

August 2021



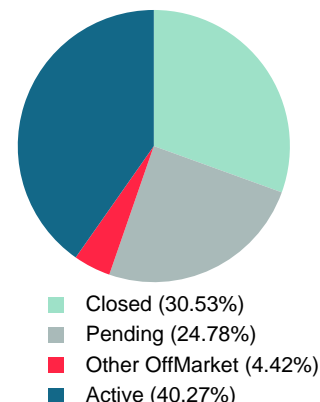
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	August 2021	+/-%
Closed Listings	41	69	68.29%
Pending Listings	42	56	33.33%
New Listings	40	70	75.00%
Median List Price	189,500	216,000	13.98%
Median Sale Price	181,500	220,000	21.21%
Median Percent of Selling Price to List Price	98.46%	100.00%	1.56%
Median Days on Market to Sale	16.00	6.00	-62.50%
End of Month Inventory	89	91	2.25%
Months Supply of Inventory	2.33	2.03	-12.93%



Absorption: Last 12 months, an Average of **45** Sales/Month
Active Inventory as of August 31, 2021 = **91**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2021 rose **2.25%** to 91 existing homes available for sale. Over the last 12 months this area has had an average of 45 closed sales per month. This represents an unsold inventory index of **2.03** 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 **21.21%** in August 2021 to \$220,000 versus the previous year at \$181,500.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 10.00 days or **62.50%** in August 2021 compared to last year's same month at **16.00** DOM.

Sales Success for August 2021 is Positive

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

There were 70 New Listings in August 2021, up **75.00%** from last year at 40. Furthermore, there were 69 Closed Listings this month versus last year at 41, a **68.29%** increase.

Closed versus Listed trends yielded a **98.6%** ratio, down from previous year's, August 2020, at **102.5%**, a **3.83%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

August 2021



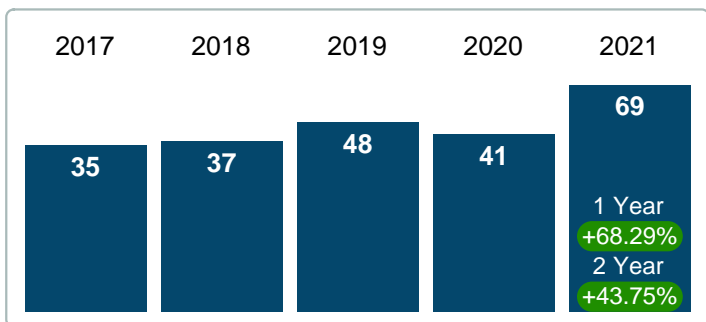
Area Delimited by County Of Bryan - Residential Property Type



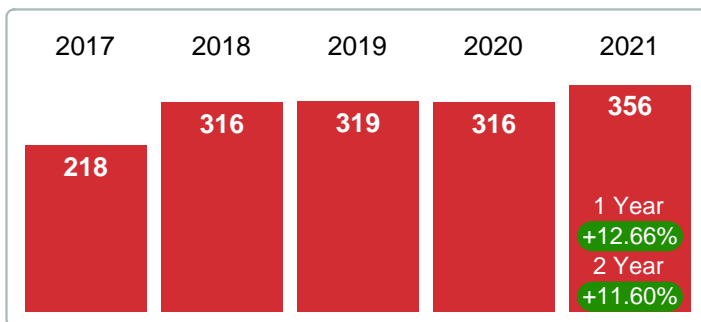
CLOSED LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

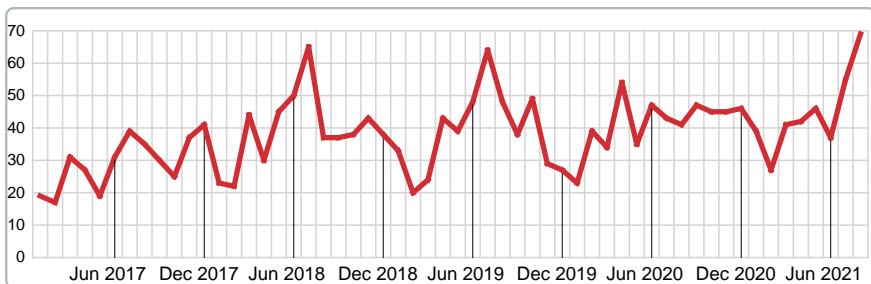
AUGUST



YEAR TO DATE (YTD)

