



Area Delimited by County Of Bryan - Residential Property Type

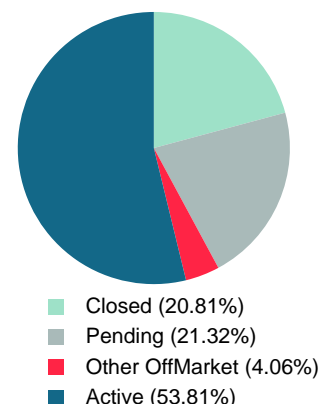


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/- %
Closed Listings	45	41	-8.89%
Pending Listings	40	42	5.00%
New Listings	57	45	-21.05%
Average List Price	184,705	230,962	25.04%
Average Sale Price	179,737	226,831	26.20%
Average Percent of Selling Price to List Price	97.43%	97.76%	0.34%
Average Days on Market to Sale	28.13	26.98	-4.12%
End of Month Inventory	78	106	35.90%
Months Supply of Inventory	1.95	2.30	17.96%

Absorption: Last 12 months, an Average of **46** Sales/Month
Active Inventory as of November 30, 2021 = **106**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2021 rose **35.90%** to 106 existing homes available for sale. Over the last 12 months this area has had an average of 46 closed sales per month. This represents an unsold inventory index of **2.30** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **26.20%** in November 2021 to \$226,831 versus the previous year at \$179,737.

Average Days on Market Shortens

The average number of **26.98** days that homes spent on the market before selling decreased by 1.16 days or **4.12%** in November 2021 compared to last year's same month at **28.13** DOM.

Sales Success for November 2021 is Positive

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

There were 45 New Listings in November 2021, down **21.05%** from last year at 57. Furthermore, there were 41 Closed Listings this month versus last year at 45, a **-8.89%** decrease.

Closed versus Listed trends yielded a **91.1%** ratio, up from previous year's, November 2020, at **78.9%**, a **15.41%** upswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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



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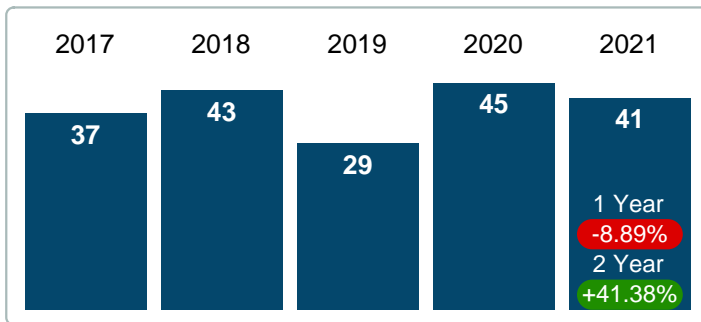


November 2021

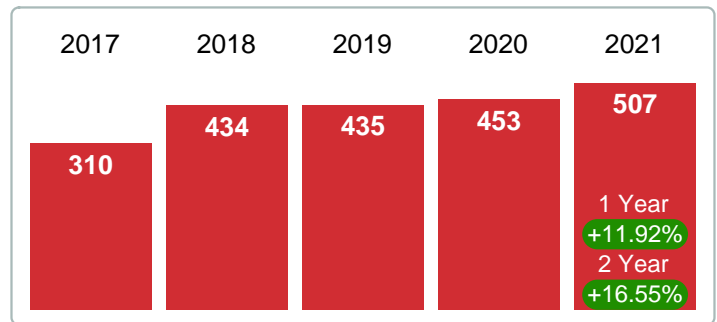
CLOSED LISTINGS

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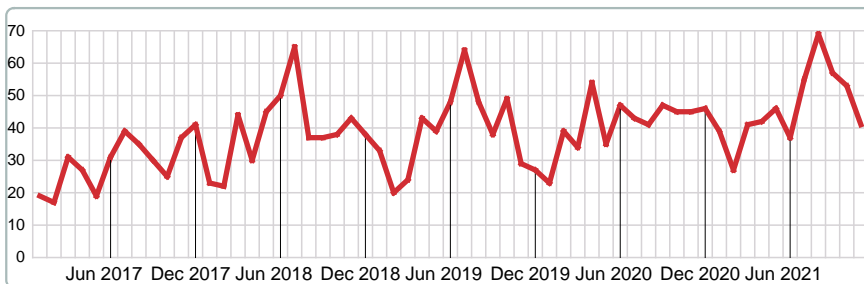
NOVEMBER



YEAR TO DATE (YTD)

