

July 2022



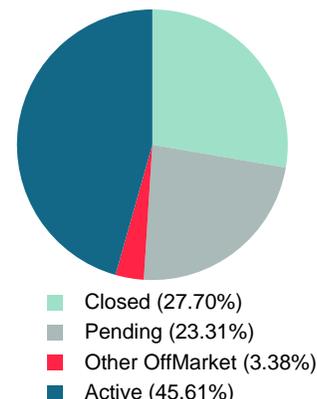
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	210,000	239,500	14.05%
Median Sale Price	202,500	239,500	18.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	2.00	-50.00%
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.

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 **18.27%** in July 2022 to \$239,500 versus the previous year at \$202,500.

Median Days on Market Shortens

The median number of **2.00** days that homes spent on the market before selling decreased by 2.00 days or **50.00%** in July 2022 compared to last year's same month at **4.00** DOM.

Sales Success for July 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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

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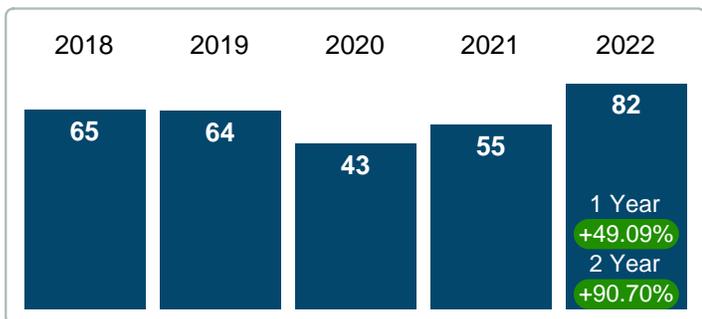
Area Delimited by County Of Bryan - Residential Property Type



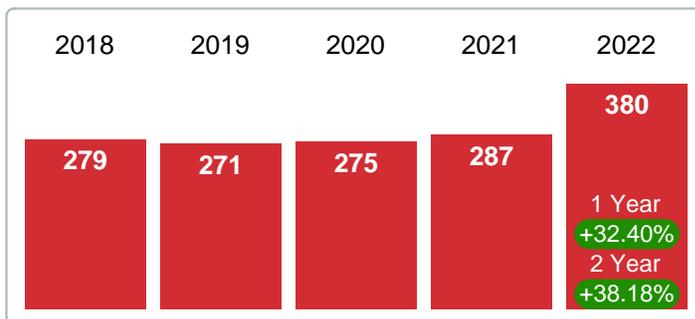
CLOSED LISTINGS

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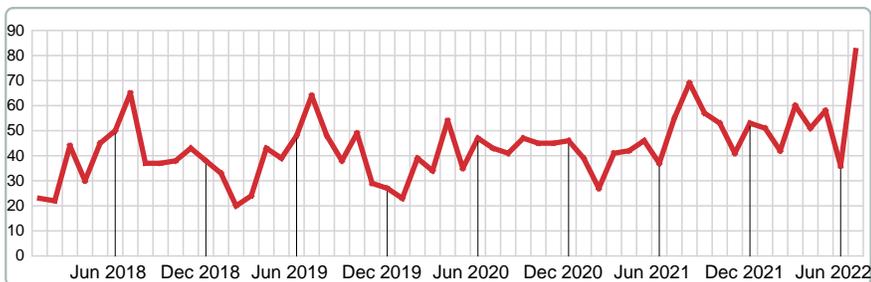
JULY



YEAR TO DATE (YTD)

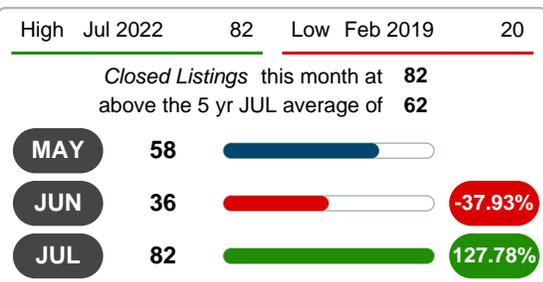


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	9.76%	9.0	3	5	0	0
\$175,001 - \$200,000	7	8.54%	6.0	1	5	1	0
\$200,001 - \$225,000	10	12.20%	5.5	0	7	3	0
\$225,001 - \$225,000	0	0.00%	5.5	0	0	0	0
\$225,001 - \$250,000	35	42.68%	1.0	0	7	28	0
\$250,001 - \$375,000	12	14.63%	6.5	0	5	7	0
\$375,001 and up	10	12.20%	25.5	0	4	4	2
Total Closed Units	82			4	33	43	2
Total Closed Volume	22,352,840	100%	2.0	549.57K	8.42M	12.09M	1.29M
Median Closed Price	\$239,500			\$139,000	\$225,000	\$239,500	\$644,950

