.14	3.14	-24.16%



■ Closed (14.06%)  
■ Pending (14.06%)  
■ Other OffMarket (8.03%)  
■ Active (63.86%)

**Absorption:** Last 12 months, an Average of **51** Sales/Month  
**Active Inventory** as of November 30, 2022 = **159**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2022 decreased **16.75%** to 159 existing homes available for sale. Over the last 12 months this area has had an average of 51 closed sales per month. This represents an unsold inventory index of **3.14** 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 **19.00%** in November 2022 to \$249,900 versus the previous year at \$210,000.

#### Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 8.00 days or **53.33%** in November 2022 compared to last year's same month at **15.00** DOM.

#### Sales Success for November 2022 is Positive

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

There were 50 New Listings in November 2022, up **11.11%** from last year at 45. Furthermore, there were 35 Closed Listings this month versus last year at 41, a **-14.63%** decrease.

Closed versus Listed trends yielded a **70.0%** ratio, down from previous year's, November 2021, at **91.1%**, a **23.17%** downswing. This will certainly create pressure on a decreasing Month's 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

# November 2022



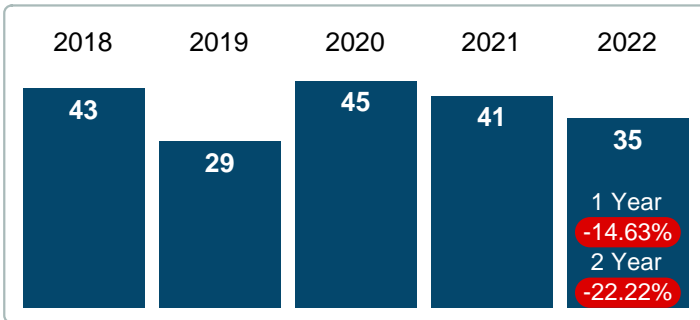
Area Delimited by County Of Bryan - Residential Property Type



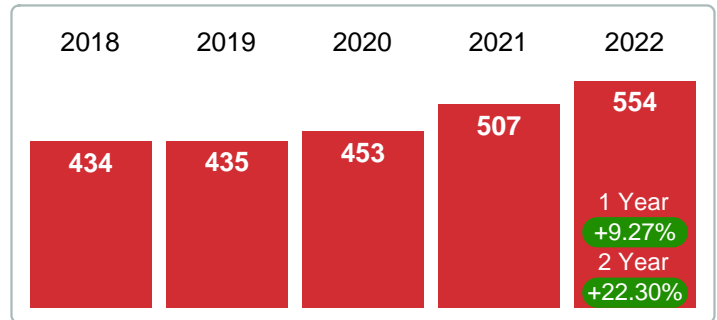
## CLOSED LISTINGS

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

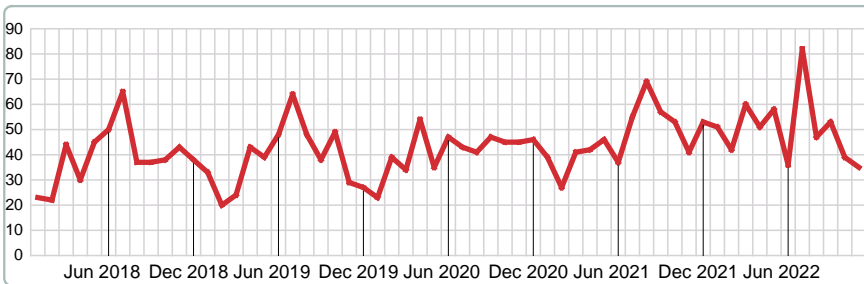
### NOVEMBER



### YEAR TO DATE (YTD)

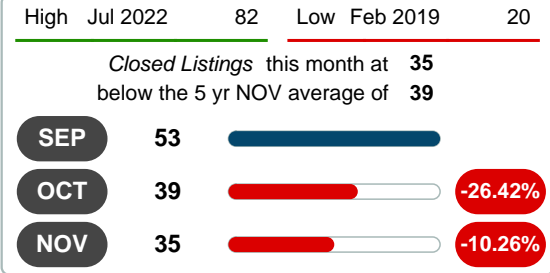


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 39



### 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	1	2.86%	19.0	1	0	0	0
\$100,001 - \$125,000	3	8.57%	14.0	2	1	0	0
\$125,001 - \$200,000	8	22.86%	10.5	0	7	1	0
\$200,001 - \$250,000	7	20.00%	1.0	0	7	0	0
\$250,001 - \$275,000	7	20.00%	1.0	0	6	1	0
\$275,001 - \$325,000	5	14.29%	34.0	0	4	1	0
\$325,001 and up	4	11.43%	53.5	1	2	1	0
<b>Total Closed Units</b>	<b>35</b>			<b>4</b>	<b>27</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>8,598,665</b>	<b>100%</b>	<b>7.0</b>	<b>722.50K</b>	<b>6.42M</b>	<b>1.46M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$249,900</b>			<b>\$115,000</b>	<b>\$249,900</b>	<b>\$279,450</b>	<b>\$0</b>

