

November 2022



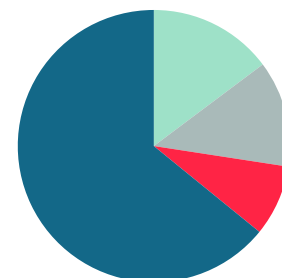
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	41	35	-14.63%
Pending Listings	42	30	-28.57%
New Listings	45	50	11.11%
Median List Price	210,400	254,665	21.04%
Median Sale Price	210,000	249,900	19.00%
Median Percent of Selling Price to List Price	100.00%	99.35%	-0.65%
Median Days on Market to Sale	15.00	7.00	-53.33%
End of Month Inventory	106	152	43.40%
Months Supply of Inventory	2.30	3.00	30.64%



■ Closed (14.77%)
■ Pending (12.66%)
■ Other OffMarket (8.44%)
■ Active (64.14%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of November 30, 2022 = **152**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2022 rose **43.40%** to 152 existing homes available for sale. Over the last 12 months this area has had an average of 51 closed sales per month. This represents an unsold inventory index of **3.00** 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 **19.00%** in November 2022 to \$249,900 versus the previous year at \$210,000.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 8.00 days or **53.33%** in November 2022 compared to last year's same month at **15.00** DOM.

Sales Success for November 2022 is Positive

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

There were 50 New Listings in November 2022, up **11.11%** from last year at 45. Furthermore, there were 35 Closed Listings this month versus last year at 41, a **-14.63%** decrease.

Closed versus Listed trends yielded a **70.0%** ratio, down from previous year's, November 2021, at **91.1%**, a **23.17%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

November 2022



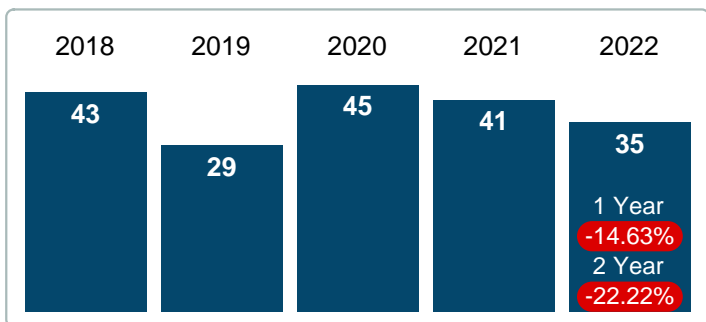
Area Delimited by County Of Bryan - Residential Property Type



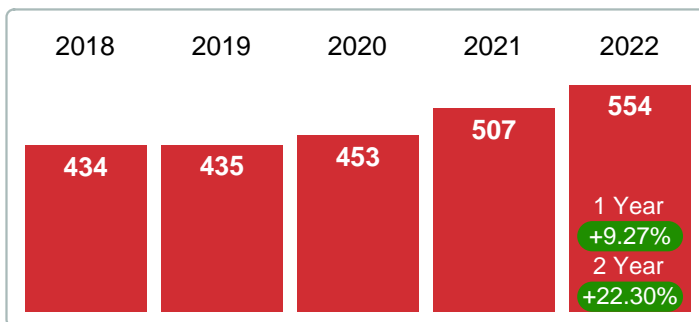
CLOSED LISTINGS

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

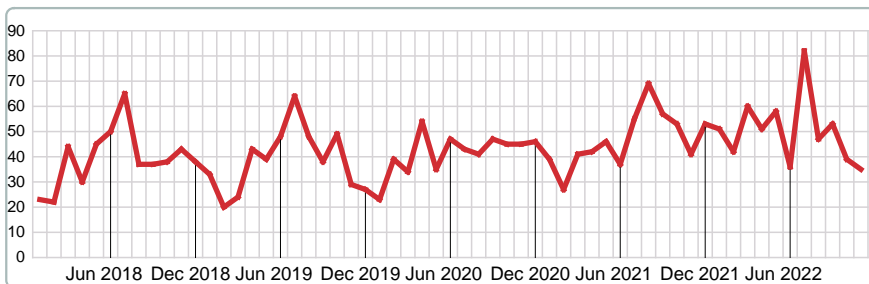
NOVEMBER



YEAR TO DATE (YTD)

