

October 2021



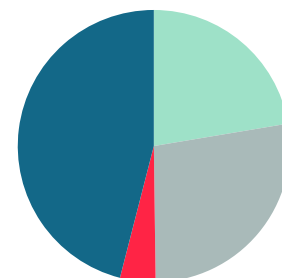
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | 2020 | October 2021 | +/-% |
|--|---------|--------------|---------|
| Closed Listings | 45 | 53 | 17.78% |
| Pending Listings | 37 | 65 | 75.68% |
| New Listings | 40 | 79 | 97.50% |
| Average List Price | 215,244 | 279,427 | 29.82% |
| Average Sale Price | 209,636 | 271,025 | 29.28% |
| Average Percent of Selling Price to List Price | 97.81% | 98.17% | 0.36% |
| Average Days on Market to Sale | 39.98 | 16.32 | -59.18% |
| End of Month Inventory | 72 | 109 | 51.39% |
| Months Supply of Inventory | 1.86 | 2.35 | 26.11% |



■ Closed (22.36%)
■ Pending (27.43%)
■ Other OffMarket (4.22%)
■ Active (45.99%)

Absorption: Last 12 months, an Average of **46** Sales/Month
Active Inventory as of October 31, 2021 = **109**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2021 rose **51.39%** to 109 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 **2.35** 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 **29.28%** in October 2021 to \$271,025 versus the previous year at \$209,636.

Average Days on Market Shortens

The average number of **16.32** days that homes spent on the market before selling decreased by 23.66 days or **59.18%** in October 2021 compared to last year's same month at **39.98** DOM.

Sales Success for October 2021 is Positive

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

There were 79 New Listings in October 2021, up **97.50%** from last year at 40. Furthermore, there were 53 Closed Listings this month versus last year at 45, a **17.78%** increase.

Closed versus Listed trends yielded a **67.1%** ratio, down from previous year's, October 2020, at **112.5%**, a **40.37%** 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

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| 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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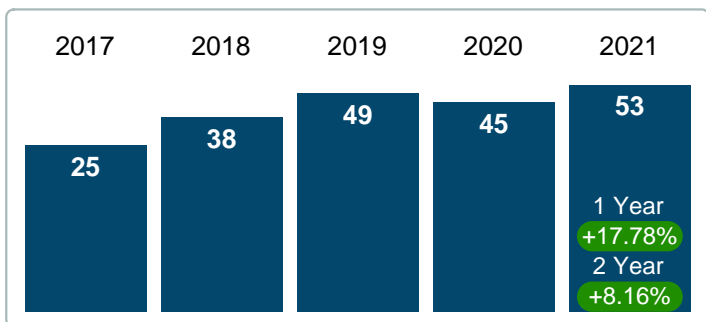
Area Delimited by County Of Bryan - Residential Property Type



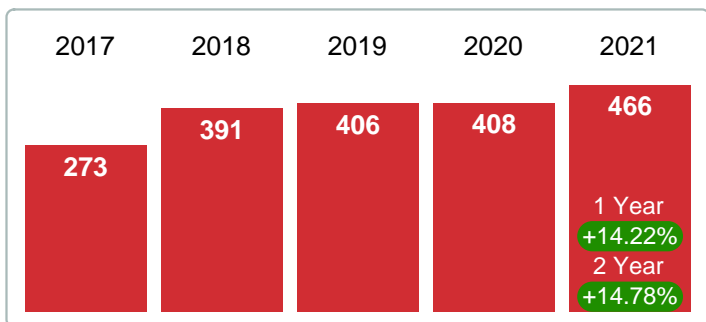
CLOSED LISTINGS

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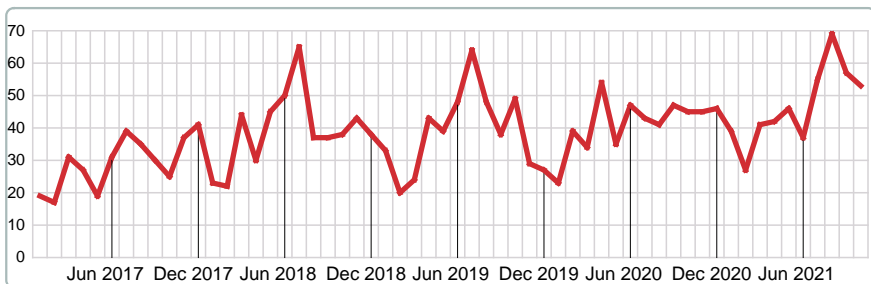
OCTOBER



YEAR TO DATE (YTD)

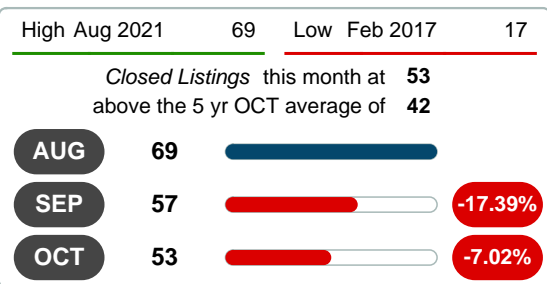


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 42



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 | 2 | 3.77% | 2.0 | 0 | 1 | 1 | 0 |
| \$100,001 - \$150,000 | 8 | 15.09% | 16.5 | 1 | 6 | 1 | 0 |
| \$150,001 - \$175,000 | 6 | 11.32% | 19.7 | 0 | 5 | 1 | 0 |
| \$175,001 - \$250,000 | 15 | 28.30% | 7.3 | 1 | 11 | 3 | 0 |
| \$250,001 - \$300,000 | 9 | 16.98% | 16.8 | 0 | 6 | 3 | 0 |
| \$300,001 - \$400,000 | 7 | 13.21% | 30.9 | 0 | 4 | 3 | 0 |
| \$400,001 and up | 6 | 11.32% | 22.3 | 0 | 2 | 2 | 2 |
| Total Closed Units | 53 | | | 2 | 35 | 14 | 2 |
| Total Closed Volume | 14,364,321 | 100% | 16.3 | 325.00K | 8.17M | 4.08M | 1.79M |
| Average Closed Price | \$271,025 | | | \$162,500 | \$233,542 | \$291,455 | \$892,500 |

