

August 2020



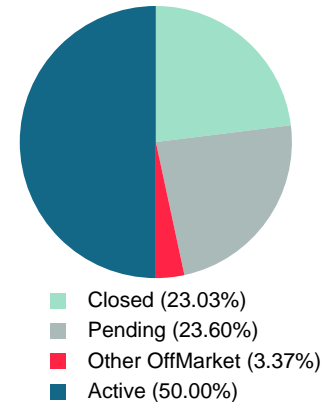
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	2019	August 2020	+/-%
Closed Listings	48	41	-14.58%
Pending Listings	45	42	-6.67%
New Listings	55	40	-27.27%
Median List Price	166,000	189,500	14.16%
Median Sale Price	161,000	181,500	12.73%
Median Percent of Selling Price to List Price	98.47%	98.46%	-0.01%
Median Days on Market to Sale	9.00	16.00	77.78%
End of Month Inventory	139	89	-35.97%
Months Supply of Inventory	3.51	2.33	-33.74%



Absorption: Last 12 months, an Average of **38** Sales/Month
Active Inventory as of August 31, 2020 = **89**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2020 decreased **35.97%** to 89 existing homes available for sale. Over the last 12 months this area has had an average of 38 closed sales per month. This represents an unsold inventory index of **2.33** 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 **12.73%** in August 2020 to \$181,500 versus the previous year at \$161,000.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 7.00 days or **77.78%** in August 2020 compared to last year's same month at **9.00** DOM.

Sales Success for August 2020 is Positive

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

There were 40 New Listings in August 2020, down **27.27%** from last year at 55. Furthermore, there were 41 Closed Listings this month versus last year at 48, a **-14.58%** decrease.

Closed versus Listed trends yielded a **102.5%** ratio, up from previous year's, August 2019, at **87.3%**, a **17.45%** upswing. This will certainly create pressure on a decreasing Monthly 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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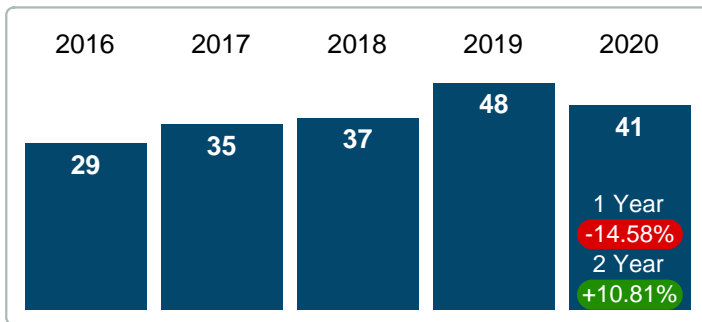
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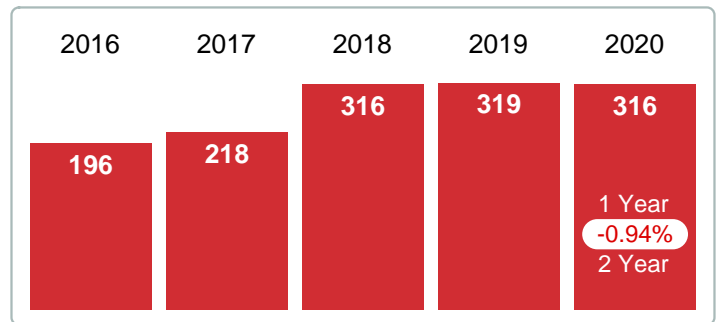
CLOSED LISTINGS

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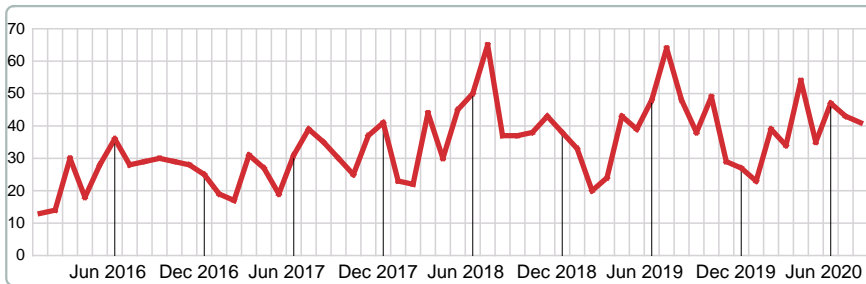
AUGUST



YEAR TO DATE (YTD)

