

January 2024



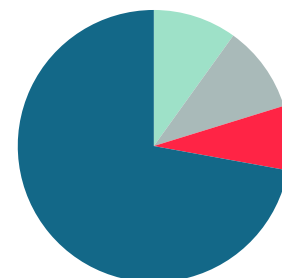
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	26	26	0.00%
Pending Listings	39	27	-30.77%
New Listings	71	58	-18.31%
Average List Price	269,967	341,396	26.46%
Average Sale Price	259,721	321,788	23.90%
Average Percent of Selling Price to List Price	95.27%	95.72%	0.46%
Average Days on Market to Sale	25.92	60.00	131.45%
End of Month Inventory	156	189	21.15%
Months Supply of Inventory	3.29	4.58	39.27%



■ Closed (9.92%)
■ Pending (10.31%)
■ Other OffMarket (7.63%)
■ Active (72.14%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of January 31, 2024 = **189**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **21.15%** to 189 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 **4.58** 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 **23.90%** in January 2024 to \$321,788 versus the previous year at \$259,721.

Average Days on Market Lengthens

The average number of **60.00** days that homes spent on the market before selling increased by 34.08 days or **131.45%** in January 2024 compared to last year's same month at **25.92** DOM.

Sales Success for January 2024 is Positive

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

There were 58 New Listings in January 2024, down **18.31%** from last year at 71. Furthermore, there were 26 Closed Listings this month versus last year at 26, a **0.00%** decrease.

Closed versus Listed trends yielded a **44.8%** ratio, up from previous year's, January 2023, at **36.6%**, a **22.41%** 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

January 2024



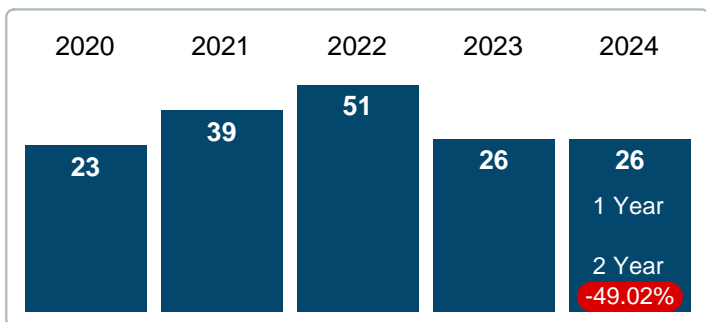
Area Delimited by County Of Bryan - Residential Property Type



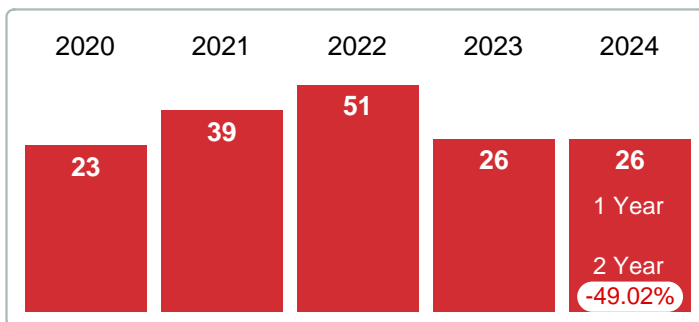
CLOSED LISTINGS

Report produced on Feb 12, 2024 for MLS Technology Inc.

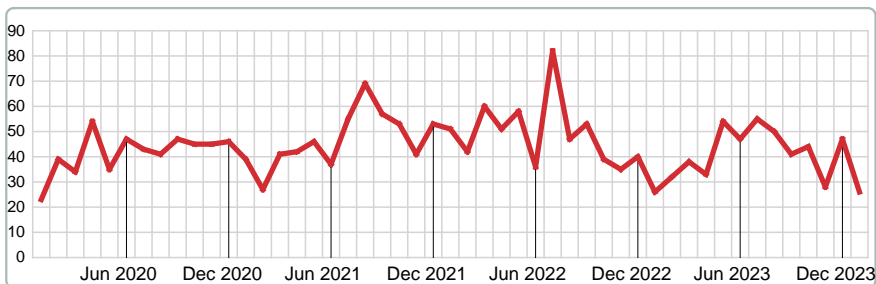
JANUARY



YEAR TO DATE (YTD)

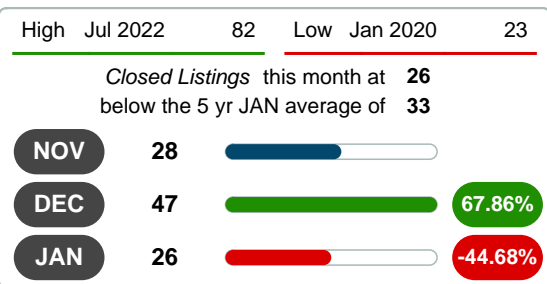


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 33



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	11.54%	8.0	0	2	1	0
\$100,001 - \$125,000	2	7.69%	113.5	1	1	0	0
\$125,001 - \$175,000	4	15.38%	79.5	2	2	0	0
\$175,001 - \$275,000	7	26.92%	14.6	0	6	1	0
\$275,001 - \$400,000	4	15.38%	127.3	0	3	1	0
\$400,001 - \$600,000	4	15.38%	69.0	0	0	3	1
\$600,001 and up	2	7.69%	52.0	0	0	1	1
Total Closed Units	26			3	14	7	2
Total Closed Volume	8,366,500	100%	60.0	429.50K	3.02M	3.76M	1.16M
Average Closed Price	\$321,788			\$143,167	\$215,579	\$537,700	\$577,500

