



# September 2024

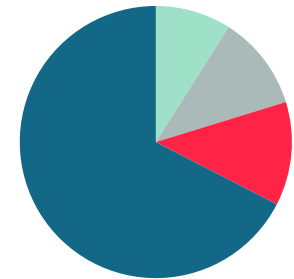
Area Delimited by County Of Bryan



## 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%
Median List Price	205,000	250,000	21.95%
Median Sale Price	196,000	245,000	25.00%
Median Percent of Selling Price to List Price	97.87%	97.77%	-0.11%
Median Days on Market to Sale	28.00	38.00	35.71%
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.

#### 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 **25.00%** in September 2024 to \$245,000 versus the previous year at \$196,000.

#### Median Days on Market Lengthens

The median number of **38.00** days that homes spent on the market before selling increased by 10.00 days or **35.71%** in September 2024 compared to last year's same month at **28.00** DOM.

#### Sales Success for September 2024 is Positive

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

There were 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.

### 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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



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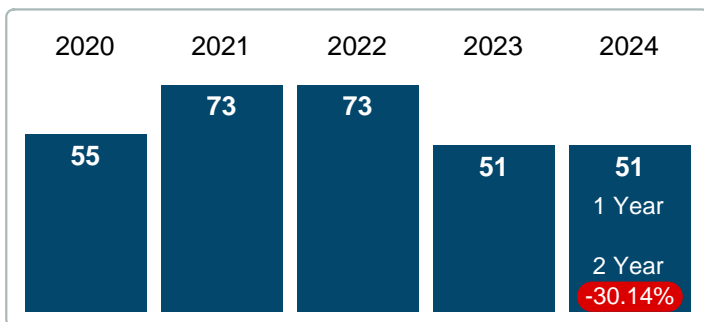
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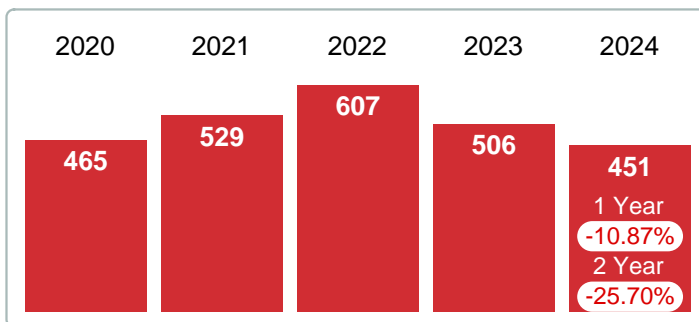
## CLOSED LISTINGS

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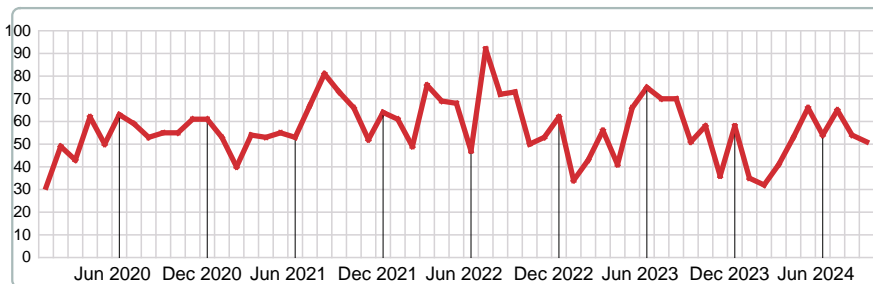
### SEPTEMBER



### YEAR TO DATE (YTD)

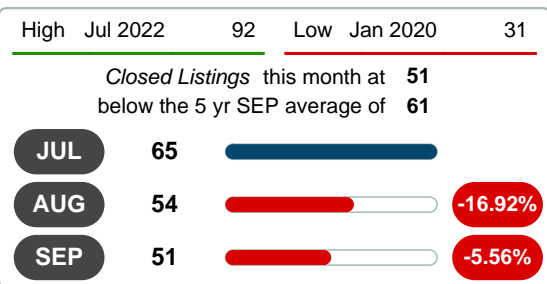


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 61



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	11.76%	23.5	2	4	0	0
\$50,001 - \$100,000	4	7.84%	38.5	2	2	0	0
\$100,001 - \$175,000	8	15.69%	16.5	2	6	0	0
\$175,001 - \$300,000	14	27.45%	46.5	3	6	5	0
\$300,001 - \$375,000	7	13.73%	8.0	2	2	2	1
\$375,001 - \$475,000	6	11.76%	47.5	0	2	3	1
\$475,001 and up	6	11.76%	223.0	1	4	1	0
<b>Total Closed Units</b>	<b>51</b>			<b>12</b>	<b>26</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>15,738,975</b>	<b>100%</b>	<b>38.0</b>	<b>4.02M</b>	<b>7.04M</b>	<b>3.91M</b>	<b>765.00K</b>
<b>Median Closed Price</b>	<b>\$245,000</b>			<b>\$155,500</b>	<b>\$192,000</b>	<b>\$320,000</b>	<b>\$382,500</b>



