



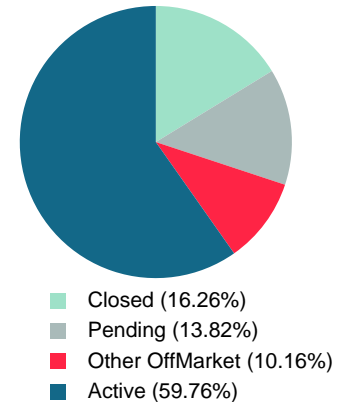
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	53	40	-24.53%
Pending Listings	43	34	-20.93%
New Listings	43	53	23.26%
Average List Price	225,144	263,997	17.26%
Average Sale Price	241,274	252,686	4.73%
Average Percent of Selling Price to List Price	99.12%	94.64%	-4.51%
Average Days on Market to Sale	22.55	28.45	26.18%
End of Month Inventory	100	147	47.00%
Months Supply of Inventory	2.14	2.97	38.59%



**Absorption:** Last 12 months, an Average of **50** Sales/Month  
**Active Inventory** as of December 31, 2022 = **147**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2022 rose **47.00%** to 147 existing homes available for sale. Over the last 12 months this area has had an average of 50 closed sales per month. This represents an unsold inventory index of **2.97** 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 **4.73%** in December 2022 to \$252,686 versus the previous year at \$241,274.

#### Average Days on Market Lengthens

The average number of **28.45** days that homes spent on the market before selling increased by 5.90 days or **26.18%** in December 2022 compared to last year's same month at **22.55** DOM.

#### Sales Success for December 2022 is Positive

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

There were 53 New Listings in December 2022, up **23.26%** from last year at 43. Furthermore, there were 40 Closed Listings this month versus last year at 53, a **-24.53%** decrease.

Closed versus Listed trends yielded a **75.5%** ratio, down from previous year's, December 2021, at **123.3%**, a **38.77%** 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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### 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

# December 2022



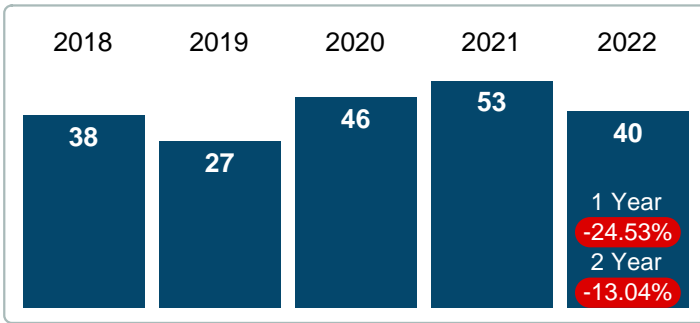
Area Delimited by County Of Bryan - Residential Property Type



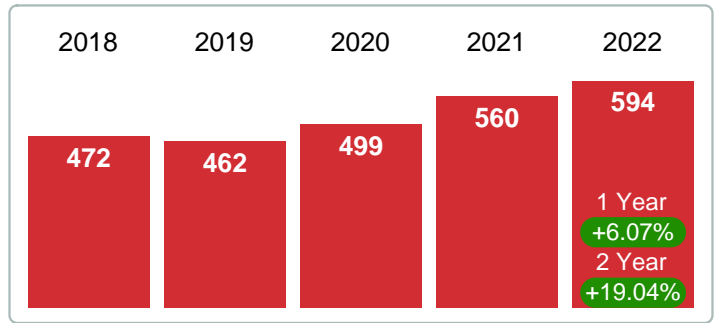
## CLOSED LISTINGS

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

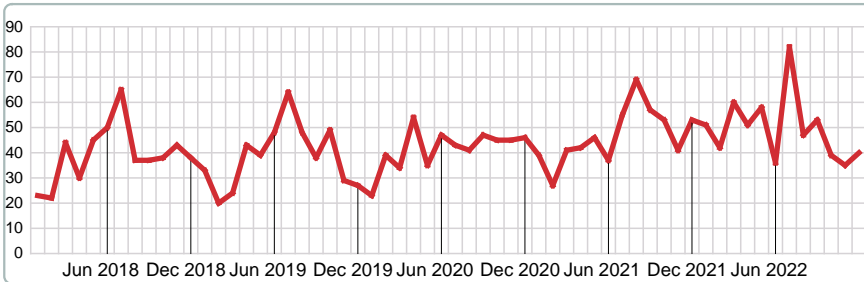
### DECEMBER



### YEAR TO DATE (YTD)

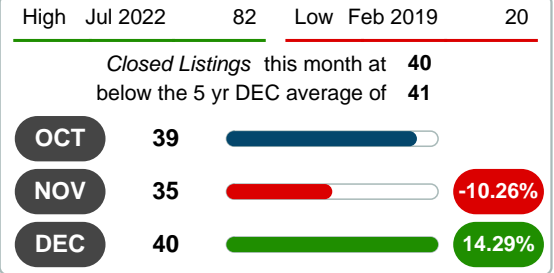


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 41



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	0	0.00%	0.0	0	0	0	0
\$75,001 - \$150,000	9	22.50%	39.1	5	4	0	0
\$150,001 - \$175,000	4	10.00%	15.3	0	3	1	0
\$175,001 - \$225,000	11	27.50%	22.9	0	10	1	0
\$225,001 - \$275,000	7	17.50%	27.0	0	6	1	0
\$275,001 - \$350,000	5	12.50%	27.8	1	3	1	0
\$350,001 and up	4	10.00%	36.3	0	2	2	0
<b>Total Closed Units</b>	<b>40</b>			<b>6</b>	<b>28</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>10,107,443</b>	<b>100%</b>	<b>28.5</b>	<b>806.75K</b>	<b>7.58M</b>	<b>1.72M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$252,686</b>			<b>\$134,458</b>	<b>\$270,820</b>	<b>\$286,291</b>	<b>\$0</b>