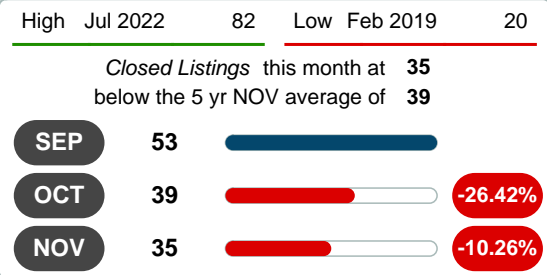


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 39



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	1	2.86%	19.0	1	0	0	0
\$100,001 - \$125,000	3	8.57%	14.0	2	1	0	0
\$125,001 - \$200,000	8	22.86%	10.5	0	7	1	0
\$200,001 - \$250,000	7	20.00%	1.0	0	7	0	0
\$250,001 - \$275,000	7	20.00%	1.0	0	6	1	0
\$275,001 - \$325,000	5	14.29%	34.0	0	4	1	0
\$325,001 and up	4	11.43%	53.5	1	2	1	0
Total Closed Units	35			4	27	4	0
Total Closed Volume	8,598,665	100%	7.0	722.50K	6.42M	1.46M	0.00B
Median Closed Price	\$249,900			\$115,000	\$249,900	\$279,450	\$0

November 2022



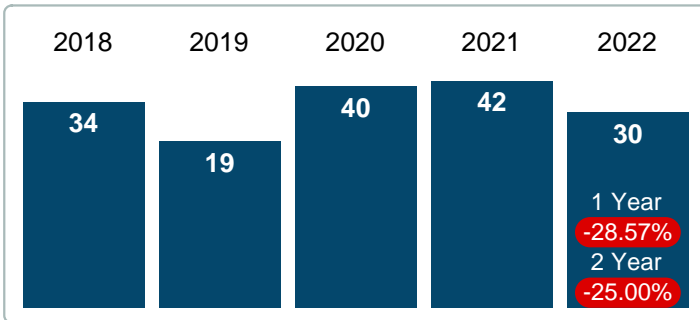
Area Delimited by County Of Bryan - Residential Property Type



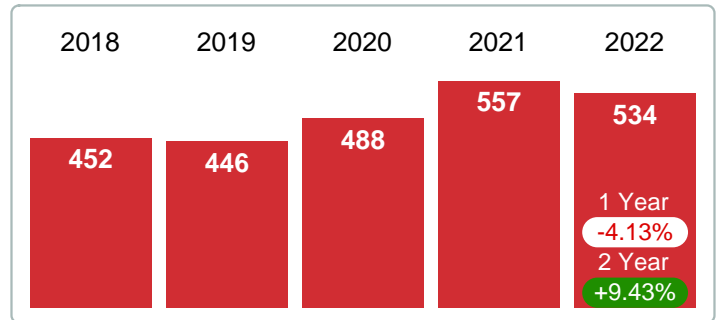
PENDING LISTINGS

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

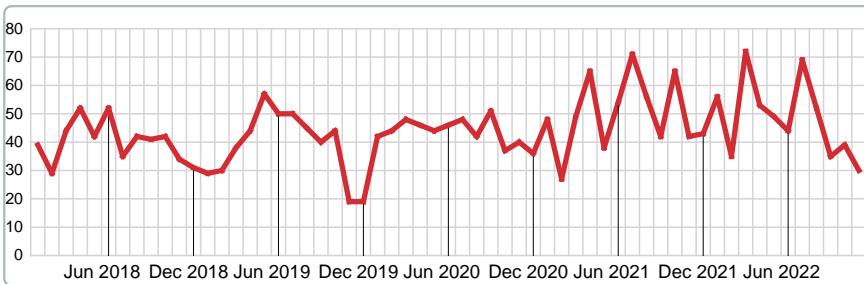
NOVEMBER



YEAR TO DATE (YTD)

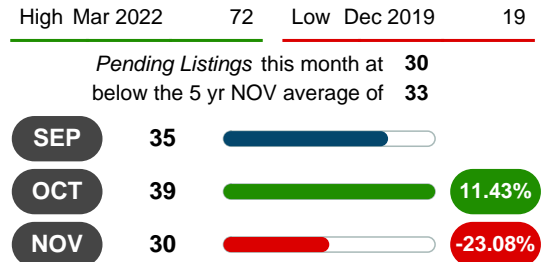


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 33



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	10.00%	53.0	2	1	0	0
\$100,001 - \$150,000	2	6.67%	17.5	2	0	0	0
\$150,001 - \$225,000	5	16.67%	12.0	1	3	1	0
\$225,001 - \$250,000	4	13.33%	0.5	0	4	0	0
\$250,001 - \$275,000	9	30.00%	7.0	0	7	2	0
\$275,001 - \$300,000	4	13.33%	12.5	0	3	1	0
\$300,001 and up	3	10.00%	43.0	1	2	0	0
Total Pending Units	30			6	20	4	0
Total Pending Volume	7,058,000	100%	12.0	946.50K	5.08M	1.03M	0.00B
Median Listing Price	\$255,200			\$120,000	\$257,250	\$262,400	\$0

