



Area Delimited by County Of Bryan - Residential Property Type

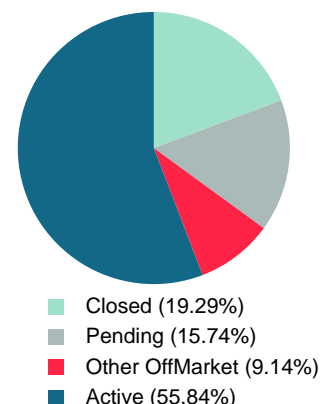


## MONTHLY INVENTORY ANALYSIS

Report produced on Jul 19, 2023 for MLS Technology Inc.

Compared Metrics	2017	December 2018	+/- %
Closed Listings	41	38	-7.32%
Pending Listings	25	31	24.00%
New Listings	36	35	-2.78%
Median List Price	162,000	154,500	-4.63%
Median Sale Price	156,000	152,500	-2.24%
Median Percent of Selling Price to List Price	98.04%	99.59%	1.59%
Median Days on Market to Sale	17.00	19.00	11.76%
End of Month Inventory	156	110	-29.49%
Months Supply of Inventory	5.33	2.80	-47.56%

**Absorption:** Last 12 months, an Average of **39** Sales/Month  
**Active Inventory** as of December 31, 2018 = **110**



### Analysis Wrap-Up

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

The total housing inventory at the end of December 2018 decreased **29.49%** to 110 existing homes available for sale. Over the last 12 months this area has had an average of 39 closed sales per month. This represents an unsold inventory index of **2.80** 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 **2.24%** in December 2018 to \$152,500 versus the previous year at \$156,000.

#### Median Days on Market Lengthens

The median number of **19.00** days that homes spent on the market before selling increased by 2.00 days or **11.76%** in December 2018 compared to last year's same month at **17.00** DOM.

#### Sales Success for December 2018 is Positive

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

There were 35 New Listings in December 2018, down **2.78%** from last year at 36. Furthermore, there were 38 Closed Listings this month versus last year at 41, a **-7.32%** decrease.

Closed versus Listed trends yielded a **108.6%** ratio, down from previous year's, December 2017, at **113.9%**, a **4.67%** downswing. This will certainly create pressure on a decreasing Month'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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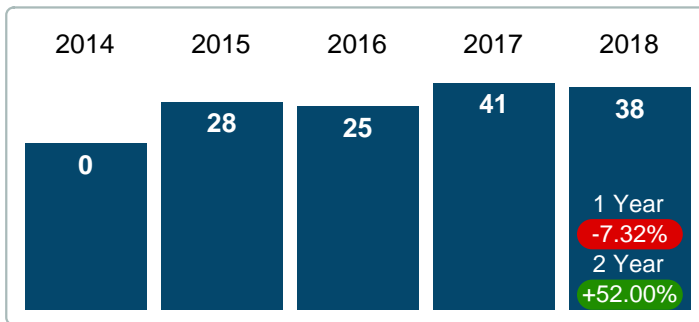


## December 2018

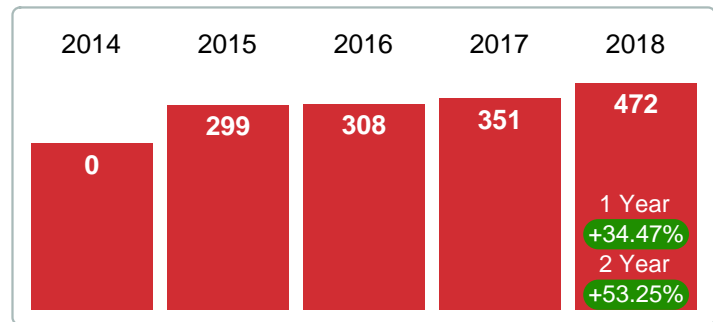
### CLOSED LISTINGS

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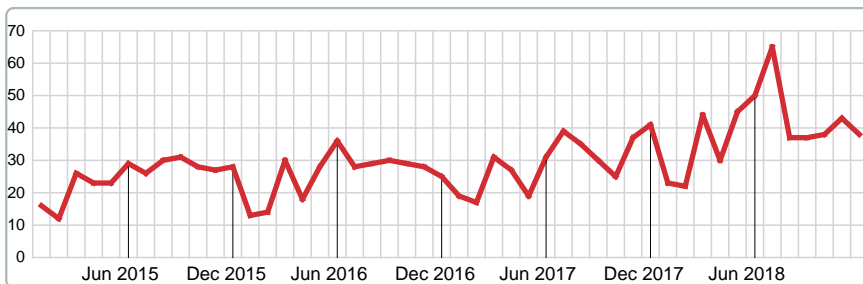
#### DECEMBER