# December 2022



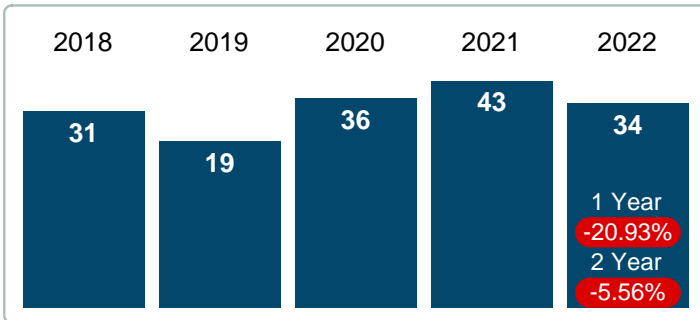
Area Delimited by County Of Bryan - Residential Property Type



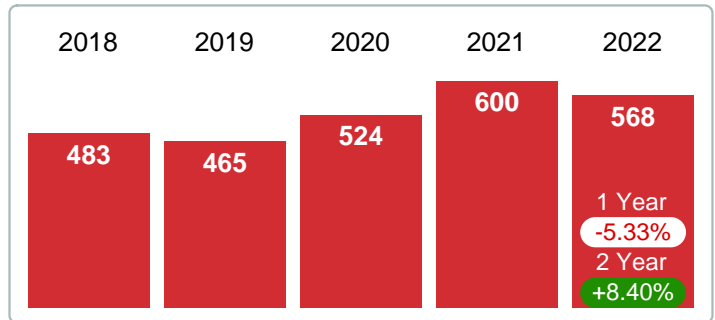
## PENDING LISTINGS

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

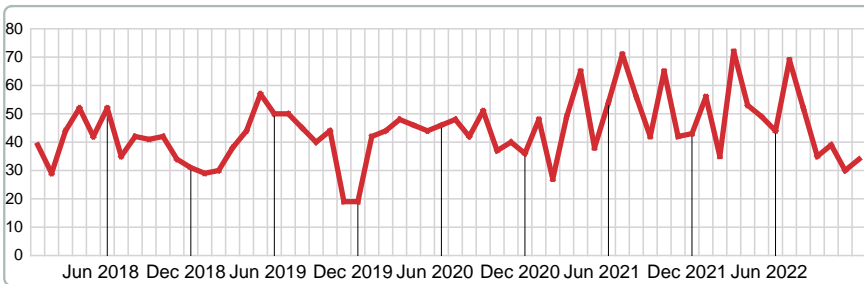
### DECEMBER



### YEAR TO DATE (YTD)

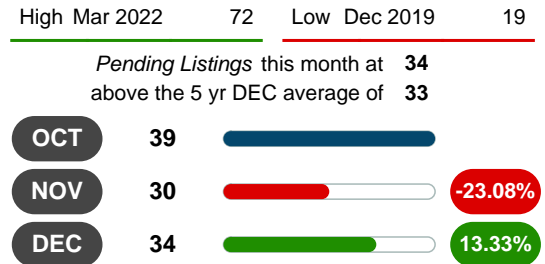


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 33



### 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	5.88%	3.0	2	0	0	0
\$75,001 - \$125,000	5	14.71%	59.6	2	2	1	0
\$125,001 - \$175,000	6	17.65%	28.5	0	6	0	0
\$175,001 - \$250,000	10	29.41%	32.8	1	7	2	0
\$250,001 - \$300,000	2	5.88%	71.0	0	2	0	0
\$300,001 - \$375,000	3	8.82%	10.3	0	1	2	0
\$375,001 and up	6	17.65%	34.7	0	1	4	1
<b>Total Pending Units</b>	<b>34</b>			<b>5</b>	<b>19</b>	<b>9</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>7,880,822</b>	<b>100%</b>	<b>33.2</b>	<b>486.00K</b>	<b>3.97M</b>	<b>3.04M</b>	<b>389.00K</b>
<b>Average Listing Price</b>	<b>\$228,976</b>			<b>\$97,200</b>	<b>\$208,741</b>	<b>\$337,749</b>	<b>\$389,000</b>

