

April 2024



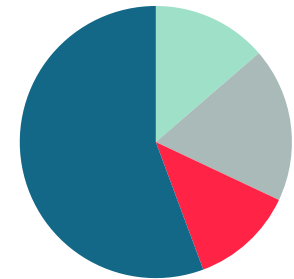
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	235,000	239,000	1.70%
Median Sale Price	225,000	229,900	2.18%
Median Percent of Selling Price to List Price	98.76%	97.14%	-1.64%
Median Days on Market to Sale	16.00	31.00	93.75%
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.

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 **2.18%** in April 2024 to \$229,900 versus the previous year at \$225,000.

Median Days on Market Lengthens

The median number of **31.00** days that homes spent on the market before selling increased by 15.00 days or **93.75%** in April 2024 compared to last year's same month at **16.00** DOM.

Sales Success for April 2024 is Positive

Overall, with Median 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 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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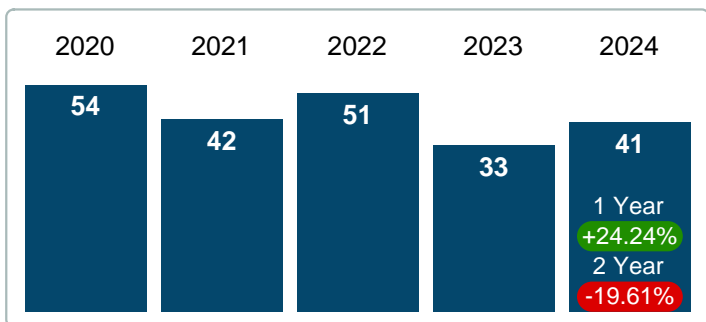
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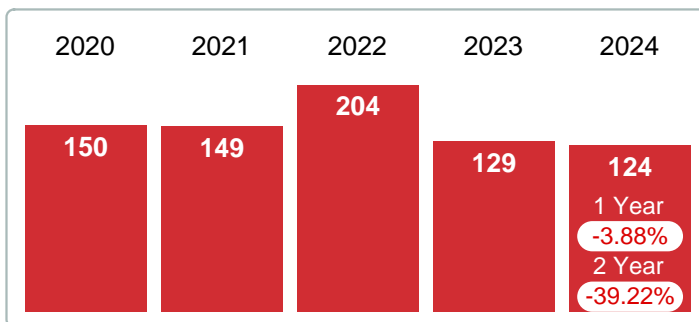
CLOSED LISTINGS

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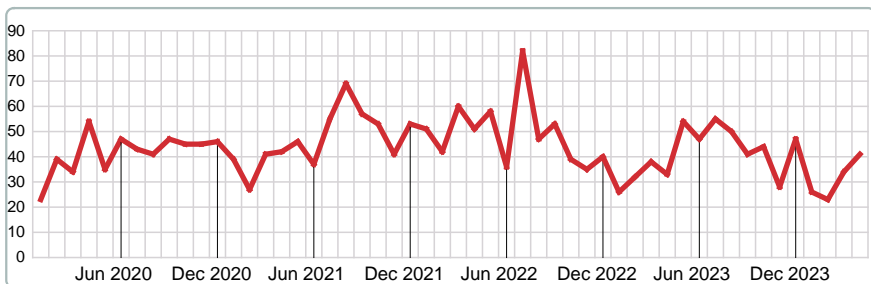
APRIL



YEAR TO DATE (YTD)

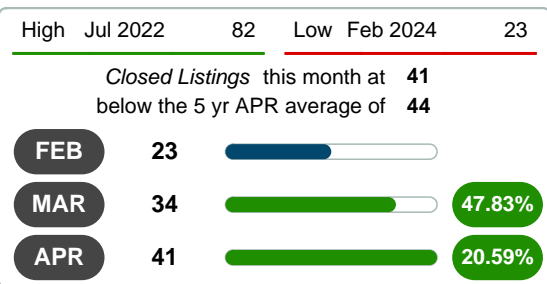


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 44



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	22.0	1	2	0	0
\$150,001 - \$175,000	6	14.63%	22.5	3	3	0	0
\$175,001 - \$250,000	13	31.71%	29.0	1	11	0	1
\$250,001 - \$300,000	7	17.07%	16.0	2	3	2	0
\$300,001 - \$350,000	3	7.32%	123.0	0	1	2	0
\$350,001 and up	7	17.07%	49.0	0	4	2	1
Total Closed Units	41			8	25	6	2
Total Closed Volume	11,270,500	100%	31.0	1.38M	6.58M	2.10M	1.21M
Median Closed Price	\$229,900			\$163,750	\$227,900	\$312,450	\$602,500

