

December 2022



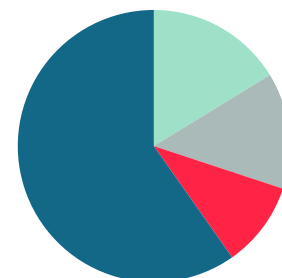
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	199,900	210,400	5.25%
Median Sale Price	197,500	210,200	6.43%
Median Percent of Selling Price to List Price	99.21%	96.98%	-2.25%
Median Days on Market to Sale	4.00	16.50	312.50%
End of Month Inventory	100	147	47.00%
Months Supply of Inventory	2.14	2.97	38.59%



■ Closed (16.26%)
■ Pending (13.82%)
■ Other OffMarket (10.16%)
■ Active (59.76%)

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.

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 **6.43%** in December 2022 to \$210,200 versus the previous year at \$197,500.

Median Days on Market Lengthens

The median number of **16.50** days that homes spent on the market before selling increased by 12.50 days or **312.50%** in December 2022 compared to last year's same month at **4.00** DOM.

Sales Success for December 2022 is Positive

Overall, with Median 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.

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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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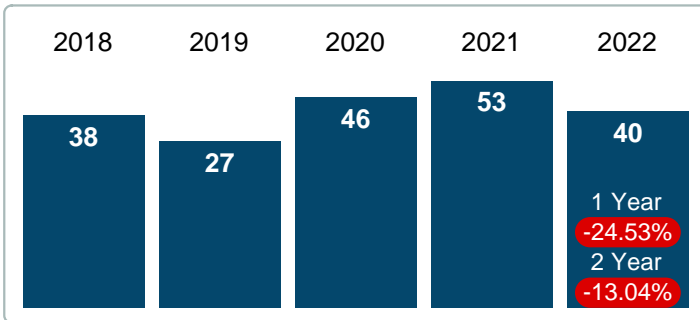
Area Delimited by County Of Bryan - Residential Property Type



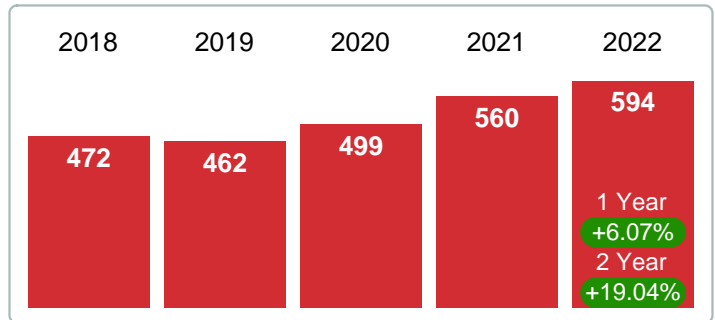
CLOSED LISTINGS

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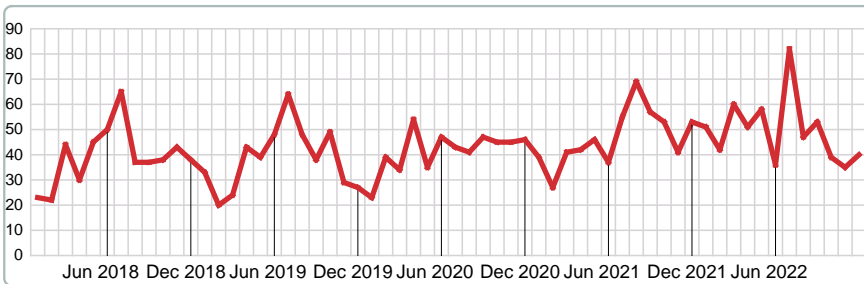
DECEMBER



YEAR TO DATE (YTD)

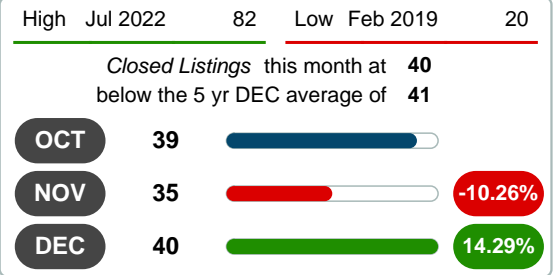


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	35.0	5	4	0	0
\$150,001 - \$175,000	4	10.00%	12.0	0	3	1	0
\$175,001 - \$225,000	11	27.50%	7.0	0	10	1	0
\$225,001 - \$275,000	7	17.50%	14.0	0	6	1	0
\$275,001 - \$350,000	5	12.50%	24.0	1	3	1	0
\$350,001 and up	4	10.00%	27.0	0	2	2	0
Total Closed Units	40			6	28	6	0
Total Closed Volume	10,107,443	100%	16.5	806.75K	7.58M	1.72M	0.00B
Median Closed Price	\$210,200			\$87,625	\$210,400	\$305,000	\$0