# September 2024

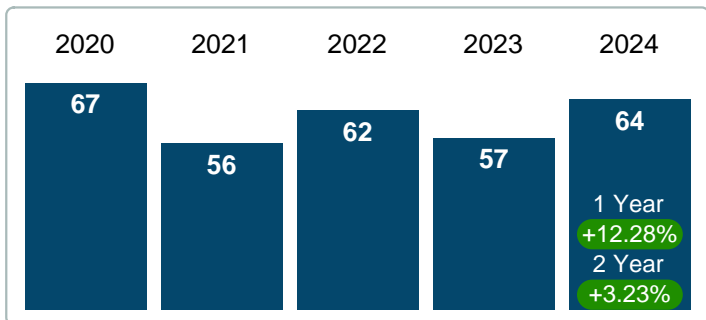
Area Delimited by County Of Bryan



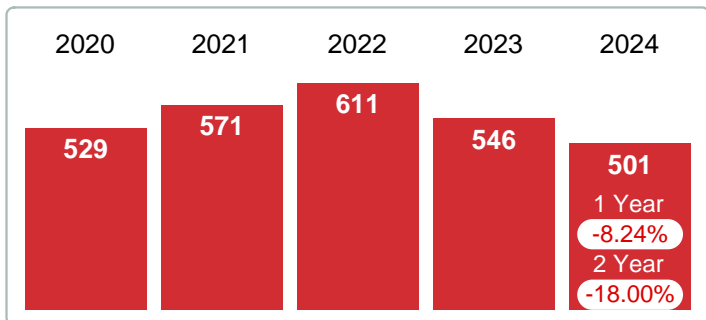
## PENDING LISTINGS

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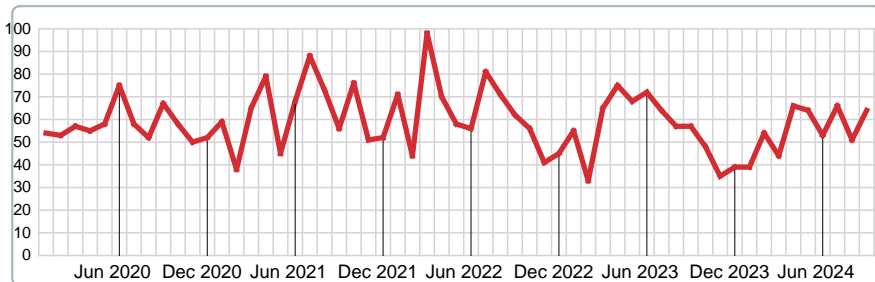
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

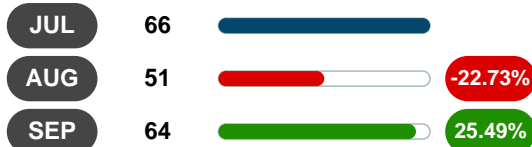


### 3 MONTHS

5 year SEP AVG = 61

High Mar 2022 98 Low Feb 2023 33

Pending Listings this month at 64 above the 5 yr SEP average of 61



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.38%	50.0	4	2	0	0
\$75,001 - \$125,000	4	6.25%	5.0	4	0	0	0
\$125,001 - \$175,000	10	15.63%	49.5	5	5	0	0
\$175,001 - \$250,000	17	26.56%	37.0	2	13	2	0
\$250,001 - \$325,000	12	18.75%	21.5	1	9	2	0
\$325,001 - \$575,000	9	14.06%	61.0	0	4	3	2
\$575,001 and up	6	9.38%	33.5	3	3	0	0
<b>Total Pending Units</b>	<b>64</b>			<b>19</b>	<b>36</b>	<b>7</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>17,539,090</b>	<b>100%</b>	<b>42.0</b>	<b>4.37M</b>	<b>9.92M</b>	<b>2.35M</b>	<b>900.50K</b>
<b>Median Listing Price</b>	<b>\$222,375</b>			<b>\$129,000</b>	<b>\$238,750</b>	<b>\$314,900</b>	<b>\$450,250</b>



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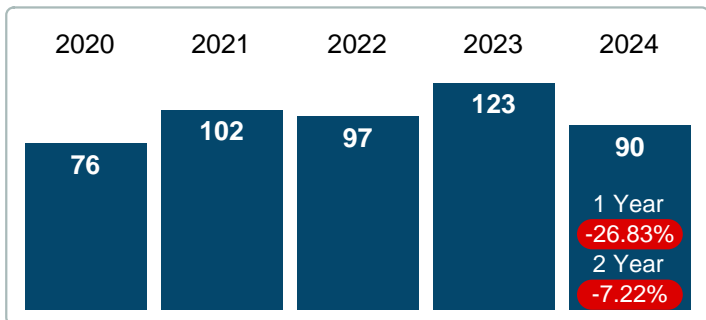
Area Delimited by County Of Bryan