April 2024



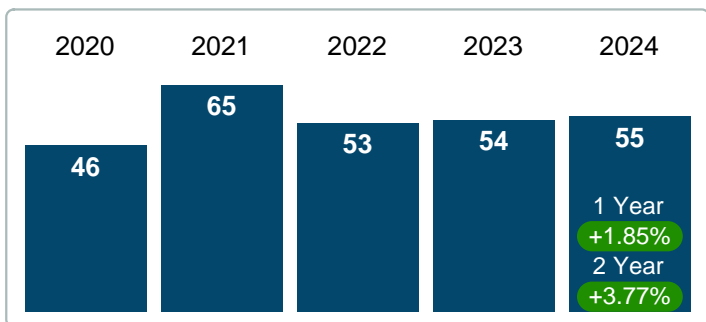
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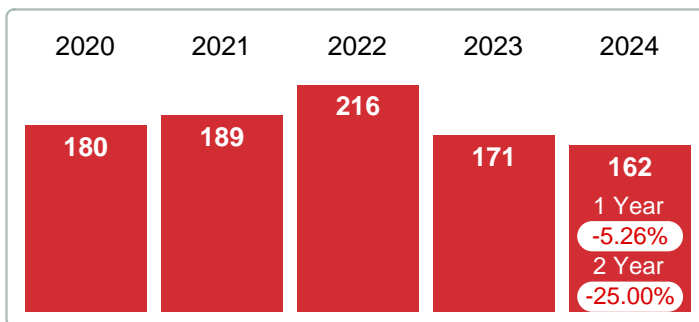
PENDING LISTINGS

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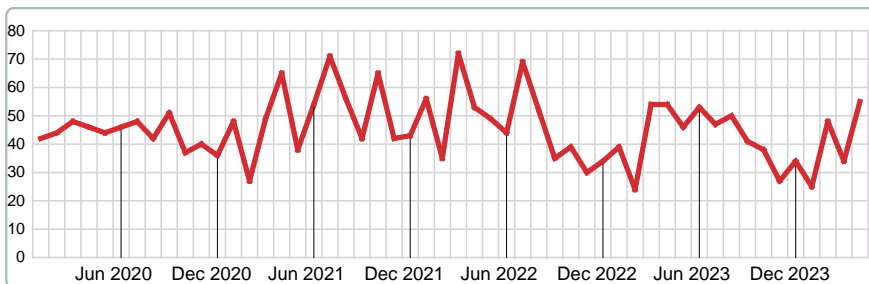
APRIL



YEAR TO DATE (YTD)

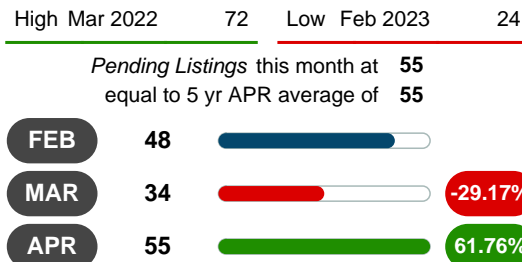


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	7.27%	67.0	2	1	0	1
\$125,001 - \$150,000	3	5.45%	19.0	0	3	0	0
\$150,001 - \$175,000	7	12.73%	29.0	3	4	0	0
\$175,001 - \$300,000	20	36.36%	20.0	1	17	2	0
\$300,001 - \$325,000	1	1.82%	43.0	0	1	0	0
\$325,001 - \$375,000	15	27.27%	52.0	0	7	5	3
\$375,001 and up	5	9.09%	15.0	1	2	2	0
Total Pending Units	55			7	35	9	4
Total Pending Volume	15,106,624	100%	33.0	1.39M	9.22M	3.34M	1.15M
Median Listing Price	\$250,000			\$160,000	\$229,500	\$350,000	\$339,500

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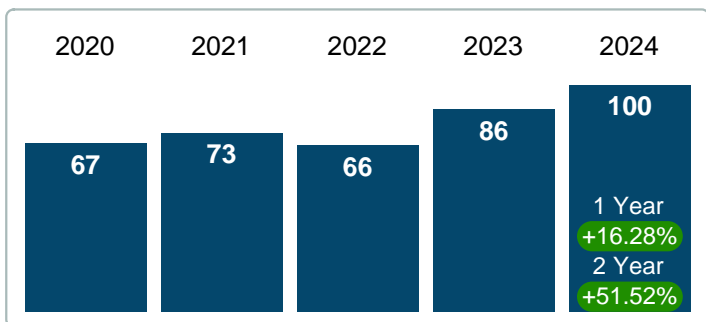
Area Delimited by County Of Bryan - Residential Property Type



