

December 2023



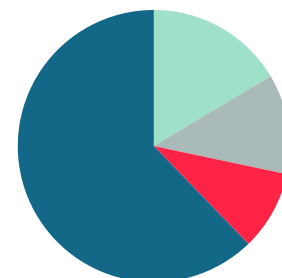
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2024 for MLS Technology Inc.

Compared Metrics	December		
	2022	2023	+/-%
Closed Listings	40	47	17.50%
Pending Listings	34	34	0.00%
New Listings	53	50	-5.66%
Median List Price	210,400	225,000	6.94%
Median Sale Price	210,200	225,000	7.04%
Median Percent of Selling Price to List Price	96.98%	100.00%	3.12%
Median Days on Market to Sale	16.50	24.00	45.45%
End of Month Inventory	147	178	21.09%
Months Supply of Inventory	2.97	4.32	45.31%



■ Closed (16.43%)
■ Pending (11.89%)
■ Other OffMarket (9.44%)
■ Active (62.24%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of December 31, 2023 = **178**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2023 rose **21.09%** to 178 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 **4.32** 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 **7.04%** in December 2023 to \$225,000 versus the previous year at \$210,200.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 7.50 days or **45.45%** in December 2023 compared to last year's same month at **16.50** DOM.

Sales Success for December 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 50 New Listings in December 2023, down **5.66%** from last year at 53. Furthermore, there were 47 Closed Listings this month versus last year at 40, a **17.50%** increase.

Closed versus Listed trends yielded a **94.0%** ratio, up from previous year's, December 2022, at **75.5%**, a **24.55%** 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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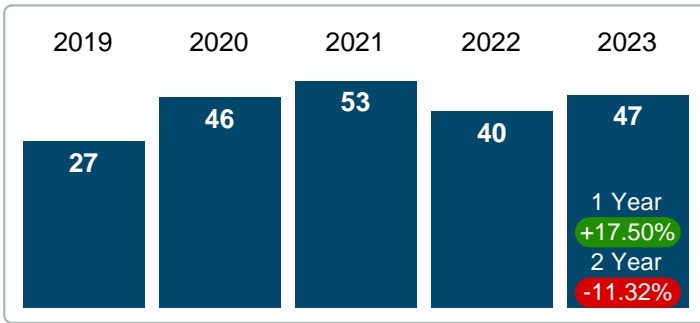
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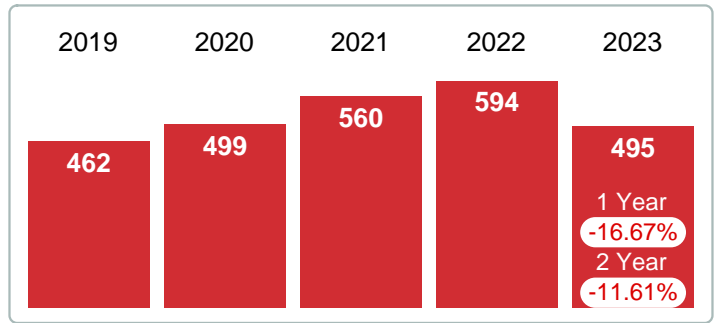
CLOSED LISTINGS

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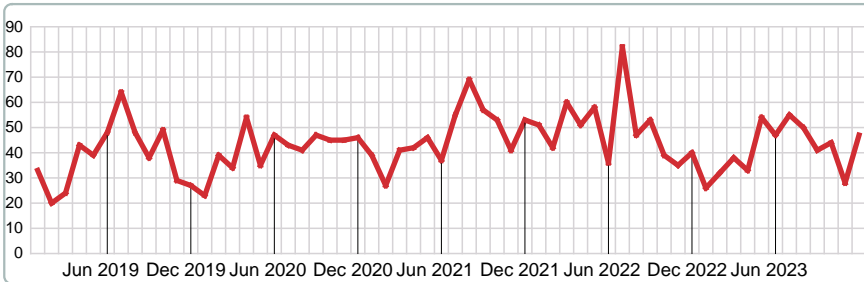
DECEMBER



YEAR TO DATE (YTD)

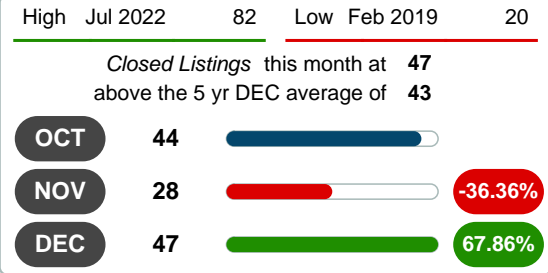


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 43



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	6.38%	7.0	1	2	0	0
\$100,001 - \$125,000	4	8.51%	67.5	2	1	1	0
\$125,001 - \$200,000	9	19.15%	49.0	1	8	0	0
\$200,001 - \$250,000	12	25.53%	1.0	0	12	0	0
\$250,001 - \$325,000	8	17.02%	12.0	0	4	4	0
\$325,001 - \$450,000	7	14.89%	120.0	0	4	3	0
\$450,001 and up	4	8.51%	16.0	0	2	2	0
Total Closed Units	47			4	33	10	0
Total Closed Volume	11,527,284	100%	24.0	478.28K	7.69M	3.36M	0.00B
Median Closed Price	\$225,000			\$112,500	\$225,000	\$313,600	\$0

