

July 2024



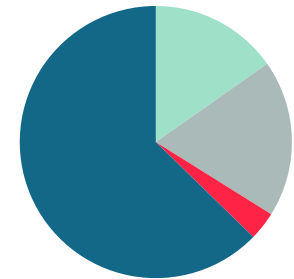
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	55	45	-18.18%
Pending Listings	47	55	17.02%
New Listings	74	93	25.68%
Median List Price	259,900	263,500	1.39%
Median Sale Price	254,900	255,000	0.04%
Median Percent of Selling Price to List Price	100.00%	98.46%	-1.54%
Median Days on Market to Sale	26.00	46.00	76.92%
End of Month Inventory	184	185	0.54%
Months Supply of Inventory	4.42	4.64	4.96%



■ Closed (15.25%)
■ Pending (18.64%)
■ Other OffMarket (3.39%)
■ Active (62.71%)

Absorption: Last 12 months, an Average of **40** Sales/Month
Active Inventory as of July 31, 2024 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **0.54%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 40 closed sales per month. This represents an unsold inventory index of **4.64** 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 **0.04%** in July 2024 to \$255,000 versus the previous year at \$254,900.

Median Days on Market Lengthens

The median number of **46.00** days that homes spent on the market before selling increased by 20.00 days or **76.92%** in July 2024 compared to last year's same month at **26.00** DOM.

Sales Success for July 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 93 New Listings in July 2024, up **25.68%** from last year at 74. Furthermore, there were 45 Closed Listings this month versus last year at 55, a **-18.18%** decrease.

Closed versus Listed trends yielded a **48.4%** ratio, down from previous year's, July 2023, at **74.3%**, a **34.90%** 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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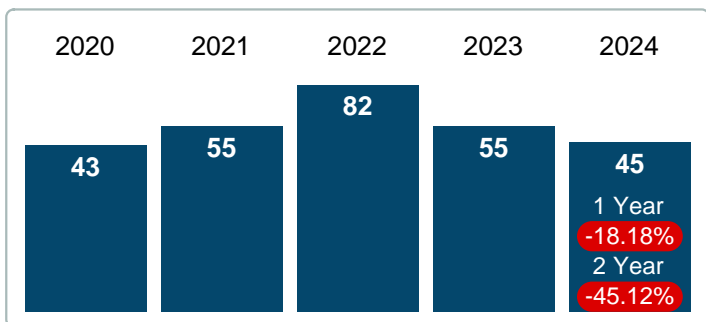
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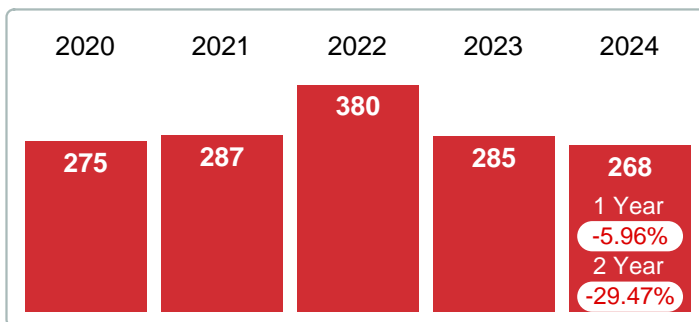
CLOSED LISTINGS

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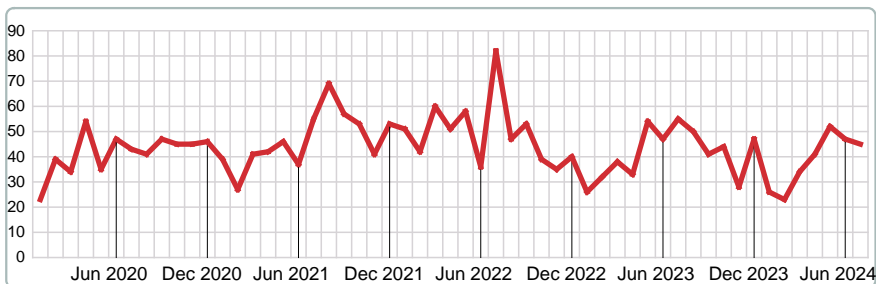
JULY



YEAR TO DATE (YTD)

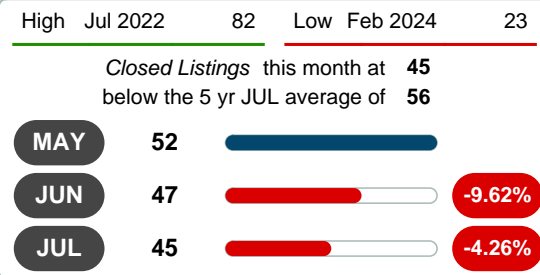


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 56



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	4	8.89%	65.0	2	1	1	0
\$125,001 - \$175,000	6	13.33%	44.0	1	5	0	0
\$175,001 - \$225,000	6	13.33%	39.5	0	6	0	0
\$225,001 - \$300,000	13	28.89%	24.0	0	7	6	0
\$300,001 - \$350,000	5	11.11%	54.0	0	2	3	0
\$350,001 - \$375,000	4	8.89%	76.5	0	4	0	0
\$375,001 and up	7	15.56%	42.0	1	4	2	0
Total Closed Units	45			4	29	12	0
Total Closed Volume	12,889,350	100%	46.0	714.95K	7.76M	4.42M	0.00B
Median Closed Price	\$255,000			\$137,475	\$255,000	\$289,000	\$0

