



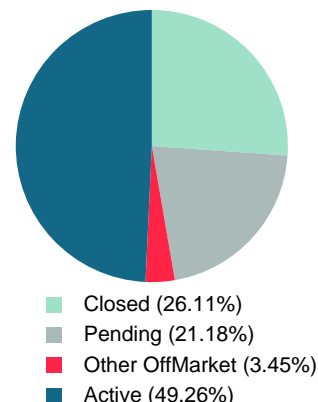
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	December 2021	+/- %
Closed Listings	46	53	15.22%
Pending Listings	36	43	19.44%
New Listings	40	43	7.50%
Median List Price	215,075	199,900	-7.06%
Median Sale Price	200,000	197,500	-1.25%
Median Percent of Selling Price to List Price	99.43%	99.21%	-0.22%
Median Days on Market to Sale	9.50	4.00	-57.89%
End of Month Inventory	72	100	38.89%
Months Supply of Inventory	1.73	2.14	23.76%



Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of December 31, 2021 = **100**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2021 rose **38.89%** to 100 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 **2.14** 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 **1.25%** in December 2021 to \$197,500 versus the previous year at \$200,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 5.50 days or **57.89%** in December 2021 compared to last year's same month at **9.50** DOM.

Sales Success for December 2021 is Positive

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

There were 43 New Listings in December 2021, up **7.50%** from last year at 40. Furthermore, there were 53 Closed Listings this month versus last year at 46, a **15.22%** increase.

Closed versus Listed trends yielded a **123.3%** ratio, up from previous year's, December 2020, at **115.0%**, a **7.18%** upswing. This will certainly create pressure on an increasing 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



Area Delimited by County Of Bryan - Residential Property Type

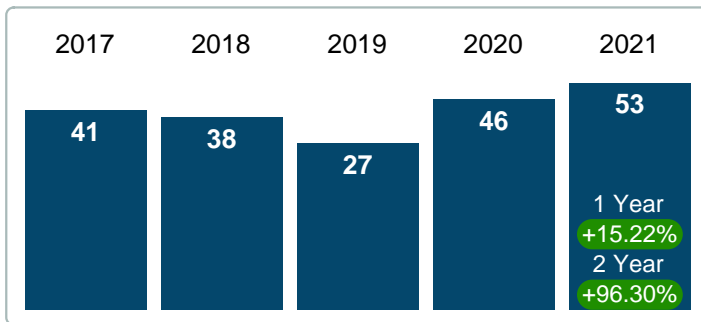


December 2021

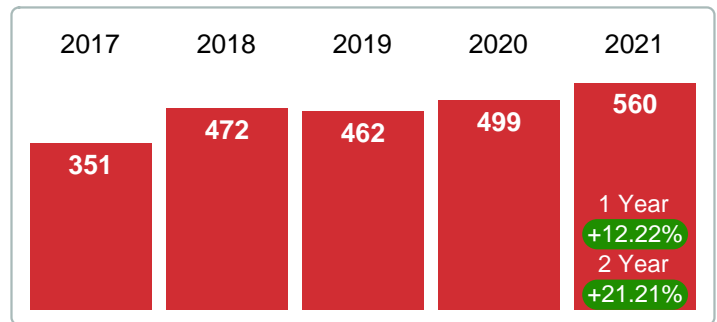
CLOSED LISTINGS

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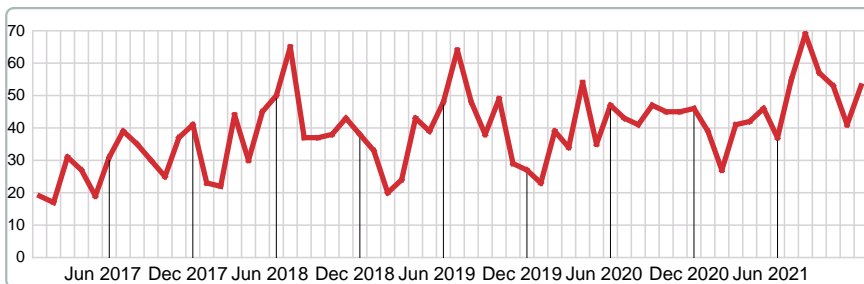
DECEMBER



YEAR TO DATE (YTD)

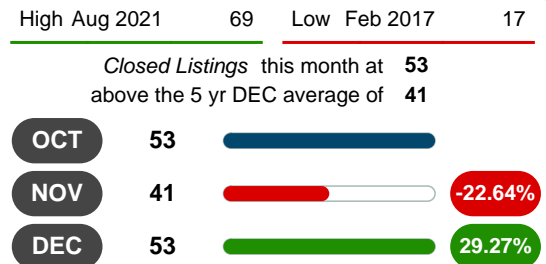


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	11.32%	3.0	2	4	0	0
\$100,001 - \$125,000	2	3.77%	55.0	1	1	0	0
\$125,001 - \$175,000	12	22.64%	2.5	4	7	1	0
\$175,001 - \$225,000	13	24.53%	3.0	0	12	1	0
\$225,001 - \$250,000	3	5.66%	2.0	0	3	0	0
\$250,001 - \$325,000	10	18.87%	22.0	0	5	4	1
\$325,001 and up	7	13.21%	14.0	0	3	4	0
Total Closed Units		53		7	35	10	1
Total Closed Volume		12,787,497	100%	817.70K	8.70M	3.00M	269.41K
Median Closed Price		\$197,500		\$128,500	\$197,500	\$311,550	\$269,410