January 2024



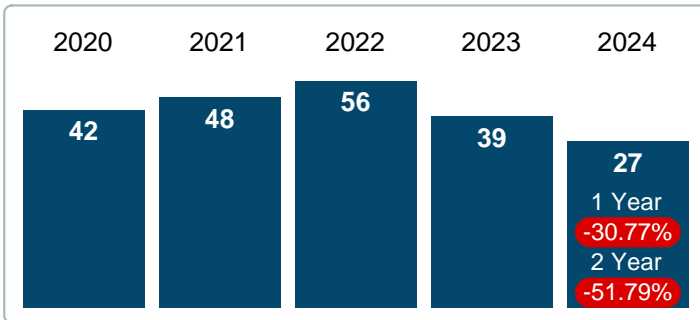
Area Delimited by County Of Bryan - Residential Property Type



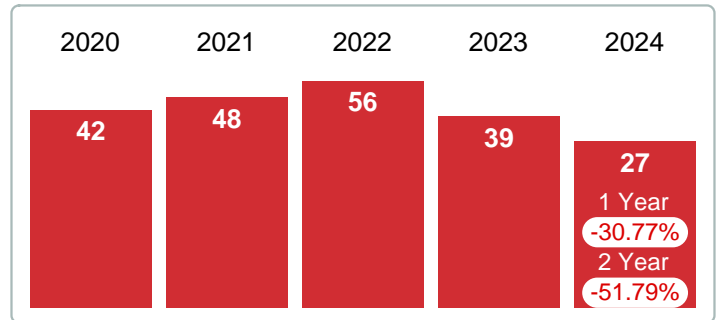
PENDING LISTINGS

Report produced on Feb 12, 2024 for MLS Technology Inc.

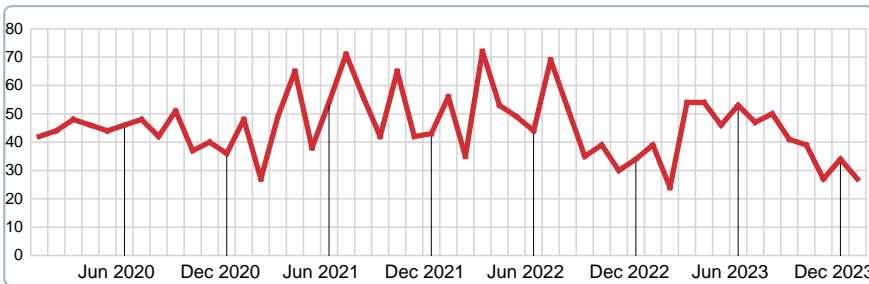
JANUARY



YEAR TO DATE (YTD)

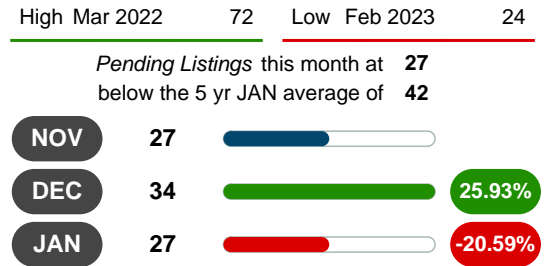


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	11.11%	2.3	0	3	0	0
\$125,001 - \$175,000	3	11.11%	46.7	1	2	0	0
\$175,001 - \$200,000	4	14.81%	42.8	1	3	0	0
\$200,001 - \$250,000	4	14.81%	72.5	1	3	0	0
\$250,001 - \$325,000	6	22.22%	54.7	0	1	5	0
\$325,001 - \$425,000	5	18.52%	45.0	0	3	0	2
\$425,001 and up	2	7.41%	52.5	0	0	1	1
Total Pending Units	27			3	15	6	3
Total Pending Volume	8,500,499	100%	28.0	592.00K	3.19M	3.28M	1.44M
Average Listing Price	\$738,500			\$197,333	\$212,500	\$546,167	\$481,333

January 2024



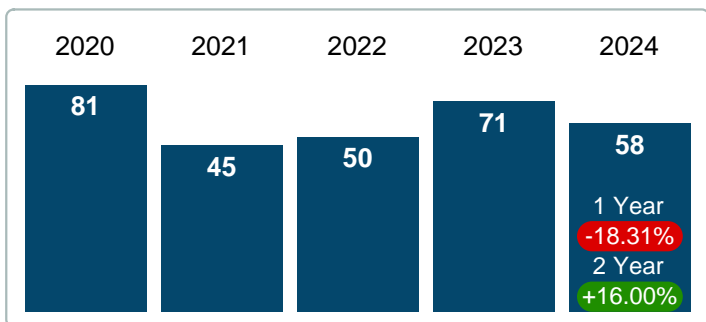
Area Delimited by County Of Bryan - Residential Property Type



