

February 2024



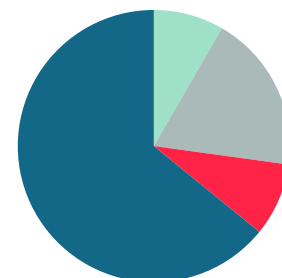
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	February 2024	+/-%
Closed Listings	32	23	-28.13%
Pending Listings	24	52	116.67%
New Listings	46	61	32.61%
Median List Price	224,950	239,165	6.32%
Median Sale Price	219,000	239,165	9.21%
Median Percent of Selling Price to List Price	98.40%	100.00%	1.62%
Median Days on Market to Sale	32.50	35.00	7.69%
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.

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 **9.21%** in February 2024 to \$239,165 versus the previous year at \$219,000.

Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 2.50 days or **7.69%** in February 2024 compared to last year's same month at **32.50** DOM.

Sales Success for February 2024 is Positive

Overall, with Median 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 Monthly 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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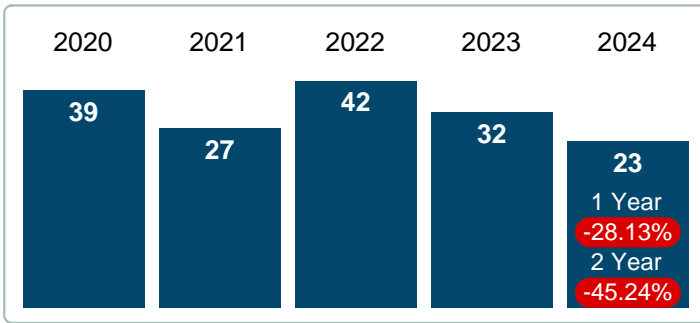
Area Delimited by County Of Bryan - Residential Property Type



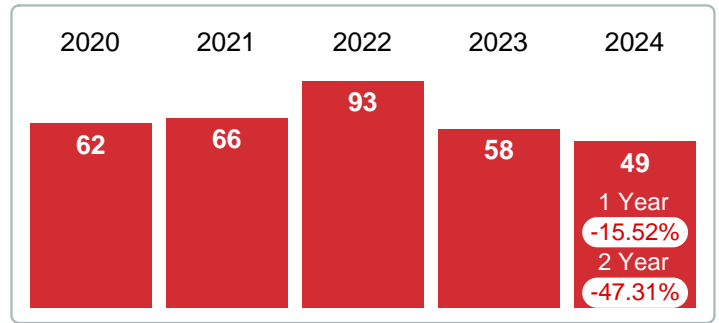
CLOSED LISTINGS

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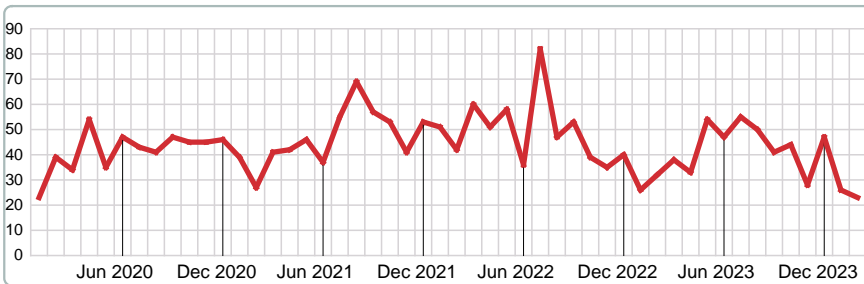
FEBRUARY



YEAR TO DATE (YTD)

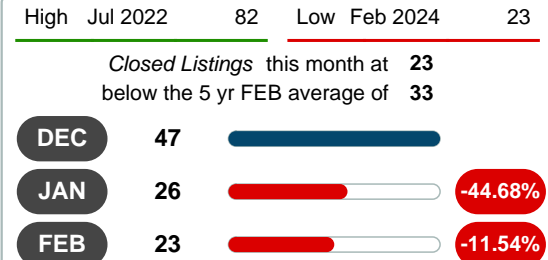


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 33



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	8.70%	129.0	0	2	0	0
\$75,001 - \$150,000	3	13.04%	42.0	0	2	0	1
\$150,001 - \$200,000	4	17.39%	12.5	1	2	1	0
\$200,001 - \$250,000	3	13.04%	39.0	0	2	1	0
\$250,001 - \$275,000	4	17.39%	58.5	0	1	3	0
\$275,001 - \$325,000	2	8.70%	39.5	0	1	1	0
\$325,001 and up	5	21.74%	35.0	1	2	1	1
Total Closed Units	23			2	12	7	2
Total Closed Volume	6,790,565	100%	35.0	1.22M	2.31M	2.80M	463.90K
Median Closed Price	\$239,165			\$610,000	\$214,950	\$262,000	\$231,950

