

May 2024

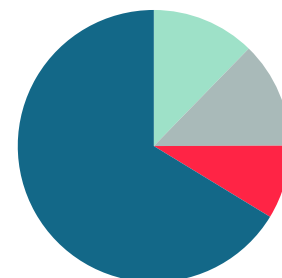
Area Delimited by County Of Bryan



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%
Median List Price	248,750	242,500	-2.51%
Median Sale Price	233,500	239,450	2.55%
Median Percent of Selling Price to List Price	98.75%	97.09%	-1.68%
Median Days on Market to Sale	16.50	30.00	81.82%
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.

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 **2.55%** in May 2024 to \$239,450 versus the previous year at \$233,500.

Median Days on Market Lengthens

The median number of **30.00** days that homes spent on the market before selling increased by 13.50 days or **81.82%** in May 2024 compared to last year's same month at **16.50** DOM.

Sales Success for May 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 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.

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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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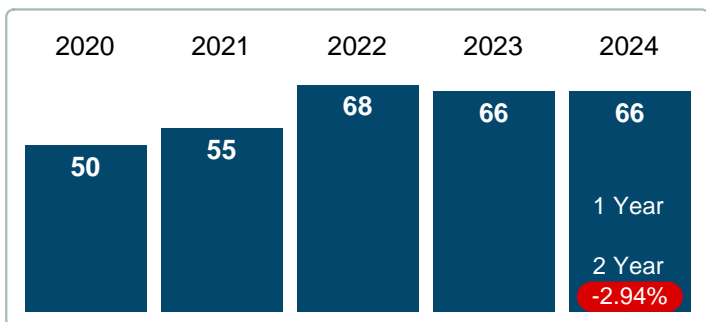
Area Delimited by County Of Bryan



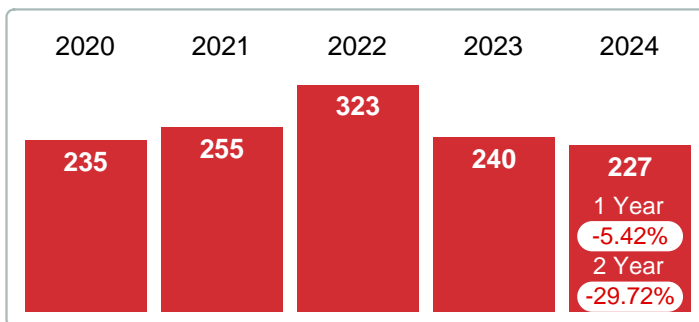
CLOSED LISTINGS

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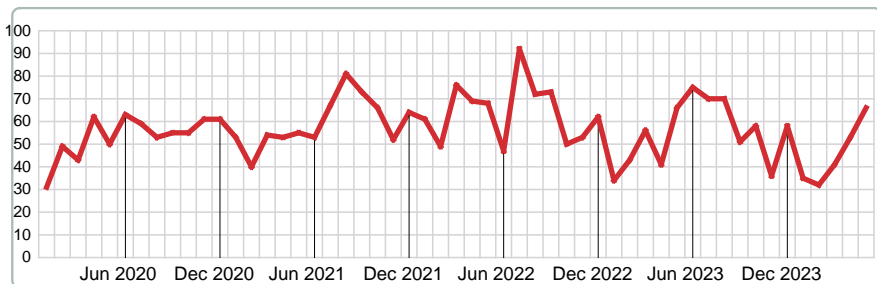
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 61

High Jul 2022 92 Low Jan 2020 31

Closed Listings this month at **66**
above the 5 yr MAY average of **61**

- MAR: 41
- APR: 53 (29.27% above avg)
- MAY: 66 (24.53% above avg)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	18.0	4	3	0	1
\$125,001 - \$175,000	11	16.67%	29.0	3	8	0	0
\$175,001 - \$250,000	12	18.18%	16.5	3	7	2	0
\$250,001 - \$325,000	14	21.21%	37.0	3	8	2	1
\$325,001 - \$400,000	7	10.61%	95.0	0	4	3	0
\$400,001 and up	8	12.12%	17.5	3	2	2	1
Total Closed Units	66			19	33	11	3
Total Closed Volume	16,577,224	100%	30.0	4.70M	7.63M	3.19M	1.06M
Median Closed Price	\$239,450			\$160,000	\$237,500	\$299,900	\$315,000

