

# December 2024



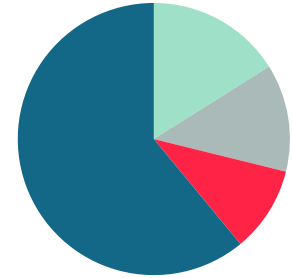
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	47	49	4.26%
Pending Listings	34	39	14.71%
New Listings	50	55	10.00%
Average List Price	250,953	319,175	27.19%
Average Sale Price	245,261	308,034	25.59%
Average Percent of Selling Price to List Price	97.57%	96.24%	-1.36%
Average Days on Market to Sale	50.26	51.67	2.82%
End of Month Inventory	181	186	2.76%
Months Supply of Inventory	4.39	4.66	6.19%



**Absorption:** Last 12 months, an Average of **40** Sales/Month  
**Active Inventory** as of December 31, 2024 = **186**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **2.76%** to 186 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 **4.66** 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 **25.59%** in December 2024 to \$308,034 versus the previous year at \$245,261.

#### Average Days on Market Lengthens

The average number of **51.67** days that homes spent on the market before selling increased by 1.42 days or **2.82%** in December 2024 compared to last year's same month at **50.26** DOM.

#### Sales Success for December 2024 is Positive

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

There were 55 New Listings in December 2024, up **10.00%** from last year at 50. Furthermore, there were 49 Closed Listings this month versus last year at 47, a **4.26%** increase.

Closed versus Listed trends yielded a **89.1%** ratio, down from previous year's, December 2023, at **94.0%**, a **5.22%** downswing. 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>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

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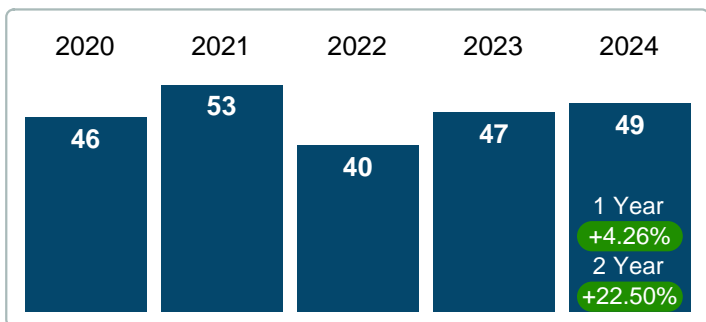
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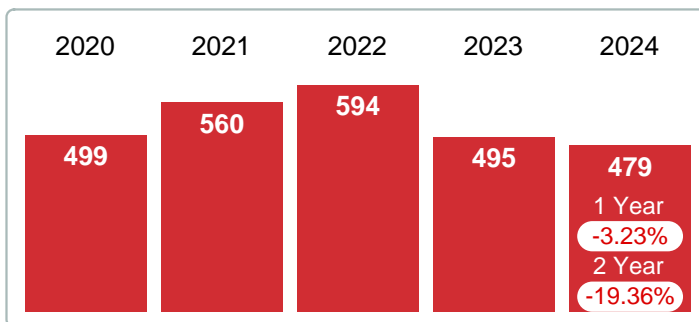
## CLOSED LISTINGS

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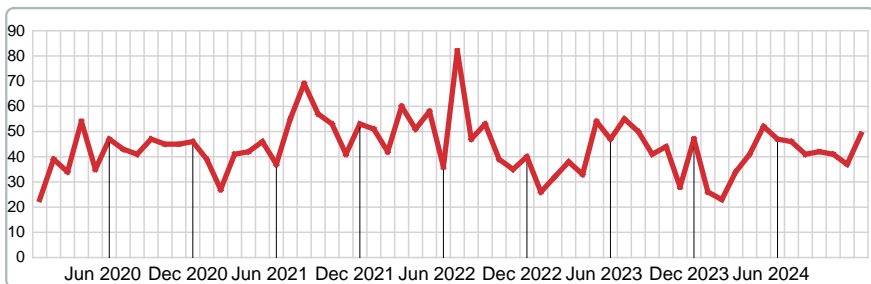
### DECEMBER