# November 2022



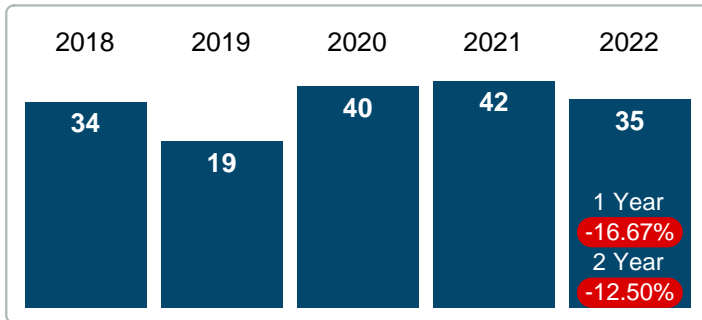
Area Delimited by County Of Bryan - Residential Property Type



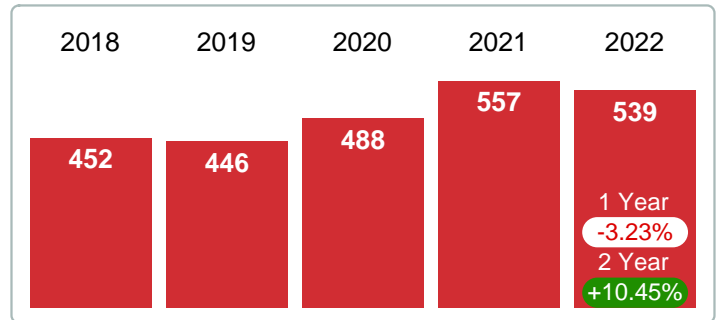
## PENDING LISTINGS

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

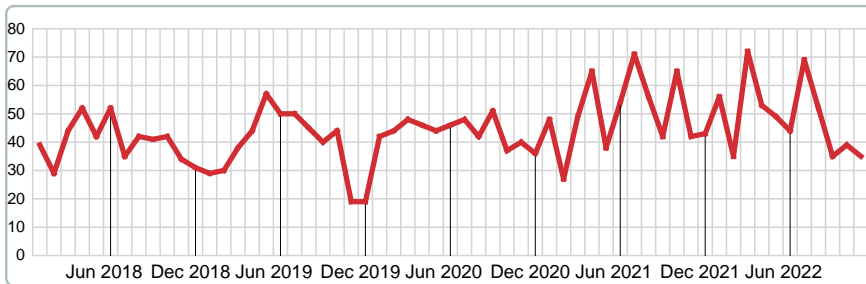
### NOVEMBER



### YEAR TO DATE (YTD)

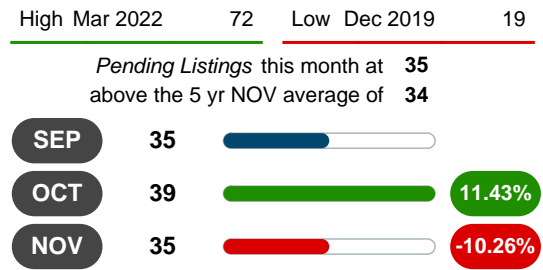


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 34



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	8.57%	53.0	2	1	0	0
\$100,001 - \$175,000	5	14.29%	14.0	3	1	1	0
\$175,001 - \$225,000	4	11.43%	44.5	0	3	1	0
\$225,001 - \$250,000	5	14.29%	1.0	0	5	0	0
\$250,001 - \$275,000	9	25.71%	7.0	0	7	2	0
\$275,001 - \$300,000	5	14.29%	18.0	0	4	1	0
\$300,001 and up	4	11.43%	54.0	1	2	1	0
<b>Total Pending Units</b>	<b>35</b>			<b>6</b>	<b>23</b>	<b>6</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>8,447,900</b>	<b>100%</b>	<b>14.0</b>	<b>946.50K</b>	<b>5.82M</b>	<b>1.68M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$254,900</b>			<b>\$120,000</b>	<b>\$255,500</b>	<b>\$262,400</b>	<b>\$0</b>

# November 2022



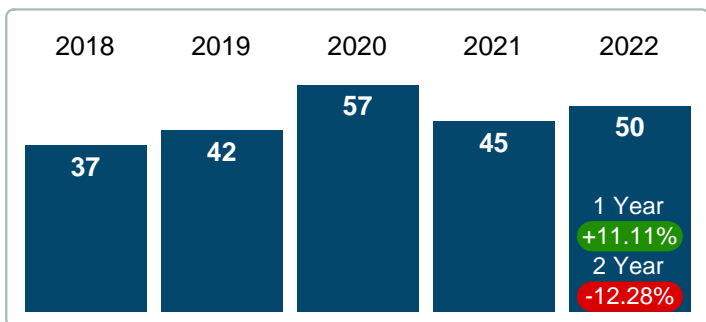
Area Delimited by County Of Bryan - Residential Property Type