July 2024



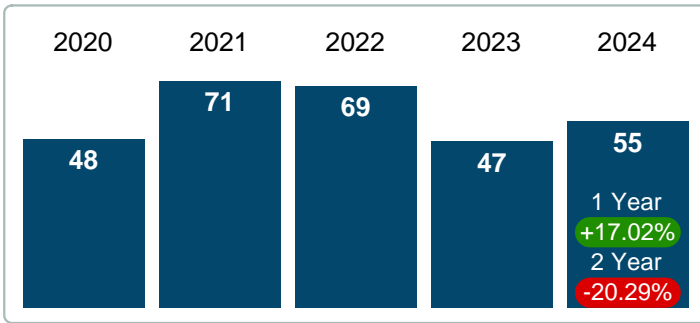
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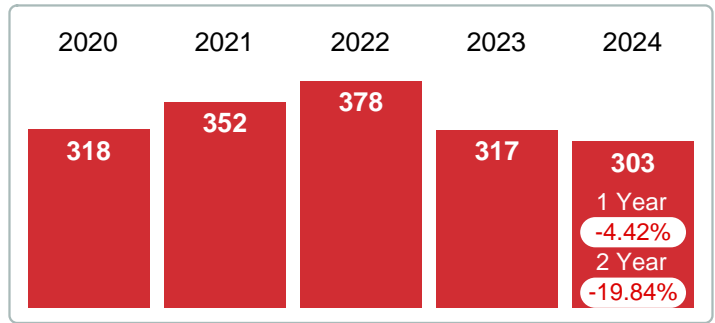
PENDING LISTINGS

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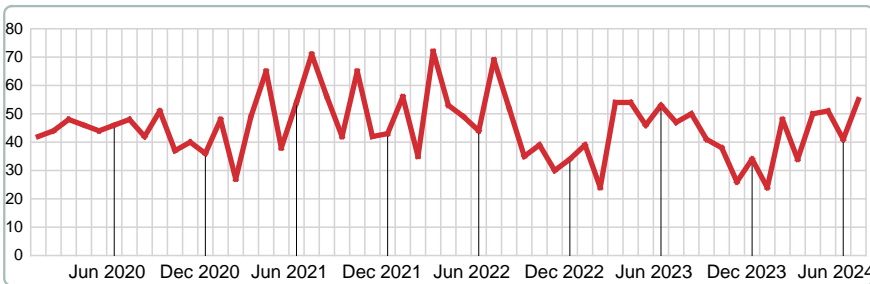
JULY



YEAR TO DATE (YTD)

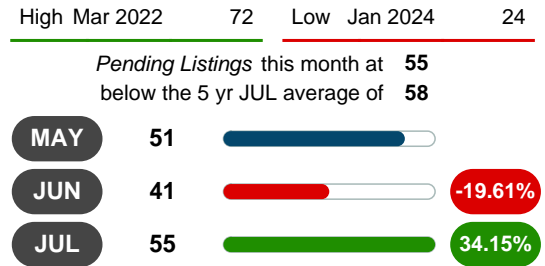


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 58



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	5	9.09%	24.0	1	4	0	0
\$125,001 - \$175,000	2	3.64%	6.5	0	2	0	0
\$175,001 - \$225,000	11	20.00%	13.0	3	7	1	0
\$225,001 - \$275,000	11	20.00%	60.0	0	8	3	0
\$275,001 - \$375,000	13	23.64%	46.0	0	5	6	2
\$375,001 - \$450,000	8	14.55%	62.0	0	5	3	0
\$450,001 and up	5	9.09%	99.0	0	4	0	1
Total Pending Units	55			4	35	13	3
Total Pending Volume	16,166,100	100%	39.0	709.30K	10.12M	4.29M	1.05M
Median Listing Price	\$269,500			\$187,200	\$249,900	\$353,900	\$299,000

July 2024



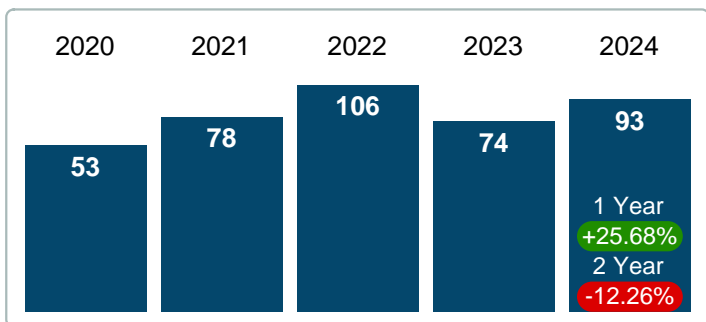
Area Delimited by County Of Bryan - Residential Property Type