### YEAR TO DATE (YTD)

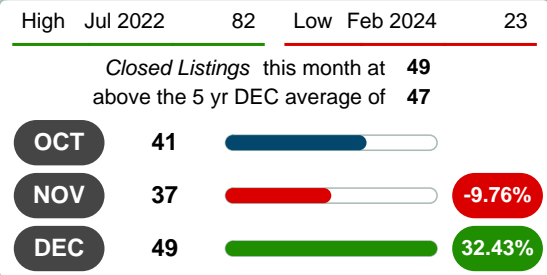


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 47



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.12%	9.0	1	2	0	0
\$75,001 - \$150,000	6	12.24%	53.0	1	5	0	0
\$150,001 - \$225,000	9	18.37%	48.6	0	7	2	0
\$225,001 - \$275,000	11	22.45%	30.2	0	11	0	0
\$275,001 - \$350,000	8	16.33%	53.4	1	5	2	0
\$350,001 - \$500,000	7	14.29%	78.0	0	6	1	0
\$500,001 and up	5	10.20%	89.0	0	3	1	1
<b>Total Closed Units</b>	<b>49</b>			<b>3</b>	<b>39</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>15,093,676</b>	<b>100%</b>	<b>51.7</b>	<b>489.00K</b>	<b>10.56M</b>	<b>3.17M</b>	<b>875.00K</b>
<b>Average Closed Price</b>	<b>\$308,034</b>			<b>\$163,000</b>	<b>\$270,736</b>	<b>\$528,496</b>	<b>\$875,000</b>

# December 2024



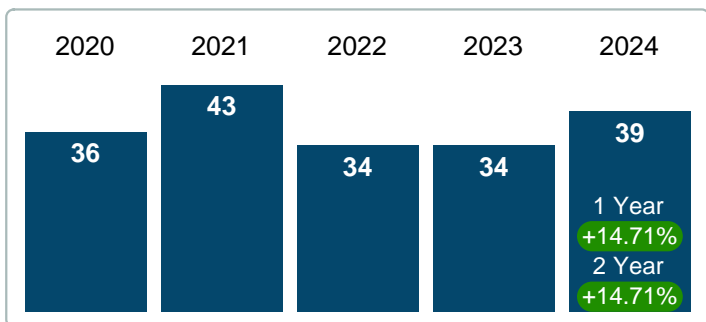
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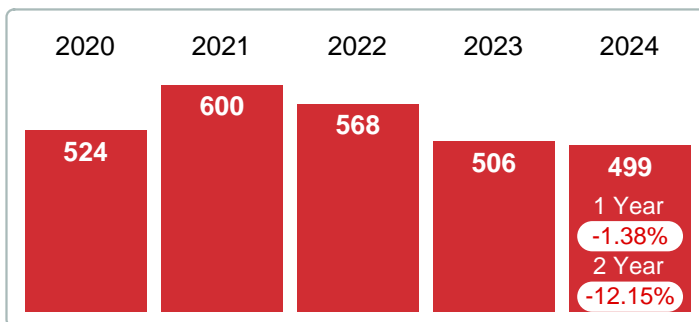
## PENDING LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

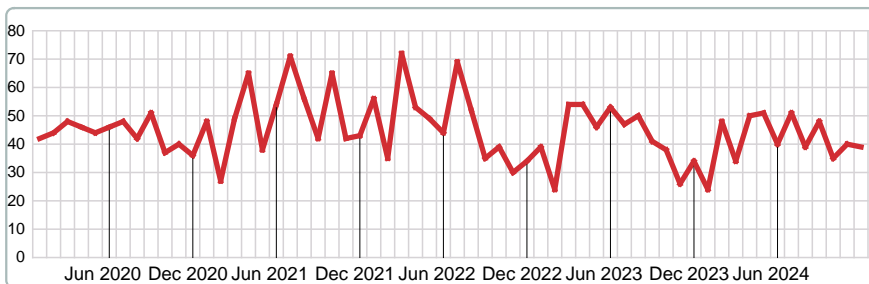
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 37

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at 39 above the 5 yr DEC average of 37



### 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	2	5.13%	0.0	1	1	0	0
\$125,001 - \$175,000	6	15.38%	16.0	1	4	1	0
\$175,001 - \$225,000	6	15.38%	94.5	0	6	0	0
\$225,001 - \$275,000	10	25.64%	39.2	0	9	0	1
\$275,001 - \$325,000	6	15.38%	45.2	0	3	3	0
\$325,001 - \$475,000	5	12.82%	78.6	0	4	1	0
\$475,001 and up	4	10.26%	58.5	0	1	0	3
<b>Total Pending Units</b>	<b>39</b>			<b>2</b>	<b>28</b>	<b>5</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>10,973,640</b>	<b>100%</b>	<b>18.3</b>	<b>194.90K</b>	<b>7.00M</b>	<b>1.48M</b>	<b>2.30M</b>
<b>Average Listing Price</b>	<b>\$265,440</b>			<b>\$97,450</b>	<b>\$249,934</b>	<b>\$296,940</b>	<b>\$573,975</b>

