

May 2023



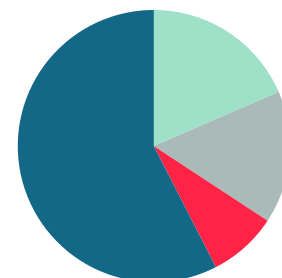
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	May 2023	+/-%
Closed Listings	58	54	-6.90%
Pending Listings	49	46	-6.12%
New Listings	79	65	-17.72%
Average List Price	240,364	268,205	11.58%
Average Sale Price	239,981	260,370	8.50%
Average Percent of Selling Price to List Price	99.41%	96.34%	-3.09%
Average Days on Market to Sale	25.02	42.69	70.62%
End of Month Inventory	83	168	102.41%
Months Supply of Inventory	1.59	3.91	146.43%



■ Closed (18.49%)
■ Pending (15.75%)
■ Other OffMarket (8.22%)
■ Active (57.53%)

Absorption: Last 12 months, an Average of **43** Sales/Month
Active Inventory as of May 31, 2023 = **168**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2023 rose **102.41%** to 168 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 **3.91** 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 **8.50%** in May 2023 to \$260,370 versus the previous year at \$239,981.

Average Days on Market Lengthens

The average number of **42.69** days that homes spent on the market before selling increased by 17.67 days or **70.62%** in May 2023 compared to last year's same month at **25.02** DOM.

Sales Success for May 2023 is Positive

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

There were 65 New Listings in May 2023, down **17.72%** from last year at 79. Furthermore, there were 54 Closed Listings this month versus last year at 58, a **-6.90%** decrease.

Closed versus Listed trends yielded a **83.1%** ratio, up from previous year's, May 2022, at **73.4%**, a **13.16%** upswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

May 2023



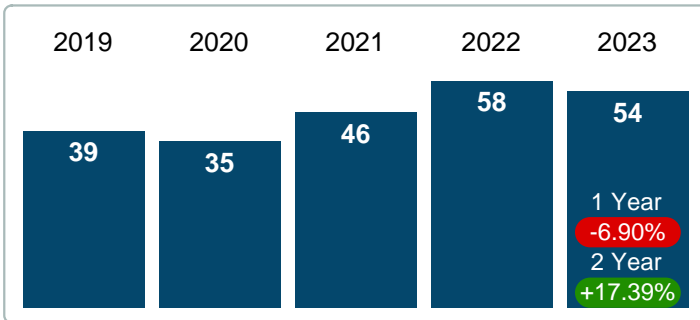
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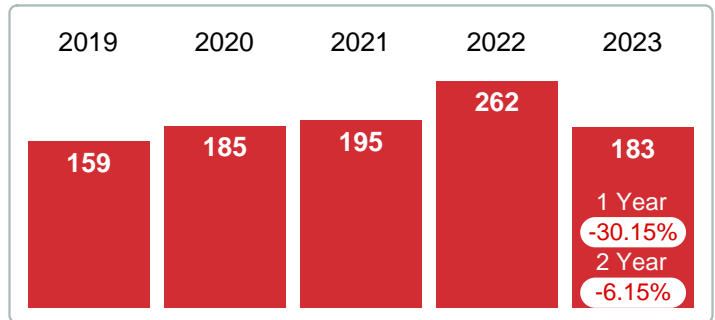
CLOSED LISTINGS

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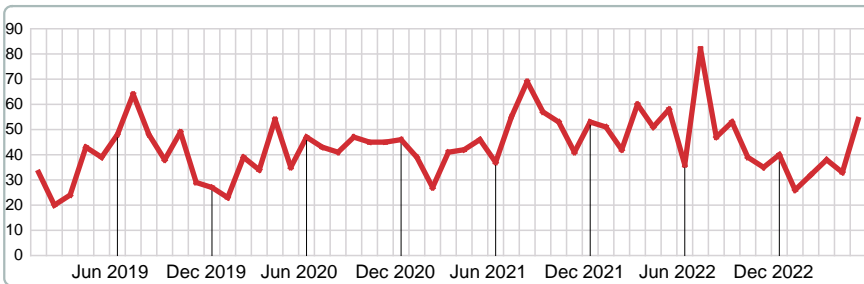
MAY



YEAR TO DATE (YTD)