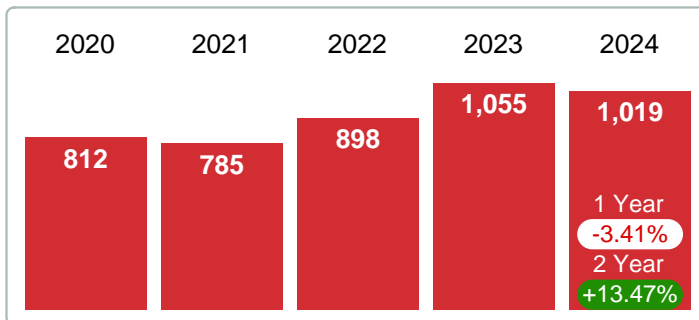
## NEW LISTINGS

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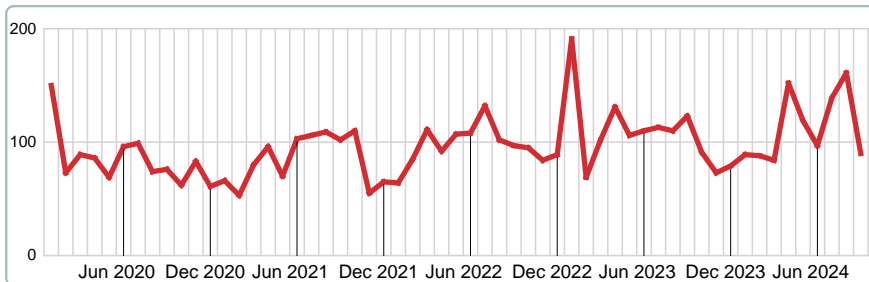
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 98

High Jan 2023 191 Low Feb 2021 53

New Listings this month at **90**  
below the 5 yr SEP average of **98**

- JUL 139
- AUG 161 (+15.83%)
- SEP 90 (-44.10%)

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	3.33%	2	1	0	0
\$25,001 - \$125,000	15	16.67%	13	1	1	0
\$125,001 - \$200,000	14	15.56%	6	6	2	0
\$200,001 - \$275,000	22	24.44%	6	15	1	0
\$275,001 - \$375,000	16	17.78%	4	7	5	0
\$375,001 - \$600,000	11	12.22%	7	3	0	1
\$600,001 and up	9	10.00%	5	2	2	0
<b>Total New Listed Units</b>	<b>90</b>		<b>43</b>	<b>35</b>	<b>11</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>26,418,880</b>	<b>100%</b>	<b>12.48M</b>	<b>9.53M</b>	<b>3.90M</b>	<b>507.50K</b>
<b>Median New Listed Listing Price</b>	<b>\$250,000</b>		<b>\$218,000</b>	<b>\$252,000</b>	<b>\$330,000</b>	<b>\$507,500</b>



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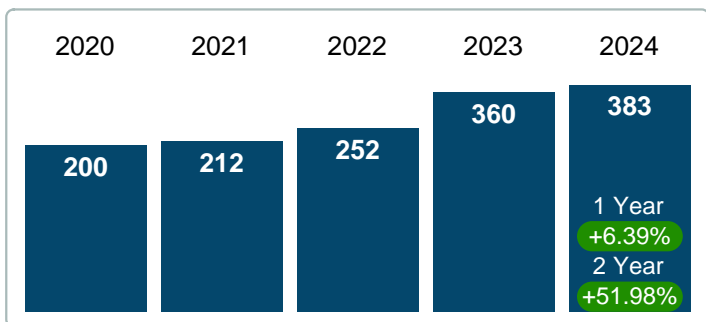
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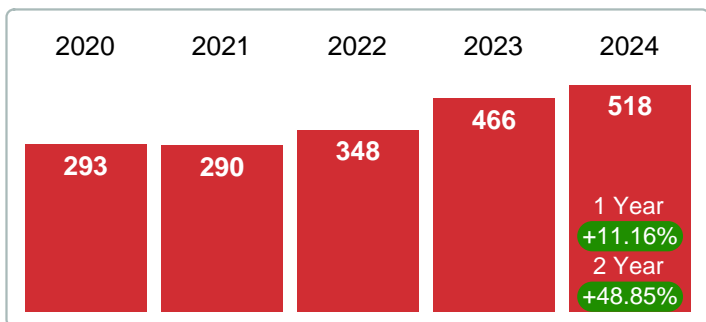
## ACTIVE INVENTORY

