

May 2020



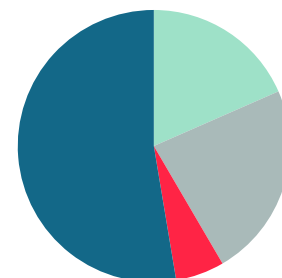
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	39	35	-10.26%
Pending Listings	57	44	-22.81%
New Listings	70	49	-30.00%
Median List Price	160,000	184,500	15.31%
Median Sale Price	161,000	183,500	13.98%
Median Percent of Selling Price to List Price	99.29%	99.34%	0.05%
Median Days on Market to Sale	26.00	10.00	-61.54%
End of Month Inventory	153	100	-34.64%
Months Supply of Inventory	3.93	2.46	-37.45%



■ Closed (18.42%)
■ Pending (23.16%)
■ Other OffMarket (5.79%)
■ Active (52.63%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of May 31, 2020 = **100**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **34.64%** to 100 existing homes available for sale. Over the last 12 months this area has had an average of 41 closed sales per month. This represents an unsold inventory index of **2.46** 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 **13.98%** in May 2020 to \$183,500 versus the previous year at \$161,000.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 16.00 days or **61.54%** in May 2020 compared to last year's same month at **26.00** DOM.

Sales Success for May 2020 is Positive

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

There were 49 New Listings in May 2020, down **30.00%** from last year at 70. Furthermore, there were 35 Closed Listings this month versus last year at 39, a **-10.26%** decrease.

Closed versus Listed trends yielded a **71.4%** ratio, up from previous year's, May 2019, at **55.7%**, a **28.21%** upswing. 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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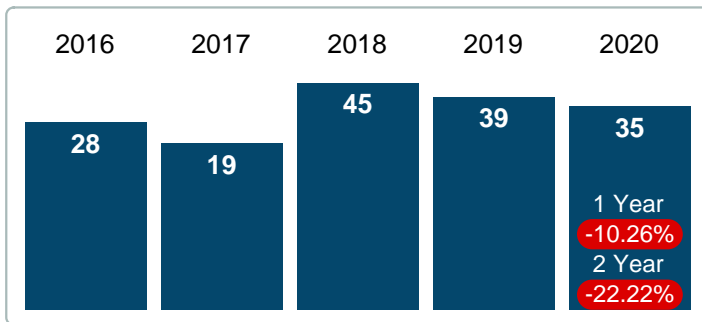
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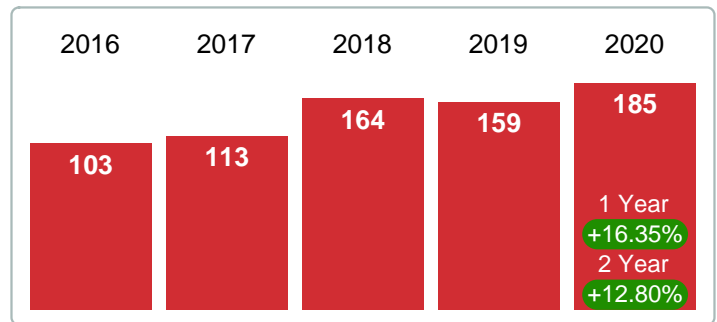
CLOSED LISTINGS

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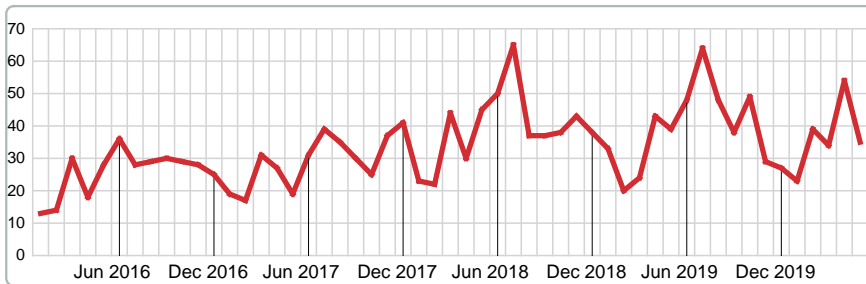
MAY



YEAR TO DATE (YTD)

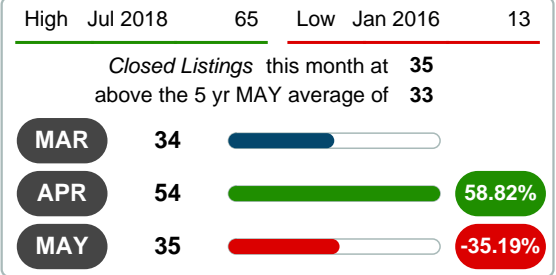


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 33



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	3	8.57%	8.0	1	2	0	0
\$75,001 - \$125,000	4	11.43%	14.5	1	3	0	0
\$125,001 - \$150,000	3	8.57%	30.0	0	2	1	0
\$150,001 - \$200,000	11	31.43%	10.0	0	10	1	0
\$200,001 - \$275,000	6	17.14%	8.5	1	3	2	0
\$275,001 - \$400,000	5	14.29%	7.0	0	0	3	2
\$400,001 and up	3	8.57%	104.0	0	1	2	0
Total Closed Units	35			3	21	9	2
Total Closed Volume	7,374,200	100%	10.0	350.50K	3.57M	2.69M	768.90K
Median Closed Price	\$183,500			\$79,500	\$171,000	\$289,000	\$384,450

