

January 2024



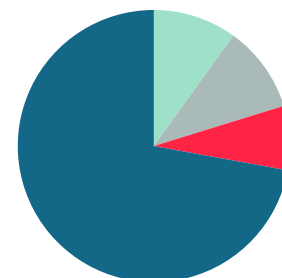
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	254,500	232,450	-8.66%
Median Sale Price	245,000	232,450	-5.12%
Median Percent of Selling Price to List Price	97.08%	96.97%	-0.11%
Median Days on Market to Sale	18.00	28.00	55.56%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **5.12%** in January 2024 to \$232,450 versus the previous year at \$245,000.

Median Days on Market Lengthens

The median number of **28.00** days that homes spent on the market before selling increased by 10.00 days or **55.56%** in January 2024 compared to last year's same month at **18.00** DOM.

Sales Success for January 2024 is Positive

Overall, with Median Prices falling 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.

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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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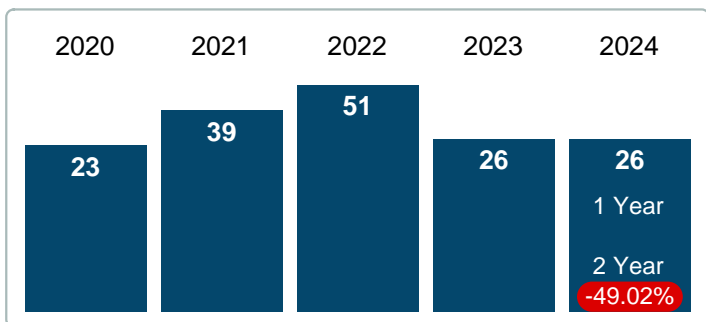
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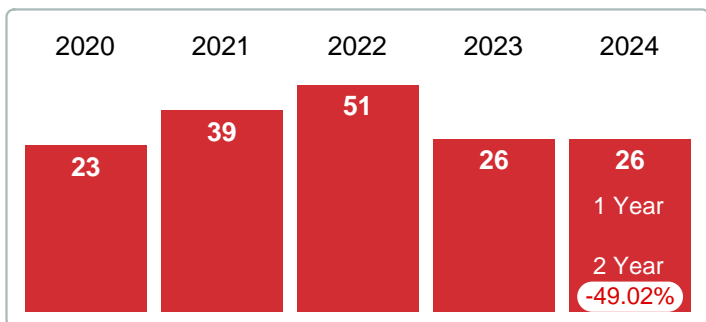
CLOSED LISTINGS

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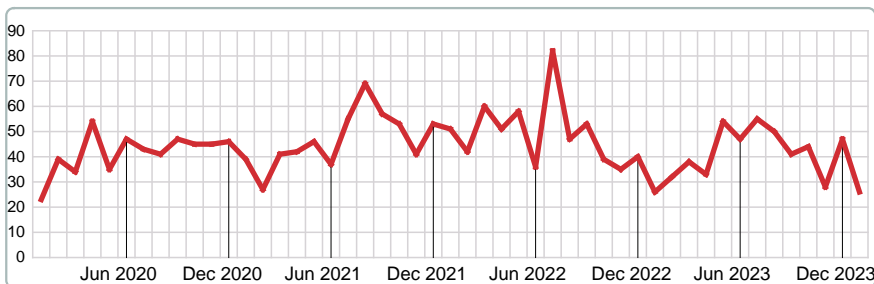
JANUARY



YEAR TO DATE (YTD)

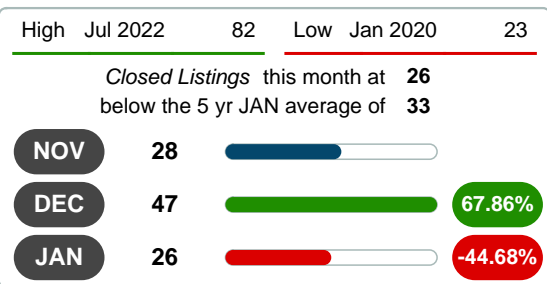


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 33



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	11.54%	3.0	0	2	1	0
\$100,001 - \$125,000	2	7.69%	113.5	1	1	0	0
\$125,001 - \$175,000	4	15.38%	81.0	2	2	0	0
\$175,001 - \$275,000	7	26.92%	10.0	0	6	1	0
\$275,001 - \$400,000	4	15.38%	84.5	0	3	1	0
\$400,001 - \$600,000	4	15.38%	53.0	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%	28.0	429.50K	3.02M	3.76M	1.16M
Median Closed Price	\$232,450			\$142,000	\$229,450	\$410,000	\$577,500