December 2023



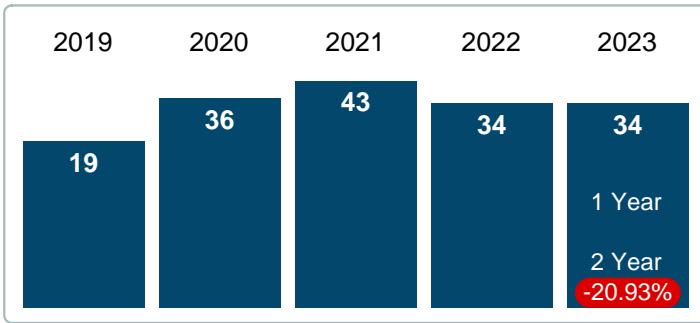
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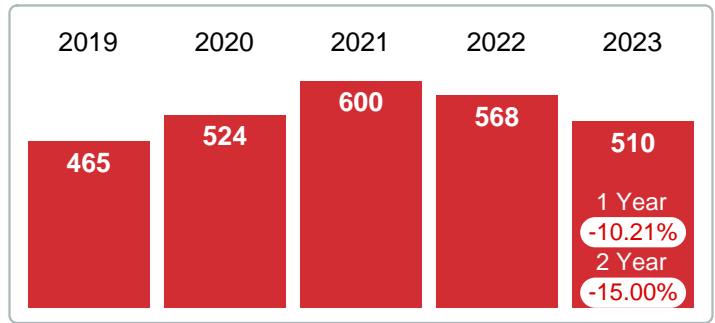
PENDING LISTINGS

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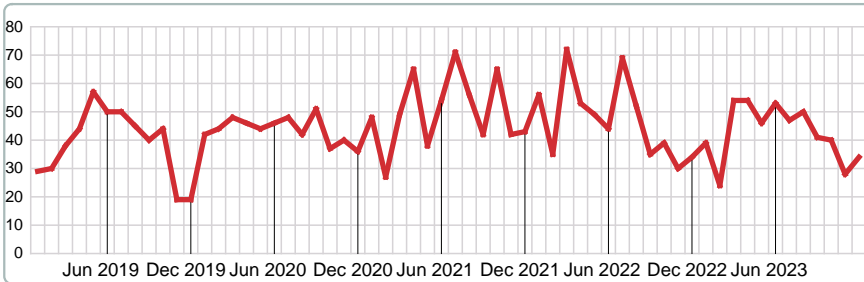
DECEMBER



YEAR TO DATE (YTD)

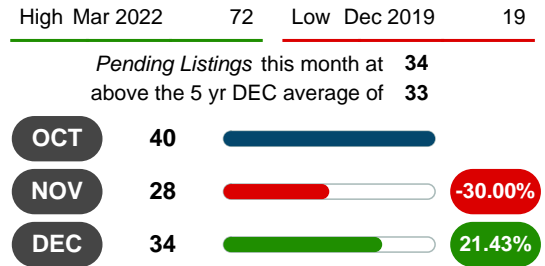


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 33



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	8.82%	3.0	0	3	0	0
\$125,001 - \$175,000	4	11.76%	88.5	2	1	1	0
\$175,001 - \$225,000	11	32.35%	1.0	1	10	0	0
\$225,001 - \$250,000	3	8.82%	7.0	0	2	1	0
\$250,001 - \$425,000	5	14.71%	35.0	0	2	3	0
\$425,001 - \$550,000	5	14.71%	4.0	1	2	2	0
\$550,001 and up	3	8.82%	70.0	0	0	2	1
Total Pending Units	34			4	20	9	1
Total Pending Volume	9,751,649	100%	9.0	893.78K	4.76M	3.54M	559.00K
Median Listing Price	\$225,000			\$167,389	\$225,000	\$390,000	\$559,000

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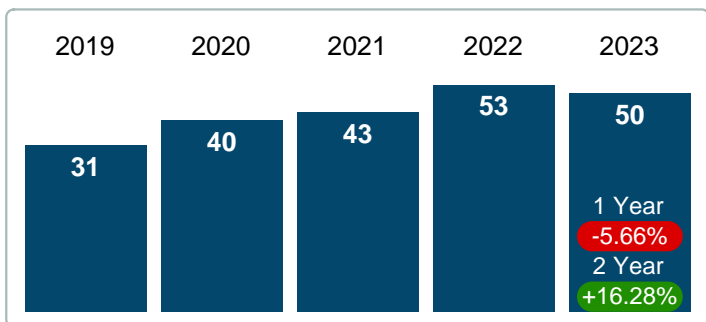
Area Delimited by County Of Bryan - Residential Property Type



