

April 2023



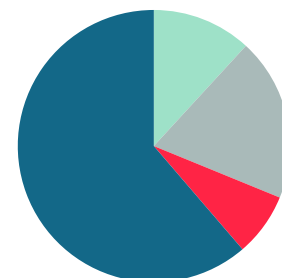
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	April 2023	+/-%
Closed Listings	51	33	-35.29%
Pending Listings	53	54	1.89%
New Listings	66	86	30.30%
Median List Price	220,000	235,000	6.82%
Median Sale Price	220,000	225,000	2.27%
Median Percent of Selling Price to List Price	100.00%	98.76%	-1.24%
Median Days on Market to Sale	6.00	16.00	166.67%
End of Month Inventory	68	171	151.47%
Months Supply of Inventory	1.33	3.95	197.99%



■ Closed (11.83%)
■ Pending (19.35%)
■ Other OffMarket (7.53%)
■ Active (61.29%)

Absorption: Last 12 months, an Average of **43** Sales/Month
Active Inventory as of April 30, 2023 = **171**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2023 rose **151.47%** to 171 existing homes available for sale. Over the last 12 months this area has had an average of 43 closed sales per month. This represents an unsold inventory index of **3.95** 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 **2.27%** in April 2023 to \$225,000 versus the previous year at \$220,000.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 10.00 days or **166.67%** in April 2023 compared to last year's same month at **6.00** DOM.

Sales Success for April 2023 is Positive

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

There were 86 New Listings in April 2023, up **30.30%** from last year at 66. Furthermore, there were 33 Closed Listings this month versus last year at 51, a **-35.29%** decrease.

Closed versus Listed trends yielded a **38.4%** ratio, down from previous year's, April 2022, at **77.3%**, a **50.34%** downswing. This will certainly create pressure on an increasing Monthly 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

April 2023



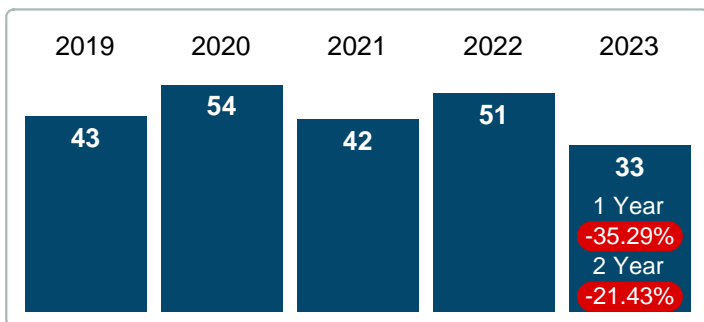
Area Delimited by County Of Bryan - Residential Property Type



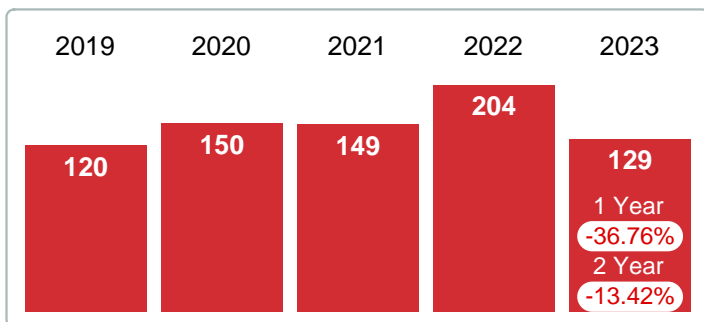
CLOSED LISTINGS

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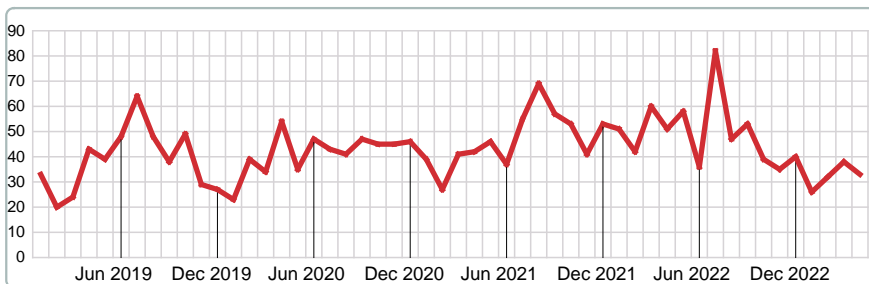
APRIL



YEAR TO DATE (YTD)