#### YEAR TO DATE (YTD)

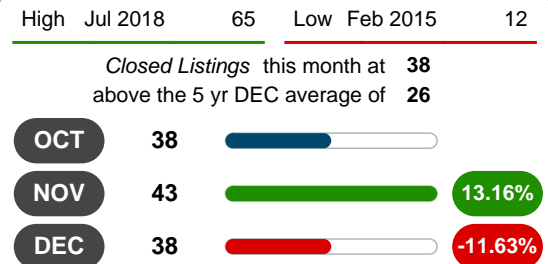


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 26



#### 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	4	10.53%	13.0	2	2	0	0
\$75,001 - \$75,000	0	0.00%	13.0	0	0	0	0
\$75,001 - \$125,000	11	28.95%	16.0	3	6	2	0
\$125,001 - \$175,000	8	21.05%	35.5	0	6	0	2
\$175,001 - \$200,000	4	10.53%	18.0	0	3	1	0
\$200,001 - \$250,000	6	15.79%	20.5	0	4	2	0
\$250,001 and up	5	13.16%	6.0	0	3	2	0
Total Closed Units	38			5	24	7	2
Total Closed Volume	6,422,348	100%	19.0	429.03K	3.98M	1.70M	305.00K
Median Closed Price	\$152,500			\$76,000	\$161,500	\$202,500	\$152,500

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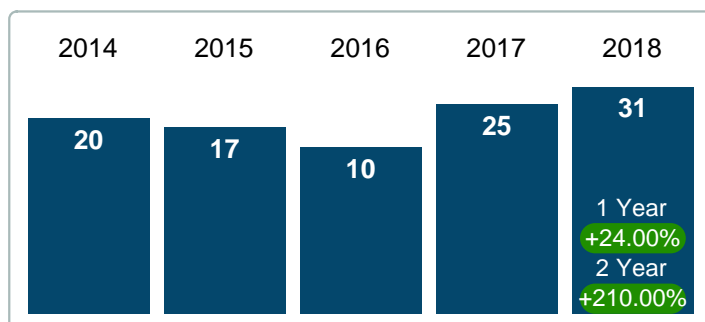


## December 2018

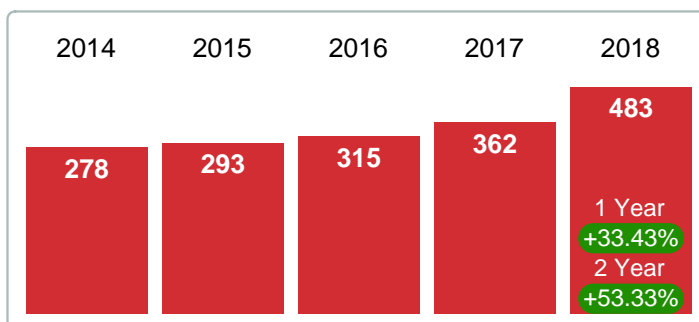
### PENDING LISTINGS

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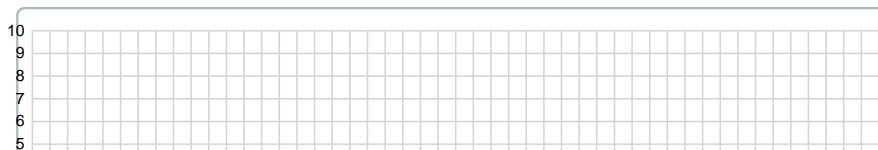
#### DECEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 21

High Dec 2018 0 Low Dec 2018 0

Pending Listings this month at 31  
above the 5 yr DEC average of 21

OCT 0  
NOV 0  
DEC 0

nan%

nan%

Distribution of Pending Listings by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1		3.23%	71.0	1	0	0	0
\$50,001 - \$75,000	4		12.90%	8.5	0	3	1	0
\$75,001 - \$125,000	5		16.13%	15.0	1	4	0	0
\$125,001 - \$175,000	7		22.58%	70.0	0	6	1	0
\$175,001 - \$250,000	8		25.81%	17.0	0	8	0	0
\$250,001 - \$275,000	1		3.23%	0.0	0	1	0	0
\$275,001 and up	5		16.13%	23.0	0	1	3	1
Total Pending Units	31				2	23	5	1
Total Pending Volume	5,619,773			100%	139.50K	3.72M	1.47M	298.00K
Median Listing Price	\$167,500				\$69,750	\$167,500	\$329,000	\$298,000



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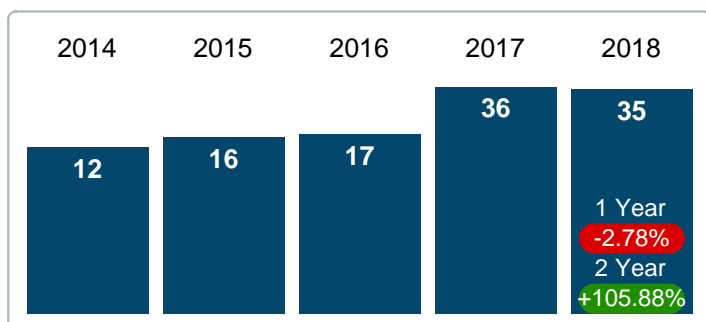


