

June 2022



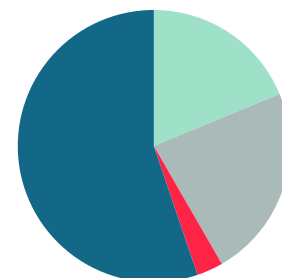
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	194,900	261,950	34.40%
Median Sale Price	197,500	250,625	26.90%
Median Percent of Selling Price to List Price	100.00%	99.36%	-0.64%
Median Days on Market to Sale	4.00	7.50	87.50%
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.

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 **26.90%** in June 2022 to \$250,625 versus the previous year at \$197,500.

Median Days on Market Lengthens

The median number of **7.50** days that homes spent on the market before selling increased by 3.50 days or **87.50%** in June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 2022 is Positive

Overall, with Median 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.

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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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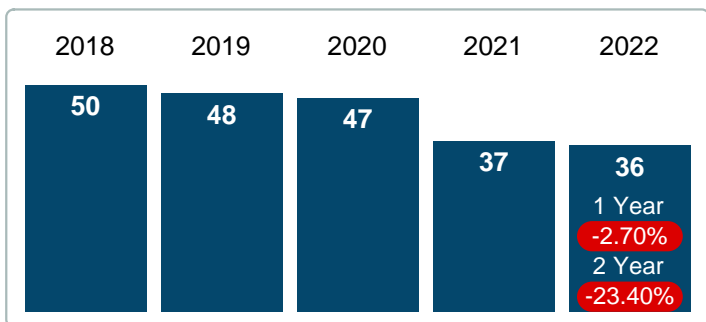
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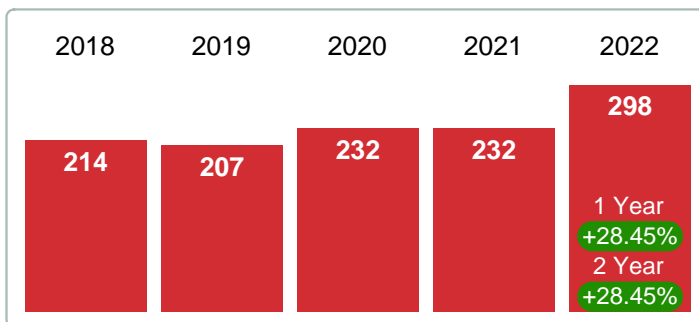
CLOSED LISTINGS

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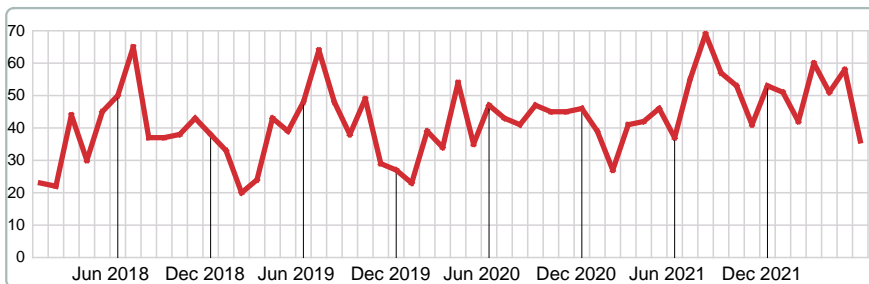
JUNE



YEAR TO DATE (YTD)

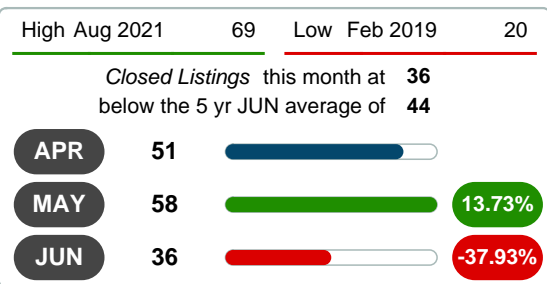


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 44



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	6.5	0	3	1	0
\$175,001 - \$225,000	7	19.44%	6.0	0	5	2	0
\$225,001 - \$275,000	7	19.44%	7.0	1	4	2	0
\$275,001 - \$350,000	6	16.67%	2.0	0	4	2	0
\$350,001 - \$600,000	7	19.44%	18.0	0	2	3	2
\$600,001 and up	3	8.33%	62.0	0	1	2	0
Total Closed Units	36			1	21	12	2
Total Closed Volume	11,477,950	100%	7.5	240.00K	5.47M	4.71M	1.06M
Median Closed Price	\$250,625			\$240,000	\$236,700	\$285,300	\$530,000