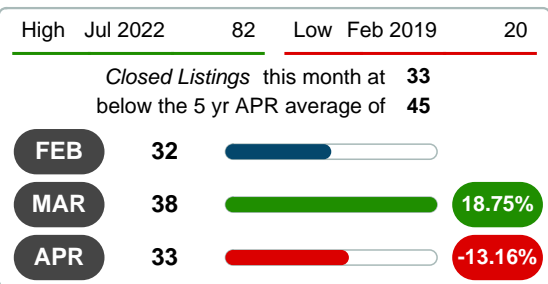


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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	3	9.09%	12.0	1	2	0	0
\$100,001 - \$125,000	5	15.15%	28.0	3	2	0	0
\$125,001 - \$175,000	4	12.12%	37.5	2	1	1	0
\$175,001 - \$225,000	5	15.15%	36.0	0	5	0	0
\$225,001 - \$300,000	10	30.30%	14.0	0	6	4	0
\$300,001 - \$400,000	4	12.12%	3.5	0	2	2	0
\$400,001 and up	2	6.06%	94.5	1	1	0	0
Total Closed Units	33			7	19	7	0
Total Closed Volume	7,753,300	100%	16.0	1.44M	4.29M	2.02M	0.00B
Median Closed Price	\$225,000			\$125,000	\$225,000	\$300,000	\$0

April 2023



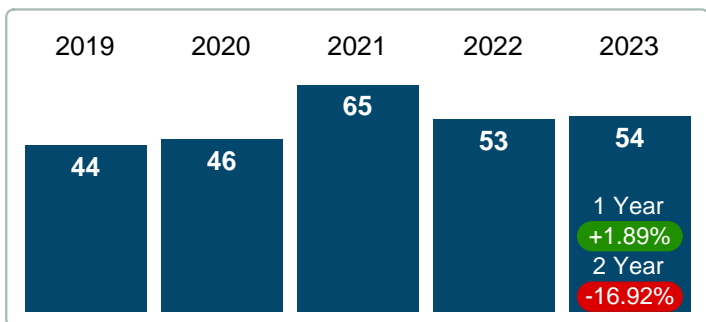
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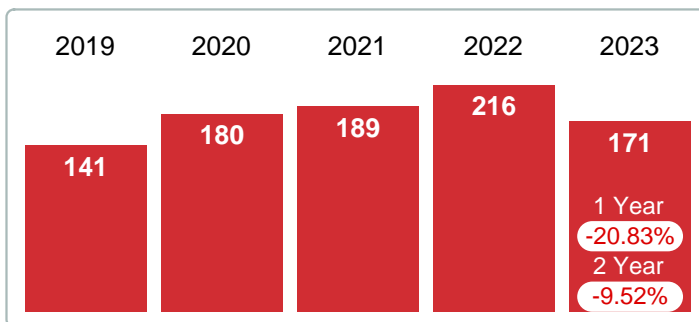
PENDING LISTINGS

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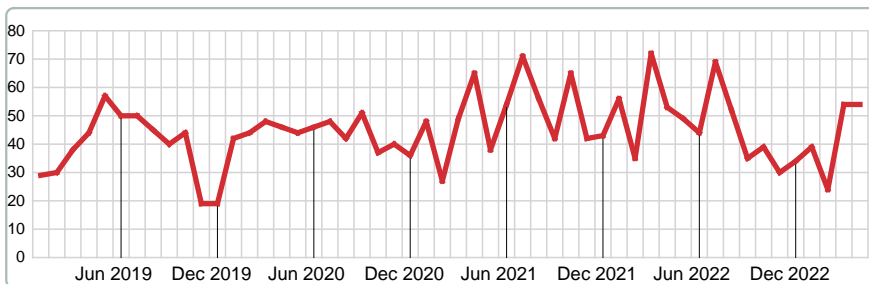
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

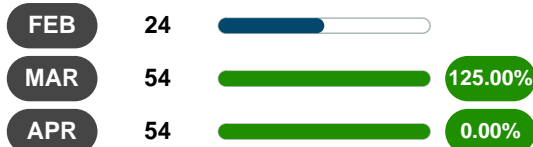


3 MONTHS

5 year APR AVG = 52

High Mar 2022 72 Low Dec 2019 19

Pending Listings this month at 54
above the 5 yr APR average of 52



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	5	9.26%	45.0	4	1	0	0
\$100,001 - \$150,000	7	12.96%	65.0	3	2	2	0
\$150,001 - \$225,000	8	14.81%	13.0	1	5	1	1
\$225,001 - \$275,000	10	18.52%	20.5	0	5	4	1
\$275,001 - \$325,000	11	20.37%	47.0	0	4	7	0
\$325,001 - \$425,000	6	11.11%	51.0	0	5	1	0
\$425,001 and up	7	12.96%	9.0	0	3	2	2
Total Pending Units	54			8	25	17	4
Total Pending Volume	14,869,374	100%	24.5	884.30K	7.00M	5.32M	1.67M
Median Listing Price	\$256,750			\$112,200	\$259,000	\$295,000	\$368,950

April 2023



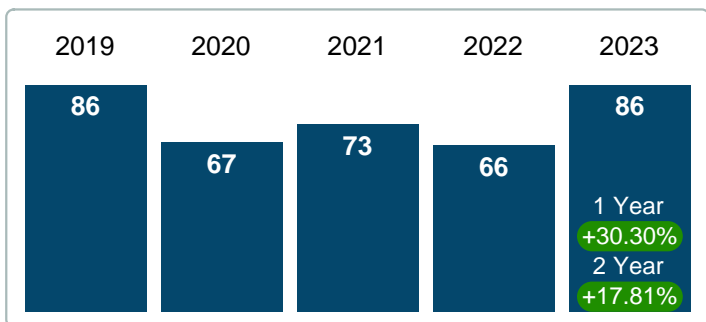
Area Delimited by County Of Bryan - Residential Property Type



