

July 2022



Area Delimited by County Of Bryan - Residential Property Type

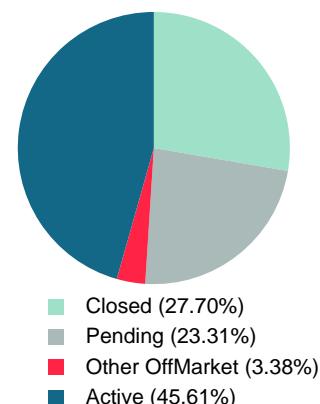


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/- %
Closed Listings	55	82	49.09%
Pending Listings	71	69	-2.82%
New Listings	78	106	35.90%
Average List Price	248,494	277,138	11.53%
Average Sale Price	243,331	272,596	12.03%
Average Percent of Selling Price to List Price	97.76%	98.53%	0.78%
Average Days on Market to Sale	8.25	16.99	105.80%
End of Month Inventory	87	135	55.17%
Months Supply of Inventory	2.04	2.48	21.43%

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of July 31, 2022 = **135**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **55.17%** to 135 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **2.48** 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 **12.03%** in July 2022 to \$272,596 versus the previous year at \$243,331.

Average Days on Market Lengthens

The average number of **16.99** days that homes spent on the market before selling increased by 8.73 days or **105.80%** in July 2022 compared to last year's same month at **8.25** DOM.

Sales Success for July 2022 is Positive

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

There were 106 New Listings in July 2022, up **35.90%** from last year at 78. Furthermore, there were 82 Closed Listings this month versus last year at 55, a **49.09%** increase.

Closed versus Listed trends yielded a **77.4%** ratio, up from previous year's, July 2021, at **70.5%**, a **9.71%** 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

July 2022



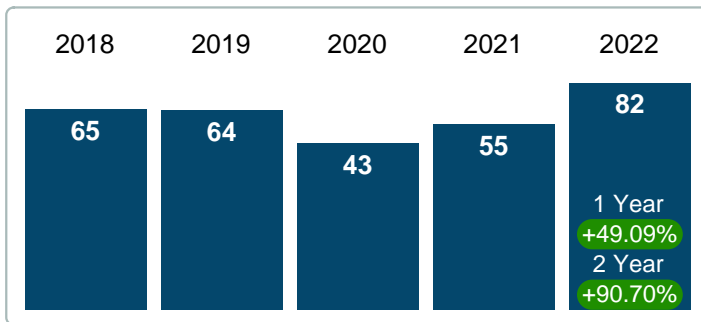
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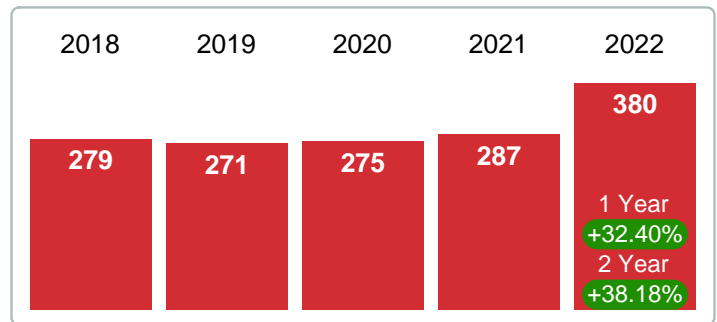
CLOSED LISTINGS

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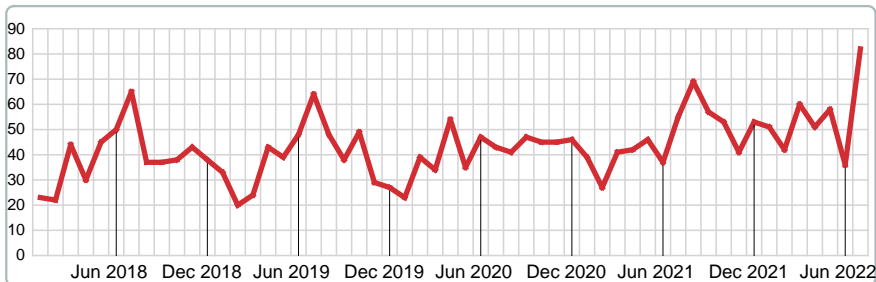
JULY



YEAR TO DATE (YTD)