June 2022



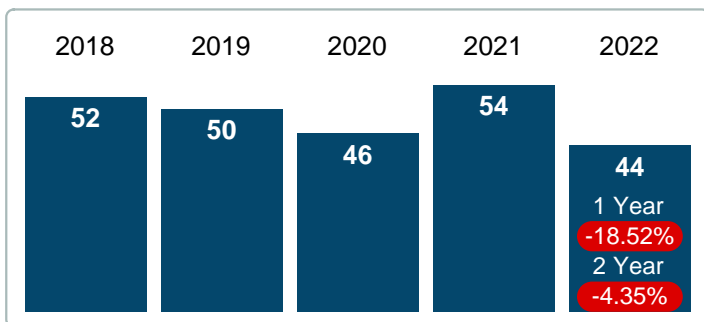
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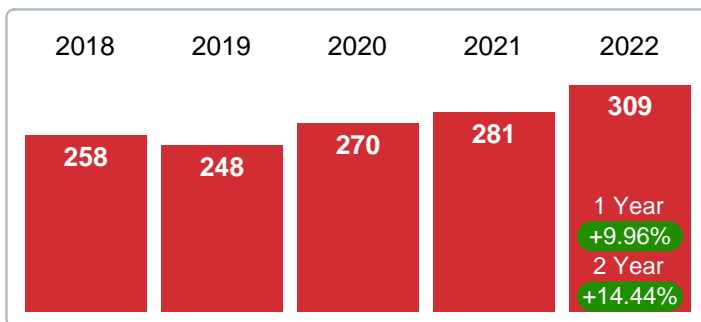
PENDING LISTINGS

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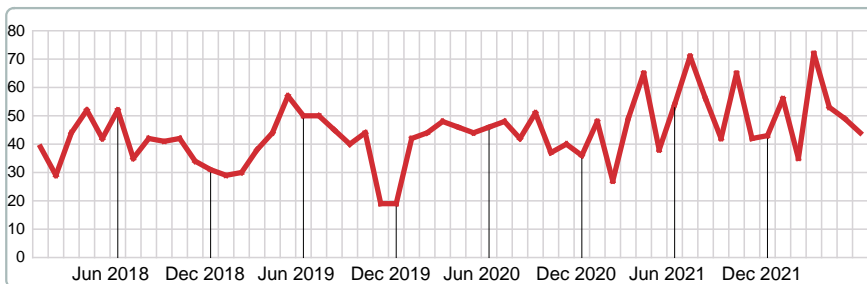
JUNE



YEAR TO DATE (YTD)

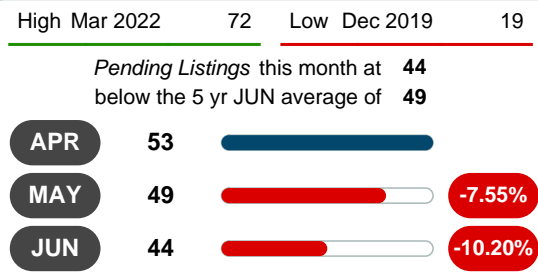


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 49



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	11.36%	7.0	2	3	0	0
\$150,001 - \$175,000	3	6.82%	16.0	1	2	0	0
\$175,001 - \$200,000	5	11.36%	5.0	1	3	1	0
\$200,001 - \$250,000	12	27.27%	5.0	0	11	1	0
\$250,001 - \$300,000	10	22.73%	8.5	0	4	6	0
\$300,001 - \$375,000	2	4.55%	0.5	0	1	1	0
\$375,001 and up	7	15.91%	8.0	0	3	2	2
Total Pending Units	44			4	27	11	2
Total Pending Volume	11,843,000	100%	6.0	569.00K	6.52M	3.43M	1.33M
Median Listing Price	\$241,500			\$145,500	\$234,900	\$297,500	\$664,000

