

May 2022



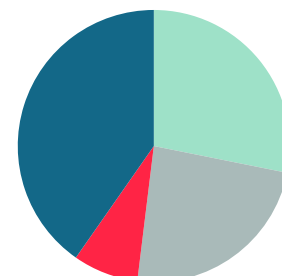
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	46	58	26.09%
Pending Listings	38	49	28.95%
New Listings	54	79	46.30%
Average List Price	231,491	240,364	3.83%
Average Sale Price	223,922	239,981	7.17%
Average Percent of Selling Price to List Price	97.46%	99.41%	1.99%
Average Days on Market to Sale	21.20	25.02	18.03%
End of Month Inventory	72	83	15.28%
Months Supply of Inventory	1.70	1.59	-6.42%



■ Closed (28.16%)
■ Pending (23.79%)
■ Other OffMarket (7.77%)
■ Active (40.29%)

Absorption: Last 12 months, an Average of **52** Sales/Month
Active Inventory as of May 31, 2022 = **83**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **15.28%** to 83 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 **1.59** 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 **7.17%** in May 2022 to \$239,981 versus the previous year at \$223,922.

Average Days on Market Lengthens

The average number of **25.02** days that homes spent on the market before selling increased by 3.82 days or **18.03%** in May 2022 compared to last year's same month at **21.20** DOM.

Sales Success for May 2022 is Positive

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

There were 79 New Listings in May 2022, up **46.30%** from last year at 54. Furthermore, there were 58 Closed Listings this month versus last year at 46, a **26.09%** increase.

Closed versus Listed trends yielded a **73.4%** ratio, down from previous year's, May 2021, at **85.2%**, a **13.81%** downswing. This will certainly create pressure on an increasing Monthly 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

May 2022



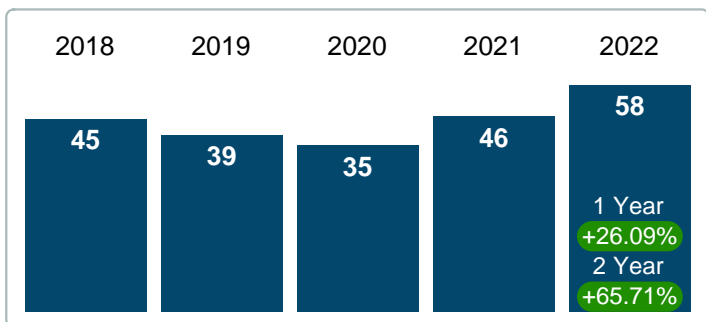
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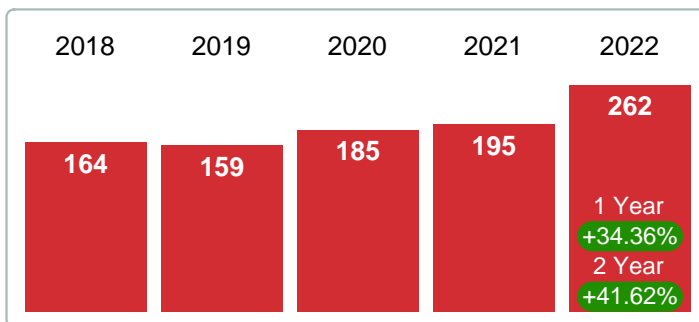
CLOSED LISTINGS

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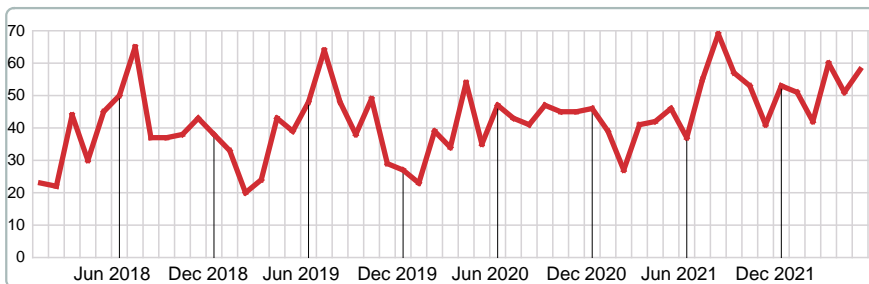
MAY



YEAR TO DATE (YTD)

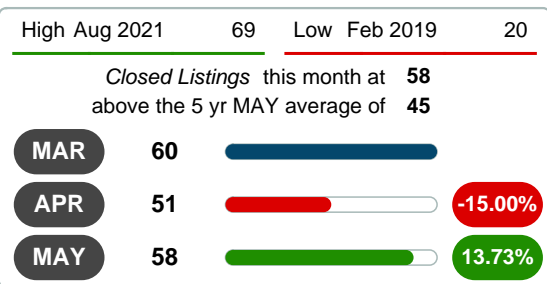


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 45



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.62%	2.6	1	4	0	0
\$100,001 - \$125,000	7	12.07%	27.6	5	1	1	0
\$125,001 - \$175,000	6	10.34%	19.8	2	4	0	0
\$175,001 - \$225,000	16	27.59%	18.5	0	15	1	0
\$225,001 - \$250,000	8	13.79%	46.1	0	8	0	0
\$250,001 - \$375,000	10	17.24%	43.9	0	6	4	0
\$375,001 and up	6	10.34%	3.7	0	3	2	1
Total Closed Units	58			8	41	8	1
Total Closed Volume	13,918,894	100%	25.0	994.00K	9.10M	3.22M	600.00K
Average Closed Price	\$239,981			\$124,250	\$222,046	\$402,625	\$599,999