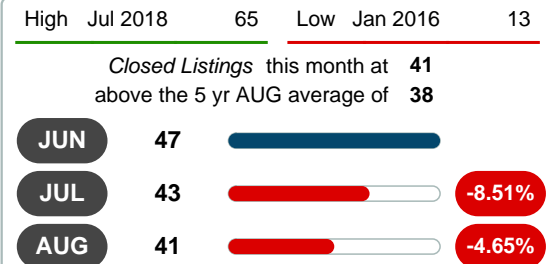


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 38



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	2	4.88%	15.0	0	2	0	0
\$75,001 - \$150,000	7	17.07%	5.0	2	4	1	0
\$150,001 - \$150,000	0	0.00%	5.0	0	0	0	0
\$150,001 - \$200,000	15	36.59%	10.0	0	12	2	1
\$200,001 - \$250,000	6	14.63%	19.0	0	6	0	0
\$250,001 - \$350,000	7	17.07%	27.0	0	6	1	0
\$350,001 and up	4	9.76%	73.5	0	2	1	1
Total Closed Units	41			2	32	5	2
Total Closed Volume	8,860,197	100%	16.0	186.50K	6.93M	1.18M	559.00K
Median Closed Price	\$181,500			\$93,250	\$194,700	\$166,750	\$279,500

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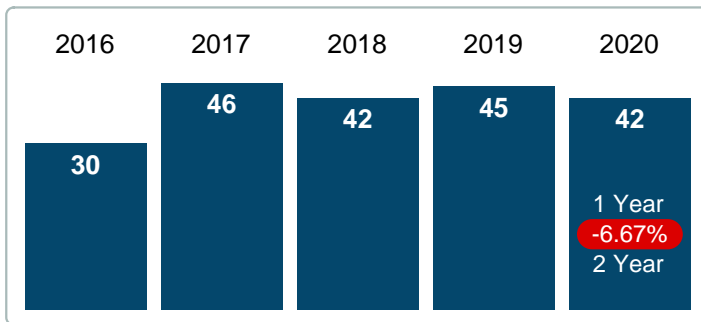
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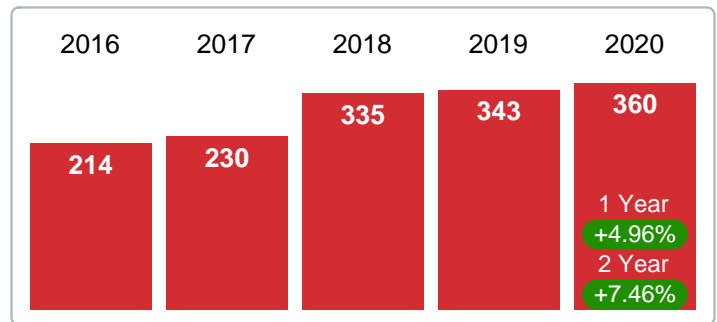
PENDING LISTINGS

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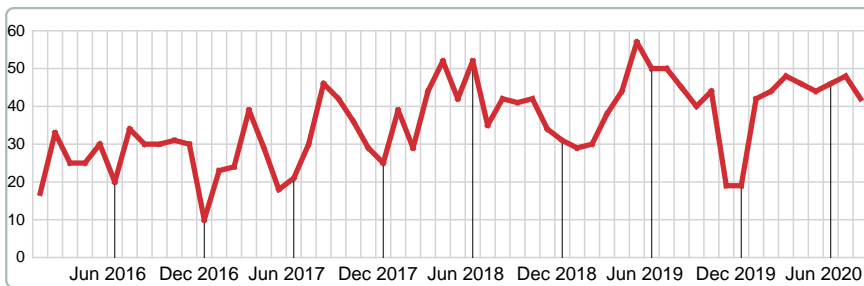
AUGUST



YEAR TO DATE (YTD)

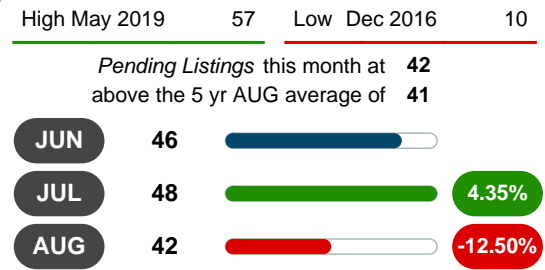


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 41



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	7.14%	105.0	1	2	0	0
\$75,001 - \$125,000	7	16.67%	6.0	4	3	0	0
\$125,001 - \$150,000	5	11.90%	10.0	1	3	1	0
\$150,001 - \$175,000	8	19.05%	4.0	0	7	1	0
\$175,001 - \$200,000	8	19.05%	49.5	0	6	2	0
\$200,001 - \$250,000	5	11.90%	5.0	0	3	2	0
\$250,001 and up	6	14.29%	17.0	0	3	1	2
Total Pending Units	42			6	27	7	2
Total Pending Volume	7,234,806	100%	11.5	604.20K	4.60M	1.43M	602.00K
Median Listing Price	\$166,878			\$105,900	\$168,000	\$199,000	\$301,000

August 2020



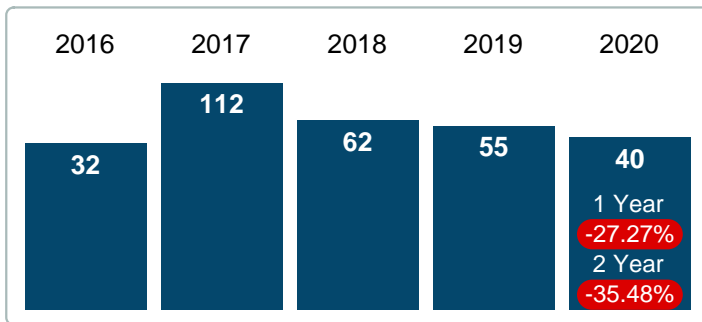
Area Delimited by County Of Bryan - Residential Property Type