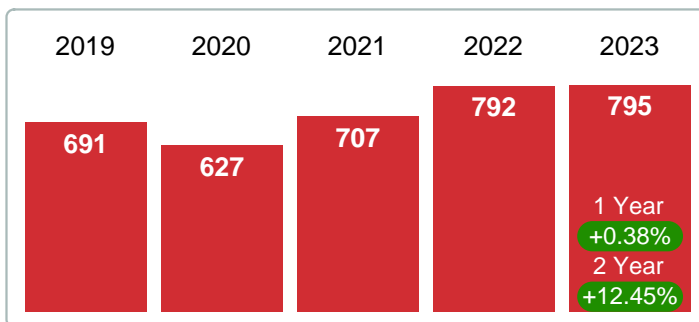
NEW LISTINGS

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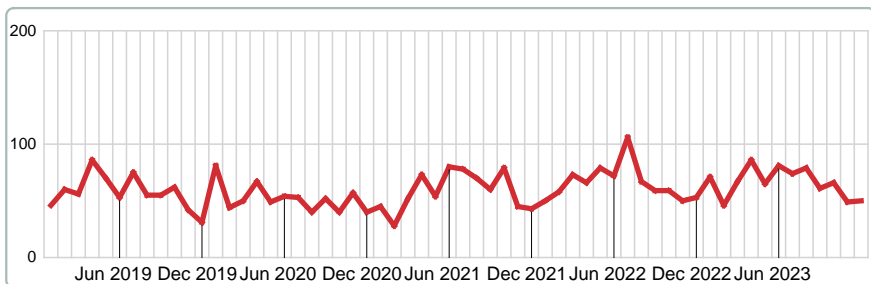
DECEMBER



YEAR TO DATE (YTD)

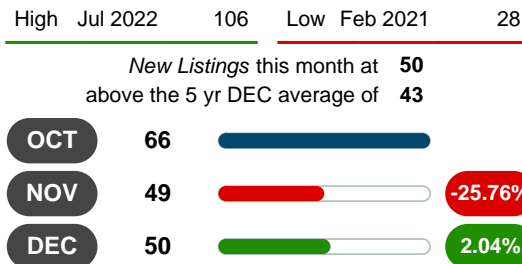


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 43



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	10.00%	1	3	0	1
\$125,001 - \$175,000	3	6.00%	1	1	1	0
\$175,001 - \$225,000	14	28.00%	1	13	0	0
\$225,001 - \$275,000	9	18.00%	0	6	3	0
\$275,001 - \$350,000	7	14.00%	0	4	1	2
\$350,001 - \$625,000	7	14.00%	2	3	2	0
\$625,001 and up	5	10.00%	1	1	2	1
Total New Listed Units	50		6	31	9	4
Total New Listed Volume	17,167,802	100%	3.21M	7.94M	4.01M	2.00M
Median New Listed Listing Price	\$241,000		\$307,889	\$225,000	\$299,000	\$350,000

December 2023



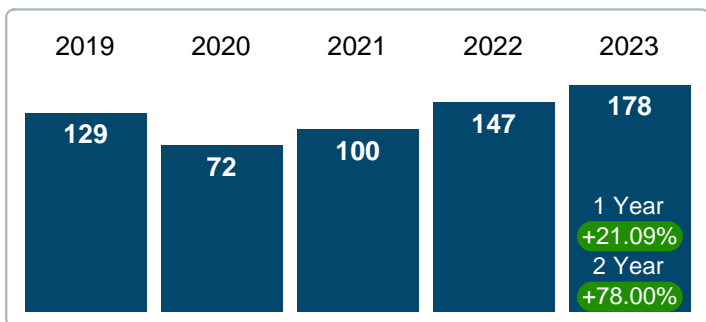
Area Delimited by County Of Bryan - Residential Property Type