Area Delimited by County Of Bryan - Residential Property Type

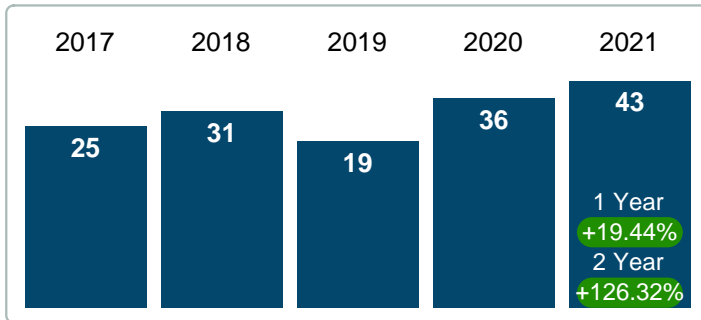


December 2021

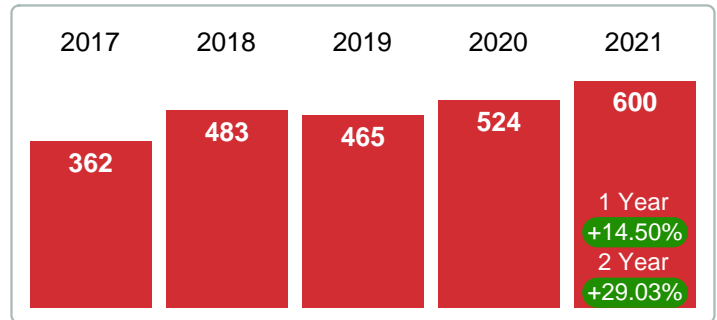
PENDING LISTINGS

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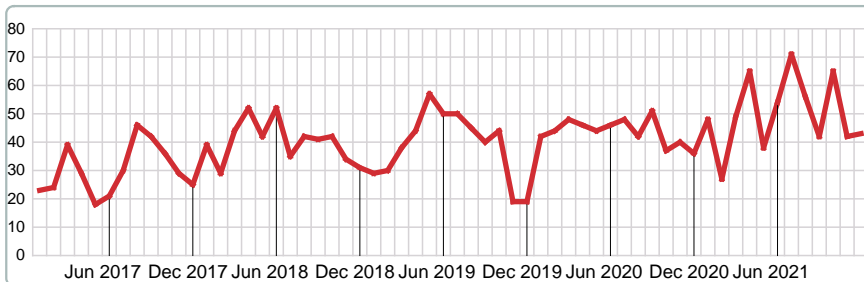
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 31

High Jul 2021 71 Low May 2017 18

Pending Listings this month at **43**
above the 5 yr DEC average of **31**

OCT	65	
NOV	42	-35.38%
DEC	43	2.38%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.30%	35.0	2	2	0	0
\$100,001 - \$125,000	3	6.98%	35.0	3	0	0	0
\$125,001 - \$175,000	9	20.93%	2.0	1	6	2	0
\$175,001 - \$200,000	6	13.95%	0.0	0	5	1	0
\$200,001 - \$275,000	11	25.58%	9.0	0	9	1	1
\$275,001 - \$375,000	5	11.63%	14.0	0	0	5	0
\$375,001 and up	5	11.63%	8.0	1	3	1	0
Total Pending Units	43			7	25	10	1
Total Pending Volume	10,368,400	100%	7.0	1.20M	6.01M	2.93M	229.00K
Median Listing Price	\$197,500			\$125,000	\$197,500	\$286,100	\$229,000

Contact: MLS Technology Inc.

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Area Delimited by County Of Bryan - Residential Property Type

