

February 2023



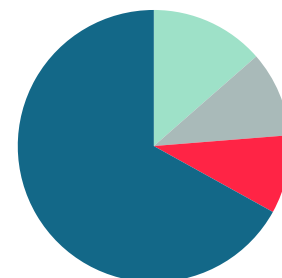
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2022	2023	
Closed Listings	42	32	-23.81%
Pending Listings	35	24	-31.43%
New Listings	58	46	-20.69%
Median List Price	243,000	224,950	-7.43%
Median Sale Price	243,000	219,000	-9.88%
Median Percent of Selling Price to List Price	98.35%	98.40%	0.05%
Median Days on Market to Sale	9.00	32.50	261.11%
End of Month Inventory	79	158	100.00%
Months Supply of Inventory	1.61	3.39	110.02%



■ Closed (13.56%)
■ Pending (10.17%)
■ Other OffMarket (9.32%)
■ Active (66.95%)

Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of February 28, 2023 = **158**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2023 rose **100.00%** to 158 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **3.39** 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 **9.88%** in February 2023 to \$219,000 versus the previous year at \$243,000.

Median Days on Market Lengthens

The median number of **32.50** days that homes spent on the market before selling increased by 23.50 days or **261.11%** in February 2023 compared to last year's same month at **9.00** DOM.

Sales Success for February 2023 is Positive

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

There were 46 New Listings in February 2023, down **20.69%** from last year at 58. Furthermore, there were 32 Closed Listings this month versus last year at 42, a **-23.81%** decrease.

Closed versus Listed trends yielded a **69.6%** ratio, down from previous year's, February 2022, at **72.4%**, a **3.93%** downswing. 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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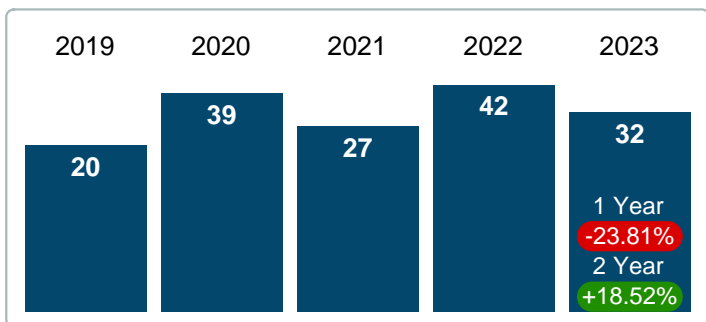
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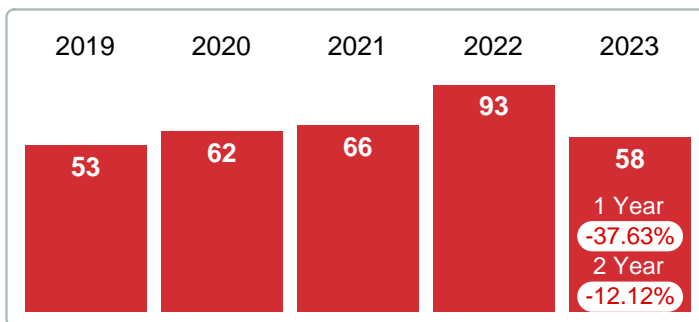
CLOSED LISTINGS

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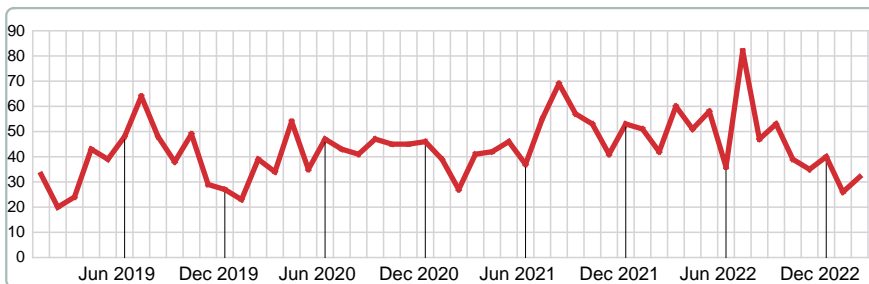
FEBRUARY



YEAR TO DATE (YTD)

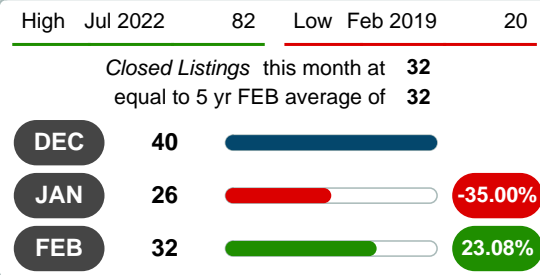


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 32



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	3.13%	46.0	0	1	0	0
\$75,001 - \$150,000	4	12.50%	24.5	1	2	1	0
\$150,001 - \$200,000	7	21.88%	11.0	1	5	1	0
\$200,001 - \$250,000	7	21.88%	51.0	0	7	0	0
\$250,001 - \$325,000	5	15.63%	35.0	0	4	1	0
\$325,001 - \$475,000	4	12.50%	5.0	0	3	1	0
\$475,001 and up	4	12.50%	101.5	0	2	1	1
Total Closed Units	32			2	24	5	1
Total Closed Volume	8,504,300	100%	32.5	299.00K	6.21M	1.50M	495.00K
Median Closed Price	\$219,000			\$149,500	\$219,000	\$259,900	\$495,000