January 2024



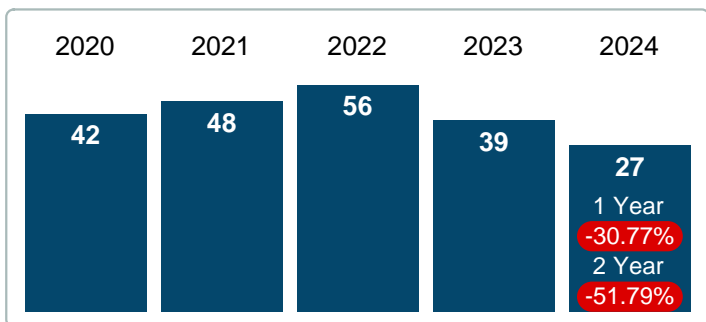
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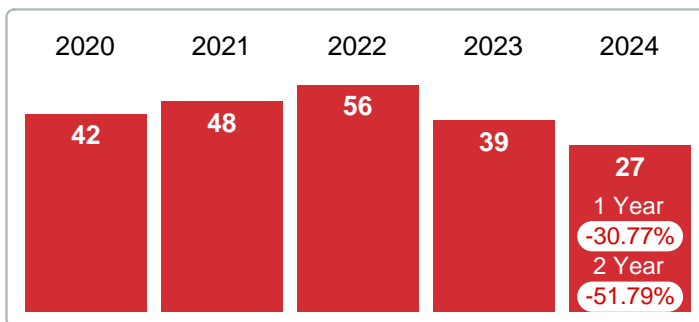
PENDING LISTINGS

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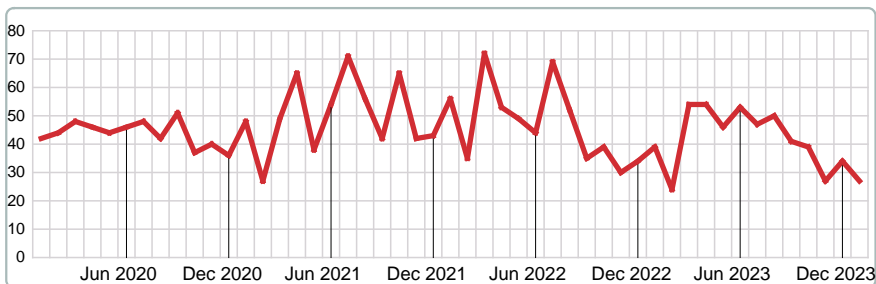
JANUARY



YEAR TO DATE (YTD)

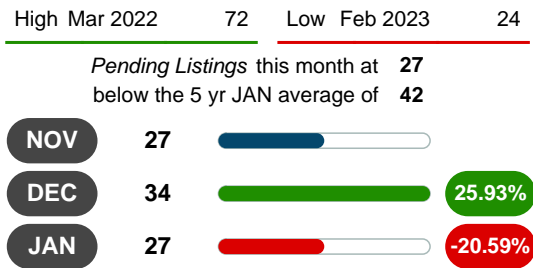


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	11.11%	1.0	0	3	0	0
\$125,001 - \$175,000	3	11.11%	24.0	1	2	0	0
\$175,001 - \$200,000	4	14.81%	42.5	1	3	0	0
\$200,001 - \$250,000	4	14.81%	22.5	1	3	0	0
\$250,001 - \$325,000	6	22.22%	38.0	0	1	5	0
\$325,001 - \$425,000	5	18.52%	30.0	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%	13.0	592.00K	3.19M	3.28M	1.44M
Median Listing Price	\$242,000			\$185,000	\$199,000	\$274,500	\$399,000

January 2024



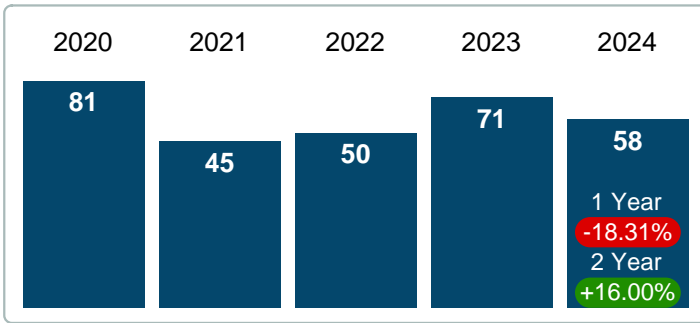
Area Delimited by County Of Bryan - Residential Property Type



