

May 2022



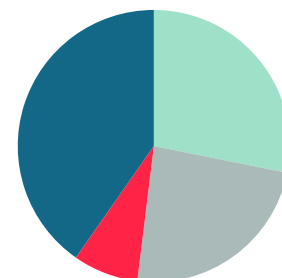
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	229,450	210,400	-8.30%
Median Sale Price	220,950	210,400	-4.77%
Median Percent of Selling Price to List Price	98.22%	100.00%	1.82%
Median Days on Market to Sale	5.00	5.00	0.00%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **4.77%** in May 2022 to \$210,400 versus the previous year at \$220,950.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in May 2022 compared to last year's same month at **5.00** DOM.

Sales Success for May 2022 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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

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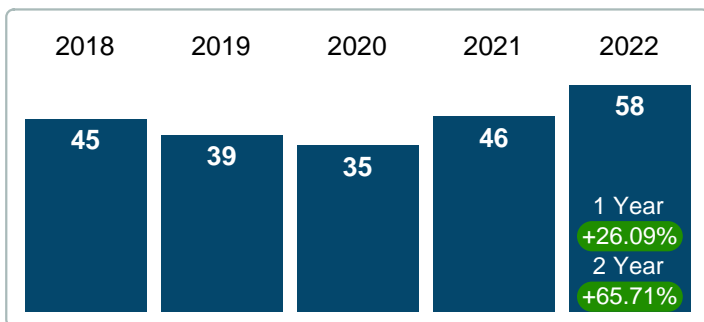
Area Delimited by County Of Bryan - Residential Property Type



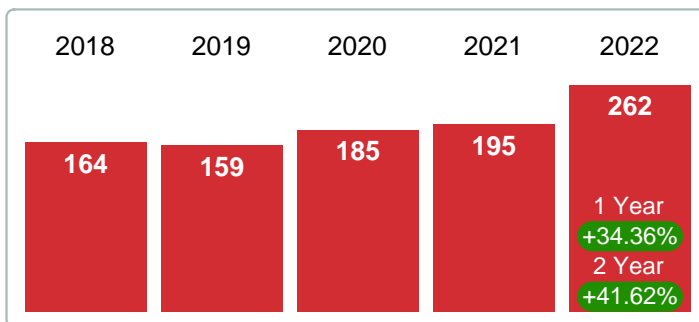
CLOSED LISTINGS

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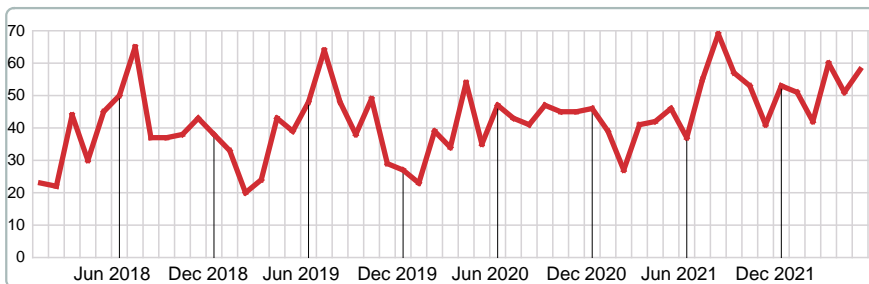
MAY



YEAR TO DATE (YTD)

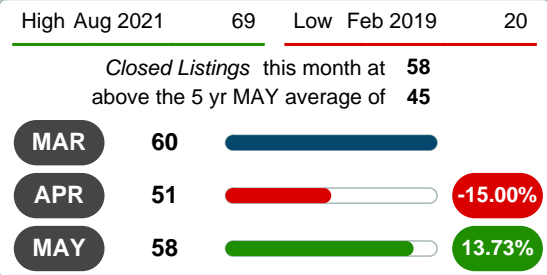


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 45



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.62%	2.0	1	4	0	0
\$100,001 - \$125,000	7	12.07%	14.0	5	1	1	0
\$125,001 - \$175,000	6	10.34%	3.5	2	4	0	0
\$175,001 - \$225,000	16	27.59%	1.5	0	15	1	0
\$225,001 - \$250,000	8	13.79%	4.5	0	8	0	0
\$250,001 - \$375,000	10	17.24%	28.0	0	6	4	0
\$375,001 and up	6	10.34%	3.0	0	3	2	1
Total Closed Units	58			8	41	8	1
Total Closed Volume	13,918,894	100%	5.0	994.00K	9.10M	3.22M	600.00K
Median Closed Price	\$210,400			\$124,000	\$210,400	\$323,750	\$599,999

