



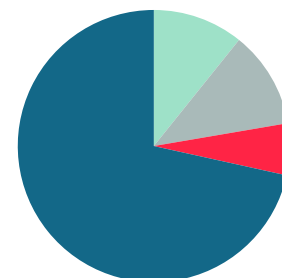
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2023 for MLS Technology Inc.

Compared Metrics	November		
	2022	2023	+/-%
Closed Listings	35	28	-20.00%
Pending Listings	30	30	0.00%
New Listings	50	49	-2.00%
Average List Price	255,740	276,736	8.21%
Average Sale Price	245,676	275,975	12.33%
Average Percent of Selling Price to List Price	94.91%	99.15%	4.47%
Average Days on Market to Sale	24.00	34.96	45.68%
End of Month Inventory	152	186	22.37%
Months Supply of Inventory	3.00	4.57	52.21%



■ Closed (10.77%)
■ Pending (11.54%)
■ Other OffMarket (6.15%)
■ Active (71.54%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of November 30, 2023 = **186**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2023 rose **22.37%** to 186 existing homes available for sale. Over the last 12 months this area has had an average of 41 closed sales per month. This represents an unsold inventory index of **4.57** 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 **12.33%** in November 2023 to \$275,975 versus the previous year at \$245,676.

Average Days on Market Lengthens

The average number of **34.96** days that homes spent on the market before selling increased by 10.96 days or **45.68%** in November 2023 compared to last year's same month at **24.00** DOM.

Sales Success for November 2023 is Positive

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

There were 49 New Listings in November 2023, down **2.00%** from last year at 50. Furthermore, there were 28 Closed Listings this month versus last year at 35, a **-20.00%** decrease.

Closed versus Listed trends yielded a **57.1%** ratio, down from previous year's, November 2022, at **70.0%**, a **18.37%** 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

November 2023



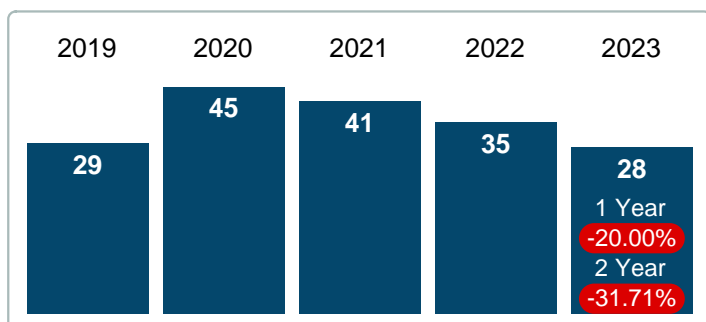
Area Delimited by County Of Bryan - Residential Property Type



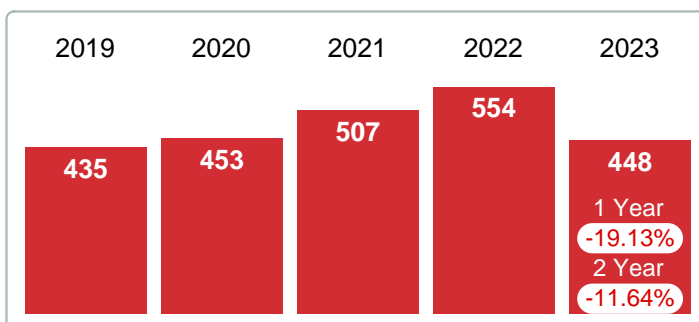
CLOSED LISTINGS

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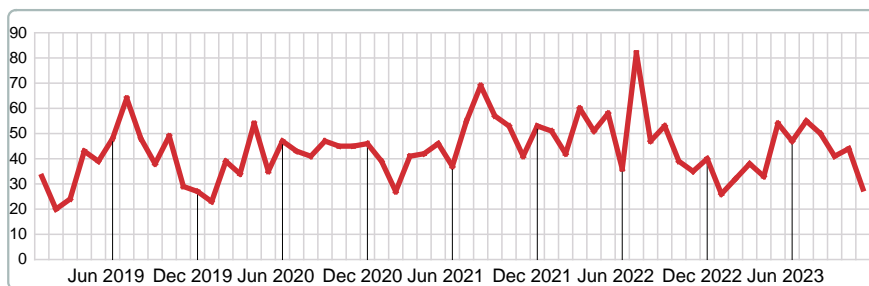
NOVEMBER



YEAR TO DATE (YTD)