July 2022



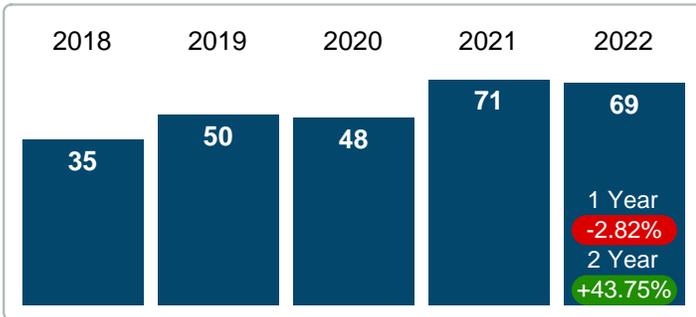
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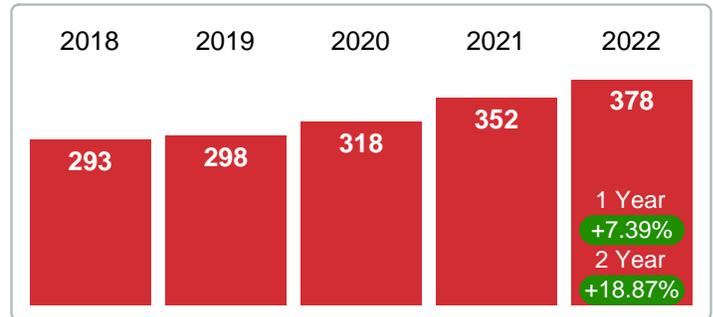
PENDING LISTINGS

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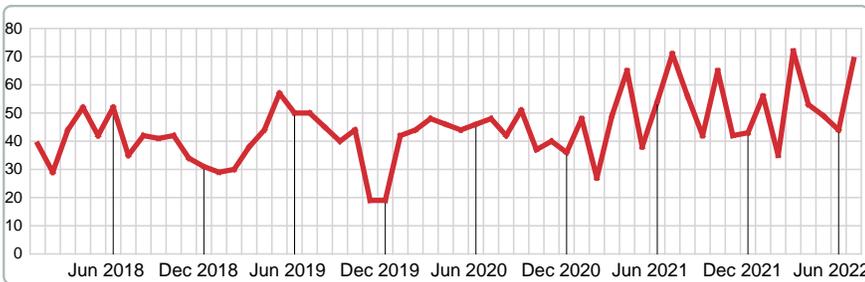
JULY



YEAR TO DATE (YTD)

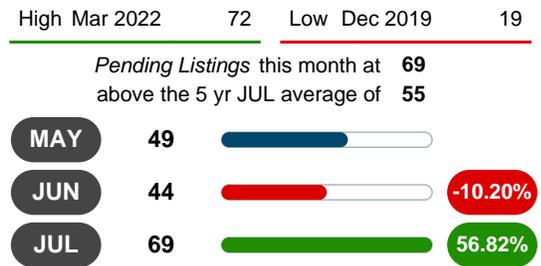


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	6	8.70%	5.5	2	4	0	0
\$175,001 - \$200,000	3	4.35%	9.0	0	3	0	0
\$200,001 - \$225,000	7	10.14%	6.0	0	4	3	0
\$225,001 - \$225,000	0	0.00%	6.0	0	0	0	0
\$225,001 - \$275,000	36	52.17%	0.0	0	6	30	0
\$275,001 - \$375,000	9	13.04%	9.0	0	5	4	0
\$375,001 and up	8	11.59%	50.0	0	4	4	0
Total Pending Units	69			2	26	41	0
Total Pending Volume	19,699,700	100%	2.0	225.00K	8.42M	11.06M	0.00B
Median Listing Price	\$239,500			\$112,500	\$234,450	\$239,500	\$0

July 2022



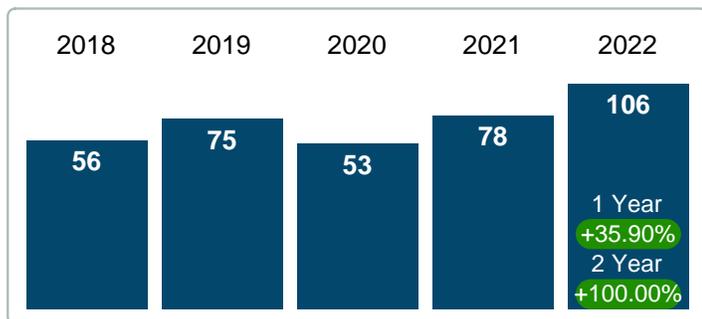
Area Delimited by County Of Bryan - Residential Property Type