May 2022



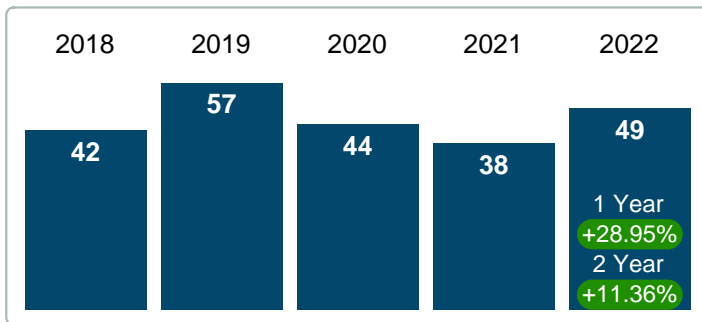
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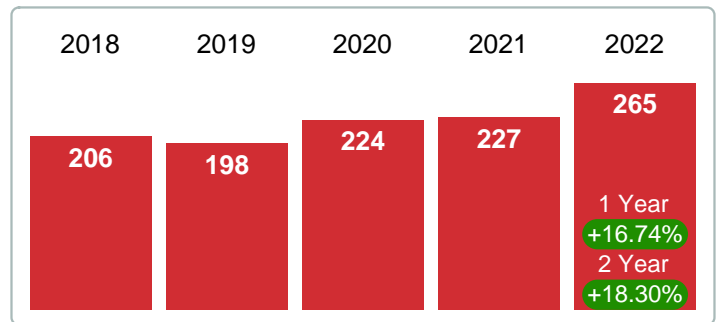
PENDING LISTINGS

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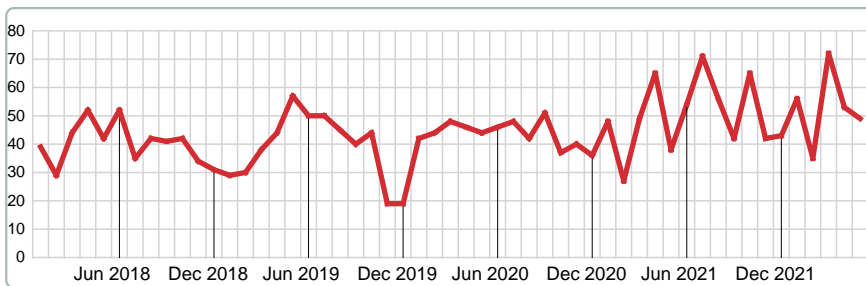
MAY



YEAR TO DATE (YTD)

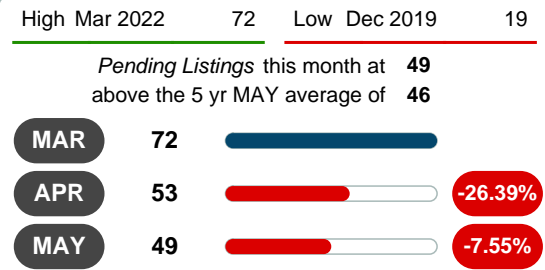


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	6.12%	0.0	1	2	0	0
\$125,001 - \$175,000	7	14.29%	11.0	1	6	0	0
\$175,001 - \$200,000	2	4.08%	4.5	0	2	0	0
\$200,001 - \$250,000	19	38.78%	2.0	0	18	1	0
\$250,001 - \$300,000	6	12.24%	6.5	0	4	2	0
\$300,001 - \$425,000	8	16.33%	19.0	0	6	2	0
\$425,001 and up	4	8.16%	4.5	0	1	3	0
Total Pending Units	49			2	39	8	0
Total Pending Volume	13,411,850	100%	5.0	264.40K	9.22M	3.92M	0.00B
Median Listing Price	\$225,000			\$132,200	\$219,000	\$366,250	\$0

May 2022



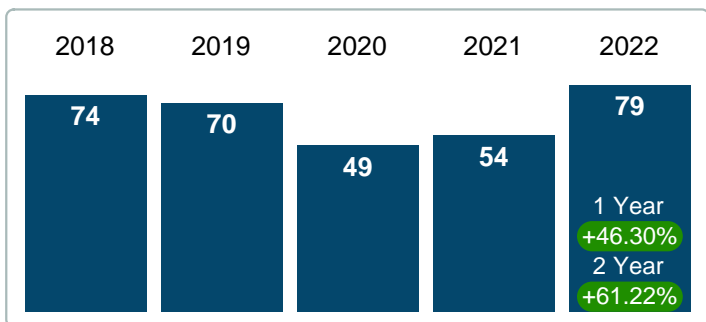
Area Delimited by County Of Bryan - Residential Property Type