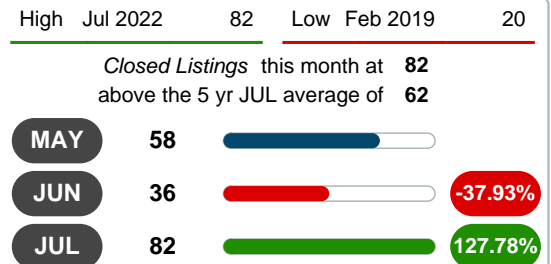


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8		9.76%	38.9	3	5	0	0
\$175,001 - \$200,000	7		8.54%	12.3	1	5	1	0
\$200,001 - \$225,000	10		12.20%	27.1	0	7	3	0
\$225,001 - \$225,000	0		0.00%	0.0	0	0	0	0
\$225,001 - \$250,000	35		42.68%	3.8	0	7	28	0
\$250,001 - \$375,000	12		14.63%	12.3	0	5	7	0
\$375,001 and up	10		12.20%	44.5	0	4	4	2
Total Closed Units				82	4	33	43	2
Total Closed Volume				22,352,840	549.57K	8.42M	12.09M	1.29M
Average Closed Price				\$272,596	\$137,393	\$255,198	\$281,205	\$644,950

July 2022



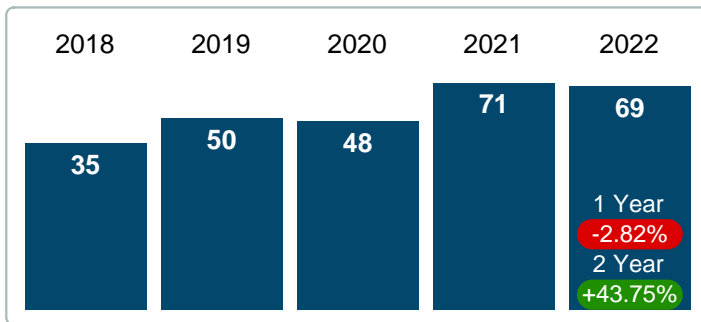
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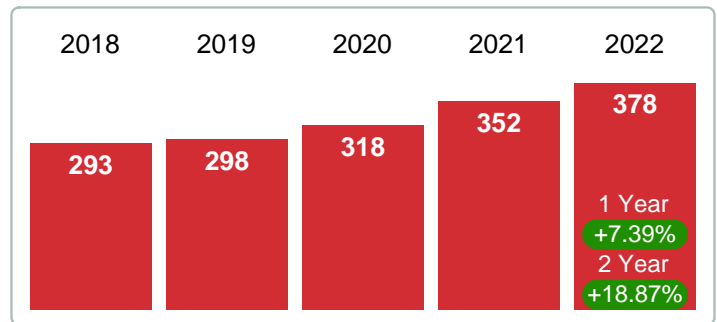
PENDING LISTINGS

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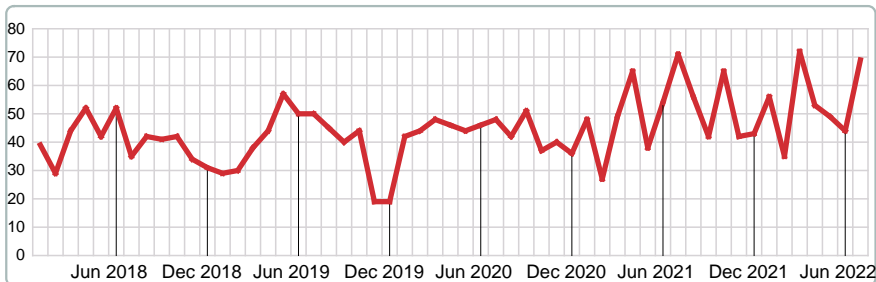
JULY



YEAR TO DATE (YTD)

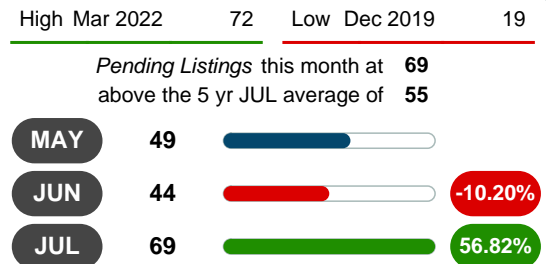


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	6		8.70%	11.2	2	4	0	0
\$175,001 - \$200,000	3		4.35%	6.3	0	3	0	0
\$200,001 - \$225,000	7		10.14%	18.0	0	4	3	0
\$225,001 - \$225,000	0		0.00%	0.0	0	0	0	0
\$225,001 - \$275,000	36		52.17%	7.1	0	6	30	0
\$275,001 - \$375,000	9		13.04%	24.0	0	5	4	0
\$375,001 and up	8		11.59%	83.0	0	4	4	0
Total Pending Units			69		2	26	41	0
Total Pending Volume			19,699,700	100%	225.00K	8.42M	11.06M	0.00B
Average Listing Price			\$286,801		\$112,500	\$323,769	\$269,676	\$0