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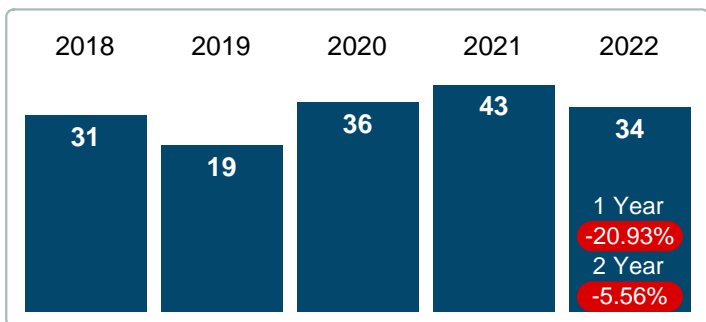
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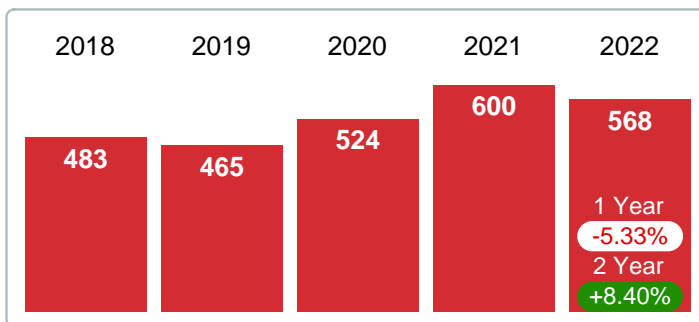
PENDING LISTINGS

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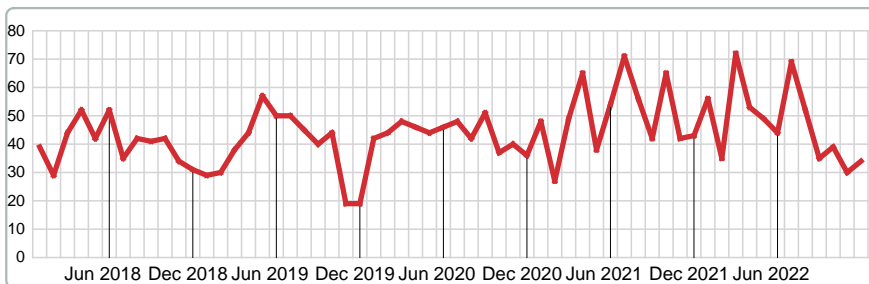
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 33

High Mar 2022 72 Low Dec 2019 19

Pending Listings this month at 34 above the 5 yr DEC average of 33



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	30.0	2	2	1	0
\$125,001 - \$175,000	6	17.65%	9.0	0	6	0	0
\$175,001 - \$250,000	10	29.41%	20.5	1	7	2	0
\$250,001 - \$300,000	2	5.88%	71.0	0	2	0	0
\$300,001 - \$375,000	3	8.82%	6.0	0	1	2	0
\$375,001 and up	6	17.65%	34.0	0	1	4	1
Total Pending Units	34			5	19	9	1
Total Pending Volume	7,880,822	100%	22.5	486.00K	3.97M	3.04M	389.00K
Median Listing Price	\$210,400			\$85,000	\$210,400	\$368,743	\$389,000

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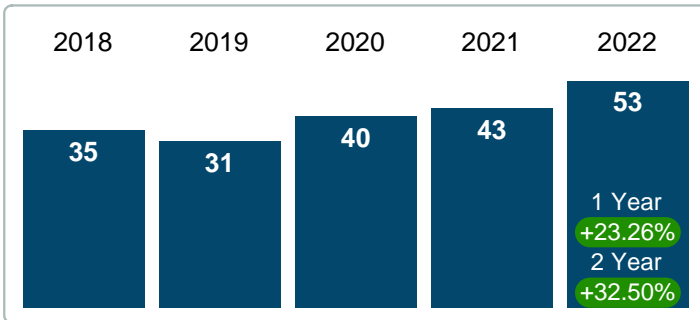
Area Delimited by County Of Bryan - Residential Property Type



