

## February 2022



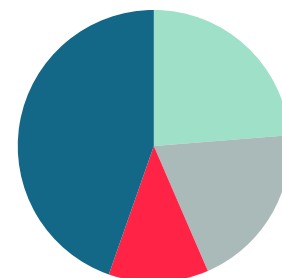
Area Delimited by County Of Bryan - Residential Property Type



### 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%
Median List Price	174,900	243,000	38.94%
Median Sale Price	159,900	243,000	51.97%
Median Percent of Selling Price to List Price	99.37%	98.35%	-1.03%
Median Days on Market to Sale	6.00	9.00	50.00%
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.

##### 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 **51.97%** in February 2022 to \$243,000 versus the previous year at \$159,900.

##### Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 3.00 days or **50.00%** in February 2022 compared to last year's same month at **6.00** DOM.

##### Sales Success for February 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 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.

#### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

#### 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

# February 2022



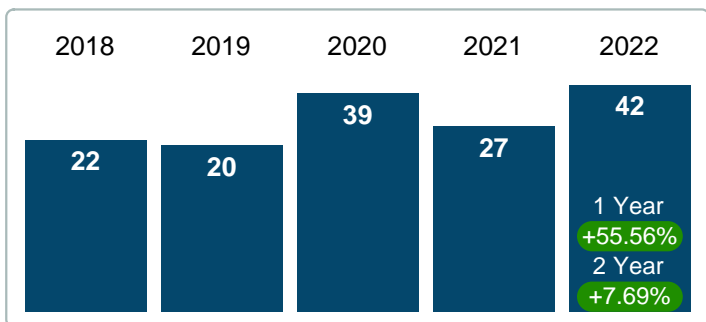
Area Delimited by County Of Bryan - Residential Property Type



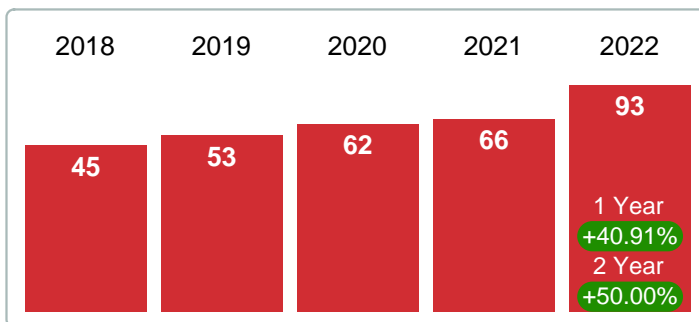
## CLOSED LISTINGS

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

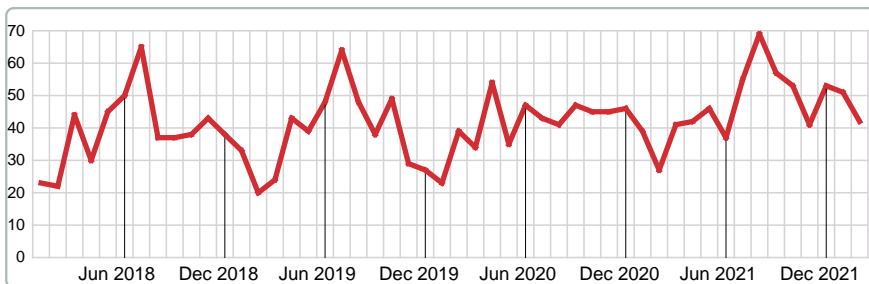
### FEBRUARY



### YEAR TO DATE (YTD)

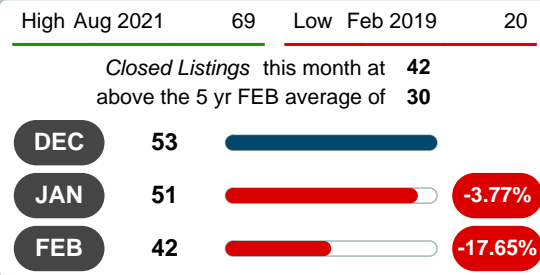


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 30



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.52%	7.5	2	2	0	0
\$100,001 - \$150,000	5	11.90%	37.0	4	1	0	0
\$150,001 - \$200,000	5	11.90%	39.0	0	3	2	0
\$200,001 - \$275,000	11	26.19%	6.0	0	8	3	0
\$275,001 - \$325,000	7	16.67%	79.0	0	3	4	0
\$325,001 - \$475,000	4	9.52%	36.5	1	0	2	1
\$475,001 and up	6	14.29%	4.0	0	5	1	0
<b>Total Closed Units</b>	<b>42</b>			<b>7</b>	<b>22</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,367,815</b>	<b>100%</b>	<b>9.0</b>	<b>1.10M</b>	<b>6.90M</b>	<b>3.90M</b>	<b>475.00K</b>
<b>Median Closed Price</b>	<b>\$243,000</b>			<b>\$121,000</b>	<b>\$243,000</b>	<b>\$299,500</b>	<b>\$475,000</b>

