

February 2021



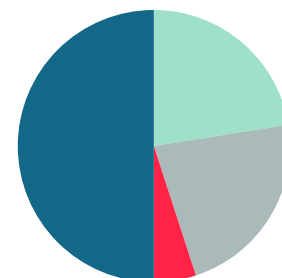
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	February 2021	+/-%
Closed Listings	39	27	-30.77%
Pending Listings	44	27	-38.64%
New Listings	44	28	-36.36%
Median List Price	157,500	174,900	11.05%
Median Sale Price	157,500	159,900	1.52%
Median Percent of Selling Price to List Price	97.46%	99.37%	1.97%
Median Days on Market to Sale	27.00	6.00	-77.78%
End of Month Inventory	139	60	-56.83%
Months Supply of Inventory	3.54	1.43	-59.58%



■ Closed (22.50%)
■ Pending (22.50%)
■ Other OffMarket (5.00%)
■ Active (50.00%)

Absorption: Last 12 months, an Average of **42** Sales/Month
Active Inventory as of February 28, 2021 = **60**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **56.83%** to 60 existing homes available for sale. Over the last 12 months this area has had an average of 42 closed sales per month. This represents an unsold inventory index of **1.43** 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 **1.52%** in February 2021 to \$159,900 versus the previous year at \$157,500.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 21.00 days or **77.78%** in February 2021 compared to last year's same month at **27.00** DOM.

Sales Success for February 2021 is Positive

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

There were 28 New Listings in February 2021, down **36.36%** from last year at 44. Furthermore, there were 27 Closed Listings this month versus last year at 39, a **-30.77%** decrease.

Closed versus Listed trends yielded a **96.4%** ratio, up from previous year's, February 2020, at **88.6%**, a **8.79%** 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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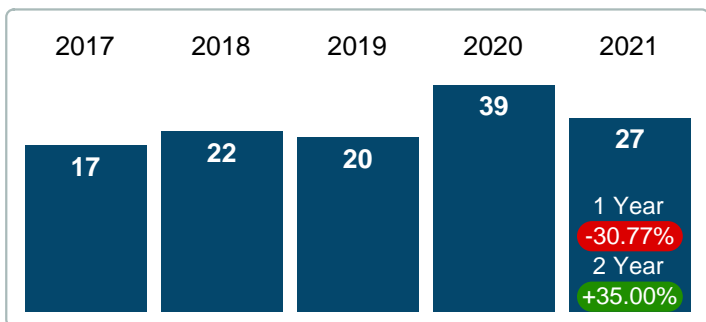
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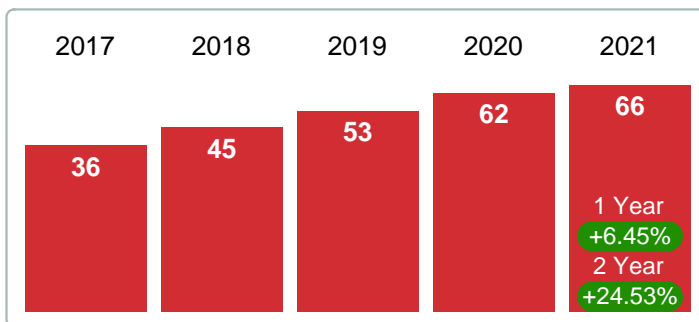
CLOSED LISTINGS

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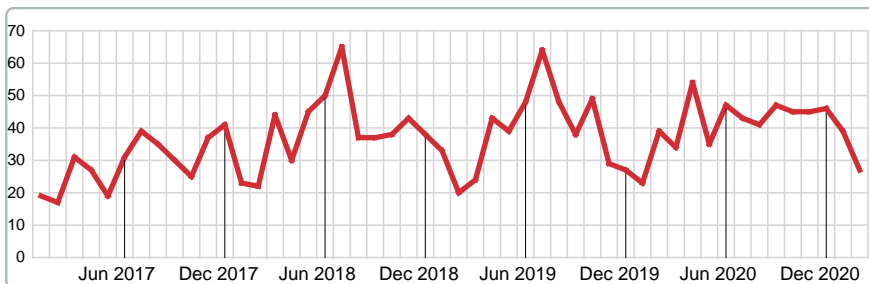
FEBRUARY



YEAR TO DATE (YTD)

