

August 2024



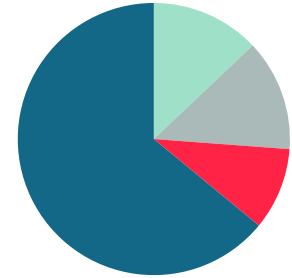
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	257,000	249,900	-2.76%
Median Sale Price	257,000	237,500	-7.59%
Median Percent of Selling Price to List Price	98.39%	98.33%	-0.06%
Median Days on Market to Sale	27.00	28.00	3.70%
End of Month Inventory	185	203	9.73%
Months Supply of Inventory	4.42	5.19	17.45%



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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **7.59%** in August 2024 to \$237,500 versus the previous year at \$257,000.

Median Days on Market Lengthens

The median number of **28.00** days that homes spent on the market before selling increased by 1.00 days or **3.70%** in August 2024 compared to last year's same month at **27.00** DOM.

Sales Success for August 2024 is Positive

Overall, with Median 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 Month's 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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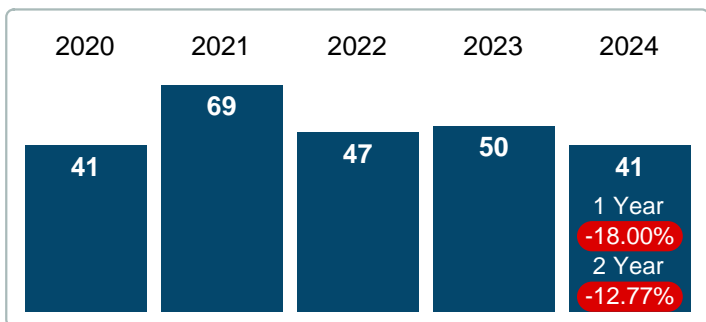
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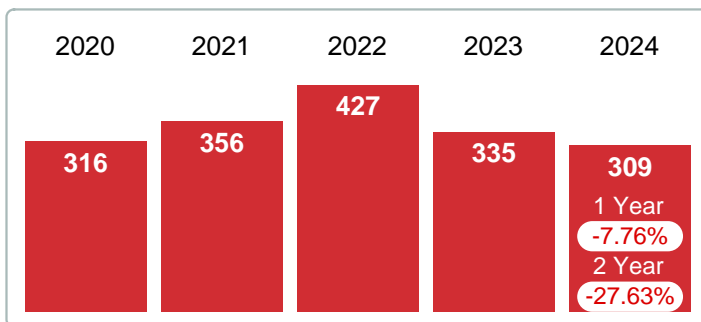
CLOSED LISTINGS

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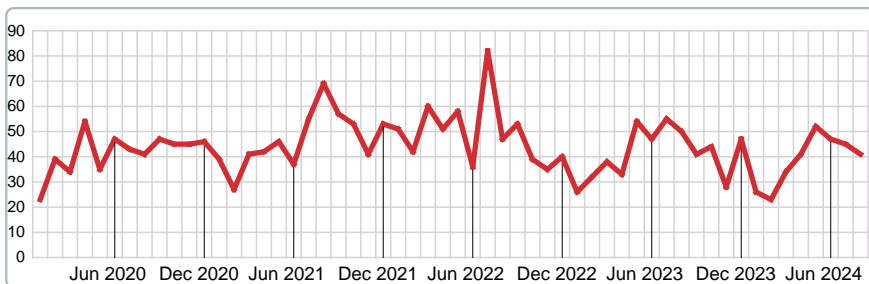
AUGUST



YEAR TO DATE (YTD)

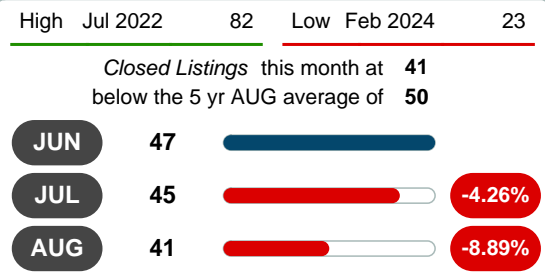


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	9.76%	54.5	1	3	0	0
\$125,001 - \$175,000	5	12.20%	6.0	1	3	1	0
\$175,001 - \$200,000	3	7.32%	62.0	1	2	0	0
\$200,001 - \$275,000	13	31.71%	13.0	1	10	2	0
\$275,001 - \$275,000	0	0.00%	13.0	0	0	0	0
\$275,001 - \$425,000	11	26.83%	52.0	0	6	3	2
\$425,001 and up	5	12.20%	23.0	0	3	1	1
Total Closed Units	41			4	27	7	3
Total Closed Volume	10,934,100	100%	28.0	654.80K	7.09M	2.14M	1.05M
Median Closed Price	\$237,500			\$159,950	\$234,900	\$295,000	\$290,000

