

## June 2022



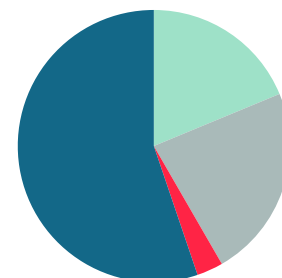
Area Delimited by County Of Bryan - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	37	36	-2.70%
Pending Listings	54	44	-18.52%
New Listings	80	72	-10.00%
Average List Price	226,442	325,604	43.79%
Average Sale Price	223,333	318,832	42.76%
Average Percent of Selling Price to List Price	99.00%	98.43%	-0.57%
Average Days on Market to Sale	12.24	24.44	99.66%
End of Month Inventory	93	106	13.98%
Months Supply of Inventory	2.24	2.03	-9.14%



■ Closed (18.75%)  
■ Pending (22.92%)  
■ Other OffMarket (3.12%)  
■ Active (55.21%)

**Absorption:** Last 12 months, an Average of **52** Sales/Month  
**Active Inventory** as of June 30, 2022 = **106**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **13.98%** to 106 existing homes available for sale. Over the last 12 months this area has had an average of 52 closed sales per month. This represents an unsold inventory index of **2.03** 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 **42.76%** in June 2022 to \$318,832 versus the previous year at \$223,333.

##### Average Days on Market Lengthens

The average number of **24.44** days that homes spent on the market before selling increased by 12.20 days or **99.66%** in June 2022 compared to last year's same month at **12.24** DOM.

##### Sales Success for June 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 72 New Listings in June 2022, down **10.00%** from last year at 80. Furthermore, there were 36 Closed Listings this month versus last year at 37, a **-2.70%** decrease.

Closed versus Listed trends yielded a **50.0%** ratio, up from previous year's, June 2021, at **46.3%**, a **8.11%** upswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# June 2022



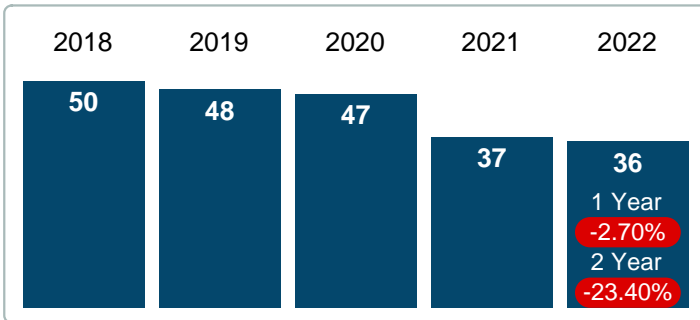
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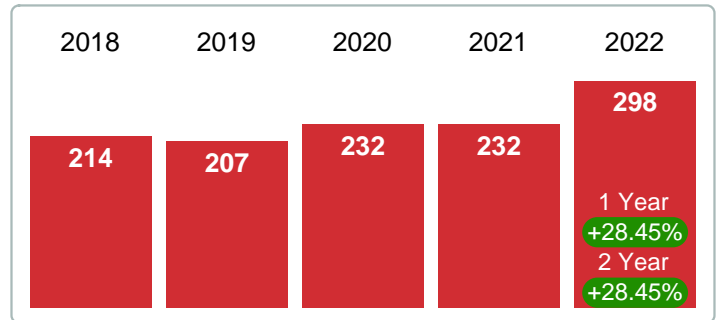
## CLOSED LISTINGS

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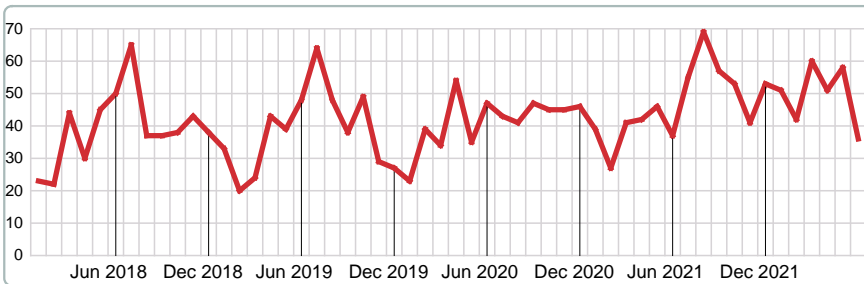
### JUNE



### YEAR TO DATE (YTD)

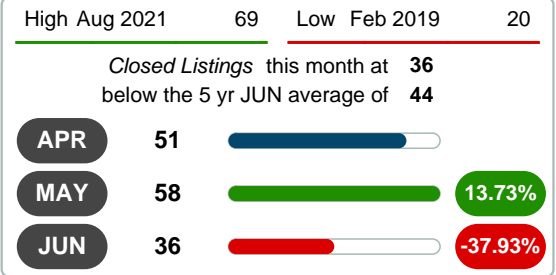


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 44



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	5.56%	5.5	0	2	0	0
\$125,001 - \$175,000	4	11.11%	10.8	0	3	1	0
\$175,001 - \$225,000	7	19.44%	16.4	0	5	2	0
\$225,001 - \$275,000	7	19.44%	49.4	1	4	2	0
\$275,001 - \$350,000	6	16.67%	2.8	0	4	2	0
\$350,001 - \$600,000	7	19.44%	22.9	0	2	3	2
\$600,001 and up	3	8.33%	62.7	0	1	2	0
<b>Total Closed Units</b>	<b>36</b>			<b>1</b>	<b>21</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>11,477,950</b>	<b>100%</b>	<b>24.4</b>	<b>240.00K</b>	<b>5.47M</b>	<b>4.71M</b>	<b>1.06M</b>
<b>Average Closed Price</b>	<b>\$318,832</b>			<b>\$240,000</b>	<b>\$260,336</b>	<b>\$392,575</b>	<b>\$530,000</b>