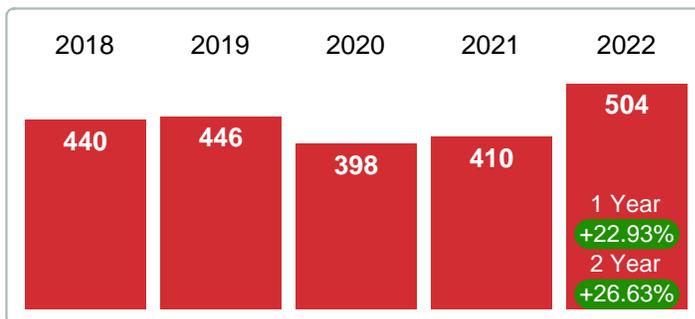
NEW LISTINGS

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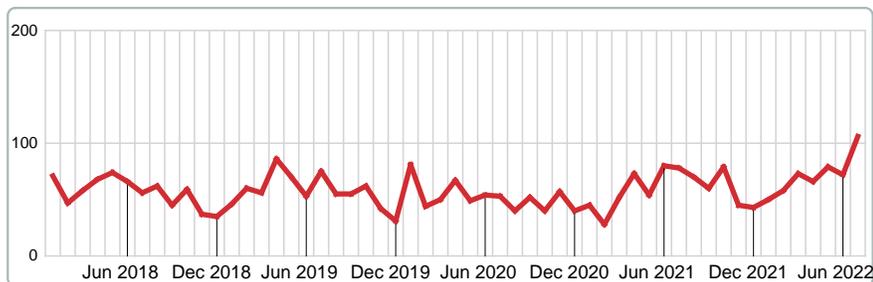
JULY



YEAR TO DATE (YTD)

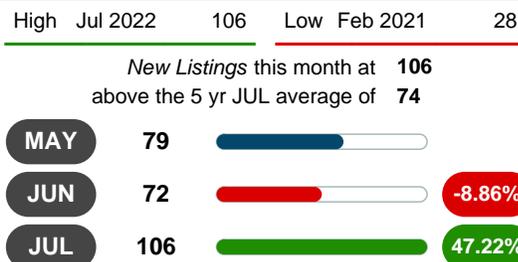


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 74



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	9.43%	4	5	0	1
\$125,001 - \$175,000	12	11.32%	3	5	4	0
\$175,001 - \$225,000	16	15.09%	2	9	5	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0
\$225,001 - \$300,000	45	42.45%	1	13	29	2
\$300,001 - \$375,000	10	9.43%	0	3	7	0
\$375,001 and up	13	12.26%	0	3	8	2
Total New Listed Units	106		10	38	53	5
Total New Listed Volume	27,480,000	100%	1.42M	8.73M	15.24M	2.09M
Median New Listed Listing Price	\$239,500		\$157,450	\$226,500	\$239,500	\$300,000

July 2022



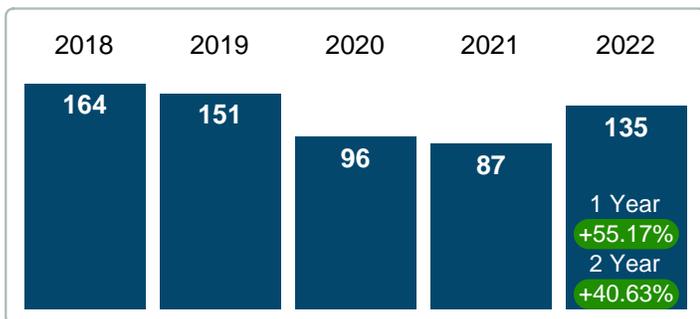
Area Delimited by County Of Bryan - Residential Property Type



