



September 2024

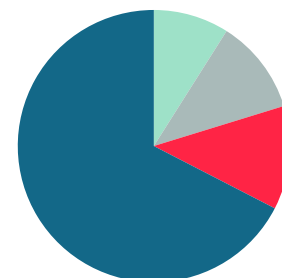
Area Delimited by County Of Bryan



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	51	51	0.00%
Pending Listings	57	64	12.28%
New Listings	123	90	-26.83%
Average List Price	252,250	321,171	27.32%
Average Sale Price	242,115	308,607	27.46%
Average Percent of Selling Price to List Price	95.69%	94.59%	-1.15%
Average Days on Market to Sale	47.45	64.43	35.79%
End of Month Inventory	360	383	6.39%
Months Supply of Inventory	6.44	7.62	18.39%



■ Closed (8.98%)
■ Pending (11.27%)
■ Other OffMarket (12.32%)
■ Active (67.43%)

Absorption: Last 12 months, an Average of **50** Sales/Month
Active Inventory as of September 30, 2024 = **383**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **6.39%** to 383 existing homes available for sale. Over the last 12 months this area has had an average of 50 closed sales per month. This represents an unsold inventory index of **7.62** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **27.46%** in September 2024 to \$308,607 versus the previous year at \$242,115.

Average Days on Market Lengthens

The average number of **64.43** days that homes spent on the market before selling increased by 16.98 days or **35.79%** in September 2024 compared to last year's same month at **47.45** DOM.

Sales Success for September 2024 is Positive

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

There were 90 New Listings in September 2024, down **26.83%** from last year at 123. Furthermore, there were 51 Closed Listings this month versus last year at 51, a **0.00%** decrease.

Closed versus Listed trends yielded a **56.7%** ratio, up from previous year's, September 2023, at **41.5%**, a **36.67%** upswing. 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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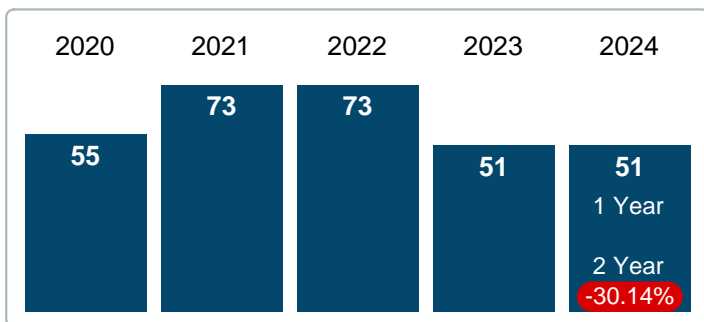
Area Delimited by County Of Bryan



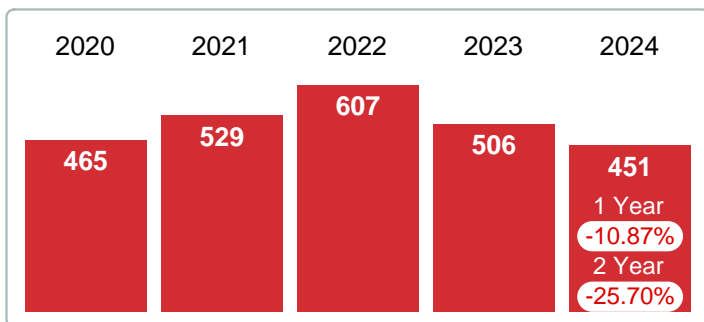
CLOSED LISTINGS

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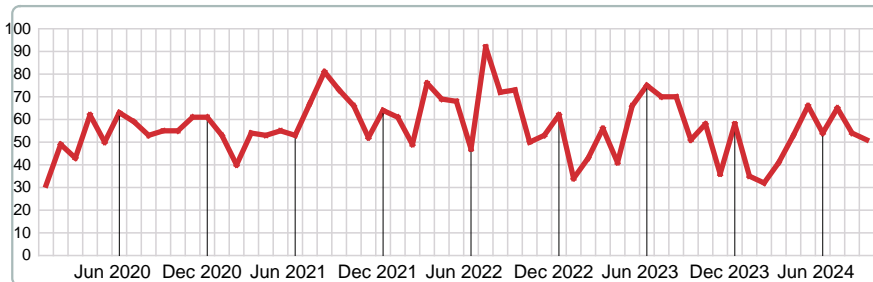
SEPTEMBER



YEAR TO DATE (YTD)

