

December 2024



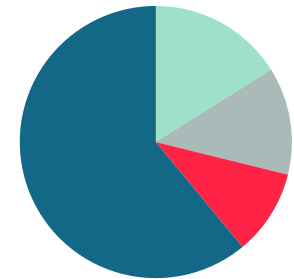
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	225,000	265,000	17.78%
Median Sale Price	225,000	262,000	16.44%
Median Percent of Selling Price to List Price	100.00%	97.14%	-2.86%
Median Days on Market to Sale	24.00	29.00	20.83%
End of Month Inventory	181	186	2.76%
Months Supply of Inventory	4.39	4.66	6.19%



■ Closed (16.07%)
■ Pending (12.79%)
■ Other OffMarket (10.16%)
■ Active (60.98%)

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.

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 **16.44%** in December 2024 to \$262,000 versus the previous year at \$225,000.

Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 5.00 days or **20.83%** in December 2024 compared to last year's same month at **24.00** DOM.

Sales Success for December 2024 is Positive

Overall, with Median 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.

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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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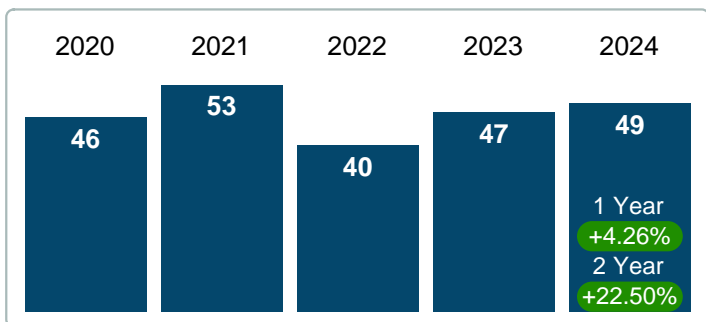
Area Delimited by County Of Bryan - Residential Property Type



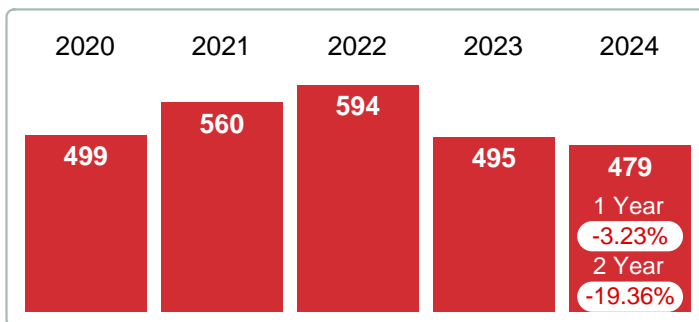
CLOSED LISTINGS

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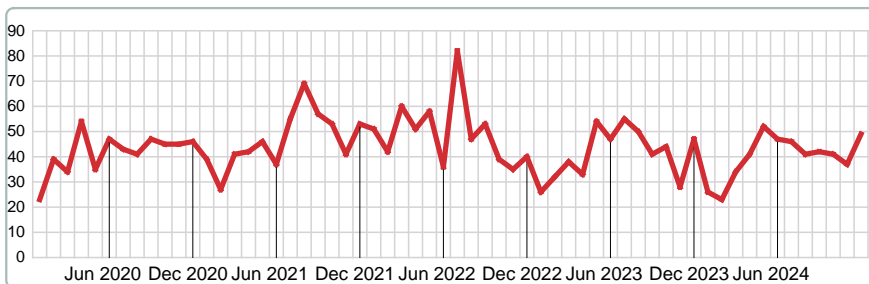
DECEMBER



YEAR TO DATE (YTD)