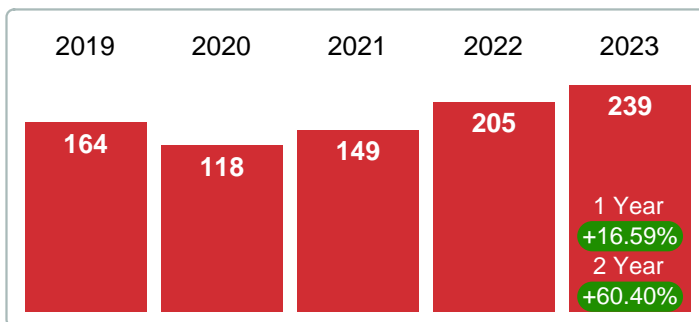
ACTIVE INVENTORY

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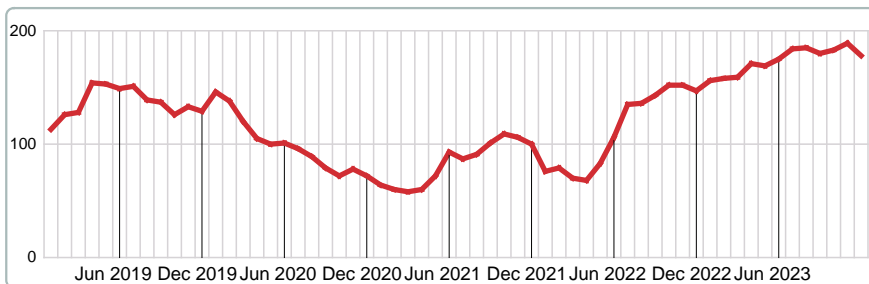
END OF DECEMBER



ACTIVE DURING DECEMBER

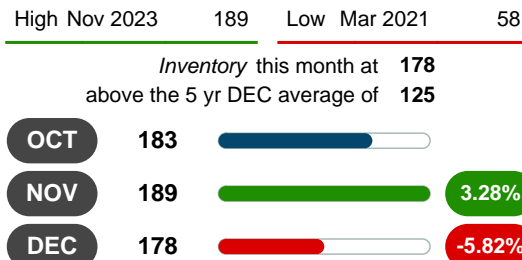


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 125



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	9.55%	62.0	8	7	1	1
\$150,001 - \$225,000	20	11.24%	53.5	4	12	3	1
\$225,001 - \$275,000	30	16.85%	86.0	1	21	8	0
\$275,001 - \$350,000	37	20.79%	90.0	2	19	11	5
\$350,001 - \$475,000	33	18.54%	142.0	2	14	17	0
\$475,001 - \$750,000	24	13.48%	83.5	2	9	8	5
\$750,001 and up	17	9.55%	131.0	1	5	6	5
Total Active Inventory by Units	178			20	87	54	17
Total Active Inventory by Volume	79,399,583	100%	88.0	6.62M	34.16M	26.24M	12.38M
Median Active Inventory Listing Price	\$322,400			\$160,750	\$299,000	\$359,450	\$549,900

December 2023



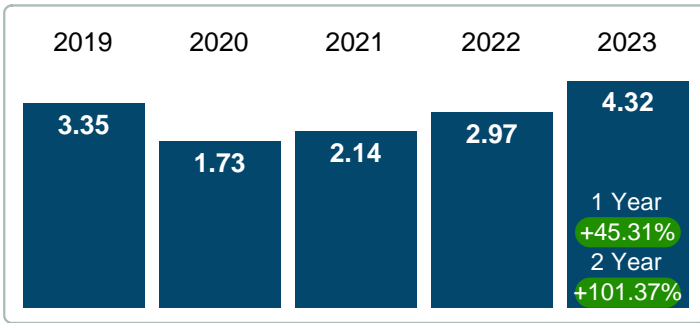
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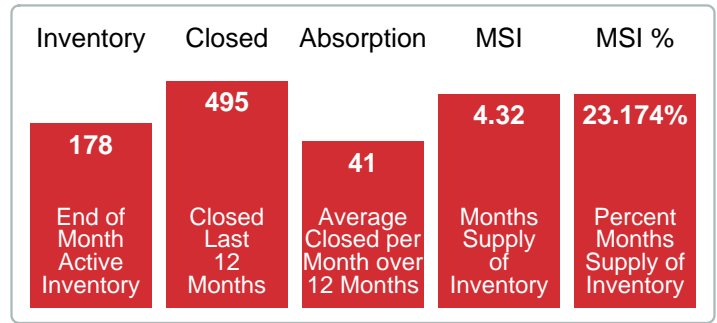
MONTHS SUPPLY of INVENTORY (MSI)

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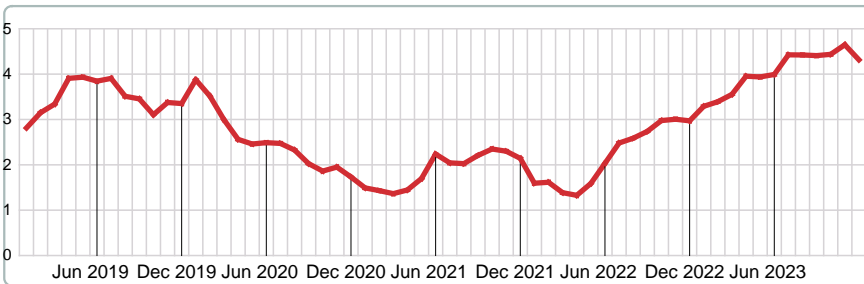
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023