May 2020



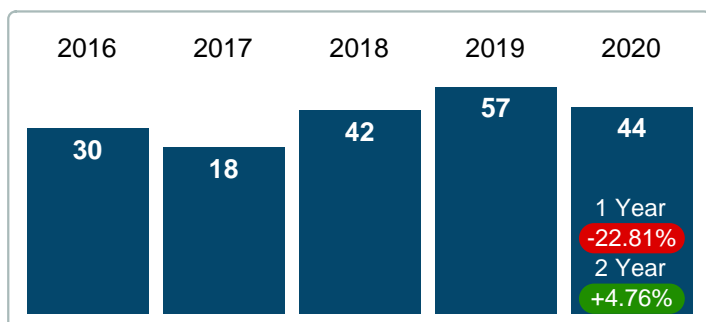
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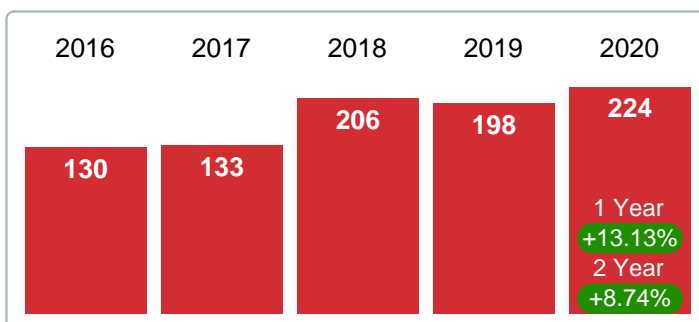
PENDING LISTINGS

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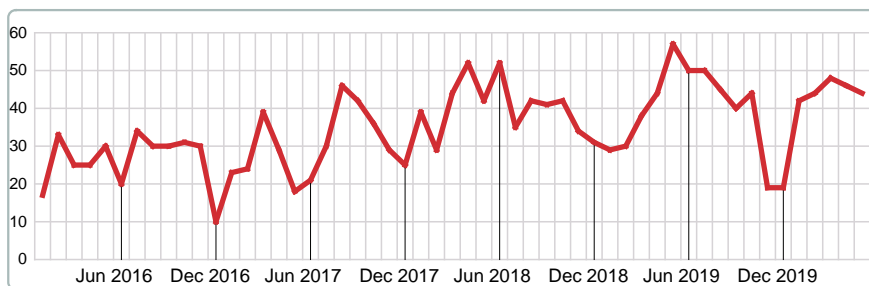
MAY



YEAR TO DATE (YTD)

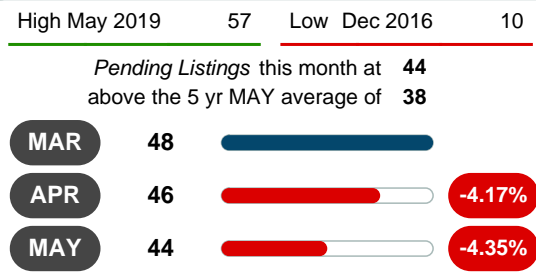


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 38



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	2	4.55%	57.5	1	1	0	0
\$75,001 - \$100,000	6	13.64%	60.5	3	2	1	0
\$100,001 - \$150,000	7	15.91%	14.0	1	5	1	0
\$150,001 - \$200,000	8	18.18%	17.0	0	5	3	0
\$200,001 - \$250,000	9	20.45%	23.0	0	6	3	0
\$250,001 - \$375,000	7	15.91%	8.0	0	2	4	1
\$375,001 and up	5	11.36%	52.0	0	1	2	2
Total Pending Units	44			5	22	14	3
Total Pending Volume	9,139,899	100%	19.5	453.50K	4.09M	3.47M	1.13M
Median Listing Price	\$194,500			\$97,500	\$175,000	\$249,250	\$424,900

May 2020



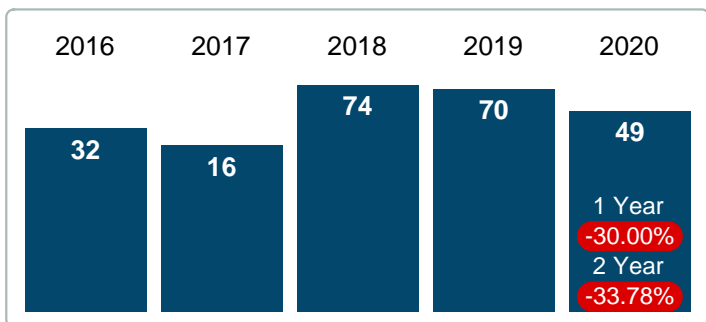
Area Delimited by County Of Bryan - Residential Property Type



