

# August 2024



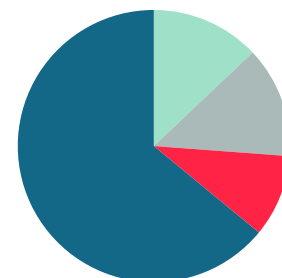
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	50	41	-18.00%
Pending Listings	50	42	-16.00%
New Listings	79	87	10.13%
Average List Price	343,162	274,137	-20.11%
Average Sale Price	328,410	266,685	-18.79%
Average Percent of Selling Price to List Price	96.81%	97.00%	0.20%
Average Days on Market to Sale	44.90	47.71	6.25%
End of Month Inventory	185	203	9.73%
Months Supply of Inventory	4.42	5.19	17.45%



■ Closed (12.93%)  
■ Pending (13.25%)  
■ Other OffMarket (9.78%)  
■ Active (64.04%)

**Absorption:** Last 12 months, an Average of **39** Sales/Month  
**Active Inventory** as of August 31, 2024 = **203**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2024 rose **9.73%** to 203 existing homes available for sale. Over the last 12 months this area has had an average of 39 closed sales per month. This represents an unsold inventory index of **5.19** 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 **18.79%** in August 2024 to \$266,685 versus the previous year at \$328,410.

#### Average Days on Market Lengthens

The average number of **47.71** days that homes spent on the market before selling increased by 2.81 days or **6.25%** in August 2024 compared to last year's same month at **44.90** DOM.

#### Sales Success for August 2024 is Positive

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

There were 87 New Listings in August 2024, up **10.13%** from last year at 79. Furthermore, there were 41 Closed Listings this month versus last year at 50, a **-18.00%** decrease.

Closed versus Listed trends yielded a **47.1%** ratio, down from previous year's, August 2023, at **63.3%**, a **25.54%** downswing. This will certainly create pressure on an increasing Monthly  $\frac{1}{2}$ 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

# August 2024



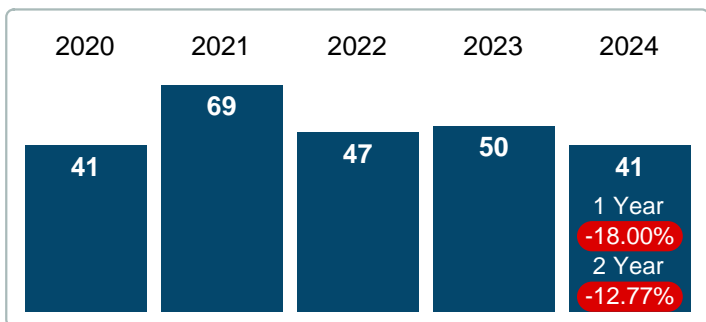
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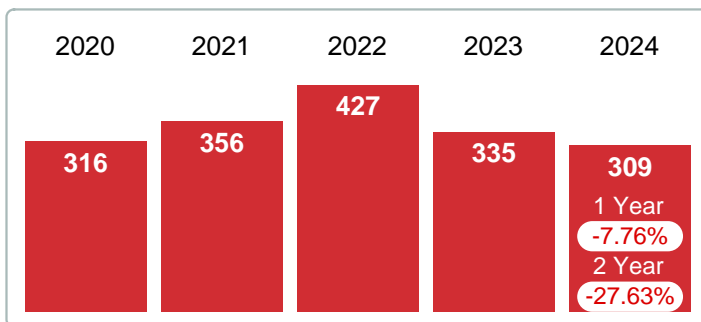
## CLOSED LISTINGS