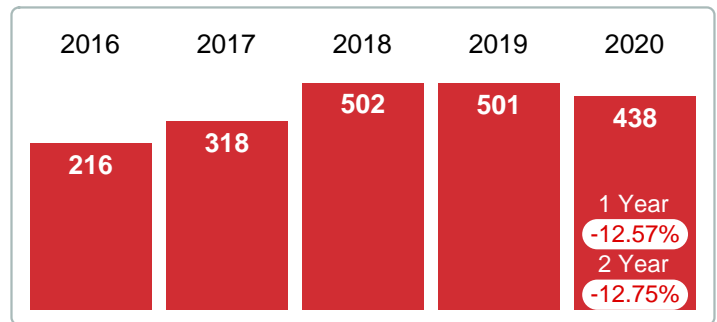
NEW LISTINGS

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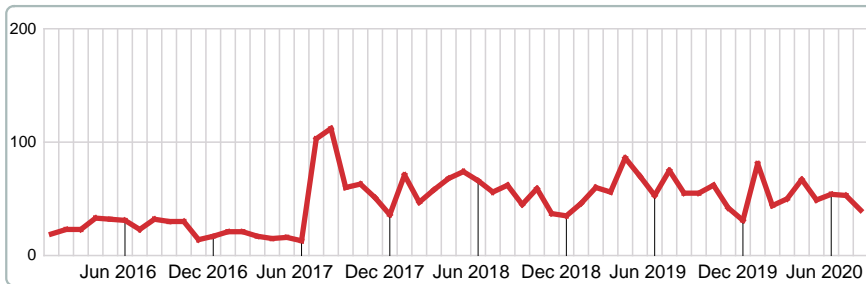
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

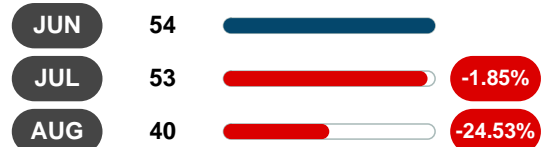


3 MONTHS

5 year AUG AVG = 60

High Aug 2017 112 Low Jun 2017 13

New Listings this month at 40
below the 5 yr AUG average of 60



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	5.00%	0	2	0	0
\$75,001 - \$125,000	7	17.50%	2	5	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$175,000	16	40.00%	2	11	3	0
\$175,001 - \$225,000	6	15.00%	0	5	1	0
\$225,001 - \$300,000	5	12.50%	0	3	2	0
\$300,001 and up	4	10.00%	0	1	1	2
Total New Listed Units	40		4	27	7	2
Total New Listed Volume	7,526,356	100%	464.80K	4.55M	1.49M	1.02M
Median New Listed Listing Price	\$158,175		\$117,400	\$159,600	\$220,000	\$512,000

August 2020



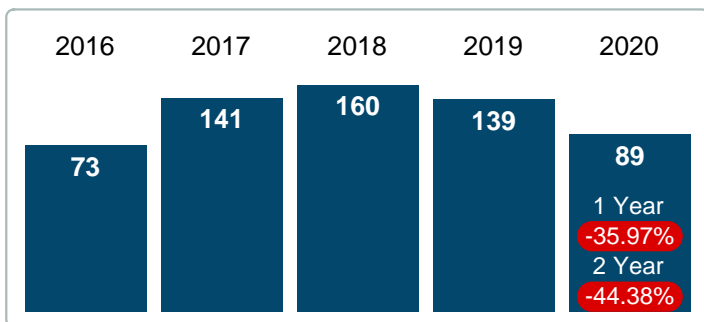
Area Delimited by County Of Bryan - Residential Property Type



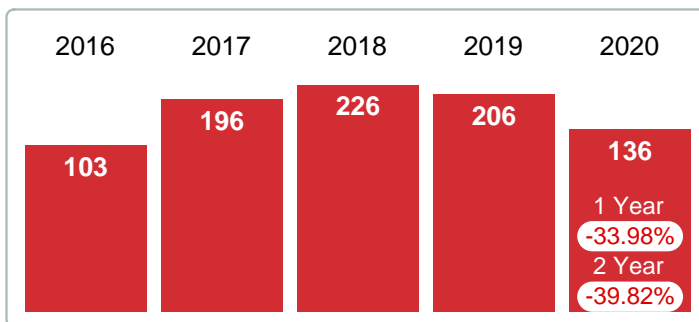
ACTIVE INVENTORY

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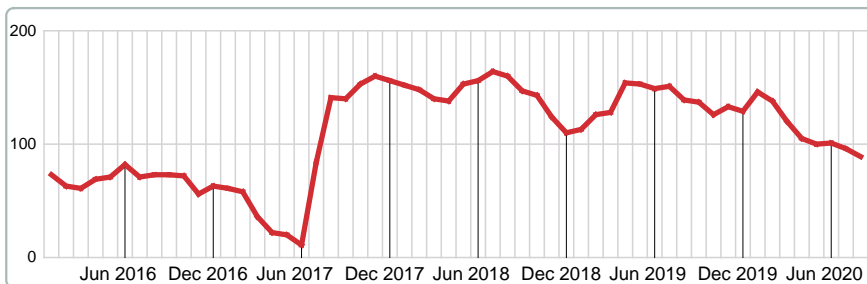
END OF AUGUST