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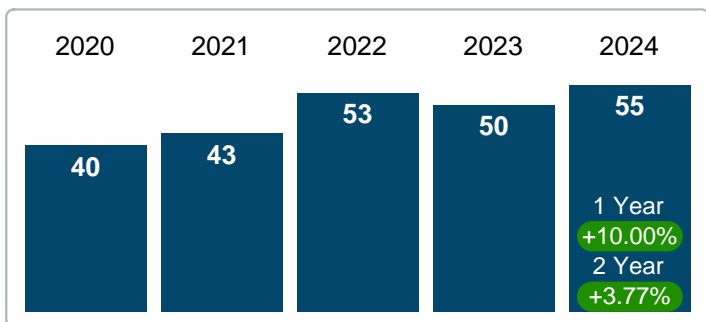
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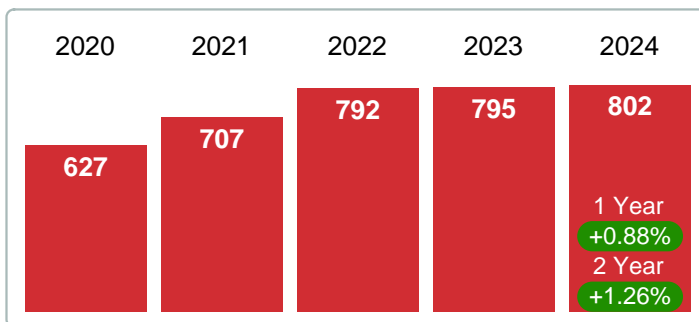
## NEW LISTINGS

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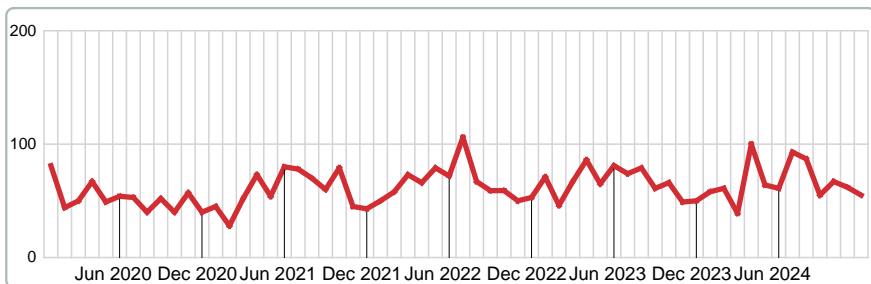
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 48

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 55  
above the 5 yr DEC average of 48



### 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	5	9.09%	2	2	1	0
\$125,001 - \$175,000	5	9.09%	2	2	1	0
\$175,001 - \$225,000	6	10.91%	0	4	2	0
\$225,001 - \$300,000	16	29.09%	1	10	5	0
\$300,001 - \$375,000	9	16.36%	0	6	3	0
\$375,001 - \$625,000	8	14.55%	0	5	3	0
\$625,001 and up	6	10.91%	1	1	1	3
<b>Total New Listed Units</b>	<b>55</b>		<b>6</b>	<b>30</b>	<b>16</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>19,186,815</b>	<b>100%</b>	<b>1.42M</b>	<b>8.73M</b>	<b>5.82M</b>	<b>3.22M</b>
<b>Average New Listed Listing Price</b>	<b>\$280,563</b>		<b>\$237,150</b>	<b>\$291,016</b>	<b>\$363,652</b>	<b>\$1,071,667</b>

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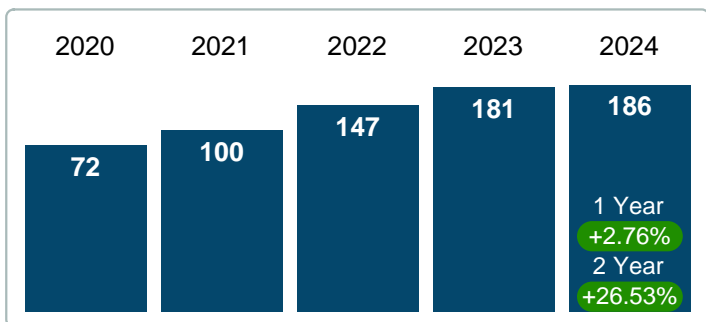
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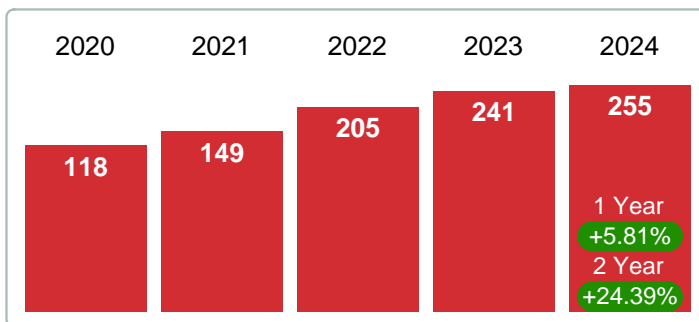
## ACTIVE INVENTORY