# February 2022



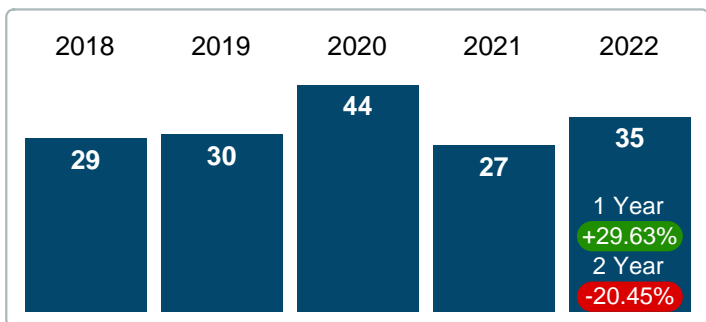
Area Delimited by County Of Bryan - Residential Property Type



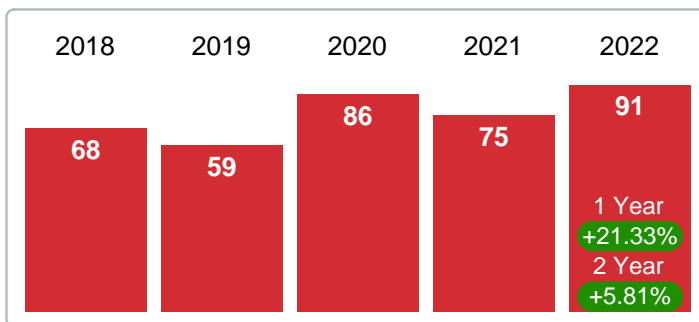
## PENDING LISTINGS

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

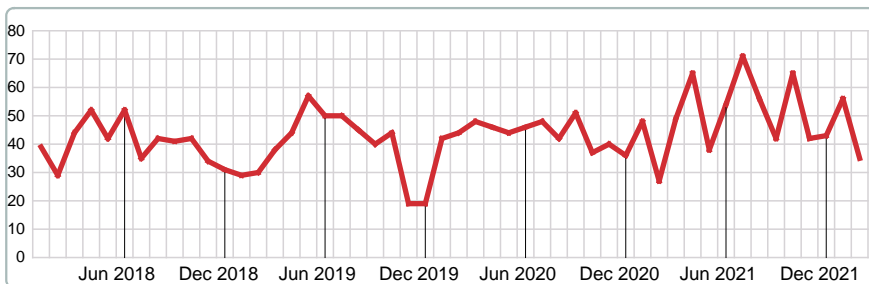
### FEBRUARY



### YEAR TO DATE (YTD)

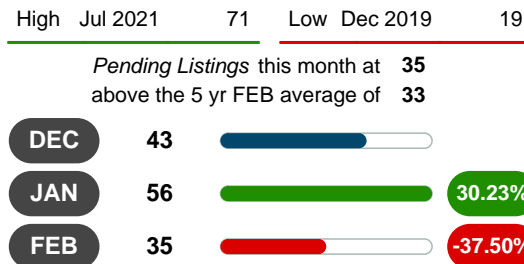


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 33



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	11.43%	2.5	3	1	0	0
\$75,001 - \$150,000	4	11.43%	11.0	1	2	1	0
\$150,001 - \$225,000	4	11.43%	16.5	0	3	1	0
\$225,001 - \$275,000	8	22.86%	4.5	0	5	2	1
\$275,001 - \$325,000	7	20.00%	32.0	0	4	3	0
\$325,001 - \$500,000	4	11.43%	13.0	0	3	1	0
\$500,001 and up	4	11.43%	55.5	0	3	0	1
<b>Total Pending Units</b>	<b>35</b>			<b>4</b>	<b>21</b>	<b>8</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>12,301,990</b>	<b>100%</b>	<b>8.0</b>	<b>270.80K</b>	<b>6.88M</b>	<b>2.10M</b>	<b>3.05M</b>
<b>Median Listing Price</b>	<b>\$250,000</b>			<b>\$62,950</b>	<b>\$271,900</b>	<b>\$271,500</b>	<b>\$1,525,000</b>

# February 2022



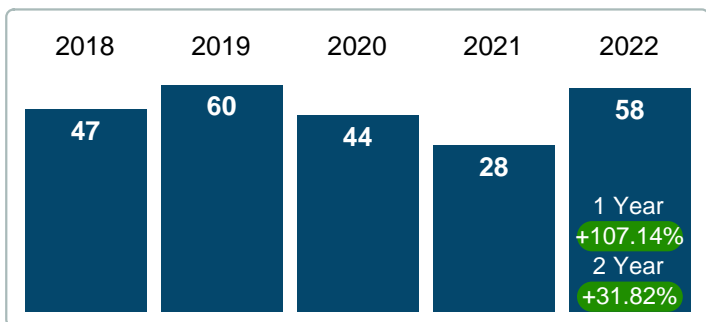
Area Delimited by County Of Bryan - Residential Property Type