July 2022



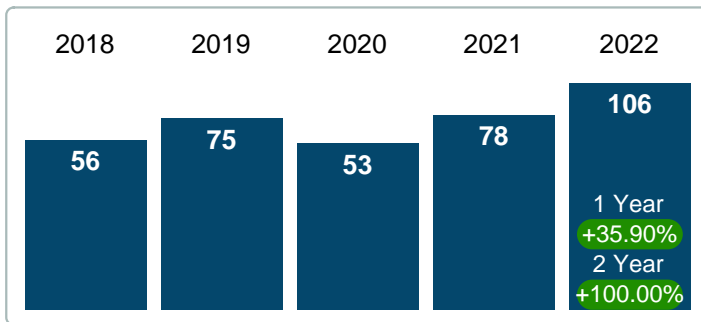
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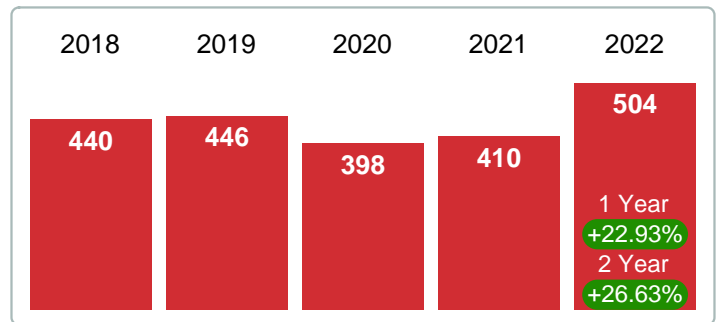
NEW LISTINGS

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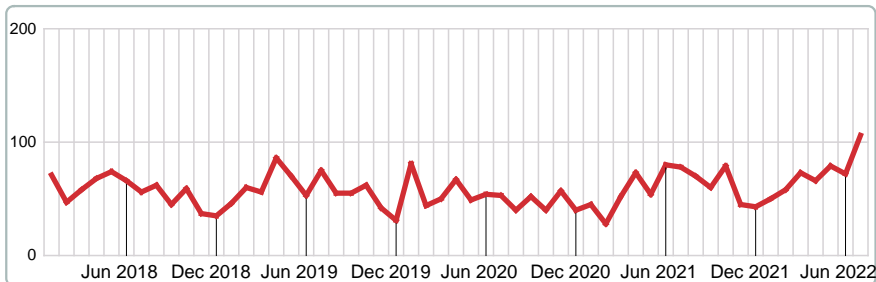
JULY



YEAR TO DATE (YTD)

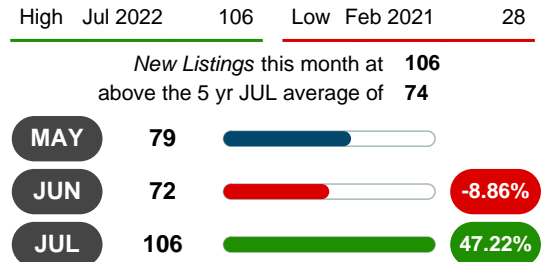


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 74



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$125,000 and less	10	9.43%
\$125,001 - \$175,000	12	11.32%
\$175,001 - \$225,000	16	15.09%
\$225,001 - \$225,000	0	0.00%
\$225,001 - \$300,000	45	42.45%
\$300,001 - \$375,000	10	9.43%
\$375,001 and up	13	12.26%
Total New Listed Units	106	
Total New Listed Volume	27,480,000	100%
Average New Listed Listing Price	\$241,556	

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	5	0	1
3	5	4	0
2	9	5	0
0	0	0	0
1	13	29	2
0	3	7	0
0	3	8	2
10	38	53	5
1.42M	8.73M	15.24M	2.09M
\$141,515	\$229,689	\$287,618	\$418,580

July 2022



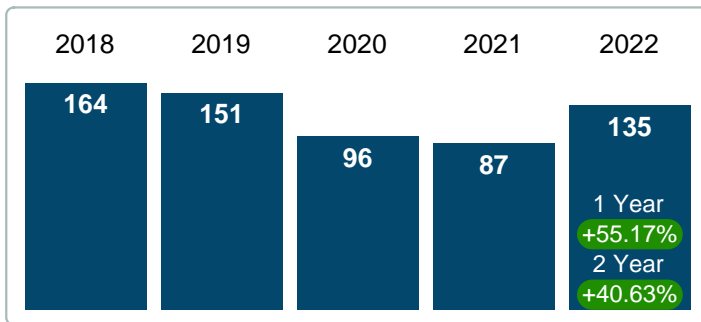
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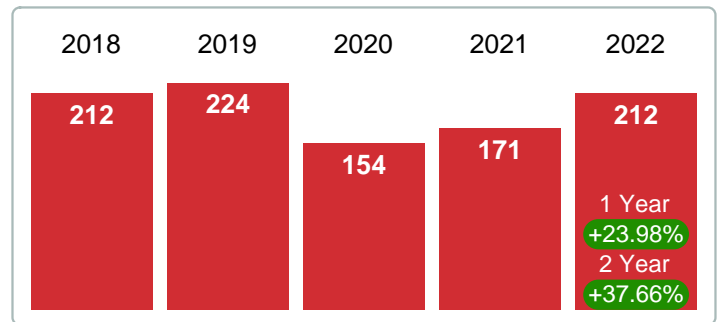
ACTIVE INVENTORY

