

November 2024



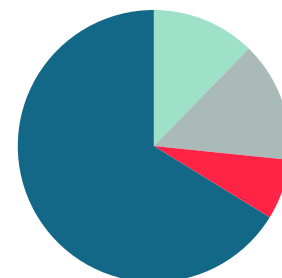
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	28	36	28.57%
Pending Listings	26	42	61.54%
New Listings	49	62	26.53%
Average List Price	276,736	225,196	-18.62%
Average Sale Price	275,975	216,500	-21.55%
Average Percent of Selling Price to List Price	99.15%	95.22%	-3.97%
Average Days on Market to Sale	34.96	58.39	67.00%
End of Month Inventory	191	194	1.57%
Months Supply of Inventory	4.70	4.89	4.13%



■ Closed (12.29%)
■ Pending (14.33%)
■ Other OffMarket (7.17%)
■ Active (66.21%)

Absorption: Last 12 months, an Average of **40** Sales/Month
Active Inventory as of November 30, 2024 = **194**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **1.57%** to 194 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 **4.89** 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 **21.55%** in November 2024 to \$216,500 versus the previous year at \$275,975.

Average Days on Market Lengthens

The average number of **58.39** days that homes spent on the market before selling increased by 23.42 days or **67.00%** in November 2024 compared to last year's same month at **34.96** DOM.

Sales Success for November 2024 is Positive

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

There were 62 New Listings in November 2024, up **26.53%** from last year at 49. Furthermore, there were 36 Closed Listings this month versus last year at 28, a **28.57%** increase.

Closed versus Listed trends yielded a **58.1%** ratio, up from previous year's, November 2023, at **57.1%**, a **1.61%** 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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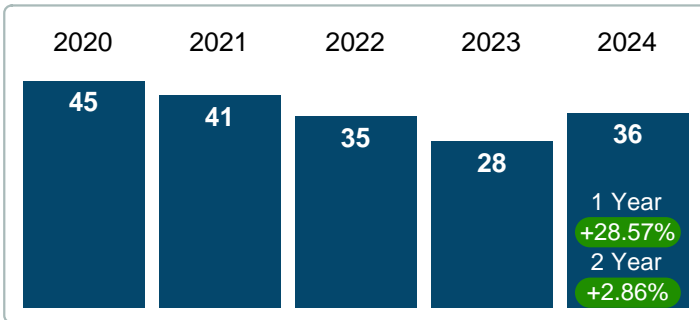
Area Delimited by County Of Bryan - Residential Property Type



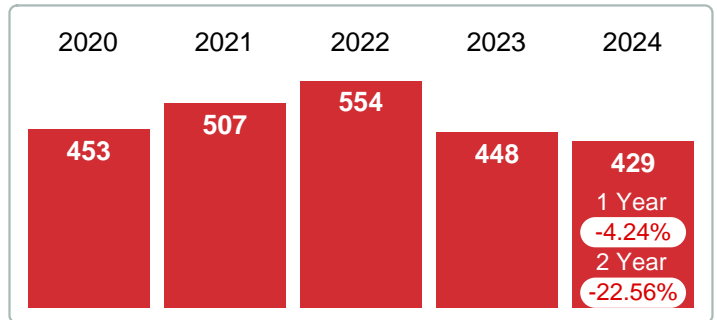
CLOSED LISTINGS

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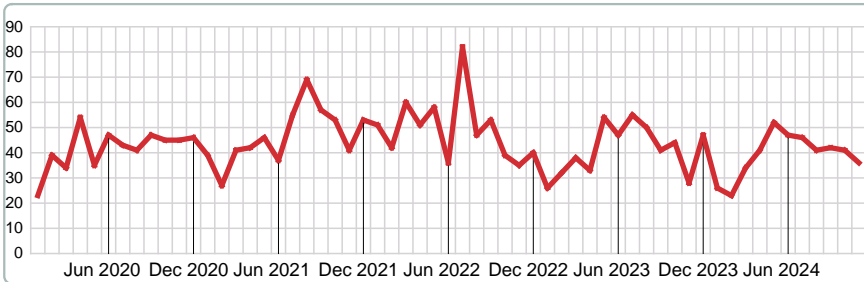
NOVEMBER



YEAR TO DATE (YTD)