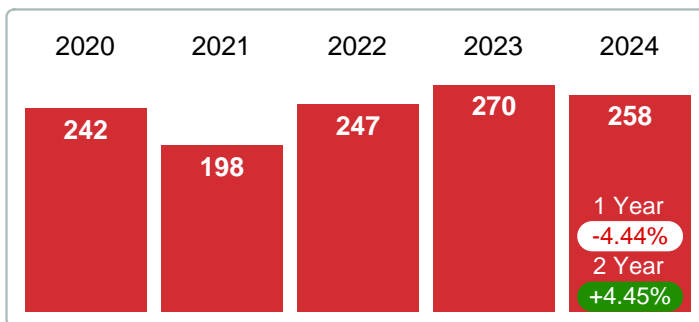
NEW LISTINGS

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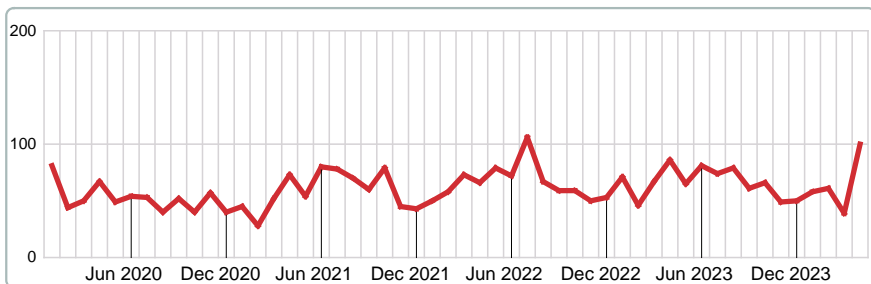
APRIL



YEAR TO DATE (YTD)

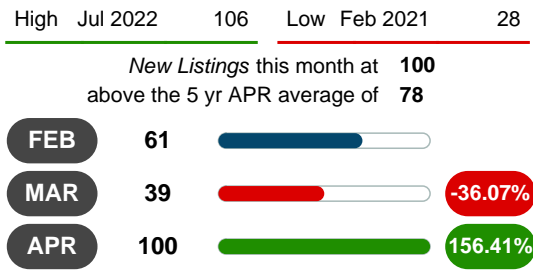


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$296,000		\$180,000	\$262,690	\$352,450	\$442,000

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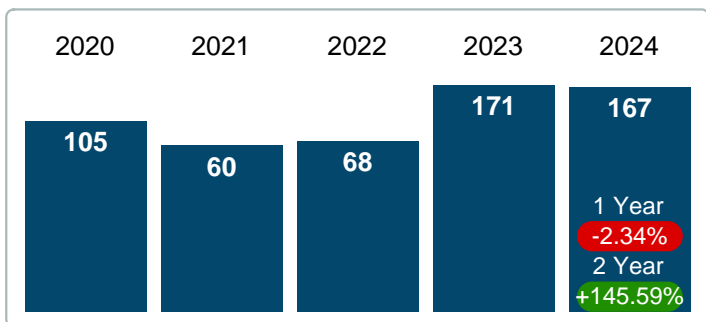
Area Delimited by County Of Bryan - Residential Property Type



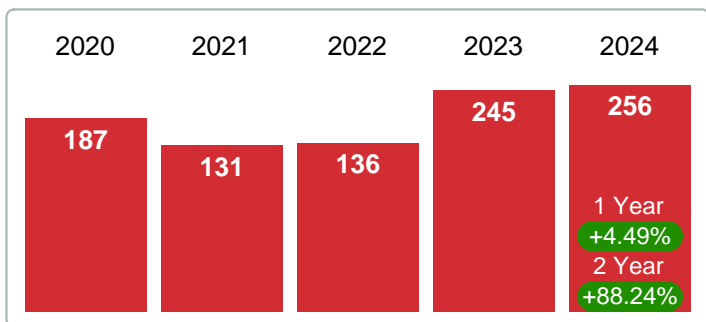
ACTIVE INVENTORY

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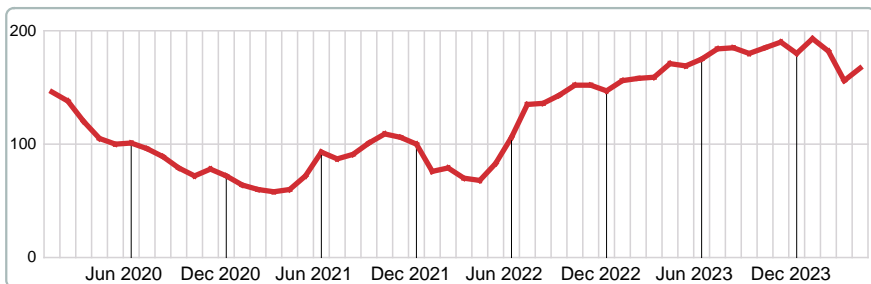
END OF APRIL