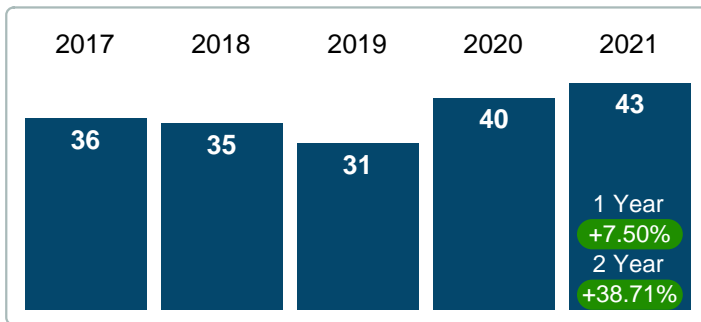


December 2021

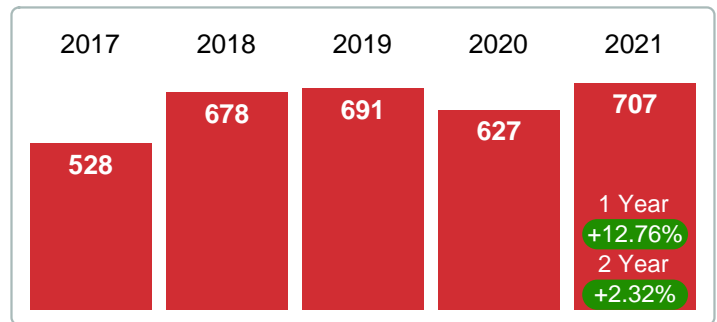
NEW LISTINGS

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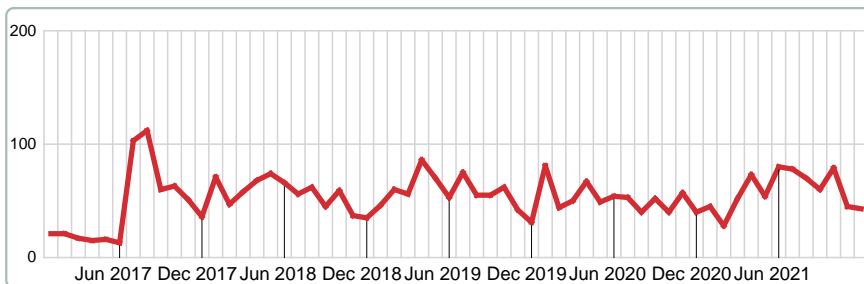
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

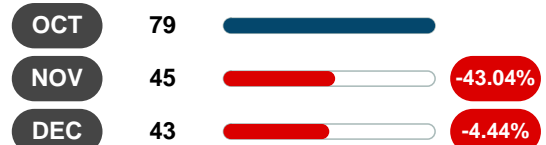


3 MONTHS

5 year DEC AVG = 37

High Aug 2017 112 Low Jun 2017 13

New Listings this month at **43**
above the 5 yr DEC average of **37**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$125,000 and less	3	6.98%
\$125,001 - \$150,000	4	9.30%
\$150,001 - \$200,000	8	18.60%
\$200,001 - \$250,000	10	23.26%
\$250,001 - \$300,000	9	20.93%
\$300,001 - \$425,000	4	9.30%
\$425,001 and up	5	11.63%
Total New Listed Units	43	
Total New Listed Volume	12,221,300	100%
Median New Listed Listing Price	\$235,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	2	0	0
0	2	2	0
1	6	1	0
0	8	2	0
0	4	5	0
0	1	3	0
0	3	2	0
2	26	15	0
284.00K	7.17M	4.77M	0.00B
\$142,000	\$209,450	\$299,000	\$0



Area Delimited by County Of Bryan - Residential Property Type

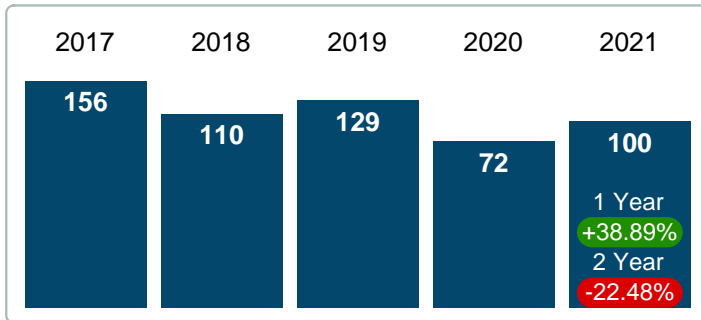


December 2021

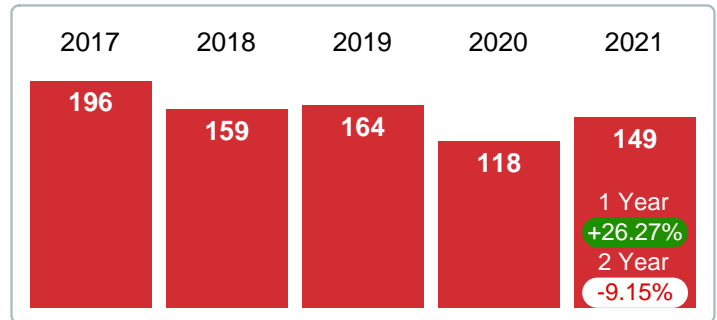
ACTIVE INVENTORY

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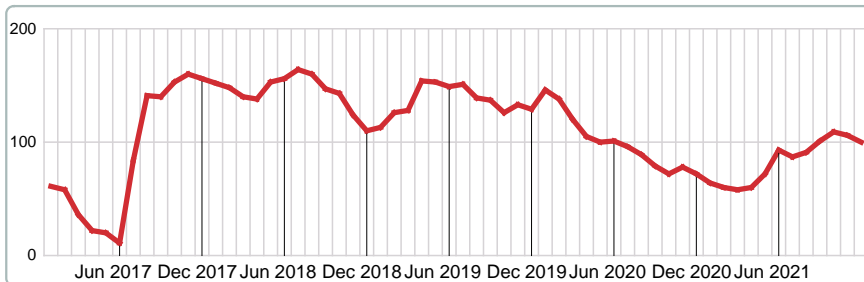
END OF DECEMBER



