

April 2024



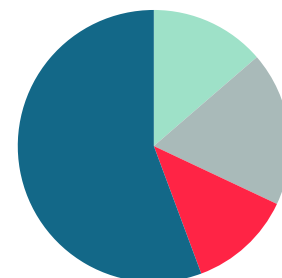
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	33	41	24.24%
Pending Listings	54	55	1.85%
New Listings	86	100	16.28%
Average List Price	242,110	290,090	19.82%
Average Sale Price	234,948	274,890	17.00%
Average Percent of Selling Price to List Price	95.89%	95.97%	0.08%
Average Days on Market to Sale	43.48	53.37	22.72%
End of Month Inventory	171	167	-2.34%
Months Supply of Inventory	3.95	4.09	3.44%



■ Closed (13.67%)
■ Pending (18.33%)
■ Other OffMarket (12.33%)
■ Active (55.67%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of April 30, 2024 = **167**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2024 decreased **2.34%** to 167 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 **4.09** 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 **17.00%** in April 2024 to \$274,890 versus the previous year at \$234,948.

Average Days on Market Lengthens

The average number of **53.37** days that homes spent on the market before selling increased by 9.88 days or **22.72%** in April 2024 compared to last year's same month at **43.48** DOM.

Sales Success for April 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 100 New Listings in April 2024, up **16.28%** from last year at 86. Furthermore, there were 41 Closed Listings this month versus last year at 33, a **24.24%** increase.

Closed versus Listed trends yielded a **41.0%** ratio, up from previous year's, April 2023, at **38.4%**, a **6.85%** upswing. This will certainly create pressure on a decreasing 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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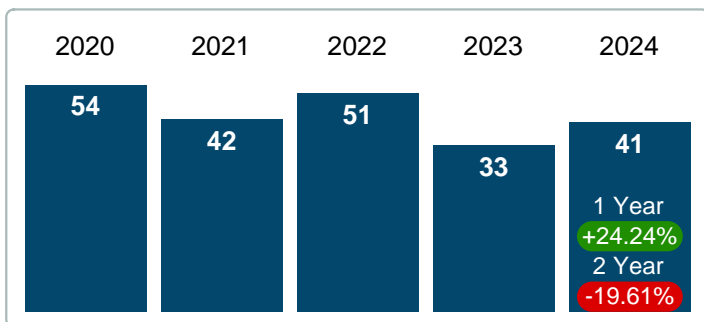
Area Delimited by County Of Bryan - Residential Property Type



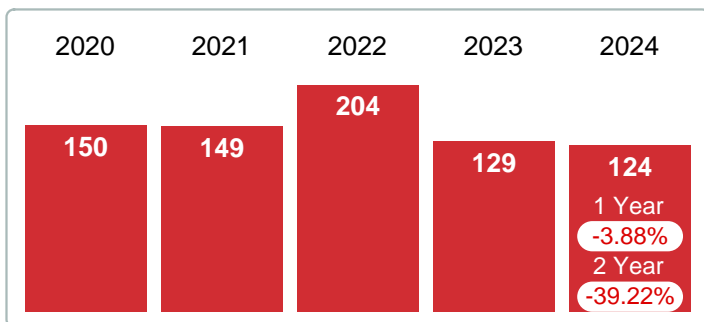
CLOSED LISTINGS

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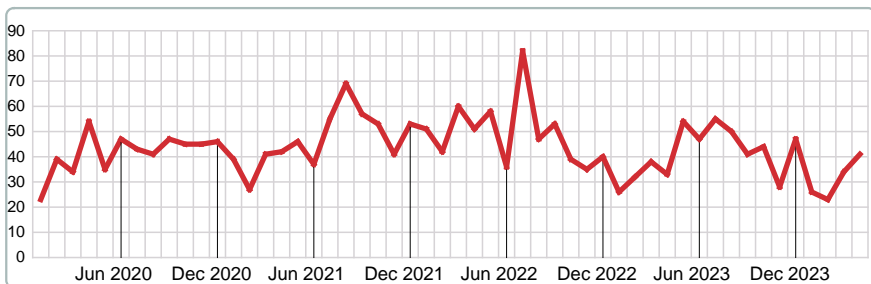
APRIL



YEAR TO DATE (YTD)