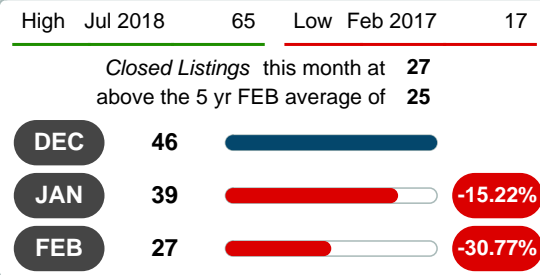


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 25



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	1	3.70%	29.0	0	0	1	0
\$75,001 - \$100,000	3	11.11%	4.0	2	1	0	0
\$100,001 - \$125,000	6	22.22%	12.0	0	6	0	0
\$125,001 - \$175,000	5	18.52%	3.0	0	5	0	0
\$175,001 - \$275,000	6	22.22%	8.0	0	6	0	0
\$275,001 - \$400,000	3	11.11%	89.0	0	2	1	0
\$400,001 and up	3	11.11%	19.0	1	1	1	0
Total Closed Units	27			3	21	3	0
Total Closed Volume	5,670,399	100%	6.0	796.40K	4.07M	799.00K	0.00B
Median Closed Price	\$159,900			\$94,500	\$159,900	\$317,000	\$0

February 2021



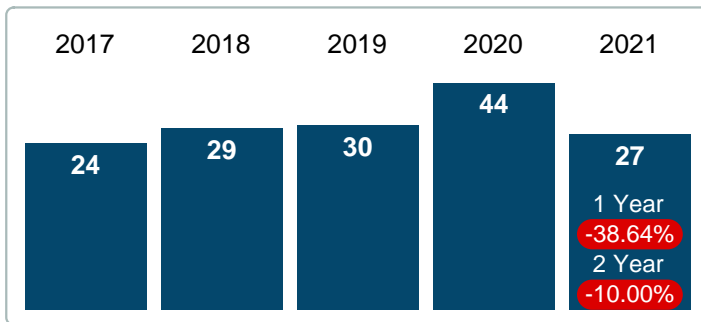
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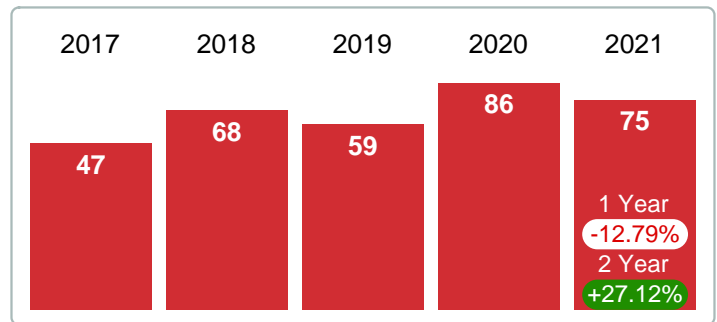
PENDING LISTINGS

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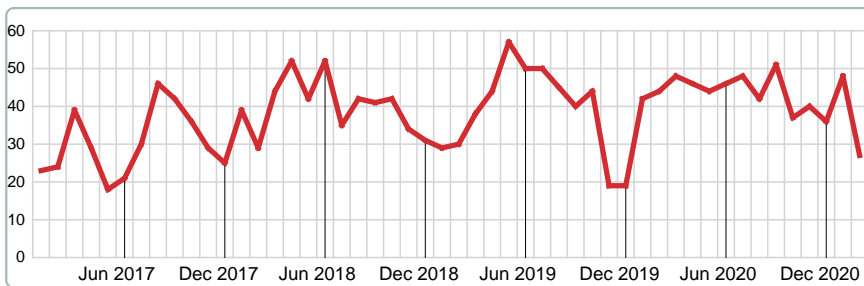
FEBRUARY



YEAR TO DATE (YTD)

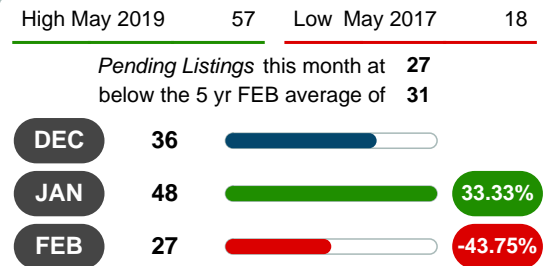


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 31



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	7.41%	15.0	1	1	0	0
\$125,001 - \$150,000	4	14.81%	3.0	0	3	1	0
\$150,001 - \$175,000	5	18.52%	2.0	0	4	1	0
\$175,001 - \$200,000	1	3.70%	4.0	0	1	0	0
\$200,001 - \$225,000	5	18.52%	3.0	0	5	0	0
\$225,001 - \$325,000	7	25.93%	17.0	0	6	1	0
\$325,001 and up	3	11.11%	42.0	0	2	1	0
Total Pending Units	27			1	22	4	0
Total Pending Volume	5,735,650	100%	7.0	84.00K	4.73M	920.90K	0.00B
Median Listing Price	\$205,000			\$84,000	\$207,450	\$204,950	\$0

February 2021



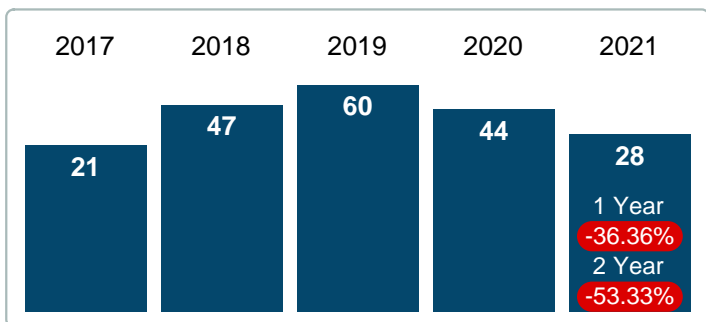
Area Delimited by County Of Bryan - Residential Property Type