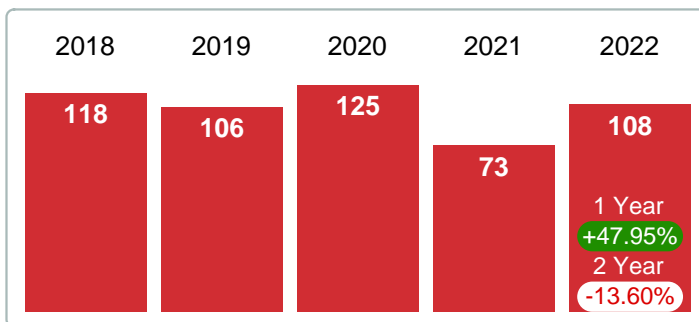
## NEW LISTINGS

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

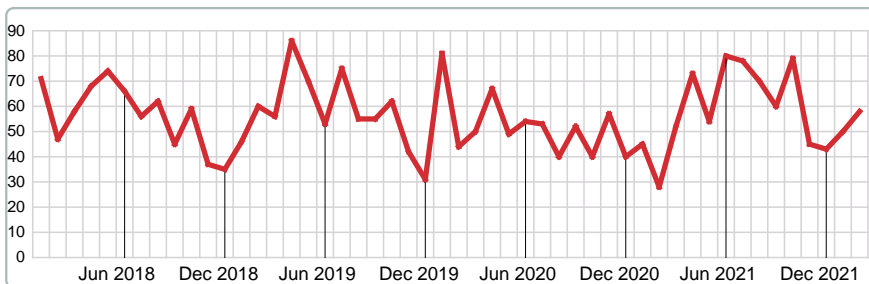
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 47

High Apr 2019 86 Low Feb 2021 28

New Listings this month at **58**  
above the 5 yr FEB average of **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
<b>Total New Listed Units</b>	<b>58</b>		<b>9</b>	<b>27</b>	<b>18</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>21,591,657</b>	<b>100%</b>	<b>975.90K</b>	<b>8.14M</b>	<b>8.26M</b>	<b>4.22M</b>
<b>Median New Listed Listing Price</b>	<b>\$241,000</b>		<b>\$124,000</b>	<b>\$237,000</b>	<b>\$293,950</b>	<b>\$955,000</b>

# February 2022



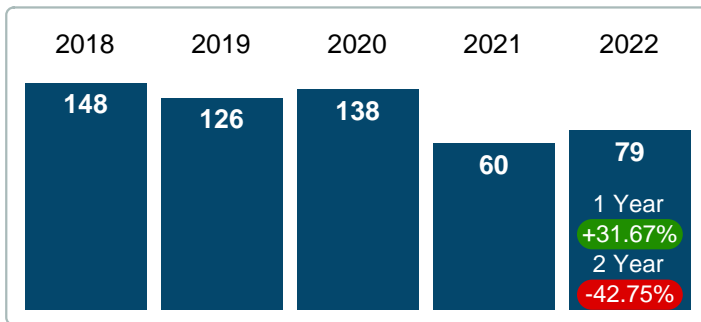
Area Delimited by County Of Bryan - Residential Property Type



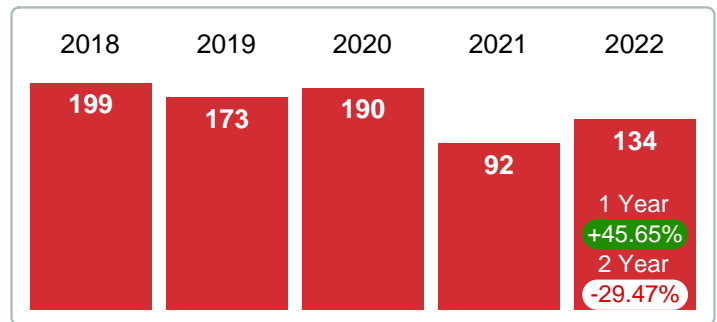
## ACTIVE INVENTORY

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

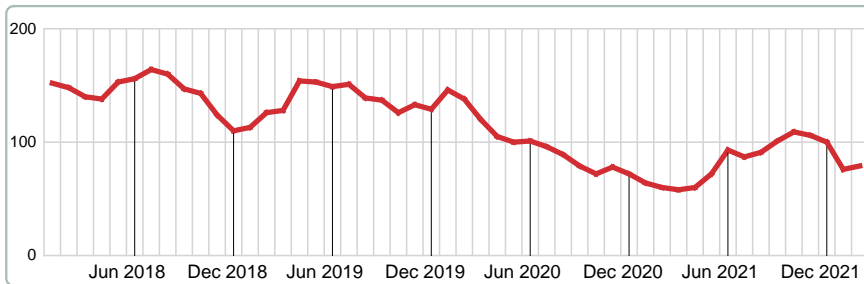
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

