

# February 2023



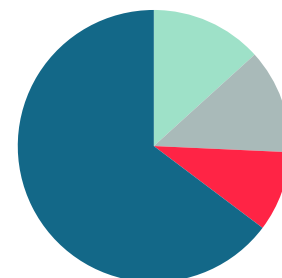
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Mar 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	February 2023	+/-%
Closed Listings	42	32	-23.81%
Pending Listings	35	30	-14.29%
New Listings	58	46	-20.69%
Median List Price	243,000	224,950	-7.43%
Median Sale Price	243,000	219,000	-9.88%
Median Percent of Selling Price to List Price	98.35%	98.40%	0.05%
Median Days on Market to Sale	9.00	32.50	261.11%
End of Month Inventory	148	156	5.41%
Months Supply of Inventory	3.03	3.35	10.69%



■ Closed (13.28%)  
■ Pending (12.45%)  
■ Other OffMarket (9.54%)  
■ Active (64.73%)

**Absorption:** Last 12 months, an Average of **47** Sales/Month  
**Active Inventory** as of February 28, 2023 = **156**

### Analysis Wrap-Up

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

The total housing inventory at the end of February 2023 rose **5.41%** to 156 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **3.35** 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 **9.88%** in February 2023 to \$219,000 versus the previous year at \$243,000.

#### Median Days on Market Lengthens

The median number of **32.50** days that homes spent on the market before selling increased by 23.50 days or **261.11%** in February 2023 compared to last year's same month at **9.00** DOM.

#### Sales Success for February 2023 is Positive

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

There were 46 New Listings in February 2023, down **20.69%** from last year at 58. Furthermore, there were 32 Closed Listings this month versus last year at 42, a **-23.81%** decrease.

Closed versus Listed trends yielded a **69.6%** ratio, down from previous year's, February 2022, at **72.4%**, a **3.93%** downswing. This will certainly create pressure on an increasing Monthly Months 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

# February 2023



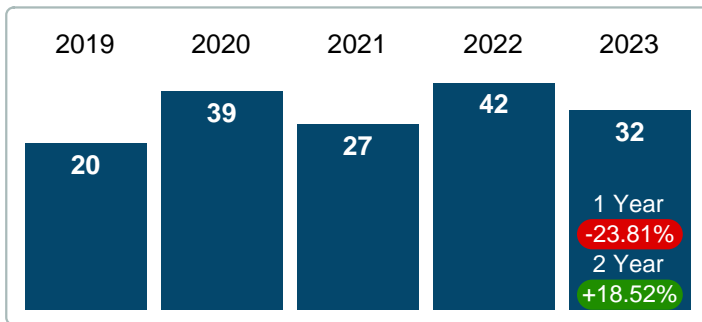
Area Delimited by County Of Bryan - Residential Property Type



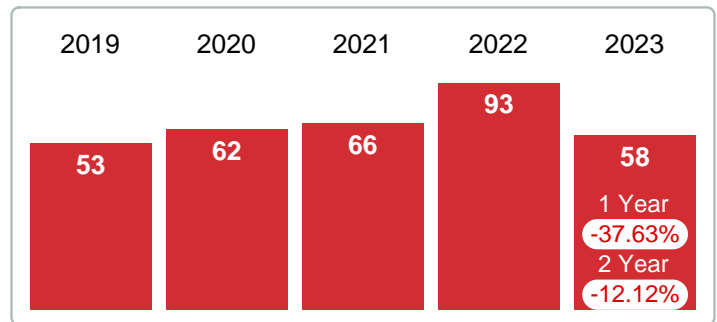
## CLOSED LISTINGS

Report produced on Mar 13, 2023 for MLS Technology Inc.