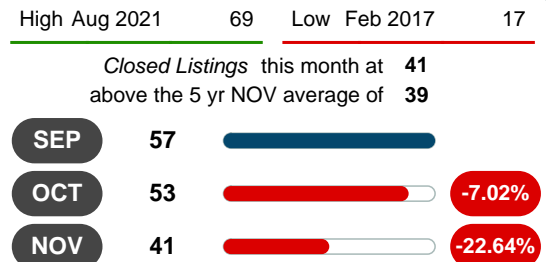


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 39



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4		9.76%	11.8	0	4	0	0
\$100,001 - \$125,000	3		7.32%	9.0	1	2	0	0
\$125,001 - \$175,000	6		14.63%	14.7	1	5	0	0
\$175,001 - \$225,000	10		24.39%	20.7	0	8	2	0
\$225,001 - \$250,000	6		14.63%	15.0	0	4	2	0
\$250,001 - \$350,000	7		17.07%	60.1	0	3	2	2
\$350,001 and up	5		12.20%	45.2	1	1	2	1
Total Closed Units			41		3	27	8	3
Total Closed Volume			9,300,075	100%	635.00K	5.33M	2.25M	1.09M
Average Closed Price			\$226,831		\$211,667	\$197,419	\$280,869	\$362,607

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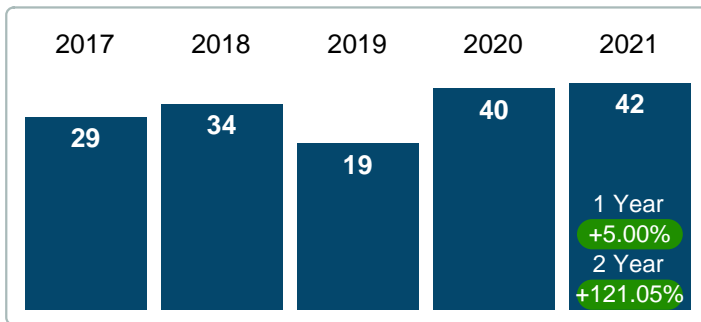


November 2021

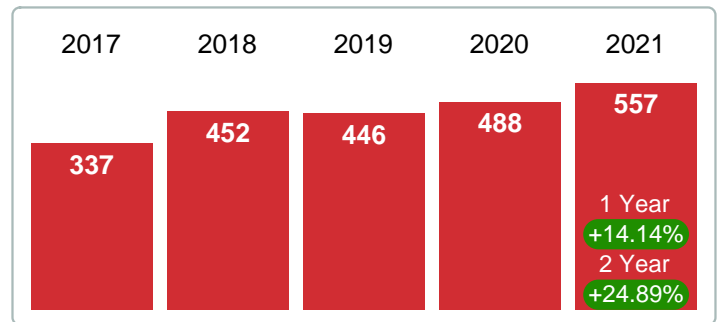
PENDING LISTINGS

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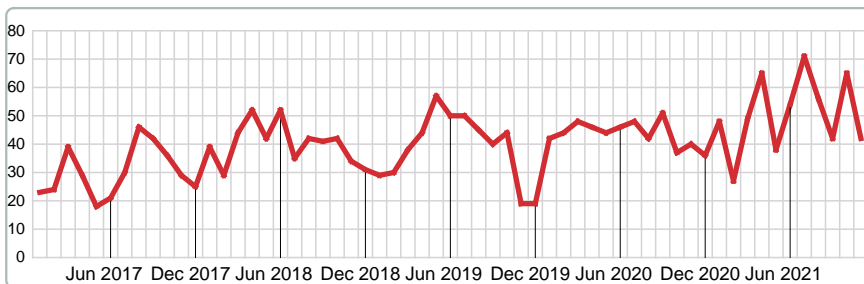
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 33

High Jul 2021 71 Low May 2017 18

Pending Listings this month at **42**
above the 5 yr NOV average of **33**

SEP	42	
OCT	65	54.76%
NOV	42	-35.38%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.76%	2.5	0	2	0	0
\$75,001 - \$125,000	8	19.05%	15.5	3	5	0	0
\$125,001 - \$175,000	3	7.14%	7.0	0	3	0	0
\$175,001 - \$225,000	11	26.19%	27.5	1	8	2	0
\$225,001 - \$300,000	9	21.43%	34.2	0	8	0	1
\$300,001 - \$350,000	5	11.90%	56.2	0	3	2	0
\$350,001 and up	4	9.52%	49.0	0	3	1	0
Total Pending Units	42			4	32	5	1
Total Pending Volume	9,190,449	100%	30.5	498.00K	7.03M	1.40M	259.90K
Average Listing Price	\$223,261			\$124,500	\$219,705	\$280,400	\$259,900

