

May 2024

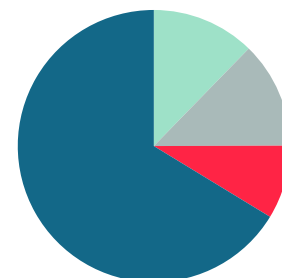
Area Delimited by County Of Bryan



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	66	66	0.00%
Pending Listings	68	68	0.00%
New Listings	106	119	12.26%
Average List Price	280,774	263,666	-6.09%
Average Sale Price	273,621	251,170	-8.21%
Average Percent of Selling Price to List Price	94.46%	94.67%	0.22%
Average Days on Market to Sale	52.59	61.68	17.29%
End of Month Inventory	323	356	10.22%
Months Supply of Inventory	5.63	6.62	17.74%



■ Closed (12.29%)
■ Pending (12.66%)
■ Other OffMarket (8.75%)
■ Active (66.29%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of May 31, 2024 = **356**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **10.22%** to 356 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **6.62** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **8.21%** in May 2024 to \$251,170 versus the previous year at \$273,621.

Average Days on Market Lengthens

The average number of **61.68** days that homes spent on the market before selling increased by 9.09 days or **17.29%** in May 2024 compared to last year's same month at **52.59** DOM.

Sales Success for May 2024 is Positive

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

There were 119 New Listings in May 2024, up **12.26%** from last year at 106. Furthermore, there were 66 Closed Listings this month versus last year at 66, a **0.00%** decrease.

Closed versus Listed trends yielded a **55.5%** ratio, down from previous year's, May 2023, at **62.3%**, a **10.92%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

May 2024



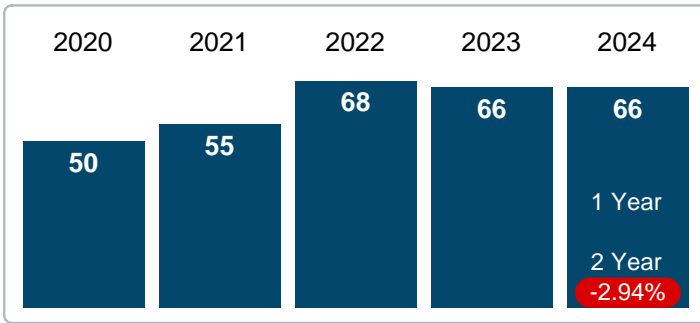
Area Delimited by County Of Bryan



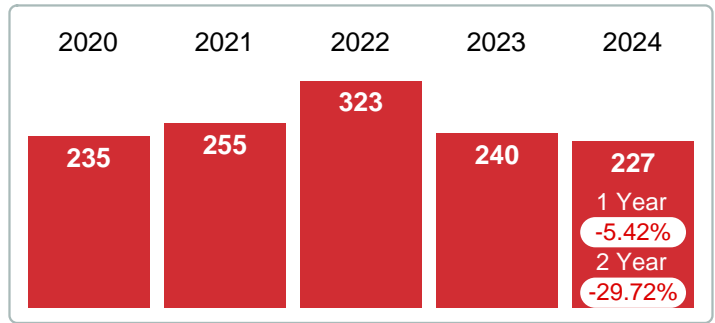
CLOSED LISTINGS

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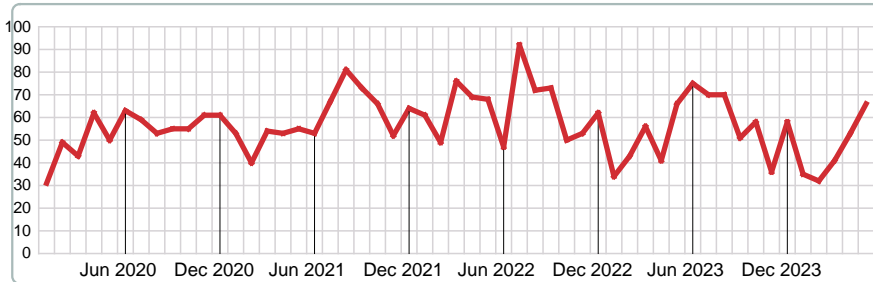
MAY



YEAR TO DATE (YTD)

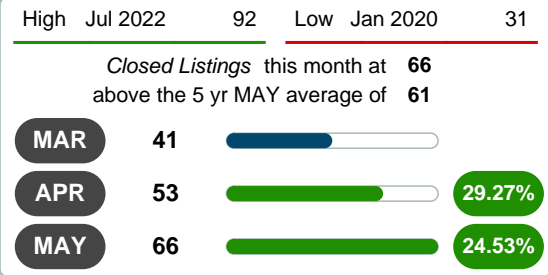


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 61



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	9.09%	50.0	3	1	2	0
\$50,001 - \$125,000	8	12.12%	44.3	4	3	0	1
\$125,001 - \$175,000	11	16.67%	46.5	3	8	0	0
\$175,001 - \$250,000	12	18.18%	48.3	3	7	2	0
\$250,001 - \$325,000	14	21.21%	64.6	3	8	2	1
\$325,001 - \$400,000	7	10.61%	103.1	0	4	3	0
\$400,001 and up	8	12.12%	87.4	3	2	2	1
Total Closed Units	66			19	33	11	3
Total Closed Volume	16,577,224	100%	61.7	4.70M	7.63M	3.19M	1.06M
Average Closed Price	\$251,170			\$247,526	\$231,121	\$290,202	\$351,667

