

March 2024



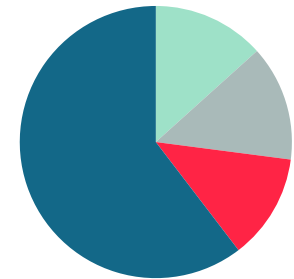
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	March 2024	+/-%
Closed Listings	38	34	-10.53%
Pending Listings	54	35	-35.19%
New Listings	67	39	-41.79%
Median List Price	259,700	251,250	-3.25%
Median Sale Price	259,325	248,500	-4.17%
Median Percent of Selling Price to List Price	99.66%	96.56%	-3.11%
Median Days on Market to Sale	15.50	19.00	22.58%
End of Month Inventory	159	154	-3.14%
Months Supply of Inventory	3.55	3.83	7.91%



■ Closed (13.33%)
■ Pending (13.73%)
■ Other OffMarket (12.55%)
■ Active (60.39%)

Absorption: Last 12 months, an Average of **40** Sales/Month
Active Inventory as of March 31, 2024 = **154**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2024 decreased **3.14%** to 154 existing homes available for sale. Over the last 12 months this area has had an average of 40 closed sales per month. This represents an unsold inventory index of **3.83** 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 **4.17%** in March 2024 to \$248,500 versus the previous year at \$259,325.

Median Days on Market Lengthens

The median number of **19.00** days that homes spent on the market before selling increased by 3.50 days or **22.58%** in March 2024 compared to last year's same month at **15.50** DOM.

Sales Success for March 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 39 New Listings in March 2024, down **41.79%** from last year at 67. Furthermore, there were 34 Closed Listings this month versus last year at 38, a **-10.53%** decrease.

Closed versus Listed trends yielded a **87.2%** ratio, up from previous year's, March 2023, at **56.7%**, a **53.71%** upswing. This will certainly create pressure on a decreasing 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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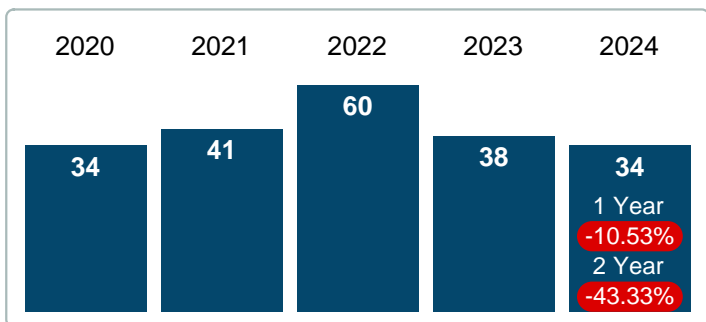
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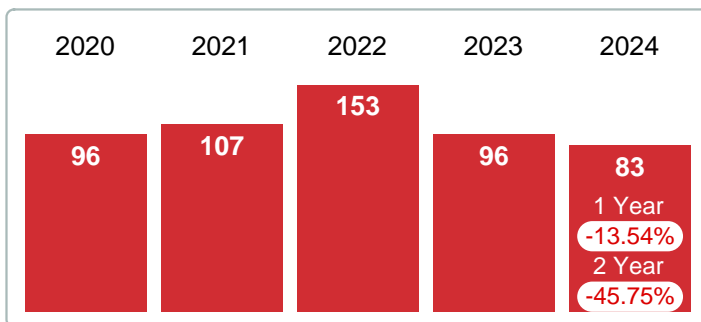
CLOSED LISTINGS

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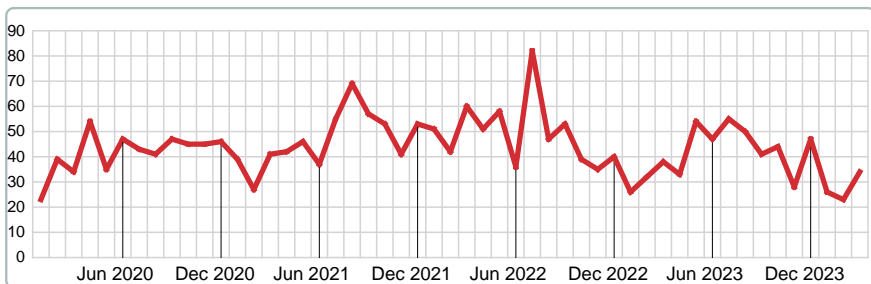
MARCH



YEAR TO DATE (YTD)