ACTIVE DURING APRIL

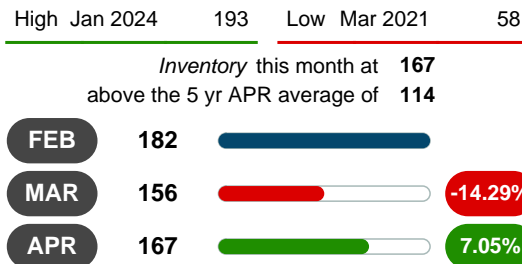


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 114



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	11	6.59%	88.0	6	4	1	0	
\$125,001 - \$200,000	25	14.97%	21.0	5	15	5	0	
\$200,001 - \$250,000	19	11.38%	29.0	0	13	6	0	
\$250,001 - \$350,000	46	27.54%	35.0	2	27	14	3	
\$350,001 - \$475,000	25	14.97%	29.0	2	13	7	3	
\$475,001 - \$775,000	24	14.37%	62.5	3	7	10	4	
\$775,001 and up	17	10.18%	58.0	2	3	7	5	
Total Active Inventory by Units		167		20	82	50	15	
Total Active Inventory by Volume		77,739,622	100%	35.0	7.51M	30.03M	25.35M	14.84M
Median Active Inventory Listing Price		\$303,000			\$163,750	\$283,500	\$349,900	\$533,400

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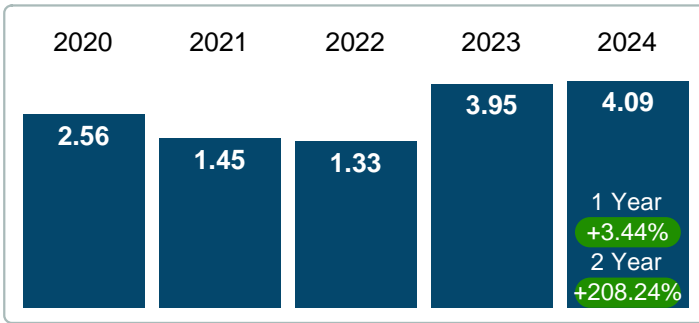
Area Delimited by County Of Bryan - Residential Property Type



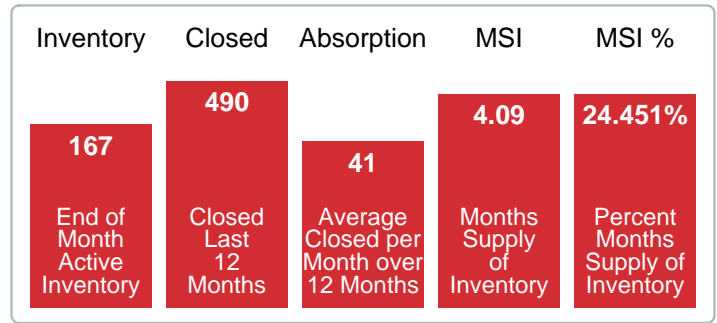
MONTHS SUPPLY of INVENTORY (MSI)

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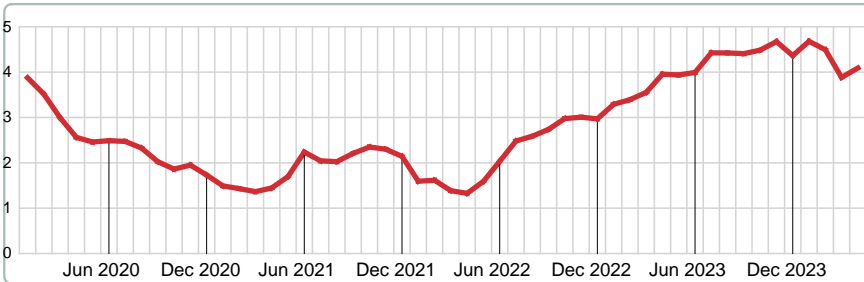
MSI FOR APRIL



