

# June 2024



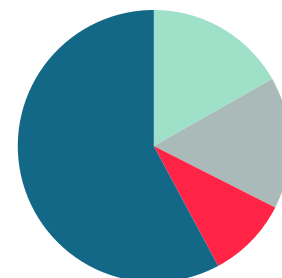
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	47	45	-4.26%
Pending Listings	53	42	-20.75%
New Listings	81	61	-24.69%
Average List Price	255,861	305,998	19.60%
Average Sale Price	251,444	298,878	18.86%
Average Percent of Selling Price to List Price	98.17%	97.88%	-0.29%
Average Days on Market to Sale	40.53	34.33	-15.29%
End of Month Inventory	175	155	-11.43%
Months Supply of Inventory	3.99	3.83	-4.14%



■ Closed (16.79%)  
■ Pending (15.67%)  
■ Other OffMarket (9.70%)  
■ Active (57.84%)

**Absorption:** Last 12 months, an Average of **41** Sales/Month  
**Active Inventory** as of June 30, 2024 = **155**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2024 decreased **11.43%** to 155 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 **3.83** 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 **18.86%** in June 2024 to \$298,878 versus the previous year at \$251,444.

#### Average Days on Market Shortens

The average number of **34.33** days that homes spent on the market before selling decreased by 6.20 days or **15.29%** in June 2024 compared to last year's same month at **40.53** DOM.

#### Sales Success for June 2024 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 61 New Listings in June 2024, down **24.69%** from last year at 81. Furthermore, there were 45 Closed Listings this month versus last year at 47, a **-4.26%** decrease.

Closed versus Listed trends yielded a **73.8%** ratio, up from previous year's, June 2023, at **58.0%**, a **27.14%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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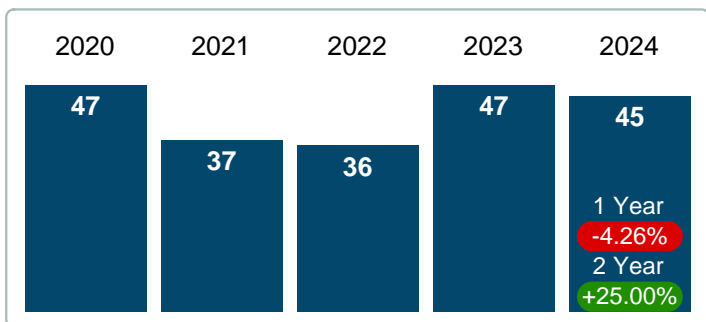
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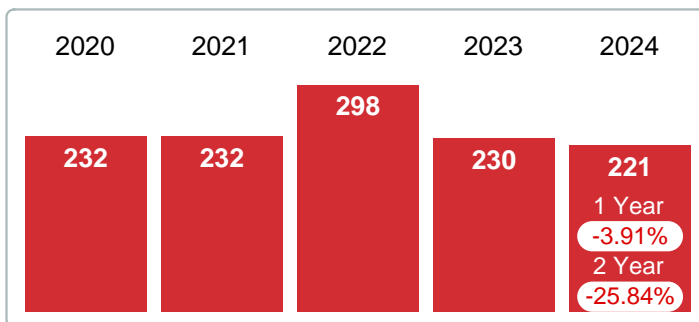
## CLOSED LISTINGS

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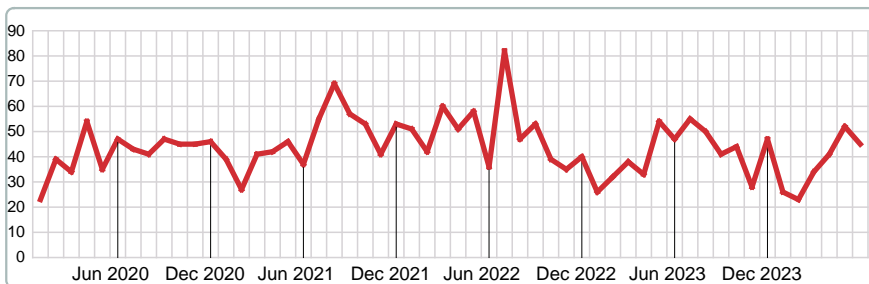
### JUNE



### YEAR TO DATE (YTD)

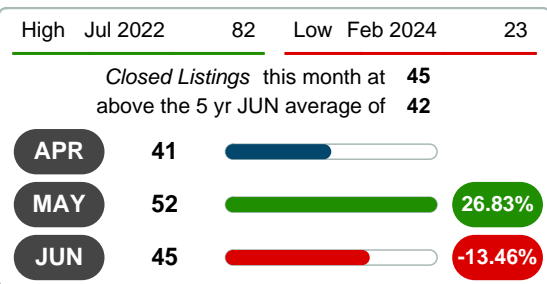


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 42



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	3	6.67%	77.0	3	0	0	0
\$150,001 - \$200,000	7	15.56%	37.4	3	4	0	0
\$200,001 - \$225,000	6	13.33%	16.8	0	6	0	0
\$225,001 - \$250,000	8	17.78%	37.3	1	7	0	0
\$250,001 - \$350,000	11	24.44%	31.1	1	8	1	1
\$350,001 - \$550,000	5	11.11%	30.4	0	1	3	1
\$550,001 and up	5	11.11%	31.8	0	1	3	1
<b>Total Closed Units</b>	<b>45</b>			<b>8</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>13,449,505</b>	<b>100%</b>	<b>34.3</b>	<b>1.38M</b>	<b>6.95M</b>	<b>3.26M</b>	<b>1.86M</b>
<b>Average Closed Price</b>	<b>\$298,878</b>			<b>\$173,025</b>	<b>\$257,259</b>	<b>\$466,329</b>	<b>\$618,333</b>