February 2024



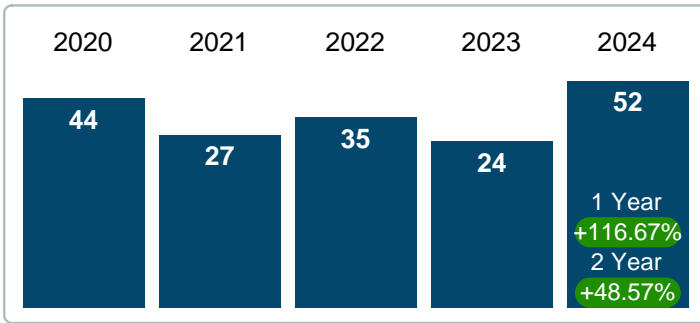
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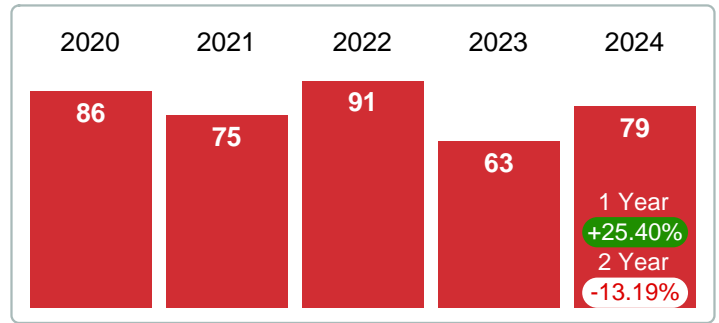
PENDING LISTINGS

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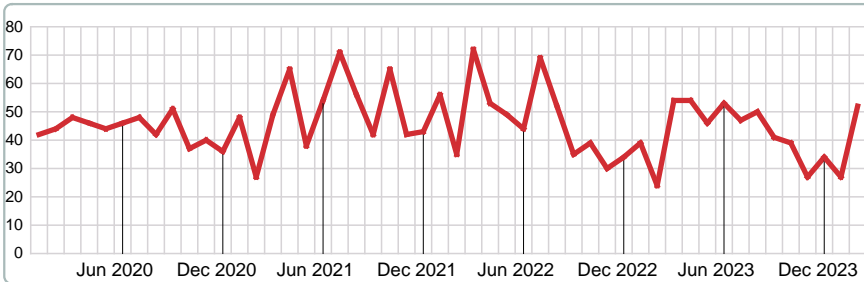
FEBRUARY



YEAR TO DATE (YTD)

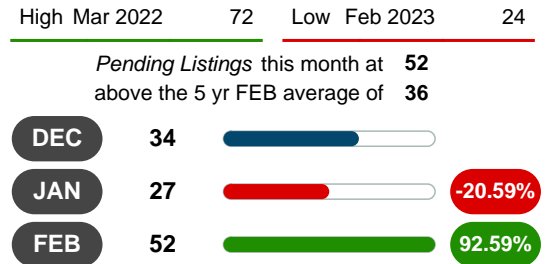


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 36



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	30.0	3	3	0	1
\$150,001 - \$225,000	11	21.15%	32.0	2	9	0	0
\$225,001 - \$250,000	9	17.31%	43.0	0	8	1	0
\$250,001 - \$300,000	9	17.31%	27.0	2	6	1	0
\$300,001 - \$525,000	9	17.31%	113.0	1	6	2	0
\$525,001 and up	5	9.62%	34.0	0	1	2	2
Total Pending Units	52			9	34	6	3
Total Pending Volume	15,379,599	100%	37.5	1.73M	8.52M	2.43M	2.69M
Median Listing Price	\$245,000			\$160,000	\$235,000	\$314,900	\$620,000

February 2024



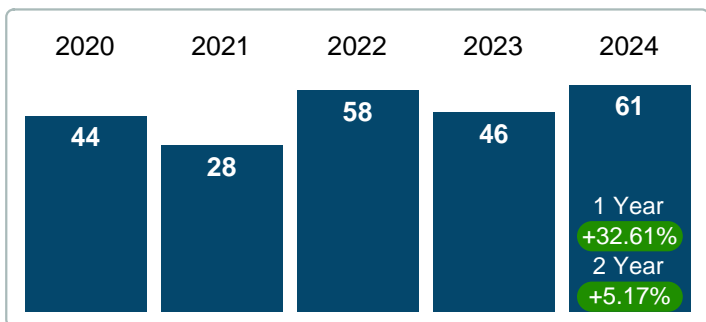
Area Delimited by County Of Bryan - Residential Property Type