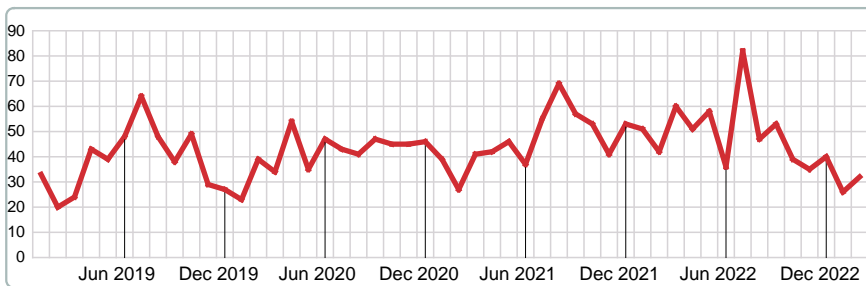
### FEBRUARY



### YEAR TO DATE (YTD)

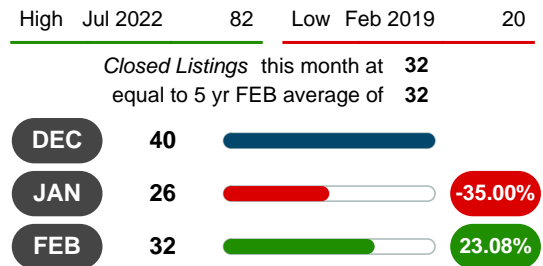


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 32



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	3.13%	46.0	0	1	0	0
\$75,001 - \$150,000	4	12.50%	24.5	1	2	1	0
\$150,001 - \$200,000	7	21.88%	11.0	1	5	1	0
\$200,001 - \$250,000	7	21.88%	51.0	0	7	0	0
\$250,001 - \$325,000	5	15.63%	35.0	0	4	1	0
\$325,001 - \$475,000	4	12.50%	5.0	0	3	1	0
\$475,001 and up	4	12.50%	101.5	0	2	1	1
<b>Total Closed Units</b>	<b>32</b>			<b>2</b>	<b>24</b>	<b>5</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,504,300</b>	<b>100%</b>	<b>32.5</b>	<b>299.00K</b>	<b>6.21M</b>	<b>1.50M</b>	<b>495.00K</b>
<b>Median Closed Price</b>	<b>\$219,000</b>			<b>\$149,500</b>	<b>\$219,000</b>	<b>\$259,900</b>	<b>\$495,000</b>

# February 2023



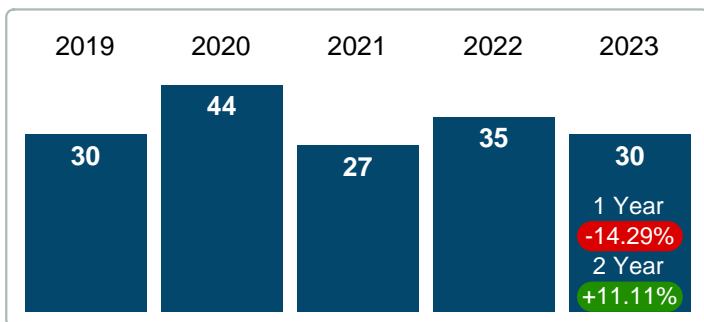
Area Delimited by County Of Bryan - Residential Property Type



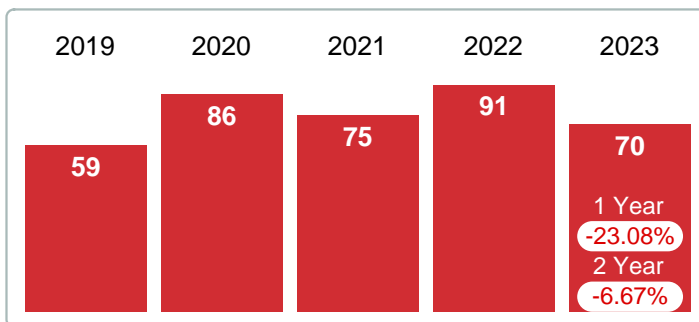
## PENDING LISTINGS

Report produced on Mar 13, 2023 for MLS Technology Inc.

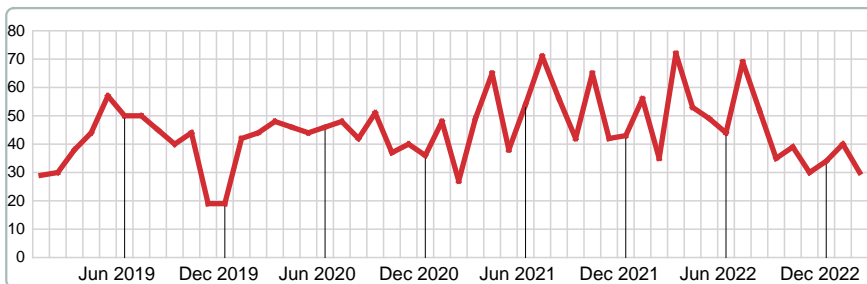
### FEBRUARY



### YEAR TO DATE (YTD)

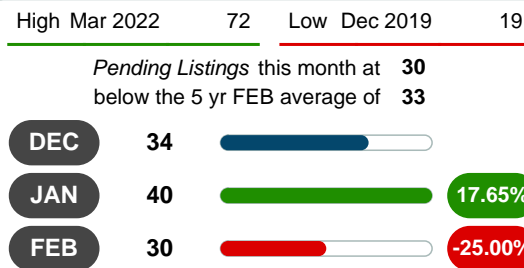


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 33



### 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	10.00%	28.0	3	0	0	0
\$125,001 - \$150,000	1	3.33%	26.0	0	0	1	0
\$150,001 - \$250,000	6	20.00%	46.0	1	5	0	0
\$250,001 - \$300,000	8	26.67%	15.5	0	6	2	0
\$300,001 - \$325,000	5	16.67%	42.0	0	2	3	0
\$325,001 - \$475,000	4	13.33%	16.0	1	2	0	1
\$475,001 and up	3	10.00%	5.0	0	3	0	0
<b>Total Pending Units</b>	<b>30</b>			<b>5</b>	<b>18</b>	<b>6</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>8,602,600</b>	<b>100%</b>	<b>28.0</b>	<b>782.40K</b>	<b>5.79M</b>	<b>1.64M</b>	<b>389.00K</b>
<b>Median Listing Price</b>	<b>\$269,400</b>			<b>\$125,000</b>	<b>\$269,200</b>	<b>\$298,975</b>	<b>\$389,000</b>