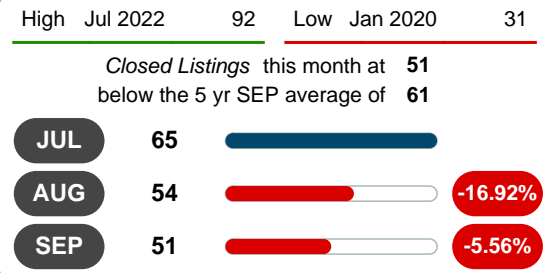


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 61



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	11.76%	47.8	2	4	0	0
\$50,001 - \$100,000	4	7.84%	41.8	2	2	0	0
\$100,001 - \$175,000	8	15.69%	19.3	2	6	0	0
\$175,001 - \$300,000	14	27.45%	46.4	3	6	5	0
\$300,001 - \$375,000	7	13.73%	40.9	2	2	2	1
\$375,001 - \$475,000	6	11.76%	86.5	0	2	3	1
\$475,001 and up	6	11.76%	204.0	1	4	1	0
Total Closed Units	51			12	26	11	2
Total Closed Volume	15,738,975	100%	64.4	4.02M	7.04M	3.91M	765.00K
Average Closed Price	\$308,607			\$335,017	\$270,764	\$355,809	\$382,500



September 2024

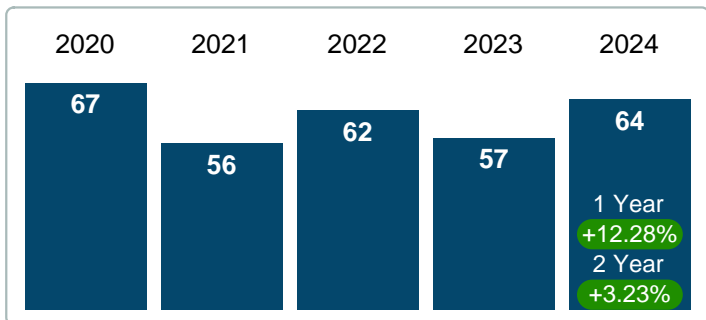
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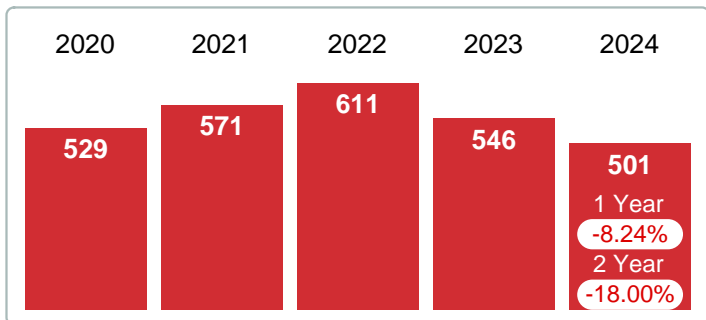
PENDING LISTINGS

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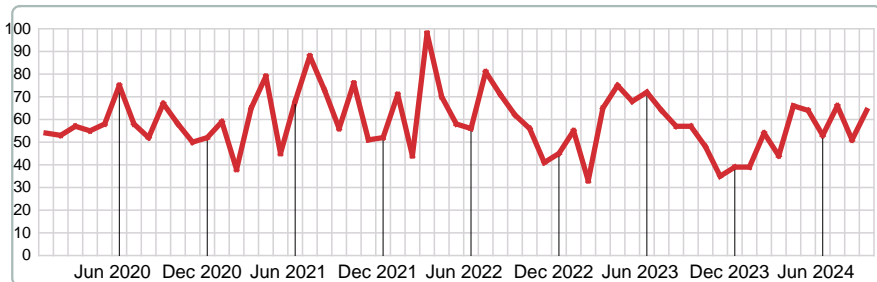
SEPTEMBER



YEAR TO DATE (YTD)

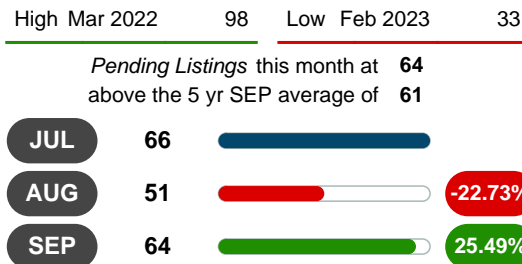


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 61



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.38%	57.5	4	2	0	0
\$75,001 - \$125,000	4	6.25%	6.8	4	0	0	0
\$125,001 - \$175,000	10	15.63%	58.5	5	5	0	0
\$175,001 - \$250,000	17	26.56%	44.7	2	13	2	0
\$250,001 - \$325,000	12	18.75%	40.1	1	9	2	0
\$325,001 - \$575,000	9	14.06%	72.2	0	4	3	2
\$575,001 and up	6	9.38%	61.7	3	3	0	0
Total Pending Units	64			19	36	7	2
Total Pending Volume	17,539,090	100%	29.9	4.37M	9.92M	2.35M	900.50K
Average Listing Price	\$337,288			\$229,782	\$275,679	\$335,471	\$450,250