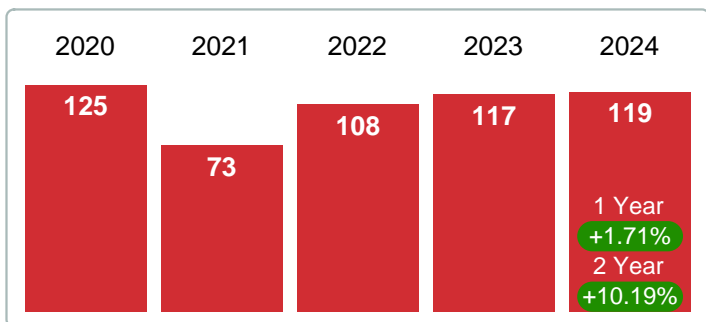
NEW LISTINGS

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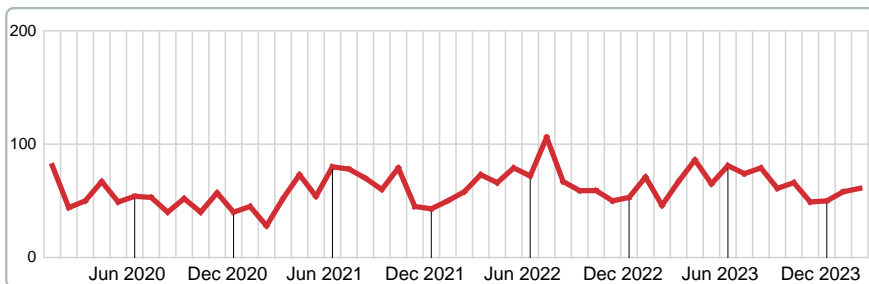
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

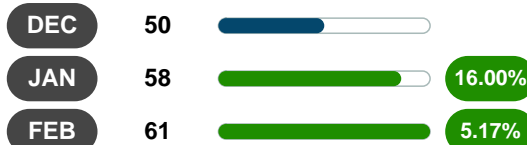


3 MONTHS

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
Median New Listed Listing Price	\$265,000		\$185,000	\$260,500	\$322,500	\$1,550,000

February 2024



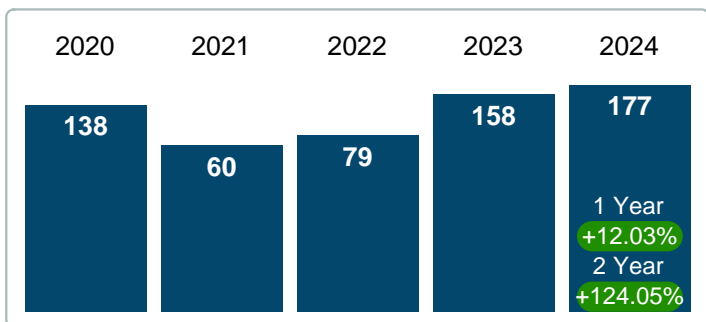
Area Delimited by County Of Bryan - Residential Property Type



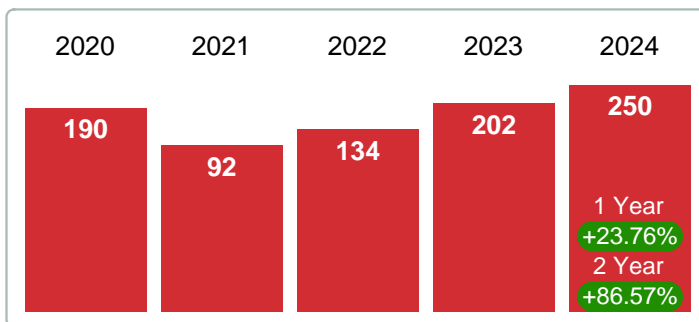
ACTIVE INVENTORY

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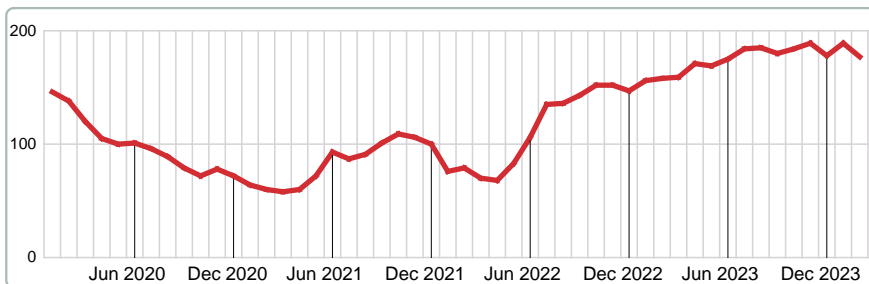
END OF FEBRUARY