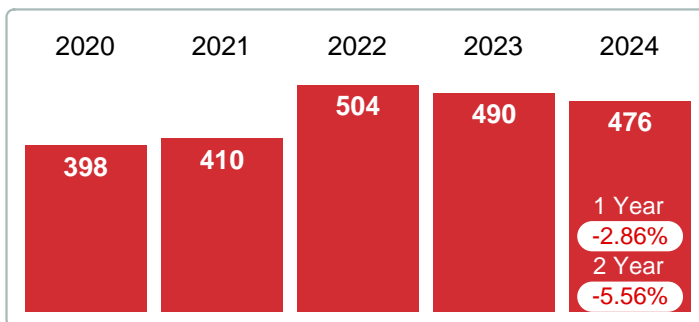
NEW LISTINGS

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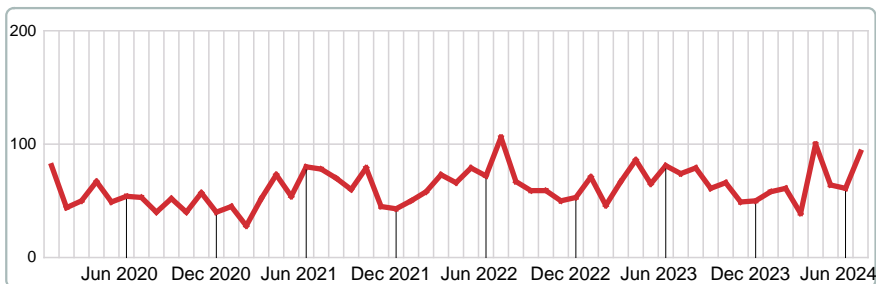
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 81

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 93
above the 5 yr JUL average of 81



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	9.68%	4	5	0	0
\$125,001 - \$175,000	9	9.68%	2	6	1	0
\$175,001 - \$225,000	11	11.83%	2	8	1	0
\$225,001 - \$350,000	31	33.33%	2	23	6	0
\$350,001 - \$375,000	9	9.68%	0	3	6	0
\$375,001 - \$675,000	13	13.98%	1	5	6	1
\$675,001 and up	11	11.83%	1	5	4	1
Total New Listed Units	93		12	55	24	2
Total New Listed Volume	49,824,699	100%	4.72M	33.93M	10.04M	1.13M
Median New Listed Listing Price	\$275,000		\$159,950	\$265,000	\$370,500	\$564,950

July 2024



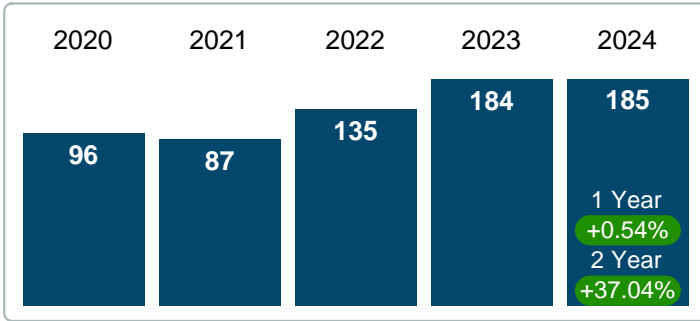
Area Delimited by County Of Bryan - Residential Property Type



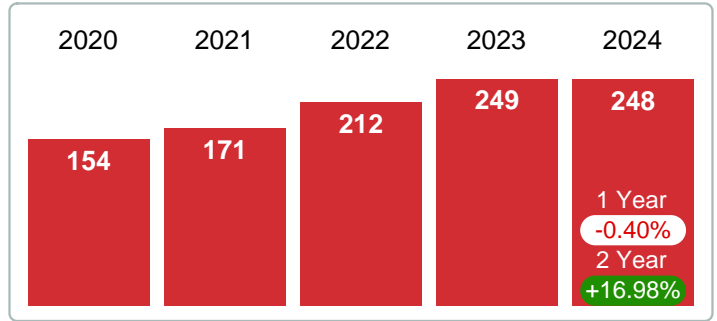
ACTIVE INVENTORY

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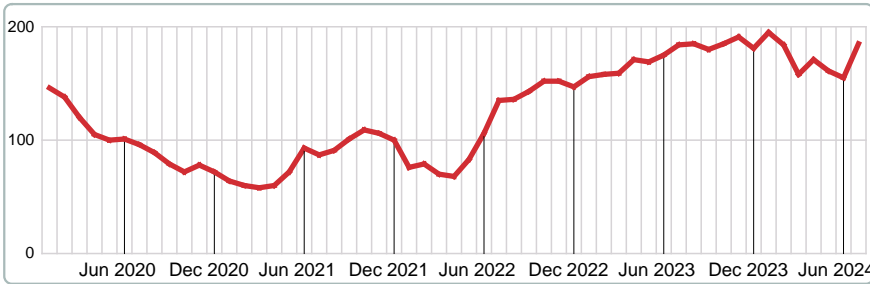
END OF JULY