May 2022



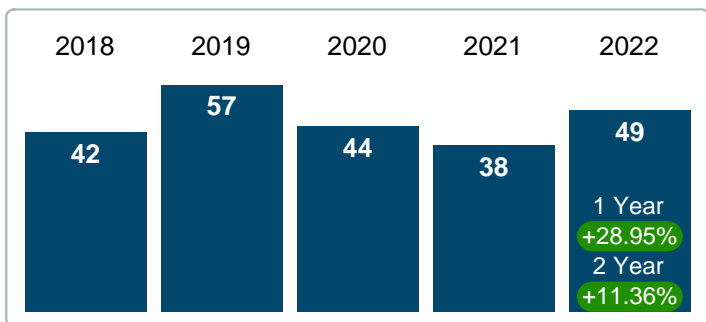
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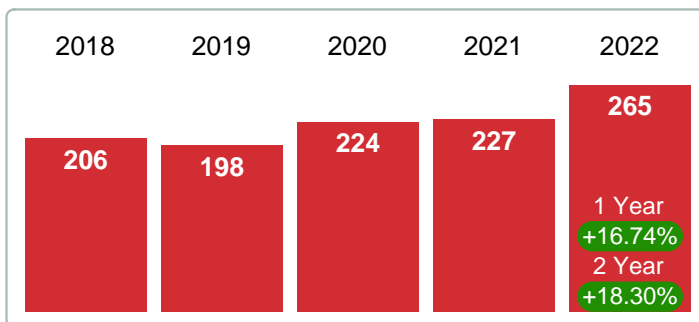
PENDING LISTINGS

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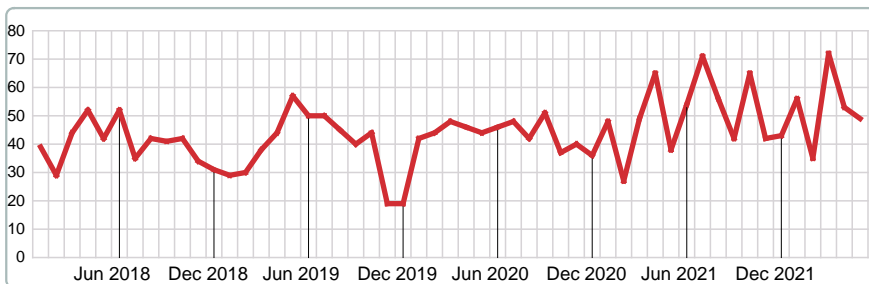
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 46

High Mar 2022 72 Low Dec 2019 19

Pending Listings this month at 49 above the 5 yr MAY average of 46

- MAR 72
- APR 53 (-26.39%)
- MAY 49 (-7.55%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	6.12%	3.7	1	2	0	0
\$125,001 - \$175,000	7	14.29%	43.4	1	6	0	0
\$175,001 - \$200,000	2	4.08%	4.5	0	2	0	0
\$200,001 - \$250,000	19	38.78%	7.4	0	18	1	0
\$250,001 - \$300,000	6	12.24%	6.7	0	4	2	0
\$300,001 - \$425,000	8	16.33%	48.5	0	6	2	0
\$425,001 and up	4	8.16%	6.8	0	1	3	0
Total Pending Units	49			2	39	8	0
Total Pending Volume	13,411,850	100%	18.9	264.40K	9.22M	3.92M	0.00B
Average Listing Price	\$277,957			\$132,200	\$236,512	\$490,438	\$0

May 2022



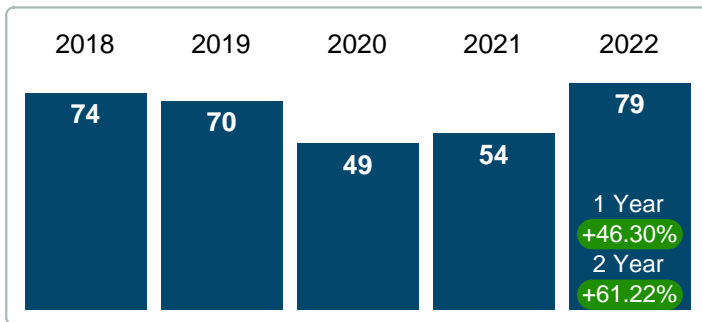
Area Delimited by County Of Bryan - Residential Property Type