ACTIVE DURING DECEMBER

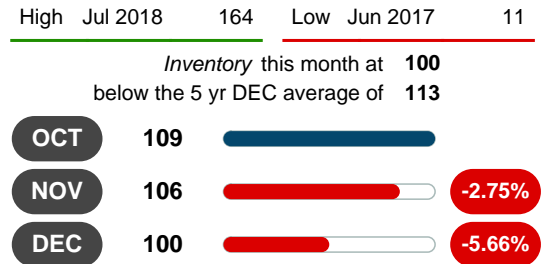


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 113



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	<div></div>		11.00%	86.0	4	7	0	0
\$125,001 \$150,000	7	<div></div>		7.00%	70.0	1	3	2	1
\$150,001 \$225,000	15	<div></div>		15.00%	53.0	1	8	6	0
\$225,001 \$300,000	24	<div></div>		24.00%	66.5	3	13	7	1
\$300,001 \$450,000	18	<div></div>		18.00%	100.5	0	9	9	0
\$450,001 \$900,000	15	<div></div>		15.00%	70.0	2	9	2	2
\$900,001 and up	10	<div></div>		10.00%	147.0	1	2	5	2
Total Active Inventory by Units		100		100%	76.5	12	51	31	6
Total Active Inventory by Volume		45,215,329				4.54M	18.62M	16.04M	6.00M
Median Active Inventory Listing Price		\$276,100				\$219,500	\$270,000	\$302,280	\$664,950

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Area Delimited by County Of Bryan - Residential Property Type

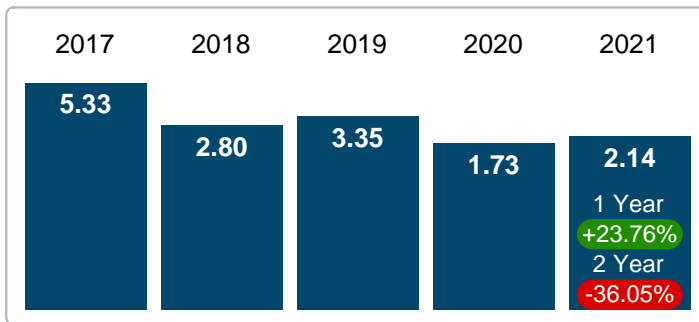


December 2021

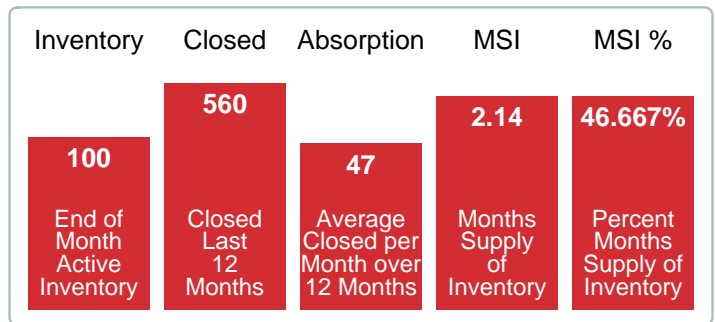
MONTHS SUPPLY of INVENTORY (MSI)

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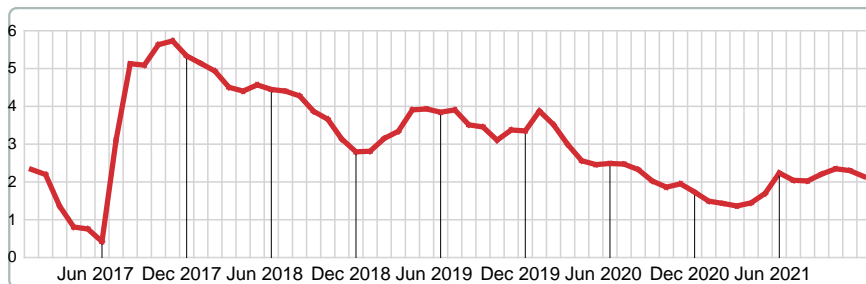
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.07