May 2024



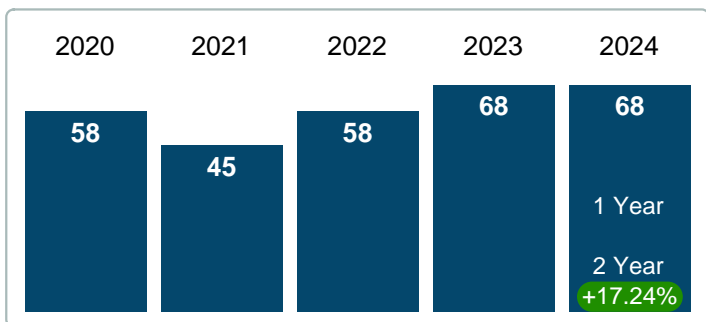
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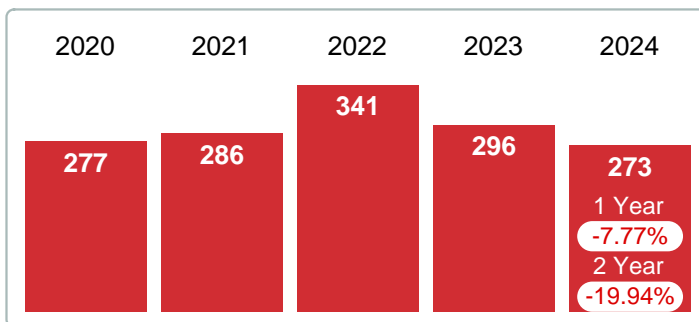
PENDING LISTINGS

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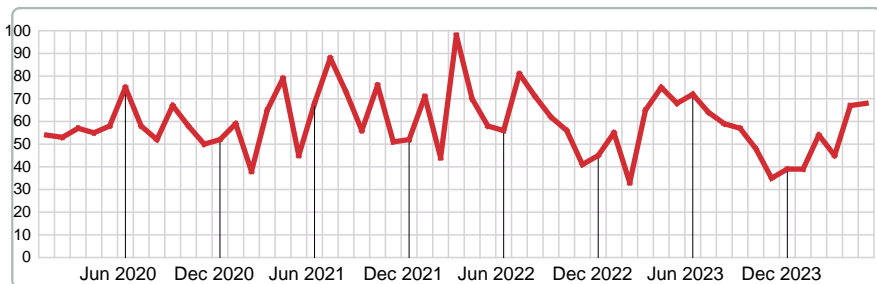
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

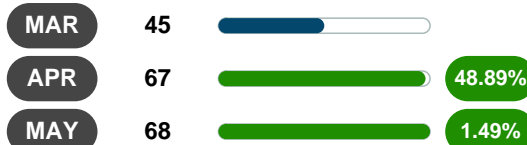


3 MONTHS

5 year MAY AVG = 59

High Mar 2022 98 Low Feb 2023 33

Pending Listings this month at **68**
above the 5 yr MAY average of **59**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.82%	70.8	4	1	1	0
\$75,001 - \$150,000	10	14.71%	74.4	6	4	0	0
\$150,001 - \$200,000	8	11.76%	31.6	2	6	0	0
\$200,001 - \$250,000	16	23.53%	40.8	2	11	2	1
\$250,001 - \$325,000	11	16.18%	33.6	2	7	2	0
\$325,001 - \$425,000	10	14.71%	53.1	1	5	3	1
\$425,001 and up	7	10.29%	66.9	1	0	4	2
Total Pending Units	68			18	34	12	4
Total Pending Volume	18,389,897	100%	47.2	3.61M	7.95M	4.48M	2.34M
Average Listing Price	\$288,150			\$200,744	\$233,773	\$373,692	\$585,975