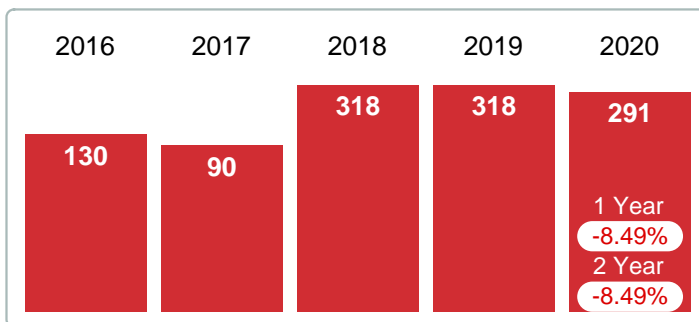
NEW LISTINGS

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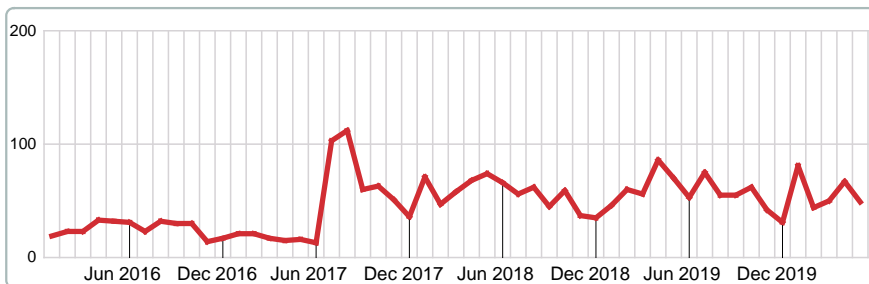
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 48

High Aug 2017 112 Low Jun 2017 13

New Listings this month at 49
above the 5 yr MAY average of 48



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.08%	1	0	1	0
\$50,001 - \$100,000	8	16.33%	5	2	1	0
\$100,001 - \$150,000	6	12.24%	1	5	0	0
\$150,001 - \$200,000	9	18.37%	1	6	1	1
\$200,001 - \$300,000	12	24.49%	0	8	3	1
\$300,001 - \$525,000	7	14.29%	0	5	1	1
\$525,001 and up	5	10.20%	0	2	1	2
Total New Listed Units	49		8	28	8	5
Total New Listed Volume	12,085,999	100%	727.30K	7.11M	2.11M	2.14M
Median New Listed Listing Price	\$197,500		\$83,000	\$207,450	\$231,900	\$429,000

May 2020



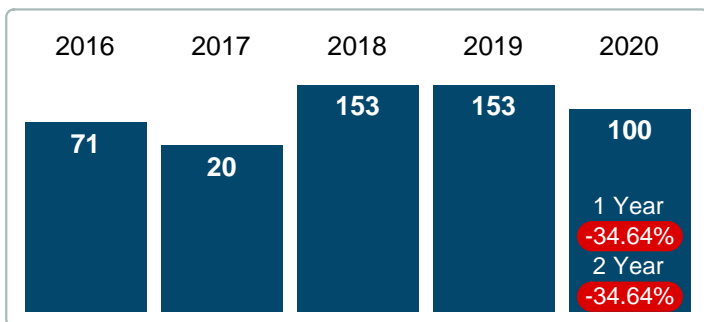
Area Delimited by County Of Bryan - Residential Property Type



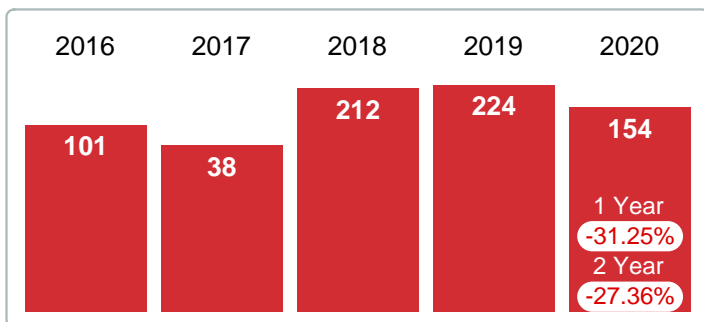
ACTIVE INVENTORY

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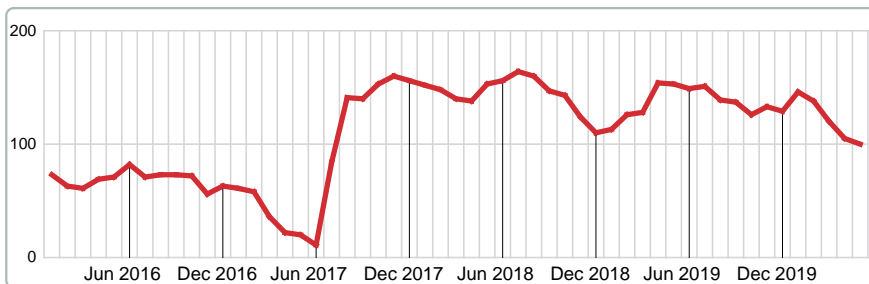
END OF MAY