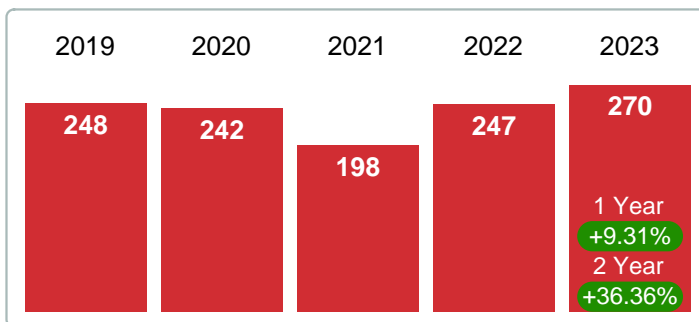
NEW LISTINGS

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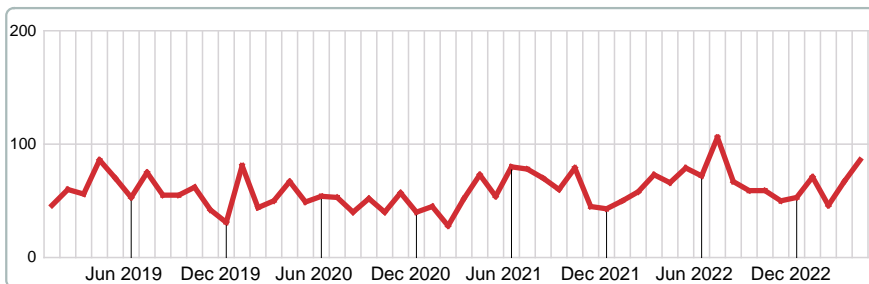
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

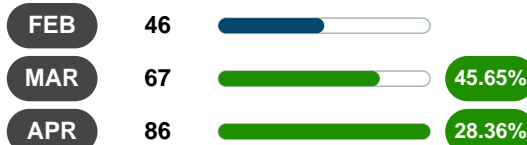


3 MONTHS

5 year APR AVG = 76

High Jul 2022 106 Low Feb 2021 28

New Listings this month at **86**
above the 5 yr APR average of **76**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	9.30%	6	2	0	0
\$100,001 - \$175,000	12	13.95%	4	7	1	0
\$175,001 - \$225,000	12	13.95%	0	10	1	1
\$225,001 - \$300,000	16	18.60%	1	8	7	0
\$300,001 - \$375,000	18	20.93%	2	6	10	0
\$375,001 - \$550,000	12	13.95%	0	6	4	2
\$550,001 and up	8	9.30%	1	2	3	2
Total New Listed Units	86		14	41	26	5
Total New Listed Volume	29,495,500	100%	3.05M	11.15M	11.05M	4.24M
Median New Listed Listing Price	\$279,450		\$149,750	\$245,000	\$339,950	\$550,000

April 2023



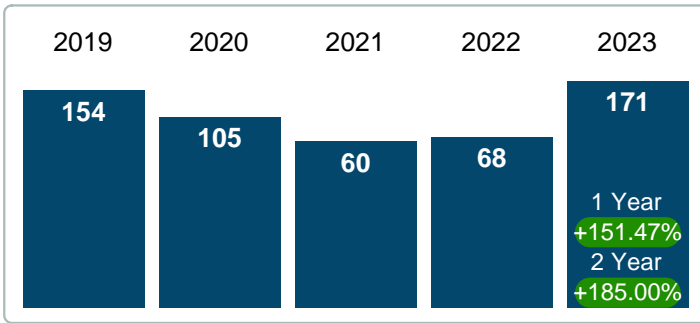
Area Delimited by County Of Bryan - Residential Property Type