September 2024

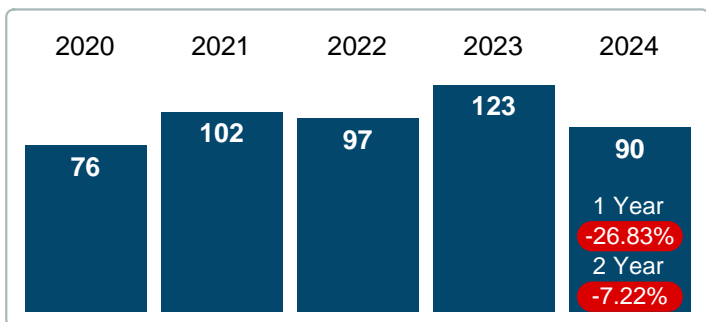
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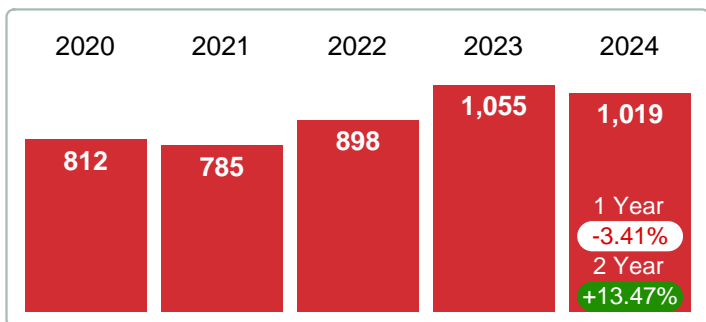
NEW LISTINGS

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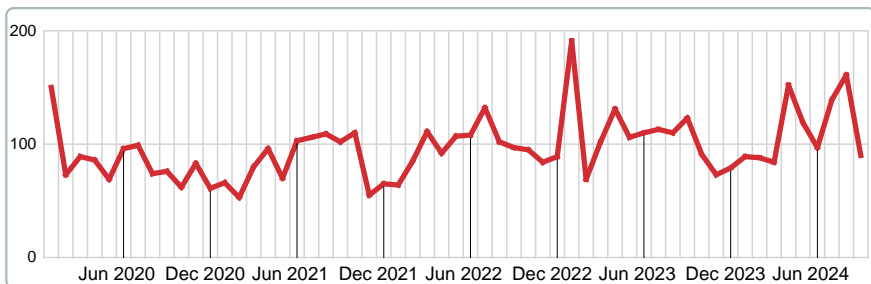
SEPTEMBER



YEAR TO DATE (YTD)

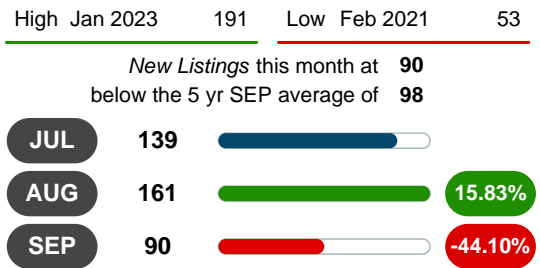


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 98



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	4.44%	2	2	0	0
\$40,001 - \$130,000	16	17.78%	14	1	1	0
\$130,001 - \$200,000	12	13.33%	5	5	2	0
\$200,001 - \$280,000	22	24.44%	6	15	1	0
\$280,001 - \$370,000	15	16.67%	4	7	4	0
\$370,001 - \$610,000	12	13.33%	7	3	1	1
\$610,001 and up	9	10.00%	5	2	2	0
Total New Listed Units	90		43	35	11	1
Total New Listed Volume	26,418,880	100%	12.48M	9.53M	3.90M	507.50K
Average New Listed Listing Price	\$83,390		\$290,284	\$272,225	\$354,664	\$507,500