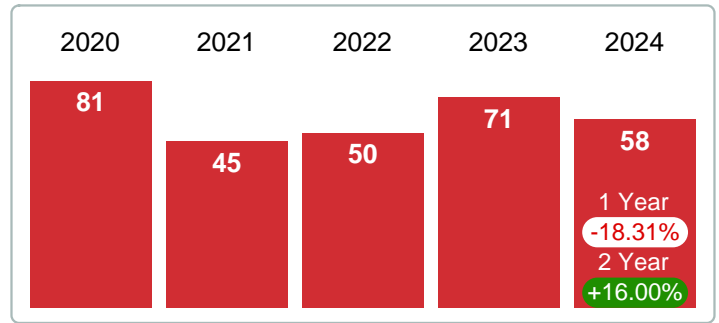
NEW LISTINGS

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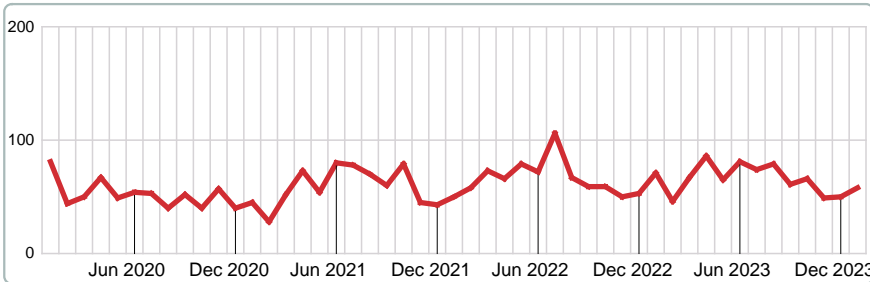
JANUARY



YEAR TO DATE (YTD)

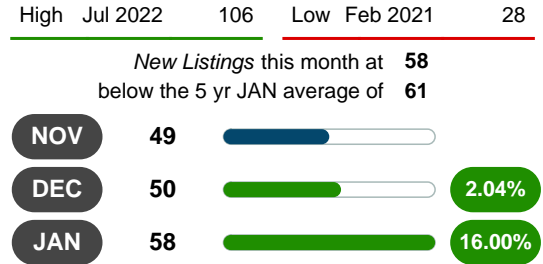


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$259,450		\$225,000	\$232,900	\$370,000	\$620,000

January 2024



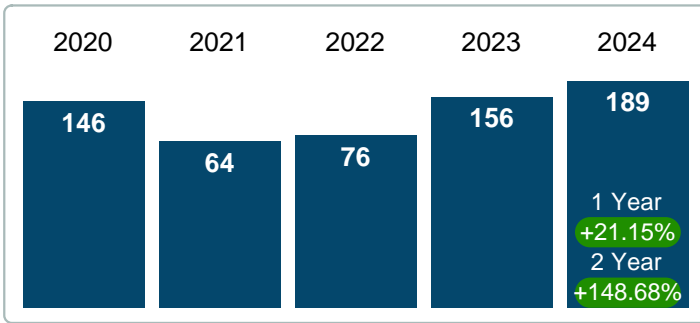
Area Delimited by County Of Bryan - Residential Property Type



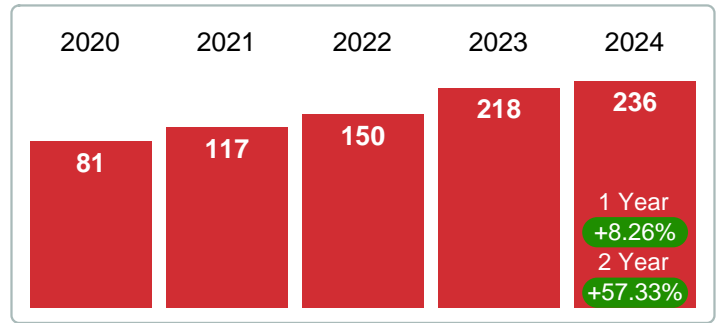
ACTIVE INVENTORY

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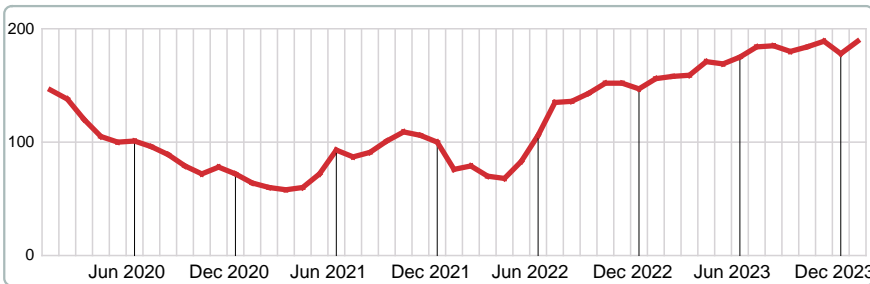
END OF JANUARY