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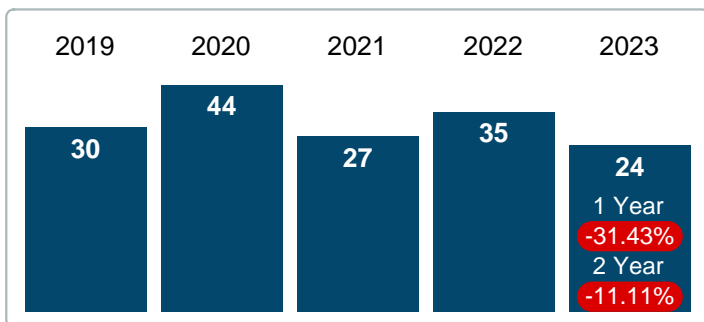
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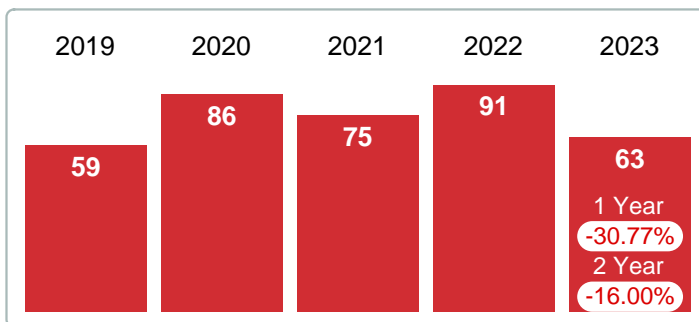
PENDING LISTINGS

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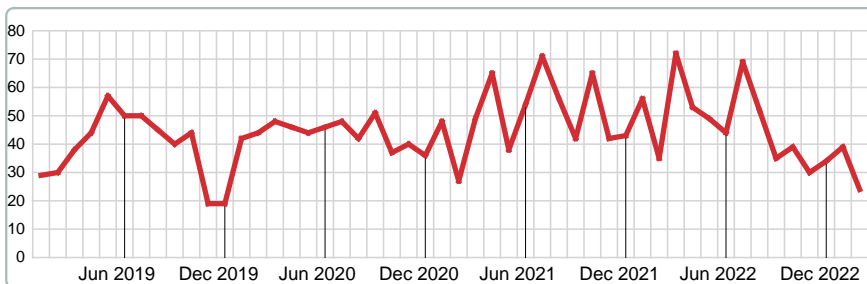
FEBRUARY



YEAR TO DATE (YTD)

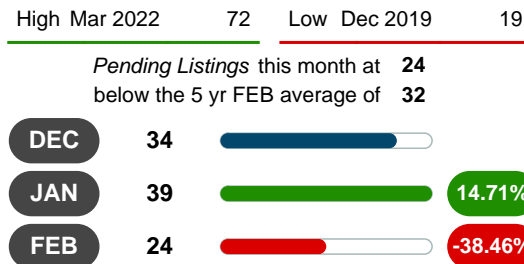


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 32



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	2	8.33%	48.5	2	0	0	0
\$150,001 - \$175,000	3	12.50%	33.0	1	2	0	0
\$175,001 - \$250,000	2	8.33%	101.5	0	2	0	0
\$250,001 - \$300,000	8	33.33%	15.5	0	6	2	0
\$300,001 - \$325,000	4	16.67%	26.5	0	2	2	0
\$325,001 - \$375,000	1	4.17%	53.0	0	1	0	0
\$375,001 and up	4	16.67%	16.5	1	2	0	1
Total Pending Units	24			4	15	4	1
Total Pending Volume	6,916,650	100%	30.5	732.40K	4.61M	1.18M	389.00K
Median Listing Price	\$269,400			\$142,450	\$259,500	\$302,000	\$389,000

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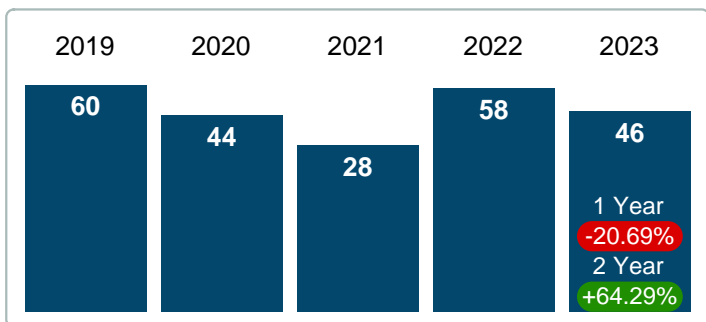
Area Delimited by County Of Bryan - Residential Property Type



