

May 2023



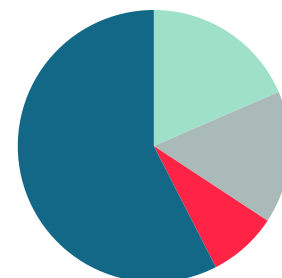
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	210,400	258,500	22.86%
Median Sale Price	210,400	249,750	18.70%
Median Percent of Selling Price to List Price	100.00%	98.98%	-1.02%
Median Days on Market to Sale	5.00	11.50	130.00%
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.

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 **18.70%** in May 2023 to \$249,750 versus the previous year at \$210,400.

Median Days on Market Lengthens

The median number of **11.50** days that homes spent on the market before selling increased by 6.50 days or **130.00%** in May 2023 compared to last year's same month at **5.00** DOM.

Sales Success for May 2023 is Positive

Overall, with Median 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.

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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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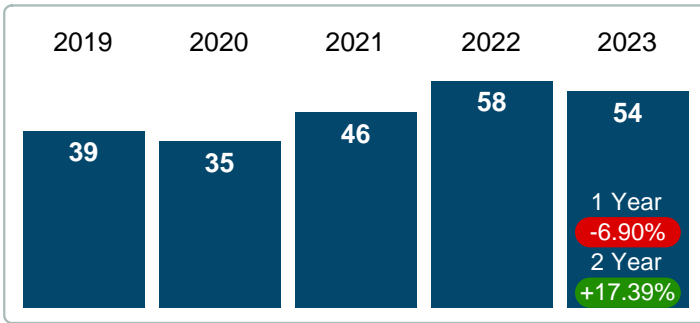
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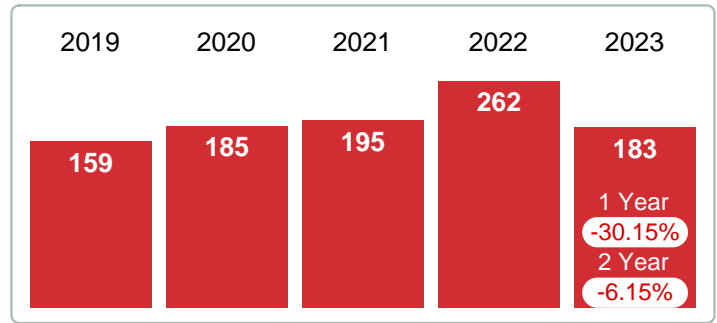
CLOSED LISTINGS

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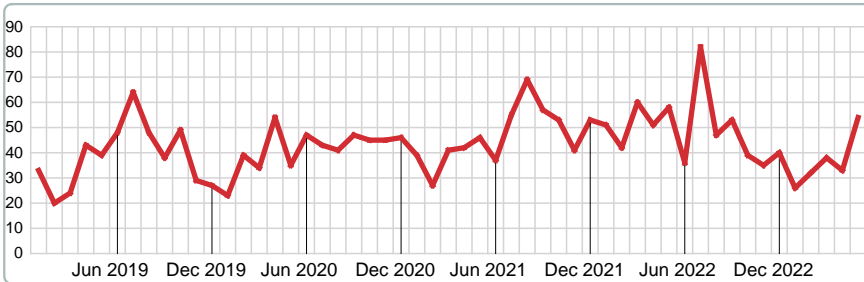
MAY



YEAR TO DATE (YTD)

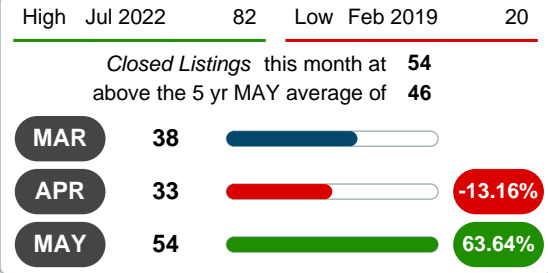


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	9.26%	5.0	4	1	0	0
\$75,001 - \$150,000	7	12.96%	30.0	4	2	1	0
\$150,001 - \$225,000	7	12.96%	8.0	1	5	1	0
\$225,001 - \$275,000	13	24.07%	19.0	0	9	3	1
\$275,001 - \$300,000	7	12.96%	6.0	0	3	4	0
\$300,001 - \$475,000	9	16.67%	7.0	0	8	1	0
\$475,001 and up	6	11.11%	50.5	0	2	1	3
Total Closed Units	54			9	30	11	4
Total Closed Volume	14,060,000	100%	11.5	858.30K	8.19M	3.02M	1.98M
Median Closed Price	\$249,750			\$75,900	\$264,000	\$279,000	\$511,000