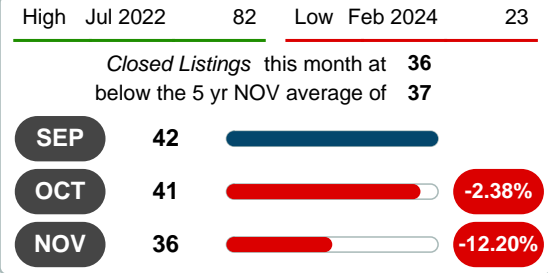


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 37



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	11.11%	48.8	2	2	0	0
\$125,001 - \$150,000	3	8.33%	64.3	1	2	0	0
\$150,001 - \$175,000	3	8.33%	64.7	0	3	0	0
\$175,001 - \$225,000	9	25.00%	67.7	0	8	1	0
\$225,001 - \$250,000	6	16.67%	56.5	1	5	0	0
\$250,001 - \$300,000	7	19.44%	52.7	0	7	0	0
\$300,001 and up	4	11.11%	50.8	0	4	0	0
Total Closed Units	36			4	31	1	0
Total Closed Volume	7,794,000	100%	58.4	552.50K	7.05M	195.00K	0.00B
Average Closed Price	\$216,500			\$138,125	\$227,306	\$195,000	\$0

November 2024



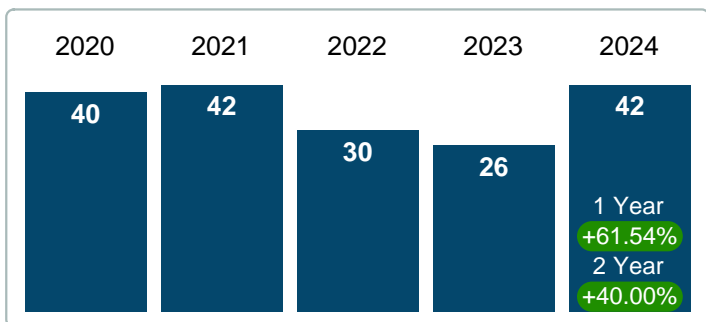
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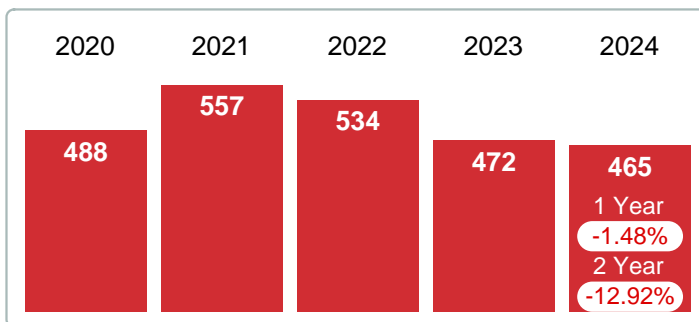
PENDING LISTINGS

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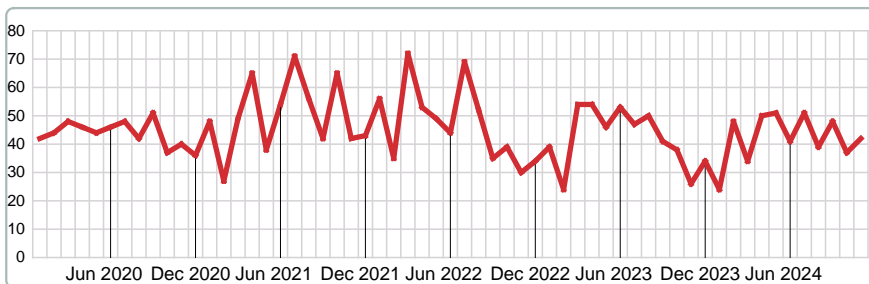
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 36

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at 42
above the 5 yr NOV average of 36



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	4	9.52%	82.3	1	3	0	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$225,000	11	26.19%	61.0	0	9	2	0
\$225,001 - \$250,000	8	19.05%	31.1	1	7	0	0
\$250,001 - \$350,000	10	23.81%	52.1	0	9	1	0
\$350,001 - \$425,000	4	9.52%	82.5	1	3	0	0
\$425,001 and up	5	11.90%	53.2	0	3	2	0
Total Pending Units	42			3	34	5	0
Total Pending Volume	11,965,975	100%	52.0	728.90K	9.29M	1.94M	0.00B
Average Listing Price	\$249,514			\$242,967	\$273,326	\$388,800	\$0

November 2024



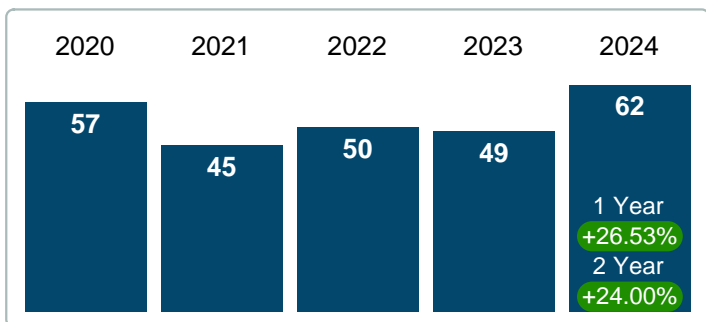
Area Delimited by County Of Bryan - Residential Property Type