# June 2022



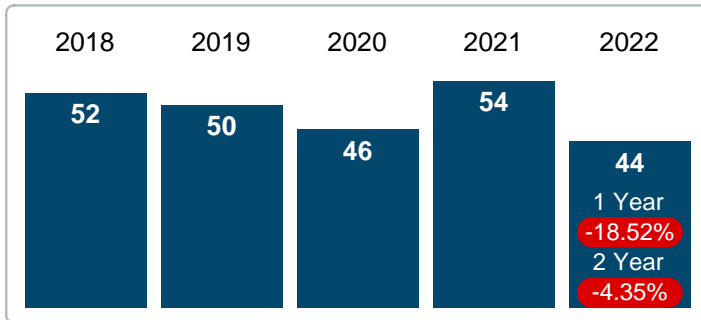
Area Delimited by County Of Bryan - Residential Property Type



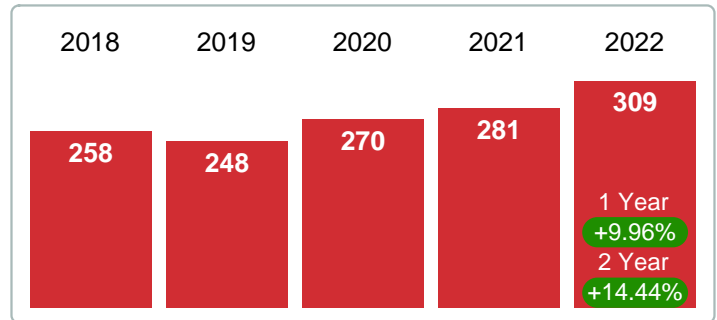
## PENDING LISTINGS

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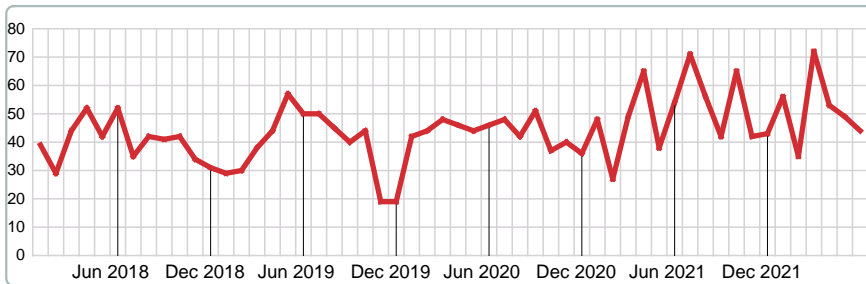
### JUNE



### YEAR TO DATE (YTD)

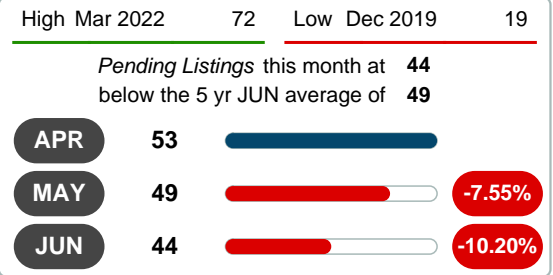


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 49



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	11.36%	31.6	2	3	0	0
\$150,001 - \$175,000	3	6.82%	33.3	1	2	0	0
\$175,001 - \$200,000	5	11.36%	4.2	1	3	1	0
\$200,001 - \$250,000	12	27.27%	8.5	0	11	1	0
\$250,001 - \$300,000	10	22.73%	33.5	0	4	6	0
\$300,001 - \$375,000	2	4.55%	0.5	0	1	1	0
\$375,001 and up	7	15.91%	20.3	0	3	2	2
<b>Total Pending Units</b>	<b>44</b>			<b>4</b>	<b>27</b>	<b>11</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>11,843,000</b>	<b>100%</b>	<b>19.9</b>	<b>569.00K</b>	<b>6.52M</b>	<b>3.43M</b>	<b>1.33M</b>
<b>Average Listing Price</b>	<b>\$270,188</b>			<b>\$142,250</b>	<b>\$241,511</b>	<b>\$311,382</b>	<b>\$664,000</b>