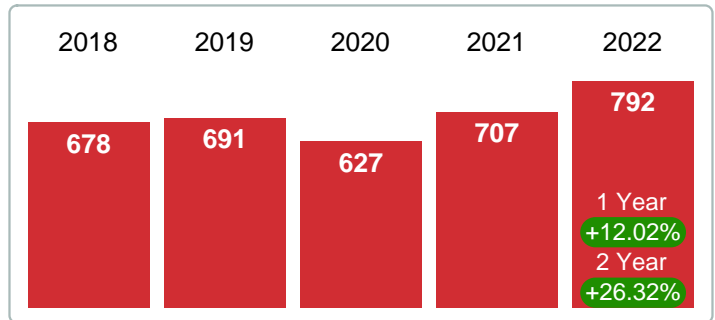
NEW LISTINGS

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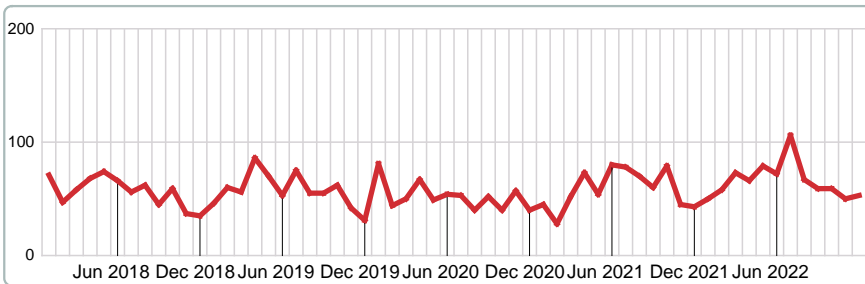
DECEMBER



YEAR TO DATE (YTD)

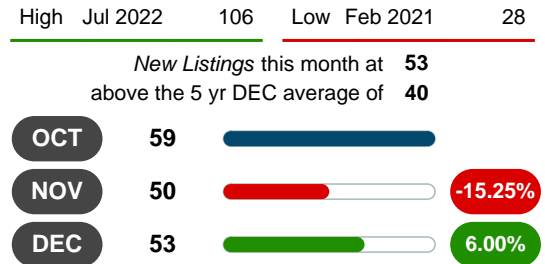


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	53		4	31	16	2
Total New Listed Volume	16,048,202	100%	685.00K	6.71M	8.15M	509.00K
Median New Listed Listing Price	\$217,500		\$107,500	\$210,400	\$334,372	\$254,500

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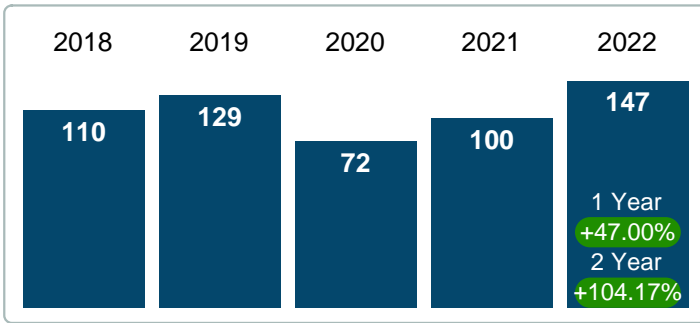
Area Delimited by County Of Bryan - Residential Property Type



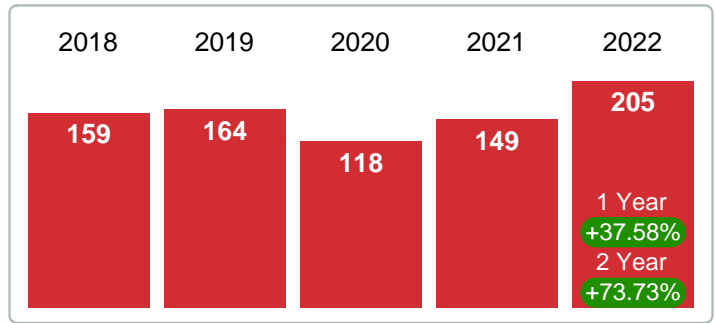
ACTIVE INVENTORY

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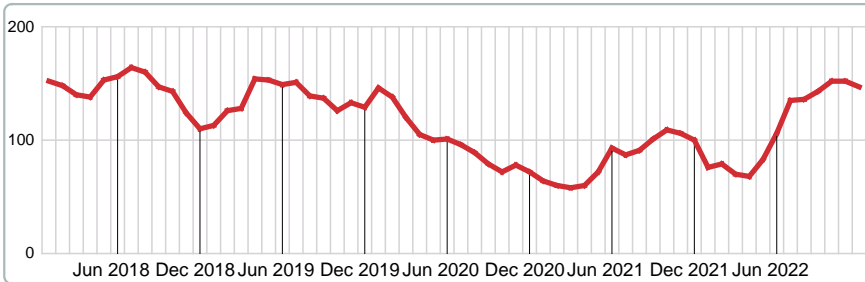
END OF DECEMBER