November 2022



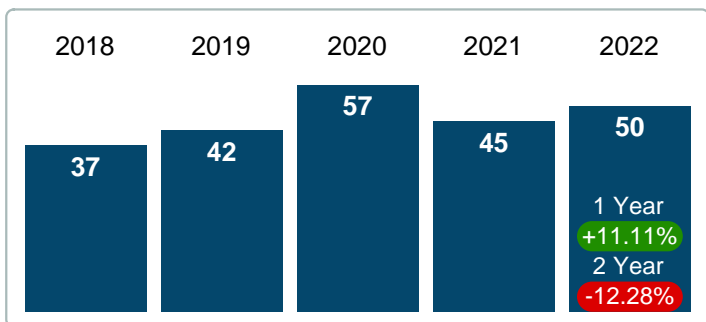
Area Delimited by County Of Bryan - Residential Property Type



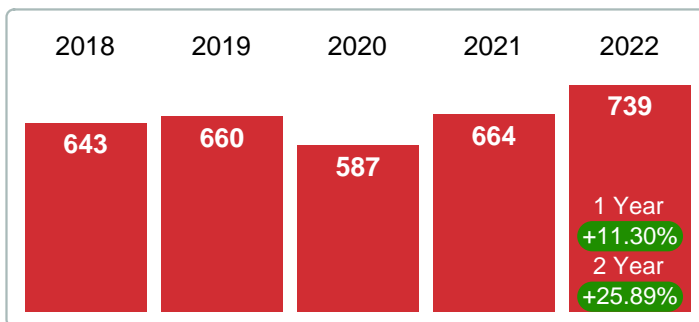
NEW LISTINGS

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

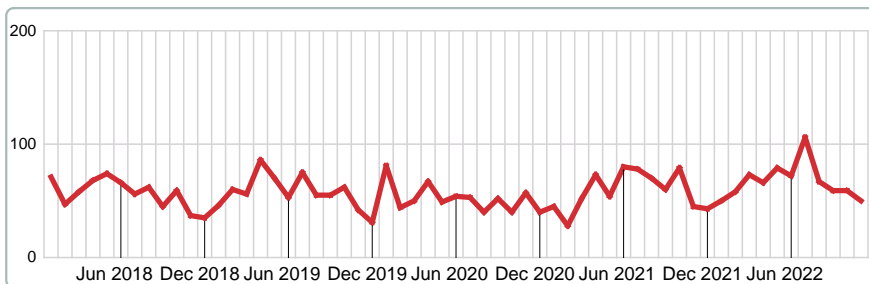
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 46

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 50
above the 5 yr NOV average of 46



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.00%	3	0	0	0
\$75,001 - \$150,000	7	14.00%	3	3	1	0
\$150,001 - \$225,000	6	12.00%	0	5	1	0
\$225,001 - \$250,000	10	20.00%	0	10	0	0
\$250,001 - \$275,000	9	18.00%	0	7	2	0
\$275,001 - \$375,000	10	20.00%	1	4	5	0
\$375,001 and up	5	10.00%	0	0	3	2
Total New Listed Units	50		7	29	12	2
Total New Listed Volume	14,034,687	100%	841.50K	6.79M	5.34M	1.07M
Median New Listed Listing Price	\$250,000		\$95,000	\$250,000	\$302,922	\$535,000