August 2024



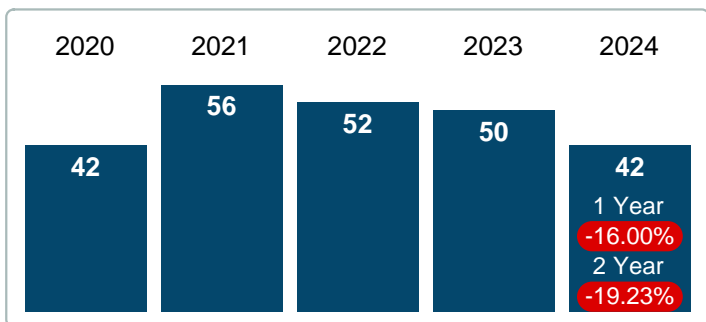
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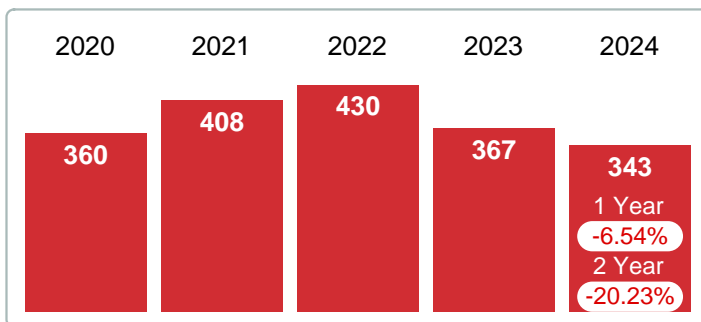
PENDING LISTINGS

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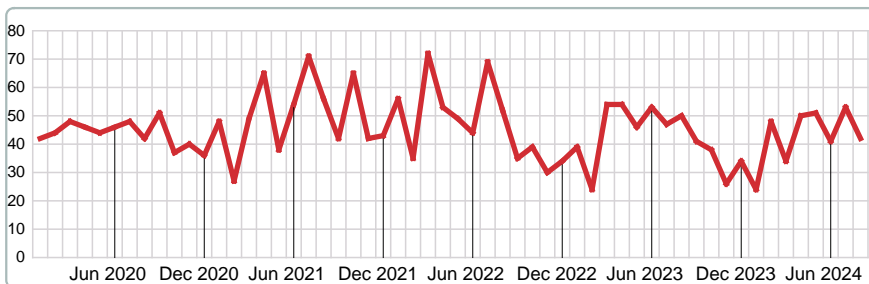
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 48

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at 42
below the 5 yr AUG 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	7	16.67%	30.0	2	5	0	0
\$125,001 - \$125,000	0	0.00%	30.0	0	0	0	0
\$125,001 - \$175,000	6	14.29%	6.0	1	5	0	0
\$175,001 - \$225,000	7	16.67%	71.0	1	4	2	0
\$225,001 - \$300,000	12	28.57%	22.5	1	8	3	0
\$300,001 - \$425,000	4	9.52%	5.5	0	3	1	0
\$425,001 and up	6	14.29%	105.5	0	2	2	2
Total Pending Units	42			5	27	8	2
Total Pending Volume	12,319,740	100%	21.5	893.90K	6.40M	4.16M	864.90K
Median Listing Price	\$234,450			\$139,900	\$209,900	\$274,270	\$432,450

August 2024



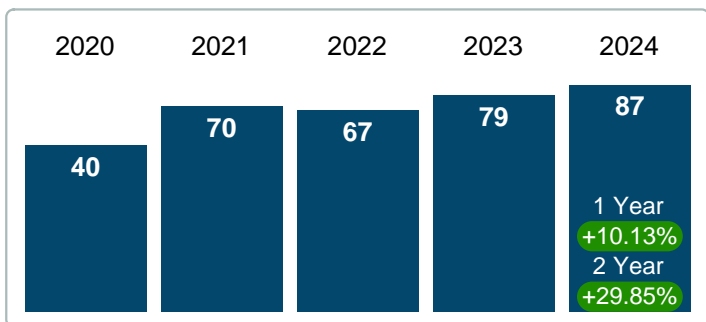
Area Delimited by County Of Bryan - Residential Property Type



