

June 2024



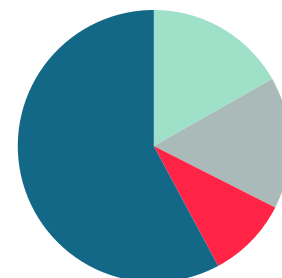
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	245,000	250,000	2.04%
Median Sale Price	243,000	248,000	2.06%
Median Percent of Selling Price to List Price	98.98%	98.44%	-0.54%
Median Days on Market to Sale	22.00	24.00	9.09%
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.

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 **2.06%** in June 2024 to \$248,000 versus the previous year at \$243,000.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 2.00 days or **9.09%** in June 2024 compared to last year's same month at **22.00** DOM.

Sales Success for June 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 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

June 2024



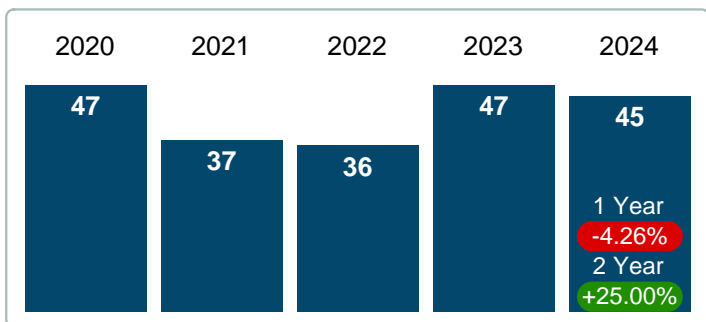
Area Delimited by County Of Bryan - Residential Property Type



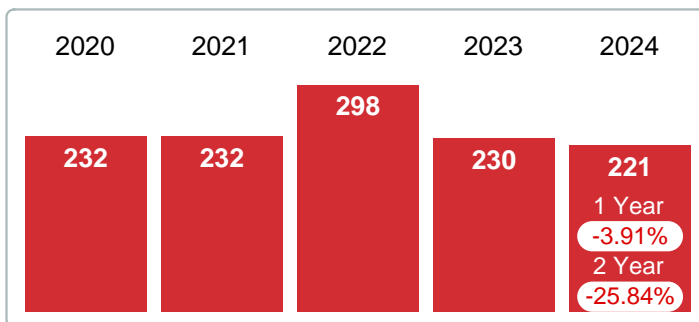
CLOSED LISTINGS

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

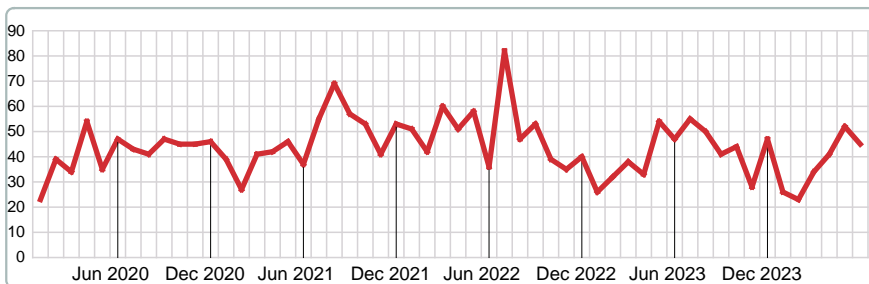
JUNE



YEAR TO DATE (YTD)

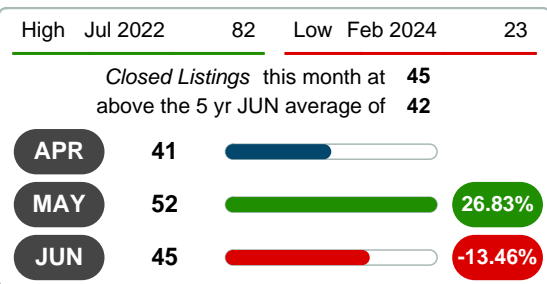


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	3	6.67%	10.0	3	0	0	0
\$150,001 - \$200,000	7	15.56%	24.0	3	4	0	0
\$200,001 - \$225,000	6	13.33%	11.0	0	6	0	0
\$225,001 - \$250,000	8	17.78%	34.0	1	7	0	0
\$250,001 - \$350,000	11	24.44%	28.0	1	8	1	1
\$350,001 - \$550,000	5	11.11%	18.0	0	1	3	1
\$550,001 and up	5	11.11%	48.0	0	1	3	1
Total Closed Units	45			8	27	7	3
Total Closed Volume	13,449,505	100%	24.0	1.38M	6.95M	3.26M	1.86M
Median Closed Price	\$248,000			\$155,650	\$243,750	\$395,000	\$470,000