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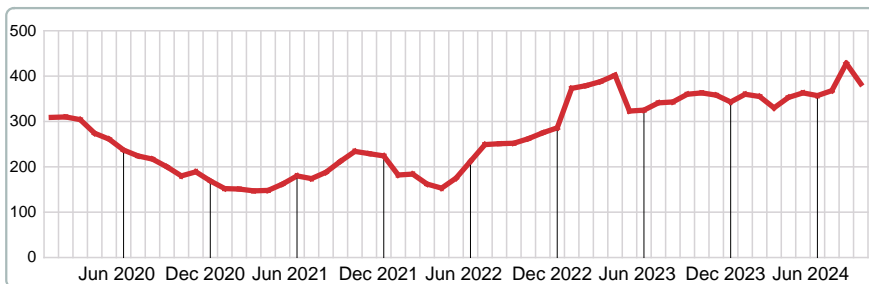
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

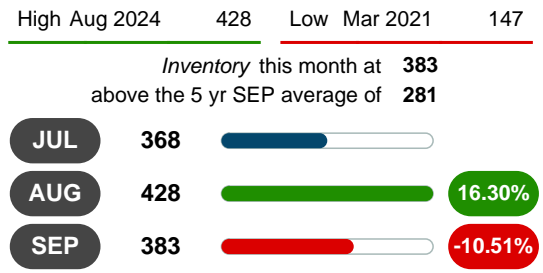


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 281



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	11	2.87%	131.0	10	1	0	0
\$25,001 - \$50,000	40	10.44%	43.0	38	2	0	0
\$50,001 - \$175,000	91	23.76%	66.0	71	14	6	0
\$175,001 - \$325,000	91	23.76%	66.0	33	49	8	1
\$325,001 - \$475,000	64	16.71%	63.5	16	30	17	1
\$475,001 - \$775,000	47	12.27%	90.0	23	11	9	4
\$775,001 and up	39	10.18%	73.0	25	6	4	4
<b>Total Active Inventory by Units</b>	<b>383</b>			<b>216</b>	<b>113</b>	<b>44</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>172,314,416</b>	<b>100%</b>	<b>66.0</b>	<b>82.41M</b>	<b>61.96M</b>	<b>19.32M</b>	<b>8.62M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$249,500</b>			<b>\$140,000</b>	<b>\$279,900</b>	<b>\$366,250</b>	<b>\$657,500</b>



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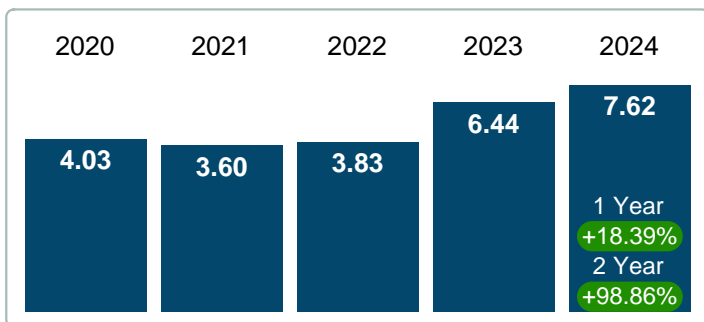
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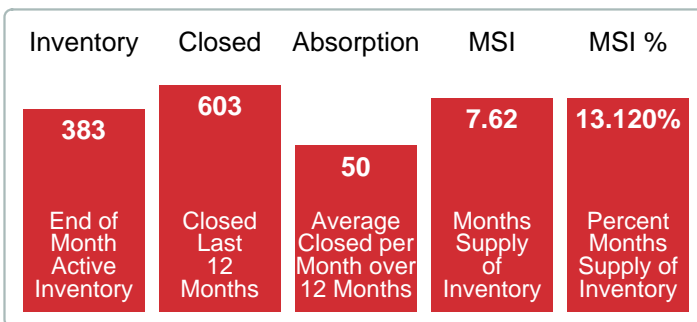
## MONTHS SUPPLY of INVENTORY (MSI)

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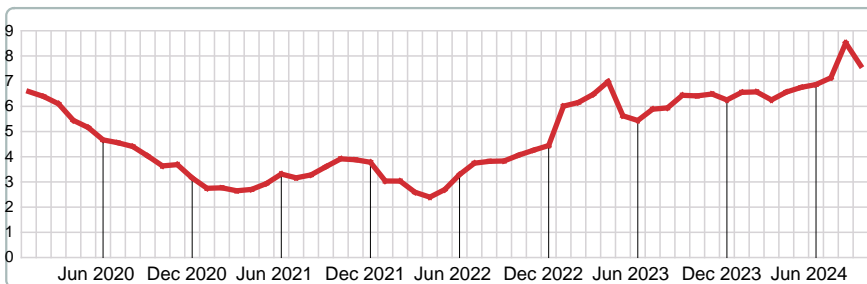
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2024