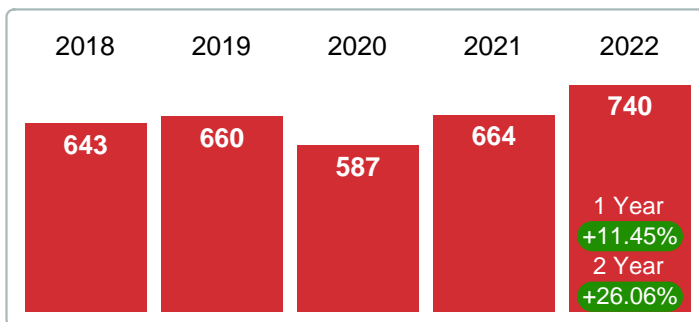
## NEW LISTINGS

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

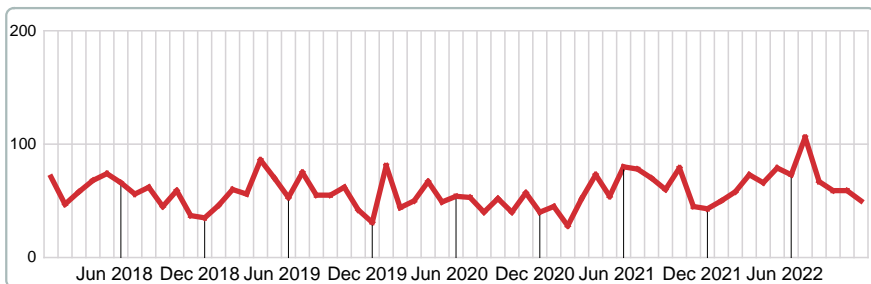
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 46

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 50  
above the 5 yr NOV average of 46



### 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	5	10.00%	3	1	1	0
\$125,001 - \$175,000	6	12.00%	1	5	0	0
\$175,001 - \$225,000	5	10.00%	0	3	2	0
\$225,001 - \$250,000	8	16.00%	0	8	0	0
\$250,001 - \$300,000	14	28.00%	0	10	4	0
\$300,001 - \$375,000	6	12.00%	1	2	3	0
\$375,001 and up	6	12.00%	0	1	3	2
<b>Total New Listed Units</b>	<b>50</b>		<b>5</b>	<b>30</b>	<b>13</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>14,454,287</b>	<b>100%</b>	<b>690.00K</b>	<b>7.04M</b>	<b>5.54M</b>	<b>1.18M</b>
<b>Median New Listed Listing Price</b>	<b>\$255,200</b>		<b>\$95,000</b>	<b>\$250,000</b>	<b>\$299,900</b>	<b>\$592,000</b>

# November 2022



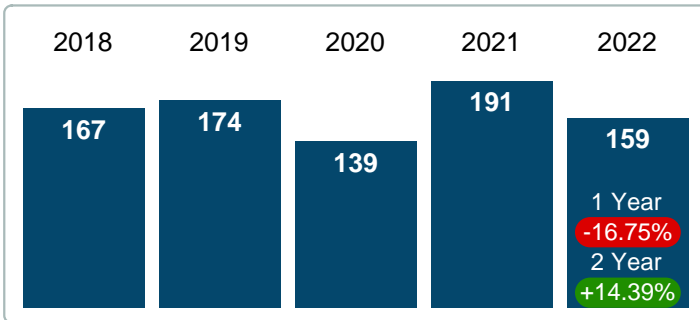
Area Delimited by County Of Bryan - Residential Property Type



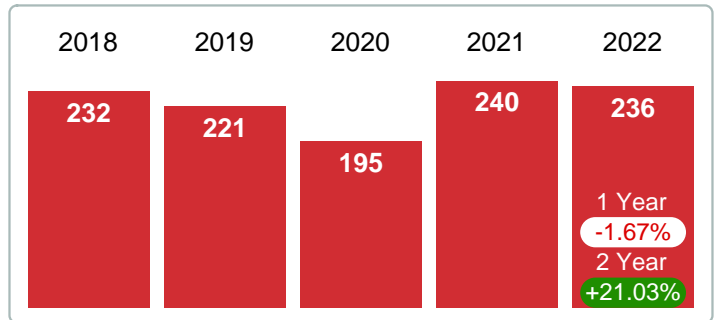
## ACTIVE INVENTORY

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

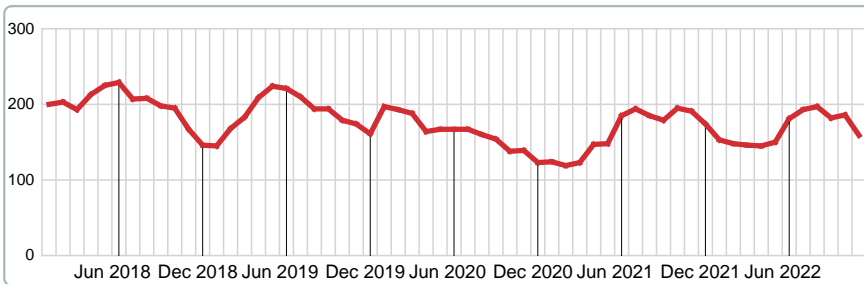
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

