

February 2024



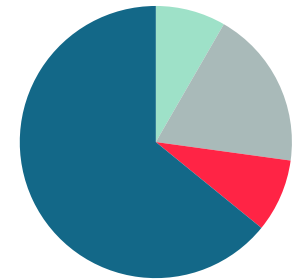
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2023	2024	
Closed Listings	32	23	-28.13%
Pending Listings	24	52	116.67%
New Listings	46	61	32.61%
Average List Price	276,376	307,629	11.31%
Average Sale Price	265,759	295,242	11.09%
Average Percent of Selling Price to List Price	96.31%	95.64%	-0.69%
Average Days on Market to Sale	38.91	62.04	59.47%
End of Month Inventory	158	177	12.03%
Months Supply of Inventory	3.39	4.37	28.85%



■ Closed (8.33%)
■ Pending (18.84%)
■ Other OffMarket (8.70%)
■ Active (64.13%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of February 29, 2024 = **177**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2024 rose **12.03%** to 177 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 **4.37** 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 **11.09%** in February 2024 to \$295,242 versus the previous year at \$265,759.

Average Days on Market Lengthens

The average number of **62.04** days that homes spent on the market before selling increased by 23.14 days or **59.47%** in February 2024 compared to last year's same month at **38.91** DOM.

Sales Success for February 2024 is Positive

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

There were 61 New Listings in February 2024, up **32.61%** from last year at 46. Furthermore, there were 23 Closed Listings this month versus last year at 32, a **-28.13%** decrease.

Closed versus Listed trends yielded a **37.7%** ratio, down from previous year's, February 2023, at **69.6%**, a **45.80%** 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

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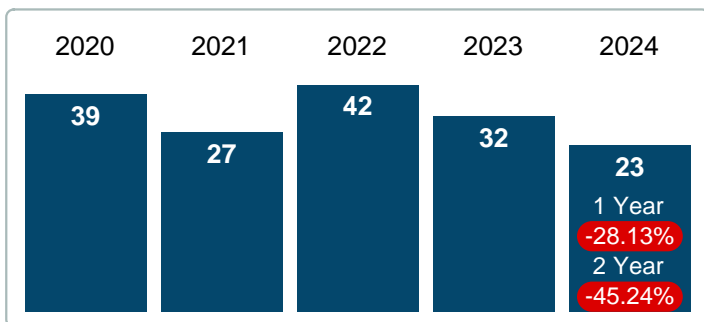
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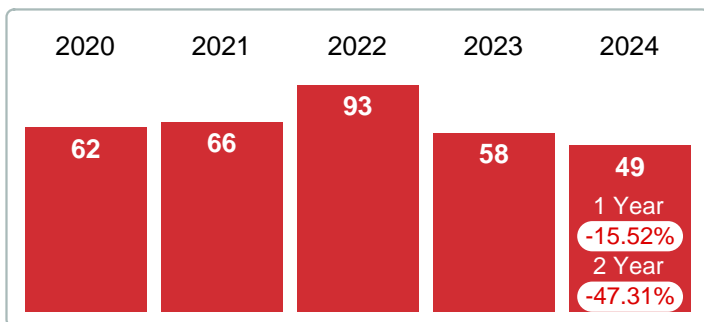
CLOSED LISTINGS

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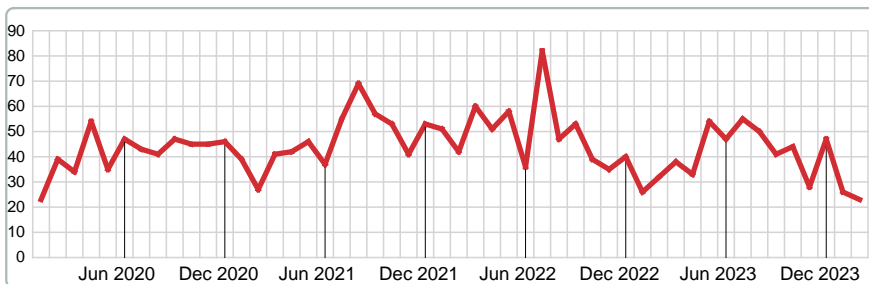
FEBRUARY



YEAR TO DATE (YTD)