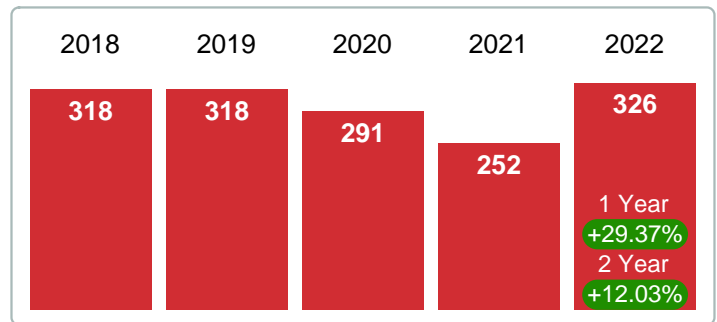
NEW LISTINGS

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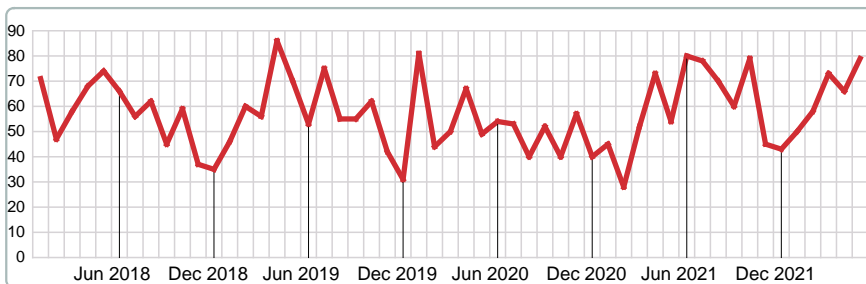
MAY



YEAR TO DATE (YTD)

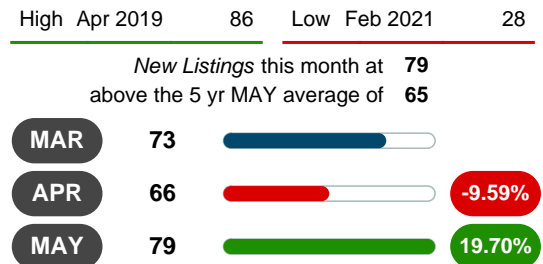


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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	5	6.33%	3	2	0	0
\$125,001 - \$200,000	12	15.19%	2	10	0	0
\$200,001 - \$225,000	16	20.25%	0	14	2	0
\$225,001 - \$275,000	13	16.46%	0	8	4	1
\$275,001 - \$375,000	14	17.72%	1	11	2	0
\$375,001 - \$975,000	12	15.19%	0	7	3	2
\$975,001 and up	7	8.86%	0	4	2	1
Total New Listed Units	79		6	56	13	4
Total New Listed Volume	34,036,400	100%	787.90K	22.50M	7.81M	2.94M
Average New Listed Listing Price	\$300,571		\$131,317	\$401,745	\$600,600	\$735,750

May 2022



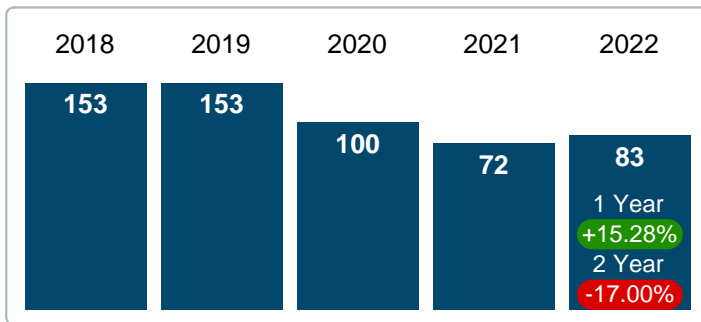
Area Delimited by County Of Bryan - Residential Property Type



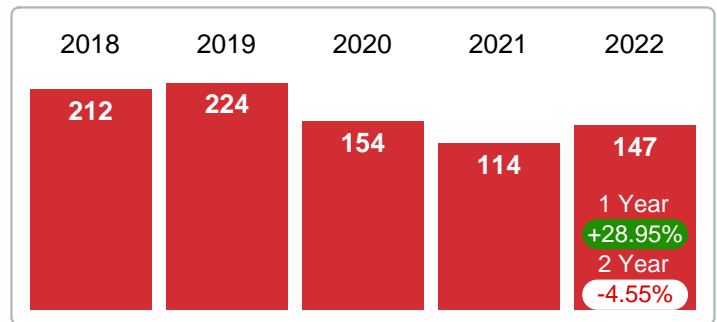
ACTIVE INVENTORY

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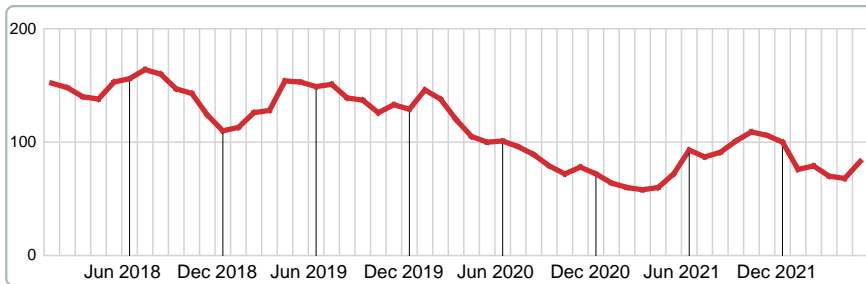
END OF MAY