October 2021



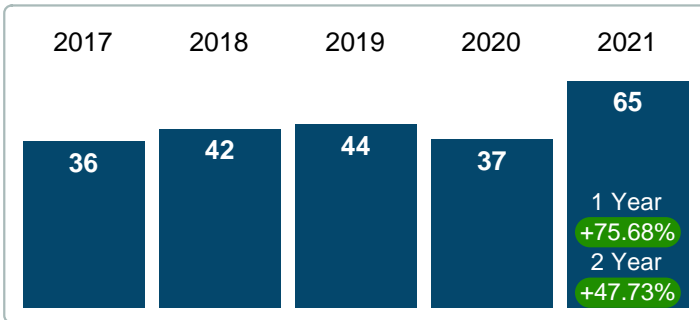
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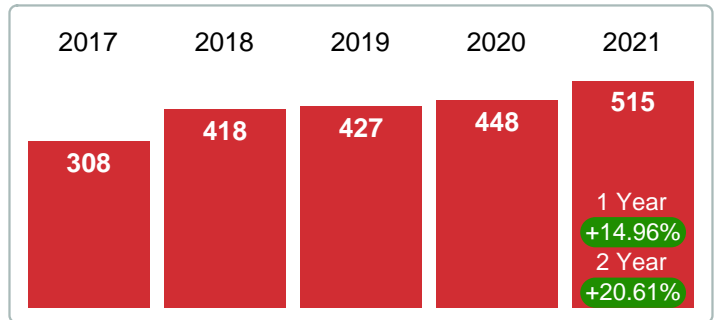
PENDING LISTINGS

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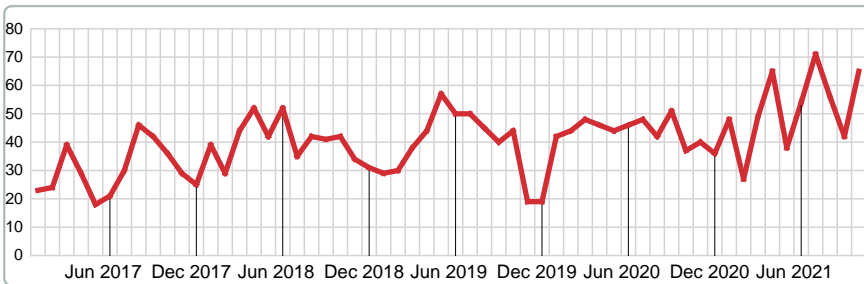
OCTOBER



YEAR TO DATE (YTD)

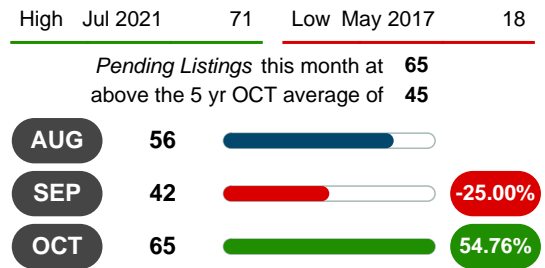


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 45



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less | 5 | 7.69% | 18.2 | 0 | 4 | 1 | 0 |
| \$100,001 - \$125,000 | 3 | 4.62% | 24.7 | 0 | 3 | 0 | 0 |
| \$125,001 - \$175,000 | 13 | 20.00% | 28.9 | 6 | 7 | 0 | 0 |
| \$175,001 - \$225,000 | 16 | 24.62% | 16.8 | 0 | 16 | 0 | 0 |
| \$225,001 - \$325,000 | 13 | 20.00% | 19.6 | 0 | 6 | 7 | 0 |
| \$325,001 - \$375,000 | 10 | 15.38% | 42.1 | 0 | 4 | 6 | 0 |
| \$375,001 and up | 5 | 7.69% | 30.2 | 0 | 2 | 2 | 1 |
| Total Pending Units | 65 | | | 6 | 42 | 16 | 1 |
| Total Pending Volume | 15,445,525 | 100% | 23.0 | 871.70K | 8.71M | 5.32M | 549.00K |
| Average Listing Price | \$238,148 | | | \$145,283 | \$207,334 | \$332,299 | \$549,000 |