# June 2022



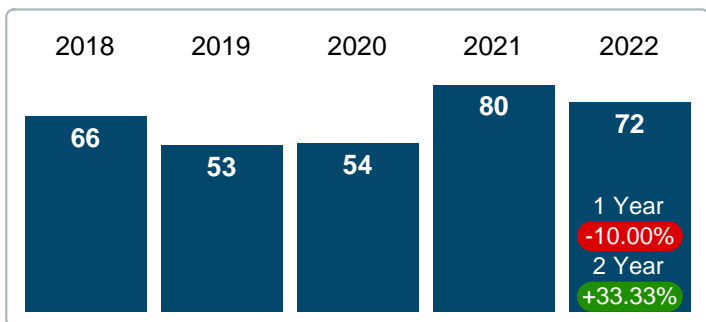
Area Delimited by County Of Bryan - Residential Property Type



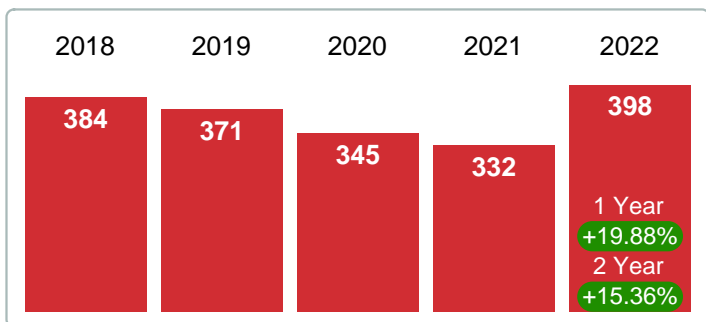
## NEW LISTINGS

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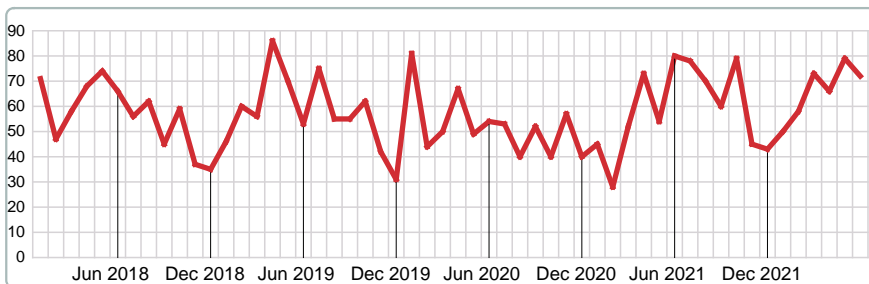
### JUNE



### YEAR TO DATE (YTD)

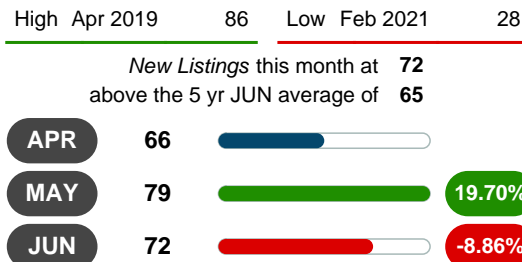


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 65



### 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	3	4.17%	0	3	0	0
\$125,001 - \$175,000	9	12.50%	2	7	0	0
\$175,001 - \$200,000	9	12.50%	1	7	1	0
\$200,001 - \$275,000	22	30.56%	1	14	7	0
\$275,001 - \$350,000	11	15.28%	0	8	3	0
\$350,001 - \$525,000	10	13.89%	0	4	5	1
\$525,001 and up	8	11.11%	0	3	4	1
<b>Total New Listed Units</b>	<b>72</b>		<b>4</b>	<b>46</b>	<b>20</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>21,306,575</b>	<b>100%</b>	<b>721.00K</b>	<b>11.93M</b>	<b>7.45M</b>	<b>1.20M</b>
<b>Average New Listed Listing Price</b>	<b>\$248,768</b>		<b>\$180,250</b>	<b>\$259,415</b>	<b>\$372,724</b>	<b>\$599,000</b>

# June 2022



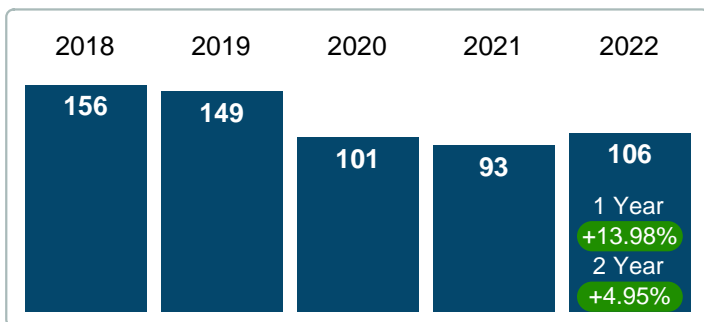
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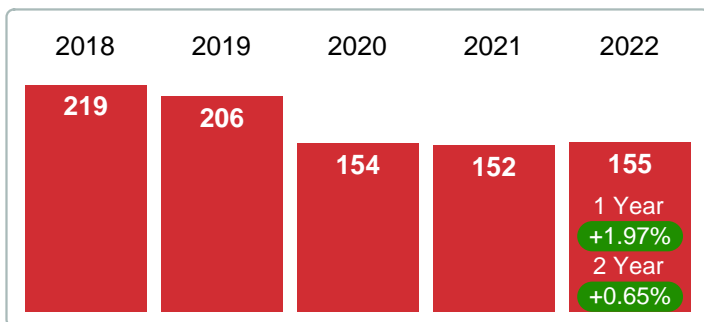
## ACTIVE INVENTORY