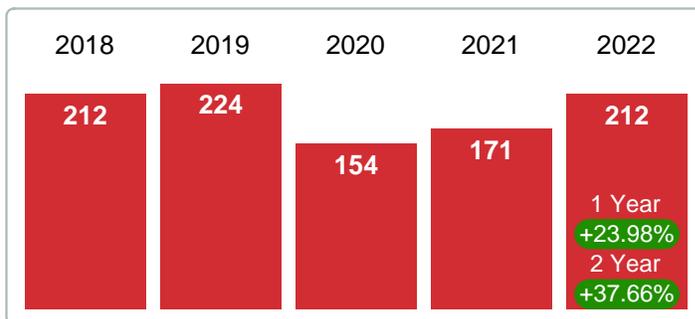
ACTIVE INVENTORY

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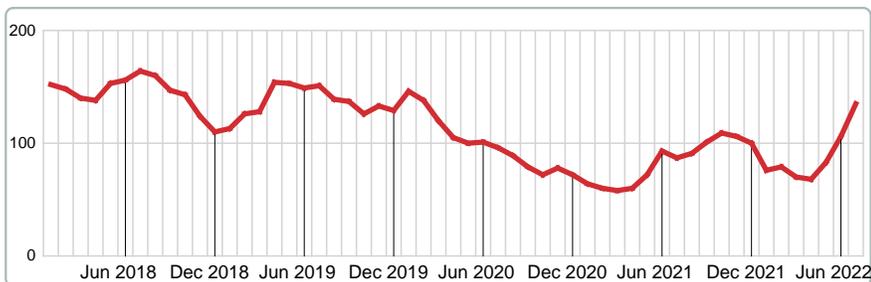
END OF JULY



ACTIVE DURING JULY

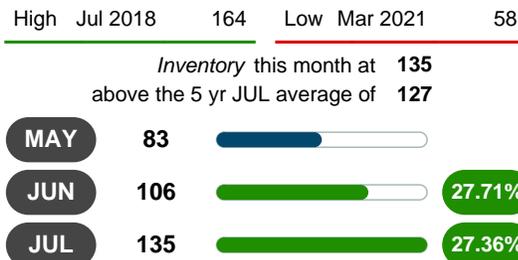


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 127



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	9.63%	25.0	5	7	0	1
\$125,001 - \$150,000	9	6.67%	59.0	3	6	0	0
\$150,001 - \$225,000	28	20.74%	22.5	5	15	8	0
\$225,001 - \$325,000	36	26.67%	37.0	2	24	8	2
\$325,001 - \$450,000	18	13.33%	40.0	0	9	8	1
\$450,001 - \$825,000	17	12.59%	52.0	0	7	6	4
\$825,001 and up	14	10.37%	80.5	0	5	6	3
Total Active Inventory by Units	135			15	73	36	11
Total Active Inventory by Volume	56,529,925	100%	37.0	2.12M	26.92M	19.66M	7.83M
Median Active Inventory Listing Price	\$260,000			\$138,000	\$249,900	\$347,450	\$575,000

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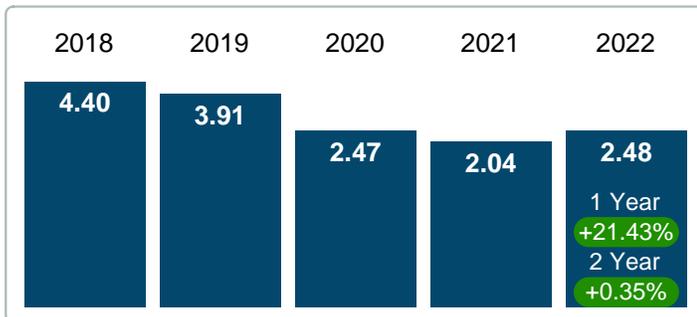
Area Delimited by County Of Bryan - Residential Property Type



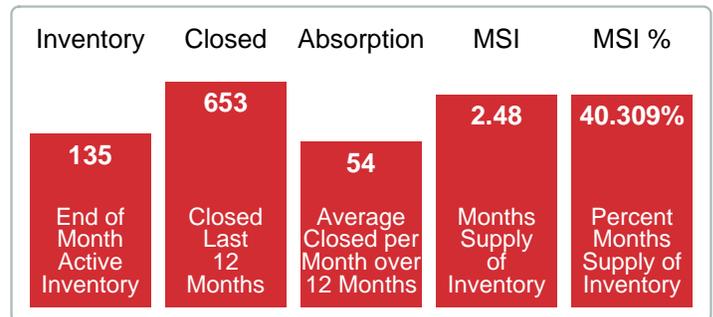
MONTHS SUPPLY of INVENTORY (MSI)

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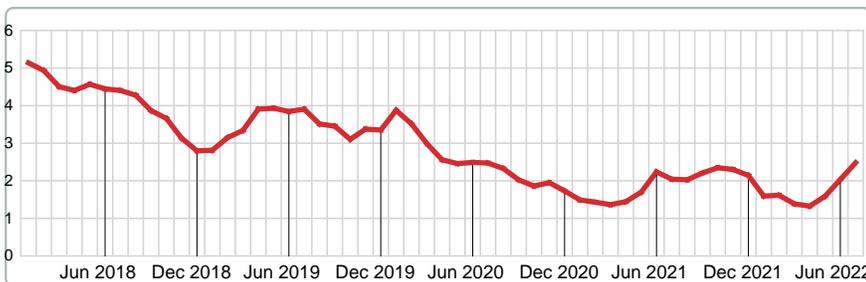
MSI FOR JULY