October 2021



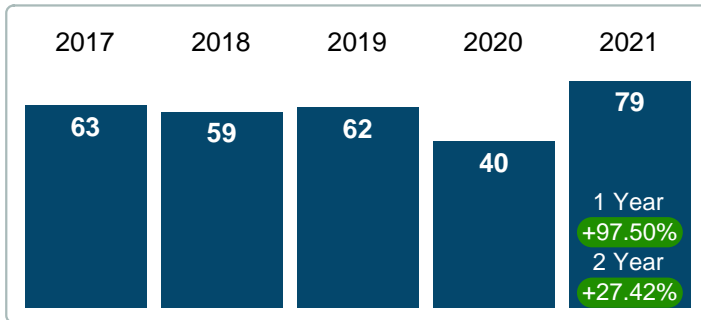
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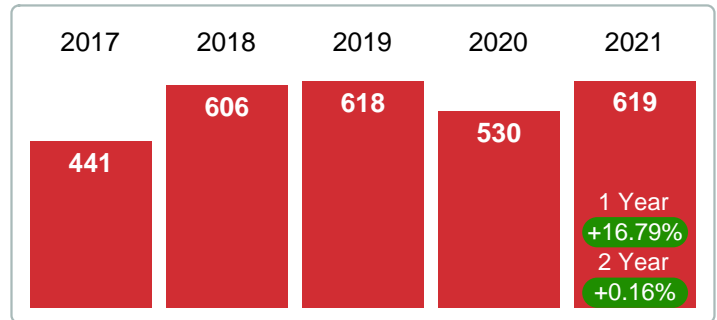
NEW LISTINGS

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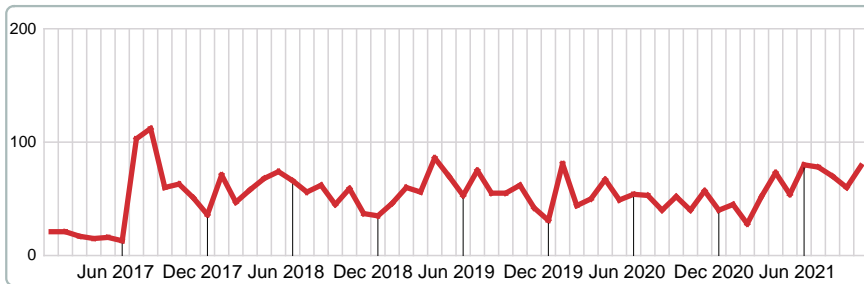
OCTOBER



YEAR TO DATE (YTD)

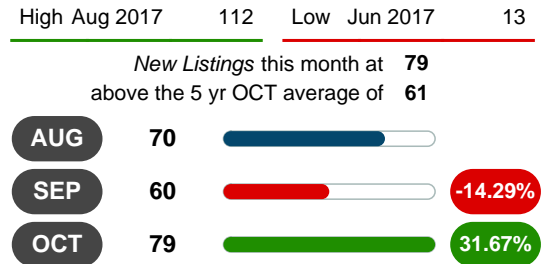


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 61



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | | Bedroom Distribution | | | |
|---|-------------------|-------------|----------------------|------------------|------------------|------------------|
| Price Range | Count | % | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
| \$100,000 and less | 7 | 8.86% | 4 | 2 | 1 | 0 |
| \$100,001 - \$125,000 | 4 | 5.06% | 2 | 2 | 0 | 0 |
| \$125,001 - \$175,000 | 14 | 17.72% | 4 | 9 | 1 | 0 |
| \$175,001 - \$225,000 | 18 | 22.78% | 0 | 16 | 2 | 0 |
| \$225,001 - \$325,000 | 18 | 22.78% | 1 | 9 | 8 | 0 |
| \$325,001 - \$450,000 | 9 | 11.39% | 0 | 4 | 5 | 0 |
| \$450,001 and up | 9 | 11.39% | 2 | 2 | 3 | 2 |
| Total New Listed Units | 79 | | 13 | 44 | 20 | 2 |
| Total New Listed Volume | 21,722,877 | 100% | 2.37M | 10.49M | 7.78M | 1.08M |
| Average New Listed Listing Price | \$246,277 | | \$182,600 | \$238,357 | \$389,119 | \$539,500 |

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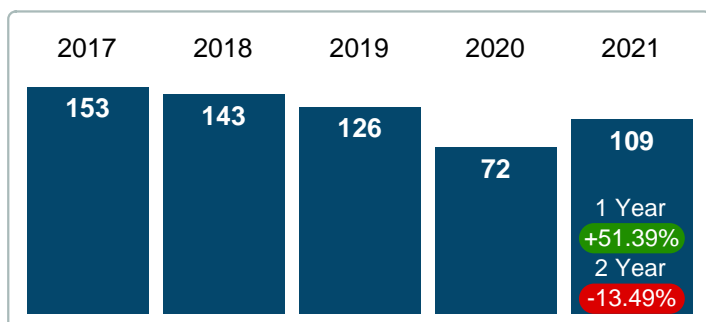
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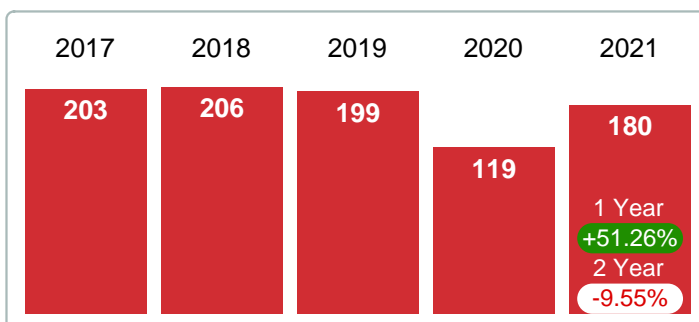
ACTIVE INVENTORY