ACTIVE DURING JANUARY

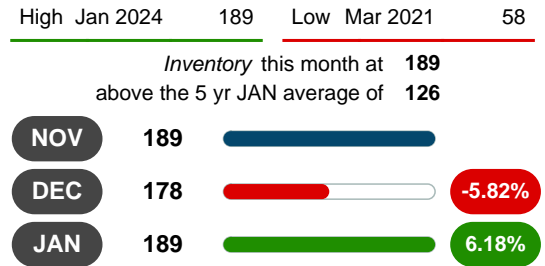


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 126



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	8.47%	62.5	5	7	2	2
\$125,001 - \$225,000	25	13.23%	51.0	8	16	1	0
\$225,001 - \$250,000	19	10.05%	64.0	0	15	4	0
\$250,001 - \$350,000	54	28.57%	106.5	4	31	15	4
\$350,001 - \$450,000	32	16.93%	126.5	2	15	15	0
\$450,001 - \$675,000	20	10.58%	88.0	2	10	4	4
\$675,001 and up	23	12.17%	146.0	2	6	9	6
Total Active Inventory by Units	189			23	100	50	16
Total Active Inventory by Volume	82,664,893	100%	88.0	7.53M	36.49M	24.70M	13.94M
Median Active Inventory Listing Price	\$310,000			\$160,000	\$292,200	\$359,900	\$574,900

January 2024



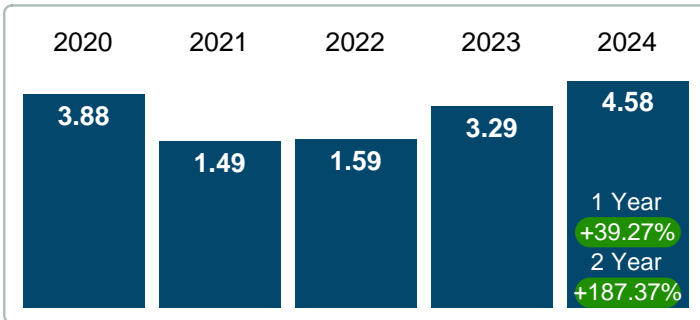
Area Delimited by County Of Bryan - Residential Property Type



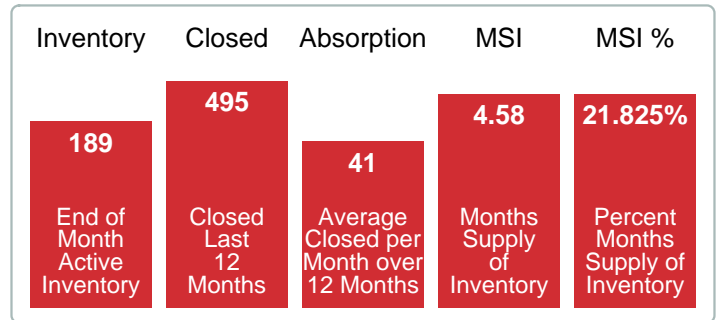
MONTHS SUPPLY of INVENTORY (MSI)

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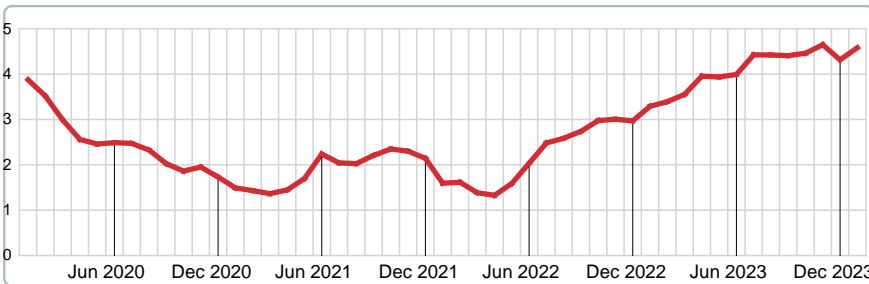
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

