

February 2022



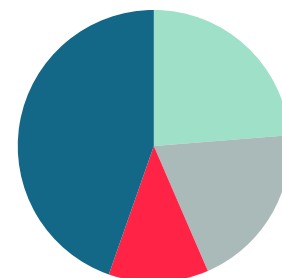
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	27	42	55.56%
Pending Listings	27	35	29.63%
New Listings	28	58	107.14%
Average List Price	223,915	310,337	38.60%
Average Sale Price	210,015	294,472	40.21%
Average Percent of Selling Price to List Price	94.47%	96.58%	2.24%
Average Days on Market to Sale	21.30	32.76	53.84%
End of Month Inventory	60	79	31.67%
Months Supply of Inventory	1.43	1.61	12.83%



■ Closed (23.73%)
■ Pending (19.77%)
■ Other OffMarket (11.86%)
■ Active (44.63%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of February 28, 2022 = **79**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **31.67%** to 79 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **1.61** 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 **40.21%** in February 2022 to \$294,472 versus the previous year at \$210,015.

Average Days on Market Lengthens

The average number of **32.76** days that homes spent on the market before selling increased by 11.47 days or **53.84%** in February 2022 compared to last year's same month at **21.30** DOM.

Sales Success for February 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 58 New Listings in February 2022, up **107.14%** from last year at 28. Furthermore, there were 42 Closed Listings this month versus last year at 27, a **55.56%** increase.

Closed versus Listed trends yielded a **72.4%** ratio, down from previous year's, February 2021, at **96.4%**, a **24.90%** 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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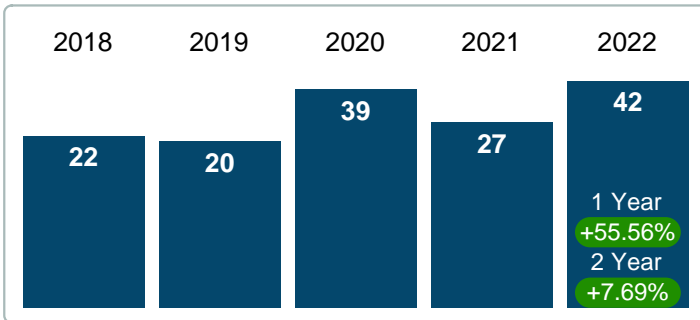
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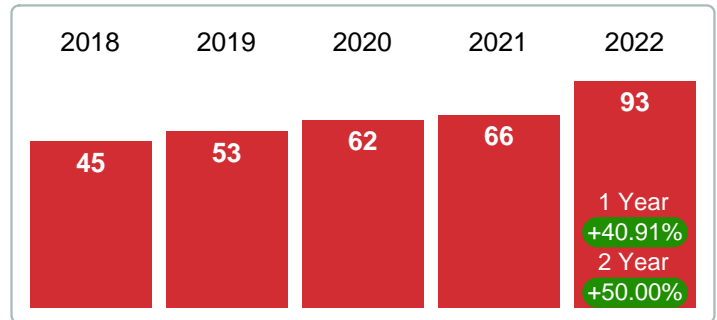
CLOSED LISTINGS

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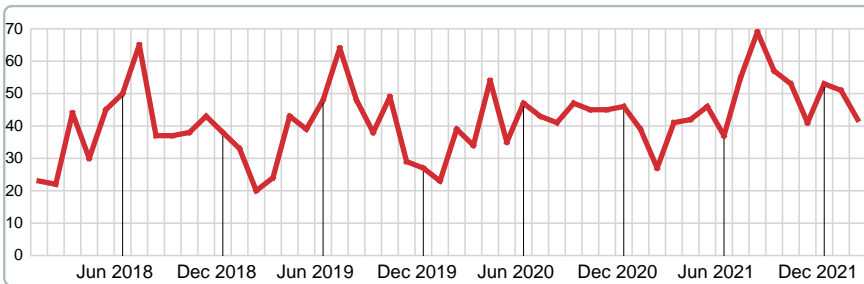
FEBRUARY



YEAR TO DATE (YTD)

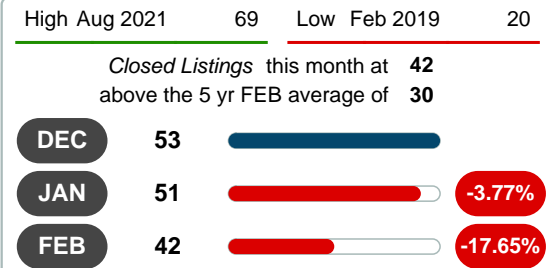


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 30



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	9.52%	25.8	2	2	0	0
\$100,001 - \$150,000	5	11.90%	49.4	4	1	0	0
\$150,001 - \$200,000	5	11.90%	31.4	0	3	2	0
\$200,001 - \$275,000	11	26.19%	15.0	0	8	3	0
\$275,001 - \$325,000	7	16.67%	63.9	0	3	4	0
\$325,001 - \$475,000	4	9.52%	39.8	1	0	2	1
\$475,001 and up	6	14.29%	16.3	0	5	1	0
Total Closed Units	42			7	22	12	1
Total Closed Volume	12,367,815	100%	32.8	1.10M	6.90M	3.90M	475.00K
Average Closed Price	\$294,472			\$156,714	\$313,487	\$324,926	\$475,000