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

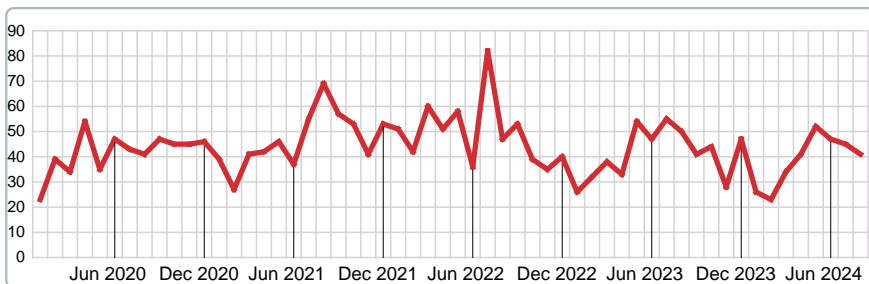
### AUGUST



### YEAR TO DATE (YTD)

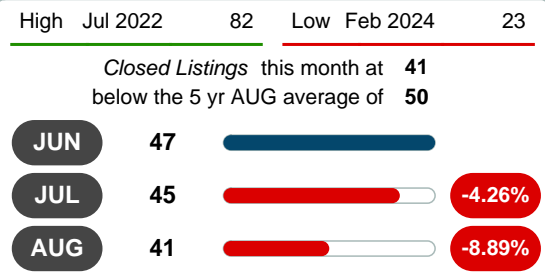


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 50



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	9.76%	68.0	1	3	0	0
\$125,001 - \$175,000	5	12.20%	12.8	1	3	1	0
\$175,001 - \$200,000	3	7.32%	53.7	1	2	0	0
\$200,001 - \$275,000	13	31.71%	42.8	1	10	2	0
\$275,001 - \$275,000	0	0.00%	0.0	0	0	0	0
\$275,001 - \$425,000	11	26.83%	59.4	0	6	3	2
\$425,001 and up	5	12.20%	50.0	0	3	1	1
<b>Total Closed Units</b>	<b>41</b>			<b>4</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>10,934,100</b>	<b>100%</b>	<b>47.7</b>	<b>654.80K</b>	<b>7.09M</b>	<b>2.14M</b>	<b>1.05M</b>
<b>Average Closed Price</b>	<b>\$266,685</b>			<b>\$163,700</b>	<b>\$262,622</b>	<b>\$305,500</b>	<b>\$350,000</b>

# August 2024



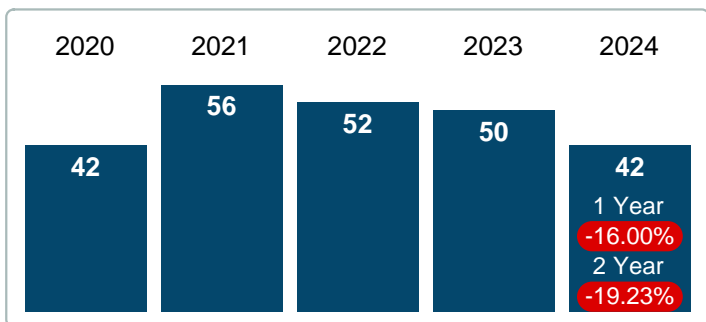
Area Delimited by County Of Bryan - Residential Property Type



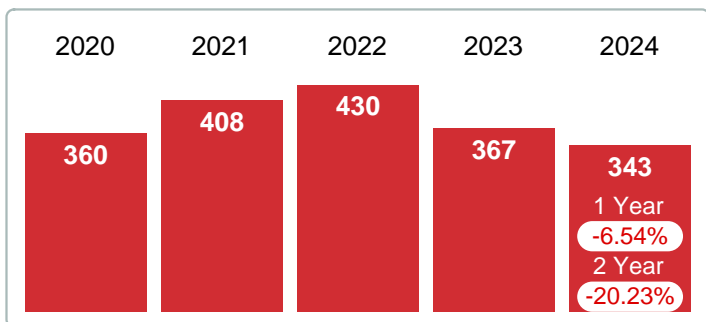
## PENDING LISTINGS

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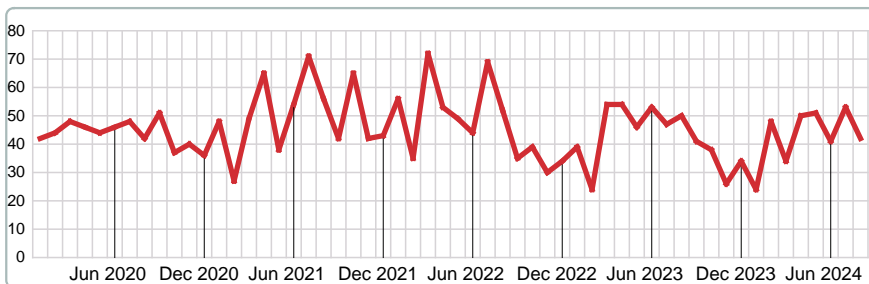
### AUGUST



### YEAR TO DATE (YTD)

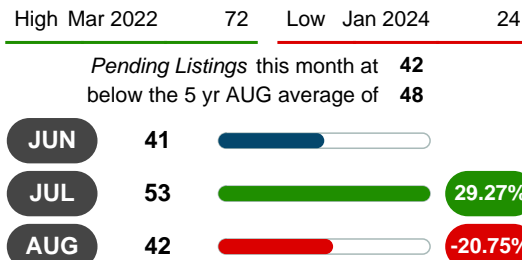


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG 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	7	16.67%	39.3	2	5	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	6	14.29%	19.7	1	5	0	0
\$175,001 - \$225,000	7	16.67%	60.4	1	4	2	0
\$225,001 - \$300,000	12	28.57%	24.9	1	8	3	0
\$300,001 - \$425,000	4	9.52%	5.8	0	3	1	0
\$425,001 and up	6	14.29%	127.7	0	2	2	2
<b>Total Pending Units</b>	<b>42</b>			<b>5</b>	<b>27</b>	<b>8</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>12,319,740</b>	<b>100%</b>	<b>20.5</b>	<b>893.90K</b>	<b>6.40M</b>	<b>4.16M</b>	<b>864.90K</b>
<b>Average Listing Price</b>	<b>\$201,200</b>			<b>\$178,780</b>	<b>\$236,941</b>	<b>\$520,443</b>	<b>\$432,450</b>