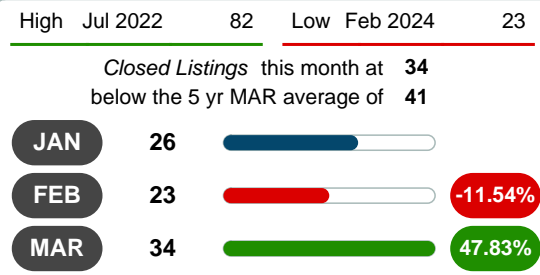


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	2	5.88%	17.0	1	1	0	0
\$150,001 - \$175,000	3	8.82%	17.0	0	3	0	0
\$175,001 - \$200,000	5	14.71%	43.0	1	4	0	0
\$200,001 - \$275,000	10	29.41%	31.0	1	7	2	0
\$275,001 - \$350,000	6	17.65%	16.0	1	3	2	0
\$350,001 - \$550,000	4	11.76%	3.5	0	3	1	0
\$550,001 and up	4	11.76%	65.0	0	1	1	2
Total Closed Units	34			4	22	6	2
Total Closed Volume	11,127,600	100%	19.0	810.00K	5.77M	2.07M	2.48M
Median Closed Price	\$248,500			\$205,000	\$232,450	\$297,500	\$1,238,000

March 2024



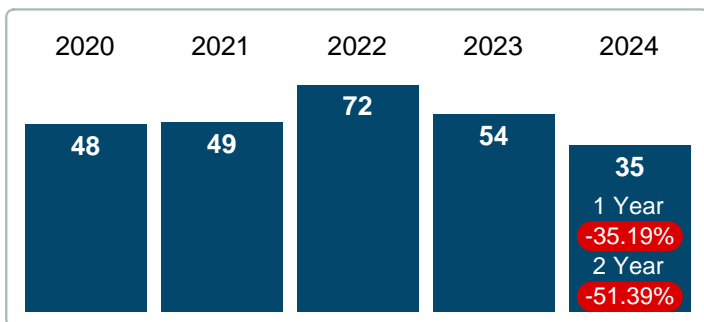
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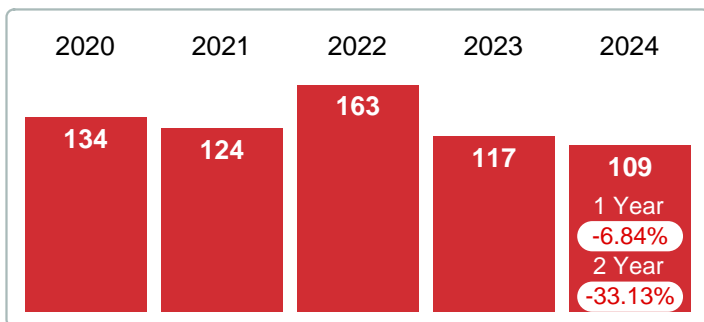
PENDING LISTINGS

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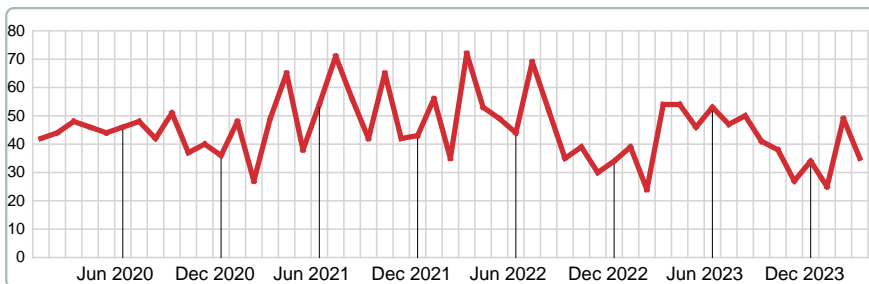
MARCH



YEAR TO DATE (YTD)

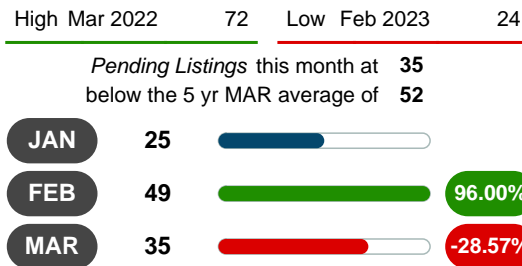


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 52



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	5.71%	110.0	0	1	1	0
\$100,001 - \$175,000	5	14.29%	32.0	2	3	0	0
\$175,001 - \$225,000	5	14.29%	27.0	2	2	0	1
\$225,001 - \$275,000	9	25.71%	22.0	1	7	1	0
\$275,001 - \$350,000	6	17.14%	13.5	1	4	1	0
\$350,001 - \$475,000	4	11.43%	126.5	0	3	1	0
\$475,001 and up	4	11.43%	52.5	0	3	0	1
Total Pending Units	35			6	23	4	2
Total Pending Volume	10,730,698	100%	27.0	1.21M	7.21M	1.03M	1.28M
Median Listing Price	\$237,500			\$187,450	\$237,500	\$285,000	\$640,000