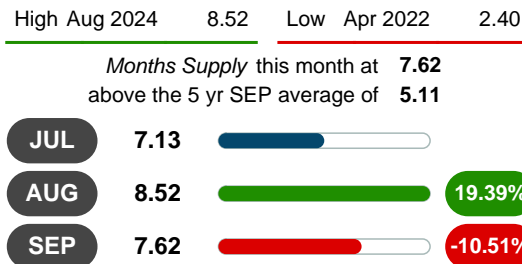


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

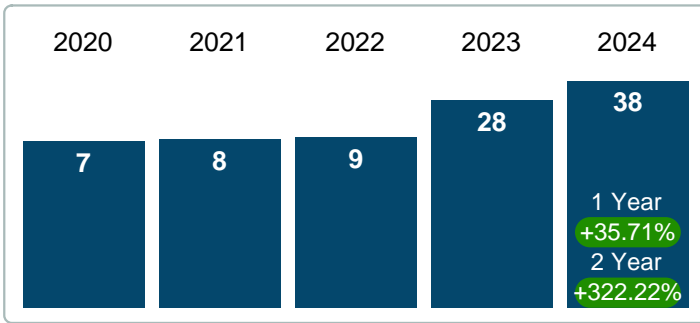
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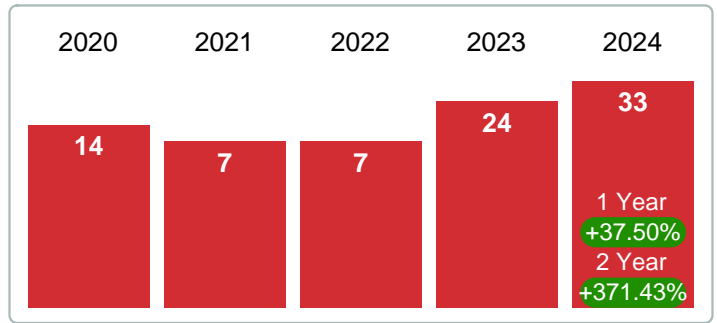
## MEDIAN DAYS ON MARKET TO SALE

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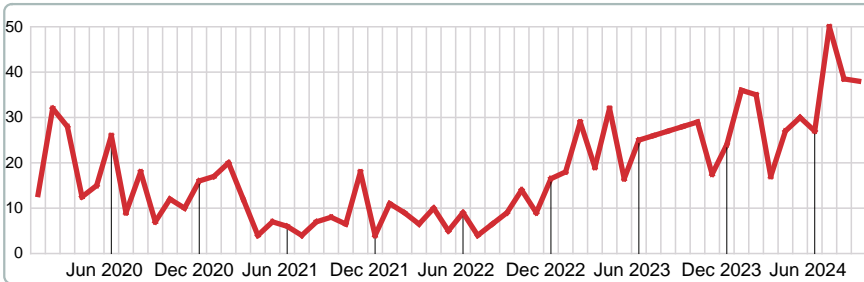
### SEPTEMBER



### YEAR TO DATE (YTD)

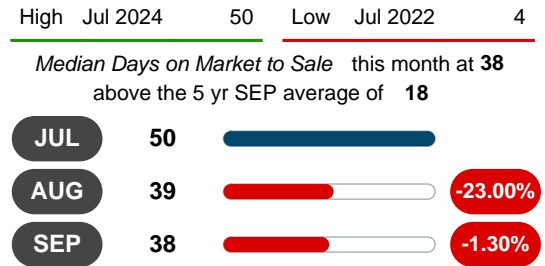


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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
\$50,000 and less	11.76%	24	10	30	0	0
\$50,001 - \$100,000	7.84%	39	29	55	0	0
\$100,001 - \$175,000	15.69%	17	23	11	0	0
\$175,001 - \$300,000	27.45%	47	50	47	35	0
\$300,001 - \$375,000	13.73%	8	101	2	5	72
\$375,001 - \$475,000	11.76%	48	0	146	14	169
\$475,001 and up	11.76%	223	139	179	356	0
<b>Median Closed DOM</b>		<b>38</b>	<b>37</b>	<b>41</b>	<b>14</b>	<b>121</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>38.0</b>	<b>12</b>	<b>26</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>15,738,975</b>	<b>4.02M</b>	<b>7.04M</b>	<b>3.91M</b>	<b>765.00K</b>