## December 2018

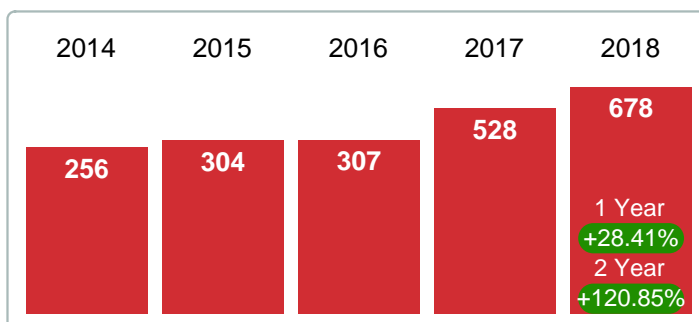
### NEW LISTINGS

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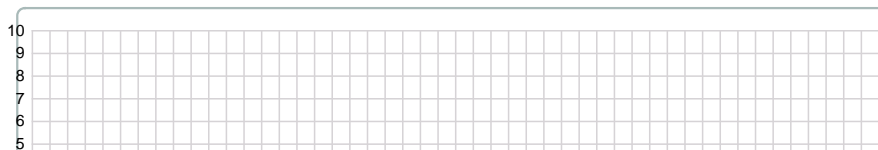
#### DECEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 23

High Dec 2018 0 Low Dec 2018 0

New Listings this month at **35**  
above the 5 yr DEC average of **23**

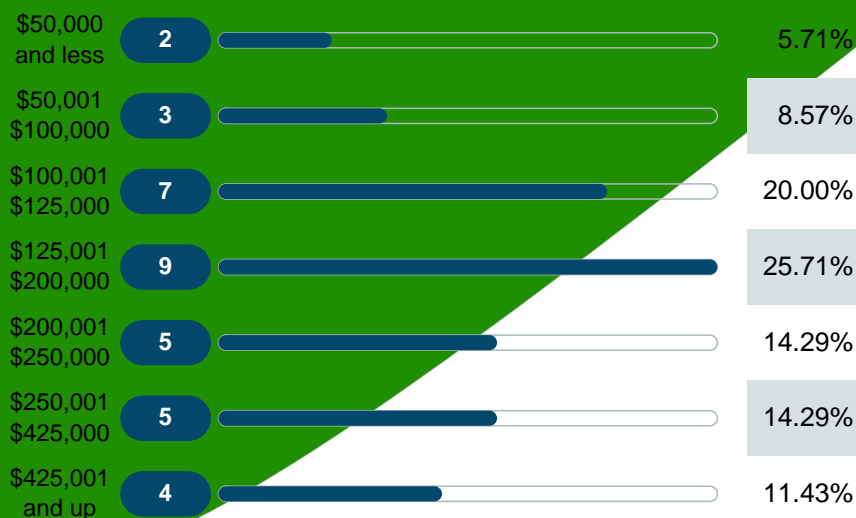
OCT 0  
NOV 0  
DEC 0

nan%

nan%

#### Distribution of New Listings by Price Range

%



1-2 Beds	3 Beds	4 Beds	5+ Beds
0	2	0	0
1	2	0	0
2	4	0	1
2	5	1	1
0	4	1	0
2	3	0	0
0	0	3	1
7	20	5	3
1.33M	3.21M	1.84M	718.00K
\$138,500	\$173,490	\$449,000	\$129,000

0 2 0 0

1 2 0 0

2 4 0 1

2 5 1 1

0 4 1 0

2 3 0 0

0 0 3 1

7 20 5 3

1.33M 3.21M 1.84M 718.00K

\$138,500 \$173,490 \$449,000 \$129,000

Total New Listed Units	35	
Total New Listed Volume	7,100,073	100%
Median New Listed Listing Price	\$180,000	

Contact: MLS Technology Inc.

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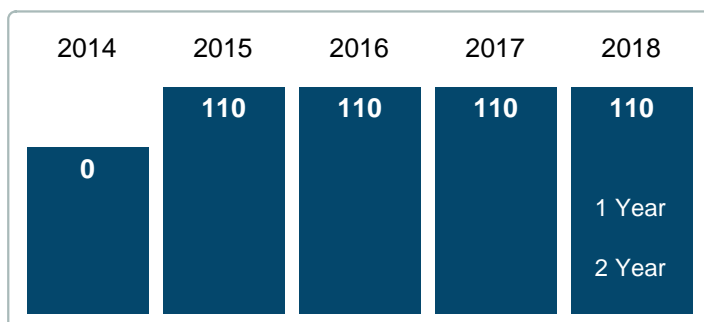