Area Delimited by County Of Bryan - Residential Property Type

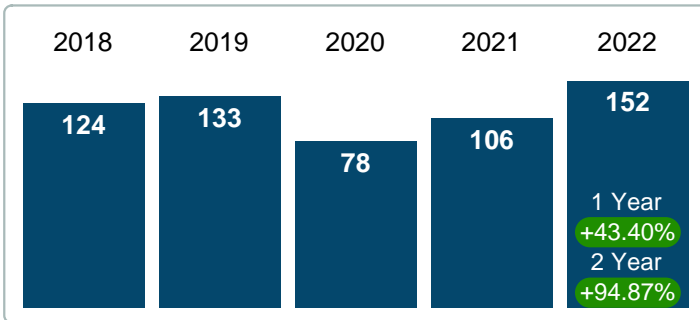


November 2022

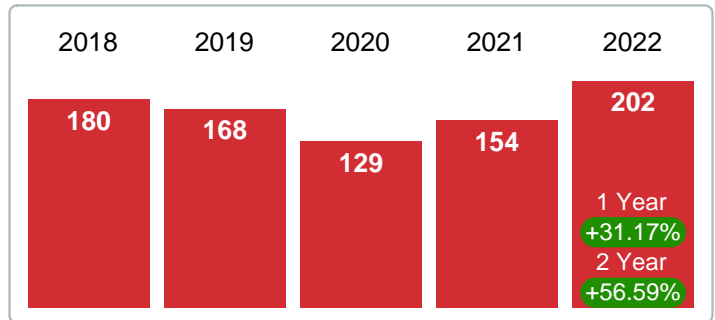
ACTIVE INVENTORY

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

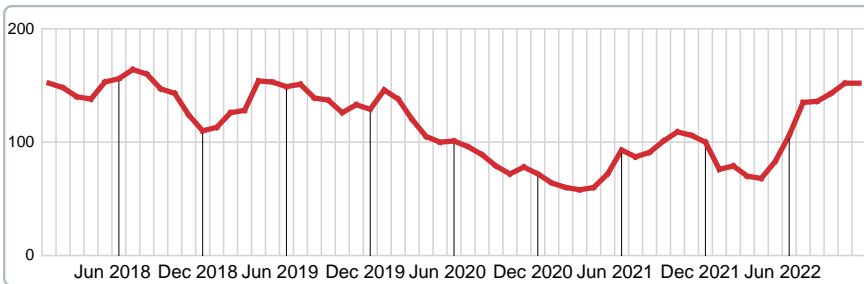
END OF NOVEMBER



ACTIVE DURING NOVEMBER

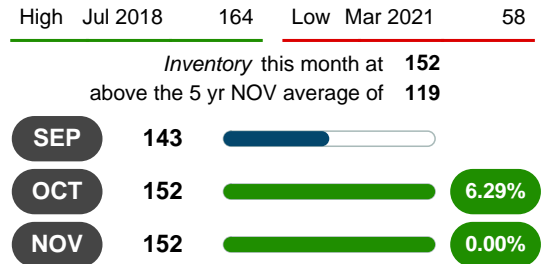


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 119



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	9.21%	63.0	6	7	1	0
\$100,001 - \$175,000	20	13.16%	59.5	3	13	4	0
\$175,001 - \$225,000	16	10.53%	73.0	3	10	3	0
\$225,001 - \$300,000	42	27.63%	53.5	2	28	11	1
\$300,001 - \$475,000	25	16.45%	58.0	0	14	11	0
\$475,001 - \$725,000	18	11.84%	95.5	0	6	9	3
\$725,001 and up	17	11.18%	110.0	2	6	7	2
Total Active Inventory by Units	152			16	84	46	6
Total Active Inventory by Volume	61,266,476	100%	64.5	4.38M	29.10M	23.16M	4.63M
Median Active Inventory Listing Price	\$259,950			\$139,000	\$250,000	\$324,450	\$575,000

November 2022



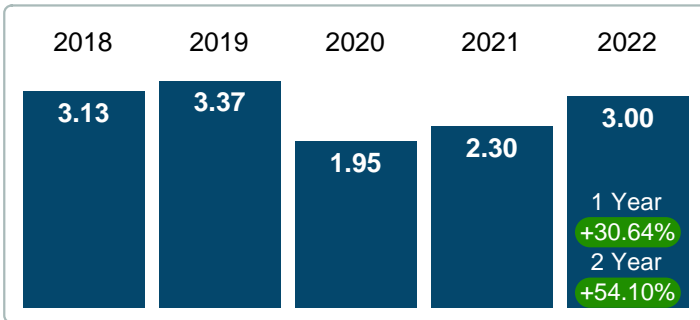
Area Delimited by County Of Bryan - Residential Property Type



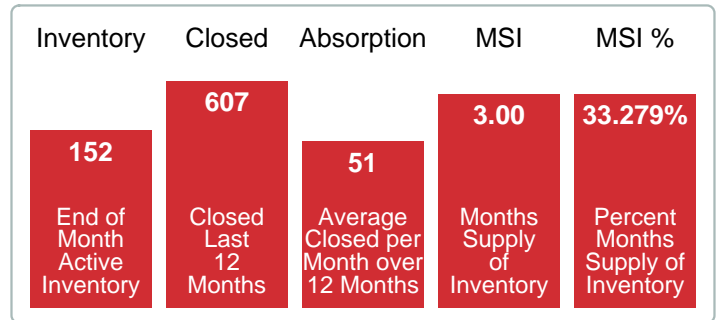
MONTHS SUPPLY of INVENTORY (MSI)

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

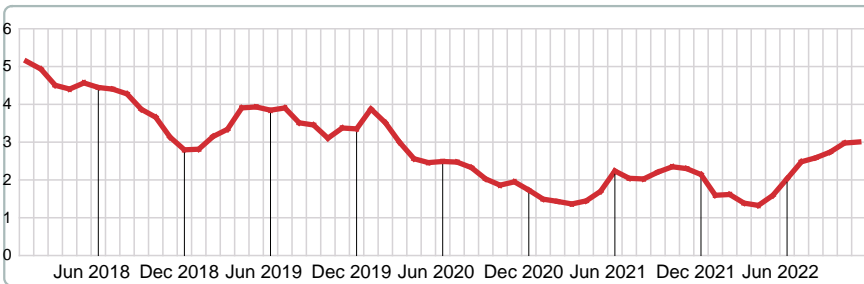
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