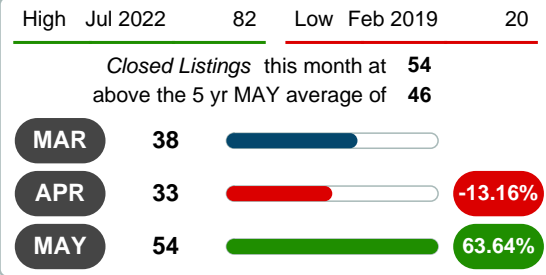


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	9.26%	9.6	4	1	0	0
\$75,001 - \$150,000	7	12.96%	51.1	4	2	1	0
\$150,001 - \$225,000	7	12.96%	28.7	1	5	1	0
\$225,001 - \$275,000	13	24.07%	46.7	0	9	3	1
\$275,001 - \$300,000	7	12.96%	26.0	0	3	4	0
\$300,001 - \$475,000	9	16.67%	61.2	0	8	1	0
\$475,001 and up	6	11.11%	59.7	0	2	1	3
Total Closed Units	54			9	30	11	4
Total Closed Volume	14,060,000	100%	42.7	858.30K	8.19M	3.02M	1.98M
Average Closed Price	\$260,370			\$95,367	\$273,160	\$274,991	\$495,500

May 2023



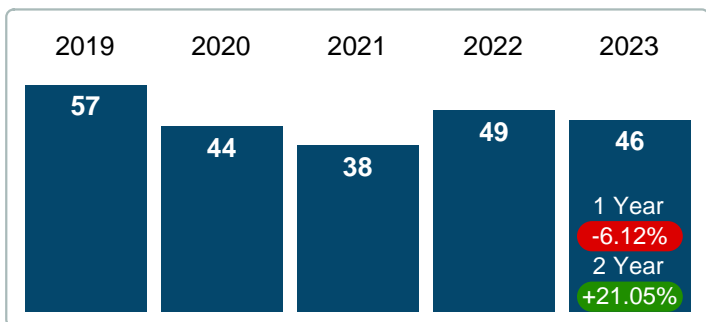
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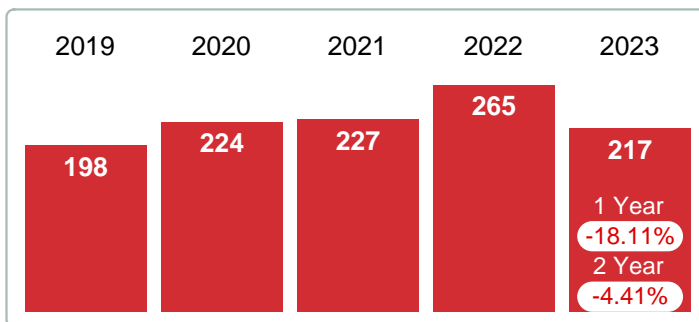
PENDING LISTINGS

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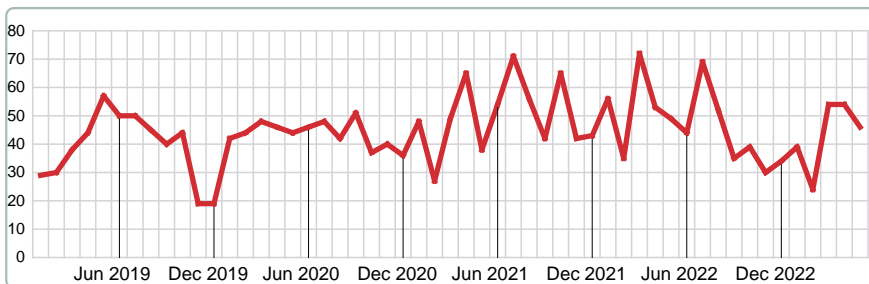
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 47

High Mar 2022: 72 | Low Dec 2019: 19

Pending Listings this month at **46**
below the 5 yr MAY average of **47**

- MAR: 54 (0.00% change)
- APR: 54 (0.00% change)
- MAY: 46 (-14.81% change)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.52%	24.3	3	0	0	0
\$50,001 - \$125,000	6	13.04%	61.7	1	4	1	0
\$125,001 - \$175,000	8	17.39%	13.1	2	4	2	0
\$175,001 - \$250,000	11	23.91%	44.9	0	6	5	0
\$250,001 - \$300,000	7	15.22%	42.3	0	5	2	0
\$300,001 - \$425,000	6	13.04%	42.5	0	4	2	0
\$425,001 and up	5	10.87%	108.2	0	2	2	1
Total Pending Units	46			6	25	14	1
Total Pending Volume	11,551,711	100%	45.5	465.90K	5.97M	4.55M	575.00K
Average Listing Price	\$255,305			\$77,650	\$238,612	\$324,679	\$575,000

May 2023



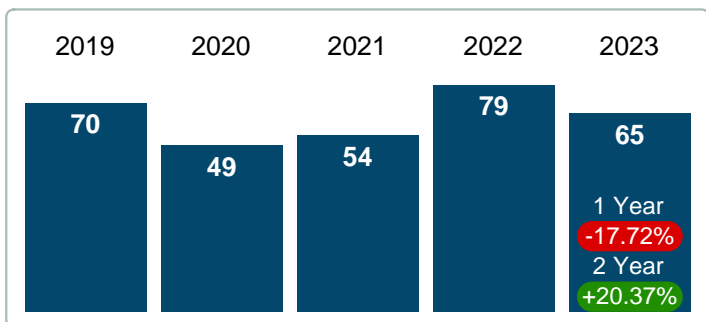
Area Delimited by County Of Bryan - Residential Property Type