# December 2022



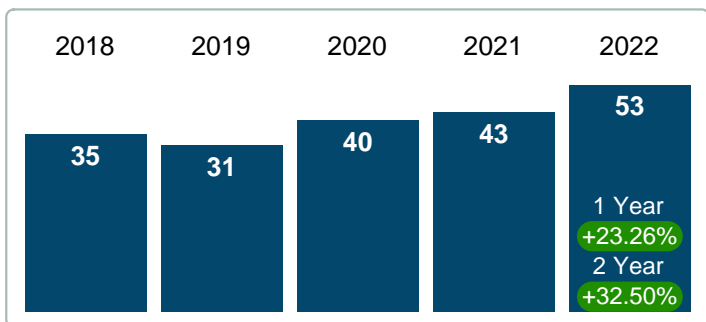
Area Delimited by County Of Bryan - Residential Property Type



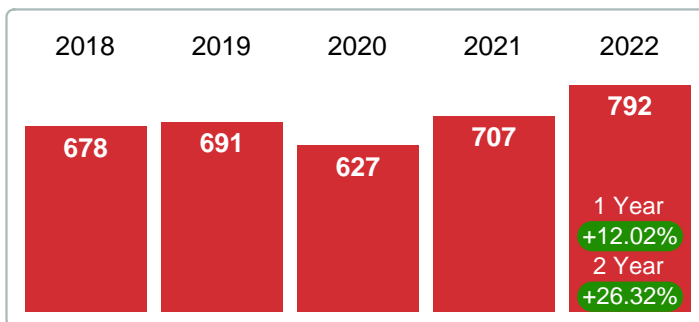
## NEW LISTINGS

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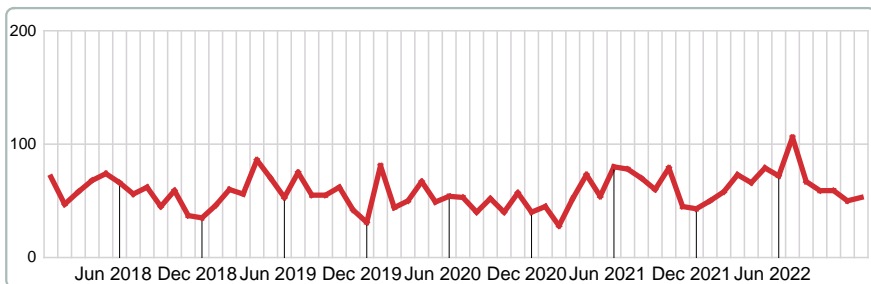
### DECEMBER



### YEAR TO DATE (YTD)

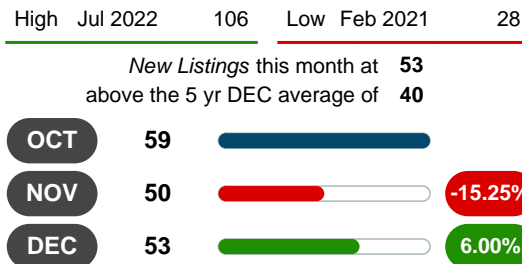


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 40



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds   3 Beds   4 Beds   5+ Beds			
\$100,000 and less	5	9.43%	2	3	0	0
\$100,001 - \$125,000	7	13.21%	1	4	1	1
\$125,001 - \$175,000	6	11.32%	0	5	1	0
\$175,001 - \$250,000	15	28.30%	0	12	3	0
\$250,001 - \$350,000	7	13.21%	0	4	3	0
\$350,001 - \$525,000	7	13.21%	1	2	3	1
\$525,001 and up	6	11.32%	0	1	5	0
<b>Total New Listed Units</b>	<b>53</b>		<b>4</b>	<b>31</b>	<b>16</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>16,048,202</b>	<b>100%</b>	<b>685.00K</b>	<b>6.71M</b>	<b>8.15M</b>	<b>509.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$227,835</b>		<b>\$171,250</b>	<b>\$216,386</b>	<b>\$509,139</b>	<b>\$254,500</b>

# December 2022



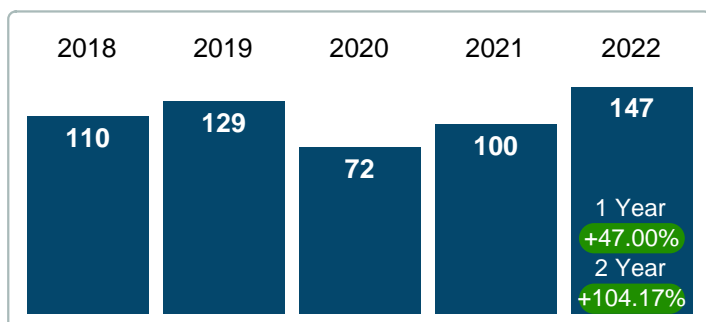
Area Delimited by County Of Bryan - Residential Property Type



