

April 2022



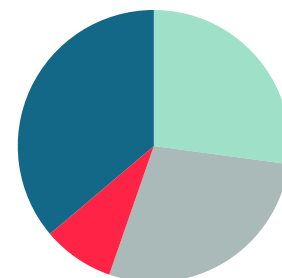
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	42	51	21.43%
Pending Listings	65	53	-18.46%
New Listings	73	66	-9.59%
Median List Price	209,950	220,000	4.79%
Median Sale Price	217,400	220,000	1.20%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	6.00	100.00%
End of Month Inventory	60	68	13.33%
Months Supply of Inventory	1.45	1.33	-8.23%



■ Closed (27.13%)
■ Pending (28.19%)
■ Other OffMarket (8.51%)
■ Active (36.17%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of April 30, 2022 = **68**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **13.33%** to 68 existing homes available for sale. Over the last 12 months this area has had an average of 51 closed sales per month. This represents an unsold inventory index of **1.33** 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 **1.20%** in April 2022 to \$220,000 versus the previous year at \$217,400.

Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 3.00 days or **100.00%** in April 2022 compared to last year's same month at **3.00** DOM.

Sales Success for April 2022 is Positive

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

There were 66 New Listings in April 2022, down **9.59%** from last year at 73. Furthermore, there were 51 Closed Listings this month versus last year at 42, a **21.43%** increase.

Closed versus Listed trends yielded a **77.3%** ratio, up from previous year's, April 2021, at **57.5%**, a **34.31%** 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

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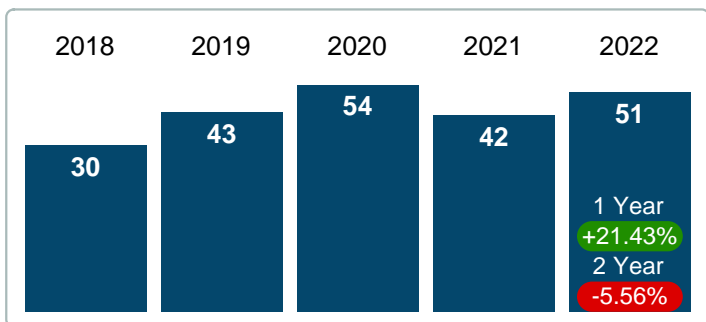
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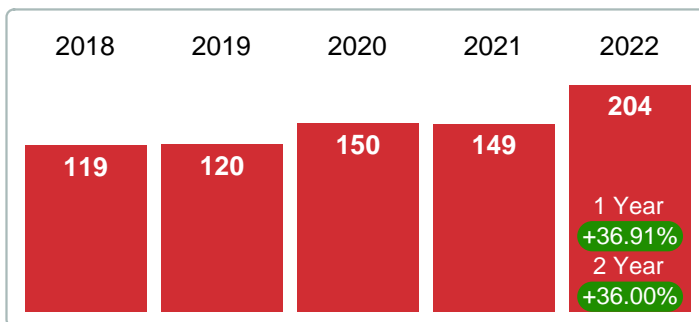
CLOSED LISTINGS

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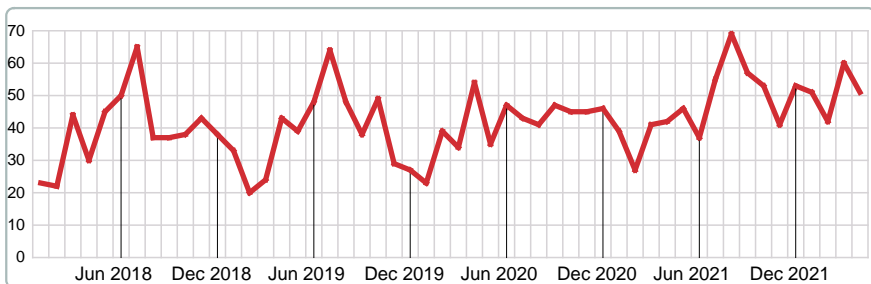
APRIL



YEAR TO DATE (YTD)

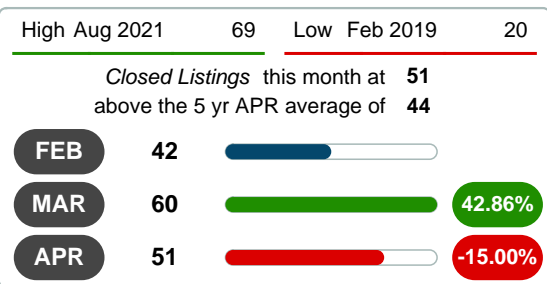


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 44



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	3	5.88%	31.0	2	1	0	0
\$75,001 - \$125,000	4	7.84%	5.0	1	3	0	0
\$125,001 - \$175,000	11	21.57%	6.0	3	5	2	1
\$175,001 - \$225,000	9	17.65%	7.0	0	8	1	0
\$225,001 - \$300,000	12	23.53%	3.0	0	10	2	0
\$300,001 - \$375,000	6	11.76%	2.0	0	4	2	0
\$375,001 and up	6	11.76%	20.0	0	1	4	1
Total Closed Units	51			6	32	11	2
Total Closed Volume	12,000,565	100%	6.0	641.00K	7.02M	3.72M	618.90K
Median Closed Price	\$220,000			\$105,500	\$220,950	\$320,510	\$309,450