May 2024



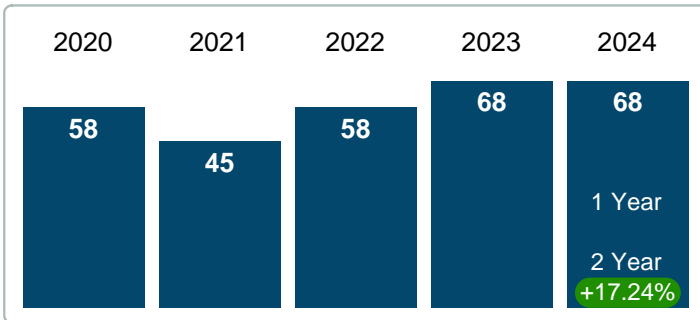
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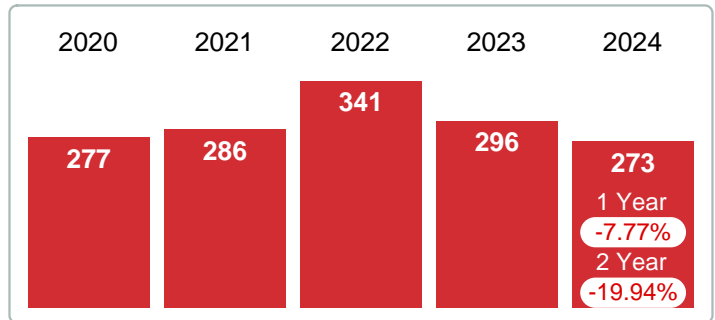
PENDING LISTINGS

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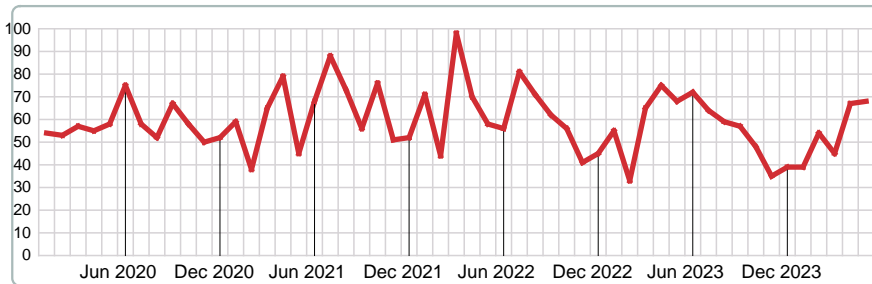
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

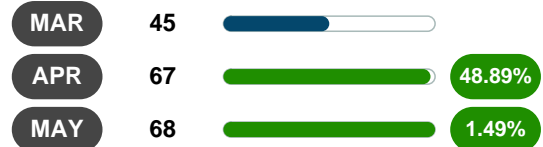


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.82%	42.5	4	1	1	0
\$75,001 - \$150,000	10	14.71%	63.5	6	4	0	0
\$150,001 - \$200,000	8	11.76%	25.5	2	6	0	0
\$200,001 - \$250,000	16	23.53%	17.0	2	11	2	1
\$250,001 - \$325,000	11	16.18%	12.0	2	7	2	0
\$325,001 - \$425,000	10	14.71%	9.0	1	5	3	1
\$425,001 and up	7	10.29%	48.0	1	0	4	2
Total Pending Units	68			18	34	12	4
Total Pending Volume	18,389,897	100%	19.0	3.61M	7.95M	4.48M	2.34M
Median Listing Price	\$239,500			\$150,000	\$227,500	\$364,450	\$509,450