ACTIVE DURING JULY

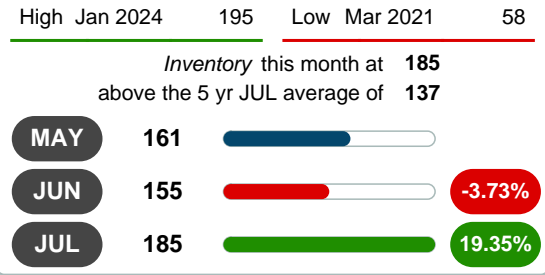


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 137



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	13	7.03%	23.0	7	5	1	0
\$125,001 - \$200,000	28	15.14%	52.5	7	17	4	0
\$200,001 - \$250,000	27	14.59%	37.0	0	21	5	1
\$250,001 - \$350,000	39	21.08%	30.0	2	30	7	0
\$350,001 - \$500,000	35	18.92%	41.0	2	16	13	4
\$500,001 - \$850,000	24	12.97%	59.0	0	9	10	5
\$850,001 and up	19	10.27%	82.0	2	7	7	3
Total Active Inventory by Units	185			20	105	47	13
Total Active Inventory by Volume	99,898,677	100%	41.0	6.98M	55.55M	26.11M	11.26M
Median Active Inventory Listing Price	\$312,000			\$137,500	\$275,000	\$389,000	\$529,000

July 2024



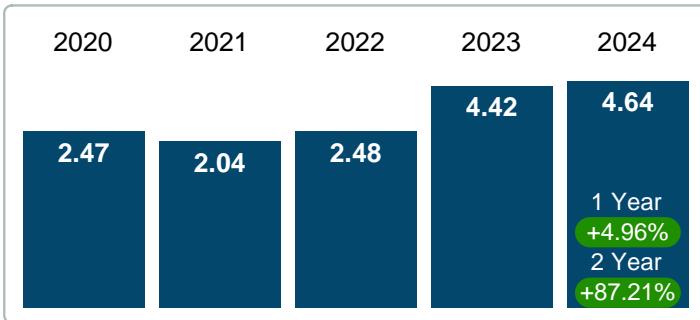
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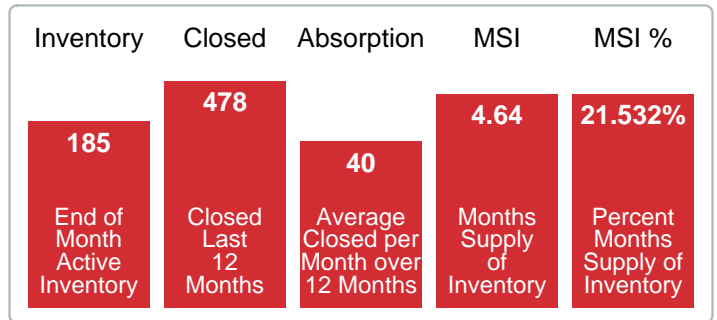
MONTHS SUPPLY of INVENTORY (MSI)

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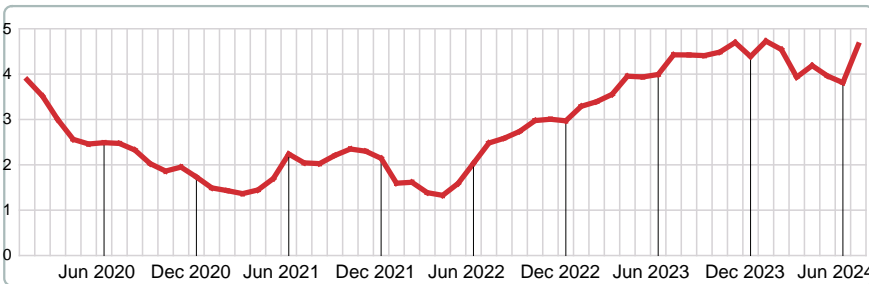
MSI FOR JULY