## December 2018

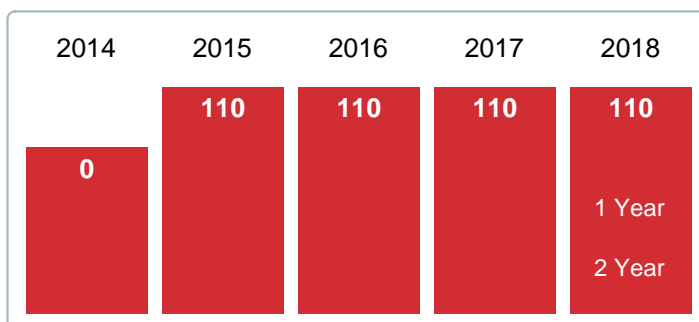
### ACTIVE INVENTORY

Report produced on Jul 19, 2023 for MLS Technology Inc.

#### END OF DECEMBER



#### ACTIVE DURING DECEMBER



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 88

High Dec 2018 110 Low Dec 2018 110

Inventory this month at 110  
above the 5 yr DEC average of 88

OCT 110

NOV 110

DEC 110

0.00%

0.00%

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	<div></div>		9.09%	46.5	4	6	0	0
\$50,001 - \$100,000	9	<div></div>		8.18%	52.0	3	5	1	0
\$100,001 - \$150,000	14	<div></div>		12.73%	31.0	3	7	2	2
\$150,001 - \$225,000	36	<div></div>		32.73%	88.0	1	26	9	0
\$225,001 - \$275,000	13	<div></div>		11.82%	84.0	0	9	4	0
\$275,001 - \$450,000	18	<div></div>		16.36%	91.0	2	5	6	5
\$450,001 and up	10	<div></div>		9.09%	93.5	1	3	2	4
Total Active Inventory by Units		110				14	61	24	11
Total Active Inventory by Volume		27,010,115		100%	72.5	2.70M	12.59M	6.44M	5.29M
Median Active Inventory Listing Price		\$197,613				\$101,250	\$177,000	\$228,500	\$425,000

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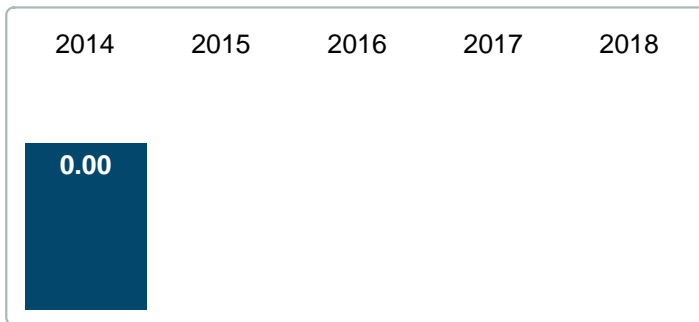
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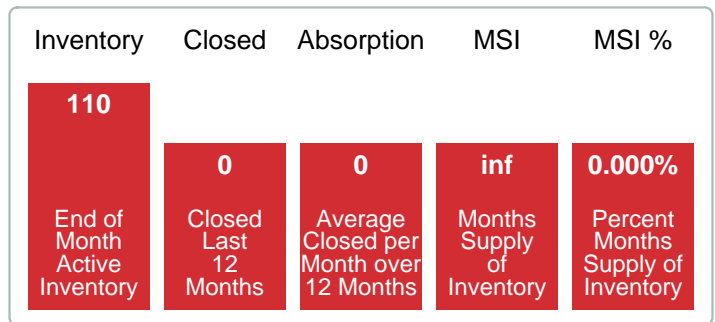
## MONTHS SUPPLY of INVENTORY (MSI)

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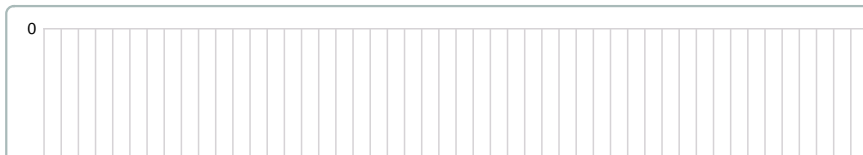
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2018

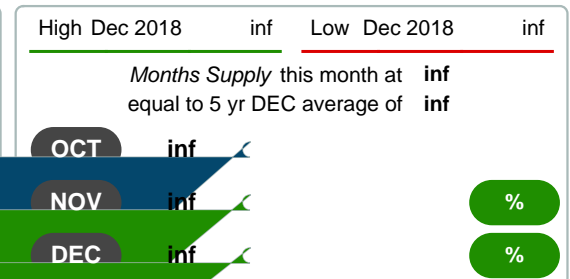


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = inf



Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10			9.09%	4.29	5.33	5.14	0.00	0.00
\$50,001 - \$100,000	9			8.18%	1.11	1.16	1.20	0.92	0.00
\$100,001 - \$150,000	14			12.73%	1.39	6.00	0.84	2.00	8.00
\$150,001 - \$225,000	36			32.73%	2.73	6.00	2.94	2.30	0.00
\$225,001 - \$275,000	13			11.82%	4.33	0.00	4.50	4.80	0.00
\$275,001 - \$450,000	18			16.36%	8.00	24.00	6.00	5.54	20.00
\$450,001 and up	10			9.09%	24.00	0.00	36.00	8.00	48.00
Market Supply of Inventory (MSI)				2.80		3.43	2.40	2.82	8.25
Total Active Inventory by Units				110		14	61	24	11