INDICATORS FOR APRIL 2024

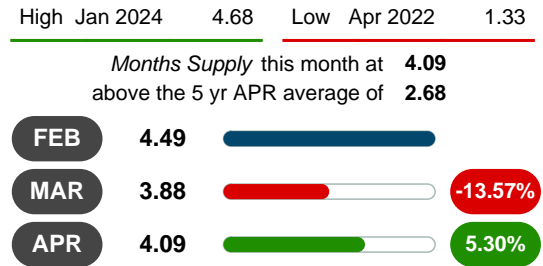


5 YEAR MARKET ACTIVITY TRENDS



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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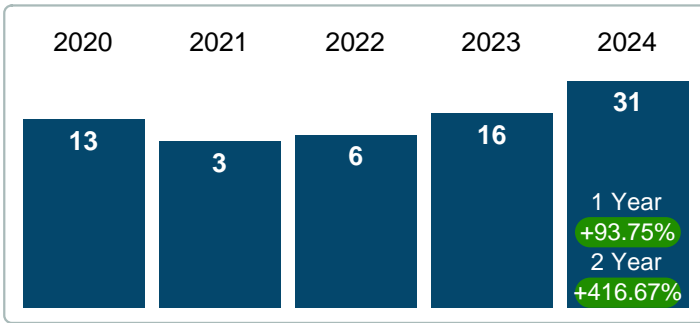
Area Delimited by County Of Bryan - Residential Property Type



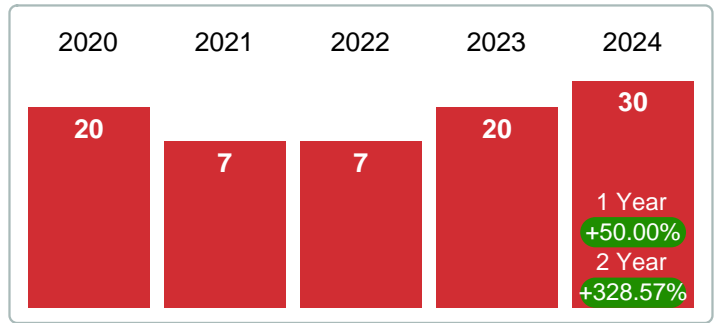
MEDIAN DAYS ON MARKET TO SALE

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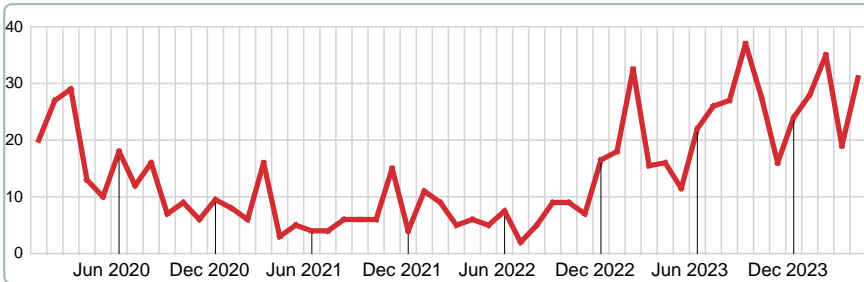
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 14

High Sep 2023 37 Low Jul 2022 2

Median Days on Market to Sale this month at 31 above the 5 yr APR average of 14



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
\$125,000 and less	2	4.88%	74	35	112	0	0
\$125,001 - \$150,000	3	7.32%	22	91	16	0	0
\$150,001 - \$175,000	6	14.63%	23	32	9	0	0
\$175,001 - \$250,000	13	31.71%	29	22	42	0	27
\$250,001 - \$300,000	7	17.07%	16	36	10	12	0
\$300,001 - \$350,000	3	7.32%	123	0	147	73	0
\$350,001 and up	7	17.07%	49	0	115	1	101
Median Closed DOM			31	34	35	12	64
Total Closed Units		100%	31.0	8	25	6	2
Total Closed Volume			11,270,500	1.38M	6.58M	2.10M	1.21M

April 2024



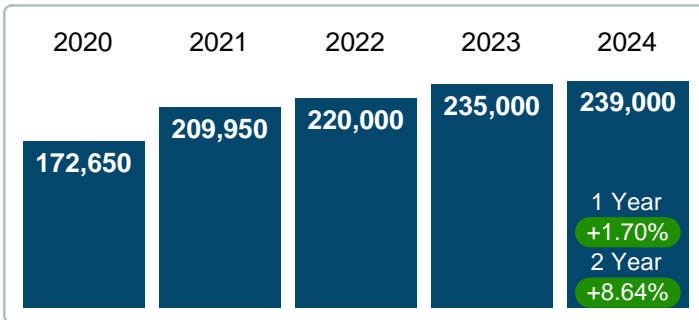
Area Delimited by County Of Bryan - Residential Property Type