February 2022



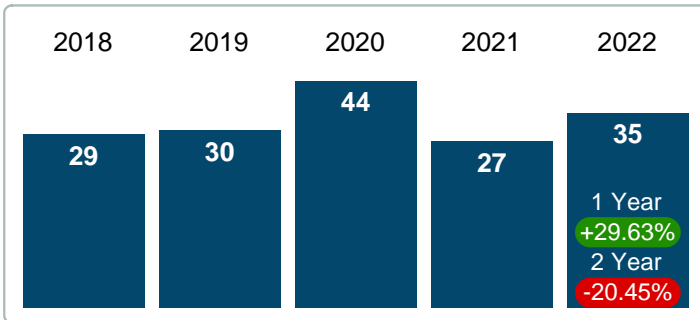
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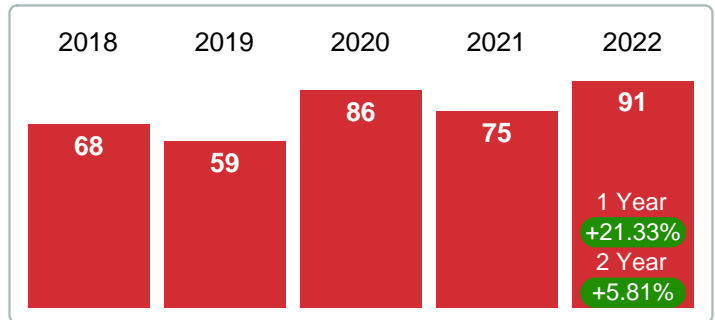
PENDING LISTINGS

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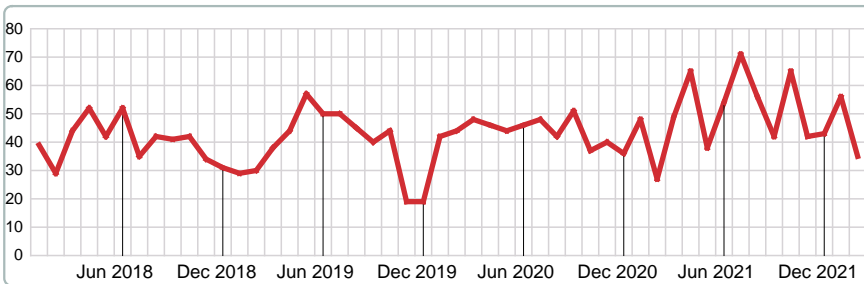
FEBRUARY



YEAR TO DATE (YTD)

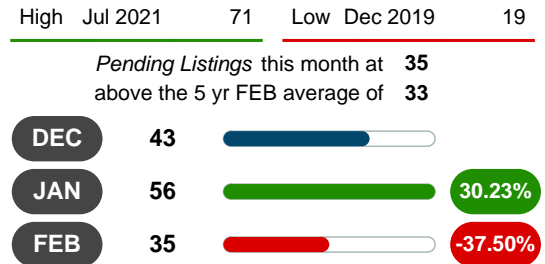


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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	4	11.43%	8.3	3	1	0	0
\$75,001 - \$150,000	4	11.43%	13.5	1	2	1	0
\$150,001 - \$225,000	4	11.43%	23.8	0	3	1	0
\$225,001 - \$275,000	8	22.86%	17.8	0	5	2	1
\$275,001 - \$325,000	7	20.00%	61.9	0	4	3	0
\$325,001 - \$500,000	4	11.43%	43.5	0	3	1	0
\$500,001 and up	4	11.43%	70.5	0	3	0	1
Total Pending Units	35			4	21	8	2
Total Pending Volume	12,301,990	100%	34.9	270.80K	6.88M	2.10M	3.05M
Average Listing Price	\$360,061			\$67,700	\$327,847	\$262,051	\$1,525,000