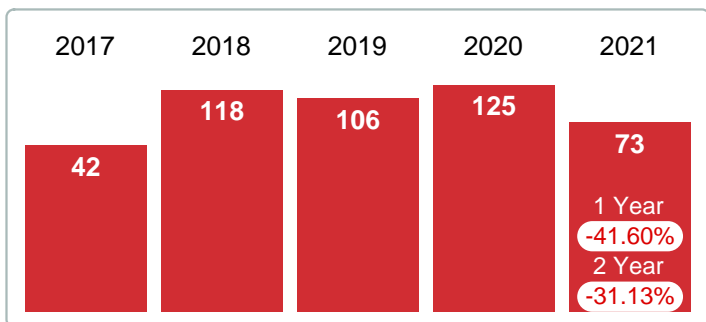
NEW LISTINGS

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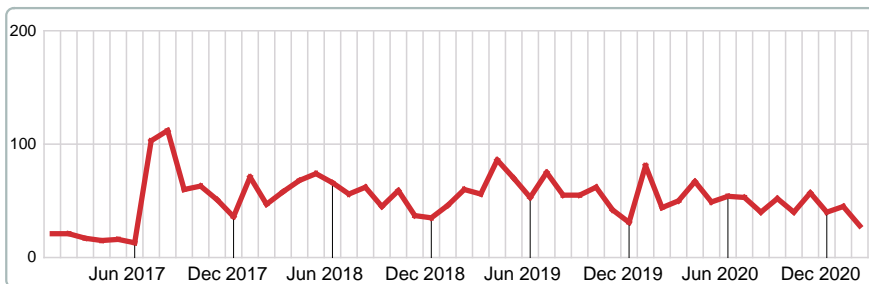
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 40

High Aug 2017 112 Low Jun 2017 13

New Listings this month at 28
below the 5 yr FEB average of 40



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	7.14%	0	2	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$150,000	5	17.86%	1	2	2	0
\$150,001 - \$200,000	7	25.00%	1	5	1	0
\$200,001 - \$250,000	7	25.00%	0	7	0	0
\$250,001 - \$575,000	4	14.29%	1	2	1	0
\$575,001 and up	3	10.71%	1	1	1	0
Total New Listed Units	28		4	19	5	0
Total New Listed Volume	8,361,650	100%	2.68M	4.25M	1.43M	0.00B
Median New Listed Listing Price	\$197,450		\$272,000	\$205,000	\$189,900	\$0

February 2021



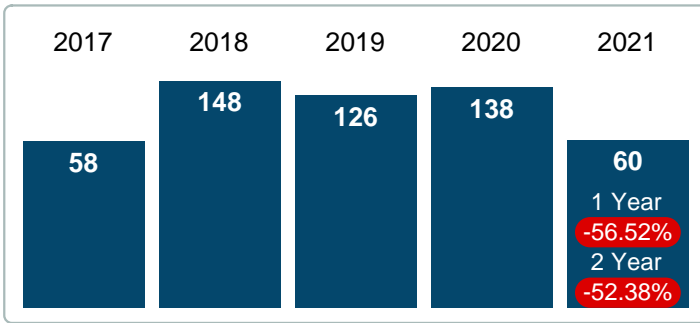
Area Delimited by County Of Bryan - Residential Property Type



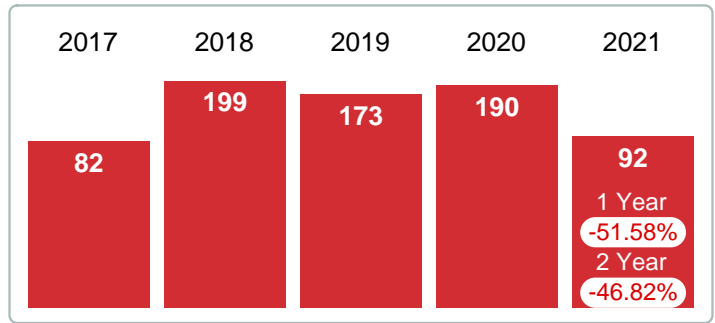
ACTIVE INVENTORY

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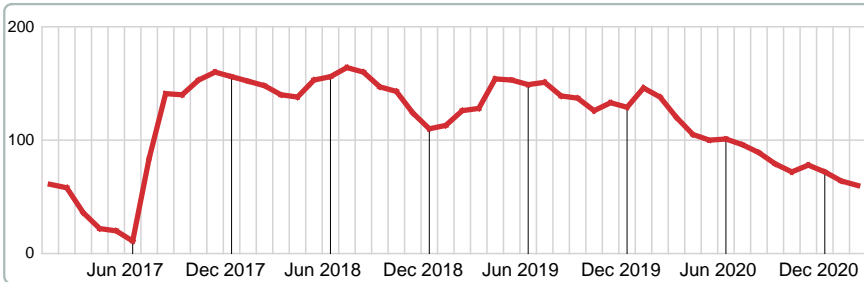
END OF FEBRUARY