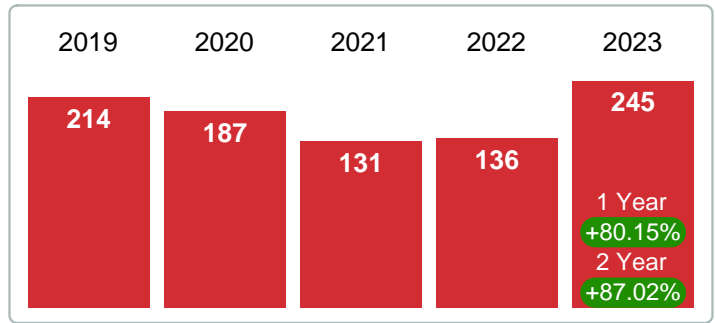
ACTIVE INVENTORY

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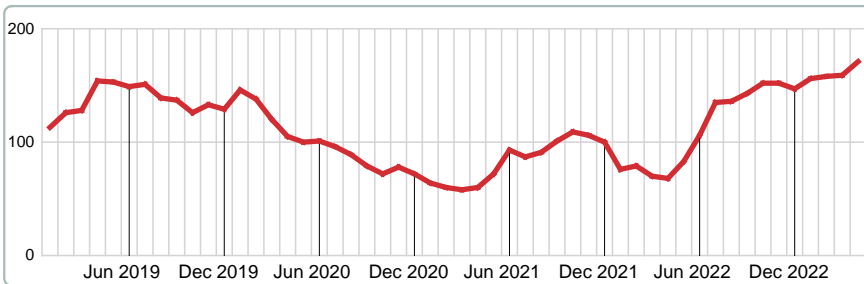
END OF APRIL



ACTIVE DURING APRIL

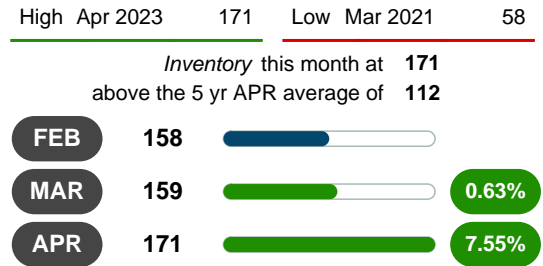


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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	19	11.11%	53.0	9	8	1	1
\$125,001 - \$175,000	17	9.94%	36.0	5	8	4	0
\$175,001 - \$225,000	24	14.04%	41.0	2	15	6	1
\$225,001 - \$325,000	38	22.22%	54.5	3	20	14	1
\$325,001 - \$450,000	36	21.05%	32.5	1	15	20	0
\$450,001 - \$775,000	20	11.70%	62.0	0	10	5	5
\$775,001 and up	17	9.94%	113.0	2	4	10	1
Total Active Inventory by Units	171			22	80	60	9
Total Active Inventory by Volume	74,851,579	100%	52.0	5.43M	33.48M	30.06M	5.88M
Median Active Inventory Listing Price	\$299,000			\$149,250	\$259,500	\$359,900	\$550,000

April 2023



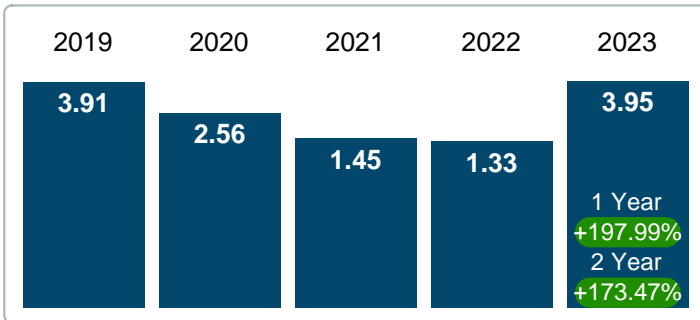
Area Delimited by County Of Bryan - Residential Property Type



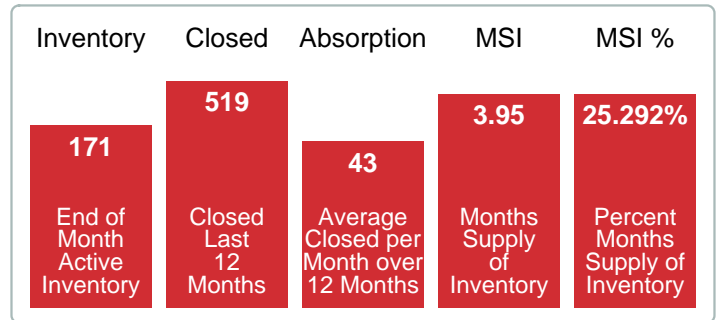
MONTHS SUPPLY of INVENTORY (MSI)

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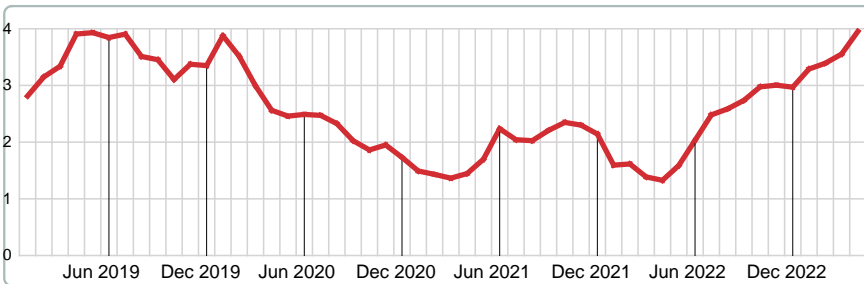
MSI FOR APRIL