June 2022



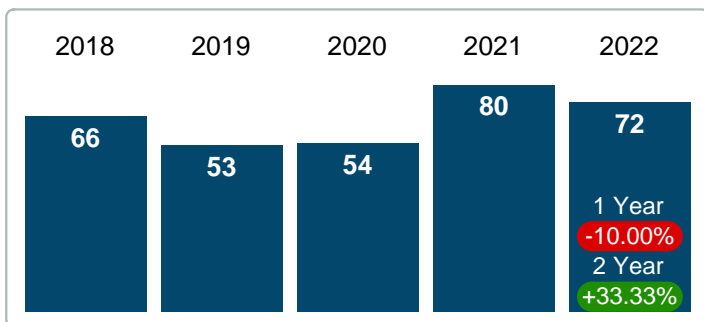
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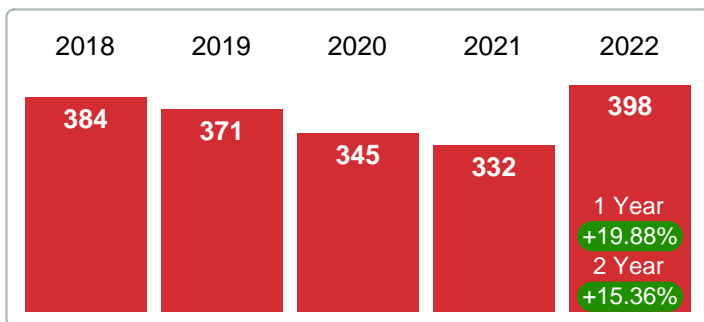
NEW LISTINGS

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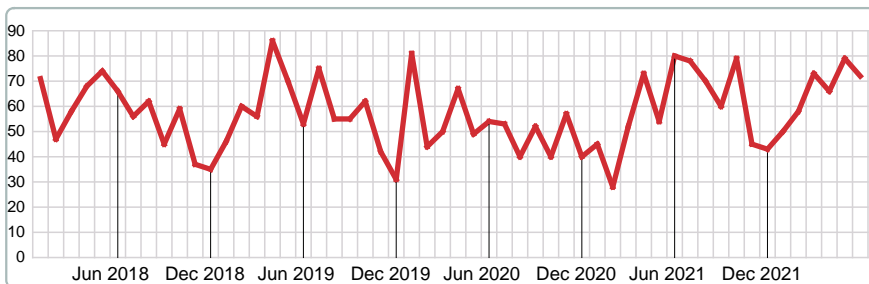
JUNE



YEAR TO DATE (YTD)

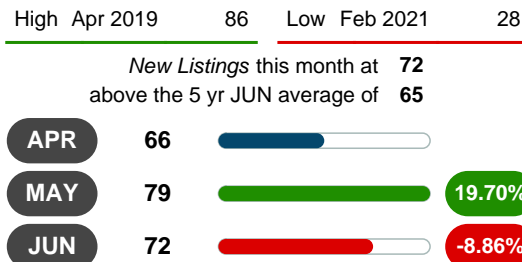


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	72		4	46	20	2
Total New Listed Volume	21,306,575	100%	721.00K	11.93M	7.45M	1.20M
Median New Listed Listing Price	\$254,750		\$175,500	\$227,450	\$299,950	\$599,000

June 2022



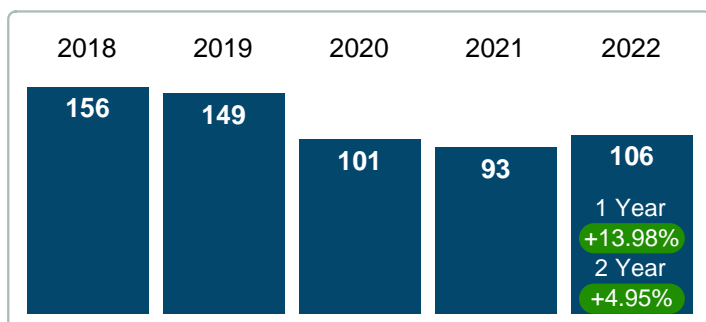
Area Delimited by County Of Bryan - Residential Property Type



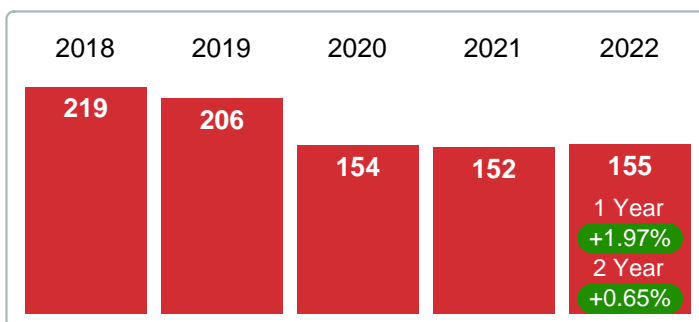
ACTIVE INVENTORY

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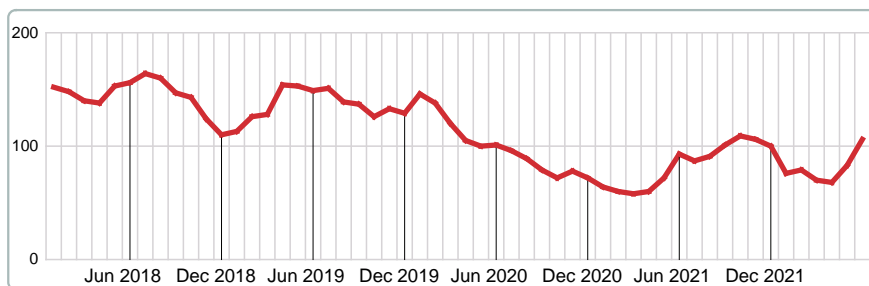
END OF JUNE