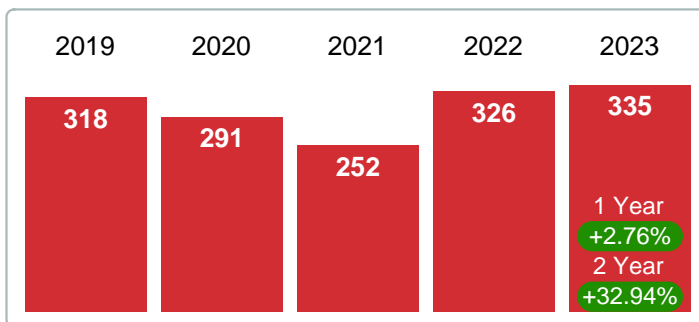
NEW LISTINGS

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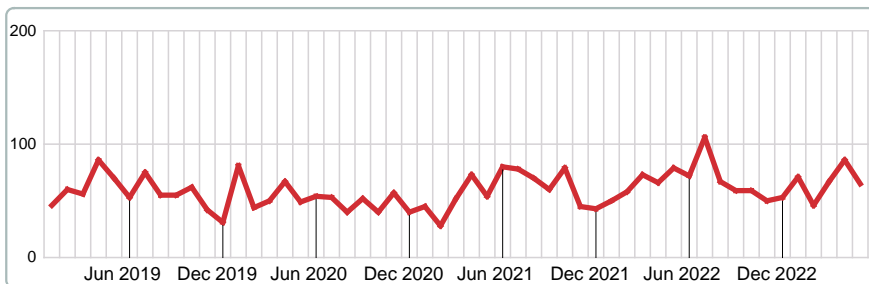
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

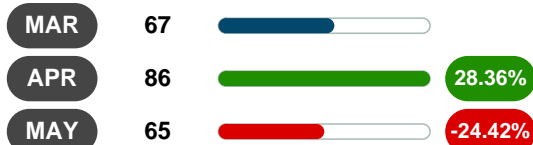


3 MONTHS

5 year MAY AVG = 63

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 65 above the 5 yr MAY average of 63



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	4.62%	1	1	1	0
\$100,001 - \$150,000	10	15.38%	4	4	2	0
\$150,001 - \$225,000	10	15.38%	0	7	3	0
\$225,001 - \$325,000	15	23.08%	1	11	2	1
\$325,001 - \$475,000	12	18.46%	0	10	2	0
\$475,001 - \$850,000	9	13.85%	3	1	4	1
\$850,001 and up	6	9.23%	0	3	2	1
Total New Listed Units	65		9	37	16	3
Total New Listed Volume	27,956,827	100%	2.46M	16.42M	7.05M	2.04M
Average New Listed Listing Price	\$220,465		\$273,200	\$443,690	\$440,406	\$678,333

May 2023



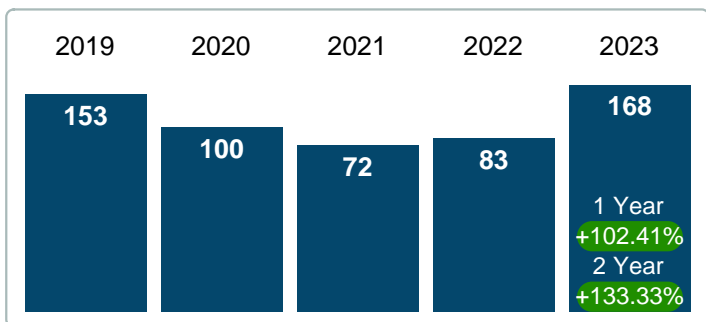
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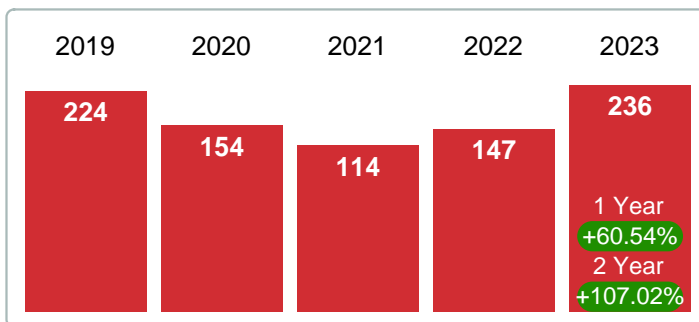
ACTIVE INVENTORY