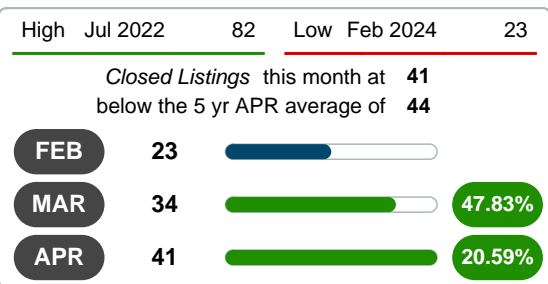


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 44



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	4.88%	73.5	1	1	0	0
\$125,001 - \$150,000	3	7.32%	41.0	1	2	0	0
\$150,001 - \$175,000	6	14.63%	26.8	3	3	0	0
\$175,001 - \$250,000	13	31.71%	43.6	1	11	0	1
\$250,001 - \$300,000	7	17.07%	38.3	2	3	2	0
\$300,001 - \$350,000	3	7.32%	97.7	0	1	2	0
\$350,001 and up	7	17.07%	89.9	0	4	2	1
Total Closed Units	41			8	25	6	2
Total Closed Volume	11,270,500	100%	53.4	1.38M	6.58M	2.10M	1.21M
Average Closed Price	\$274,890			\$172,613	\$263,388	\$349,983	\$602,500

April 2024



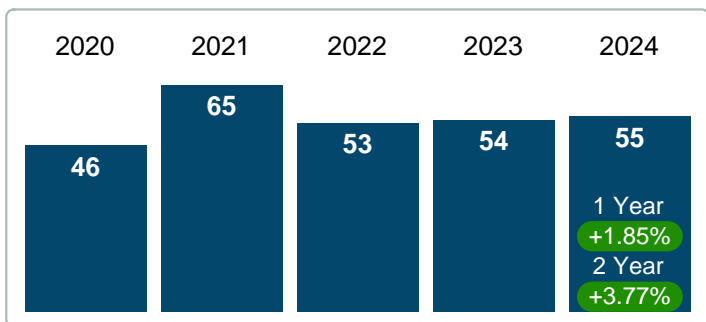
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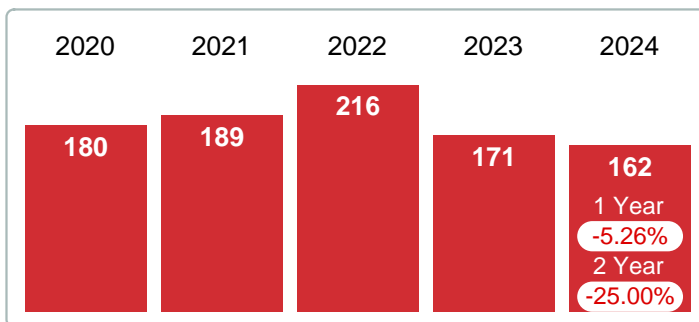
PENDING LISTINGS

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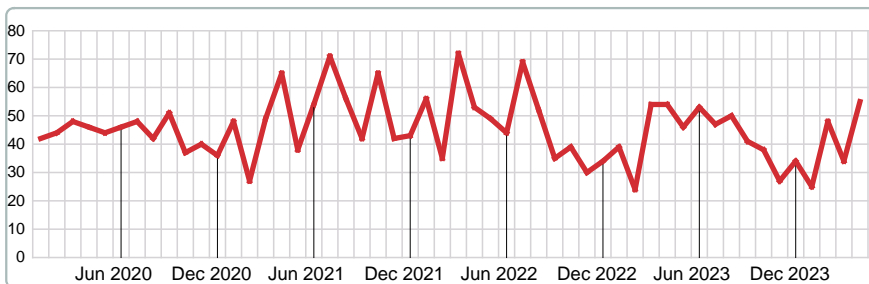
APRIL



YEAR TO DATE (YTD)

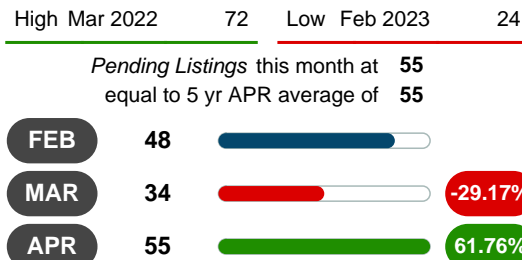


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 55



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	4	7.27%	75.5	2	1	0	1
\$125,001 - \$150,000	3	5.45%	28.3	0	3	0	0
\$150,001 - \$175,000	7	12.73%	44.6	3	4	0	0
\$175,001 - \$300,000	20	36.36%	51.7	1	17	2	0
\$300,001 - \$325,000	1	1.82%	43.0	0	1	0	0
\$325,001 - \$375,000	15	27.27%	78.3	0	7	5	3
\$375,001 and up	5	9.09%	47.2	1	2	2	0
Total Pending Units	55			7	35	9	4
Total Pending Volume	15,106,624	100%	24.7	1.39M	9.22M	3.34M	1.15M
Average Listing Price	\$279,755			\$198,257	\$263,484	\$371,444	\$288,475

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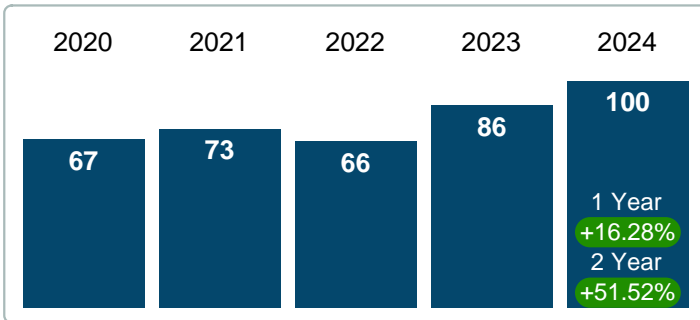
Area Delimited by County Of Bryan - Residential Property Type