ACTIVE DURING MAY

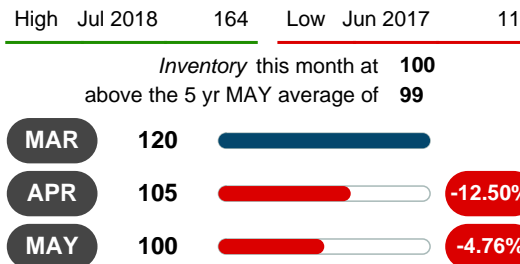


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	4.00%	46.0	2	1	1	0
\$50,001 - \$100,000	17	17.00%	32.0	7	9	1	0
\$100,001 - \$175,000	13	13.00%	38.0	3	7	2	1
\$175,001 - \$275,000	29	29.00%	48.0	1	20	6	2
\$275,001 - \$375,000	13	13.00%	81.0	0	9	4	0
\$375,001 - \$575,000	11	11.00%	37.0	0	4	3	4
\$575,001 and up	13	13.00%	60.0	0	4	6	3
Total Active Inventory by Units	100			13	54	23	10
Total Active Inventory by Volume	29,991,797	100%	49.0	1.19M	14.05M	9.03M	5.72M
Median Active Inventory Listing Price	\$211,450			\$77,000	\$199,750	\$280,000	\$464,500

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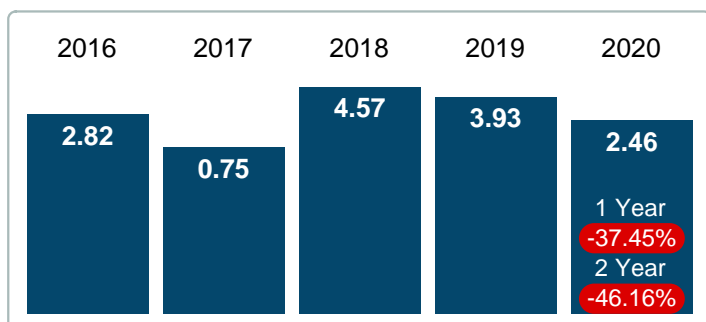
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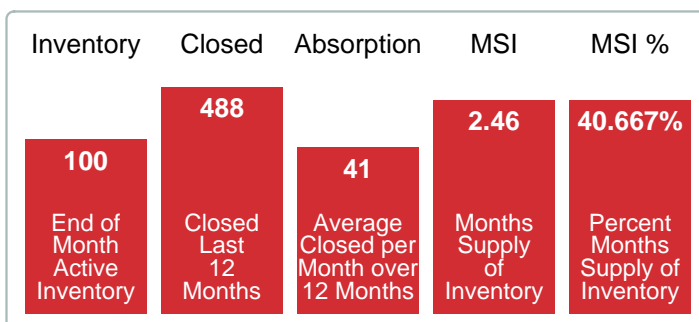
MONTHS SUPPLY of INVENTORY (MSI)

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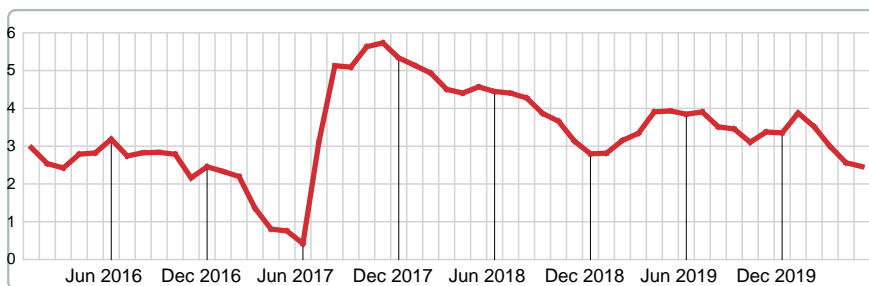
MSI FOR MAY