June 2024



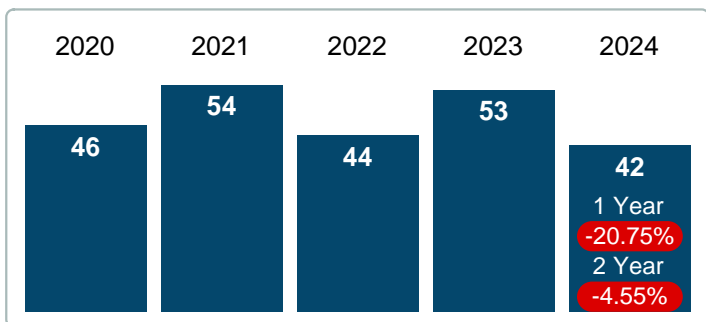
Area Delimited by County Of Bryan - Residential Property Type



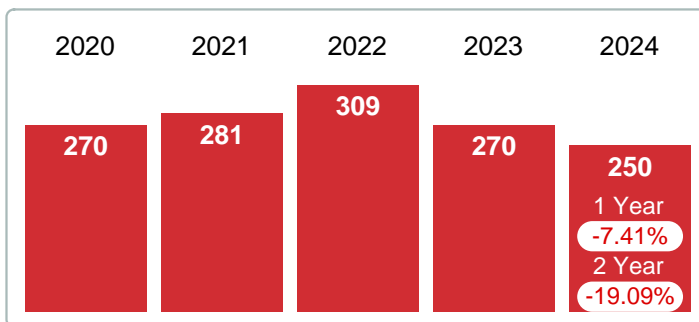
PENDING LISTINGS

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

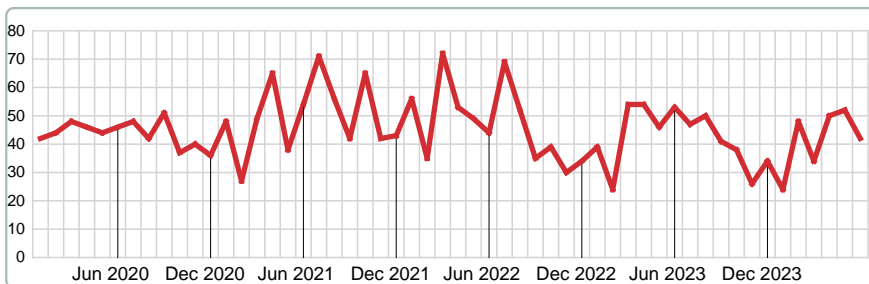
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 48

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at 42 below the 5 yr JUN average of 48



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	3	7.14%	65.0	1	1	1	0
\$125,001 - \$150,000	4	9.52%	52.5	0	4	0	0
\$150,001 - \$225,000	8	19.05%	8.0	1	6	1	0
\$225,001 - \$275,000	7	16.67%	38.0	0	6	1	0
\$275,001 - \$350,000	9	21.43%	64.0	1	3	5	0
\$350,001 - \$375,000	3	7.14%	75.0	0	3	0	0
\$375,001 and up	8	19.05%	43.0	1	2	4	1
Total Pending Units	42			4	25	12	1
Total Pending Volume	12,480,729	100%	53.0	983.80K	6.14M	4.84M	509.90K
Median Listing Price	\$265,700			\$254,950	\$249,500	\$294,500	\$509,900

June 2024



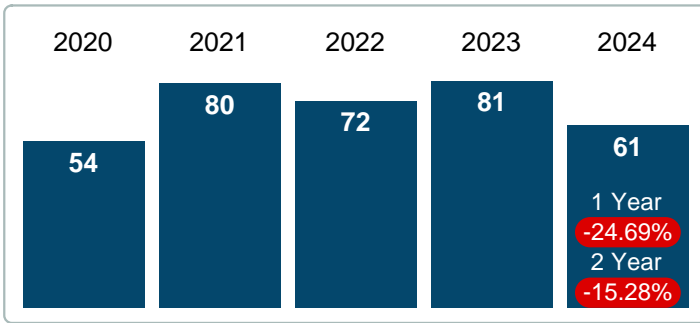
Area Delimited by County Of Bryan - Residential Property Type