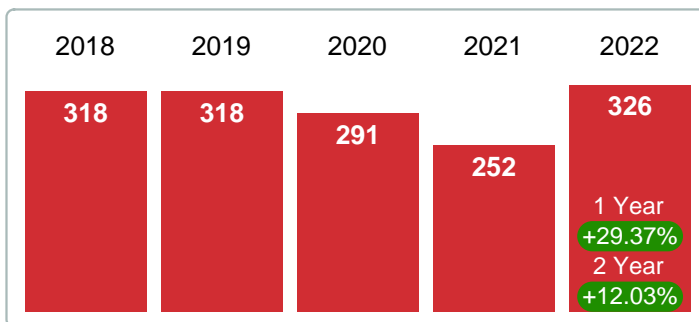
NEW LISTINGS

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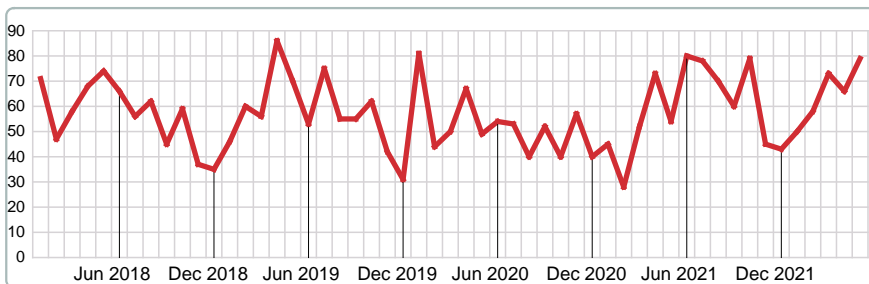
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 65

High Apr 2019 86 Low Feb 2021 28

New Listings this month at **79**
above the 5 yr MAY average of **65**

- MAR 73
- APR 66 -9.59%
- MAY 79 19.70%

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
Median New Listed Listing Price	\$249,000		\$111,750	\$234,950	\$279,000	\$639,000

May 2022



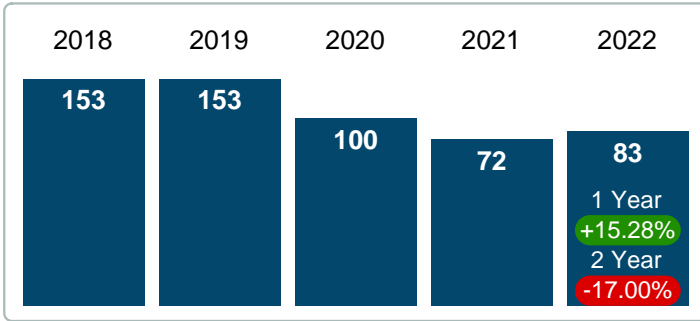
Area Delimited by County Of Bryan - Residential Property Type



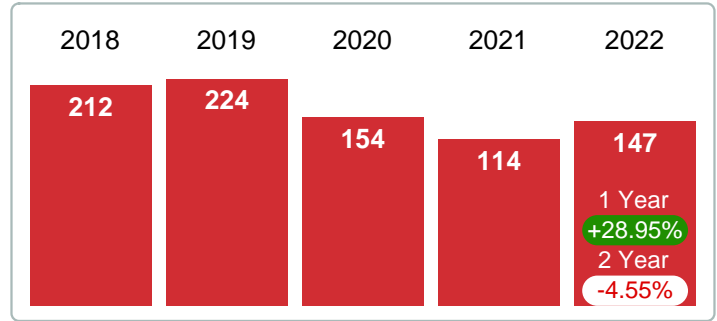
ACTIVE INVENTORY

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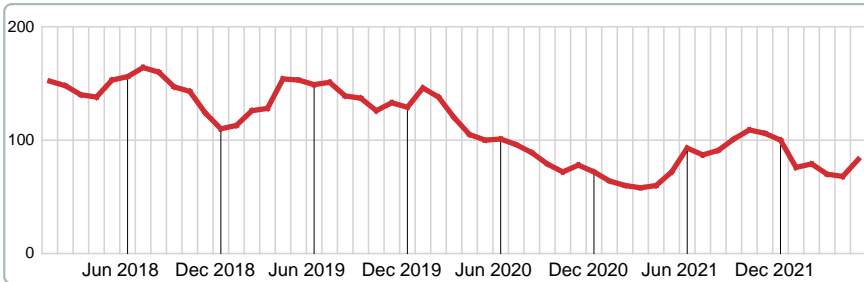
END OF MAY