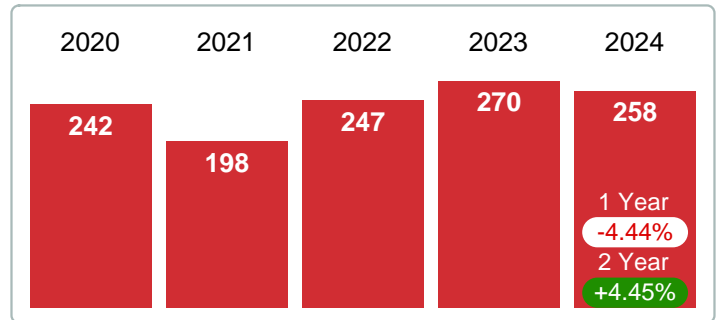
NEW LISTINGS

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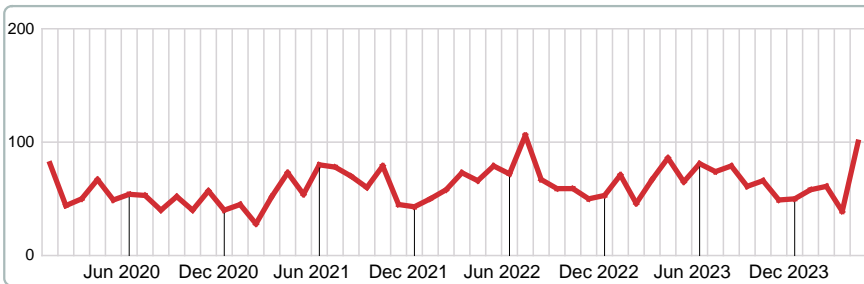
APRIL



YEAR TO DATE (YTD)

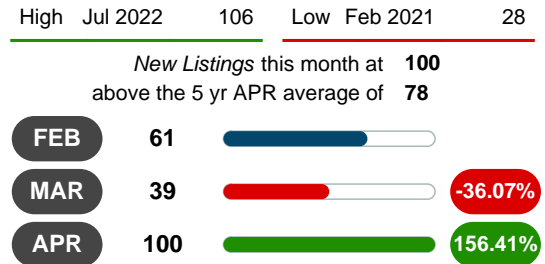


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 78



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	10.00%	5	4	1	0
\$150,001 - \$175,000	6	6.00%	2	3	1	0
\$175,001 - \$225,000	14	14.00%	1	10	3	0
\$225,001 - \$325,000	29	29.00%	1	20	6	2
\$325,001 - \$375,000	12	12.00%	0	7	4	1
\$375,001 - \$650,000	19	19.00%	4	5	7	3
\$650,001 and up	10	10.00%	1	1	4	4
Total New Listed Units	100		14	50	26	10
Total New Listed Volume	39,181,324	100%	3.97M	13.91M	11.58M	9.72M
Average New Listed Listing Price	\$356,975		\$283,664	\$278,273	\$445,404	\$971,590

April 2024



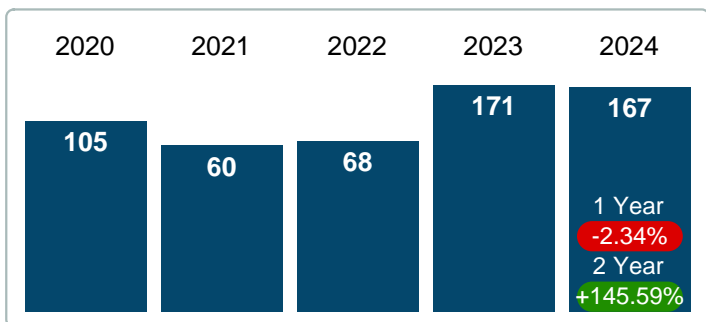
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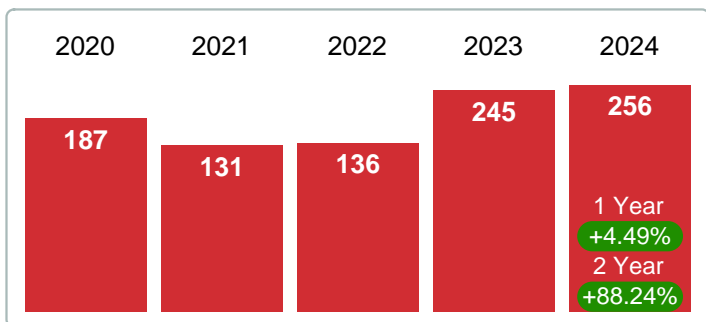
ACTIVE INVENTORY