ACTIVE DURING JUNE

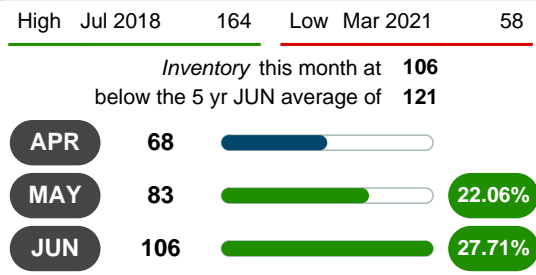


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 121



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	7.55%	57.5	3	5	0	0
\$125,001 - \$175,000	11	10.38%	44.0	4	7	0	0
\$175,001 - \$225,000	13	12.26%	36.0	0	11	2	0
\$225,001 - \$350,000	32	30.19%	41.0	2	20	9	1
\$350,001 - \$575,000	19	17.92%	37.0	0	10	7	2
\$575,001 - \$975,000	13	12.26%	48.0	0	7	4	2
\$975,001 and up	10	9.43%	50.0	0	4	4	2
Total Active Inventory by Units	106			9	64	26	7
Total Active Inventory by Volume	50,558,225	100%	43.5	1.35M	27.02M	16.18M	6.01M
Median Active Inventory Listing Price	\$280,000			\$129,000	\$259,950	\$372,588	\$669,000

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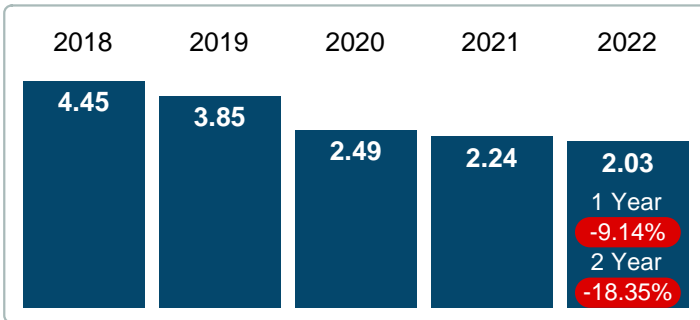
Area Delimited by County Of Bryan - Residential Property Type



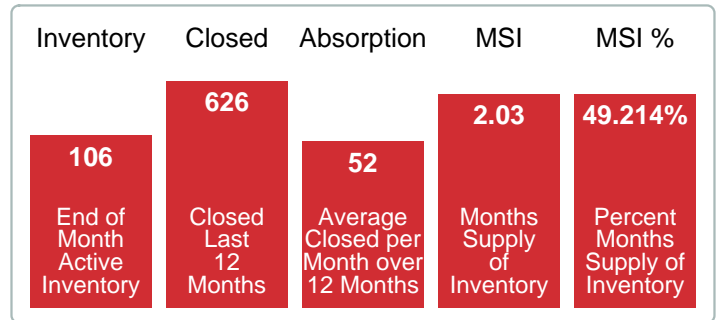
MONTHS SUPPLY of INVENTORY (MSI)

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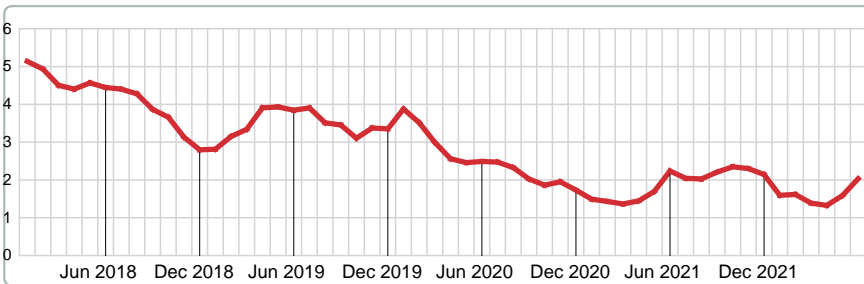
MSI FOR JUNE