ACTIVE DURING MAY

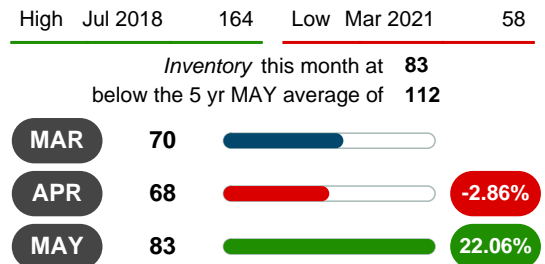


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 112



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	8	9.64%	54.4	4	4	0	0
\$125,001 - \$175,000	9	10.84%	72.4	4	5	0	0
\$175,001 - \$225,000	8	9.64%	37.4	0	6	2	0
\$225,001 - \$350,000	24	28.92%	36.7	1	16	6	1
\$350,001 - \$650,000	15	18.07%	26.7	0	10	3	2
\$650,001 - \$1,375,000	10	12.05%	98.1	0	5	3	2
\$1,375,001 and up	9	10.84%	70.9	0	3	4	2
Total Active Inventory by Units	83			9	49	18	7
Total Active Inventory by Volume	43,773,150	100%	51.6	1.20M	23.32M	13.12M	6.14M
Average Active Inventory Listing Price	\$527,387			\$132,922	\$475,899	\$728,656	\$877,429

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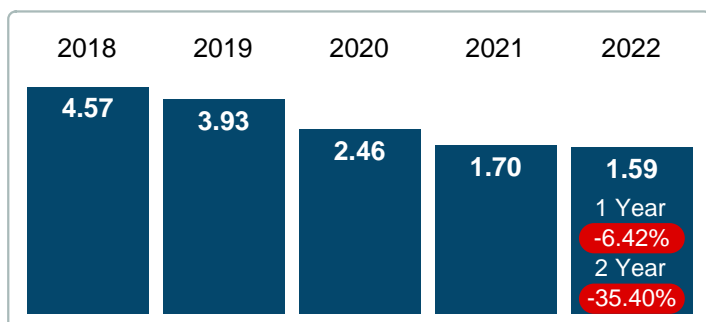
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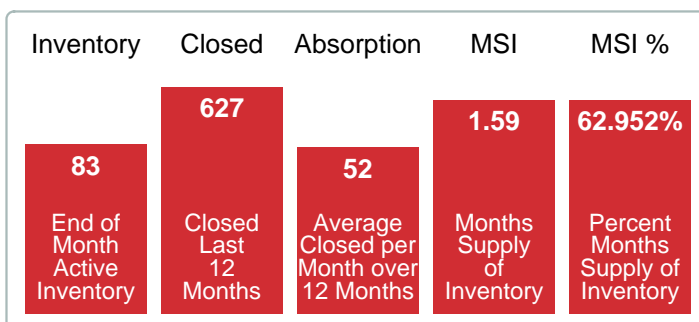
MONTHS SUPPLY of INVENTORY (MSI)

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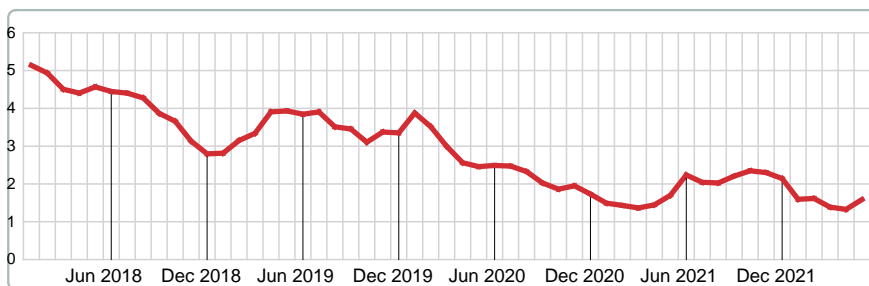
MSI FOR MAY