March 2024



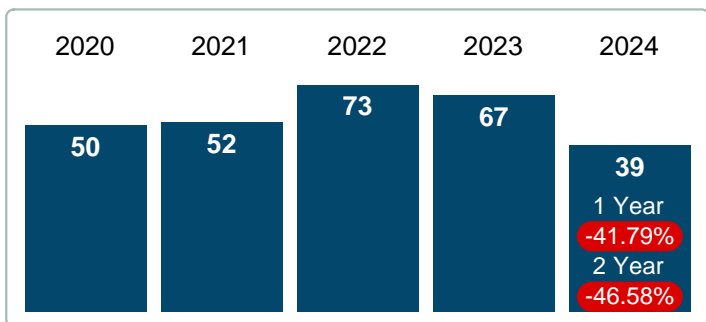
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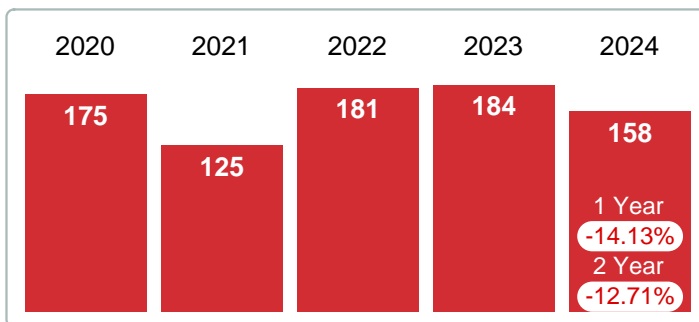
NEW LISTINGS

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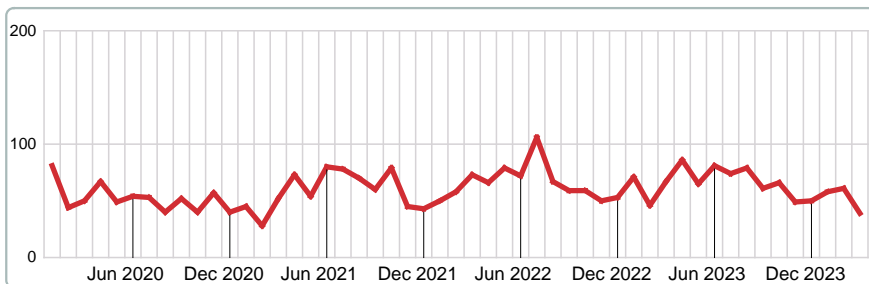
MARCH



YEAR TO DATE (YTD)

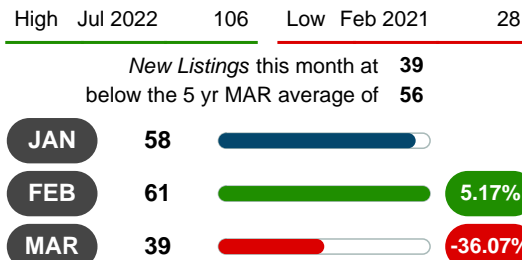


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 56



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	3	7.69%	2	0	0	1
\$125,001 - \$175,000	6	15.38%	2	4	0	0
\$175,001 - \$225,000	4	10.26%	1	2	1	0
\$225,001 - \$300,000	11	28.21%	1	9	1	0
\$300,001 - \$450,000	6	15.38%	1	2	3	0
\$450,001 - \$525,000	4	10.26%	0	1	1	2
\$525,001 and up	5	12.82%	1	0	2	2
Total New Listed Units	39		8	18	8	5
Total New Listed Volume	13,743,499	100%	2.53M	4.53M	4.50M	2.19M
Median New Listed Listing Price	\$274,000		\$179,450	\$237,900	\$359,450	\$509,900

March 2024



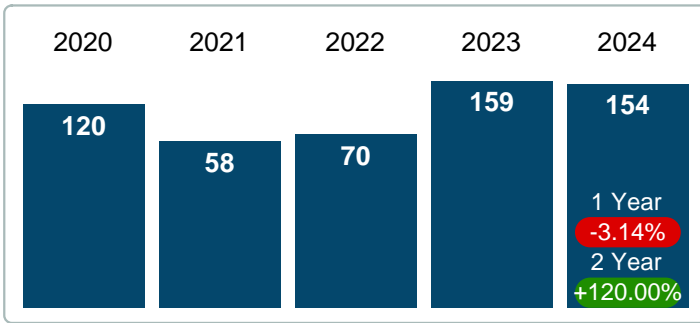
Area Delimited by County Of Bryan - Residential Property Type