ACTIVE DURING FEBRUARY

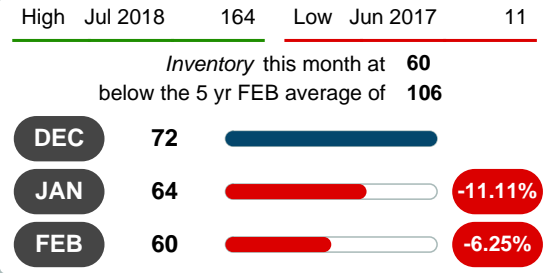


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 106



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	5	8.33%	51.0	3	2	0	0
\$100,001 - \$150,000	9	15.00%	86.0	3	2	3	1
\$150,001 - \$200,000	5	8.33%	74.0	2	1	2	0
\$200,001 - \$325,000	17	28.33%	55.0	2	9	5	1
\$325,001 - \$525,000	9	15.00%	45.0	1	1	7	0
\$525,001 - \$1,000,000	10	16.67%	97.0	0	3	3	4
\$1,000,001 and up	5	8.33%	137.0	1	1	2	1
Total Active Inventory by Units	60			12	19	22	7
Total Active Inventory by Volume	27,276,900	100%	75.5	3.89M	6.75M	11.47M	5.17M
Median Active Inventory Listing Price	\$263,450			\$162,500	\$239,500	\$334,500	\$599,000

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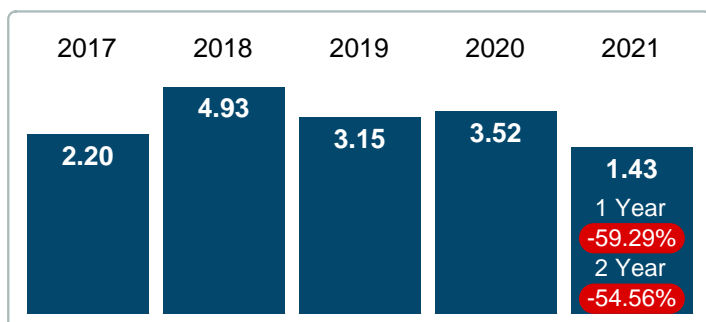
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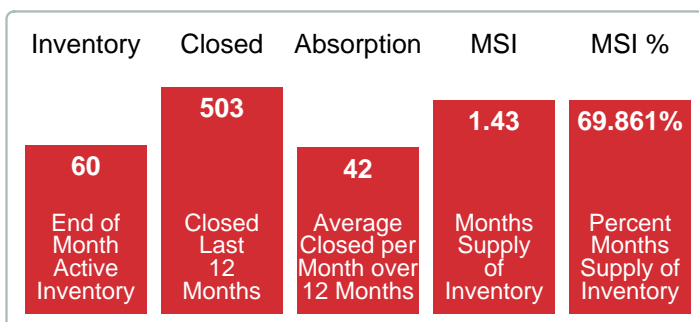
MONTHS SUPPLY of INVENTORY (MSI)

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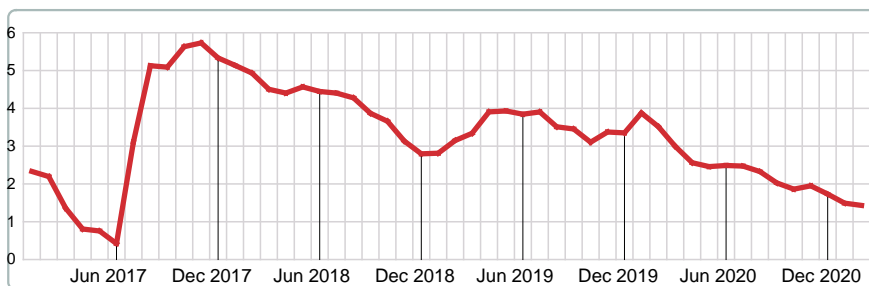
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021