INDICATORS FOR JULY 2022

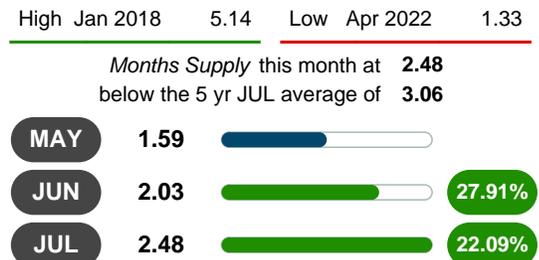


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.06



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



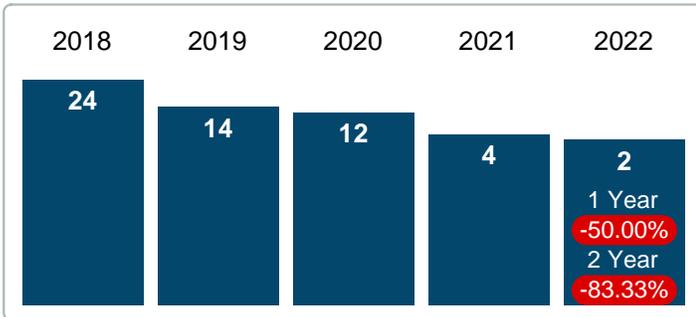
Area Delimited by County Of Bryan - Residential Property Type



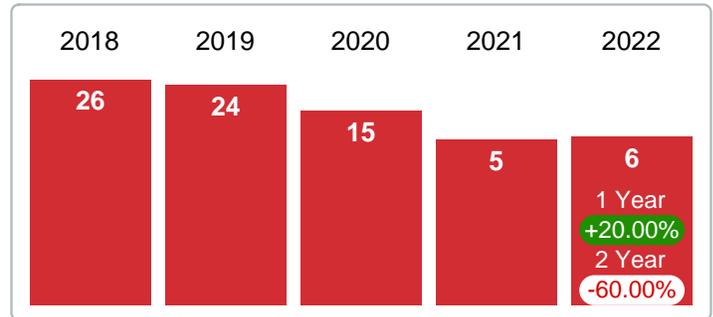
MEDIAN DAYS ON MARKET TO SALE

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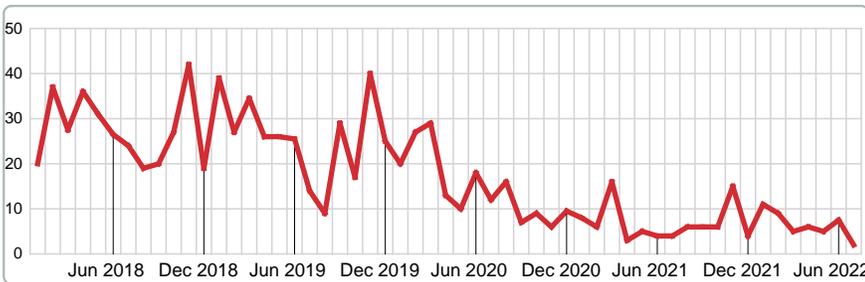
JULY



YEAR TO DATE (YTD)

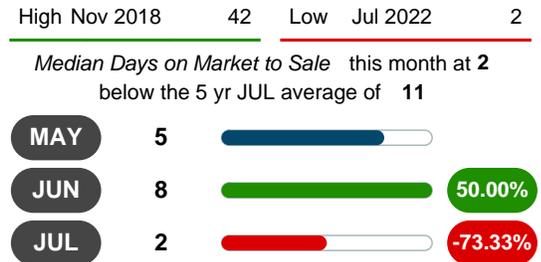


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 11



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
\$175,000 and less	9.76%	9	7	11	0	0
\$175,001 - \$200,000	8.54%	6	22	6	5	0
\$200,001 - \$225,000	12.20%	6	0	4	18	0
\$225,001 - \$225,000	0.00%	6	0	0	0	0
\$225,001 - \$250,000	42.68%	1	0	6	1	0
\$250,001 - \$375,000	14.63%	7	0	1	7	0
\$375,001 and up	12.20%	26	0	81	13	17
Median Closed DOM		2	9	6	1	17
Total Closed Units	100%	2.0	4	33	43	2
Total Closed Volume		22,352,840	549.57K	8.42M	12.09M	1.29M