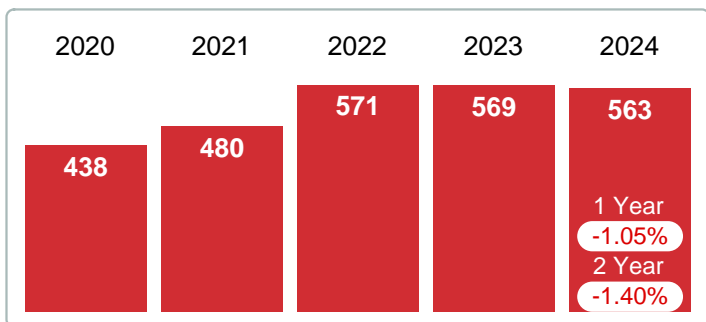
NEW LISTINGS

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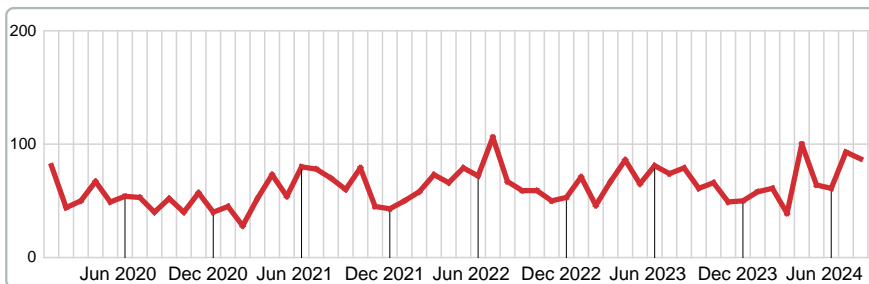
AUGUST



YEAR TO DATE (YTD)

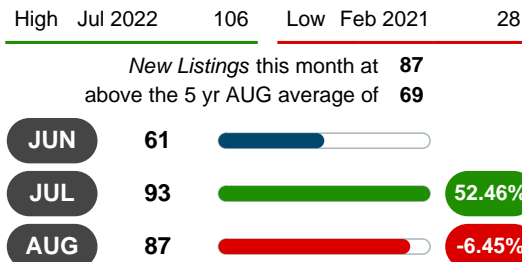


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	87		13	54	15	5
Total New Listed Volume	30,980,759	100%	4.91M	16.36M	5.38M	4.34M
Median New Listed Listing Price	\$268,000		\$199,900	\$260,940	\$329,000	\$990,000

August 2024



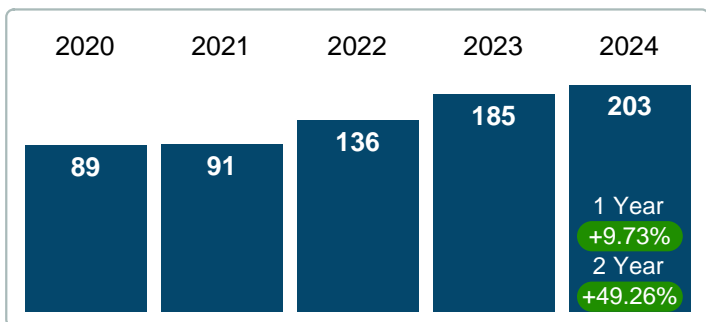
Area Delimited by County Of Bryan - Residential Property Type