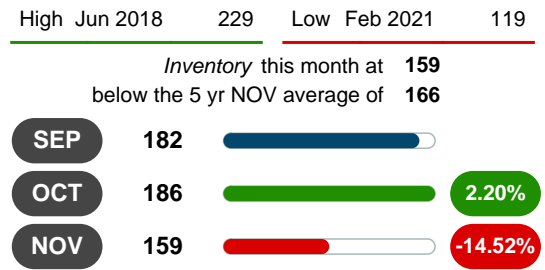


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 166



### 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	11	6.92%	94.0	4	6	1	0
\$100,001 - \$175,000	24	15.09%	61.0	5	15	4	0
\$175,001 - \$225,000	20	12.58%	70.0	3	13	4	0
\$225,001 - \$300,000	39	24.53%	61.0	1	28	9	1
\$300,001 - \$475,000	29	18.24%	44.0	1	16	12	0
\$475,001 - \$750,000	21	13.21%	100.0	0	8	9	4
\$750,001 and up	15	9.43%	96.0	2	5	7	1
<b>Total Active Inventory by Units</b>	<b>159</b>			<b>16</b>	<b>91</b>	<b>46</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>63,864,096</b>	<b>100%</b>	<b>68.0</b>	<b>4.56M</b>	<b>31.01M</b>	<b>23.45M</b>	<b>4.85M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$267,900</b>			<b>\$144,450</b>	<b>\$254,900</b>	<b>\$339,000</b>	<b>\$662,000</b>

# November 2022



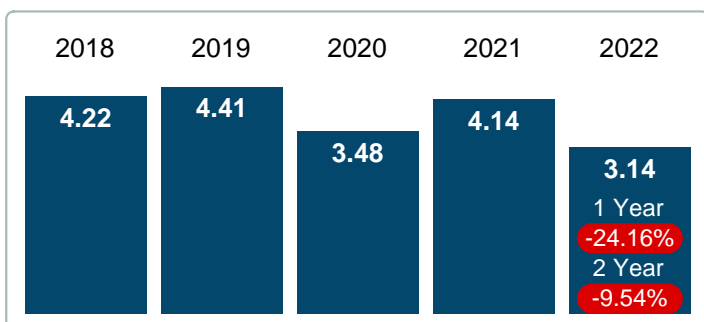
Area Delimited by County Of Bryan - Residential Property Type



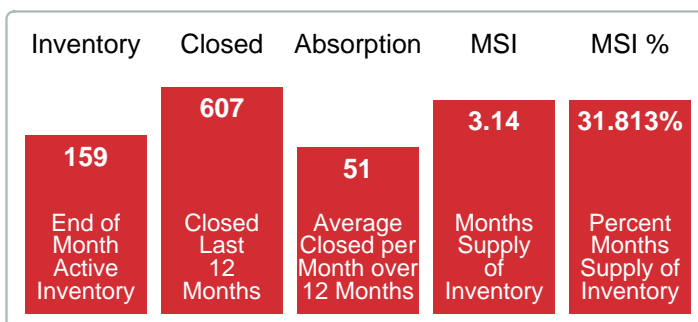
## MONTHS SUPPLY of INVENTORY (MSI)

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

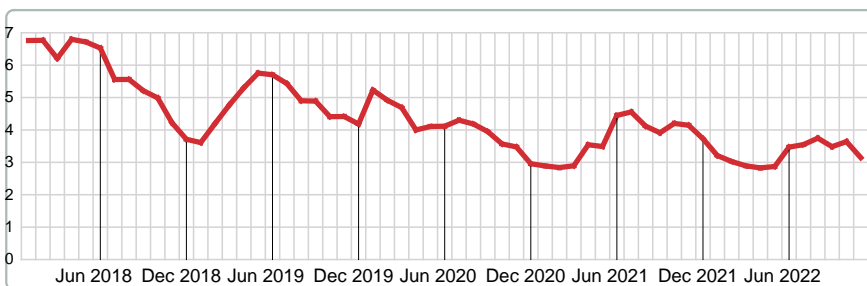
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022