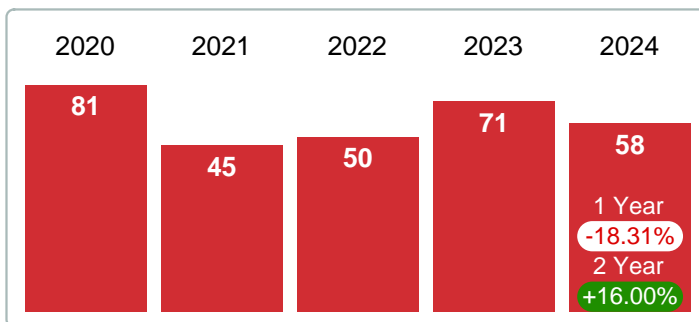
NEW LISTINGS

Report produced on Feb 12, 2024 for MLS Technology Inc.

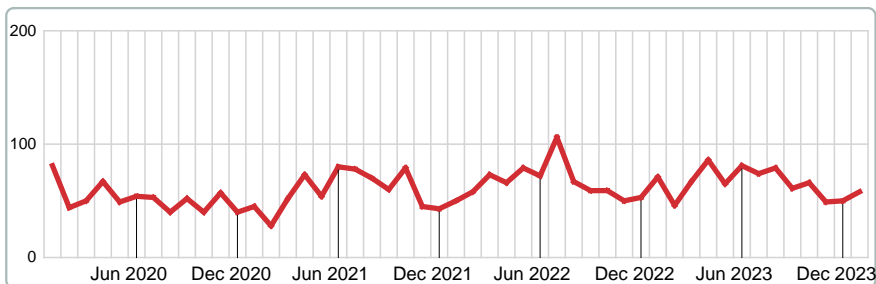
JANUARY



YEAR TO DATE (YTD)

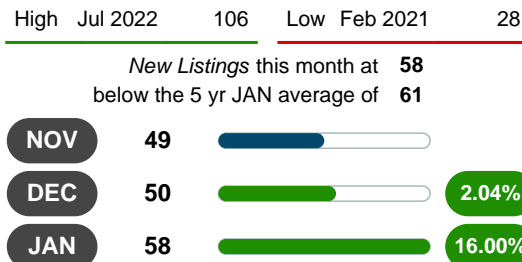


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 61



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	6	10.34%	0	6	0	0
\$125,001 - \$175,000	7	12.07%	3	4	0	0
\$175,001 - \$225,000	6	10.34%	0	6	0	0
\$225,001 - \$300,000	16	27.59%	2	10	4	0
\$300,001 - \$375,000	7	12.07%	0	4	3	0
\$375,001 - \$575,000	11	18.97%	1	5	4	1
\$575,001 and up	5	8.62%	0	0	3	2
Total New Listed Units	58		6	35	14	3
Total New Listed Volume	23,433,000	100%	1.54M	8.46M	9.51M	3.92M
Average New Listed Listing Price	\$1,012,000		\$256,833	\$241,786	\$679,321	\$1,306,333

January 2024



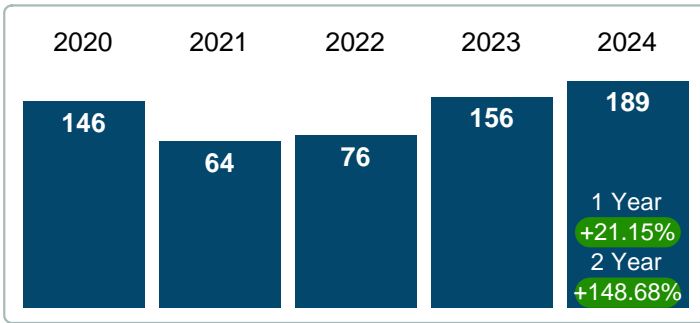
Area Delimited by County Of Bryan - Residential Property Type



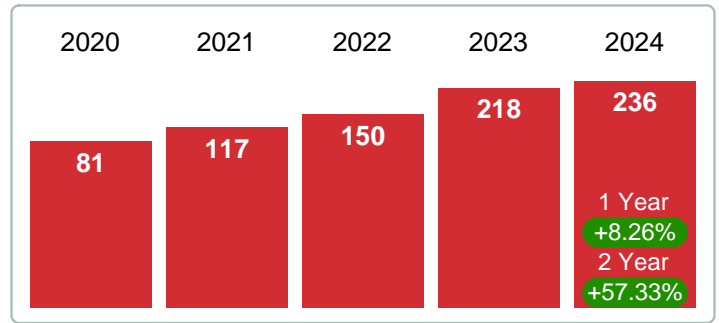
ACTIVE INVENTORY

Report produced on Feb 12, 2024 for MLS Technology Inc.