INDICATORS FOR JUNE 2022

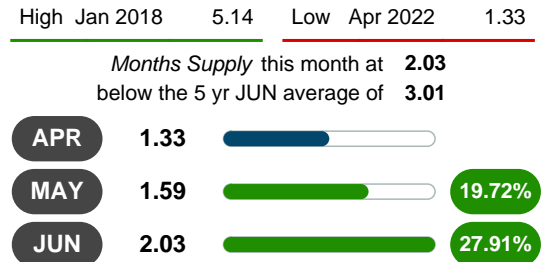


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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

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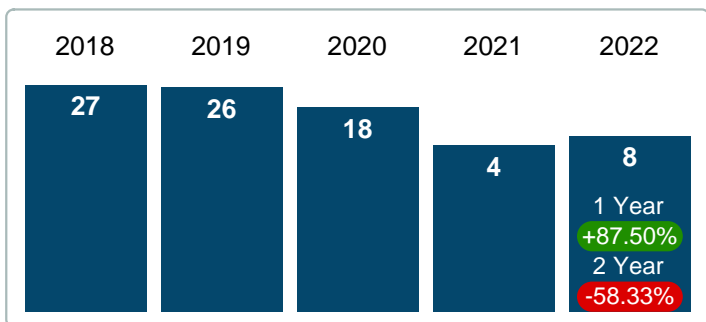
Area Delimited by County Of Bryan - Residential Property Type



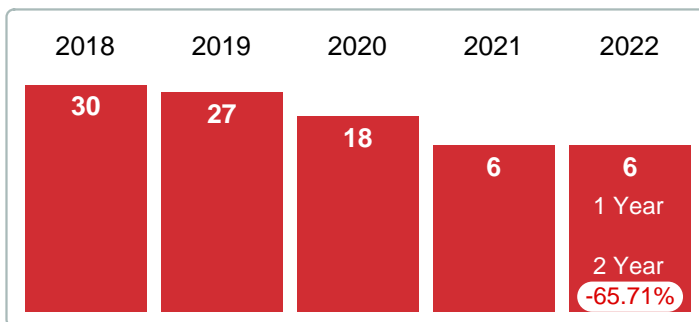
MEDIAN DAYS ON MARKET TO SALE

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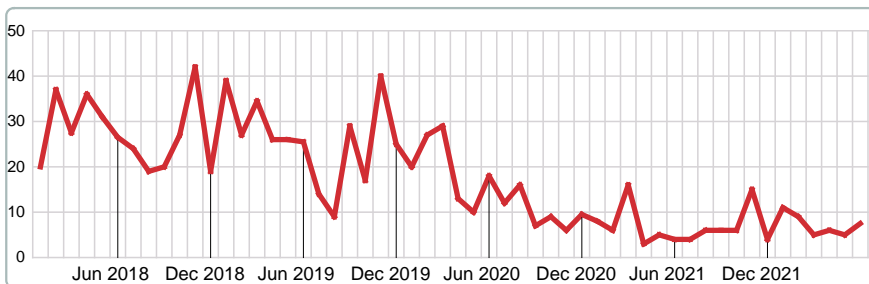
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

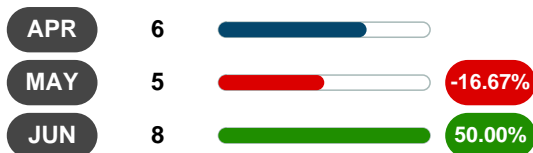


3 MONTHS

5 year JUN AVG = 16

High Nov 2018 42 Low Apr 2021 3

Median Days on Market to Sale this month at 8 below the 5 yr JUN average of 16



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
\$125,000 and less	5.56%	6	0	6	0	0
\$125,001 - \$175,000	11.11%	7	0	10	3	0
\$175,001 - \$225,000	19.44%	6	0	5	45	0
\$225,001 - \$275,000	19.44%	7	263	7	31	0
\$275,001 - \$350,000	16.67%	2	0	2	2	0
\$350,001 - \$600,000	19.44%	18	0	46	4	23
\$600,001 and up	8.33%	62	0	110	39	0
Median Closed DOM		8				
Total Closed Units		36				
Total Closed Volume		11,477,950				
			263	6	17	23
			1	21	12	2
			240.00K	5.47M	4.71M	1.06M