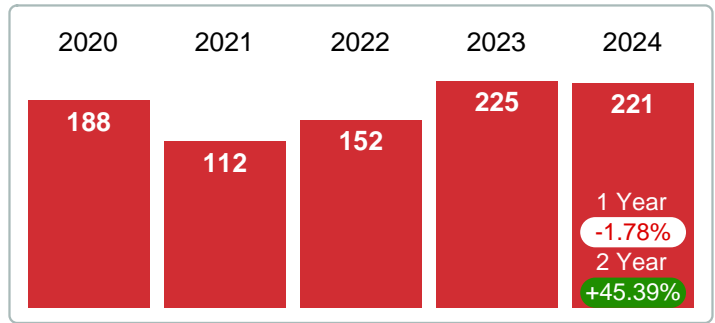
ACTIVE INVENTORY

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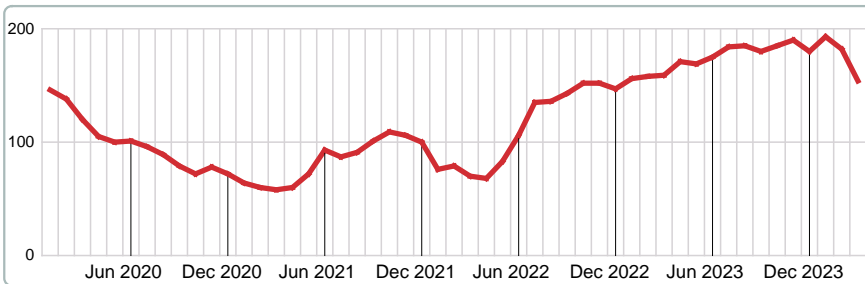
END OF MARCH



ACTIVE DURING MARCH

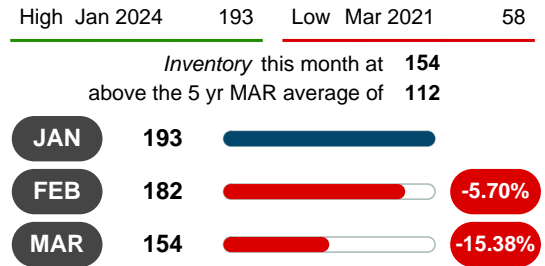


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 112



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	12	7.79%	75.0	6	5	0	1
\$125,001 - \$175,000	18	11.69%	57.5	6	11	1	0
\$175,001 - \$250,000	20	12.99%	66.0	0	12	8	0
\$250,001 - \$350,000	46	29.87%	74.5	2	27	12	5
\$350,001 - \$475,000	21	13.64%	91.0	1	14	5	1
\$475,001 - \$725,000	22	14.29%	96.5	2	6	9	5
\$725,001 and up	15	9.74%	74.0	2	4	5	4
Total Active Inventory by Units	154			19	79	40	16
Total Active Inventory by Volume	71,219,544	100%	79.0	6.80M	29.38M	21.03M	14.01M
Median Active Inventory Listing Price	\$322,450			\$160,000	\$298,000	\$349,950	\$502,450

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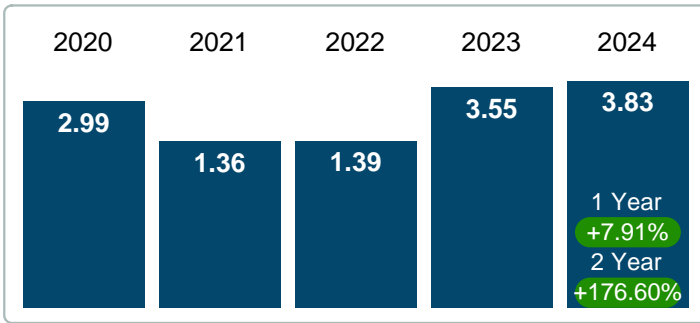
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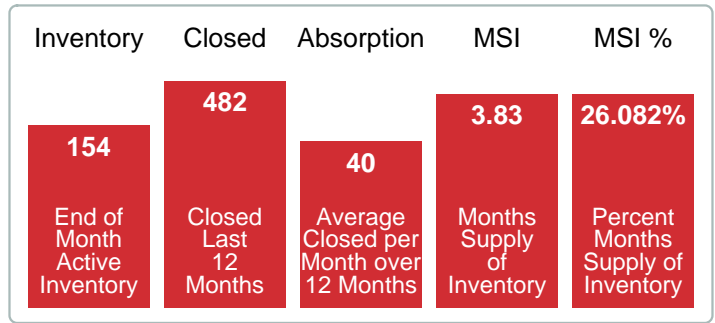
MONTHS SUPPLY of INVENTORY (MSI)

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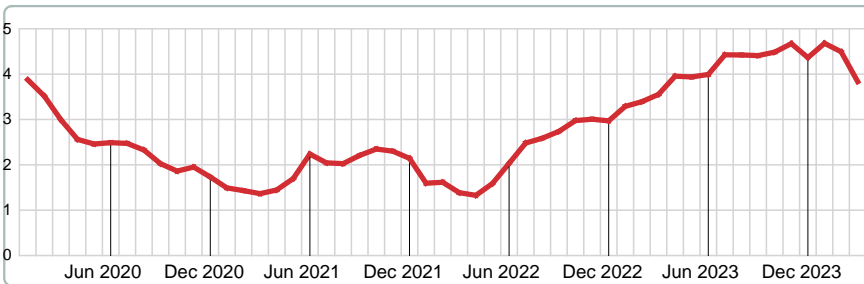
MSI FOR MARCH