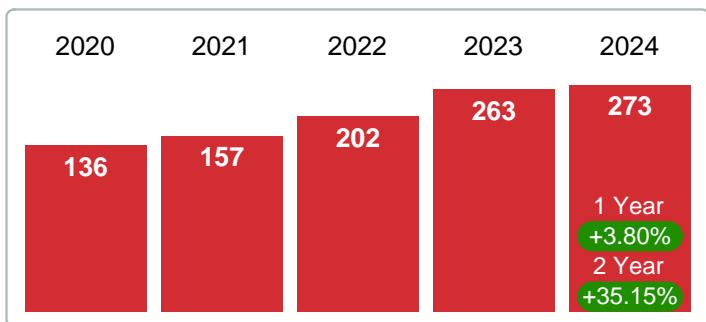
ACTIVE INVENTORY

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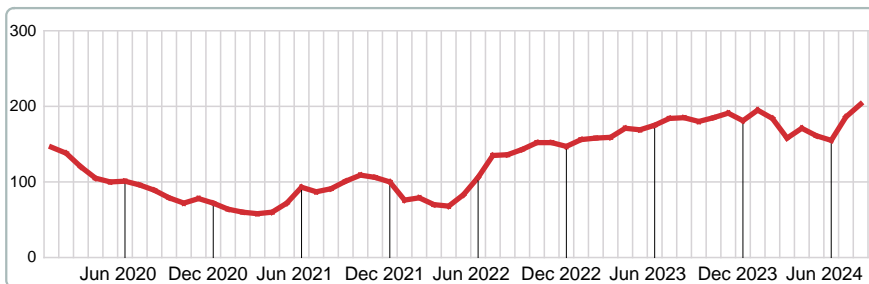
END OF AUGUST



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

- JUN 155
- JUL 186 (20.00%)
- AUG 203 (9.14%)

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	11	5.42%	43.0	5	4	2	0
\$125,001 - \$175,000	23	11.33%	43.0	7	14	2	0
\$175,001 - \$250,000	41	20.20%	49.0	3	31	6	1
\$250,001 - \$350,000	43	21.18%	43.0	2	34	6	1
\$350,001 - \$500,000	39	19.21%	51.0	2	22	14	1
\$500,001 - \$750,000	26	12.81%	60.5	2	9	10	5
\$750,001 and up	20	9.85%	51.0	3	7	6	4
Total Active Inventory by Units	203			24	121	46	12
Total Active Inventory by Volume	104,075,193	100%	47.0	10.12M	60.32M	23.94M	9.69M
Median Active Inventory Listing Price	\$310,000			\$169,700	\$275,000	\$399,450	\$572,000

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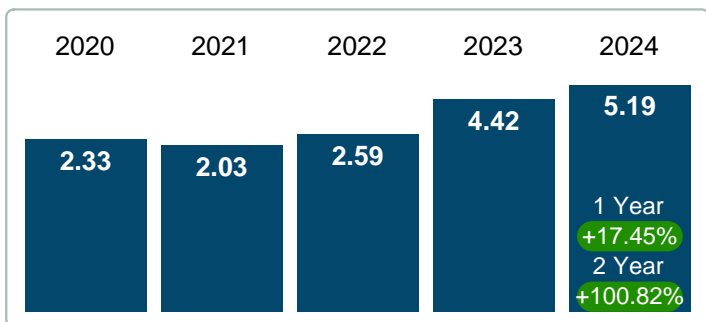
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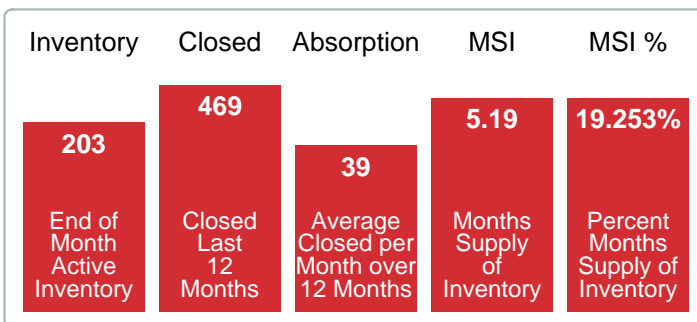
MONTHS SUPPLY of INVENTORY (MSI)

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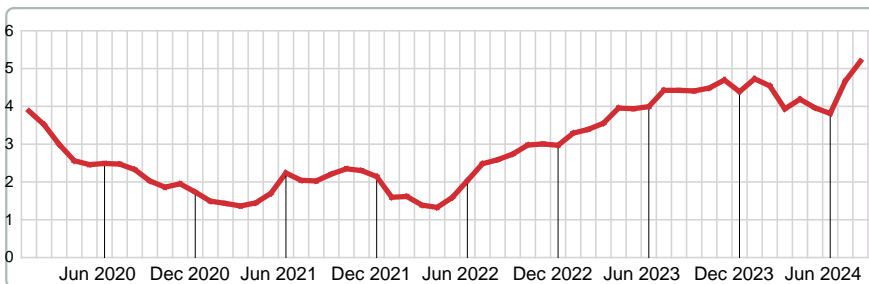
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024