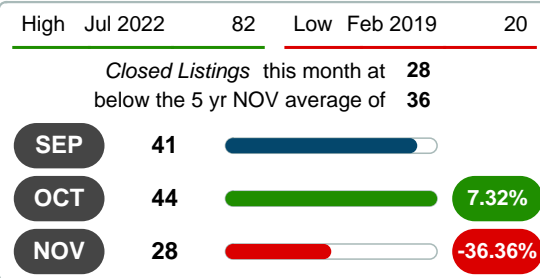


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 36



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	1	3.57%	5.0	1	0	0	0
\$75,001 - \$150,000	7	25.00%	21.4	2	3	2	0
\$150,001 - \$175,000	1	3.57%	17.0	1	0	0	0
\$175,001 - \$300,000	7	25.00%	10.9	0	6	1	0
\$300,001 - \$375,000	5	17.86%	110.4	0	2	3	0
\$375,001 - \$450,000	4	14.29%	13.8	0	2	2	0
\$450,001 and up	3	10.71%	41.3	0	3	0	0
Total Closed Units	28			4	16	8	0
Total Closed Volume	7,727,300	100%	35.0	532.00K	5.05M	2.15M	0.00B
Average Closed Price	\$275,975			\$133,000	\$315,331	\$268,750	\$0

November 2023



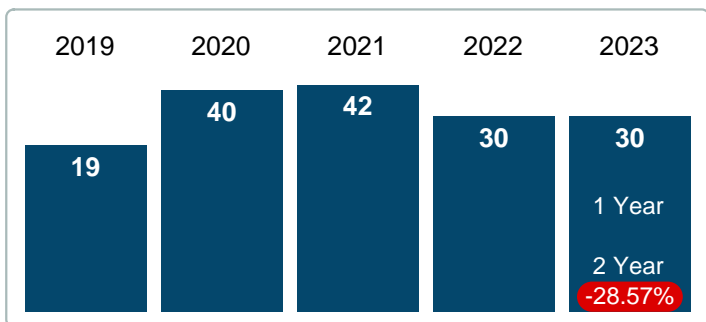
Area Delimited by County Of Bryan - Residential Property Type



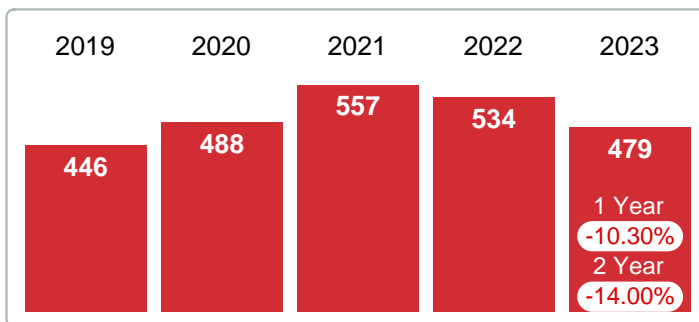
PENDING LISTINGS

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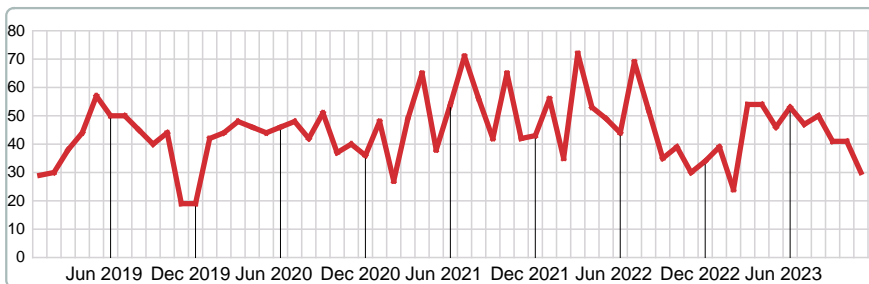
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 32

High Mar 2022 72 Low Dec 2019 19

Pending Listings this month at 30
below the 5 yr NOV average of 32



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	13.33%	19.5	1	1	2	0
\$100,001 - \$125,000	1	3.33%	47.0	1	0	0	0
\$125,001 - \$175,000	6	20.00%	72.2	0	6	0	0
\$175,001 - \$250,000	6	20.00%	22.8	0	4	2	0
\$250,001 - \$300,000	6	20.00%	18.7	0	5	1	0
\$300,001 - \$375,000	4	13.33%	83.5	0	1	3	0
\$375,001 and up	3	10.00%	99.3	0	2	1	0
Total Pending Units	30			2	19	9	0
Total Pending Volume	8,388,200	100%	2.5	223.40K	4.89M	3.27M	0.00B
Average Listing Price	\$449,350			\$111,700	\$257,563	\$363,456	\$0

November 2023



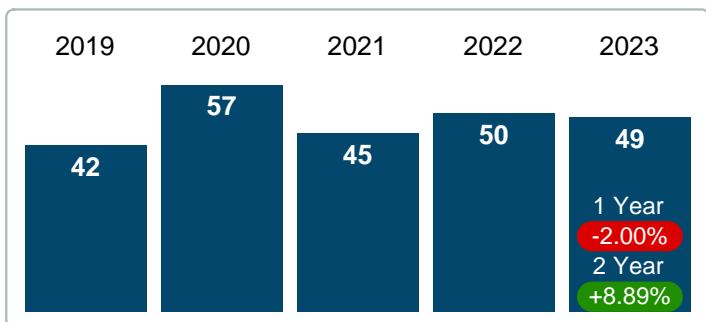
Area Delimited by County Of Bryan - Residential Property Type