INDICATORS FOR MAY 2020

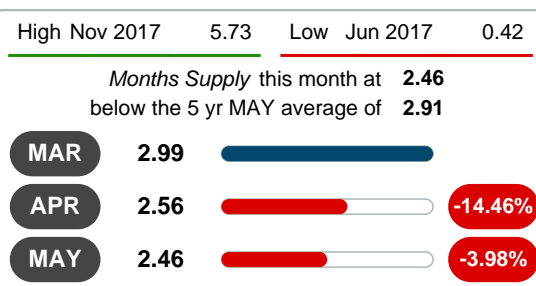


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.91



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
\$50,000 and less	4	4.00%	1.92	2.40	0.86	12.00	0.00
\$50,001 - \$100,000	17	17.00%	2.96	5.60	2.35	2.40	0.00
\$100,001 - \$175,000	13	13.00%	0.87	3.00	0.63	0.77	6.00
\$175,001 - \$275,000	29	29.00%	2.42	2.40	2.29	2.25	12.00
\$275,001 - \$375,000	13	13.00%	3.39	0.00	5.14	2.82	0.00
\$375,001 - \$575,000	11	11.00%	8.25	0.00	12.00	4.50	12.00
\$575,001 and up	13	13.00%	17.33	0.00	16.00	18.00	18.00
Market Supply of Inventory (MSI)			2.46	3.63	1.98	2.82	6.00
Total Active Inventory by Units		100%	2.46	13	54	23	10

May 2020



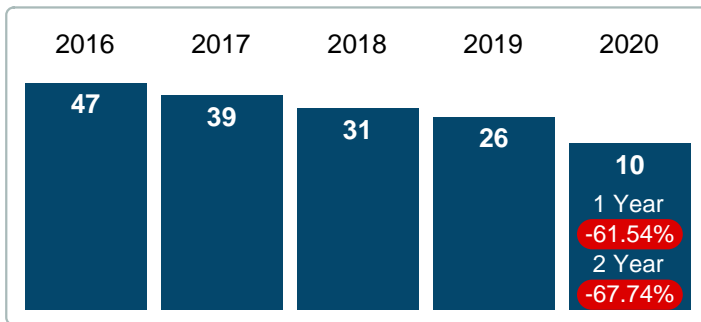
Area Delimited by County Of Bryan - Residential Property Type



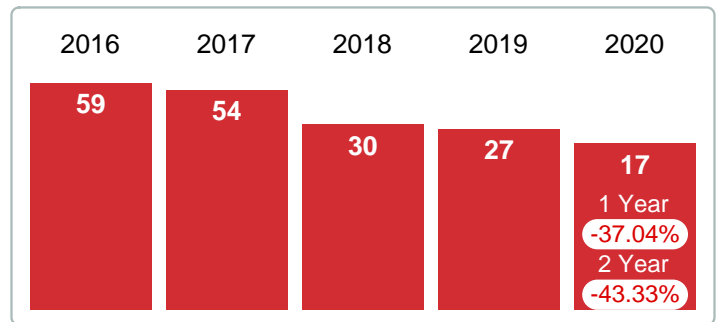
MEDIAN DAYS ON MARKET TO SALE

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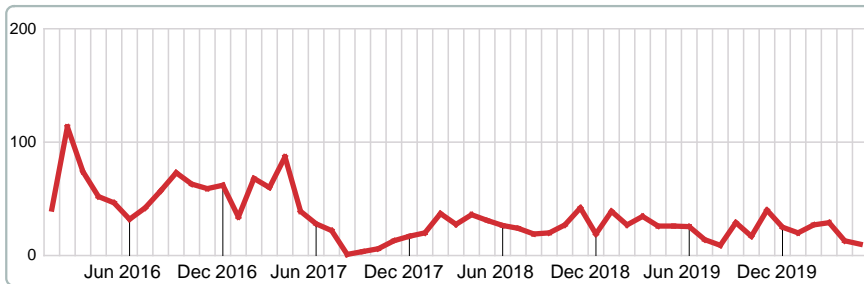
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

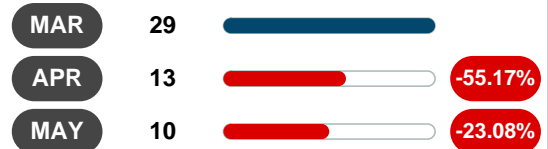


3 MONTHS

5 year MAY AVG = 31

High Feb 2016 114 Low Aug 2017 1

Median Days on Market to Sale this month at 10 below the 5 yr MAY average of 31



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	8.57%	8	8	31	0	0
\$75,001 - \$125,000	11.43%	15	8	21	0	0
\$125,001 - \$150,000	8.57%	30	0	36	6	0
\$150,001 - \$200,000	31.43%	10	0	10	28	0
\$200,001 - \$275,000	17.14%	9	1	5	88	0
\$275,001 - \$400,000	14.29%	7	0	0	1	9
\$400,001 and up	8.57%	104	0	104	108	0
Median Closed DOM		10	8	10	22	9
Total Closed Units	100%	35	3	21	9	2
Total Closed Volume		7,374,200	350.50K	3.57M	2.69M	768.90K

May 2020



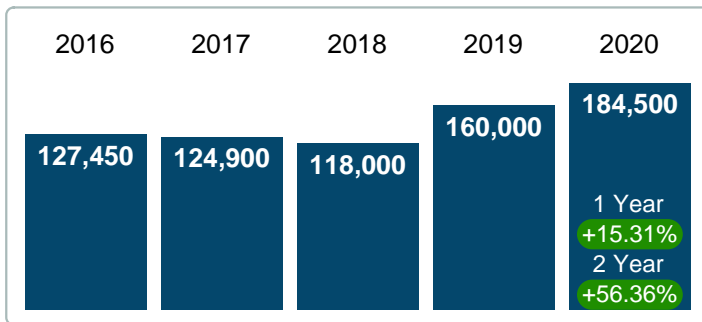
Area Delimited by County Of Bryan - Residential Property Type