5 YEAR MARKET ACTIVITY TRENDS

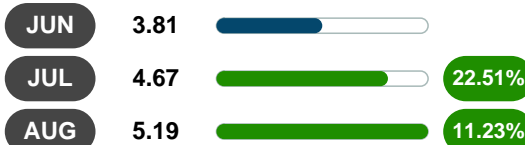


3 MONTHS

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

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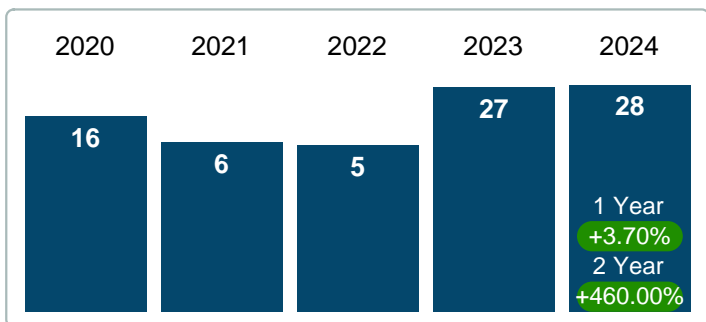
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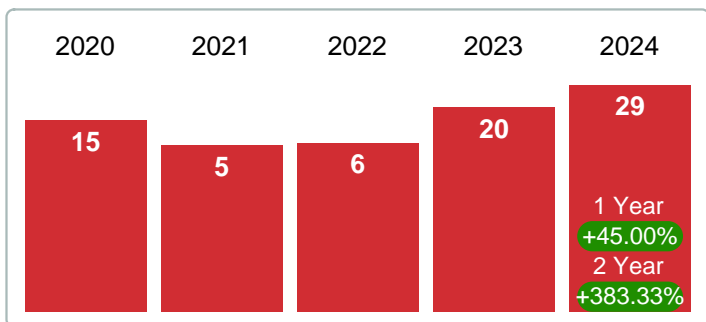
MEDIAN DAYS ON MARKET TO SALE

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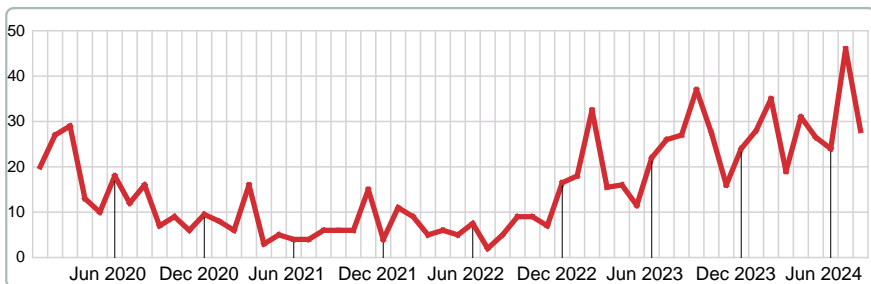
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

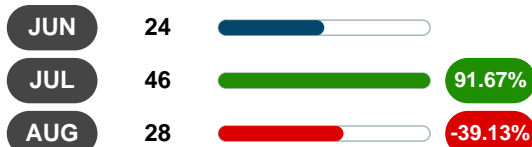


3 MONTHS

5 year AUG AVG = 16

High Jul 2024 46 Low Jul 2022 2

Median Days on Market to Sale this month at 28 above the 5 yr AUG average of 16



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	9.76%	55	1	106	0	0
\$125,001 - \$175,000	12.20%	6	1	7	1	0
\$175,001 - \$200,000	7.32%	62	62	50	0	0
\$200,001 - \$275,000	31.71%	13	35	13	36	0
\$275,001 - \$275,000	0.00%	13	0	0	0	0
\$275,001 - \$425,000	26.83%	52	0	18	105	99
\$425,001 and up	12.20%	23	0	17	107	99
Median Closed DOM		28	18	17	67	99
Total Closed Units	100%	28.0	4	27	7	3
Total Closed Volume		10,934,100	654.80K	7.09M	2.14M	1.05M