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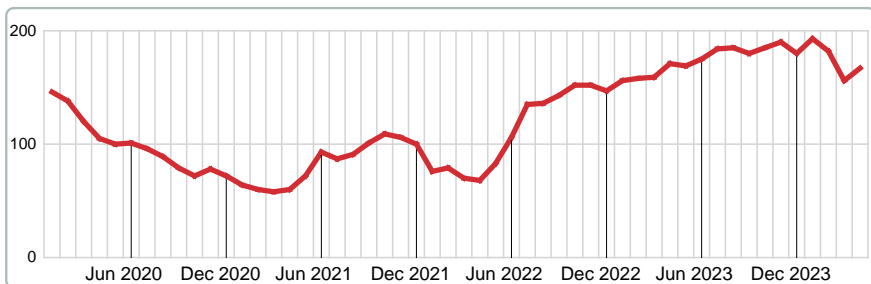
END OF APRIL



ACTIVE DURING APRIL

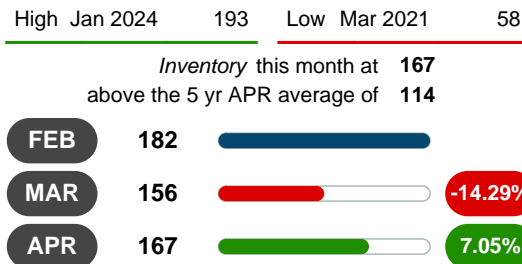


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 114



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	11	6.59%	89.7	6	4	1	0
\$125,001 - \$200,000	25	14.97%	47.0	5	15	5	0
\$200,001 - \$250,000	19	11.38%	48.9	0	13	6	0
\$250,001 - \$350,000	46	27.54%	62.0	2	27	14	3
\$350,001 - \$475,000	25	14.97%	65.8	2	13	7	3
\$475,001 - \$775,000	24	14.37%	97.3	3	7	10	4
\$775,001 and up	17	10.18%	91.4	2	3	7	5
Total Active Inventory by Units	167			20	82	50	15
Total Active Inventory by Volume	77,739,622	100%	68.7	7.51M	30.03M	25.35M	14.84M
Average Active Inventory Listing Price	\$465,507			\$375,535	\$366,255	\$507,056	\$989,547

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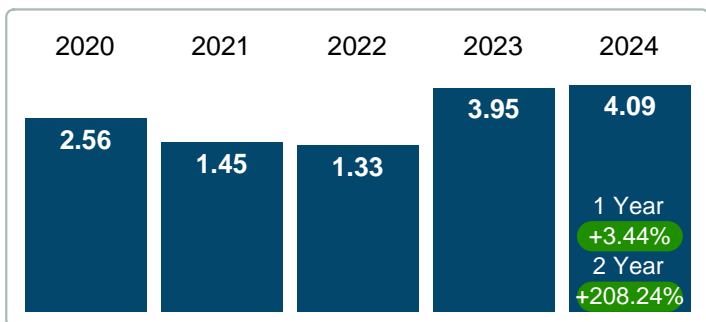
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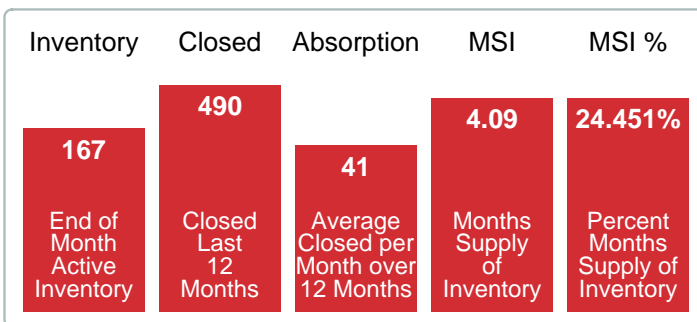
MONTHS SUPPLY of INVENTORY (MSI)

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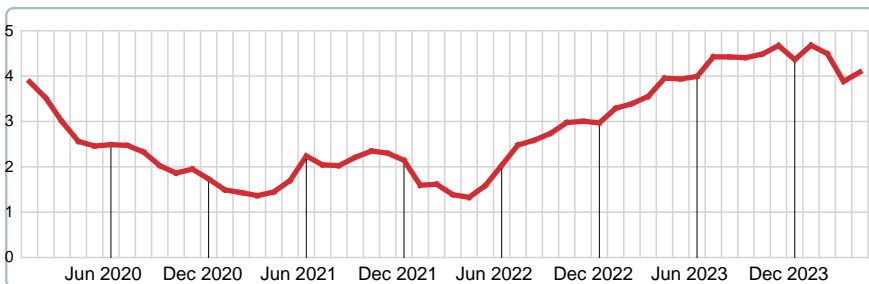
MSI FOR APRIL