INDICATORS FOR APRIL 2023

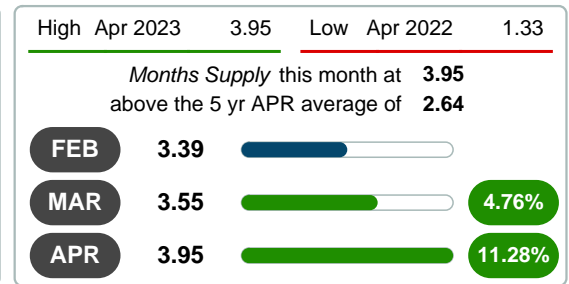


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.64



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	19	11.11%	3.68	3.48	3.56	4.00	12.00
\$125,001 - \$175,000	17	9.94%	3.40	4.62	2.34	8.00	0.00
\$175,001 - \$225,000	24	14.04%	2.80	4.80	2.09	6.00	0.00
\$225,001 - \$325,000	38	22.22%	2.31	7.20	2.02	2.30	0.00
\$325,001 - \$450,000	36	21.05%	6.86	12.00	5.81	8.57	0.00
\$450,001 - \$775,000	20	11.70%	9.23	0.00	15.00	6.00	10.00
\$775,001 and up	17	9.94%	25.50	0.00	12.00	40.00	12.00
Market Supply of Inventory (MSI)			3.95	4.63	3.04	5.33	9.82
Total Active Inventory by Units		100%	3.95	22	80	60	9

April 2023



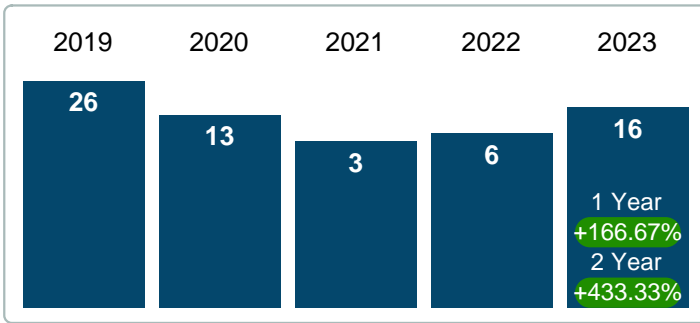
Area Delimited by County Of Bryan - Residential Property Type



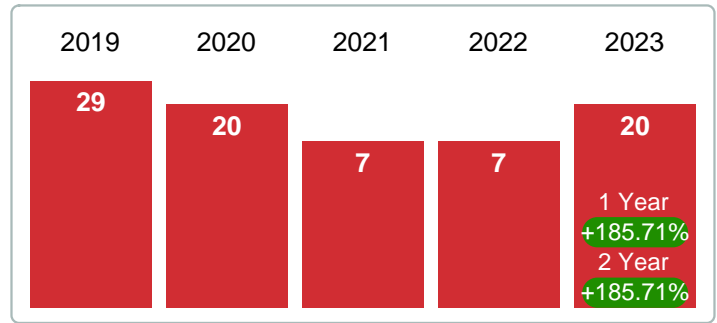
MEDIAN DAYS ON MARKET TO SALE

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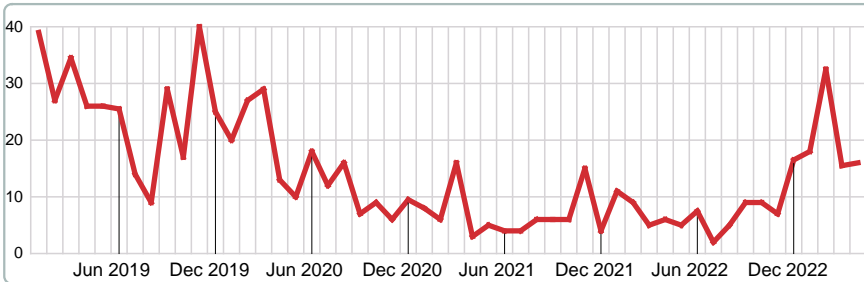
APRIL



YEAR TO DATE (YTD)

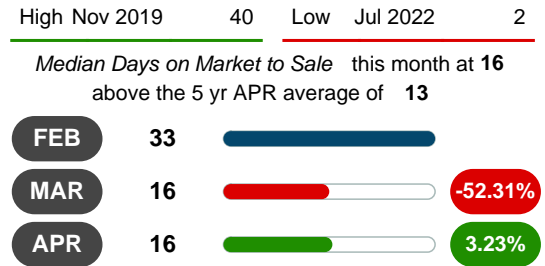


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 13



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	3	9.09%	12	7	82	0	0
\$100,001 - \$125,000	5	15.15%	28	28	17	0	0
\$125,001 - \$175,000	4	12.12%	38	97	68	4	0
\$175,001 - \$225,000	5	15.15%	36	0	36	0	0
\$225,001 - \$300,000	10	30.30%	14	0	29	1	0
\$300,001 - \$400,000	4	12.12%	4	0	3	90	0
\$400,001 and up	2	6.06%	95	1	188	0	0
Median Closed DOM			16	8	34	2	0
Total Closed Units		100%	16.0	7	19	7	
Total Closed Volume			7,753,300	1.44M	4.29M	2.02M	0.00B