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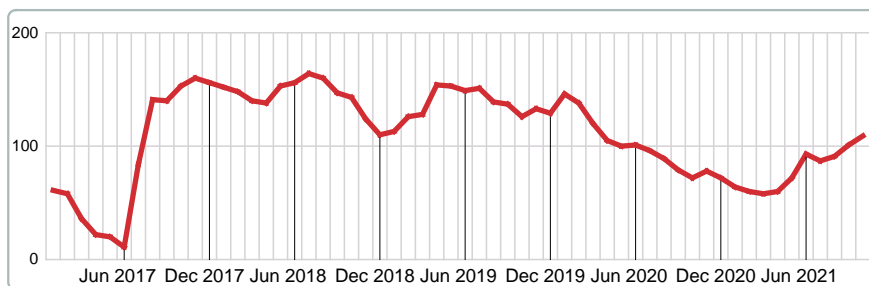
END OF OCTOBER



ACTIVE DURING OCTOBER

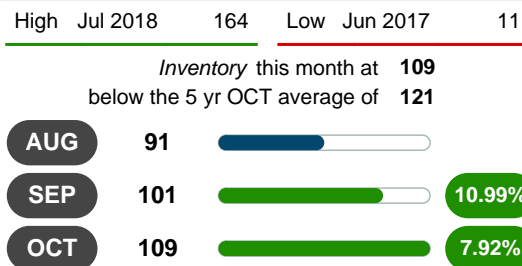


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 121



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less | 8 | 7.34% | 45.6 | 6 | 2 | 0 | 0 |
| \$100,001 - \$150,000 | 13 | 11.93% | 62.7 | 3 | 10 | 0 | 0 |
| \$150,001 - \$200,000 | 11 | 10.09% | 44.4 | 1 | 4 | 5 | 1 |
| \$200,001 - \$300,000 | 29 | 26.61% | 60.7 | 3 | 19 | 5 | 2 |
| \$300,001 - \$375,000 | 18 | 16.51% | 88.7 | 0 | 8 | 10 | 0 |
| \$375,001 - \$1,025,000 | 19 | 17.43% | 51.1 | 2 | 11 | 4 | 2 |
| \$1,025,001 and up | 11 | 10.09% | 116.3 | 1 | 3 | 5 | 2 |
| Total Active Inventory by Units | 109 | | | 16 | 57 | 29 | 7 |
| Total Active Inventory by Volume | 47,316,828 | 100% | 66.7 | 4.80M | 20.08M | 16.55M | 5.88M |
| Average Active Inventory Listing Price | \$434,099 | | | \$300,294 | \$352,208 | \$570,807 | \$840,414 |

October 2021



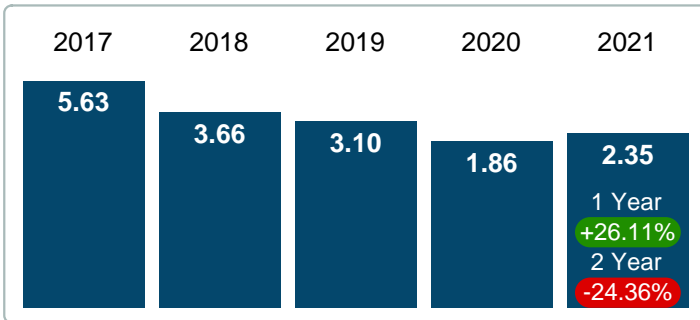
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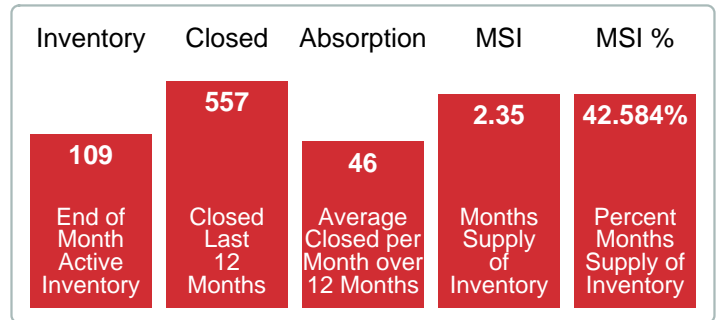
MONTHS SUPPLY of INVENTORY (MSI)

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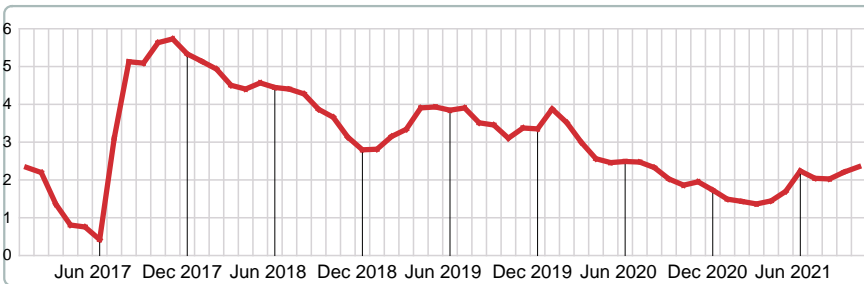
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2021