INDICATORS FOR MARCH 2024



5 YEAR MARKET ACTIVITY TRENDS

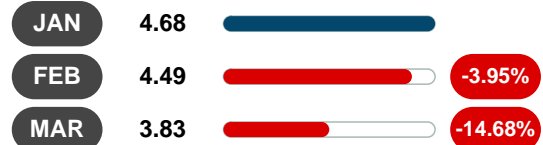


3 MONTHS

5 year MAR AVG = 2.63

High Jan 2024 4.68 Low Apr 2022 1.33

Months Supply this month at **3.83**
above the 5 yr MAR average of **2.63**



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	12	7.79%	2.18	2.67	1.94	0.00	6.00
\$125,001 - \$175,000	18	11.69%	3.18	4.00	3.07	1.71	0.00
\$175,001 - \$250,000	20	12.99%	1.98	0.00	1.48	6.00	0.00
\$250,001 - \$350,000	46	29.87%	4.12	24.00	4.00	2.94	20.00
\$350,001 - \$475,000	21	13.64%	5.48	0.00	6.46	3.00	0.00
\$475,001 - \$725,000	22	14.29%	8.52	24.00	9.00	9.00	6.00
\$725,001 and up	15	9.74%	11.25	8.00	16.00	8.57	16.00
Market Supply of Inventory (MSI)			3.83	4.07	3.28	4.10	9.60
Total Active Inventory by Units		100%	3.83	19	79	40	16

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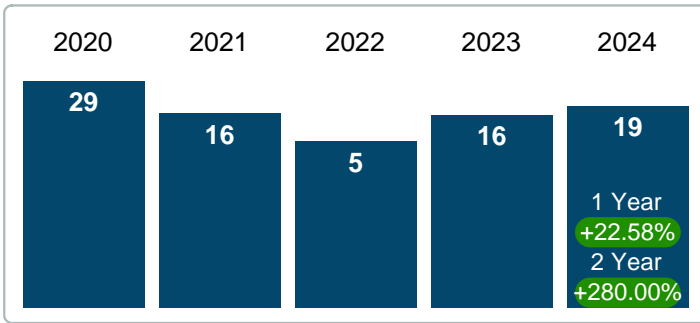
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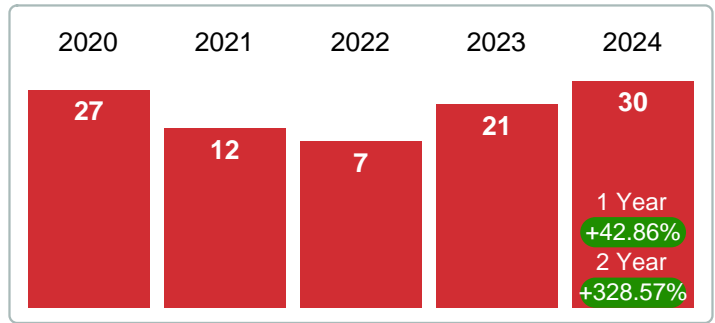
MEDIAN DAYS ON MARKET TO SALE

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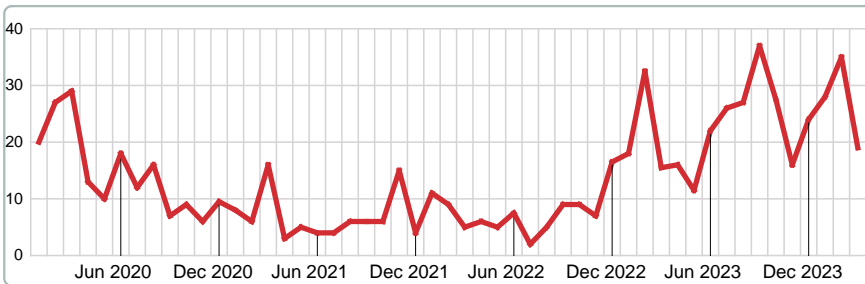
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

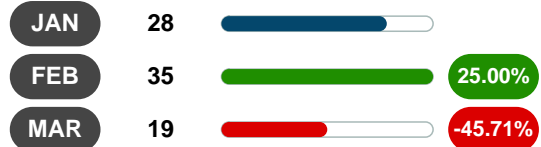


3 MONTHS

5 year MAR AVG = 17

High Sep 2023 37 Low Jul 2022 2

Median Days on Market to Sale this month at 19 above the 5 yr MAR 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
\$150,000 and less	5.88%	17	4	30	0	0
\$150,001 - \$175,000	8.82%	17	0	17	0	0
\$175,001 - \$200,000	14.71%	43	224	26	0	0
\$200,001 - \$275,000	29.41%	31	4	54	12	0
\$275,001 - \$350,000	17.65%	16	11	21	60	0
\$350,001 - \$550,000	11.76%	4	0	4	3	0
\$550,001 and up	11.76%	65	0	96	101	22
Median Closed DOM		19	8	29	12	22
Total Closed Units	100%	19.0	4	22	6	2
Total Closed Volume		11,127,600	810.00K	5.77M	2.07M	2.48M