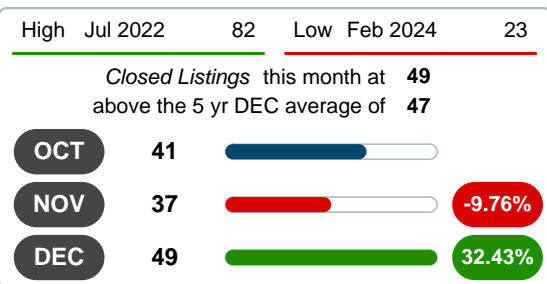


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 47



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.12%	7.0	1	2	0	0
\$75,001 - \$150,000	6	12.24%	30.5	1	5	0	0
\$150,001 - \$225,000	9	18.37%	64.0	0	7	2	0
\$225,001 - \$275,000	11	22.45%	14.0	0	11	0	0
\$275,001 - \$350,000	8	16.33%	40.0	1	5	2	0
\$350,001 - \$500,000	7	14.29%	102.0	0	6	1	0
\$500,001 and up	5	10.20%	94.0	0	3	1	1
Total Closed Units	49			3	39	6	1
Total Closed Volume	15,093,676	100%	29.0	489.00K	10.56M	3.17M	875.00K
Median Closed Price	\$262,000			\$115,000	\$259,000	\$337,038	\$875,000

December 2024



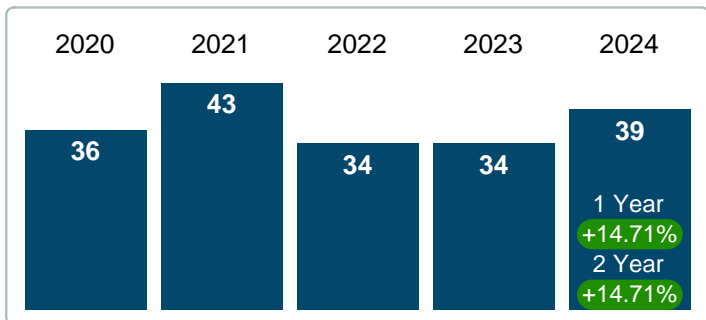
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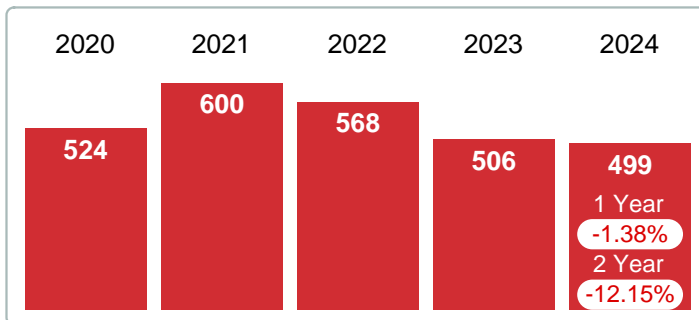
PENDING LISTINGS

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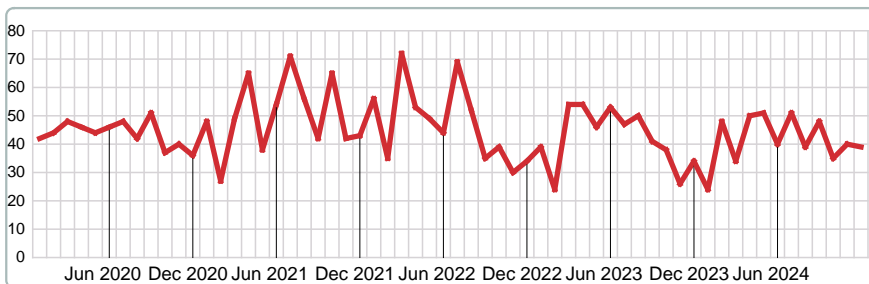
DECEMBER



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		%	MDOM	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%	9.0	1	4	1	0
\$175,001 - \$225,000	6	15.38%	77.0	0	6	0	0
\$225,001 - \$275,000	10	25.64%	29.5	0	9	0	1
\$275,001 - \$325,000	6	15.38%	27.5	0	3	3	0
\$325,001 - \$475,000	5	12.82%	3.0	0	4	1	0
\$475,001 and up	4	10.26%	57.0	0	1	0	3
Total Pending Units	39			2	28	5	4
Total Pending Volume	10,973,640	100%	14.0	194.90K	7.00M	1.48M	2.30M
Median Listing Price	\$260,000			\$97,450	\$257,000	\$299,900	\$562,950