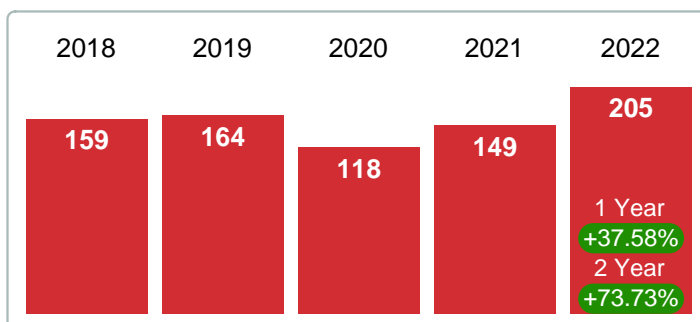
## ACTIVE INVENTORY

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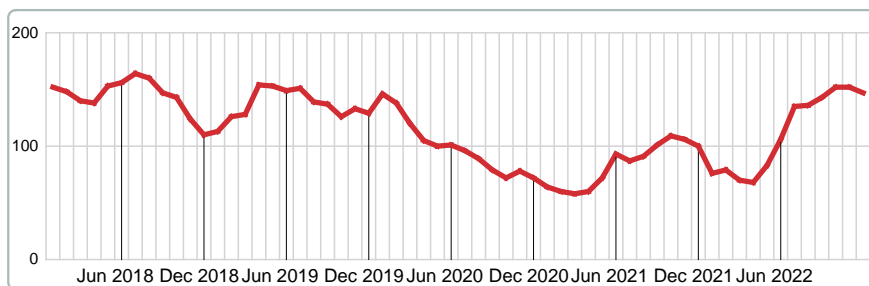
### END OF DECEMBER



### ACTIVE DURING DECEMBER

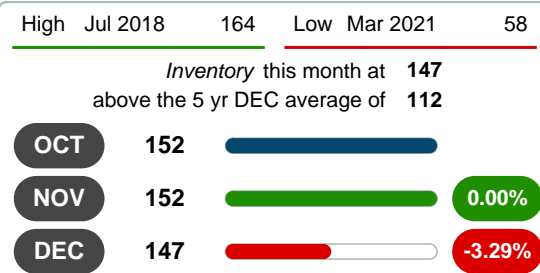


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 112



### 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	12	8.16%	65.8	5	7	0	0
\$100,001 - \$175,000	20	13.61%	57.4	3	12	4	1
\$175,001 - \$225,000	20	13.61%	79.6	2	15	3	0
\$225,001 - \$275,000	26	17.69%	100.0	1	19	6	0
\$275,001 - \$425,000	35	23.81%	81.9	1	20	14	0
\$425,001 - \$675,000	19	12.93%	100.1	1	8	7	3
\$675,001 and up	15	10.20%	129.5	2	5	8	0
<b>Total Active Inventory by Units</b>	<b>147</b>			<b>15</b>	<b>86</b>	<b>42</b>	<b>4</b>
<b>Total Active Inventory by Volume</b>	<b>56,927,956</b>	<b>100%</b>	<b>87.3</b>	<b>4.58M</b>	<b>28.89M</b>	<b>21.69M</b>	<b>1.77M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$387,265</b>			<b>\$305,093</b>	<b>\$335,970</b>	<b>\$516,503</b>	<b>\$441,250</b>

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

# December 2022



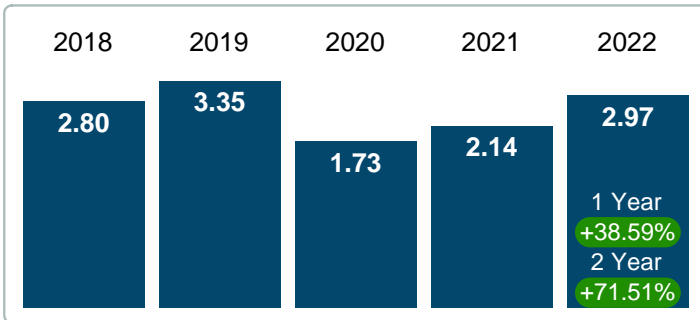
Area Delimited by County Of Bryan - Residential Property Type



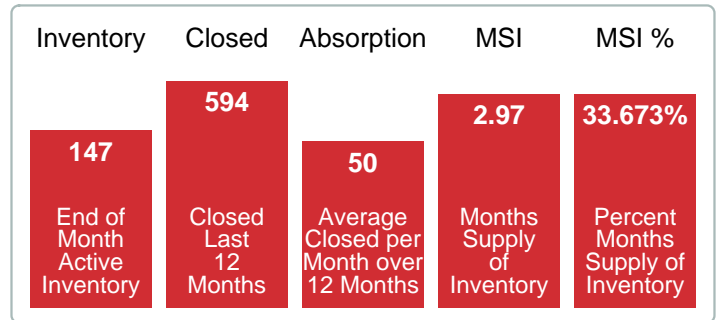
## MONTHS SUPPLY of INVENTORY (MSI)

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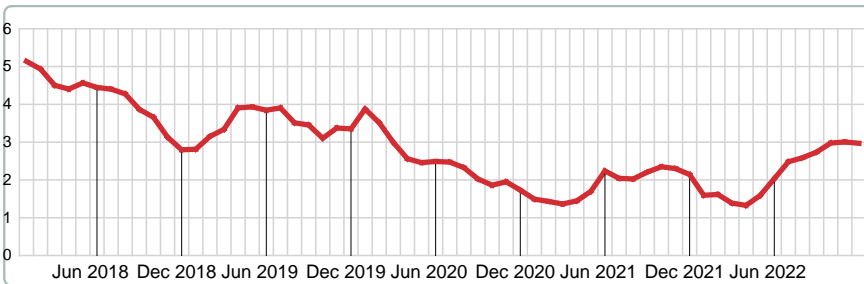
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2022