March 2024



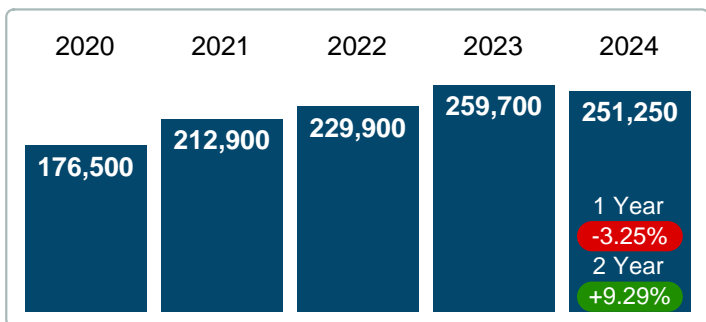
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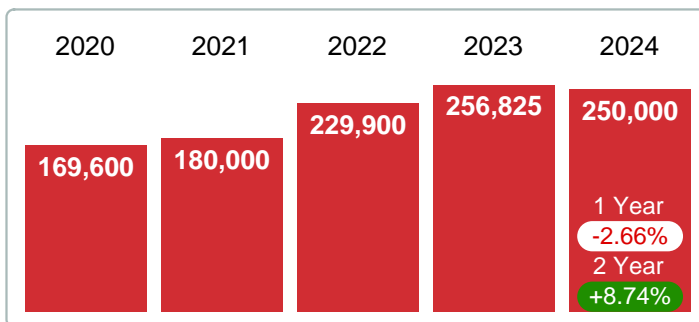
MEDIAN LIST PRICE AT CLOSING

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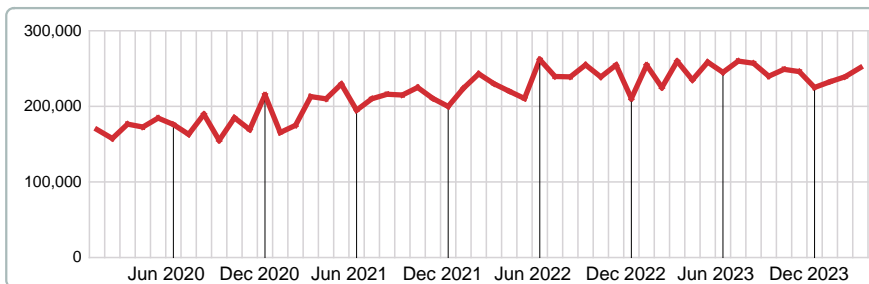
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

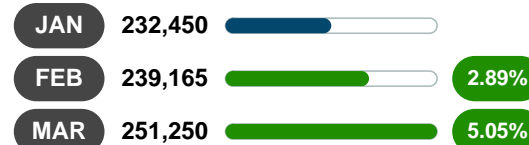


3 MONTHS

5 year MAR AVG = 226,050

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

Median List Price at Closing this month at **251,250**
above the 5 yr MAR average of **226,050**



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
\$150,000 and less	2	5.88%	130,000	110,000	150,000	0	0
\$150,001 - \$175,000	1	2.94%	165,000	0	165,000	0	0
\$175,001 - \$200,000	4	11.76%	184,500	0	184,500	0	0
\$200,001 - \$275,000	13	38.24%	242,000	223,500	230,000	254,500	0
\$275,001 - \$350,000	5	14.71%	314,900	310,000	309,450	314,950	0
\$350,001 - \$550,000	5	14.71%	425,000	0	425,000	369,000	0
\$550,001 and up	4	11.76%	609,500	0	575,000	599,000	1,285,000
Median List Price			251,250	223,500	237,500	314,950	1,285,000
Total Closed Units		100%	251,250	4	22	6	2
Total Closed Volume			11,667,599	867.00K	6.12M	2.11M	2.57M

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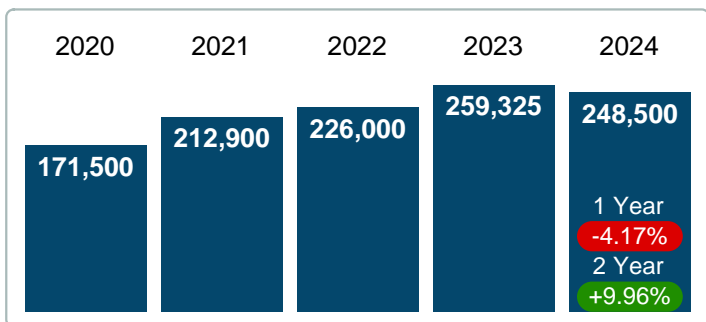
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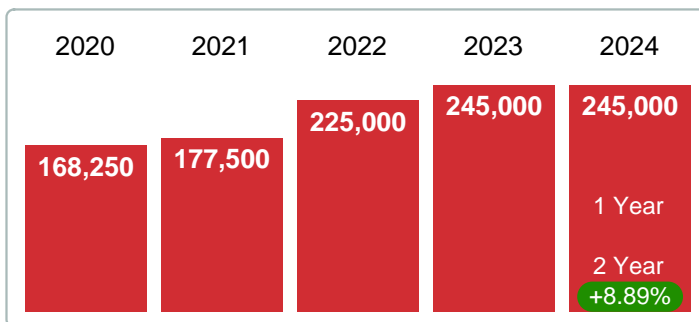
MEDIAN SOLD PRICE AT CLOSING