May 2024



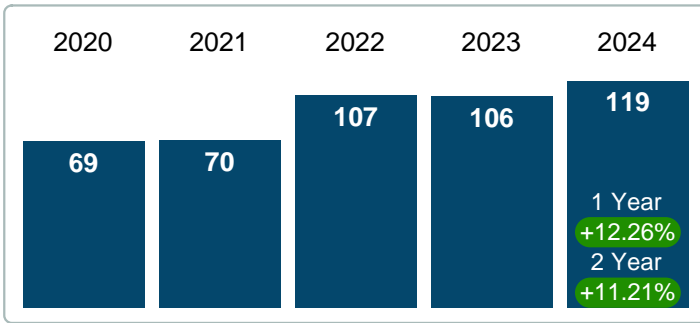
Area Delimited by County Of Bryan



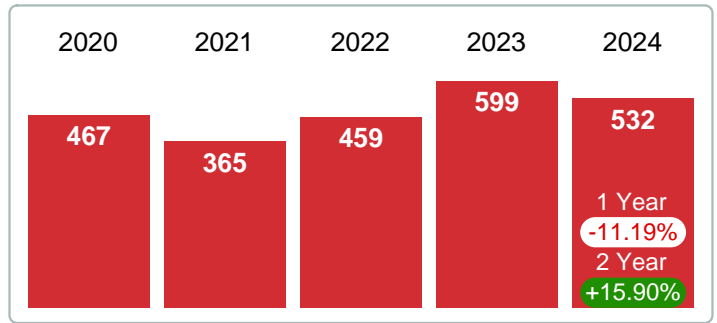
NEW LISTINGS

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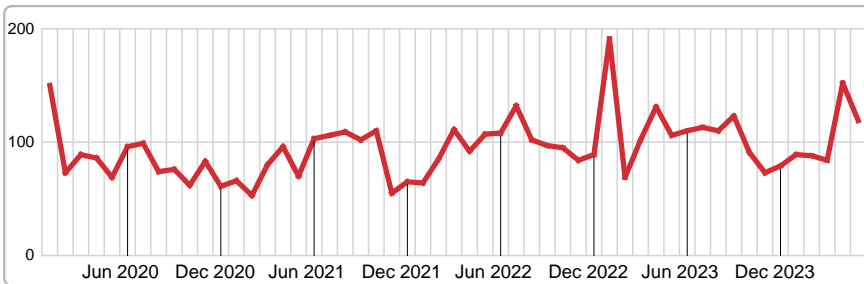
MAY



YEAR TO DATE (YTD)

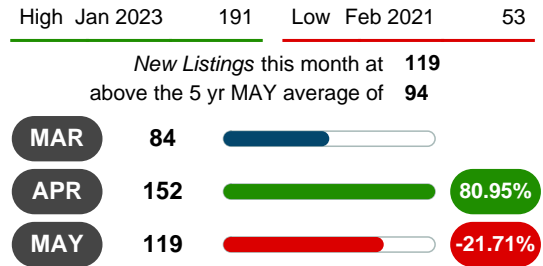


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 94



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11	9.24%	7	3	1	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0
\$50,001 - \$75,000	27	22.69%	27	0	0	0
\$75,001 - \$250,000	38	31.93%	12	21	5	0
\$250,001 - \$325,000	15	12.61%	2	12	1	0
\$325,001 - \$475,000	16	13.45%	3	8	5	0
\$475,001 and up	12	10.08%	7	1	3	1
Total New Listed Units	119		58	45	15	1
Total New Listed Volume	28,669,988	100%	11.59M	11.28M	5.25M	549.00K
Average New Listed Listing Price	\$290,562		\$199,864	\$250,684	\$349,873	\$549,000