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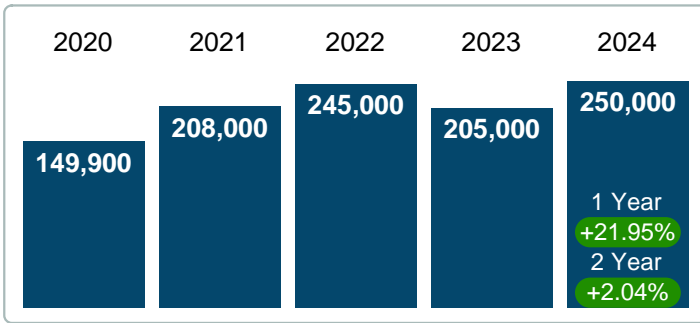
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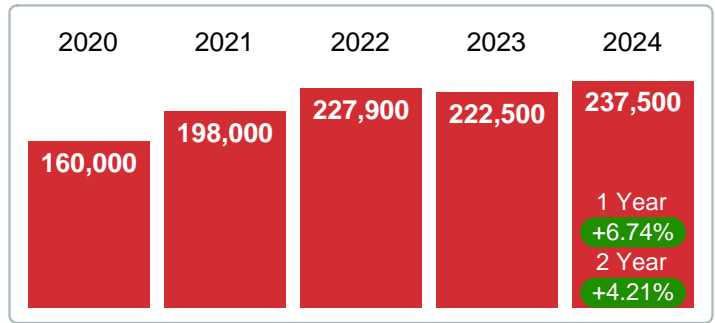
## MEDIAN LIST PRICE AT CLOSING

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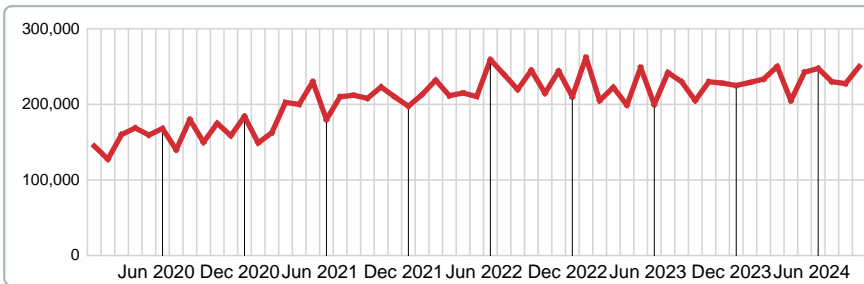
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

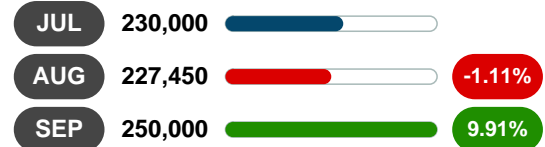


### 3 MONTHS

5 year SEP AVG = 211,580

High Jan 2023 262,000 Low Feb 2020 127,500

Median List Price at Closing this month at **250,000** above the 5 yr SEP average of **211,580**



## 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
\$50,000 and less	5.88%	1,350	1,200	1,363	0	0
\$50,001 - \$100,000	13.73%	70,000	85,000	67,000	0	0
\$100,001 - \$175,000	15.69%	129,900	117,500	132,450	0	0
\$175,001 - \$300,000	25.49%	248,000	244,450	249,000	229,000	0
\$300,001 - \$375,000	11.76%	342,500	350,000	325,000	347,700	359,000
\$375,001 - \$475,000	15.69%	426,059	415,059	418,500	425,000	434,900
\$475,001 and up	11.76%	864,000	2,220,000	829,000	869,000	0
<b>Median List Price</b>		<b>250,000</b>	<b>157,450</b>	<b>202,000</b>	<b>329,000</b>	<b>396,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>250,000</b>	<b>12</b>	<b>26</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>16,379,743</b>	<b>4.39M</b>	<b>7.18M</b>	<b>4.02M</b>	<b>793.90K</b>





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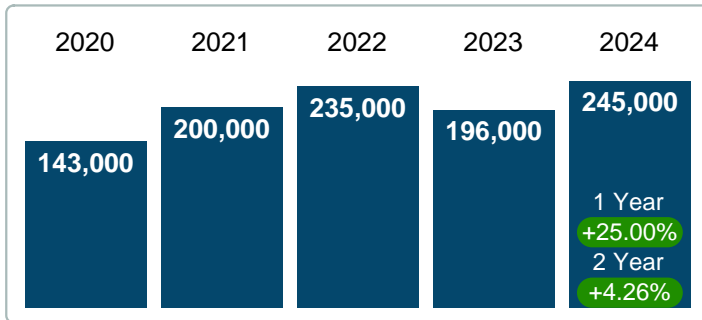
Area Delimited by County Of Bryan