December 2024



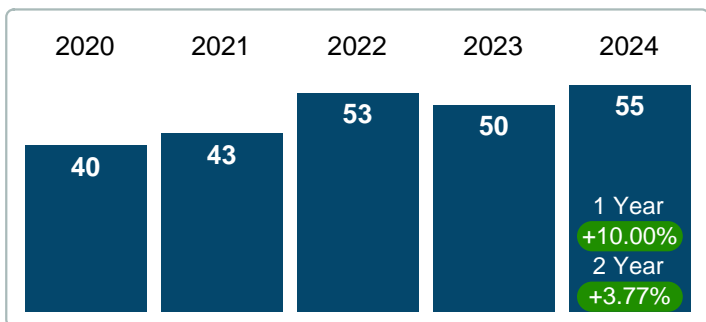
Area Delimited by County Of Bryan - Residential Property Type



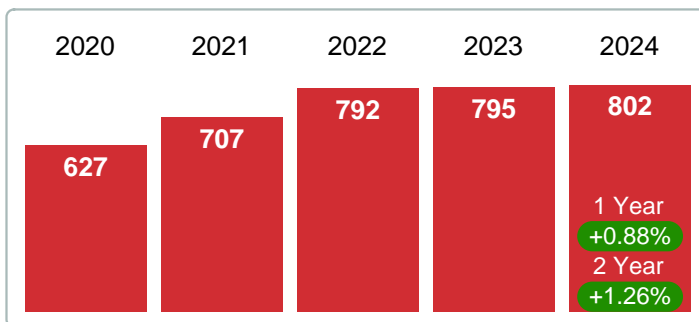
NEW LISTINGS

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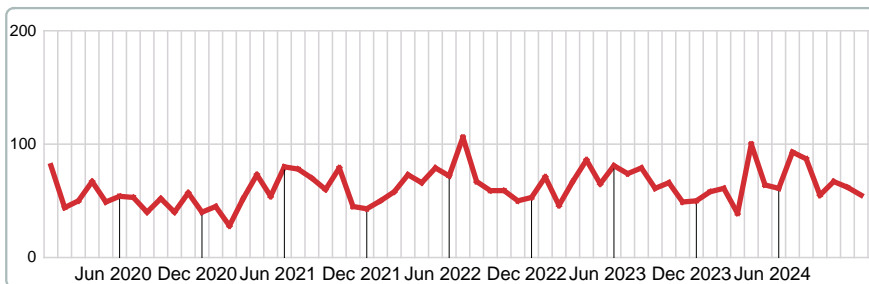
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

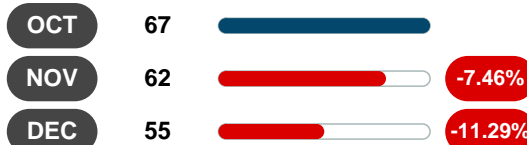


3 MONTHS

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		%	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
Total New Listed Units	55		6	30	16	3
Total New Listed Volume	19,186,815	100%	1.42M	8.73M	5.82M	3.22M
Median New Listed Listing Price	\$288,000		\$139,450	\$268,940	\$299,900	\$920,000

December 2024



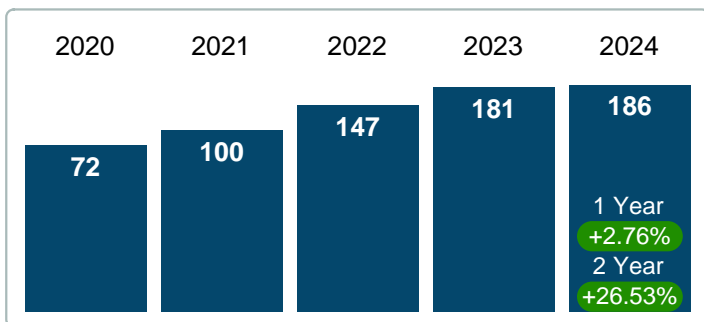
Area Delimited by County Of Bryan - Residential Property Type