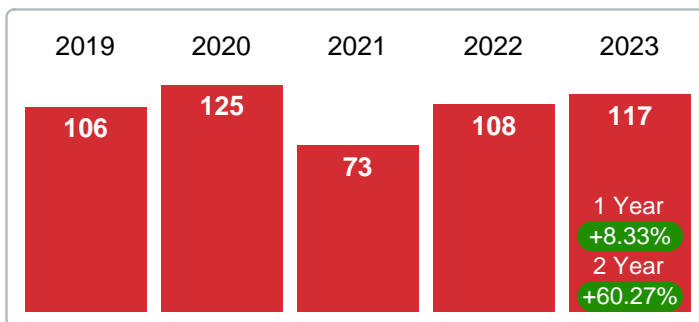
NEW LISTINGS

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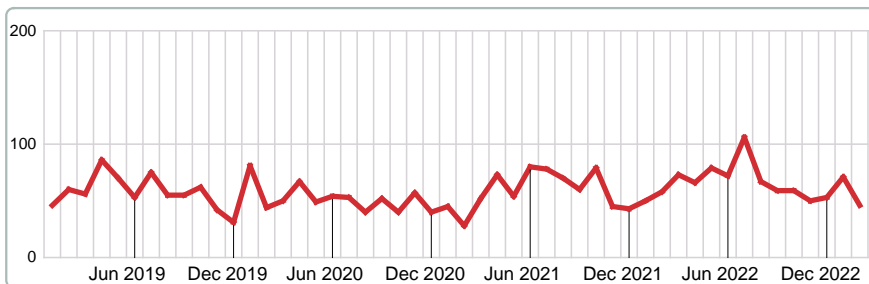
FEBRUARY



YEAR TO DATE (YTD)

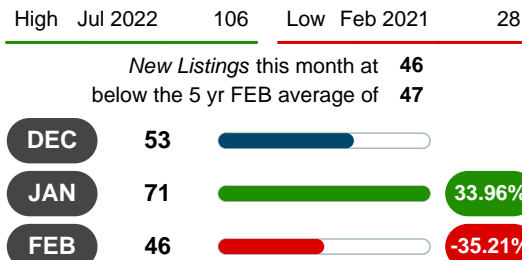


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 47



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	3	6.52%	1	2	0	0
\$100,001 - \$150,000	6	13.04%	1	3	2	0
\$150,001 - \$200,000	7	15.22%	2	4	1	0
\$200,001 - \$300,000	12	26.09%	0	7	5	0
\$300,001 - \$350,000	7	15.22%	0	6	1	0
\$350,001 - \$450,000	7	15.22%	1	4	2	0
\$450,001 and up	4	8.70%	0	2	2	0
Total New Listed Units	46		5	28	13	0
Total New Listed Volume	13,544,899	100%	934.90K	7.89M	4.72M	0.00B
Median New Listed Listing Price	\$257,400		\$159,900	\$254,500	\$279,000	\$0

February 2023



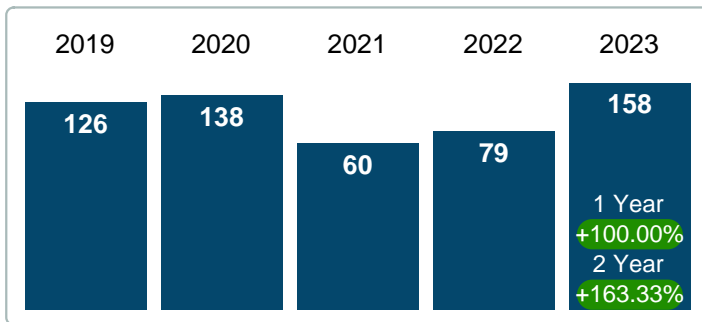
Area Delimited by County Of Bryan - Residential Property Type