May 2024



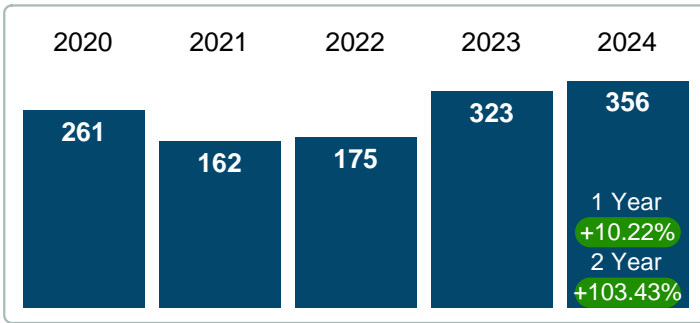
Area Delimited by County Of Bryan



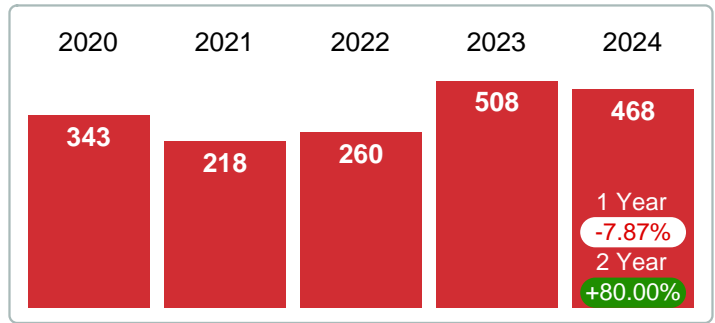
ACTIVE INVENTORY

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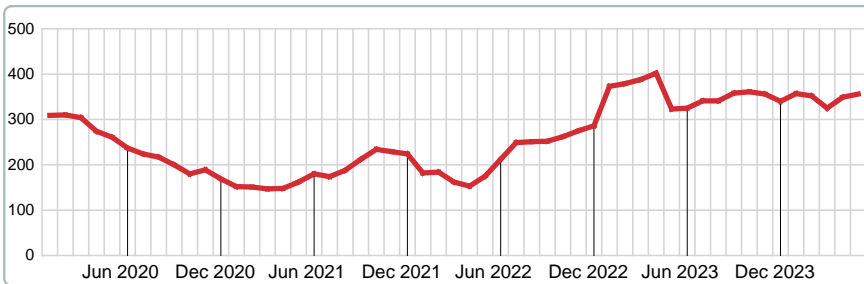
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 255

High Apr 2023 402 Low Mar 2021 147

Inventory this month at **356**
above the 5 yr MAY average of **255**

- MAR** 325
- APR** 349 **7.38%**
- MAY** 356 **2.01%**

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	27	7.58%	64.7	24	3	0	0
\$50,001 - \$75,000	44	12.36%	65.3	42	2	0	0
\$75,001 - \$150,000	56	15.73%	127.5	44	9	3	0
\$150,001 - \$300,000	92	25.84%	77.5	35	39	16	2
\$300,001 - \$425,000	51	14.33%	71.4	15	20	14	2
\$425,001 - \$850,000	52	14.61%	112.5	25	13	9	5
\$850,001 and up	34	9.55%	93.0	24	1	6	3
Total Active Inventory by Units	356			209	87	48	12
Total Active Inventory by Volume	139,822,513	100%	88.6	79.28M	26.77M	23.47M	10.30M
Average Active Inventory Listing Price	\$392,760			\$379,336	\$307,739	\$489,012	\$857,950

May 2024



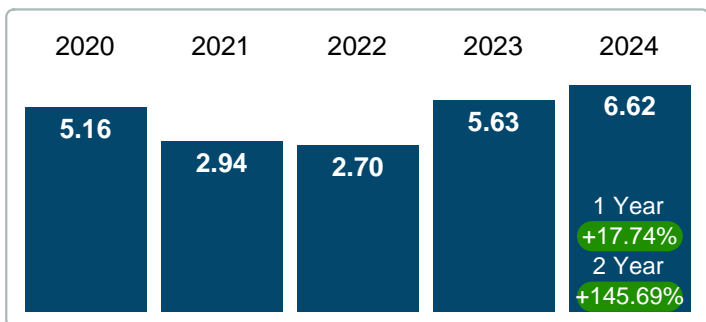
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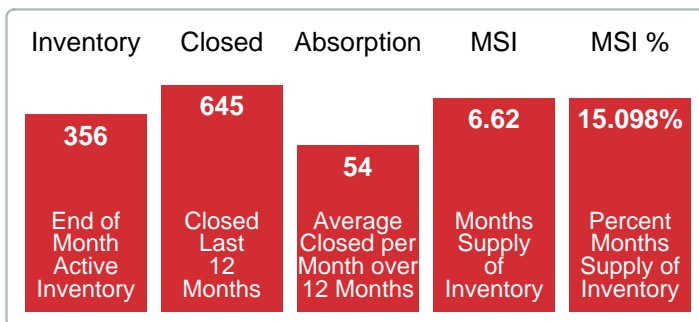
MONTHS SUPPLY of INVENTORY (MSI)

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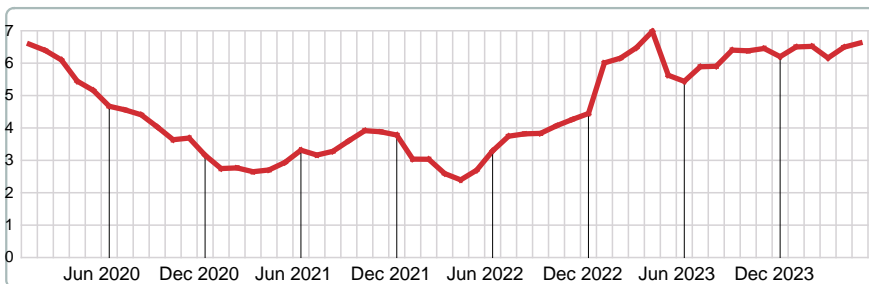
MSI FOR MAY