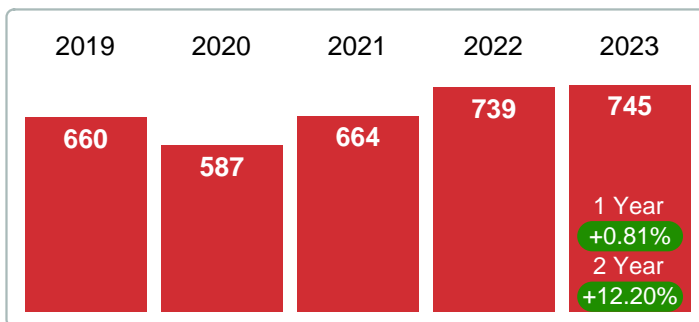
NEW LISTINGS

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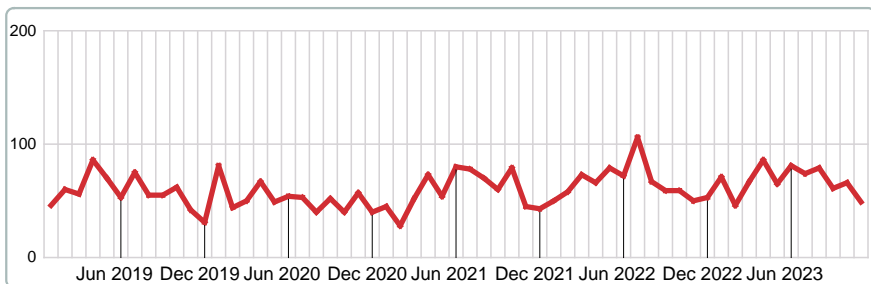
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

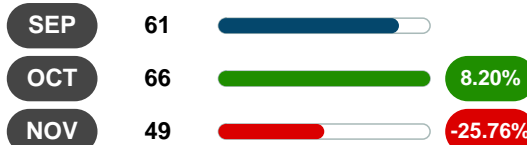


3 MONTHS

5 year NOV AVG = 49

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 49 equal to 5 yr NOV average of 49



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	8.16%	2	1	1	0
\$125,001 - \$200,000	6	12.24%	3	3	0	0
\$200,001 - \$250,000	7	14.29%	0	6	1	0
\$250,001 - \$325,000	13	26.53%	0	10	3	0
\$325,001 - \$425,000	7	14.29%	0	6	0	1
\$425,001 - \$675,000	7	14.29%	0	5	1	1
\$675,001 and up	5	10.20%	0	1	3	1
Total New Listed Units	49		5	32	9	3
Total New Listed Volume	17,278,500	100%	682.50K	10.40M	3.74M	2.45M
Average New Listed Listing Price	\$539,133		\$136,500	\$324,934	\$416,022	\$817,967

November 2023



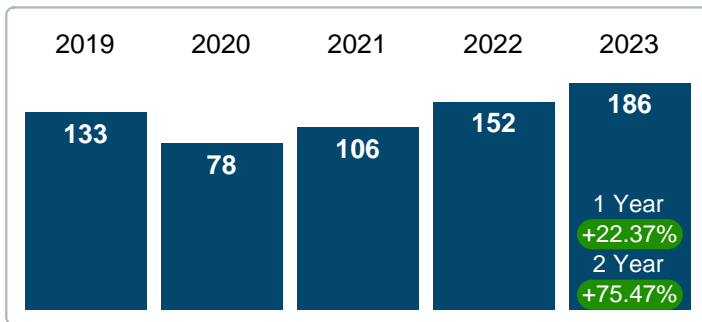
Area Delimited by County Of Bryan - Residential Property Type



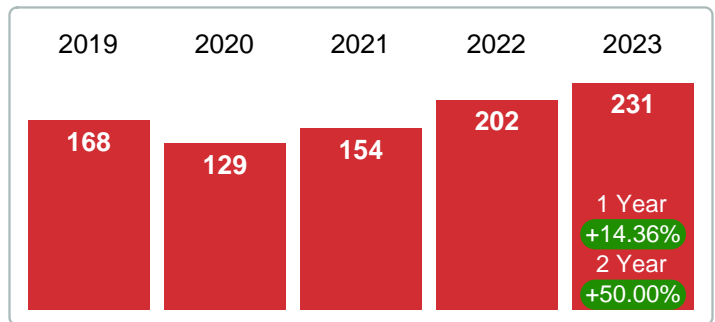
ACTIVE INVENTORY

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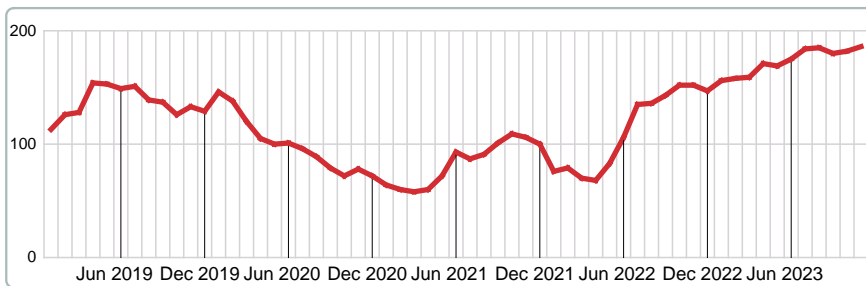
END OF NOVEMBER