5 YEAR MARKET ACTIVITY TRENDS

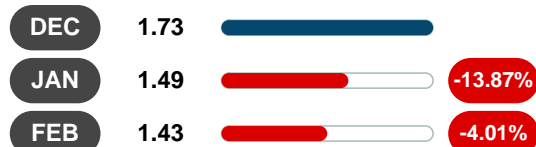


3 MONTHS

5 year FEB AVG = 3.05

High Nov 2017 5.73 Low Jun 2017 0.42

Months Supply this month at 1.43 below the 5 yr FEB average of 3.05



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	5	8.33%	0.74	1.29	0.56	0.00	0.00
\$100,001 - \$150,000	9	15.00%	1.01	2.00	0.30	3.60	0.00
\$150,001 - \$200,000	5	8.33%	0.41	24.00	0.10	1.33	0.00
\$200,001 - \$325,000	17	28.33%	1.85	8.00	1.61	1.62	4.00
\$325,001 - \$525,000	9	15.00%	2.51	12.00	0.86	4.42	0.00
\$525,001 - \$1,000,000	10	16.67%	8.57	0.00	7.20	7.20	16.00
\$1,000,001 and up	5	8.33%	60.00	0.00	0.00	24.00	0.00
Market Supply of Inventory (MSI)			1.43	2.77	0.68	2.64	4.94
Total Active Inventory by Units		100%	1.43	12	19	22	7

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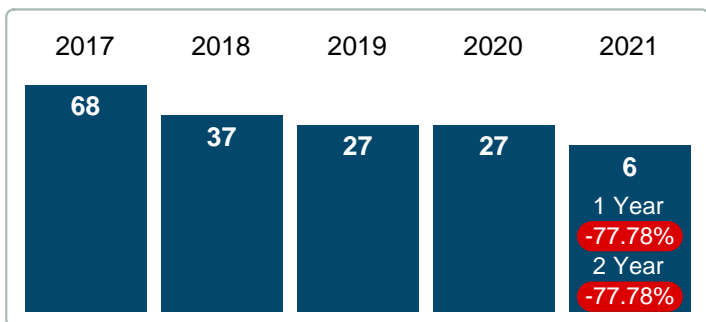
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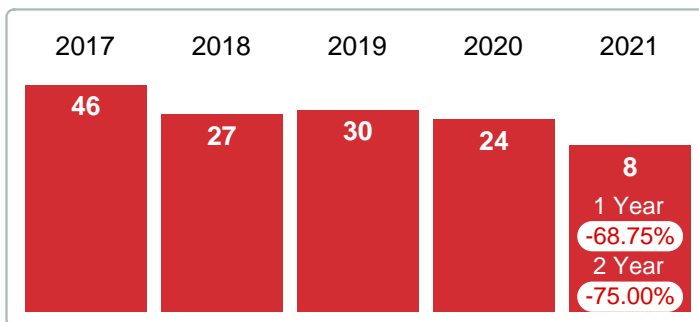
MEDIAN DAYS ON MARKET TO SALE

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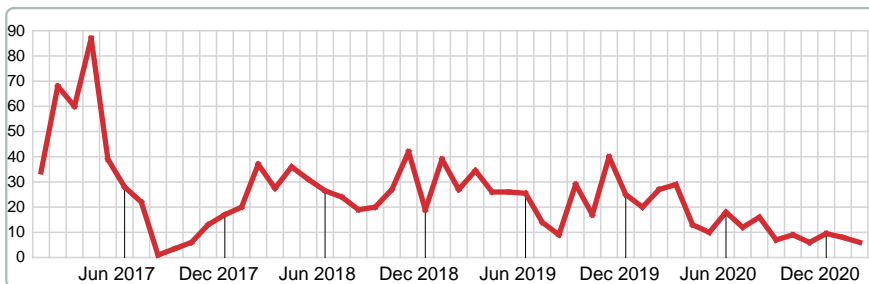
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

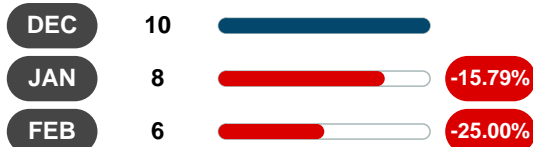


3 MONTHS

5 year FEB AVG = 33

High Apr 2017 87 Low Aug 2017 1

Median Days on Market to Sale this month at 6 below the 5 yr FEB average of 33



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	3.70%	29	0	0	29	0
\$75,001 - \$100,000	11.11%	4	4	1	0	0
\$100,001 - \$125,000	22.22%	12	0	12	0	0
\$125,001 - \$175,000	18.52%	3	0	3	0	0
\$175,001 - \$275,000	22.22%	8	0	8	0	0
\$275,001 - \$400,000	11.11%	89	0	45	96	0
\$400,001 and up	11.11%	19	23	19	1	0
Median Closed DOM		6	4	6	29	0
Total Closed Units	100%	6.0	3	21	3	
Total Closed Volume		5,670,399	796.40K	4.07M	799.00K	0.00B