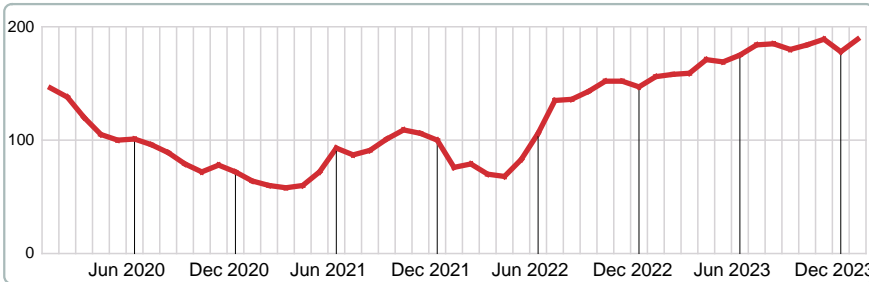
END OF JANUARY



ACTIVE DURING JANUARY

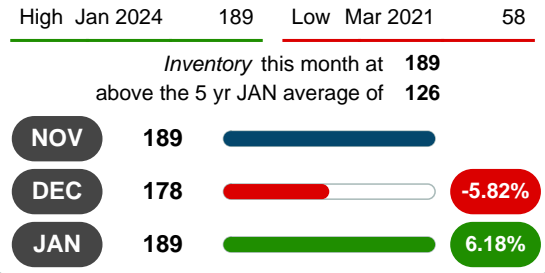


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 126



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	16	8.47%	92.3	5	7	2	2
\$125,001 - \$225,000	25	13.23%	55.5	8	16	1	0
\$225,001 - \$250,000	19	10.05%	75.9	0	15	4	0
\$250,001 - \$350,000	54	28.57%	103.9	4	31	15	4
\$350,001 - \$450,000	32	16.93%	118.1	2	15	15	0
\$450,001 - \$675,000	20	10.58%	101.6	2	10	4	4
\$675,001 and up	23	12.17%	128.1	2	6	9	6
Total Active Inventory by Units	189			23	100	50	16
Total Active Inventory by Volume	82,664,893	100%	98.8	7.53M	36.49M	24.70M	13.94M
Average Active Inventory Listing Price	\$437,380			\$327,561	\$364,943	\$493,902	\$871,350

January 2024



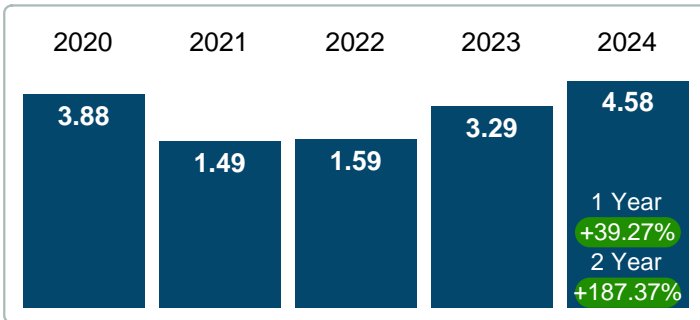
Area Delimited by County Of Bryan - Residential Property Type



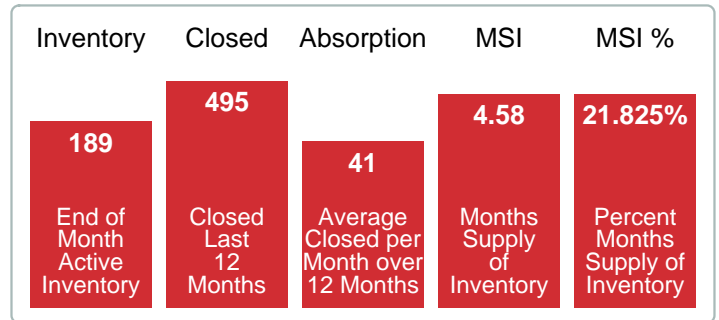
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Feb 12, 2024 for MLS Technology Inc.

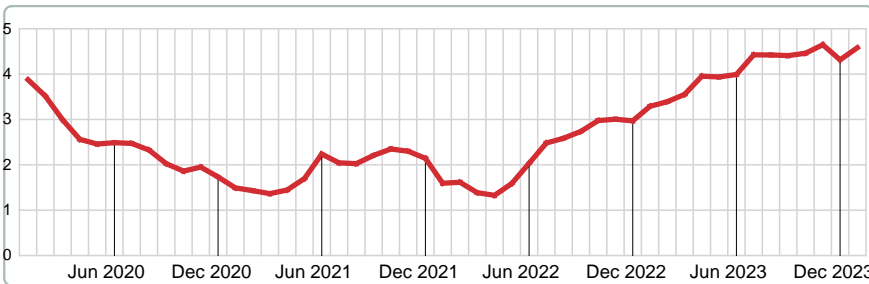
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