ACTIVE DURING NOVEMBER

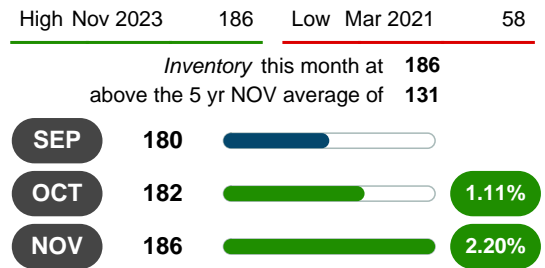


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 131



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	8.60%	71.5	9	7	0	0
\$150,001 - \$225,000	19	10.22%	74.7	4	10	4	1
\$225,001 - \$275,000	27	14.52%	76.4	1	18	8	0
\$275,001 - \$375,000	52	27.96%	86.4	2	27	20	3
\$375,001 - \$550,000	29	15.59%	89.8	1	15	10	3
\$550,001 - \$775,000	24	12.90%	88.0	3	7	9	5
\$775,001 and up	19	10.22%	141.7	0	8	7	4
Total Active Inventory by Units	186			20	92	58	16
Total Active Inventory by Volume	90,972,278	100%	88.9	5.23M	43.10M	29.64M	13.00M
Average Active Inventory Listing Price	\$489,098			\$261,507	\$468,480	\$511,108	\$812,356

November 2023



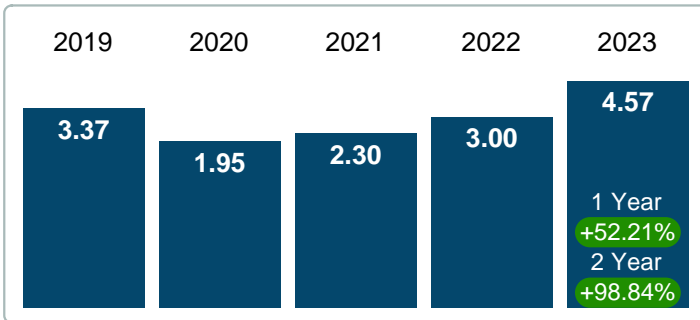
Area Delimited by County Of Bryan - Residential Property Type



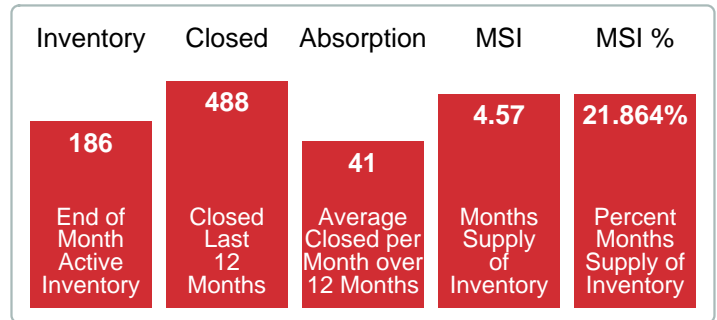
MONTHS SUPPLY of INVENTORY (MSI)

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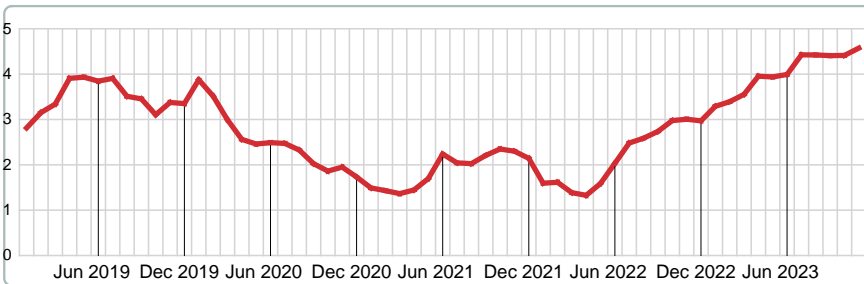
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2023