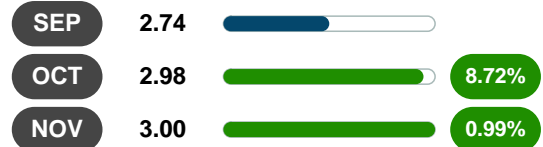


3 MONTHS

5 year NOV AVG = 2.75

High Jan 2018 5.14 Low Apr 2022 1.33

Months Supply this month at **3.00**
above the 5 yr NOV average of **2.75**



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
\$100,000 and less	14	9.21%	3.82	3.60	3.65	0.00	0.00
\$100,001 - \$175,000	20	13.16%	2.16	1.16	2.44	3.20	0.00
\$175,001 - \$225,000	16	10.53%	1.52	7.20	1.13	2.57	0.00
\$225,001 - \$300,000	42	27.63%	2.57	12.00	2.90	1.78	3.00
\$300,001 - \$475,000	25	16.45%	3.13	0.00	3.50	3.22	0.00
\$475,001 - \$725,000	18	11.84%	12.00	0.00	10.29	18.00	9.00
\$725,001 and up	17	11.18%	12.75	0.00	18.00	10.50	6.00
Market Supply of Inventory (MSI)			3.00	3.10	2.74	3.49	3.79
Total Active Inventory by Units		100%	3.00	16	84	46	6

November 2022



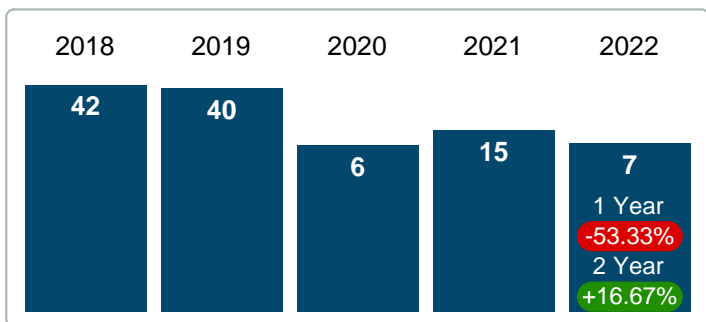
Area Delimited by County Of Bryan - Residential Property Type



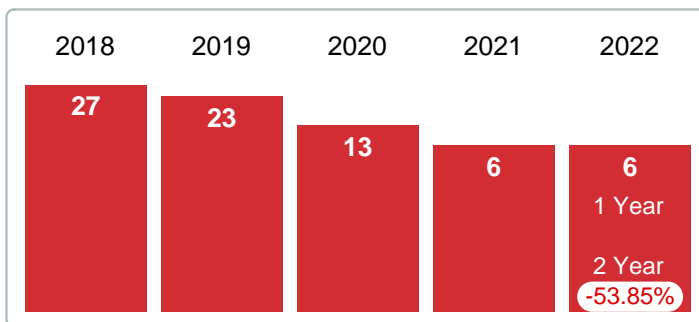
MEDIAN DAYS ON MARKET TO SALE

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

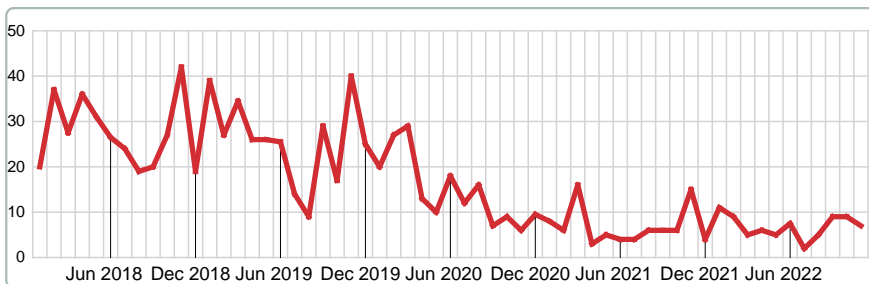
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 22

High Nov 2018: 42 | Low Jul 2022: 2

Median Days on Market to Sale this month at 7 below the 5 yr NOV average of 22

- SEP: 9 (0.00% change)
- OCT: 9 (0.00% change)
- NOV: 7 (-22.22% change)

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	2.86%	19	19	0	0	0
\$100,001 - \$125,000	8.57%	14	18	9	0	0
\$125,001 - \$200,000	22.86%	11	0	12	7	0
\$200,001 - \$250,000	20.00%	1	0	1	0	0
\$250,001 - \$275,000	20.00%	1	0	3	1	0
\$275,001 - \$325,000	14.29%	34	0	35	1	0
\$325,001 and up	11.43%	54	8	115	4	0
Median Closed DOM		7	17	7	3	0
Total Closed Units	100%	35	4	27	4	
Total Closed Volume		8,598,665	722.50K	6.42M	1.46M	0.00B