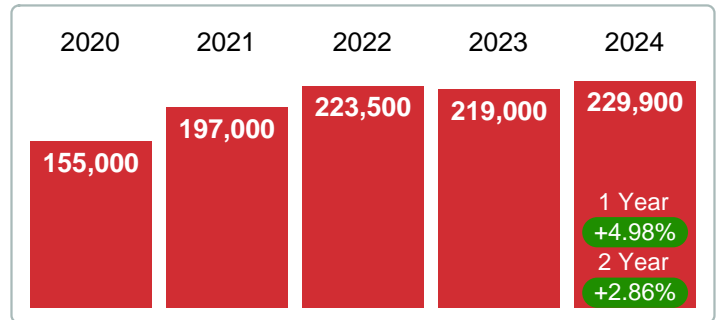
## MEDIAN SOLD PRICE AT CLOSING

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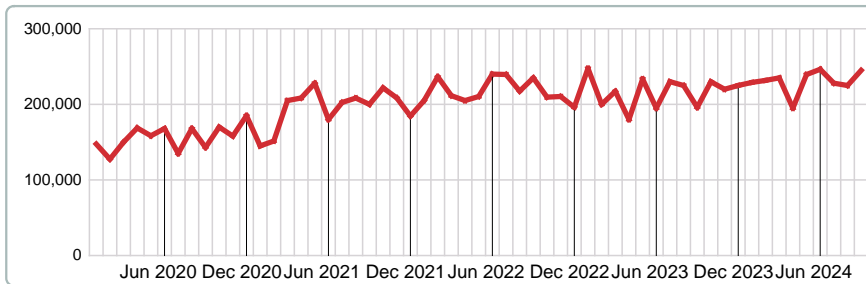
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

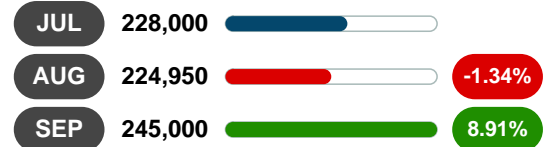


### 3 MONTHS

5 year SEP AVG = 203,800

High Jan 2023 247,500 Low Feb 2020 127,500

Median Sold Price at Closing this month at **245,000** above the 5 yr SEP average of **203,800**



### 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
\$50,000 and less	11.76%	20,188	24,600	20,188	0	0
\$50,001 - \$100,000	7.84%	70,000	87,500	55,000	0	0
\$100,001 - \$175,000	15.69%	126,000	117,500	133,000	0	0
\$175,001 - \$300,000	27.45%	237,000	275,000	249,000	195,000	0
\$300,001 - \$375,000	13.73%	350,000	350,000	317,500	340,000	350,000
\$375,001 - \$475,000	11.76%	417,500	0	410,500	420,000	415,000
\$475,001 and up	11.76%	824,500	2,100,000	782,000	850,000	0
<b>Median Sold Price</b>		<b>245,000</b>	<b>155,500</b>	<b>192,000</b>	<b>320,000</b>	<b>382,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>245,000</b>	<b>12</b>	<b>26</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>15,738,975</b>	<b>4.02M</b>	<b>7.04M</b>	<b>3.91M</b>	<b>765.00K</b>

# September 2024

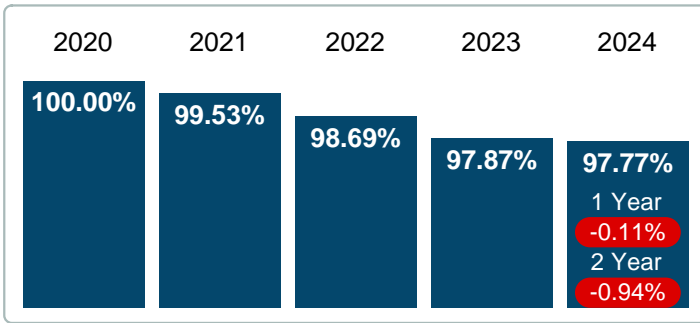
Area Delimited by County Of Bryan



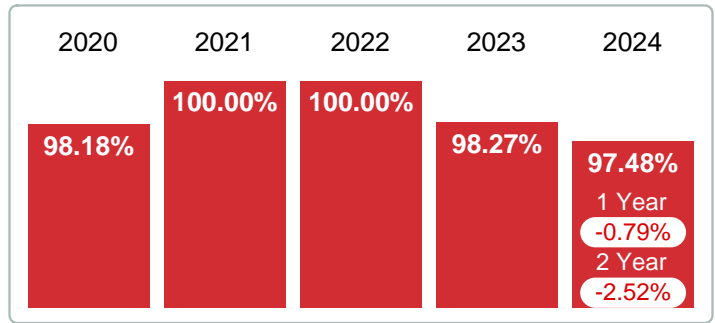
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

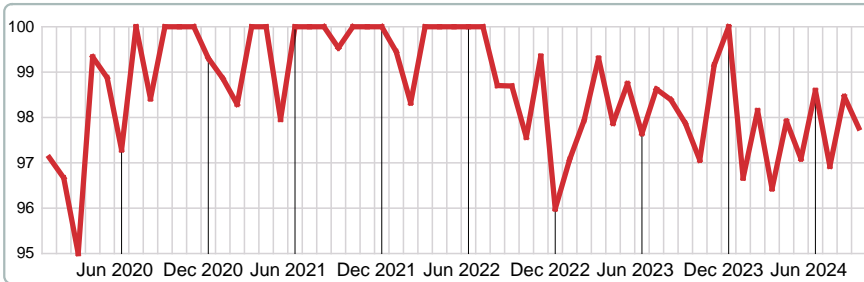
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