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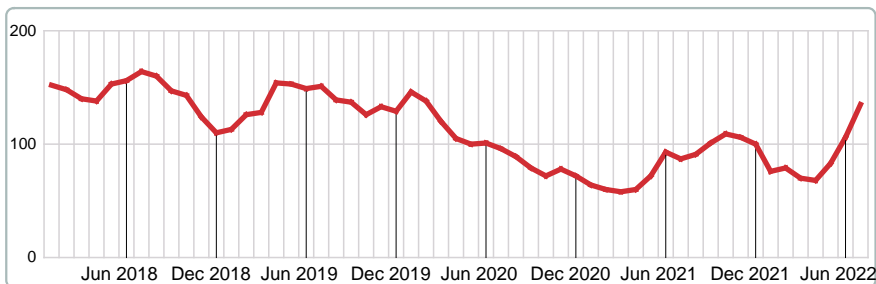
END OF JULY



ACTIVE DURING JULY

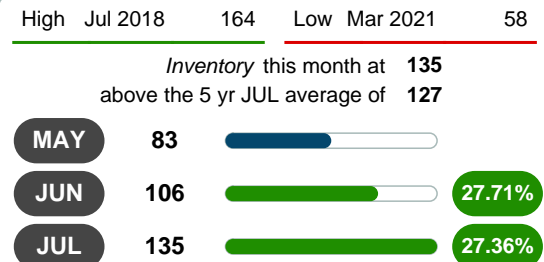


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 127



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13		9.63%	37.9	5	7	0	1
\$125,001 - \$150,000	9		6.67%	73.4	3	6	0	0
\$150,001 - \$225,000	28		20.74%	37.0	5	15	8	0
\$225,001 - \$325,000	36		26.67%	49.3	2	24	8	2
\$325,001 - \$450,000	18		13.33%	43.1	0	9	8	1
\$450,001 - \$825,000	17		12.59%	56.9	0	7	6	4
\$825,001 and up	14		10.37%	112.0	0	5	6	3
Total Active Inventory by Units					15	73	36	11
Total Active Inventory by Volume					2.12M	26.92M	19.66M	7.83M
Average Active Inventory Listing Price					\$141,403	\$368,805	\$546,006	\$711,809

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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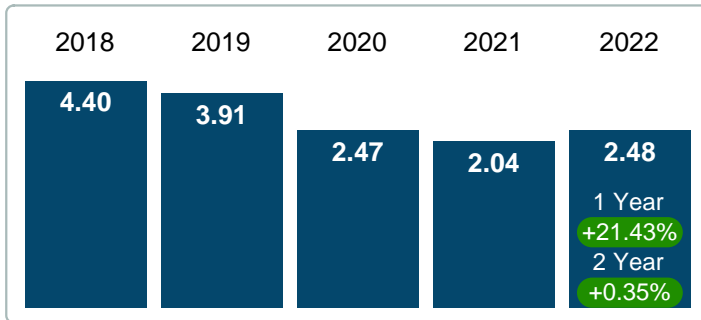
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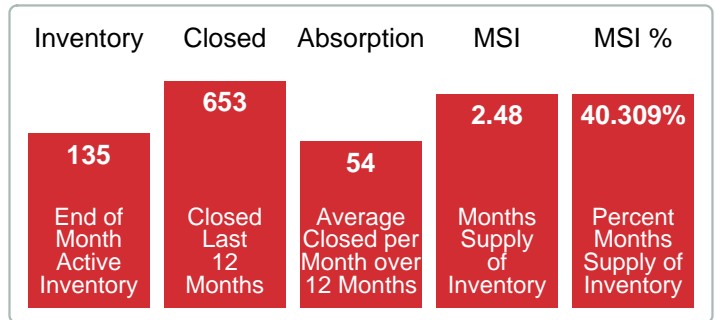
MONTHS SUPPLY of INVENTORY (MSI)

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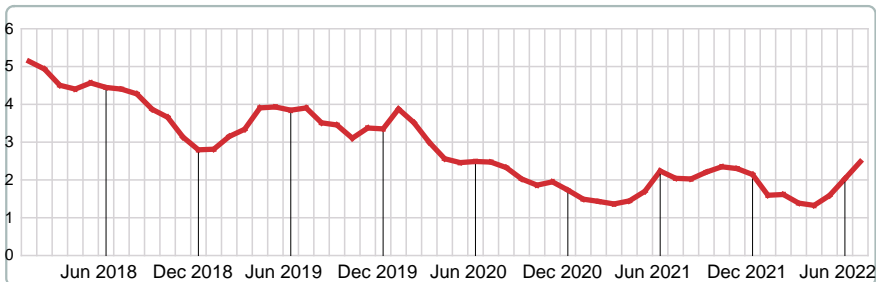
MSI FOR JULY