INDICATORS FOR MAY 2022

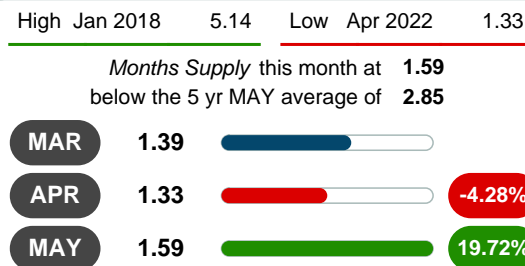


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.85



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	9.64%	1.09	1.45	0.96	0.00	0.00
\$125,001 - \$175,000	9	10.84%	1.02	2.53	0.88	0.00	0.00
\$175,001 - \$225,000	8	9.64%	0.60	0.00	0.51	1.41	0.00
\$225,001 - \$350,000	24	28.92%	1.47	6.00	1.56	1.18	1.20
\$350,001 - \$650,000	15	18.07%	3.16	0.00	4.80	1.80	2.67
\$650,001 - \$1,375,000	10	12.05%	7.06	0.00	7.50	6.00	8.00
\$1,375,001 and up	9	10.84%	36.00	0.00	36.00	48.00	24.00
Market Supply of Inventory (MSI)			1.59	1.86	1.41	1.71	3.11
Total Active Inventory by Units		100%	1.59	9	49	18	7

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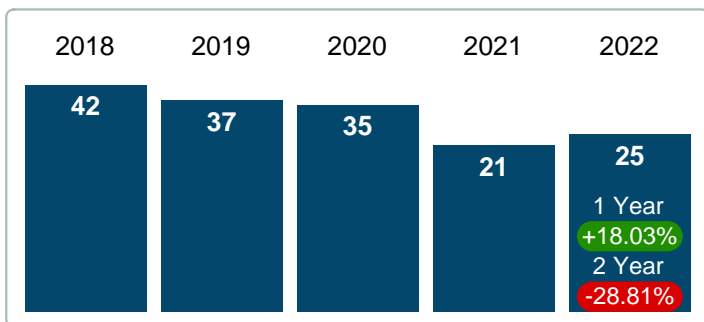
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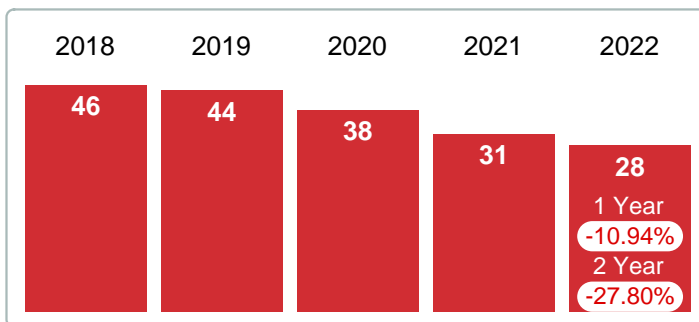
AVERAGE DAYS ON MARKET TO SALE

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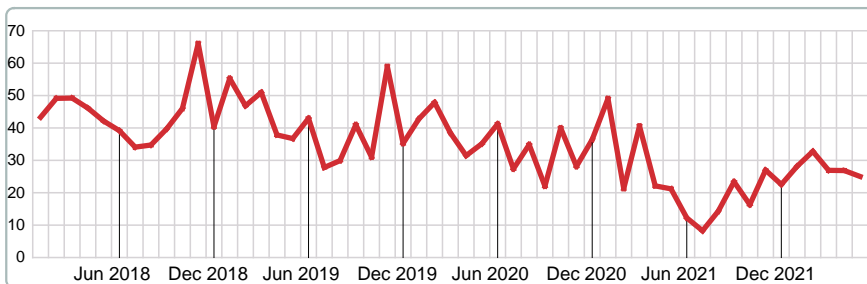
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 32

High Nov 2018 66 Low Jul 2021 8

Average Days on Market to Sale this month at 25 below the 5 yr MAY average of 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
\$100,000 and less	8.62%	3	2	3	0	0
\$100,001 - \$125,000	12.07%	28	9	40	107	0
\$125,001 - \$175,000	10.34%	20	16	22	0	0
\$175,001 - \$225,000	27.59%	19	0	20	1	0
\$225,001 - \$250,000	13.79%	46	0	46	0	0
\$250,001 - \$375,000	17.24%	44	0	40	51	0
\$375,001 and up	10.34%	4	0	5	2	3
Average Closed DOM		25	10	26	39	3
Total Closed Units	100%	25	8	41	8	1
Total Closed Volume		13,918,894	994.00K	9.10M	3.22M	600.00K

May 2022



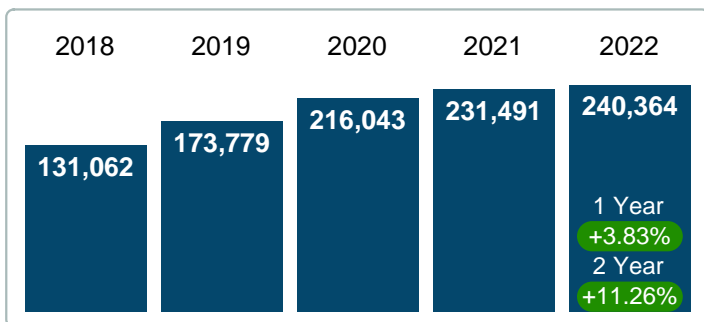
Area Delimited by County Of Bryan - Residential Property Type