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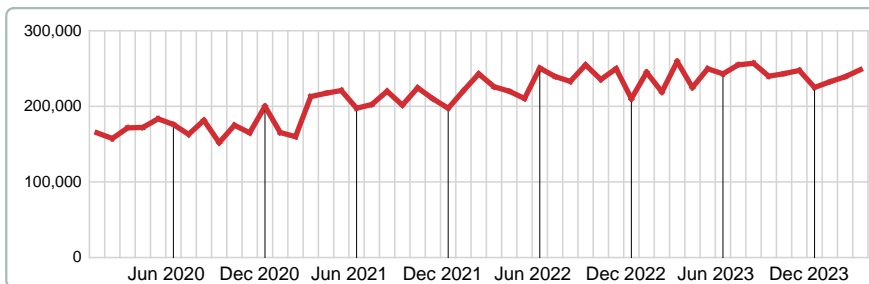
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 223,645

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

Median Sold Price at Closing this month at **248,500**
above the 5 yr MAR average of **223,645**

JAN	232,450	
FEB	239,165	2.89%
MAR	248,500	3.90%

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
\$150,000 and less	2	5.88%	108,750	105,000	112,500	0	0
\$150,001 - \$175,000	3	8.82%	160,000	0	160,000	0	0
\$175,001 - \$200,000	5	14.71%	180,000	195,000	180,000	0	0
\$200,001 - \$275,000	10	29.41%	240,000	215,000	235,000	255,500	0
\$275,001 - \$350,000	6	17.65%	297,500	295,000	330,000	297,500	0
\$350,001 - \$550,000	4	11.76%	405,000	0	410,000	369,000	0
\$550,001 and up	4	11.76%	586,700	0	560,000	597,400	1,238,000
Median Sold Price			248,500	205,000	232,450	297,500	1,238,000
Total Closed Units		100%	248,500	4	22	6	2
Total Closed Volume			11,127,600	810.00K	5.77M	2.07M	2.48M

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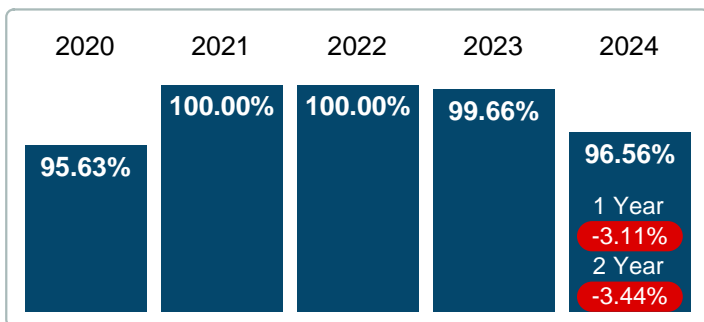
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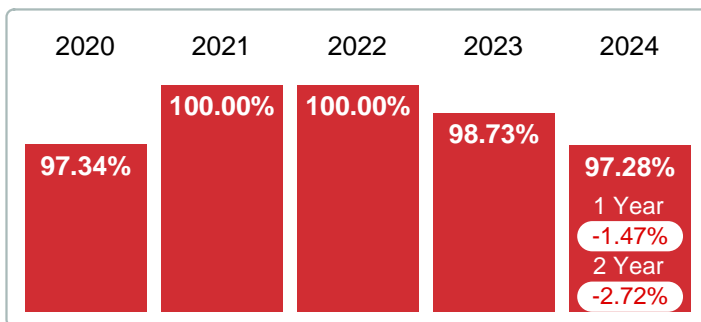
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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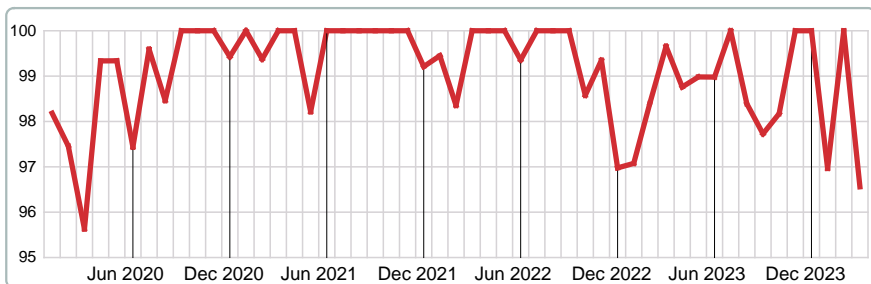
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