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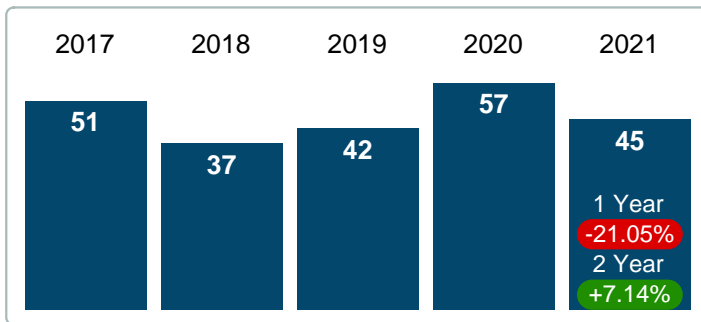


November 2021

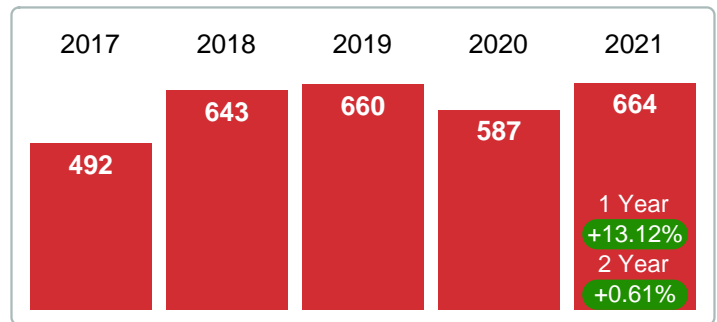
NEW LISTINGS

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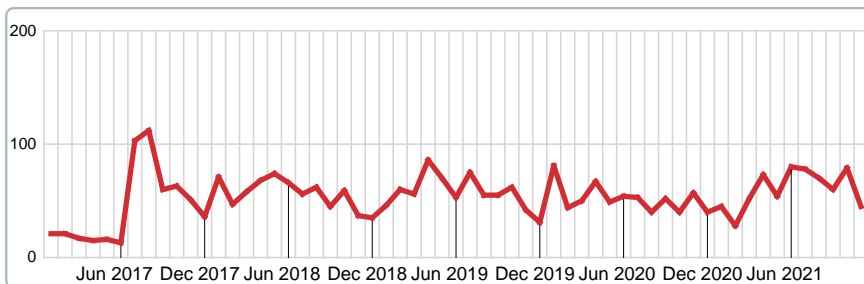
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 46

High Aug 2017 112 Low Jun 2017 13

New Listings this month at 45
below the 5 yr NOV average of 46



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	4	8.89%
\$75,001 - \$100,000	3	6.67%
\$100,001 - \$175,000	9	20.00%
\$175,001 - \$225,000	10	22.22%
\$225,001 - \$300,000	9	20.00%
\$300,001 - \$525,000	5	11.11%
\$525,001 and up	5	11.11%
Total New Listed Units	45	
Total New Listed Volume	11,206,850	100%
Average New Listed Listing Price	\$226,315	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	3	0	0
0	3	0	0
2	6	0	1
1	7	2	0
0	7	1	1
0	3	2	0
1	3	0	1
5	32	5	3
1.16M	7.52M	1.35M	1.18M
\$231,180	\$235,030	\$269,220	\$394,633

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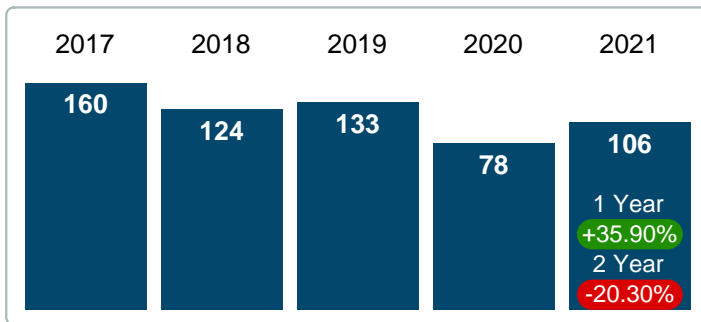