# February 2023



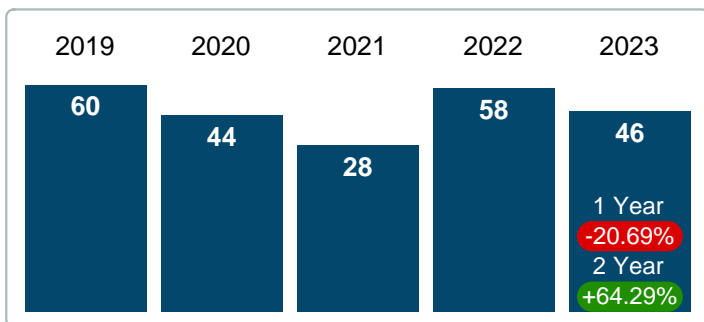
Area Delimited by County Of Bryan - Residential Property Type



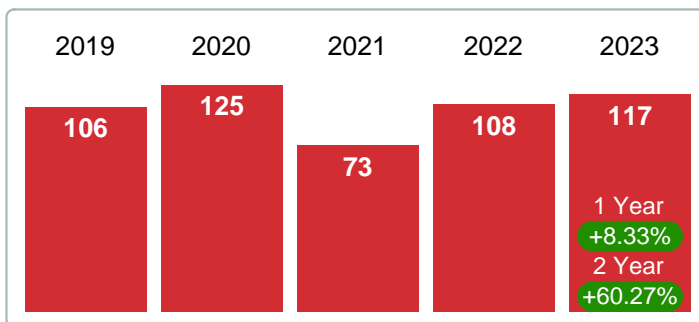
## NEW LISTINGS

Report produced on Mar 13, 2023 for MLS Technology Inc.

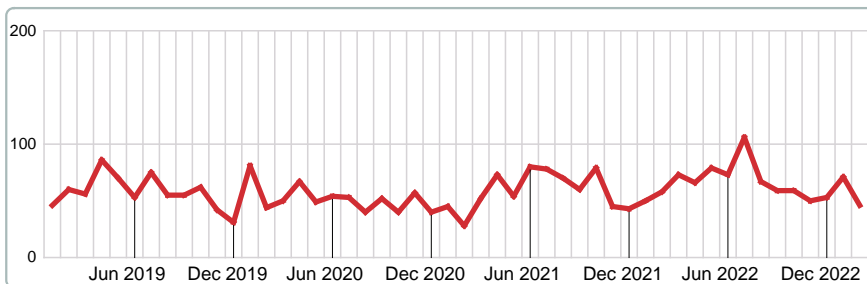
### FEBRUARY



### YEAR TO DATE (YTD)

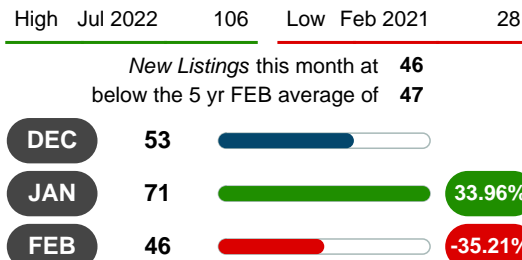


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 47



### 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	6.52%	1	2	0	0
\$100,001 - \$150,000	5	10.87%	0	3	2	0
\$150,001 - \$225,000	8	17.39%	3	4	1	0
\$225,001 - \$300,000	11	23.91%	0	7	4	0
\$300,001 - \$350,000	8	17.39%	0	6	2	0
\$350,001 - \$475,000	6	13.04%	1	3	2	0
\$475,001 and up	5	10.87%	0	3	2	0
<b>Total New Listed Units</b>	<b>46</b>		<b>5</b>	<b>28</b>	<b>13</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>14,214,358</b>	<b>100%</b>	<b>964.90K</b>	<b>8.08M</b>	<b>5.17M</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$257,400</b>		<b>\$159,900</b>	<b>\$254,500</b>	<b>\$297,250</b>	<b>\$0</b>

# February 2023



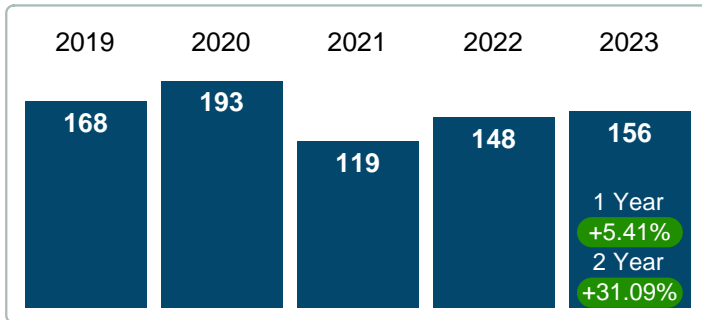
Area Delimited by County Of Bryan - Residential Property Type



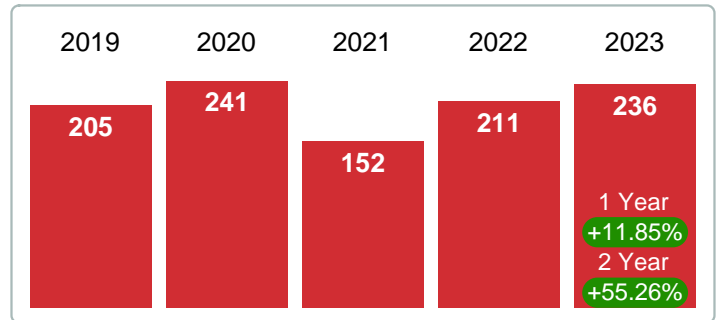
## ACTIVE INVENTORY

Report produced on Mar 13, 2023 for MLS Technology Inc.