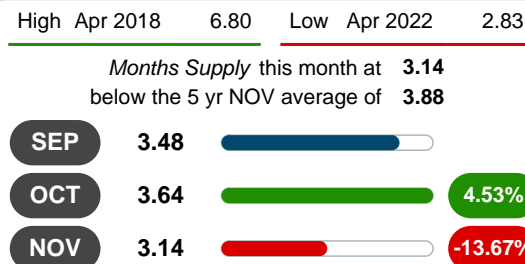


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.88



### 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	11	6.92%	3.00	2.40	3.13	0.00	0.00
\$100,001 - \$175,000	24	15.09%	2.59	1.94	2.81	3.20	0.00
\$175,001 - \$225,000	20	12.58%	1.90	7.20	1.47	3.43	0.00
\$225,001 - \$300,000	39	24.53%	2.39	6.00	2.90	1.46	3.00
\$300,001 - \$475,000	29	18.24%	3.63	4.00	4.00	3.51	0.00
\$475,001 - \$750,000	21	13.21%	12.60	0.00	13.71	13.50	12.00
\$750,001 and up	15	9.43%	12.86	0.00	15.00	14.00	3.00
Market Supply of Inventory (MSI)			3.14	3.10	2.97	3.49	3.79
Total Active Inventory by Units		100%	3.14	16	91	46	6



Area Delimited by County Of Bryan - Residential Property Type

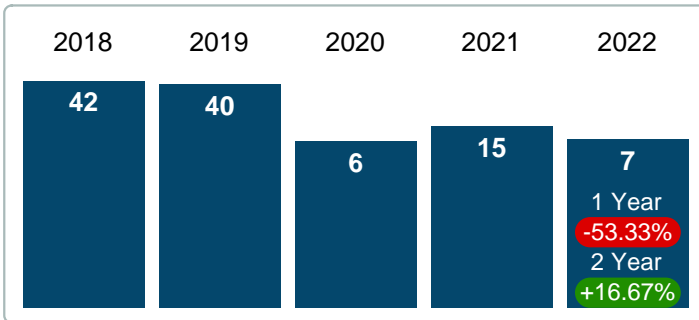


# November 2022

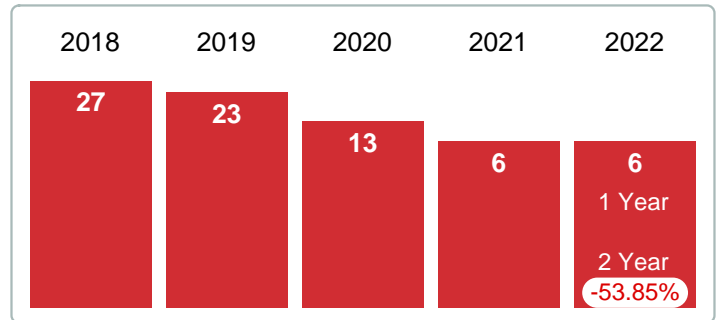
## MEDIAN DAYS ON MARKET TO SALE

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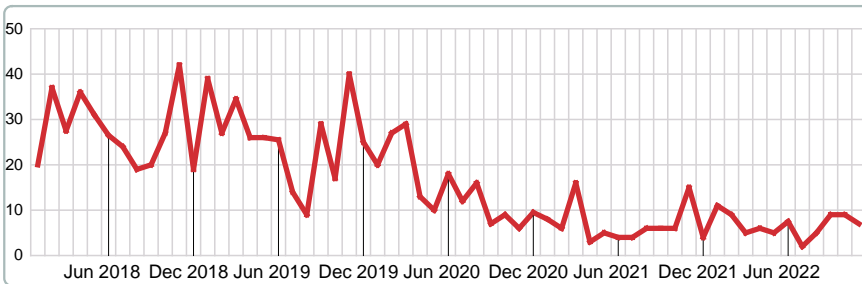
### NOVEMBER



### YEAR TO DATE (YTD)

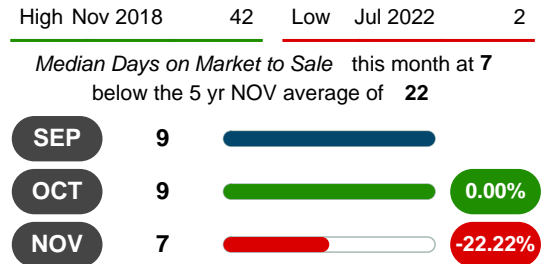


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 22



### 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	2.86%	19	19	0	0	0
\$100,001 - \$125,000	8.57%	14	18	9	0	0
\$125,001 - \$200,000	22.86%	11	0	12	7	0
\$200,001 - \$250,000	20.00%	1	0	1	0	0
\$250,001 - \$275,000	20.00%	1	0	3	1	0
\$275,001 - \$325,000	14.29%	34	0	35	1	0
\$325,001 and up	11.43%	54	8	115	4	0
Median Closed DOM		7	17	7	3	0
Total Closed Units	100%	7.0	4	27	4	
Total Closed Volume		8,598,665	722.50K	6.42M	1.46M	0.00B