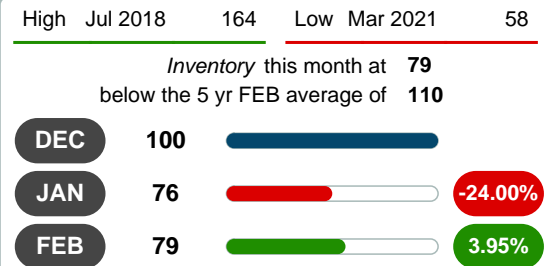


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 110



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	7.59%	24.0	2	4	0	0
\$100,001 - \$150,000	12	15.19%	26.0	6	5	1	0
\$150,001 - \$200,000	7	8.86%	26.0	0	4	3	0
\$200,001 - \$300,000	24	30.38%	54.5	2	14	8	0
\$300,001 - \$550,000	12	15.19%	128.0	1	6	3	2
\$550,001 - \$875,000	9	11.39%	24.0	1	4	4	0
\$875,001 and up	9	11.39%	49.0	0	1	6	2
<b>Total Active Inventory by Units</b>	<b>79</b>			<b>12</b>	<b>38</b>	<b>25</b>	<b>4</b>
<b>Total Active Inventory by Volume</b>	<b>32,279,242</b>	<b>100%</b>	<b>34.0</b>	<b>2.62M</b>	<b>11.38M</b>	<b>14.06M</b>	<b>4.22M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$255,000</b>			<b>\$129,000</b>	<b>\$235,950</b>	<b>\$335,000</b>	<b>\$955,000</b>

# February 2022



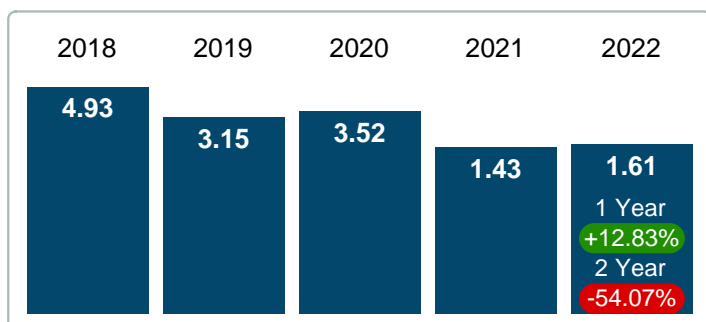
Area Delimited by County Of Bryan - Residential Property Type



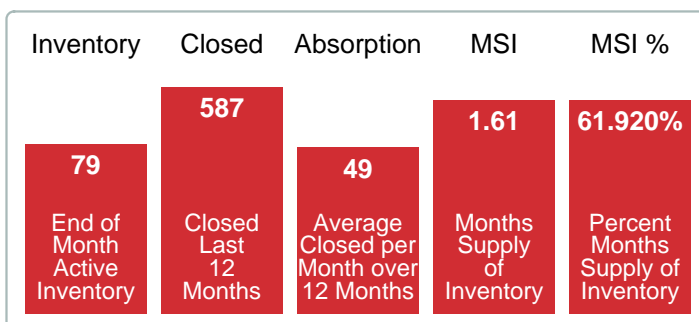
## MONTHS SUPPLY of INVENTORY (MSI)

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

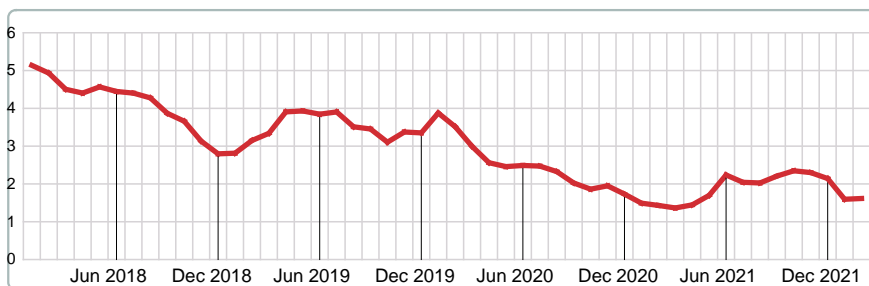
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022