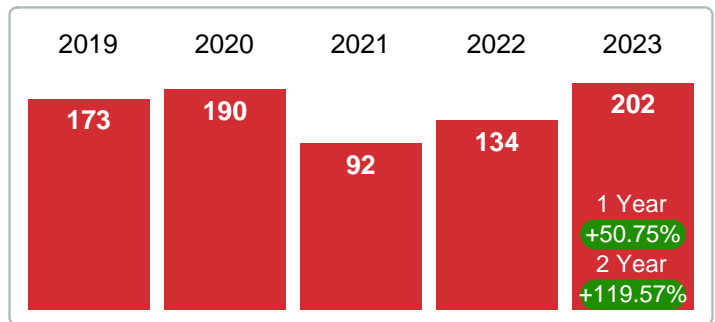
ACTIVE INVENTORY

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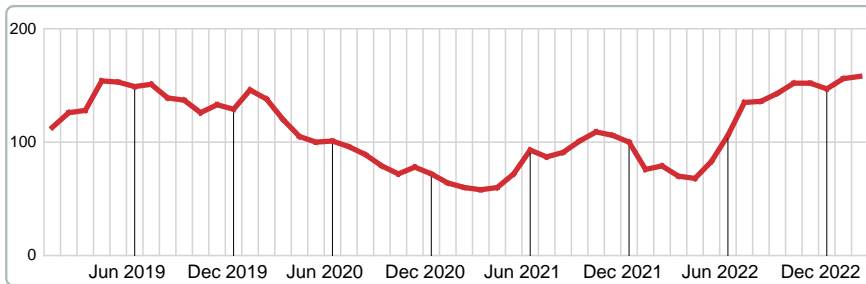
END OF FEBRUARY



ACTIVE DURING FEBRUARY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 112



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	8.86%	86.0	6	8	0	0
\$100,001 - \$150,000	22	13.92%	48.0	7	10	4	1
\$150,001 - \$200,000	22	13.92%	54.5	1	15	6	0
\$200,001 - \$275,000	33	20.89%	51.0	2	23	8	0
\$275,001 - \$375,000	30	18.99%	65.5	1	20	9	0
\$375,001 - \$700,000	21	13.29%	62.0	1	9	9	2
\$700,001 and up	16	10.13%	99.0	1	6	9	0
Total Active Inventory by Units	158			19	91	45	3
Total Active Inventory by Volume	62,820,627	100%	57.0	3.66M	34.65M	23.22M	1.28M
Median Active Inventory Listing Price	\$250,000			\$130,000	\$245,900	\$300,000	\$575,000

February 2023



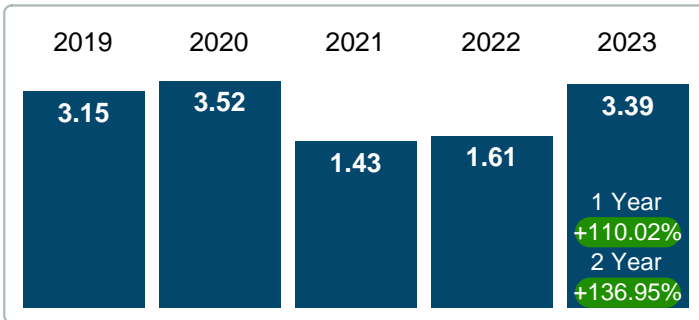
Area Delimited by County Of Bryan - Residential Property Type



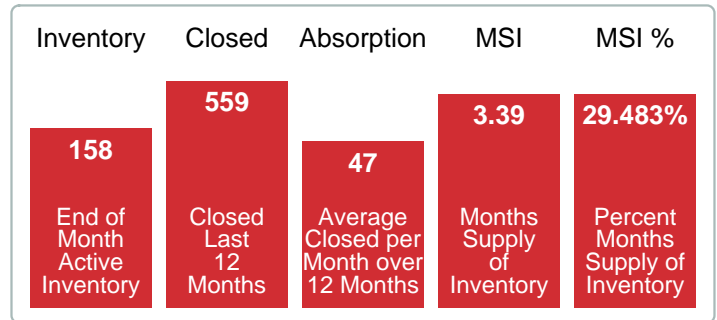
MONTHS SUPPLY of INVENTORY (MSI)

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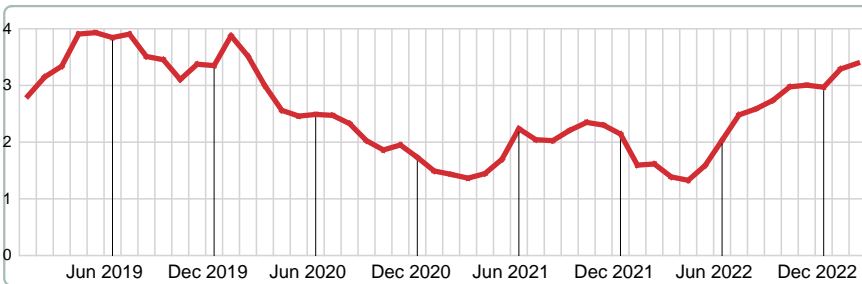
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023