May 2023



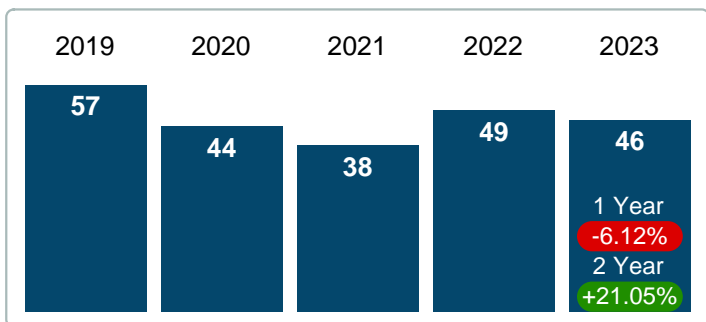
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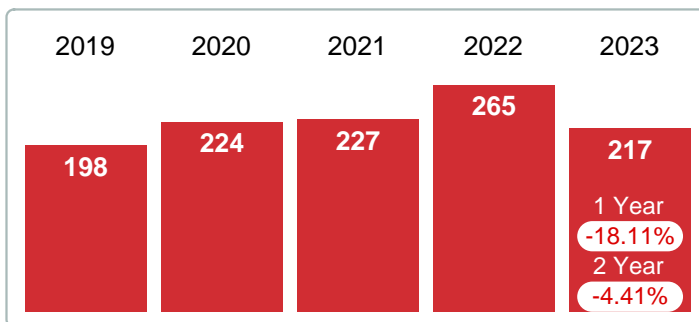
PENDING LISTINGS

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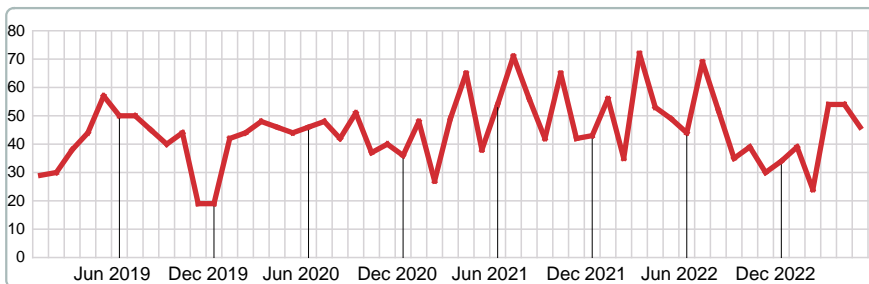
MAY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.52%	34.0	3	0	0	0
\$50,001 - \$125,000	6	13.04%	61.0	1	4	1	0
\$125,001 - \$175,000	8	17.39%	12.0	2	4	2	0
\$175,001 - \$250,000	11	23.91%	14.0	0	6	5	0
\$250,001 - \$300,000	7	15.22%	24.0	0	5	2	0
\$300,001 - \$425,000	6	13.04%	38.5	0	4	2	0
\$425,001 and up	5	10.87%	102.0	0	2	2	1
Total Pending Units	46			6	25	14	1
Total Pending Volume	11,551,711	100%	29.0	465.90K	5.97M	4.55M	575.00K
Median Listing Price	\$217,000			\$64,950	\$235,000	\$243,750	\$575,000

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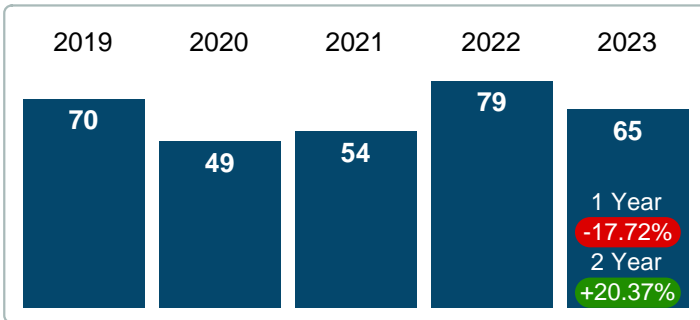
Area Delimited by County Of Bryan - Residential Property Type