# August 2024



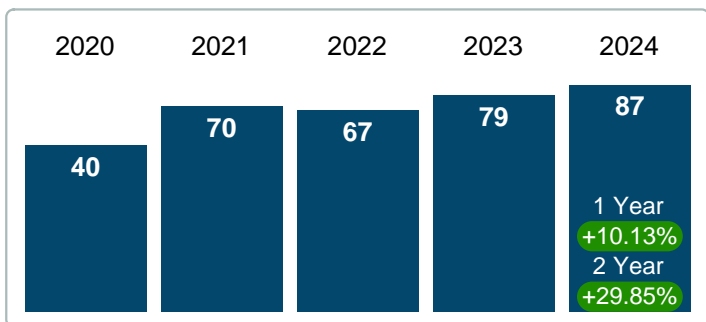
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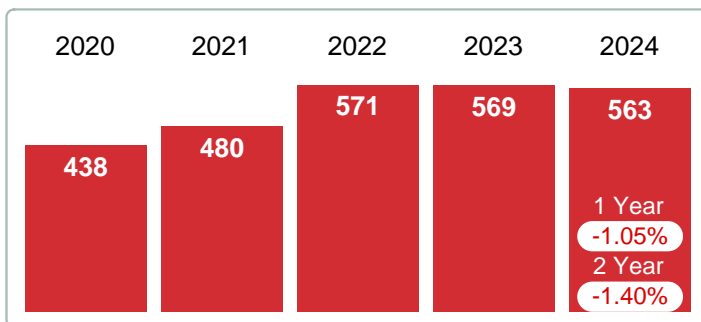
## NEW LISTINGS

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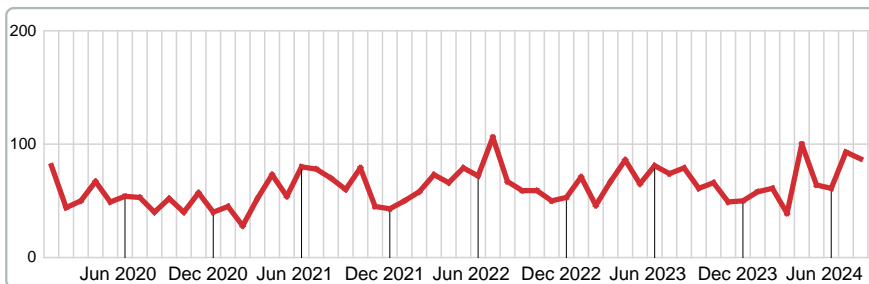
### AUGUST



### YEAR TO DATE (YTD)

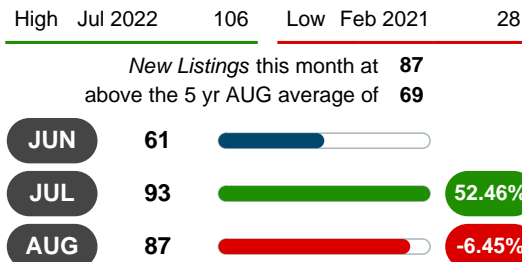


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 69



### 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	6	6.90%	3	2	1	0
\$125,001 - \$150,000	7	8.05%	1	5	1	0
\$150,001 - \$225,000	18	20.69%	4	12	2	0
\$225,001 - \$325,000	21	24.14%	1	17	3	0
\$325,001 - \$425,000	14	16.09%	1	8	4	1
\$425,001 - \$575,000	12	13.79%	2	7	2	1
\$575,001 and up	9	10.34%	1	3	2	3
<b>Total New Listed Units</b>	<b>87</b>		<b>13</b>	<b>54</b>	<b>15</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>30,980,759</b>	<b>100%</b>	<b>4.91M</b>	<b>16.36M</b>	<b>5.38M</b>	<b>4.34M</b>
<b>Average New Listed Listing Price</b>	<b>\$198,300</b>		<b>\$377,354</b>	<b>\$302,924</b>	<b>\$358,689</b>	<b>\$867,380</b>

# August 2024



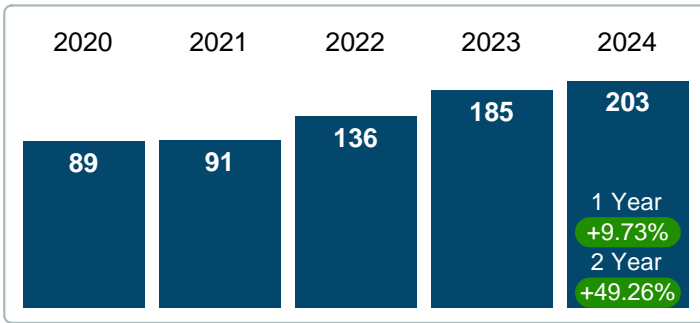
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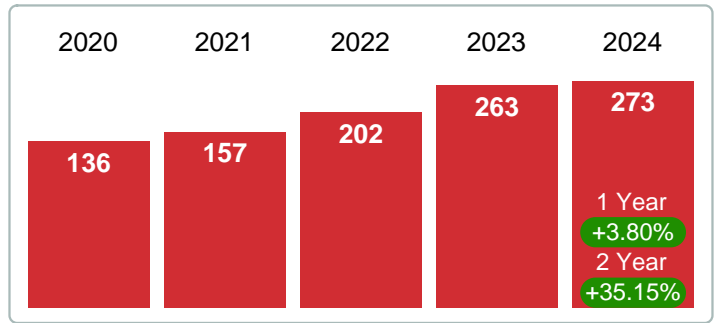
## ACTIVE INVENTORY