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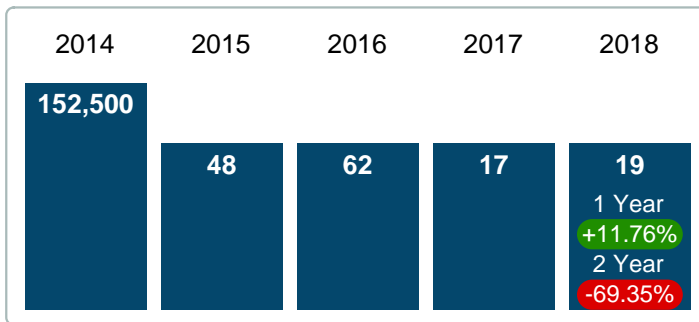
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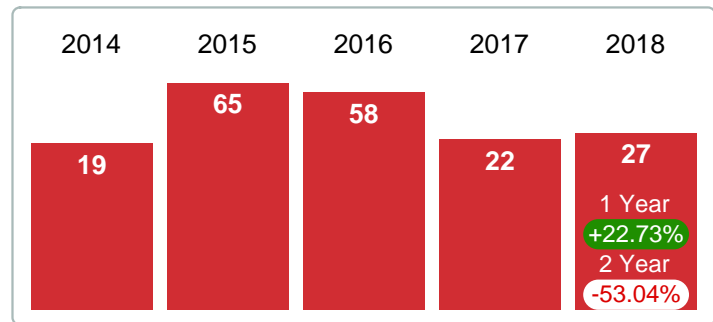
## MEDIAN DAYS ON MARKET TO SALE

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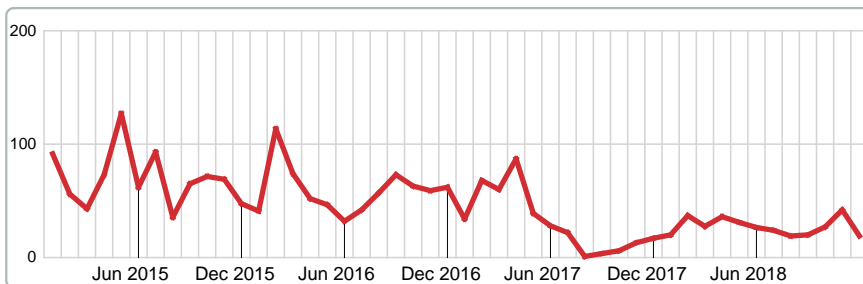
### DECEMBER



### YEAR TO DATE (YTD)

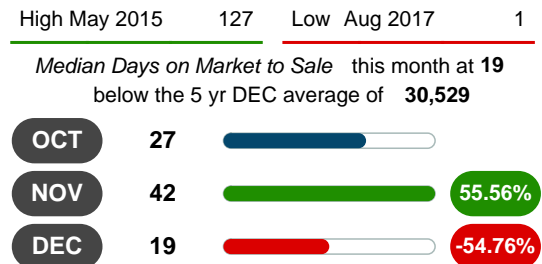


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 30,529



### 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	4	10.53%	13	13	23	0	0
\$75,001 - \$75,000	0	0.00%	13	0	0	0	0
\$75,001 - \$125,000	11	28.95%	16	16	31	16	0
\$125,001 - \$175,000	8	21.05%	36	0	41	0	33
\$175,001 - \$200,000	4	10.53%	18	0	1	163	0
\$200,001 - \$250,000	6	15.79%	21	0	4	97	0
\$250,001 and up	5	13.16%	6	0	6	63	0
Median Closed DOM	19			15	10	56	33
Total Closed Units	38			5	24	7	2
Total Closed Volume	6,422,348			429.03K	3.98M	1.70M	305.00K



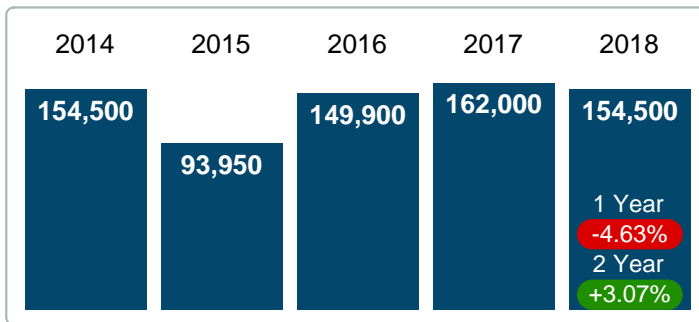
Area Delimited by County Of Bryan - Residential Property Type