ACTIVE DURING FEBRUARY

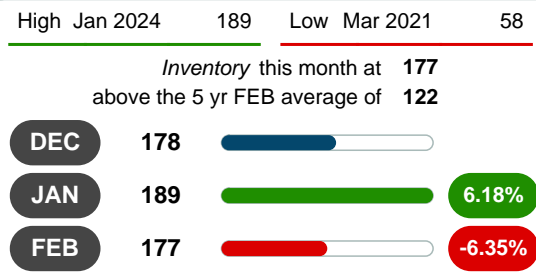


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 122



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	14	7.91%	59.5	4	8	1	1	
\$125,001 - \$225,000	24	13.56%	42.5	6	15	2	1	
\$225,001 - \$275,000	27	15.25%	38.0	1	18	8	0	
\$275,001 - \$350,000	41	23.16%	76.0	1	22	14	4	
\$350,001 - \$450,000	34	19.21%	146.0	2	17	15	0	
\$450,001 - \$675,000	15	8.47%	94.0	2	7	4	2	
\$675,001 and up	22	12.43%	85.0	2	7	7	6	
Total Active Inventory by Units		177		18	94	51	14	
Total Active Inventory by Volume		78,305,042	100%	80.0	6.41M	35.39M	23.07M	13.44M
Median Active Inventory Listing Price		\$329,000			\$173,750	\$299,500	\$355,000	\$522,450

February 2024



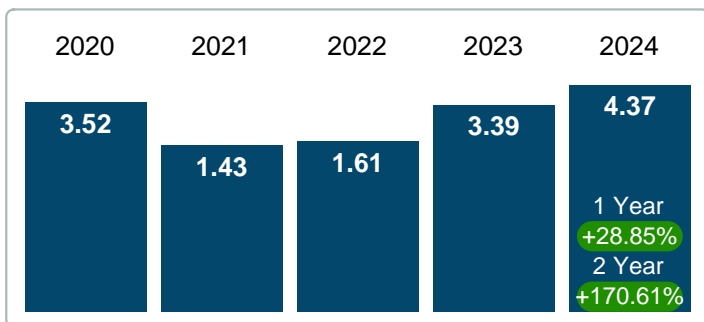
Area Delimited by County Of Bryan - Residential Property Type



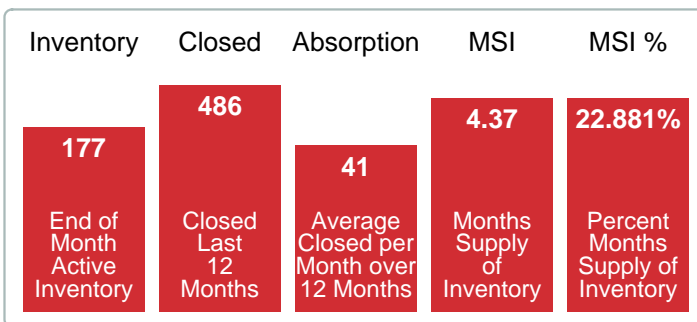
MONTHS SUPPLY of INVENTORY (MSI)

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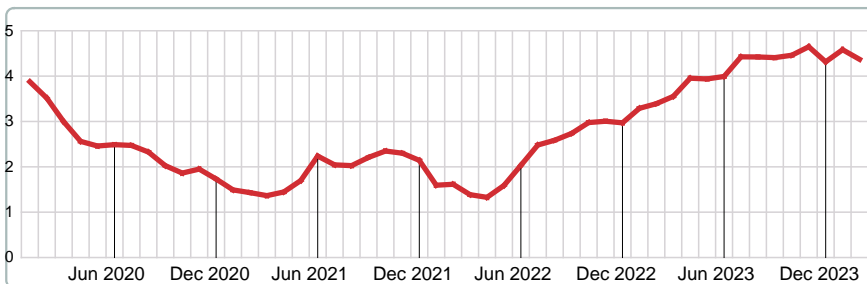
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