September 2024

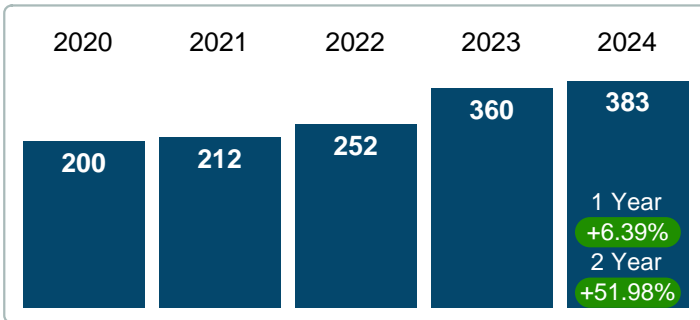
Area Delimited by County Of Bryan



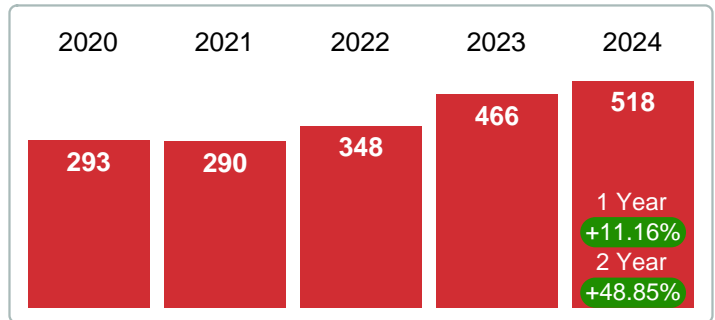
ACTIVE INVENTORY

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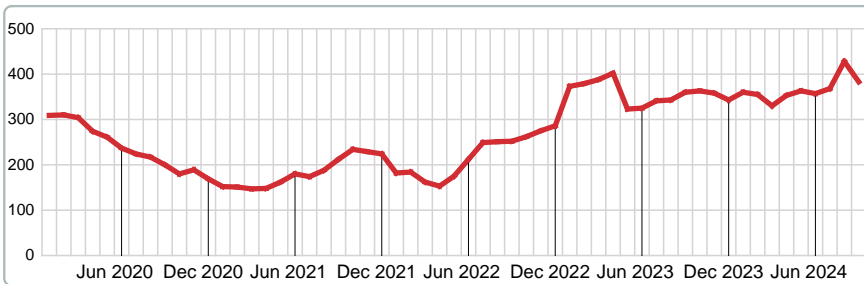
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

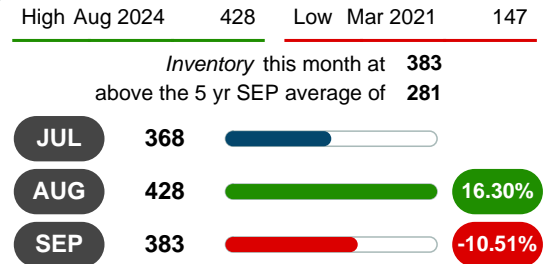


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 281



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	11	2.87%	115.5	10	1	0	0
\$25,001 - \$50,000	40	10.44%	62.4	38	2	0	0
\$50,001 - \$175,000	91	23.76%	77.7	71	14	6	0
\$175,001 - \$325,000	91	23.76%	82.5	33	49	8	1
\$325,001 - \$475,000	64	16.71%	79.3	16	30	17	1
\$475,001 - \$775,000	47	12.27%	107.4	23	11	9	4
\$775,001 and up	39	10.18%	97.9	25	6	4	4
Total Active Inventory by Units	383			216	113	44	10
Total Active Inventory by Volume	172,314,416	100%	84.3	82.41M	61.96M	19.32M	8.62M
Average Active Inventory Listing Price	\$449,907			\$381,524	\$548,307	\$439,141	\$862,440



September 2024

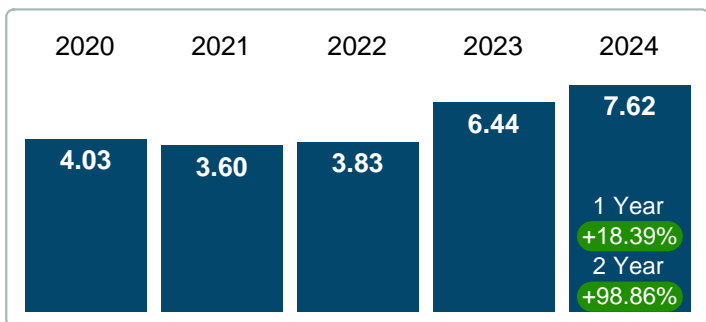
Area Delimited by County Of Bryan



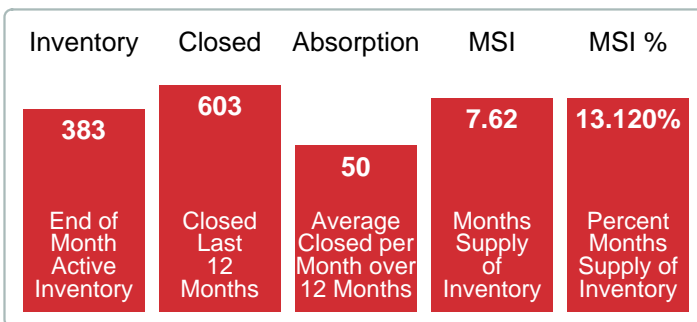
MONTHS SUPPLY of INVENTORY (MSI)

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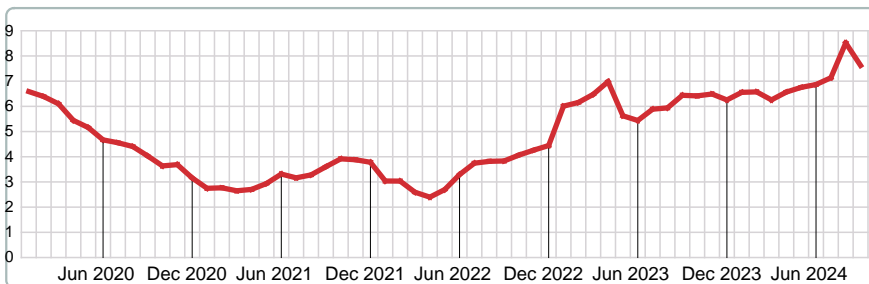
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