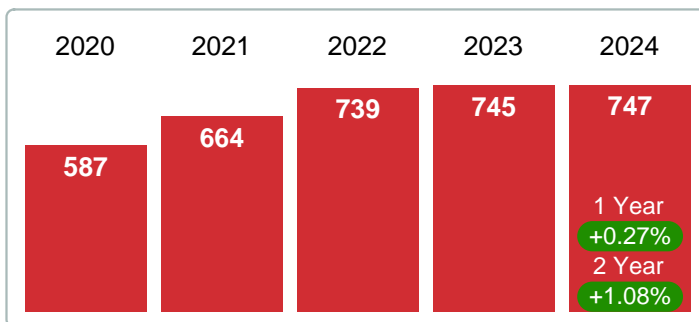
NEW LISTINGS

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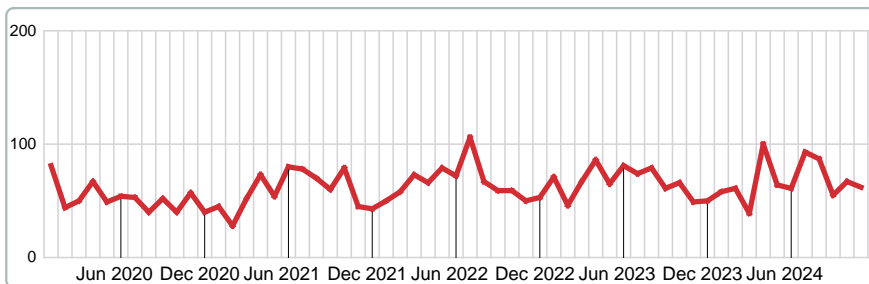
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 53

High Jul 2022 106 Low Feb 2021 28

New Listings this month at **62**
above the 5 yr NOV average of **53**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	4.84%	0	3	0	0
\$125,001 - \$200,000	9	14.52%	2	7	0	0
\$200,001 - \$250,000	9	14.52%	0	8	0	1
\$250,001 - \$325,000	16	25.81%	0	9	6	1
\$325,001 - \$500,000	11	17.74%	1	5	5	0
\$500,001 - \$675,000	7	11.29%	1	2	3	1
\$675,001 and up	7	11.29%	1	2	3	1
Total New Listed Units	62		5	36	17	4
Total New Listed Volume	24,920,800	100%	2.34M	10.20M	7.92M	4.47M
Average New Listed Listing Price	\$272,800		\$467,300	\$283,281	\$465,658	\$1,117,500

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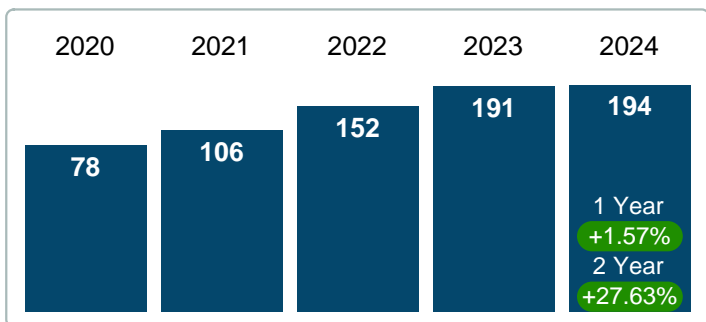
Area Delimited by County Of Bryan - Residential Property Type



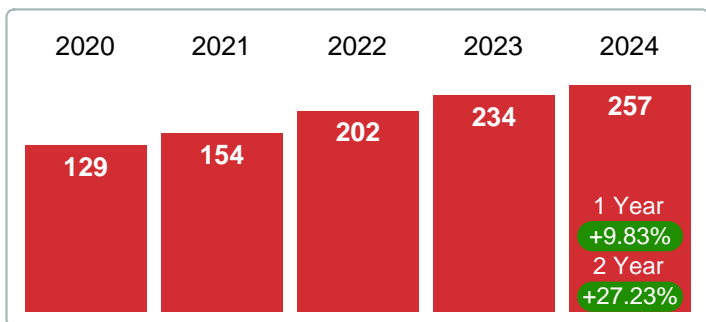
ACTIVE INVENTORY

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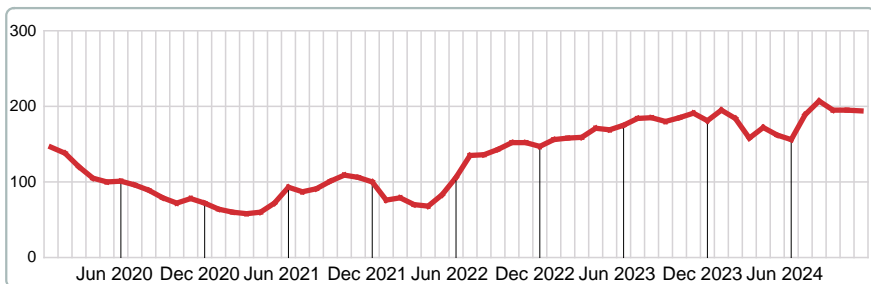
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 144