INDICATORS FOR JULY 2022



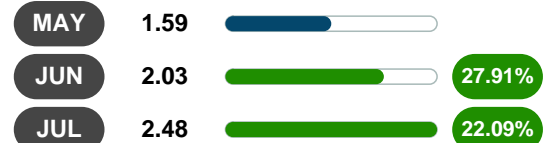
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.06

High Jan 2018 5.14 Low Apr 2022 1.33

Months Supply this month at 2.48
below the 5 yr JUL average of 3.06

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	13	9.63%	1.86	1.88	1.79	0.00	0.00
\$125,001 - \$150,000	9	6.67%	2.40	3.60	2.88	0.00	0.00
\$150,001 - \$225,000	28	20.74%	1.63	6.00	1.07	3.84	0.00
\$225,001 - \$325,000	36	26.67%	2.08	12.00	2.50	1.17	2.67
\$325,001 - \$450,000	18	13.33%	3.38	0.00	3.27	3.69	4.00
\$450,001 - \$825,000	17	12.59%	5.83	0.00	6.00	7.20	4.80
\$825,001 and up	14	10.37%	15.27	0.00	20.00	14.40	12.00
Market Supply of Inventory (MSI)			2.48	3.16	2.16	2.67	4.71
Total Active Inventory by Units		100%	2.48	15	73	36	11

July 2022



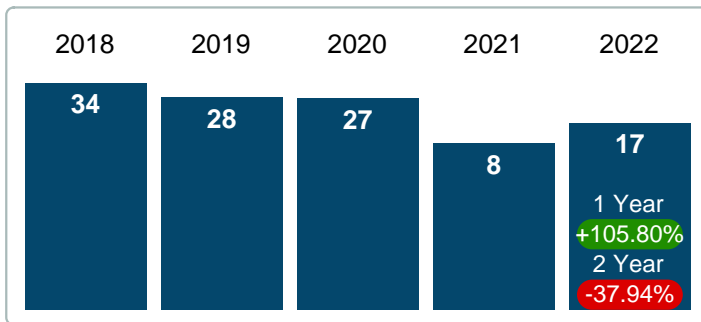
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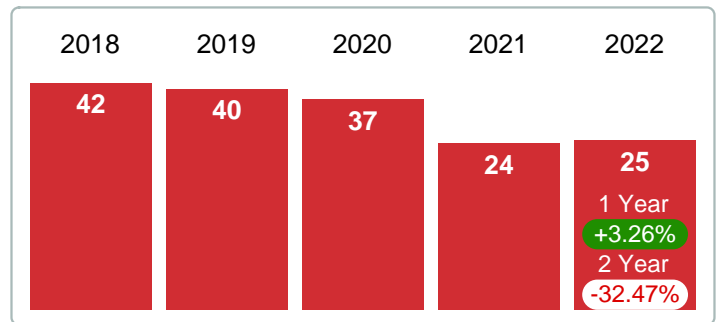
AVERAGE DAYS ON MARKET TO SALE

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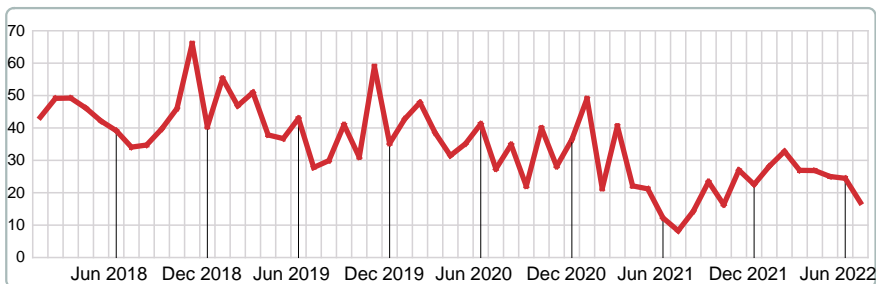
JULY



YEAR TO DATE (YTD)

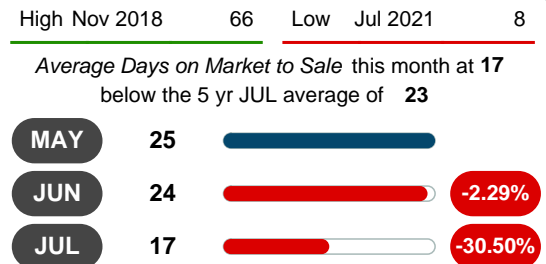


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 23



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
\$175,000 and less	8	9.76%	39	6	58	0	0
\$175,001 - \$200,000	7	8.54%	12	22	12	5	0
\$200,001 - \$225,000	10	12.20%	27	0	12	62	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0	0
\$225,001 - \$250,000	35	42.68%	4	0	15	1	0
\$250,001 - \$375,000	12	14.63%	12	0	17	9	0
\$375,001 and up	10	12.20%	45	0	87	16	17
Average Closed DOM	17			10	29	8	17
Total Closed Units	82	100%	17	4	33	43	2
Total Closed Volume	22,352,840			549.57K	8.42M	12.09M	1.29M