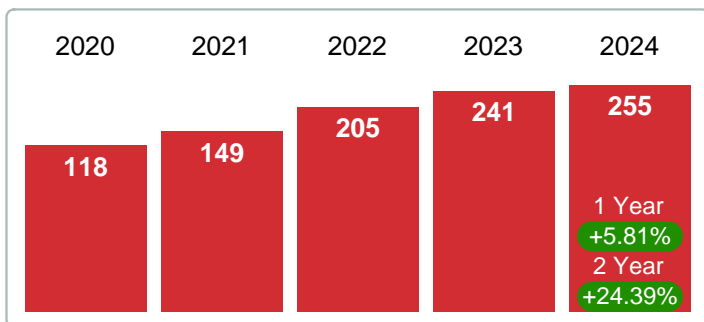
ACTIVE INVENTORY

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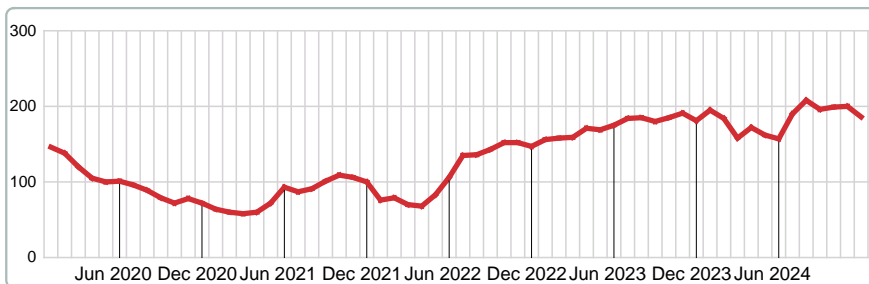
END OF DECEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17	9.14%	63.0	8	8	1	0
\$150,001 - \$200,000	19	10.22%	120.0	2	13	4	0
\$200,001 - \$250,000	24	12.90%	58.5	2	17	5	0
\$250,001 - \$350,000	52	27.96%	70.5	2	32	15	3
\$350,001 - \$475,000	29	15.59%	75.0	2	18	8	1
\$475,001 - \$700,000	26	13.98%	79.5	3	11	10	2
\$700,001 and up	19	10.22%	64.0	2	4	7	6
Total Active Inventory by Units	186			21	103	50	12
Total Active Inventory by Volume	100,022,792	100%	72.0	6.62M	54.35M	26.44M	12.61M
Median Active Inventory Listing Price	\$315,000			\$223,000	\$289,000	\$353,750	\$707,500

December 2024



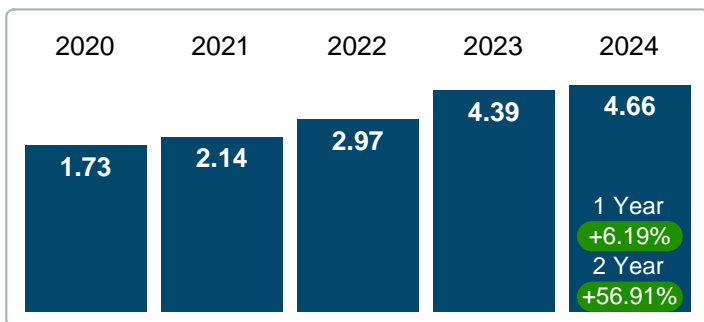
Area Delimited by County Of Bryan - Residential Property Type