ACTIVE DURING AUGUST

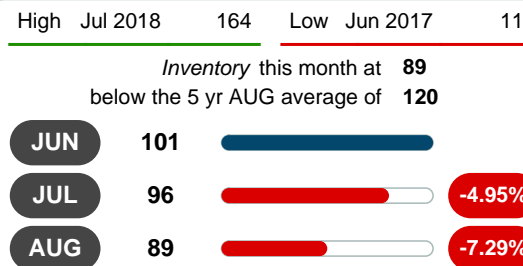


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 120



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	7.87%	95.0	4	3	0	0
\$75,001 - \$125,000	11	12.36%	53.0	1	7	2	1
\$125,001 - \$175,000	15	16.85%	27.0	2	11	2	0
\$175,001 - \$275,000	22	24.72%	77.0	0	16	5	1
\$275,001 - \$375,000	11	12.36%	48.0	0	5	5	1
\$375,001 - \$625,000	14	15.73%	91.5	0	4	4	6
\$625,001 and up	9	10.11%	97.0	0	2	3	4
Total Active Inventory by Units	89			7	48	21	13
Total Active Inventory by Volume	27,479,449	100%	73.0	662.70K	11.33M	8.70M	6.79M
Median Active Inventory Listing Price	\$215,000			\$72,000	\$187,050	\$295,000	\$489,000

August 2020



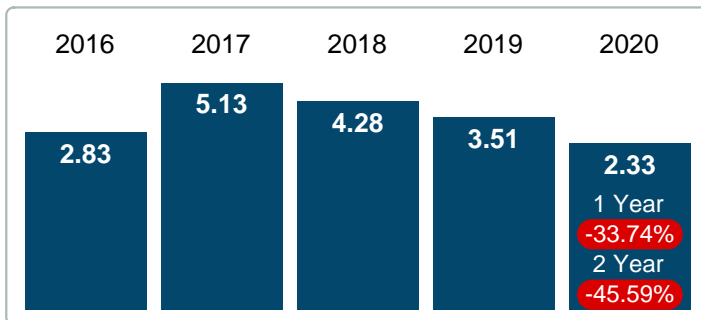
Area Delimited by County Of Bryan - Residential Property Type



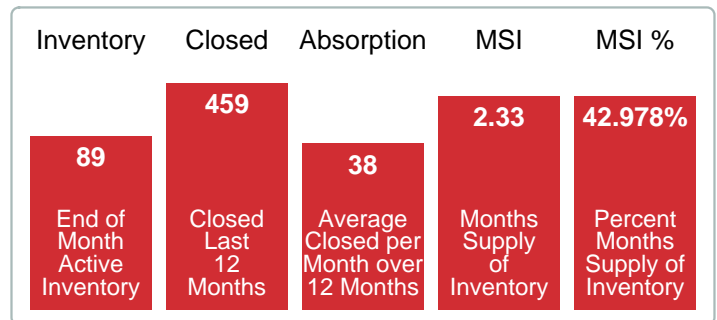
MONTHS SUPPLY of INVENTORY (MSI)

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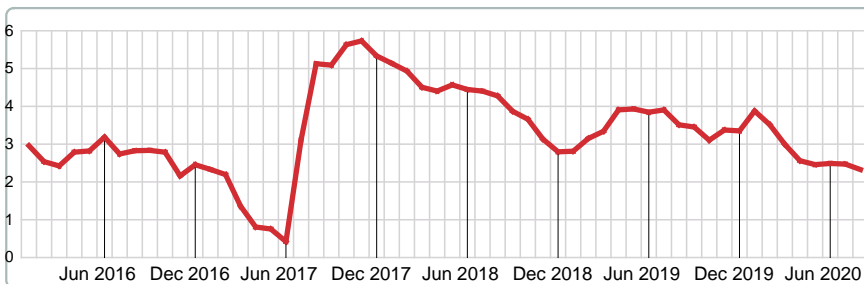
MSI FOR AUGUST