High Aug 2024 207 Low Mar 2021 58

Inventory this month at 194
above the 5 yr NOV average of 144



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	15	7.73%	74.3	7	8	0	0
\$150,001 - \$200,000	23	11.86%	100.2	5	15	3	0
\$200,001 - \$250,000	26	13.40%	73.3	2	19	4	1
\$250,001 - \$350,000	53	27.32%	62.8	1	35	14	3
\$350,001 - \$475,000	30	15.46%	90.0	2	19	8	1
\$475,001 - \$700,000	27	13.92%	83.3	3	9	11	4
\$700,001 and up	20	10.31%	102.7	3	5	7	5
Total Active Inventory by Units	194			23	110	47	14
Total Active Inventory by Volume	107,996,708	100%	80.7	10.52M	58.90M	26.13M	12.44M
Average Active Inventory Listing Price	\$556,684			\$457,352	\$535,491	\$556,061	\$888,479

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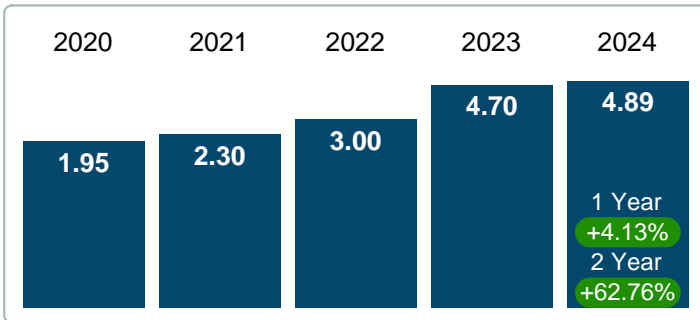
Area Delimited by County Of Bryan - Residential Property Type



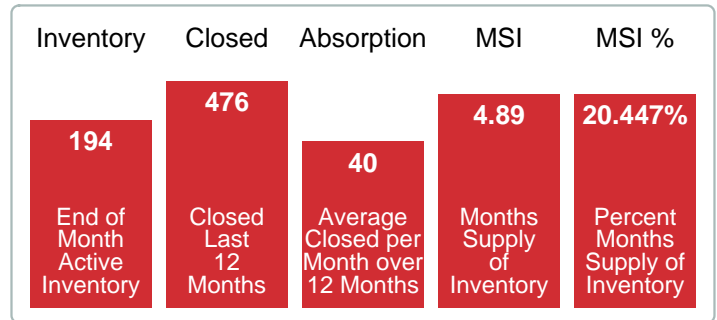
MONTHS SUPPLY of INVENTORY (MSI)

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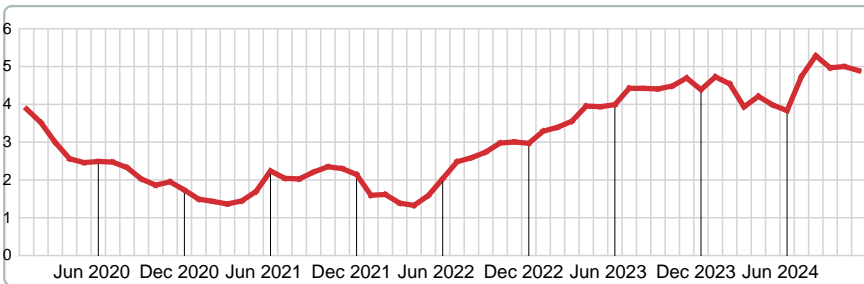
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

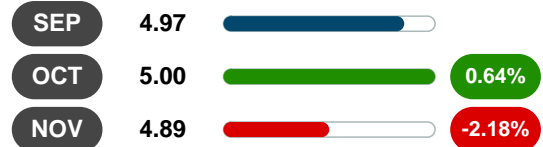


3 MONTHS

5 year NOV AVG = 3.37

High Aug 2024 5.29 Low Apr 2022 1.33

Months Supply this month at **4.89**
above the 5 yr NOV average of **3.37**



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
\$150,000 and less	15	7.73%	2.20	3.11	1.92	0.00	0.00
\$150,001 - \$200,000	23	11.86%	3.37	3.75	3.16	4.50	0.00
\$200,001 - \$250,000	26	13.40%	3.28	4.80	2.78	6.00	0.00
\$250,001 - \$350,000	53	27.32%	4.89	1.71	5.38	4.31	6.00
\$350,001 - \$475,000	30	15.46%	7.83	24.00	8.77	6.00	4.00
\$475,001 - \$700,000	27	13.92%	12.00	36.00	12.00	12.00	8.00
\$700,001 and up	20	10.31%	17.14	36.00	10.00	21.00	20.00
Market Supply of Inventory (MSI)			4.89	4.76	4.29	6.34	8.00
Total Active Inventory by Units		100%	4.89	23	110	47	14