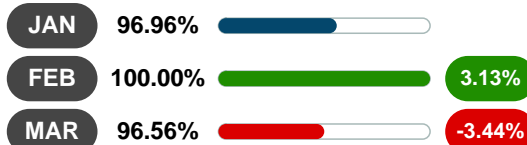


3 MONTHS

5 year MAR AVG = 98.37%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **96.56%**
below the 5 yr MAR average of **98.37%**



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
\$150,000 and less	2	5.88%	85.23%	95.45%	75.00%	0.00%	0.00%
\$150,001 - \$175,000	3	8.82%	93.94%	0.00%	93.94%	0.00%	0.00%
\$175,001 - \$200,000	5	14.71%	94.71%	80.58%	94.79%	0.00%	0.00%
\$200,001 - \$275,000	10	29.41%	100.00%	104.88%	99.11%	100.40%	0.00%
\$275,001 - \$350,000	6	17.65%	95.20%	95.16%	97.09%	94.46%	0.00%
\$350,001 - \$550,000	4	11.76%	95.66%	0.00%	94.85%	100.00%	0.00%
\$550,001 and up	4	11.76%	97.41%	0.00%	97.39%	99.73%	95.17%
Median Sold/List Ratio		96.56%		95.31%	96.56%	99.87%	95.17%
Total Closed Units		34	100%	4	22	6	2
Total Closed Volume		11,127,600		810.00K	5.77M	2.07M	2.48M

March 2024



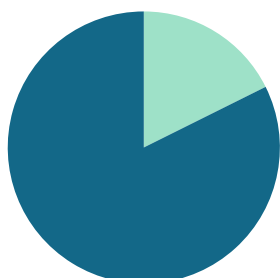
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

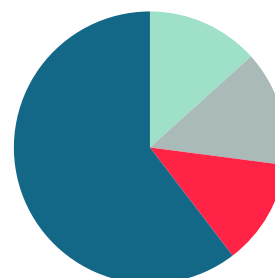


Inventory
 New Listings
39 = 17.65%
 Start Inventory
182
 Total Inventory Units
221
 Volume
\$92,509,041

Market Activity

Closed Sales
34 = 13.33%
 Pending Sales
35 = 13.73%
 Other Off Market
32 = 12.55%
 Active Inventory
154 = 60.39%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	38	34	-10.53%	96	83	-13.54%
Pending Sales	54	35	-35.19%	117	109	-6.84%
New Listings	67	39	-41.79%	184	158	-14.13%
Median List Price	259,700	251,250	-3.25%	256,825	250,000	-2.66%
Median Sale Price	259,325	248,500	-4.17%	245,000	245,000	0.00%
Median Percent of Selling Price to List Price	99.66%	96.56%	-3.11%	98.73%	97.28%	-1.47%
Median Days on Market to Sale	15.50	19.00	22.58%	21.00	30.00	42.86%
Monthly Inventory	159	154	-3.14%	159	154	-3.14%
Months Supply of Inventory	3.55	3.83	7.91%	3.55	3.83	7.91%

Absorption: Last 12 months, an Average of **40** Sales/Month

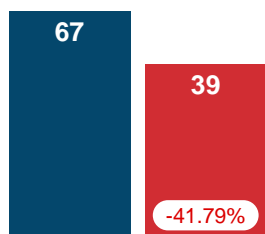
Inventory on March 31, 2024 = **154**

2023 **2024**

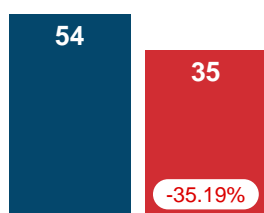
MARCH MARKET

MEDIAN PRICES

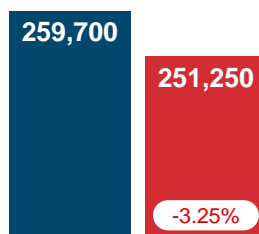
New Listings



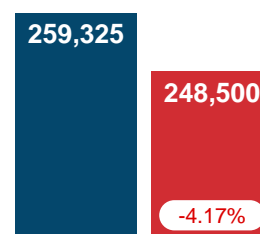
Pending Listings



List Price



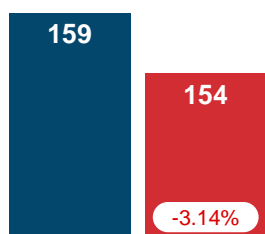
Sale Price



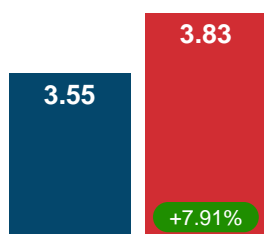
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

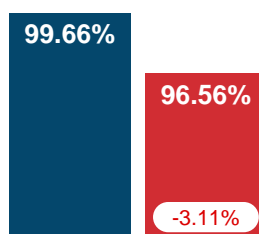
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