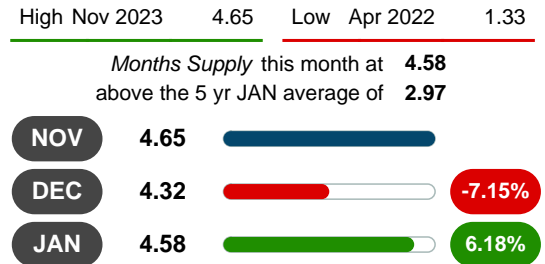


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.97



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	16	8.47%	2.95	2.22	2.80	3.43	24.00
\$125,001 - \$225,000	25	13.23%	2.10	4.00	1.85	0.86	0.00
\$225,001 - \$250,000	19	10.05%	4.30	0.00	4.19	6.00	0.00
\$250,001 - \$350,000	54	28.57%	4.70	0.00	4.18	3.83	24.00
\$350,001 - \$450,000	32	16.93%	8.73	24.00	8.18	9.00	0.00
\$450,001 - \$675,000	20	10.58%	6.67	24.00	10.00	3.69	4.80
\$675,001 and up	23	12.17%	17.25	12.00	14.40	18.00	24.00
Market Supply of Inventory (MSI)			4.58	4.93	3.93	5.22	10.11
Total Active Inventory by Units		100%	4.58	23	100	50	16

January 2024



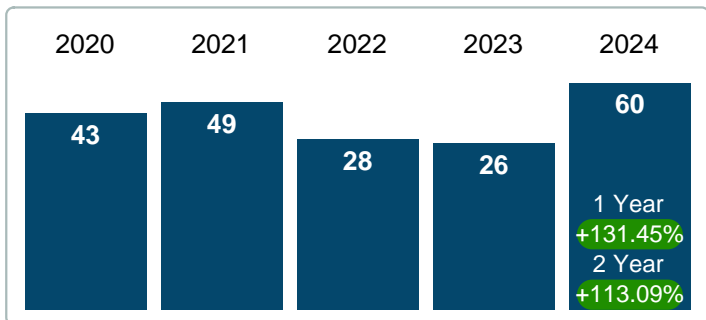
Area Delimited by County Of Bryan - Residential Property Type



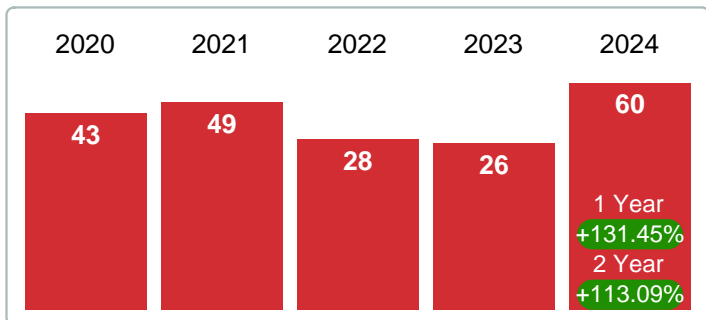
AVERAGE DAYS ON MARKET TO SALE

Report produced on Feb 12, 2024 for MLS Technology Inc.

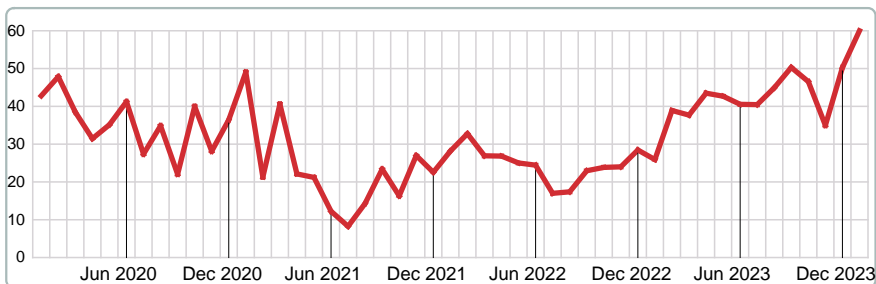
JANUARY



YEAR TO DATE (YTD)

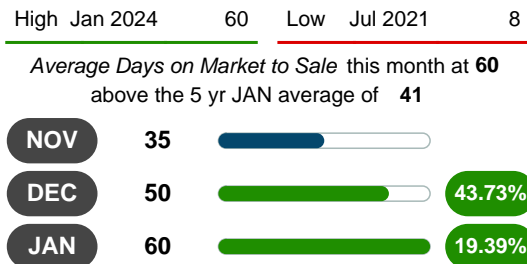


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 41



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
\$100,000 and less	11.54%	8	0	2	20	0
\$100,001 - \$125,000	7.69%	114	97	130	0	0
\$125,001 - \$175,000	15.38%	80	41	119	0	0
\$175,001 - \$275,000	26.92%	15	0	14	20	0
\$275,001 - \$400,000	15.38%	127	0	129	122	0
\$400,001 - \$600,000	15.38%	69	0	0	38	162
\$600,001 and up	7.69%	52	0	0	1	103
Average Closed DOM		60	59	60	40	133
Total Closed Units	100%	60	3	14	7	2
Total Closed Volume		8,366,500	429.50K	3.02M	3.76M	1.16M