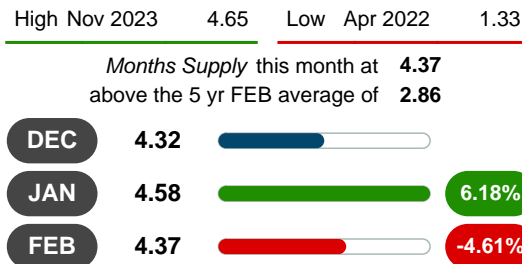


5 YEAR MARKET ACTIVITY TRENDS



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



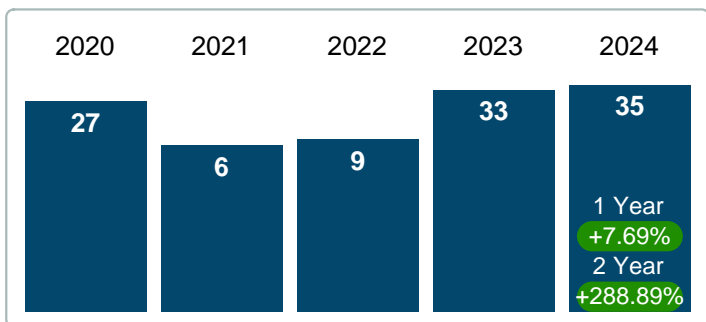
Area Delimited by County Of Bryan - Residential Property Type



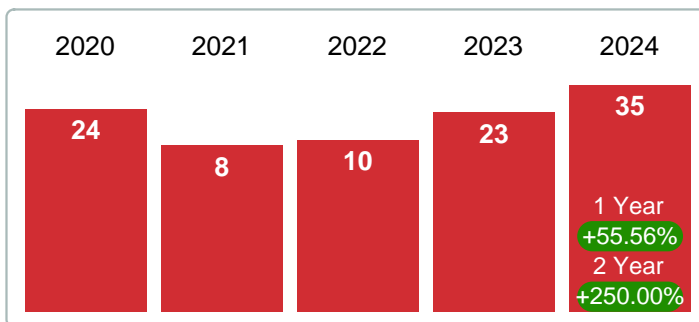
MEDIAN DAYS ON MARKET TO SALE

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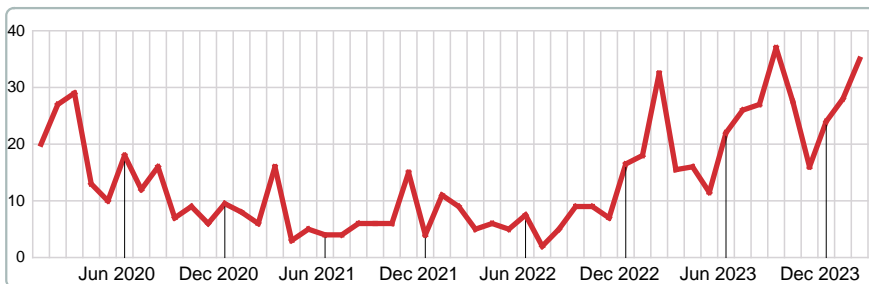
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

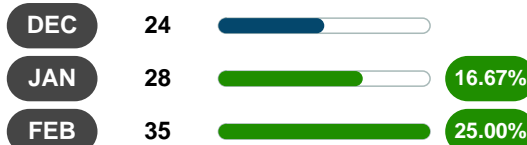


3 MONTHS

5 year FEB AVG = 22

High Sep 2023 37 Low Jul 2022 2

Median Days on Market to Sale this month at 35 above the 5 yr FEB average of 22



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
\$75,000 and less	8.70%	129	0	129	0	0
\$75,001 - \$150,000	13.04%	42	0	55	0	42
\$150,001 - \$200,000	17.39%	13	7	10	80	0
\$200,001 - \$250,000	13.04%	39	0	20	49	0
\$250,001 - \$275,000	17.39%	59	0	82	35	0
\$275,001 - \$325,000	8.70%	40	0	14	65	0
\$325,001 and up	21.74%	35	1	86	291	30
Median Closed DOM		35	4	27	65	36
Total Closed Units	100%	35.0	2	12	7	2
Total Closed Volume		6,790,565	1.22M	2.31M	2.80M	463.90K