July 2022



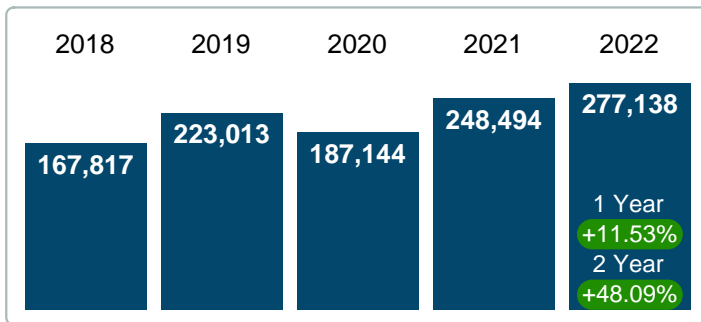
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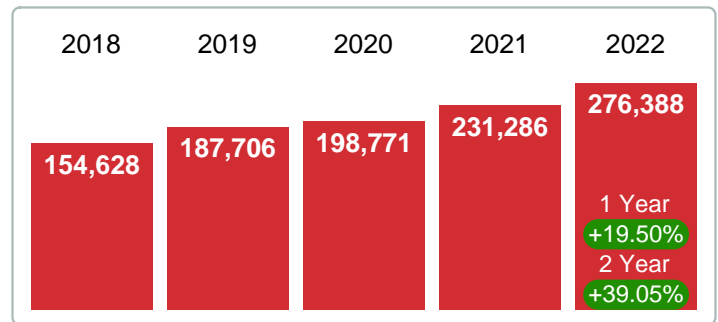
AVERAGE LIST PRICE AT CLOSING

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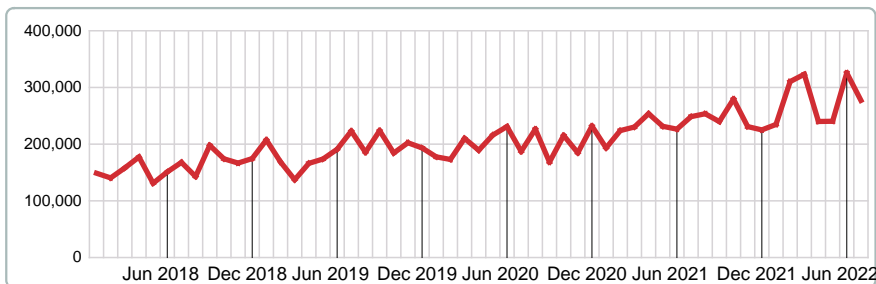
JULY



YEAR TO DATE (YTD)



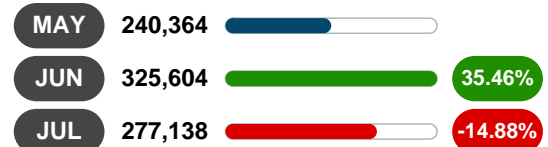
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 220,721

High Jun 2022 325,604 Low May 2018 131,062

Average List Price at Closing this month at 277,138
above the 5 yr JUL average of 220,721

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
\$175,000 and less	9	10.98%	149,133	124,467	159,780	0	0
\$175,001 - \$200,000	4	4.88%	191,975	169,900	212,600	179,900	0
\$200,001 - \$225,000	8	9.76%	220,288	0	221,614	243,667	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0	0
\$225,001 - \$250,000	39	47.56%	240,071	0	244,750	239,696	0
\$250,001 - \$375,000	12	14.63%	300,267	0	317,680	279,686	0
\$375,001 and up	10	12.20%	588,700	0	476,500	663,250	664,000
Average List Price			277,138	135,825	261,238	284,493	664,000
Total Closed Units		100%	277,138	4	33	43	2
Total Closed Volume			22,725,350	543.30K	8.62M	12.23M	1.33M

July 2022



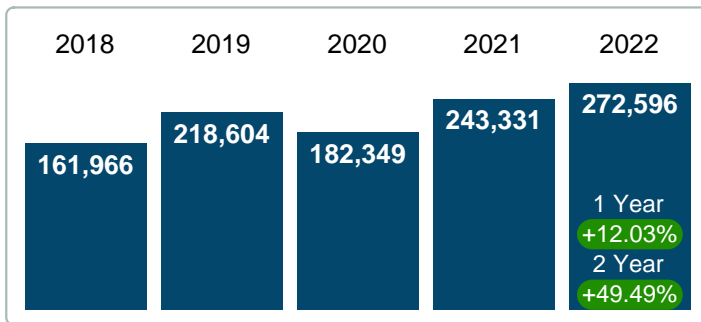
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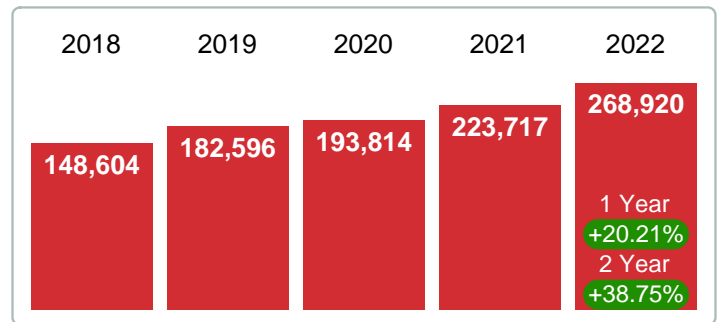
AVERAGE SOLD PRICE AT CLOSING