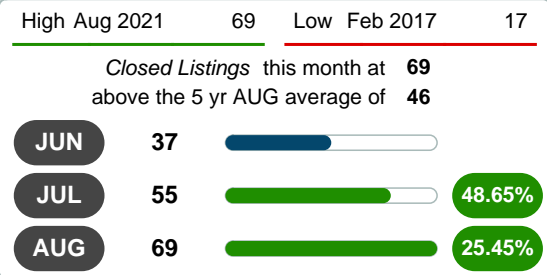


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	8.70%	5.0	2	2	2	0
\$125,001 - \$175,000	11	15.94%	5.0	3	7	0	1
\$175,001 - \$200,000	9	13.04%	5.0	0	9	0	0
\$200,001 - \$225,000	13	18.84%	4.0	0	11	2	0
\$225,001 - \$275,000	10	14.49%	6.5	0	7	3	0
\$275,001 - \$400,000	13	18.84%	10.0	0	7	4	2
\$400,001 and up	7	10.14%	15.0	0	4	2	1
Total Closed Units	69			5	47	13	4
Total Closed Volume	17,064,156	100%	6.0	547.98K	11.68M	3.49M	1.35M
Median Closed Price	\$220,000			\$127,000	\$216,000	\$249,900	\$345,950

August 2021



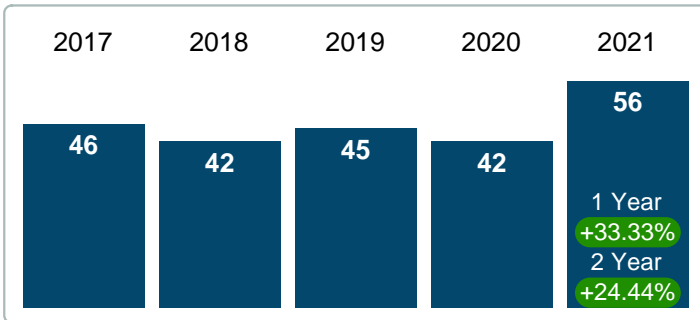
Area Delimited by County Of Bryan - Residential Property Type



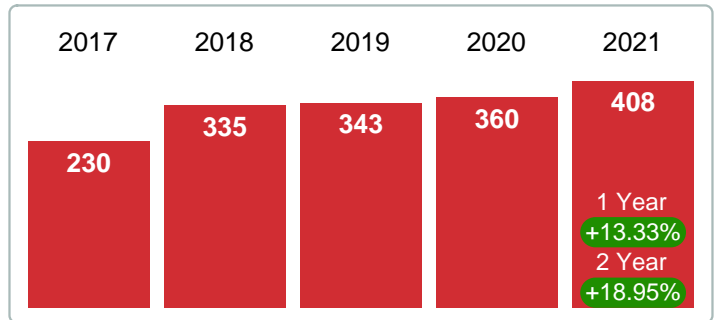
PENDING LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

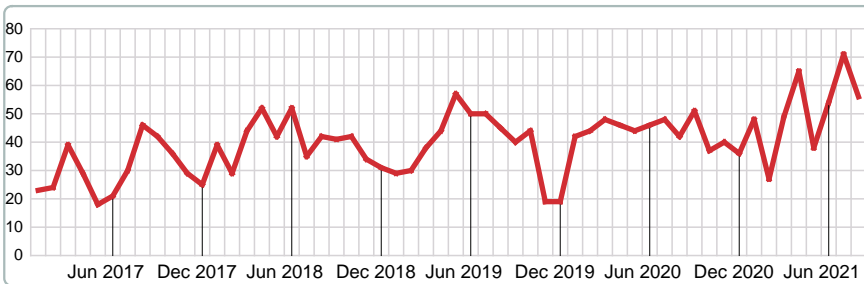
AUGUST



YEAR TO DATE (YTD)

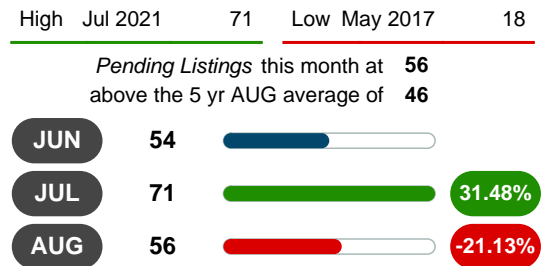


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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
\$75,000 and less	1	1.79%	1.0	1	0	0	0
\$75,001 - \$125,000	10	17.86%	20.0	2	7	1	0
\$125,001 - \$175,000	9	16.07%	10.0	0	6	3	0
\$175,001 - \$225,000	12	21.43%	5.5	1	10	1	0
\$225,001 - \$300,000	10	17.86%	6.5	0	8	2	0
\$300,001 - \$425,000	9	16.07%	10.0	1	4	3	1
\$425,001 and up	5	8.93%	94.0	0	3	1	1
Total Pending Units	56			5	38	11	2
Total Pending Volume	15,067,208	100%	7.5	876.90K	9.37M	3.07M	1.75M
Median Listing Price	\$219,000			\$110,000	\$210,750	\$229,900	\$876,290