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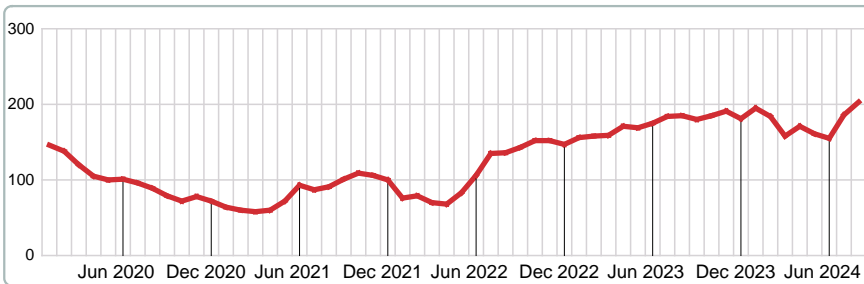
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS

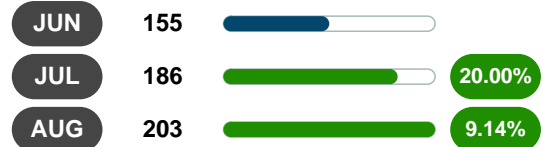


### 3 MONTHS

5 year AUG AVG = 141

High Aug 2024 203 Low Mar 2021 58

Inventory this month at 203  
above the 5 yr AUG average of 141



### 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	11	5.42%	58.5	5	4	2	0
\$125,001 - \$175,000	23	11.33%	48.4	7	14	2	0
\$175,001 - \$250,000	41	20.20%	64.3	3	31	6	1
\$250,001 - \$350,000	43	21.18%	63.6	2	34	6	1
\$350,001 - \$500,000	39	19.21%	65.6	2	22	14	1
\$500,001 - \$750,000	26	12.81%	84.9	2	9	10	5
\$750,001 and up	20	9.85%	77.7	3	7	6	4
<b>Total Active Inventory by Units</b>	<b>203</b>			<b>24</b>	<b>121</b>	<b>46</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>104,075,193</b>	<b>100%</b>	<b>66.2</b>	<b>10.12M</b>	<b>60.32M</b>	<b>23.94M</b>	<b>9.69M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$512,686</b>			<b>\$421,837</b>	<b>\$498,525</b>	<b>\$520,417</b>	<b>\$807,533</b>

# August 2024



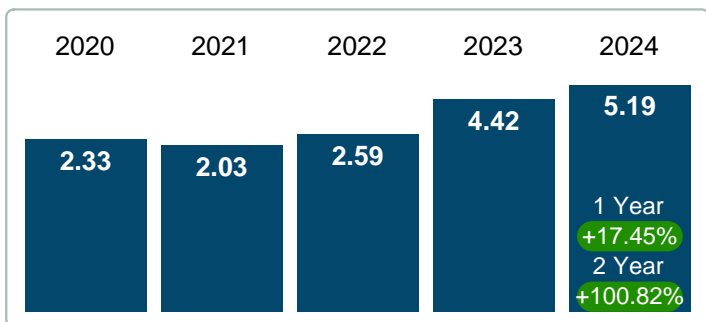
Area Delimited by County Of Bryan - Residential Property Type



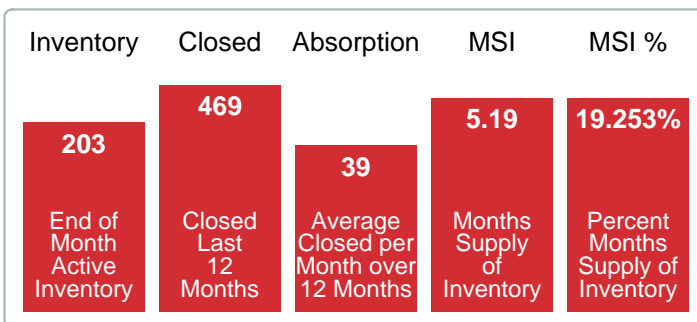
## MONTHS SUPPLY of INVENTORY (MSI)

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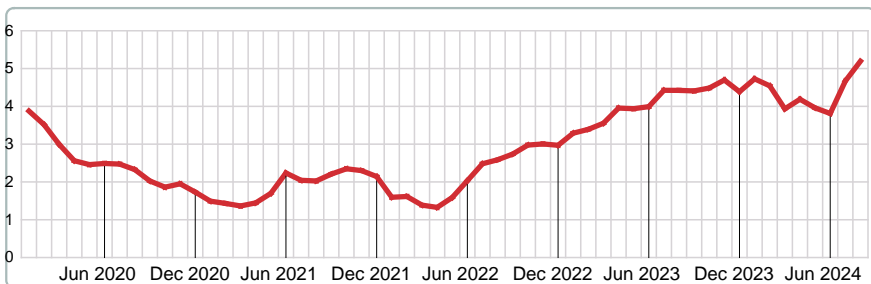
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2024