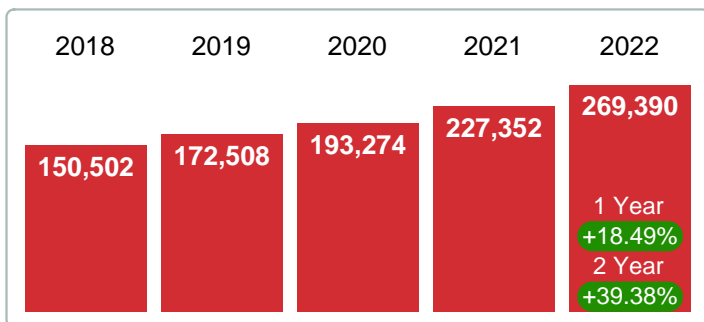
AVERAGE LIST PRICE AT CLOSING

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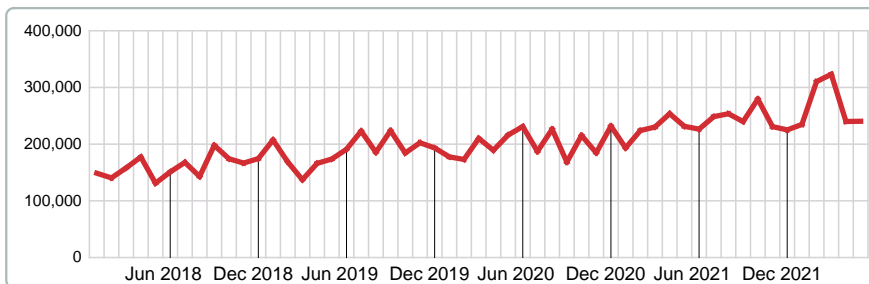
MAY



YEAR TO DATE (YTD)

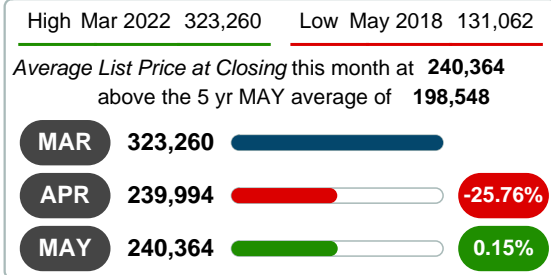


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 198,548



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
\$100,000 and less	5	8.62%	75,899	83,000	74,124	0	0
\$100,001 - \$125,000	6	10.34%	119,667	123,780	109,000	129,900	0
\$125,001 - \$175,000	7	12.07%	142,886	155,000	137,600	0	0
\$175,001 - \$225,000	17	29.31%	207,212	0	206,373	220,000	0
\$225,001 - \$250,000	7	12.07%	240,507	0	236,319	0	0
\$250,001 - \$375,000	10	17.24%	311,745	0	299,241	330,500	0
\$375,001 and up	6	10.34%	586,633	0	431,600	812,500	599,999
Average List Price			240,364	126,488	220,300	412,113	599,999
Total Closed Units		100%	240,364	8	41	8	1
Total Closed Volume			13,941,091	1.01M	9.03M	3.30M	600.00K

May 2022



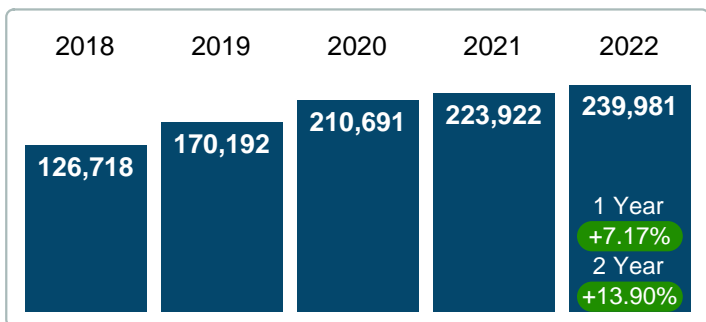
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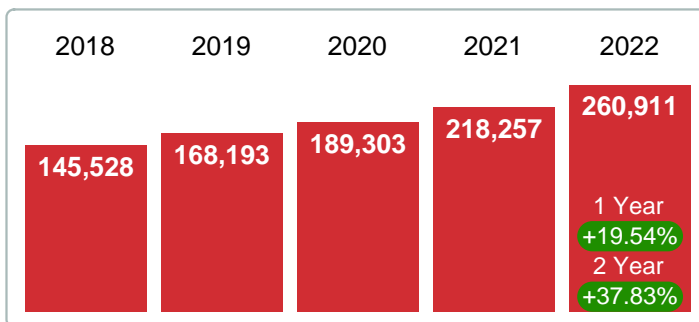
AVERAGE SOLD PRICE AT CLOSING