August 2021



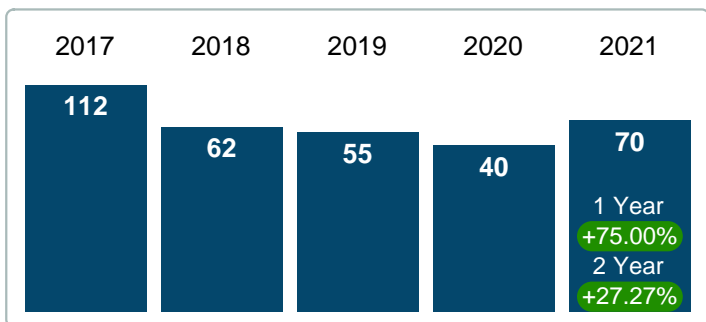
Area Delimited by County Of Bryan - Residential Property Type



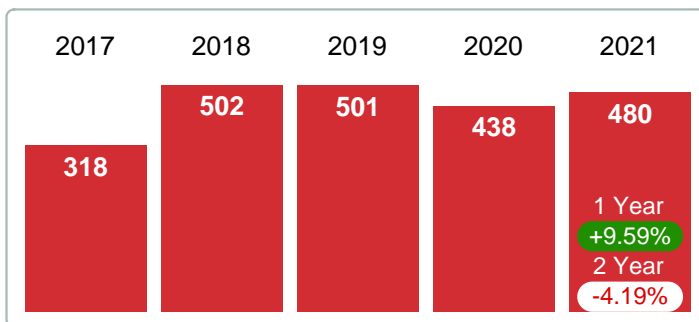
NEW LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

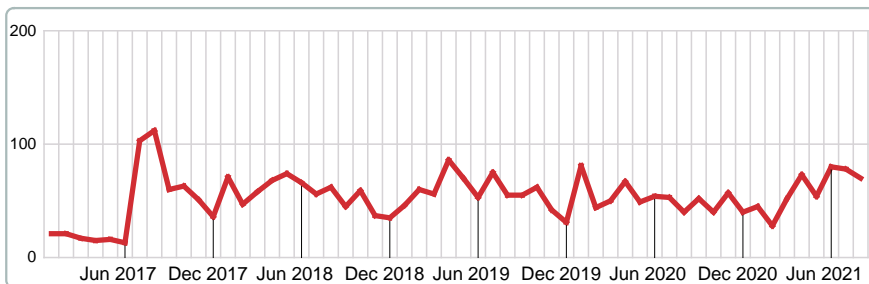
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 68

High Aug 2017 112 Low Jun 2017 13

New Listings this month at **70**
above the 5 yr AUG average of **68**



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	7	10.00%	3				4				0				0			
\$100,001 - \$125,000	5	7.14%	0				5				0				0			
\$125,001 - \$175,000	10	14.29%	2				6				2				0			
\$175,001 - \$275,000	22	31.43%	0				15				7				0			
\$275,001 - \$300,000	5	7.14%	0				2				3				0			
\$300,001 - \$375,000	12	17.14%	1				5				5				1			
\$375,001 and up	9	12.86%	0				4				3				2			
Total New Listed Units	70		6				41				20				3			
Total New Listed Volume	21,566,109	100%	921.80K				9.32M				7.77M				3.55M			
Median New Listed Listing Price	\$227,450		\$118,950				\$202,500				\$294,000				\$399,000			

August 2021



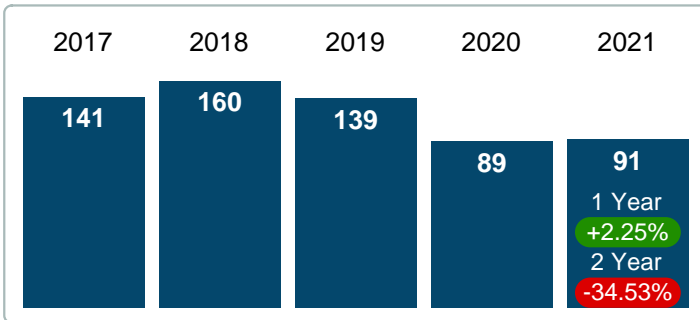
Area Delimited by County Of Bryan - Residential Property Type



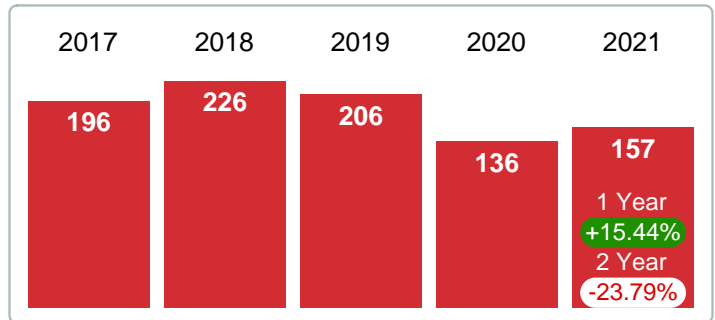
ACTIVE INVENTORY

Report produced on Aug 10, 2023 for MLS Technology Inc.