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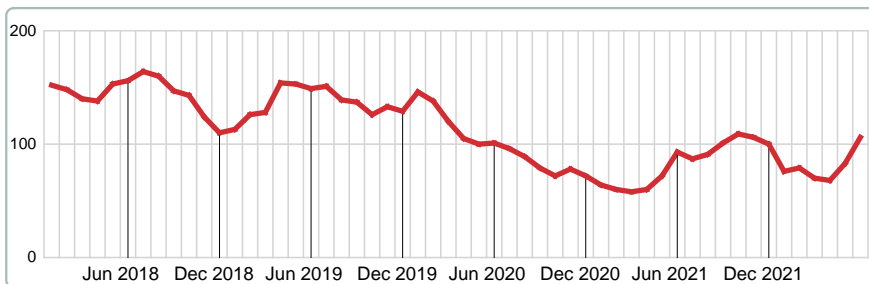
### END OF JUNE



### ACTIVE DURING JUNE

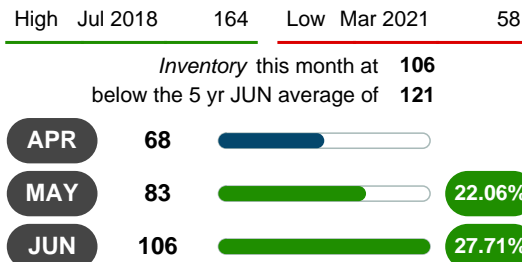


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 121



### 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	<b>8</b>	7.55%	56.0	3	5	0	0
\$125,001 - \$175,000	<b>11</b>	10.38%	55.1	4	7	0	0
\$175,001 - \$225,000	<b>13</b>	12.26%	42.9	0	11	2	0
\$225,001 - \$350,000	<b>32</b>	30.19%	39.8	2	20	9	1
\$350,001 - \$575,000	<b>19</b>	17.92%	37.8	0	10	7	2
\$575,001 - \$975,000	<b>13</b>	12.26%	74.1	0	7	4	2
\$975,001 and up	<b>10</b>	9.43%	93.8	0	4	4	2
<b>Total Active Inventory by Units</b>	<b>106</b>			<b>9</b>	<b>64</b>	<b>26</b>	<b>7</b>
<b>Total Active Inventory by Volume</b>	<b>50,558,225</b>	<b>100%</b>	<b>51.9</b>	<b>1.35M</b>	<b>27.02M</b>	<b>16.18M</b>	<b>6.01M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$476,964</b>			<b>\$149,811</b>	<b>\$422,232</b>	<b>\$622,118</b>	<b>\$858,857</b>

# June 2022



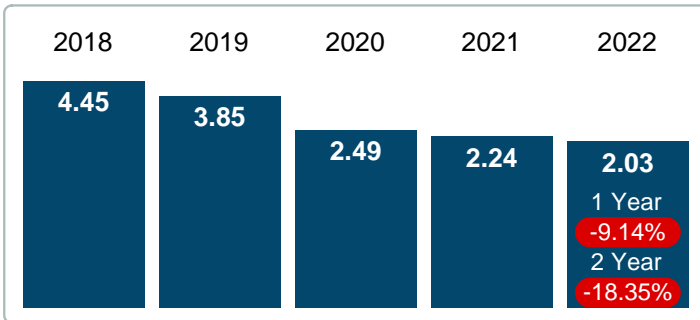
Area Delimited by County Of Bryan - Residential Property Type



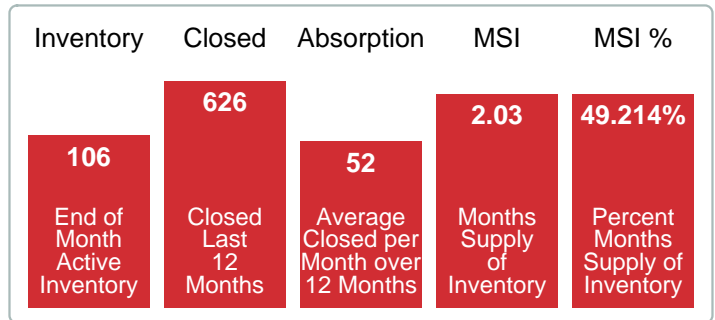
## MONTHS SUPPLY of INVENTORY (MSI)