April 2022



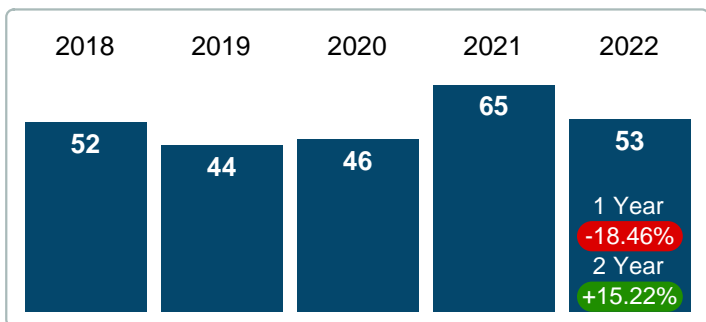
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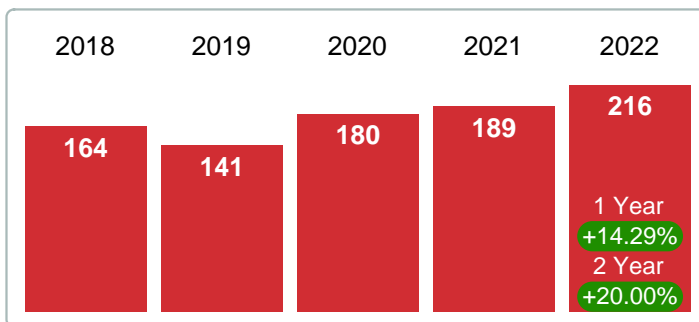
PENDING LISTINGS

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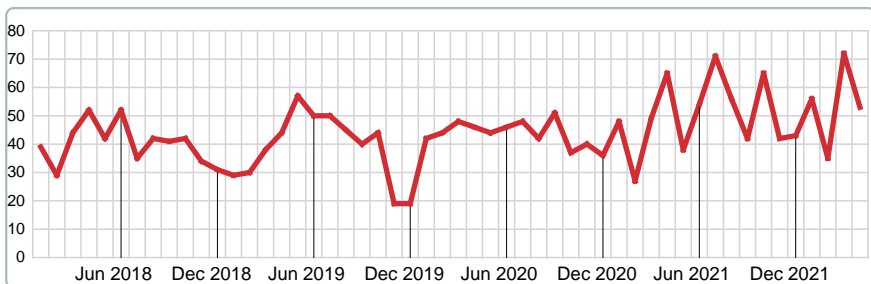
APRIL



YEAR TO DATE (YTD)

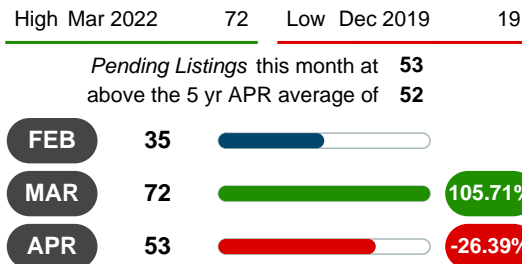


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 52



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	6	11.32%	7.0	1	5	0	0
\$125,001 - \$125,000	0	0.00%	7.0	0	0	0	0
\$125,001 - \$175,000	11	20.75%	5.0	3	4	4	0
\$175,001 - \$225,000	13	24.53%	7.0	0	12	1	0
\$225,001 - \$325,000	9	16.98%	25.0	1	6	2	0
\$325,001 - \$425,000	8	15.09%	2.0	0	4	4	0
\$425,001 and up	6	11.32%	21.0	0	1	2	3
Total Pending Units	53			5	32	13	3
Total Pending Volume	14,227,578	100%	6.0	854.90K	6.87M	4.74M	1.76M
Median Listing Price	\$219,000			\$165,000	\$211,500	\$277,200	\$599,999

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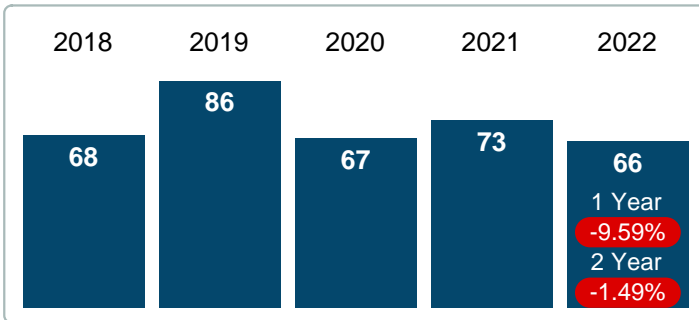
Area Delimited by County Of Bryan - Residential Property Type