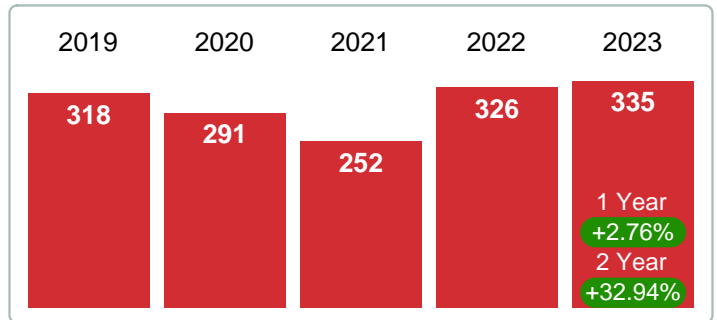
NEW LISTINGS

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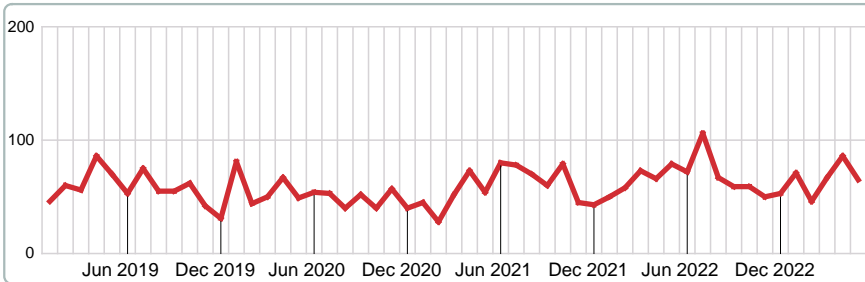
MAY



YEAR TO DATE (YTD)

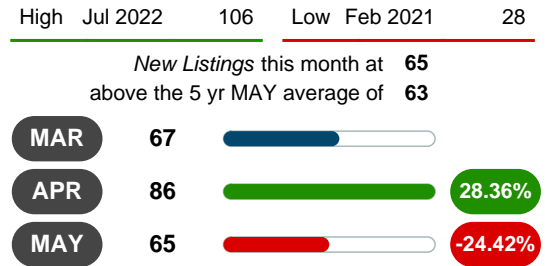


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 63



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
Median New Listed Listing Price	\$279,900		\$150,000	\$279,900	\$297,000	\$850,000

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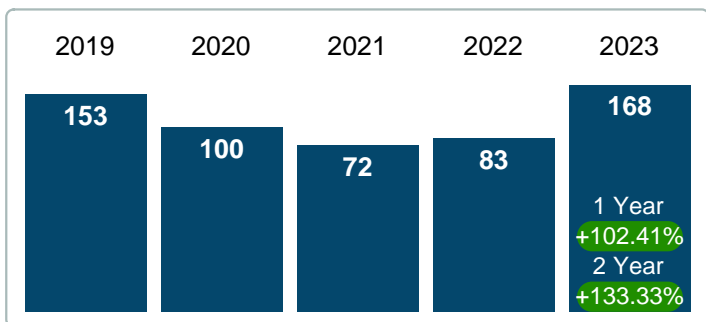
Area Delimited by County Of Bryan - Residential Property Type



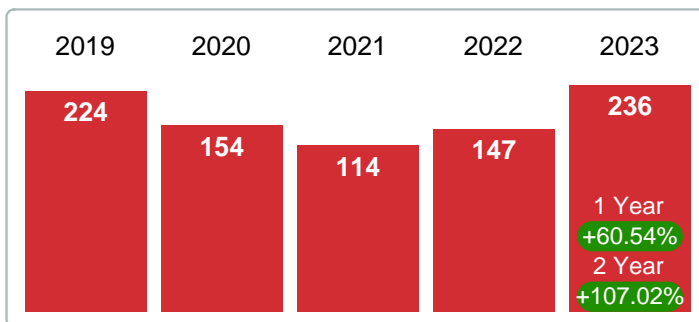
ACTIVE INVENTORY

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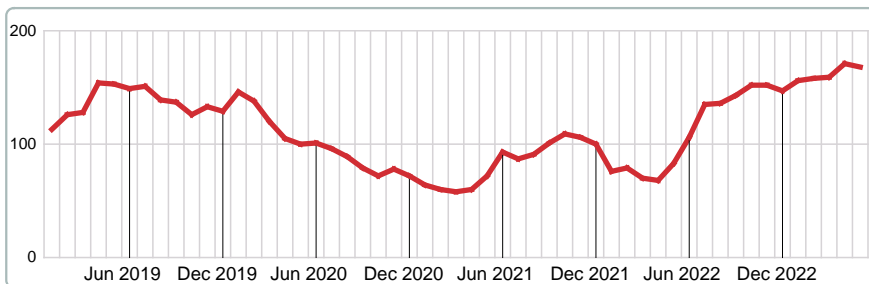
END OF MAY