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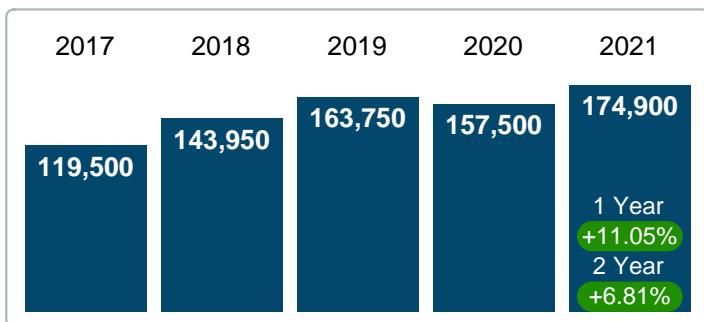
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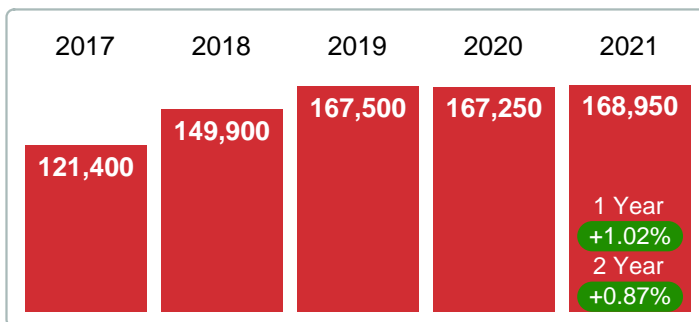
MEDIAN LIST PRICE AT CLOSING

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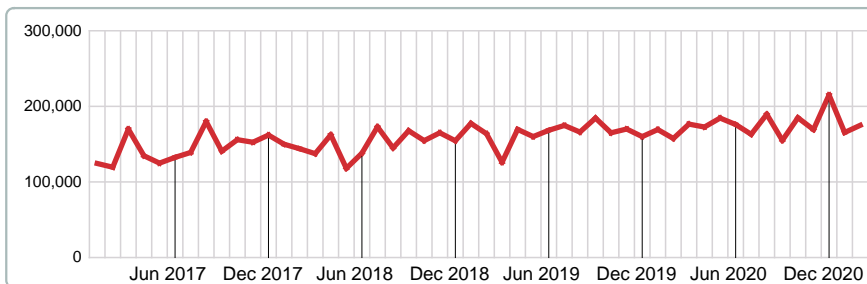
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

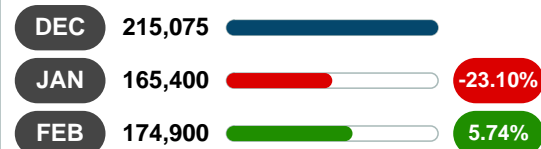


3 MONTHS

5 year FEB AVG = 151,920

High Dec 2020 215,075 Low May 2018 118,000

Median List Price at Closing this month at **174,900**
above the 5 yr FEB average of **151,920**



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	0.00%	19	0	0	0	0
\$75,001 - \$100,000	11.11%	86,500	90,700	79,000	0	0
\$100,001 - \$125,000	18.52%	114,900	0	114,900	0	0
\$125,001 - \$175,000	22.22%	159,950	0	160,000	150,000	0
\$175,001 - \$275,000	25.93%	187,000	0	187,000	0	0
\$275,001 - \$400,000	7.41%	339,450	0	359,900	319,000	0
\$400,001 and up	14.81%	525,000	625,000	557,500	425,000	0
Median List Price		174,900	94,900	174,900	319,000	0
Total Closed Units	100%	174,900	3	21	3	0
Total Closed Volume		6,045,700	806.40K	4.35M	894.00K	0.00B

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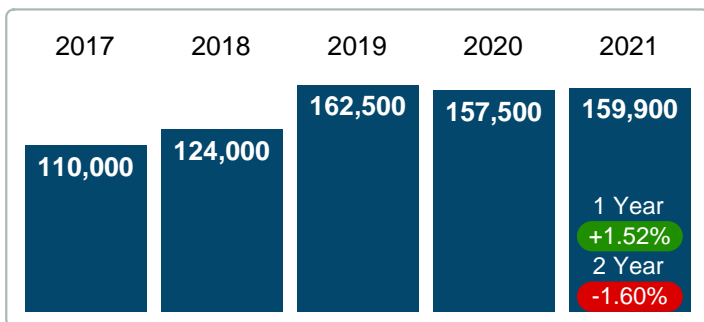
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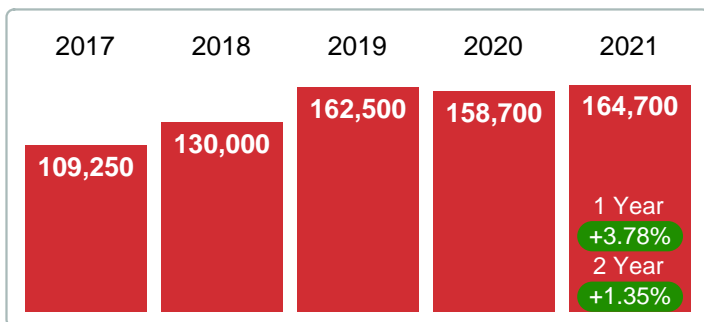
MEDIAN SOLD PRICE AT CLOSING