High Nov 2017 5.73 Low Jun 2017 0.42

Months Supply this month at **2.14**
 below the 5 yr DEC average of **3.07**



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
\$125,000 and less	11	11.00%	1.52	1.71	1.68	0.00	0.00
\$125,001 - \$150,000	7	7.00%	2.00	2.00	1.33	3.00	12.00
\$150,001 - \$225,000	15	15.00%	0.86	1.50	0.55	2.67	0.00
\$225,001 - \$300,000	24	24.00%	2.32	12.00	1.93	2.33	3.00
\$300,001 - \$450,000	18	18.00%	3.18	0.00	3.60	3.60	0.00
\$450,001 - \$900,000	15	15.00%	7.50	24.00	13.50	4.00	2.67
\$900,001 and up	10	10.00%	24.00	0.00	8.00	0.00	12.00
Market Supply of Inventory (MSI)	2.14			3.00	1.64	3.21	3.13
Total Active Inventory by Units	100		100%	12	51	31	6



Area Delimited by County Of Bryan - Residential Property Type

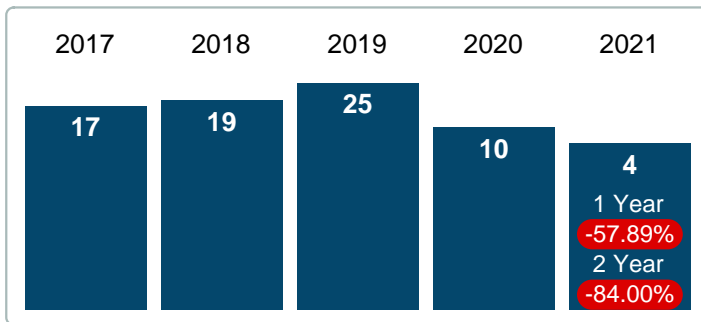


December 2021

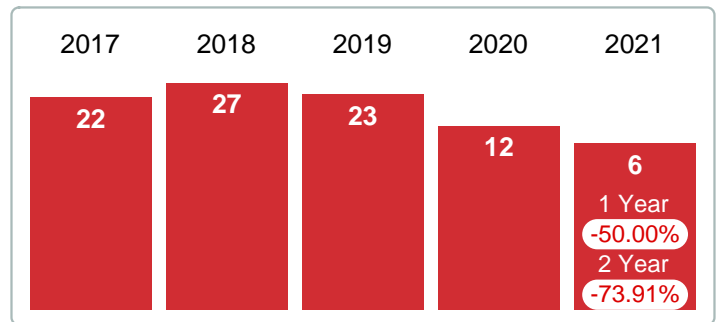
MEDIAN DAYS ON MARKET TO SALE

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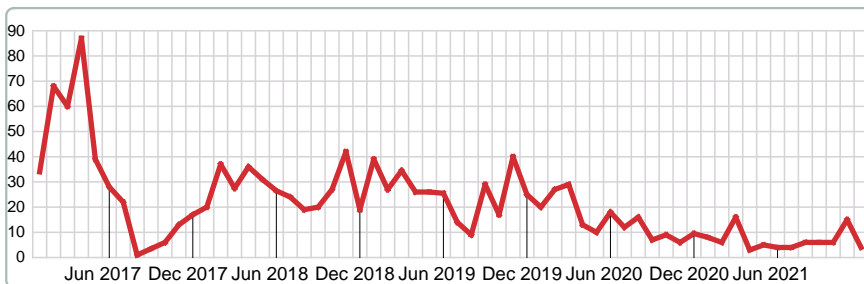
DECEMBER



YEAR TO DATE (YTD)

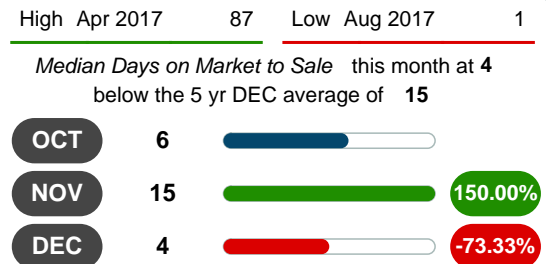


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



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
\$100,000 and less	6	11.32%	3	22	3	0	0
\$100,001 - \$125,000	2	3.77%	55	107	3	0	0
\$125,001 - \$175,000	12	22.64%	3	5	2	24	0
\$175,001 - \$225,000	13	24.53%	3	0	4	1	0
\$225,001 - \$250,000	3	5.66%	2	0	2	0	0
\$250,001 - \$325,000	10	18.87%	22	0	34	20	3
\$325,001 and up	7	13.21%	14	0	15	9	0
Median Closed DOM	4			8	4	12	3
Total Closed Units	53	100%	4.0	7	35	10	1
Total Closed Volume	12,787,497			817.70K	8.70M	3.00M	269.41K



