

October 2022



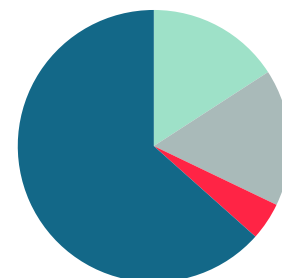
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	53	39	-26.42%
Pending Listings	65	40	-38.46%
New Listings	79	59	-25.32%
Median List Price	225,000	238,900	6.18%
Median Sale Price	224,500	235,500	4.90%
Median Percent of Selling Price to List Price	100.00%	98.58%	-1.42%
Median Days on Market to Sale	6.00	9.00	50.00%
End of Month Inventory	195	156	-20.00%
Months Supply of Inventory	4.20	3.05	-27.31%



■ Closed (15.85%)
■ Pending (16.26%)
■ Other OffMarket (4.47%)
■ Active (63.41%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of October 31, 2022 = **156**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2022 decreased **20.00%** to 156 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 **3.05** 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 **4.90%** in October 2022 to \$235,500 versus the previous year at \$224,500.

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 October 2022 compared to last year's same month at **6.00** DOM.

Sales Success for October 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 October 2022, down **25.32%** from last year at 79. Furthermore, there were 39 Closed Listings this month versus last year at 53, a **-26.42%** decrease.

Closed versus Listed trends yielded a **66.1%** ratio, down from previous year's, October 2021, at **67.1%**, a **1.47%** downswing. This will certainly create pressure on a decreasing Monthly $\frac{1}{2}$ 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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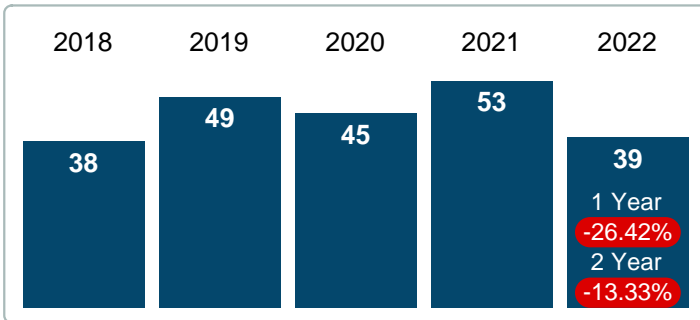
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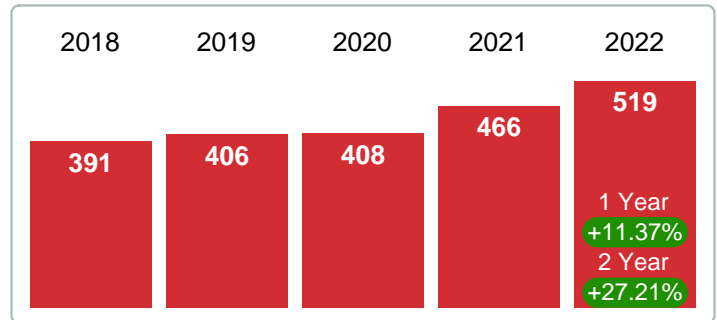
CLOSED LISTINGS

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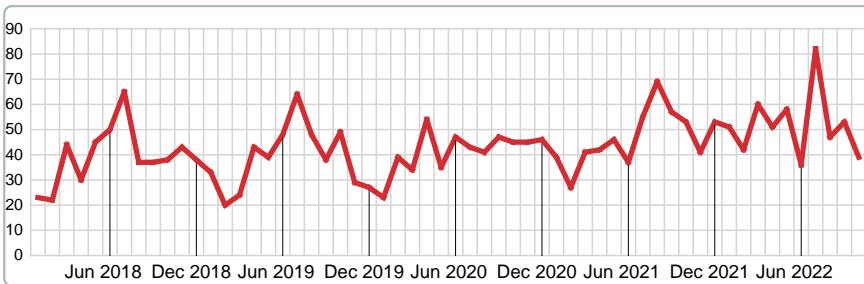
OCTOBER



YEAR TO DATE (YTD)

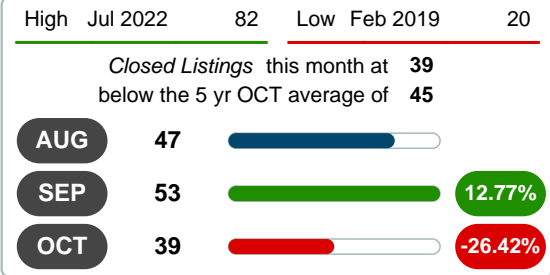


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 45



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	4	10.26%	34.5	3	1	0	0
\$100,001 - \$125,000	3	7.69%	14.0	2	0	1	0
\$125,001 - \$200,000	9	23.08%	9.0	1	7	1	0
\$200,001 - \$250,000	8	20.51%	12.5	2	5	1	0
\$250,001 - \$275,000	6	15.38%	2.5	0	3	3	0
\$275,001 - \$325,000	3	7.69%	38.0	1	1	1	0
\$325,001 and up	6	15.38%	6.5	0	2	4	0
Total Closed Units	39			9	19	11	0
Total Closed Volume	8,629,250	100%	9.0	1.38M	4.27M	2.98M	0.00B
Median Closed Price	\$235,500			\$122,500	\$235,500	\$259,900	\$0