November 2021

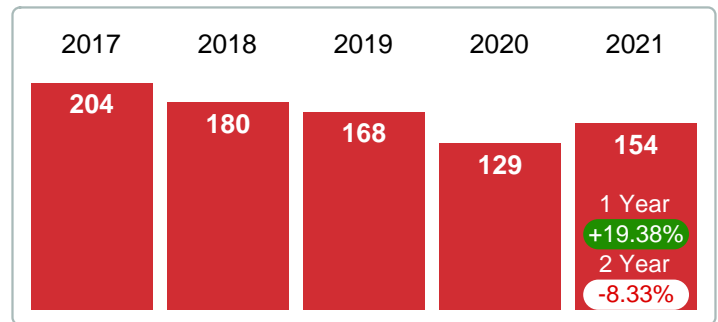
ACTIVE INVENTORY

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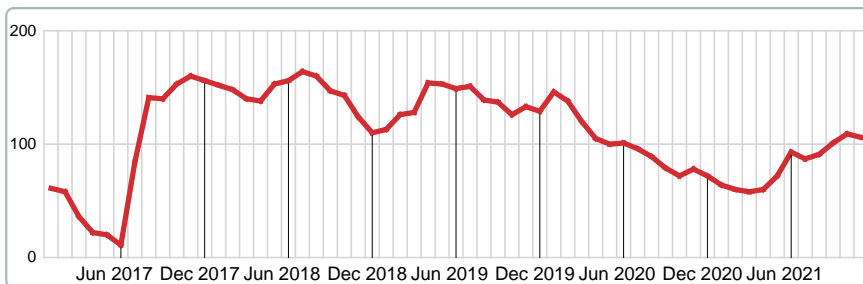
END OF NOVEMBER



ACTIVE DURING NOVEMBER

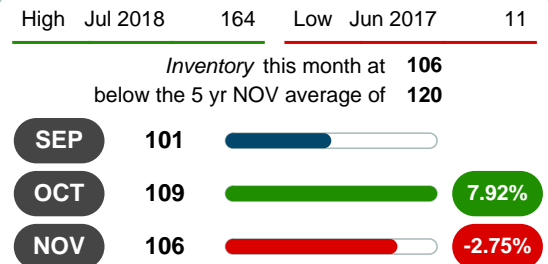


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 120



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	4.72%	50.8	2	3	0	0
\$75,001 - \$150,000	16	15.09%	70.0	7	8	0	1
\$150,001 - \$200,000	15	14.15%	54.7	1	8	5	1
\$200,001 - \$300,000	26	24.53%	75.8	3	14	7	2
\$300,001 - \$450,000	18	16.98%	93.2	0	9	9	0
\$450,001 - \$900,000	15	14.15%	45.7	3	8	2	2
\$900,001 and up	11	10.38%	142.0	1	3	5	2
Total Active Inventory by Units		106		17	53	28	8
Total Active Inventory by Volume		45,636,529	100%	5.46M	18.92M	14.84M	6.41M
Average Active Inventory Listing Price		\$430,533		\$321,329	\$357,029	\$530,125	\$800,987

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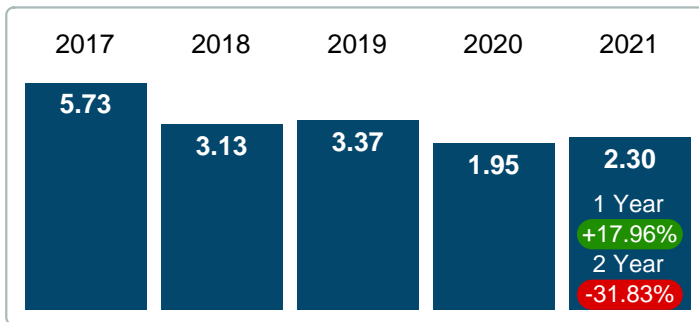


November 2021

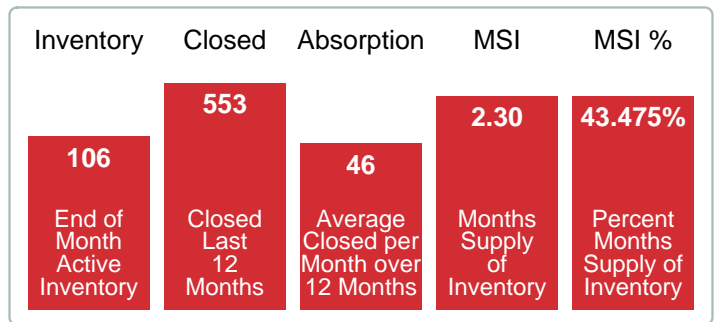
MONTHS SUPPLY of INVENTORY (MSI)

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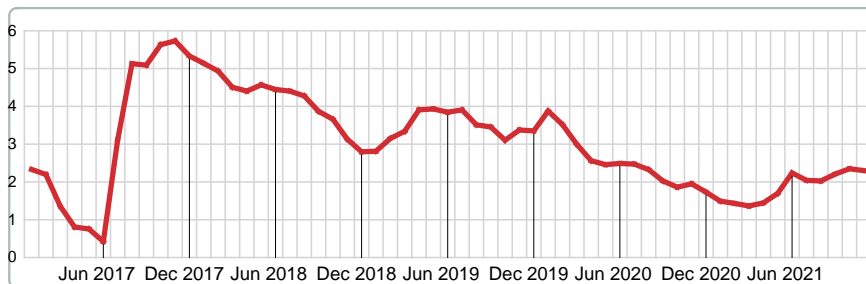
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.30