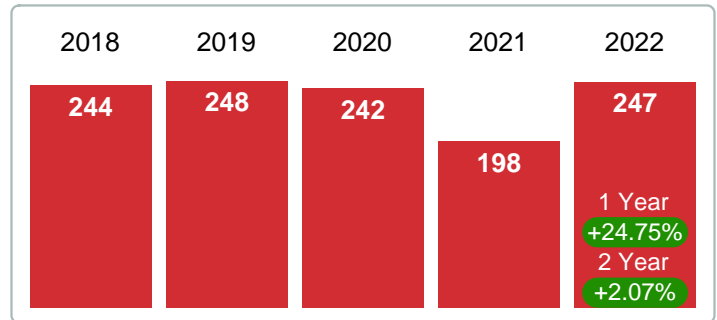
NEW LISTINGS

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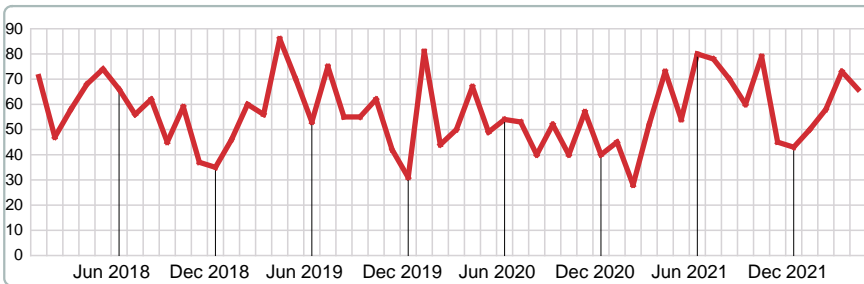
APRIL



YEAR TO DATE (YTD)

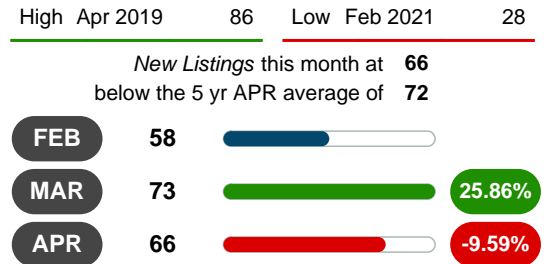


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 72



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	6	9.09%	2	4	0	0
\$125,001 - \$150,000	6	9.09%	1	2	3	0
\$150,001 - \$225,000	12	18.18%	2	10	0	0
\$225,001 - \$275,000	14	21.21%	0	12	2	0
\$275,001 - \$350,000	14	21.21%	1	3	10	0
\$350,001 - \$450,000	7	10.61%	0	5	2	0
\$450,001 and up	7	10.61%	0	2	2	3
Total New Listed Units	66		6	38	19	3
Total New Listed Volume	19,031,731	100%	1.06M	10.26M	6.11M	1.60M
Median New Listed Listing Price	\$249,950		\$147,450	\$241,450	\$279,000	\$535,000

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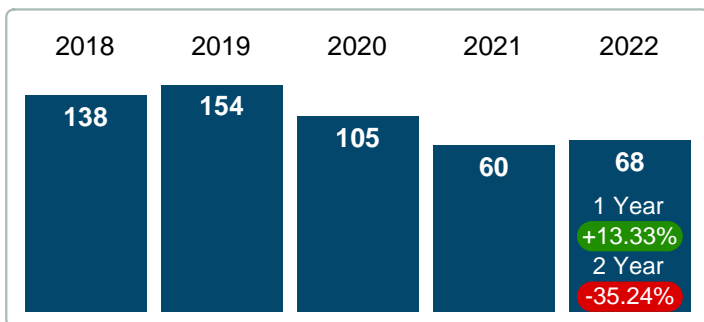
Area Delimited by County Of Bryan - Residential Property Type