April 2023



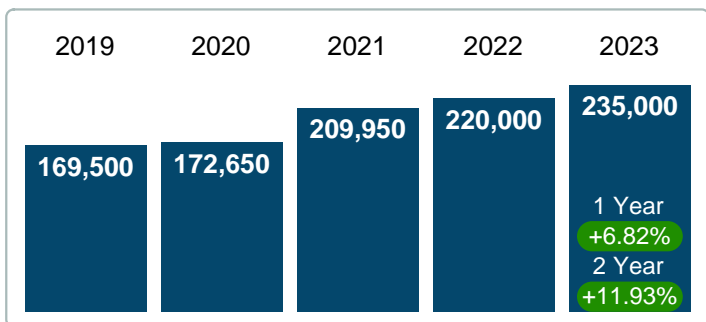
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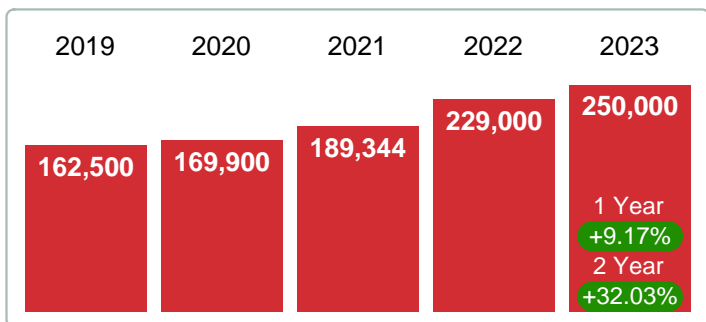
MEDIAN LIST PRICE AT CLOSING

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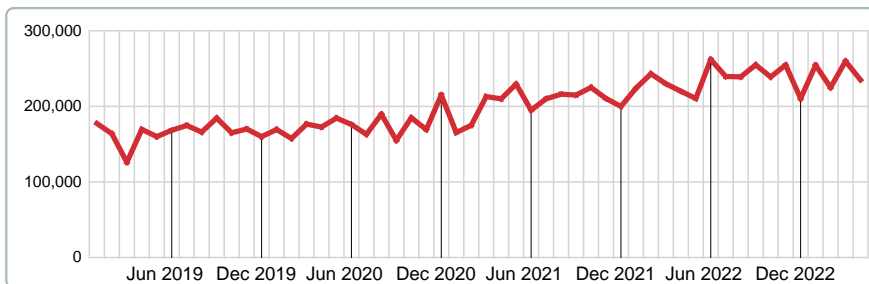
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

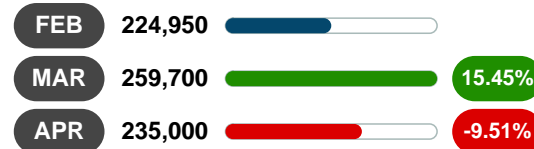


3 MONTHS

5 year APR AVG = 201,420

High Jun 2022 261,950 Low Mar 2019 126,000

Median List Price at Closing this month at **235,000**
above the 5 yr APR average of **201,420**



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	9.09%	84,900	29,000	91,450	0	0
\$100,001 - \$125,000	12.12%	116,500	120,000	113,000	0	0
\$125,001 - \$175,000	9.09%	133,900	130,000	133,900	150,000	0
\$175,001 - \$225,000	15.15%	199,000	0	199,000	0	0
\$225,001 - \$300,000	33.33%	250,000	250,000	244,900	259,900	0
\$300,001 - \$400,000	12.12%	376,950	0	379,950	349,972	0
\$400,001 and up	9.09%	482,500	750,000	482,500	410,000	0
Median List Price		235,000	125,000	231,000	300,000	0
Total Closed Units		33	7	19	7	0
Total Closed Volume		7,989,644	1.51M	4.41M	2.07M	0.00B

April 2023



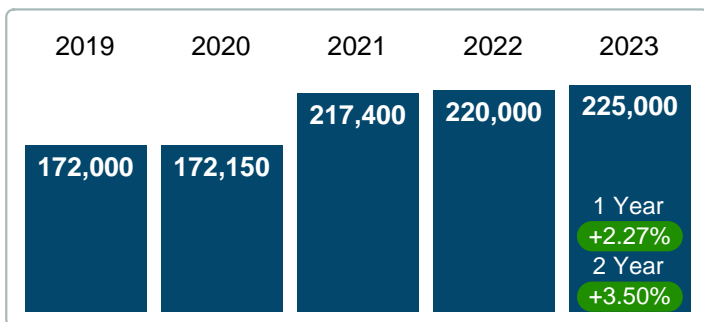
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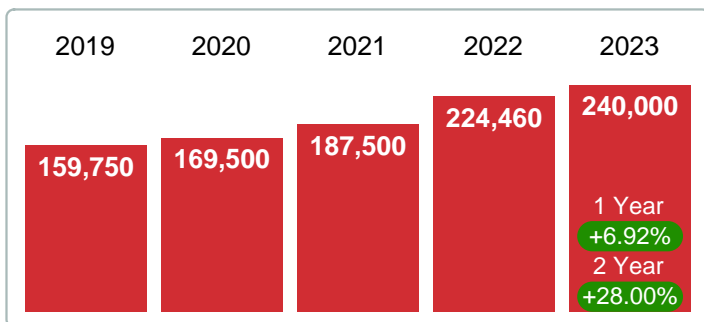
MEDIAN SOLD PRICE AT CLOSING