INDICATORS FOR JULY 2024

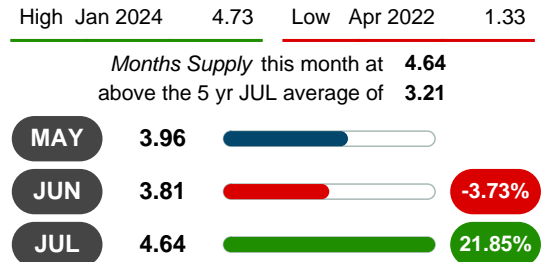


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.21



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	13	7.03%	3.00	4.42	2.40	2.00	0.00
\$125,001 - \$200,000	28	15.14%	3.05	3.11	2.58	16.00	0.00
\$200,001 - \$250,000	27	14.59%	3.64	0.00	3.27	6.67	0.00
\$250,001 - \$350,000	39	21.08%	3.63	4.80	4.62	2.05	0.00
\$350,001 - \$500,000	35	18.92%	7.50	24.00	5.65	7.80	48.00
\$500,001 - \$850,000	24	12.97%	9.93	0.00	27.00	7.50	10.00
\$850,001 and up	19	10.27%	17.54	24.00	21.00	21.00	9.00
Market Supply of Inventory (MSI)			4.64	4.07	4.19	5.70	8.21
Total Active Inventory by Units		100%	4.64	20	105	47	13

July 2024



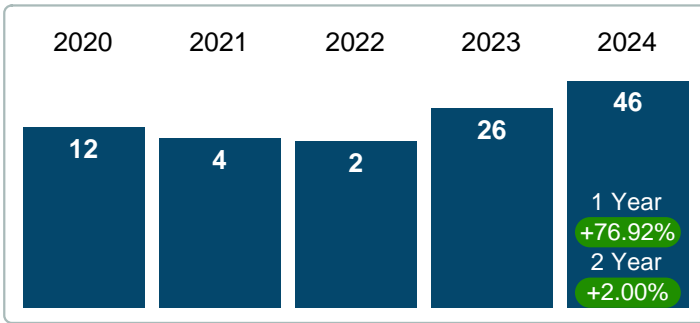
Area Delimited by County Of Bryan - Residential Property Type



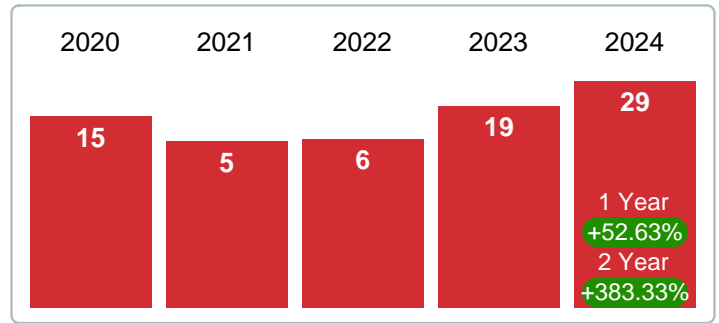
MEDIAN DAYS ON MARKET TO SALE

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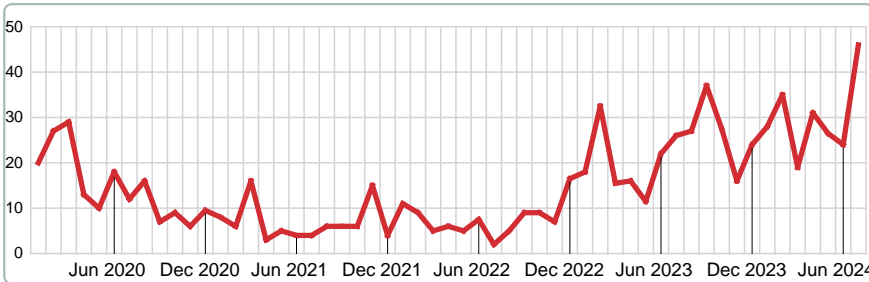
JULY



YEAR TO DATE (YTD)

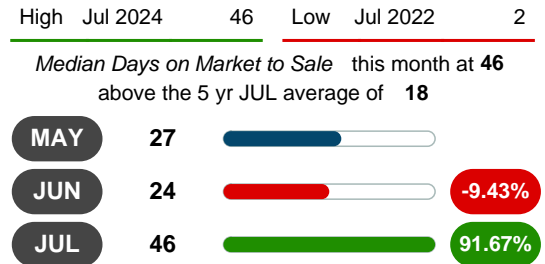


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 18



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	8.89%	65	65	116	27	0
\$125,001 - \$175,000	13.33%	44	9	46	0	0
\$175,001 - \$225,000	13.33%	40	0	40	0	0
\$225,001 - \$300,000	28.89%	24	0	24	36	0
\$300,001 - \$350,000	11.11%	54	0	91	54	0
\$350,001 - \$375,000	8.89%	77	0	77	0	0
\$375,001 and up	15.56%	42	42	8	72	0
Median Closed DOM		46	54	46	50	0
Total Closed Units	100%	45	4	29	12	
Total Closed Volume		12,889,350	714.95K	7.76M	4.42M	0.00B