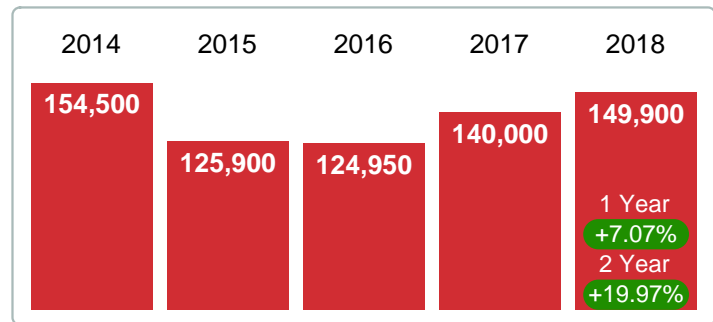
## MEDIAN LIST PRICE AT CLOSING

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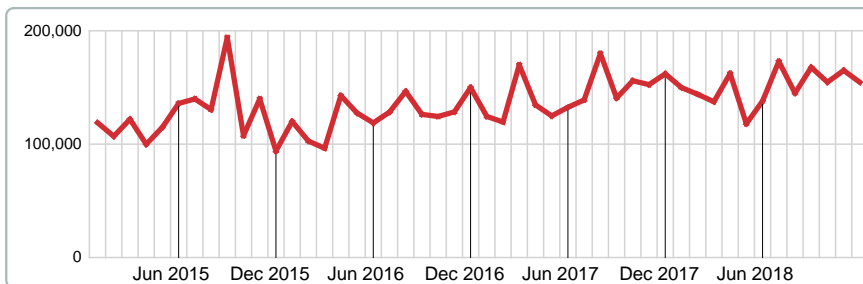
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

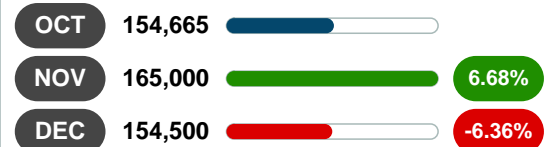


### 3 MONTHS

5 year DEC AVG = 142,970

High Sep 2015 194,000 Low Dec 2015 93,950

Median List Price at Closing this month at **154,500**  
above the 5 yr DEC average of **142,970**



### 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	1	2.63%	55,000	0	55,000	0	0
\$75,001 - \$75,000	0	0.00%	55,000	0	0	0	0
\$75,001 - \$125,000	14	36.84%	104,500	90,000	115,000	96,950	0
\$125,001 - \$175,000	6	15.79%	140,450	0	140,000	0	149,950
\$175,001 - \$200,000	6	15.79%	179,900	0	179,900	196,000	0
\$200,001 - \$250,000	5	13.16%	215,000	0	215,000	220,750	0
\$250,001 and up	6	15.79%	317,000	0	262,450	440,000	0
Median List Price			154,500	90,000	173,700	205,000	149,950
Total Closed Units		100%	154,500	5	24	7	2
Total Closed Volume			6,633,473	479.70K	4.14M	1.71M	299.90K

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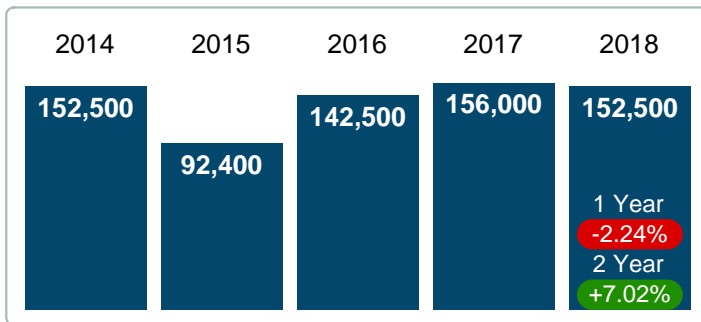