November 2022



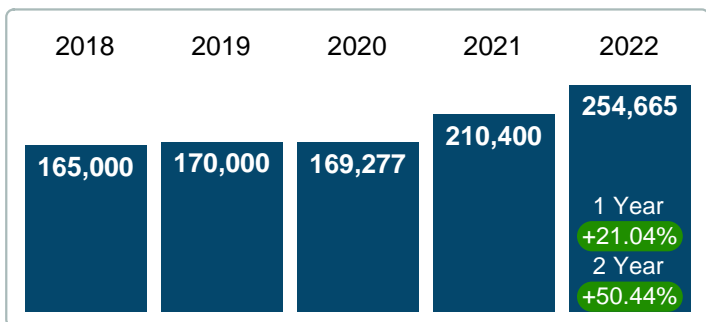
Area Delimited by County Of Bryan - Residential Property Type



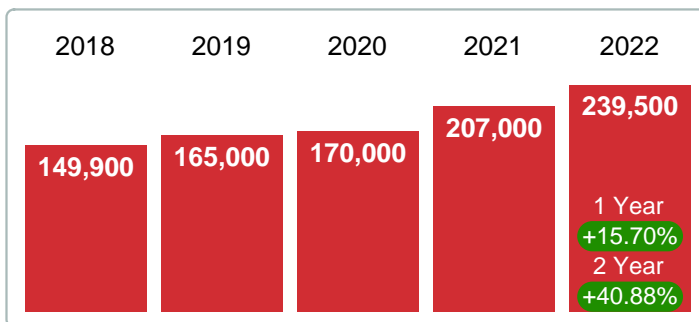
MEDIAN LIST PRICE AT CLOSING

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

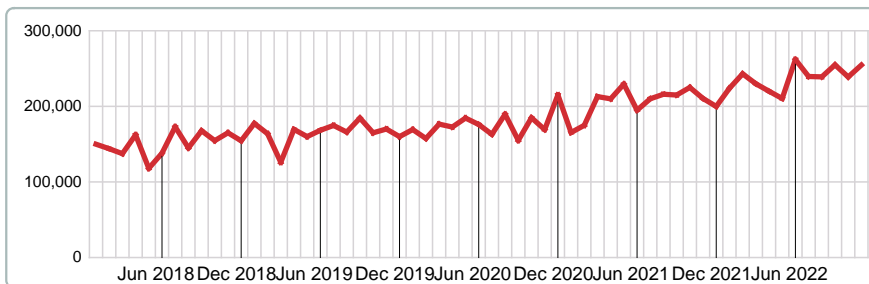
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

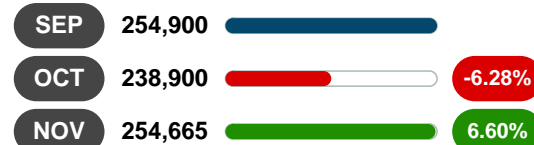


3 MONTHS

5 year NOV AVG = 193,868

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

Median List Price at Closing this month at **254,665**
above the 5 yr NOV average of **193,868**



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	2.86%	22,000	22,000	0	0	0
\$100,001 - \$125,000	5.71%	115,000	120,000	110,000	0	0
\$125,001 - \$200,000	22.86%	152,000	129,000	167,450	149,000	0
\$200,001 - \$250,000	17.14%	227,200	0	227,200	0	0
\$250,001 - \$275,000	22.86%	260,500	0	261,000	259,900	0
\$275,001 - \$325,000	14.29%	299,000	0	299,450	299,000	0
\$325,001 and up	14.29%	420,000	420,000	389,000	759,900	0
Median List Price		254,665	124,500	254,665	279,450	0
Total Closed Units	100%	254,665	4	27	4	0
Total Closed Volume		8,950,915	691.00K	6.79M	1.47M	0.00B

November 2022



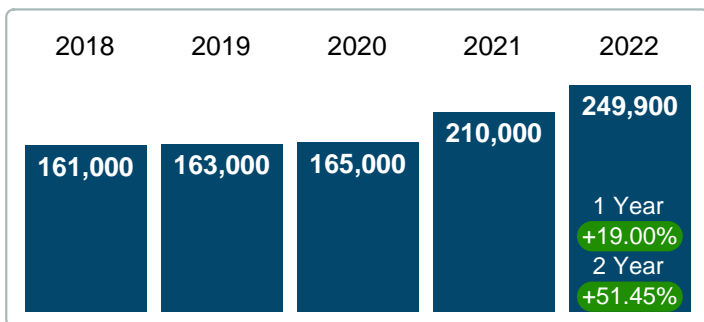
Area Delimited by County Of Bryan - Residential Property Type