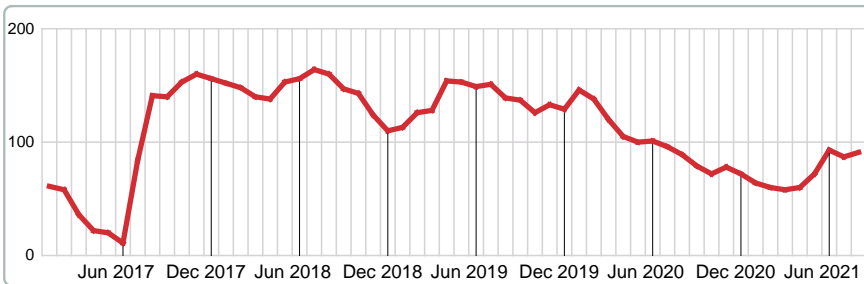
END OF AUGUST



ACTIVE DURING AUGUST

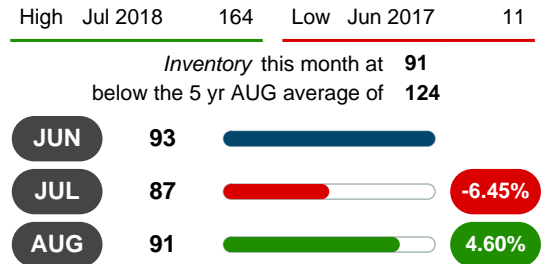


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 124



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	6	6.59%	24.5	3	3	0	0
\$100,001 - \$150,000	14	15.38%	27.5	5	8	1	0
\$150,001 - \$225,000	12	13.19%	29.0	0	8	4	0
\$225,001 - \$300,000	20	21.98%	45.0	2	10	7	1
\$300,001 - \$375,000	16	17.58%	31.0	0	7	9	0
\$375,001 - \$1,150,000	13	14.29%	54.0	0	8	4	1
\$1,150,001 and up	10	10.99%	43.5	1	2	5	2
Total Active Inventory by Units			91	11	46	30	4
Total Active Inventory by Volume			41,502,041	3.48M	16.94M	16.13M	4.95M
Median Active Inventory Listing Price			\$275,000	\$140,000	\$255,950	\$329,755	\$944,500

August 2021



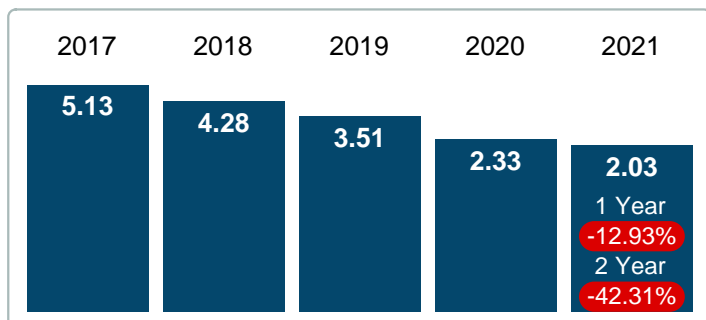
Area Delimited by County Of Bryan - Residential Property Type



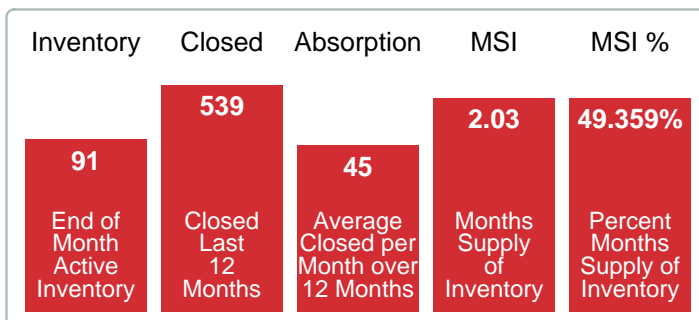
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 10, 2023 for MLS Technology Inc.