ACTIVE DURING MAY

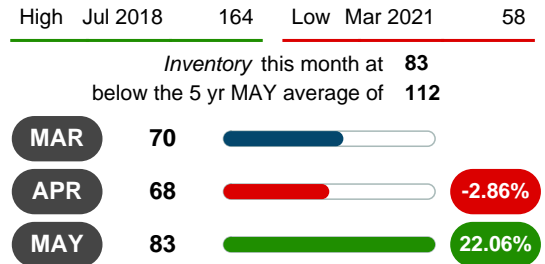


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 112



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	9.64%	43.5	4	4	0	0
\$125,001 - \$175,000	9	10.84%	48.0	4	5	0	0
\$175,001 - \$225,000	8	9.64%	21.5	0	6	2	0
\$225,001 - \$350,000	24	28.92%	27.0	1	16	6	1
\$350,001 - \$650,000	15	18.07%	21.0	0	10	3	2
\$650,001 - \$1,375,000	10	12.05%	83.5	0	5	3	2
\$1,375,001 and up	9	10.84%	21.0	0	3	4	2
Total Active Inventory by Units	83			9	49	18	7
Total Active Inventory by Volume	43,773,150	100%	29.0	1.20M	23.32M	13.12M	6.14M
Median Active Inventory Listing Price	\$285,000			\$129,000	\$252,250	\$387,500	\$669,000

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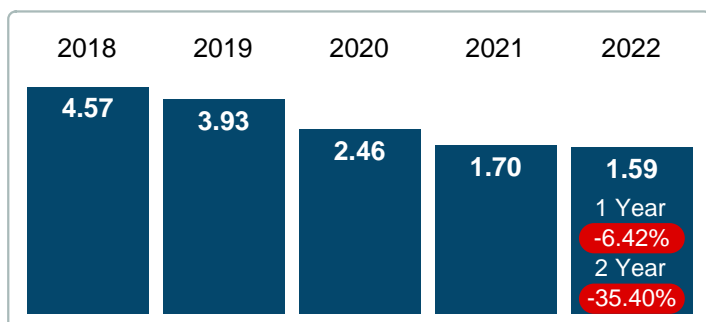
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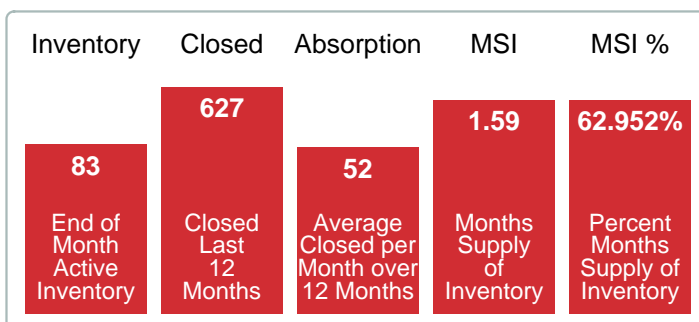
MONTHS SUPPLY of INVENTORY (MSI)

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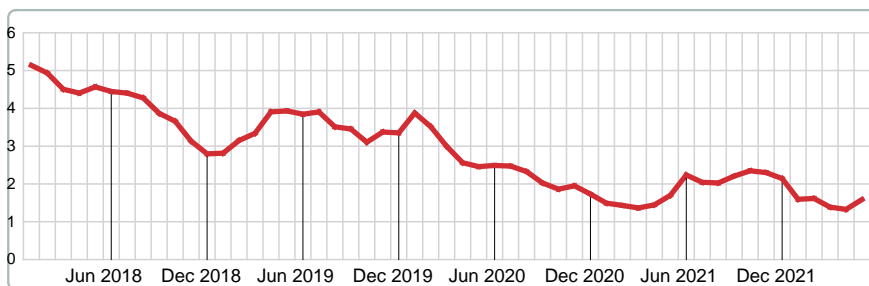
MSI FOR MAY