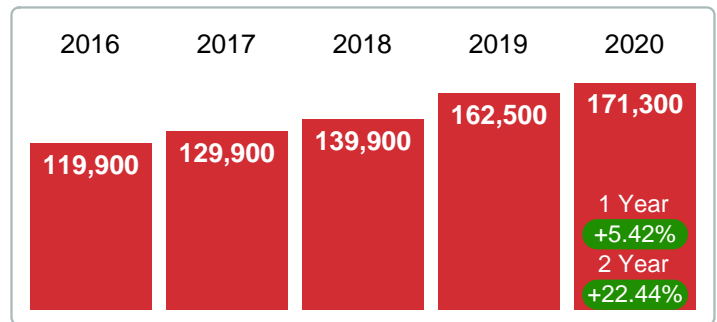
MEDIAN LIST PRICE AT CLOSING

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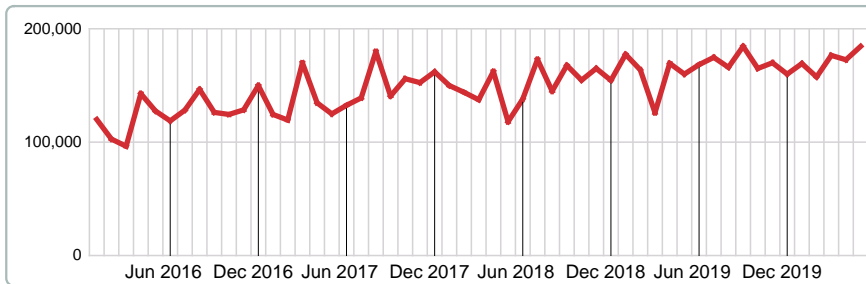
MAY



YEAR TO DATE (YTD)

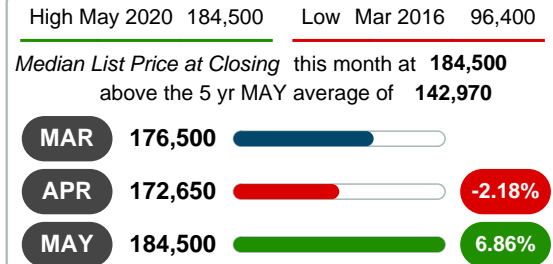


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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	3	8.57%	50,000	42,500	62,450	0	0
\$75,001 - \$125,000	4	11.43%	101,950	79,500	104,900	0	0
\$125,001 - \$150,000	3	8.57%	137,900	0	138,900	135,900	0
\$150,001 - \$200,000	12	34.29%	181,700	0	181,700	182,450	0
\$200,001 - \$275,000	5	14.29%	222,500	239,000	218,000	222,500	0
\$275,001 - \$400,000	4	11.43%	345,950	0	0	323,000	368,900
\$400,001 and up	4	11.43%	452,000	0	449,000	505,000	455,000
Median List Price			184,500	79,500	175,000	289,000	411,950
Total Closed Units		100%	184,500	3	21	9	2
Total Closed Volume			7,561,520	361.00K	3.66M	2.71M	823.90K

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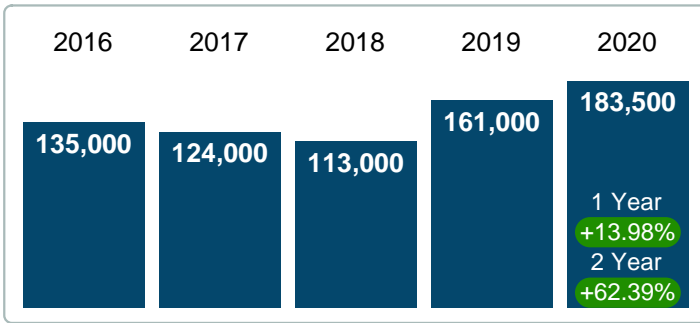
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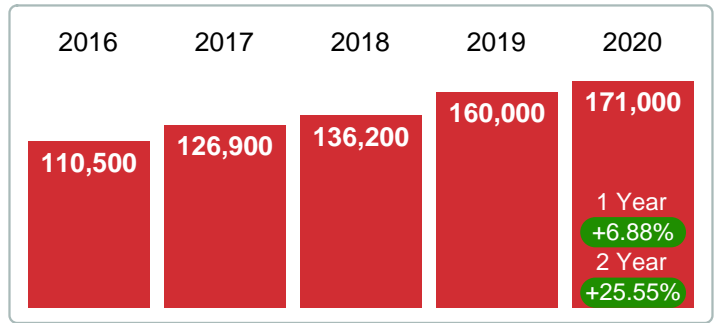
MEDIAN SOLD PRICE AT CLOSING