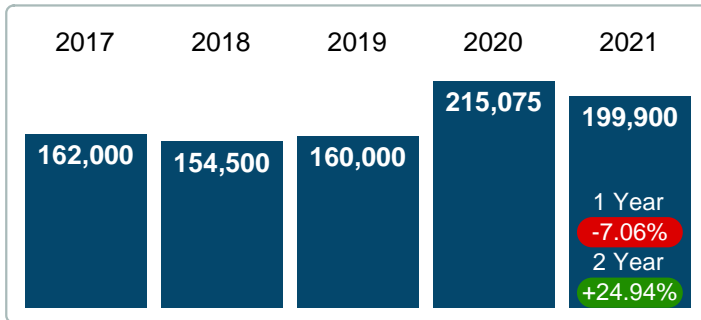
Area Delimited by County Of Bryan - Residential Property Type



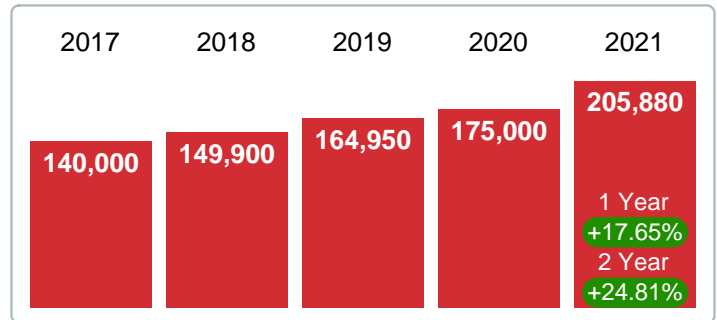
MEDIAN LIST PRICE AT CLOSING

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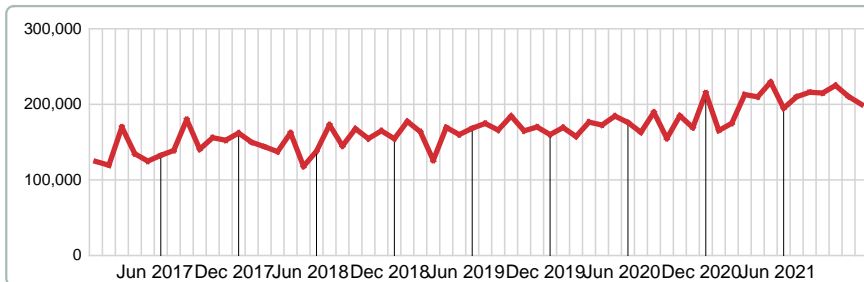
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 178,295

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

Median List Price at Closing this month at **199,900**
above the 5 yr DEC average of **178,295**

OCT	225,000	
NOV	210,400	-6.49%
DEC	199,900	-4.99%

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
\$100,000 and less	5	9.43%	75,000	77,000	75,000	0	0
\$100,001 - \$125,000	3	5.66%	114,900	119,900	109,950	0	0
\$125,001 - \$175,000	9	16.98%	150,000	149,000	162,000	0	0
\$175,001 - \$225,000	15	28.30%	197,500	185,000	198,700	179,500	0
\$225,001 - \$250,000	5	9.43%	242,500	0	242,500	0	0
\$250,001 - \$325,000	8	15.09%	282,500	0	282,500	310,000	269,410
\$325,001 and up	8	15.09%	375,000	0	399,580	375,000	0
Median List Price			199,900	139,900	199,900	334,500	269,410
Total Closed Units		100%	199,900	7	35	10	1
Total Closed Volume			11,932,626	897.80K	7.68M	3.09M	269.41K