May 2024



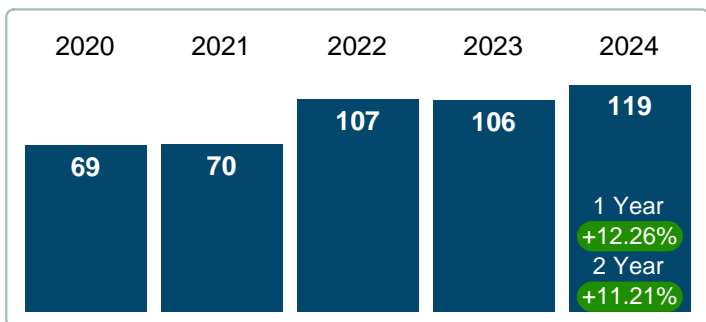
Area Delimited by County Of Bryan



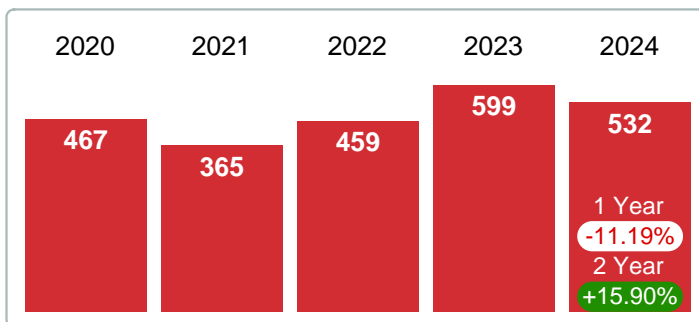
NEW LISTINGS

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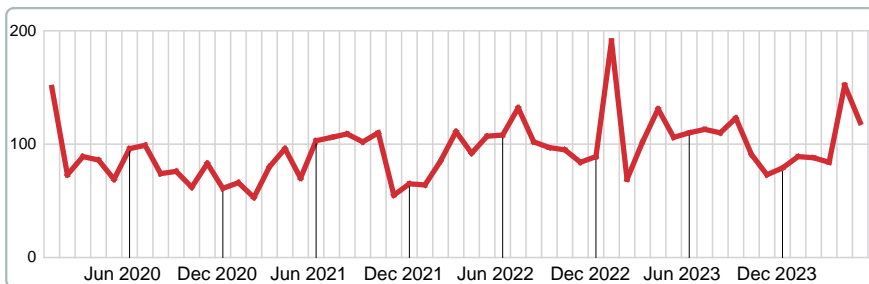
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 94

High Jan 2023 191 Low Feb 2021 53

New Listings this month at **119**
above the 5 yr MAY average of **94**

- MAR: 84
- APR: 152 (80.95%)
- MAY: 119 (-21.71%)

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
Median New Listed Listing Price	\$195,000		\$60,000	\$250,000	\$340,000	\$549,000

May 2024



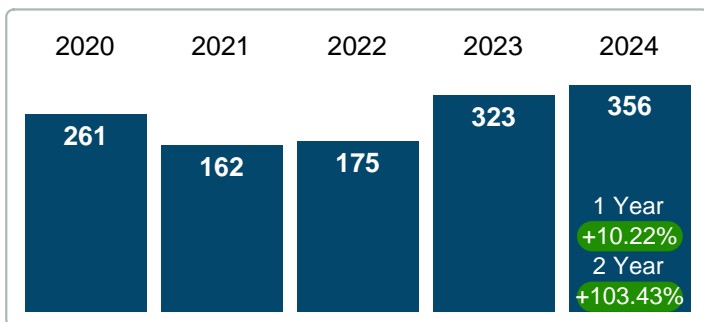
Area Delimited by County Of Bryan



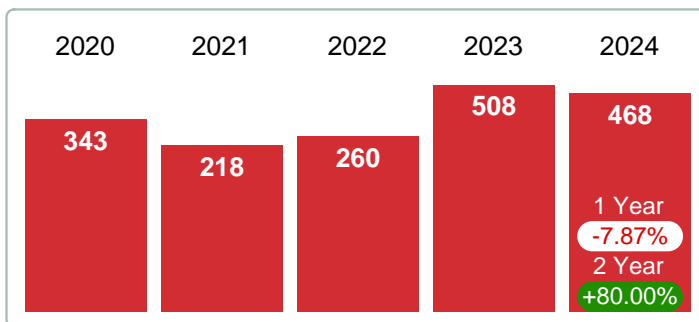
ACTIVE INVENTORY

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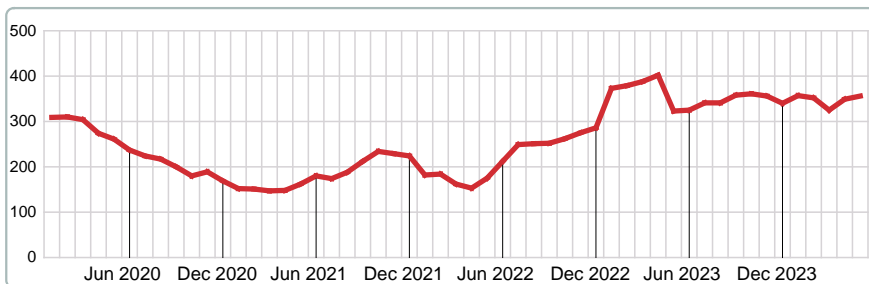
END OF MAY