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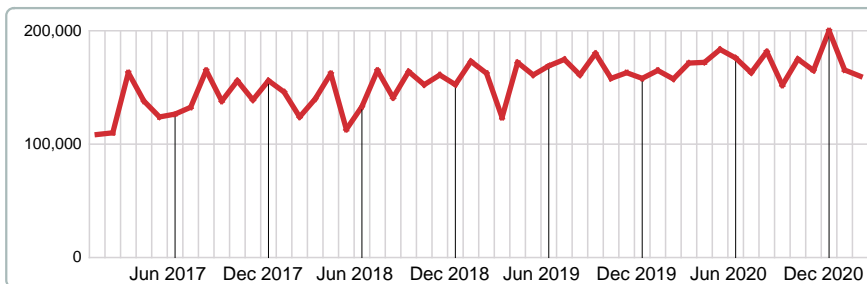
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

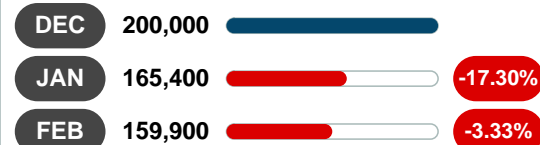


3 MONTHS

5 year FEB AVG = 142,780

High Dec 2020 200,000 Low Jan 2017 108,500

Median Sold Price at Closing this month at **159,900**
 above the 5 yr FEB average of **142,780**



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	1	3.70%	75,000	0	0	75,000	0
\$75,001 - \$100,000	3	11.11%	86,900	90,700	79,000	0	0
\$100,001 - \$125,000	6	22.22%	116,500	0	116,500	0	0
\$125,001 - \$175,000	5	18.52%	152,999	0	152,999	0	0
\$175,001 - \$275,000	6	22.22%	189,500	0	189,500	0	0
\$275,001 - \$400,000	3	11.11%	317,000	0	325,000	317,000	0
\$400,001 and up	3	11.11%	615,000	615,000	650,000	407,000	0
Median Sold Price			159,900	94,500	159,900	317,000	0
Total Closed Units		100%	159,900	3	21	3	
Total Closed Volume			5,670,399	796.40K	4.07M	799.00K	0.00B

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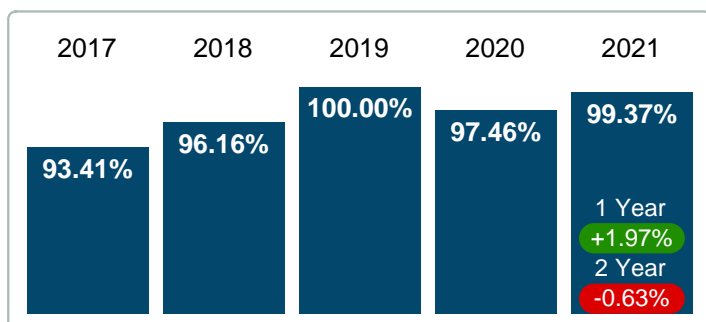
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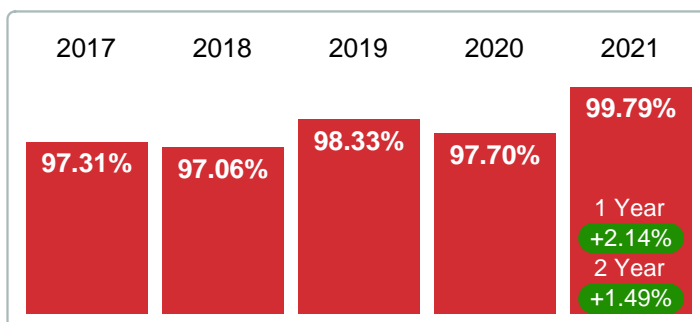
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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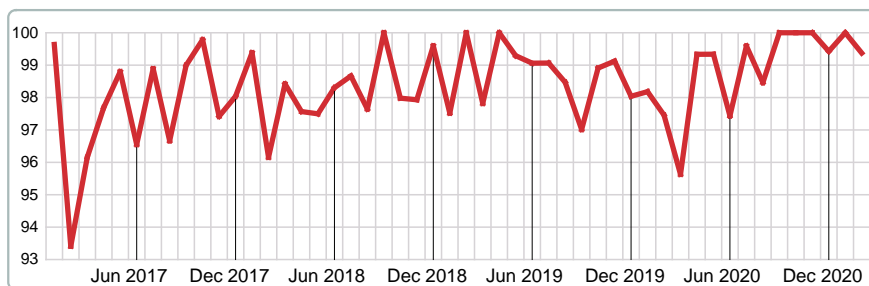
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