August 2024



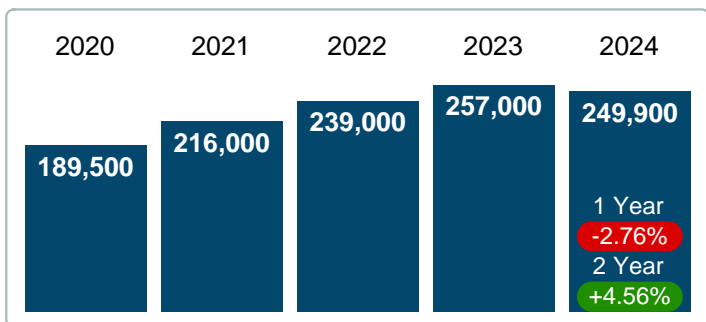
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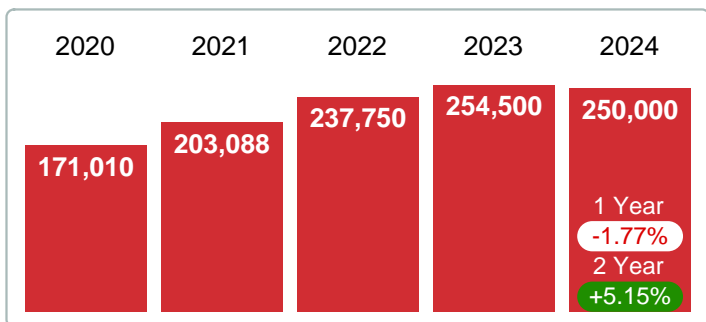
MEDIAN LIST PRICE AT CLOSING

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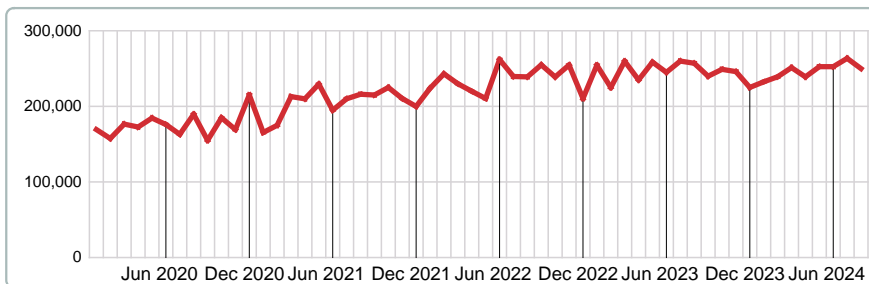
AUGUST



YEAR TO DATE (YTD)

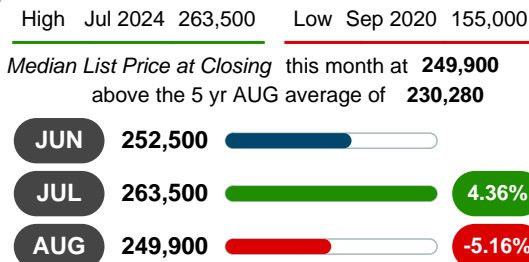


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 230,280



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	4	9.76%	107,500	110,000	105,000	0	0
\$125,001 - \$175,000	5	12.20%	149,000	139,900	149,000	165,000	0
\$175,001 - \$200,000	1	2.44%	184,500	184,500	0	0	0
\$200,001 - \$275,000	14	34.15%	232,400	224,900	232,400	237,500	0
\$275,001 - \$275,000	0	0.00%	232,400	0	0	0	0
\$275,001 - \$425,000	12	29.27%	297,000	0	294,900	325,000	287,450
\$425,001 and up	5	12.20%	500,000	0	590,000	436,000	475,000
Median List Price			249,900	162,200	237,000	295,000	299,000
Total Closed Units		100%	249,900	4	27	7	3
Total Closed Volume			11,239,600	659.30K	7.35M	2.18M	1.05M

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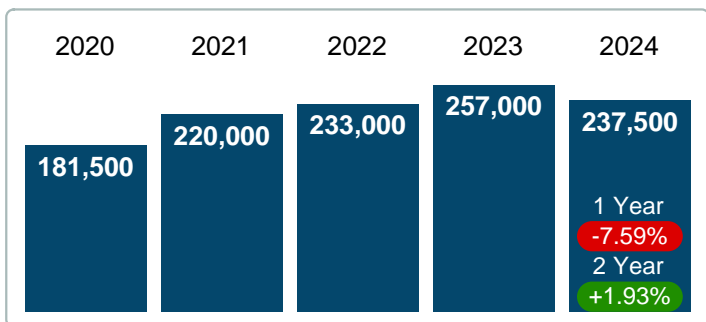
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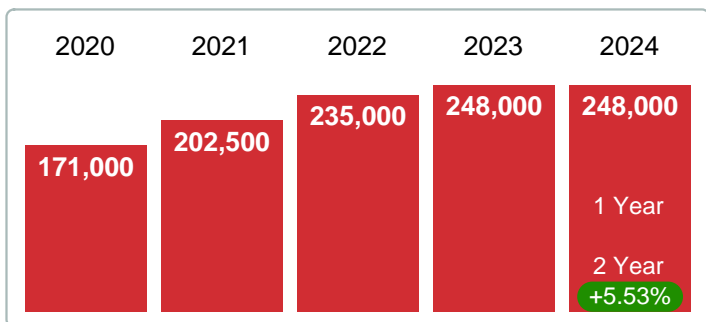
MEDIAN SOLD PRICE AT CLOSING