July 2024



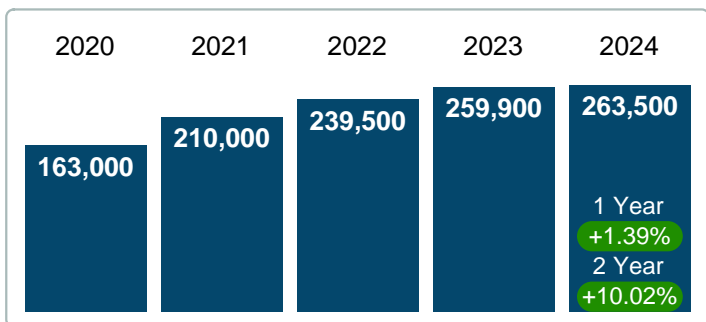
Area Delimited by County Of Bryan - Residential Property Type



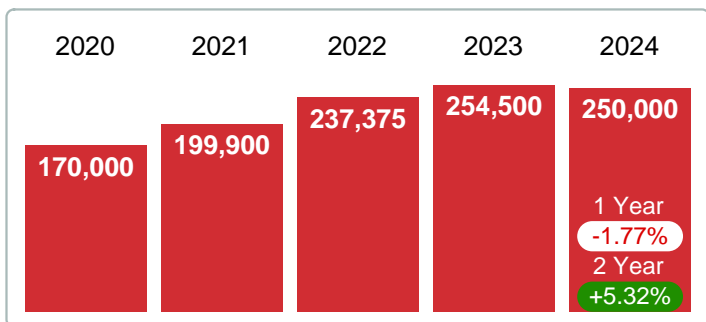
MEDIAN LIST PRICE AT CLOSING

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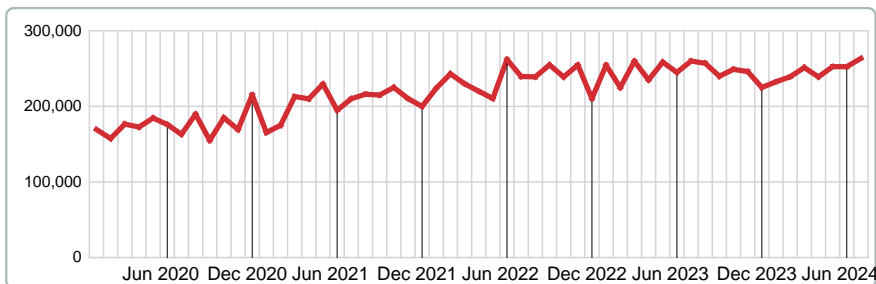
JULY



YEAR TO DATE (YTD)

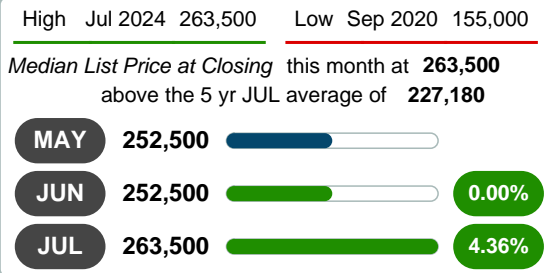


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 227,180



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	3	6.67%	87,500	74,900	99,900	87,500	0
\$125,001 - \$175,000	7	15.56%	145,000	144,950	145,000	0	0
\$175,001 - \$225,000	7	15.56%	199,500	0	199,500	0	0
\$225,001 - \$300,000	11	24.44%	263,500	0	263,500	268,000	0
\$300,001 - \$350,000	5	11.11%	325,000	0	320,250	327,000	0
\$350,001 - \$375,000	4	8.89%	364,000	0	359,000	369,900	0
\$375,001 and up	8	17.78%	424,950	399,000	399,900	949,000	0
Median List Price			263,500	144,950	259,000	294,500	0
Total Closed Units		100%	263,500	4	29	12	
Total Closed Volume			13,329,949	763.80K	7.93M	4.63M	0.00B

July 2024



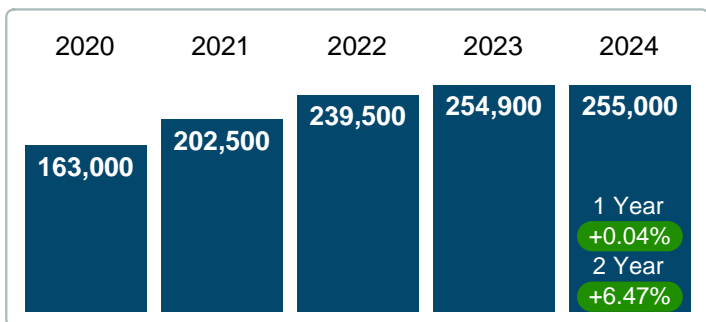
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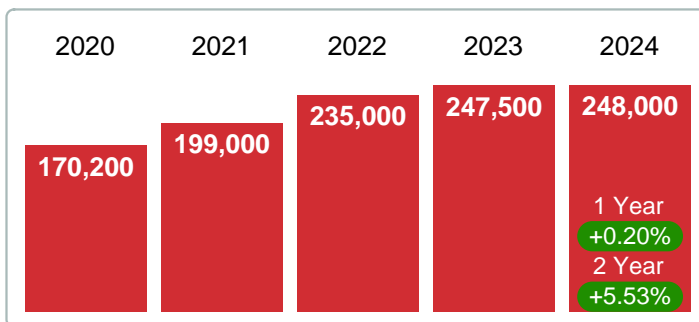
MEDIAN SOLD PRICE AT CLOSING