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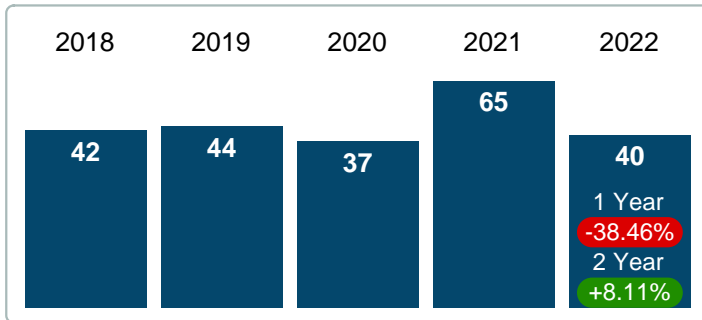
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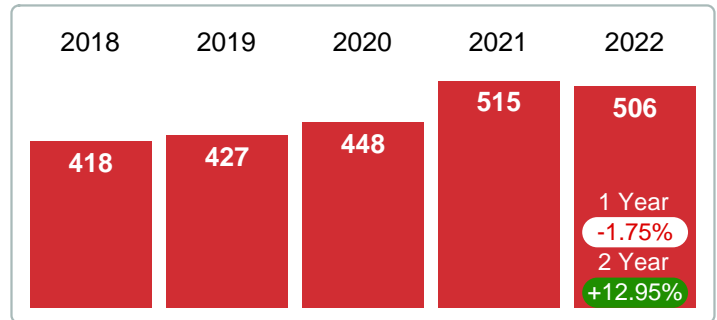
PENDING LISTINGS

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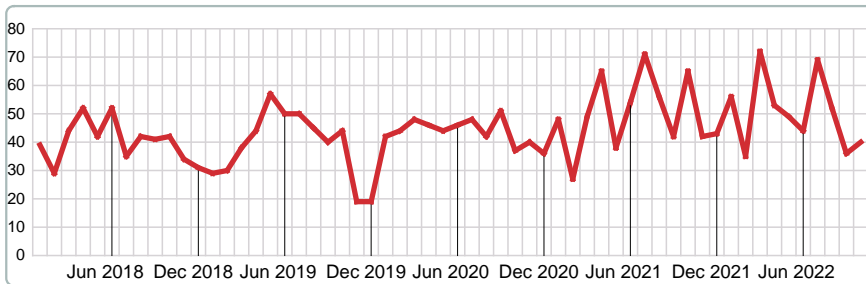
OCTOBER



YEAR TO DATE (YTD)

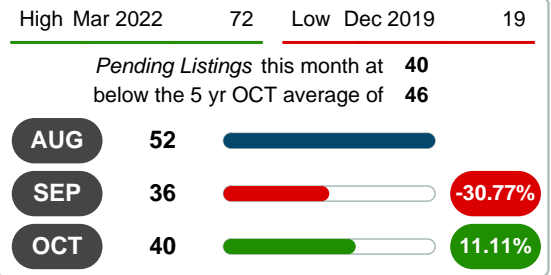


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 46



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	4	10.00%	14.0	2	2	0	0
\$125,001 - \$150,000	5	12.50%	7.0	0	3	2	0
\$150,001 - \$175,000	3	7.50%	35.0	1	2	0	0
\$175,001 - \$250,000	11	27.50%	3.0	0	9	2	0
\$250,001 - \$250,000	0	0.00%	3.0	0	0	0	0
\$250,001 - \$350,000	14	35.00%	8.5	0	10	4	0
\$350,001 and up	3	7.50%	90.0	0	1	2	0
Total Pending Units	40			3	27	10	0
Total Pending Volume	8,862,765	100%	8.0	304.40K	5.92M	2.64M	0.00B
Median Listing Price	\$227,500			\$122,500	\$210,400	\$259,900	\$0

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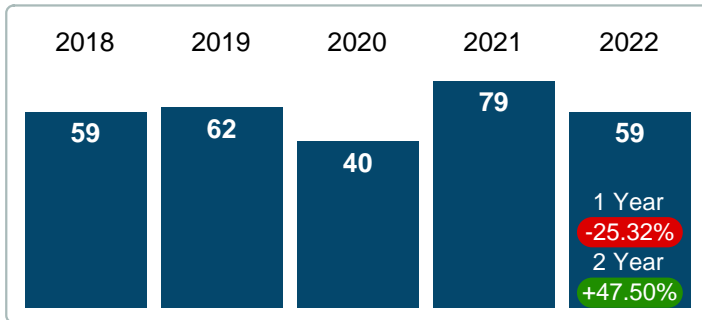
Area Delimited by County Of Bryan - Residential Property Type