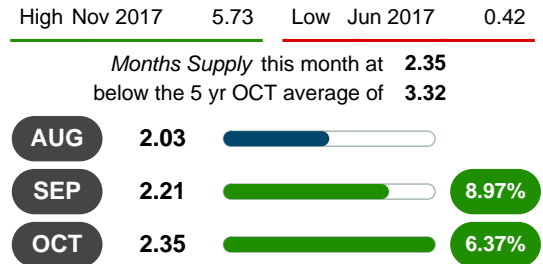


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.32



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 | 8 | 7.34% | 1.81 | 4.00 | 0.89 | 0.00 | 0.00 |
| \$100,001 - \$150,000 | 13 | 11.93% | 2.11 | 3.27 | 2.45 | 0.00 | 0.00 |
| \$150,001 - \$200,000 | 11 | 10.09% | 0.87 | 2.00 | 0.38 | 3.53 | 6.00 |
| \$200,001 - \$300,000 | 29 | 26.61% | 1.86 | 9.00 | 1.68 | 1.33 | 12.00 |
| \$300,001 - \$375,000 | 18 | 16.51% | 5.27 | 0.00 | 5.05 | 7.06 | 0.00 |
| \$375,001 - \$1,025,000 | 19 | 17.43% | 4.65 | 12.00 | 7.33 | 3.00 | 1.85 |
| \$1,025,001 and up | 11 | 10.09% | 66.00 | 0.00 | 36.00 | 0.00 | 24.00 |
| Market Supply of Inventory (MSI) | | | 2.35 | 4.57 | 1.82 | 3.00 | 3.65 |
| Total Active Inventory by Units | | 100% | 2.35 | 16 | 57 | 29 | 7 |

October 2021



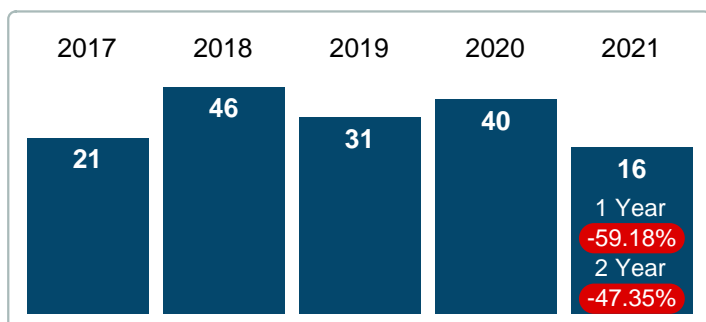
Area Delimited by County Of Bryan - Residential Property Type



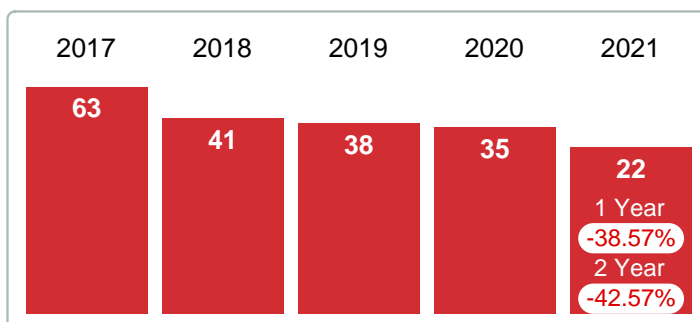
AVERAGE DAYS ON MARKET TO SALE

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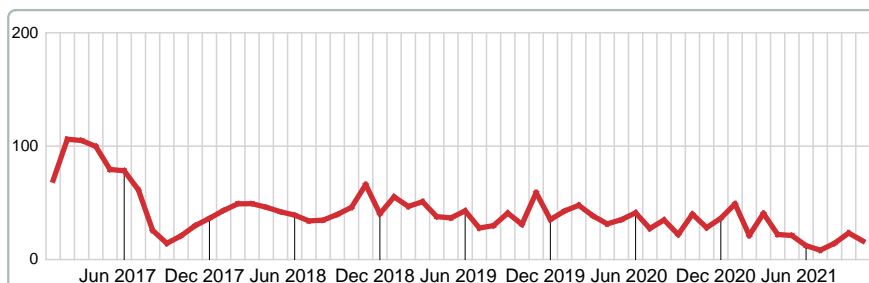
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

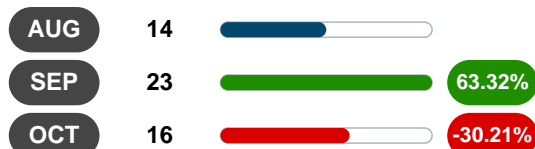


3 MONTHS

5 year OCT AVG = 31

High Feb 2017 106 Low Jul 2021 8

Average Days on Market to Sale this month at 16 below the 5 yr OCT average of 31



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 | 3.77% | 2 | 0 | 3 | 1 | 0 |
| \$100,001 - \$150,000 | 15.09% | 17 | 7 | 16 | 31 | 0 |
| \$150,001 - \$175,000 | 11.32% | 20 | 0 | 15 | 42 | 0 |
| \$175,001 - \$250,000 | 28.30% | 7 | 3 | 6 | 15 | 0 |
| \$250,001 - \$300,000 | 16.98% | 17 | 0 | 21 | 9 | 0 |
| \$300,001 - \$400,000 | 13.21% | 31 | 0 | 50 | 6 | 0 |
| \$400,001 and up | 11.32% | 22 | 0 | 17 | 27 | 24 |
| Average Closed DOM | | 16 | 5 | 17 | 15 | 24 |
| Total Closed Units | 100% | 16 | 2 | 35 | 14 | 2 |
| Total Closed Volume | | 14,364,321 | 325.00K | 8.17M | 4.08M | 1.79M |