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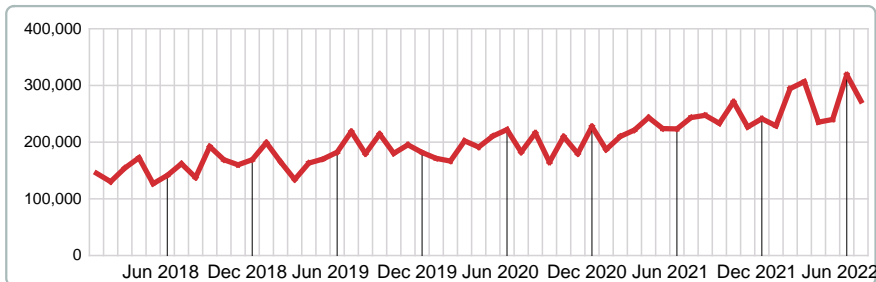
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 215,769

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

Average Sold Price at Closing this month at 272,596
above the 5 yr JUL average of 215,769

MAY	239,981	
JUN	318,832	32.86%
JUL	272,596	-14.50%

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
\$175,000 and less	8	9.76%	139,675	124,167	148,980	0	0
\$175,001 - \$200,000	7	8.54%	191,924	177,070	197,300	179,900	0
\$200,001 - \$225,000	10	12.20%	218,130	0	216,471	222,000	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0	0
\$225,001 - \$250,000	35	42.68%	239,681	0	238,907	239,875	0
\$250,001 - \$375,000	12	14.63%	298,108	0	320,100	282,400	0
\$375,001 and up	10	12.20%	574,452	0	475,500	638,155	644,950
Average Sold Price			272,596	137,393	255,198	281,205	644,950
Total Closed Units		100%	272,596	4	33	43	2
Total Closed Volume			22,352,840	549.57K	8.42M	12.09M	1.29M

July 2022



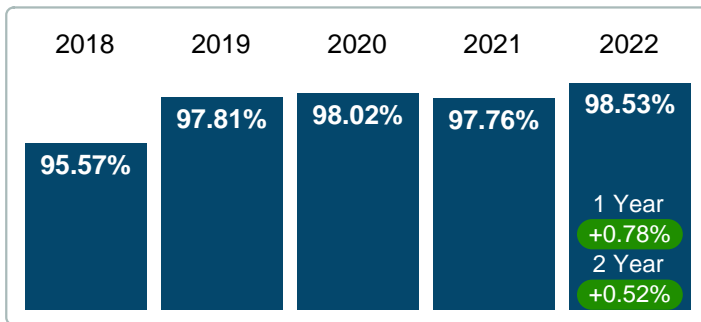
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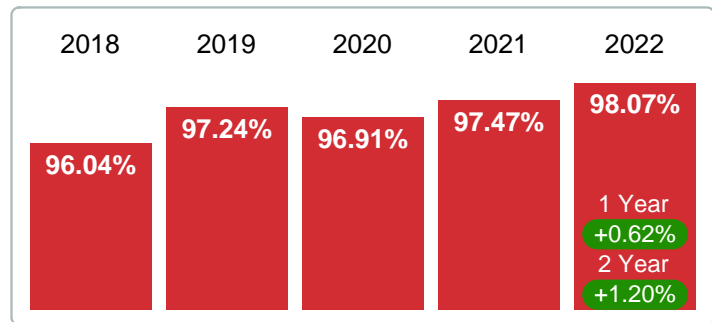
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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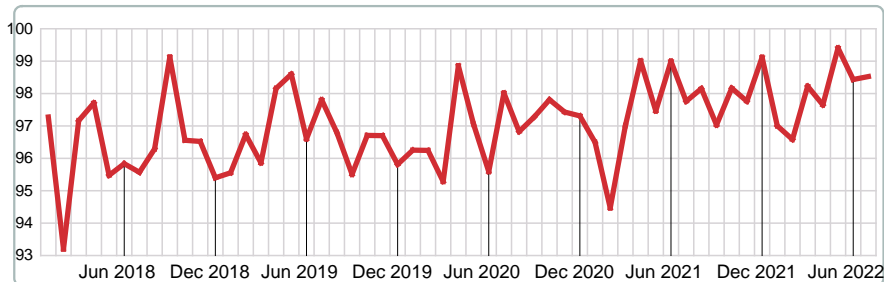
JULY