January 2024



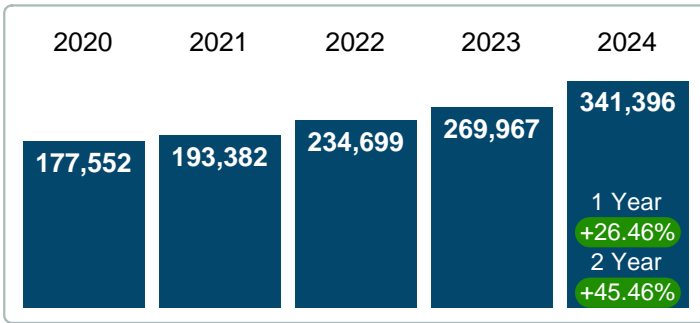
Area Delimited by County Of Bryan - Residential Property Type



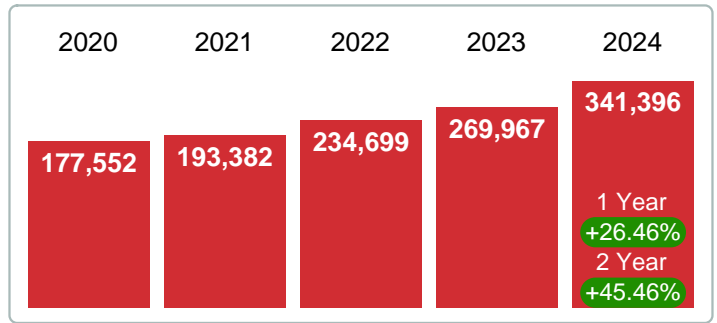
AVERAGE LIST PRICE AT CLOSING

Report produced on Feb 12, 2024 for MLS Technology Inc.

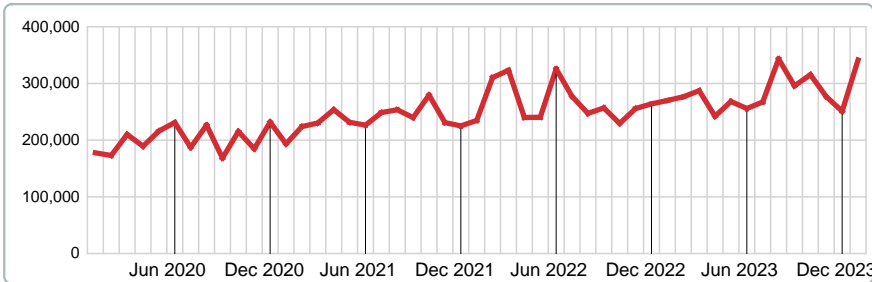
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

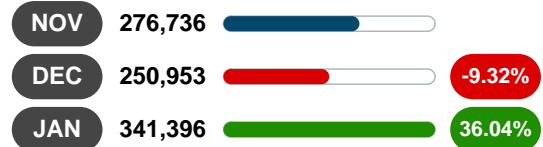


3 MONTHS

5 year JAN AVG = 243,399

High Aug 2023 343,162 Low Sep 2020 168,410

Average List Price at Closing this month at **341,396**
above the 5 yr JAN average of **243,399**



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
\$100,000 and less	2	7.69%	65,450	0	102,000	51,900	0
\$100,001 - \$125,000	2	7.69%	125,000	129,000	125,000	0	0
\$125,001 - \$175,000	4	15.38%	147,625	169,000	156,250	0	0
\$175,001 - \$275,000	8	30.77%	223,850	0	237,300	178,000	0
\$275,001 - \$400,000	4	15.38%	336,575	0	339,100	329,000	0
\$400,001 - \$600,000	3	11.54%	514,633	0	0	538,267	559,000
\$600,001 and up	3	11.54%	1,074,633	0	0	01,899,000	695,000
Average List Price			341,396	155,667	220,186	581,814	627,000
Total Closed Units		100%	341,396	3	14	7	2
Total Closed Volume			8,876,300	467.00K	3.08M	4.07M	1.25M

January 2024



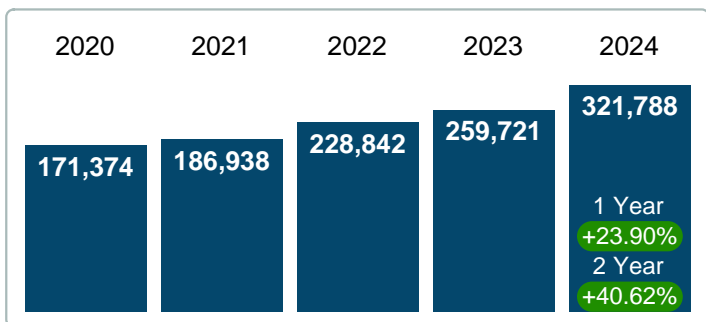
Area Delimited by County Of Bryan - Residential Property Type



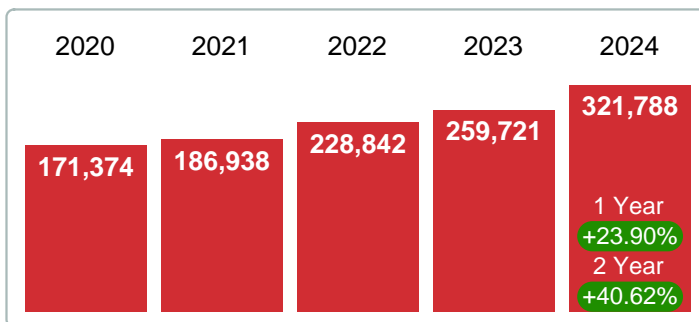
AVERAGE SOLD PRICE AT CLOSING

Report produced on Feb 12, 2024 for MLS Technology Inc.