February 2024



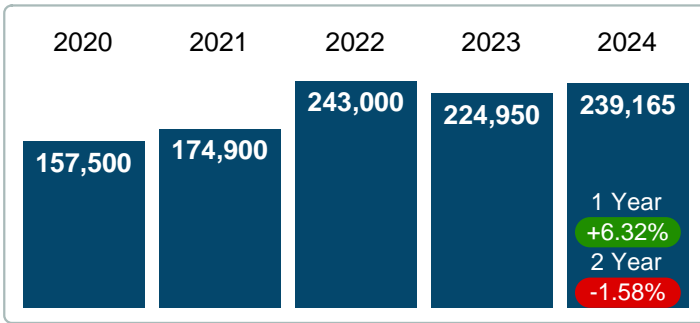
Area Delimited by County Of Bryan - Residential Property Type



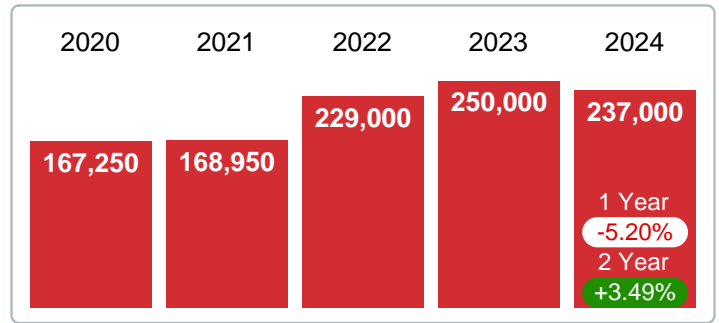
MEDIAN LIST PRICE AT CLOSING

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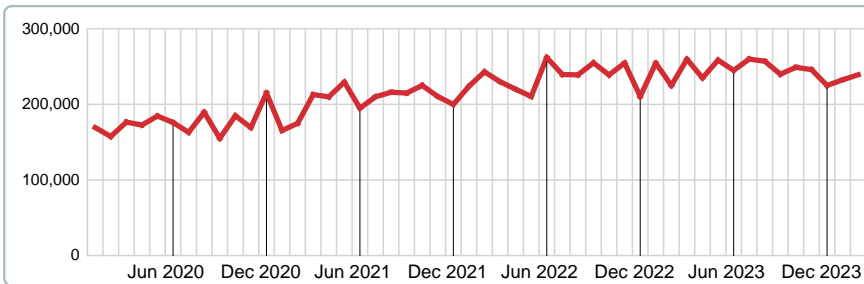
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

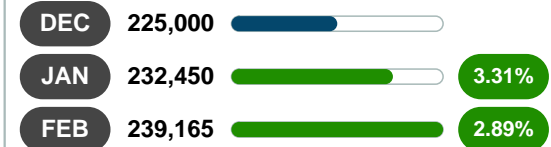


3 MONTHS

5 year FEB AVG = 207,903

High Jun 2022 261,950 Low Sep 2020 155,000

Median List Price at Closing this month at **239,165**
above the 5 yr FEB average of **207,903**



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
\$75,000 and less	8.70%	40,000	0	40,000	0	0
\$75,001 - \$150,000	13.04%	123,900	0	115,000	0	123,900
\$150,001 - \$200,000	13.04%	165,000	165,000	165,000	175,000	0
\$200,001 - \$250,000	17.39%	233,450	0	229,900	239,165	0
\$250,001 - \$275,000	13.04%	255,000	0	0	255,000	0
\$275,001 - \$325,000	13.04%	280,000	0	279,750	290,000	0
\$325,001 and up	21.74%	350,000	1,065,000	337,500	1,500,000	350,000
Median List Price		239,165	615,000	220,950	255,000	236,950
Total Closed Units	100%	23	2	12	7	2
Total Closed Volume		7,075,464	1.23M	2.39M	2.98M	473.90K

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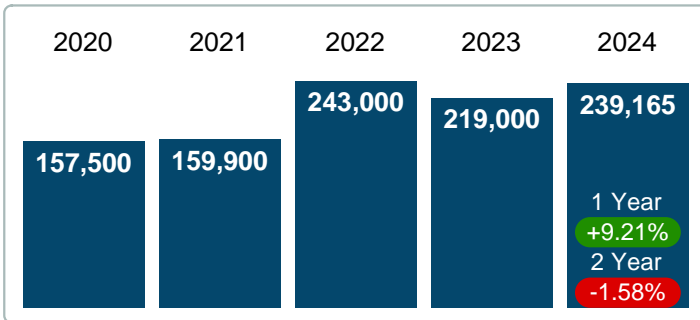
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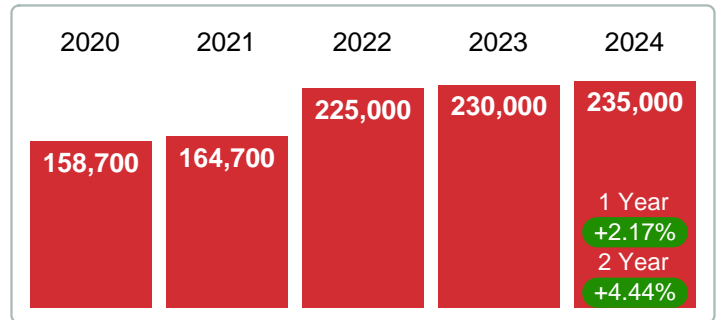
MEDIAN SOLD PRICE AT CLOSING