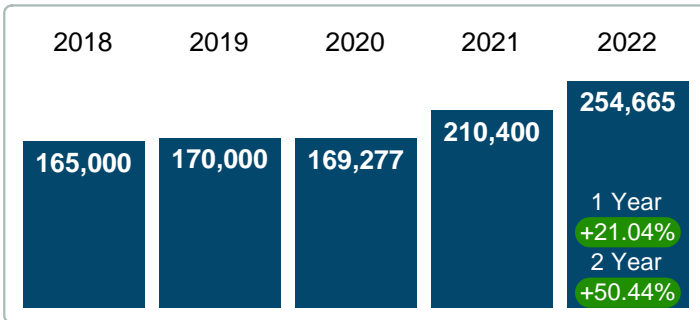
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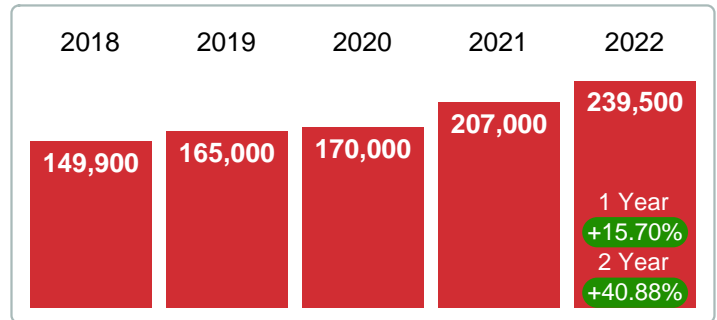
### MEDIAN LIST PRICE AT CLOSING

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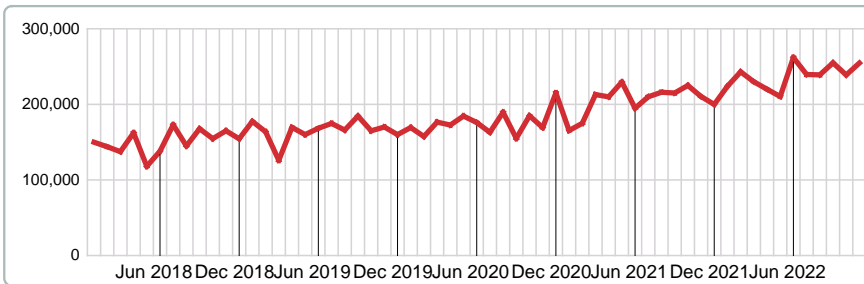
#### NOVEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS

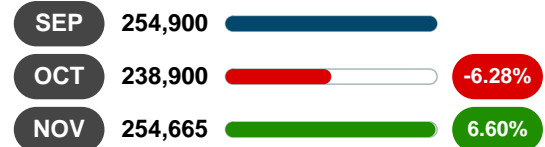


#### 3 MONTHS

5 year NOV AVG = 193,868

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

Median List Price at Closing this month at **254,665**  
above the 5 yr NOV average of **193,868**



#### 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	2.86%	22,000	22,000	0	0	0
\$100,001 - \$125,000	5.71%	115,000	120,000	110,000	0	0
\$125,001 - \$200,000	22.86%	152,000	129,000	167,450	149,000	0
\$200,001 - \$250,000	17.14%	227,200	0	227,200	0	0
\$250,001 - \$275,000	22.86%	260,500	0	261,000	259,900	0
\$275,001 - \$325,000	14.29%	299,000	0	299,450	299,000	0
\$325,001 and up	14.29%	420,000	420,000	389,000	759,900	0
Median List Price		254,665	124,500	254,665	279,450	0
Total Closed Units	100%	254,665	4	27	4	
Total Closed Volume		8,950,915	691.00K	6.79M	1.47M	0.00B



# November 2022



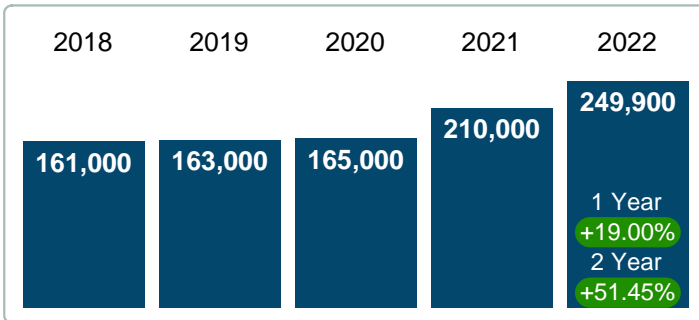
Area Delimited by County Of Bryan - Residential Property Type