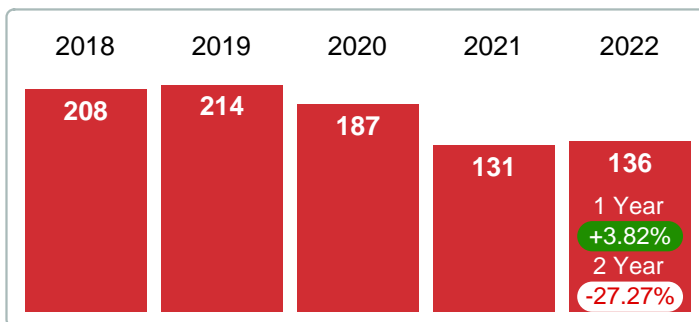
ACTIVE INVENTORY

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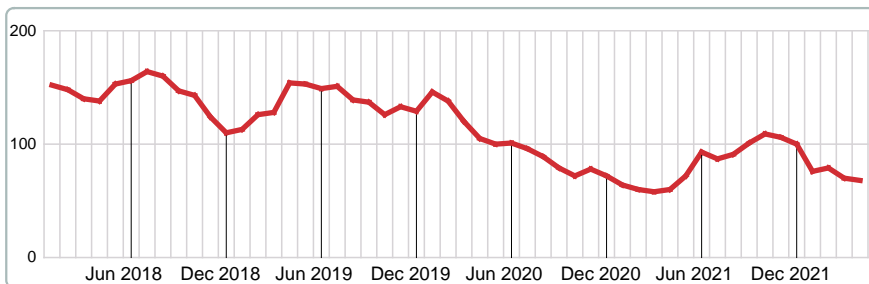
END OF APRIL



ACTIVE DURING APRIL

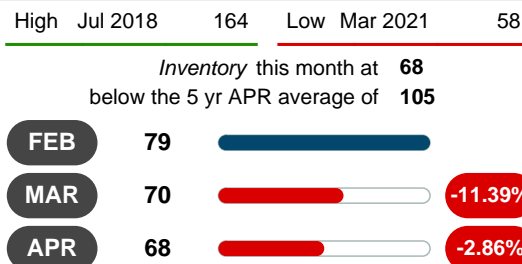


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 105



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	5	7.35%	15.0	2	3	0	0
\$125,001 - \$200,000	10	14.71%	46.0	3	7	0	0
\$200,001 - \$250,000	11	16.18%	9.0	0	9	2	0
\$250,001 - \$350,000	18	26.47%	23.0	1	5	11	1
\$350,001 - \$525,000	9	13.24%	40.0	0	7	2	0
\$525,001 - \$875,000	8	11.76%	25.0	1	2	3	2
\$875,001 and up	7	10.29%	110.0	0	2	4	1
Total Active Inventory by Units	68			7	35	22	4
Total Active Inventory by Volume	28,703,499	100%	24.5	1.70M	11.58M	11.92M	3.51M
Median Active Inventory Listing Price	\$279,000			\$129,000	\$249,900	\$295,200	\$602,000

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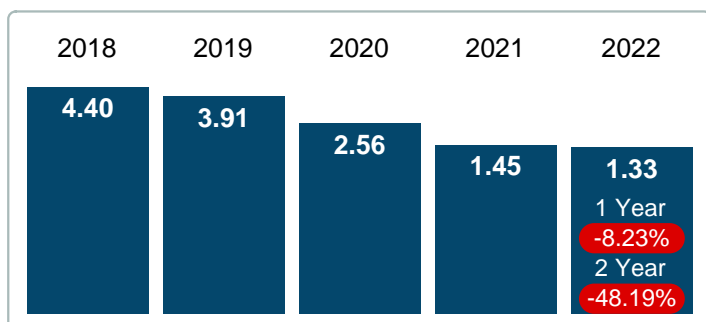
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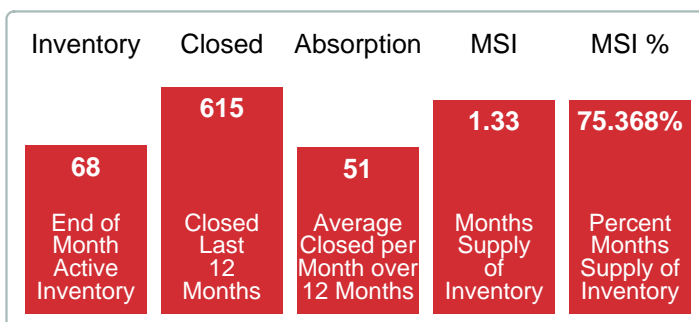
MONTHS SUPPLY of INVENTORY (MSI)

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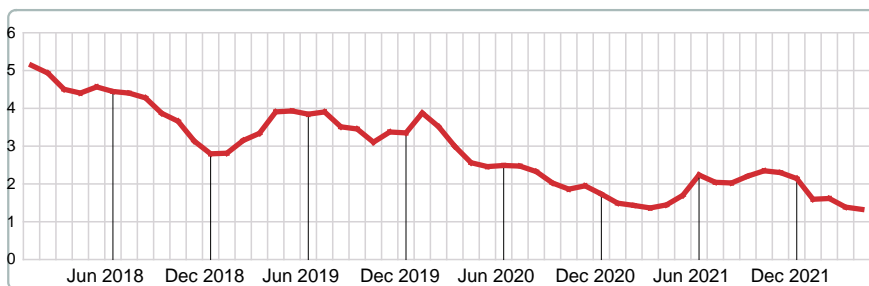
MSI FOR APRIL