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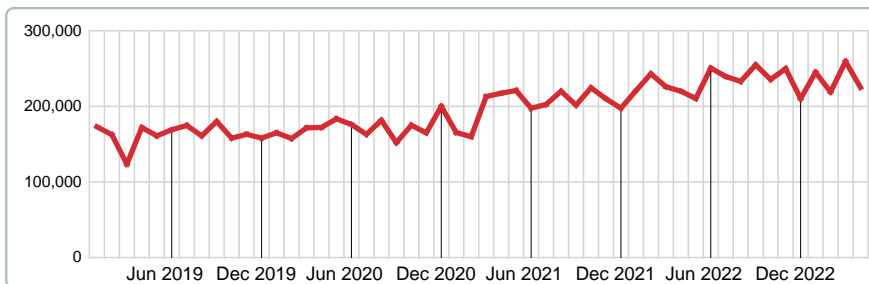
APRIL



YEAR TO DATE (YTD)

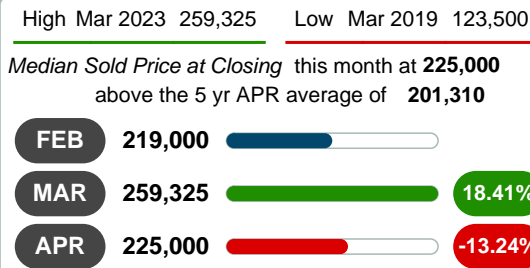


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 201,310



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	3	9.09%	70,000	23,500	76,250	0	0
\$100,001 - \$125,000	5	15.15%	120,000	120,000	119,000	0	0
\$125,001 - \$175,000	4	12.12%	150,000	155,000	160,000	132,000	0
\$175,001 - \$225,000	5	15.15%	199,000	0	199,000	0	0
\$225,001 - \$300,000	10	30.30%	254,950	0	243,500	279,950	0
\$300,001 - \$400,000	4	12.12%	391,250	0	379,950	391,250	0
\$400,001 and up	2	6.06%	616,250	750,000	482,500	0	0
Median Sold Price			225,000	125,000	225,000	300,000	0
Total Closed Units		100%	225,000	7	19	7	
Total Closed Volume			7,753,300	1.44M	4.29M	2.02M	0.00B

April 2023



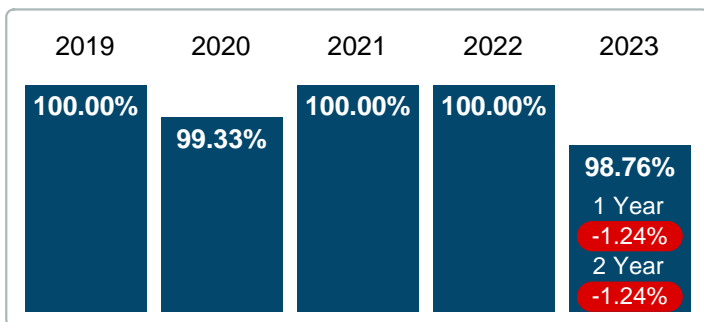
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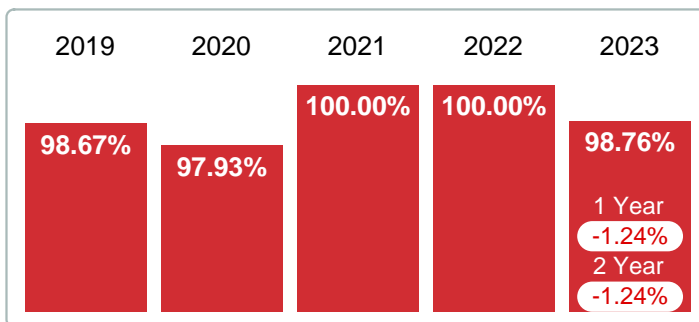
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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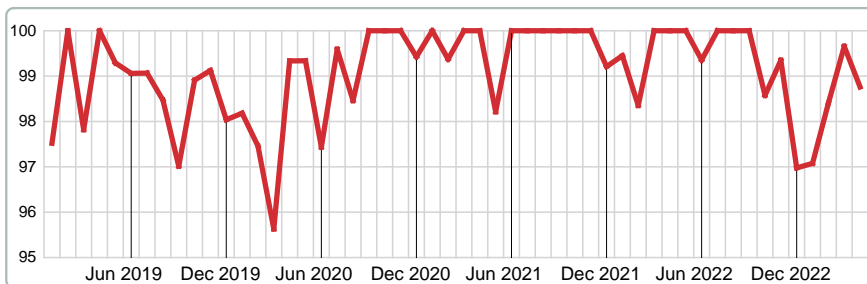
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