ACTIVE DURING MAY

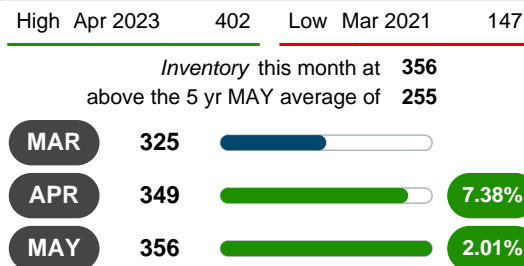


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 255



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	27	7.58%	38.0	24	3	0	0
\$50,001 - \$75,000	44	12.36%	24.0	42	2	0	0
\$75,001 - \$150,000	56	15.73%	91.0	44	9	3	0
\$150,001 - \$300,000	92	25.84%	54.0	35	39	16	2
\$300,001 - \$425,000	51	14.33%	52.0	15	20	14	2
\$425,001 - \$850,000	52	14.61%	80.0	25	13	9	5
\$850,001 and up	34	9.55%	79.0	24	1	6	3
Total Active Inventory by Units	356			209	87	48	12
Total Active Inventory by Volume	139,822,513	100%	57.5	79.28M	26.77M	23.47M	10.30M
Median Active Inventory Listing Price	\$246,950			\$140,000	\$275,000	\$337,500	\$507,700

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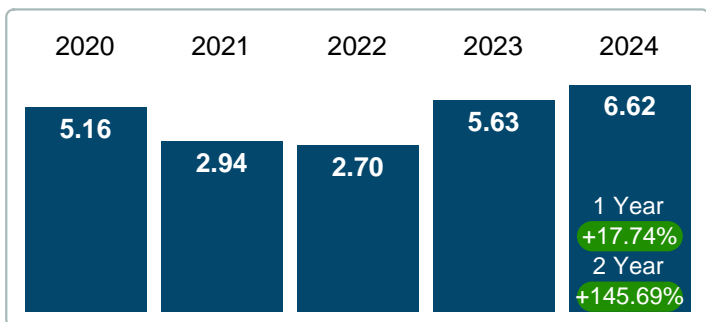
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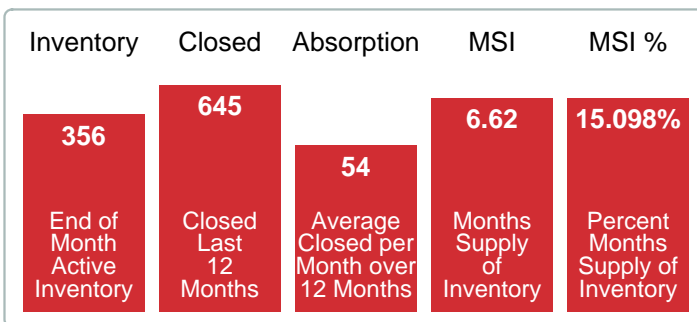
MONTHS SUPPLY of INVENTORY (MSI)

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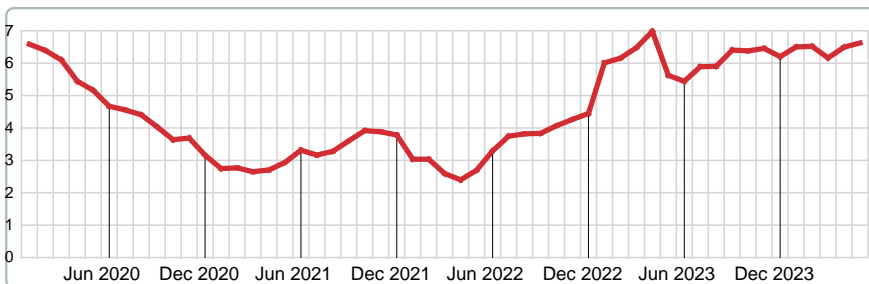
MSI FOR MAY