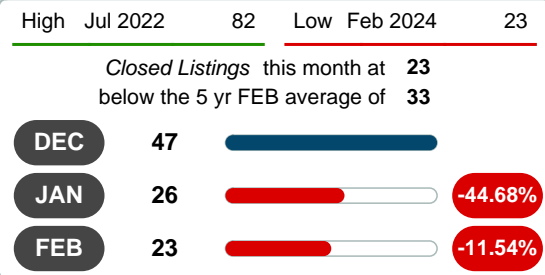


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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
\$75,000 and less	<div style="width: 8.7%;"></div> 2	8.70%	129.0	0	2	0	0
\$75,001 - \$150,000	<div style="width: 13.04%;"></div> 3	13.04%	50.3	0	2	0	1
\$150,001 - \$200,000	<div style="width: 17.39%;"></div> 4	17.39%	26.5	1	2	1	0
\$200,001 - \$250,000	<div style="width: 13.04%;"></div> 3	13.04%	29.7	0	2	1	0
\$250,001 - \$275,000	<div style="width: 17.39%;"></div> 4	17.39%	62.5	0	1	3	0
\$275,001 - \$325,000	<div style="width: 8.7%;"></div> 2	8.70%	39.5	0	1	1	0
\$325,001 and up	<div style="width: 21.74%;"></div> 5	21.74%	98.8	1	2	1	1
Total Closed Units	23			2	12	7	2
Total Closed Volume	6,790,565	100%	62.0	1.22M	2.31M	2.80M	463.90K
Average Closed Price	\$295,242			\$610,000	\$192,375	\$399,738	\$231,950

February 2024



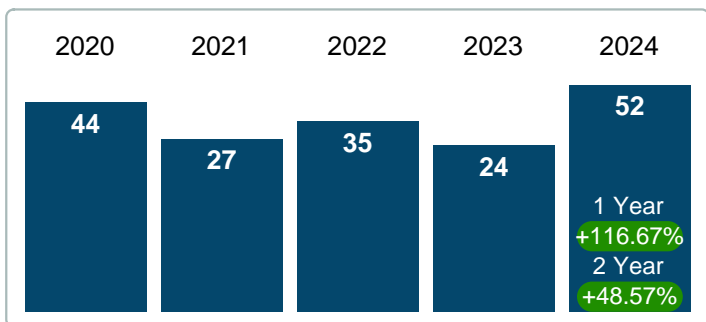
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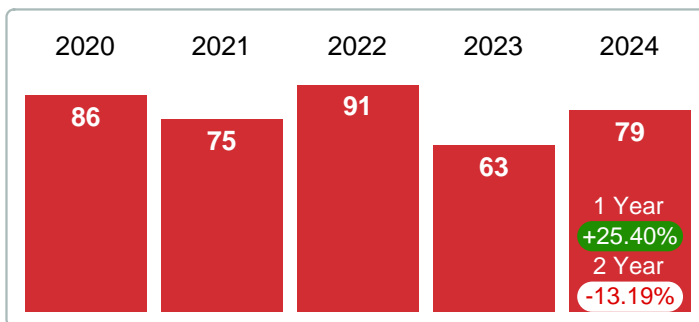
PENDING LISTINGS

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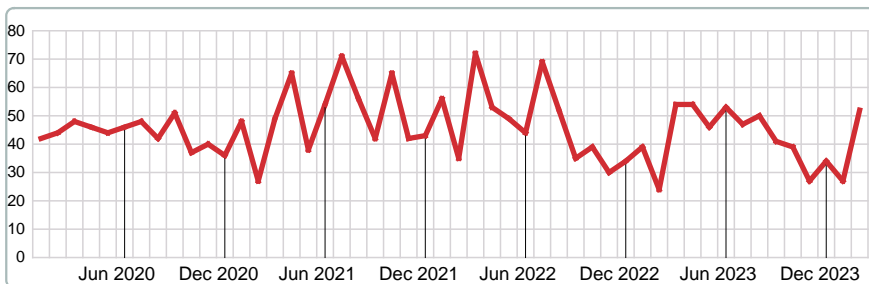
FEBRUARY



YEAR TO DATE (YTD)

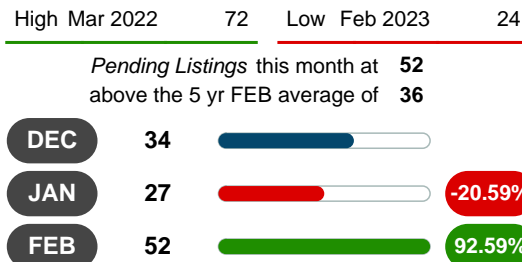


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 36



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	2	3.85%	199.5	1	1	0	0
\$100,001 - \$150,000	7	13.46%	43.6	3	3	0	1
\$150,001 - \$225,000	11	21.15%	30.6	2	9	0	0
\$225,001 - \$250,000	9	17.31%	45.3	0	8	1	0
\$250,001 - \$300,000	9	17.31%	36.6	2	6	1	0
\$300,001 - \$525,000	9	17.31%	99.9	1	6	2	0
\$525,001 and up	5	9.62%	56.4	0	1	2	2
Total Pending Units	52			9	34	6	3
Total Pending Volume	15,379,599	100%	60.5	1.73M	8.52M	2.43M	2.69M
Average Listing Price	\$178,967			\$192,544	\$250,574	\$405,550	\$897,967