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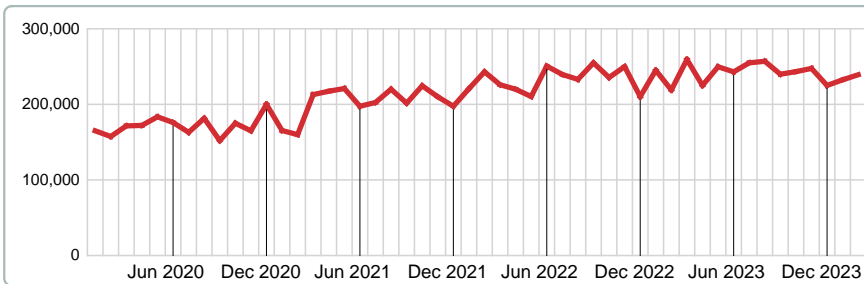
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

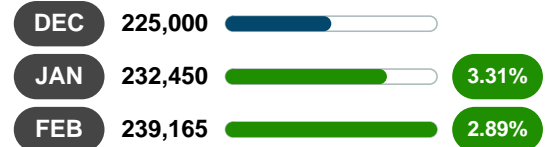


3 MONTHS

5 year FEB AVG = 203,713

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

Median Sold Price at Closing this month at **239,165**
above the 5 yr FEB average of **203,713**



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
\$75,000 and less	2	8.70%	26,750	0	26,750	0	0
\$75,001 - \$150,000	3	13.04%	120,000	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%	233,500	0	231,700	239,165	0
\$250,001 - \$275,000	4	17.39%	262,000	0	267,600	262,000	0
\$275,001 - \$325,000	2	8.70%	285,000	0	280,000	290,000	0
\$325,001 and up	5	21.74%	340,000	1,065,000	333,500	1,300,000	340,000
Median Sold Price			239,165	610,000	214,950	262,000	231,950
Total Closed Units		100%	239,165	2	12	7	2
Total Closed Volume			6,790,565	1.22M	2.31M	2.80M	463.90K

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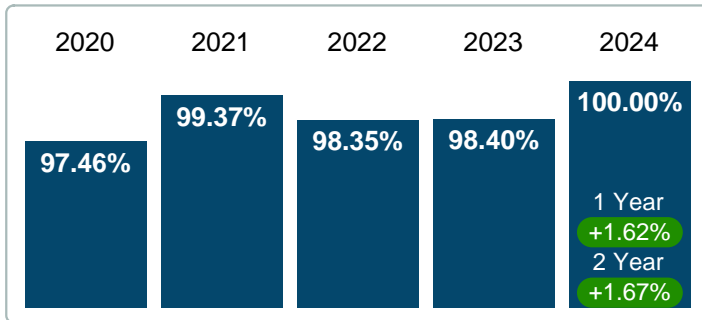
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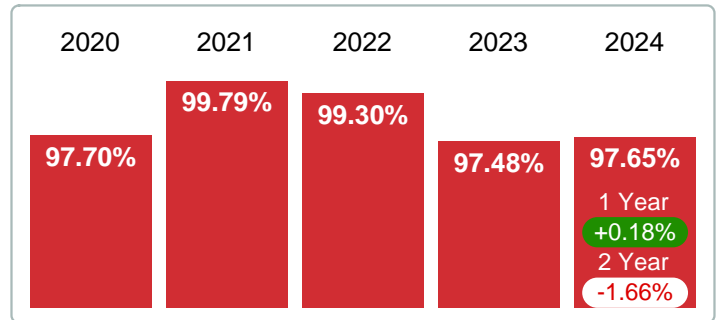
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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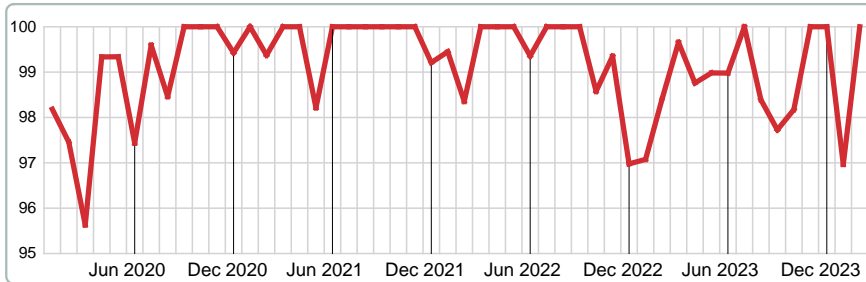
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