# June 2024



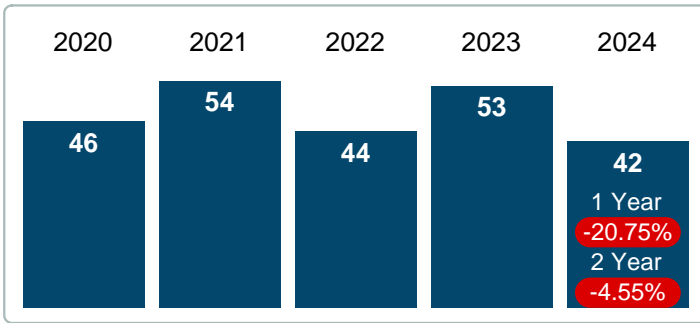
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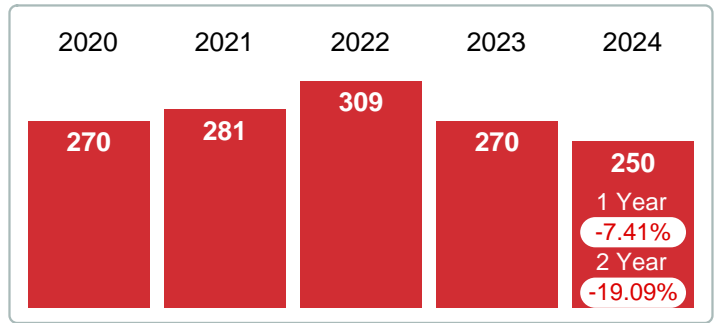
## PENDING LISTINGS

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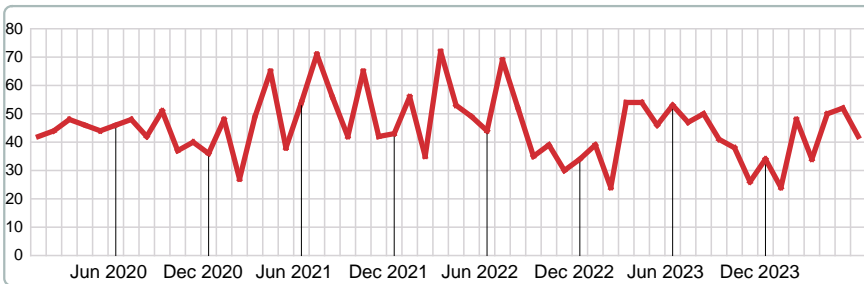
### JUNE



### YEAR TO DATE (YTD)

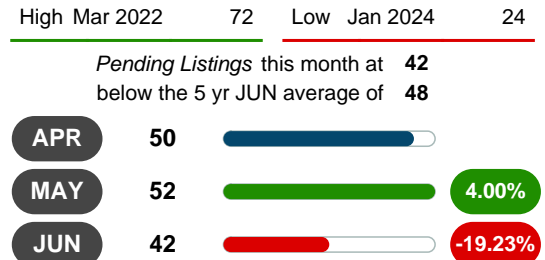


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 48



### 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	3	7.14%	90.3	1	1	1	0
\$125,001 - \$150,000	4	9.52%	98.3	0	4	0	0
\$150,001 - \$225,000	8	19.05%	28.8	1	6	1	0
\$225,001 - \$275,000	7	16.67%	61.0	0	6	1	0
\$275,001 - \$350,000	9	21.43%	68.6	1	3	5	0
\$350,001 - \$375,000	3	7.14%	99.3	0	3	0	0
\$375,001 and up	8	19.05%	52.1	1	2	4	1
<b>Total Pending Units</b>	<b>42</b>			<b>4</b>	<b>25</b>	<b>12</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>12,480,729</b>	<b>100%</b>	<b>15.3</b>	<b>983.80K</b>	<b>6.14M</b>	<b>4.84M</b>	<b>509.90K</b>
<b>Average Listing Price</b>	<b>\$343,508</b>			<b>\$245,950</b>	<b>\$245,701</b>	<b>\$403,708</b>	<b>\$509,900</b>