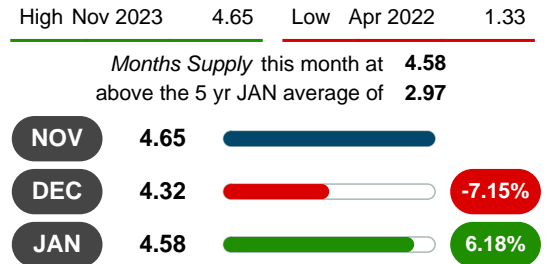


5 YEAR MARKET ACTIVITY TRENDS



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



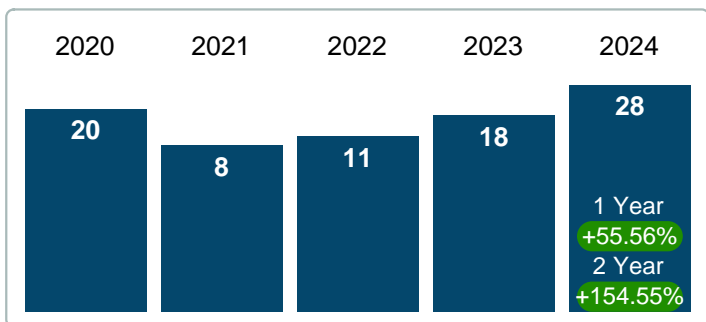
Area Delimited by County Of Bryan - Residential Property Type



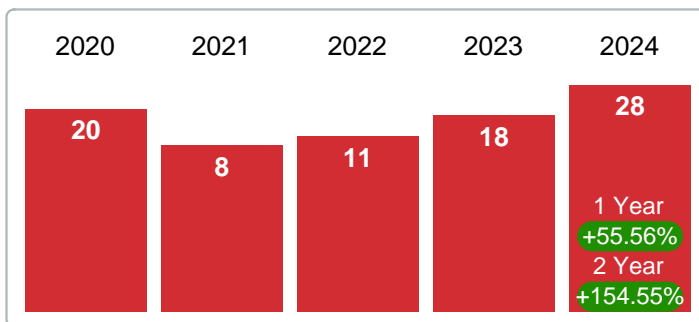
MEDIAN DAYS ON MARKET TO SALE

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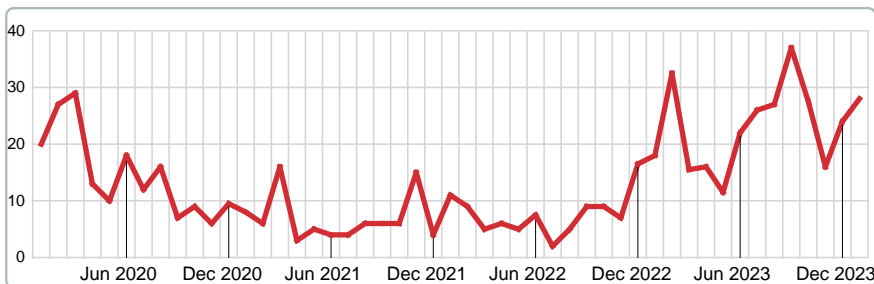
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

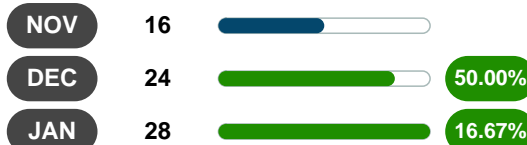


3 MONTHS

5 year JAN AVG = 17

High Sep 2023 37 Low Jul 2022 2

Median Days on Market to Sale this month at 28 above the 5 yr JAN average of 17



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	11.54%	3	0	2	20	0
\$100,001 - \$125,000	7.69%	114	97	130	0	0
\$125,001 - \$175,000	15.38%	81	41	119	0	0
\$175,001 - \$275,000	26.92%	10	0	10	20	0
\$275,001 - \$400,000	15.38%	85	0	47	122	0
\$400,001 - \$600,000	15.38%	53	0	0	36	162
\$600,001 and up	7.69%	52	0	0	1	103
Median Closed DOM		28	72	12	20	133
Total Closed Units	100%	26	3	14	7	2
Total Closed Volume		8,366,500	429.50K	3.02M	3.76M	1.16M