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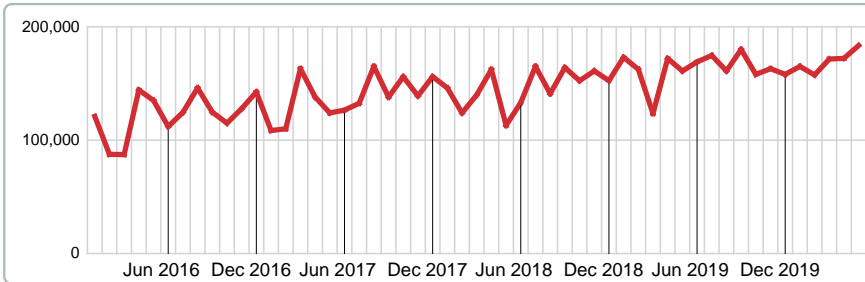
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

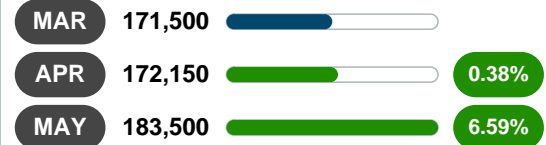


3 MONTHS

5 year MAY AVG = 143,300

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

Median Sold Price at Closing this month at **183,500** above the 5 yr MAY average of **143,300**



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	8.57%	42,000	42,000	50,000	0	0
\$75,001 - \$125,000	11.43%	96,750	79,500	103,500	0	0
\$125,001 - \$150,000	8.57%	135,000	0	133,750	135,000	0
\$150,001 - \$200,000	31.43%	179,400	0	181,450	163,000	0
\$200,001 - \$275,000	17.14%	220,000	229,000	218,000	213,000	0
\$275,001 - \$400,000	14.29%	360,000	0	0	323,000	384,450
\$400,001 and up	8.57%	475,000	0	430,000	495,000	0
Median Sold Price		183,500	79,500	171,000	289,000	384,450
Total Closed Units	100%	183,500	3	21	9	2
Total Closed Volume		7,374,200	350.50K	3.57M	2.69M	768.90K

May 2020



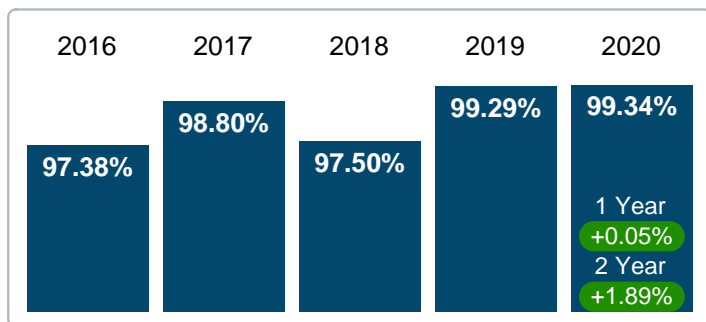
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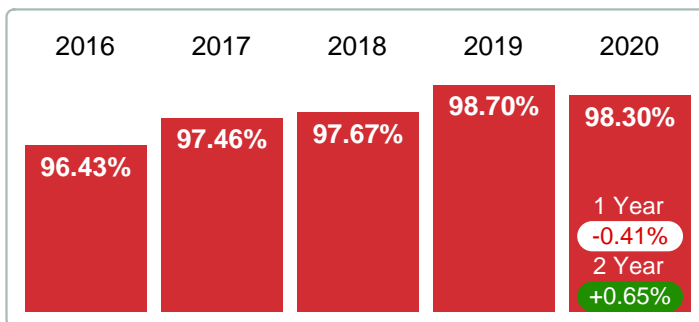
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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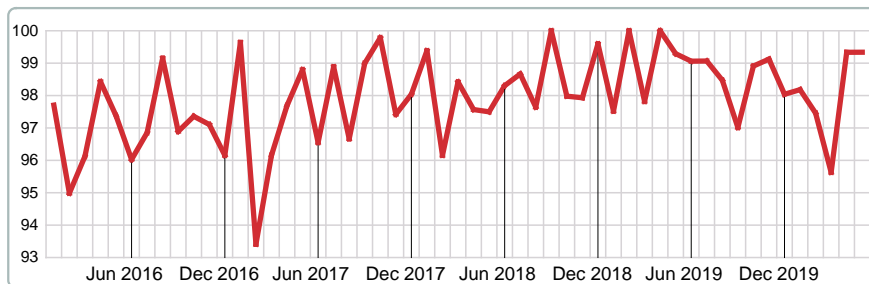
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

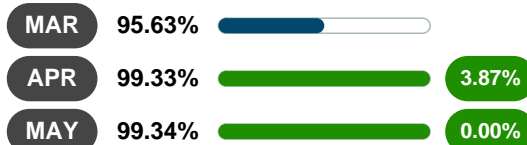


3 MONTHS

5 year MAY AVG = 98.46%

High Apr 2019 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at **99.34%**
above the 5 yr MAY average of **98.46%**