# June 2024



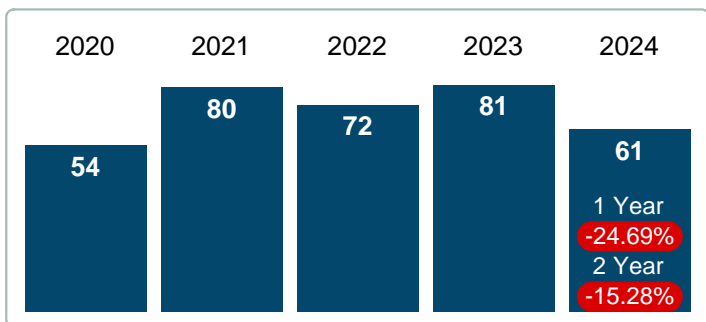
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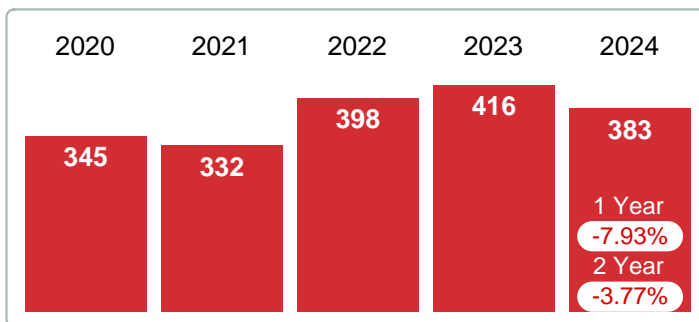
## NEW LISTINGS

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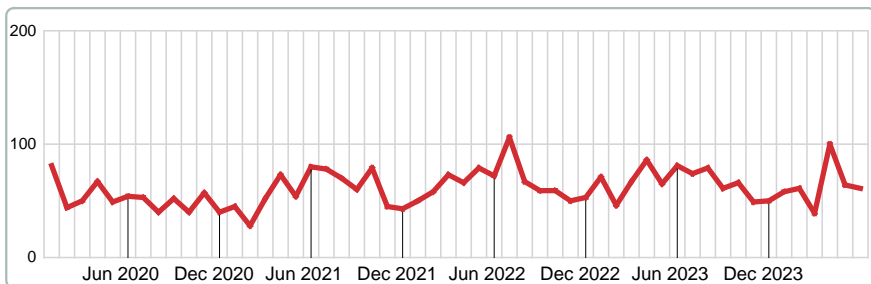
### JUNE



### YEAR TO DATE (YTD)

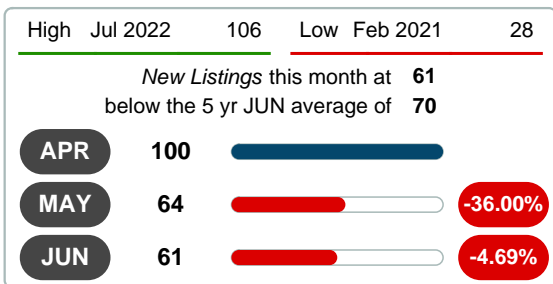


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 70



### 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	5	8.20%	2	3	0	0
\$150,001 - \$200,000	8	13.11%	3	4	1	0
\$200,001 - \$225,000	7	11.48%	1	5	1	0
\$225,001 - \$350,000	18	29.51%	0	14	4	0
\$350,001 - \$450,000	10	16.39%	1	4	4	1
\$450,001 - \$525,000	6	9.84%	0	3	2	1
\$525,001 and up	7	11.48%	0	4	2	1
<b>Total New Listed Units</b>	<b>61</b>		<b>7</b>	<b>37</b>	<b>14</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>23,887,550</b>	<b>100%</b>	<b>1.39M</b>	<b>15.00M</b>	<b>5.90M</b>	<b>1.60M</b>
<b>Average New Listed Listing Price</b>	<b>\$370,383</b>		<b>\$198,514</b>	<b>\$405,339</b>	<b>\$421,536</b>	<b>\$532,967</b>

# June 2024



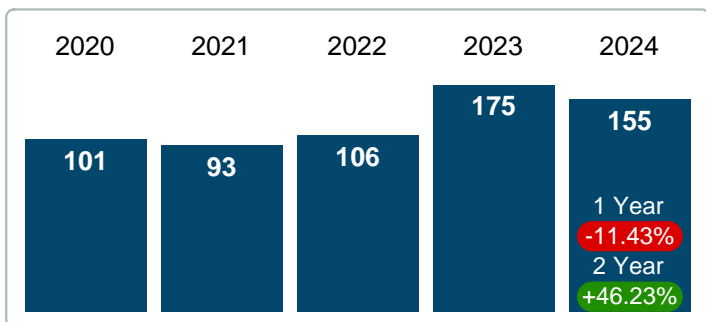
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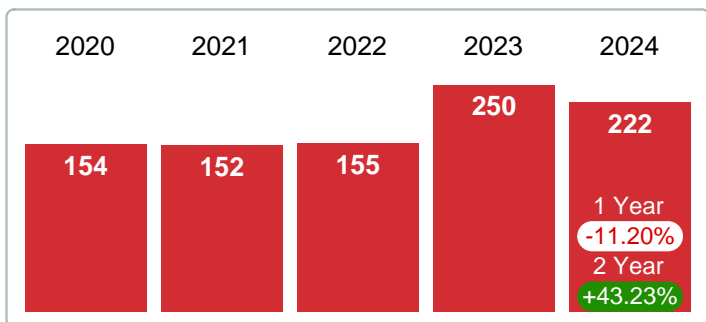
## ACTIVE INVENTORY