### 5 YEAR MARKET ACTIVITY TRENDS

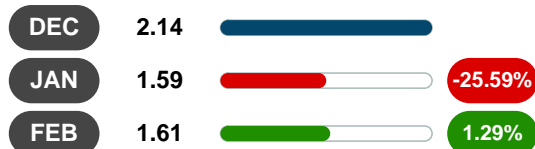


### 3 MONTHS

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

# February 2022



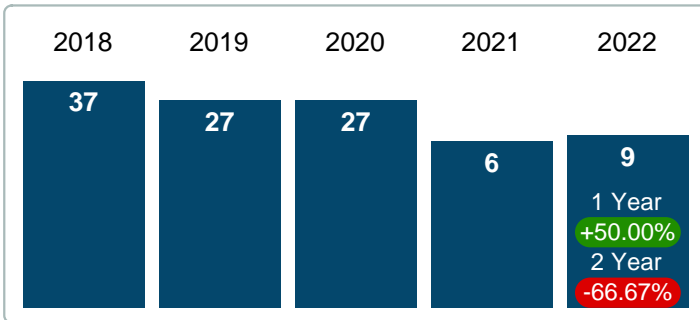
Area Delimited by County Of Bryan - Residential Property Type



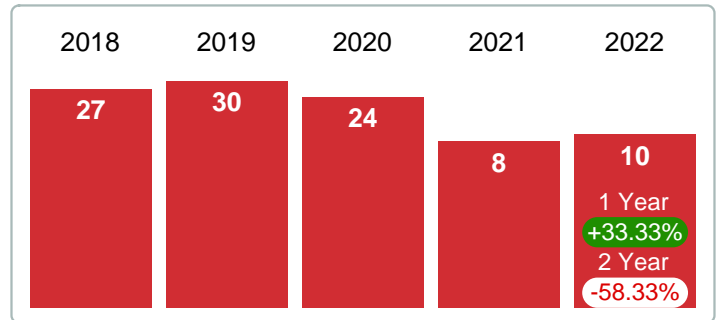
## MEDIAN DAYS ON MARKET TO SALE

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

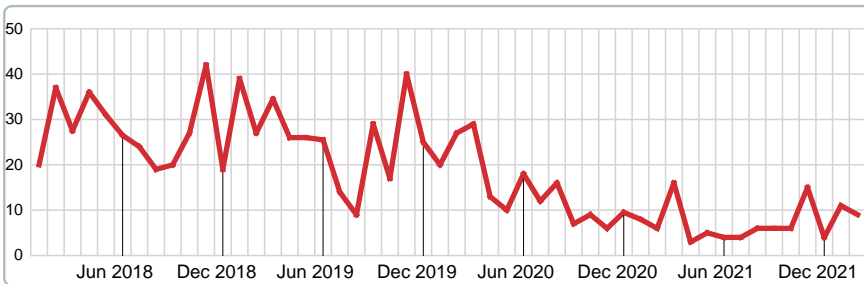
### FEBRUARY



### YEAR TO DATE (YTD)

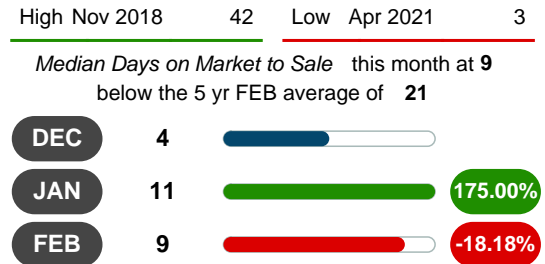


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 21



### 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
\$100,000 and less	9.52%	8	44	8	0	0
\$100,001 - \$150,000	11.90%	37	36	58	0	0
\$150,001 - \$200,000	11.90%	39	0	39	36	0
\$200,001 - \$275,000	26.19%	6	0	6	1	0
\$275,001 - \$325,000	16.67%	79	0	79	64	0
\$325,001 - \$475,000	9.52%	37	66	0	6	81
\$475,001 and up	14.29%	4	0	1	80	0
Median Closed DOM		9	37	7	36	81
Total Closed Units	100%	9.0	7	22	12	1
Total Closed Volume		12,367,815	1.10M	6.90M	3.90M	475.00K

# February 2022



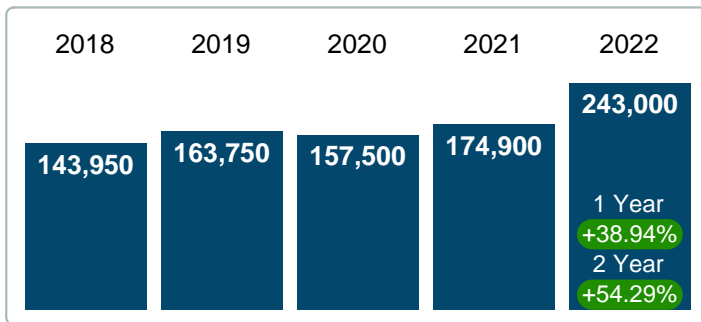
Area Delimited by County Of Bryan - Residential Property Type