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

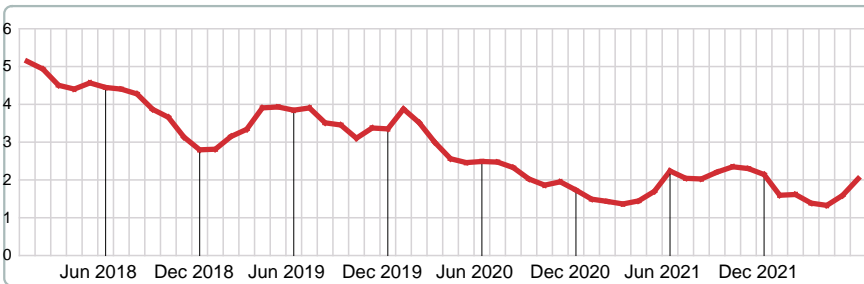
### MSI FOR JUNE



### INDICATORS FOR JUNE 2022



### 5 YEAR MARKET ACTIVITY TRENDS

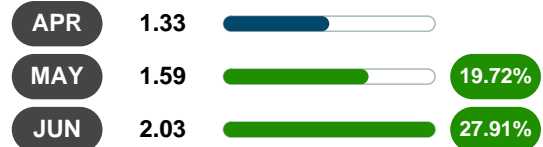


### 3 MONTHS

5 year JUN AVG = 3.01

High Jan 2018 5.14 Low Apr 2022 1.33

Months Supply this month at **2.03**  
below the 5 yr JUN average of **3.01**



### 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	8	7.55%	1.13	1.16	1.22	0.00	0.00
\$125,001 - \$175,000	11	10.38%	1.33	2.82	1.35	0.00	0.00
\$175,001 - \$225,000	13	12.26%	0.98	0.00	0.94	1.41	0.00
\$225,001 - \$350,000	32	30.19%	1.94	12.00	1.95	1.71	1.20
\$350,001 - \$575,000	19	17.92%	3.93	0.00	4.62	4.20	2.67
\$575,001 - \$975,000	13	12.26%	7.80	0.00	12.00	5.33	6.00
\$975,001 and up	10	9.43%	17.14	0.00	16.00	24.00	12.00
Market Supply of Inventory (MSI)			2.03	2.00	1.87	2.35	2.90
Total Active Inventory by Units		100%	2.03	9	64	26	7

# June 2022



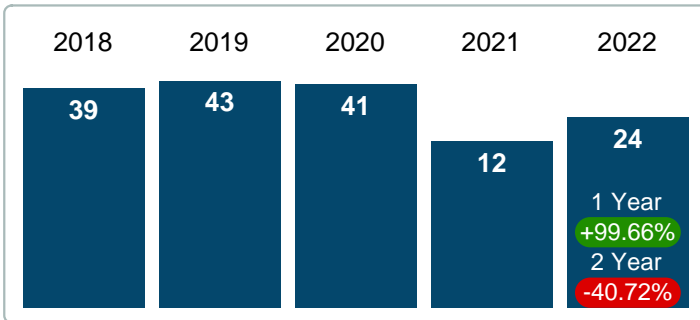
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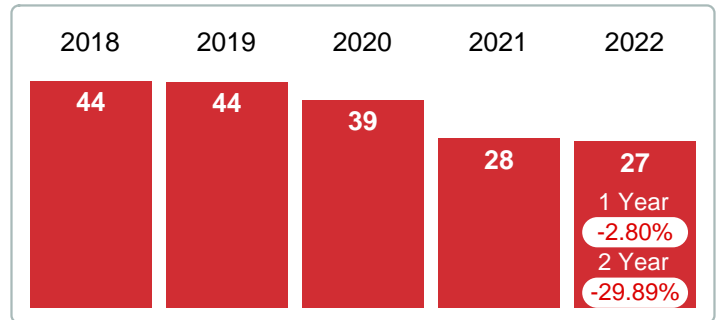
## AVERAGE DAYS ON MARKET TO SALE

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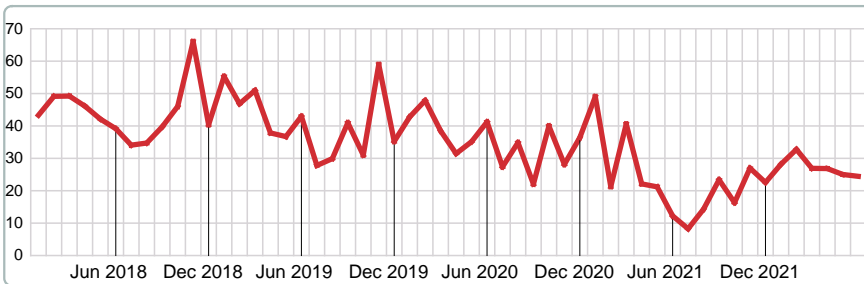
### JUNE



### YEAR TO DATE (YTD)

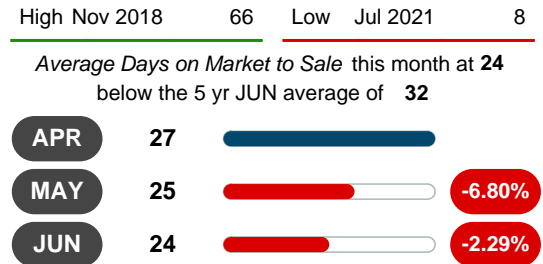


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 32



### 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
\$125,000 and less	5.56%	6	0	6	0	0
\$125,001 - \$175,000	11.11%	11	0	13	3	0
\$175,001 - \$225,000	19.44%	16	0	5	45	0
\$225,001 - \$275,000	19.44%	49	263	6	31	0
\$275,001 - \$350,000	16.67%	3	0	3	2	0
\$350,001 - \$600,000	19.44%	23	0	46	8	23
\$600,001 and up	8.33%	63	0	110	39	0
<b>Average Closed DOM</b>		<b>24</b>	<b>263</b>	<b>15</b>	<b>22</b>	<b>23</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>24</b>	<b>1</b>	<b>21</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>11,477,950</b>	<b>240.00K</b>	<b>5.47M</b>	<b>4.71M</b>	<b>1.06M</b>