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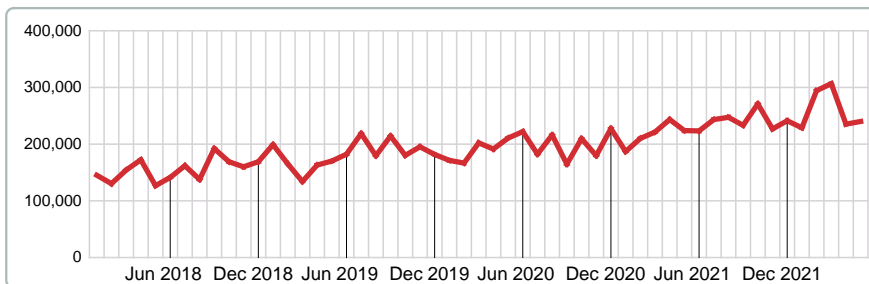
MAY



YEAR TO DATE (YTD)

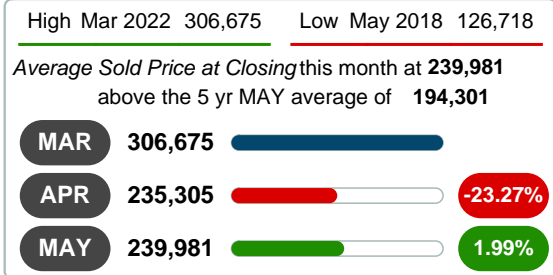


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 194,301



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
\$100,000 and less 5	8.62%	73,300	90,000	69,125	0	0
\$100,001 - \$125,000 7	12.07%	116,714	119,600	104,000	115,000	0
\$125,001 - \$175,000 6	10.34%	148,567	153,000	146,350	0	0
\$175,001 - \$225,000 16	27.59%	205,489	0	205,522	205,000	0
\$225,001 - \$250,000 8	13.79%	238,978	0	238,978	0	0
\$250,001 - \$375,000 10	17.24%	302,445	0	291,408	319,000	0
\$375,001 and up 6	10.34%	603,317	0	464,967	812,500	599,999
Average Sold Price		239,981	124,250	222,046	402,625	599,999
Total Closed Units	100%	239,981	8	41	8	1
Total Closed Volume		13,918,894	994.00K	9.10M	3.22M	600.00K

May 2022



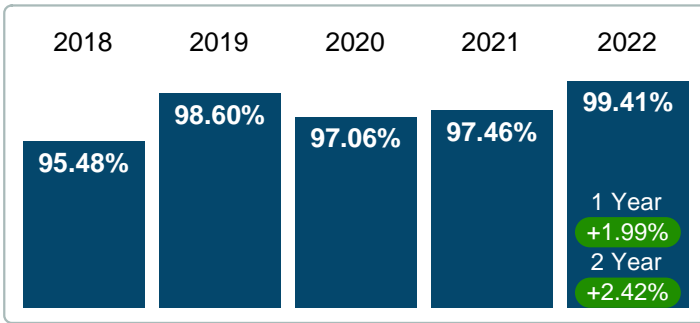
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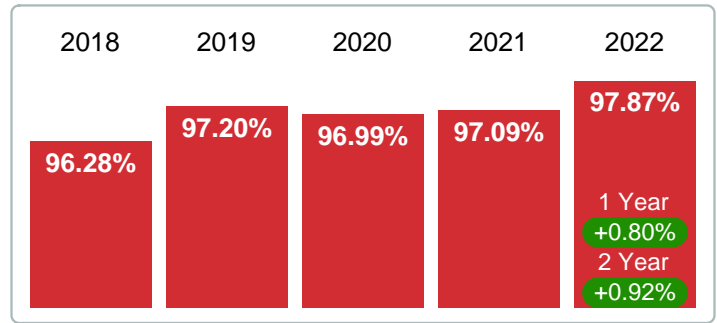
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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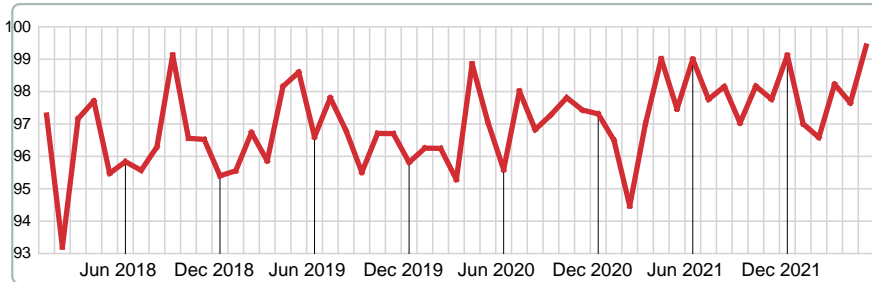
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