INDICATORS FOR APRIL 2022

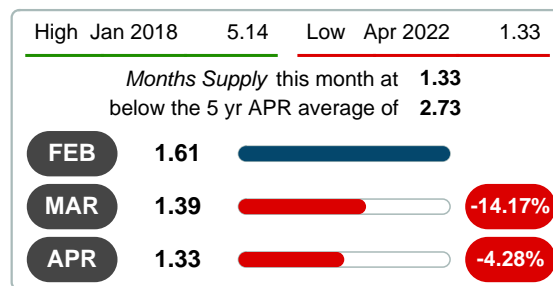


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.73



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	5	7.35%	0.71	0.73	0.77	0.00	0.00
\$125,001 - \$200,000	10	14.71%	0.68	2.00	0.66	0.00	0.00
\$200,001 - \$250,000	11	16.18%	0.87	0.00	0.86	1.14	0.00
\$250,001 - \$350,000	18	26.47%	1.69	12.00	0.85	2.75	1.50
\$350,001 - \$525,000	9	13.24%	2.25	0.00	4.00	1.33	0.00
\$525,001 - \$875,000	8	11.76%	5.33	0.00	3.43	7.20	4.00
\$875,001 and up	7	10.29%	10.50	0.00	6.00	24.00	6.00
Market Supply of Inventory (MSI)			1.33	1.47	1.04	2.06	1.71
Total Active Inventory by Units		100%	1.33	7	35	22	4

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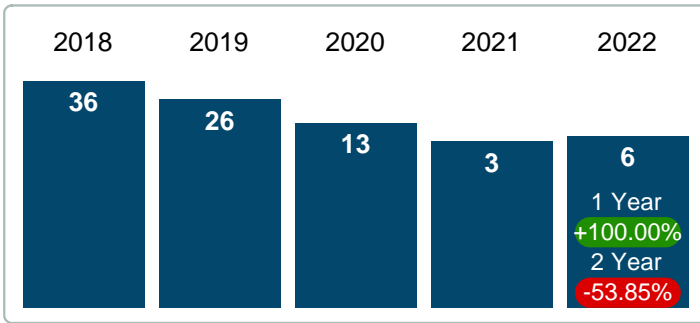
Area Delimited by County Of Bryan - Residential Property Type



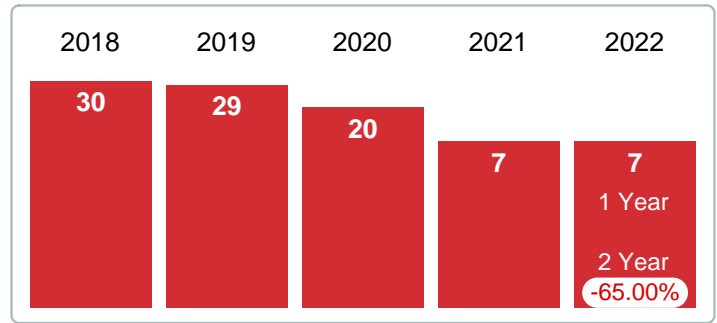
MEDIAN DAYS ON MARKET TO SALE

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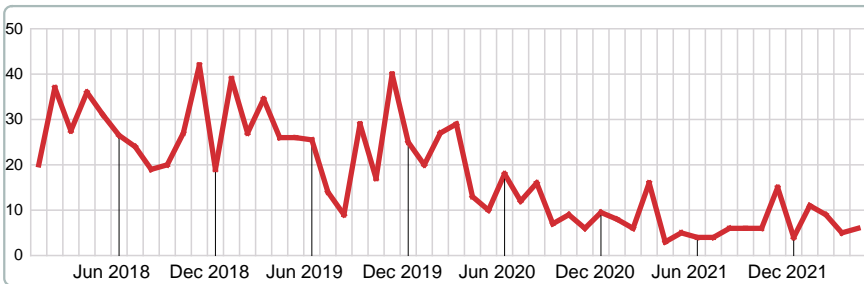
APRIL



YEAR TO DATE (YTD)

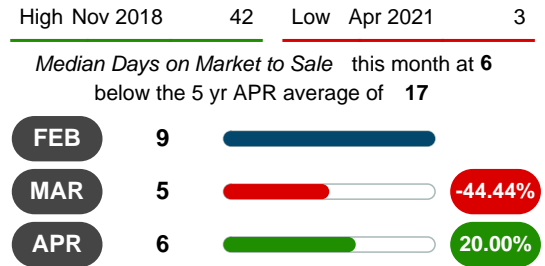


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 17



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	5.88%	31	18	109	0	0
\$75,001 - \$125,000	4	7.84%	5	6	4	0	0
\$125,001 - \$175,000	11	21.57%	6	5	11	2	59
\$175,001 - \$225,000	9	17.65%	7	0	4	157	0
\$225,001 - \$300,000	12	23.53%	3	0	2	6	0
\$300,001 - \$375,000	6	11.76%	2	0	2	72	0
\$375,001 and up	6	11.76%	20	0	106	20	20
Median Closed DOM	6		6.0	6	4	6	40
Total Closed Units	51	100%	6.0	6	32	11	2
Total Closed Volume	12,000,565			641.00K	7.02M	3.72M	618.90K