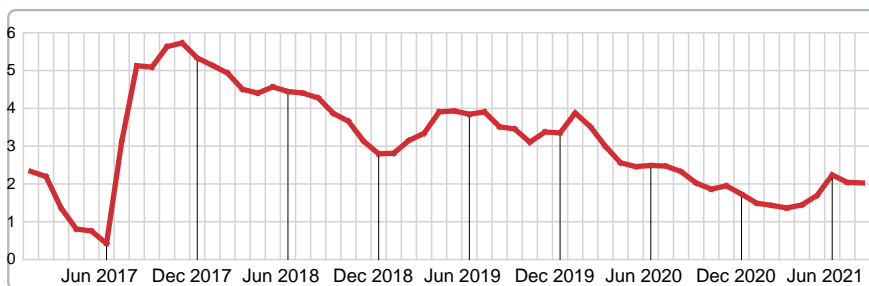
MSI FOR AUGUST



INDICATORS FOR AUGUST 2021

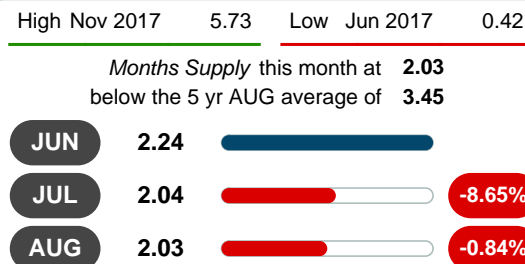


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.45



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	6	6.59%	1.20	1.64	1.20	0.00	0.00
\$100,001 - \$150,000	14	15.38%	2.05	3.53	1.78	1.20	0.00
\$150,001 - \$225,000	12	13.19%	0.68	0.00	0.54	1.85	0.00
\$225,001 - \$300,000	20	21.98%	2.24	12.00	1.74	2.55	4.00
\$300,001 - \$375,000	16	17.58%	5.49	0.00	5.60	6.75	0.00
\$375,001 - \$1,150,000	13	14.29%	3.71	0.00	6.86	4.00	0.86
\$1,150,001 and up	10	10.99%	inf	0.00	0.00	0.00	0.00
Market Supply of Inventory (MSI)			2.03	2.64	1.53	3.43	2.09
Total Active Inventory by Units		100%	2.03	11	46	30	4

August 2021



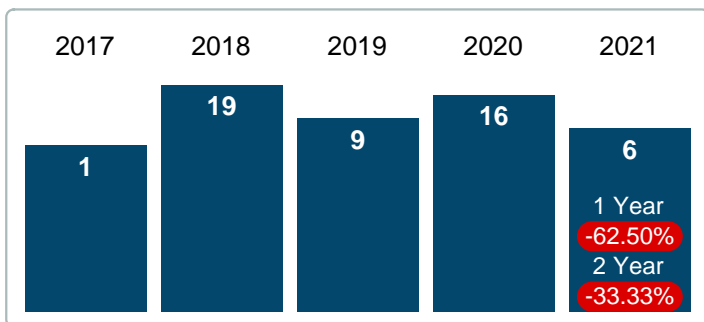
Area Delimited by County Of Bryan - Residential Property Type



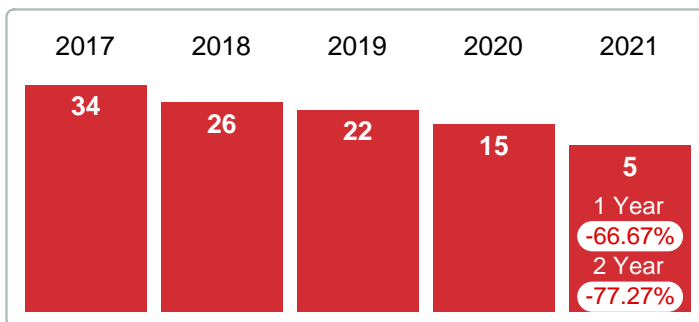
MEDIAN DAYS ON MARKET TO SALE

Report produced on Aug 10, 2023 for MLS Technology Inc.

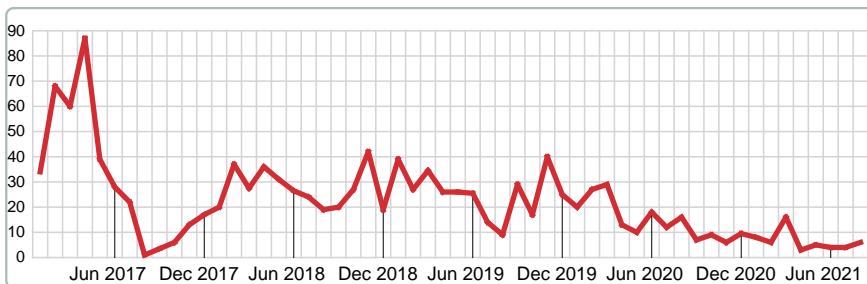
AUGUST



YEAR TO DATE (YTD)

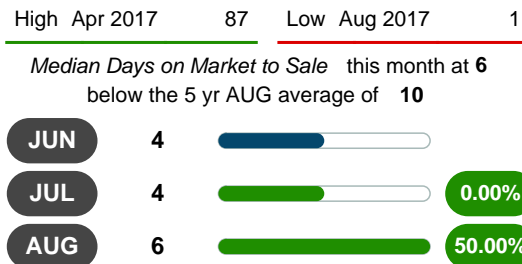


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 10



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
\$125,000 and less	8.70%	5	2	24	39	0
\$125,001 - \$175,000	15.94%	5	5	4	0	8
\$175,001 - \$200,000	13.04%	5	0	5	0	0
\$200,001 - \$225,000	18.84%	4	0	4	13	0
\$225,001 - \$275,000	14.49%	7	0	6	20	0
\$275,001 - \$400,000	18.84%	10	0	12	6	7
\$400,001 and up	10.14%	15	0	18	13	32
Median Closed DOM		6	2	5	10	11
Total Closed Units	100%	69	5	47	13	4
Total Closed Volume		17,064,156	547.98K	11.68M	3.49M	1.35M