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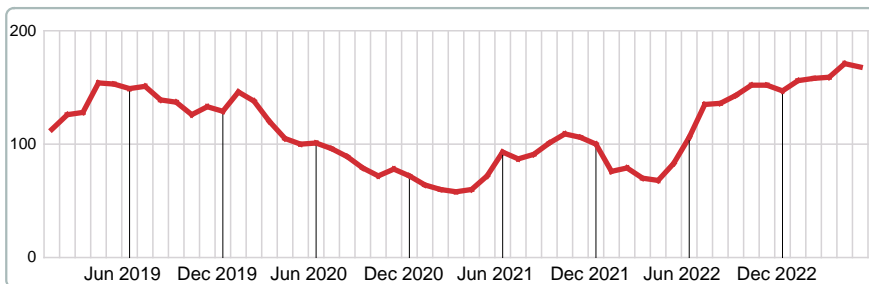
END OF MAY



ACTIVE DURING MAY

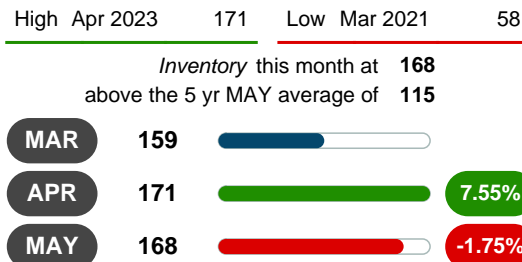


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 115



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	15	8.93%	88.6	6	5	3	1
\$125,001 - \$175,000	19	11.31%	40.7	7	8	4	0
\$175,001 - \$250,000	23	13.69%	74.6	2	16	4	1
\$250,001 - \$350,000	40	23.81%	66.2	2	22	14	2
\$350,001 - \$525,000	34	20.24%	59.4	3	17	14	0
\$525,001 - \$850,000	20	11.90%	68.4	1	6	8	5
\$850,001 and up	17	10.12%	83.4	2	5	8	2
Total Active Inventory by Units	168			23	79	55	11
Total Active Inventory by Volume	78,020,866	100%	67.1	6.91M	35.74M	28.03M	7.34M
Average Active Inventory Listing Price	\$464,410			\$300,448	\$452,382	\$509,591	\$667,718

May 2023



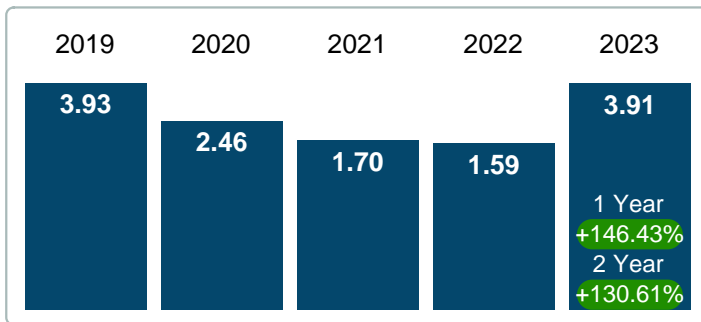
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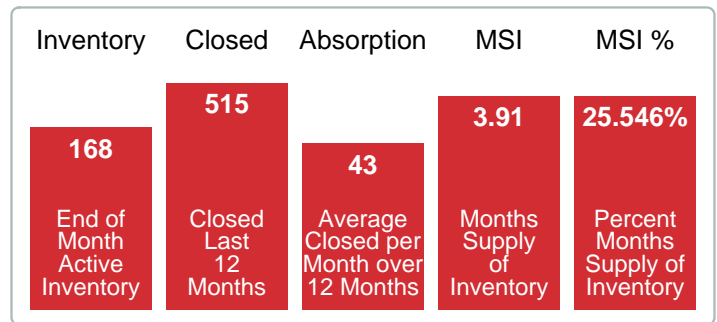
MONTHS SUPPLY of INVENTORY (MSI)

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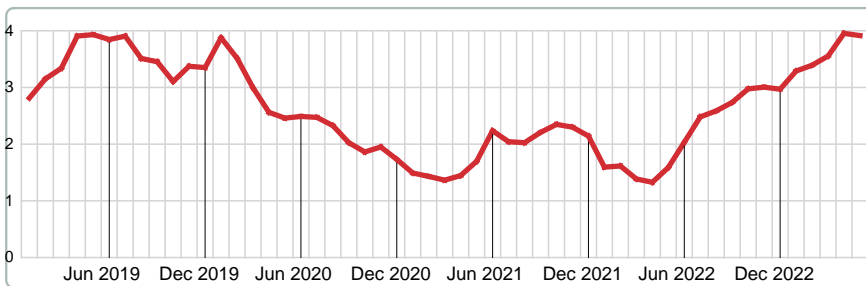
MSI FOR MAY