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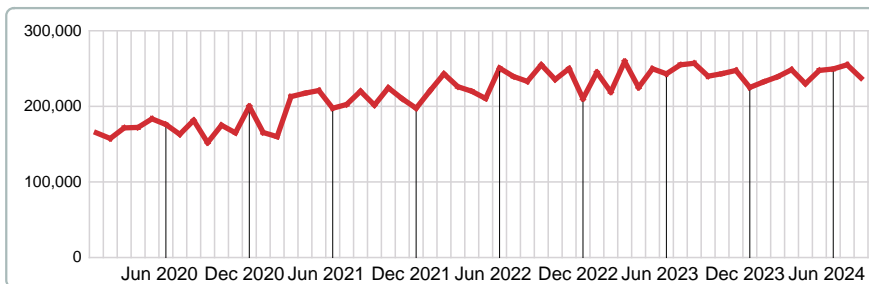
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

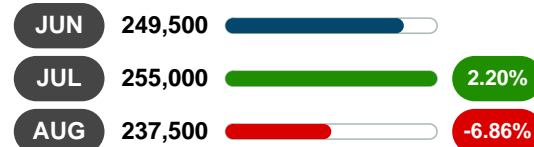


3 MONTHS

5 year AUG AVG = 225,800

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

Median Sold Price at Closing this month at **237,500** above the 5 yr AUG average of **225,800**



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	9.76%	105,000	110,000	100,000	0	0
\$125,001 - \$175,000	12.20%	145,000	139,900	145,000	165,000	0
\$175,001 - \$200,000	7.32%	180,000	180,000	190,000	0	0
\$200,001 - \$275,000	31.71%	234,900	224,900	233,400	253,750	0
\$275,001 - \$275,000	0.00%	234,900	0	0	0	0
\$275,001 - \$425,000	26.83%	295,000	0	292,750	350,000	285,000
\$425,001 and up	12.20%	480,000	0	530,000	436,000	480,000
Median Sold Price		237,500	159,950	234,900	295,000	290,000
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



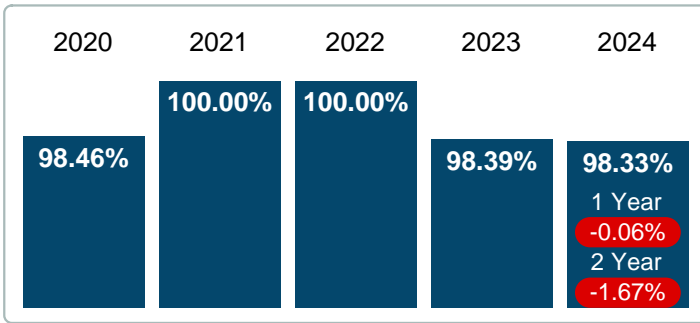
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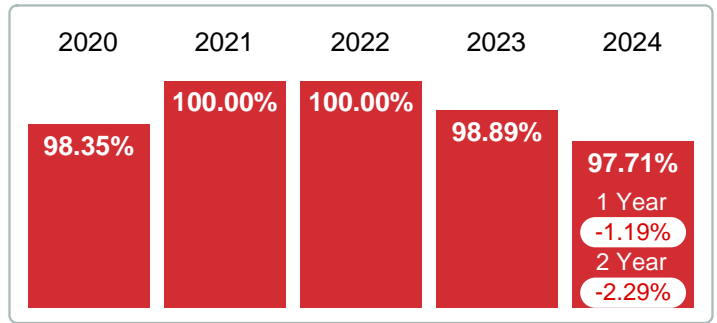
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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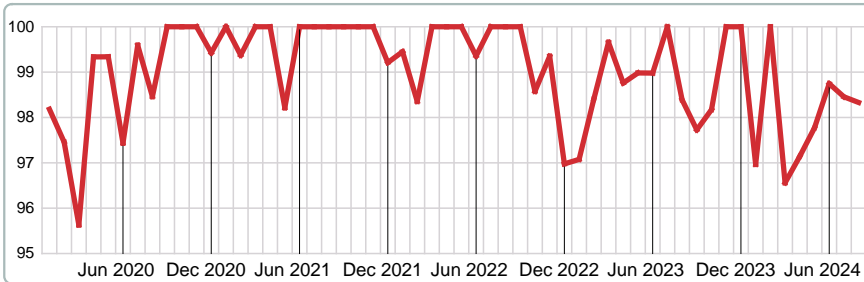
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