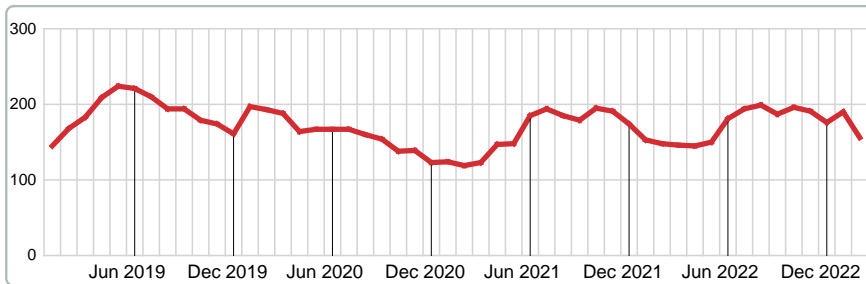
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

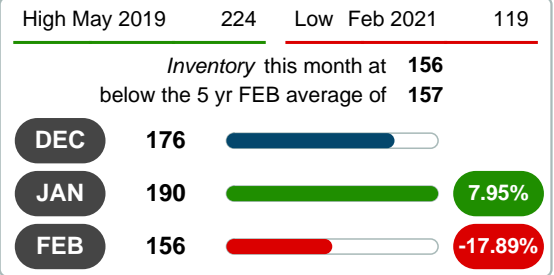


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 157



### 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	10	6.41%	86.0	3	7	0	0
\$100,001 - \$150,000	19	12.18%	43.0	6	10	3	0
\$150,001 - \$200,000	24	15.38%	72.0	1	18	5	0
\$200,001 - \$300,000	44	28.21%	57.0	3	31	10	0
\$300,001 - \$375,000	20	12.82%	55.0	1	12	7	0
\$375,001 - \$725,000	23	14.74%	76.0	1	11	9	2
\$725,001 and up	16	10.26%	73.5	1	7	8	0
<b>Total Active Inventory by Units</b>	<b>156</b>			<b>16</b>	<b>96</b>	<b>42</b>	<b>2</b>
<b>Total Active Inventory by Volume</b>	<b>63,877,876</b>	<b>100%</b>	<b>58.5</b>	<b>3.52M</b>	<b>35.91M</b>	<b>23.22M</b>	<b>1.24M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$253,666</b>			<b>\$137,200</b>	<b>\$249,900</b>	<b>\$312,500</b>	<b>\$619,450</b>

# February 2023



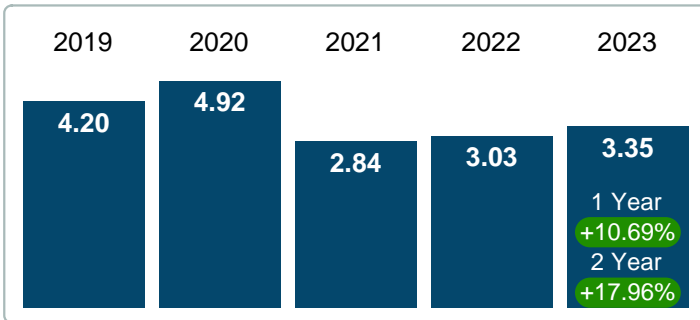
Area Delimited by County Of Bryan - Residential Property Type



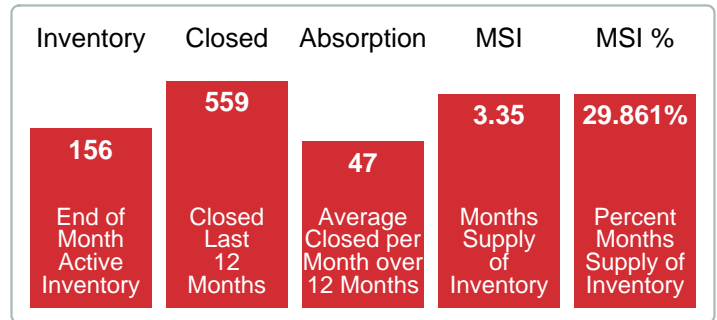
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Mar 13, 2023 for MLS Technology Inc.