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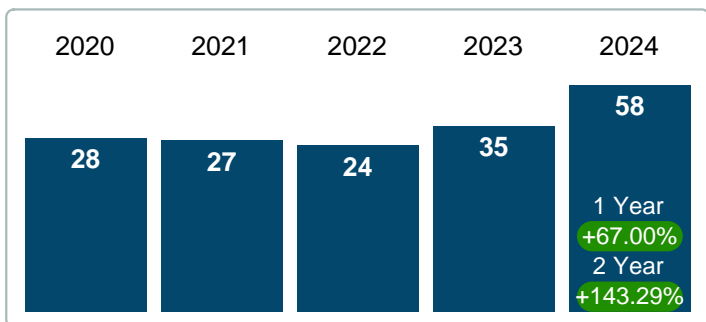
Area Delimited by County Of Bryan - Residential Property Type



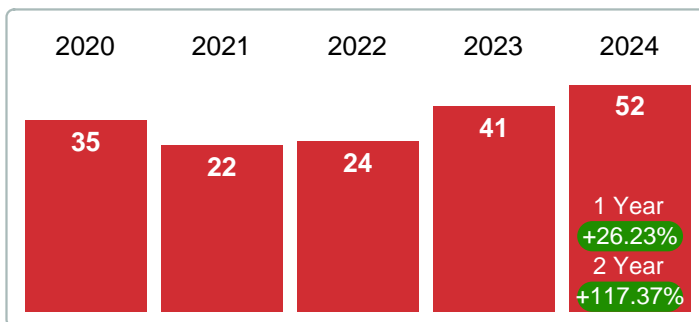
AVERAGE DAYS ON MARKET TO SALE

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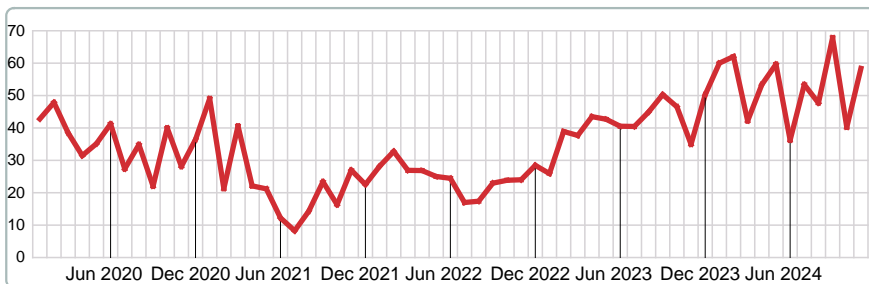
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 34

High Sep 2024 68 Low Jul 2021 8

Average Days on Market to Sale this month at 58 above the 5 yr NOV average of 34

- SEP 68 (45.18% above 5yr avg)
- OCT 40 (-40.73% below 5yr avg)
- NOV 58 (70.59% above 5yr avg)

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	11.11%	49	53	45	0	0
\$125,001 - \$150,000	8.33%	64	103	45	0	0
\$150,001 - \$175,000	8.33%	65	0	65	0	0
\$175,001 - \$225,000	25.00%	68	0	59	140	0
\$225,001 - \$250,000	16.67%	57	56	57	0	0
\$250,001 - \$300,000	19.44%	53	0	53	0	0
\$300,001 and up	11.11%	51	0	51	0	0
Average Closed DOM		58				
Total Closed Units	100%	58	4	31	1	0
Total Closed Volume		7,794,000	552.50K	7.05M	195.00K	0.00B

November 2024



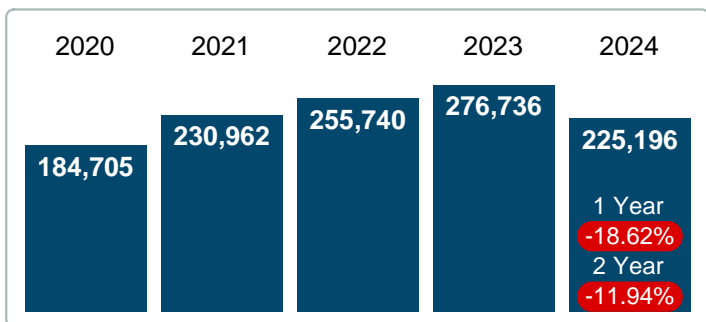
Area Delimited by County Of Bryan - Residential Property Type