October 2021



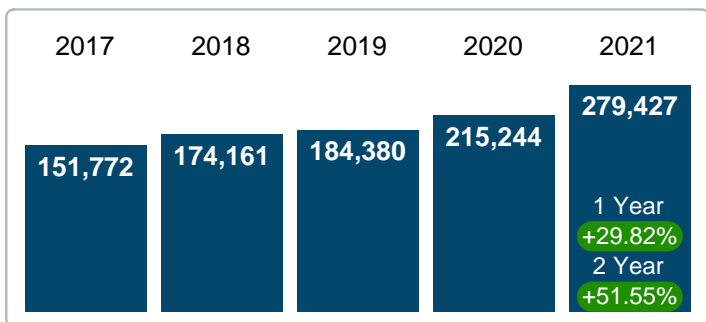
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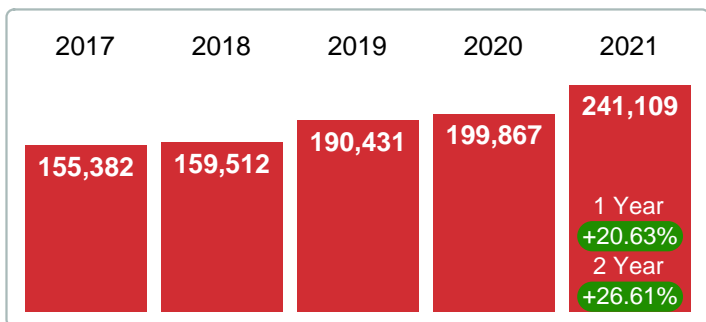
AVERAGE LIST PRICE AT CLOSING

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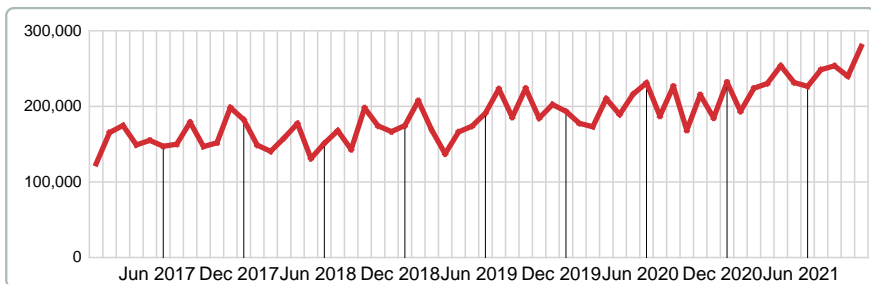
OCTOBER



YEAR TO DATE (YTD)

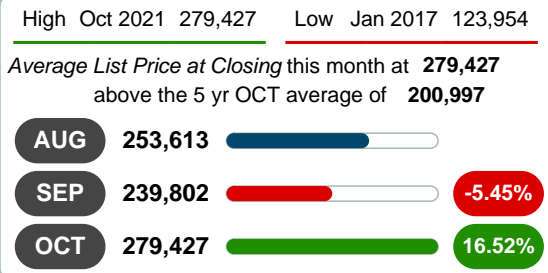


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 200,997



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 <div style="width: 10%;"></div> | 5.66% | 91,467 | 0 | 98,000 | 78,500 | 0 |
| \$100,001 - \$150,000 | 7 <div style="width: 25%;"></div> | 13.21% | 132,600 | 97,900 | 132,217 | 134,900 | 0 |
| \$150,001 - \$175,000 | 6 <div style="width: 20%;"></div> | 11.32% | 157,947 | 0 | 157,736 | 159,000 | 0 |
| \$175,001 - \$250,000 | 16 <div style="width: 50%;"></div> | 30.19% | 218,656 | 219,000 | 214,930 | 221,757 | 0 |
| \$250,001 - \$300,000 | 8 <div style="width: 30%;"></div> | 15.09% | 286,800 | 0 | 285,067 | 278,000 | 0 |
| \$300,001 - \$400,000 | 4 <div style="width: 15%;"></div> | 7.55% | 322,425 | 0 | 369,200 | 367,633 | 0 |
| \$400,001 and up | 9 <div style="width: 30%;"></div> | 16.98% | 619,642 | 0 | 560,890 | 607,498 | 975,000 |
| Average List Price | | | 279,427 | 158,450 | 238,663 | 299,255 | 975,000 |
| Total Closed Units | | 100% | 279,427 | 2 | 35 | 14 | 2 |
| Total Closed Volume | | | 14,809,657 | 316.90K | 8.35M | 4.19M | 1.95M |

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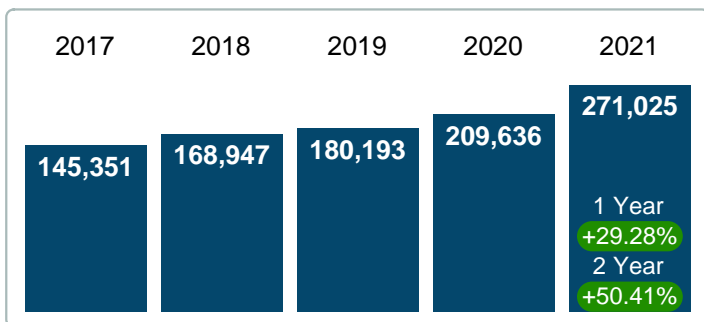
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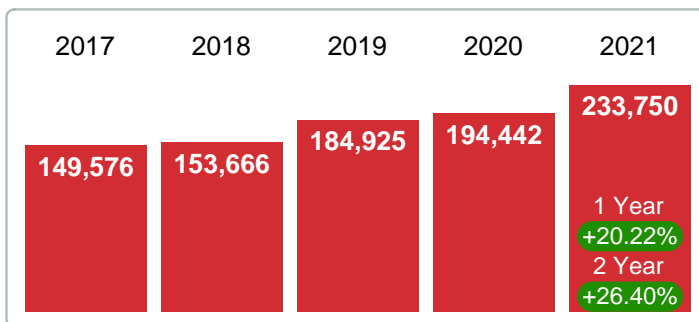
AVERAGE SOLD PRICE AT CLOSING