5 YEAR MARKET ACTIVITY TRENDS

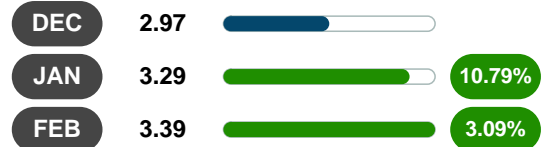


3 MONTHS

5 year FEB AVG = 2.62

High May 2019 3.93 Low Apr 2022 1.33

Months Supply this month at **3.39**
above the 5 yr FEB average of **2.62**



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	8.86%	4.00	3.60	4.80	0.00	0.00
\$100,001 - \$150,000	22	13.92%	4.19	4.67	3.53	4.80	12.00
\$150,001 - \$200,000	22	13.92%	3.47	1.20	3.16	8.00	0.00
\$200,001 - \$275,000	33	20.89%	1.72	6.00	1.74	1.48	0.00
\$275,001 - \$375,000	30	18.99%	4.00	6.00	4.71	3.00	0.00
\$375,001 - \$700,000	21	13.29%	5.73	6.00	6.35	6.00	3.43
\$700,001 and up	16	10.13%	13.71	0.00	24.00	15.43	0.00
Market Supply of Inventory (MSI)			3.39	4.07	3.20	3.70	2.25
Total Active Inventory by Units		100%	3.39	19	91	45	3

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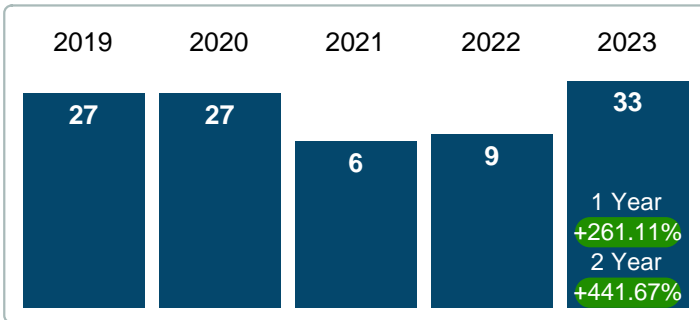
Area Delimited by County Of Bryan - Residential Property Type



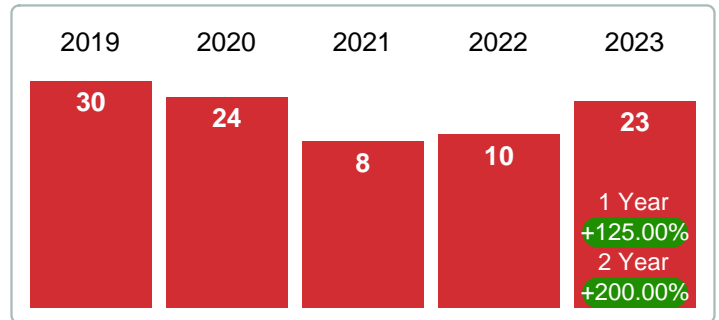
MEDIAN DAYS ON MARKET TO SALE

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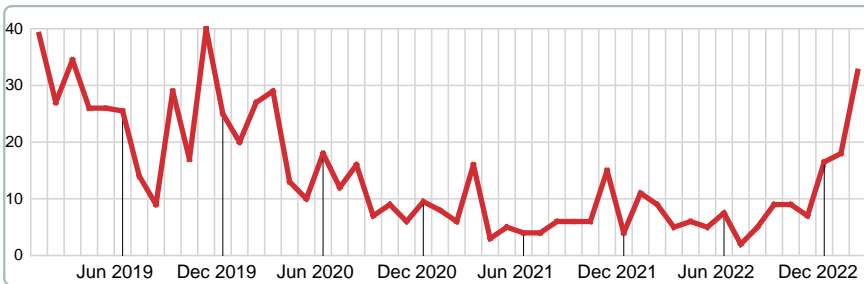
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

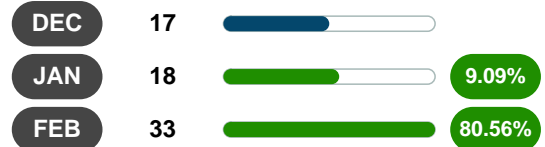


3 MONTHS

5 year FEB AVG = 20

High Nov 2019 40 Low Jul 2022 2

Median Days on Market to Sale this month at 33 above the 5 yr FEB average of 20



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
\$75,000 and less	3.13%	46	0	46	0	0
\$75,001 - \$150,000	12.50%	25	48	10	30	0
\$150,001 - \$200,000	21.88%	11	65	7	29	0
\$200,001 - \$250,000	21.88%	51	0	51	0	0
\$250,001 - \$325,000	15.63%	35	0	25	35	0
\$325,001 - \$475,000	12.50%	5	0	7	1	0
\$475,001 and up	12.50%	102	0	141	13	72
Median Closed DOM		33	57	30	29	72
Total Closed Units	100%	32	2	24	5	1
Total Closed Volume		8,504,300	299.00K	6.21M	1.50M	495.00K