July 2022



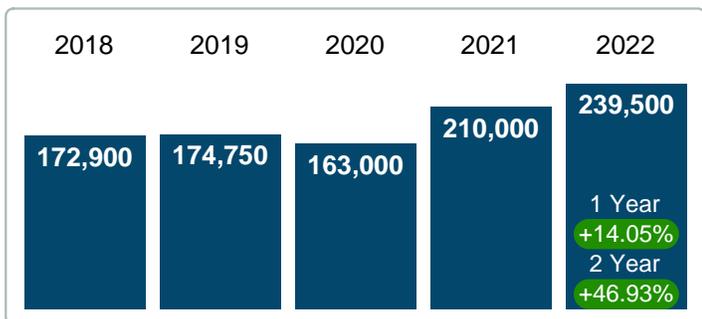
Area Delimited by County Of Bryan - Residential Property Type



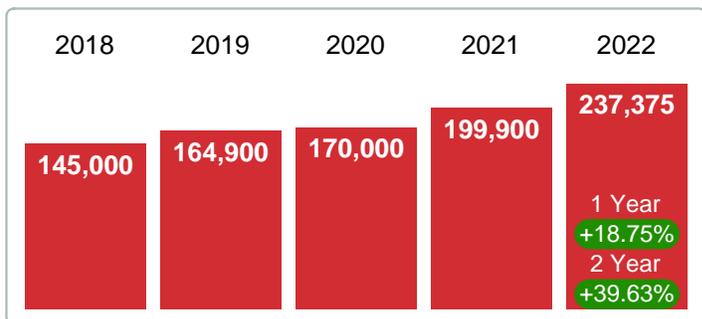
MEDIAN LIST PRICE AT CLOSING

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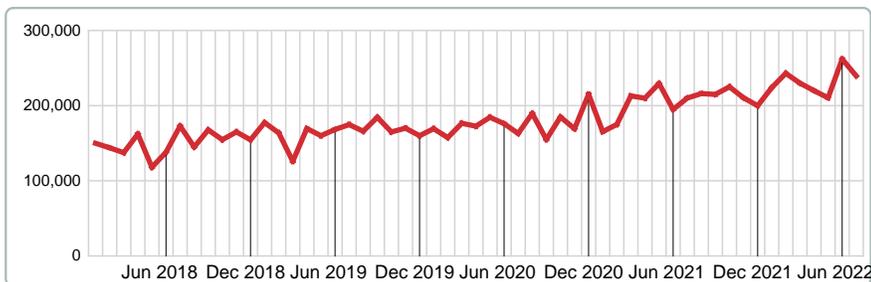
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

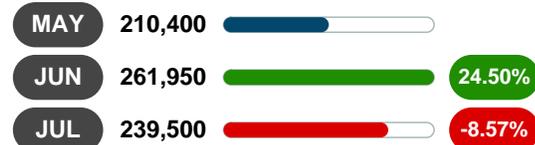


3 MONTHS

5 year JUL AVG = 192,030

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

Median List Price at Closing this month at **239,500**
above the 5 yr JUL average of **192,030**



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
\$175,000 and less	10.98%	149,900	139,450	165,000	0	0
\$175,001 - \$200,000	4.88%	194,500	0	199,000	179,900	0
\$200,001 - \$225,000	9.76%	220,000	0	219,000	223,000	0
\$225,001 - \$225,000	0.00%	220,000	0	0	0	0
\$225,001 - \$250,000	47.56%	239,500	0	242,500	239,500	0
\$250,001 - \$375,000	14.63%	292,450	0	330,000	285,000	0
\$375,001 and up	12.20%	507,500	0	422,000	679,500	664,000
Median List Price		239,500	139,450	238,000	239,500	664,000
Total Closed Units	100%	239,500	4	33	43	2
Total Closed Volume		22,725,350	543.30K	8.62M	12.23M	1.33M