ACTIVE DURING MAY

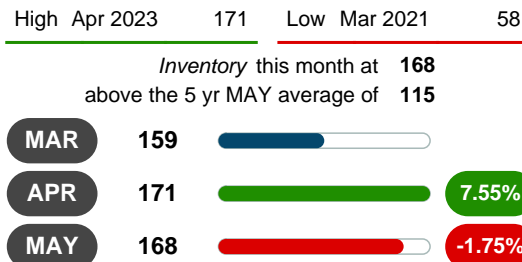


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 115



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	15	8.93%	83.0	6	5	3	1
\$125,001 - \$175,000	19	11.31%	36.0	7	8	4	0
\$175,001 - \$250,000	23	13.69%	69.0	2	16	4	1
\$250,001 - \$350,000	40	23.81%	49.0	2	22	14	2
\$350,001 - \$525,000	34	20.24%	51.0	3	17	14	0
\$525,001 - \$850,000	20	11.90%	55.5	1	6	8	5
\$850,001 and up	17	10.12%	45.0	2	5	8	2
Total Active Inventory by Units	168			23	79	55	11
Total Active Inventory by Volume	78,020,866	100%	51.0	6.91M	35.74M	28.03M	7.34M
Median Active Inventory Listing Price	\$318,700			\$165,000	\$289,900	\$359,900	\$550,000

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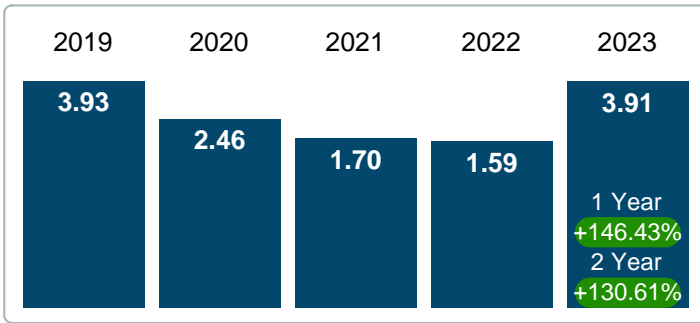
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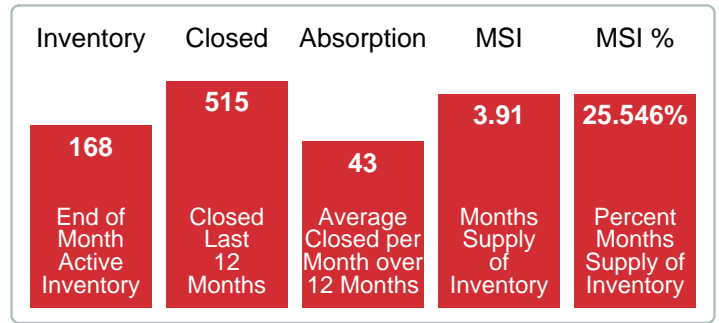
MONTHS SUPPLY of INVENTORY (MSI)

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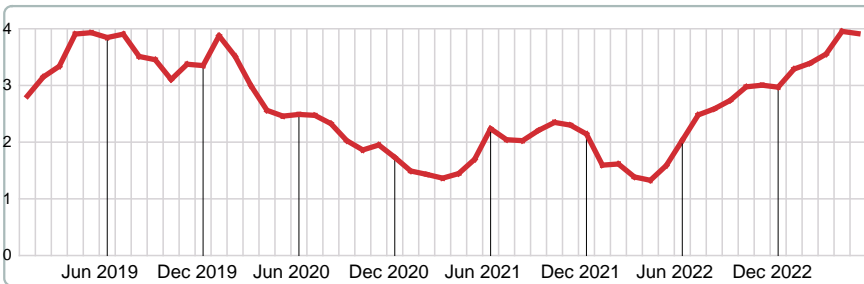
MSI FOR MAY