February 2022



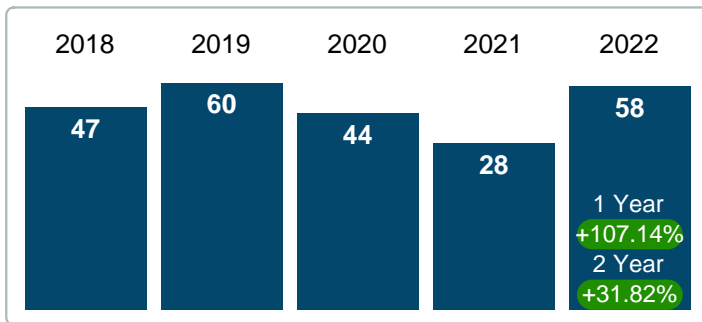
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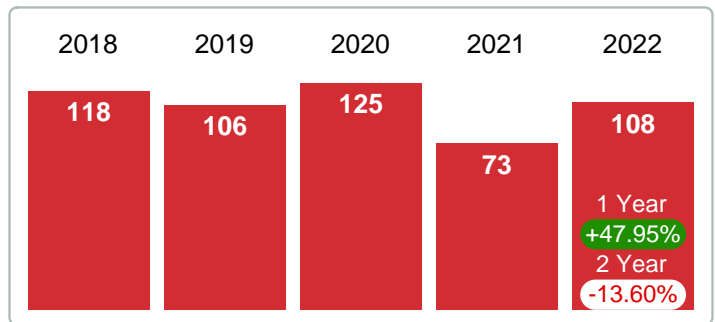
NEW LISTINGS

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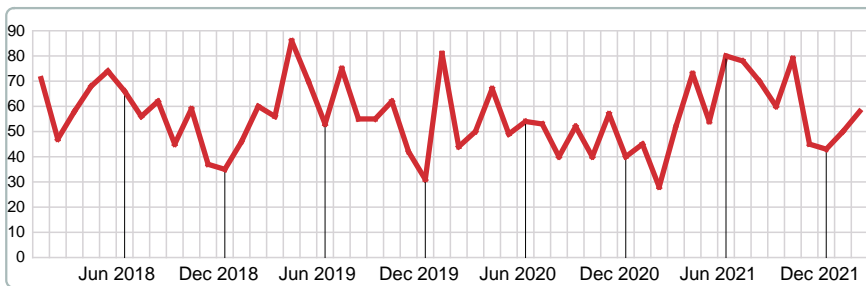
FEBRUARY



YEAR TO DATE (YTD)

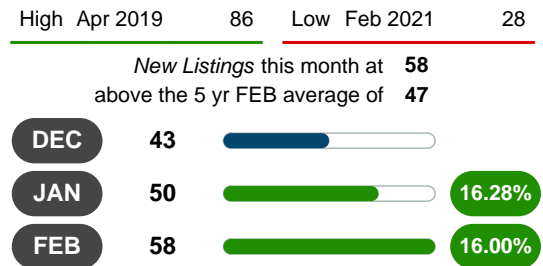


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 47



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	5.17%	2	1	0	0
\$75,001 - \$125,000	6	10.34%	3	3	0	0
\$125,001 - \$200,000	12	20.69%	4	5	3	0
\$200,001 - \$275,000	15	25.86%	0	10	5	0
\$275,001 - \$475,000	7	12.07%	0	3	3	1
\$475,001 - \$875,000	9	15.52%	0	3	5	1
\$875,001 and up	6	10.34%	0	2	2	2
Total New Listed Units	58		9	27	18	4
Total New Listed Volume	21,591,657	100%	975.90K	8.14M	8.26M	4.22M
Average New Listed Listing Price	\$300,510		\$108,433	\$301,432	\$458,894	\$1,054,250

February 2022



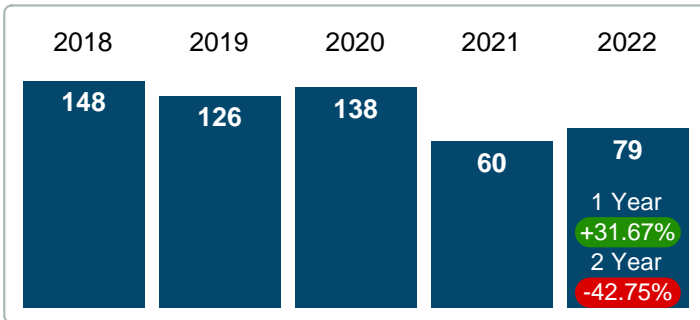
Area Delimited by County Of Bryan - Residential Property Type