July 2022



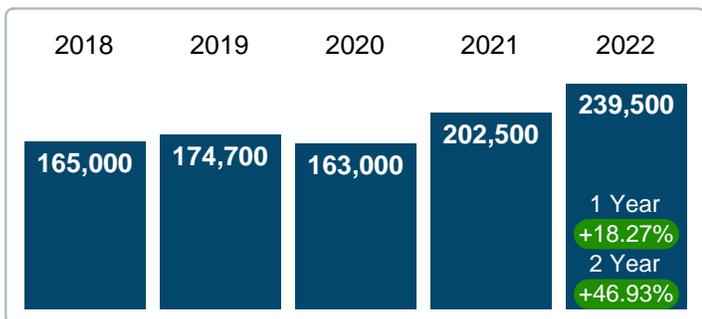
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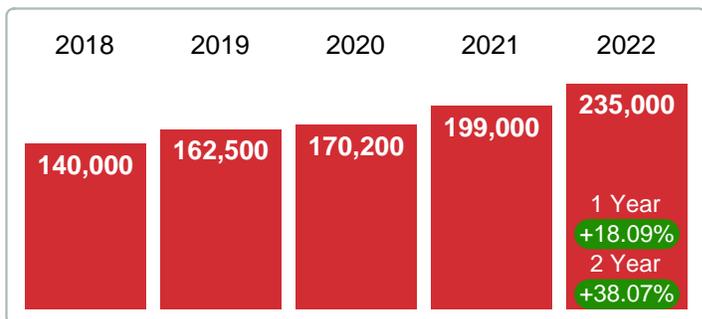
MEDIAN SOLD PRICE AT CLOSING

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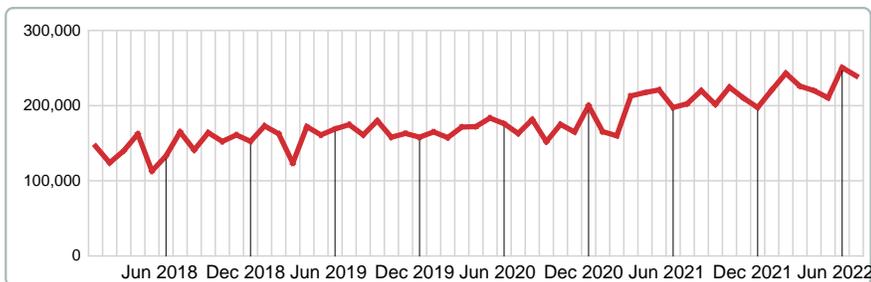
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

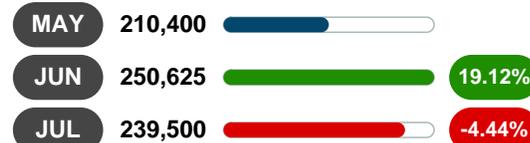


3 MONTHS

5 year JUL AVG = 188,940

High Jun 2022 250,625 Low May 2018 113,000

Median Sold Price at Closing this month at **239,500**
above the 5 yr JUL average of **188,940**



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
\$175,000 and less	8	9.76%	137,450	125,000	149,900	0	0
\$175,001 - \$200,000	7	8.54%	198,500	177,070	199,000	179,900	0
\$200,001 - \$225,000	10	12.20%	220,500	0	218,000	221,000	0
\$225,001 - \$225,000	0	0.00%	220,500	0	0	0	0
\$225,001 - \$250,000	35	42.68%	239,500	0	240,000	239,500	0
\$250,001 - \$375,000	12	14.63%	289,200	0	330,000	269,900	0
\$375,001 and up	10	12.20%	491,810	0	422,000	639,310	644,950
Median Sold Price			239,500	139,000	225,000	239,500	644,950
Total Closed Units		100%	239,500	4	33	43	2
Total Closed Volume			22,352,840	549.57K	8.42M	12.09M	1.29M

July 2022



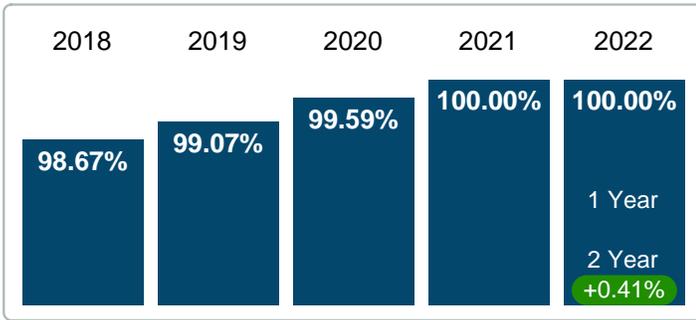
Area Delimited by County Of Bryan - Residential Property Type