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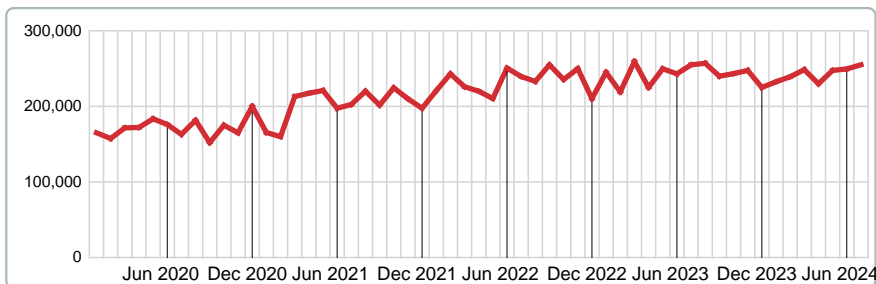
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

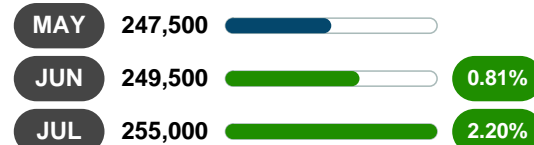


3 MONTHS

5 year JUL AVG = 222,980

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

Median Sold Price at Closing this month at **255,000**
above the 5 yr JUL average of **222,980**



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	4	8.89%	86,374	94,000	99,000	73,748	0
\$125,001 - \$175,000	6	13.33%	143,725	149,950	137,500	0	0
\$175,001 - \$225,000	6	13.33%	197,876	0	197,876	0	0
\$225,001 - \$300,000	13	28.89%	255,000	0	255,000	253,500	0
\$300,001 - \$350,000	5	11.11%	329,000	0	327,000	329,000	0
\$350,001 - \$375,000	4	8.89%	362,500	0	362,500	0	0
\$375,001 and up	7	15.56%	447,500	377,000	423,700	887,000	0
Median Sold Price			255,000	137,475	255,000	289,000	0
Total Closed Units		100%	255,000	4	29	12	
Total Closed Volume			12,889,350	714.95K	7.76M	4.42M	0.00B

July 2024



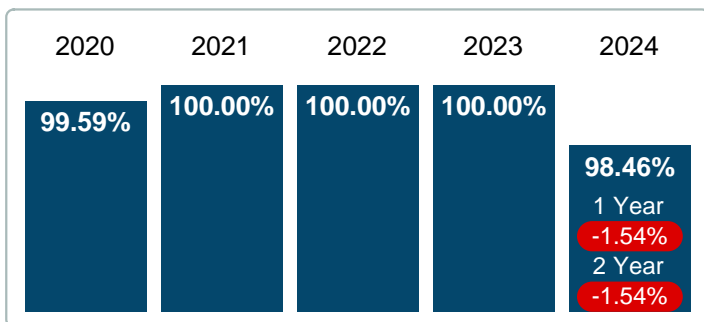
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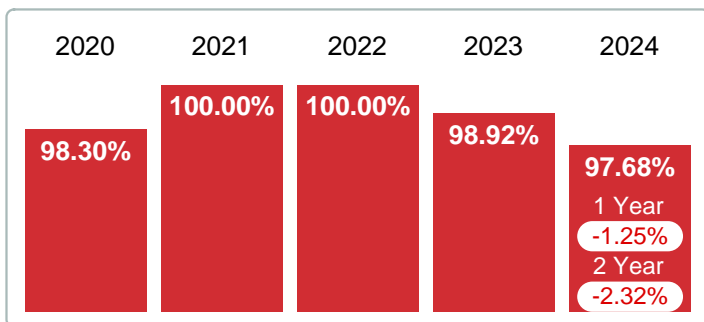
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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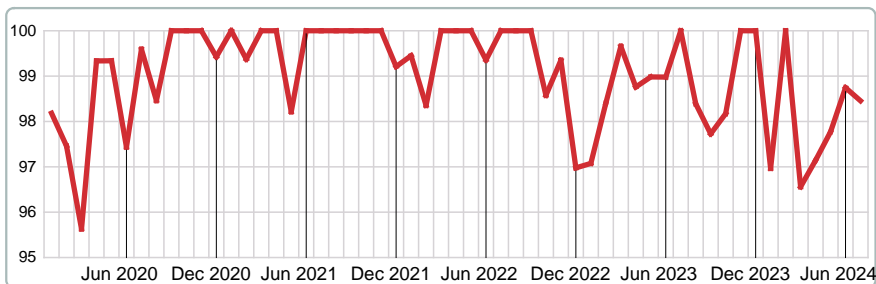
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