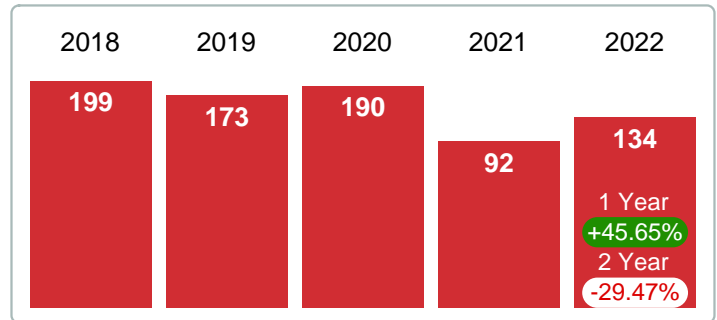
ACTIVE INVENTORY

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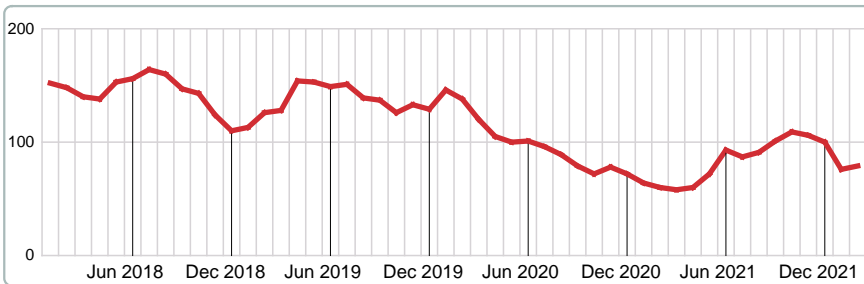
END OF FEBRUARY



ACTIVE DURING FEBRUARY

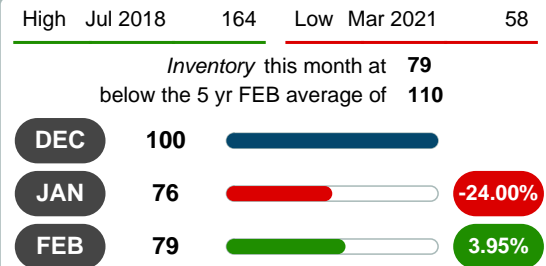


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 110



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	6	7.59%	51.8	2	4	0	0
\$100,001 - \$150,000	12	15.19%	46.4	6	5	1	0
\$150,001 - \$200,000	7	8.86%	59.3	0	4	3	0
\$200,001 - \$300,000	24	30.38%	84.3	2	14	8	0
\$300,001 - \$550,000	12	15.19%	98.3	1	6	3	2
\$550,001 - \$875,000	9	11.39%	67.3	1	4	4	0
\$875,001 and up	9	11.39%	61.9	0	1	6	2
Total Active Inventory by Units	79			12	38	25	4
Total Active Inventory by Volume	32,279,242	100%	71.5	2.62M	11.38M	14.06M	4.22M
Average Active Inventory Listing Price	\$408,598			\$217,983	\$299,522	\$562,584	\$1,054,250

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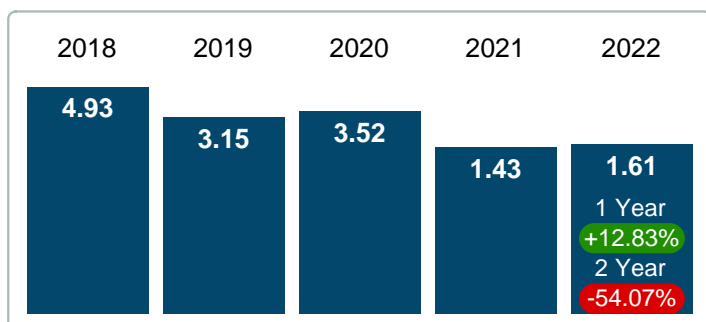
Area Delimited by County Of Bryan - Residential Property Type



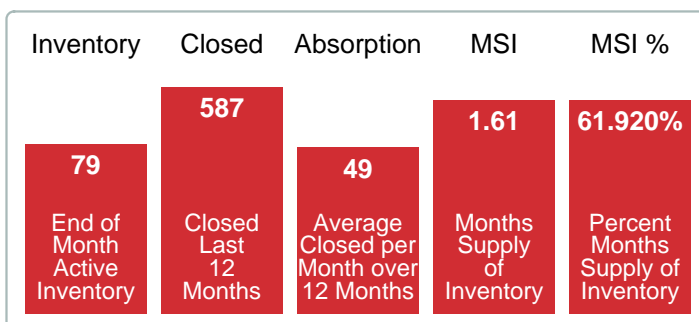
MONTHS SUPPLY of INVENTORY (MSI)

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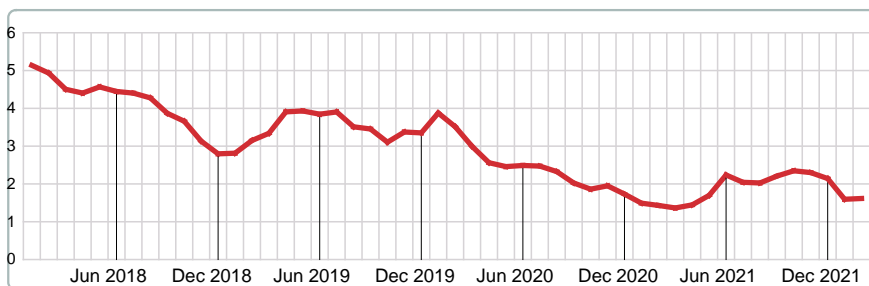
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS

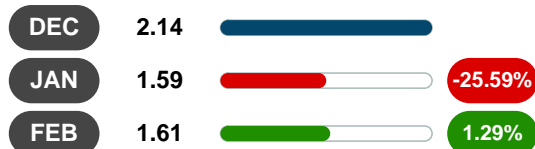


3 MONTHS

5 year FEB AVG = 2.93

High Jan 2018 5.14 Low Mar 2021 1.36

Months Supply this month at 1.61
below the 5 yr FEB average of 2.93



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	6	7.59%	1.44	1.41	1.60	0.00	0.00
\$100,001 - \$150,000	12	15.19%	2.03	3.60	1.54	1.09	0.00
\$150,001 - \$200,000	7	8.86%	0.62	0.00	0.45	1.89	0.00
\$200,001 - \$300,000	24	30.38%	1.32	6.00	1.07	1.88	0.00
\$300,001 - \$550,000	12	15.19%	1.57	4.00	1.71	1.06	1.85
\$550,001 - \$875,000	9	11.39%	7.71	0.00	6.86	12.00	0.00
\$875,001 and up	9	11.39%	15.43	0.00	3.00	72.00	12.00
Market Supply of Inventory (MSI)			1.61	2.77	1.18	2.44	1.85
Total Active Inventory by Units		100%	1.61	12	38	25	4

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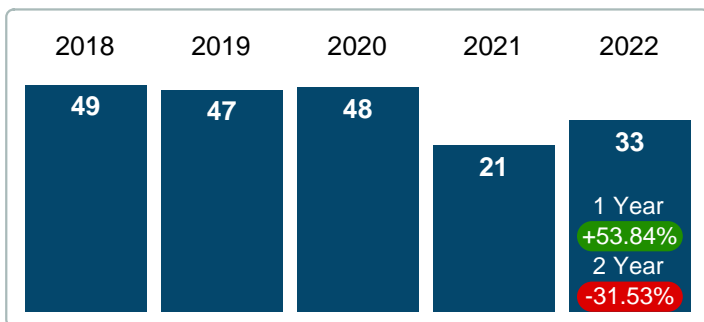
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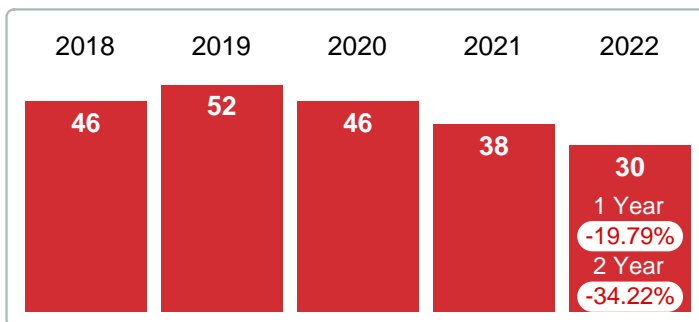
AVERAGE DAYS ON MARKET TO SALE

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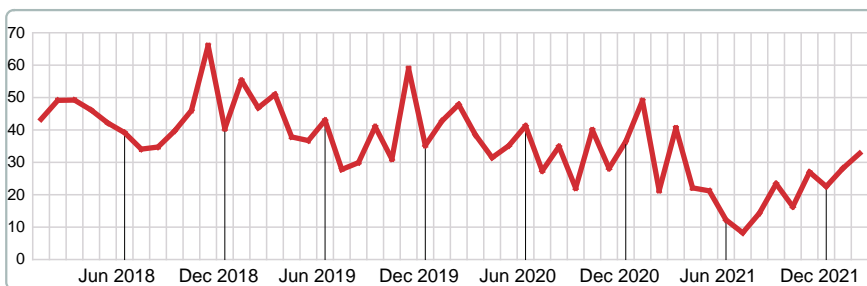
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 40

High Nov 2018 66 Low Jul 2021 8

Average Days on Market to Sale this month at 33 below the 5 yr FEB average of 40

- DEC 23 (Progress bar)
- JAN 28 (Progress bar) 24.88%
- FEB 33 (Progress bar) 16.35%

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	9.52%	26	44	8	0	0
\$100,001 - \$150,000	11.90%	49	47	58	0	0
\$150,001 - \$200,000	11.90%	31	0	28	36	0
\$200,001 - \$275,000	26.19%	15	0	6	40	0
\$275,001 - \$325,000	16.67%	64	0	73	57	0
\$325,001 - \$475,000	9.52%	40	66	0	6	81
\$475,001 and up	14.29%	16	0	4	80	0
Average Closed DOM		33	49	20	43	81
Total Closed Units	100%	33	7	22	12	1
Total Closed Volume		12,367,815	1.10M	6.90M	3.90M	475.00K