Area Delimited by County Of Bryan - Residential Property Type

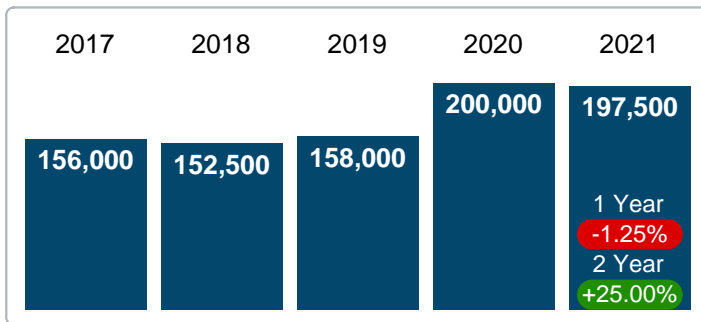


December 2021

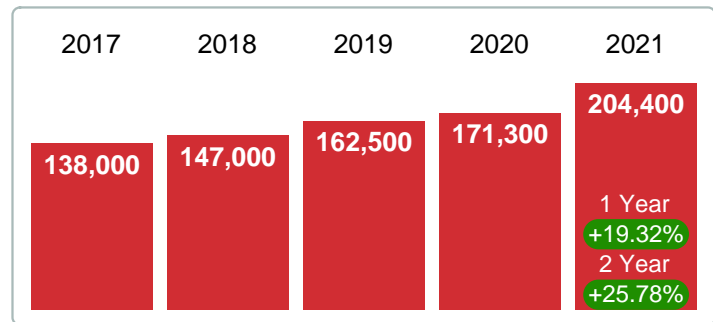
MEDIAN SOLD PRICE AT CLOSING

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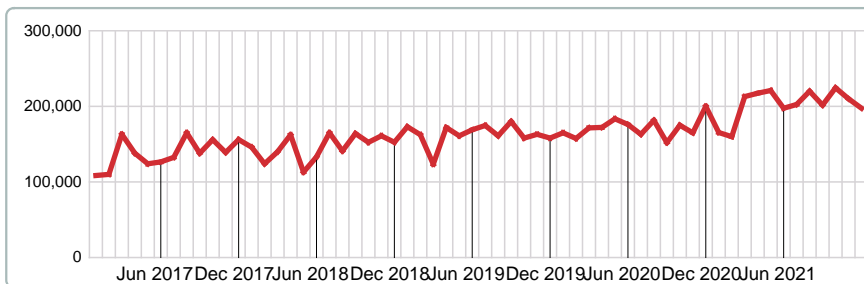
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

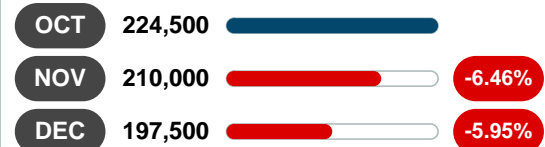


3 MONTHS

5 year DEC AVG = 172,800

High Oct 2021 224,500 Low Jan 2017 108,500

Median Sold Price at Closing this month at **197,500**
above the 5 yr DEC average of **172,800**



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
\$100,000 and less	6	11.32%	72,100	69,100	82,000	0	0
\$100,001 - \$125,000	2	3.77%	109,000	113,000	105,000	0	0
\$125,001 - \$175,000	12	22.64%	152,000	139,000	154,000	165,000	0
\$175,001 - \$225,000	13	24.53%	197,500	0	201,250	179,000	0
\$225,001 - \$250,000	3	5.66%	234,000	0	234,000	0	0
\$250,001 - \$325,000	10	18.87%	270,105	0	259,900	307,800	269,410
\$325,001 and up	7	13.21%	375,000	0	375,000	370,394	0
Median Sold Price			197,500	128,500	197,500	311,550	269,410
Total Closed Units		100%	197,500	7	35	10	1
Total Closed Volume			12,787,497	817.70K	8.70M	3.00M	269.41K



Area Delimited by County Of Bryan - Residential Property Type

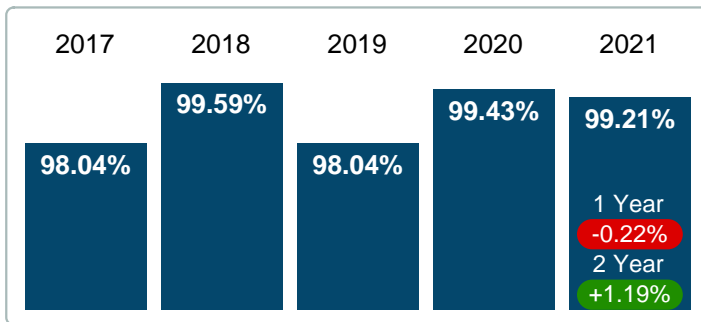


December 2021

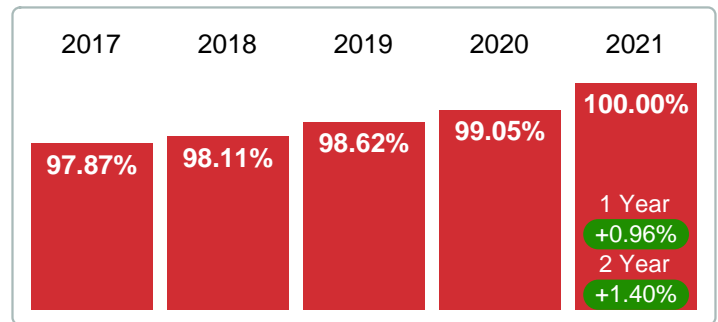
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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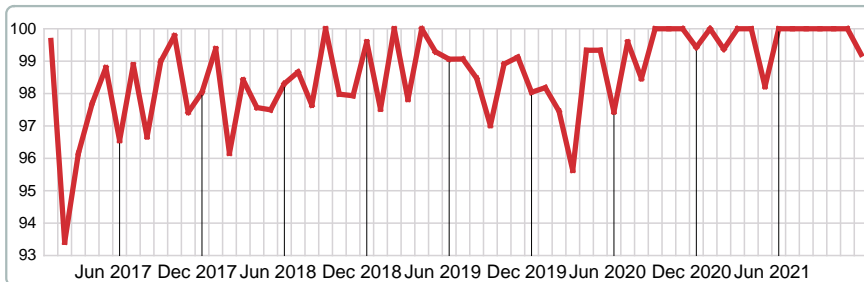
DECEMBER



YEAR TO DATE (YTD)