INDICATORS FOR AUGUST 2020

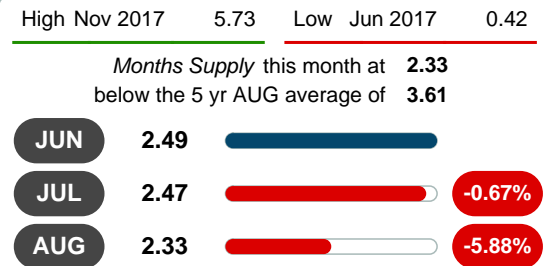


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.61



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
\$75,000 and less	7.87%	1.95	3.69	1.38	0.00	0.00
\$75,001 - \$125,000	12.36%	1.47	0.63	1.40	2.67	6.00
\$125,001 - \$175,000	16.85%	1.54	3.00	1.55	1.14	0.00
\$175,001 - \$275,000	24.72%	1.90	0.00	1.86	2.00	12.00
\$275,001 - \$375,000	12.36%	3.22	0.00	3.00	4.00	3.00
\$375,001 - \$625,000	15.73%	8.40	0.00	6.86	6.00	14.40
\$625,001 and up	10.11%	12.00	0.00	12.00	7.20	24.00
Market Supply of Inventory (MSI)		2.33	1.79	1.90	2.77	8.67
Total Active Inventory by Units		89	7	48	21	13

August 2020



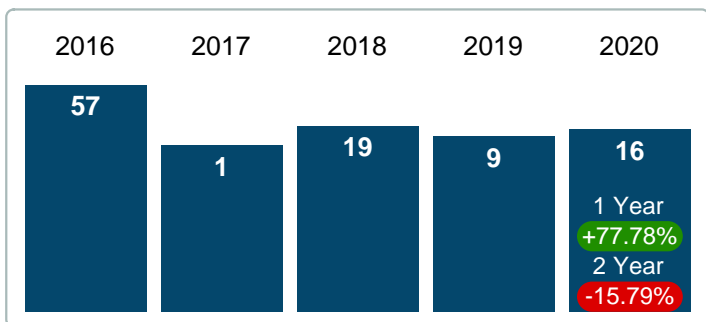
Area Delimited by County Of Bryan - Residential Property Type



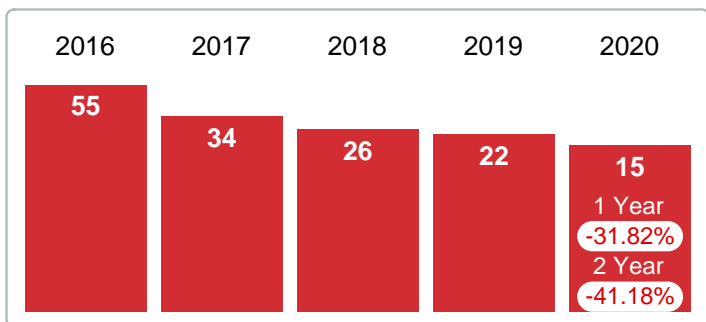
MEDIAN DAYS ON MARKET TO SALE

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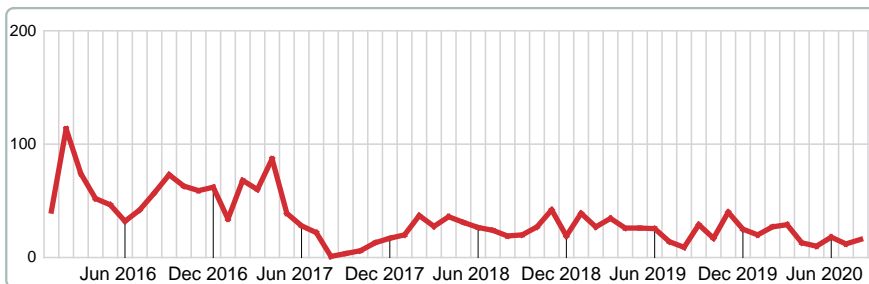
AUGUST



YEAR TO DATE (YTD)

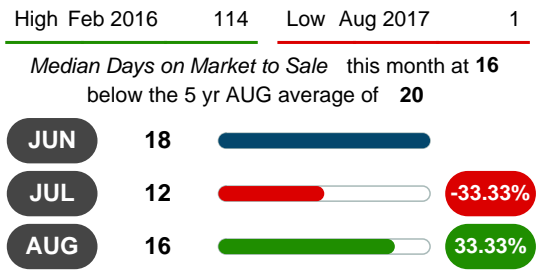


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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	4.88%	15	0	15	0	0
\$75,001 - \$150,000	17.07%	5	73	5	1	0
\$150,001 - \$150,000	0.00%	5	0	0	0	0
\$150,001 - \$200,000	36.59%	10	0	10	53	4
\$200,001 - \$250,000	14.63%	19	0	19	0	0
\$250,001 - \$350,000	17.07%	27	0	22	161	0
\$350,001 and up	9.76%	74	0	45	122	68
Median Closed DOM		16	73	12	103	36
Total Closed Units	100%	41	2	32	5	2
Total Closed Volume		8,860,197	186.50K	6.93M	1.18M	559.00K