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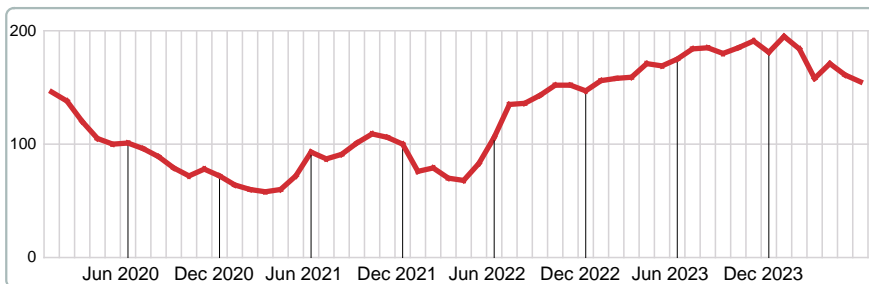
### END OF JUNE



### ACTIVE DURING JUNE

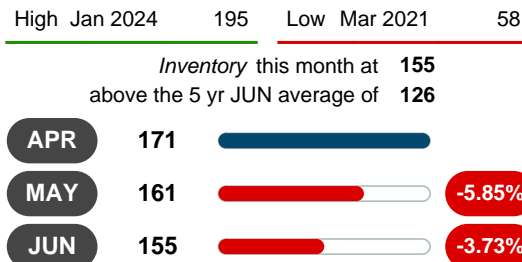


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 126



### 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	8	5.16%	76.5	4	3	1	0
\$125,001 - \$200,000	24	15.48%	54.3	5	15	4	0
\$200,001 - \$250,000	27	17.42%	49.7	1	18	7	1
\$250,001 - \$350,000	31	20.00%	74.8	1	21	7	2
\$350,001 - \$475,000	31	20.00%	70.2	1	16	10	4
\$475,001 - \$750,000	19	12.26%	104.3	1	9	5	4
\$750,001 and up	15	9.68%	116.1	2	3	7	3
<b>Total Active Inventory by Units</b>	<b>155</b>			<b>15</b>	<b>85</b>	<b>41</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>70,236,488</b>	<b>100%</b>	<b>74.0</b>	<b>5.65M</b>	<b>31.66M</b>	<b>21.73M</b>	<b>11.20M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$453,139</b>			<b>\$376,807</b>	<b>\$372,486</b>	<b>\$529,924</b>	<b>\$799,729</b>

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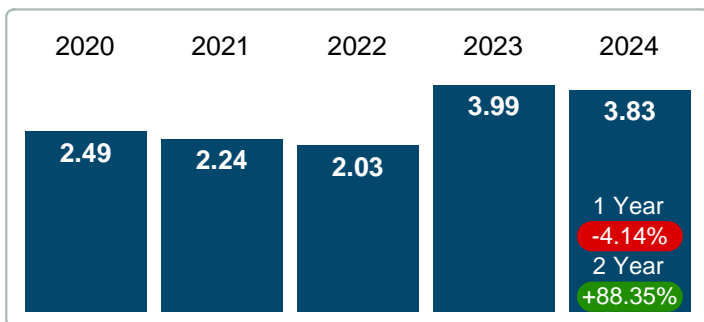
Area Delimited by County Of Bryan - Residential Property Type



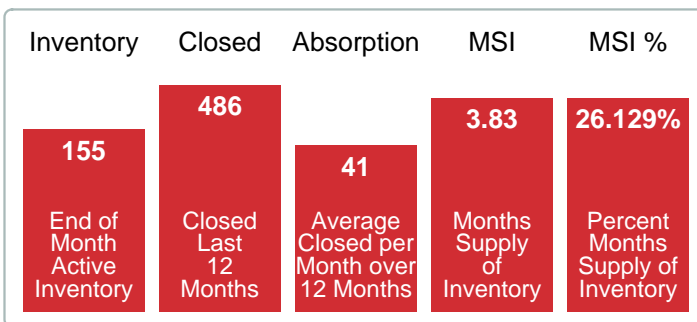
## MONTHS SUPPLY of INVENTORY (MSI)

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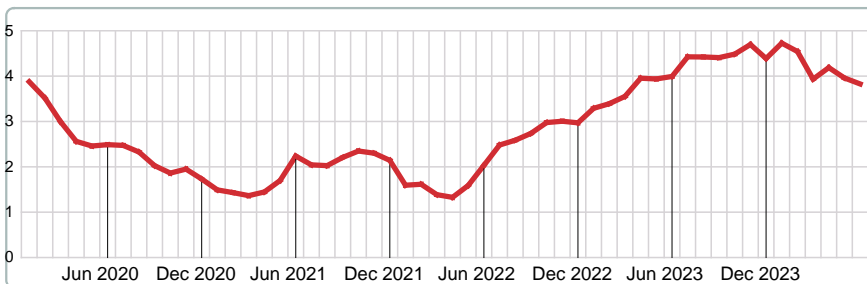
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 2.92