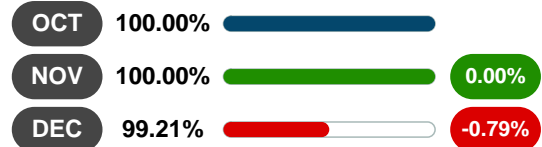
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 98.86%

High Nov 2021 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at 99.21%
equal to 5 yr DEC average of 98.86%

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
\$100,000 and less	6	11.32%	89.80%	89.80%	93.52%	0.00%	0.00%
\$100,001 \$125,000	2	3.77%	97.12%	94.25%	100.00%	0.00%	0.00%
\$125,001 \$175,000	12	22.64%	94.14%	89.24%	96.86%	91.67%	0.00%
\$175,001 \$225,000	13	24.53%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 \$250,000	3	5.66%	99.81%	0.00%	99.81%	0.00%	0.00%
\$250,001 \$325,000	10	18.87%	99.19%	0.00%	100.00%	97.72%	100.00%
\$325,001 and up	7	13.21%	100.00%	0.00%	94.29%	100.00%	0.00%
Median Sold/List Ratio		99.21%		92.00%	100.00%	99.19%	100.00%
Total Closed Units		53	100%	7	35	10	1
Total Closed Volume		12,787,497		817.70K	8.70M	3.00M	269.41K

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Email: support@mlstechnology.com



Area Delimited by County Of Bryan - Residential Property Type

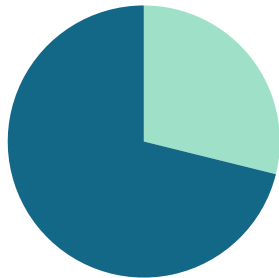


December 2021

MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
43 = 28.86%

Start Inventory
106

Total Inventory Units
149

Volume
\$57,857,829

Market Activity

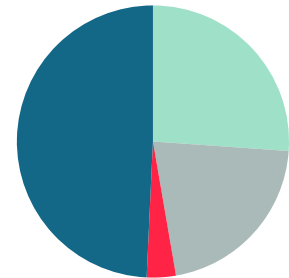
Closed Sales
53 = 26.11%

Pending Sales
43 = 21.18%

Other Off Market
7 = 3.45%

Active Inventory
100 = 49.26%

MARKET ACTIVITY



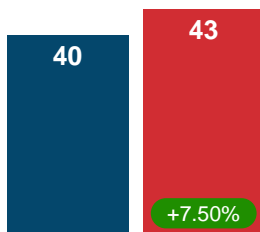
Compared Metrics	December			Year to Date		
	2020	2021	+/- %	2020	2021	+/- %
Closed Sales	46	53	15.22%	499	560	12.22%
Pending Sales	36	43	19.44%	524	600	14.50%
New Listings	40	43	7.50%	627	707	12.76%
Median List Price	215,075	199,900	-7.06%	175,000	205,880	17.65%
Median Sale Price	200,000	197,500	-1.25%	171,300	204,400	19.32%
Median Percent of Selling Price to List Price	99.43%	99.21%	-0.22%	99.05%	100.00%	0.96%
Median Days on Market to Sale	9.50	4.00	-57.89%	12.00	6.00	-50.00%
Monthly Inventory	72	100	38.89%	72	100	38.89%
Months Supply of Inventory	1.73	2.14	23.76%	1.73	2.14	23.76%

Absorption: Last 12 months, an Average of **47** Sales/MonthInventory on December 31, 2021 = **100****2020****2021**

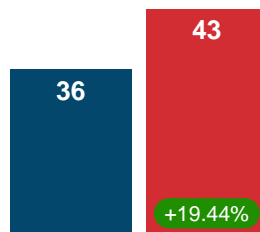
DECEMBER MARKET

MEDIAN PRICES

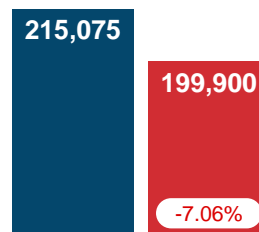
New Listings



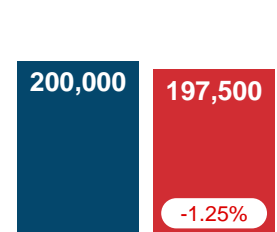
Pending Listings



List Price



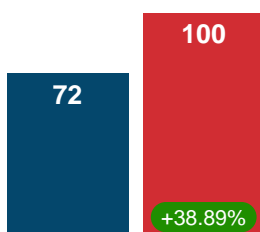
Sale Price



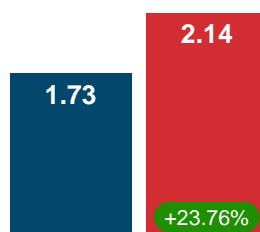
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

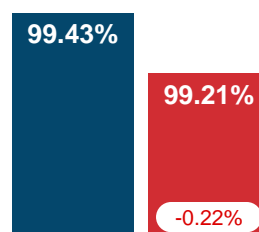
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