June 2022



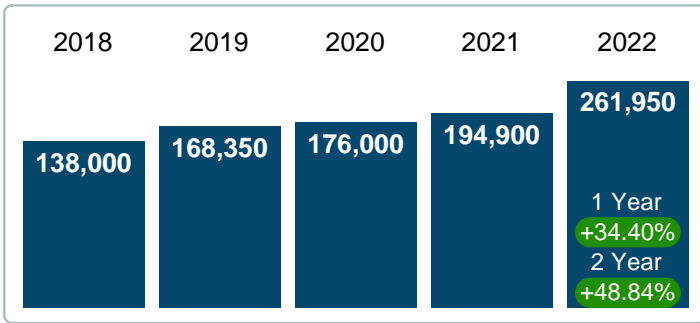
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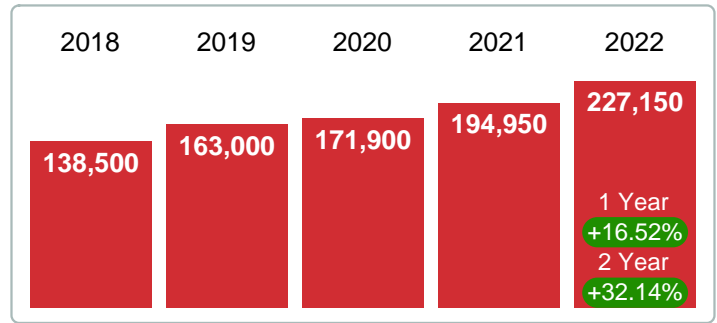
MEDIAN LIST PRICE AT CLOSING

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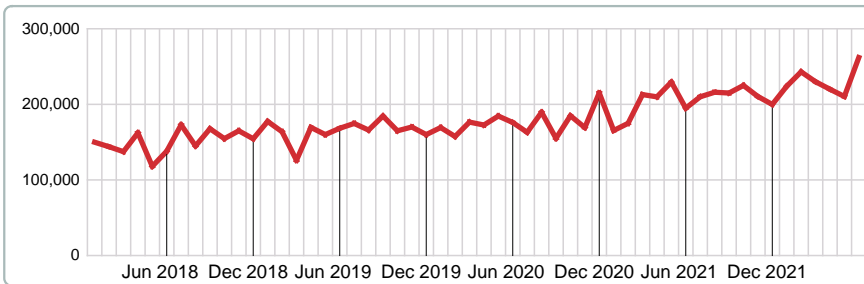
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

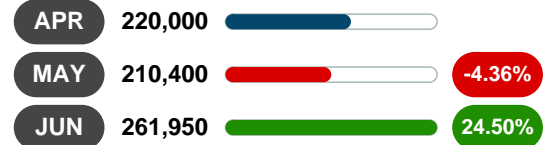


3 MONTHS

5 year JUN AVG = 187,840

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

Median List Price at Closing this month at **261,950**
above the 5 yr JUN average of **187,840**



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
\$125,000 and less	2.78%	95,000	0	95,000	0	0
\$125,001 - \$175,000	13.89%	139,000	0	147,000	135,000	0
\$175,001 - \$225,000	19.44%	199,000	0	199,000	219,950	0
\$225,001 - \$275,000	19.44%	260,000	270,000	260,000	259,000	0
\$275,001 - \$350,000	19.44%	299,000	0	315,000	285,300	0
\$350,001 - \$600,000	16.67%	409,750	0	402,450	394,500	461,087
\$600,001 and up	8.33%	875,000	0	875,000	1,350,000	699,000
Median List Price		261,950	270,000	236,700	285,300	580,044
Total Closed Units	100%	261,950	1	21	12	2
Total Closed Volume		11,721,737	270.00K	5.56M	4.74M	1.16M

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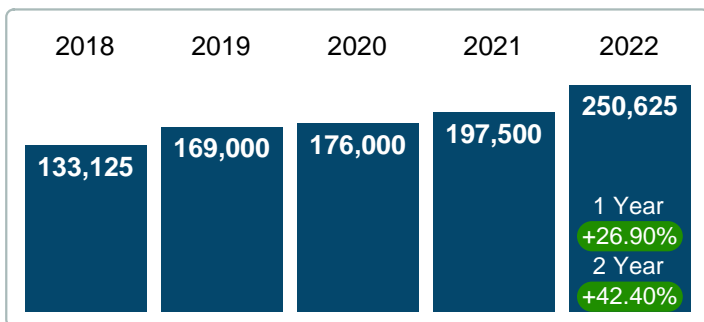
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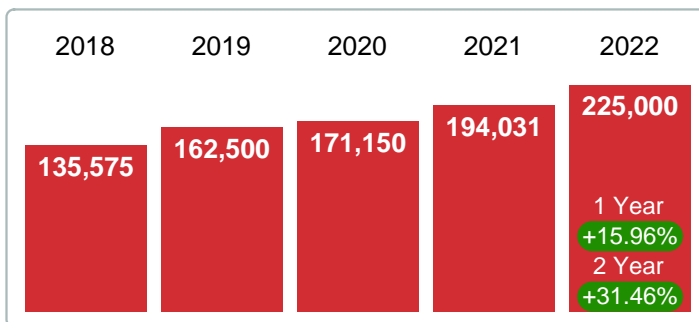
MEDIAN SOLD PRICE AT CLOSING