February 2024



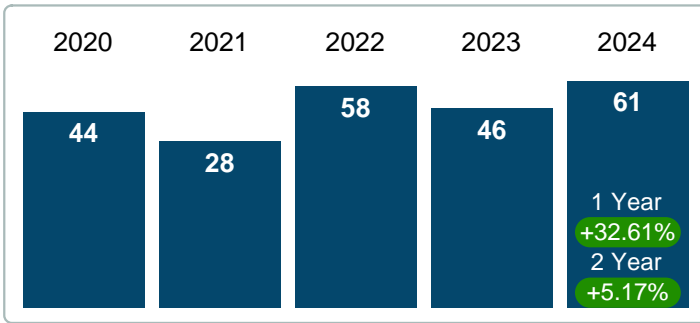
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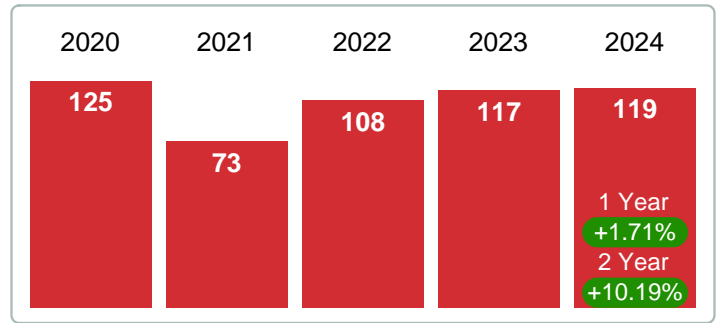
NEW LISTINGS

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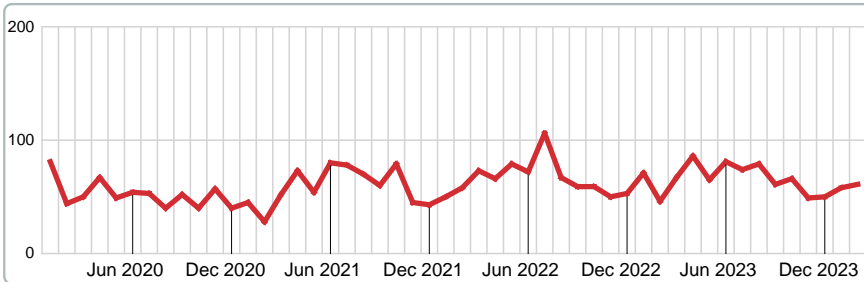
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

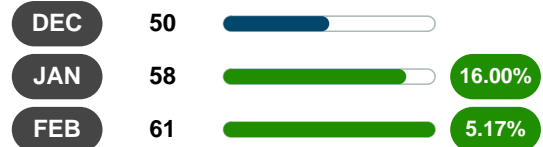


3 MONTHS

5 year FEB AVG = 47

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 61
above the 5 yr FEB average of 47



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	9.84%	3	3	0	0
\$125,001 - \$175,000	6	9.84%	0	5	1	0
\$175,001 - \$225,000	7	11.48%	2	4	0	1
\$225,001 - \$300,000	19	31.15%	2	13	4	0
\$300,001 - \$375,000	10	16.39%	0	7	3	0
\$375,001 - \$650,000	7	11.48%	0	4	3	0
\$650,001 and up	6	9.84%	0	2	1	3
Total New Listed Units	61		7	38	12	4
Total New Listed Volume	23,889,223	100%	1.28M	11.80M	4.51M	6.30M
Average New Listed Listing Price	\$216,633		\$182,257	\$310,577	\$375,958	\$1,575,000

February 2024



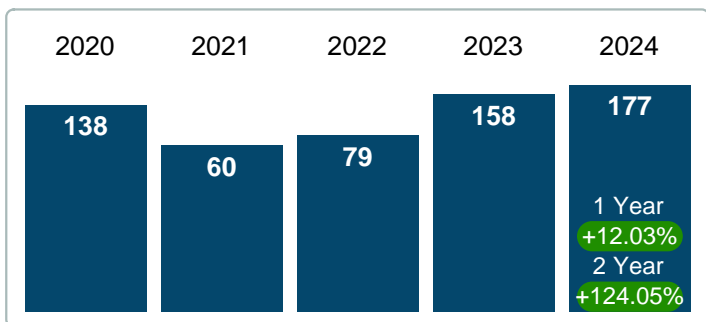
Area Delimited by County Of Bryan - Residential Property Type