INDICATORS FOR MAY 2024

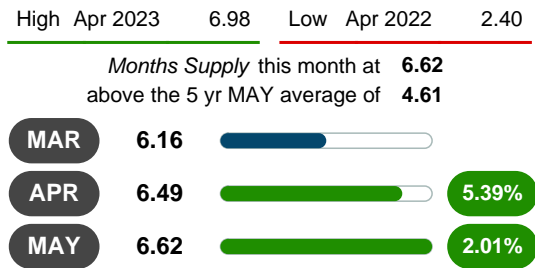


5 YEAR MARKET ACTIVITY TRENDS



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		100%	6.62	209	87	48	12

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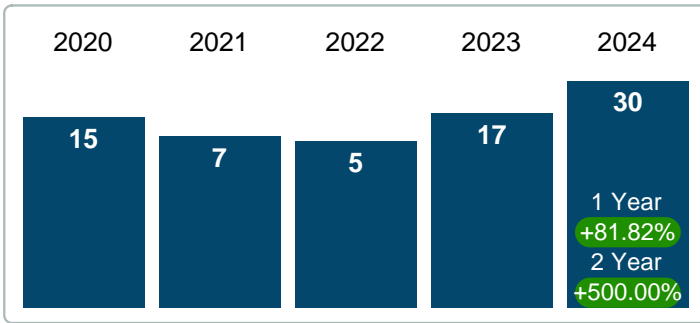
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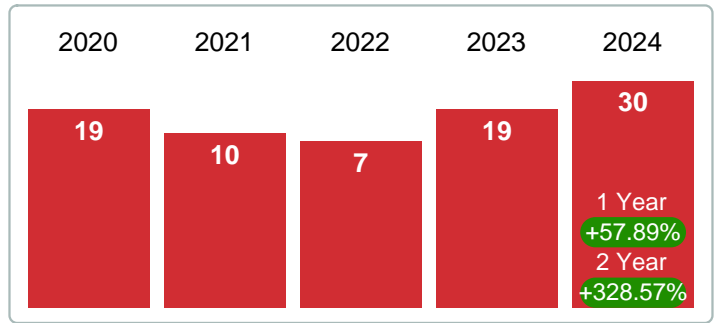
MEDIAN DAYS ON MARKET TO SALE

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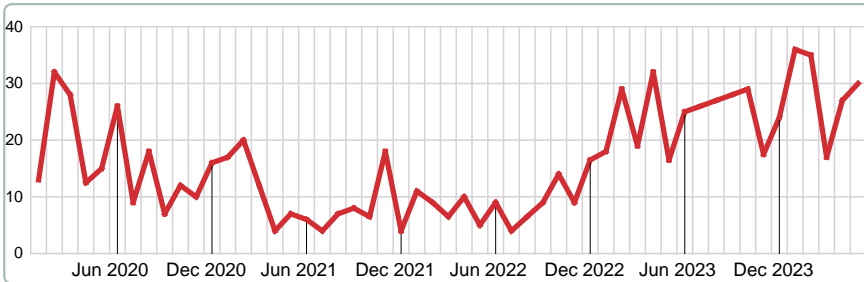
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

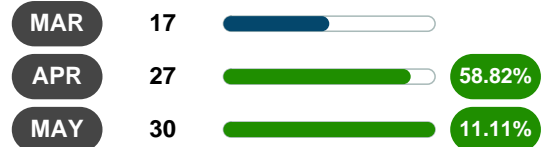


3 MONTHS

5 year MAY AVG = 15

High Jan 2024 36 Low Jul 2022 4

Median Days on Market to Sale this month at 30 above the 5 yr MAY average of 15



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
\$50,000 and less	6	9.09%	50	52	48	39	0
\$50,001 - \$125,000	8	12.12%	18	49	2	0	28
\$125,001 - \$175,000	11	16.67%	29	29	29	0	0
\$175,001 - \$250,000	12	18.18%	17	23	56	6	0
\$250,001 - \$325,000	14	21.21%	37	166	17	60	122
\$325,001 - \$400,000	7	10.61%	95	0	25	99	0
\$400,001 and up	8	12.12%	18	15	99	16	232
Median Closed DOM			30	39	25	20	122
Total Closed Units		100%	30.0	19	33	11	3
Total Closed Volume			16,577,224	4.70M	7.63M	3.19M	1.06M