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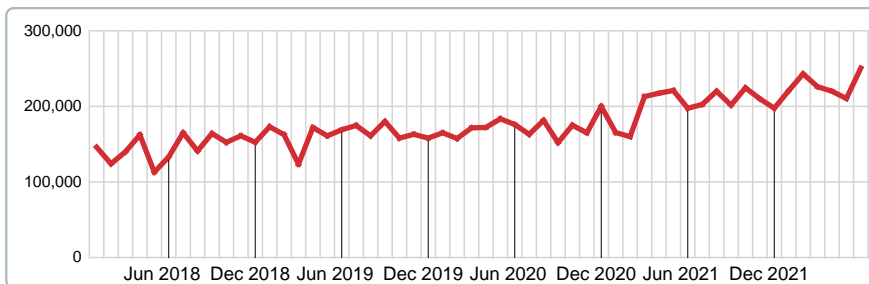
JUNE



YEAR TO DATE (YTD)

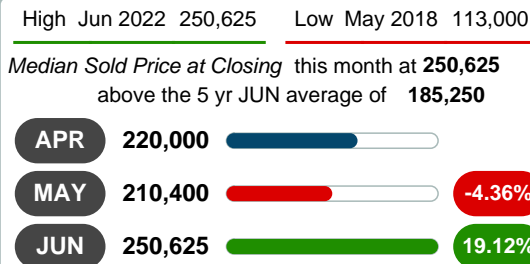


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 185,250



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
\$125,000 and less	2	5.56%	107,000	0	107,000	0	0
\$125,001 - \$175,000	4	11.11%	148,250	0	150,000	146,500	0
\$175,001 - \$225,000	7	19.44%	203,000	0	203,000	211,500	0
\$225,001 - \$275,000	7	19.44%	245,000	240,000	245,000	256,900	0
\$275,001 - \$350,000	6	16.67%	289,200	0	299,500	285,300	0
\$350,001 - \$600,000	7	19.44%	390,000	0	402,500	363,000	530,000
\$600,001 and up	3	8.33%	825,000	0	825,000	980,000	0
Median Sold Price			250,625	240,000	236,700	285,300	530,000
Total Closed Units		100%	250,625	1	21	12	2
Total Closed Volume			11,477,950	240.00K	5.47M	4.71M	1.06M

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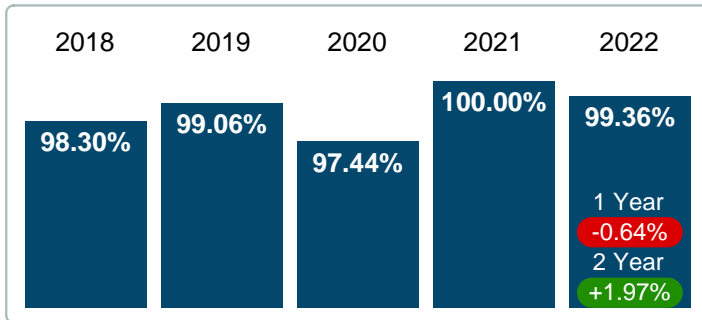
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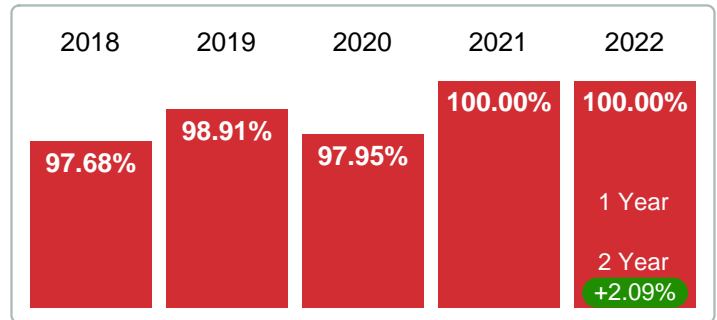
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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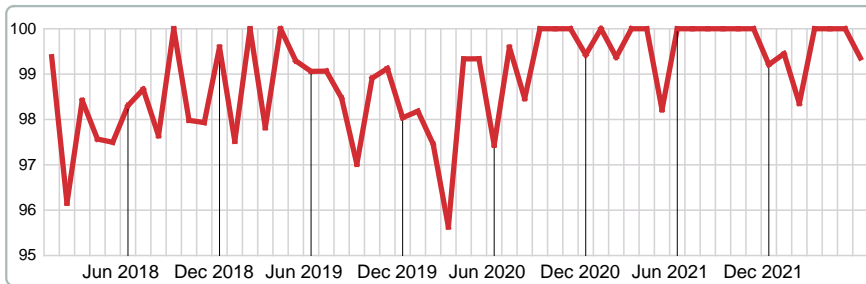
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