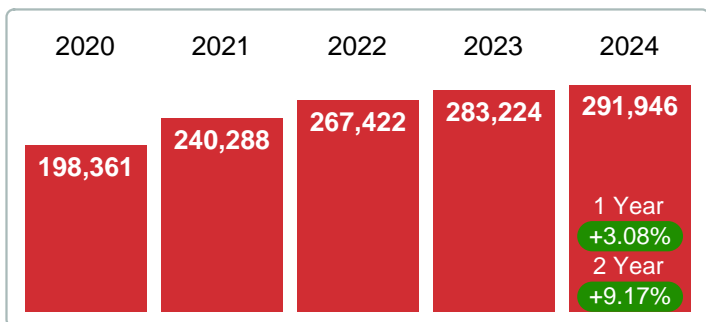
AVERAGE LIST PRICE AT CLOSING

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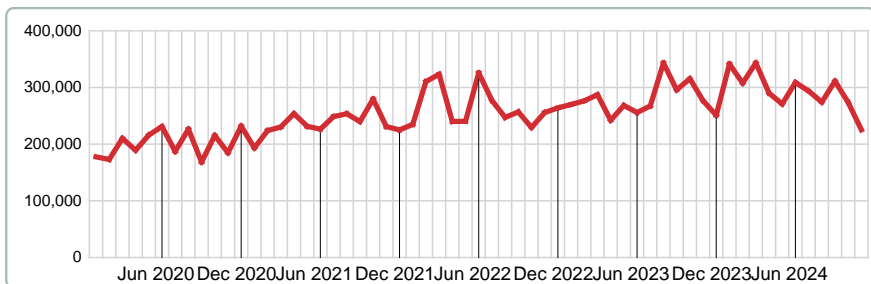
NOVEMBER



YEAR TO DATE (YTD)

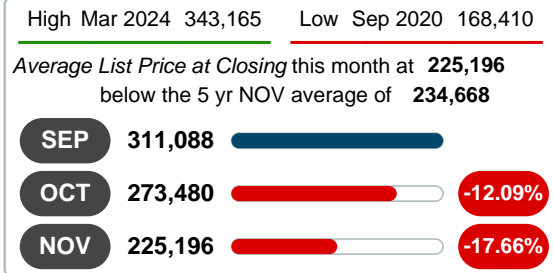


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 234,668



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	5.56%	56,750	96,250	90,000	0	0
\$125,001 - \$150,000	13.89%	136,180	139,500	141,200	0	0
\$150,001 - \$175,000	5.56%	174,900	0	178,233	0	0
\$175,001 - \$225,000	25.00%	204,456	0	208,138	220,000	0
\$225,001 - \$250,000	13.89%	236,910	240,000	248,930	0	0
\$250,001 - \$300,000	22.22%	273,775	0	281,314	0	0
\$300,001 and up	13.89%	349,600	0	359,750	0	0
Average List Price		225,196	143,000	235,969	220,000	0
Total Closed Units	100%	225,196	4	31	1	0
Total Closed Volume		8,107,050	572.00K	7.32M	220.00K	0.00B

November 2024



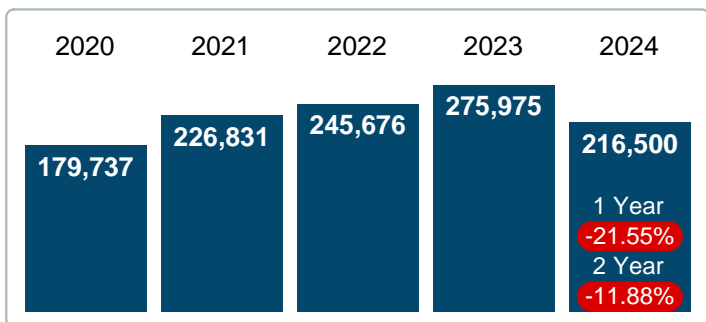
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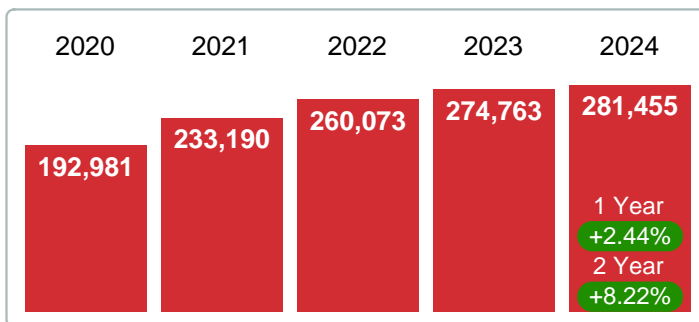
AVERAGE SOLD PRICE AT CLOSING