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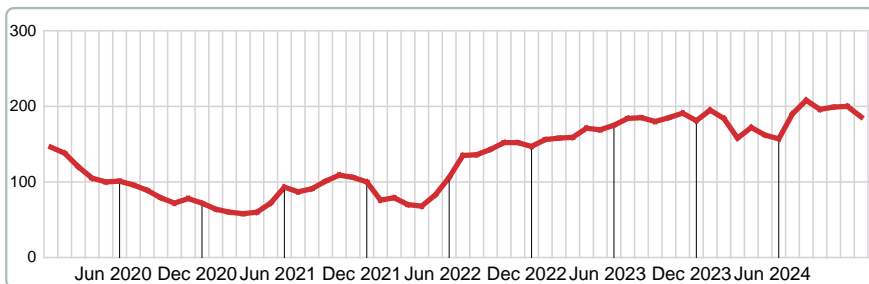
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 137

High Aug 2024 208 Low Mar 2021 58

Inventory this month at **186**  
above the 5 yr DEC average of **137**

- OCT** 199
- NOV** 200  **0.50%**
- DEC** 186  **-7.00%**

### 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	17	9.14%	93.5	8	8	1	0
\$150,001 - \$200,000	19	10.22%	112.5	2	13	4	0
\$200,001 - \$250,000	24	12.90%	59.0	2	17	5	0
\$250,001 - \$350,000	52	27.96%	78.8	2	32	15	3
\$350,001 - \$475,000	29	15.59%	93.9	2	18	8	1
\$475,001 - \$700,000	26	13.98%	86.5	3	11	10	2
\$700,001 and up	19	10.22%	96.1	2	4	7	6
<b>Total Active Inventory by Units</b>	<b>186</b>			<b>21</b>	<b>103</b>	<b>50</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>100,022,792</b>	<b>100%</b>	<b>86.2</b>	<b>6.62M</b>	<b>54.35M</b>	<b>26.44M</b>	<b>12.61M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$537,757</b>			<b>\$315,114</b>	<b>\$527,690</b>	<b>\$528,810</b>	<b>\$1,051,067</b>

# December 2024



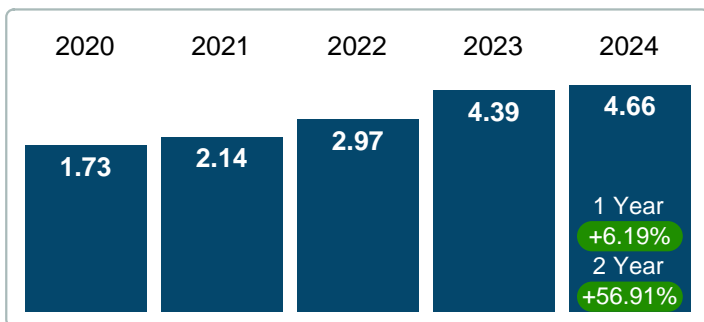
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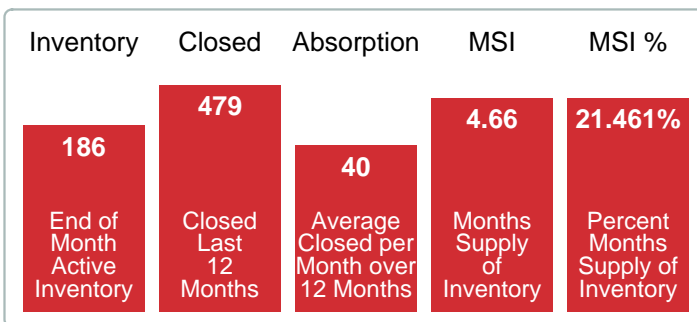
## MONTHS SUPPLY of INVENTORY (MSI)

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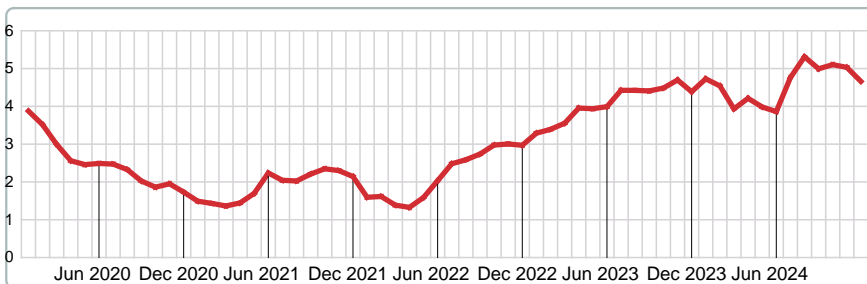
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 3.18

High Aug 2024 5.31 Low Apr 2022 1.33

Months Supply this month at **4.66**  
above the 5 yr DEC average of **3.18**



### 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	17	9.14%	2.58	3.69	1.96	6.00	0.00
\$150,001 - \$200,000	19	10.22%	2.71	1.60	2.69	4.80	0.00
\$200,001 - \$250,000	24	12.90%	3.20	4.80	2.65	7.50	0.00
\$250,001 - \$350,000	52	27.96%	4.66	3.00	4.52	5.14	6.00
\$350,001 - \$475,000	29	15.59%	7.10	24.00	7.45	6.00	4.00
\$475,001 - \$700,000	26	13.98%	12.00	36.00	13.20	13.33	4.00
\$700,001 and up	19	10.22%	13.41	24.00	6.86	16.80	18.00
Market Supply of Inventory (MSI)			4.66	4.42	3.92	7.06	6.55
Total Active Inventory by Units		100%	4.66	21	103	50	12