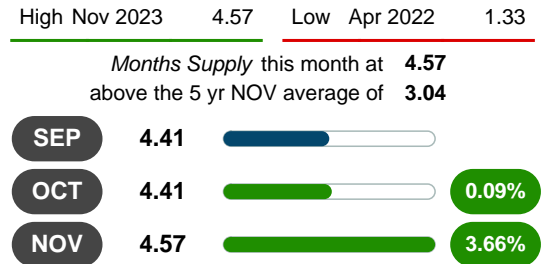


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.04



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
\$150,000 and less	16	8.60%	1.96	2.45	1.87	0.00	0.00
\$150,001 - \$225,000	19	10.22%	2.09	5.33	1.40	3.69	12.00
\$225,001 - \$275,000	27	14.52%	2.95	12.00	2.57	4.00	0.00
\$275,001 - \$375,000	52	27.96%	6.37	24.00	5.68	6.49	12.00
\$375,001 - \$550,000	29	15.59%	6.96	12.00	8.57	5.71	5.14
\$550,001 - \$775,000	24	12.90%	32.00	18.00	84.00	36.00	20.00
\$775,001 and up	19	10.22%	16.29	0.00	16.00	16.80	24.00
Market Supply of Inventory (MSI)	4.57			4.07	3.68	6.27	10.67
Total Active Inventory by Units	186	100%	4.57	20	92	58	16

November 2023



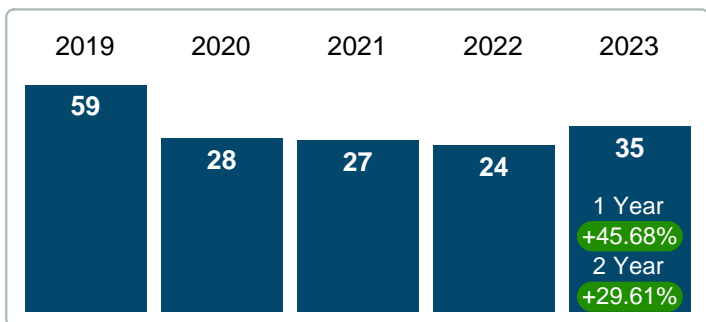
Area Delimited by County Of Bryan - Residential Property Type



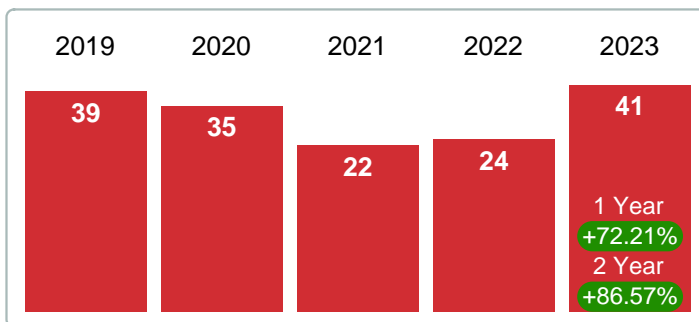
AVERAGE DAYS ON MARKET TO SALE

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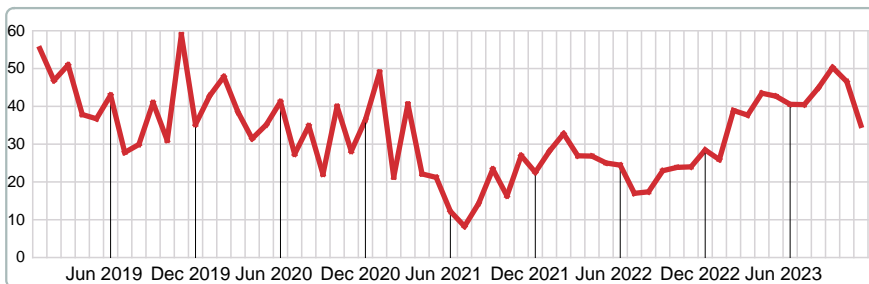
NOVEMBER



YEAR TO DATE (YTD)

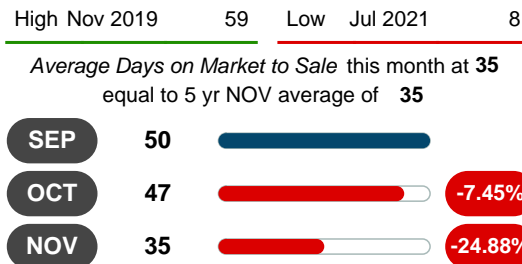


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 35



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	3.57%	5	5	0	0	0
\$75,001 - \$150,000	25.00%	21	28	24	12	0
\$150,001 - \$175,000	3.57%	17	17	0	0	0
\$175,001 - \$300,000	25.00%	11	0	12	2	0
\$300,001 - \$375,000	17.86%	110	0	189	58	0
\$375,001 - \$450,000	14.29%	14	0	5	23	0
\$450,001 and up	10.71%	41	0	41	0	0
Average Closed DOM		35	19	41	31	0
Total Closed Units	100%	35	4	16	8	
Total Closed Volume		7,727,300	532.00K	5.05M	2.15M	0.00B