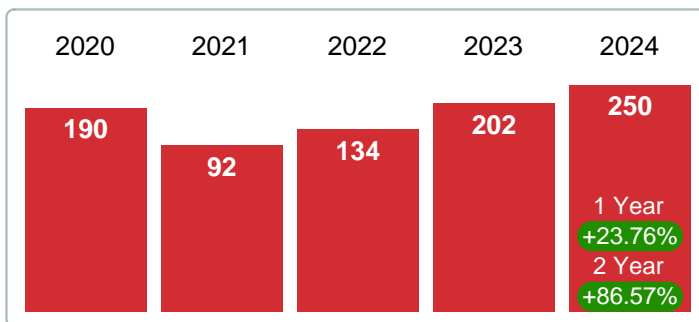
ACTIVE INVENTORY

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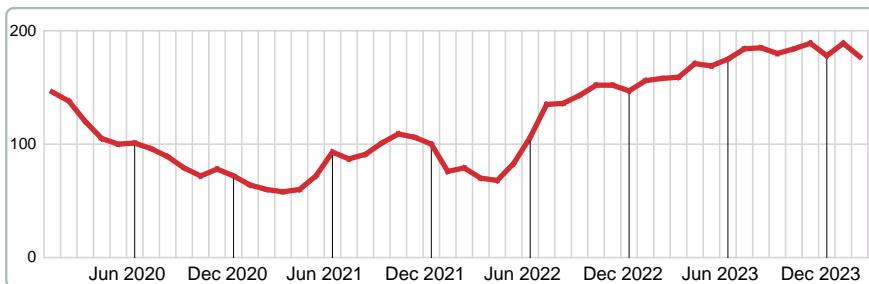
END OF FEBRUARY



ACTIVE DURING FEBRUARY

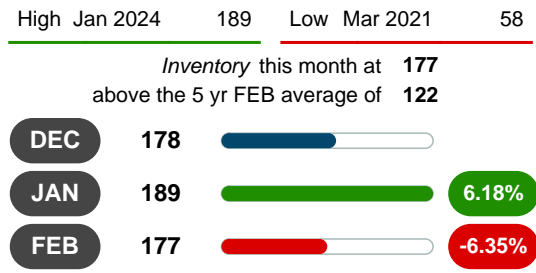


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 122



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	14	7.91%	83.8	4	8	1	1
\$125,001 - \$225,000	24	13.56%	63.3	6	15	2	1
\$225,001 - \$275,000	27	15.25%	74.3	1	18	8	0
\$275,001 - \$350,000	41	23.16%	84.5	1	22	14	4
\$350,001 - \$450,000	34	19.21%	135.6	2	17	15	0
\$450,001 - \$675,000	15	8.47%	112.9	2	7	4	2
\$675,001 and up	22	12.43%	111.5	2	7	7	6
Total Active Inventory by Units	177			18	94	51	14
Total Active Inventory by Volume	78,305,042	100%	95.6	6.41M	35.39M	23.07M	13.44M
Average Active Inventory Listing Price	\$442,401			\$356,206	\$376,471	\$452,280	\$959,911

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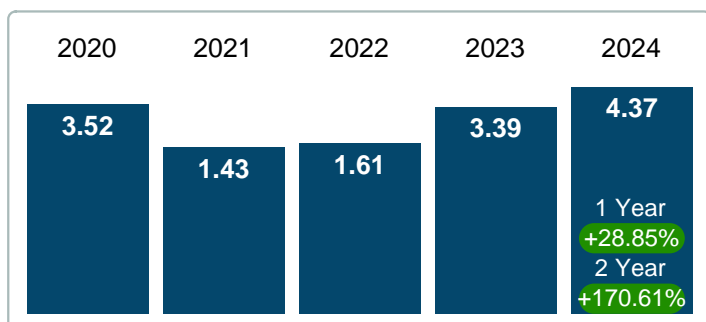
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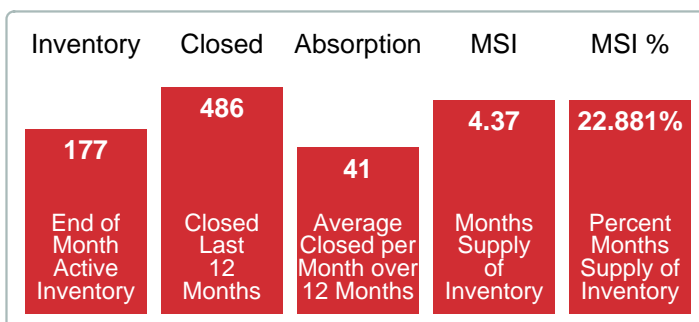
MONTHS SUPPLY of INVENTORY (MSI)

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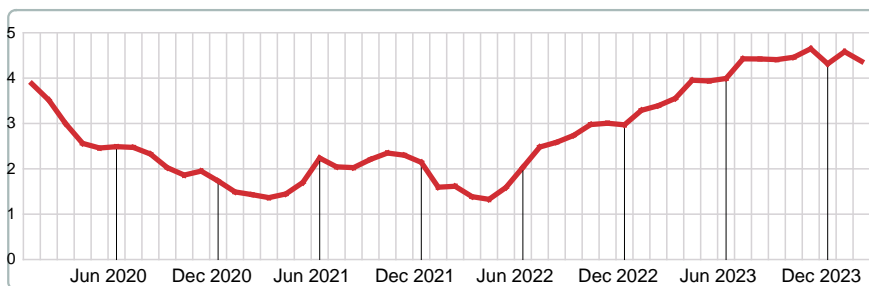
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