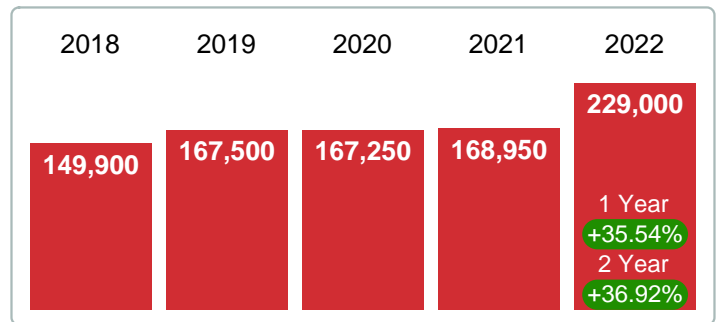
## MEDIAN LIST PRICE AT CLOSING

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

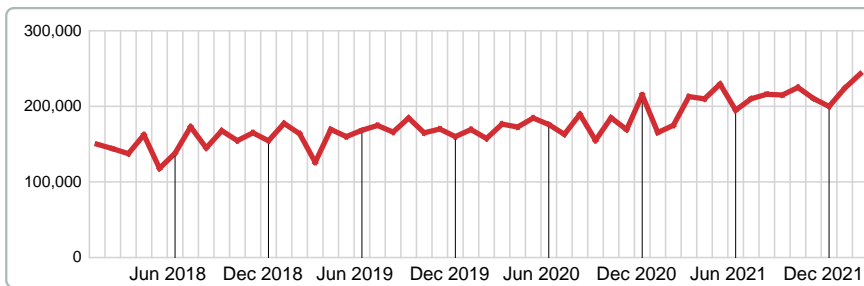
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

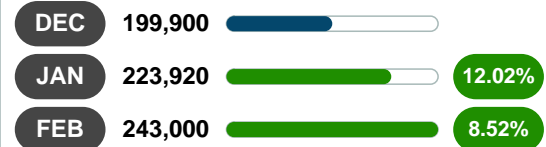


### 3 MONTHS

5 year FEB AVG = 176,620

High Feb 2022 243,000 Low May 2018 118,000

Median List Price at Closing this month at **243,000**  
above the 5 yr FEB average of **176,620**



### 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
\$100,000 and less	9.52%	82,000	74,450	82,000	0	0
\$100,001 - \$150,000	9.52%	125,000	125,000	0	0	0
\$150,001 - \$200,000	14.29%	179,500	0	176,500	181,500	0
\$200,001 - \$275,000	26.19%	232,000	0	233,500	232,000	0
\$275,001 - \$325,000	16.67%	302,280	0	303,105	301,140	0
\$325,001 - \$475,000	7.14%	380,000	0	469,000	364,500	0
\$475,001 and up	16.67%	675,000	499,000	762,500	1,152,000	529,999
<b>Median List Price</b>		<b>243,000</b>	<b>125,000</b>	<b>243,000</b>	<b>299,500</b>	<b>529,999</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>243,000</b>	<b>7</b>	<b>22</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>13,034,174</b>	<b>1.16M</b>	<b>7.17M</b>	<b>4.17M</b>	<b>530.00K</b>



# February 2022



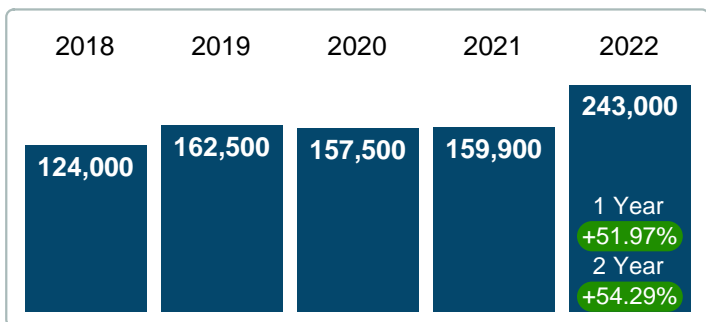
Area Delimited by County Of Bryan - Residential Property Type