February 2023



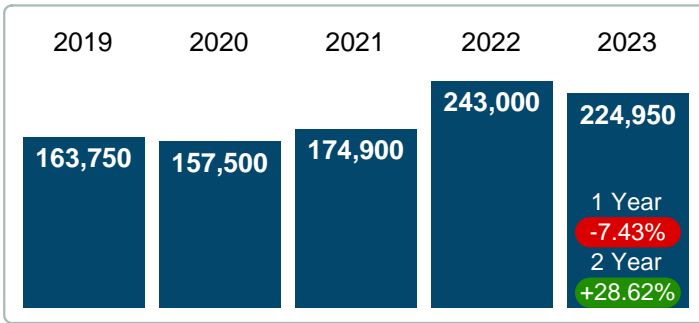
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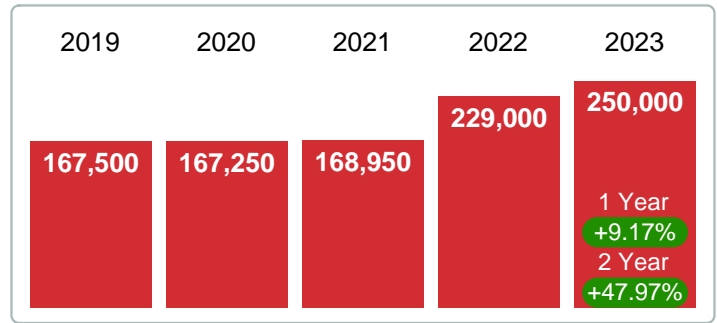
MEDIAN LIST PRICE AT CLOSING

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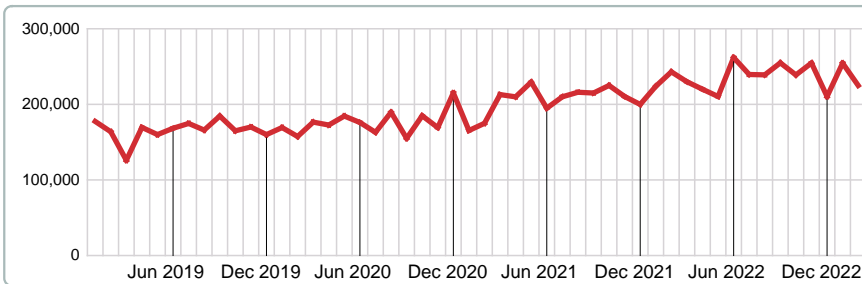
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

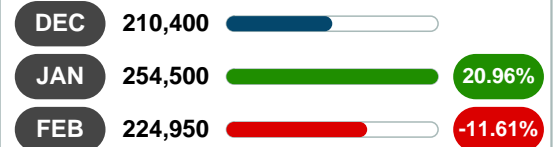


3 MONTHS

5 year FEB AVG = 192,820

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

Median List Price at Closing this month at **224,950**
above the 5 yr FEB average of **192,820**



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
\$75,000 and less	0	102	0	0	0	0
\$75,001 - \$150,000	5	97,000	129,000	90,000	97,000	0
\$150,001 - \$200,000	6	172,450	199,000	172,450	170,000	0
\$200,001 - \$250,000	7	217,500	0	217,500	0	0
\$250,001 - \$325,000	7	269,000	0	277,000	259,900	0
\$325,001 - \$475,000	3	385,000	0	367,250	435,000	0
\$475,001 and up	4	554,500	0	759,975	589,000	495,000
Median List Price		224,950	164,000	224,950	259,900	495,000
Total Closed Units		32	2	24	5	1
Total Closed Volume		8,844,040	328.00K	6.47M	1.55M	495.00K

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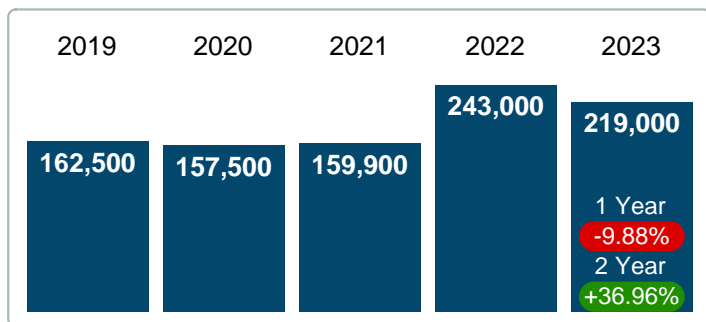
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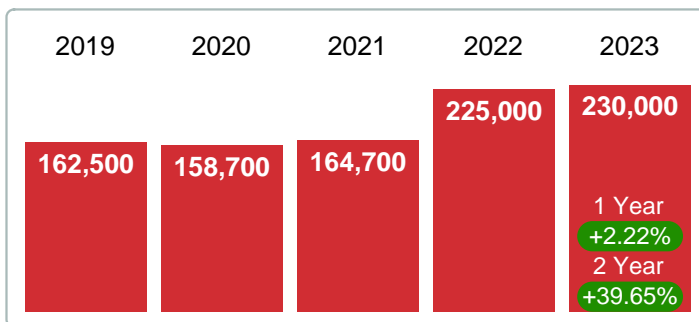
MEDIAN SOLD PRICE AT CLOSING