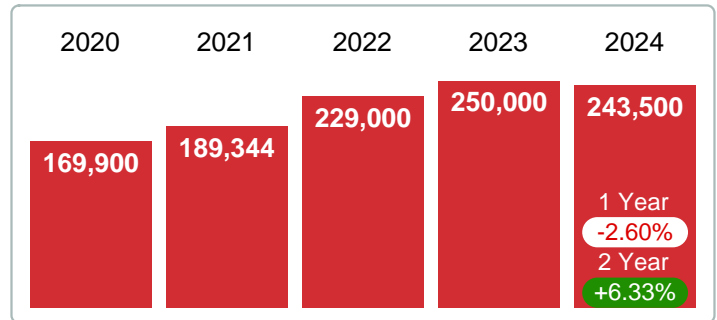
MEDIAN LIST PRICE AT CLOSING

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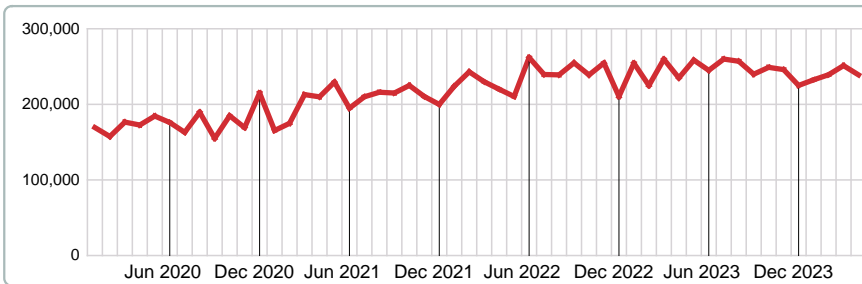
APRIL



YEAR TO DATE (YTD)

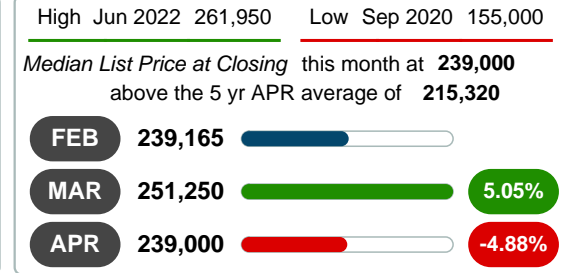


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 215,320



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
\$125,000 and less	2	4.88%	79,900	39,900	119,900	0	0
\$125,001 - \$150,000	4	9.76%	142,500	145,000	140,000	0	0
\$150,001 - \$175,000	3	7.32%	175,000	160,000	175,000	0	0
\$175,001 - \$250,000	14	34.15%	214,950	185,000	227,500	0	200,000
\$250,001 - \$300,000	7	17.07%	265,000	282,000	274,000	262,000	0
\$300,001 - \$350,000	4	9.76%	329,450	0	329,450	332,450	0
\$350,001 and up	7	17.07%	525,000	0	450,000	502,500	1,080,000
Median List Price			239,000	172,500	229,900	332,450	640,000
Total Closed Units		100%	239,000	8	25	6	2
Total Closed Volume			11,893,699	1.42M	7.00M	2.19M	1.28M

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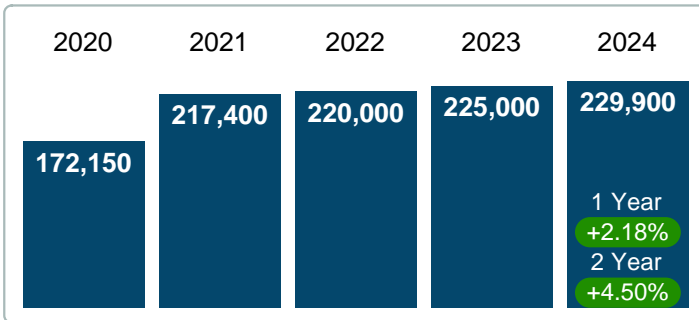
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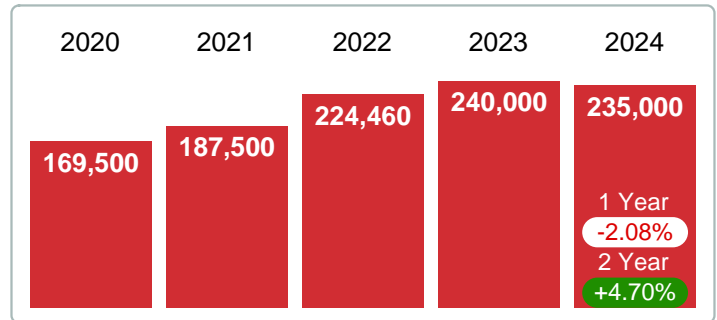
MEDIAN SOLD PRICE AT CLOSING