INDICATORS FOR MAY 2023

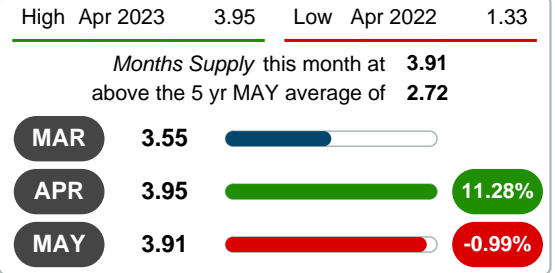


5 YEAR MARKET ACTIVITY TRENDS



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

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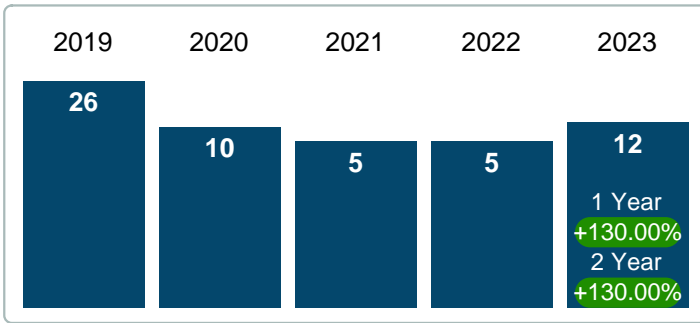
Area Delimited by County Of Bryan - Residential Property Type



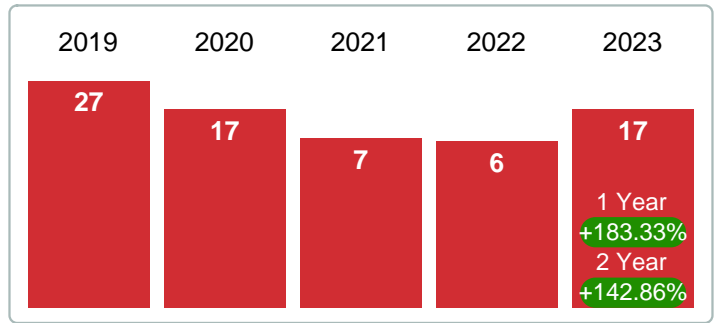
MEDIAN DAYS ON MARKET TO SALE

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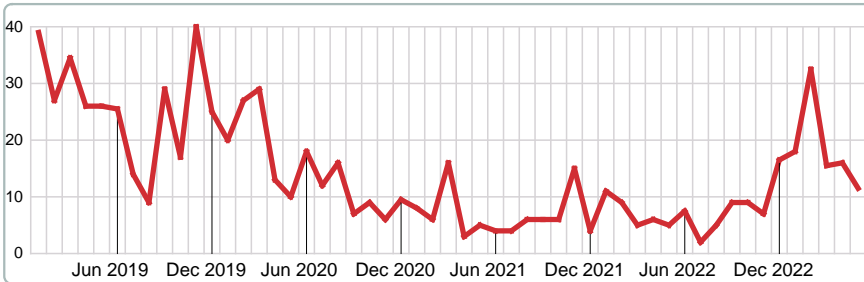
MAY



YEAR TO DATE (YTD)

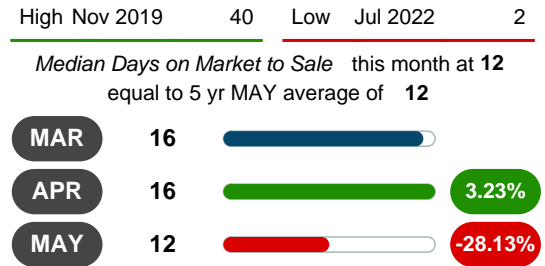


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 12



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	9.26%	5	10	1	0	0
\$75,001 - \$150,000	12.96%	30	74	7	30	0
\$150,001 - \$225,000	12.96%	8	15	8	1	0
\$225,001 - \$275,000	24.07%	19	0	19	39	5
\$275,001 - \$300,000	12.96%	6	0	47	5	0
\$300,001 - \$475,000	16.67%	7	0	7	190	0
\$475,001 and up	11.11%	51	0	61	67	34
Median Closed DOM		12	15	10	12	22
Total Closed Units	100%	54	9	30	11	4
Total Closed Volume		14,060,000	858.30K	8.19M	3.02M	1.98M