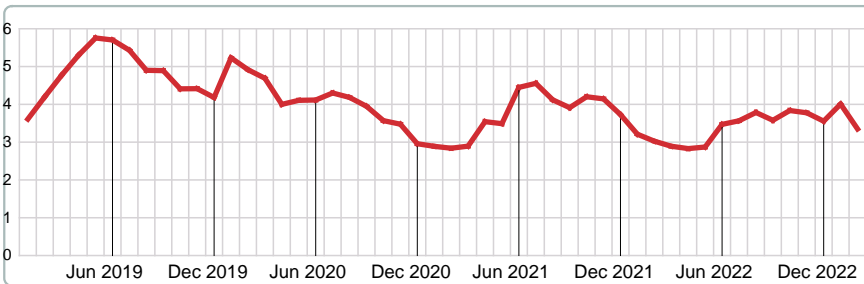
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023



### 5 YEAR MARKET ACTIVITY TRENDS

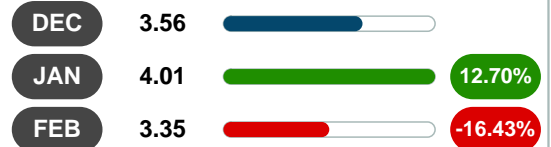


### 3 MONTHS

5 year FEB AVG = 3.67

High May 2019 5.76 Low Apr 2022 2.83

Months Supply this month at 3.35 below the 5 yr FEB average of 3.67



### 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	10	6.41%	2.86	1.80	4.20	0.00	0.00
\$100,001 - \$150,000	19	12.18%	3.62	4.00	3.53	3.60	0.00
\$150,001 - \$200,000	24	15.38%	3.79	1.20	3.79	6.67	0.00
\$200,001 - \$300,000	44	28.21%	2.05	9.00	2.11	1.60	0.00
\$300,001 - \$375,000	20	12.82%	3.81	6.00	4.24	3.23	0.00
\$375,001 - \$725,000	23	14.74%	6.27	6.00	7.76	6.00	3.43
\$725,001 and up	16	10.26%	13.71	0.00	28.00	13.71	0.00
Market Supply of Inventory (MSI)			3.35	3.43	3.38	3.45	1.50
Total Active Inventory by Units		100%	3.35	16	96	42	2

# February 2023



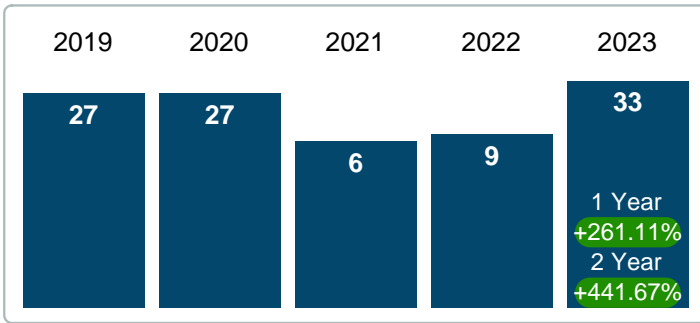
Area Delimited by County Of Bryan - Residential Property Type



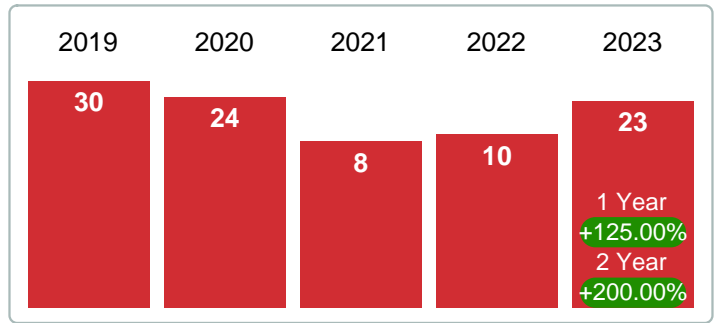
## MEDIAN DAYS ON MARKET TO SALE

Report produced on Mar 13, 2023 for MLS Technology Inc.

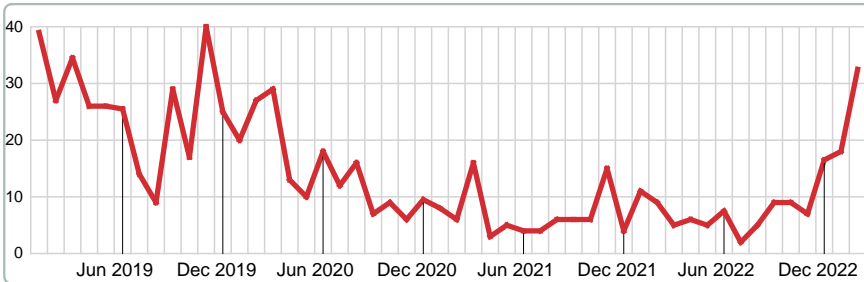
### FEBRUARY



### YEAR TO DATE (YTD)

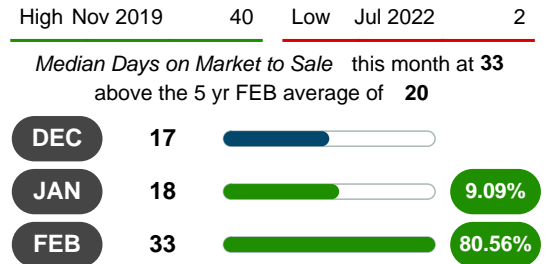


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 20



### 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
\$75,000 and less	3.13%	46	0	46	0	0
\$75,001 - \$150,000	12.50%	25	48	10	30	0
\$150,001 - \$200,000	21.88%	11	65	7	29	0
\$200,001 - \$250,000	21.88%	51	0	51	0	0
\$250,001 - \$325,000	15.63%	35	0	25	35	0
\$325,001 - \$475,000	12.50%	5	0	7	1	0
\$475,001 and up	12.50%	102	0	141	13	72
Median Closed DOM		33	57	30	29	72
Total Closed Units	100%	32	2	24	5	1
Total Closed Volume		8,504,300	299.00K	6.21M	1.50M	495.00K