August 2021



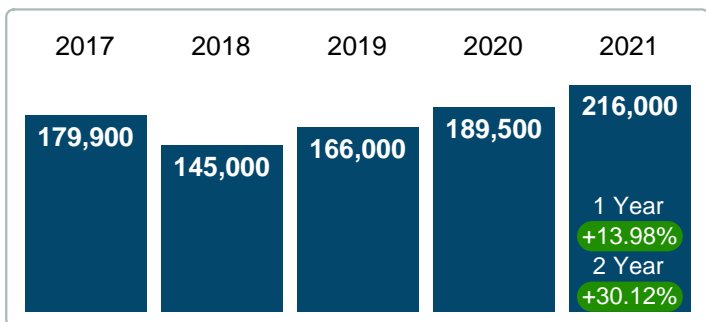
Area Delimited by County Of Bryan - Residential Property Type



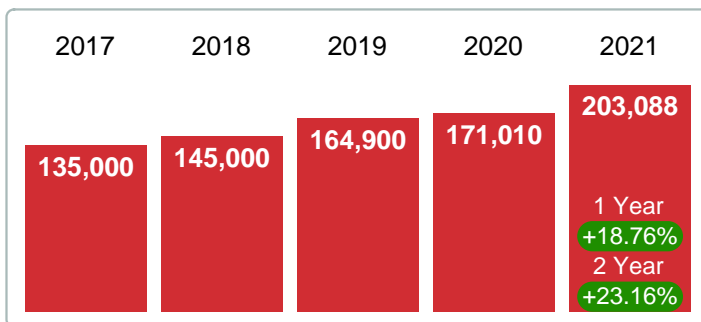
MEDIAN LIST PRICE AT CLOSING

Report produced on Aug 10, 2023 for MLS Technology Inc.

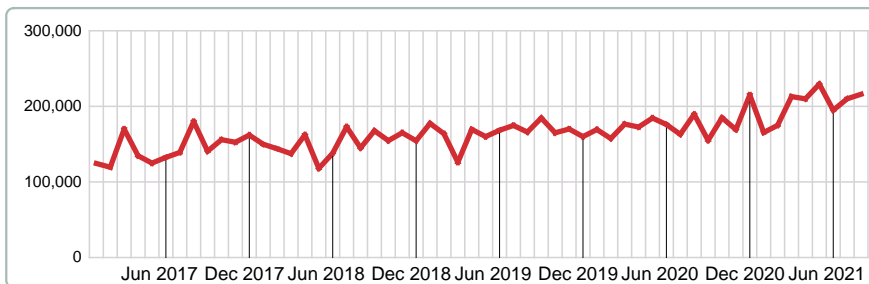
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

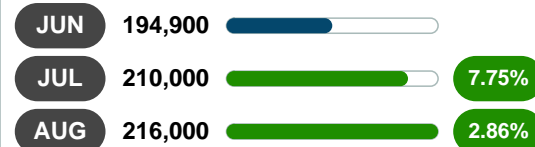


3 MONTHS

5 year AUG AVG = 179,280

High May 2021 229,450 Low May 2018 118,000

Median List Price at Closing this month at **216,000**
above the 5 yr AUG average of **179,280**



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
\$125,000 and less	6	8.70%	84,000	62,000	89,950	109,500	0
\$125,001 - \$175,000	9	13.04%	159,000	159,000	156,200	0	0
\$175,001 - \$200,000	10	14.49%	189,450	0	189,900	0	185,000
\$200,001 - \$225,000	14	20.29%	213,500	0	214,000	203,676	0
\$225,001 - \$275,000	10	14.49%	242,450	0	247,250	240,950	0
\$275,001 - \$400,000	13	18.84%	312,000	0	320,000	299,000	349,900
\$400,001 and up	7	10.14%	485,000	0	629,750	467,400	485,000
Median List Price			216,000	135,000	214,000	250,000	349,900
Total Closed Units		100%	216,000	5	47	13	4
Total Closed Volume			17,499,292	578.00K	11.99M	3.56M	1.37M

August 2021



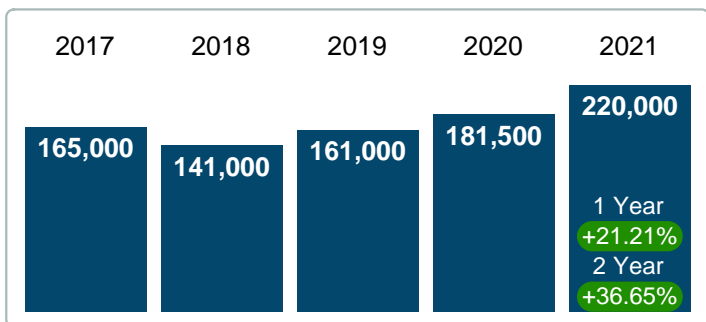
Area Delimited by County Of Bryan - Residential Property Type