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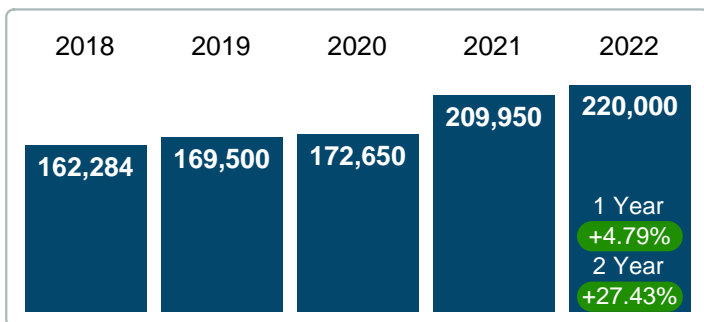
Area Delimited by County Of Bryan - Residential Property Type



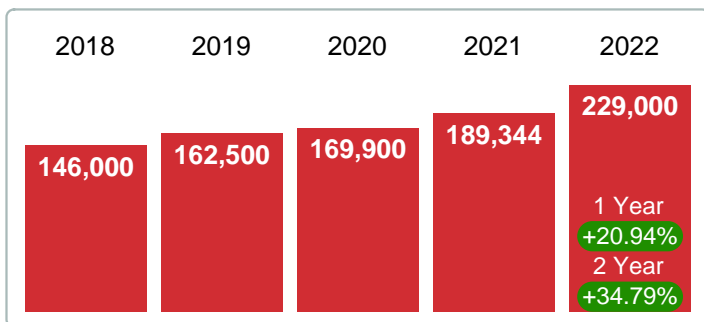
MEDIAN LIST PRICE AT CLOSING

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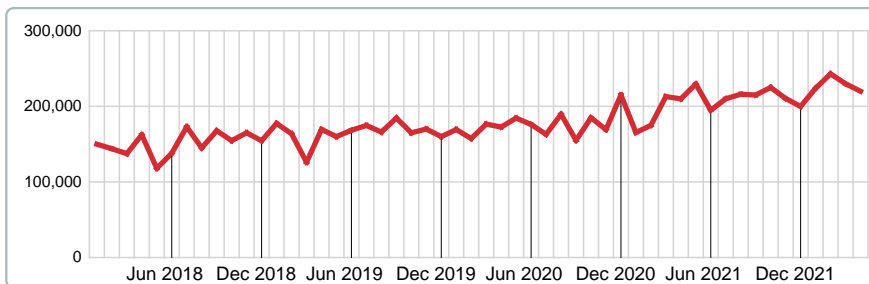
APRIL



YEAR TO DATE (YTD)

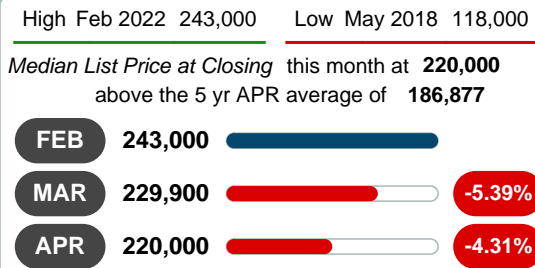


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 186,877



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	3	5.88%	54,900	60,450	27,000	0	0
\$75,001 - \$125,000	3	5.88%	89,900	91,200	87,450	0	0
\$125,001 - \$175,000	12	23.53%	149,950	149,900	154,950	128,500	134,000
\$175,001 - \$225,000	8	15.69%	217,000	0	217,000	0	0
\$225,001 - \$300,000	13	25.49%	245,000	0	245,000	255,000	0
\$300,001 - \$375,000	6	11.76%	324,755	0	324,450	332,103	0
\$375,001 and up	6	11.76%	475,790	0	452,000	464,790	510,000
Median List Price			220,000	110,100	219,950	320,510	322,000
Total Closed Units		100%	220,000	6	32	11	2
Total Closed Volume			12,239,685	656.00K	7.12M	3.82M	644.00K

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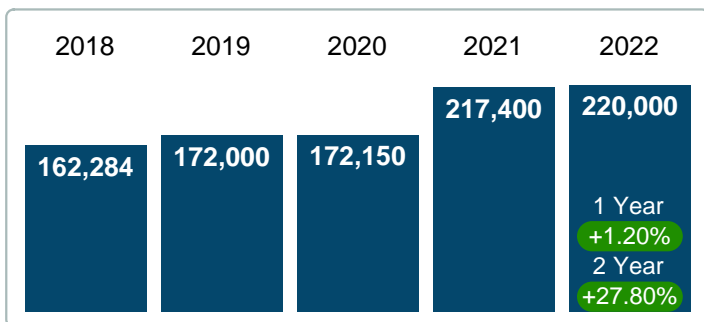
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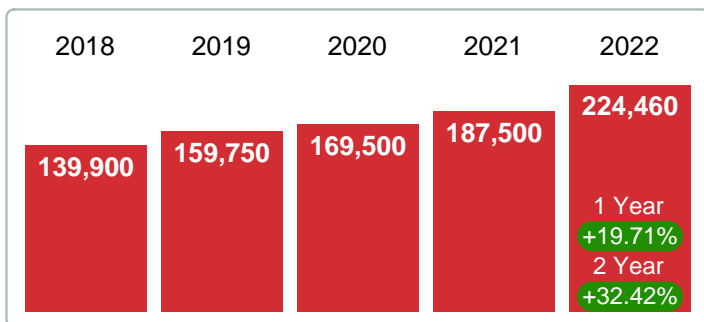
MEDIAN SOLD PRICE AT CLOSING