## December 2018

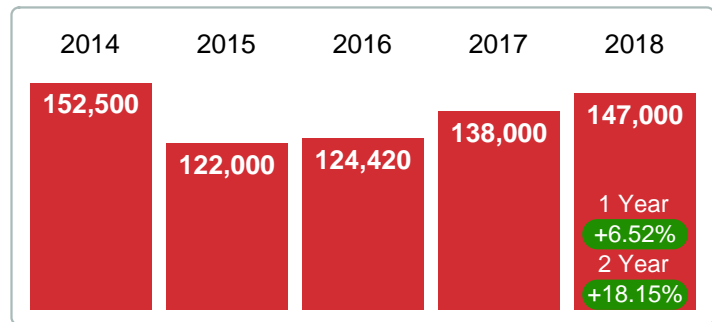
### MEDIAN SOLD PRICE AT CLOSING

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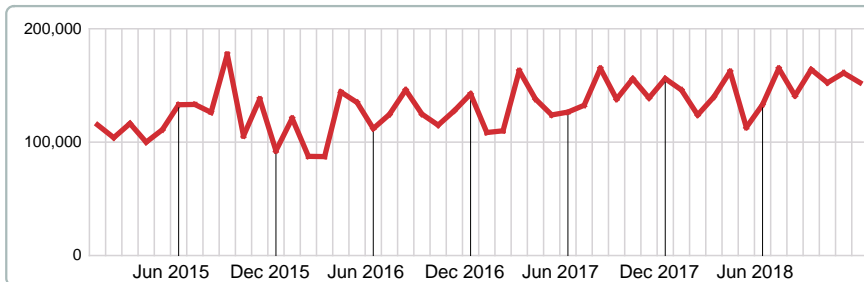
#### DECEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS

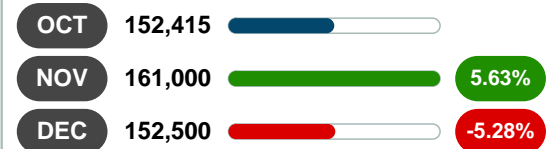


#### 3 MONTHS

5 year DEC AVG = 139,180

High Sep 2015 177,500 Low Mar 2016 87,250

Median Sold Price at Closing this month at **152,500**  
above the 5 yr DEC average of **139,180**



#### 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	4	10.53%	70,613	74,113	55,675	0	0
\$75,001 - \$75,000	0	0.00%	70,613	0	0	0	0
\$75,001 - \$125,000	11	28.95%	100,000	89,900	109,500	94,950	0
\$125,001 - \$175,000	8	21.05%	152,500	0	152,500	0	152,500
\$175,001 - \$200,000	4	10.53%	179,450	0	177,980	196,000	0
\$200,001 - \$250,000	6	15.79%	225,000	0	227,500	218,750	0
\$250,001 and up	5	13.16%	369,000	0	259,000	440,500	0
Median Sold Price			152,500	76,000	161,500	202,500	152,500
Total Closed Units		100%	152,500	5	24	7	2
Total Closed Volume			6,422,348	429.03K	3.98M	1.70M	305.00K



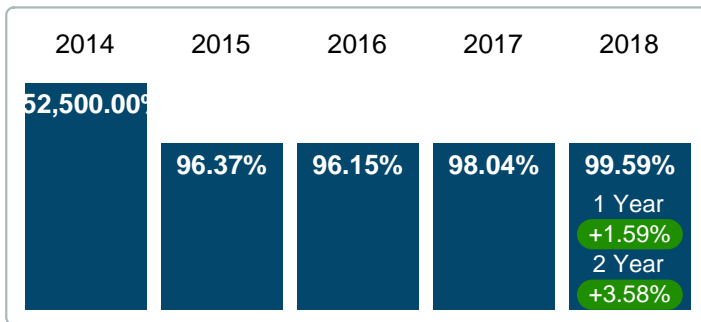
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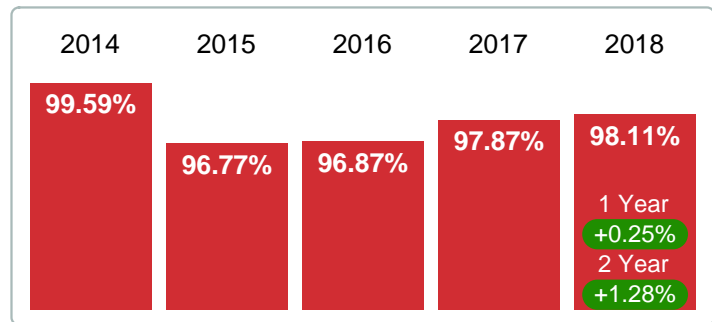
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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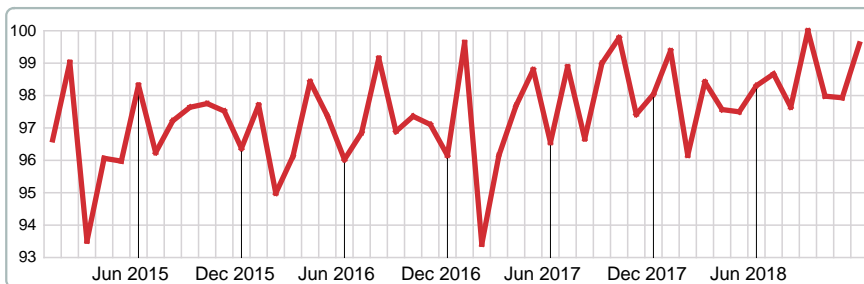
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

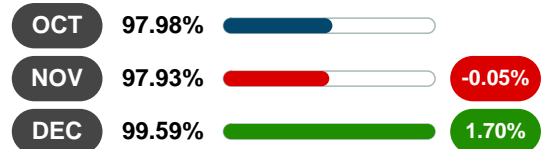


### 3 MONTHS

5 year DEC AVG = 30,578.03%

High Sep 2018 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at **99.59%**  
below the 5 yr DEC average of **30,578.03%**