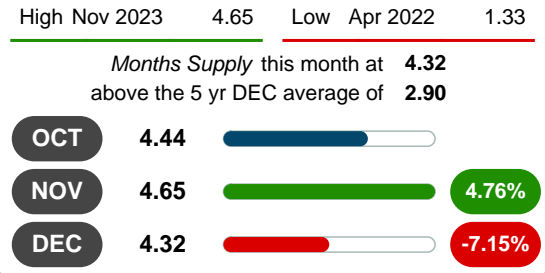


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.90



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	17	9.55%	2.02	2.29	1.71	1.33	12.00
\$150,001 - \$225,000	20	11.24%	2.24	4.80	1.69	3.27	12.00
\$225,001 - \$275,000	30	16.85%	3.24	12.00	2.96	4.00	0.00
\$275,001 - \$350,000	37	20.79%	5.55	0.00	4.96	4.13	30.00
\$350,001 - \$475,000	33	18.54%	7.76	24.00	6.46	9.27	0.00
\$475,001 - \$750,000	24	13.48%	9.00	12.00	12.00	8.00	6.67
\$750,001 and up	17	9.55%	15.69	12.00	12.00	14.40	30.00
Market Supply of Inventory (MSI)			4.32	4.21	3.42	5.63	11.33
Total Active Inventory by Units		100%	4.32	20	87	54	17

December 2023



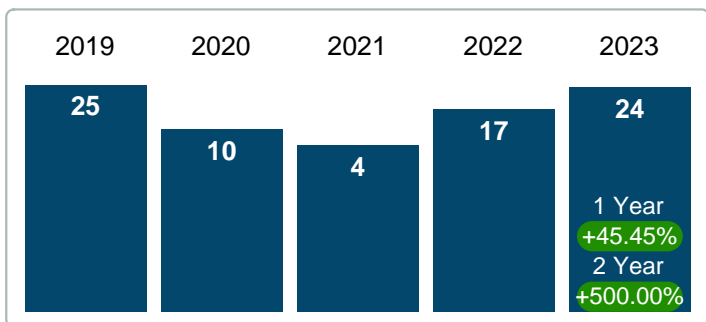
Area Delimited by County Of Bryan - Residential Property Type



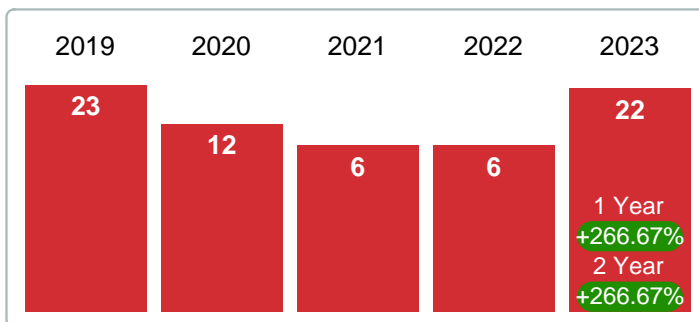
MEDIAN DAYS ON MARKET TO SALE

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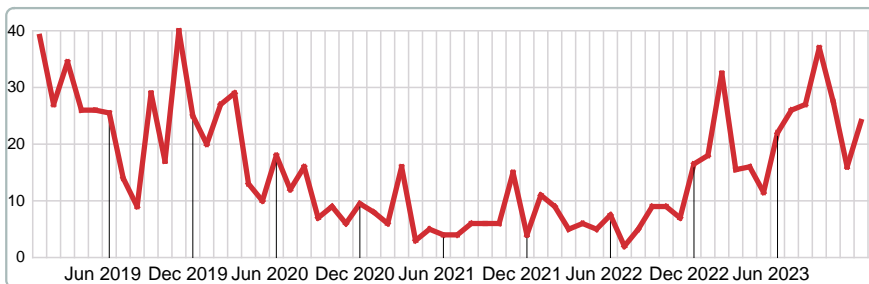
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

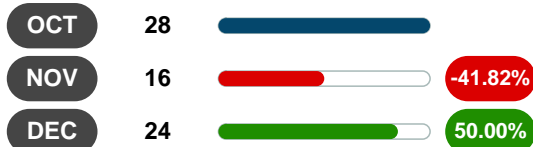


3 MONTHS

5 year DEC AVG = 16

High Nov 2019 40 Low Jul 2022 2

Median Days on Market to Sale this month at 24 above the 5 yr DEC average of 16



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	6.38%	7	7	6	0	0
\$100,001 - \$125,000	8.51%	68	52	198	79	0
\$125,001 - \$200,000	19.15%	49	1	76	0	0
\$200,001 - \$250,000	25.53%	1	0	1	0	0
\$250,001 - \$325,000	17.02%	12	0	22	6	0
\$325,001 - \$450,000	14.89%	120	0	100	120	0
\$450,001 and up	8.51%	16	0	33	16	0
Median Closed DOM		24	27	22	38	0
Total Closed Units	100%	47	4	33	10	
Total Closed Volume		11,527,284	478.28K	7.69M	3.36M	0.00B