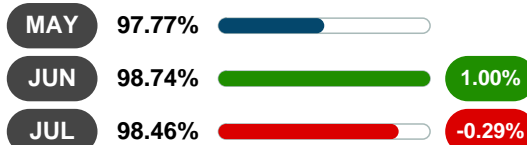


3 MONTHS

5 year JUL AVG = 99.61%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.46%**
below the 5 yr JUL average of **99.61%**



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	4	8.89%	90.22%	90.13%	99.10%	84.28%	0.00%
\$125,001 - \$175,000	6	13.33%	98.68%	93.78%	98.85%	0.00%	0.00%
\$175,001 - \$225,000	6	13.33%	98.83%	0.00%	98.83%	0.00%	0.00%
\$225,001 - \$300,000	13	28.89%	98.46%	0.00%	98.46%	99.00%	0.00%
\$300,001 - \$350,000	5	11.11%	95.38%	0.00%	97.62%	95.38%	0.00%
\$350,001 - \$375,000	4	8.89%	99.03%	0.00%	99.03%	0.00%	0.00%
\$375,001 and up	7	15.56%	94.49%	94.49%	99.09%	93.38%	0.00%
Median Sold/List Ratio		98.46%		94.13%	98.85%	96.33%	0.00%
Total Closed Units		45	100%	4	29	12	
Total Closed Volume		12,889,350		714.95K	7.76M	4.42M	0.00B

July 2024



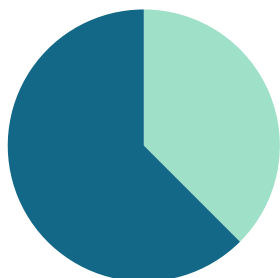
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

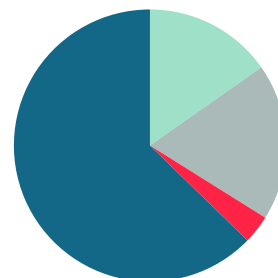


Inventory
 New Listings
93 = 37.50%
 Start Inventory
155
 Total Inventory Units
248
 Volume
\$119,430,677

Market Activity

Closed Sales
45 = 15.25%
 Pending Sales
55 = 18.64%
 Other Off Market
10 = 3.39%
 Active Inventory
185 = 62.71%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	55	45	-18.18%	285	268	-5.96%
Pending Sales	47	55	17.02%	317	303	-4.42%
New Listings	74	93	25.68%	490	476	-2.86%
Median List Price	259,900	263,500	1.39%	254,500	250,000	-1.77%
Median Sale Price	254,900	255,000	0.04%	247,500	248,000	0.20%
Median Percent of Selling Price to List Price	100.00%	98.46%	-1.54%	98.92%	97.68%	-1.25%
Median Days on Market to Sale	26.00	46.00	76.92%	19.00	29.00	52.63%
Monthly Inventory	184	185	0.54%	184	185	0.54%
Months Supply of Inventory	4.42	4.64	4.96%	4.42	4.64	4.96%

Absorption: Last 12 months, an Average of **40** Sales/Month

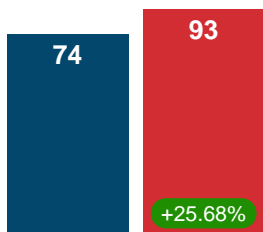
Inventory on July 31, 2024 = **185**

2023 **2024**

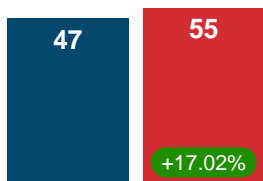
JULY MARKET

MEDIAN PRICES

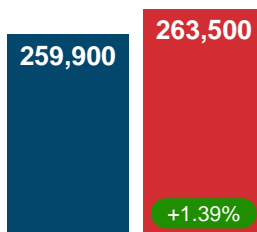
New Listings



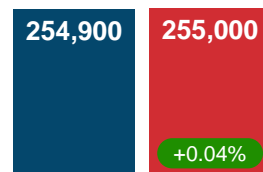
Pending Listings



List Price



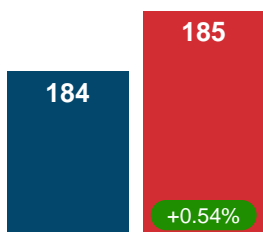
Sale Price



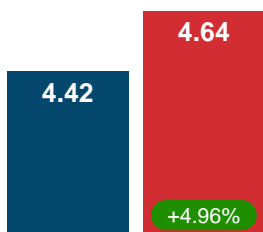
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

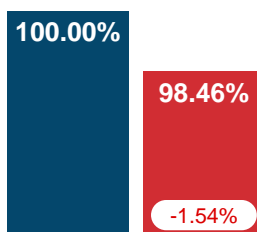
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