November 2023



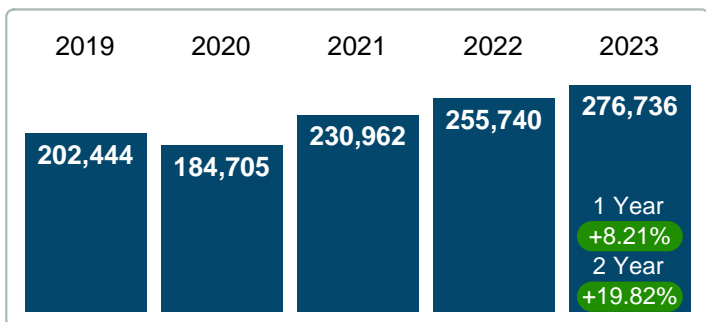
Area Delimited by County Of Bryan - Residential Property Type



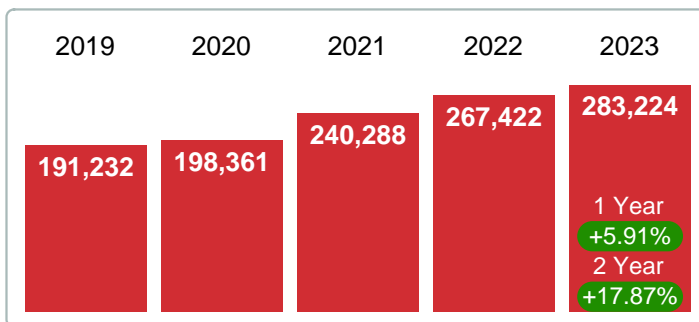
AVERAGE LIST PRICE AT CLOSING

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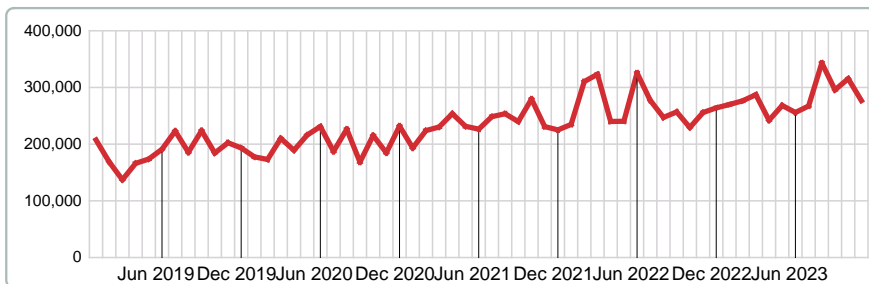
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 230,117

High Aug 2023 343,162 Low Mar 2019 137,229

Average List Price at Closing this month at **276,736**
above the 5 yr NOV average of **230,117**

SEP	295,658	<div style="width: 25%;"></div>
OCT	315,425	<div style="width: 35%;"></div> 6.69%
NOV	276,736	<div style="width: 15%;"></div> -12.27%

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	3.57%	69,000	69,000	0	0	0
\$75,001 - \$150,000	21.43%	124,817	145,000	126,633	117,000	0
\$150,001 - \$175,000	7.14%	165,000	178,000	0	0	0
\$175,001 - \$300,000	28.57%	228,413	0	224,300	180,000	0
\$300,001 - \$375,000	17.86%	343,380	0	343,500	331,133	0
\$375,001 - \$450,000	14.29%	398,500	0	392,000	357,500	0
\$450,001 and up	7.14%	731,250	0	630,833	0	0
Average List Price		276,736	134,250	318,075	265,300	0
Total Closed Units	100%	276,736	4	16	8	0
Total Closed Volume		7,748,600	537.00K	5.09M	2.12M	0.00B

November 2023



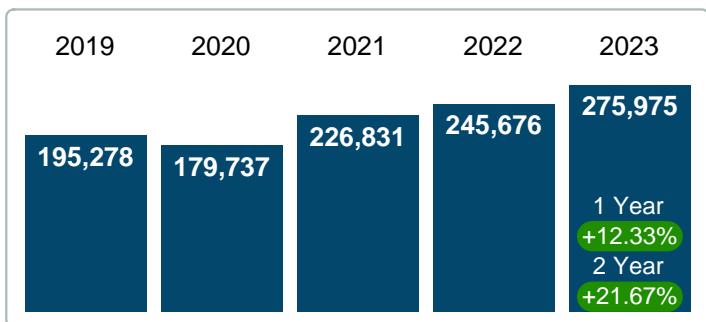
Area Delimited by County Of Bryan - Residential Property Type