# February 2023



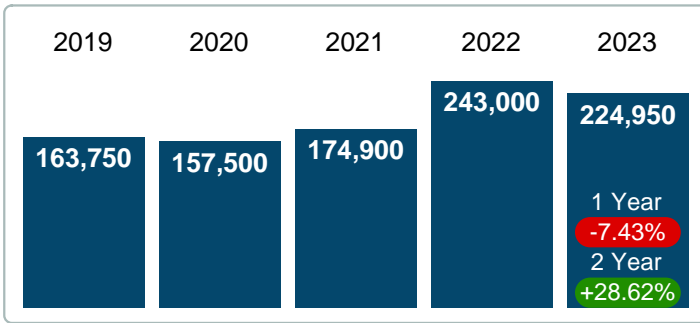
Area Delimited by County Of Bryan - Residential Property Type



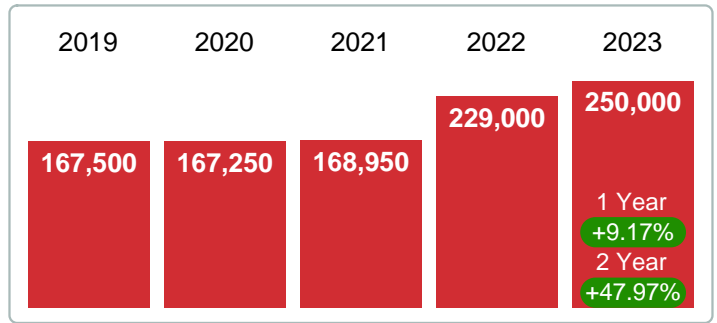
## MEDIAN LIST PRICE AT CLOSING

Report produced on Mar 13, 2023 for MLS Technology Inc.

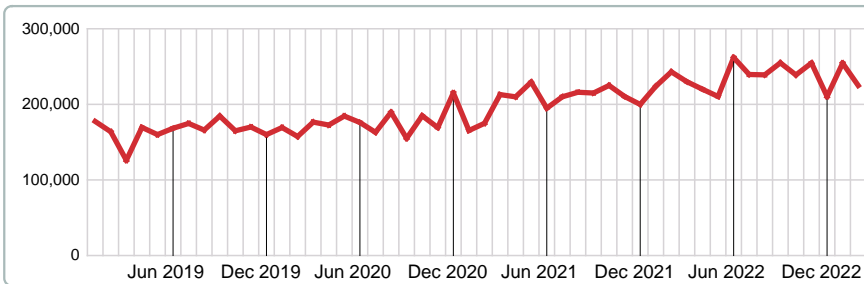
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 192,820

High Jun 2022 261,950 Low Mar 2019 126,000

Median List Price at Closing this month at **224,950** above the 5 yr FEB average of **192,820**



### 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
\$75,000 and less	0	0.00%	102	0	0	0	0
\$75,001 - \$150,000	5	15.63%	97,000	129,000	90,000	97,000	0
\$150,001 - \$200,000	6	18.75%	172,450	199,000	172,450	170,000	0
\$200,001 - \$250,000	7	21.88%	217,500	0	217,500	0	0
\$250,001 - \$325,000	7	21.88%	269,000	0	277,000	259,900	0
\$325,001 - \$475,000	3	9.38%	385,000	0	367,250	435,000	0
\$475,001 and up	4	12.50%	554,500	0	759,975	589,000	495,000
Median List Price			224,950	164,000	224,950	259,900	495,000
Total Closed Units		100%	224,950	2	24	5	1
Total Closed Volume			8,844,040	328.00K	6.47M	1.55M	495.00K



# February 2023



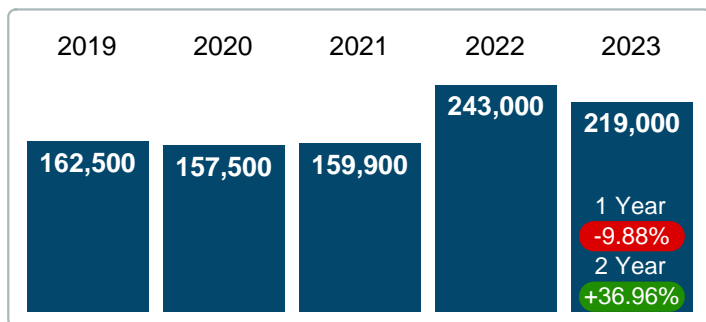
Area Delimited by County Of Bryan - Residential Property Type



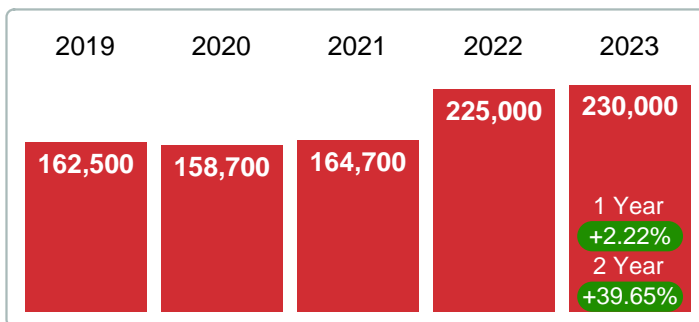
## MEDIAN SOLD PRICE AT CLOSING

Report produced on Mar 13, 2023 for MLS Technology Inc.