January 2024



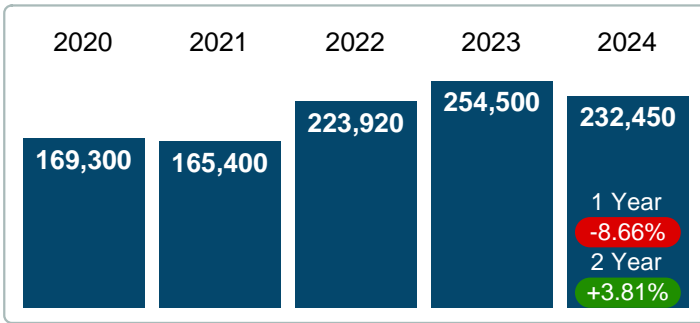
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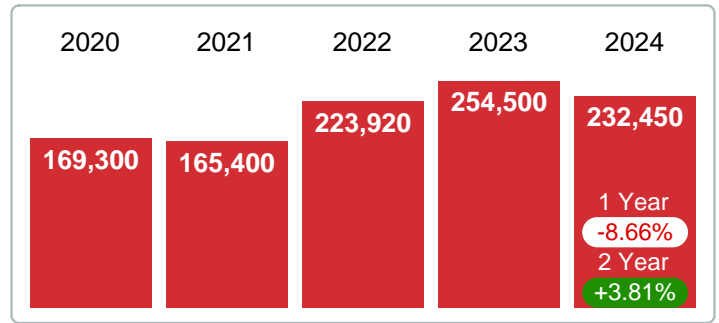
MEDIAN LIST PRICE AT CLOSING

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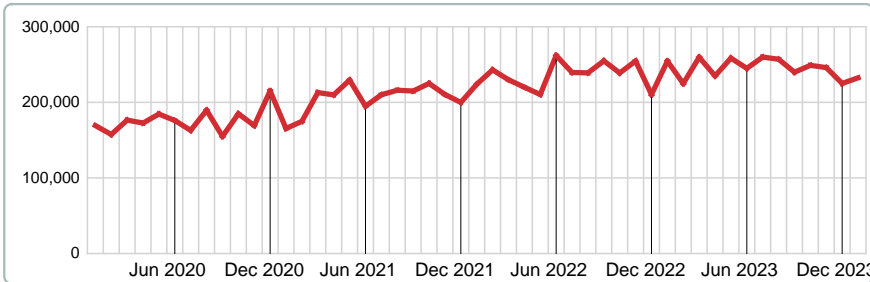
JANUARY



YEAR TO DATE (YTD)

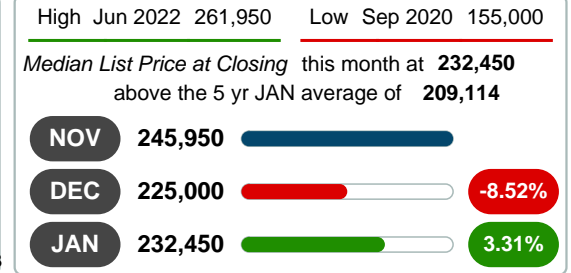


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 209,114



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	2	7.69%	65,450	0	79,000	51,900	0
\$100,001 - \$125,000	2	7.69%	125,000	0	125,000	0	0
\$125,001 - \$175,000	4	15.38%	150,750	139,000	156,250	0	0
\$175,001 - \$275,000	8	30.77%	229,450	189,000	232,450	178,000	0
\$275,001 - \$400,000	4	15.38%	333,200	0	337,400	329,000	0
\$400,001 - \$600,000	3	11.54%	555,000	0	0	492,450	559,000
\$600,001 and up	3	11.54%	695,000	0	0	01,264,450	695,000
Median List Price			232,450	149,000	229,450	429,900	627,000
Total Closed Units		100%	232,450	3	14	7	2
Total Closed Volume			8,876,300	467.00K	3.08M	4.07M	1.25M

January 2024



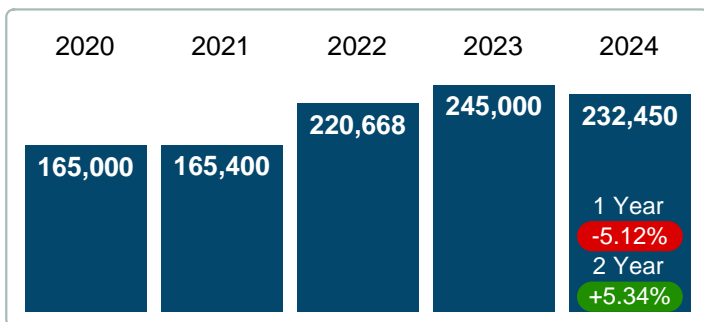
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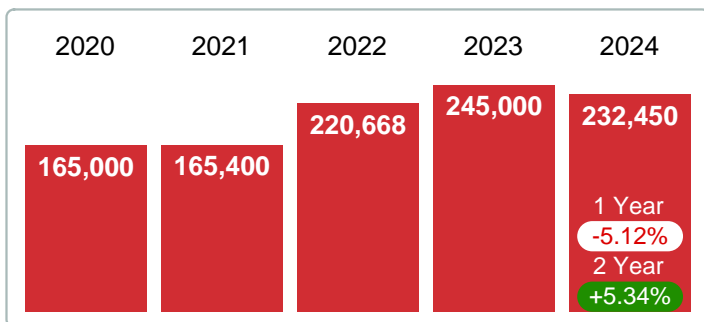
MEDIAN SOLD PRICE AT CLOSING