INDICATORS FOR MAY 2023

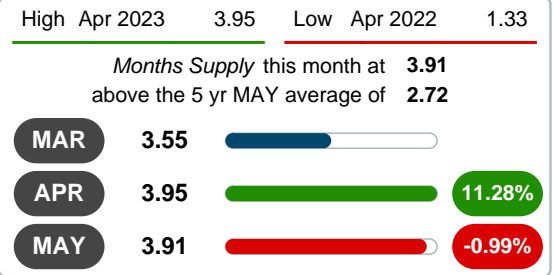


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.72



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	15	8.93%	3.16	2.40	2.50	18.00	12.00
\$125,001 - \$175,000	19	11.31%	3.56	6.00	2.29	6.00	0.00
\$175,001 - \$250,000	23	13.69%	1.53	2.67	1.55	1.04	12.00
\$250,001 - \$350,000	40	23.81%	3.53	12.00	3.22	3.23	0.00
\$350,001 - \$525,000	34	20.24%	7.56	18.00	7.85	8.40	0.00
\$525,001 - \$850,000	20	11.90%	12.00	12.00	14.40	12.00	10.00
\$850,001 and up	17	10.12%	51.00	0.00	30.00	48.00	0.00
Market Supply of Inventory (MSI)	3.91			4.76	3.11	4.78	9.43
Total Active Inventory by Units	168	100%	3.91	23	79	55	11

May 2023



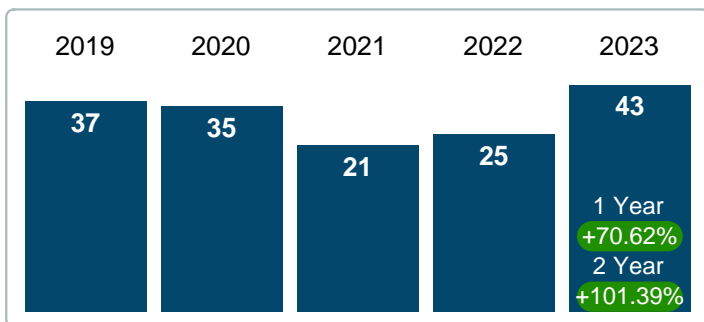
Area Delimited by County Of Bryan - Residential Property Type



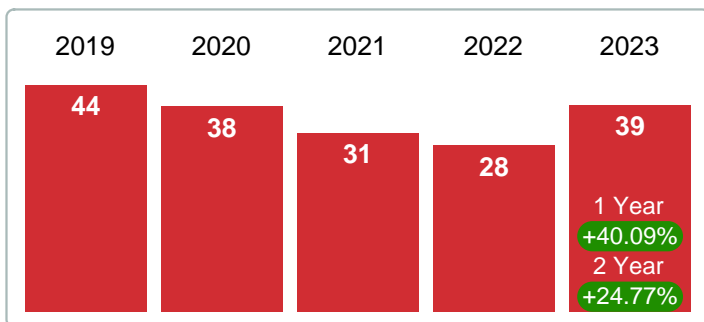
AVERAGE DAYS ON MARKET TO SALE

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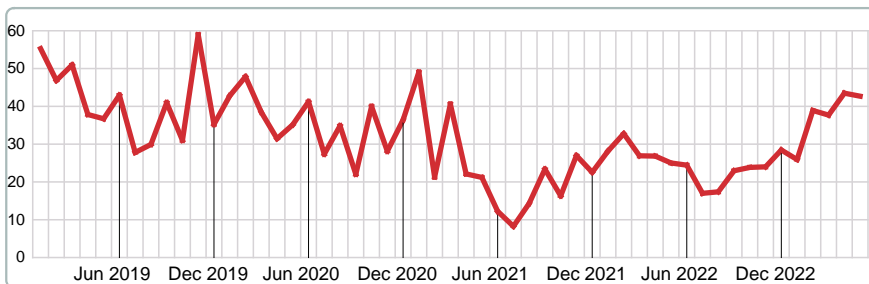
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 32

High Nov 2019 59 Low Jul 2021 8

Average Days on Market to Sale this month at 43 above the 5 yr MAY average of 32

- MAR 38
- APR 43 +15.39%
- MAY 43 -1.84%

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
\$75,000 and less	9.26%	10	12	1	0	0
\$75,001 - \$150,000	12.96%	51	79	7	30	0
\$150,001 - \$225,000	12.96%	29	15	37	1	0
\$225,001 - \$275,000	24.07%	47	0	37	89	5
\$275,001 - \$300,000	12.96%	26	0	54	5	0
\$300,001 - \$475,000	16.67%	61	0	45	190	0
\$475,001 and up	11.11%	60	0	61	67	57
Average Closed DOM		43	42	39	52	44
Total Closed Units	100%	43	9	30	11	4
Total Closed Volume		14,060,000	858.30K	8.19M	3.02M	1.98M