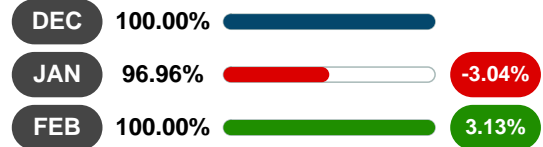


3 MONTHS

5 year FEB AVG = 98.72%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr FEB average of **98.72%**



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
\$75,000 and less	2	8.70%	69.58%	0.00%	69.58%	0.00%	0.00%
\$75,001 - \$150,000	3	13.04%	100.00%	0.00%	93.97%	0.00%	100.00%
\$150,001 - \$200,000	4	17.39%	97.17%	93.94%	97.17%	108.57%	0.00%
\$200,001 - \$250,000	3	13.04%	100.00%	0.00%	99.26%	100.00%	0.00%
\$250,001 - \$275,000	4	17.39%	98.70%	0.00%	95.74%	100.00%	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%	97.65%	100.00%	98.82%	86.67%	97.14%
Median Sold/List Ratio		100.00%		96.97%	98.09%	100.00%	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



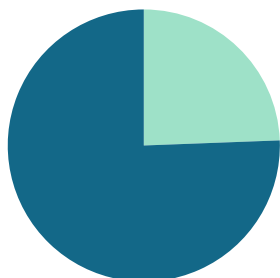
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

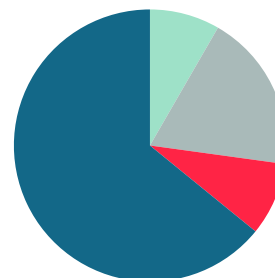


Inventory
 New Listings
61 = 24.40%
 Start Inventory
189
 Total Inventory Units
250
 Volume
\$105,437,041

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%
Median List Price	224,950	239,165	6.32%	250,000	237,000	-5.20%
Median Sale Price	219,000	239,165	9.21%	230,000	235,000	2.17%
Median Percent of Selling Price to List Price	98.40%	100.00%	1.62%	97.48%	97.65%	0.18%
Median Days on Market to Sale	32.50	35.00	7.69%	22.50	35.00	55.56%
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

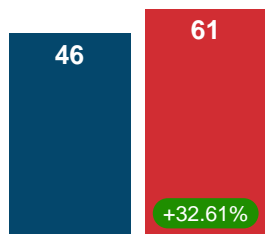
Inventory on February 29, 2024 = **177**

2023 **2024**

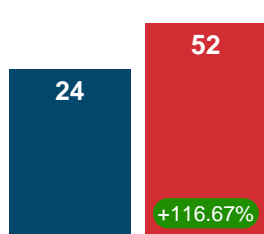
FEBRUARY MARKET

MEDIAN PRICES

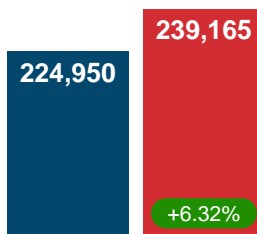
New Listings



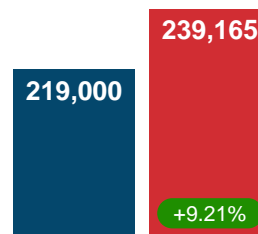
Pending Listings



List Price



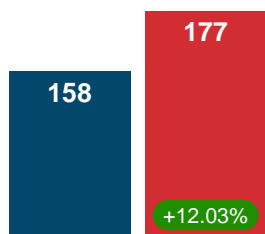
Sale Price



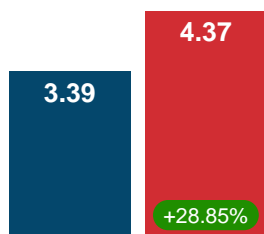
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

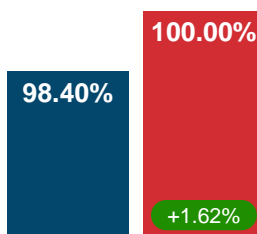
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