ACTIVE DURING DECEMBER

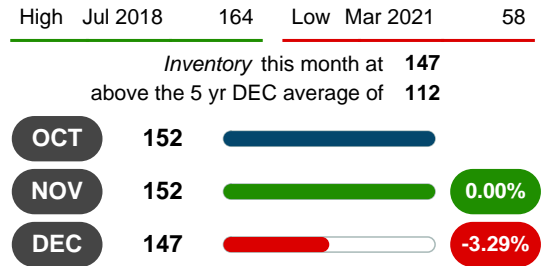


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 112



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	8.16%	40.0	5	7	0	0
\$100,001 - \$175,000	20	13.61%	51.0	3	12	4	1
\$175,001 - \$225,000	20	13.61%	78.5	2	15	3	0
\$225,001 - \$275,000	26	17.69%	78.5	1	19	6	0
\$275,001 - \$425,000	35	23.81%	69.0	1	20	14	0
\$425,001 - \$675,000	19	12.93%	96.0	1	8	7	3
\$675,001 and up	15	10.20%	122.0	2	5	8	0
Total Active Inventory by Units	147			15	86	42	4
Total Active Inventory by Volume	56,927,956	100%	74.0	4.58M	28.89M	21.69M	1.77M
Median Active Inventory Listing Price	\$259,900			\$149,000	\$247,725	\$309,450	\$535,000

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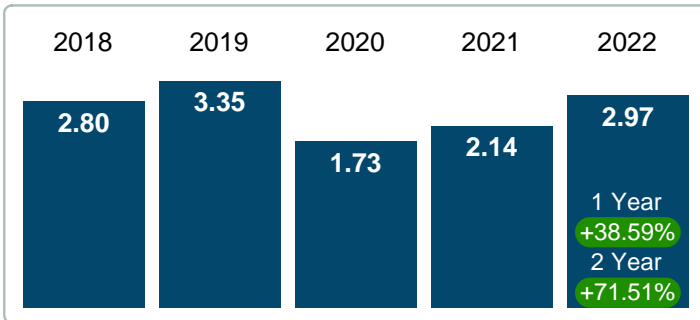
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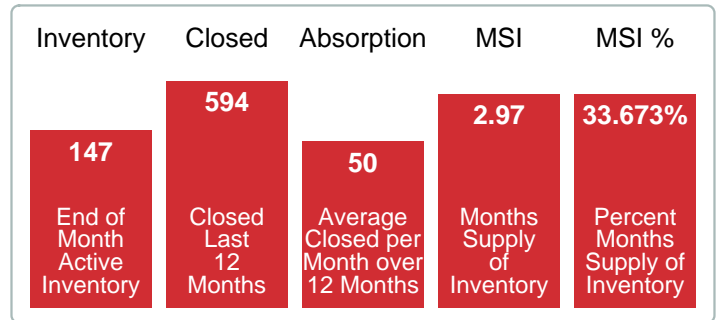
MONTHS SUPPLY of INVENTORY (MSI)

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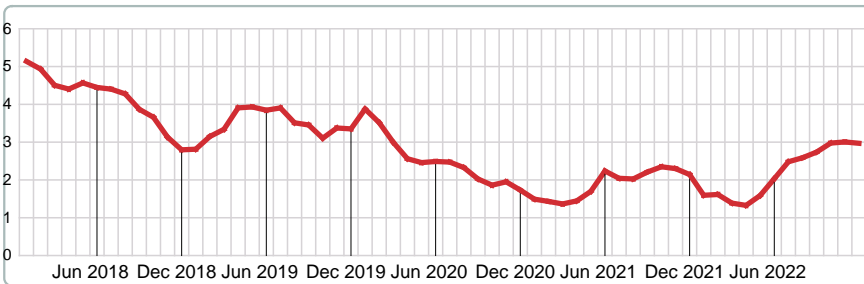
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