INDICATORS FOR APRIL 2024

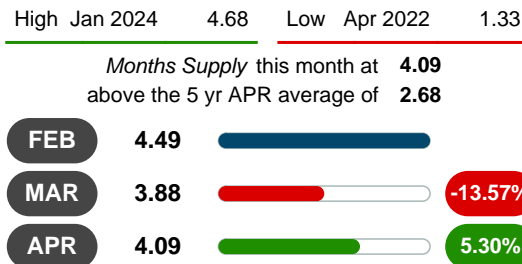


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.68



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	11	6.59%	2.20	3.00	1.71	2.00	0.00
\$125,001 - \$200,000	25	14.97%	2.61	2.40	2.31	6.00	0.00
\$200,001 - \$250,000	19	11.38%	2.78	0.00	2.29	6.55	0.00
\$250,001 - \$350,000	46	27.54%	3.97	8.00	3.90	3.36	12.00
\$350,001 - \$475,000	25	14.97%	6.52	0.00	5.78	4.42	0.00
\$475,001 - \$775,000	24	14.37%	9.29	36.00	12.00	9.23	4.80
\$775,001 and up	17	10.18%	12.00	12.00	9.00	12.00	15.00
Market Supply of Inventory (MSI)			4.09	4.21	3.34	5.17	8.18
Total Active Inventory by Units		100%	4.09	20	82	50	15

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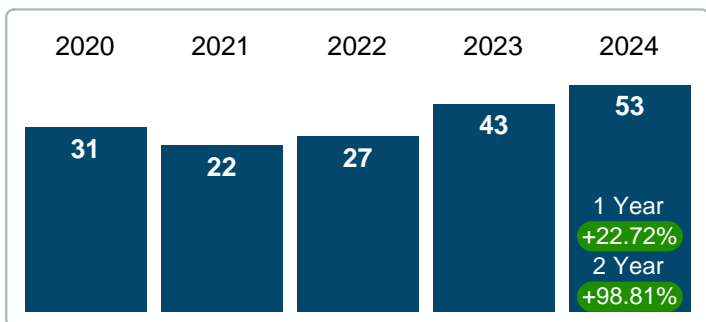
Area Delimited by County Of Bryan - Residential Property Type



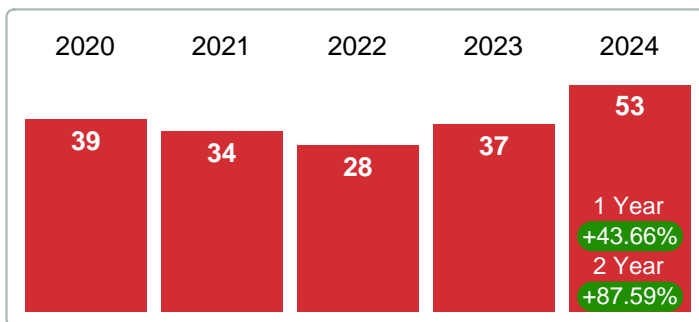
AVERAGE DAYS ON MARKET TO SALE

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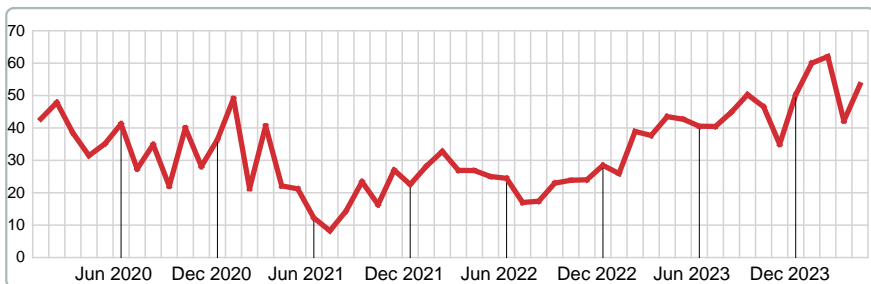
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 35

High Feb 2024 62 Low Jul 2021 8

Average Days on Market to Sale this month at 53 above the 5 yr APR average of 35



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
\$125,000 and less	4.88%	74	35	112	0	0
\$125,001 - \$150,000	7.32%	41	91	16	0	0
\$150,001 - \$175,000	14.63%	27	46	8	0	0
\$175,001 - \$250,000	31.71%	44	22	47	0	27
\$250,001 - \$300,000	17.07%	38	36	57	12	0
\$300,001 - \$350,000	7.32%	98	0	147	73	0
\$350,001 and up	17.07%	90	0	132	1	101
Average Closed DOM		53	45	61	29	64
Total Closed Units	100%	53	8	25	6	2
Total Closed Volume		11,270,500	1.38M	6.58M	2.10M	1.21M