# December 2024



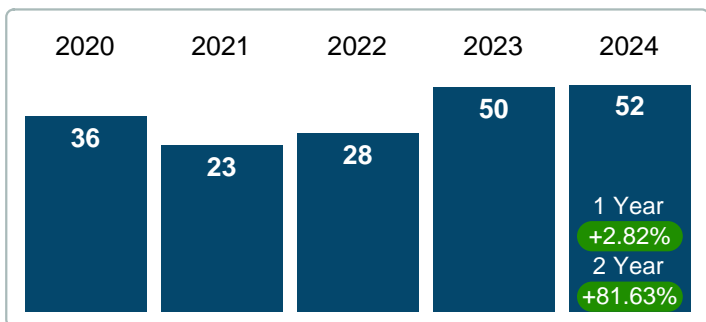
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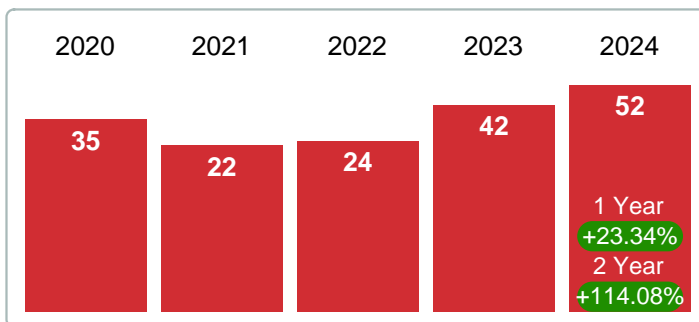
## AVERAGE DAYS ON MARKET TO SALE

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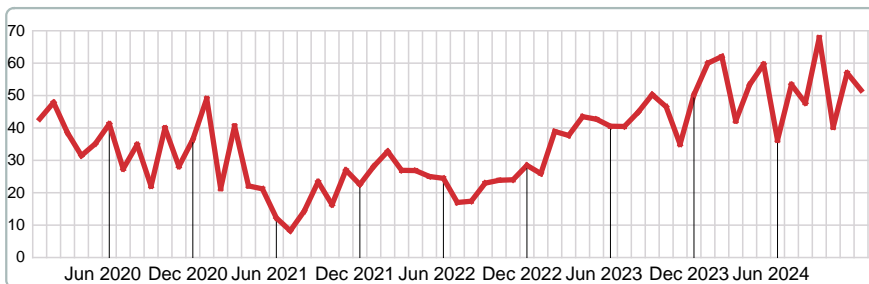
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 38

High Sep 2024 68 Low Jul 2021 8

Average Days on Market to Sale this month at 52 above the 5 yr DEC average of 38



### 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
\$75,000 and less	6.12%	9	1	13	0	0
\$75,001 - \$150,000	12.24%	53	141	35	0	0
\$150,001 - \$225,000	18.37%	49	0	43	67	0
\$225,001 - \$275,000	22.45%	30	0	30	0	0
\$275,001 - \$350,000	16.33%	53	100	41	60	0
\$350,001 - \$500,000	14.29%	78	0	75	95	0
\$500,001 and up	10.20%	89	0	91	170	3
<b>Average Closed DOM</b>		<b>52</b>	<b>81</b>	<b>45</b>	<b>86</b>	<b>3</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>52</b>	<b>3</b>	<b>39</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>15,093,676</b>	<b>489.00K</b>	<b>10.56M</b>	<b>3.17M</b>	<b>875.00K</b>

# December 2024



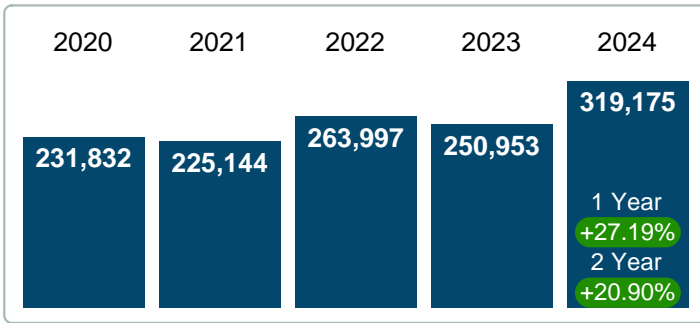
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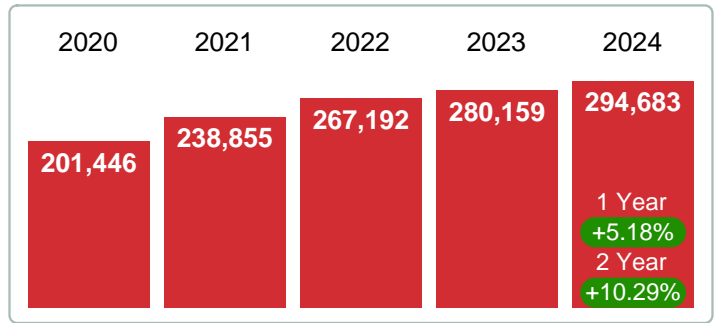
## AVERAGE LIST PRICE AT CLOSING