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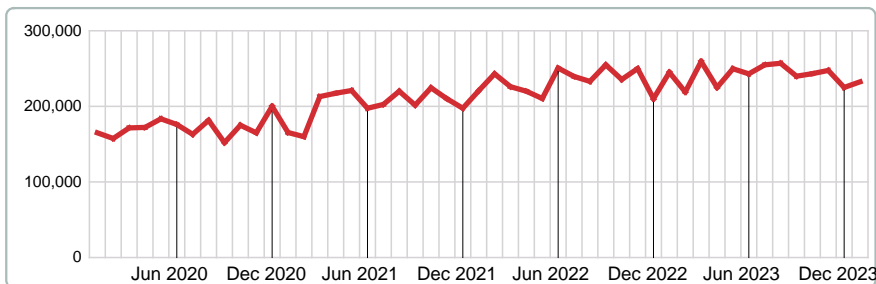
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

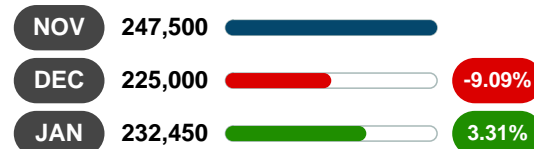


3 MONTHS

5 year JAN AVG = 205,704

High Mar 2023 259,325 Low Sep 2020 152,000

Median Sold Price at Closing this month at **232,450** above the 5 yr JAN average of **205,704**



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	11.54%	72,900	0	86,450	51,900	0
\$100,001 - \$125,000	7.69%	111,500	113,000	110,000	0	0
\$125,001 - \$175,000	15.38%	154,000	158,250	154,000	0	0
\$175,001 - \$275,000	26.92%	229,900	0	232,450	180,000	0
\$275,001 - \$400,000	15.38%	324,250	0	328,500	320,000	0
\$400,001 - \$600,000	15.38%	542,500	0	0	555,000	530,000
\$600,001 and up	7.69%	1,136,000	0	0	01,647,000	625,000
Median Sold Price		232,450	142,000	229,450	410,000	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



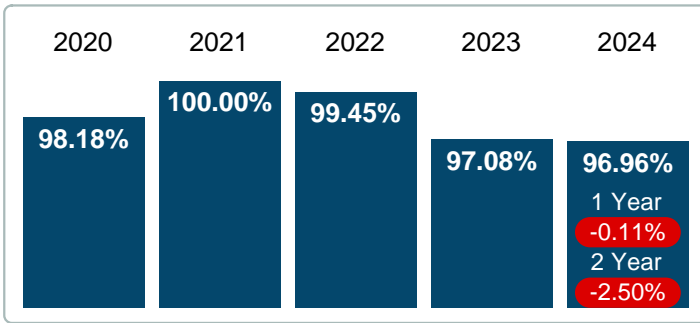
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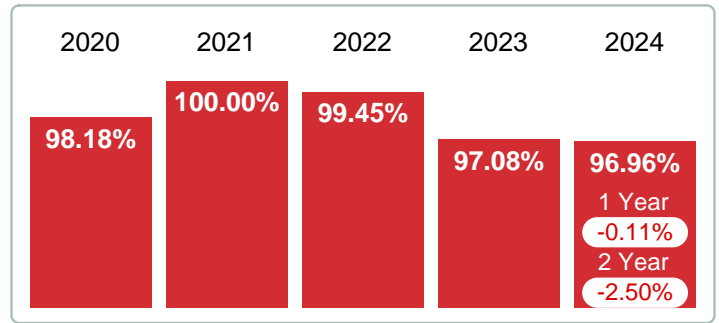
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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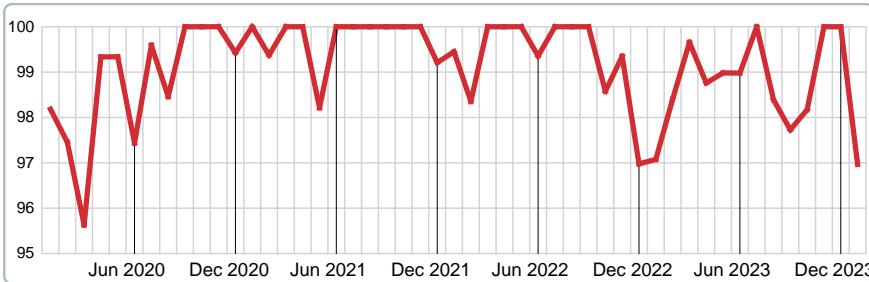
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