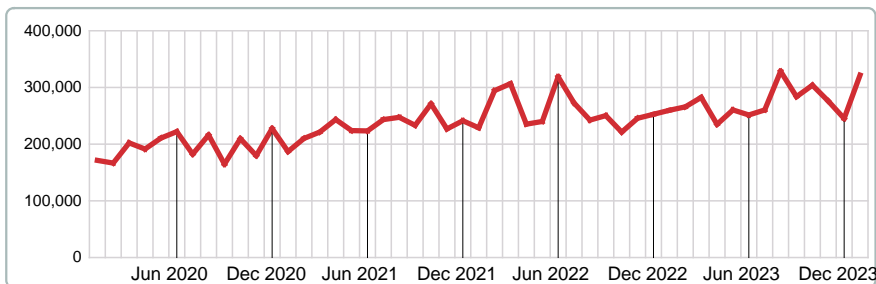
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 233,733

High Aug 2023 328,410 Low Sep 2020 164,676

Average Sold Price at Closing this month at **321,788**
above the 5 yr JAN average of **233,733**

NOV	275,975	<div style="width: 80%;"></div>
DEC	245,261	<div style="width: 60%; background-color: red;"></div> -11.13%
JAN	321,788	<div style="width: 100%; background-color: green;"></div> 31.20%

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
\$100,000 and less 3	11.54%	74,933	0	86,450	51,900	0
\$100,001 - \$125,000 2	7.69%	111,500	113,000	110,000	0	0
\$125,001 - \$175,000 4	15.38%	156,125	158,250	154,000	0	0
\$175,001 - \$275,000 7	26.92%	229,114	0	237,300	180,000	0
\$275,001 - \$400,000 4	15.38%	330,850	0	334,467	320,000	0
\$400,001 - \$600,000 4	15.38%	523,750	0	0	521,667	530,000
\$600,001 and up 2	7.69%	1,136,000	0	0	01,647,000	625,000
Average Sold Price		321,788	143,167	215,579	537,700	577,500
Total Closed Units		26	3	14	7	2
Total Closed Volume		8,366,500	429.50K	3.02M	3.76M	1.16M

January 2024



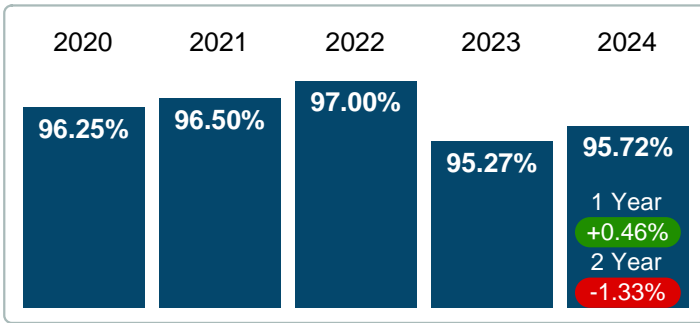
Area Delimited by County Of Bryan - Residential Property Type



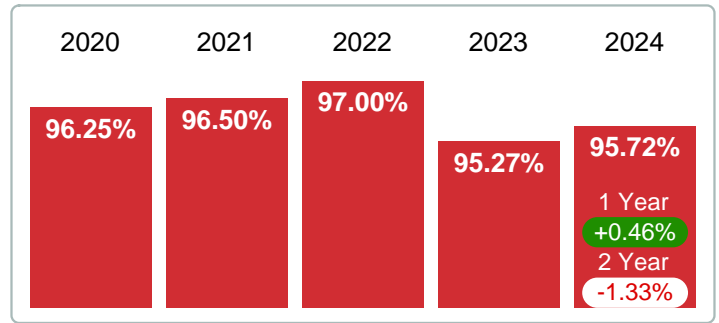
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 12, 2024 for MLS Technology Inc.