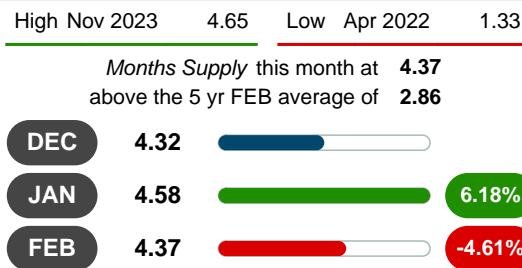


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.86



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	14	7.91%	2.55	1.78	3.10	2.00	6.00
\$125,001 - \$225,000	24	13.56%	2.17	3.13	1.89	1.71	12.00
\$225,001 - \$275,000	27	15.25%	2.87	12.00	2.54	3.69	0.00
\$275,001 - \$350,000	41	23.16%	6.00	0.00	5.74	5.09	16.00
\$350,001 - \$450,000	34	19.21%	9.71	24.00	9.71	9.47	0.00
\$450,001 - \$675,000	15	8.47%	5.45	24.00	7.64	4.00	2.67
\$675,001 and up	22	12.43%	15.53	8.00	21.00	12.00	24.00
Market Supply of Inventory (MSI)			4.37	3.86	3.85	5.23	8.40
Total Active Inventory by Units		100%	4.37	18	94	51	14

February 2024



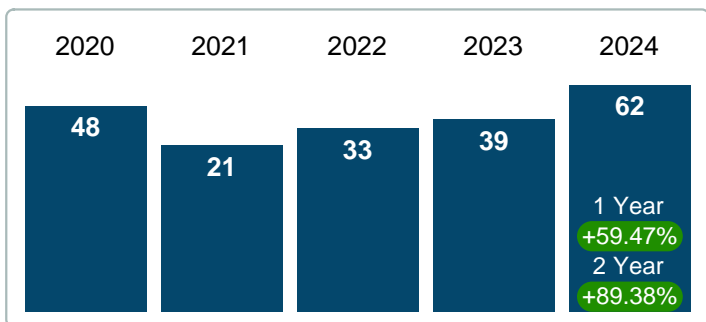
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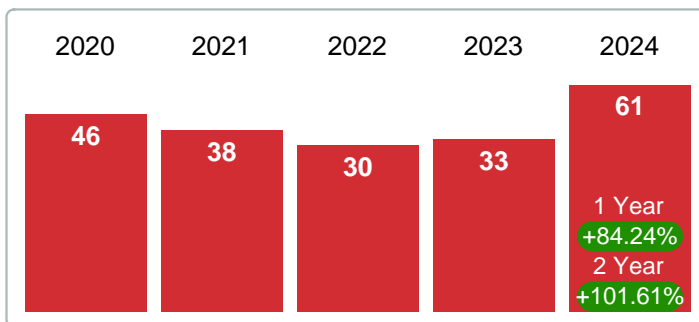
AVERAGE DAYS ON MARKET TO SALE

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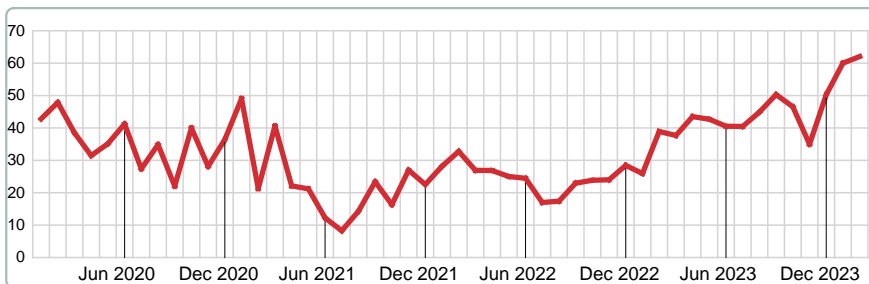
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

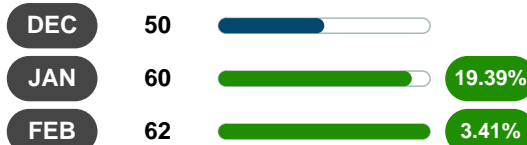


3 MONTHS

5 year FEB AVG = 41

High Feb 2024 62 Low Jul 2021 8

Average Days on Market to Sale this month at 62 above the 5 yr FEB average of 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
\$75,000 and less	8.70%	129	0	129	0	0
\$75,001 - \$150,000	13.04%	50	0	55	0	42
\$150,001 - \$200,000	17.39%	27	7	10	80	0
\$200,001 - \$250,000	13.04%	30	0	20	49	0
\$250,001 - \$275,000	17.39%	63	0	82	56	0
\$275,001 - \$325,000	8.70%	40	0	14	65	0
\$325,001 and up	21.74%	99	1	86	291	30
Average Closed DOM		62	4	58	93	36
Total Closed Units	100%	62	2	12	7	2
Total Closed Volume		6,790,565	1.22M	2.31M	2.80M	463.90K