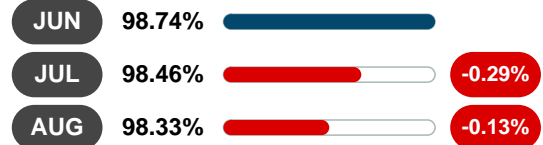


3 MONTHS

5 year AUG AVG = 99.04%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.33%**
below the 5 yr AUG average of **99.04%**



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	9.76%	96.51%	100.00%	95.24%	0.00%	0.00%
\$125,001 - \$175,000	5	12.20%	100.00%	100.00%	97.32%	100.00%	0.00%
\$175,001 - \$200,000	3	7.32%	85.76%	97.56%	85.07%	0.00%	0.00%
\$200,001 - \$275,000	13	31.71%	98.33%	100.00%	98.00%	98.21%	0.00%
\$275,001 - \$275,000	0	0.00%	98.33%	0.00%	0.00%	0.00%	0.00%
\$275,001 - \$425,000	11	26.83%	98.73%	0.00%	98.88%	98.59%	99.24%
\$425,001 and up	5	12.20%	100.00%	0.00%	96.00%	100.00%	101.05%
Median Sold/List Ratio		98.33%		100.00%	97.56%	100.00%	101.05%
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



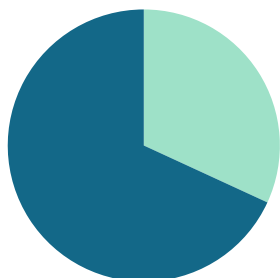
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

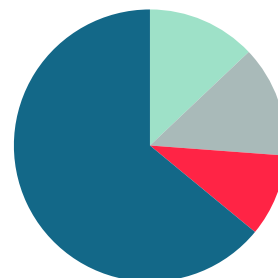


Inventory
 New Listings
87 = 31.87%
 Start Inventory
186
 Total Inventory Units
273
 Volume
\$129,769,626

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%
Median List Price	257,000	249,900	-2.76%	254,500	250,000	-1.77%
Median Sale Price	257,000	237,500	-7.59%	248,000	248,000	0.00%
Median Percent of Selling Price to List Price	98.39%	98.33%	-0.06%	98.89%	97.71%	-1.19%
Median Days on Market to Sale	27.00	28.00	3.70%	20.00	29.00	45.00%
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

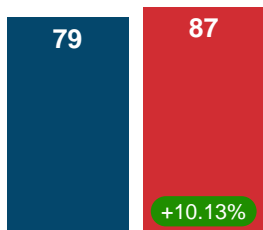
Inventory on August 31, 2024 = 203

2023 2024

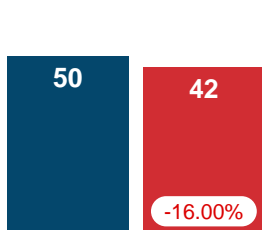
AUGUST MARKET

MEDIAN PRICES

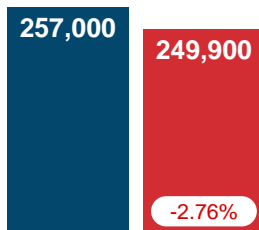
New Listings



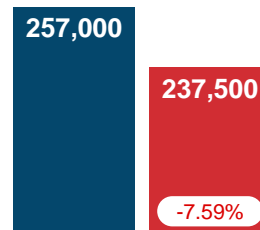
Pending Listings



List Price



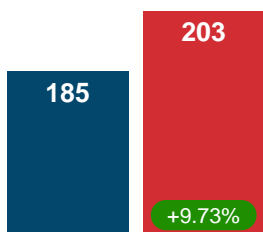
Sale Price



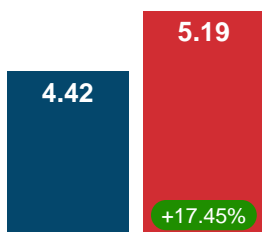
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

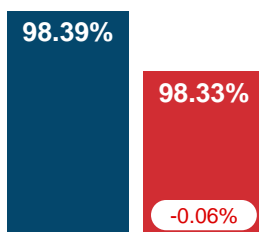
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