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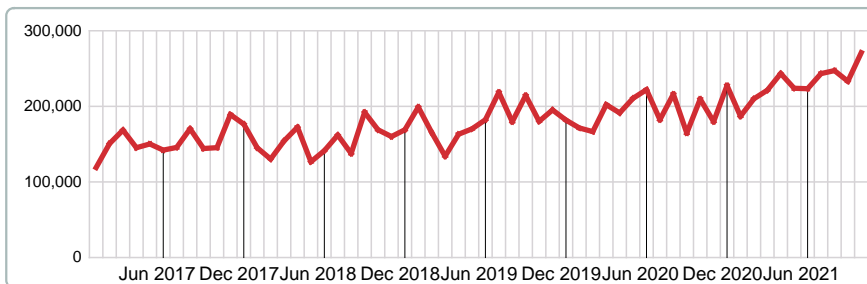
OCTOBER



YEAR TO DATE (YTD)

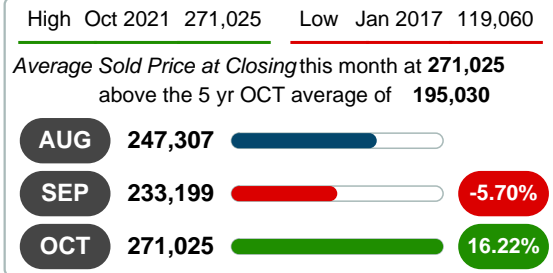


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 195,030



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 | 3.77% | 88,250 | 0 | 98,000 | 78,500 | 0 |
| \$100,001 - \$150,000 | 15.09% | 123,813 | 106,000 | 128,750 | 112,000 | 0 |
| \$150,001 - \$175,000 | 11.32% | 158,547 | 0 | 158,456 | 159,000 | 0 |
| \$175,001 - \$250,000 | 28.30% | 215,647 | 219,000 | 214,166 | 219,957 | 0 |
| \$250,001 - \$300,000 | 16.98% | 279,338 | 0 | 280,174 | 277,667 | 0 |
| \$300,001 - \$400,000 | 13.21% | 345,686 | 0 | 349,200 | 341,000 | 0 |
| \$400,001 and up | 11.32% | 679,583 | 0 | 538,750 | 607,498 | 892,500 |
| Average Sold Price | | 271,025 | 162,500 | 233,542 | 291,455 | 892,500 |
| Total Closed Units | | 53 | 2 | 35 | 14 | 2 |
| Total Closed Volume | | 14,364,321 | 325.00K | 8.17M | 4.08M | 1.79M |

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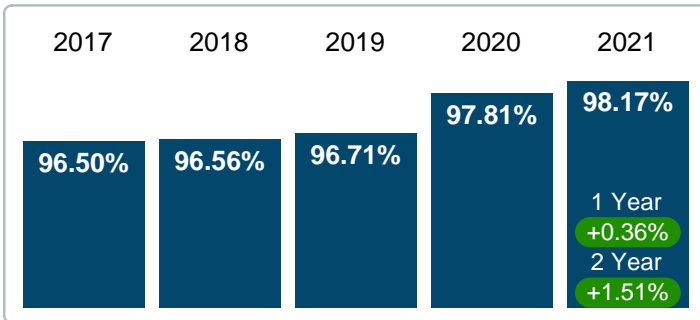
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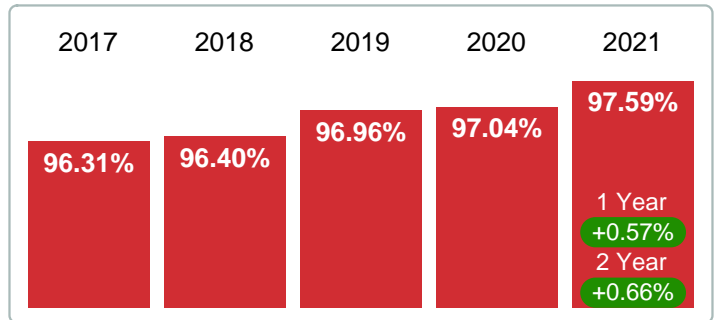
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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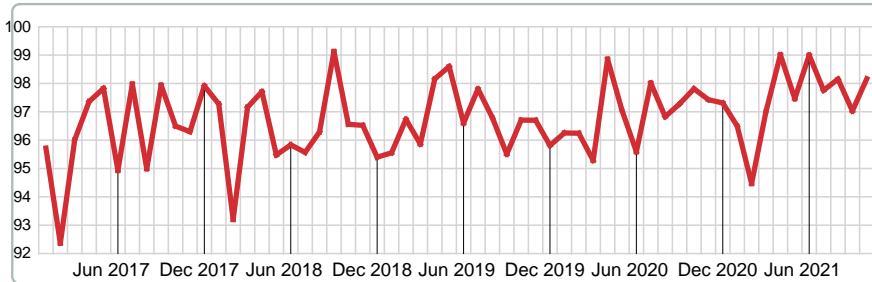
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