INDICATORS FOR MAY 2024

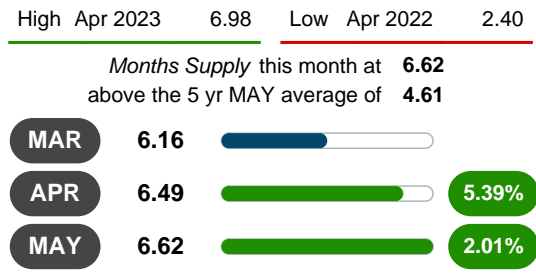


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.61



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
\$50,000 and less	27	7.58%	4.21	4.57	3.60	0.00	0.00
\$50,001 - \$75,000	44	12.36%	17.60	22.91	4.00	0.00	0.00
\$75,001 - \$150,000	56	15.73%	7.00	10.35	2.92	6.00	0.00
\$150,001 - \$300,000	92	25.84%	4.07	10.77	2.53	4.27	12.00
\$300,001 - \$425,000	51	14.33%	6.00	16.36	5.11	4.20	6.00
\$425,001 - \$850,000	52	14.61%	12.48	27.27	12.00	6.00	7.50
\$850,001 and up	34	9.55%	21.47	41.14	3.00	18.00	9.00
Market Supply of Inventory (MSI)	6.62			12.29	3.46	4.88	6.86
Total Active Inventory by Units	356		100%	209	87	48	12

May 2024

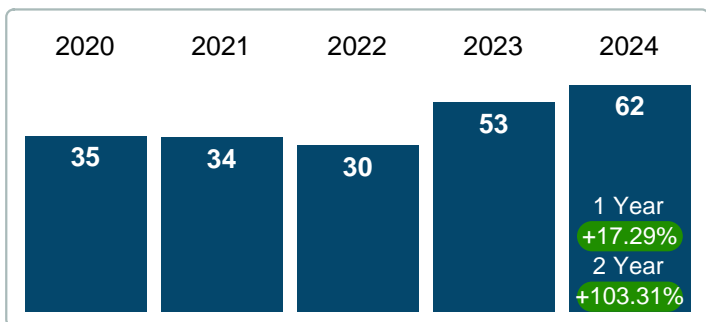
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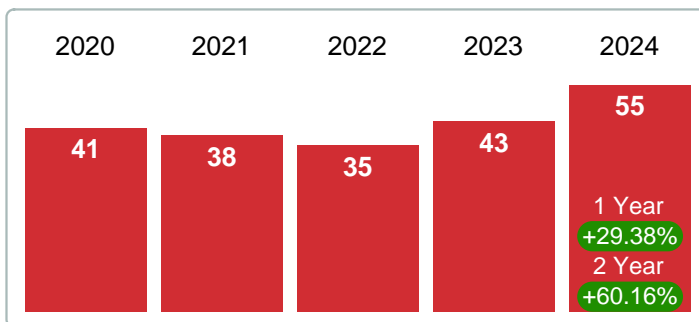
AVERAGE DAYS ON MARKET TO SALE

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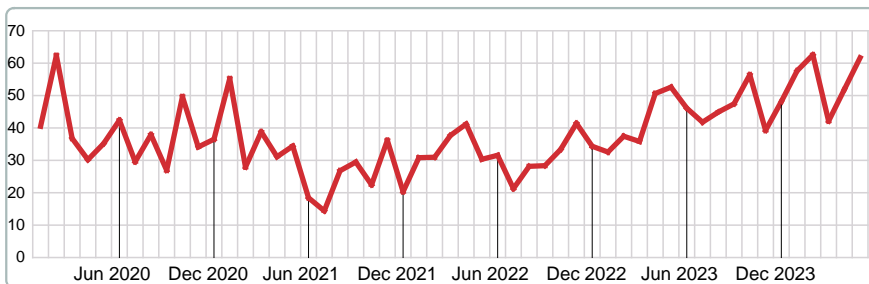
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

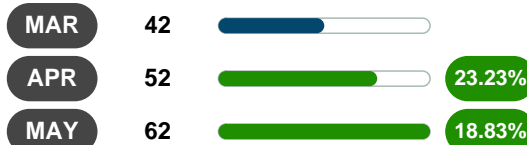


3 MONTHS

5 year MAY AVG = 43

High Feb 2024 63 Low Jul 2021 14

Average Days on Market to Sale this month at 62 above the 5 yr MAY average of 43



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
\$50,000 and less	9.09%	50	58	48	39	0
\$50,001 - \$125,000	12.12%	44	59	30	0	28
\$125,001 - \$175,000	16.67%	47	49	46	0	0
\$175,001 - \$250,000	18.18%	48	24	71	6	0
\$250,001 - \$325,000	21.21%	65	118	39	60	122
\$325,001 - \$400,000	10.61%	103	0	62	158	0
\$400,001 and up	12.12%	87	79	99	16	232
Average Closed DOM		62	64	53	65	127
Total Closed Units	100%	66	19	33	11	3
Total Closed Volume		16,577,224	4.70M	7.63M	3.19M	1.06M