May 2024

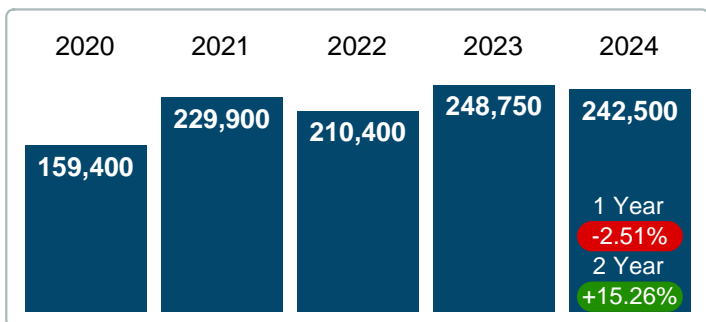
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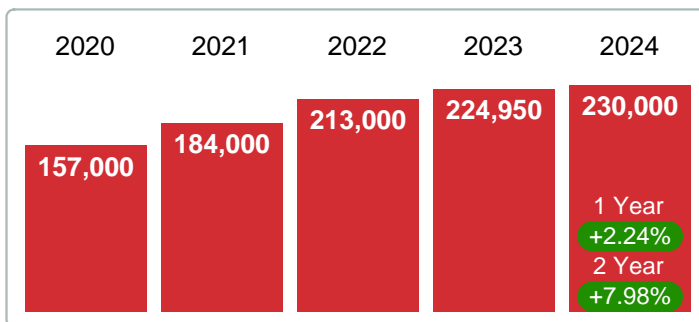
MEDIAN LIST PRICE AT CLOSING

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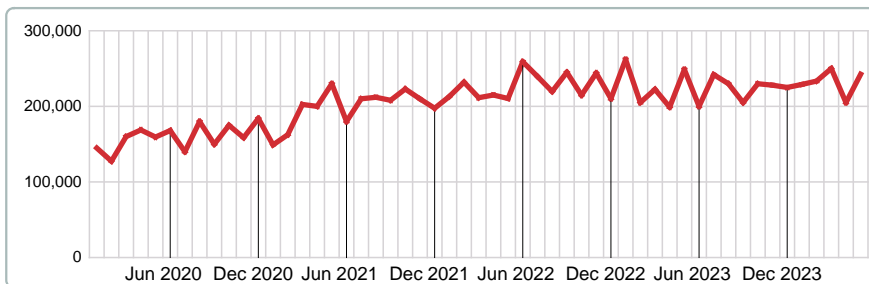
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

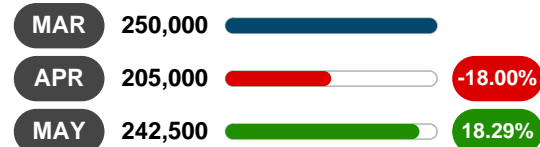


3 MONTHS

5 year MAY AVG = 218,190

High Jan 2023 262,000 Low Feb 2020 127,500

Median List Price at Closing this month at **242,500**
above the 5 yr MAY average of **218,190**



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
\$50,000 and less	6	9.09%	8,900	25,000	1,800	1,687	0
\$50,001 - \$125,000	7	10.61%	109,500	92,000	124,000	0	125,000
\$125,001 - \$175,000	9	13.64%	160,000	155,000	167,900	0	0
\$175,001 - \$250,000	13	19.70%	229,500	189,900	219,700	245,000	0
\$250,001 - \$325,000	13	19.70%	285,000	292,500	270,000	277,450	0
\$325,001 - \$400,000	10	15.15%	349,250	375,000	349,500	349,000	340,000
\$400,001 and up	8	12.12%	627,450	850,000	417,350	574,750	679,900
Median List Price			242,500	169,000	237,500	299,900	340,000
Total Closed Units		100%	242,500	19	33	11	3
Total Closed Volume			17,401,972	5.21M	7.82M	3.23M	1.14M

May 2024



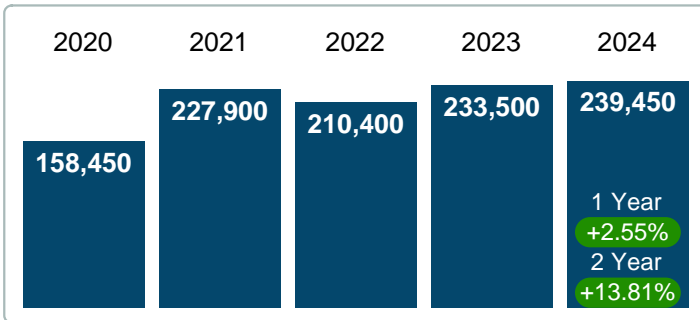
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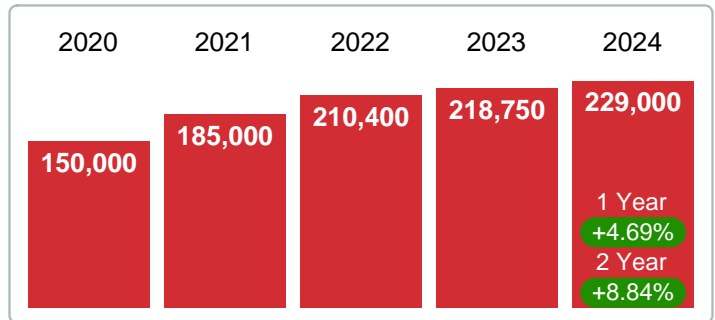
MEDIAN SOLD PRICE AT CLOSING