High Jan 2024 4.73 Low Apr 2022 1.33

Months Supply this month at **3.83**  
above the 5 yr JUN average of **2.92**



### 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	8	5.16%	1.78	2.40	1.38	2.40	0.00
\$125,001 - \$200,000	24	15.48%	2.62	2.22	2.37	8.00	0.00
\$200,001 - \$250,000	27	17.42%	3.56	3.00	2.77	9.33	0.00
\$250,001 - \$350,000	31	20.00%	2.74	2.40	3.07	1.91	4.80
\$350,001 - \$475,000	31	20.00%	8.09	0.00	7.68	6.00	48.00
\$475,001 - \$750,000	19	12.26%	7.13	6.00	18.00	3.75	6.00
\$750,001 and up	15	9.68%	10.59	12.00	9.00	12.00	9.00
Market Supply of Inventory (MSI)			3.83	3.00	3.43	4.60	7.64
Total Active Inventory by Units		100%	3.83	15	85	41	14

# June 2024



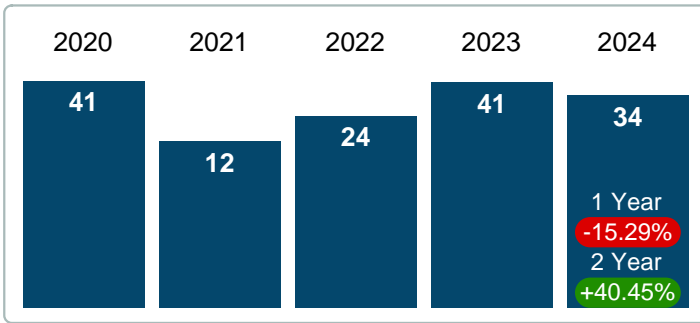
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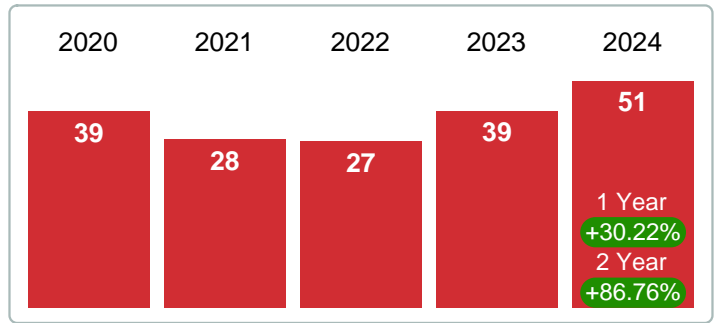
## AVERAGE DAYS ON MARKET TO SALE

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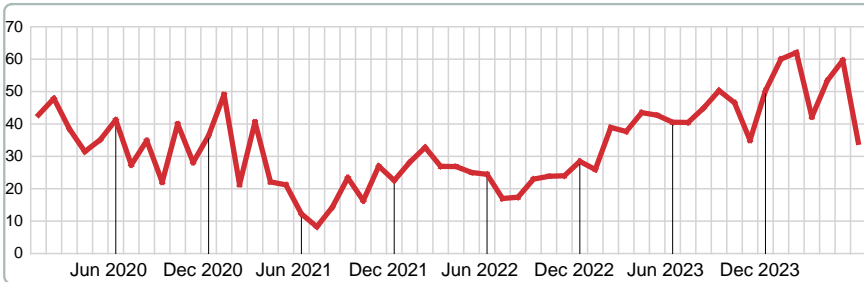
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

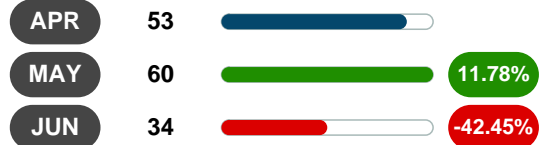


### 3 MONTHS

5 year JUN AVG = 31

High Feb 2024 62 Low Jul 2021 8

Average Days on Market to Sale this month at 34 above the 5 yr JUN average of 31



### 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
\$150,000 and less	6.67%	77	77	0	0	0
\$150,001 - \$200,000	15.56%	37	16	54	0	0
\$200,001 - \$225,000	13.33%	17	0	17	0	0
\$225,001 - \$250,000	17.78%	37	11	41	0	0
\$250,001 - \$350,000	24.44%	31	27	30	68	10
\$350,001 - \$550,000	11.11%	30	0	56	32	1
\$550,001 and up	11.11%	32	0	4	36	48
<b>Average Closed DOM</b>		<b>34</b>	<b>40</b>	<b>33</b>	<b>39</b>	<b>20</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>45</b>	<b>8</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>13,449,505</b>	<b>1.38M</b>	<b>6.95M</b>	<b>3.26M</b>	<b>1.86M</b>