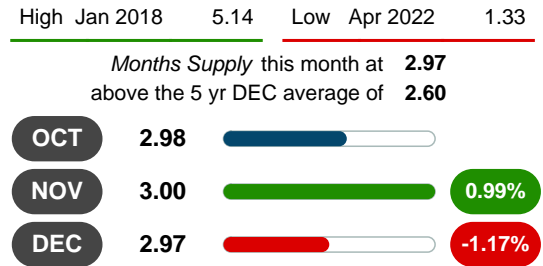


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.60



### 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	12	8.16%	3.35	2.73	4.20	0.00	0.00
\$100,001 - \$175,000	20	13.61%	2.29	1.33	2.32	3.20	12.00
\$175,001 - \$225,000	20	13.61%	1.94	4.80	1.73	2.57	0.00
\$225,001 - \$275,000	26	17.69%	1.94	6.00	2.33	1.24	0.00
\$275,001 - \$425,000	35	23.81%	3.53	4.00	3.81	3.23	0.00
\$425,001 - \$675,000	19	12.93%	8.77	6.00	9.60	12.00	5.14
\$675,001 and up	15	10.20%	11.25	0.00	15.00	12.00	0.00
Market Supply of Inventory (MSI)			2.97	2.95	2.86	3.27	2.67
Total Active Inventory by Units		100%	2.97	15	86	42	4

# December 2022



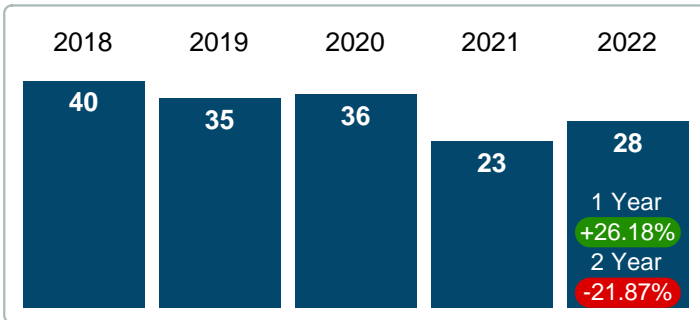
Area Delimited by County Of Bryan - Residential Property Type



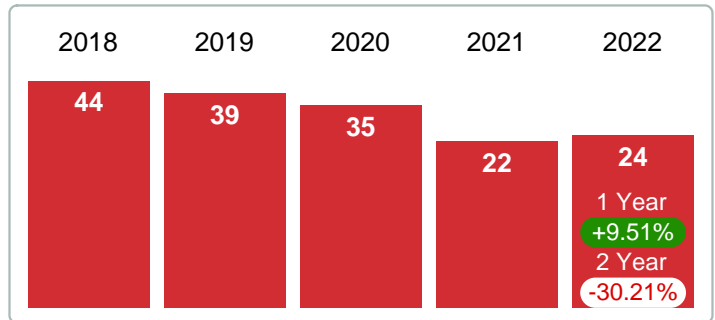
## AVERAGE DAYS ON MARKET TO SALE

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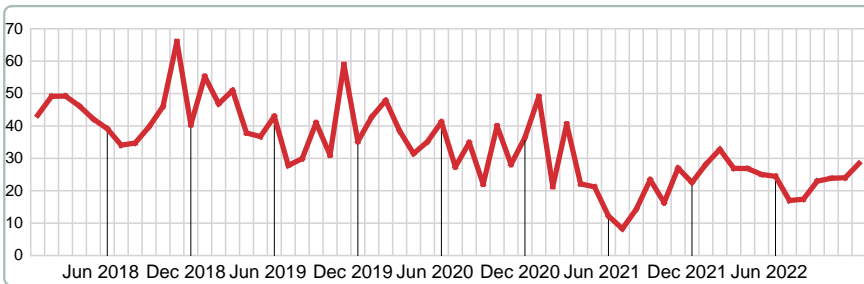
### DECEMBER



### YEAR TO DATE (YTD)

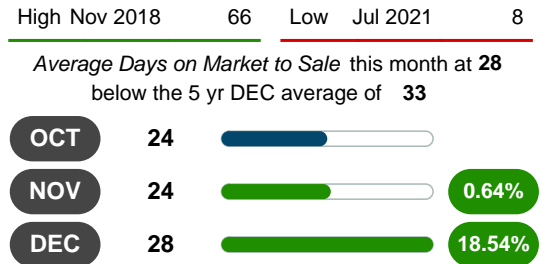


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 33



### 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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$150,000	22.50%	39	52	23	0	0
\$150,001 - \$175,000	10.00%	15	0	9	34	0
\$175,001 - \$225,000	27.50%	23	0	18	77	0
\$225,001 - \$275,000	17.50%	27	0	28	19	0
\$275,001 - \$350,000	12.50%	28	24	27	35	0
\$350,001 and up	10.00%	36	0	27	46	0
<b>Average Closed DOM</b>		<b>28</b>	<b>48</b>	<b>21</b>	<b>43</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>28</b>	<b>6</b>	<b>28</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>10,107,443</b>	<b>806.75K</b>	<b>7.58M</b>	<b>1.72M</b>	<b>0.00B</b>