February 2024



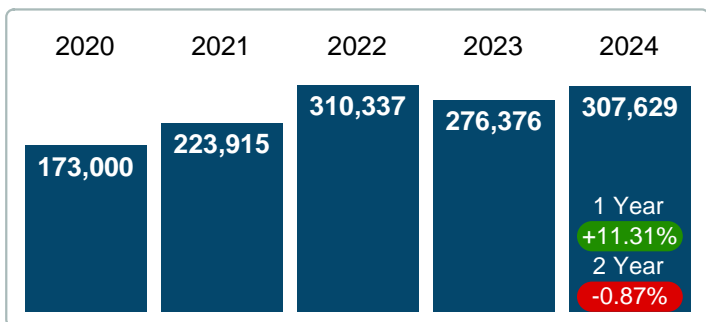
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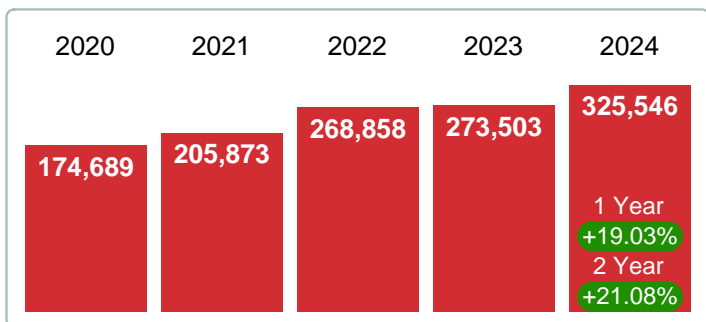
AVERAGE LIST PRICE AT CLOSING

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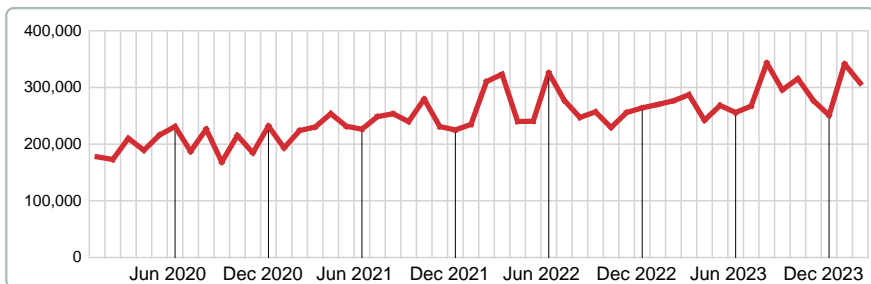
FEBRUARY



YEAR TO DATE (YTD)

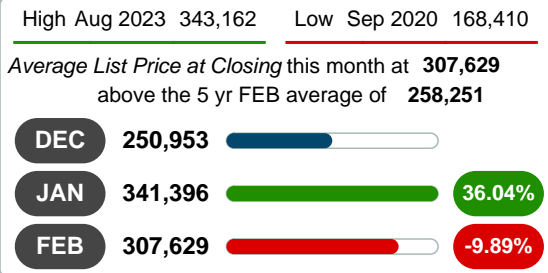


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 258,251



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	2	8.70%	40,000	0	40,000	0	0
\$75,001 - \$150,000	3	13.04%	117,967	0	115,000	0	123,900
\$150,001 - \$200,000	3	13.04%	168,333	165,000	188,500	175,000	0
\$200,001 - \$250,000	4	17.39%	229,516	0	233,450	239,165	0
\$250,001 - \$275,000	3	13.04%	259,667	0	279,500	259,667	0
\$275,001 - \$325,000	3	13.04%	283,167	0	280,000	290,000	0
\$325,001 and up	5	21.74%	718,000	1,065,000	337,500	1,500,000	350,000
Average List Price			307,629	615,000	199,033	426,166	236,950
Total Closed Units		100%	307,629	2	12	7	2
Total Closed Volume			7,075,464	1.23M	2.39M	2.98M	473.90K

February 2024



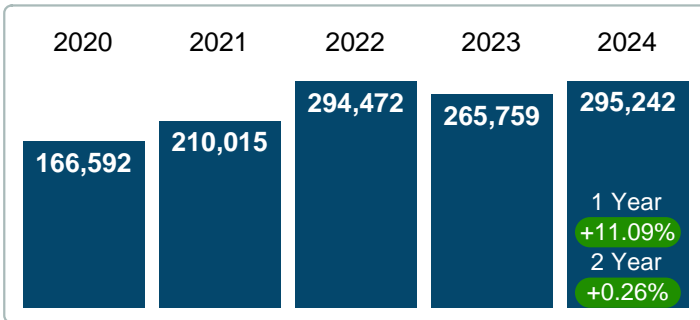
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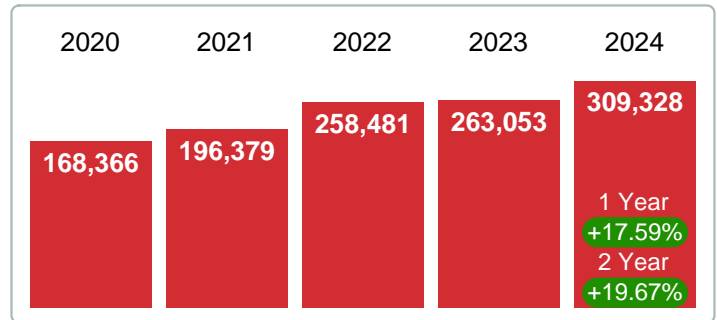
AVERAGE SOLD PRICE AT CLOSING