# June 2024



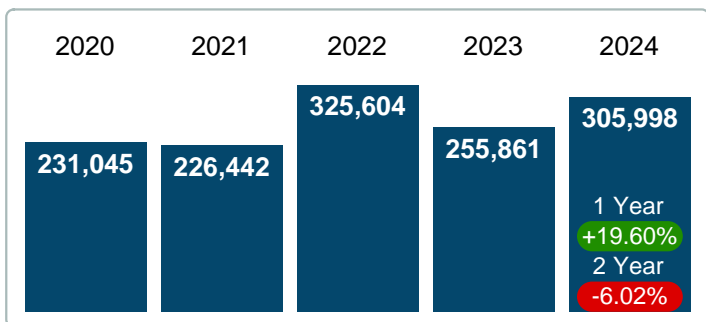
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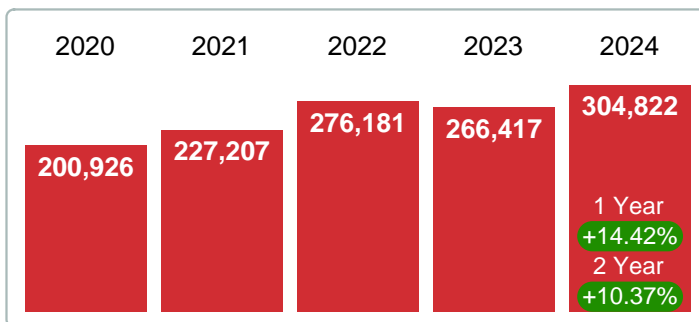
## AVERAGE LIST PRICE AT CLOSING

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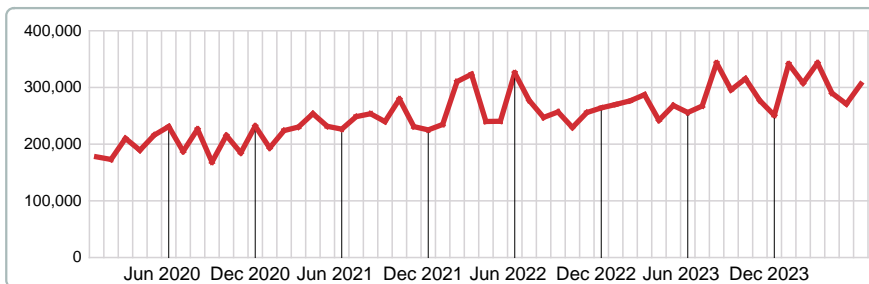
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 268,990

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

Average List Price at Closing this month at **305,998**  
above the 5 yr JUN average of **268,990**

- APR 290,090
- MAY 270,823 (-6.64%)
- JUN 305,998 (12.99%)

### 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
\$150,000 and less	6.67%	132,333	132,333	0	0	0
\$150,001 - \$200,000	15.56%	176,000	173,000	178,250	0	0
\$200,001 - \$225,000	13.33%	217,342	0	217,342	0	0
\$225,001 - \$250,000	15.56%	242,078	245,000	245,421	0	0
\$250,001 - \$350,000	26.67%	293,875	283,900	290,551	299,900	349,900
\$350,001 - \$550,000	11.11%	412,560	0	389,000	387,967	509,900
\$550,001 and up	11.11%	710,600	0	629,000	609,667	1,095,000
<b>Average List Price</b>		<b>305,998</b>	<b>180,613</b>	<b>262,126</b>	<b>470,400</b>	<b>651,600</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>305,998</b>	<b>8</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>13,769,904</b>	<b>1.44M</b>	<b>7.08M</b>	<b>3.29M</b>	<b>1.95M</b>



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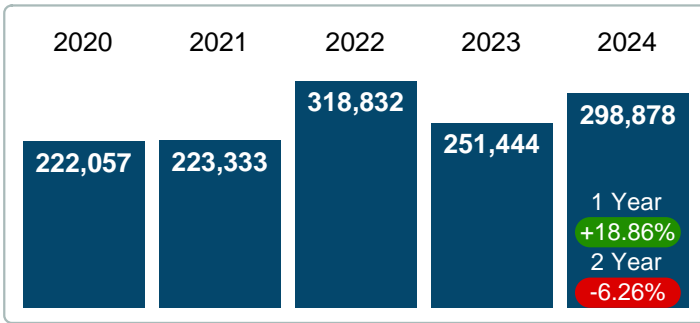
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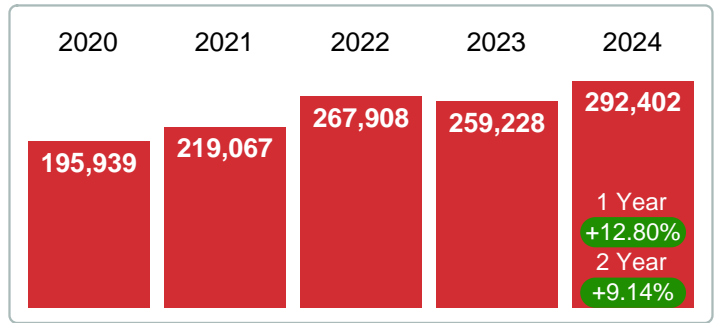
## AVERAGE SOLD PRICE AT CLOSING