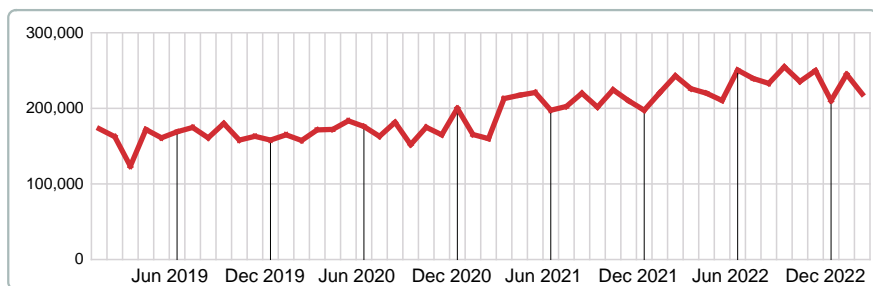
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 188,380

High Sep 2022 254,900    Low Mar 2019 123,500

Median Sold Price at Closing this month at **219,000**  
above the 5 yr FEB average of **188,380**

- DEC: 210,200
- JAN: 245,000 (+16.56%)
- FEB: 219,000 (-10.61%)

### 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
\$75,000 and less	1	3.13%	69,000	0	69,000	0	0
\$75,001 - \$150,000	4	12.50%	97,000	129,000	93,250	95,000	0
\$150,001 - \$200,000	7	21.88%	170,000	170,000	173,000	170,000	0
\$200,001 - \$250,000	7	21.88%	217,500	0	217,500	0	0
\$250,001 - \$325,000	5	15.63%	259,900	0	258,500	259,900	0
\$325,001 - \$475,000	4	12.50%	352,250	0	349,500	435,000	0
\$475,001 and up	4	12.50%	518,500	0	720,000	542,000	495,000
Median Sold Price			219,000	149,500	219,000	259,900	495,000
Total Closed Units		100%	32	2	24	5	1
Total Closed Volume			8,504,300	299.00K	6.21M	1.50M	495.00K

# February 2023



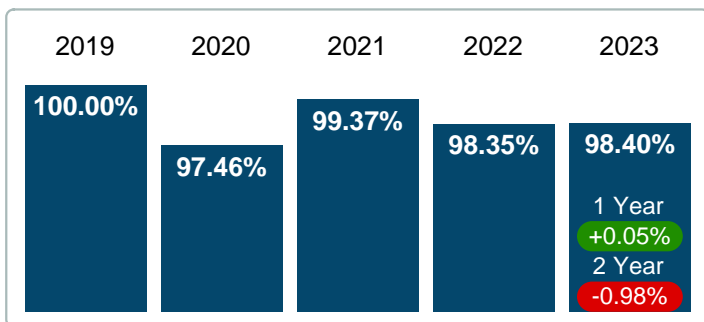
Area Delimited by County Of Bryan - Residential Property Type



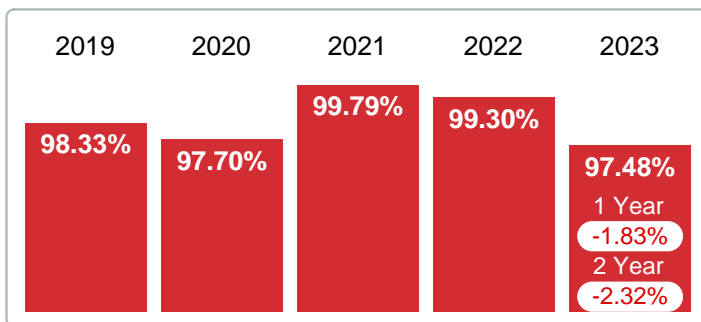
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 13, 2023 for MLS Technology Inc.