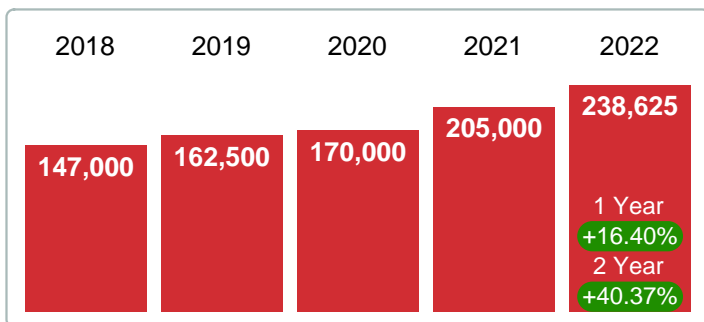
MEDIAN SOLD PRICE AT CLOSING

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

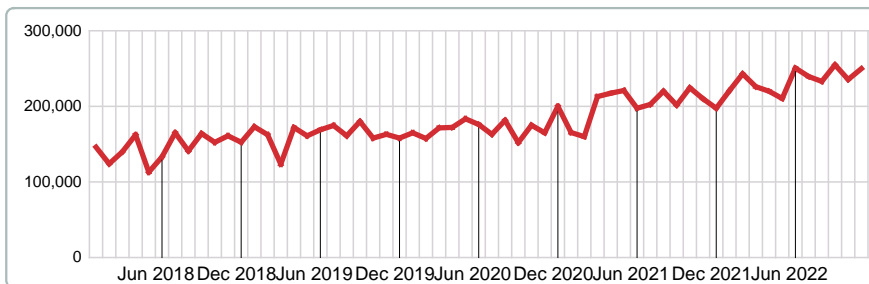
NOVEMBER



YEAR TO DATE (YTD)

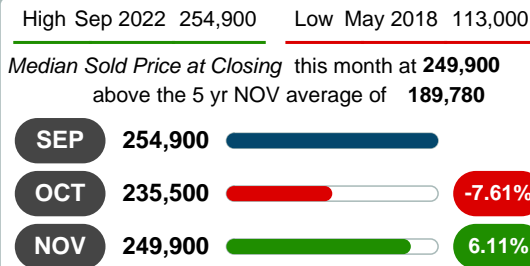


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 189,780



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	1	2.86%	12,500	12,500	0	0	0
\$100,001 - \$125,000	3	8.57%	115,000	115,000	107,000	0	0
\$125,001 - \$200,000	8	22.86%	157,950	0	167,900	148,000	0
\$200,001 - \$250,000	7	20.00%	240,000	0	240,000	0	0
\$250,001 - \$275,000	7	20.00%	260,000	0	261,500	259,900	0
\$275,001 - \$325,000	5	14.29%	299,000	0	299,500	299,000	0
\$325,001 and up	4	11.43%	477,500	480,000	407,500	750,000	0
Median Sold Price			249,900	115,000	249,900	279,450	0
Total Closed Units		100%	249,900	4	27	4	
Total Closed Volume			8,598,665	722.50K	6.42M	1.46M	0.00B

November 2022



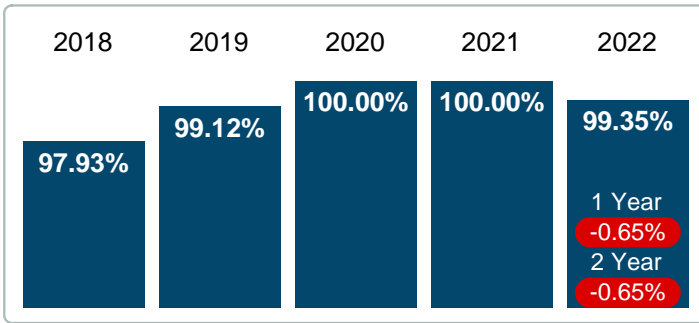
Area Delimited by County Of Bryan - Residential Property Type



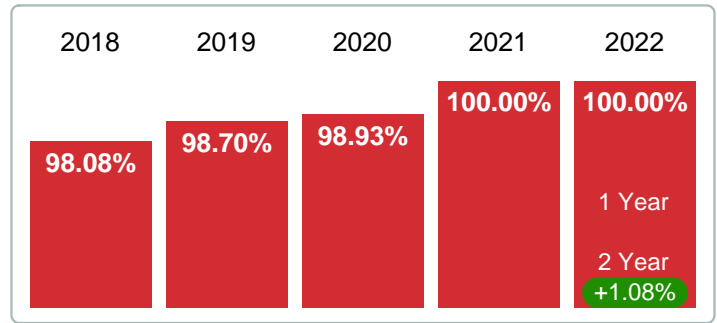
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

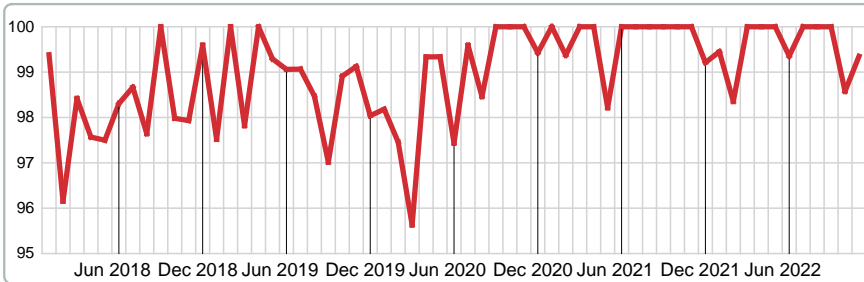
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