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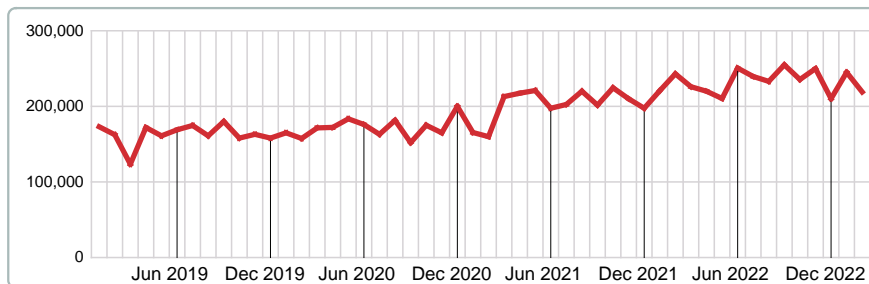
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

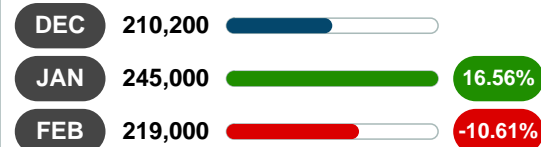


3 MONTHS

5 year FEB AVG = 188,380

High Sep 2022 254,900 Low Mar 2019 123,500

Median Sold Price at Closing this month at 219,000 above the 5 yr FEB average of 188,380



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
\$75,000 and less	3.13%	69,000	0	69,000	0	0
\$75,001 - \$150,000	12.50%	97,000	129,000	93,250	95,000	0
\$150,001 - \$200,000	21.88%	170,000	170,000	173,000	170,000	0
\$200,001 - \$250,000	21.88%	217,500	0	217,500	0	0
\$250,001 - \$325,000	15.63%	259,900	0	258,500	259,900	0
\$325,001 - \$475,000	12.50%	352,250	0	349,500	435,000	0
\$475,001 and up	12.50%	518,500	0	720,000	542,000	495,000
Median Sold Price		219,000	149,500	219,000	259,900	495,000
Total Closed Units	100%	32	2	24	5	1
Total Closed Volume		8,504,300	299.00K	6.21M	1.50M	495.00K

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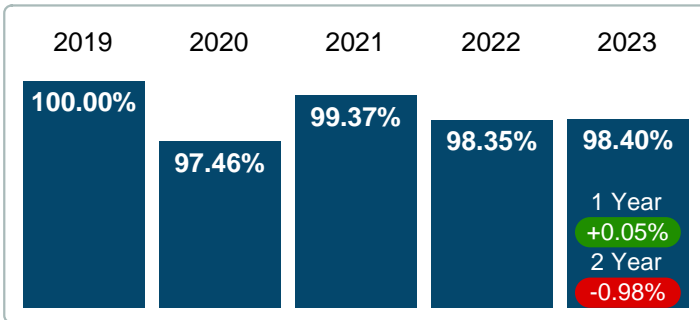
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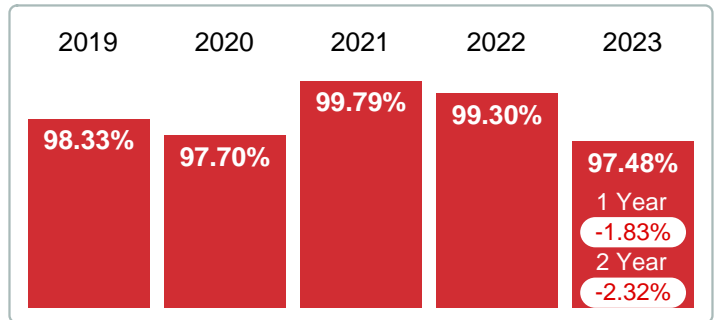
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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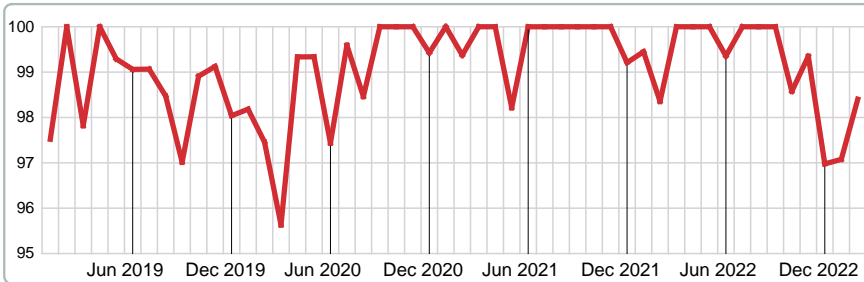
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