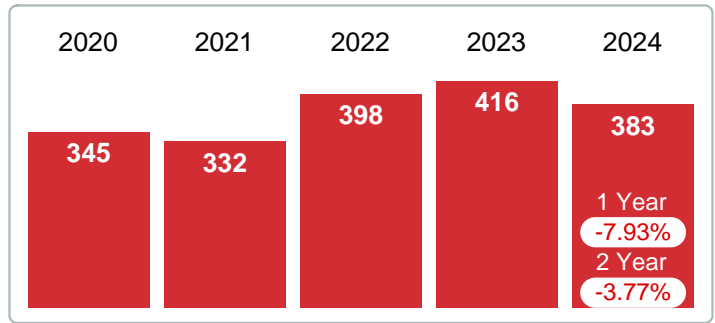
NEW LISTINGS

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

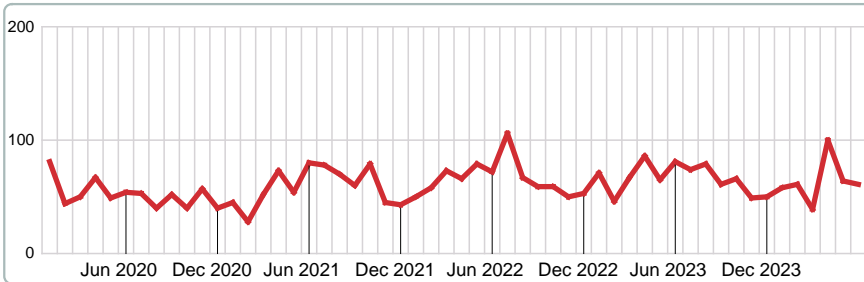
JUNE



YEAR TO DATE (YTD)

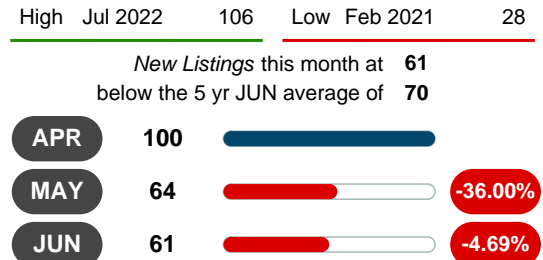


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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
Total New Listed Units	61		7	37	14	3
Total New Listed Volume	23,887,550	100%	1.39M	15.00M	5.90M	1.60M
Median New Listed Listing Price	\$259,000		\$159,900	\$259,000	\$386,500	\$509,900

June 2024



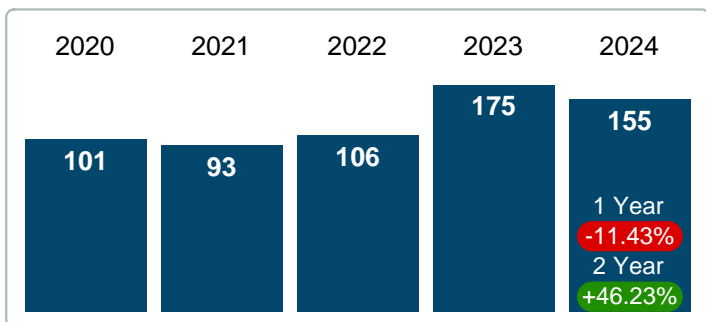
Area Delimited by County Of Bryan - Residential Property Type



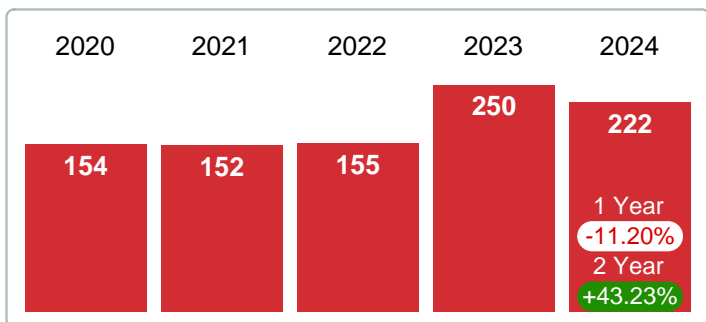
ACTIVE INVENTORY

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

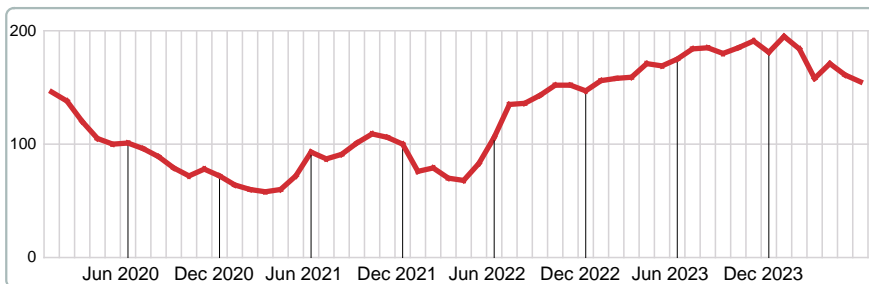
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 126