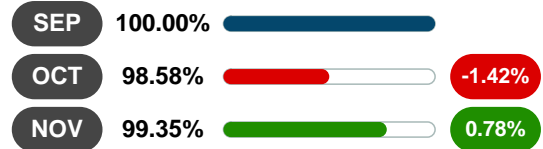


3 MONTHS

5 year NOV AVG = 99.28%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **99.35%** equal to 5 yr NOV average of **99.28%**



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
\$100,000 and less	1	2.86%	56.82%	56.82%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	8.57%	95.83%	92.49%	97.27%	0.00%	0.00%
\$125,001 - \$200,000	8	22.86%	91.94%	0.00%	89.66%	99.33%	0.00%
\$200,001 - \$250,000	7	20.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$275,000	7	20.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$325,000	5	14.29%	100.00%	0.00%	99.67%	100.00%	0.00%
\$325,001 and up	4	11.43%	95.42%	114.29%	91.31%	98.70%	0.00%
Median Sold/List Ratio		99.35%		92.49%	100.00%	99.66%	0.00%
Total Closed Units		35	100%	4	27	4	
Total Closed Volume		8,598,665		722.50K	6.42M	1.46M	0.00B

November 2022



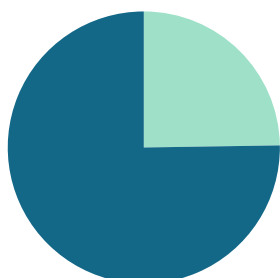
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

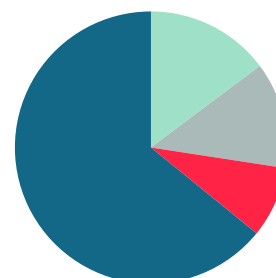


Inventory
 New Listings
50 = 24.75%
 Start Inventory
152
 Total Inventory Units
202
 Volume
\$76,926,175

Market Activity

Closed Sales
35 = 14.77%
 Pending Sales
30 = 12.66%
 Other Off Market
20 = 8.44%
 Active Inventory
152 = 64.14%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	41	35	-14.63%	507	554	9.27%
Pending Sales	42	30	-28.57%	557	534	-4.13%
New Listings	45	50	11.11%	664	739	11.30%
Median List Price	210,400	254,665	21.04%	207,000	239,500	15.70%
Median Sale Price	210,000	249,900	19.00%	205,000	238,625	16.40%
Median Percent of Selling Price to List Price	100.00%	99.35%	-0.65%	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.00	7.00	-53.33%	6.00	6.00	0.00%
Monthly Inventory	106	152	43.40%	106	152	43.40%
Months Supply of Inventory	2.30	3.00	30.64%	2.30	3.00	30.64%

Absorption: Last 12 months, an Average of **51** Sales/Month

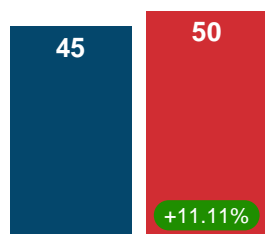
Inventory on November 30, 2022 = **152**

2021 **2022**

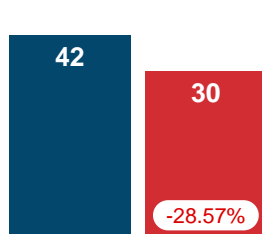
NOVEMBER MARKET

MEDIAN PRICES

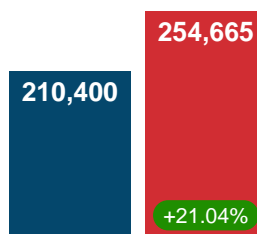
New Listings



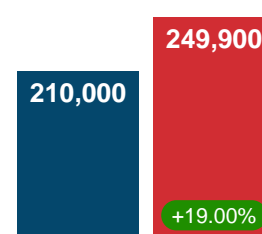
Pending Listings



List Price



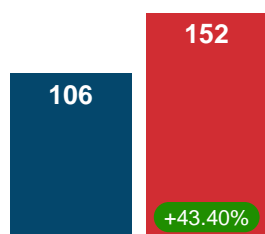
Sale Price



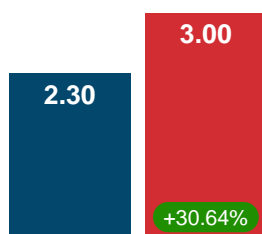
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

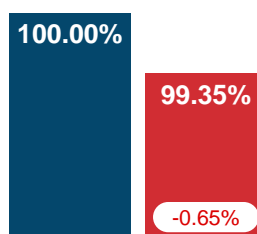
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