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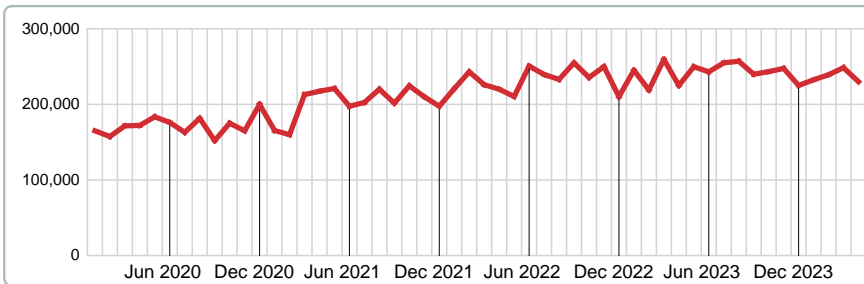
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

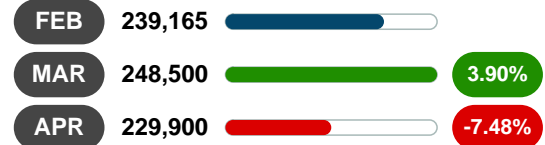


3 MONTHS

5 year APR AVG = 212,890

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

Median Sold Price at Closing this month at **229,900** above the 5 yr APR average of **212,890**



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
\$125,000 and less	2	4.88%	76,200	39,900	112,500	0	0
\$125,001 - \$150,000	3	7.32%	136,000	136,000	137,500	0	0
\$150,001 - \$175,000	6	14.63%	170,000	155,000	170,000	0	0
\$175,001 - \$250,000	13	31.71%	202,500	190,000	220,000	0	185,000
\$250,001 - \$300,000	7	17.07%	265,000	267,500	294,000	257,500	0
\$300,001 - \$350,000	3	7.32%	314,900	0	350,000	312,450	0
\$350,001 and up	7	17.07%	450,000	0	407,500	480,000	1,020,000
Median Sold Price			229,900	163,750	227,900	312,450	602,500
Total Closed Units		100%	229,900	8	25	6	2
Total Closed Volume			11,270,500	1.38M	6.58M	2.10M	1.21M

April 2024



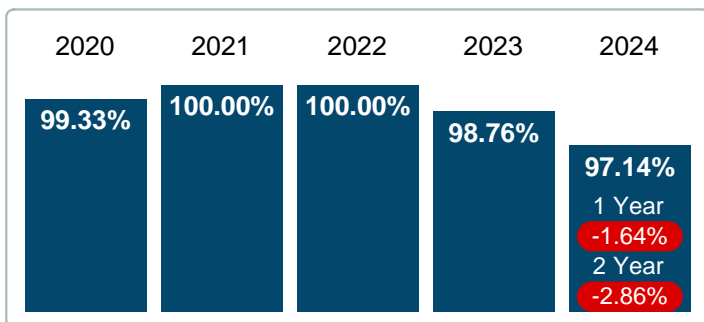
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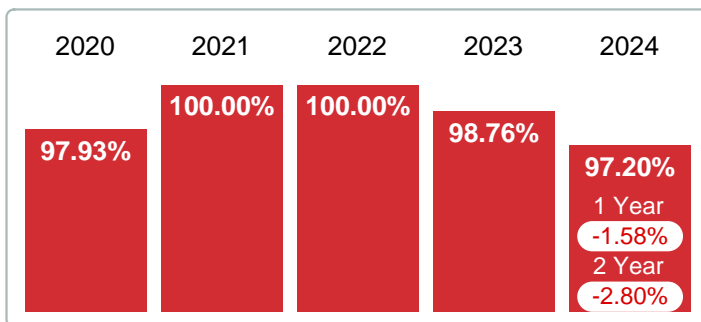
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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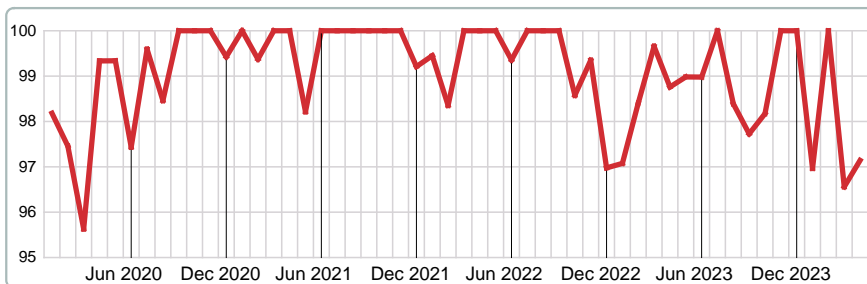
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