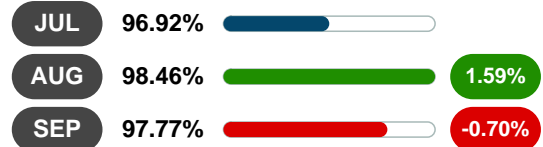


### 3 MONTHS

5 year SEP AVG = 98.77%

High Dec 2023 100.00% Low Mar 2020 95.00%

Median Sold/List Ratio this month at **97.77%**  
below the 5 yr SEP average of **98.77%**



### 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
\$50,000 and less	6	11.76%	88.46%	80.00%	88.46%	0.00%	0.00%
\$50,001 - \$100,000	4	7.84%	93.20%	97.37%	85.69%	0.00%	0.00%
\$100,001 - \$175,000	8	15.69%	100.00%	100.00%	98.88%	0.00%	0.00%
\$175,001 - \$300,000	14	27.45%	97.97%	91.97%	98.12%	100.00%	0.00%
\$300,001 - \$375,000	7	13.73%	97.49%	93.42%	97.76%	97.76%	97.49%
\$375,001 - \$475,000	6	11.76%	98.18%	0.00%	98.18%	100.02%	95.42%
\$475,001 and up	6	11.76%	95.17%	94.59%	93.53%	97.81%	0.00%
Median Sold/List Ratio		97.77%		96.34%	97.63%	98.25%	96.46%
Total Closed Units		51	100%	12	26	11	2
Total Closed Volume		15,738,975		4.02M	7.04M	3.91M	765.00K



# September 2024

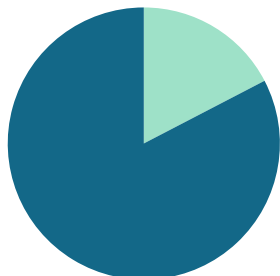
Area Delimited by County Of Bryan



## MARKET SUMMARY

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

### INVENTORY

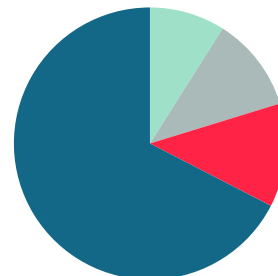


**Inventory**  
 New Listings  
**90 = 17.37%**  
 Start Inventory  
**428**  
 Total Inventory Units  
**518**  
 Volume  
**\$217,220,221**

### 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%
Median List Price	205,000	250,000	21.95%	222,500	237,500	6.74%
Median Sale Price	196,000	245,000	25.00%	219,000	229,900	4.98%
Median Percent of Selling Price to List Price	97.87%	97.77%	-0.11%	98.27%	97.48%	-0.79%
Median Days on Market to Sale	28.00	38.00	35.71%	24.00	33.00	37.50%
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%

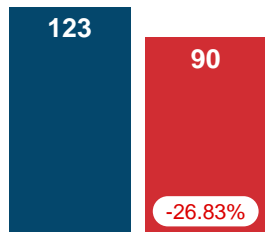
**Absorption:** Last 12 months, an Average of **50** Sales/Month

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

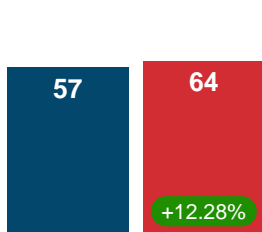
### SEPTEMBER MARKET

### MEDIAN PRICES

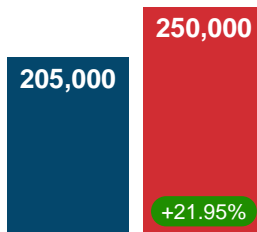
#### New Listings



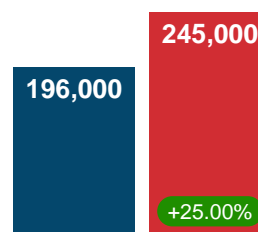
#### Pending Listings



#### List Price



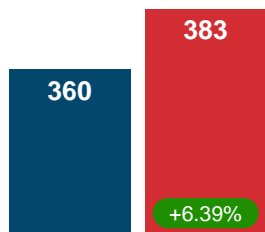
#### Sale Price



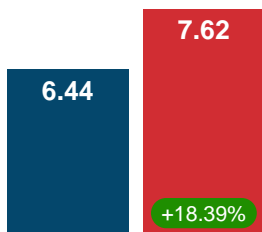
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

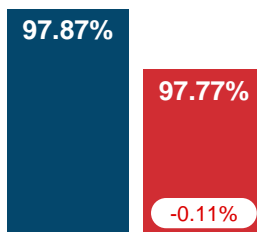
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