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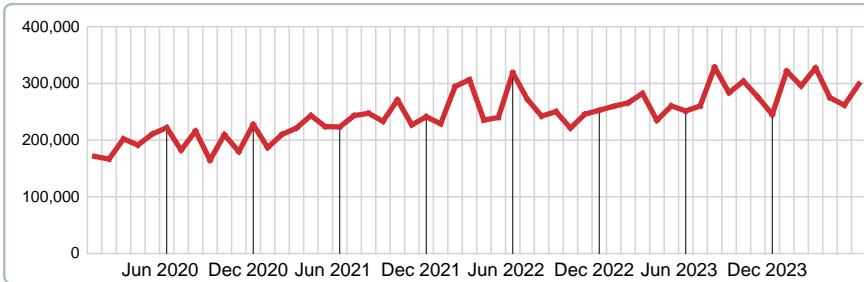
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

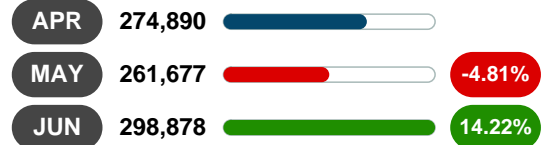


### 3 MONTHS

5 year JUN AVG = 262,909

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

Average Sold Price at Closing this month at **298,878** above the 5 yr JUN average of **262,909**



### 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
\$150,000 and less	6.67%	129,000	129,000	0	0	0
\$150,001 - \$200,000	15.56%	167,543	163,767	170,375	0	0
\$200,001 - \$225,000	13.33%	216,000	0	216,000	0	0
\$225,001 - \$250,000	17.78%	239,375	237,000	239,714	0	0
\$250,001 - \$350,000	24.44%	294,846	268,900	290,563	299,900	350,000
\$350,001 - \$550,000	11.11%	401,580	0	374,000	387,967	470,000
\$550,001 and up	11.11%	685,500	0	592,000	600,167	1,035,000
<b>Average Sold Price</b>		<b>298,878</b>	<b>173,025</b>	<b>257,259</b>	<b>466,329</b>	<b>618,333</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>298,878</b>	<b>8</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>13,449,505</b>	<b>1.38M</b>	<b>6.95M</b>	<b>3.26M</b>	<b>1.86M</b>

# June 2024



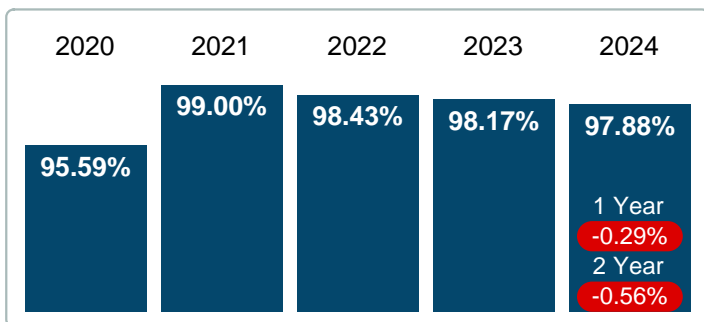
Area Delimited by County Of Bryan - Residential Property Type



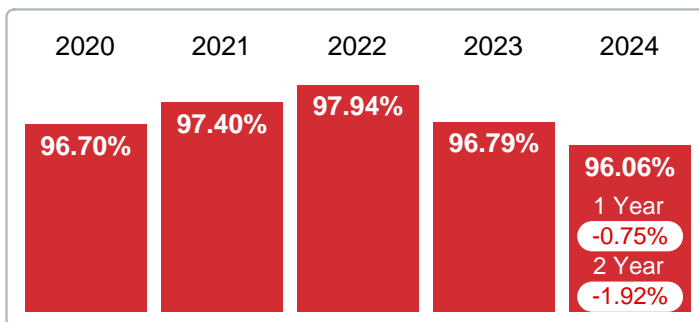
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

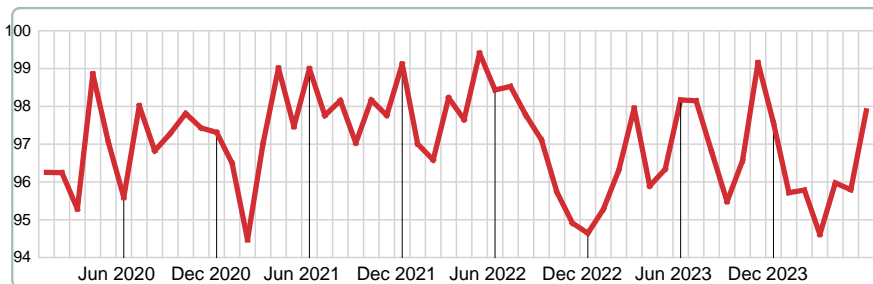
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