April 2024



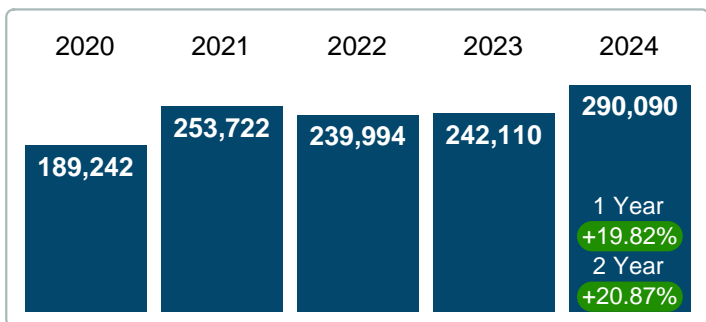
Area Delimited by County Of Bryan - Residential Property Type



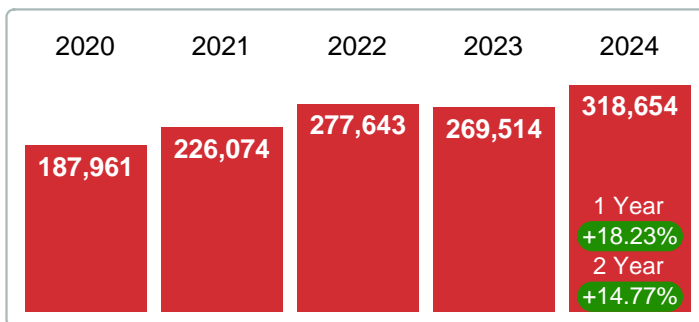
AVERAGE LIST PRICE AT CLOSING

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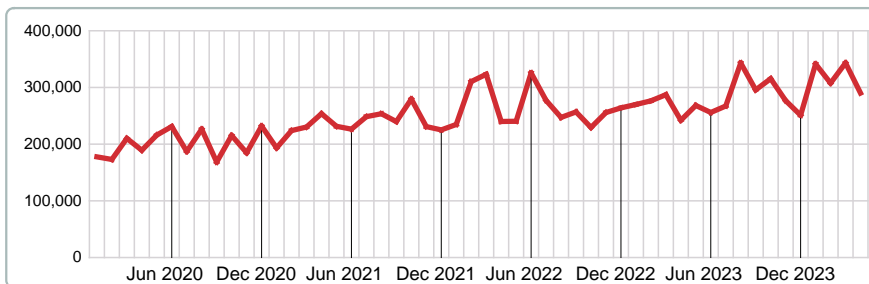
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 243,032

High Mar 2024 343,165 Low Sep 2020 168,410

Average List Price at Closing this month at **290,090**
above the 5 yr APR average of **243,032**

- FEB** 307,629
- MAR** 343,165 (+11.55%)
- APR** 290,090 (-15.47%)

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
\$125,000 and less	2	4.88%	79,900	39,900	119,900	0	0
\$125,001 - \$150,000	4	9.76%	142,500	140,000	140,000	0	0
\$150,001 - \$175,000	3	7.32%	170,000	165,000	178,333	0	0
\$175,001 - \$250,000	14	34.15%	212,800	185,000	225,382	0	200,000
\$250,001 - \$300,000	7	17.07%	272,286	282,000	294,000	262,000	0
\$300,001 - \$350,000	4	9.76%	330,950	0	339,900	332,450	0
\$350,001 and up	7	17.07%	634,986	0	589,975	502,500	1,080,000
Average List Price			290,090	177,988	279,836	365,650	640,000
Total Closed Units		100%	290,090	8	25	6	2
Total Closed Volume			11,893,699	1.42M	7.00M	2.19M	1.28M

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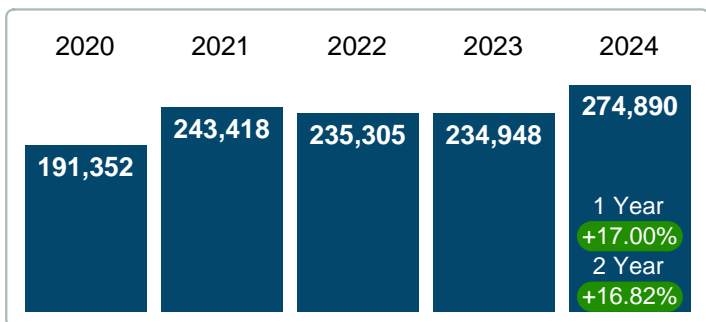
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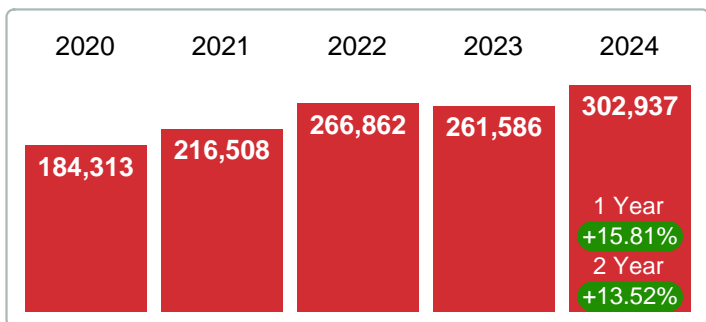
AVERAGE SOLD PRICE AT CLOSING