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: 8.57%;"></div> 3	8.57%	86.78%	98.82%	78.39%	0.00%	0.00%
\$75,001 - \$125,000	<div style="width: 11.43%;"></div> 4	11.43%	95.45%	100.00%	90.91%	0.00%	0.00%
\$125,001 - \$150,000	<div style="width: 8.57%;"></div> 3	8.57%	96.50%	0.00%	96.29%	99.34%	0.00%
\$150,001 - \$200,000	<div style="width: 31.43%;"></div> 11	31.43%	99.46%	0.00%	99.48%	98.79%	0.00%
\$200,001 - \$275,000	<div style="width: 17.14%;"></div> 6	17.14%	99.72%	95.82%	99.67%	100.91%	0.00%
\$275,001 - \$400,000	<div style="width: 14.29%;"></div> 5	14.29%	100.00%	0.00%	0.00%	100.00%	93.96%
\$400,001 and up	<div style="width: 8.57%;"></div> 3	8.57%	95.77%	0.00%	95.77%	100.19%	0.00%
Median Sold/List Ratio		99.34%		98.82%	98.93%	99.78%	93.96%
Total Closed Units		35	100%	3	21	9	2
Total Closed Volume		7,374,200		350.50K	3.57M	2.69M	768.90K

May 2020



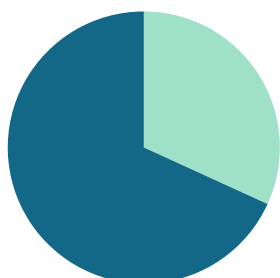
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

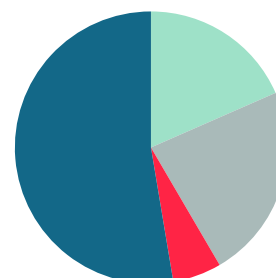


Inventory
 New Listings
49 = 31.82%
 Start Inventory
105
 Total Inventory Units
154
 Volume
\$42,181,796

Market Activity

Closed Sales
35 = 18.42%
 Pending Sales
44 = 23.16%
 Other Off Market
11 = 5.79%
 Active Inventory
100 = 52.63%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	39	35	-10.26%	159	185	16.35%
Pending Sales	57	44	-22.81%	198	224	13.13%
New Listings	70	49	-30.00%	318	291	-8.49%
Median List Price	160,000	184,500	15.31%	162,500	171,300	5.42%
Median Sale Price	161,000	183,500	13.98%	160,000	171,000	6.88%
Median Percent of Selling Price to List Price	99.29%	99.34%	0.05%	98.70%	98.30%	-0.41%
Median Days on Market to Sale	26.00	10.00	-61.54%	27.00	17.00	-37.04%
Monthly Inventory	153	100	-34.64%	153	100	-34.64%
Months Supply of Inventory	3.93	2.46	-37.45%	3.93	2.46	-37.45%

Absorption: Last 12 months, an Average of **41** Sales/Month

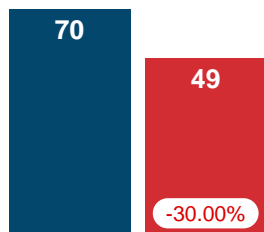
Inventory on May 31, 2020 = **100**

2019 **2020**

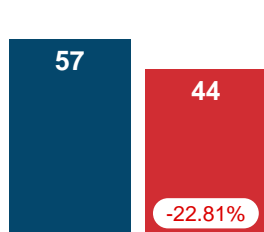
MAY MARKET

MEDIAN PRICES

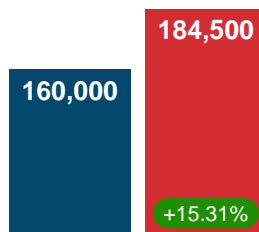
New Listings



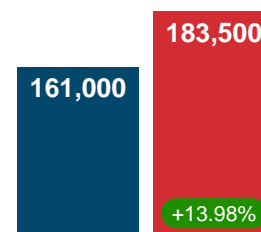
Pending Listings



List Price



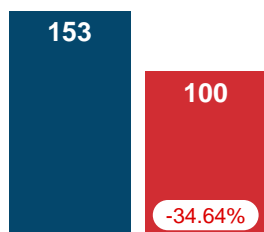
Sale Price



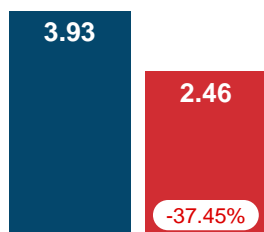
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

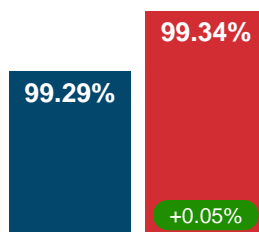
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