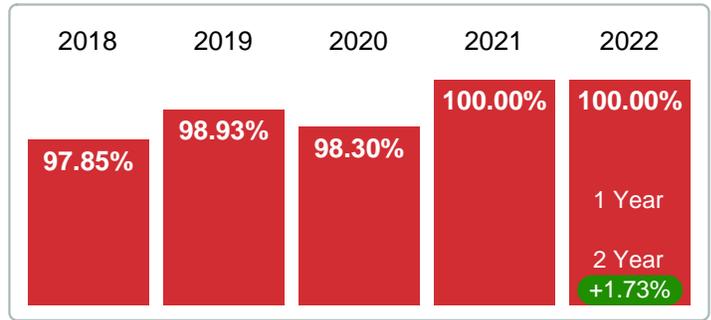
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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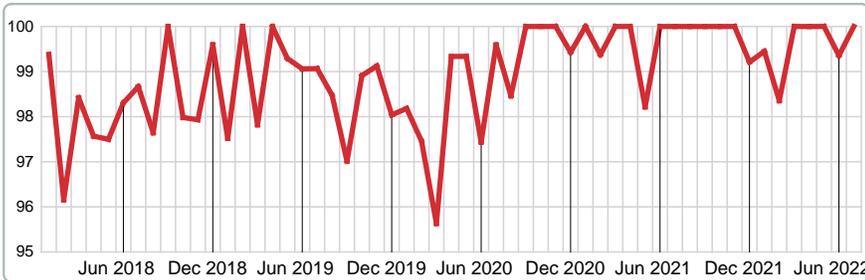
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

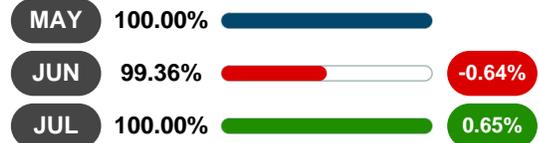


3 MONTHS

5 year JUL AVG = 99.46%

High Jul 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **99.46%**



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
\$175,000 and less	8	9.76%	100.00%	100.00%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	7	8.54%	100.00%	104.22%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	10	12.20%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$225,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$250,000	35	42.68%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$375,000	12	14.63%	100.00%	0.00%	100.00%	100.00%	0.00%
\$375,001 and up	10	12.20%	99.48%	0.00%	100.00%	96.08%	97.88%
Median Sold/List Ratio		100.00%		101.03%	100.00%	100.00%	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



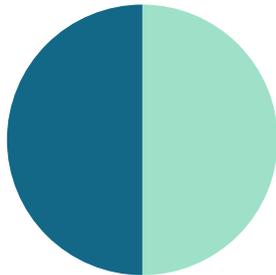
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

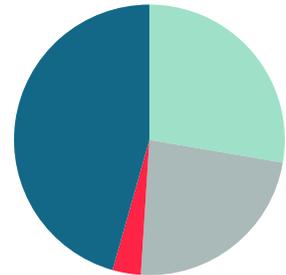


Inventory
 New Listings
106 = 50.00%
 Start Inventory
106
 Total Inventory Units
212
 Volume
\$78,038,225

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%
Median List Price	210,000	239,500	14.05%	199,900	237,375	18.75%
Median Sale Price	202,500	239,500	18.27%	199,000	235,000	18.09%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	2.00	-50.00%	5.00	6.00	20.00%
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%

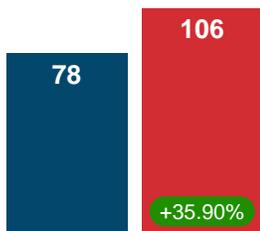
Absorption: Last 12 months, an Average of **54** Sales/Month

Inventory on July 31, 2022 = **135**

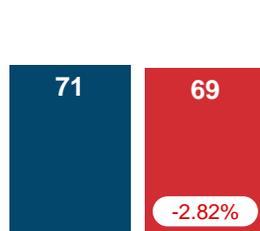
2021 **2022**

JULY MARKET

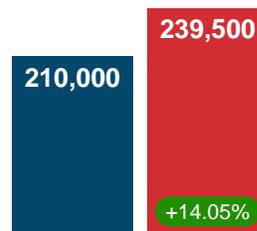
New Listings



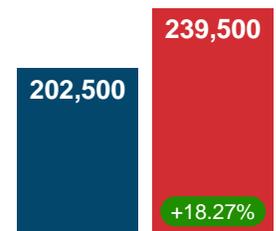
Pending Listings



List Price

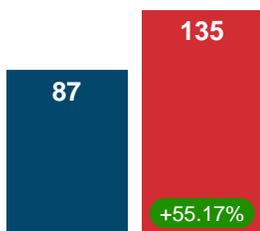


Sale Price

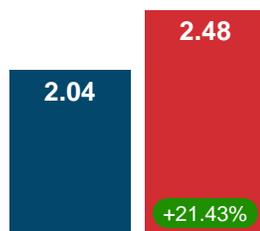


INVENTORY

Active Inventory



Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market