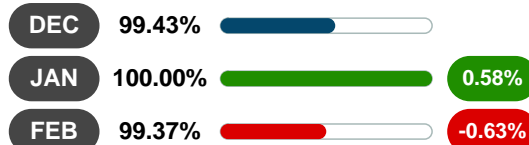


3 MONTHS

5 year FEB AVG = 97.28%

High Jan 2021 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at **99.37%**
above the 5 yr FEB average of **97.28%**



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: 3.70%;"></div> 1	3.70%	50.00%	0.00%	0.00%	50.00%	0.00%
\$75,001 - \$100,000	<div style="width: 11.11%;"></div> 3	11.11%	100.00%	100.02%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	<div style="width: 22.22%;"></div> 6	22.22%	99.09%	0.00%	99.09%	0.00%	0.00%
\$125,001 - \$175,000	<div style="width: 18.52%;"></div> 5	18.52%	95.62%	0.00%	95.62%	0.00%	0.00%
\$175,001 - \$275,000	<div style="width: 22.22%;"></div> 6	22.22%	100.00%	0.00%	100.00%	0.00%	0.00%
\$275,001 - \$400,000	<div style="width: 11.11%;"></div> 3	11.11%	97.25%	0.00%	83.92%	99.37%	0.00%
\$400,001 and up	<div style="width: 11.11%;"></div> 3	11.11%	95.76%	98.40%	94.20%	95.76%	0.00%
Median Sold/List Ratio		99.37%		99.58%	99.47%	95.76%	0.00%
Total Closed Units		27	100%	3	21	3	
Total Closed Volume		5,670,399		796.40K	4.07M	799.00K	0.00B

February 2021



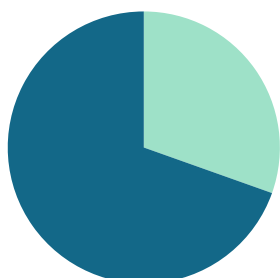
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

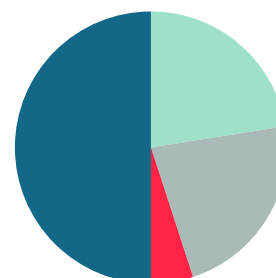


Inventory
 New Listings
28 = 30.43%
 Start Inventory
64
 Total Inventory Units
92
 Volume
\$33,854,450

Market Activity

Closed Sales
27 = 22.50%
 Pending Sales
27 = 22.50%
 Other Off Market
6 = 5.00%
 Active Inventory
60 = 50.00%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	39	27	-30.77%	62	66	6.45%
Pending Sales	44	27	-38.64%	86	75	-12.79%
New Listings	44	28	-36.36%	125	73	-41.60%
Median List Price	157,500	174,900	11.05%	167,250	168,950	1.02%
Median Sale Price	157,500	159,900	1.52%	158,700	164,700	3.78%
Median Percent of Selling Price to List Price	97.46%	99.37%	1.97%	97.70%	99.79%	2.14%
Median Days on Market to Sale	27.00	6.00	-77.78%	24.00	7.50	-68.75%
Monthly Inventory	139	60	-56.83%	139	60	-56.83%
Months Supply of Inventory	3.54	1.43	-59.58%	3.54	1.43	-59.58%

Absorption: Last 12 months, an Average of **42** Sales/Month

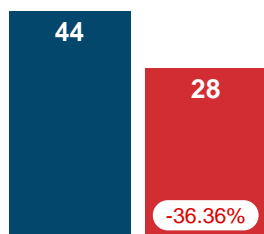
Inventory on February 28, 2021 = **60**

2020 **2021**

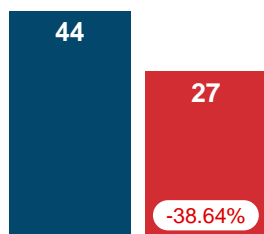
FEBRUARY MARKET

MEDIAN PRICES

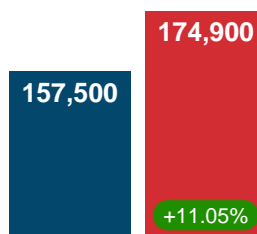
New Listings



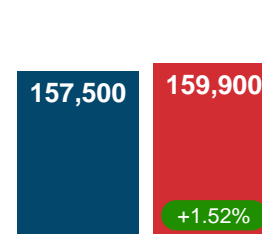
Pending Listings



List Price



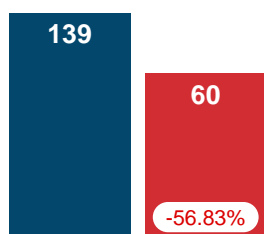
Sale Price



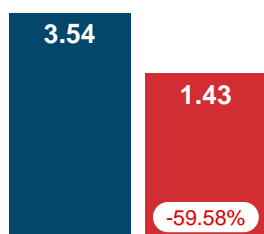
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

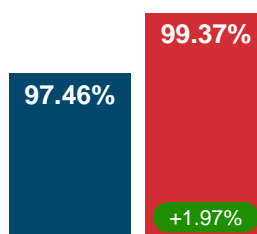
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