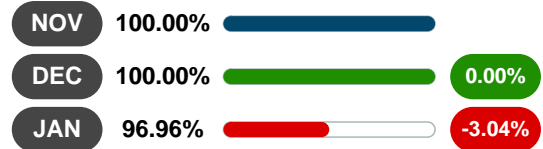


3 MONTHS

5 year JAN AVG = 98.33%

High Dec 2023 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **96.96%**
below the 5 yr JAN average of **98.33%**



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	11.54%	92.28%	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%	95.15%	93.82%	98.65%	0.00%	0.00%
\$175,001 - \$275,000	7	26.92%	100.00%	0.00%	100.00%	101.12%	0.00%
\$275,001 - \$400,000	4	15.38%	97.31%	0.00%	97.36%	97.26%	0.00%
\$400,001 - \$600,000	4	15.38%	95.31%	0.00%	0.00%	95.37%	94.81%
\$600,001 and up	2	7.69%	88.33%	0.00%	0.00%	86.73%	89.93%
Median Sold/List Ratio		96.96%		92.33%	100.00%	97.26%	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



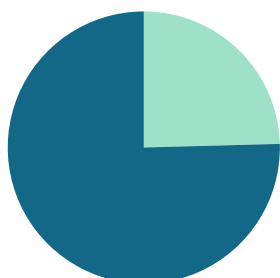
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

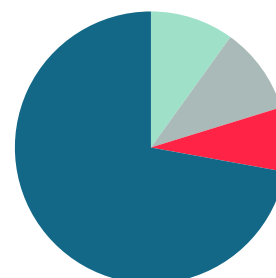
- New Listings **58 = 24.58%**
- Start Inventory **178**
- Total Inventory Units **236**
- Volume **\$102,335,292**

Market Activity

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%
Median List Price	254,500	232,450	-8.66%	254,500	232,450	-8.66%
Median Sale Price	245,000	232,450	-5.12%	245,000	232,450	-5.12%
Median Percent of Selling Price to List Price	97.08%	96.97%	-0.11%	97.08%	96.97%	-0.11%
Median Days on Market to Sale	18.00	28.00	55.56%	18.00	28.00	55.56%
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

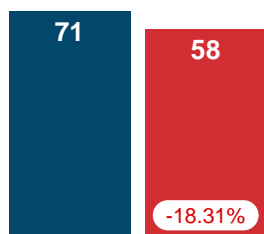
Inventory on January 31, 2024 = **189**

2023 **2024**

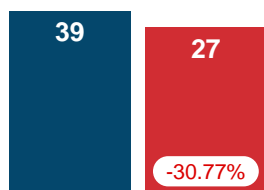
JANUARY MARKET

MEDIAN PRICES

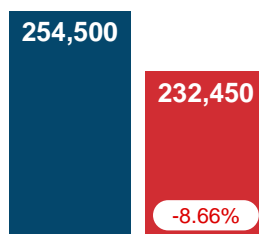
New Listings



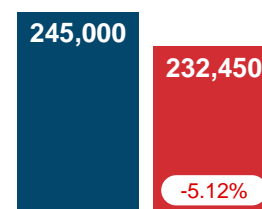
Pending Listings



List Price



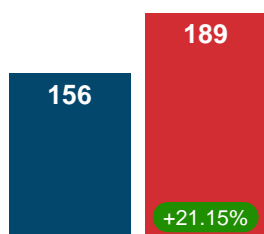
Sale Price



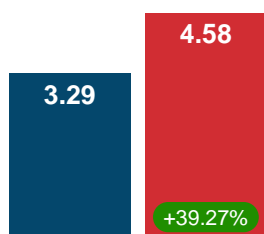
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

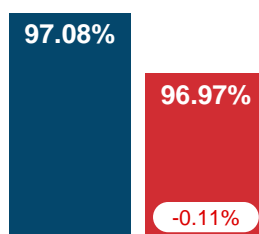
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