High Jan 2024 195 Low Mar 2021 58

Inventory this month at 155
above the 5 yr JUN average of 126



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	8	5.16%	60.0	4	3	1	0
\$125,001 - \$200,000	24	15.48%	56.5	5	15	4	0
\$200,001 - \$250,000	27	17.42%	29.0	1	18	7	1
\$250,001 - \$350,000	31	20.00%	65.0	1	21	7	2
\$350,001 - \$475,000	31	20.00%	63.0	1	16	10	4
\$475,001 - \$750,000	19	12.26%	55.0	1	9	5	4
\$750,001 and up	15	9.68%	86.0	2	3	7	3
Total Active Inventory by Units	155			15	85	41	14
Total Active Inventory by Volume	70,236,488	100%	61.0	5.65M	31.66M	21.73M	11.20M
Median Active Inventory Listing Price	\$307,500			\$169,900	\$287,000	\$369,900	\$500,200

June 2024



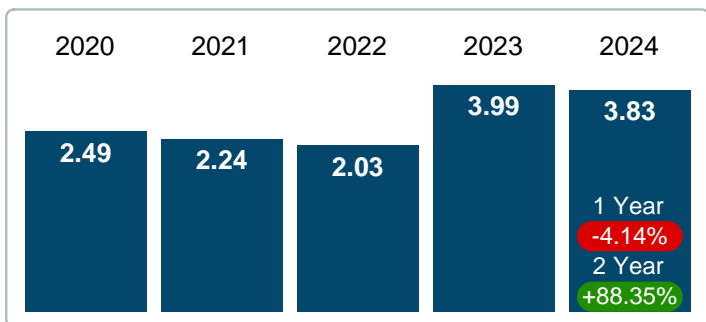
Area Delimited by County Of Bryan - Residential Property Type



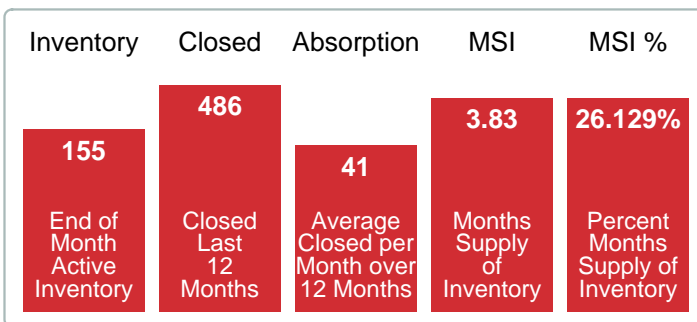
MONTHS SUPPLY of INVENTORY (MSI)

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

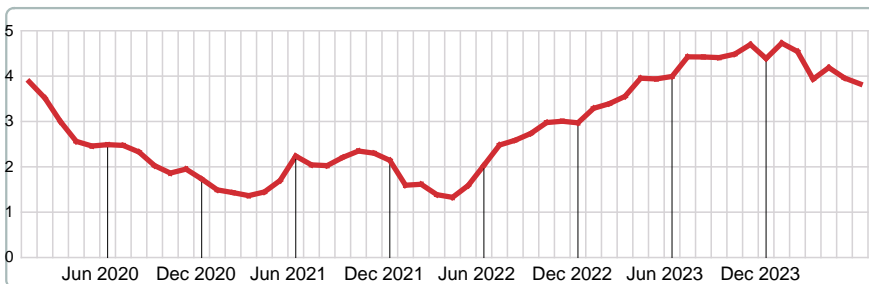
MSI FOR JUNE



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



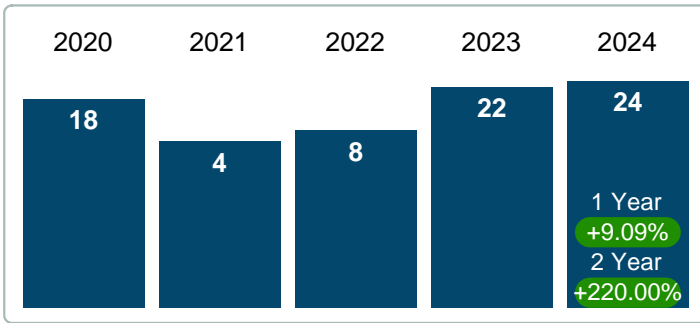
Area Delimited by County Of Bryan - Residential Property Type