# June 2022



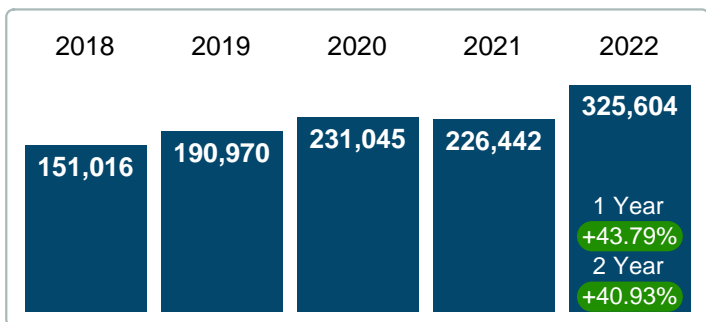
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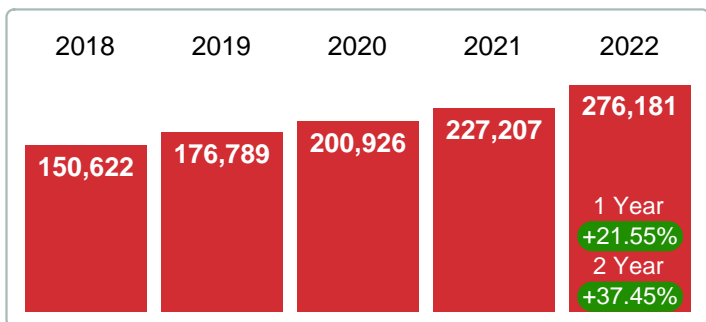
## AVERAGE LIST PRICE AT CLOSING

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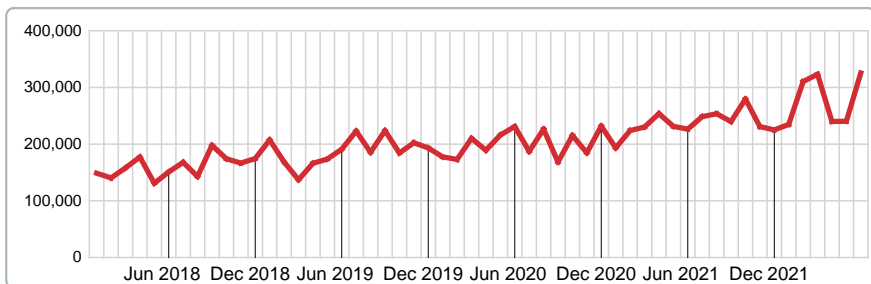
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

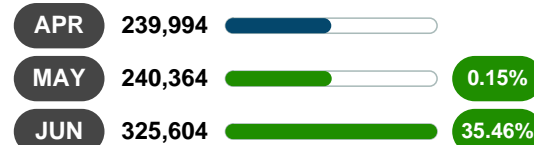


### 3 MONTHS

5 year JUN AVG = 225,015

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

Average List Price at Closing this month at **325,604**  
above the 5 yr JUN average of **225,015**



### 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
\$125,000 and less	2.78%	95,000	0	117,000	0	0
\$125,001 - \$175,000	13.89%	147,600	0	154,667	135,000	0
\$175,001 - \$225,000	19.44%	202,529	0	195,560	219,950	0
\$225,001 - \$275,000	19.44%	256,579	270,000	250,788	268,000	0
\$275,001 - \$350,000	19.44%	304,500	0	299,450	285,300	0
\$350,001 - \$600,000	16.67%	436,581	0	402,450	368,167	580,044
\$600,001 and up	8.33%	974,667	0	875,000	974,500	0
<b>Average List Price</b>		<b>325,604</b>	<b>270,000</b>	<b>264,602</b>	<b>394,583</b>	<b>580,044</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>325,604</b>	<b>1</b>	<b>21</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>11,721,737</b>	<b>270.00K</b>	<b>5.56M</b>	<b>4.74M</b>	<b>1.16M</b>