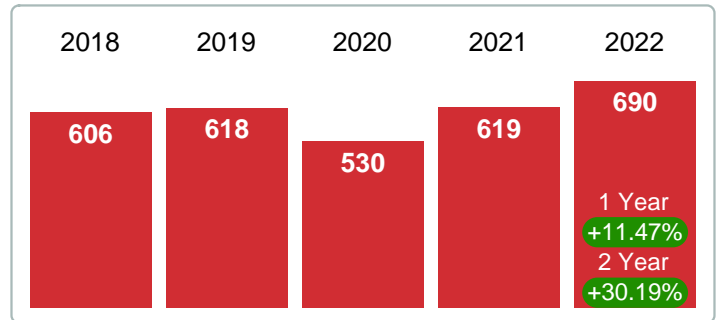
NEW LISTINGS

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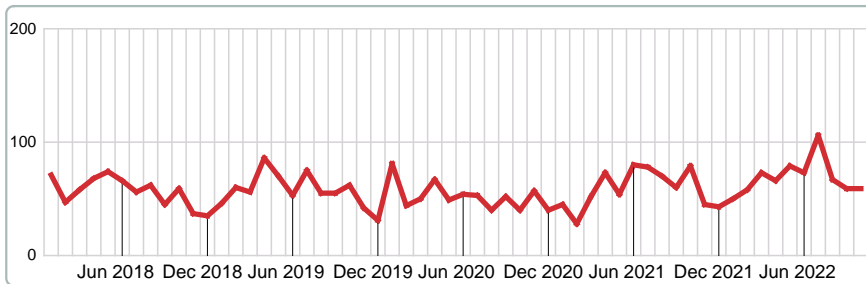
OCTOBER



YEAR TO DATE (YTD)

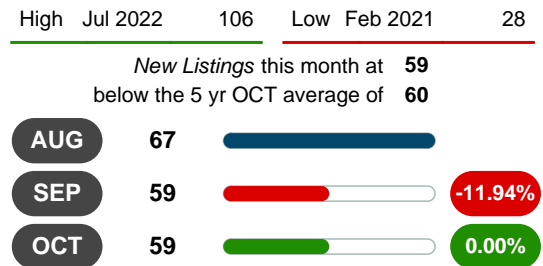


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 60



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	4	6.78%	4	0	0	0
\$125,001 - \$175,000	7	11.86%	1	5	1	0
\$175,001 - \$225,000	10	16.95%	1	9	0	0
\$225,001 - \$275,000	14	23.73%	0	7	7	0
\$275,001 - \$325,000	10	16.95%	0	8	2	0
\$325,001 - \$550,000	8	13.56%	1	3	4	0
\$550,001 and up	6	10.17%	0	1	5	0
Total New Listed Units	59		7	33	19	0
Total New Listed Volume	18,711,799	100%	1.20M	8.96M	8.56M	0.00B
Median New Listed Listing Price	\$259,900		\$122,500	\$254,900	\$325,000	\$0

October 2022



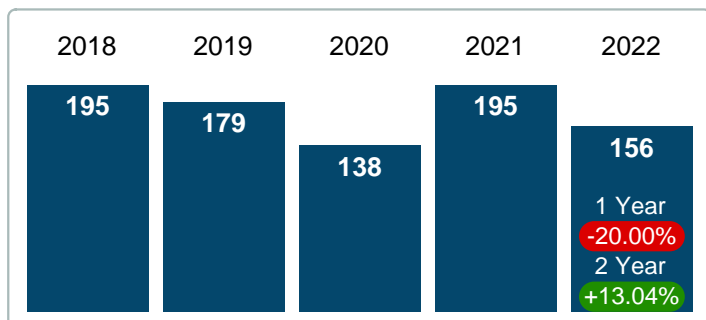
Area Delimited by County Of Bryan - Residential Property Type