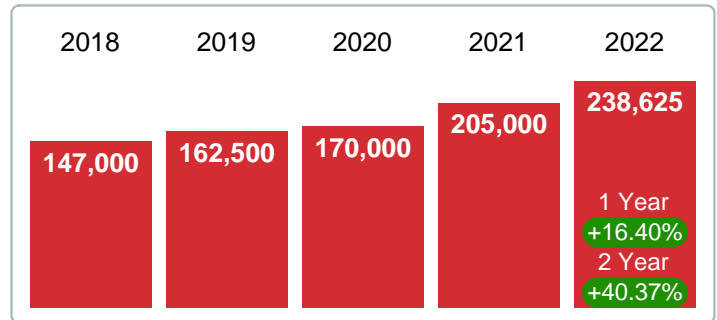
## MEDIAN SOLD PRICE AT CLOSING

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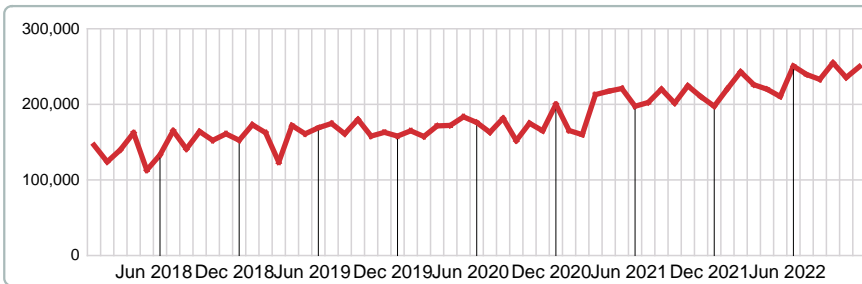
### NOVEMBER



### YEAR TO DATE (YTD)

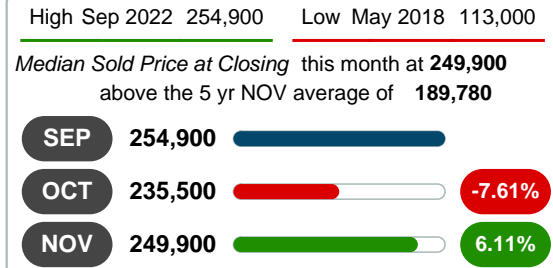


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 189,780



### 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	1	2.86%	12,500	12,500	0	0	0
\$100,001 - \$125,000	3	8.57%	115,000	115,000	107,000	0	0
\$125,001 - \$200,000	8	22.86%	157,950	0	167,900	148,000	0
\$200,001 - \$250,000	7	20.00%	240,000	0	240,000	0	0
\$250,001 - \$275,000	7	20.00%	260,000	0	261,500	259,900	0
\$275,001 - \$325,000	5	14.29%	299,000	0	299,500	299,000	0
\$325,001 and up	4	11.43%	477,500	480,000	407,500	750,000	0
Median Sold Price			249,900	115,000	249,900	279,450	0
Total Closed Units		100%	249,900	4	27	4	
Total Closed Volume			8,598,665	722.50K	6.42M	1.46M	0.00B

# November 2022



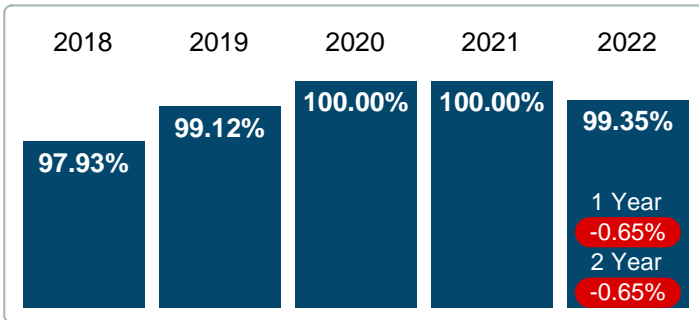
Area Delimited by County Of Bryan - Residential Property Type



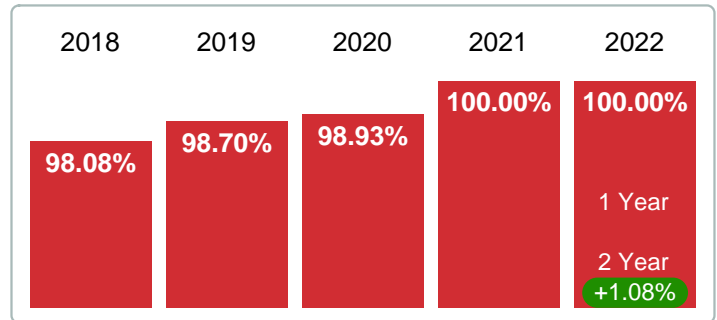
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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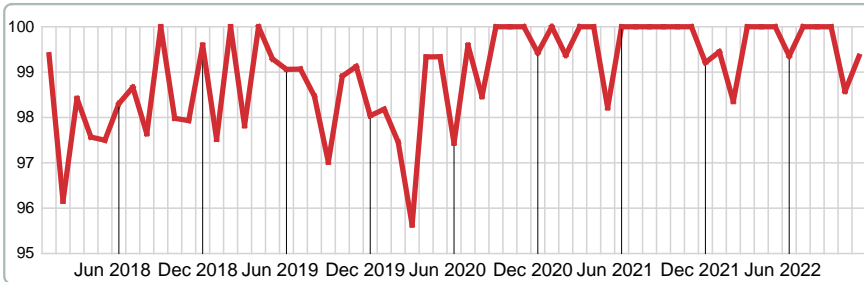
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