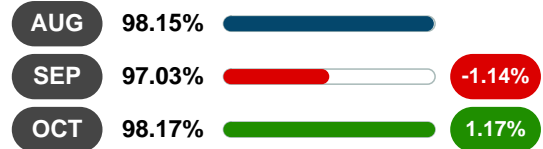


3 MONTHS

5 year OCT AVG = 97.15%

High Sep 2018 99.13% Low Feb 2017 92.37%

Average Sold/List Ratio this month at **98.17%** above the 5 yr OCT average of **97.15%**



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 | 2 | 3.77% | 100.00% | 0.00% | 100.00% | 100.00% | 0.00% |
| \$100,001 - \$150,000 | 8 | 15.09% | 96.87% | 108.27% | 97.28% | 83.02% | 0.00% |
| \$150,001 - \$175,000 | 6 | 11.32% | 100.41% | 0.00% | 100.49% | 100.00% | 0.00% |
| \$175,001 - \$250,000 | 15 | 28.30% | 99.61% | 100.00% | 99.68% | 99.22% | 0.00% |
| \$250,001 - \$300,000 | 9 | 16.98% | 98.86% | 0.00% | 98.28% | 100.03% | 0.00% |
| \$300,001 - \$400,000 | 7 | 13.21% | 94.59% | 0.00% | 95.28% | 93.68% | 0.00% |
| \$400,001 and up | 6 | 11.32% | 96.56% | 0.00% | 96.40% | 100.00% | 93.28% |
| Average Sold/List Ratio | | 98.20% | | 104.14% | 98.46% | 97.27% | 93.28% |
| Total Closed Units | | 53 | 100% | 2 | 35 | 14 | 2 |
| Total Closed Volume | | 14,364,321 | | 325.00K | 8.17M | 4.08M | 1.79M |

October 2021



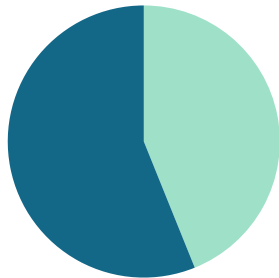
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

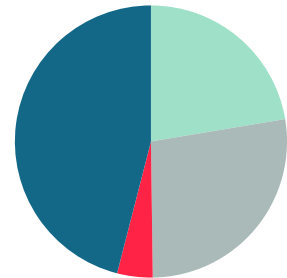


Inventory
 New Listings
79 = 43.89%
 Start Inventory
101
 Total Inventory Units
180
 Volume
\$65,035,753

Market Activity

Closed Sales
53 = 22.36%
 Pending Sales
65 = 27.43%
 Other Off Market
10 = 4.22%
 Active Inventory
109 = 45.99%

MARKET ACTIVITY



| Compared Metrics | October | | | Year to Date | | |
|--|---------|---------|---------|--------------|---------|---------|
| | 2020 | 2021 | +/-% | 2020 | 2021 | +/-% |
| Closed Sales | 45 | 53 | 17.78% | 408 | 466 | 14.22% |
| Pending Sales | 37 | 65 | 75.68% | 448 | 515 | 14.96% |
| New Listings | 40 | 79 | 97.50% | 530 | 619 | 16.79% |
| Average List Price | 215,244 | 279,427 | 29.82% | 199,867 | 241,109 | 20.63% |
| Average Sale Price | 209,636 | 271,025 | 29.28% | 194,442 | 233,750 | 20.22% |
| Average Percent of Selling Price to List Price | 97.81% | 98.17% | 0.36% | 97.04% | 97.59% | 0.57% |
| Average Days on Market to Sale | 39.98 | 16.32 | -59.18% | 35.46 | 21.78 | -38.57% |
| Monthly Inventory | 72 | 109 | 51.39% | 72 | 109 | 51.39% |
| Months Supply of Inventory | 1.86 | 2.35 | 26.11% | 1.86 | 2.35 | 26.11% |

Absorption: Last 12 months, an Average of **46** Sales/Month

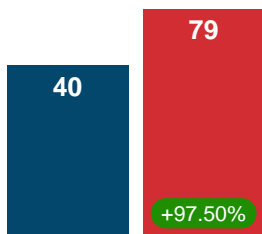
Inventory on October 31, 2021 = **109**

2020 **2021**

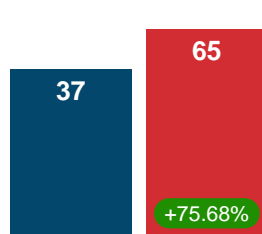
OCTOBER MARKET

AVERAGE PRICES

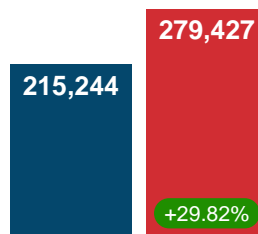
New Listings



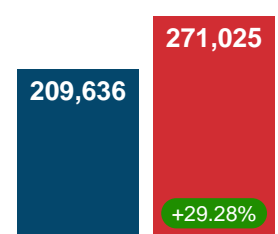
Pending Listings



List Price



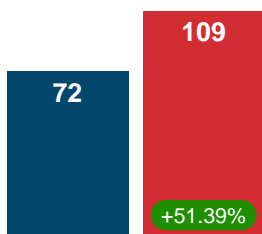
Sale Price



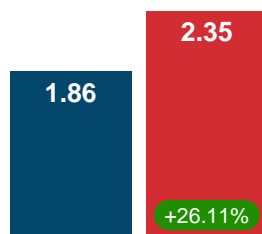
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

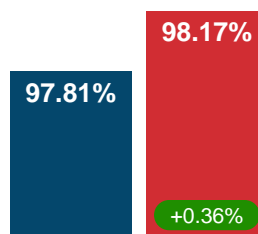
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