May 2023



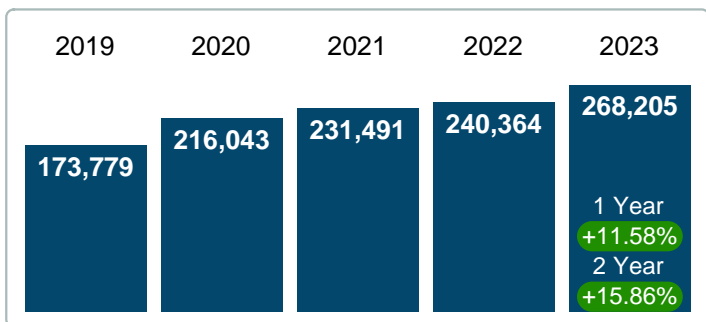
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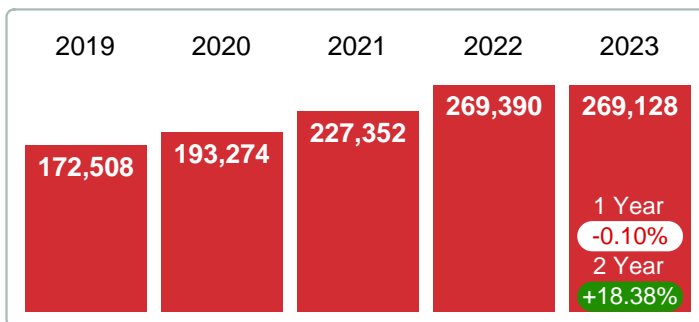
AVERAGE LIST PRICE AT CLOSING

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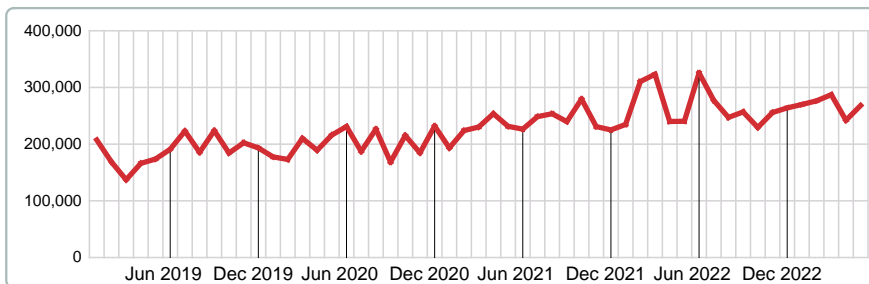
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

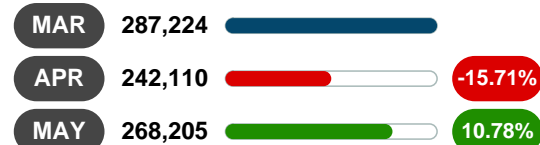


3 MONTHS

5 year MAY AVG = 225,977

High Jun 2022 325,604 Low Mar 2019 137,229

Average List Price at Closing this month at **268,205** above the 5 yr MAY average of **225,977**



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
\$75,000 and less	9.26%	52,980	47,750	73,900	0	0
\$75,001 - \$150,000	12.96%	132,043	128,600	129,950	150,000	0
\$150,001 - \$225,000	12.96%	179,243	199,900	175,960	175,000	0
\$225,001 - \$275,000	20.37%	252,445	0	258,611	255,833	238,900
\$275,001 - \$300,000	14.81%	289,206	0	295,917	294,475	0
\$300,001 - \$475,000	18.52%	350,064	0	360,218	309,900	0
\$475,001 and up	11.11%	574,667	0	562,000	525,000	599,667
Average List Price		268,205	100,589	281,153	282,300	509,475
Total Closed Units	100%	268,205	9	30	11	4
Total Closed Volume		14,483,094	905.30K	8.43M	3.11M	2.04M

May 2023



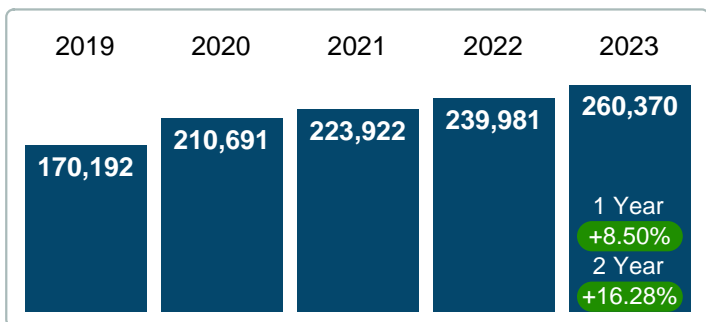
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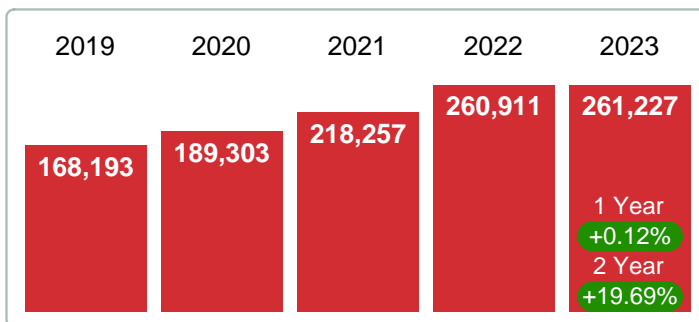
AVERAGE SOLD PRICE AT CLOSING