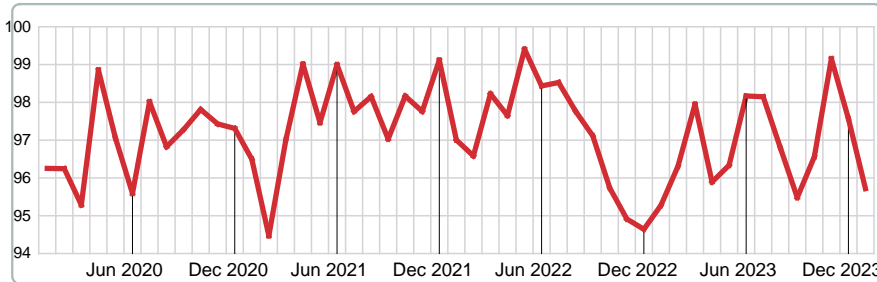
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

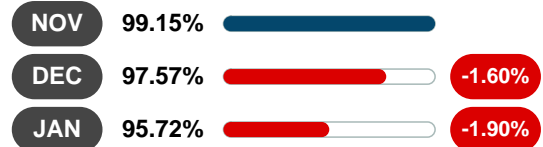


3 MONTHS

5 year JAN AVG = 96.15%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **95.72%** equal to 5 yr JAN average of **96.15%**



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
\$100,000 and less	3	11.54%	90.76%	0.00%	86.14%	100.00%	0.00%
\$100,001 - \$125,000	2	7.69%	87.80%	87.60%	88.00%	0.00%	0.00%
\$125,001 - \$175,000	4	15.38%	96.23%	93.82%	98.65%	0.00%	0.00%
\$175,001 - \$275,000	7	26.92%	100.16%	0.00%	100.00%	101.12%	0.00%
\$275,001 - \$400,000	4	15.38%	98.15%	0.00%	98.45%	97.26%	0.00%
\$400,001 - \$600,000	4	15.38%	96.36%	0.00%	0.00%	96.87%	94.81%
\$600,001 and up	2	7.69%	88.33%	0.00%	0.00%	86.73%	89.93%
Average Sold/List Ratio		95.70%		91.74%	96.64%	96.53%	92.37%
Total Closed Units		26	100%	3	14	7	2
Total Closed Volume		8,366,500		429.50K	3.02M	3.76M	1.16M

January 2024



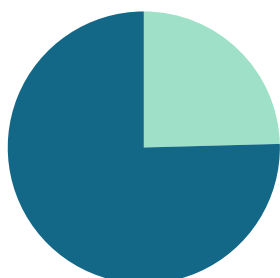
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

INVENTORY

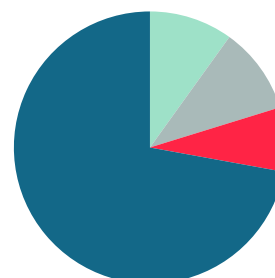


Inventory
 New Listings
58 = 24.58%
 Start Inventory
178
 Total Inventory Units
236
 Volume
\$102,335,292

Market Activity

Closed Sales
26 = 9.92%
 Pending Sales
27 = 10.31%
 Other Off Market
20 = 7.63%
 Active Inventory
189 = 72.14%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	26	26	0.00%	26	26	0.00%
Pending Sales	39	27	-30.77%	39	27	-30.77%
New Listings	71	58	-18.31%	71	58	-18.31%
Average List Price	269,967	341,396	26.46%	269,967	341,396	26.46%
Average Sale Price	259,721	321,788	23.90%	259,721	321,788	23.90%
Average Percent of Selling Price to List Price	95.27%	95.72%	0.46%	95.27%	95.72%	0.46%
Average Days on Market to Sale	25.92	60.00	131.45%	25.92	60.00	131.45%
Monthly Inventory	156	189	21.15%	156	189	21.15%
Months Supply of Inventory	3.29	4.58	39.27%	3.29	4.58	39.27%

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

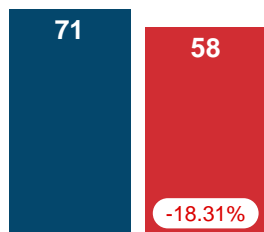
Inventory on January 31, 2024 = **189**

2023 **2024**

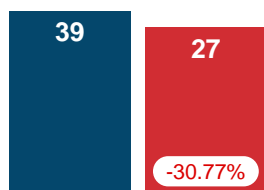
JANUARY MARKET

AVERAGE PRICES

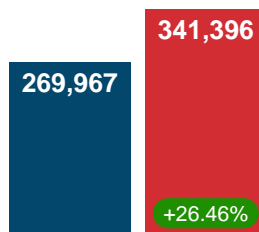
New Listings



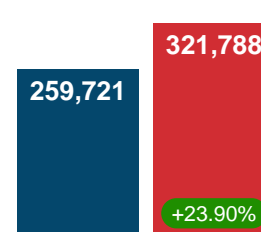
Pending Listings



List Price



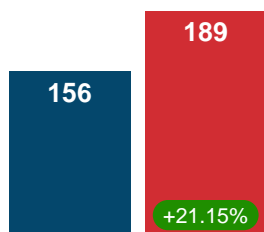
Sale Price



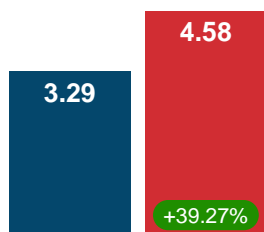
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

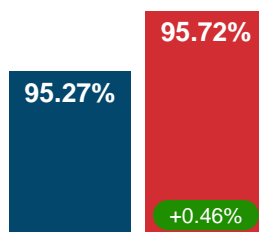
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