INDICATORS FOR MAY 2022

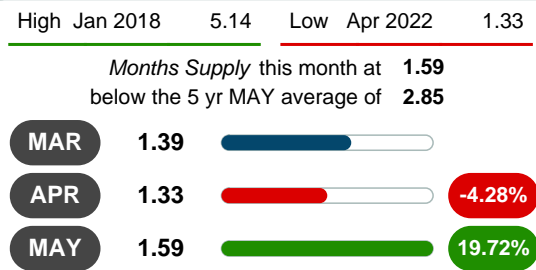


5 YEAR MARKET ACTIVITY TRENDS



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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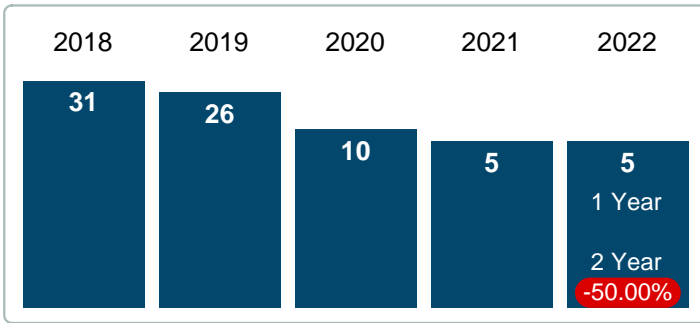
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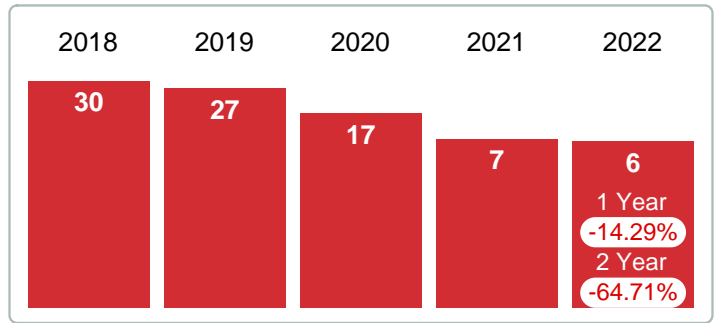
MEDIAN DAYS ON MARKET TO SALE

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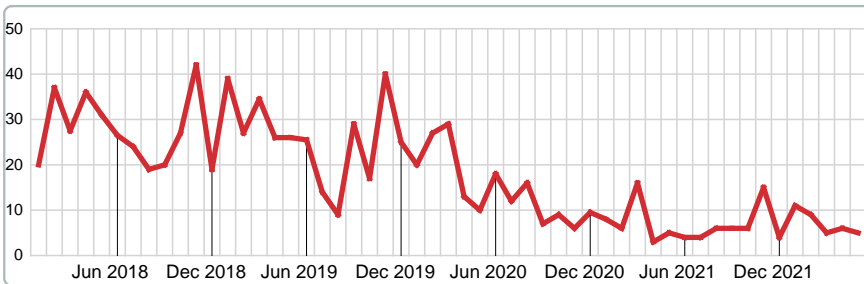
MAY



YEAR TO DATE (YTD)

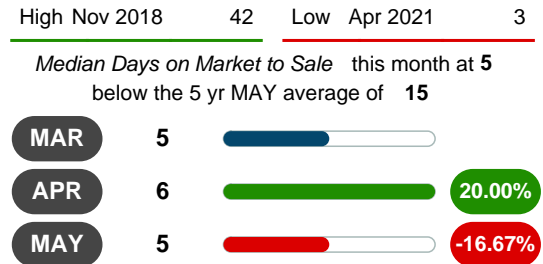


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 15



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
\$100,000 and less	8.62%	2	2	3	0	0
\$100,001 - \$125,000	12.07%	14	8	40	107	0
\$125,001 - \$175,000	10.34%	4	16	3	0	0
\$175,001 - \$225,000	27.59%	2	0	2	1	0
\$225,001 - \$250,000	13.79%	5	0	5	0	0
\$250,001 - \$375,000	17.24%	28	0	25	41	0
\$375,001 and up	10.34%	3	0	6	2	3
Median Closed DOM		5	6	5	10	3
Total Closed Units	100%	58	8	41	8	1
Total Closed Volume		13,918,894	994.00K	9.10M	3.22M	600.00K