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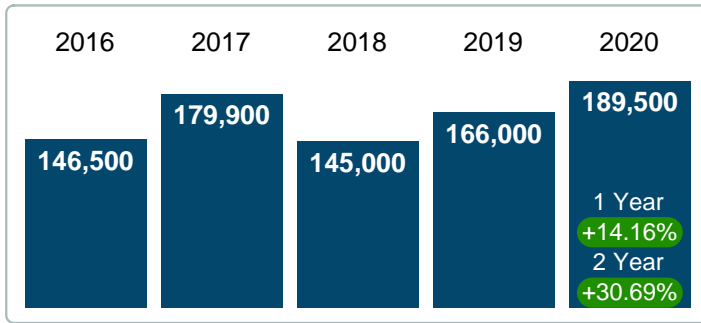
Area Delimited by County Of Bryan - Residential Property Type



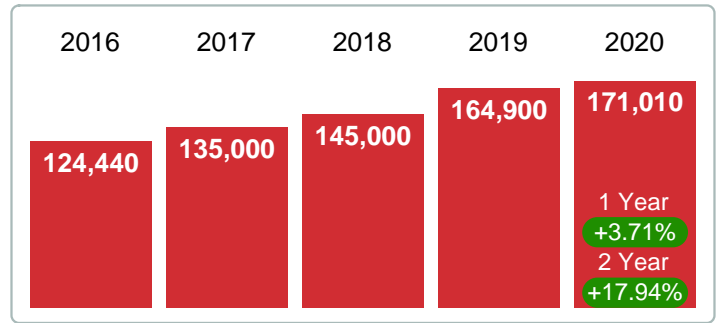
MEDIAN LIST PRICE AT CLOSING

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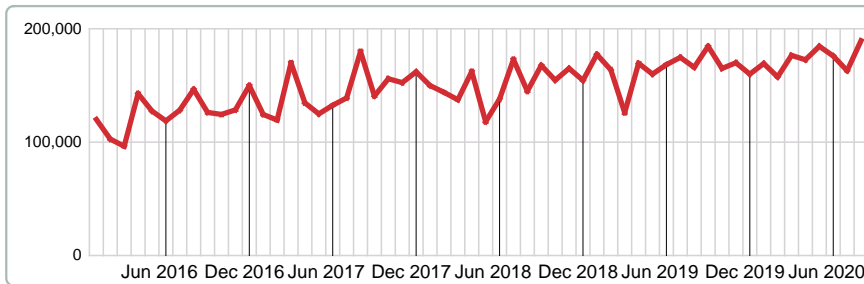
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

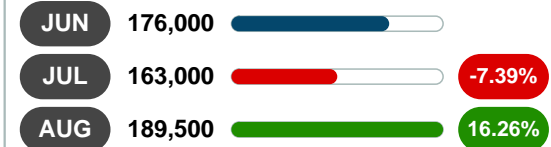


3 MONTHS

5 year AUG AVG = 165,380

High Aug 2020 189,500 Low Mar 2016 96,400

Median List Price at Closing this month at **189,500**
above the 5 yr AUG average of **165,380**



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	4.88%	47,950	0	47,950	0	0
\$75,001 - \$150,000	17.07%	110,000	97,500	127,450	79,900	0
\$150,001 - \$150,000	0.00%	110,000	0	0	0	0
\$150,001 - \$200,000	36.59%	170,000	0	174,950	172,450	154,900
\$200,001 - \$250,000	12.20%	229,999	0	229,999	0	0
\$250,001 - \$350,000	17.07%	299,000	0	312,000	276,000	0
\$350,001 and up	12.20%	529,000	0	577,000	529,000	439,999
Median List Price		189,500	97,500	194,700	179,900	297,450
Total Closed Units	100%	189,500	2	32	5	2
Total Closed Volume		9,282,497	195.00K	7.26M	1.23M	594.90K

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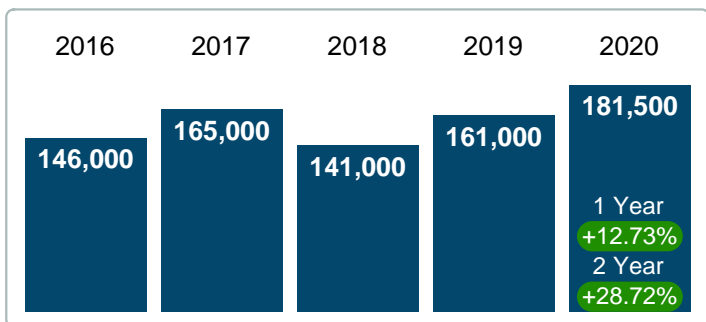
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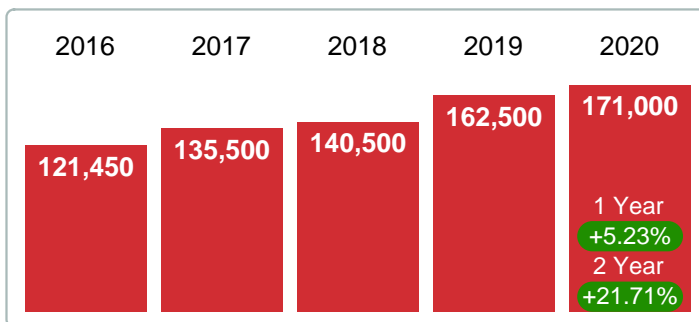
MEDIAN SOLD PRICE AT CLOSING