High Nov 2017 5.73 Low Jun 2017 0.42

Months Supply this month at **2.30**
below the 5 yr NOV average of **3.30**



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	5	4.72%	2.50	2.67	3.00	0.00	0.00
\$75,001 - \$150,000	16	15.09%	1.92	4.00	1.52	0.00	12.00
\$150,001 - \$200,000	15	14.15%	1.29	2.00	0.83	3.33	12.00
\$200,001 - \$300,000	26	24.53%	1.64	9.00	1.22	1.87	8.00
\$300,001 - \$450,000	18	16.98%	3.09	0.00	3.48	3.72	0.00
\$450,001 - \$900,000	15	14.15%	7.20	36.00	12.00	3.43	2.67
\$900,001 and up	11	10.38%	33.00	0.00	18.00	0.00	12.00
Market Supply of Inventory (MSI)			2.30	4.64	1.72	2.87	4.17
Total Active Inventory by Units		100%	2.30	17	53	28	8



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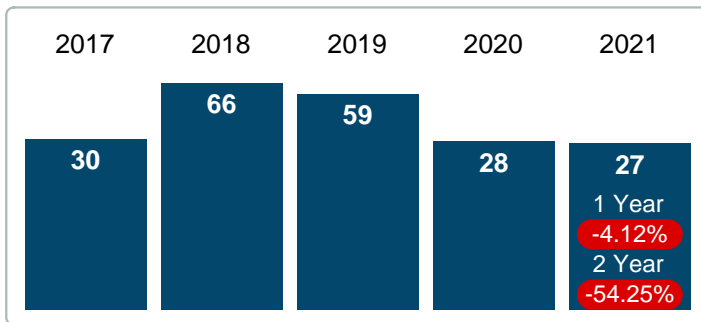


November 2021

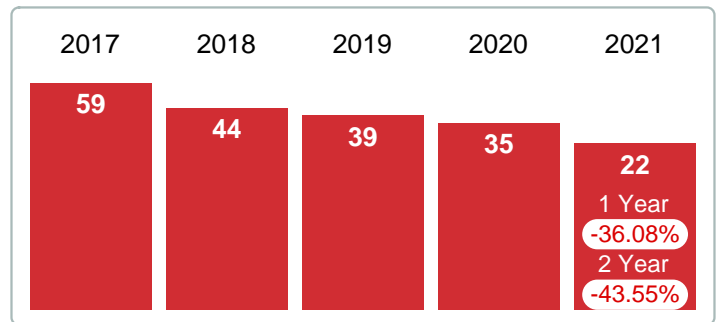
AVERAGE DAYS ON MARKET TO SALE

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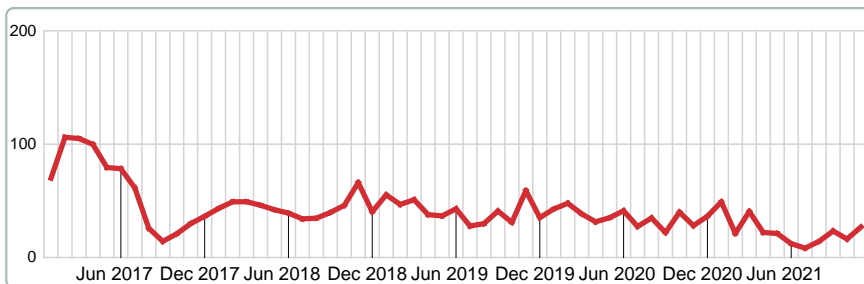
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 42

High Feb 2017 106 Low Jul 2021 8

Average Days on Market to Sale this month at 27
below the 5 yr NOV average of 42

SEP	23	
OCT	16	-30.21%
NOV	27	65.28%

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.76%	12	0	12	0	0
\$100,001 - \$125,000	3	7.32%	9	1	13	0	0
\$125,001 - \$175,000	6	14.63%	15	7	16	0	0
\$175,001 - \$225,000	10	24.39%	21	0	23	12	0
\$225,001 - \$250,000	6	14.63%	15	0	6	33	0
\$250,001 - \$350,000	7	17.07%	60	0	2	139	69
\$350,001 and up	5	12.20%	45	10	70	71	4
Average Closed DOM	27			6	16	64	47
Total Closed Units	41	100%	27	3	27	8	3
Total Closed Volume	9,300,075			635.00K	5.33M	2.25M	1.09M

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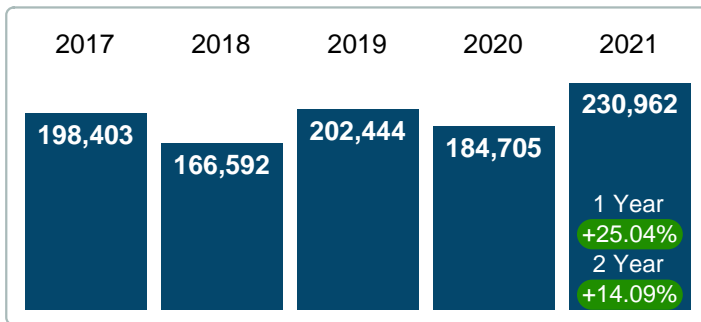