# December 2022



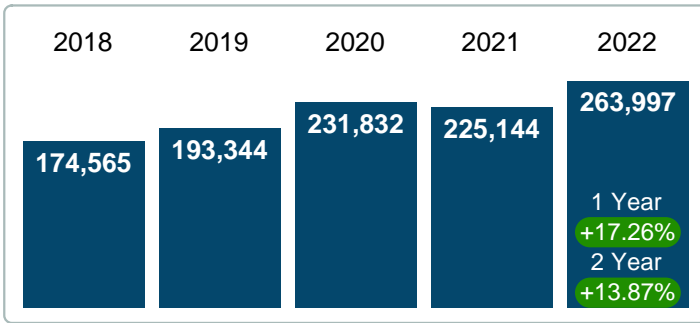
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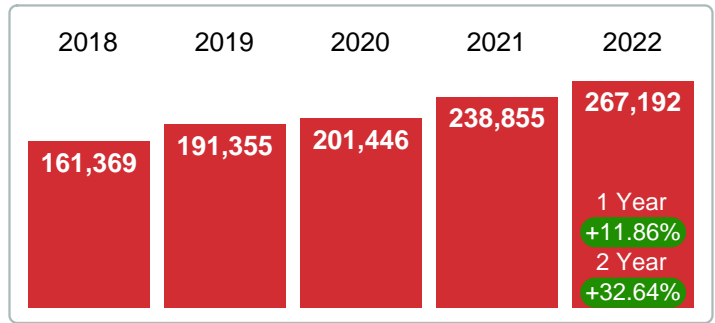
## AVERAGE LIST PRICE AT CLOSING

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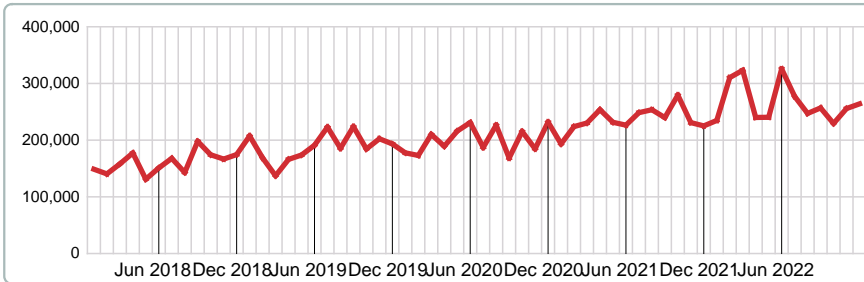
### DECEMBER



### YEAR TO DATE (YTD)

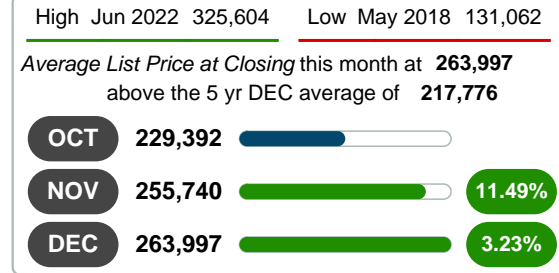


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 217,776



### 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
\$75,000 and less	0	0.00%	0	0	0	0
\$75,001 - \$150,000	7	17.50%	110,380	131,500	0	0
\$150,001 - \$175,000	5	12.50%	0	176,333	170,000	0
\$175,001 - \$225,000	12	30.00%	0	204,032	210,000	0
\$225,001 - \$275,000	6	15.00%	0	257,833	264,900	0
\$275,001 - \$350,000	5	12.50%	350,000	318,000	399,999	0
\$350,001 and up	5	12.50%	0	01,109,500	398,872	0
<b>Average List Price</b>		<b>263,997</b>	<b>150,317</b>	<b>279,119</b>	<b>307,107</b>	<b>0</b>
<b>Total Closed Units</b>		<b>40</b>	<b>6</b>	<b>28</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>10,559,862</b>	<b>901.90K</b>	<b>7.82M</b>	<b>1.84M</b>	<b>0.00B</b>



# December 2022



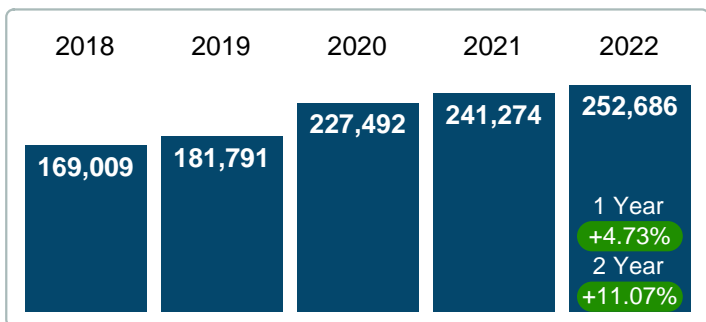
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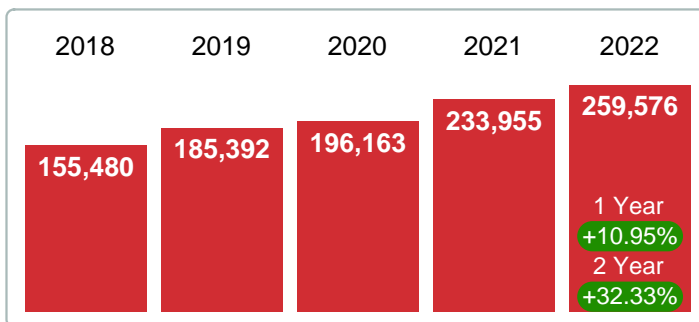
## AVERAGE SOLD PRICE AT CLOSING