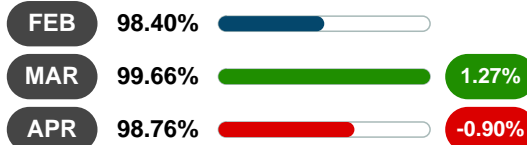


3 MONTHS

5 year APR AVG = 99.62%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.76%**
below the 5 yr APR average of **99.62%**



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	3	9.09%	82.45%	81.03%	83.32%	0.00%	0.00%
\$100,001 - \$125,000	5	15.15%	100.00%	100.00%	96.68%	0.00%	0.00%
\$125,001 - \$175,000	4	12.12%	88.44%	87.85%	88.89%	88.00%	0.00%
\$175,001 - \$225,000	5	15.15%	95.58%	0.00%	95.58%	0.00%	0.00%
\$225,001 - \$300,000	10	30.30%	100.00%	0.00%	99.38%	100.00%	0.00%
\$300,001 - \$400,000	4	12.12%	98.78%	0.00%	100.00%	97.32%	0.00%
\$400,001 and up	2	6.06%	100.00%	100.00%	100.00%	0.00%	0.00%
Median Sold/List Ratio		98.76%		100.00%	98.76%	98.06%	0.00%
Total Closed Units		33	100%	7	19	7	
Total Closed Volume		7,753,300		1.44M	4.29M	2.02M	0.00B

April 2023



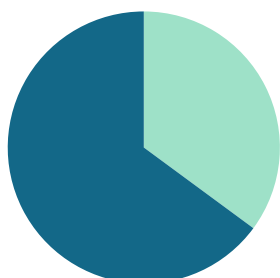
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

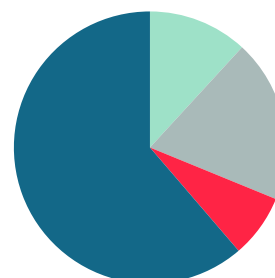


Inventory
 New Listings
86 = 35.10%
 Start Inventory
159
 Total Inventory Units
245
 Volume
\$94,953,553

Market Activity

Closed Sales
33 = 11.83%
 Pending Sales
54 = 19.35%
 Other Off Market
21 = 7.53%
 Active Inventory
171 = 61.29%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	51	33	-35.29%	204	129	-36.76%
Pending Sales	53	54	1.89%	216	171	-20.83%
New Listings	66	86	30.30%	247	270	9.31%
Median List Price	220,000	235,000	6.82%	229,000	250,000	9.17%
Median Sale Price	220,000	225,000	2.27%	224,460	240,000	6.92%
Median Percent of Selling Price to List Price	100.00%	98.76%	-1.24%	100.00%	98.76%	-1.24%
Median Days on Market to Sale	6.00	16.00	166.67%	7.00	20.00	185.71%
Monthly Inventory	68	171	151.47%	68	171	151.47%
Months Supply of Inventory	1.33	3.95	197.99%	1.33	3.95	197.99%

Absorption: Last 12 months, an Average of **43** Sales/Month

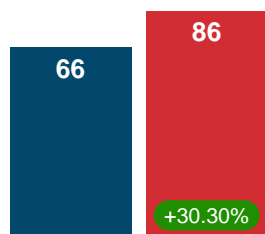
Inventory on April 30, 2023 = **171**

2022 **2023**

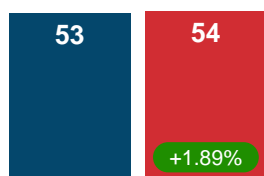
APRIL MARKET

MEDIAN PRICES

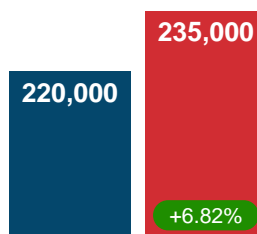
New Listings



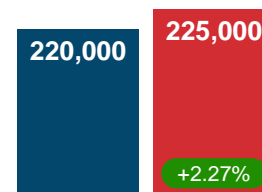
Pending Listings



List Price



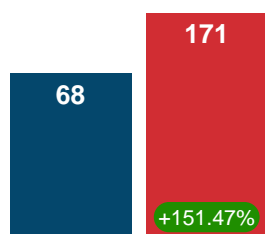
Sale Price



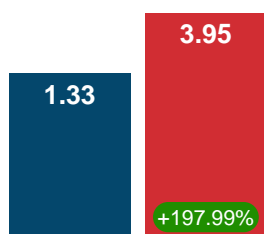
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

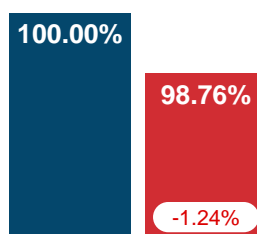
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