May 2022



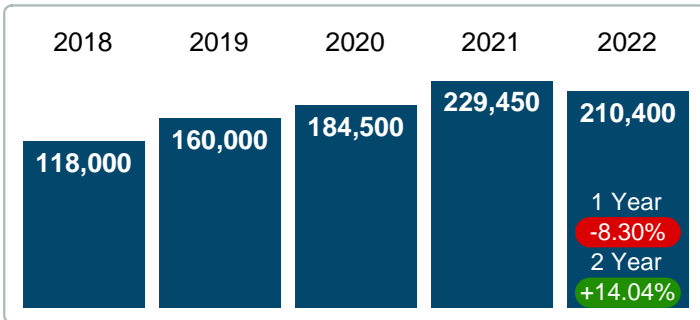
Area Delimited by County Of Bryan - Residential Property Type



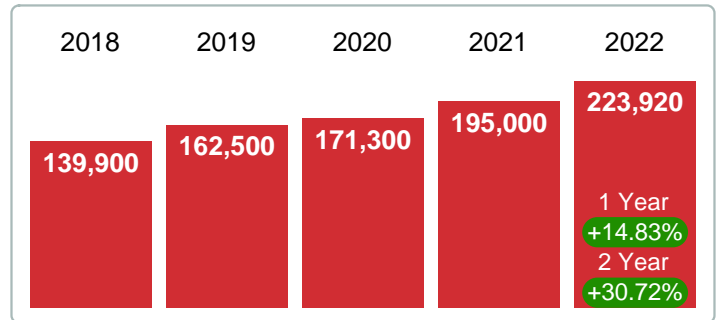
MEDIAN LIST PRICE AT CLOSING

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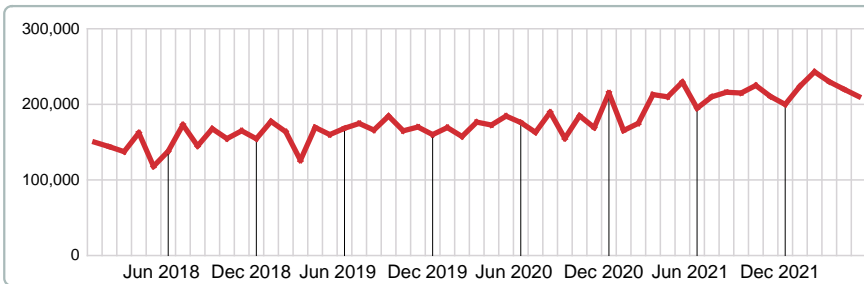
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

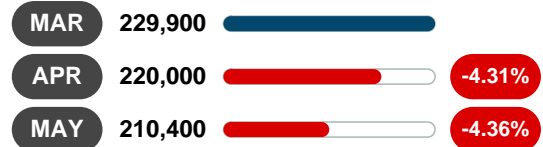


3 MONTHS

5 year MAY AVG = 180,470

High Feb 2022 243,000 Low May 2018 118,000

Median List Price at Closing this month at **210,400**
above the 5 yr MAY average of **180,470**



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
\$100,000 and less	5	8.62%	83,000	83,000	78,250	0	0
\$100,001 - \$125,000	6	10.34%	122,000	124,500	114,500	0	0
\$125,001 - \$175,000	7	12.07%	129,900	145,000	129,900	129,900	0
\$175,001 - \$225,000	17	29.31%	210,400	0	210,400	220,000	0
\$225,001 - \$250,000	7	12.07%	244,900	0	244,900	0	0
\$250,001 - \$375,000	10	17.24%	311,223	0	301,223	336,250	0
\$375,001 and up	6	10.34%	524,950	0	445,000	812,500	599,999
Median List Price			210,400	125,000	210,400	336,250	599,999
Total Closed Units		100%	210,400	8	41	8	1
Total Closed Volume			13,941,091	1.01M	9.03M	3.30M	600.00K