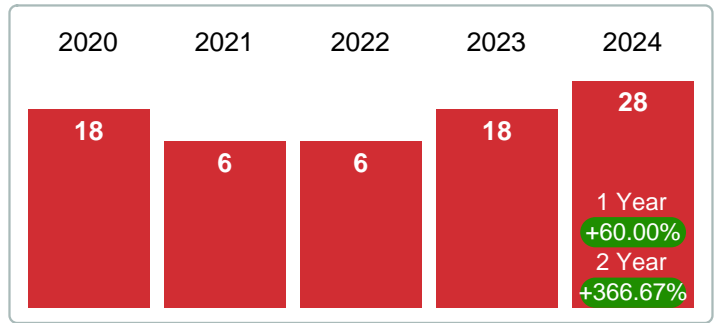
MEDIAN DAYS ON MARKET TO SALE

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

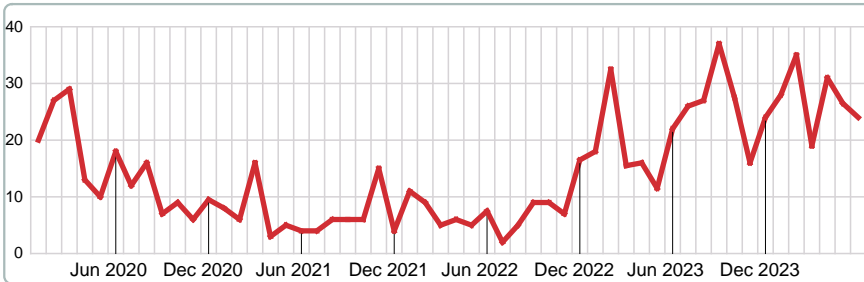
JUNE



YEAR TO DATE (YTD)

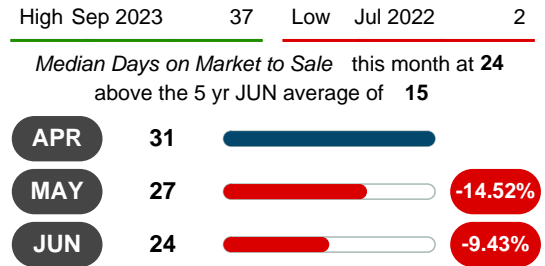


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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
\$150,000 and less	3	6.67%	10	10	0	0	0
\$150,001 - \$200,000	7	15.56%	24	10	29	0	0
\$200,001 - \$225,000	6	13.33%	11	0	11	0	0
\$225,001 - \$250,000	8	17.78%	34	11	39	0	0
\$250,001 - \$350,000	11	24.44%	28	27	35	68	10
\$350,001 - \$550,000	5	11.11%	18	0	56	18	1
\$550,001 and up	5	11.11%	48	0	4	48	48
Median Closed DOM			24	11	28	48	10
Total Closed Units		100%	24.0	8	27	7	3
Total Closed Volume			13,449,505	1.38M	6.95M	3.26M	1.86M

June 2024



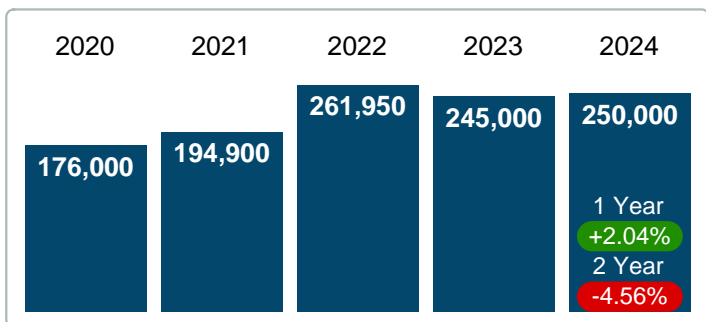
Area Delimited by County Of Bryan - Residential Property Type