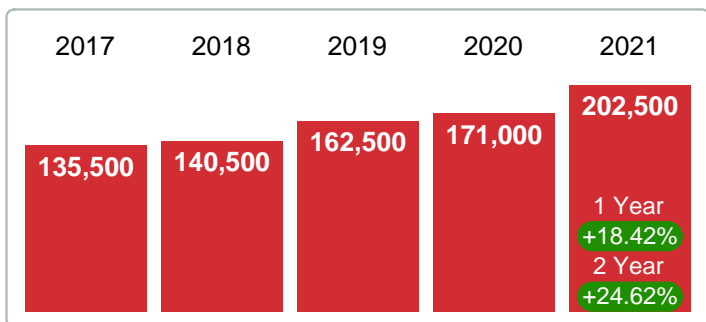
MEDIAN SOLD PRICE AT CLOSING

Report produced on Aug 10, 2023 for MLS Technology Inc.

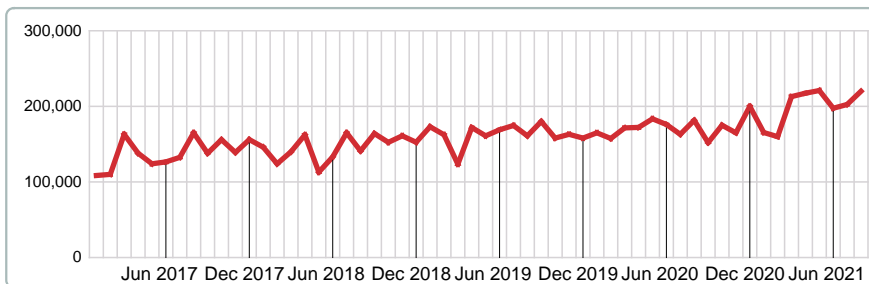
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

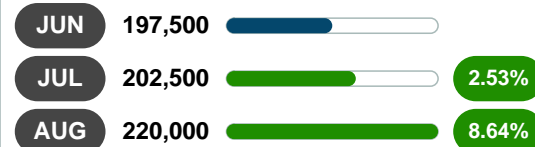


3 MONTHS

5 year AUG AVG = 173,700

High May 2021 220,950 Low Jan 2017 108,500

Median Sold Price at Closing this month at **220,000** above the 5 yr AUG average of **173,700**



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
\$125,000 and less	8.70%	75,490	55,490	87,500	100,000	0
\$125,001 - \$175,000	15.94%	155,900	150,000	155,900	0	162,000
\$175,001 - \$200,000	13.04%	189,900	0	189,900	0	0
\$200,001 - \$225,000	18.84%	216,000	0	216,000	216,625	0
\$225,001 - \$275,000	14.49%	240,000	0	240,000	240,000	0
\$275,001 - \$400,000	18.84%	310,000	0	315,000	292,000	345,950
\$400,001 and up	10.14%	479,500	0	572,250	462,200	496,000
Median Sold Price		220,000	127,000	216,000	249,900	345,950
Total Closed Units		69	5	47	13	4
Total Closed Volume		17,064,156	547.98K	11.68M	3.49M	1.35M

August 2021



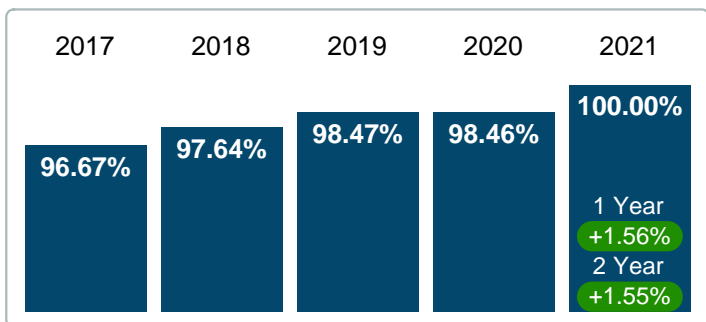
Area Delimited by County Of Bryan - Residential Property Type



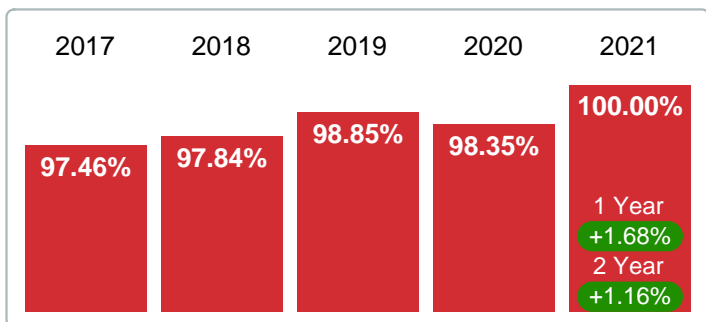
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 10, 2023 for MLS Technology Inc.