May 2022



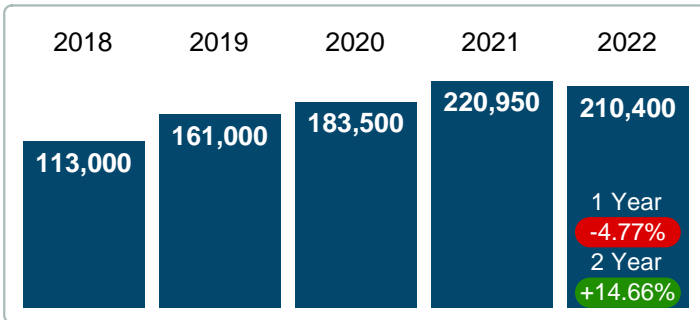
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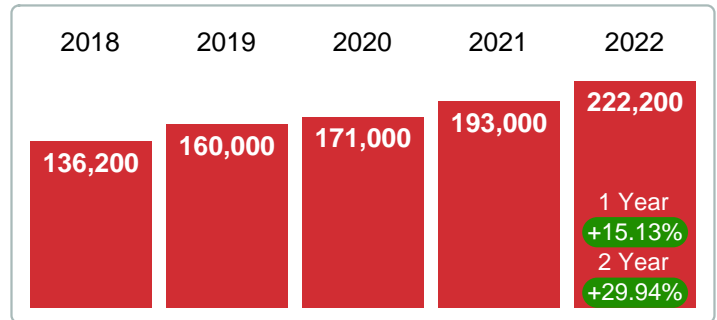
MEDIAN SOLD PRICE AT CLOSING

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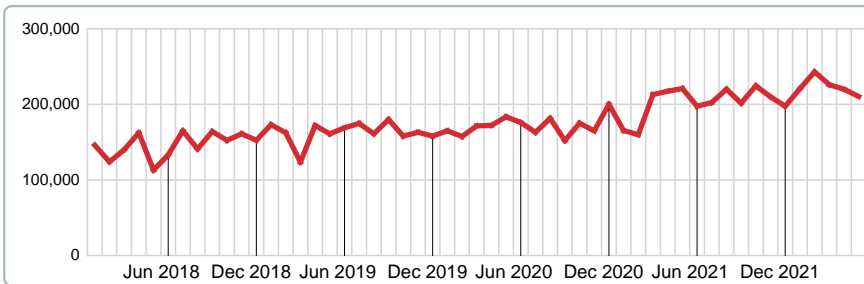
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

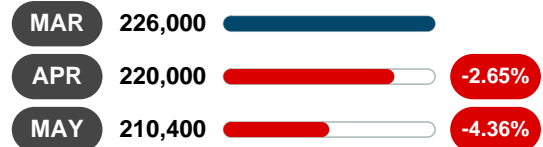


3 MONTHS

5 year MAY AVG = 177,770

High Feb 2022 243,000 Low May 2018 113,000

Median Sold Price at Closing this month at **210,400**
above the 5 yr MAY average of **177,770**



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
\$100,000 and less	5	8.62%	86,500	90,000	68,250	0	0
\$100,001 - \$125,000	7	12.07%	115,000	123,000	104,000	115,000	0
\$125,001 - \$175,000	6	10.34%	151,500	153,000	142,250	0	0
\$175,001 - \$225,000	16	27.59%	210,400	0	210,400	205,000	0
\$225,001 - \$250,000	8	13.79%	240,863	0	240,863	0	0
\$250,001 - \$375,000	10	17.24%	307,223	0	297,223	323,750	0
\$375,001 and up	6	10.34%	577,500	0	440,000	812,500	599,999
Median Sold Price			210,400	124,000	210,400	323,750	599,999
Total Closed Units		100%	210,400	8	41	8	1
Total Closed Volume			13,918,894	994.00K	9.10M	3.22M	600.00K

May 2022



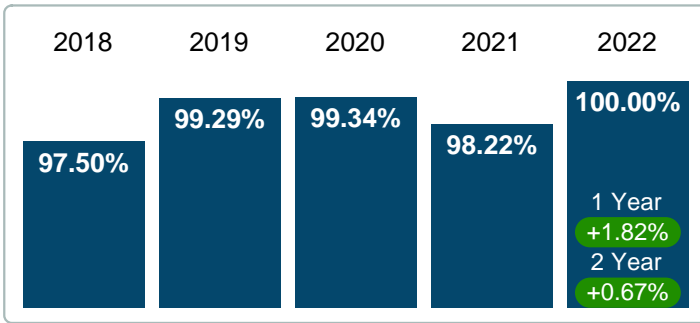
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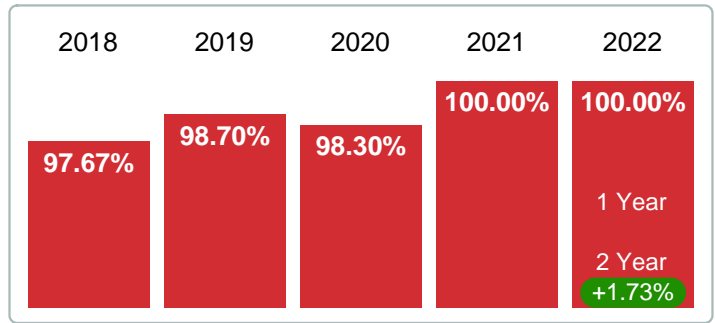
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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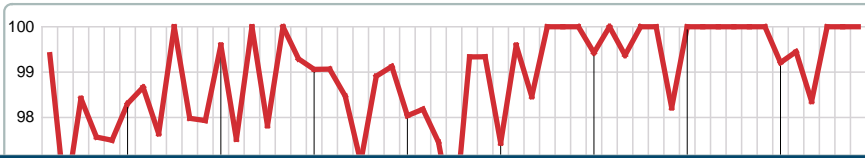
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 98.87%