### 5 YEAR MARKET ACTIVITY TRENDS

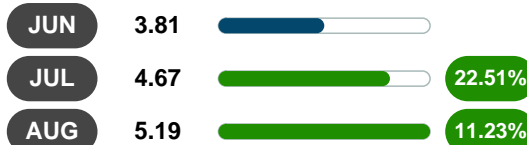


### 3 MONTHS

5 year AUG AVG = 3.31

High Aug 2024 5.19 Low Apr 2022 1.33

Months Supply this month at 5.19 above the 5 yr AUG average of 3.31



### 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	11	5.42%	2.54	3.33	1.85	4.00	0.00
\$125,001 - \$175,000	23	11.33%	4.00	4.20	3.50	24.00	0.00
\$175,001 - \$250,000	41	20.20%	3.87	3.60	3.61	5.54	12.00
\$250,001 - \$350,000	43	21.18%	4.06	4.80	5.59	1.67	2.00
\$350,001 - \$500,000	39	19.21%	8.36	24.00	8.00	8.40	6.00
\$500,001 - \$750,000	26	12.81%	13.57	24.00	21.60	10.91	10.00
\$750,001 and up	20	9.85%	16.00	18.00	28.00	12.00	12.00
Market Supply of Inventory (MSI)			5.19	5.05	4.99	5.52	6.86
Total Active Inventory by Units		100%	5.19	24	121	46	12

# August 2024



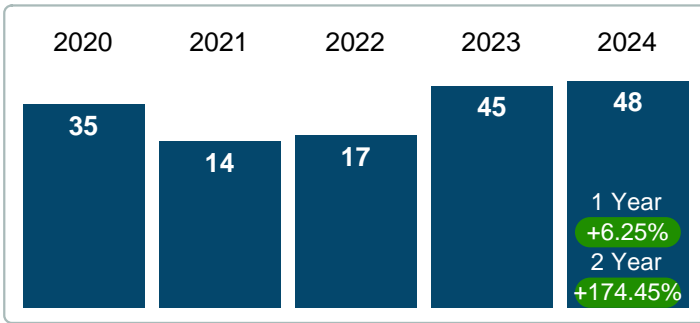
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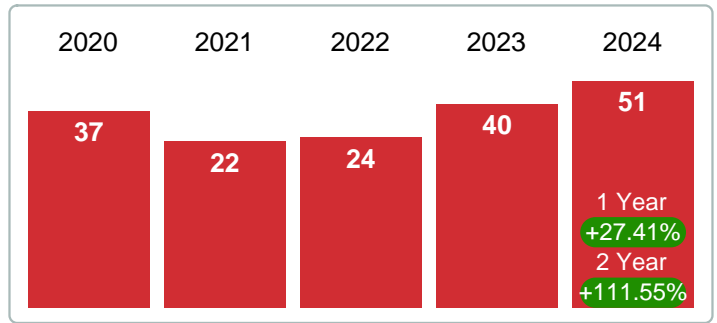
## AVERAGE DAYS ON MARKET TO SALE

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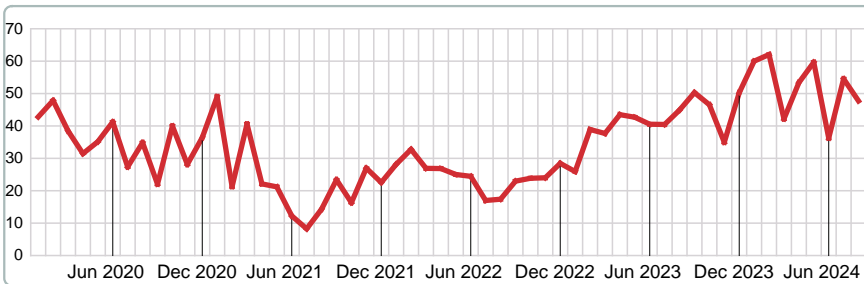
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

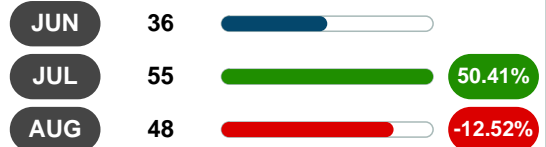


### 3 MONTHS

5 year AUG AVG = 32

High Feb 2024 62 Low Jul 2021 8

Average Days on Market to Sale this month at 48 above the 5 yr AUG average of 32



### 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
\$125,000 and less <b>4</b>	9.76%	68	1	90	0	0
\$125,001 - \$175,000 <b>5</b>	12.20%	13	1	21	1	0
\$175,001 - \$200,000 <b>3</b>	7.32%	54	62	50	0	0
\$200,001 - \$275,000 <b>13</b>	31.71%	43	35	45	36	0
\$275,001 - \$275,000 <b>0</b>	0.00%	0	0	0	0	0
\$275,001 - \$425,000 <b>11</b>	26.83%	59	0	28	97	99
\$425,001 and up <b>5</b>	12.20%	50	0	15	107	99
Average Closed DOM		48	25	40	67	99
Total Closed Units	100%	41	4	27	7	3
Total Closed Volume		10,934,100	654.80K	7.09M	2.14M	1.05M