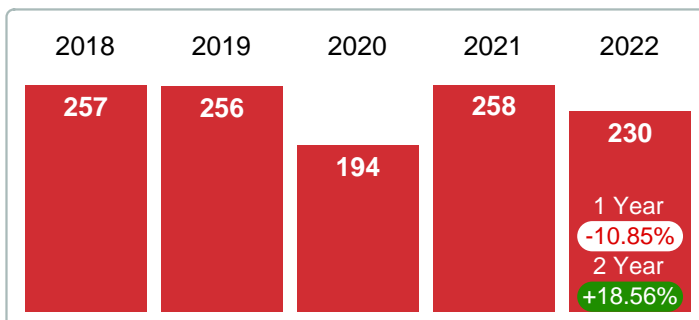
ACTIVE INVENTORY

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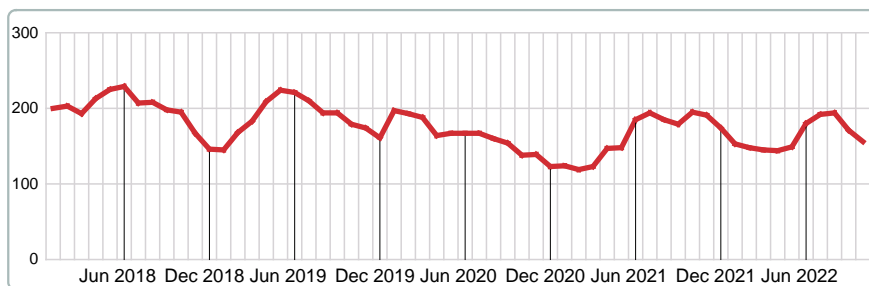
END OF OCTOBER



ACTIVE DURING OCTOBER

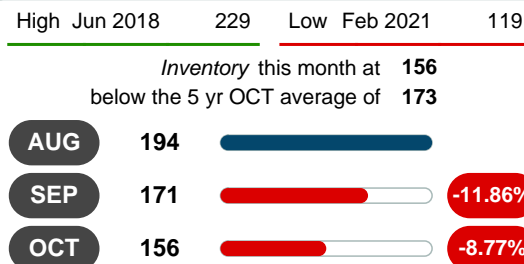


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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	11	7.05%	91.0	3	7	1	0
\$100,001 - \$175,000	21	13.46%	32.0	6	12	3	0
\$175,001 - \$250,000	25	16.03%	62.0	3	16	5	1
\$250,001 - \$325,000	35	22.44%	66.0	1	26	8	0
\$325,001 - \$525,000	28	17.95%	71.5	1	15	11	1
\$525,001 - \$875,000	21	13.46%	91.0	0	8	11	2
\$875,001 and up	15	9.62%	116.0	2	5	6	2
Total Active Inventory by Units	156			16	89	45	6
Total Active Inventory by Volume	66,504,643	100%	69.0	4.70M	32.76M	23.64M	5.41M
Median Active Inventory Listing Price	\$294,500			\$153,750	\$279,900	\$399,000	\$712,000

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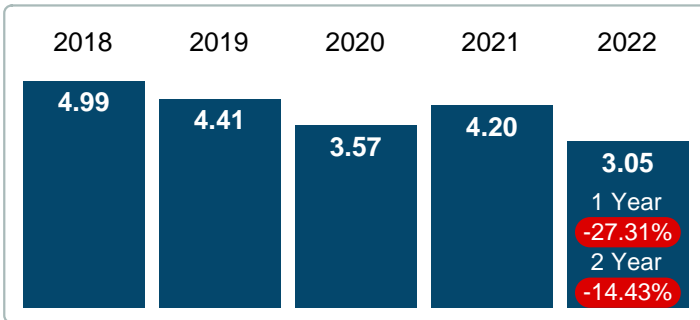
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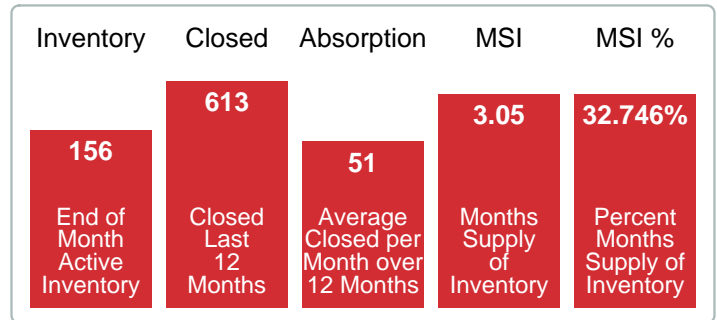
MONTHS SUPPLY of INVENTORY (MSI)

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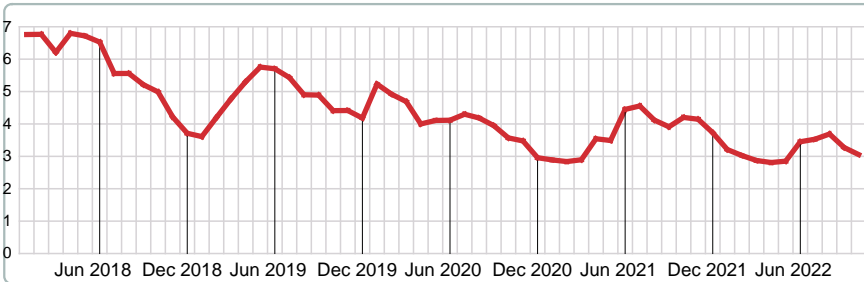
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