November 2021

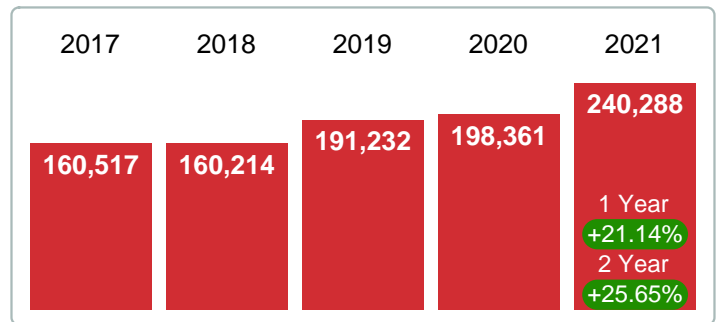
AVERAGE LIST PRICE AT CLOSING

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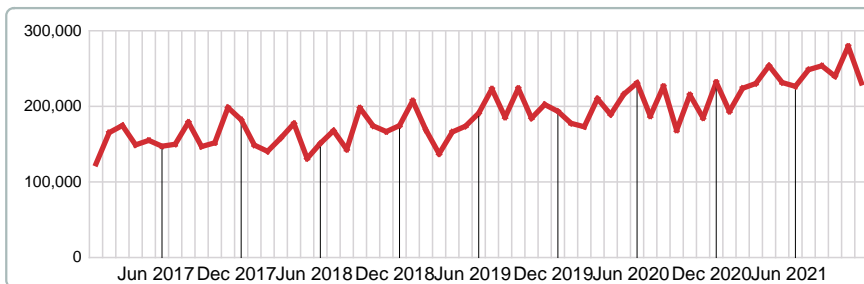
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 196,621

High Oct 2021 279,427 Low Jan 2017 123,954

Average List Price at Closing this month at **230,962**
above the 5 yr NOV average of **196,621**

SEP	239,802	
OCT	279,427	16.52%
NOV	230,962	-17.34%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.32%	93,333	0	101,250	0	0
\$100,001 \$125,000	4	9.76%	121,225	125,000	117,450	0	0
\$125,001 \$175,000	6	14.63%	144,083	138,000	145,300	0	0
\$175,001 \$225,000	9	21.95%	199,333	0	204,263	194,950	0
\$225,001 \$250,000	7	17.07%	232,458	0	230,552	237,500	0
\$250,001 \$350,000	6	14.63%	302,803	0	338,333	314,000	269,410
\$350,001 and up	6	14.63%	433,667	375,000	544,000	384,500	549,000
Average List Price			230,962	212,667	203,026	282,738	362,607
Total Closed Units		100%	230,962	3	27	8	3
Total Closed Volume			9,469,426	638.00K	5.48M	2.26M	1.09M

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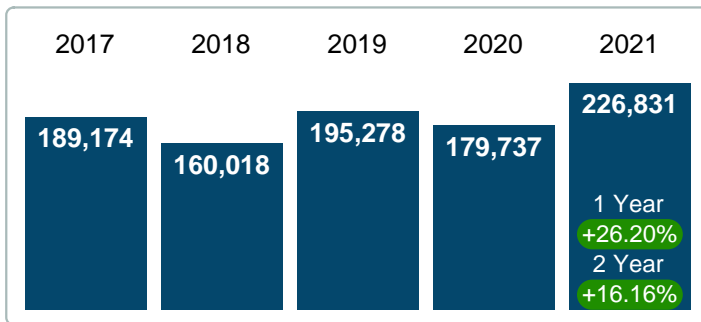