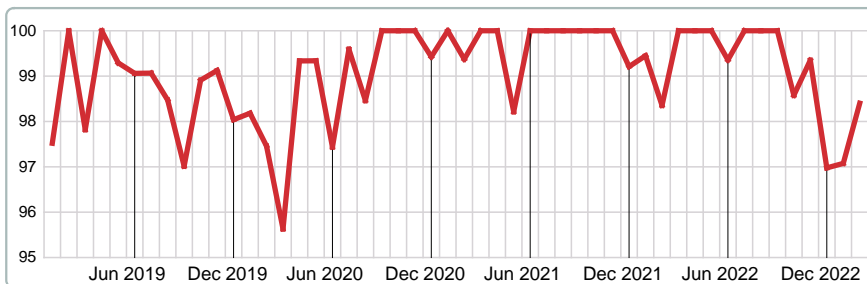
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

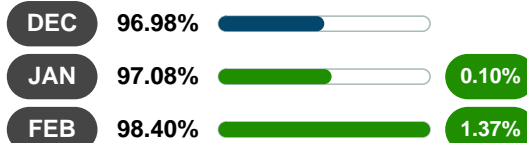


### 3 MONTHS

5 year FEB AVG = 98.72%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.40%**  
 below the 5 yr FEB average of **98.72%**



### 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
\$75,000 and less	1	3.13%	83.13%	0.00%	83.13%	0.00%	0.00%
\$75,001 - \$150,000	4	12.50%	97.58%	100.00%	96.90%	97.94%	0.00%
\$150,001 - \$200,000	7	21.88%	97.10%	85.43%	97.10%	100.00%	0.00%
\$200,001 - \$250,000	7	21.88%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$325,000	5	15.63%	100.00%	0.00%	99.43%	100.00%	0.00%
\$325,001 - \$475,000	4	12.50%	100.00%	0.00%	100.00%	100.00%	0.00%
\$475,001 and up	4	12.50%	94.62%	0.00%	94.62%	92.02%	100.00%
Median Sold/List Ratio		98.40%		92.71%	97.16%	100.00%	100.00%
Total Closed Units		32	100%	2	24	5	1
Total Closed Volume		8,504,300		299.00K	6.21M	1.50M	495.00K

# February 2023



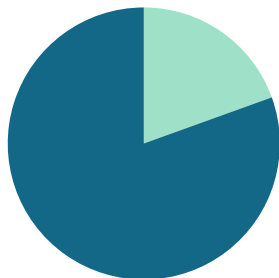
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

Report produced on Mar 13, 2023 for MLS Technology Inc.

### INVENTORY



**Inventory**

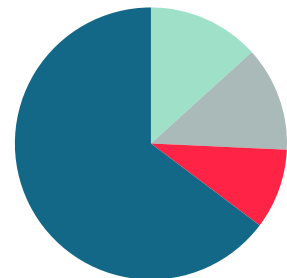
- New Listings **46 = 19.49%**
- Start Inventory **190**
- Total Inventory Units **236**
- Volume **\$89,246,815**

### Market Activity

**Market Activity**

- Closed Sales **32 = 13.28%**
- Pending Sales **30 = 12.45%**
- Other Off Market **23 = 9.54%**
- Active Inventory **156 = 64.73%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	42	32	-23.81%	93	58	-37.63%
Pending Sales	35	30	-14.29%	91	70	-23.08%
New Listings	58	46	-20.69%	108	117	8.33%
Median List Price	243,000	224,950	-7.43%	229,000	250,000	9.17%
Median Sale Price	243,000	219,000	-9.88%	225,000	230,000	2.22%
Median Percent of Selling Price to List Price	98.35%	98.40%	0.05%	99.30%	97.48%	-1.83%
Median Days on Market to Sale	9.00	32.50	261.11%	10.00	22.50	125.00%
Monthly Inventory	148	156	5.41%	148	156	5.41%
Months Supply of Inventory	3.03	3.35	10.69%	3.03	3.35	10.69%

**Absorption:** Last 12 months, an Average of **47** Sales/Month

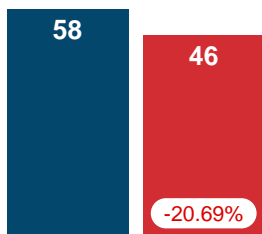
**Inventory** on February 28, 2023 = **156**

**2022** **2023**

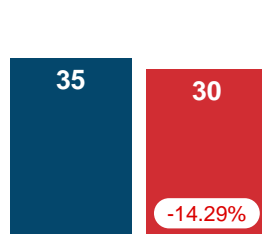
### FEBRUARY MARKET

### MEDIAN PRICES

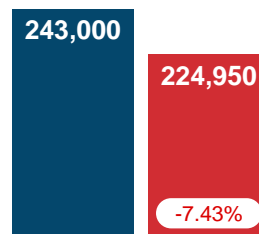
#### New Listings



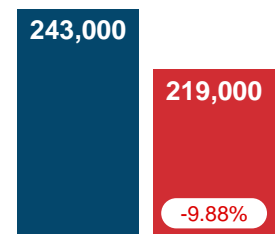
#### Pending Listings



#### List Price



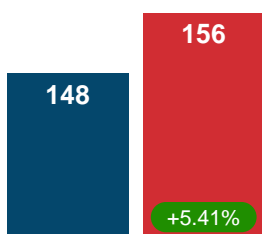
#### Sale Price



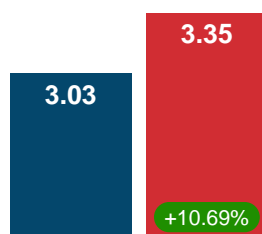
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

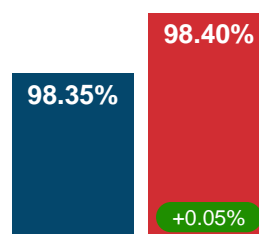
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