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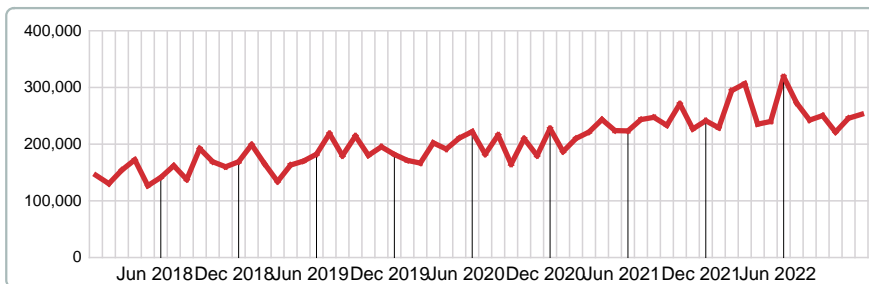
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

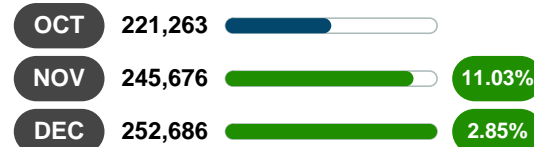


### 3 MONTHS

5 year DEC AVG = 214,450

High Jun 2022 318,832 Low May 2018 126,718

Average Sold Price at Closing this month at **252,686** above the 5 yr DEC average of **214,450**



### 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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$150,000	22.50%	108,083	96,350	122,750	0	0
\$150,001 - \$175,000	10.00%	159,750	0	161,333	155,000	0
\$175,001 - \$225,000	27.50%	196,986	0	198,885	178,000	0
\$225,001 - \$275,000	17.50%	252,871	0	251,683	260,000	0
\$275,001 - \$350,000	12.50%	317,800	325,000	304,667	350,000	0
\$350,001 and up	10.00%	742,436		01,097,500	387,372	0
<b>Average Sold Price</b>		<b>252,686</b>	<b>134,458</b>	<b>270,820</b>	<b>286,291</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>252,686</b>	<b>6</b>	<b>28</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>10,107,443</b>	<b>806.75K</b>	<b>7.58M</b>	<b>1.72M</b>	<b>0.00B</b>

# December 2022



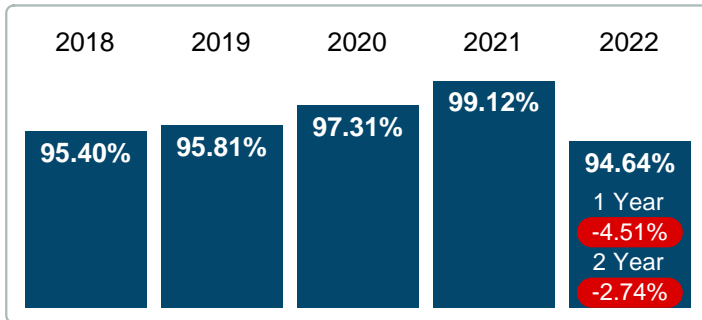
Area Delimited by County Of Bryan - Residential Property Type



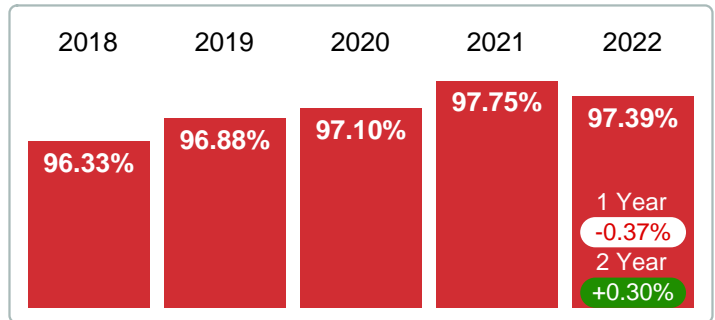
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

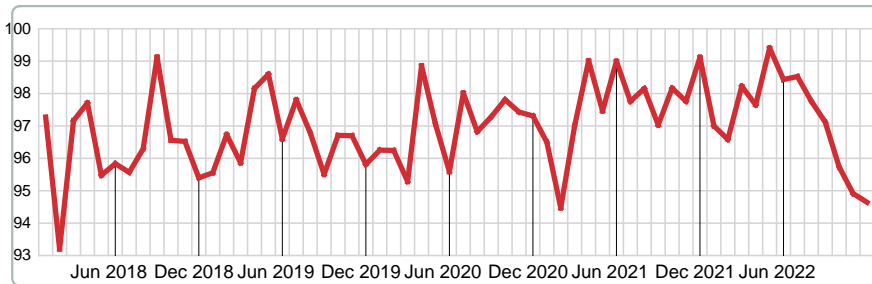
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