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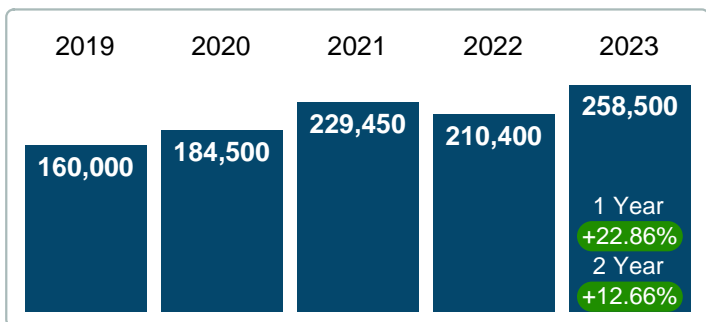
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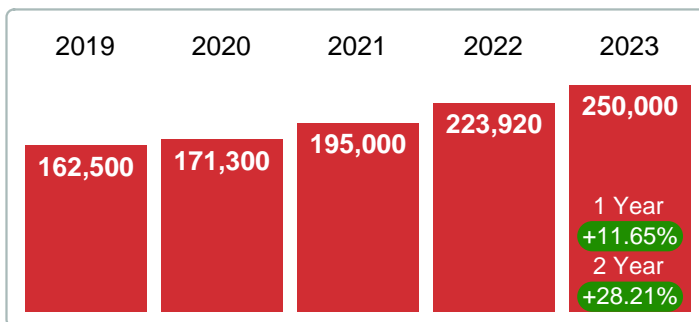
MEDIAN LIST PRICE AT CLOSING

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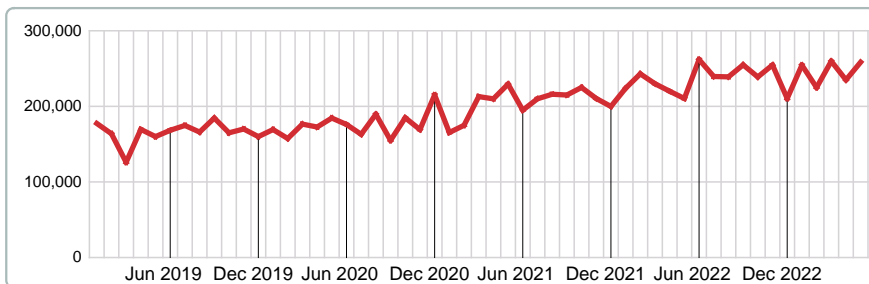
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 208,570

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

Median List Price at Closing this month at **258,500**
above the 5 yr MAY average of **208,570**

- MAR** 259,700
- APR** 235,000 -9.51%
- MAY** 258,500 10.00%

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 5	9.26%	55,000	52,500	73,900	0	0
\$75,001 - \$150,000 7	12.96%	139,900	137,250	129,950	150,000	0
\$150,001 - \$225,000 7	12.96%	179,900	199,900	179,900	175,000	0
\$225,001 - \$275,000 11	20.37%	250,000	0	254,500	249,000	238,900
\$275,001 - \$300,000 8	14.81%	289,375	0	279,750	299,450	0
\$300,001 - \$475,000 10	18.52%	349,450	0	369,000	309,900	0
\$475,001 and up 6	11.11%	562,000	0	562,000	525,000	575,000
Median List Price		258,500	89,900	268,750	279,000	537,000
Total Closed Units	100%	54	9	30	11	4
Total Closed Volume		14,483,094	905.30K	8.43M	3.11M	2.04M

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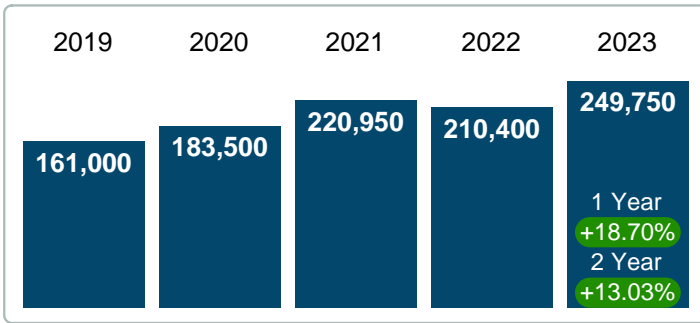
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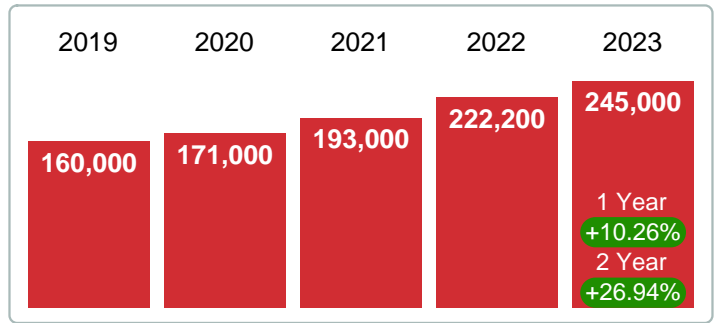
MEDIAN SOLD PRICE AT CLOSING