November 2021

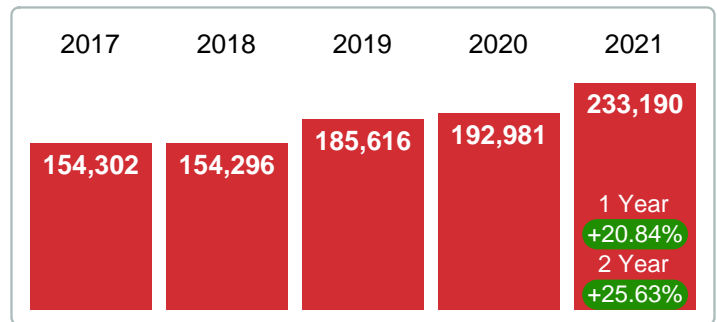
AVERAGE SOLD PRICE AT CLOSING

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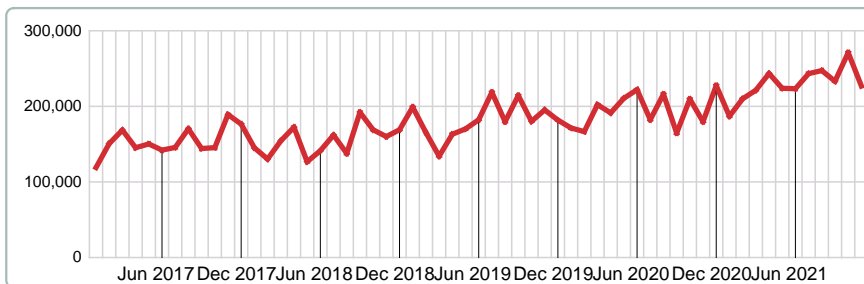
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 190,208

High Oct 2021 271,025 Low Jan 2017 119,060

Average Sold Price at Closing this month at **226,831**
above the 5 yr NOV average of **190,208**

SEP	233,199	
OCT	271,025	16.22%
NOV	226,831	-16.31%

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.76%	85,875	0	85,875	0	0
\$100,001 \$125,000	3	7.32%	120,666	125,000	118,500	0	0
\$125,001 \$175,000	6	14.63%	141,217	135,000	142,460	0	0
\$175,001 \$225,000	10	24.39%	200,105	0	201,225	195,625	0
\$225,001 \$250,000	6	14.63%	233,734	0	233,052	235,100	0
\$250,001 \$350,000	7	17.07%	304,403	0	325,167	308,250	269,410
\$350,001 and up	5	12.20%	442,600	375,000	520,000	384,500	549,000
Average Sold Price			226,831	211,667	197,419	280,869	362,607
Total Closed Units		100%	226,831	3	27	8	3
Total Closed Volume			9,300,075	635.00K	5.33M	2.25M	1.09M

November 2021



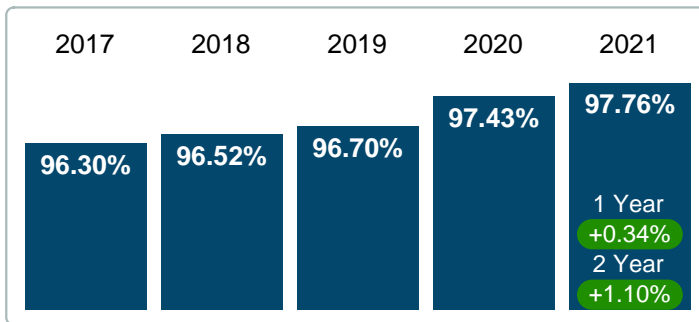
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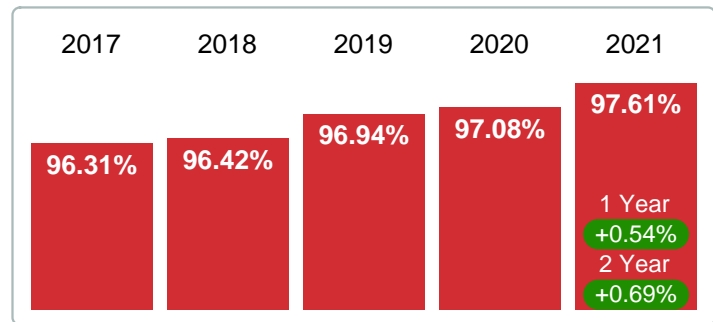
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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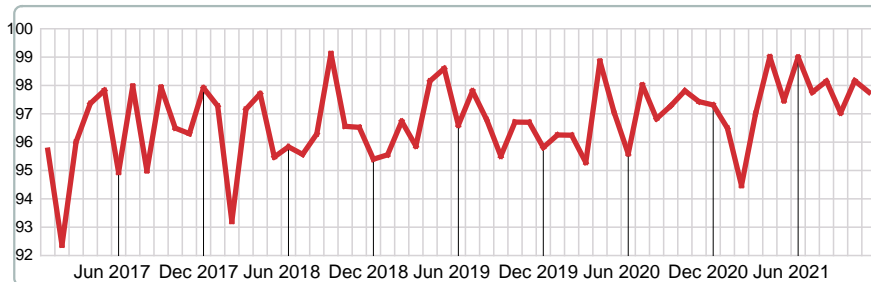
NOVEMBER



YEAR TO DATE (YTD)



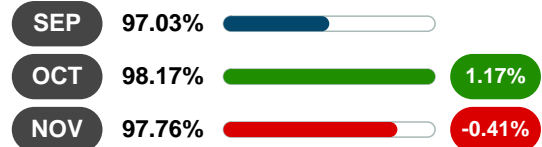
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 96.94%