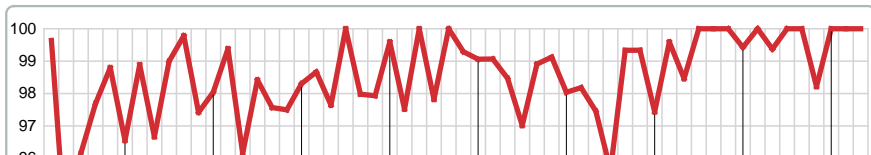
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 98.25%



DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	8.70%	89.64%	89.64%	94.55%	93.06%	0.00%
\$125,001 - \$175,000	11	15.94%	100.00%	94.34%	100.00%	0.00%	87.57%
\$175,001 - \$200,000	9	13.04%	100.00%	0.00%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	13	18.84%	100.00%	0.00%	100.00%	99.61%	0.00%
\$225,001 - \$275,000	10	14.49%	100.48%	0.00%	102.12%	99.56%	0.00%
\$275,001 - \$400,000	13	18.84%	100.00%	0.00%	100.00%	98.61%	99.01%
\$400,001 and up	7	10.14%	95.65%	0.00%	90.17%	98.94%	102.27%
Median Sold/List Ratio		100.00%		94.07%	100.00%	99.56%	99.01%
Total Closed Units		69	100%	5	47	13	4
Total Closed Volume		17,064,156		547.98K	11.68M	3.49M	1.35M

August 2021



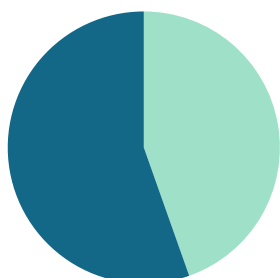
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

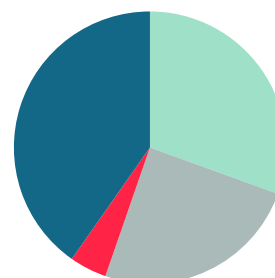


Inventory
 New Listings
70 = 44.59%
 Start Inventory
87
 Total Inventory Units
157
 Volume
\$59,318,721

Market Activity

Closed Sales
69 = 30.53%
 Pending Sales
56 = 24.78%
 Other Off Market
10 = 4.42%
 Active Inventory
91 = 40.27%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	41	69	68.29%	316	356	12.66%
Pending Sales	42	56	33.33%	360	408	13.33%
New Listings	40	70	75.00%	438	480	9.59%
Median List Price	189,500	216,000	13.98%	171,010	203,088	18.76%
Median Sale Price	181,500	220,000	21.21%	171,000	202,500	18.42%
Median Percent of Selling Price to List Price	98.46%	100.00%	1.56%	98.35%	100.00%	1.68%
Median Days on Market to Sale	16.00	6.00	-62.50%	15.00	5.00	-66.67%
Monthly Inventory	89	91	2.25%	89	91	2.25%
Months Supply of Inventory	2.33	2.03	-12.93%	2.33	2.03	-12.93%

Absorption: Last 12 months, an Average of **45** Sales/Month

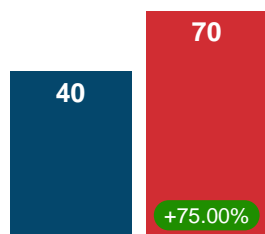
Inventory on August 31, 2021 = **91**

2020 **2021**

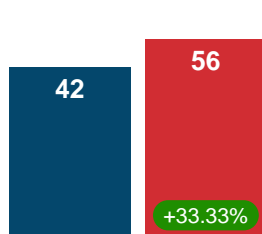
AUGUST MARKET

MEDIAN PRICES

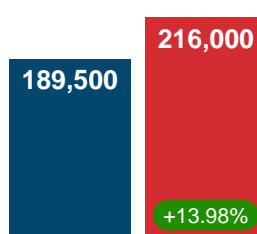
New Listings



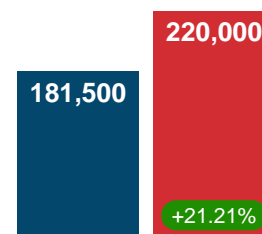
Pending Listings



List Price



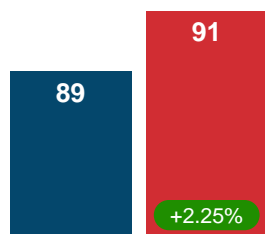
Sale Price



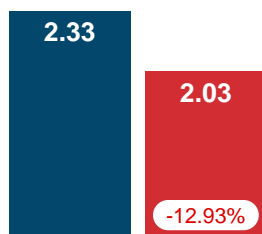
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

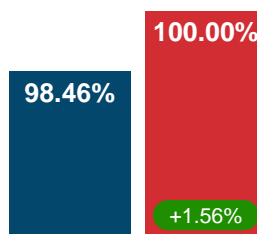
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