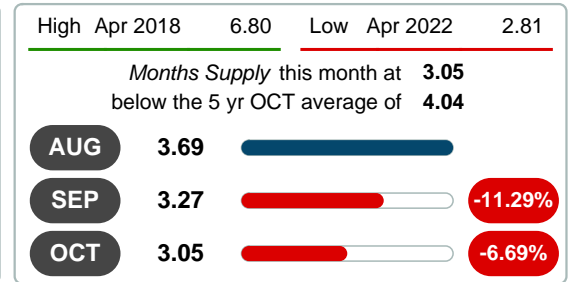


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 4.04



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	7.05%	2.81	1.89	3.11	0.00	0.00
\$100,001 - \$175,000	21	13.46%	2.29	2.32	2.25	2.57	0.00
\$175,001 - \$250,000	25	16.03%	1.28	5.14	1.12	1.15	4.00
\$250,001 - \$325,000	35	22.44%	3.65	12.00	5.11	2.00	0.00
\$325,001 - \$525,000	28	17.95%	4.25	4.00	5.00	3.67	3.00
\$525,001 - \$875,000	21	13.46%	12.00	0.00	16.00	16.50	3.43
\$875,001 and up	15	9.62%	25.71	0.00	30.00	18.00	24.00
Market Supply of Inventory (MSI)			3.05	3.15	2.90	3.33	3.27
Total Active Inventory by Units		100%	3.05	16	89	45	6

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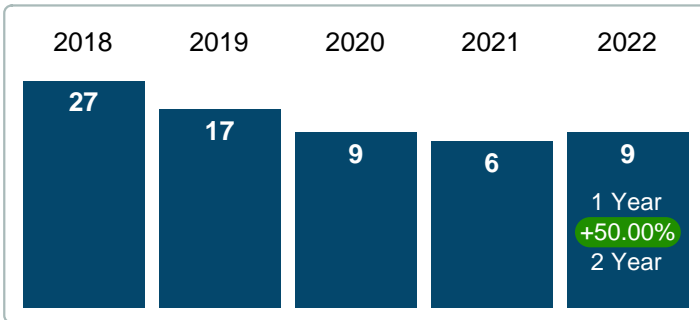
Area Delimited by County Of Bryan - Residential Property Type



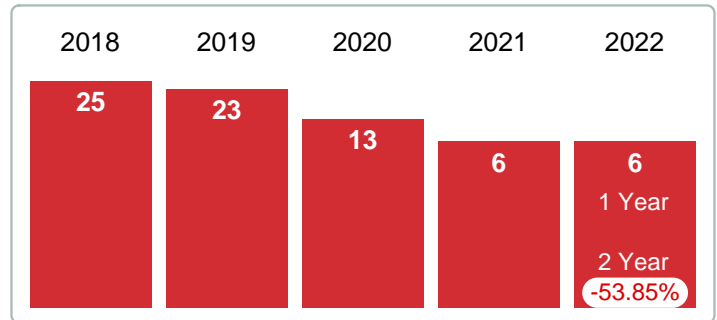
MEDIAN DAYS ON MARKET TO SALE

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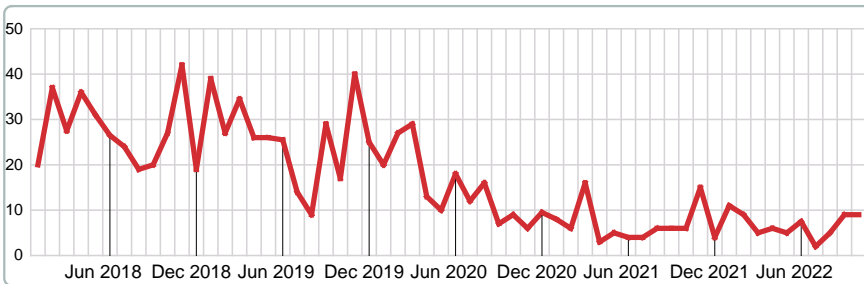
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

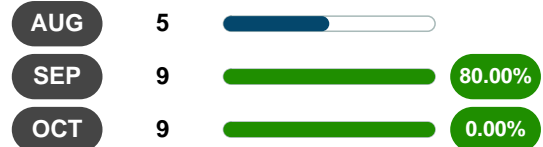


3 MONTHS

5 year OCT AVG = 14

High Nov 2018 42 Low Jul 2022 2

Median Days on Market to Sale this month at 9 below the 5 yr OCT average of 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
\$100,000 and less	10.26%	35	17	80	0	0
\$100,001 - \$125,000	7.69%	14	8	0	20	0
\$125,001 - \$200,000	23.08%	9	63	9	1	0
\$200,001 - \$250,000	20.51%	13	32	2	1	0
\$250,001 - \$275,000	15.38%	3	0	4	1	0
\$275,001 - \$325,000	7.69%	38	38	1	159	0
\$325,001 and up	15.38%	7	0	18	7	0
Median Closed DOM		9	32	5	4	0
Total Closed Units	100%	9.0	9	19	11	
Total Closed Volume		8,629,250	1.38M	4.27M	2.98M	0.00B