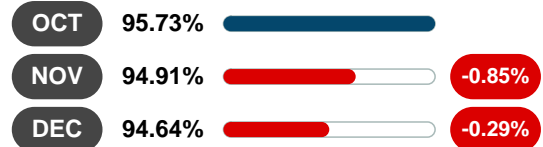


### 3 MONTHS

5 year DEC AVG = 96.46%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **94.64%**  
below the 5 yr DEC average of **96.46%**



### 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
\$75,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	9	22.50%	90.65%	87.67%	94.37%	0.00%	0.00%
\$150,001 - \$175,000	4	10.00%	91.60%	0.00%	91.74%	91.18%	0.00%
\$175,001 - \$225,000	11	27.50%	96.49%	0.00%	97.66%	84.76%	0.00%
\$225,001 - \$275,000	7	17.50%	97.92%	0.00%	97.89%	98.15%	0.00%
\$275,001 - \$350,000	5	12.50%	93.61%	92.86%	95.90%	87.50%	0.00%
\$350,001 and up	4	10.00%	97.16%	0.00%	96.99%	97.32%	0.00%
Average Sold/List Ratio		94.60%		88.53%	96.37%	92.70%	0.00%
Total Closed Units		40	100%	6	28	6	
Total Closed Volume		10,107,443		806.75K	7.58M	1.72M	0.00B

# December 2022



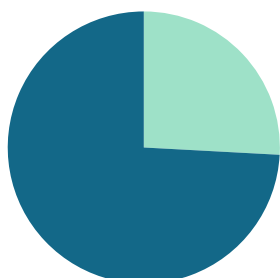
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

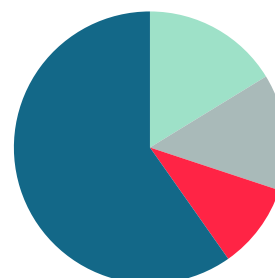


**Inventory**  
 New Listings  
**53 = 25.85%**  
 Start Inventory  
**152**  
 Total Inventory Units  
**205**  
 Volume  
**\$77,314,678**

### Market Activity

Closed Sales  
**40 = 16.26%**  
 Pending Sales  
**34 = 13.82%**  
 Other Off Market  
**25 = 10.16%**  
 Active Inventory  
**147 = 59.76%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	53	40	-24.53%	560	594	6.07%
Pending Sales	43	34	-20.93%	600	568	-5.33%
New Listings	43	53	23.26%	707	792	12.02%
Average List Price	225,144	263,997	17.26%	238,855	267,192	11.86%
Average Sale Price	241,274	252,686	4.73%	233,955	259,576	10.95%
Average Percent of Selling Price to List Price	99.12%	94.64%	-4.51%	97.75%	97.39%	-0.37%
Average Days on Market to Sale	22.55	28.45	26.18%	22.23	24.35	9.51%
Monthly Inventory	100	147	47.00%	100	147	47.00%
Months Supply of Inventory	2.14	2.97	38.59%	2.14	2.97	38.59%

**Absorption:** Last 12 months, an Average of **50** Sales/Month

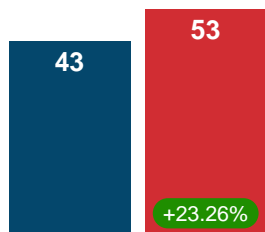
**Inventory** on December 31, 2022 = **147**

**2021** **2022**

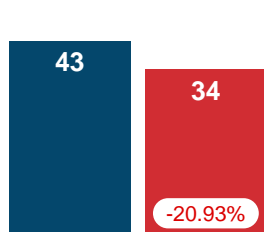
### DECEMBER MARKET

### AVERAGE PRICES

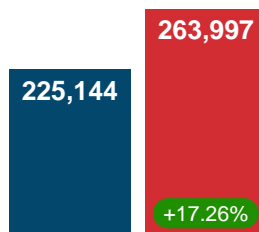
#### New Listings



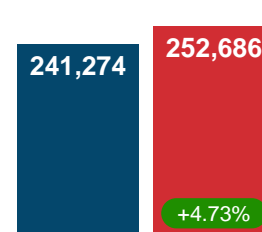
#### Pending Listings



#### List Price



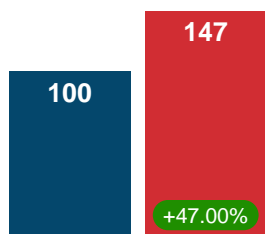
#### Sale Price



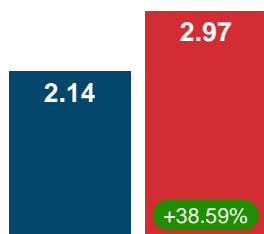
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

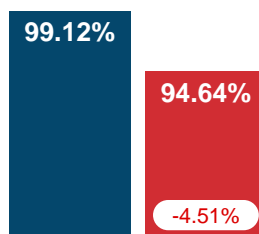
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