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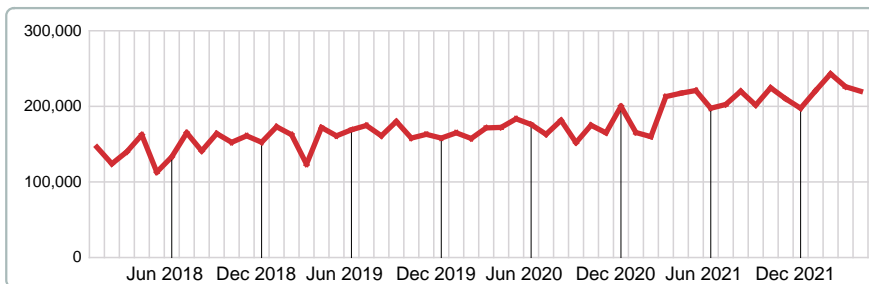
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

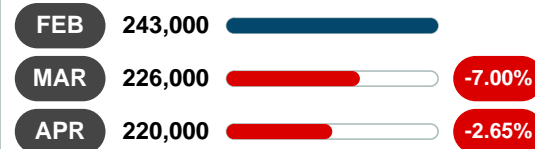


3 MONTHS

5 year APR AVG = 188,767

High Feb 2022 243,000 Low May 2018 113,000

Median Sold Price at Closing this month at **220,000**
 above the 5 yr APR average of **188,767**



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	3	5.88%	48,000	56,500	22,500	0	0
\$75,001 - \$125,000	4	7.84%	87,450	82,000	89,900	0	0
\$125,001 - \$175,000	11	21.57%	152,000	152,000	159,300	128,500	128,500
\$175,001 - \$225,000	9	17.65%	217,260	0	218,130	190,000	0
\$225,001 - \$300,000	12	23.53%	245,000	0	245,000	244,500	0
\$300,001 - \$375,000	6	11.76%	326,105	0	323,350	332,103	0
\$375,001 and up	6	11.76%	460,200	0	420,000	465,000	490,400
Median Sold Price			220,000	105,500	220,950	320,510	309,450
Total Closed Units		100%	220,000	6	32	11	2
Total Closed Volume			12,000,565	641.00K	7.02M	3.72M	618.90K

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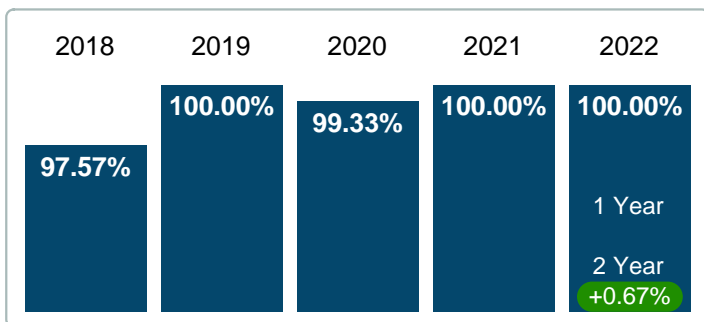
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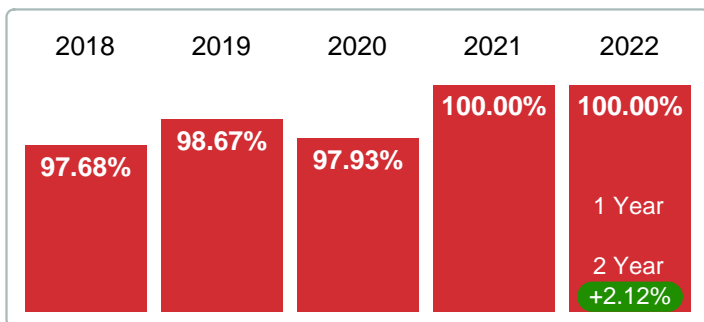
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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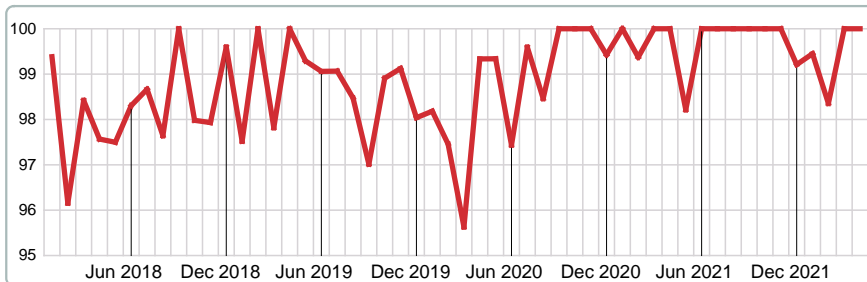
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