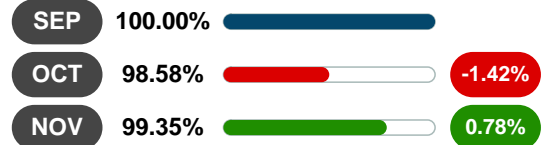


### 3 MONTHS

5 year NOV AVG = 99.28%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **99.35%**  
equal to 5 yr NOV average of **99.28%**



### 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
\$100,000 and less	1	2.86%	56.82%	56.82%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	8.57%	95.83%	92.49%	97.27%	0.00%	0.00%
\$125,001 - \$200,000	8	22.86%	91.94%	0.00%	89.66%	99.33%	0.00%
\$200,001 - \$250,000	7	20.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$275,000	7	20.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$325,000	5	14.29%	100.00%	0.00%	99.67%	100.00%	0.00%
\$325,001 and up	4	11.43%	95.42%	114.29%	91.31%	98.70%	0.00%
Median Sold/List Ratio		99.35%		92.49%	100.00%	99.66%	0.00%
Total Closed Units		35	100%	4	27	4	
Total Closed Volume		8,598,665		722.50K	6.42M	1.46M	0.00B

# November 2022



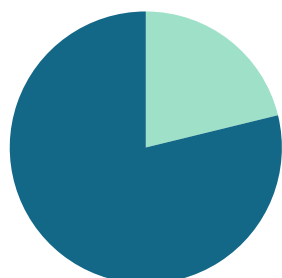
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



**Inventory**

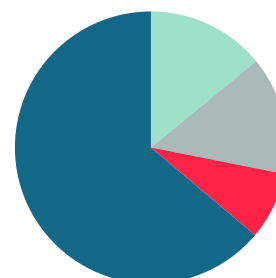
- New Listings **50 = 21.19%**
- Start Inventory **186**
- Total Inventory Units **236**
- Volume **\$86,555,910**

### Market Activity

**Market Activity**

- Closed Sales **35 = 14.06%**
- Pending Sales **35 = 14.06%**
- Other Off Market **20 = 8.03%**
- Active Inventory **159 = 63.86%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	41	35	-14.63%	507	554	9.27%
Pending Sales	42	35	-16.67%	557	539	-3.23%
New Listings	45	50	11.11%	664	740	11.45%
Median List Price	210,400	254,665	21.04%	207,000	239,500	15.70%
Median Sale Price	210,000	249,900	19.00%	205,000	238,625	16.40%
Median Percent of Selling Price to List Price	100.00%	99.35%	-0.65%	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.00	7.00	-53.33%	6.00	6.00	0.00%
Monthly Inventory	191	159	-16.75%	191	159	-16.75%
Months Supply of Inventory	4.14	3.14	-24.16%	4.14	3.14	-24.16%

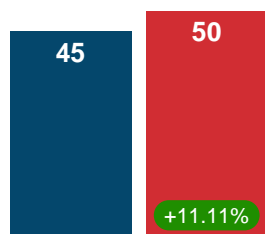
**Absorption:** Last 12 months, an Average of **51** Sales/Month

**Inventory** on November 30, 2022 = **159** 2021 2022

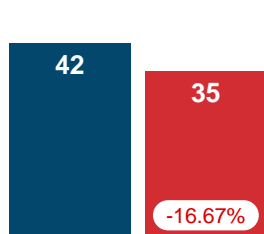
### NOVEMBER MARKET

### MEDIAN PRICES

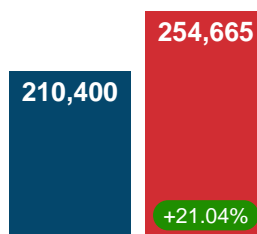
#### New Listings



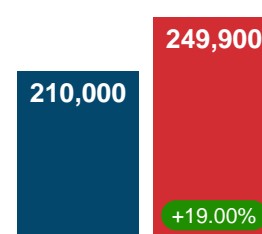
#### Pending Listings



#### List Price



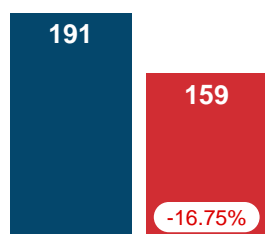
#### Sale Price



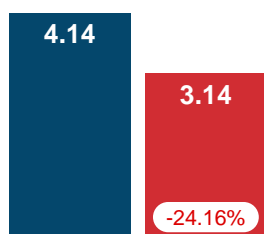
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

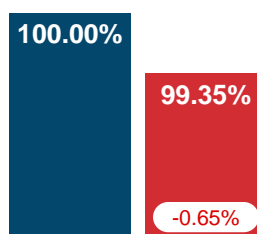
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