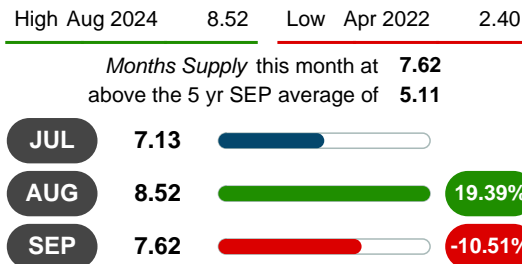


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 5.11



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
\$25,000 and less	11	2.87%	4.13	7.50	1.00	0.00	0.00
\$25,001 - \$50,000	40	10.44%	17.14	19.83	4.80	0.00	0.00
\$50,001 - \$175,000	91	23.76%	6.96	10.78	2.40	12.00	0.00
\$175,001 - \$325,000	91	23.76%	4.61	12.38	3.95	1.88	2.40
\$325,001 - \$475,000	64	16.71%	8.35	17.45	7.66	7.03	2.40
\$475,001 - \$775,000	47	12.27%	16.11	46.00	13.20	8.31	8.00
\$775,001 and up	39	10.18%	21.27	33.33	18.00	8.00	16.00
Market Supply of Inventory (MSI)			7.62	14.73	4.57	4.84	5.71
Total Active Inventory by Units		100%	7.62	216	113	44	10



September 2024

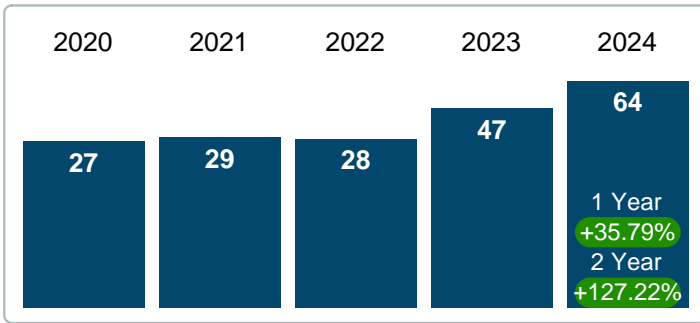
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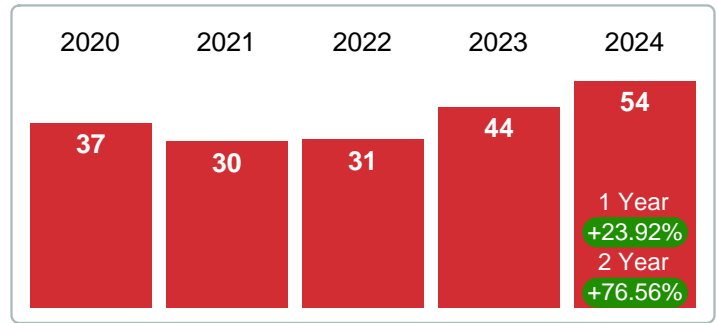
AVERAGE DAYS ON MARKET TO SALE

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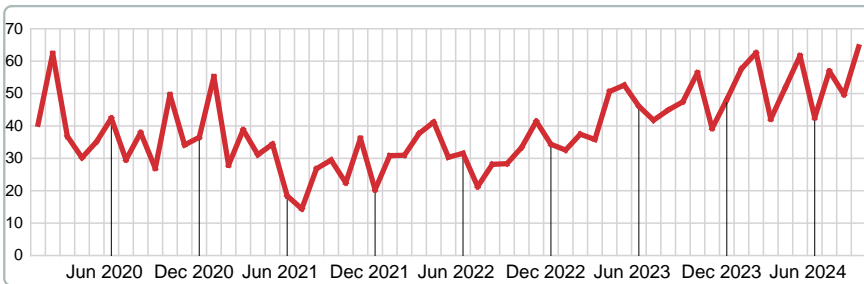
SEPTEMBER



YEAR TO DATE (YTD)

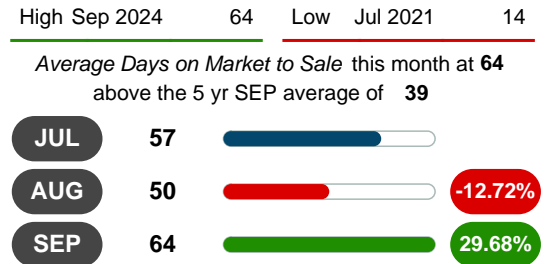


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 39



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
\$50,000 and less	11.76%	48	10	67	0	0
\$50,001 - \$100,000	7.84%	42	29	55	0	0
\$100,001 - \$175,000	15.69%	19	23	18	0	0
\$175,001 - \$300,000	27.45%	46	41	47	49	0
\$300,001 - \$375,000	13.73%	41	101	2	5	72
\$375,001 - \$475,000	11.76%	87	0	146	19	169
\$475,001 and up	11.76%	204	139	182	356	0
Average Closed DOM		64	49	69	61	121
Total Closed Units	100%	64	12	26	11	2
Total Closed Volume		15,738,975	4.02M	7.04M	3.91M	765.00K