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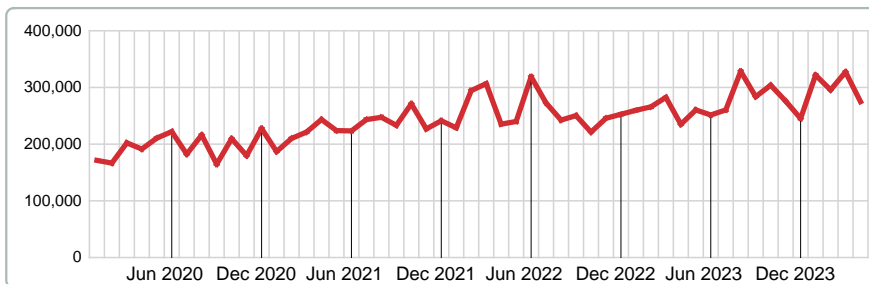
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

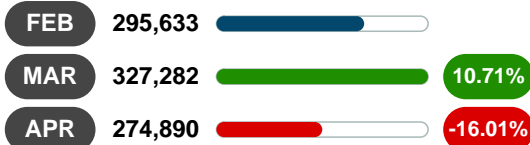


3 MONTHS

5 year APR AVG = 235,983

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

Average Sold Price at Closing this month at **274,890** above the 5 yr APR average of **235,983**



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
\$125,000 and less	2	4.88%	76,200	39,900	112,500	0	0
\$125,001 - \$150,000	3	7.32%	137,000	136,000	137,500	0	0
\$150,001 - \$175,000	6	14.63%	165,167	160,000	170,333	0	0
\$175,001 - \$250,000	13	31.71%	210,331	190,000	214,482	0	185,000
\$250,001 - \$300,000	7	17.07%	272,000	267,500	284,667	257,500	0
\$300,001 - \$350,000	3	7.32%	324,967	0	350,000	312,450	0
\$350,001 and up	7	17.07%	586,129	0	530,725	480,000	1,020,000
Average Sold Price			274,890	172,613	263,388	349,983	602,500
Total Closed Units		100%	274,890	8	25	6	2
Total Closed Volume			11,270,500	1.38M	6.58M	2.10M	1.21M

April 2024



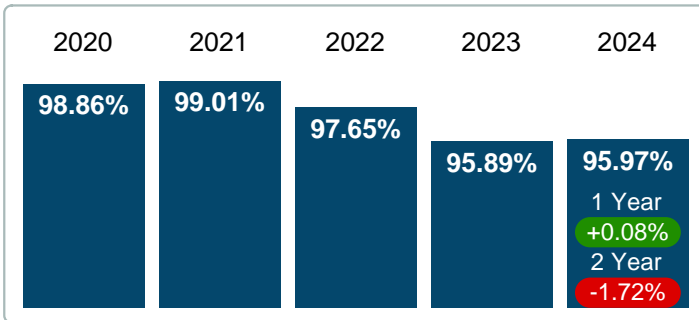
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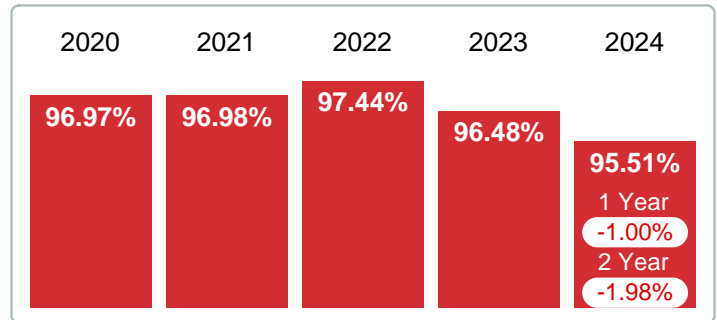
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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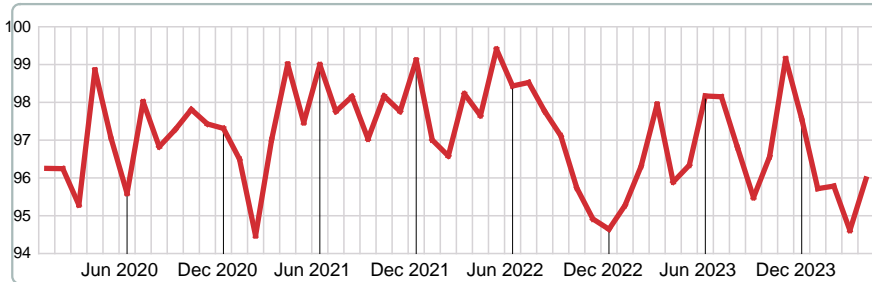
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