# August 2024



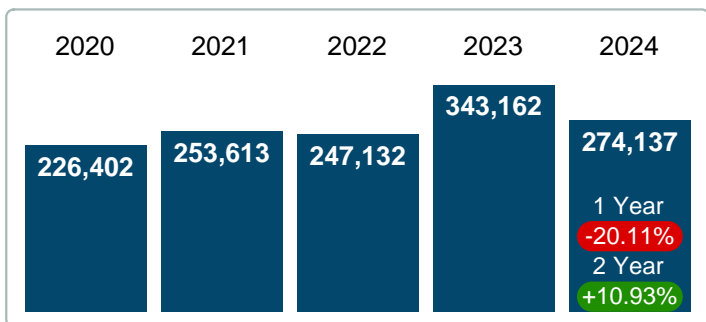
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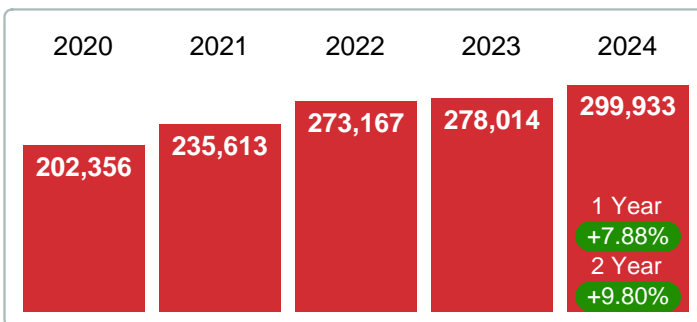
## AVERAGE LIST PRICE AT CLOSING

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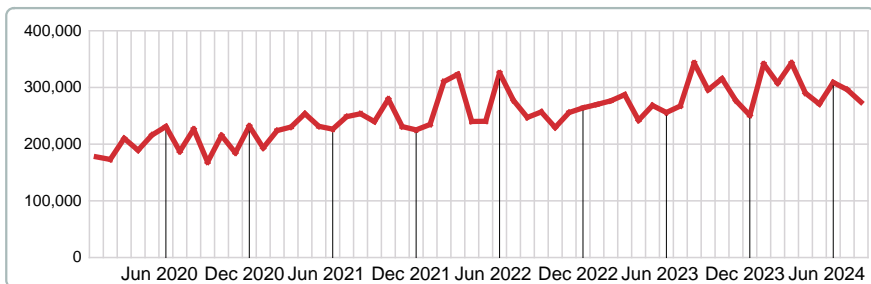
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

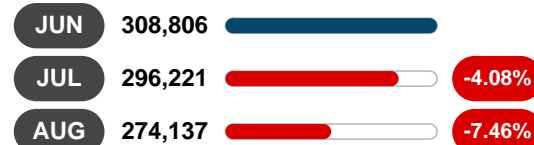


### 3 MONTHS

5 year AUG AVG = 268,889

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

Average List Price at Closing this month at **274,137** above the 5 yr AUG average of **268,889**



### 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
\$125,000 and less	9.76%	104,375	110,000	102,500	0	0
\$125,001 - \$175,000	12.20%	149,760	139,900	147,967	165,000	0
\$175,001 - \$200,000	2.44%	184,500	184,500	223,450	0	0
\$200,001 - \$275,000	34.15%	236,157	224,900	239,690	258,750	0
\$275,001 - \$275,000	0.00%	0	0	0	0	0
\$275,001 - \$425,000	29.27%	318,050	0	316,950	353,333	287,450
\$425,001 and up	12.20%	553,200	0	618,333	436,000	475,000
<b>Average List Price</b>		<b>274,137</b>	<b>164,825</b>	<b>272,293</b>	<b>311,214</b>	<b>349,967</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>274,137</b>	<b>4</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>11,239,600</b>	<b>659.30K</b>	<b>7.35M</b>	<b>2.18M</b>	<b>1.05M</b>



# August 2024



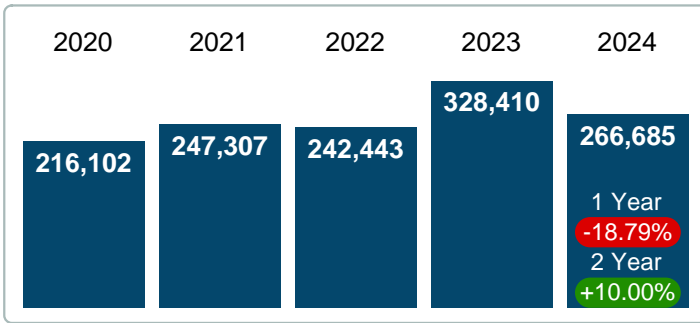
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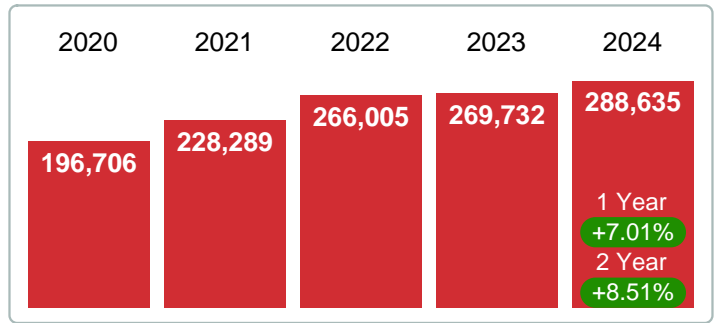
## AVERAGE SOLD PRICE AT CLOSING