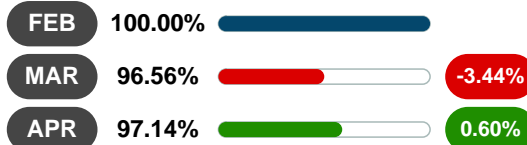


3 MONTHS

5 year APR AVG = 99.05%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **97.14%**
below the 5 yr APR average of **99.05%**



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	
\$125,000 and less	2	4.88%	96.91%	100.00%	93.83%	0.00%	0.00%	
\$125,001 - \$150,000	3	7.32%	97.14%	97.14%	98.15%	0.00%	0.00%	
\$150,001 - \$175,000	6	14.63%	97.01%	96.88%	97.14%	0.00%	0.00%	
\$175,001 - \$250,000	13	31.71%	97.92%	102.70%	97.92%	0.00%	92.50%	
\$250,001 - \$300,000	7	17.07%	96.23%	95.15%	94.89%	98.31%	0.00%	
\$300,001 - \$350,000	3	7.32%	100.00%	0.00%	102.97%	94.29%	0.00%	
\$350,001 and up	7	17.07%	94.44%	0.00%	91.85%	96.54%	94.44%	
Median Sold/List Ratio		97.14%		98.57%	97.14%	98.11%	93.47%	
Total Closed Units		41	100%	97.14%	8	25	6	2
Total Closed Volume		11,270,500			1.38M	6.58M	2.10M	1.21M

April 2024



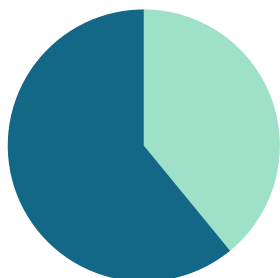
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

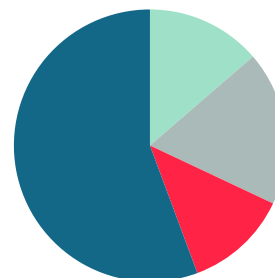


Inventory
 New Listings
100 = 39.06%
 Start Inventory
156
 Total Inventory Units
256
 Volume
\$109,791,168

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%
Median List Price	235,000	239,000	1.70%	250,000	243,500	-2.60%
Median Sale Price	225,000	229,900	2.18%	240,000	235,000	-2.08%
Median Percent of Selling Price to List Price	98.76%	97.14%	-1.64%	98.76%	97.20%	-1.58%
Median Days on Market to Sale	16.00	31.00	93.75%	20.00	30.00	50.00%
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

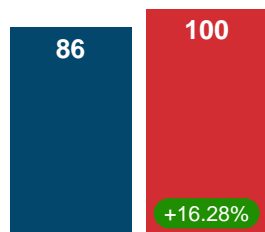
Inventory on April 30, 2024 = **167**

2023 **2024**

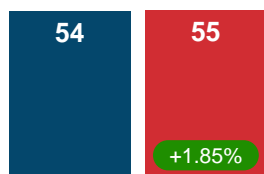
APRIL MARKET

MEDIAN PRICES

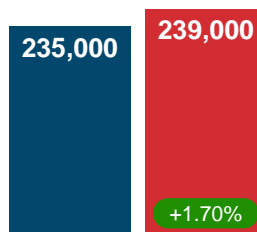
New Listings



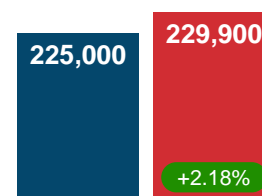
Pending Listings



List Price



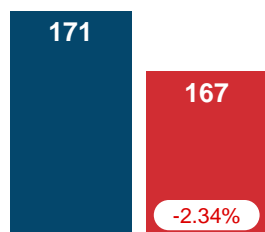
Sale Price



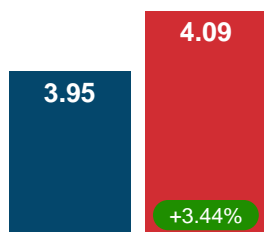
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

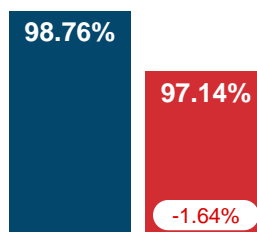
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