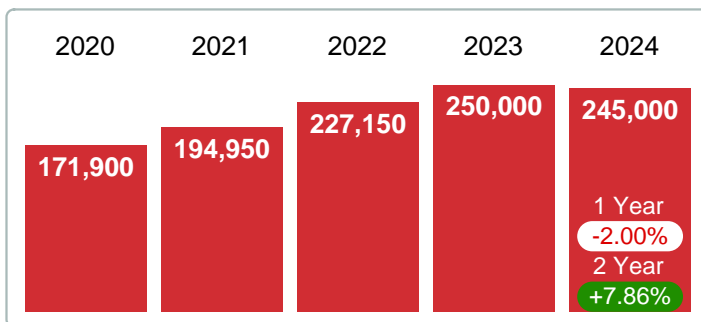
MEDIAN LIST PRICE AT CLOSING

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

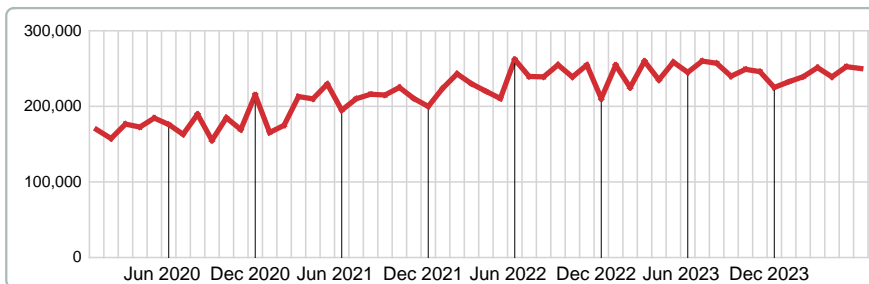
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 225,570

High Jun 2022 261,950 Low Sep 2020 155,000

Median List Price at Closing this month at **250,000**
above the 5 yr JUN average of **225,570**

- APR: 239,000
- MAY: 252,500 (+5.65%)
- JUN: 250,000 (-0.99%)

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
\$150,000 and less	6.67%	130,000	130,000	0	0	0
\$150,001 - \$200,000	15.56%	169,500	165,000	177,050	0	0
\$200,001 - \$225,000	13.33%	216,125	0	216,125	0	0
\$225,001 - \$250,000	15.56%	244,750	245,000	242,775	0	0
\$250,001 - \$350,000	26.67%	286,950	283,900	270,000	299,900	349,900
\$350,001 - \$550,000	11.11%	389,000	0	389,000	389,000	509,900
\$550,001 and up	11.11%	629,000	0	629,000	579,000	1,095,000
Median List Price		250,000	162,000	244,750	395,000	509,900
Total Closed Units	100%	250,000	8	27	7	3
Total Closed Volume		13,769,904	1.44M	7.08M	3.29M	1.95M

June 2024



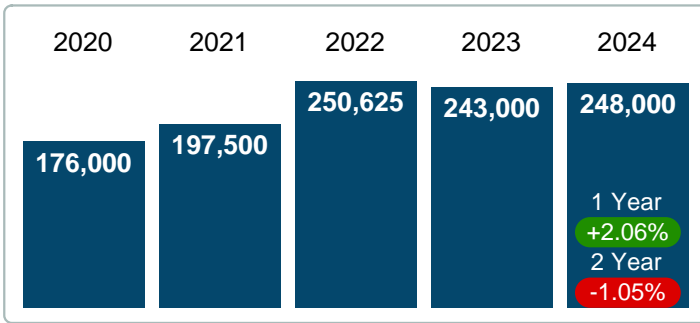
Area Delimited by County Of Bryan - Residential Property Type