December 2023



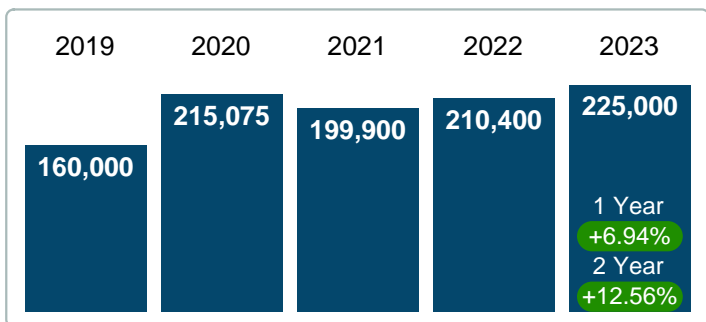
Area Delimited by County Of Bryan - Residential Property Type



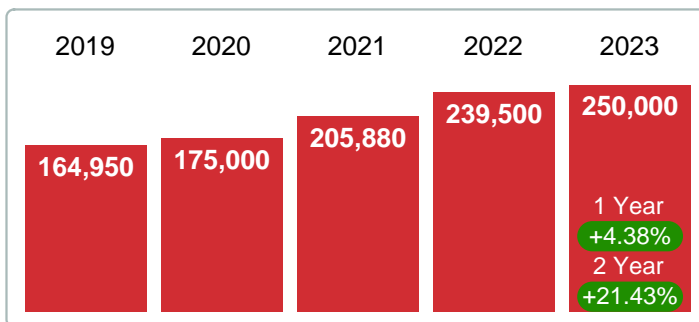
MEDIAN LIST PRICE AT CLOSING

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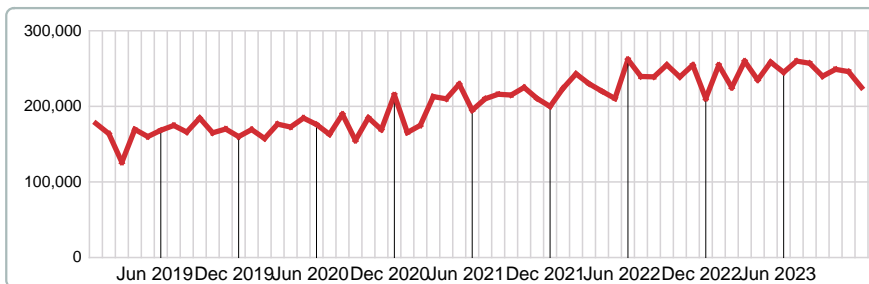
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

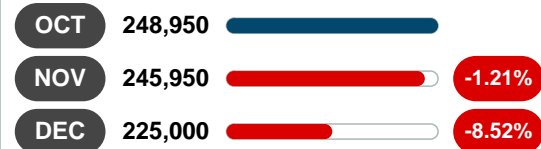


3 MONTHS

5 year DEC AVG = 202,075

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

Median List Price at Closing this month at **225,000**
above the 5 yr DEC average of **202,075**



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	8.51%	74,400	98,950	42,950	0	0
\$100,001 - \$125,000	6.38%	120,000	123,400	120,000	118,000	0
\$125,001 - \$200,000	19.15%	159,000	185,777	154,500	0	0
\$200,001 - \$250,000	25.53%	225,000	0	225,000	0	0
\$250,001 - \$325,000	19.15%	278,000	0	273,700	299,000	0
\$325,001 - \$450,000	8.51%	362,500	0	362,500	371,450	0
\$450,001 and up	12.77%	487,500	0	467,500	522,500	0
Median List Price		225,000	111,700	225,000	309,450	0
Total Closed Units	100%	225,000	4	33	10	
Total Closed Volume		11,794,774	507.08K	7.91M	3.38M	0.00B

December 2023



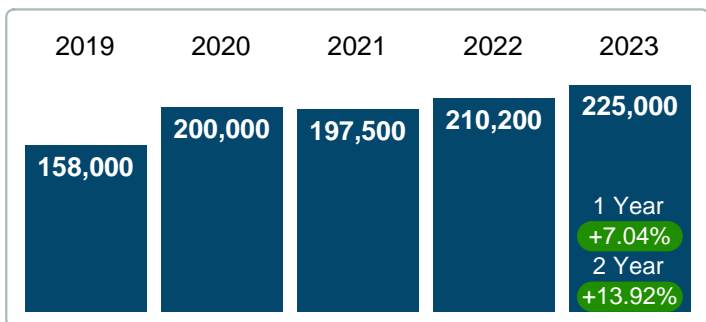
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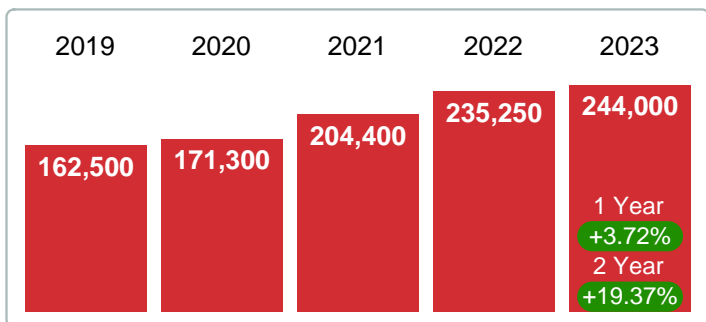
MEDIAN SOLD PRICE AT CLOSING