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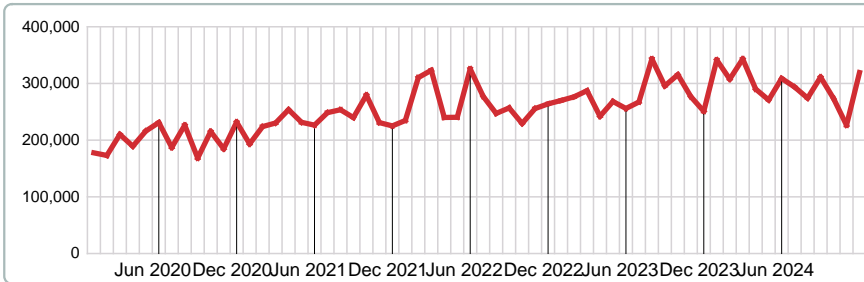
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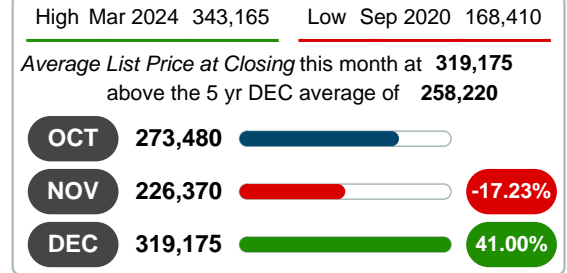


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 258,220



### 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
\$75,000 and less	6.12%	43,267	45,000	42,400	0	0
\$75,001 - \$150,000	12.24%	114,917	128,000	112,300	0	0
\$150,001 - \$225,000	16.33%	179,438	0	191,643	172,000	0
\$225,001 - \$275,000	22.45%	256,318	0	261,382	0	0
\$275,001 - \$350,000	16.33%	313,334	360,900	303,380	342,038	0
\$350,001 - \$500,000	16.33%	397,574	0	406,633	379,900	0
\$500,001 and up	10.20%	975,600	0	719,333	1,800,000	920,000
<b>Average List Price</b>		<b>319,175</b>	<b>177,967</b>	<b>281,479</b>	<b>534,663</b>	<b>920,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>319,175</b>	<b>3</b>	<b>39</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>15,639,570</b>	<b>533.90K</b>	<b>10.98M</b>	<b>3.21M</b>	<b>920.00K</b>



# December 2024



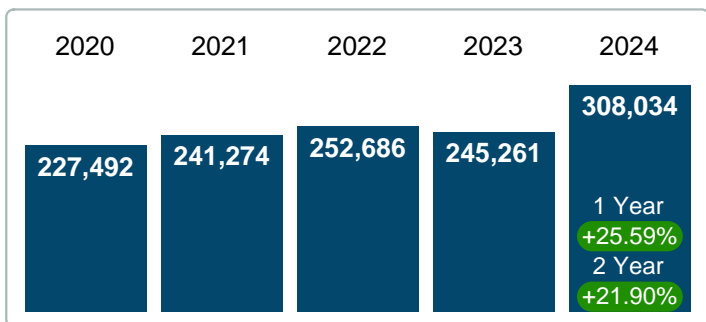
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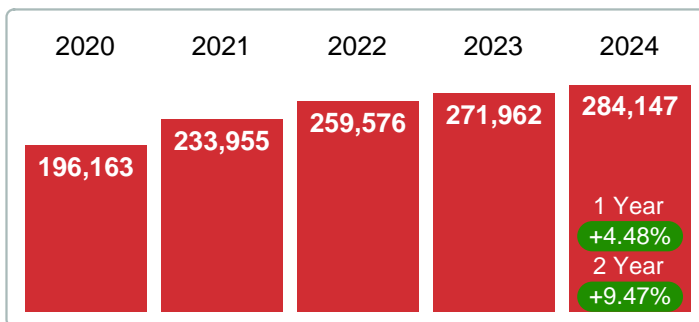
## AVERAGE SOLD PRICE AT CLOSING