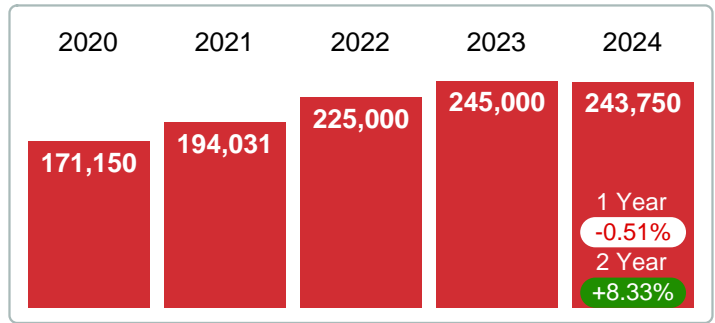
MEDIAN SOLD PRICE AT CLOSING

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

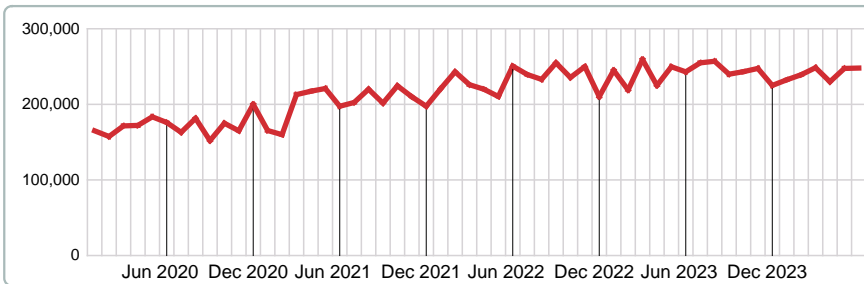
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

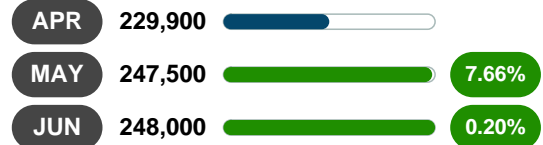


3 MONTHS

5 year JUN AVG = 223,025

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

Median Sold Price at Closing this month at **248,000** above the 5 yr JUN average of **223,025**



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
\$150,000 and less	6.67%	135,000	135,000	0	0	0
\$150,001 - \$200,000	15.56%	169,500	156,300	173,250	0	0
\$200,001 - \$225,000	13.33%	214,750	0	214,750	0	0
\$225,001 - \$250,000	17.78%	240,375	237,000	243,750	0	0
\$250,001 - \$350,000	24.44%	290,000	268,900	279,400	299,900	350,000
\$350,001 - \$550,000	11.11%	389,000	0	374,000	389,000	470,000
\$550,001 and up	11.11%	592,000	0	592,000	580,500	1,035,000
Median Sold Price		248,000	155,650	243,750	395,000	470,000
Total Closed Units	100%	248,000	8	27	7	3
Total Closed Volume		13,449,505	1.38M	6.95M	3.26M	1.86M

June 2024



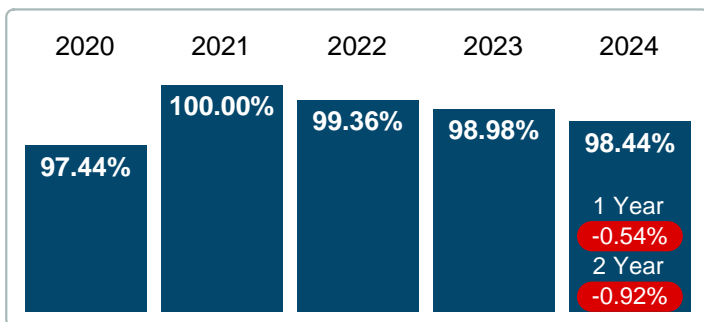
Area Delimited by County Of Bryan - Residential Property Type



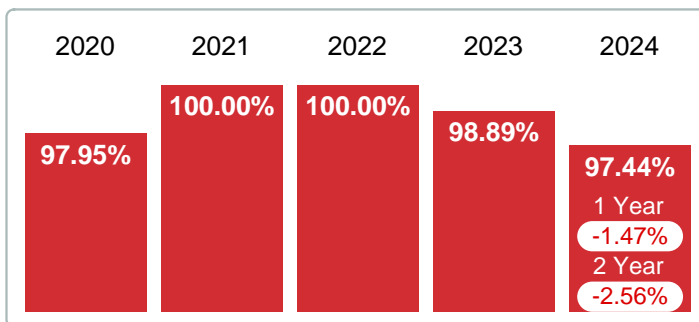
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

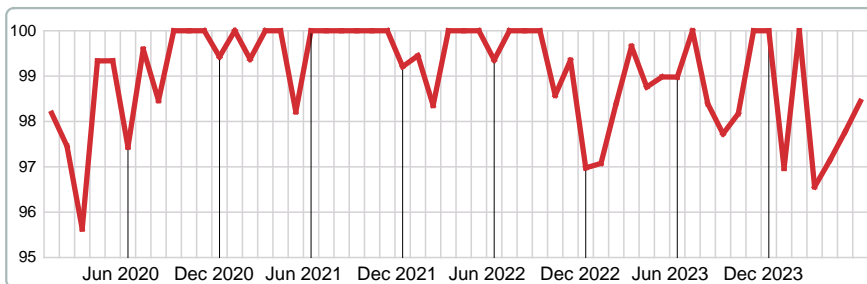
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