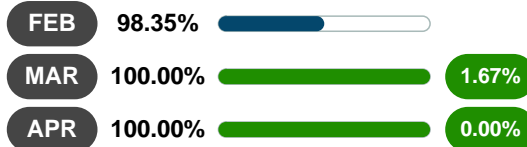


3 MONTHS

5 year APR AVG = 99.38%

High Apr 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr APR average of **99.38%**



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	3	5.88%	87.43%	92.96%	83.33%	0.00%	0.00%
\$75,001 - \$125,000	4	7.84%	94.96%	89.91%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	11	21.57%	100.00%	100.00%	98.28%	100.00%	95.90%
\$175,001 - \$225,000	9	17.65%	100.00%	0.00%	100.00%	74.51%	0.00%
\$225,001 - \$300,000	12	23.53%	100.00%	0.00%	100.00%	94.07%	0.00%
\$300,001 - \$375,000	6	11.76%	100.00%	0.00%	98.00%	100.00%	0.00%
\$375,001 and up	6	11.76%	100.00%	0.00%	92.92%	100.00%	96.16%
Median Sold/List Ratio		100.00%		99.24%	100.00%	100.00%	96.03%
Total Closed Units		51	100%	6	32	11	2
Total Closed Volume		12,000,565		641.00K	7.02M	3.72M	618.90K

April 2022



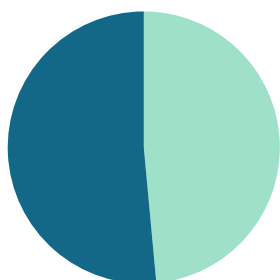
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

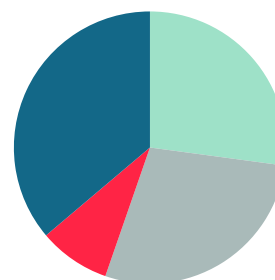


Inventory
 New Listings
66 = 48.53%
 Start Inventory
70
 Total Inventory Units
136
 Volume
\$47,838,577

Market Activity

Closed Sales
51 = 27.13%
 Pending Sales
53 = 28.19%
 Other Off Market
16 = 8.51%
 Active Inventory
68 = 36.17%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	42	51	21.43%	149	204	36.91%
Pending Sales	65	53	-18.46%	189	216	14.29%
New Listings	73	66	-9.59%	198	247	24.75%
Median List Price	209,950	220,000	4.79%	189,344	229,000	20.94%
Median Sale Price	217,400	220,000	1.20%	187,500	224,460	19.71%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	6.00	100.00%	7.00	7.00	0.00%
Monthly Inventory	60	68	13.33%	60	68	13.33%
Months Supply of Inventory	1.45	1.33	-8.23%	1.45	1.33	-8.23%

Absorption: Last 12 months, an Average of **51** Sales/Month

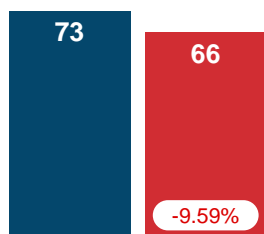
Inventory on April 30, 2022 = **68**

2021 **2022**

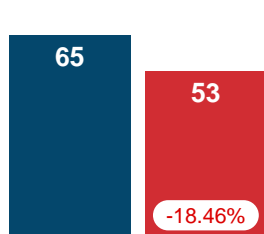
APRIL MARKET

MEDIAN PRICES

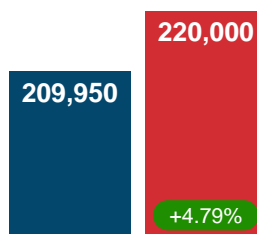
New Listings



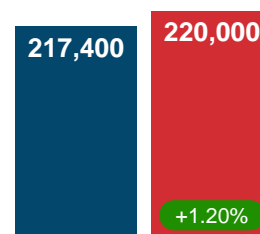
Pending Listings



List Price



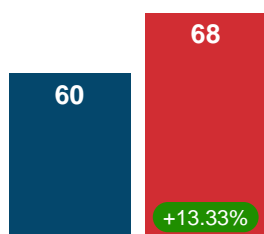
Sale Price



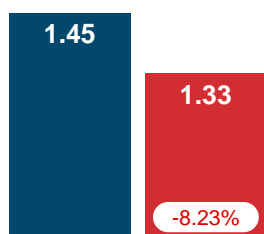
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