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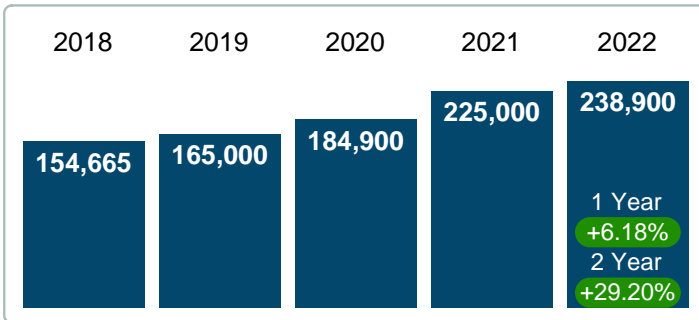
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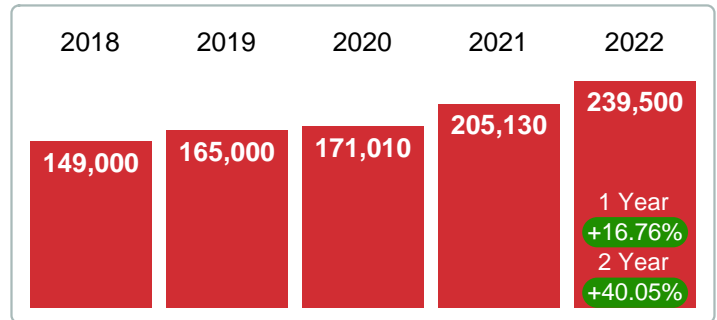
MEDIAN LIST PRICE AT CLOSING

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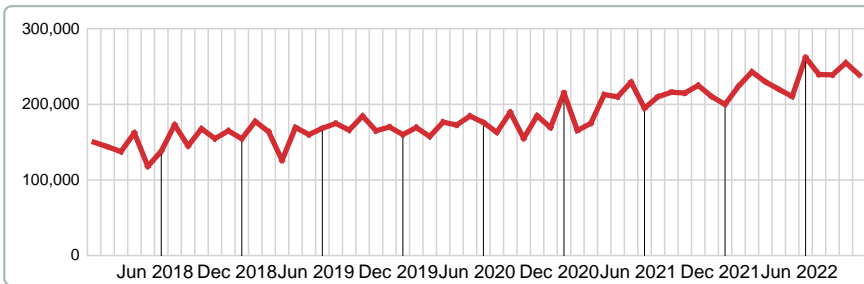
OCTOBER



YEAR TO DATE (YTD)

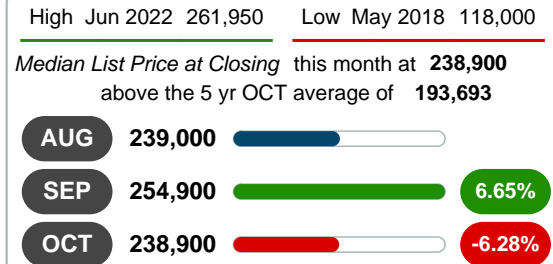


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 193,693



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	7.69%	89,000	69,450	95,000	0	0
\$100,001 - \$125,000	5.13%	123,500	123,500	0	0	0
\$125,001 - \$200,000	25.64%	177,500	177,250	187,450	132,750	0
\$200,001 - \$250,000	20.51%	236,950	222,725	238,900	240,000	0
\$250,001 - \$275,000	17.95%	259,900	0	262,000	259,900	0
\$275,001 - \$325,000	7.69%	294,500	0	294,500	299,000	0
\$325,001 and up	15.38%	362,000	399,000	340,000	369,000	0
Median List Price		238,900	155,000	238,900	259,900	0
Total Closed Units	100%	238,900	9	19	11	0
Total Closed Volume			1.58M	4.37M	2.99M	0.00B

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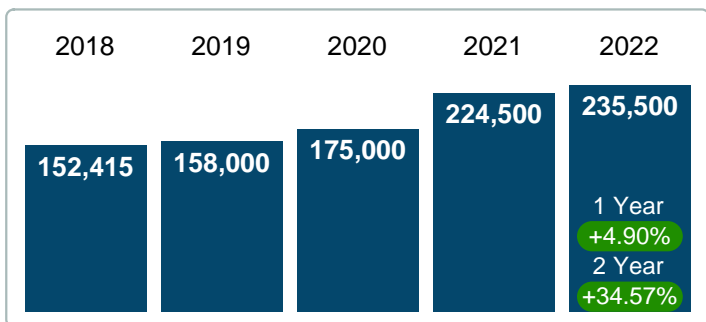
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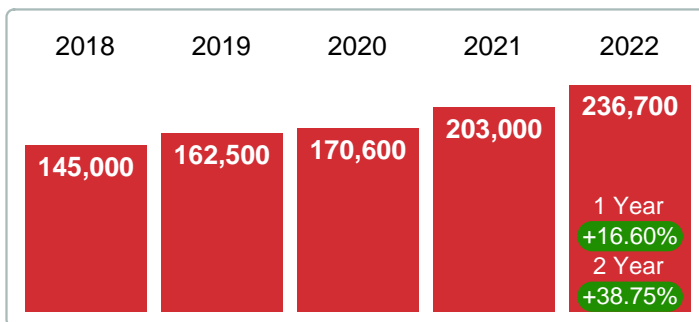
MEDIAN SOLD PRICE AT CLOSING