### 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	4	10.53%	77.23%	76.39%	77.23%	0.00%	0.00%
\$75,001 - \$75,000	0	0.00%	77.23%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	11	28.95%	100.00%	100.00%	97.31%	98.08%	0.00%
\$125,001 - \$175,000	8	21.05%	96.46%	0.00%	95.69%	0.00%	101.88%
\$175,001 - \$200,000	4	10.53%	100.00%	0.00%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	6	15.79%	99.45%	0.00%	99.77%	99.07%	0.00%
\$250,001 and up	5	13.16%	100.00%	0.00%	99.65%	100.10%	0.00%
Median Sold/List Ratio		99.59%		95.12%	98.29%	100.00%	101.88%
Total Closed Units		38	100%	5	24	7	2
Total Closed Volume		6,422,348		429.03K	3.98M	1.70M	305.00K

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Bryan - Residential Property Type

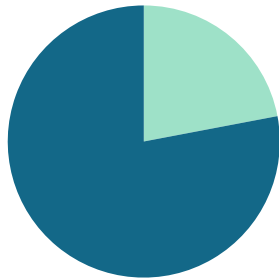


## December 2018

### MARKET SUMMARY

Report produced on Jul 19, 2023 for MLS Technology Inc.

#### INVENTORY

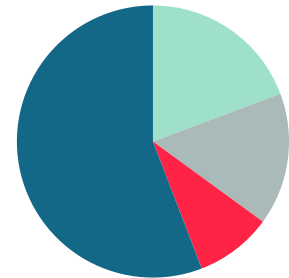


<b>Inventory</b>
New Listings 35 = 22.01%
Start Inventory 124
Total Inventory Units 159
Volume \$37,470,988

#### Market Activity

Closed Sales 38 = 19.29%
Pending Sales 31 = 15.74%
Other Off Market 18 = 9.14%
Active Inventory 110 = 55.84%

#### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2017	2018	+/-%	2017	2018	+/-%
Closed Sales	41	38	-7.32%	351	472	34.47%
Pending Sales	25	31	24.00%	362	483	33.43%
New Listings	36	35	-2.78%	528	678	28.41%
Median List Price	162,000	154,500	-4.63%	140,000	149,900	7.07%
Median Sale Price	156,000	152,500	-2.24%	138,000	147,000	6.52%
Median Percent of Selling Price to List Price	98.04%	99.59%	1.59%	97.87%	98.11%	0.25%
Median Days on Market to Sale	17.00	19.00	11.76%	22.00	27.00	22.73%
Monthly Inventory	156	110	-29.49%	156	110	-29.49%
Months Supply of Inventory	5.33	2.80	-47.56%	5.33	2.80	-47.56%

Absorption: Last 12 months, an Average of 39 Sales/Month

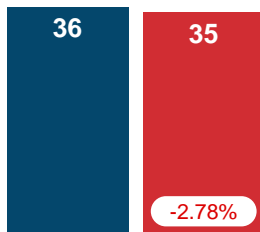
Inventory on December 31, 2018 = 110

2017	2018
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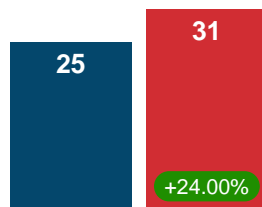
#### DECEMBER MARKET

#### MEDIAN PRICES

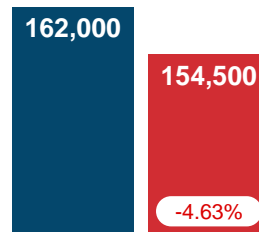
##### New Listings



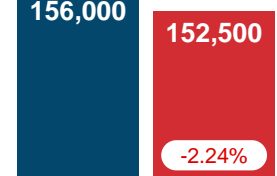
##### Pending Listings



##### List Price



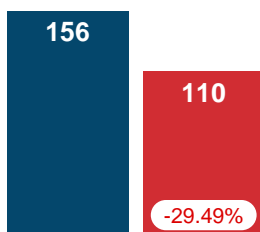
##### Sale Price



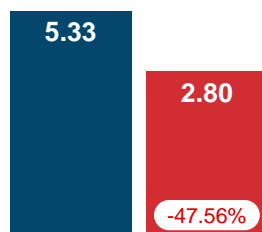
#### INVENTORY

#### MEDIAN SOLD/LIST RATIO & DOM

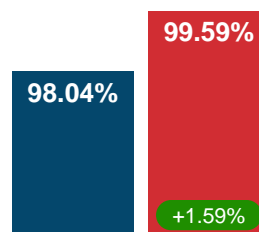
##### Active Inventory



##### Monthly Supply of Inventory



##### Sale/List Ratio



##### Days on Market