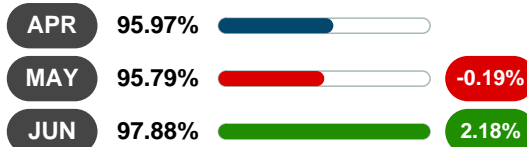


### 3 MONTHS

5 year JUN AVG = 97.81%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **97.88%** equal to 5 yr JUN average of **97.81%**



## 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	
\$150,000 and less	3	6.67%	97.39%	97.39%	0.00%	0.00%	0.00%	
\$150,001 - \$200,000	7	15.56%	95.40%	94.84%	95.82%	0.00%	0.00%	
\$200,001 - \$225,000	6	13.33%	99.40%	0.00%	99.40%	0.00%	0.00%	
\$225,001 - \$250,000	8	17.78%	97.62%	96.73%	97.75%	0.00%	0.00%	
\$250,001 - \$350,000	11	24.44%	99.54%	94.72%	100.02%	100.00%	100.03%	
\$350,001 - \$550,000	5	11.11%	97.66%	0.00%	96.14%	100.00%	92.17%	
\$550,001 and up	5	11.11%	96.82%	0.00%	94.12%	98.48%	94.52%	
Average Sold/List Ratio		97.90%		96.02%	98.31%	99.35%	95.57%	
Total Closed Units		45	100%	97.90%	8	27	7	3
Total Closed Volume		13,449,505			1.38M	6.95M	3.26M	1.86M

# June 2024



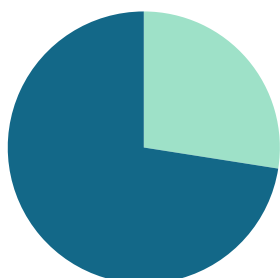
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

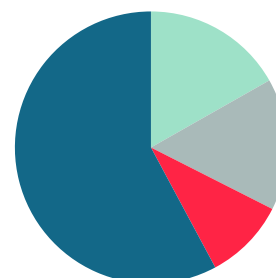


**Inventory**  
 New Listings  
**61 = 27.48%**  
 Start Inventory  
**161**  
 Total Inventory Units  
**222**  
 Volume  
**\$89,895,817**

### Market Activity

Closed Sales  
**45 = 16.79%**  
 Pending Sales  
**42 = 15.67%**  
 Other Off Market  
**26 = 9.70%**  
 Active Inventory  
**155 = 57.84%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	47	45	-4.26%	230	221	-3.91%
Pending Sales	53	42	-20.75%	270	250	-7.41%
New Listings	81	61	-24.69%	416	383	-7.93%
Average List Price	255,861	305,998	19.60%	266,417	304,822	14.42%
Average Sale Price	251,444	298,878	18.86%	259,228	292,402	12.80%
Average Percent of Selling Price to List Price	98.17%	97.88%	-0.29%	96.79%	96.06%	-0.75%
Average Days on Market to Sale	40.53	34.33	-15.29%	39.11	50.93	30.22%
Monthly Inventory	175	155	-11.43%	175	155	-11.43%
Months Supply of Inventory	3.99	3.83	-4.14%	3.99	3.83	-4.14%

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

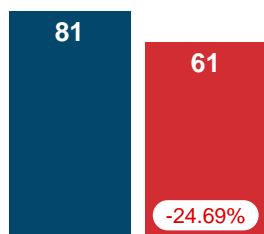
**Inventory** on June 30, 2024 = **155**

**2023** **2024**

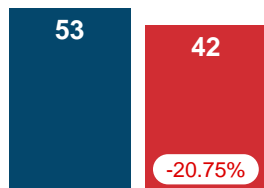
### JUNE MARKET

### AVERAGE PRICES

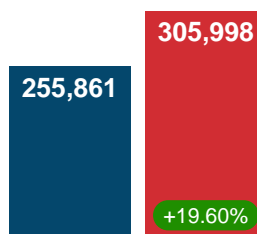
#### New Listings



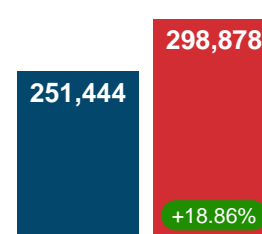
#### Pending Listings



#### List Price



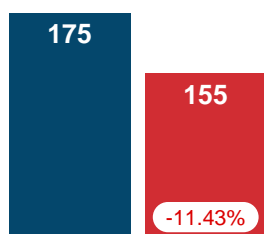
#### Sale Price



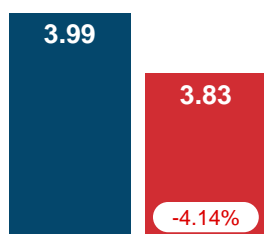
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

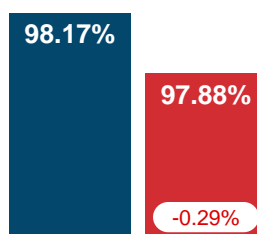
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