# June 2022



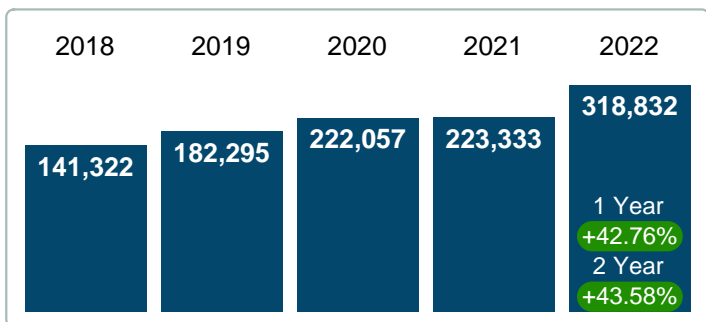
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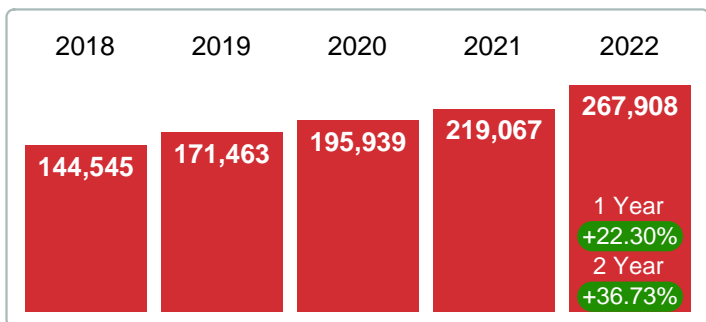
## AVERAGE SOLD PRICE AT CLOSING

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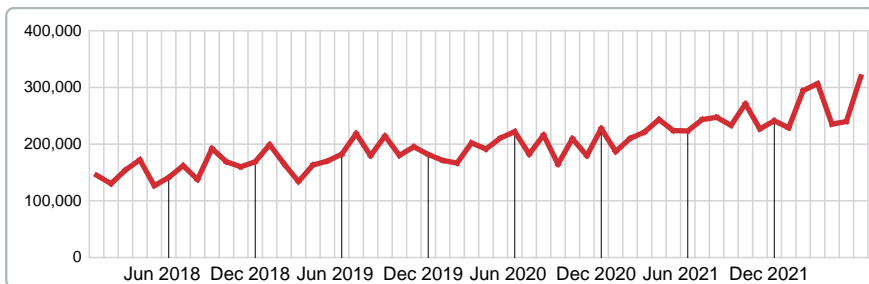
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 217,568

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

Average Sold Price at Closing this month at **318,832**  
above the 5 yr JUN average of **217,568**

- APR: 235,305
- MAY: 239,981 (1.99% change)
- JUN: 318,832 (32.86% change)

### 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
\$125,000 and less	5.56%	107,000	0	107,000	0	0
\$125,001 - \$175,000	11.11%	149,500	0	150,500	146,500	0
\$175,001 - \$225,000	19.44%	202,557	0	198,980	211,500	0
\$225,001 - \$275,000	19.44%	246,707	240,000	243,288	256,900	0
\$275,001 - \$350,000	16.67%	295,683	0	300,875	285,300	0
\$350,001 - \$600,000	19.44%	423,143	0	402,500	365,667	530,000
\$600,001 and up	8.33%	928,333	0	825,000	980,000	0
<b>Average Sold Price</b>		<b>318,832</b>	<b>240,000</b>	<b>260,336</b>	<b>392,575</b>	<b>530,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>36</b>	<b>1</b>	<b>21</b>	<b>12</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>11,477,950</b>	<b>240.00K</b>	<b>5.47M</b>	<b>4.71M</b>	<b>1.06M</b>

# June 2022



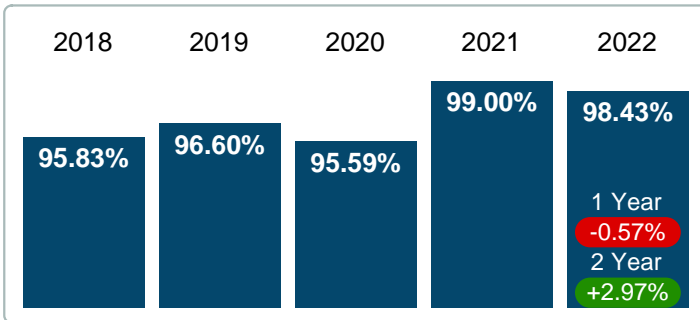
Area Delimited by County Of Bryan - Residential Property Type



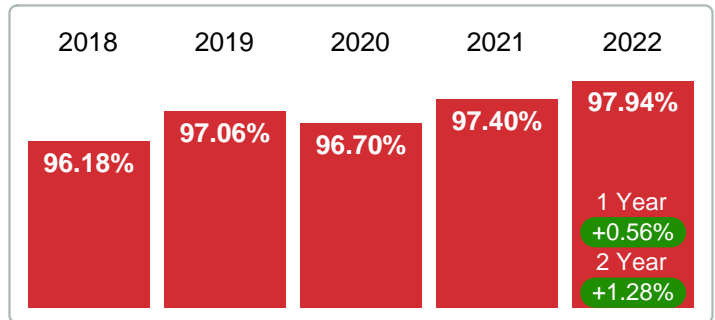
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