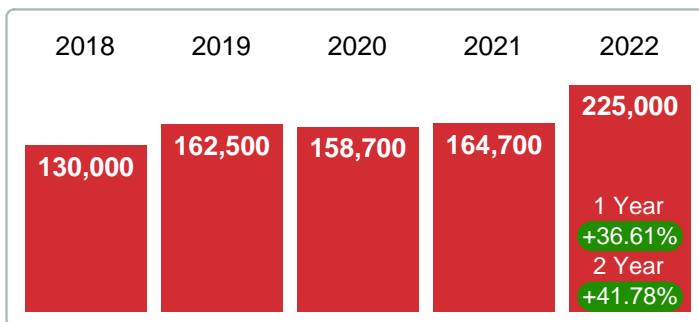
## MEDIAN SOLD PRICE AT CLOSING

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

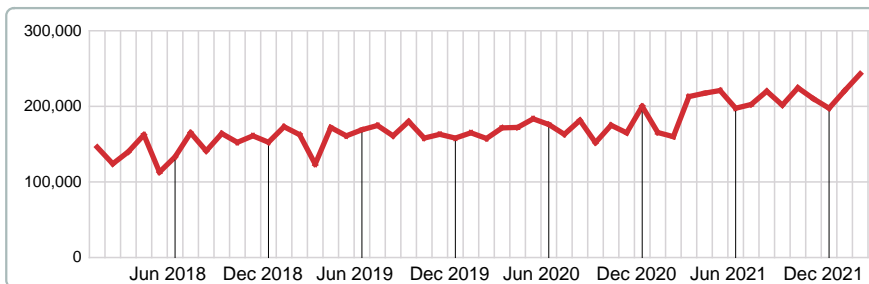
### FEBRUARY



### YEAR TO DATE (YTD)

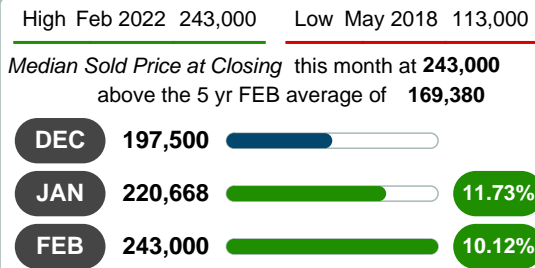


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 169,380



### 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
\$100,000 and less	4	9.52%	74,250	65,000	74,250	0	0
\$100,001 - \$150,000	5	11.90%	126,000	123,500	150,000	0	0
\$150,001 - \$200,000	5	11.90%	175,000	0	185,000	173,500	0
\$200,001 - \$275,000	11	26.19%	236,500	0	236,750	230,000	0
\$275,001 - \$325,000	7	16.67%	302,610	0	303,105	301,305	0
\$325,001 - \$475,000	4	9.52%	427,500	475,000	0	360,000	475,000
\$475,001 and up	6	14.29%	687,800	0	625,000	900,000	0
Median Sold Price			243,000	121,000	243,000	299,500	475,000
Total Closed Units		100%	42	7	22	12	1
Total Closed Volume			12,367,815	1.10M	6.90M	3.90M	475.00K

# February 2022



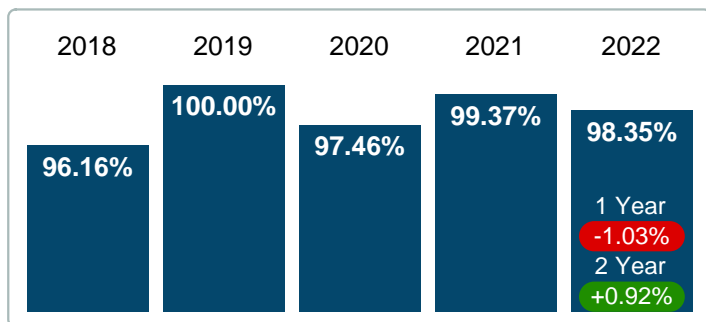
Area Delimited by County Of Bryan - Residential Property Type



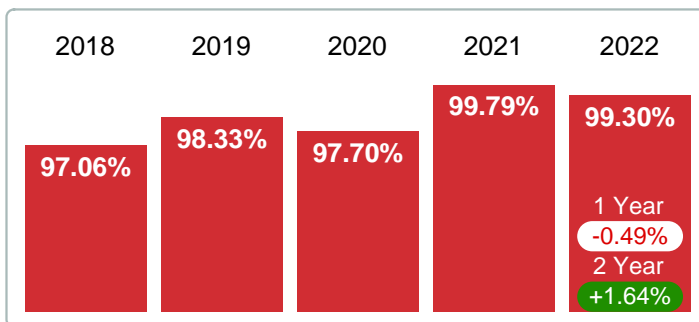
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

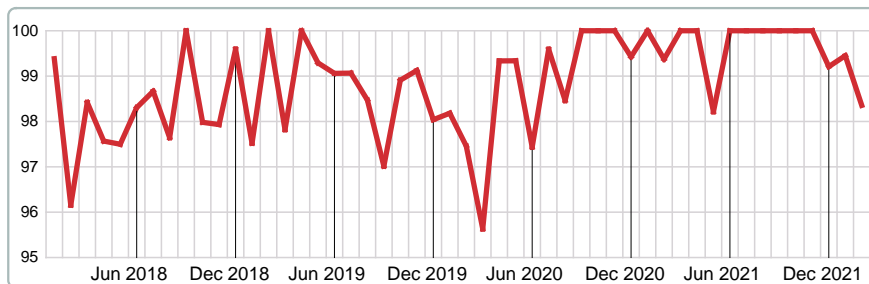
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