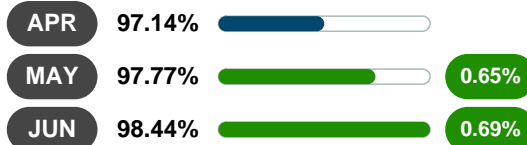


3 MONTHS

5 year JUN AVG = 98.84%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.44%**
below the 5 yr JUN average of **98.84%**



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
\$150,000 and less	3	6.67%	96.27%	96.27%	0.00%	0.00%	0.00%
\$150,001 - \$200,000	7	15.56%	95.88%	94.73%	96.41%	0.00%	0.00%
\$200,001 - \$225,000	6	13.33%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$250,000	8	17.78%	97.50%	96.73%	98.26%	0.00%	0.00%
\$250,001 - \$350,000	11	24.44%	100.00%	94.72%	100.00%	100.00%	100.03%
\$350,001 - \$550,000	5	11.11%	100.00%	0.00%	96.14%	100.00%	92.17%
\$550,001 and up	5	11.11%	96.72%	0.00%	94.12%	97.78%	94.52%
Median Sold/List Ratio		98.44%		95.50%	99.65%	100.00%	94.52%
Total Closed Units		45	100%	8	27	7	3
Total Closed Volume		13,449,505		1.38M	6.95M	3.26M	1.86M

June 2024



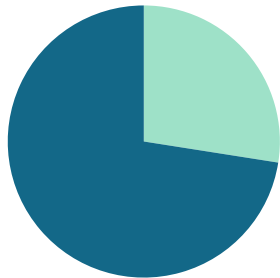
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

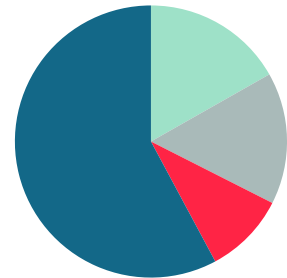


Inventory
 New Listings
61 = 27.48%
 Start Inventory
161
 Total Inventory Units
222
 Volume
\$89,895,817

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%
Median List Price	245,000	250,000	2.04%	250,000	245,000	-2.00%
Median Sale Price	243,000	248,000	2.06%	245,000	243,750	-0.51%
Median Percent of Selling Price to List Price	98.98%	98.44%	-0.54%	98.89%	97.44%	-1.47%
Median Days on Market to Sale	22.00	24.00	9.09%	17.50	28.00	60.00%
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

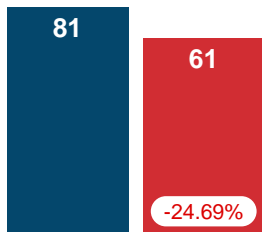
Inventory on June 30, 2024 = **155**

2023 **2024**

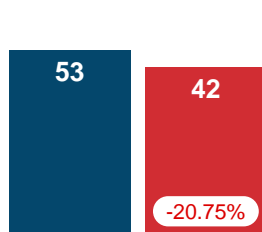
JUNE MARKET

MEDIAN PRICES

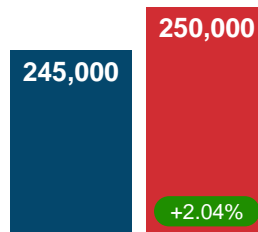
New Listings



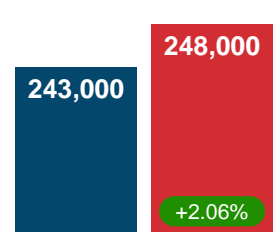
Pending Listings



List Price



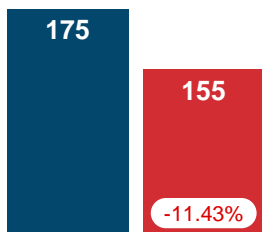
Sale Price



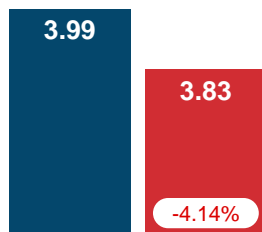
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

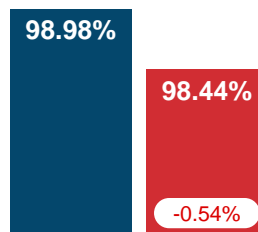
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