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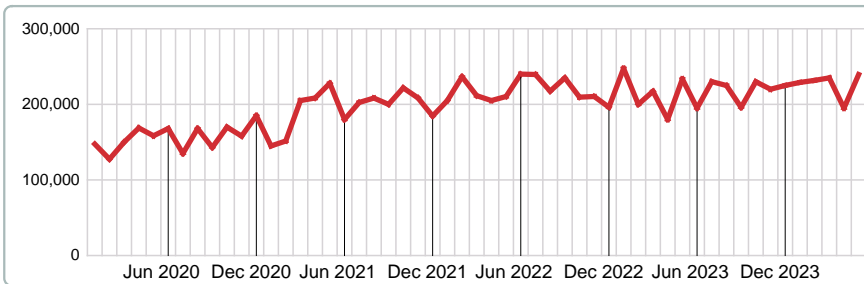
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 213,940

High Jan 2023 247,500 Low Feb 2020 127,500

Median Sold Price at Closing this month at **239,450**
above the 5 yr MAY average of **213,940**



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
\$50,000 and less	6	9.09%	7,850	23,000	1,700	1,663	0
\$50,001 - \$125,000	8	12.12%	93,500	93,500	120,000	0	65,000
\$125,001 - \$175,000	11	16.67%	165,000	156,000	165,750	0	0
\$175,001 - \$250,000	12	18.18%	231,250	225,000	225,000	245,000	0
\$250,001 - \$325,000	14	21.21%	283,500	292,000	279,000	278,450	315,000
\$325,001 - \$400,000	7	10.61%	340,000	0	337,500	349,000	0
\$400,001 and up	8	12.12%	612,500	850,000	417,350	554,500	675,000
Median Sold Price			239,450	160,000	237,500	299,900	315,000
Total Closed Units		100%	239,450	19	33	11	3
Total Closed Volume			16,577,224	4.70M	7.63M	3.19M	1.06M

May 2024



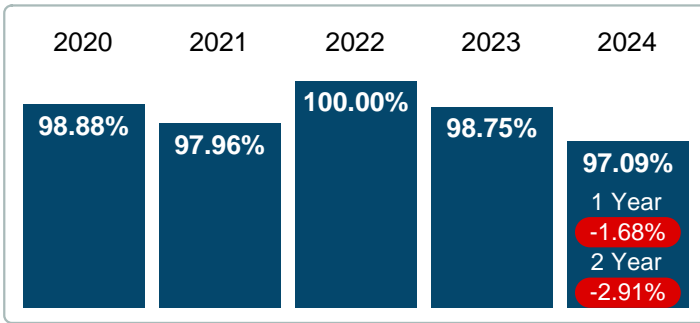
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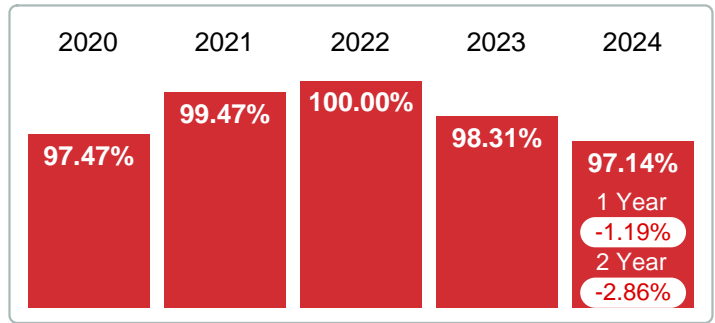
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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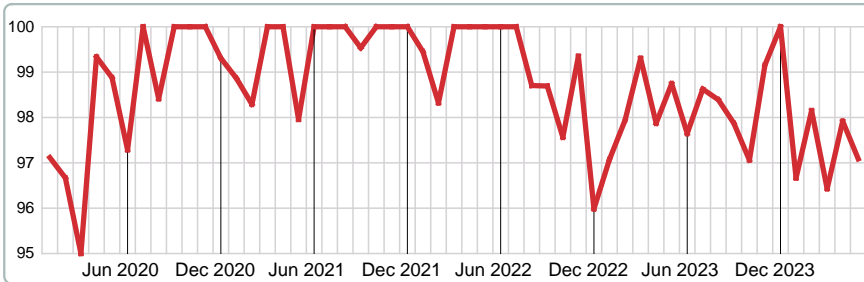
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