September 2024

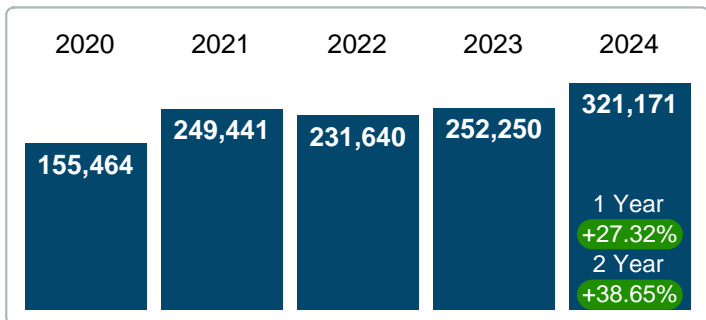
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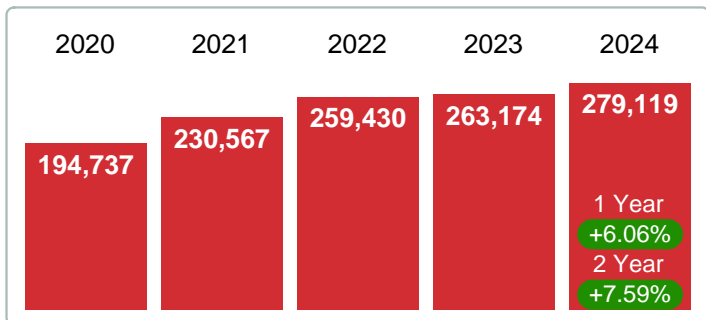
AVERAGE LIST PRICE AT CLOSING

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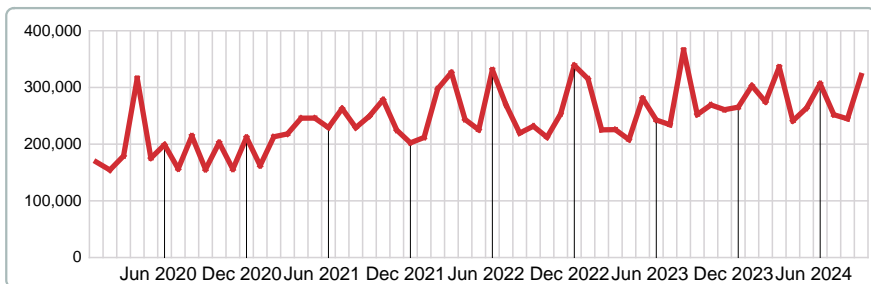
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

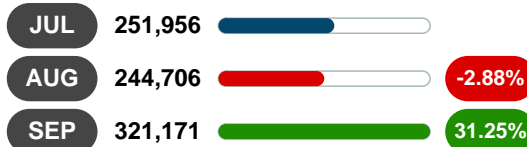


3 MONTHS

5 year SEP AVG = 241,993

High Aug 2023 365,857 Low Feb 2020 154,414

Average List Price at Closing this month at **321,171**
above the 5 yr SEP average of **241,993**



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
\$50,000 and less	5.88%	1,308	40,600	34,431	0	0
\$50,001 - \$100,000	13.73%	74,857	90,000	64,500	0	0
\$100,001 - \$175,000	15.69%	132,088	117,500	136,950	0	0
\$175,001 - \$300,000	25.49%	238,600	305,339	240,333	234,180	0
\$300,001 - \$375,000	11.76%	342,400	376,500	325,000	347,700	359,000
\$375,001 - \$475,000	15.69%	423,365	0	418,500	428,300	434,900
\$475,001 and up	11.76%	1,042,000	2,220,000	790,750	869,000	0
Average List Price		321,171	365,435	276,170	365,473	396,950
Total Closed Units	100%	321,171	12	26	11	2
Total Closed Volume		16,379,743	4.39M	7.18M	4.02M	793.90K



September 2024

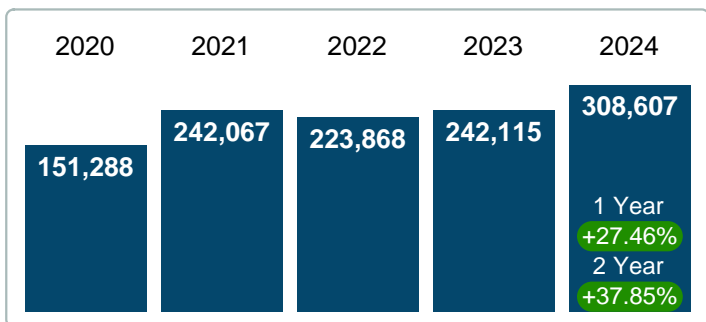
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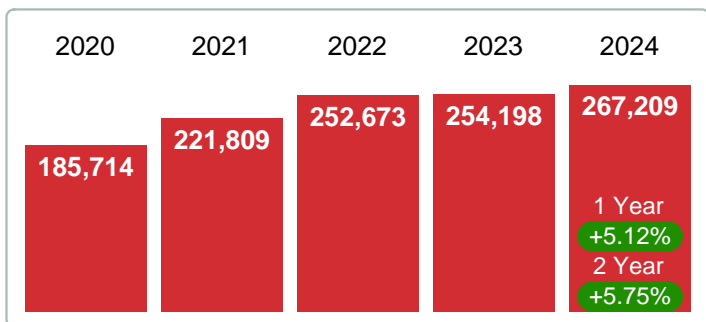
AVERAGE SOLD PRICE AT CLOSING