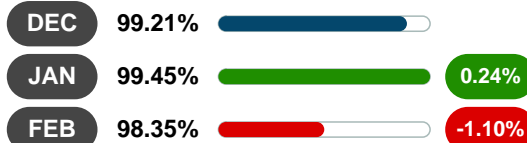


### 3 MONTHS

5 year FEB AVG = 98.27%

High Nov 2021 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.35%**  
equal to 5 yr FEB average of **98.27%**



### 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
\$100,000 and less	<div style="width: 9.52%;"></div> 4	9.52%	90.09%	85.32%	90.09%	0.00%	0.00%
\$100,001 - \$150,000	<div style="width: 11.90%;"></div> 5	11.90%	96.77%	94.98%	96.77%	0.00%	0.00%
\$150,001 - \$200,000	<div style="width: 11.90%;"></div> 5	11.90%	98.85%	0.00%	99.40%	95.72%	0.00%
\$200,001 - \$275,000	<div style="width: 26.19%;"></div> 11	26.19%	100.00%	0.00%	100.00%	99.30%	0.00%
\$275,001 - \$325,000	<div style="width: 16.67%;"></div> 7	16.67%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$475,000	<div style="width: 9.52%;"></div> 4	9.52%	96.31%	95.19%	0.00%	98.71%	89.62%
\$475,001 and up	<div style="width: 14.29%;"></div> 6	14.29%	91.25%	0.00%	92.59%	78.13%	0.00%
Median Sold/List Ratio	98.35%			95.19%	98.90%	99.65%	89.62%
Total Closed Units	42	100%	98.35%	7	22	12	1
Total Closed Volume	12,367,815			1.10M	6.90M	3.90M	475.00K

# February 2022



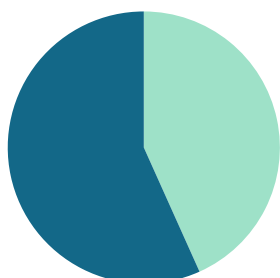
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

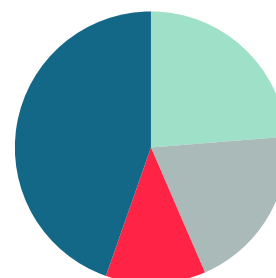


**Inventory**  
 New Listings  
**58 = 43.28%**  
 Start Inventory  
**76**  
 Total Inventory Units  
**134**  
 Volume  
**\$52,311,289**

### 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%
Median List Price	174,900	243,000	38.94%	168,950	229,000	35.54%
Median Sale Price	159,900	243,000	51.97%	164,700	225,000	36.61%
Median Percent of Selling Price to List Price	99.37%	98.35%	-1.03%	99.79%	99.30%	-0.49%
Median Days on Market to Sale	6.00	9.00	50.00%	7.50	10.00	33.33%
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

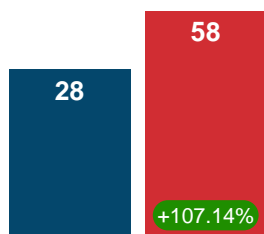
**Inventory** on February 28, 2022 = **79**

**2021** **2022**

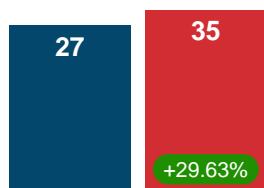
### FEBRUARY MARKET

### MEDIAN PRICES

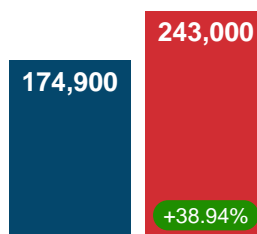
#### New Listings



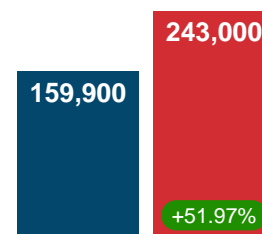
#### Pending Listings



#### List Price



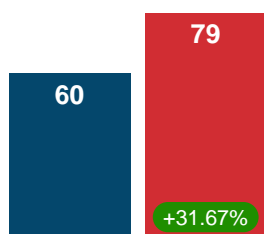
#### Sale Price



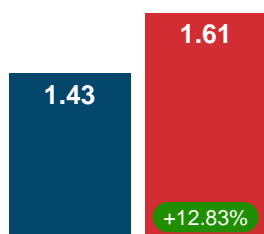
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

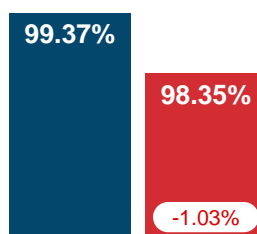
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