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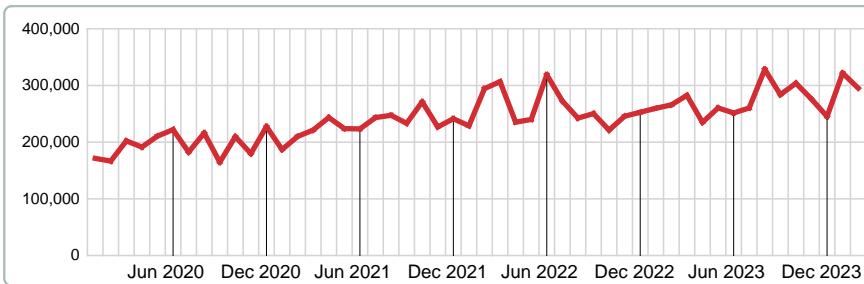
FEBRUARY



YEAR TO DATE (YTD)

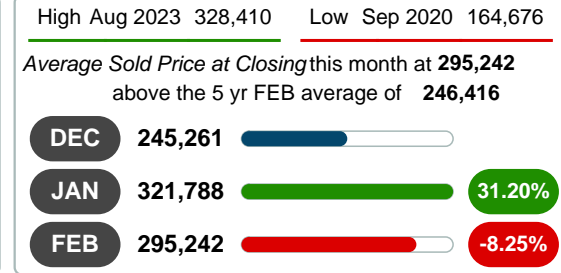


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 246,416



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	2	8.70%	26,750	0	26,750	0	0
\$75,001 - \$150,000	3	13.04%	111,967	0	106,000	0	123,900
\$150,001 - \$200,000	4	17.39%	177,500	155,000	182,500	190,000	0
\$200,001 - \$250,000	3	13.04%	234,188	0	231,700	239,165	0
\$250,001 - \$275,000	4	17.39%	261,650	0	267,600	259,667	0
\$275,001 - \$325,000	2	8.70%	285,000	0	280,000	290,000	0
\$325,001 and up	5	21.74%	674,400	1,065,000	333,500	1,300,000	340,000
Average Sold Price			295,242	610,000	192,375	399,738	231,950
Total Closed Units		100%	295,242	2	12	7	2
Total Closed Volume			6,790,565	1.22M	2.31M	2.80M	463.90K

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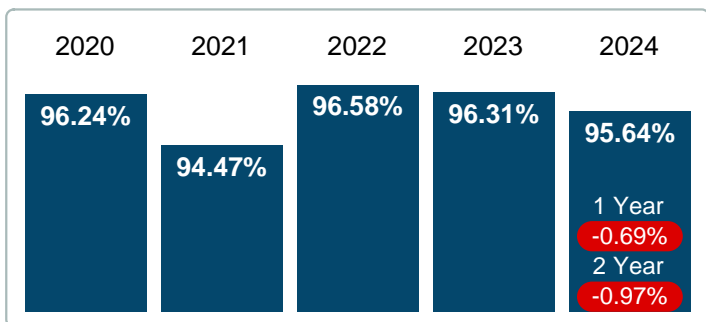
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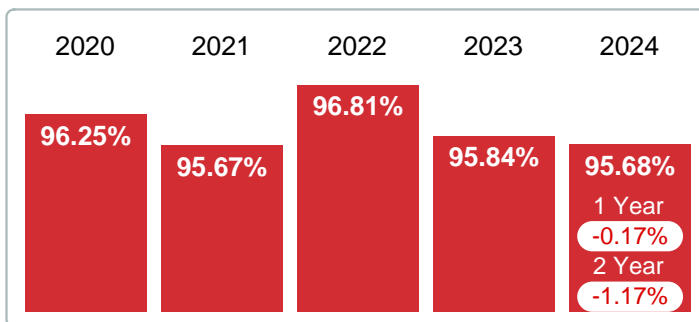
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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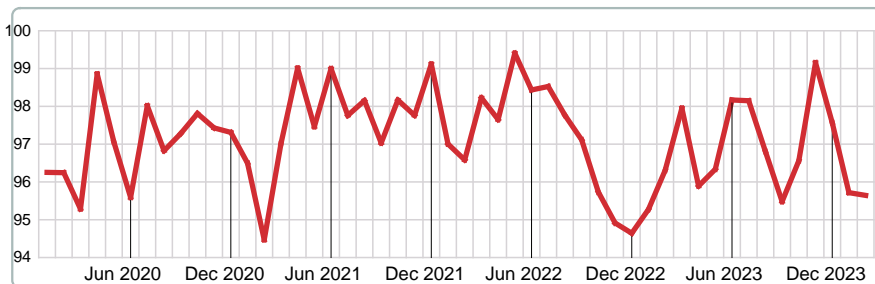
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