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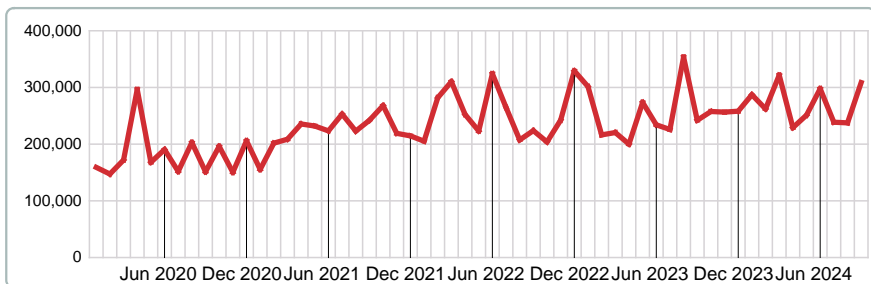
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 233,589

High Aug 2023 353,550 Low Feb 2020 147,262

Average Sold Price at Closing this month at **308,607**
above the 5 yr SEP average of **233,589**

Month	Average Sold Price	Change
JUL	238,656	
AUG	237,540	-0.47%
SEP	308,607	29.92%

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
\$50,000 and less	11.76%	23,488	24,600	22,931	0	0
\$50,001 - \$100,000	7.84%	71,250	87,500	55,000	0	0
\$100,001 - \$175,000	15.69%	131,081	117,500	135,608	0	0
\$175,001 - \$300,000	27.45%	234,779	253,667	236,167	221,780	0
\$300,001 - \$375,000	13.73%	337,857	350,000	317,500	340,000	350,000
\$375,001 - \$475,000	11.76%	418,500	0	410,500	425,000	415,000
\$475,001 and up	11.76%	1,016,917	2,100,000	787,875	850,000	0
Average Sold Price		308,607	335,017	270,764	355,809	382,500
Total Closed Units	100%	308,607	12	26	11	2
Total Closed Volume		15,738,975	4.02M	7.04M	3.91M	765.00K



September 2024

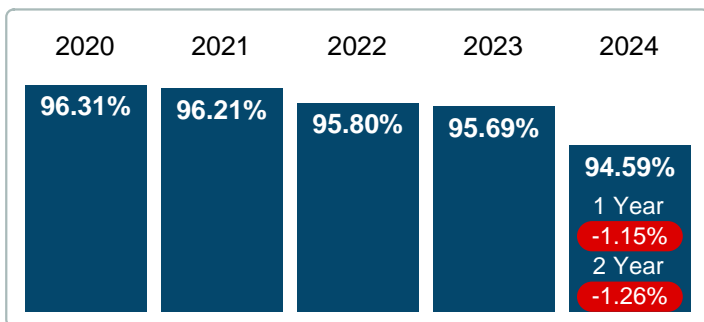
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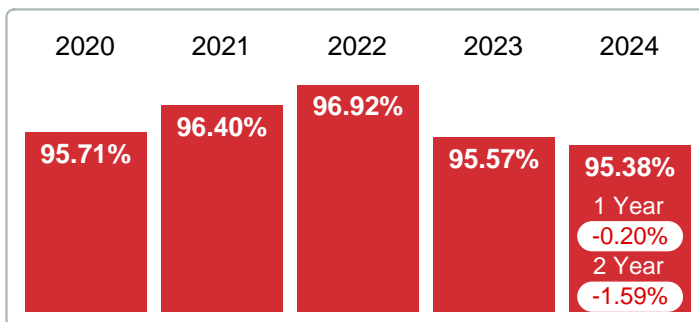
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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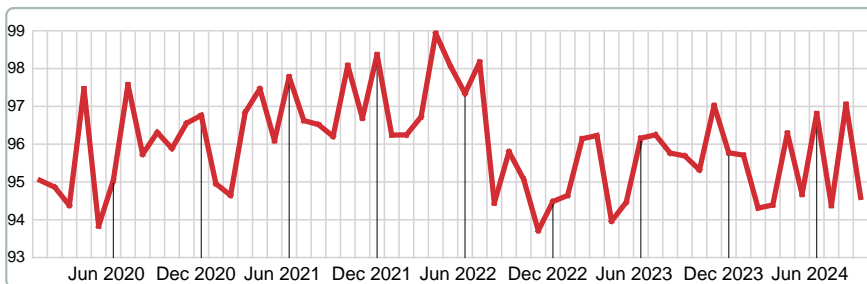
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