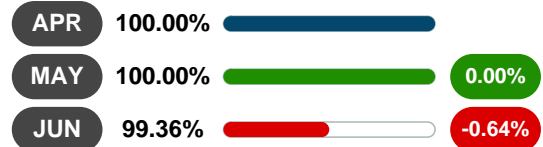


3 MONTHS

5 year JUN AVG = 98.83%

High May 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **99.36%**
equal to 5 yr JUN average of **98.83%**



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
\$125,000 and less	2	5.56%	92.64%	0.00%	92.64%	0.00%	0.00%
\$125,001 - \$175,000	4	11.11%	98.39%	0.00%	96.77%	108.52%	0.00%
\$175,001 - \$225,000	7	19.44%	100.00%	0.00%	102.96%	96.07%	0.00%
\$225,001 - \$275,000	7	19.44%	94.23%	88.89%	97.12%	95.99%	0.00%
\$275,001 - \$350,000	6	16.67%	100.00%	0.00%	101.06%	100.00%	0.00%
\$350,001 - \$600,000	7	19.44%	99.76%	0.00%	100.15%	100.00%	92.80%
\$600,001 and up	3	8.33%	96.30%	0.00%	94.29%	103.24%	0.00%
Median Sold/List Ratio		99.36%		88.89%	98.16%	100.00%	92.80%
Total Closed Units		36	100%	1	21	12	2
Total Closed Volume		11,477,950		240.00K	5.47M	4.71M	1.06M

June 2022



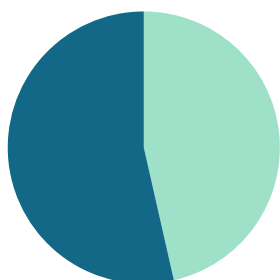
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

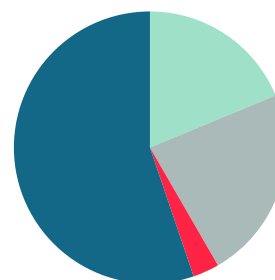


Inventory
 New Listings
72 = 46.45%
 Start Inventory
83
 Total Inventory Units
155
 Volume
\$65,079,725

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%
Median List Price	194,900	261,950	34.40%	194,950	227,150	16.52%
Median Sale Price	197,500	250,625	26.90%	194,031	225,000	15.96%
Median Percent of Selling Price to List Price	100.00%	99.36%	-0.64%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	7.50	87.50%	6.00	6.00	0.00%
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

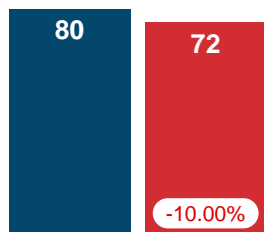
Inventory on June 30, 2022 = **106**

2021 **2022**

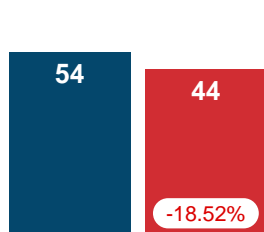
JUNE MARKET

MEDIAN PRICES

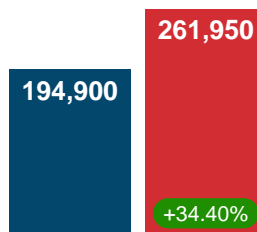
New Listings



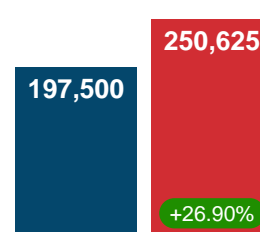
Pending Listings



List Price



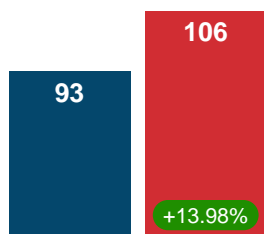
Sale Price



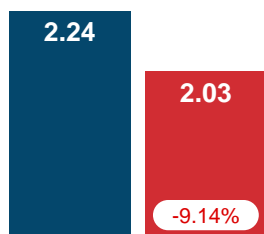
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

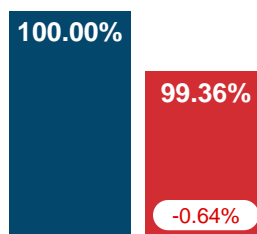
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