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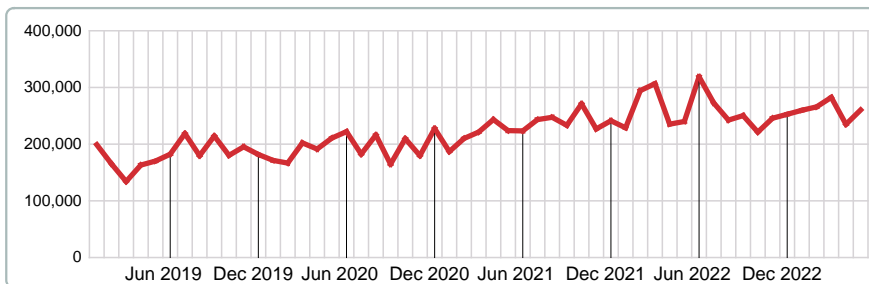
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 221,031

High Jun 2022 318,832 Low Mar 2019 134,075

Average Sold Price at Closing this month at **260,370**
above the 5 yr MAY average of **221,031**

MAR	282,480	<div style="width: 100%;"></div>
APR	234,948	<div style="width: 100%;"></div> -16.83%
MAY	260,370	<div style="width: 100%;"></div> 10.82%

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
\$75,000 and less 5	9.26%	46,480	39,625	73,900	0	0
\$75,001 - \$150,000 7	12.96%	127,843	124,975	125,000	145,000	0
\$150,001 - \$225,000 7	12.96%	176,414	199,900	172,000	175,000	0
\$225,001 - \$275,000 13	24.07%	246,846	0	250,778	239,000	235,000
\$275,001 - \$300,000 7	12.96%	288,414	0	286,667	289,725	0
\$300,001 - \$475,000 9	16.67%	347,544	0	352,363	309,000	0
\$475,001 and up 6	11.11%	557,000	0	537,500	520,000	582,333
Average Sold Price		260,370	95,367	273,160	274,991	495,500
Total Closed Units		54	9	30	11	4
Total Closed Volume		14,060,000	858.30K	8.19M	3.02M	1.98M

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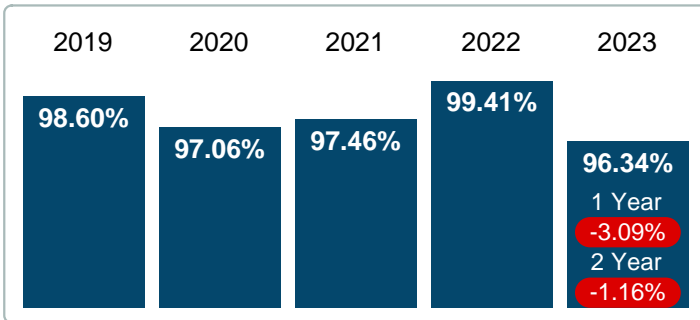
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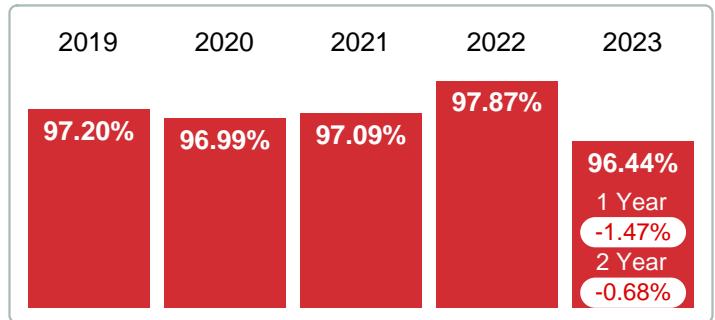
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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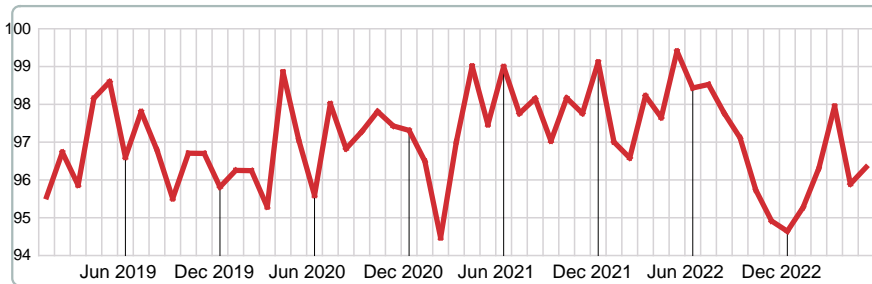
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