February 2022



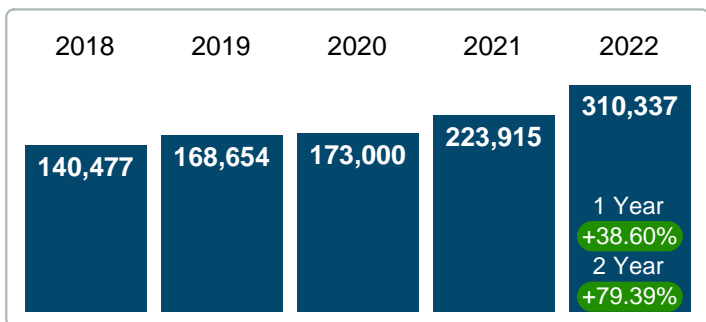
Area Delimited by County Of Bryan - Residential Property Type



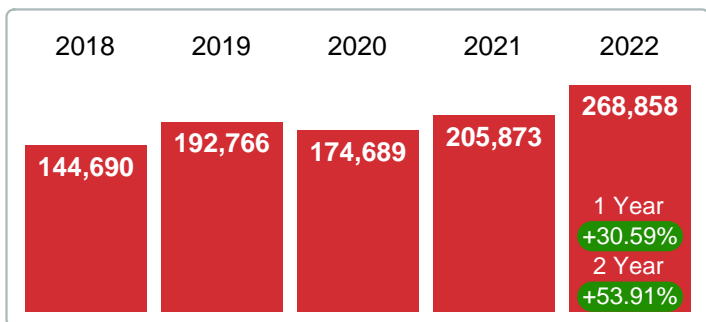
AVERAGE LIST PRICE AT CLOSING

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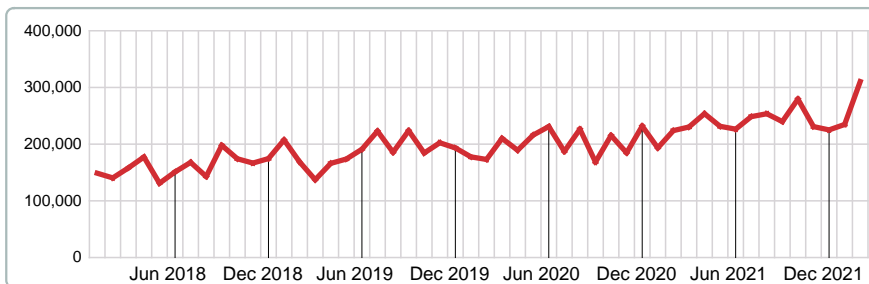
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 203,277

High Feb 2022 310,337 Low May 2018 131,062

Average List Price at Closing this month at **310,337**
above the 5 yr FEB average of **203,277**

DEC	225,144	<div style="width: 50%;"></div>
JAN	234,699	<div style="width: 60%;"></div> 4.24%
FEB	310,337	<div style="width: 80%;"></div> 32.23%

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	9.52%	78,225	74,450	82,000	0	0
\$100,001 - \$150,000	9.52%	128,725	128,725	155,000	0	0
\$150,001 - \$200,000	14.29%	178,500	0	184,333	181,500	0
\$200,001 - \$275,000	26.19%	234,391	0	232,188	240,267	0
\$275,001 - \$325,000	16.67%	300,999	0	301,035	300,973	0
\$325,001 - \$475,000	7.14%	399,333	499,000	0	364,500	529,999
\$475,001 and up	16.67%	750,297	0	708,016	1,152,000	0
Average List Price		310,337	166,114	326,031	347,391	529,999
Total Closed Units	100%	310,337	7	22	12	1
Total Closed Volume		13,034,174	1.16M	7.17M	4.17M	530.00K

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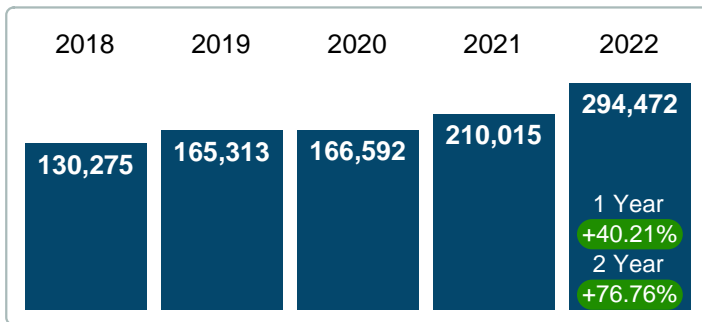
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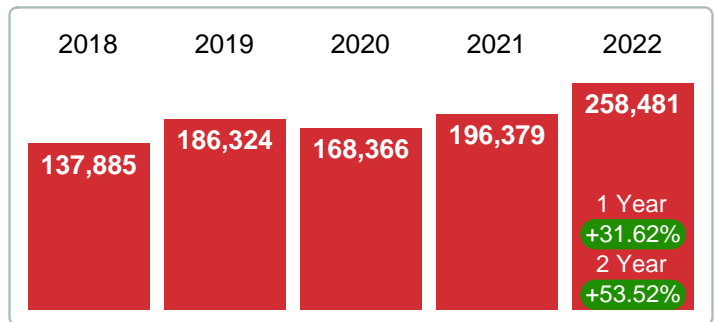
AVERAGE SOLD PRICE AT CLOSING