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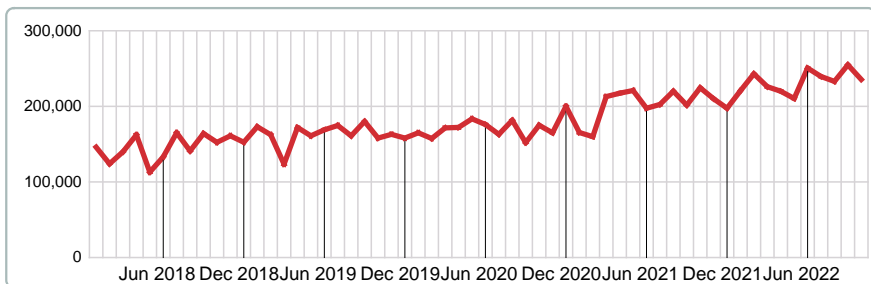
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

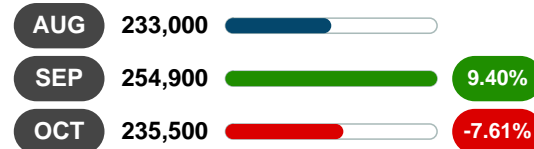


3 MONTHS

5 year OCT AVG = 189,083

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

Median Sold Price at Closing this month at **235,500** above the 5 yr OCT average of **189,083**



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	10.26%	79,500	73,000	86,000	0	0
\$100,001 - \$125,000	7.69%	119,000	118,750	0	119,000	0
\$125,001 - \$200,000	23.08%	190,000	190,000	190,000	135,000	0
\$200,001 - \$250,000	20.51%	237,750	214,950	240,000	240,000	0
\$250,001 - \$275,000	15.38%	259,900	0	261,300	259,900	0
\$275,001 - \$325,000	7.69%	294,500	310,000	294,500	277,000	0
\$325,001 and up	15.38%	337,500	0	330,000	357,500	0
Median Sold Price		235,500	122,500	235,500	259,900	0
Total Closed Units	100%	39	9	19	11	
Total Closed Volume		8,629,250	1.38M	4.27M	2.98M	0.00B

October 2022



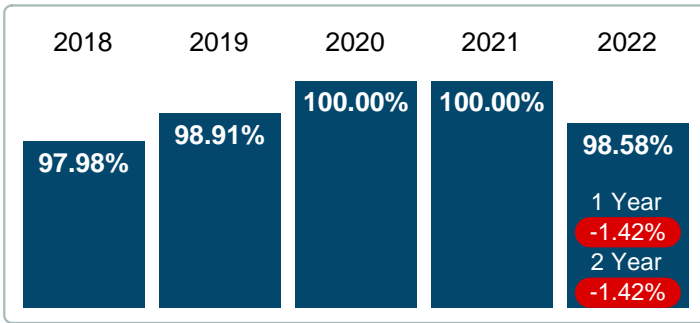
Area Delimited by County Of Bryan - Residential Property Type



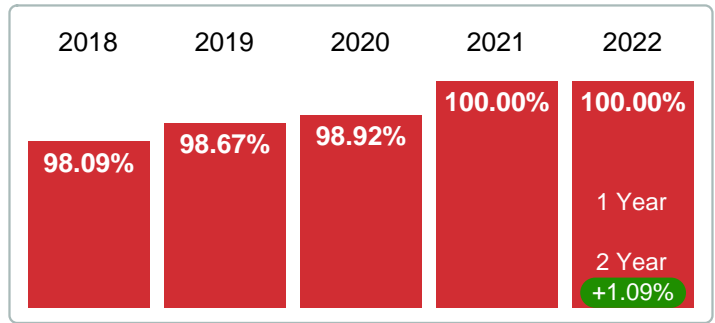
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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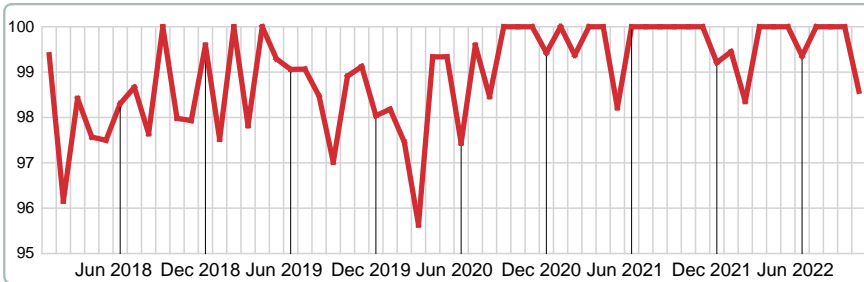
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