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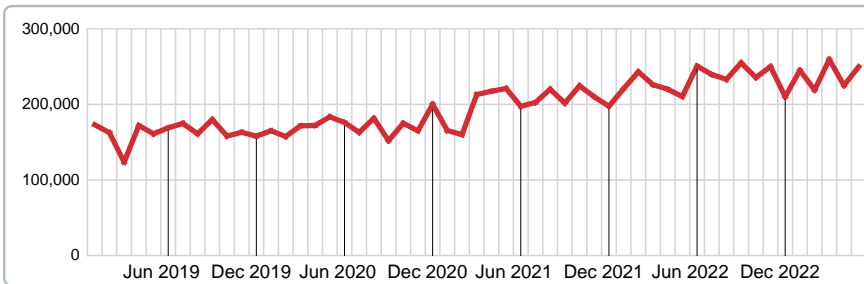
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

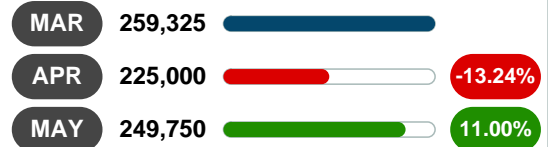


3 MONTHS

5 year MAY AVG = 205,120

High Mar 2023 259,325 Low Mar 2019 123,500

Median Sold Price at Closing this month at **249,750** above the 5 yr MAY average of **205,120**



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	9.26%	52,500	41,250	73,900	0	0
\$75,001 - \$150,000	12.96%	134,000	137,000	125,000	145,000	0
\$150,001 - \$225,000	12.96%	175,000	199,900	173,000	175,000	0
\$225,001 - \$275,000	24.07%	247,500	0	249,500	240,000	235,000
\$275,001 - \$300,000	12.96%	285,000	0	285,000	289,950	0
\$300,001 - \$475,000	16.67%	329,900	0	347,450	309,000	0
\$475,001 and up	11.11%	526,000	0	537,500	520,000	532,000
Median Sold Price		249,750	75,900	264,000	279,000	511,000
Total Closed Units	100%	249,750	9	30	11	4
Total Closed Volume		14,060,000	858.30K	8.19M	3.02M	1.98M

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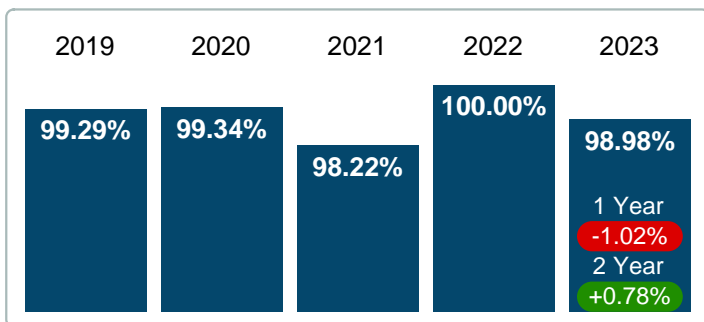
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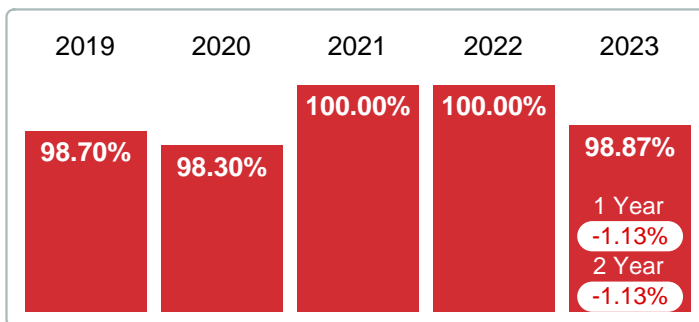
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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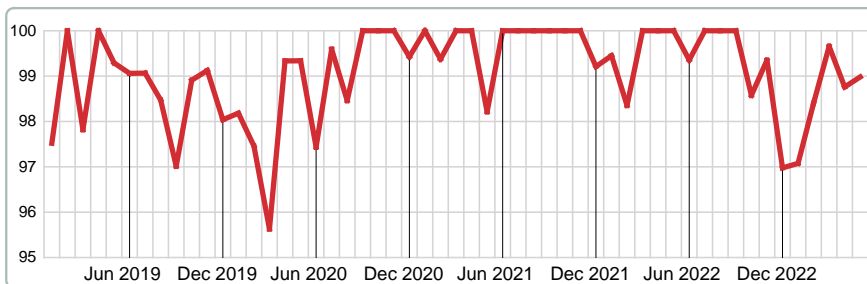
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