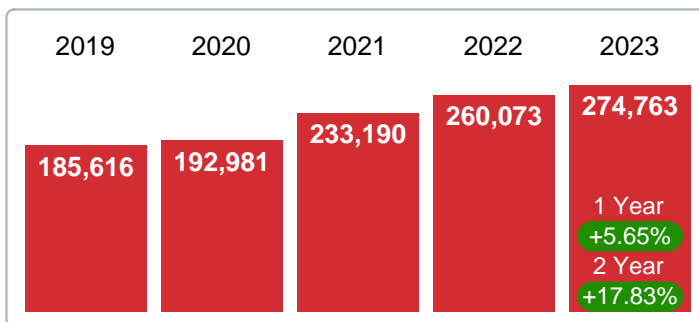
AVERAGE SOLD PRICE AT CLOSING

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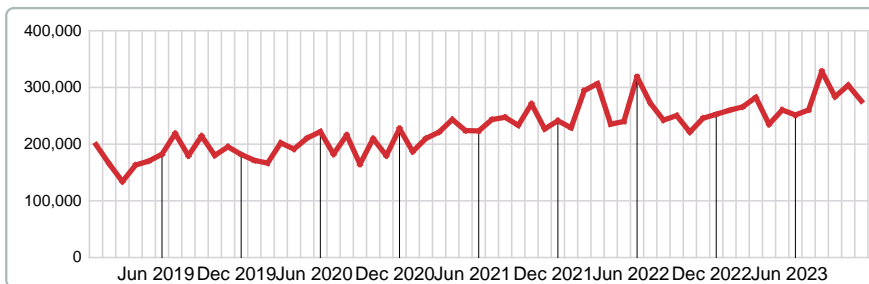
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 224,699

High Aug 2023 328,410 Low Mar 2019 134,075

Average Sold Price at Closing this month at **275,975**
above the 5 yr NOV average of **224,699**

SEP	283,710	
OCT	303,964	+7.14%
NOV	275,975	-9.21%

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	3.57%	72,500	72,500	0	0	0
\$75,001 - \$150,000	25.00%	123,629	142,250	125,300	102,500	0
\$150,001 - \$175,000	3.57%	175,000	175,000	0	0	0
\$175,001 - \$300,000	25.00%	216,843	0	222,983	180,000	0
\$300,001 - \$375,000	17.86%	331,000	0	330,000	331,667	0
\$375,001 - \$450,000	14.29%	388,500	0	392,000	385,000	0
\$450,001 and up	10.71%	629,167	0	629,167	0	0
Average Sold Price		275,975	133,000	315,331	268,750	0
Total Closed Units	100%	275,975	4	16	8	0
Total Closed Volume		7,727,300	532.00K	5.05M	2.15M	0.00B

November 2023



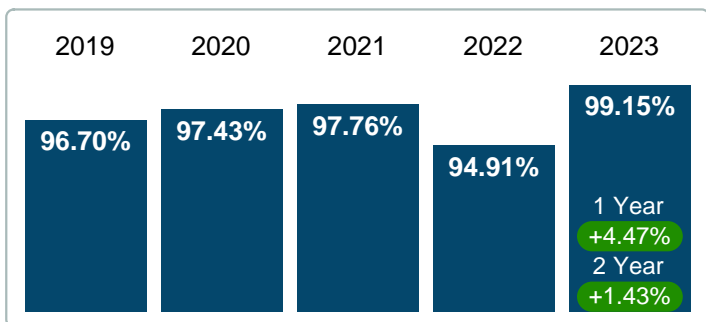
Area Delimited by County Of Bryan - Residential Property Type



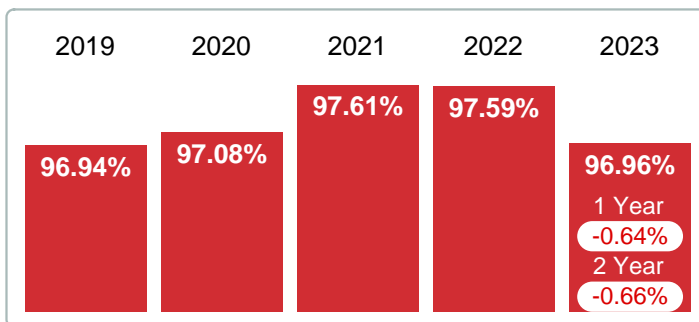
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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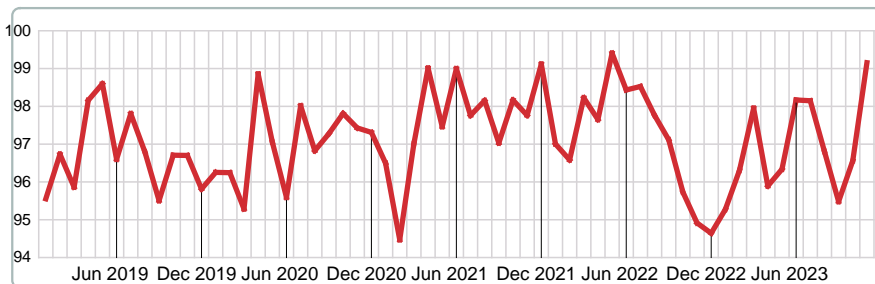
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