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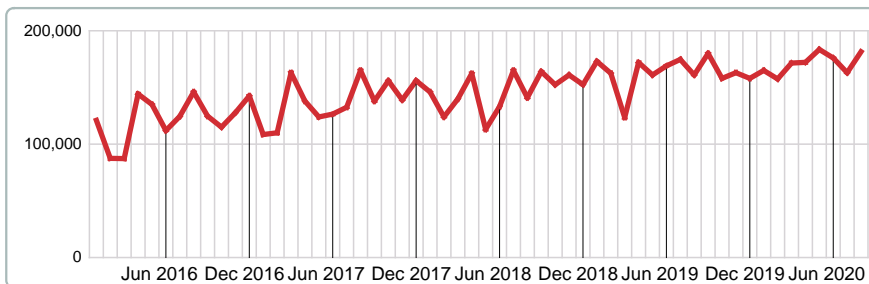
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

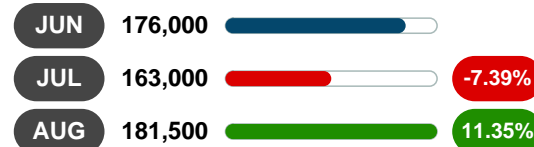


3 MONTHS

5 year AUG AVG = 158,900

High May 2020 183,500 Low Mar 2016 87,250

Median Sold Price at Closing this month at **181,500** above the 5 yr AUG average of **158,900**



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	2	4.88%	50,600	0	50,600	0	0
\$75,001 - \$150,000	7	17.07%	110,000	93,250	116,500	79,900	0
\$150,001 - \$150,000	0	0.00%	110,000	0	0	0	0
\$150,001 - \$200,000	15	36.59%	165,000	0	168,000	162,875	154,000
\$200,001 - \$250,000	6	14.63%	232,125	0	232,125	0	0
\$250,001 - \$350,000	7	17.07%	315,000	0	317,500	260,000	0
\$350,001 and up	4	9.76%	510,500	0	528,000	515,000	405,000
Median Sold Price			181,500	93,250	194,700	166,750	279,500
Total Closed Units		100%	181,500	2	32	5	2
Total Closed Volume			8,860,197	186.50K	6.93M	1.18M	559.00K

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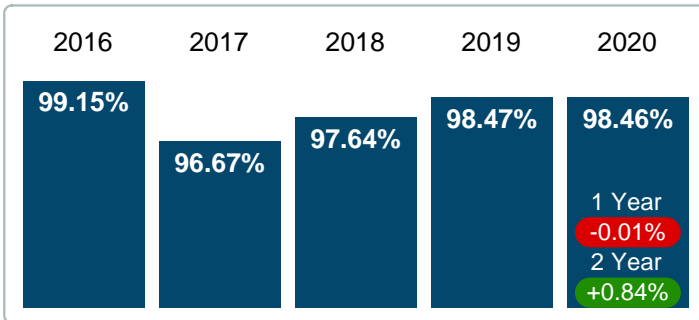
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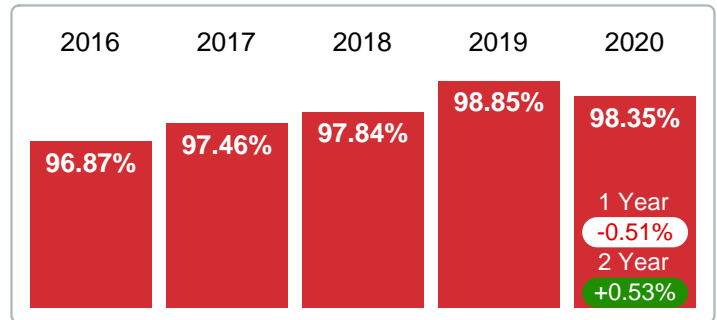
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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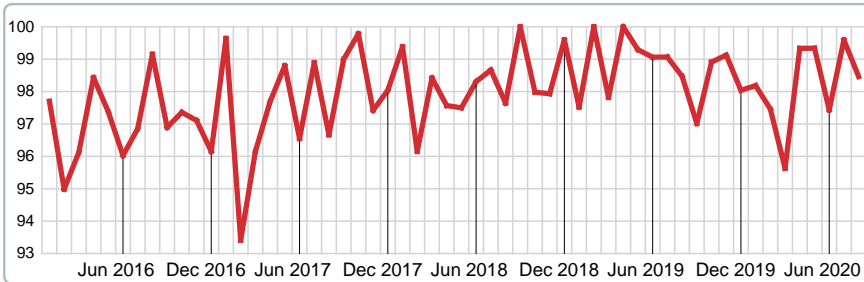
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