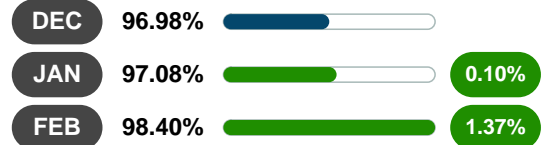


3 MONTHS

5 year FEB AVG = 98.72%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.40%**
 below the 5 yr FEB average of **98.72%**



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
\$75,000 and less	1	3.13%	83.13%	0.00%	83.13%	0.00%	0.00%
\$75,001 - \$150,000	4	12.50%	97.58%	100.00%	96.90%	97.94%	0.00%
\$150,001 - \$200,000	7	21.88%	97.10%	85.43%	97.10%	100.00%	0.00%
\$200,001 - \$250,000	7	21.88%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$325,000	5	15.63%	100.00%	0.00%	99.43%	100.00%	0.00%
\$325,001 - \$475,000	4	12.50%	100.00%	0.00%	100.00%	100.00%	0.00%
\$475,001 and up	4	12.50%	94.62%	0.00%	94.62%	92.02%	100.00%
Median Sold/List Ratio		98.40%		92.71%	97.16%	100.00%	100.00%
Total Closed Units		32	100%	2	24	5	1
Total Closed Volume		8,504,300		299.00K	6.21M	1.50M	495.00K

February 2023



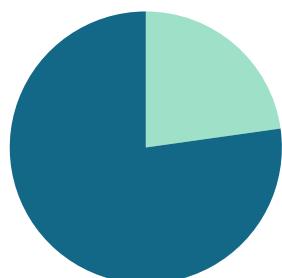
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

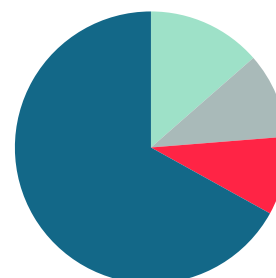


Inventory
 New Listings
46 = 22.77%
 Start Inventory
156
 Total Inventory Units
202
 Volume
\$78,063,676

Market Activity

Closed Sales
32 = 13.56%
 Pending Sales
24 = 10.17%
 Other Off Market
22 = 9.32%
 Active Inventory
158 = 66.95%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	42	32	-23.81%	93	58	-37.63%
Pending Sales	35	24	-31.43%	91	63	-30.77%
New Listings	58	46	-20.69%	108	117	8.33%
Median List Price	243,000	224,950	-7.43%	229,000	250,000	9.17%
Median Sale Price	243,000	219,000	-9.88%	225,000	230,000	2.22%
Median Percent of Selling Price to List Price	98.35%	98.40%	0.05%	99.30%	97.48%	-1.83%
Median Days on Market to Sale	9.00	32.50	261.11%	10.00	22.50	125.00%
Monthly Inventory	79	158	100.00%	79	158	100.00%
Months Supply of Inventory	1.61	3.39	110.02%	1.61	3.39	110.02%

Absorption: Last 12 months, an Average of **47** Sales/Month

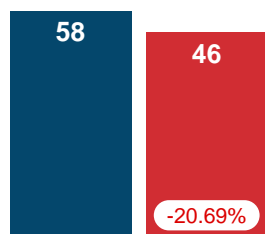
Inventory on February 28, 2023 = **158**

2022 **2023**

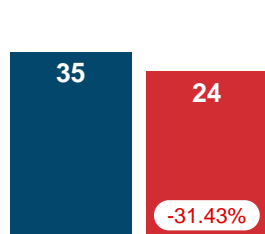
FEBRUARY MARKET

MEDIAN PRICES

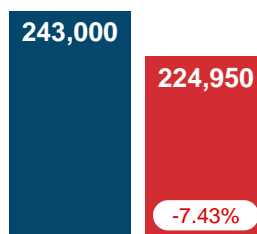
New Listings



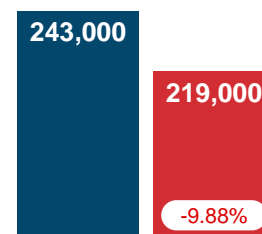
Pending Listings



List Price



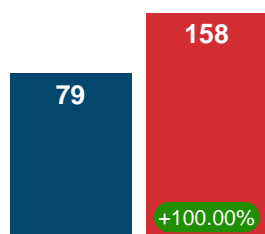
Sale Price



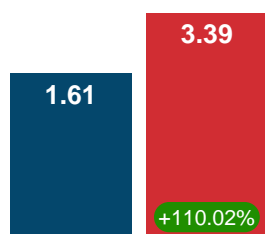
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

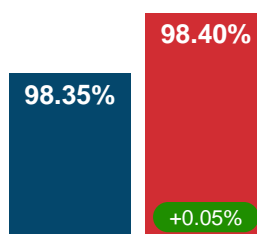
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