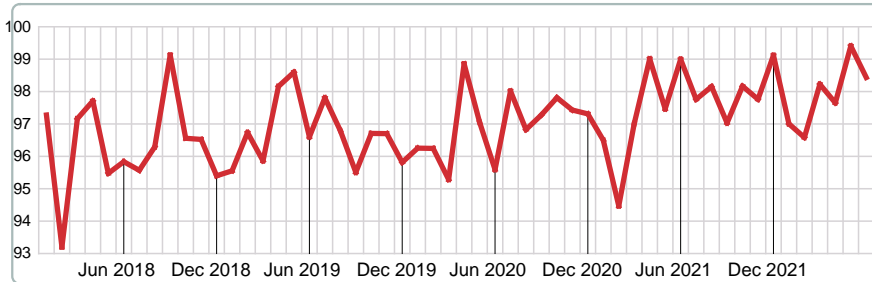
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 97.09%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **98.43%**  
above the 5 yr JUN average of **97.09%**



## 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
\$125,000 and less	2	5.56%	92.64%	0.00%	92.64%	0.00%	0.00%
\$125,001 - \$175,000	4	11.11%	99.93%	0.00%	97.07%	108.52%	0.00%
\$175,001 - \$225,000	7	19.44%	100.24%	0.00%	101.91%	96.07%	0.00%
\$225,001 - \$275,000	7	19.44%	95.62%	88.89%	97.12%	95.99%	0.00%
\$275,001 - \$350,000	6	16.67%	100.40%	0.00%	100.60%	100.00%	0.00%
\$350,001 - \$600,000	7	19.44%	97.77%	0.00%	100.15%	99.51%	92.80%
\$600,001 and up	3	8.33%	100.26%	0.00%	94.29%	103.24%	0.00%
Average Sold/List Ratio			98.40%	88.89%	98.64%	99.80%	92.80%
Total Closed Units		100%	98.40%	1	21	12	2
Total Closed Volume				240.00K	5.47M	4.71M	1.06M

# June 2022



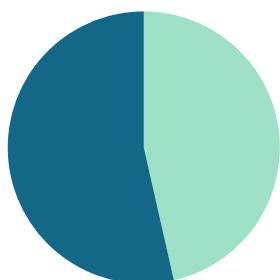
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

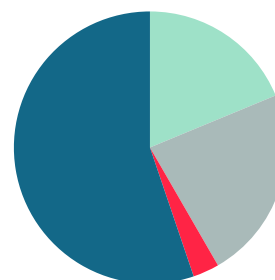


**Inventory**  
 New Listings  
**72 = 46.45%**  
 Start Inventory  
**83**  
 Total Inventory Units  
**155**  
 Volume  
**\$65,079,725**

### Market Activity

Closed Sales  
**36 = 18.75%**  
 Pending Sales  
**44 = 22.92%**  
 Other Off Market  
**6 = 3.13%**  
 Active Inventory  
**106 = 55.21%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	37	36	-2.70%	232	298	28.45%
Pending Sales	54	44	-18.52%	281	309	9.96%
New Listings	80	72	-10.00%	332	398	19.88%
Average List Price	226,442	325,604	43.79%	227,207	276,181	21.55%
Average Sale Price	223,333	318,832	42.76%	219,067	267,908	22.30%
Average Percent of Selling Price to List Price	99.00%	98.43%	-0.57%	97.40%	97.94%	0.56%
Average Days on Market to Sale	12.24	24.44	99.66%	28.06	27.27	-2.80%
Monthly Inventory	93	106	13.98%	93	106	13.98%
Months Supply of Inventory	2.24	2.03	-9.14%	2.24	2.03	-9.14%

**Absorption:** Last 12 months, an Average of **52** Sales/Month

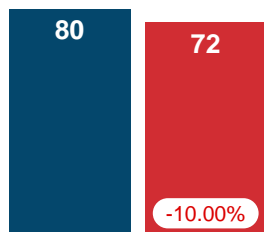
**Inventory** on June 30, 2022 = **106**

**2021** **2022**

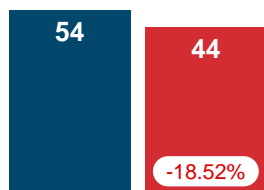
### JUNE MARKET

### AVERAGE PRICES

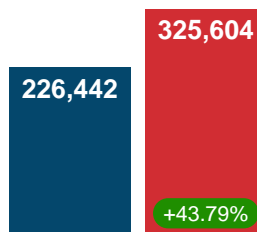
#### New Listings



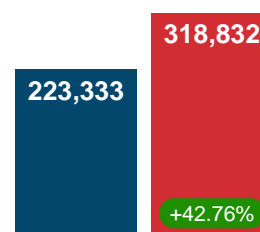
#### Pending Listings



#### List Price



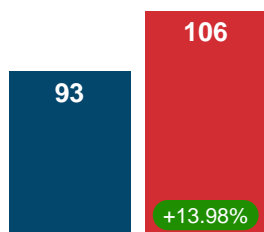
#### Sale Price



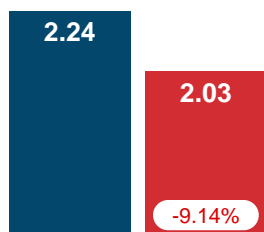
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

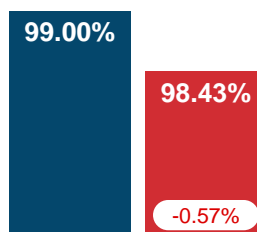
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