High Sep 2018 99.13% Low Feb 2017 92.37%

Average Sold/List Ratio this month at **97.76%**
above the 5 yr NOV average of **96.94%**

AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.76%	86.17%	0.00%	86.17%	0.00%	0.00%
\$100,001 \$125,000	3	7.32%	100.58%	100.00%	100.88%	0.00%	0.00%
\$125,001 \$175,000	6	14.63%	98.19%	97.83%	98.26%	0.00%	0.00%
\$175,001 \$225,000	10	24.39%	98.92%	0.00%	98.57%	100.31%	0.00%
\$225,001 \$250,000	6	14.63%	100.41%	0.00%	101.07%	99.10%	0.00%
\$250,001 \$350,000	7	17.07%	97.92%	0.00%	96.06%	98.61%	100.00%
\$350,001 and up	5	12.20%	99.12%	100.00%	95.59%	100.00%	100.00%
Average Sold/List Ratio		97.80%		99.28%	96.83%	99.50%	100.00%
Total Closed Units		41	100%	3	27	8	3
Total Closed Volume		9,300,075		635.00K	5.33M	2.25M	1.09M

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Email: support@mlstechnology.com

November 2021



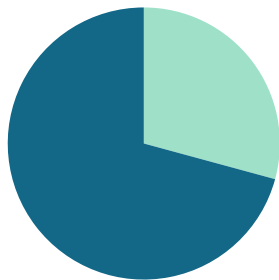
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
45 = 29.22%

Start Inventory
109

Total Inventory
Units
154

Volume
\$58,523,678

Market Activity

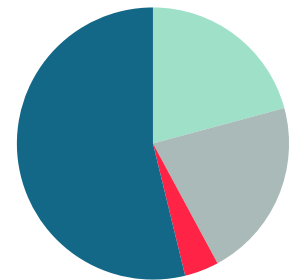
Closed Sales
41 = 20.81%

Pending Sales
42 = 21.32%

Other Off Market
8 = 4.06%

Active Inventory
106 = 53.81%

MARKET ACTIVITY



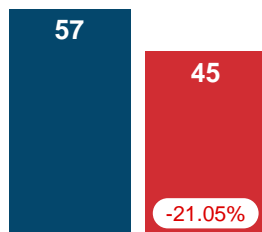
Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	45	41	-8.89%	453	507	11.92%
Pending Sales	40	42	5.00%	488	557	14.14%
New Listings	57	45	-21.05%	587	664	13.12%
Average List Price	184,705	230,962	25.04%	198,361	240,288	21.14%
Average Sale Price	179,737	226,831	26.20%	192,981	233,190	20.84%
Average Percent of Selling Price to List Price	97.43%	97.76%	0.34%	97.08%	97.61%	0.54%
Average Days on Market to Sale	28.13	26.98	-4.12%	34.73	22.20	-36.08%
Monthly Inventory	78	106	35.90%	78	106	35.90%
Months Supply of Inventory	1.95	2.30	17.96%	1.95	2.30	17.96%

Absorption: Last 12 months, an Average of **46** Sales/Month**Inventory** on November 30, 2021 = **106****2020****2021**

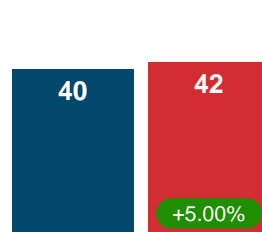
NOVEMBER MARKET

AVERAGE PRICES

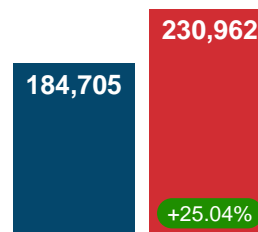
New Listings



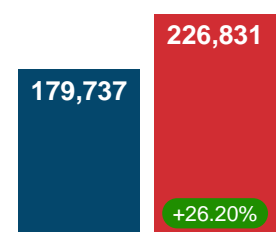
Pending Listings



List Price



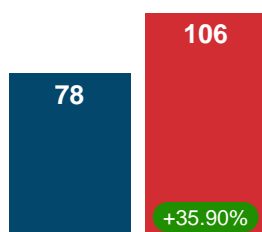
Sale Price



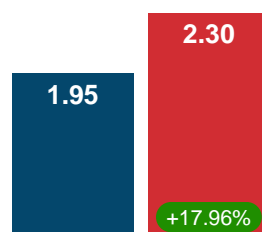
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

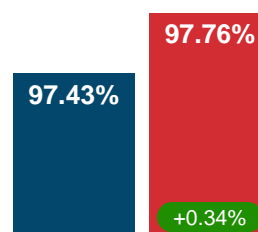
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