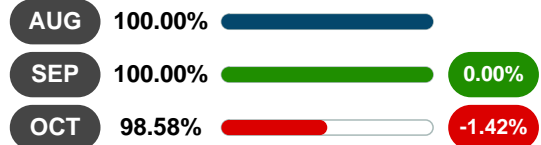


3 MONTHS

5 year OCT AVG = 99.09%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.58%** equal to 5 yr OCT average of **99.09%**



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	4	10.26%	83.10%	82.02%	90.53%	0.00%	0.00%
\$100,001 - \$125,000	3	7.69%	94.82%	96.18%	0.00%	94.82%	0.00%
\$125,001 - \$200,000	9	23.08%	96.43%	95.24%	100.00%	96.43%	0.00%
\$200,001 - \$250,000	8	20.51%	97.88%	96.56%	98.04%	100.00%	0.00%
\$250,001 - \$275,000	6	15.38%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$325,000	3	7.69%	99.28%	77.69%	100.00%	99.28%	0.00%
\$325,001 and up	6	15.38%	99.98%	0.00%	97.14%	101.70%	0.00%
Median Sold/List Ratio		98.58%		92.37%	100.00%	100.00%	0.00%
Total Closed Units		39	100%	9	19	11	
Total Closed Volume		8,629,250		1.38M	4.27M	2.98M	0.00B

October 2022



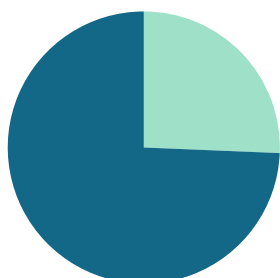
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

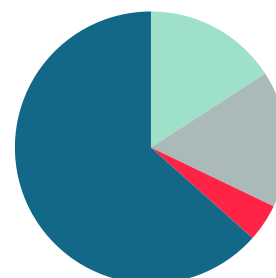


Inventory
 New Listings
59 = 25.65%
 Start Inventory
171
 Total Inventory Units
230
 Volume
\$89,002,683

Market Activity

Closed Sales
39 = 15.85%
 Pending Sales
40 = 16.26%
 Other Off Market
11 = 4.47%
 Active Inventory
156 = 63.41%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	53	39	-26.42%	466	519	11.37%
Pending Sales	65	40	-38.46%	515	506	-1.75%
New Listings	79	59	-25.32%	619	690	11.47%
Median List Price	225,000	238,900	6.18%	205,130	239,500	16.76%
Median Sale Price	224,500	235,500	4.90%	203,000	236,700	16.60%
Median Percent of Selling Price to List Price	100.00%	98.58%	-1.42%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%	6.00	6.00	0.00%
Monthly Inventory	195	156	-20.00%	195	156	-20.00%
Months Supply of Inventory	4.20	3.05	-27.31%	4.20	3.05	-27.31%

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

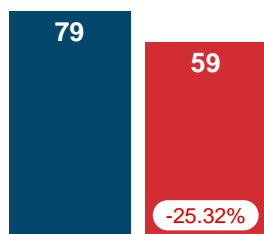
Inventory on October 31, 2022 = **156**

2021 **2022**

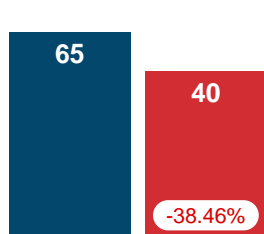
OCTOBER MARKET

MEDIAN PRICES

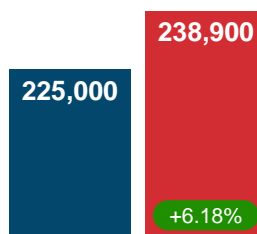
New Listings



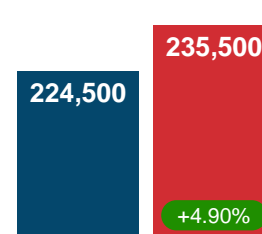
Pending Listings



List Price



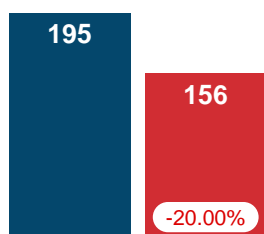
Sale Price



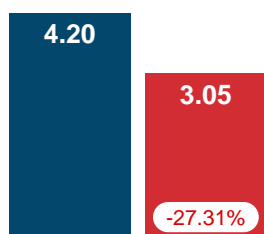
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

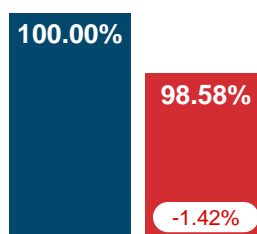
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