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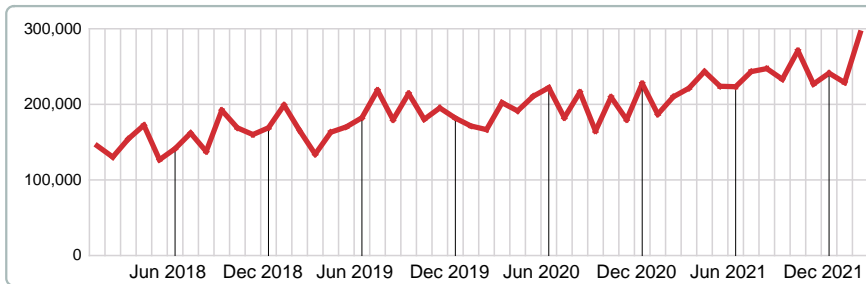
FEBRUARY



YEAR TO DATE (YTD)

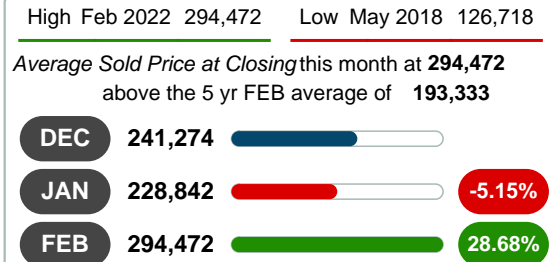


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 193,333



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	9.52%	69,625	65,000	74,250	0	0
\$100,001 - \$150,000	5	11.90%	128,400	123,000	150,000	0	0
\$150,001 - \$200,000	5	11.90%	178,800	0	182,333	173,500	0
\$200,001 - \$275,000	11	26.19%	236,091	0	234,563	240,167	0
\$275,001 - \$325,000	7	16.67%	301,388	0	299,368	302,903	0
\$325,001 - \$475,000	4	9.52%	417,500	475,000	0	360,000	475,000
\$475,001 and up	6	14.29%	696,100	0	655,320	900,000	0
Average Sold Price			294,472	156,714	313,487	324,926	475,000
Total Closed Units		100%	294,472	7	22	12	1
Total Closed Volume			12,367,815	1.10M	6.90M	3.90M	475.00K

February 2022



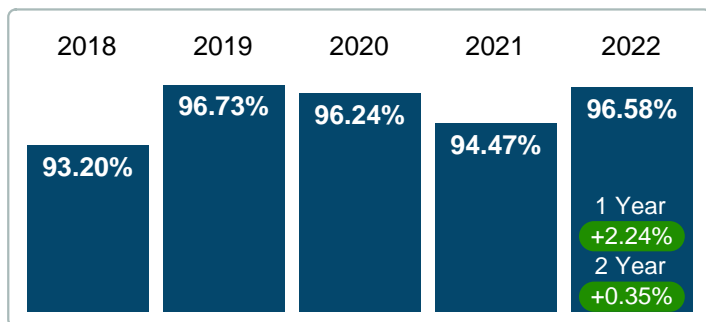
Area Delimited by County Of Bryan - Residential Property Type



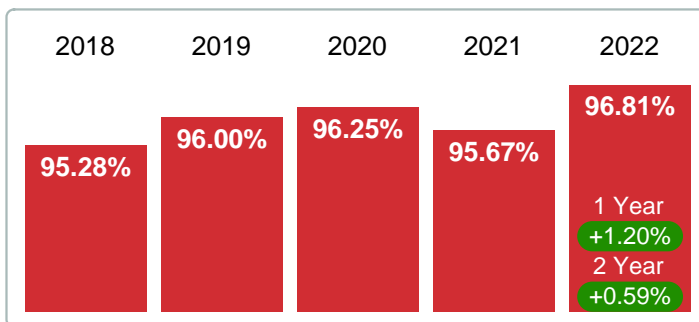
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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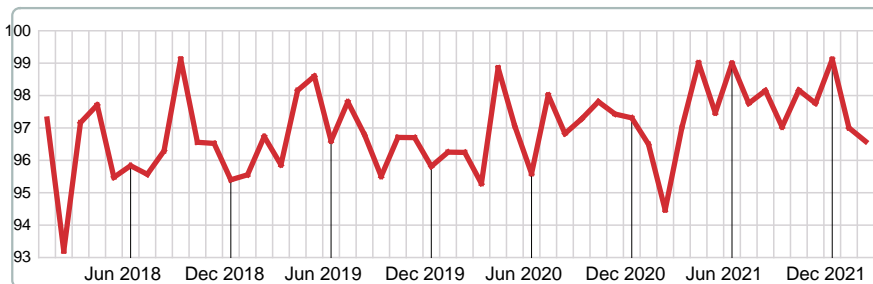
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