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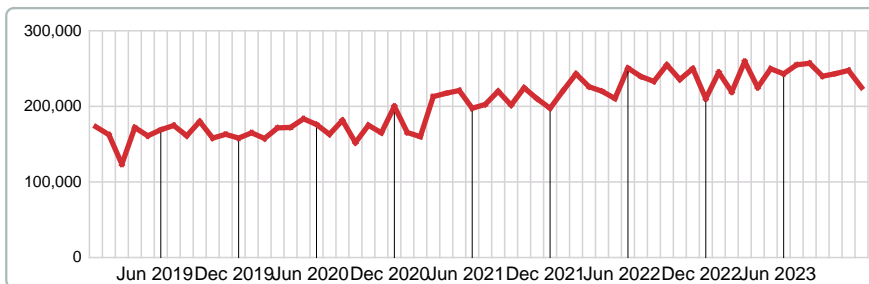
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

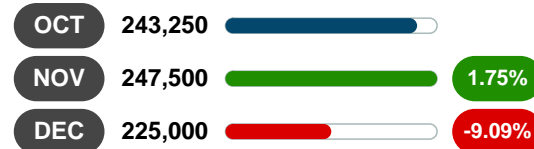


3 MONTHS

5 year DEC AVG = 198,140

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

Median Sold Price at Closing this month at **225,000** above the 5 yr DEC average of **198,140**



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	6.38%	49,000	67,500	42,000	0	0
\$100,001 - \$125,000	8.51%	112,500	112,500	105,000	122,000	0
\$125,001 - \$200,000	19.15%	150,000	185,777	145,000	0	0
\$200,001 - \$250,000	25.53%	225,000	0	225,000	0	0
\$250,001 - \$325,000	17.02%	270,250	0	270,000	292,500	0
\$325,001 - \$450,000	14.89%	348,000	0	360,000	348,000	0
\$450,001 and up	8.51%	520,750	0	499,704	521,250	0
Median Sold Price		225,000	112,500	225,000	313,600	0
Total Closed Units		47	4	33	10	0
Total Closed Volume		11,527,284	478.28K	7.69M	3.36M	0.00B

December 2023



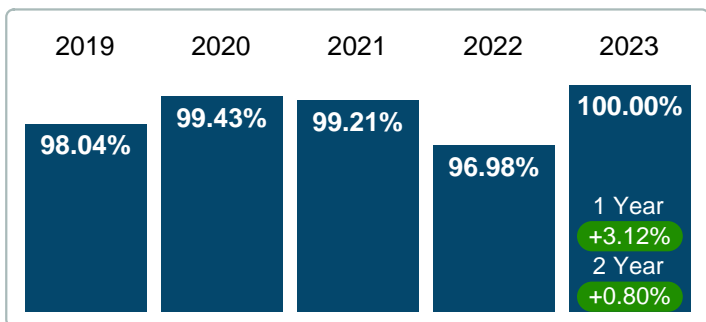
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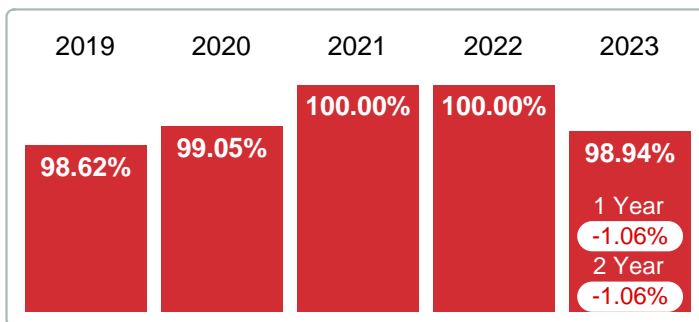
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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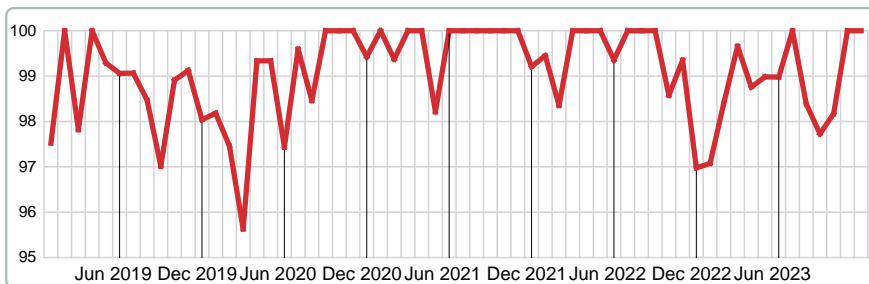
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