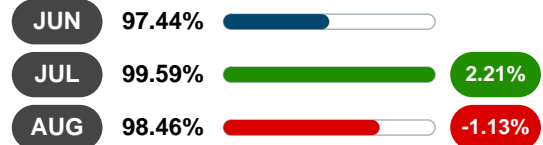


3 MONTHS

5 year AUG AVG = 98.08%

High Apr 2019 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at **98.46%**
equal to 5 yr AUG average of **98.08%**



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	<div style="width: 4.88%;"></div> 2	4.88%	105.50%	0.00%	105.50%	0.00%	0.00%
\$75,001 - \$150,000	<div style="width: 17.07%;"></div> 7	17.07%	100.00%	95.99%	92.37%	100.00%	0.00%
\$150,001 - \$150,000	<div style="width: 0.00%;"></div> 0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$200,000	<div style="width: 36.59%;"></div> 15	36.59%	99.42%	0.00%	100.00%	94.53%	99.42%
\$200,001 - \$250,000	<div style="width: 14.63%;"></div> 6	14.63%	98.19%	0.00%	98.19%	0.00%	0.00%
\$250,001 - \$350,000	<div style="width: 17.07%;"></div> 7	17.07%	95.74%	0.00%	97.10%	94.20%	0.00%
\$350,001 and up	<div style="width: 9.76%;"></div> 4	9.76%	93.68%	0.00%	86.64%	97.35%	92.05%
Median Sold/List Ratio		98.46%		95.99%	98.73%	96.36%	95.73%
Total Closed Units		41	100%	2	32	5	2
Total Closed Volume		8,860,197		186.50K	6.93M	1.18M	559.00K

August 2020



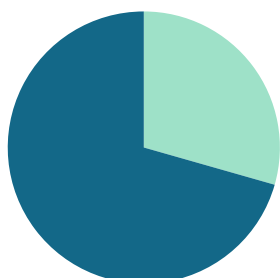
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Jul 26, 2023 for MLS Technology Inc.

INVENTORY

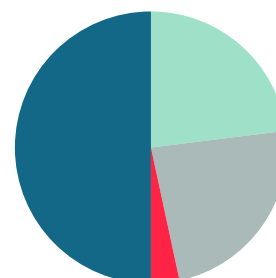


Inventory
 New Listings
40 = 29.41%
 Start Inventory
96
 Total Inventory Units
136
 Volume
\$36,438,955

Market Activity

Closed Sales
41 = 23.03%
 Pending Sales
42 = 23.60%
 Other Off Market
6 = 3.37%
 Active Inventory
89 = 50.00%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	48	41	-14.58%	319	316	-0.94%
Pending Sales	45	42	-6.67%	343	360	4.96%
New Listings	55	40	-27.27%	501	438	-12.57%
Median List Price	166,000	189,500	14.16%	164,900	171,010	3.71%
Median Sale Price	161,000	181,500	12.73%	162,500	171,000	5.23%
Median Percent of Selling Price to List Price	98.47%	98.46%	-0.01%	98.85%	98.35%	-0.51%
Median Days on Market to Sale	9.00	16.00	77.78%	22.00	15.00	-31.82%
Monthly Inventory	139	89	-35.97%	139	89	-35.97%
Months Supply of Inventory	3.51	2.33	-33.74%	3.51	2.33	-33.74%

Absorption: Last 12 months, an Average of **38** Sales/Month

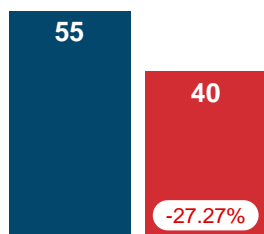
Inventory on August 31, 2020 = **89**

2019 **2020**

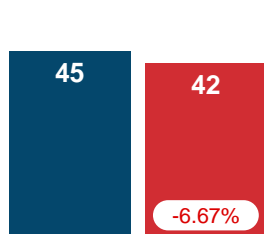
AUGUST MARKET

MEDIAN PRICES

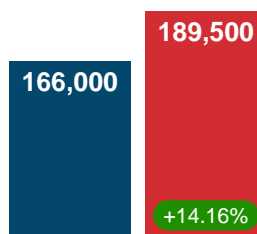
New Listings



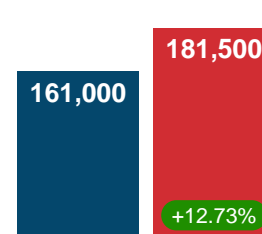
Pending Listings



List Price



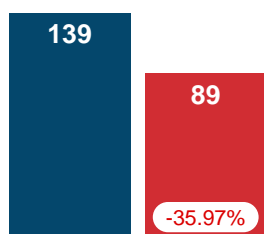
Sale Price



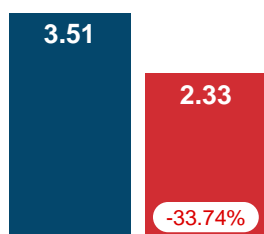
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

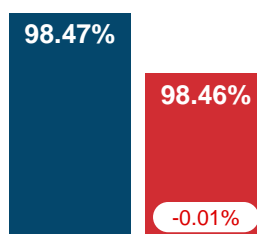
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