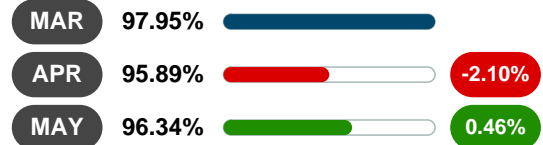


3 MONTHS

5 year MAY AVG = 97.77%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **96.34%**
below the 5 yr MAY average of **97.77%**



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
\$75,000 and less	5	9.26%	88.15%	85.19%	100.00%	0.00%	0.00%
\$75,001 - \$150,000	7	12.96%	96.24%	96.01%	96.46%	96.67%	0.00%
\$150,001 - \$225,000	7	12.96%	98.37%	100.00%	97.71%	100.00%	0.00%
\$225,001 - \$275,000	13	24.07%	96.25%	0.00%	96.95%	93.44%	98.37%
\$275,001 - \$300,000	7	12.96%	97.80%	0.00%	96.99%	98.41%	0.00%
\$300,001 - \$475,000	9	16.67%	98.05%	0.00%	97.84%	99.71%	0.00%
\$475,001 and up	6	11.11%	96.81%	0.00%	95.54%	99.05%	96.91%
Average Sold/List Ratio		96.30%		91.65%	97.30%	97.22%	97.27%
Total Closed Units		54	100%	9	30	11	4
Total Closed Volume		14,060,000		858.30K	8.19M	3.02M	1.98M

May 2023



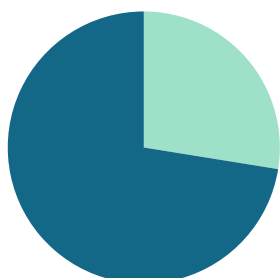
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

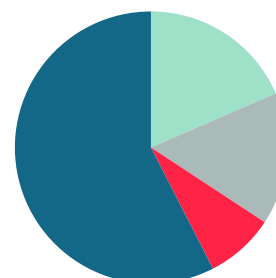


Inventory
 New Listings
65 = 27.54%
 Start Inventory
171
 Total Inventory Units
236
 Volume
\$102,808,406

Market Activity

Closed Sales
54 = 18.49%
 Pending Sales
46 = 15.75%
 Other Off Market
24 = 8.22%
 Active Inventory
168 = 57.53%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	58	54	-6.90%	262	183	-30.15%
Pending Sales	49	46	-6.12%	265	217	-18.11%
New Listings	79	65	-17.72%	326	335	2.76%
Average List Price	240,364	268,205	11.58%	269,390	269,128	-0.10%
Average Sale Price	239,981	260,370	8.50%	260,911	261,227	0.12%
Average Percent of Selling Price to List Price	99.41%	96.34%	-3.09%	97.87%	96.44%	-1.47%
Average Days on Market to Sale	25.02	42.69	70.62%	27.66	38.75	40.09%
Monthly Inventory	83	168	102.41%	83	168	102.41%
Months Supply of Inventory	1.59	3.91	146.43%	1.59	3.91	146.43%

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

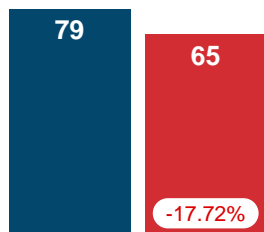
Inventory on May 31, 2023 = **168**

2022 **2023**

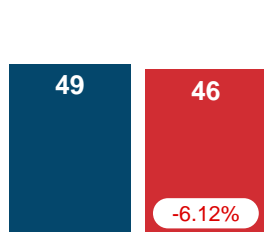
MAY MARKET

AVERAGE PRICES

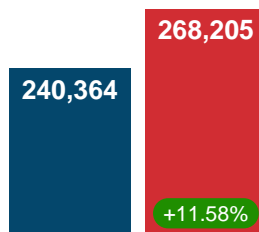
New Listings



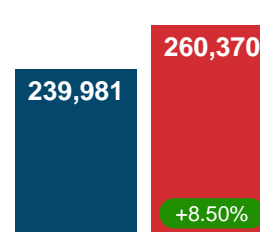
Pending Listings



List Price



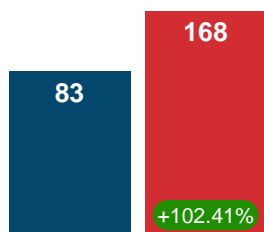
Sale Price



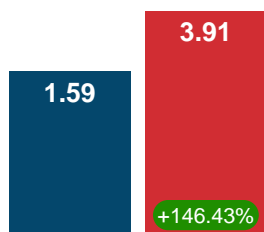
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

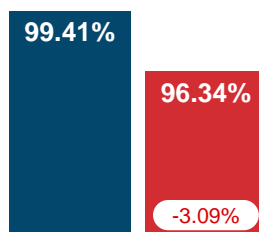
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