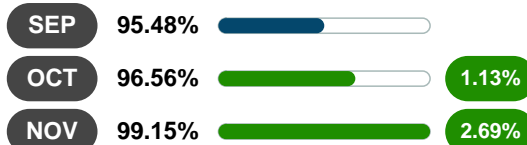


3 MONTHS

5 year NOV AVG = 97.19%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **99.15%** above the 5 yr NOV average of **97.19%**



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	1	3.57%	105.07%	105.07%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	7	25.00%	95.36%	98.04%	98.86%	87.43%	0.00%
\$150,001 - \$175,000	1	3.57%	98.31%	98.31%	0.00%	0.00%	0.00%
\$175,001 - \$300,000	7	25.00%	99.56%	0.00%	99.49%	100.00%	0.00%
\$300,001 - \$375,000	5	17.86%	98.50%	0.00%	95.96%	100.20%	0.00%
\$375,001 - \$450,000	4	14.29%	104.06%	0.00%	100.00%	108.12%	0.00%
\$450,001 and up	3	10.71%	99.92%	0.00%	99.92%	0.00%	0.00%
Average Sold/List Ratio		99.20%		99.86%	99.07%	98.96%	0.00%
Total Closed Units		28	100%	4	16	8	
Total Closed Volume		7,727,300		532.00K	5.05M	2.15M	0.00B

November 2023



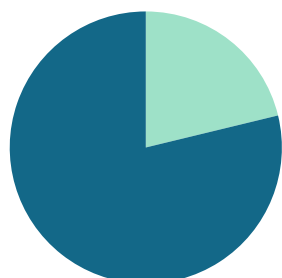
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Dec 11, 2023 for MLS Technology Inc.

INVENTORY



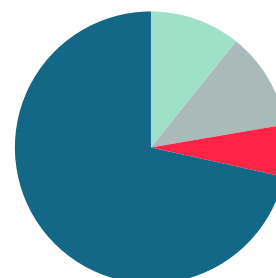
Inventory

- New Listings **49 = 21.21%**
- Start Inventory **182**
- Total Inventory Units **231**
- Volume **\$105,493,278**

Market Activity

- Closed Sales **28 = 10.77%**
- Pending Sales **30 = 11.54%**
- Other Off Market **16 = 6.15%**
- Active Inventory **186 = 71.54%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	35	28	-20.00%	554	448	-19.13%
Pending Sales	30	30	0.00%	534	479	-10.30%
New Listings	50	49	-2.00%	739	745	0.81%
Average List Price	255,740	276,736	8.21%	267,422	283,224	5.91%
Average Sale Price	245,676	275,975	12.33%	260,073	274,763	5.65%
Average Percent of Selling Price to List Price	94.91%	99.15%	4.47%	97.59%	96.96%	-0.64%
Average Days on Market to Sale	24.00	34.96	45.68%	24.05	41.42	72.21%
Monthly Inventory	152	186	22.37%	152	186	22.37%
Months Supply of Inventory	3.00	4.57	52.21%	3.00	4.57	52.21%

Absorption: Last 12 months, an Average of **41** Sales/Month

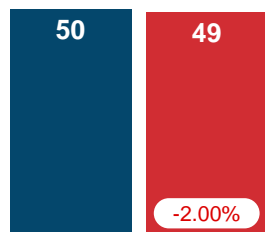
Inventory on November 30, 2023 = **186**

2022 **2023**

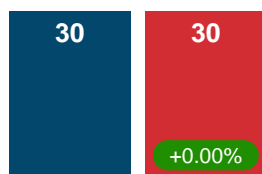
NOVEMBER MARKET

AVERAGE PRICES

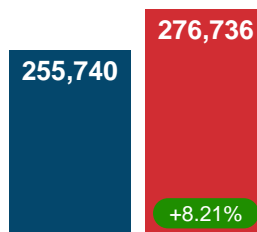
New Listings



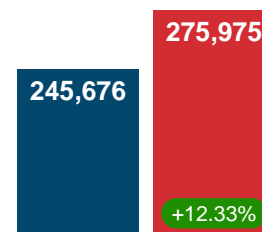
Pending Listings



List Price



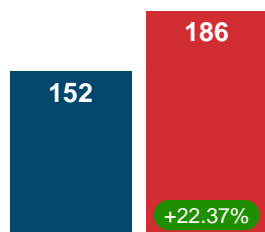
Sale Price



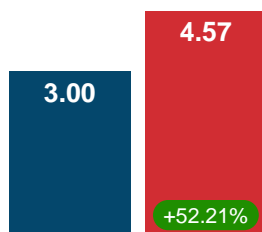
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

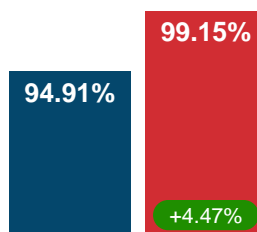
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