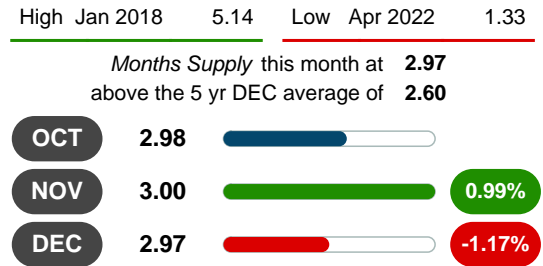


5 YEAR MARKET ACTIVITY TRENDS



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

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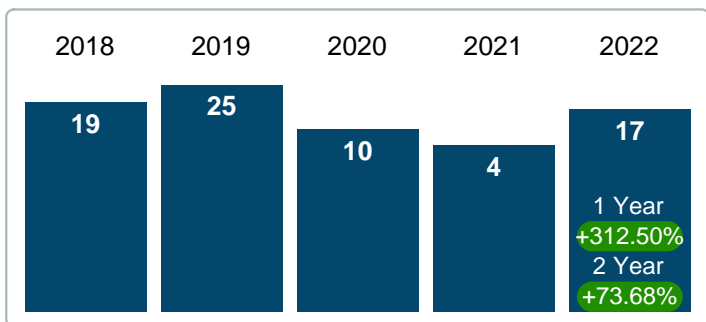
Area Delimited by County Of Bryan - Residential Property Type



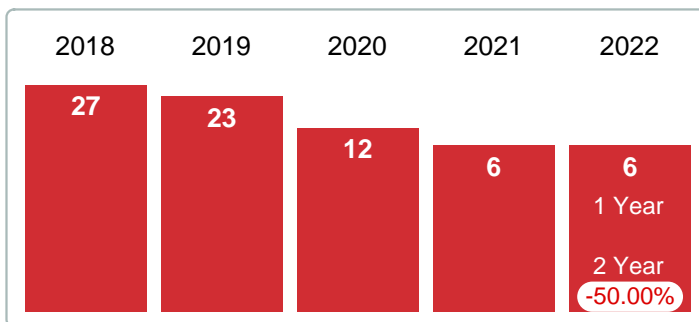
MEDIAN DAYS ON MARKET TO SALE

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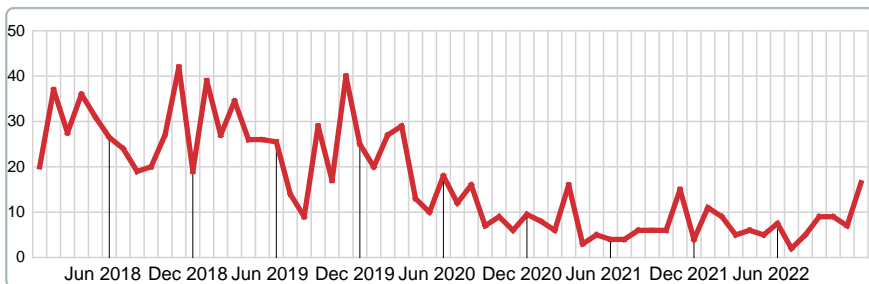
DECEMBER



YEAR TO DATE (YTD)

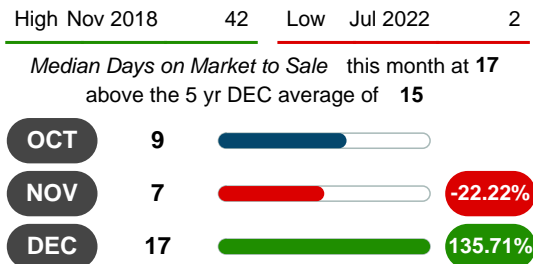


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



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	0	0.00%	122	0	0	0	0
\$75,001 - \$150,000	9	22.50%	35	57	23	0	0
\$150,001 - \$175,000	4	10.00%	12	0	8	34	0
\$175,001 - \$225,000	11	27.50%	7	0	5	77	0
\$225,001 - \$275,000	7	17.50%	14	0	12	19	0
\$275,001 - \$350,000	5	12.50%	24	24	20	35	0
\$350,001 and up	4	10.00%	27	0	27	46	0
Median Closed DOM	17			41	11	35	0
Total Closed Units	40	100%	16.5	6	28	6	
Total Closed Volume	10,107,443			806.75K	7.58M	1.72M	0.00B

December 2022



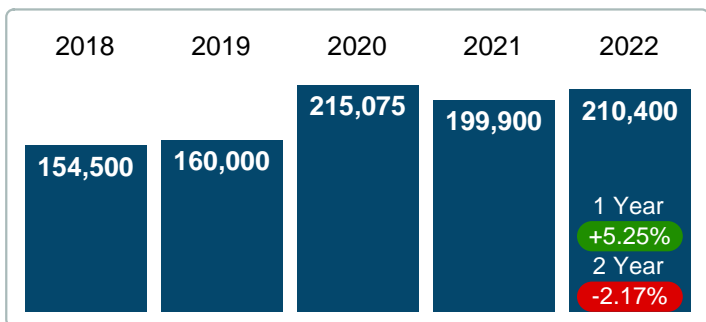
Area Delimited by County Of Bryan - Residential Property Type