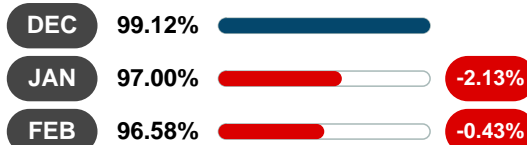


3 MONTHS

5 year FEB AVG = 95.45%

High Sep 2018 99.13% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **96.58%**
above the 5 yr FEB average of **95.45%**



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	9.52%	87.70%	85.32%	90.09%	0.00%	0.00%
\$100,001 - \$150,000	5	11.90%	95.84%	95.61%	96.77%	0.00%	0.00%
\$150,001 - \$200,000	5	11.90%	97.67%	0.00%	98.97%	95.72%	0.00%
\$200,001 - \$275,000	11	26.19%	100.69%	0.00%	100.92%	100.09%	0.00%
\$275,001 - \$325,000	7	16.67%	100.13%	0.00%	99.46%	100.64%	0.00%
\$325,001 - \$475,000	4	9.52%	95.56%	95.19%	0.00%	98.71%	89.62%
\$475,001 and up	6	14.29%	91.22%	0.00%	93.84%	78.13%	0.00%
Average Sold/List Ratio		96.60%		92.61%	97.67%	97.48%	89.62%
Total Closed Units		42	100%	7	22	12	1
Total Closed Volume		12,367,815		1.10M	6.90M	3.90M	475.00K

February 2022



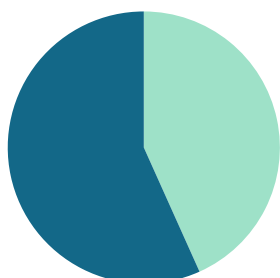
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

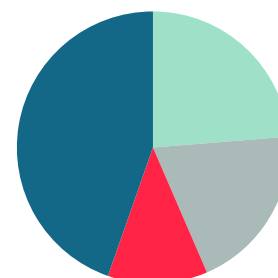


Inventory
 New Listings
58 = 43.28%
 Start Inventory
76
 Total Inventory Units
134
 Volume
\$52,311,289

Market Activity

Closed Sales
42 = 23.73%
 Pending Sales
35 = 19.77%
 Other Off Market
21 = 11.86%
 Active Inventory
79 = 44.63%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	27	42	55.56%	66	93	40.91%
Pending Sales	27	35	29.63%	75	91	21.33%
New Listings	28	58	107.14%	73	108	47.95%
Average List Price	223,915	310,337	38.60%	205,873	268,858	30.59%
Average Sale Price	210,015	294,472	40.21%	196,379	258,481	31.62%
Average Percent of Selling Price to List Price	94.47%	96.58%	2.24%	95.67%	96.81%	1.20%
Average Days on Market to Sale	21.30	32.76	53.84%	37.70	30.24	-19.79%
Monthly Inventory	60	79	31.67%	60	79	31.67%
Months Supply of Inventory	1.43	1.61	12.83%	1.43	1.61	12.83%

Absorption: Last 12 months, an Average of **49** Sales/Month

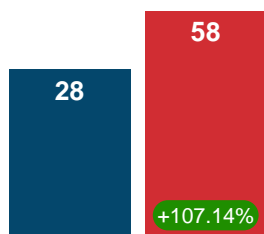
Inventory on February 28, 2022 = **79**

2021 **2022**

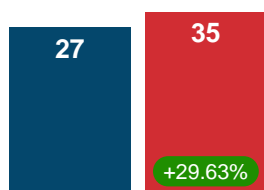
FEBRUARY MARKET

AVERAGE PRICES

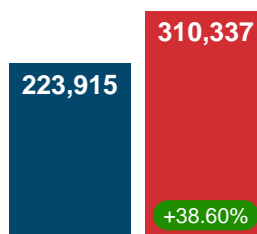
New Listings



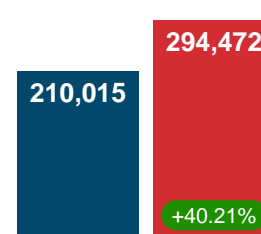
Pending Listings



List Price



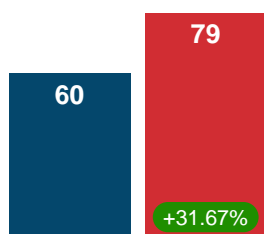
Sale Price



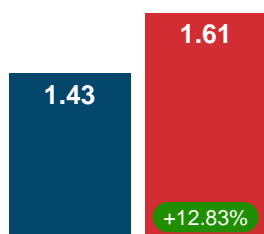
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

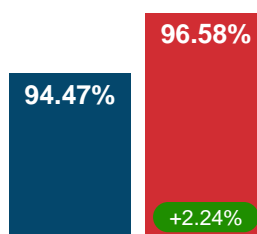
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