May 2024



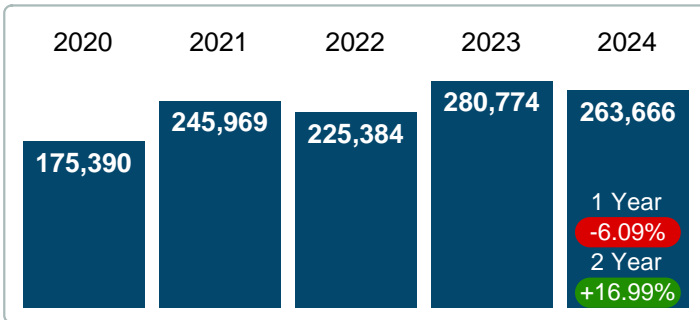
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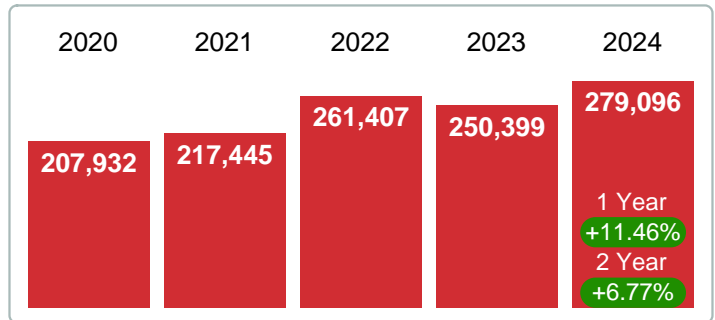
AVERAGE LIST PRICE AT CLOSING

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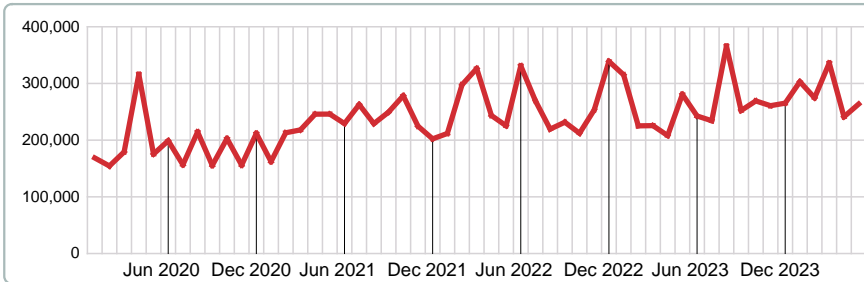
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

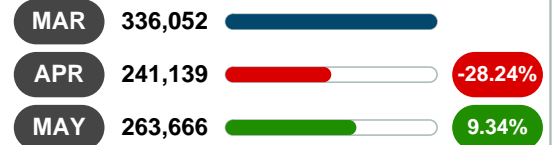


3 MONTHS

5 year MAY AVG = 238,237

High Aug 2023 365,857 Low Feb 2020 154,414

Average List Price at Closing this month at **263,666**
above the 5 yr MAY average of **238,237**



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
\$50,000 and less	9.09%	16,029	30,333	1,800	1,687	0
\$50,001 - \$125,000	10.61%	107,914	110,350	113,000	0	125,000
\$125,001 - \$175,000	13.64%	156,200	159,667	166,975	0	0
\$175,001 - \$250,000	19.70%	217,554	243,633	227,043	247,500	0
\$250,001 - \$325,000	19.70%	283,138	330,000	287,363	274,950	340,000
\$325,001 - \$400,000	15.15%	349,650	0	354,875	344,333	0
\$400,001 and up	12.12%	642,387	825,000	417,350	574,750	679,900
Average List Price		263,666	274,068	236,939	293,707	381,633
Total Closed Units	100%	263,666	19	33	11	3
Total Closed Volume		17,401,972	5.21M	7.82M	3.23M	1.14M