YEAR TO DATE (YTD)



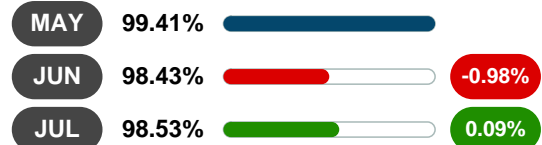
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 97.54%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **98.53%**
above the 5 yr JUL average of **97.54%**

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
\$175,000 and less	8	9.76%	95.56%	99.66%	93.11%	0.00%	0.00%
\$175,001 - \$200,000	7	8.54%	96.03%	104.22%	93.60%	100.00%	0.00%
\$200,001 - \$225,000	10	12.20%	96.19%	0.00%	97.81%	92.40%	0.00%
\$225,001 - \$225,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$250,000	35	42.68%	99.59%	0.00%	97.67%	100.07%	0.00%
\$250,001 - \$375,000	12	14.63%	101.17%	0.00%	100.68%	101.52%	0.00%
\$375,001 and up	10	12.20%	98.08%	0.00%	99.74%	96.51%	97.88%
Average Sold/List Ratio		98.50%		100.80%	97.10%	99.44%	97.88%
Total Closed Units		82	100%	4	33	43	2
Total Closed Volume		22,352,840		549.57K	8.42M	12.09M	1.29M

July 2022



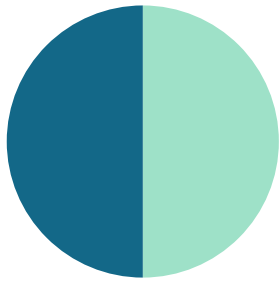
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
106 = 50.00%

Start Inventory
106

Total Inventory
Units
212

Volume
\$78,038,225

Market Activity

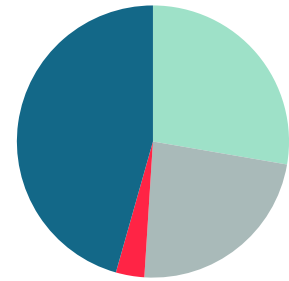
Closed Sales
82 = 27.70%

Pending Sales
69 = 23.31%

Other Off Market
10 = 3.38%

Active Inventory
135 = 45.61%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	82	49.09%	287	380	32.40%
Pending Sales	71	69	-2.82%	352	378	7.39%
New Listings	78	106	35.90%	410	504	22.93%
Average List Price	248,494	277,138	11.53%	231,286	276,388	19.50%
Average Sale Price	243,331	272,596	12.03%	223,717	268,920	20.21%
Average Percent of Selling Price to List Price	97.76%	98.53%	0.78%	97.47%	98.07%	0.62%
Average Days on Market to Sale	8.25	16.99	105.80%	24.26	25.05	3.26%
Monthly Inventory	87	135	55.17%	87	135	55.17%
Months Supply of Inventory	2.04	2.48	21.43%	2.04	2.48	21.43%

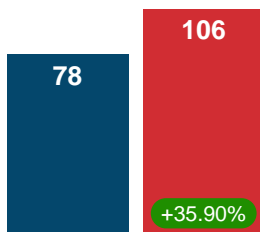
Absorption: Last 12 months, an Average of **54** Sales/MonthInventory on July 31, 2022 = **135**

2021 2022

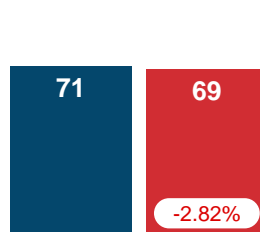
JULY MARKET

AVERAGE PRICES

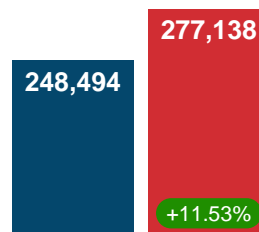
New Listings



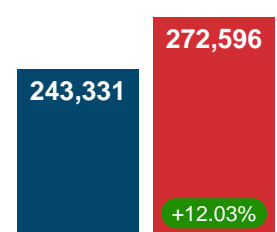
Pending Listings



List Price



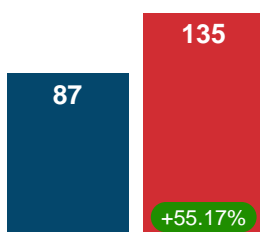
Sale Price



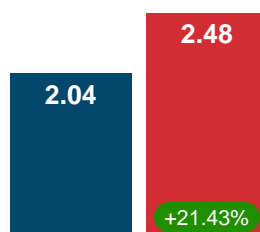
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

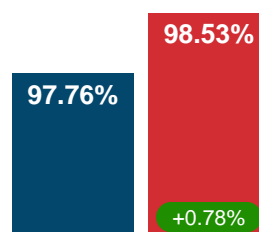
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