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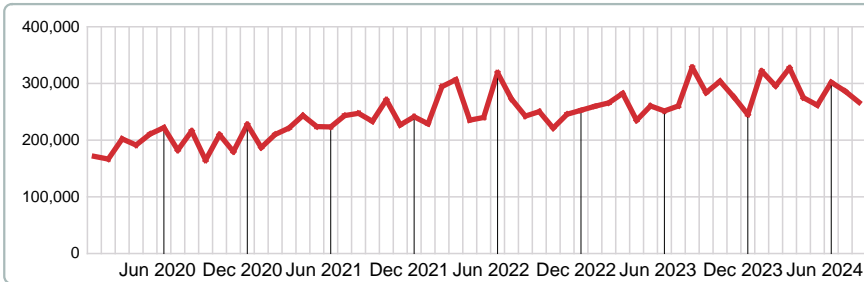
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

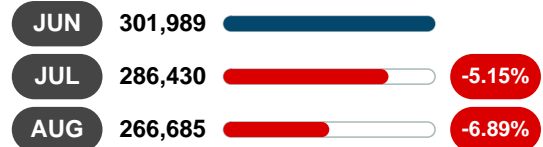


### 3 MONTHS

5 year AUG AVG = 260,189

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

Average Sold Price at Closing this month at **266,685** above the 5 yr AUG average of **260,189**



### 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
\$125,000 and less	9.76%	97,500	110,000	93,333	0	0
\$125,001 - \$175,000	12.20%	147,960	139,900	144,967	165,000	0
\$175,001 - \$200,000	7.32%	186,667	180,000	190,000	0	0
\$200,001 - \$275,000	31.71%	236,538	224,900	234,260	253,750	0
\$275,001 - \$275,000	0.00%	0	0	0	0	0
\$275,001 - \$425,000	26.83%	316,209	0	313,050	343,333	285,000
\$425,001 and up	12.20%	538,200	0	591,667	436,000	480,000
<b>Average Sold Price</b>		<b>266,685</b>	<b>163,700</b>	<b>262,622</b>	<b>305,500</b>	<b>350,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>266,685</b>	<b>4</b>	<b>27</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>10,934,100</b>	<b>654.80K</b>	<b>7.09M</b>	<b>2.14M</b>	<b>1.05M</b>

# August 2024



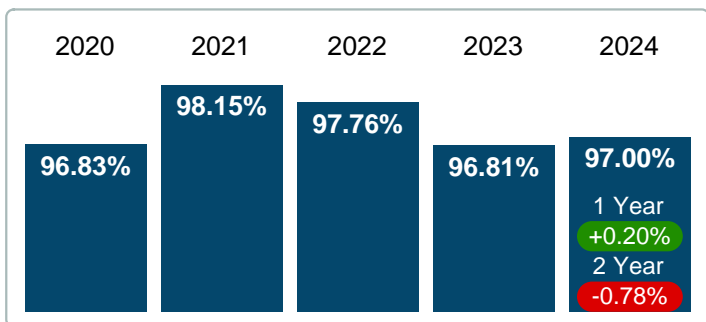
Area Delimited by County Of Bryan - Residential Property Type



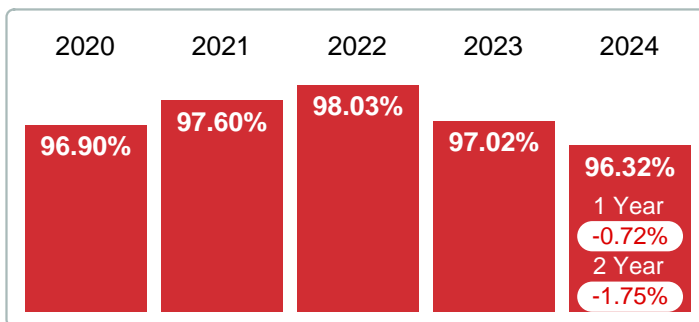
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

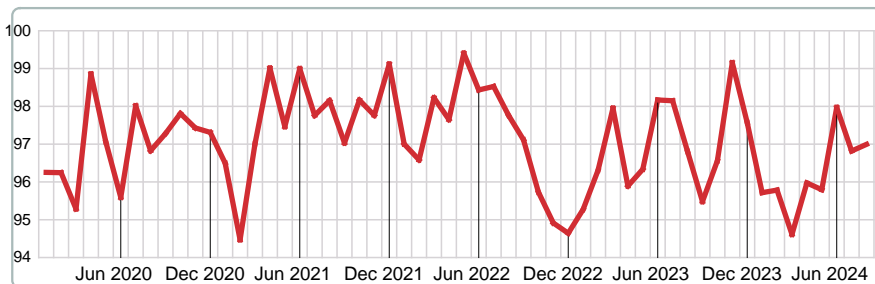
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