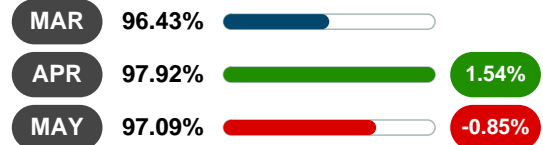


3 MONTHS

5 year MAY AVG = 98.53%

High Dec 2023 100.00% Low Mar 2020 95.00%

Median Sold/List Ratio this month at **97.09%**
below the 5 yr MAY average of **98.53%**



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
\$50,000 and less	6	9.09%	93.22%	92.00%	94.44%	98.56%	0.00%
\$50,001 - \$125,000	8	12.12%	88.95%	86.21%	96.00%	0.00%	52.00%
\$125,001 - \$175,000	11	16.67%	97.06%	94.67%	97.38%	0.00%	0.00%
\$175,001 - \$250,000	12	18.18%	97.93%	93.73%	98.04%	99.02%	0.00%
\$250,001 - \$325,000	14	21.21%	96.91%	88.33%	99.04%	101.40%	92.65%
\$325,001 - \$400,000	7	10.61%	100.00%	0.00%	93.88%	100.00%	0.00%
\$400,001 and up	8	12.12%	99.60%	95.65%	100.00%	95.52%	99.28%
Median Sold/List Ratio		97.09%		92.00%	97.83%	100.00%	92.65%
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



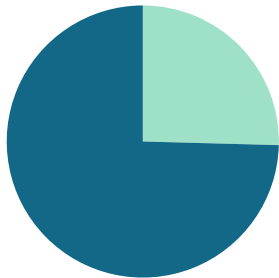
Area Delimited by County Of Bryan



MARKET SUMMARY

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

INVENTORY

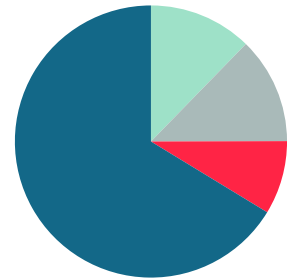


Inventory
 New Listings
119 = 25.43%
 Start Inventory
349
 Total Inventory Units
468
 Volume
\$179,075,484

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%
Median List Price	248,750	242,500	-2.51%	224,950	230,000	2.24%
Median Sale Price	233,500	239,450	2.55%	218,750	229,000	4.69%
Median Percent of Selling Price to List Price	98.75%	97.09%	-1.68%	98.31%	97.14%	-1.19%
Median Days on Market to Sale	16.50	30.00	81.82%	19.00	30.00	57.89%
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

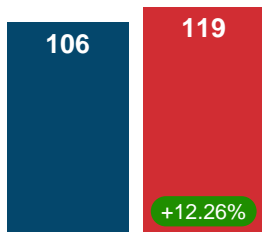
Inventory on May 31, 2024 = **356**

2023 **2024**

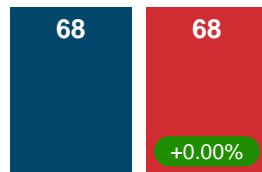
MAY MARKET

MEDIAN PRICES

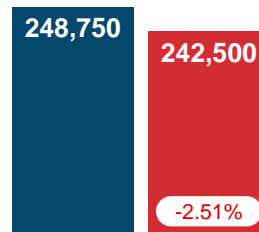
New Listings



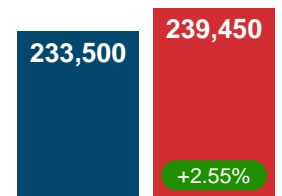
Pending Listings



List Price



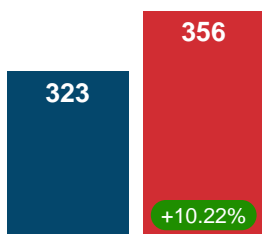
Sale Price



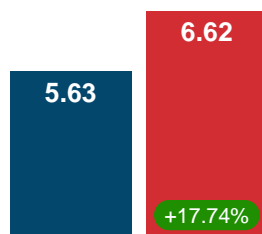
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

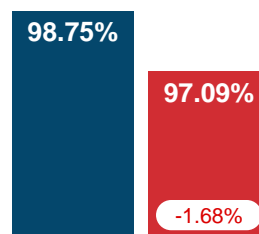
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