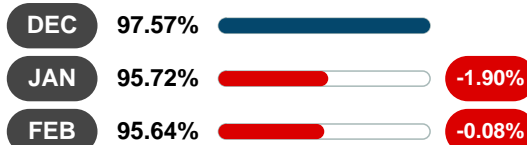


3 MONTHS

5 year FEB AVG = 95.85%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **95.64%** equal to 5 yr FEB average of **95.85%**



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	2	8.70%	69.58%	0.00%	69.58%	0.00%	0.00%
\$75,001 - \$150,000	3	13.04%	95.98%	0.00%	93.97%	0.00%	100.00%
\$150,001 - \$200,000	4	17.39%	99.21%	93.94%	97.17%	108.57%	0.00%
\$200,001 - \$250,000	3	13.04%	99.51%	0.00%	99.26%	100.00%	0.00%
\$250,001 - \$275,000	4	17.39%	98.97%	0.00%	95.74%	100.05%	0.00%
\$275,001 - \$325,000	2	8.70%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 and up	5	21.74%	96.29%	100.00%	98.82%	86.67%	97.14%
Average Sold/List Ratio		95.60%		96.97%	92.78%	99.34%	98.57%
Total Closed Units		23	100%	2	12	7	2
Total Closed Volume		6,790,565		1.22M	2.31M	2.80M	463.90K

February 2024



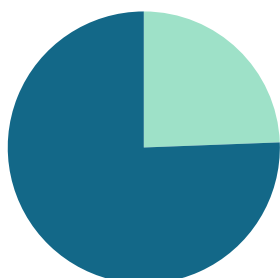
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

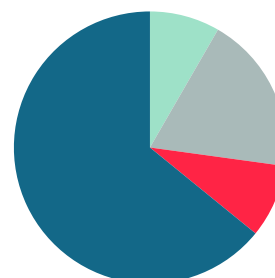


Inventory
 New Listings
61 = 24.40%
 Start Inventory
189
 Total Inventory Units
250
 Volume
\$105,437,041

Market Activity

Closed Sales
23 = 8.33%
 Pending Sales
52 = 18.84%
 Other Off Market
24 = 8.70%
 Active Inventory
177 = 64.13%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	32	23	-28.13%	58	49	-15.52%
Pending Sales	24	52	116.67%	63	79	25.40%
New Listings	46	61	32.61%	117	119	1.71%
Average List Price	276,376	307,629	11.31%	273,503	325,546	19.03%
Average Sale Price	265,759	295,242	11.09%	263,053	309,328	17.59%
Average Percent of Selling Price to List Price	96.31%	95.64%	-0.69%	95.84%	95.68%	-0.17%
Average Days on Market to Sale	38.91	62.04	59.47%	33.09	60.96	84.24%
Monthly Inventory	158	177	12.03%	158	177	12.03%
Months Supply of Inventory	3.39	4.37	28.85%	3.39	4.37	28.85%

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

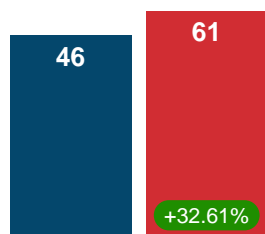
Inventory on February 29, 2024 = **177**

2023 **2024**

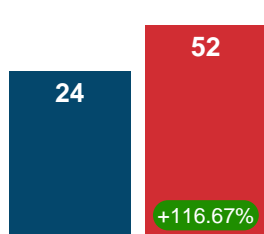
FEBRUARY MARKET

AVERAGE PRICES

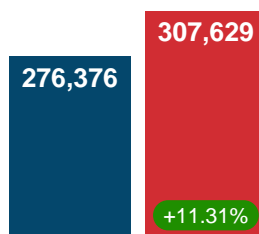
New Listings



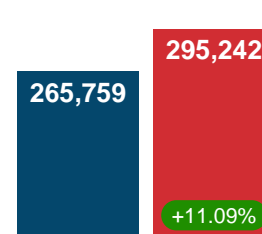
Pending Listings



List Price



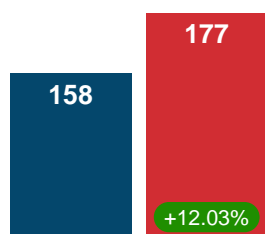
Sale Price



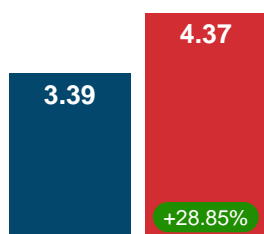
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

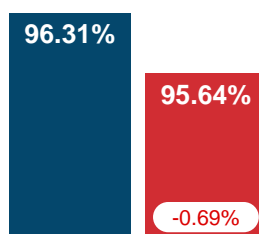
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