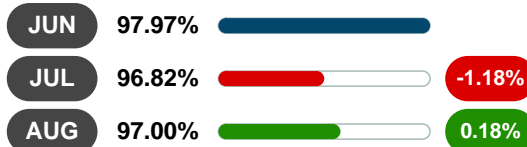


### 3 MONTHS

5 year AUG AVG = 97.31%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **97.00%**  
equal to 5 yr AUG average of **97.31%**



## 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
\$125,000 and less	4	9.76%	92.70%	100.00%	90.26%	0.00%	0.00%
\$125,001 - \$175,000	5	12.20%	98.77%	100.00%	97.96%	100.00%	0.00%
\$175,001 - \$200,000	3	7.32%	89.23%	97.56%	85.07%	0.00%	0.00%
\$200,001 - \$275,000	13	31.71%	97.97%	100.00%	97.72%	98.21%	0.00%
\$275,001 - \$275,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$275,001 - \$425,000	11	26.83%	98.54%	0.00%	98.83%	97.50%	99.24%
\$425,001 and up	5	12.20%	97.38%	0.00%	95.28%	100.00%	101.05%
Average Sold/List Ratio		97.00%		99.39%	95.96%	98.42%	99.84%
Total Closed Units		41	100%	4	27	7	3
Total Closed Volume		10,934,100		654.80K	7.09M	2.14M	1.05M

# August 2024



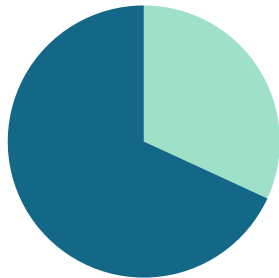
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

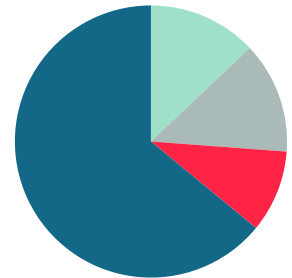


**Inventory**  
 New Listings  
**87 = 31.87%**  
 Start Inventory  
**186**  
 Total Inventory Units  
**273**  
 Volume  
**\$129,769,626**

### Market Activity

Closed Sales  
**41 = 12.93%**  
 Pending Sales  
**42 = 13.25%**  
 Other Off Market  
**31 = 9.78%**  
 Active Inventory  
**203 = 64.04%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	50	41	-18.00%	335	309	-7.76%
Pending Sales	50	42	-16.00%	367	343	-6.54%
New Listings	79	87	10.13%	569	563	-1.05%
Average List Price	343,162	274,137	-20.11%	278,014	299,933	7.88%
Average Sale Price	328,410	266,685	-18.79%	269,732	288,635	7.01%
Average Percent of Selling Price to List Price	96.81%	97.00%	0.20%	97.02%	96.32%	-0.72%
Average Days on Market to Sale	44.90	47.71	6.25%	40.20	51.21	27.41%
Monthly Inventory	185	203	9.73%	185	203	9.73%
Months Supply of Inventory	4.42	5.19	17.45%	4.42	5.19	17.45%

**Absorption:** Last 12 months, an Average of **39** Sales/Month

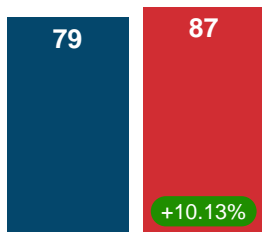
**Inventory** on August 31, 2024 = **203**

**2023** **2024**

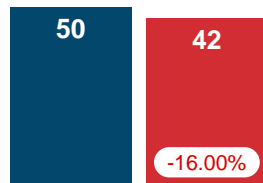
### AUGUST MARKET

### AVERAGE PRICES

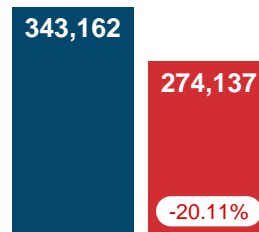
#### New Listings



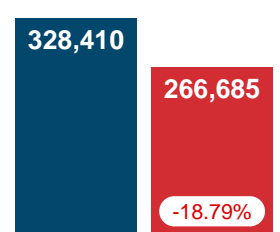
#### Pending Listings



#### List Price



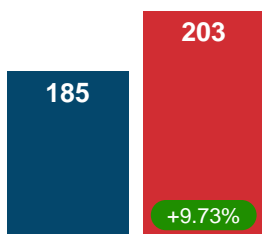
#### Sale Price



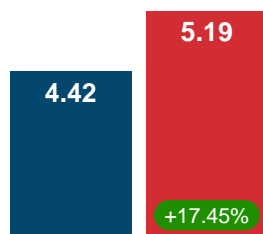
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

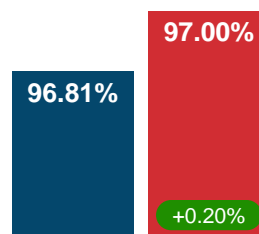
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