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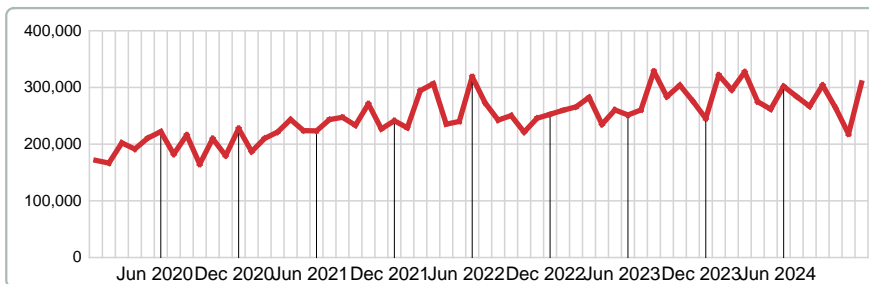
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

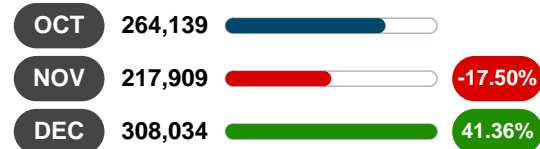


### 3 MONTHS

5 year DEC AVG = 254,949

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

Average Sold Price at Closing this month at **308,034** above the 5 yr DEC average of **254,949**



### 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
\$75,000 and less	6.12%	39,667	45,000	37,000	0	0
\$75,001 - \$150,000	12.24%	109,450	115,000	108,340	0	0
\$150,001 - \$225,000	18.37%	176,389	0	181,500	158,500	0
\$225,001 - \$275,000	22.45%	254,100	0	254,100	0	0
\$275,001 - \$350,000	16.33%	315,309	329,000	303,880	337,038	0
\$350,001 - \$500,000	14.29%	392,557	0	394,667	379,900	0
\$500,001 and up	10.20%	933,000	0	663,333	1,800,000	875,000
<b>Average Sold Price</b>		<b>308,034</b>	<b>163,000</b>	<b>270,736</b>	<b>528,496</b>	<b>875,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>308,034</b>	<b>3</b>	<b>39</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>15,093,676</b>	<b>489.00K</b>	<b>10.56M</b>	<b>3.17M</b>	<b>875.00K</b>

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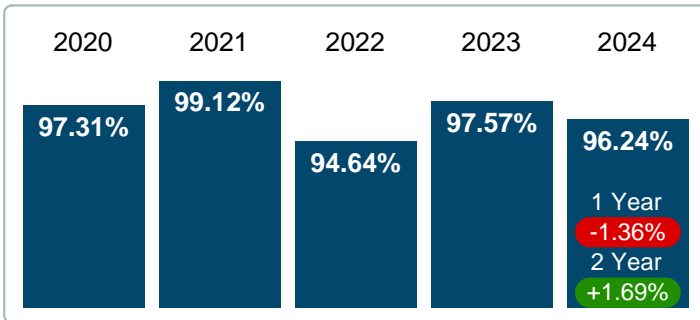
Area Delimited by County Of Bryan - Residential Property Type



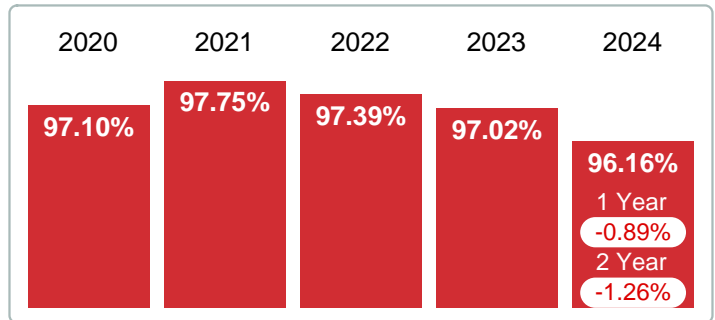
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

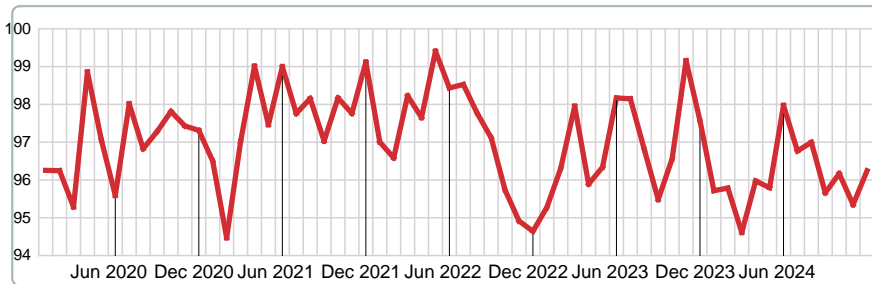
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