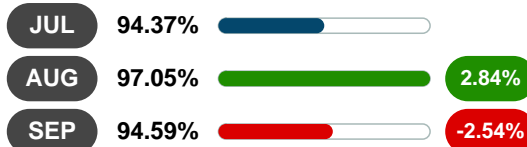


3 MONTHS

5 year SEP AVG = 95.72%

High Apr 2022 98.93% Low Nov 2022 93.71%

Average Sold/List Ratio this month at **94.59%** below the 5 yr SEP average of **95.72%**



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
\$50,000 and less	6	11.76%	82.11%	80.00%	83.16%	0.00%	0.00%
\$50,001 - \$100,000	4	7.84%	91.53%	97.37%	85.69%	0.00%	0.00%
\$100,001 - \$175,000	8	15.69%	99.08%	100.00%	98.78%	0.00%	0.00%
\$175,001 - \$300,000	14	27.45%	94.51%	86.72%	98.07%	94.90%	0.00%
\$300,001 - \$375,000	7	13.73%	96.48%	93.42%	97.76%	97.76%	97.49%
\$375,001 - \$475,000	6	11.76%	98.23%	0.00%	98.18%	99.20%	95.42%
\$475,001 and up	6	11.76%	97.48%	94.59%	98.12%	97.81%	0.00%
Average Sold/List Ratio		94.60%		91.36%	94.98%	96.86%	96.46%
Total Closed Units	51	100%	94.60%	12	26	11	2
Total Closed Volume	15,738,975			4.02M	7.04M	3.91M	765.00K



September 2024

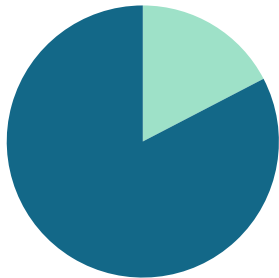
Area Delimited by County Of Bryan



MARKET SUMMARY

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

INVENTORY

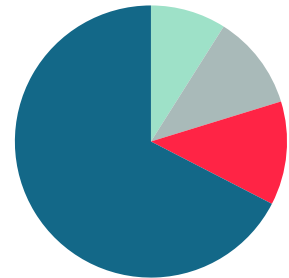


Inventory
 New Listings
90 = 17.37%
 Start Inventory
428
 Total Inventory Units
518
 Volume
\$217,220,221

Market Activity

Closed Sales
51 = 8.98%
 Pending Sales
64 = 11.27%
 Other Off Market
70 = 12.32%
 Active Inventory
383 = 67.43%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	51	51	0.00%	506	451	-10.87%
Pending Sales	57	64	12.28%	546	501	-8.24%
New Listings	123	90	-26.83%	1,055	1,019	-3.41%
Average List Price	252,250	321,171	27.32%	263,174	279,119	6.06%
Average Sale Price	242,115	308,607	27.46%	254,198	267,209	5.12%
Average Percent of Selling Price to List Price	95.69%	94.59%	-1.15%	95.57%	95.38%	-0.20%
Average Days on Market to Sale	47.45	64.43	35.79%	43.90	54.40	23.92%
Monthly Inventory	360	383	6.39%	360	383	6.39%
Months Supply of Inventory	6.44	7.62	18.39%	6.44	7.62	18.39%

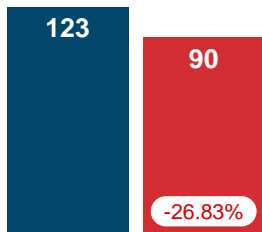
Absorption: Last 12 months, an Average of **50** Sales/Month

Inventory on September 30, 2024 = **383** 2023 2024

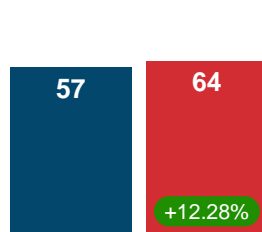
SEPTEMBER MARKET

AVERAGE PRICES

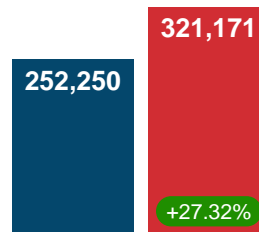
New Listings



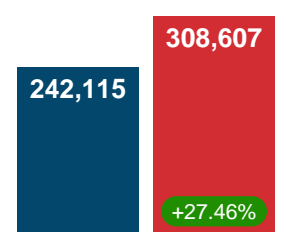
Pending Listings



List Price



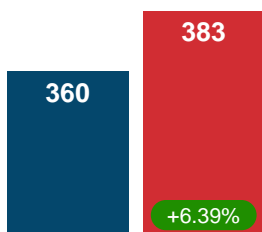
Sale Price



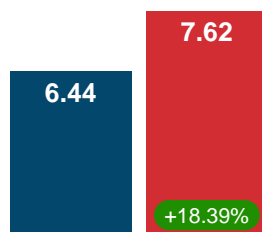
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

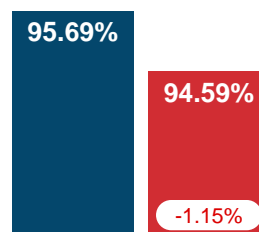
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