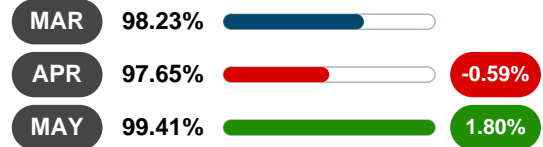


3 MONTHS

5 year MAY AVG = 97.60%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **99.41%**
above the 5 yr MAY average of **97.60%**



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	
\$100,000 and less	<div style="width: 5%;"></div> 5	8.62%	95.97%	108.43%	92.86%	0.00%	0.00%	
\$100,001 - \$125,000	<div style="width: 7%;"></div> 7	12.07%	95.40%	96.78%	95.41%	88.53%	0.00%	
\$125,001 - \$175,000	<div style="width: 6%;"></div> 6	10.34%	104.49%	98.96%	107.26%	0.00%	0.00%	
\$175,001 - \$225,000	<div style="width: 16%;"></div> 16	27.59%	99.29%	0.00%	99.69%	93.18%	0.00%	
\$225,001 - \$250,000	<div style="width: 8%;"></div> 8	13.79%	101.22%	0.00%	101.22%	0.00%	0.00%	
\$250,001 - \$375,000	<div style="width: 10%;"></div> 10	17.24%	97.00%	0.00%	97.47%	96.31%	0.00%	
\$375,001 and up	<div style="width: 6%;"></div> 6	10.34%	103.75%	0.00%	107.51%	100.00%	100.00%	
Average Sold/List Ratio		99.40%		98.78%	100.20%	95.87%	100.00%	
Total Closed Units		58	100%	99.40%	8	41	8	1
Total Closed Volume		13,918,894			994.00K	9.10M	3.22M	600.00K

May 2022



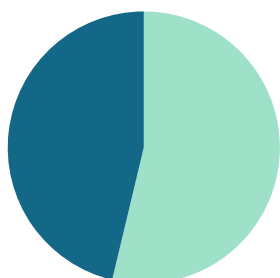
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

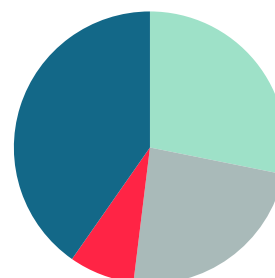


Inventory
 New Listings
79 = 53.74%
 Start Inventory
68
 Total Inventory Units
147
 Volume
\$62,739,899

Market Activity

Closed Sales
58 = 28.16%
 Pending Sales
49 = 23.79%
 Other Off Market
16 = 7.77%
 Active Inventory
83 = 40.29%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	46	58	26.09%	195	262	34.36%
Pending Sales	38	49	28.95%	227	265	16.74%
New Listings	54	79	46.30%	252	326	29.37%
Average List Price	231,491	240,364	3.83%	227,352	269,390	18.49%
Average Sale Price	223,922	239,981	7.17%	218,257	260,911	19.54%
Average Percent of Selling Price to List Price	97.46%	99.41%	1.99%	97.09%	97.87%	0.80%
Average Days on Market to Sale	21.20	25.02	18.03%	31.06	27.66	-10.94%
Monthly Inventory	72	83	15.28%	72	83	15.28%
Months Supply of Inventory	1.70	1.59	-6.42%	1.70	1.59	-6.42%

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

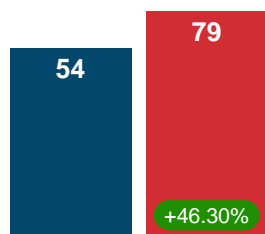
Inventory on May 31, 2022 = **83**

2021 **2022**

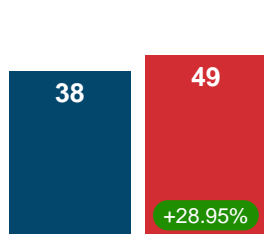
MAY MARKET

AVERAGE PRICES

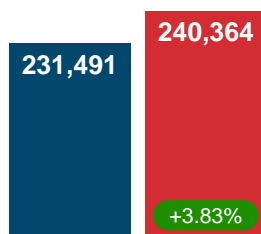
New Listings



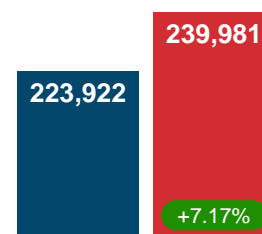
Pending Listings



List Price



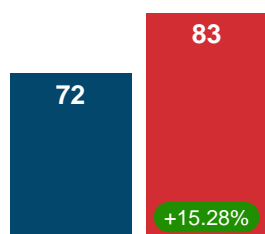
Sale Price



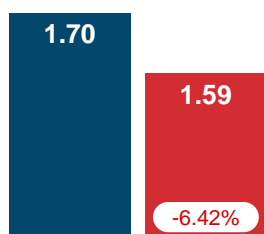
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

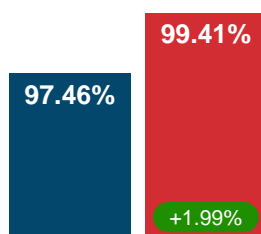
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