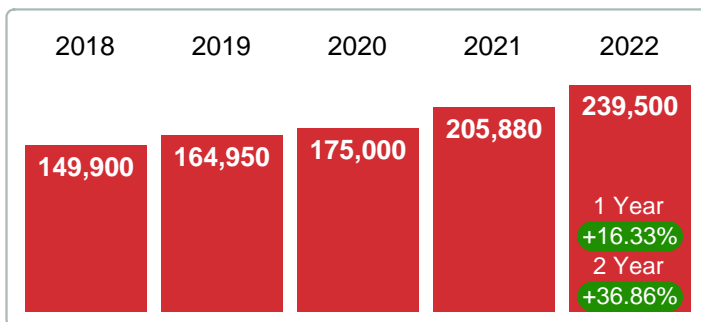
MEDIAN LIST PRICE AT CLOSING

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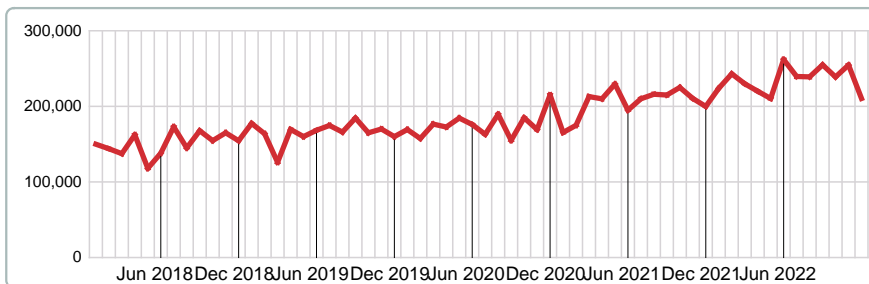
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

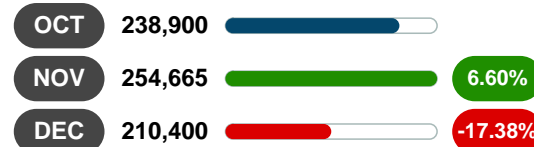


3 MONTHS

5 year DEC AVG = 187,975

High Jun 2022 261,950 Low May 2018 118,000

Median List Price at Closing this month at **210,400**
above the 5 yr DEC average of **187,975**



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%	27	0	0	0	0
\$75,001 - \$150,000	17.50%	95,000	93,500	132,000	0	0
\$150,001 - \$175,000	12.50%	169,000	159,900	169,000	170,000	0
\$175,001 - \$225,000	30.00%	210,200	0	210,400	210,000	0
\$225,001 - \$275,000	15.00%	260,200	0	255,500	264,900	0
\$275,001 - \$350,000	12.50%	305,000	350,000	302,000	0	0
\$350,001 and up	12.50%	399,999		01,109,500	399,999	0
Median List Price		210,400	107,500	212,700	316,822	0
Total Closed Units	100%	210,400	6	28	6	0
Total Closed Volume		10,559,862	901.90K	7.82M	1.84M	0.00B

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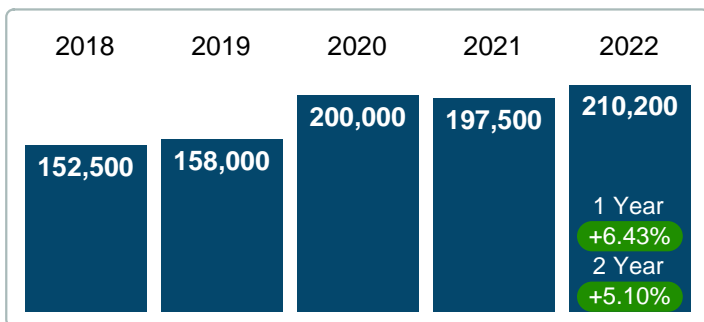
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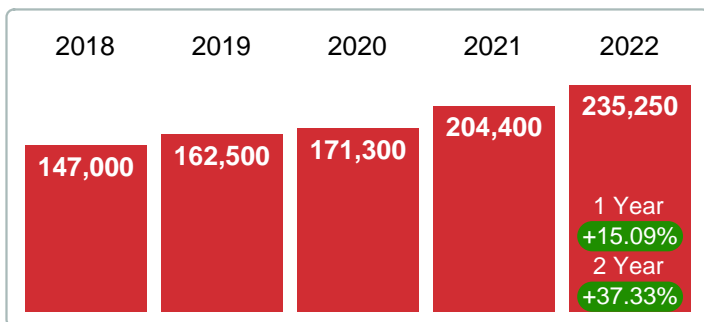
MEDIAN SOLD PRICE AT CLOSING