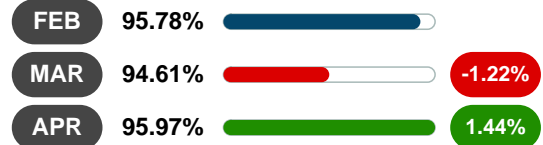


3 MONTHS

5 year APR AVG = 97.48%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **95.97%** below the 5 yr APR average of **97.48%**



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	
\$125,000 and less	2	4.88%	96.91%	100.00%	93.83%	0.00%	0.00%	
\$125,001 - \$150,000	3	7.32%	97.81%	97.14%	98.15%	0.00%	0.00%	
\$150,001 - \$175,000	6	14.63%	96.42%	97.26%	95.58%	0.00%	0.00%	
\$175,001 - \$250,000	13	31.71%	95.66%	102.70%	95.31%	0.00%	92.50%	
\$250,001 - \$300,000	7	17.07%	96.80%	95.15%	96.89%	98.31%	0.00%	
\$300,001 - \$350,000	3	7.32%	97.18%	0.00%	102.97%	94.29%	0.00%	
\$350,001 and up	7	17.07%	93.77%	0.00%	92.21%	96.54%	94.44%	
Average Sold/List Ratio		96.00%		97.74%	95.51%	96.38%	93.47%	
Total Closed Units		41	100%	96.00%	8	25	6	2
Total Closed Volume		11,270,500			1.38M	6.58M	2.10M	1.21M

April 2024



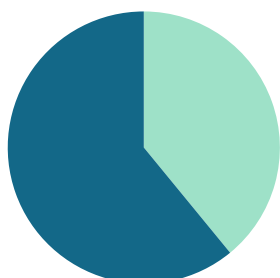
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

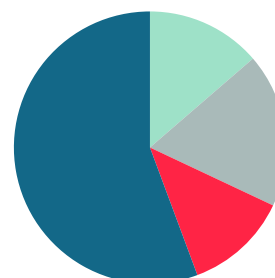


Inventory
 New Listings **100 = 39.06%**
 Start Inventory **156**
 Total Inventory Units **256**
 Volume **\$109,791,168**

Market Activity

Closed Sales **41 = 13.67%**
 Pending Sales **55 = 18.33%**
 Other Off Market **37 = 12.33%**
 Active Inventory **167 = 55.67%**

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	33	41	24.24%	129	124	-3.88%
Pending Sales	54	55	1.85%	171	162	-5.26%
New Listings	86	100	16.28%	270	258	-4.44%
Average List Price	242,110	290,090	19.82%	269,514	318,654	18.23%
Average Sale Price	234,948	274,890	17.00%	261,586	302,937	15.81%
Average Percent of Selling Price to List Price	95.89%	95.97%	0.08%	96.48%	95.51%	-1.00%
Average Days on Market to Sale	43.48	53.37	22.72%	37.10	53.30	43.66%
Monthly Inventory	171	167	-2.34%	171	167	-2.34%
Months Supply of Inventory	3.95	4.09	3.44%	3.95	4.09	3.44%

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

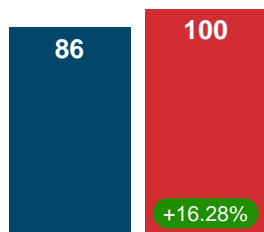
Inventory on April 30, 2024 = **167**

2023 **2024**

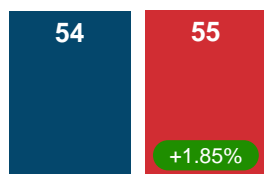
APRIL MARKET

AVERAGE PRICES

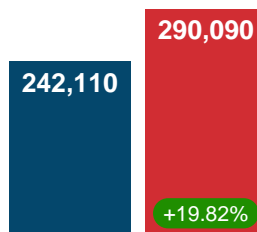
New Listings



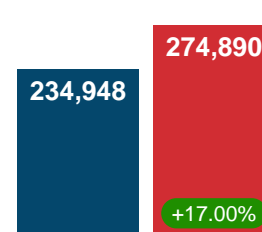
Pending Listings



List Price



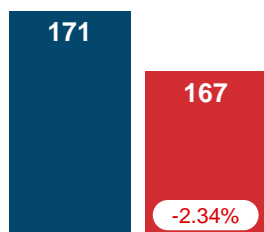
Sale Price



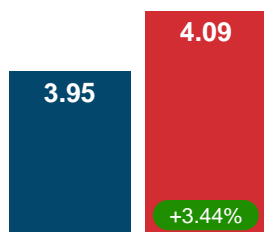
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

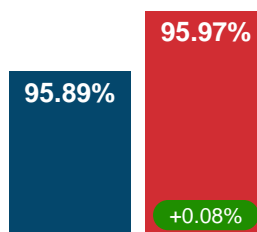
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