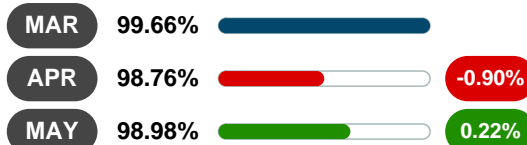


3 MONTHS

5 year MAY AVG = 99.17%

High Sep 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.98%**
 equal to 5 yr MAY average of **99.17%**



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	5	9.26%	100.00%	90.38%	100.00%	0.00%	0.00%
\$75,001 - \$150,000	7	12.96%	99.63%	99.81%	96.46%	96.67%	0.00%
\$150,001 - \$225,000	7	12.96%	100.00%	100.00%	97.56%	100.00%	0.00%
\$225,001 - \$275,000	13	24.07%	96.60%	0.00%	97.07%	92.59%	98.37%
\$275,001 - \$300,000	7	12.96%	100.00%	0.00%	98.74%	100.00%	0.00%
\$300,001 - \$475,000	9	16.67%	99.71%	0.00%	99.85%	99.71%	0.00%
\$475,001 and up	6	11.11%	98.62%	0.00%	95.54%	99.05%	98.20%
Median Sold/List Ratio		98.98%		100.00%	98.83%	99.05%	98.28%
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



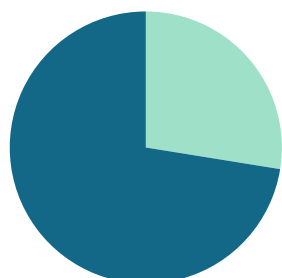
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

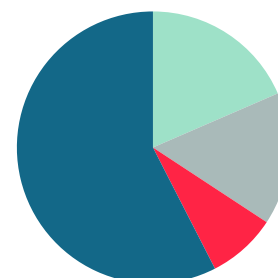


Inventory
 New Listings
65 = 27.54%
 Start Inventory
171
 Total Inventory Units
236
 Volume
\$102,808,406

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%
Median List Price	210,400	258,500	22.86%	223,920	250,000	11.65%
Median Sale Price	210,400	249,750	18.70%	222,200	245,000	10.26%
Median Percent of Selling Price to List Price	100.00%	98.98%	-1.02%	100.00%	98.87%	-1.13%
Median Days on Market to Sale	5.00	11.50	130.00%	6.00	17.00	183.33%
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

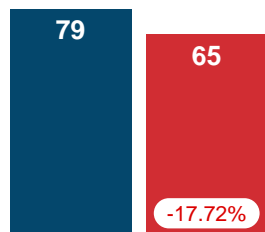
Inventory on May 31, 2023 = 168

2022 2023

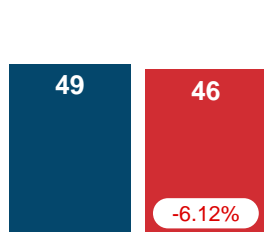
MAY MARKET

MEDIAN PRICES

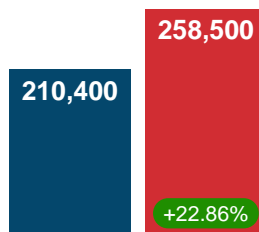
New Listings



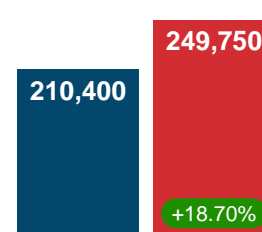
Pending Listings



List Price



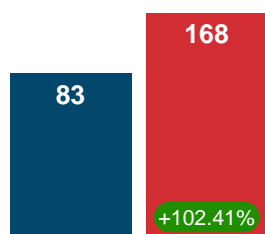
Sale Price



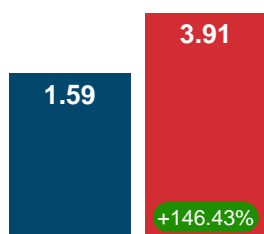
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

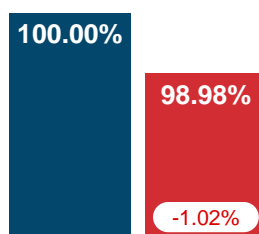
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