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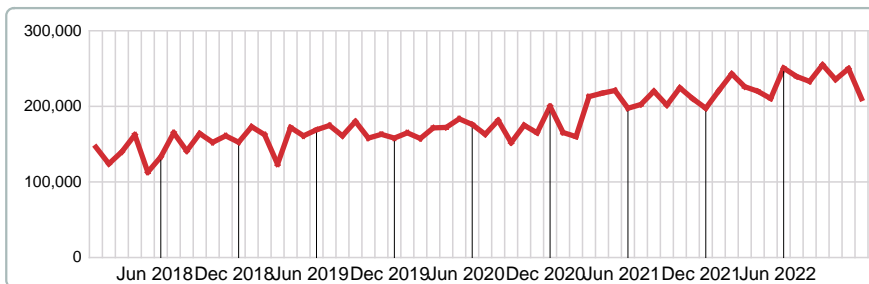
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

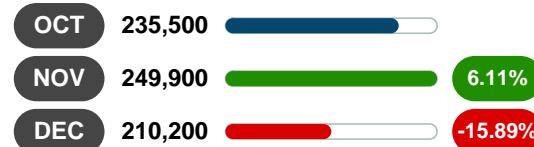


3 MONTHS

5 year DEC AVG = 183,640

High Sep 2022 254,900 Low May 2018 113,000

Median Sold Price at Closing this month at **210,200** above the 5 yr DEC average of **183,640**



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	0.00%	399,999	0	0	0	0
\$75,001 - \$150,000	22.50%	89,000	86,500	133,500	0	0
\$150,001 - \$175,000	10.00%	157,500	0	160,000	155,000	0
\$175,001 - \$225,000	27.50%	192,400	0	201,200	178,000	0
\$225,001 - \$275,000	17.50%	260,000	0	256,300	260,000	0
\$275,001 - \$350,000	12.50%	325,000	325,000	294,000	350,000	0
\$350,001 and up	10.00%	390,500		01,097,500	387,372	0
Median Sold Price		210,200	87,625	210,400	305,000	0
Total Closed Units		40	6	28	6	0
Total Closed Volume		10,107,443	806.75K	7.58M	1.72M	0.00B

December 2022



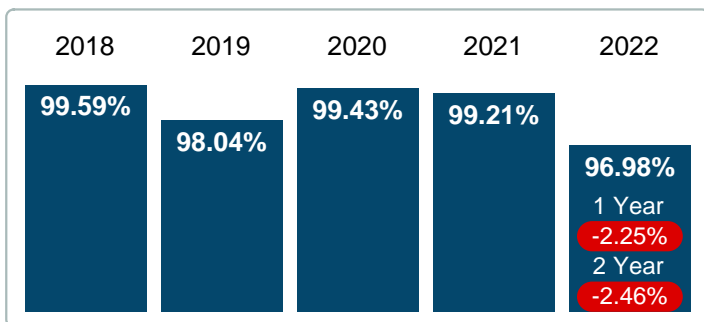
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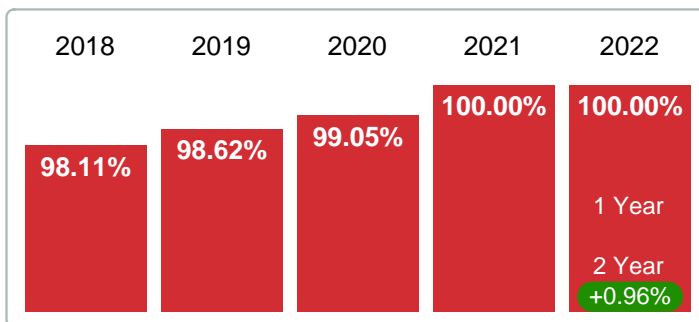
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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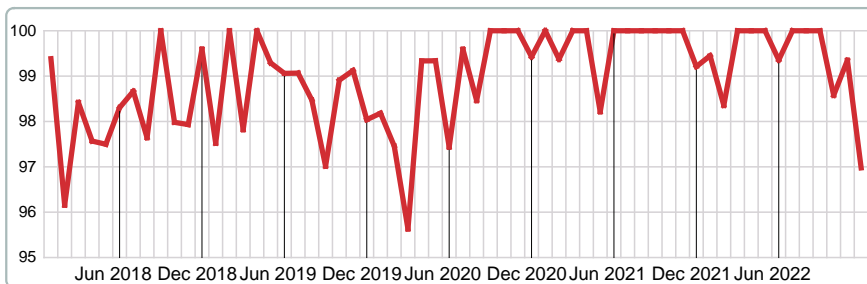
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