May 2024

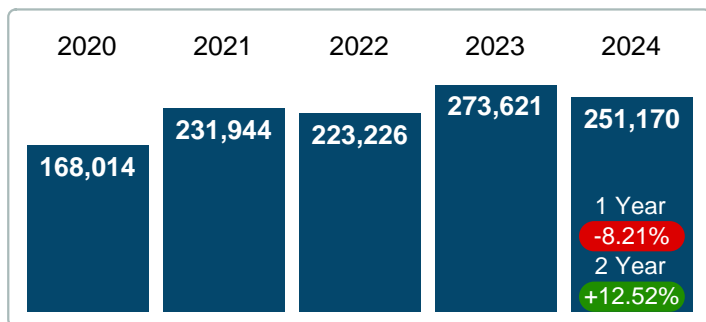
Area Delimited by County Of Bryan



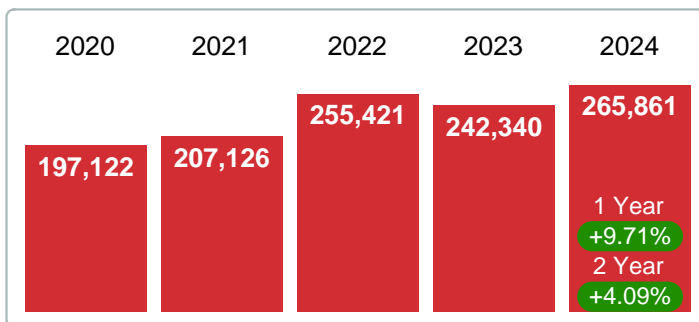
AVERAGE SOLD PRICE AT CLOSING

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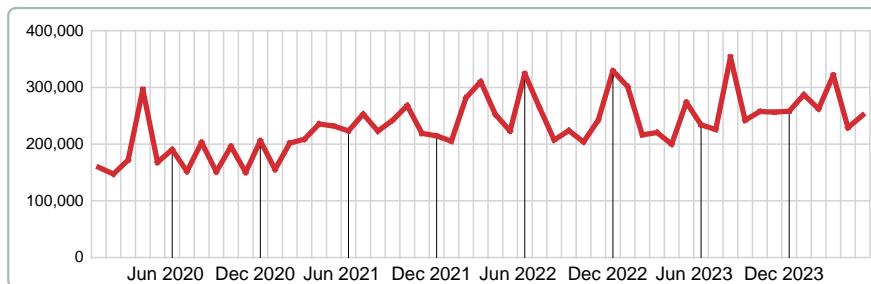
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 229,595

High Aug 2023 353,550 Low Feb 2020 147,262

Average Sold Price at Closing this month at **251,170**
above the 5 yr MAY average of **229,595**

- MAR: 321,689
- APR: 229,098 (-28.78%)
- MAY: 251,170 (9.63%)

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
\$50,000 and less	9.09%	14,671	27,667	1,700	1,663	0
\$50,001 - \$125,000	12.12%	93,613	91,000	106,633	0	65,000
\$125,001 - \$175,000	16.67%	158,173	148,667	161,738	0	0
\$175,001 - \$250,000	18.18%	225,825	217,667	223,843	245,000	0
\$250,001 - \$325,000	21.21%	286,343	294,000	281,863	278,450	315,000
\$325,001 - \$400,000	10.61%	341,143	0	338,750	344,333	0
\$400,001 and up	12.12%	611,712	758,333	417,350	554,500	675,000
Average Sold Price		251,170	247,526	231,121	290,202	351,667
Total Closed Units	100%	251,170	19	33	11	3
Total Closed Volume		16,577,224	4.70M	7.63M	3.19M	1.06M

May 2024

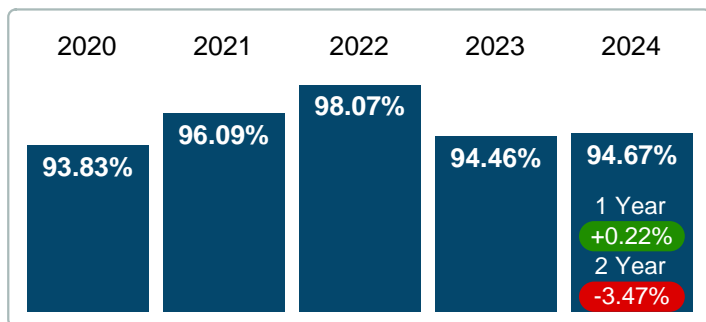
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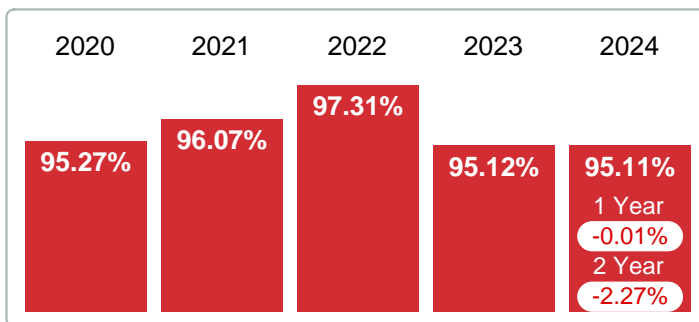
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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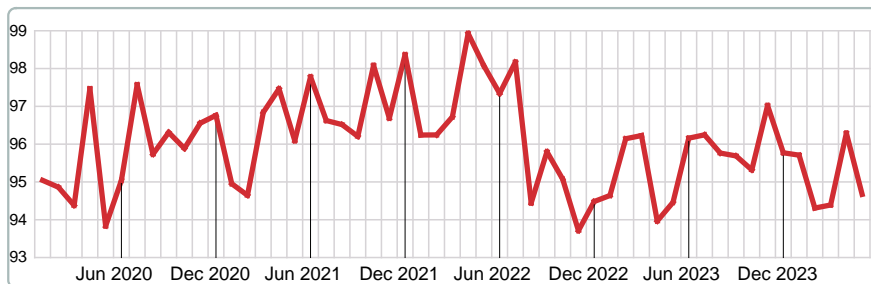
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