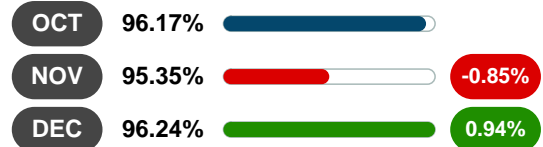


### 3 MONTHS

5 year DEC AVG = 96.98%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **96.24%**  
below the 5 yr DEC average of **96.98%**



### 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
\$75,000 and less	3	6.12%	91.25%	100.00%	86.87%	0.00%	0.00%
\$75,001 - \$150,000	6	12.24%	95.41%	89.84%	96.53%	0.00%	0.00%
\$150,001 - \$225,000	9	18.37%	94.65%	0.00%	95.14%	92.97%	0.00%
\$225,001 - \$275,000	11	22.45%	97.41%	0.00%	97.41%	0.00%	0.00%
\$275,001 - \$350,000	8	16.33%	98.76%	91.16%	100.36%	98.57%	0.00%
\$350,001 - \$500,000	7	14.29%	97.45%	0.00%	97.03%	100.00%	0.00%
\$500,001 and up	5	10.20%	94.83%	0.00%	93.02%	100.00%	95.11%
Average Sold/List Ratio		96.20%		93.67%	96.33%	97.18%	95.11%
Total Closed Units		49	100%	3	39	6	1
Total Closed Volume		15,093,676		489.00K	10.56M	3.17M	875.00K

# December 2024



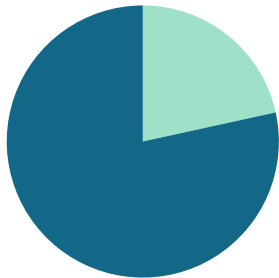
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

### INVENTORY

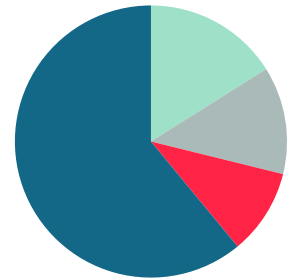


**Inventory**  
 New Listings  
**55 = 21.57%**  
 Start Inventory  
**200**  
 Total Inventory Units  
**255**  
 Volume  
**\$128,302,922**

### Market Activity

Closed Sales  
**49 = 16.07%**  
 Pending Sales  
**39 = 12.79%**  
 Other Off Market  
**31 = 10.16%**  
 Active Inventory  
**186 = 60.98%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	47	49	4.26%	495	479	-3.23%
Pending Sales	34	39	14.71%	506	499	-1.38%
New Listings	50	55	10.00%	795	802	0.88%
Average List Price	250,953	319,175	27.19%	280,159	294,683	5.18%
Average Sale Price	245,261	308,034	25.59%	271,962	284,147	4.48%
Average Percent of Selling Price to List Price	97.57%	96.24%	-1.36%	97.02%	96.16%	-0.89%
Average Days on Market to Sale	50.26	51.67	2.82%	42.26	52.12	23.34%
Monthly Inventory	181	186	2.76%	181	186	2.76%
Months Supply of Inventory	4.39	4.66	6.19%	4.39	4.66	6.19%

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

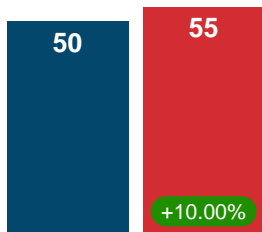
**Inventory** on December 31, 2024 = **186**

**2023** **2024**

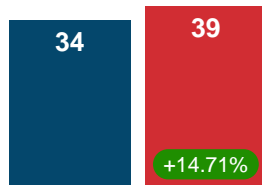
### DECEMBER MARKET

### AVERAGE PRICES

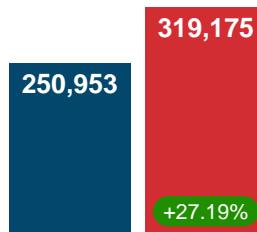
#### New Listings



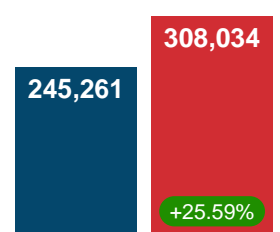
#### Pending Listings



#### List Price



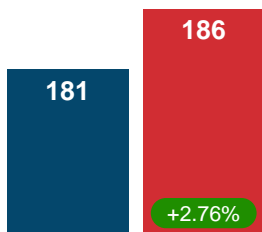
#### Sale Price



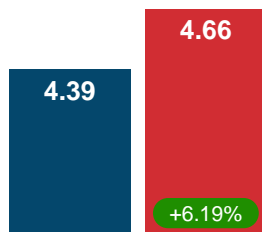
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

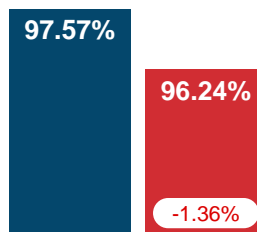
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