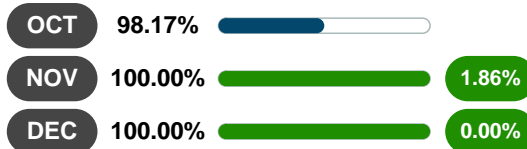


3 MONTHS

5 year DEC AVG = 98.73%

High Dec 2023 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr DEC average of **98.73%**



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	6.38%	96.27%	67.50%	98.13%	0.00%	0.00%
\$100,001 - \$125,000	4	8.51%	100.32%	102.25%	87.50%	103.39%	0.00%
\$125,001 - \$200,000	9	19.15%	99.36%	100.00%	97.95%	0.00%	0.00%
\$200,001 - \$250,000	12	25.53%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$325,000	8	17.02%	99.18%	0.00%	98.10%	100.00%	0.00%
\$325,001 - \$450,000	7	14.89%	95.83%	0.00%	94.14%	98.61%	0.00%
\$450,001 and up	4	8.51%	100.00%	0.00%	100.00%	99.75%	0.00%
Median Sold/List Ratio		100.00%		98.62%	100.00%	100.00%	0.00%
Total Closed Units		47	100%	4	33	10	
Total Closed Volume		11,527,284		478.28K	7.69M	3.36M	0.00B

December 2023



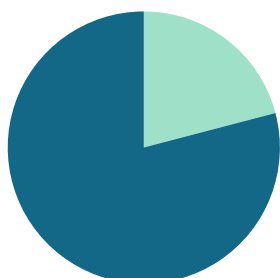
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2024 for MLS Technology Inc.

INVENTORY



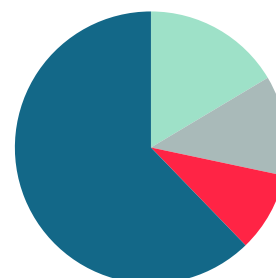
Inventory

- New Listings **50 = 20.92%**
- Start Inventory **189**
- Total Inventory Units **239**
- Volume **\$107,733,082**

Market Activity

- Closed Sales **47 = 16.43%**
- Pending Sales **34 = 11.89%**
- Other Off Market **27 = 9.44%**
- Active Inventory **178 = 62.24%**

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	40	47	17.50%	594	495	-16.67%
Pending Sales	34	34	0.00%	568	510	-10.21%
New Listings	53	50	-5.66%	792	795	0.38%
Median List Price	210,400	225,000	6.94%	239,500	250,000	4.38%
Median Sale Price	210,200	225,000	7.04%	235,250	244,000	3.72%
Median Percent of Selling Price to List Price	96.98%	100.00%	3.12%	100.00%	98.94%	-1.06%
Median Days on Market to Sale	16.50	24.00	45.45%	6.00	22.00	266.67%
Monthly Inventory	147	178	21.09%	147	178	21.09%
Months Supply of Inventory	2.97	4.32	45.31%	2.97	4.32	45.31%

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

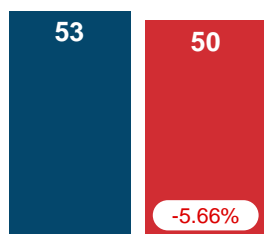
Inventory on December 31, 2023 = **178**

2022 **2023**

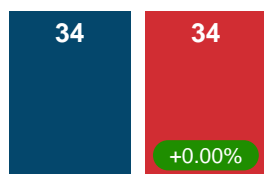
DECEMBER MARKET

MEDIAN PRICES

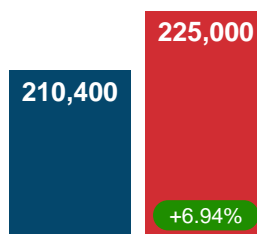
New Listings



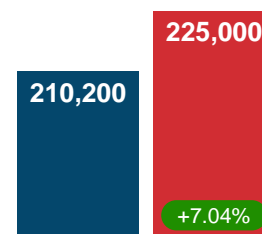
Pending Listings



List Price



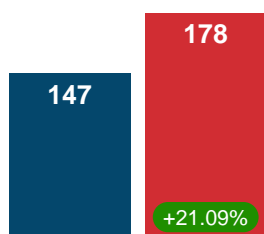
Sale Price



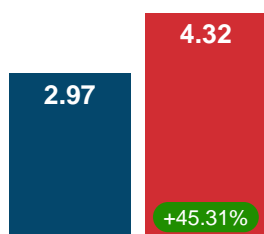
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

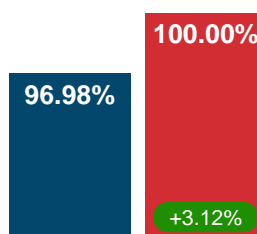
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