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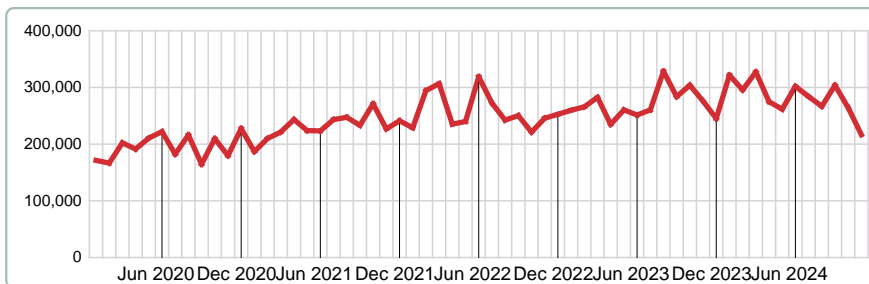
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

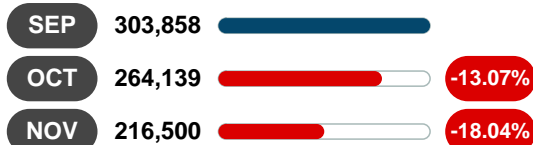


3 MONTHS

5 year NOV AVG = 228,944

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

Average Sold Price at Closing this month at **216,500**
below the 5 yr NOV average of **228,944**



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	11.11%	82,575	88,750	76,400	0	0
\$125,001 - \$150,000	8.33%	140,467	141,000	140,200	0	0
\$150,001 - \$175,000	8.33%	169,933	0	169,933	0	0
\$175,001 - \$225,000	25.00%	197,222	0	197,500	195,000	0
\$225,001 - \$250,000	16.67%	237,283	234,000	237,940	0	0
\$250,001 - \$300,000	19.44%	277,400	0	277,400	0	0
\$300,001 and up	11.11%	348,000	0	348,000	0	0
Average Sold Price		216,500	138,125	227,306	195,000	0
Total Closed Units	100%	216,500	4	31	1	0
Total Closed Volume		7,794,000	552.50K	7.05M	195.00K	0.00B

November 2024



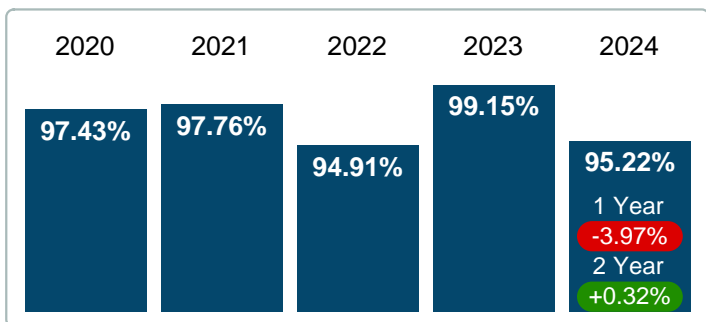
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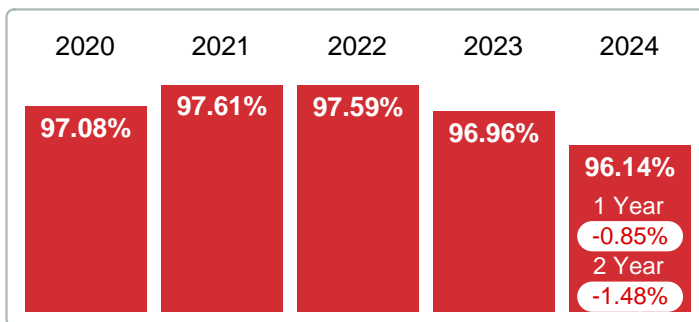
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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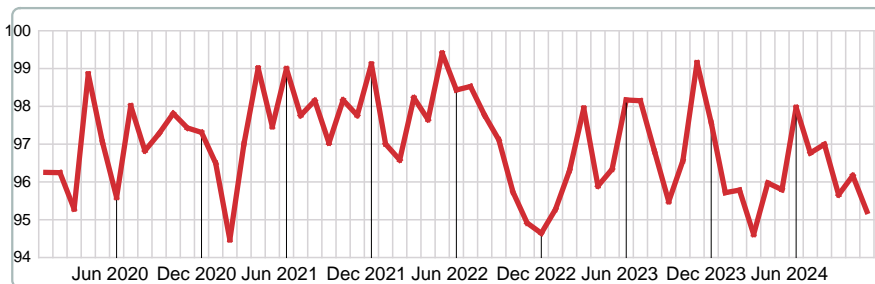
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