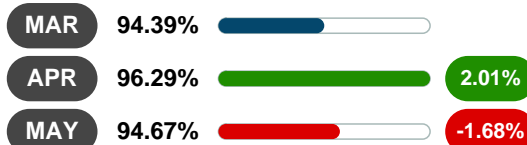


3 MONTHS

5 year MAY AVG = 95.43%

High Apr 2022 98.93% Low Nov 2022 93.71%

Average Sold/List Ratio this month at **94.67%** equal to 5 yr MAY average of **95.43%**



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
\$50,000 and less	6	9.09%	93.84%	90.50%	94.44%	98.56%	0.00%
\$50,001 - \$125,000	8	12.12%	83.61%	84.20%	93.35%	0.00%	52.00%
\$125,001 - \$175,000	11	16.67%	96.19%	92.95%	97.41%	0.00%	0.00%
\$175,001 - \$250,000	12	18.18%	96.49%	90.11%	98.50%	99.02%	0.00%
\$250,001 - \$325,000	14	21.21%	96.34%	89.23%	98.20%	101.40%	92.65%
\$325,001 - \$400,000	7	10.61%	97.47%	0.00%	95.58%	100.00%	0.00%
\$400,001 and up	8	12.12%	96.16%	93.00%	100.00%	95.52%	99.28%
Average Sold/List Ratio		94.70%		89.69%	97.31%	99.00%	81.31%
Total Closed Units		66	100%	19	33	11	3
Total Closed Volume		16,577,224		4.70M	7.63M	3.19M	1.06M

May 2024



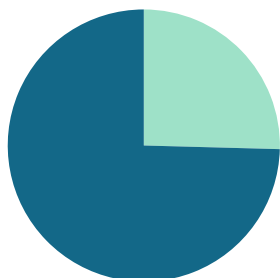
Area Delimited by County Of Bryan



MARKET SUMMARY

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

INVENTORY

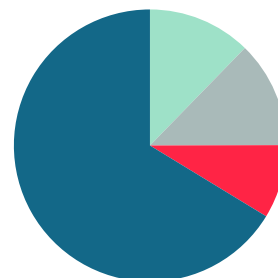


Inventory
 New Listings
119 = 25.43%
 Start Inventory
349
 Total Inventory Units
468
 Volume
\$179,075,484

Market Activity

Closed Sales
66 = 12.29%
 Pending Sales
68 = 12.66%
 Other Off Market
47 = 8.75%
 Active Inventory
356 = 66.29%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	66	66	0.00%	240	227	-5.42%
Pending Sales	68	68	0.00%	296	273	-7.77%
New Listings	106	119	12.26%	599	532	-11.19%
Average List Price	280,774	263,666	-6.09%	250,399	279,096	11.46%
Average Sale Price	273,621	251,170	-8.21%	242,340	265,861	9.71%
Average Percent of Selling Price to List Price	94.46%	94.67%	0.22%	95.12%	95.11%	-0.01%
Average Days on Market to Sale	52.59	61.68	17.29%	42.79	55.37	29.38%
Monthly Inventory	323	356	10.22%	323	356	10.22%
Months Supply of Inventory	5.63	6.62	17.74%	5.63	6.62	17.74%

Absorption: Last 12 months, an Average of **54** Sales/Month

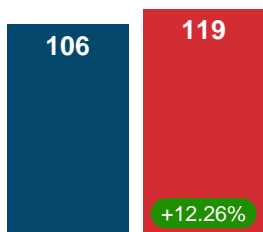
Inventory on May 31, 2024 = **356**

2023 **2024**

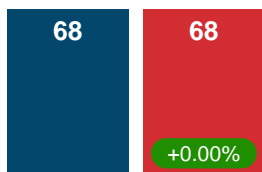
MAY MARKET

AVERAGE PRICES

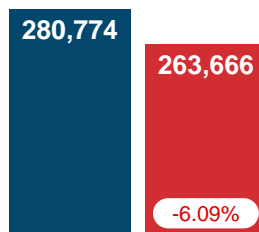
New Listings



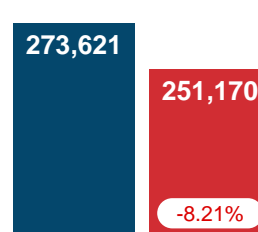
Pending Listings



List Price



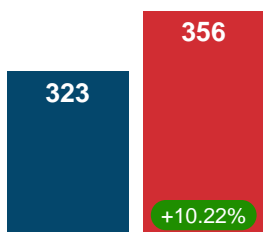
Sale Price



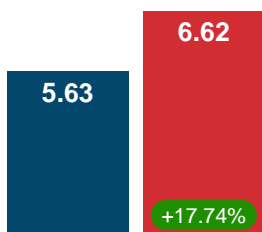
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

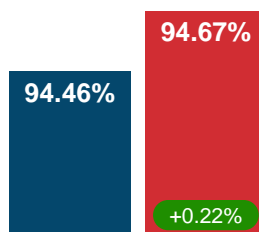
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