High May 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.87%**

MAR 100.00%
APR 100.00%
MAY 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$100,000 and less	5	8.62%	100.00%	108.43%	100.00%	0.00%	0.00%	
\$100,001 - \$125,000	7	12.07%	98.40%	100.00%	95.41%	88.53%	0.00%	
\$125,001 - \$175,000	6	10.34%	101.12%	98.96%	101.12%	0.00%	0.00%	
\$175,001 - \$225,000	16	27.59%	100.00%	0.00%	100.00%	93.18%	0.00%	
\$225,001 - \$250,000	8	13.79%	100.00%	0.00%	100.00%	0.00%	0.00%	
\$250,001 - \$375,000	10	17.24%	96.77%	0.00%	96.77%	96.35%	0.00%	
\$375,001 and up	6	10.34%	100.00%	0.00%	100.00%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	96.35%	100.00%	
Total Closed Units		58	100%	100.00%	8	41	8	1
Total Closed Volume		13,918,894			994.00K	9.10M	3.22M	600.00K

May 2022



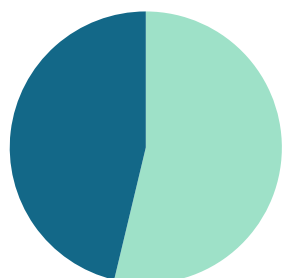
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

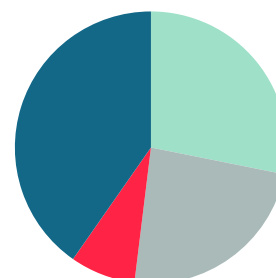
- New Listings **79 = 53.74%**
- Start Inventory **68**
- Total Inventory Units **147**
- Volume **\$62,739,899**

Market Activity

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%
Median List Price	229,450	210,400	-8.30%	195,000	223,920	14.83%
Median Sale Price	220,950	210,400	-4.77%	193,000	222,200	15.13%
Median Percent of Selling Price to List Price	98.22%	100.00%	1.82%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%	7.00	6.00	-14.29%
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

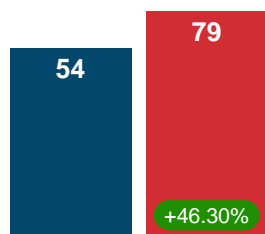
Inventory on May 31, 2022 = **83**

2021 **2022**

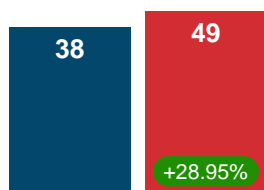
MAY MARKET

MEDIAN PRICES

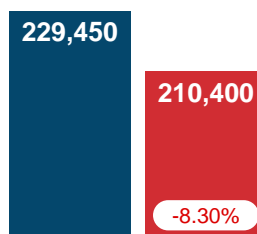
New Listings



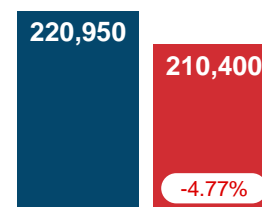
Pending Listings



List Price



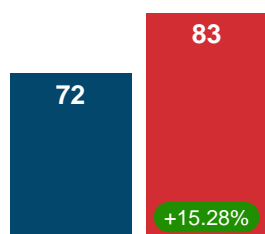
Sale Price



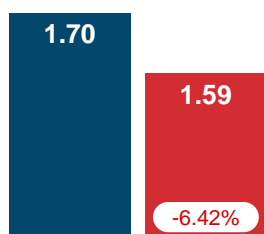
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

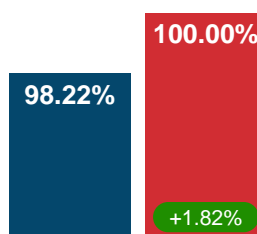
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%