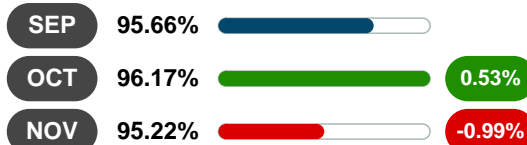


3 MONTHS

5 year NOV AVG = 96.90%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **95.22%**
below the 5 yr NOV average of **96.90%**



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	11.11%	84.37%	89.79%	78.95%	0.00%	0.00%
\$125,001 - \$150,000	3	8.33%	99.88%	101.08%	99.28%	0.00%	0.00%
\$150,001 - \$175,000	3	8.33%	95.51%	0.00%	95.51%	0.00%	0.00%
\$175,001 - \$225,000	9	25.00%	94.35%	0.00%	95.06%	88.64%	0.00%
\$225,001 - \$250,000	6	16.67%	96.13%	97.50%	95.86%	0.00%	0.00%
\$250,001 - \$300,000	7	19.44%	98.66%	0.00%	98.66%	0.00%	0.00%
\$300,001 and up	4	11.11%	96.89%	0.00%	96.89%	0.00%	0.00%
Average Sold/List Ratio		95.20%		94.54%	95.52%	88.64%	0.00%
Total Closed Units		36	100%	4	31	1	
Total Closed Volume		7,794,000		552.50K	7.05M	195.00K	0.00B

November 2024



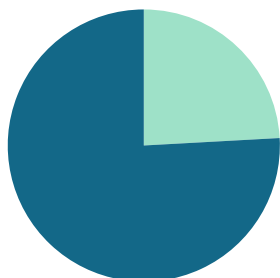
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

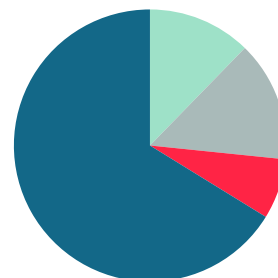


Inventory
 New Listings
62 = 24.12%
 Start Inventory
195
 Total Inventory Units
257
 Volume
\$129,613,763

Market Activity

Closed Sales
36 = 12.29%
 Pending Sales
42 = 14.33%
 Other Off Market
21 = 7.17%
 Active Inventory
194 = 66.21%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	28	36	28.57%	448	429	-4.24%
Pending Sales	26	42	61.54%	472	465	-1.48%
New Listings	49	62	26.53%	745	747	0.27%
Average List Price	276,736	225,196	-18.62%	283,224	291,946	3.08%
Average Sale Price	275,975	216,500	-21.55%	274,763	281,455	2.44%
Average Percent of Selling Price to List Price	99.15%	95.22%	-3.97%	96.96%	96.14%	-0.85%
Average Days on Market to Sale	34.96	58.39	67.00%	41.42	52.28	26.23%
Monthly Inventory	191	194	1.57%	191	194	1.57%
Months Supply of Inventory	4.70	4.89	4.13%	4.70	4.89	4.13%

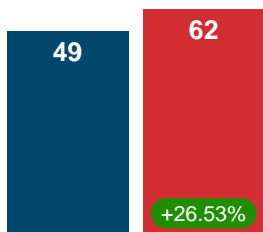
Absorption: Last 12 months, an Average of **40** Sales/Month

Inventory on November 30, 2024 = **194** 2023 2024

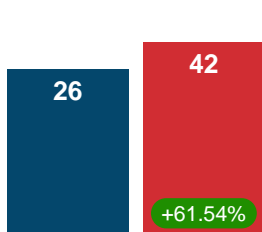
NOVEMBER MARKET

AVERAGE PRICES

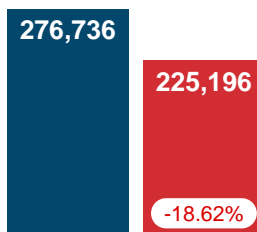
New Listings



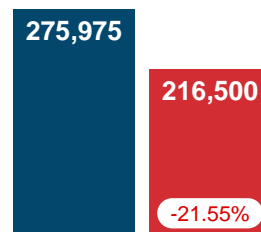
Pending Listings



List Price



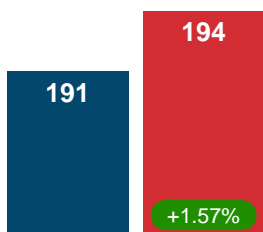
Sale Price



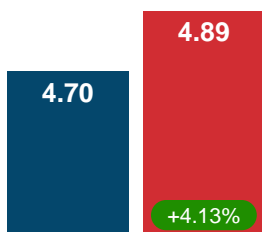
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

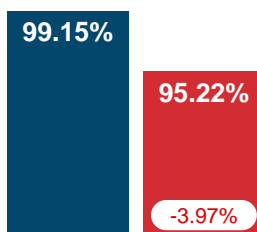
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