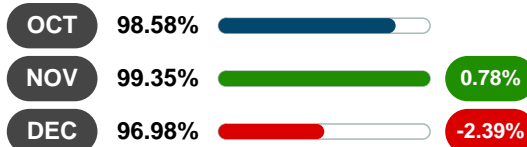


3 MONTHS

5 year DEC AVG = 98.65%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **96.98%**
below the 5 yr DEC average of **98.65%**



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	0	0.00%	90.50%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	9	22.50%	91.05%	90.68%	96.55%	0.00%	0.00%
\$150,001 - \$175,000	4	10.00%	91.30%	0.00%	91.43%	91.18%	0.00%
\$175,001 - \$225,000	11	27.50%	98.41%	0.00%	99.20%	84.76%	0.00%
\$225,001 - \$275,000	7	17.50%	99.85%	0.00%	99.92%	98.15%	0.00%
\$275,001 - \$350,000	5	12.50%	94.29%	92.86%	95.08%	87.50%	0.00%
\$350,001 and up	4	10.00%	97.32%	0.00%	96.99%	97.32%	0.00%
Median Sold/List Ratio		96.98%		90.87%	98.37%	92.91%	0.00%
Total Closed Units		40	100%	6	28	6	
Total Closed Volume		10,107,443		806.75K	7.58M	1.72M	0.00B

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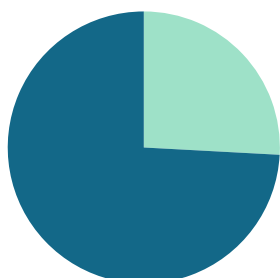
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

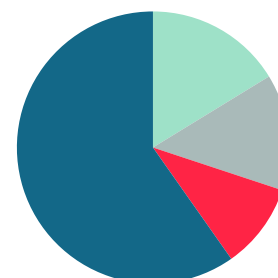


Inventory
 New Listings
53 = 25.85%
 Start Inventory
152
 Total Inventory Units
205
 Volume
\$77,314,678

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%
Median List Price	199,900	210,400	5.25%	205,880	239,500	16.33%
Median Sale Price	197,500	210,200	6.43%	204,400	235,250	15.09%
Median Percent of Selling Price to List Price	99.21%	96.98%	-2.25%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	16.50	312.50%	6.00	6.00	0.00%
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

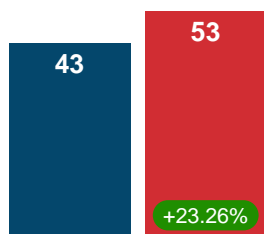
Inventory on December 31, 2022 = **147**

2021 **2022**

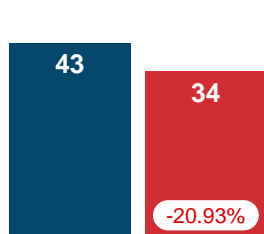
DECEMBER MARKET

MEDIAN PRICES

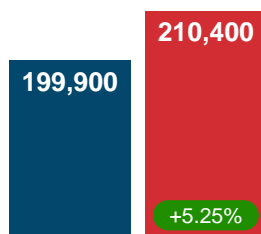
New Listings



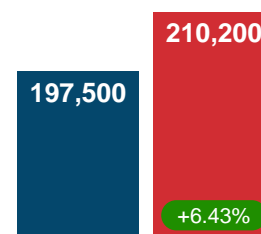
Pending Listings



List Price



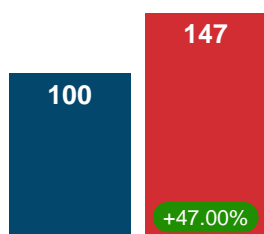
Sale Price



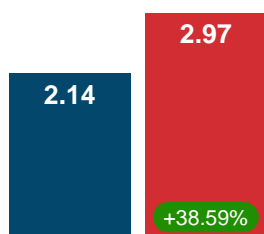
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

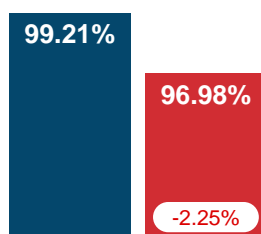
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