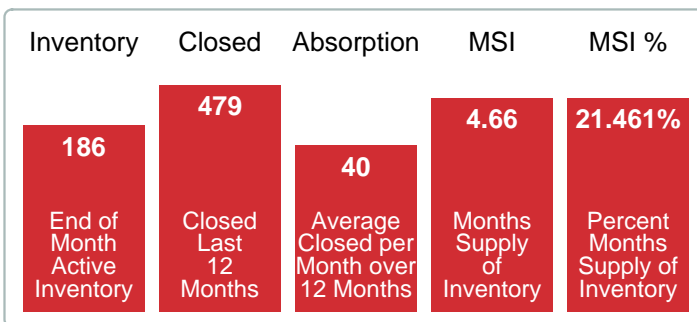
MONTHS SUPPLY of INVENTORY (MSI)

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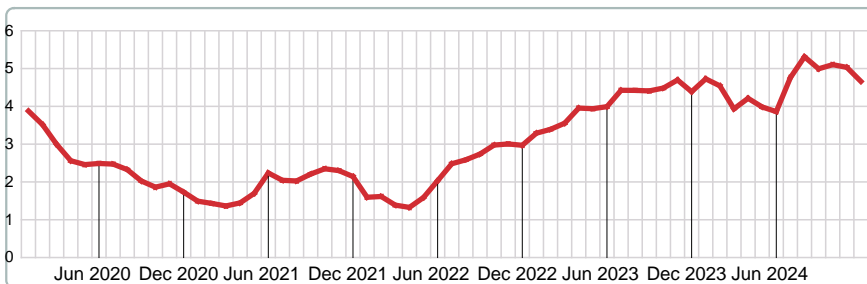
MSI FOR DECEMBER



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



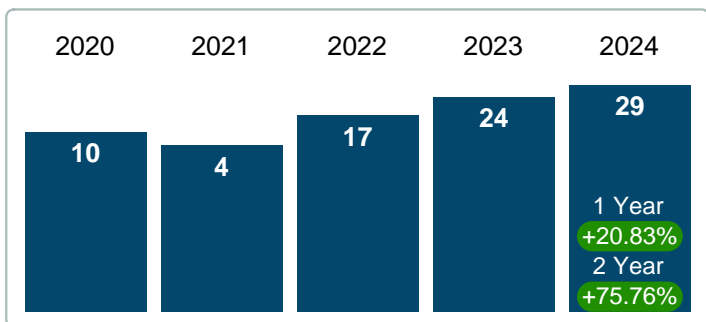
Area Delimited by County Of Bryan - Residential Property Type



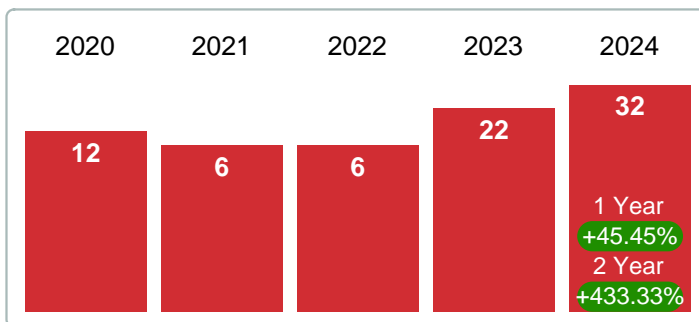
MEDIAN DAYS ON MARKET TO SALE

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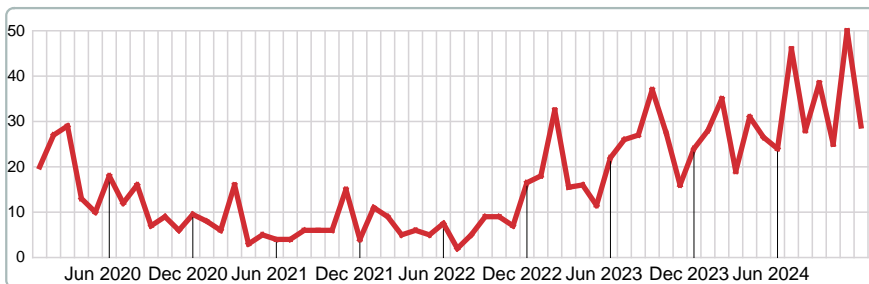
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 17

High Nov 2024 50 Low Jul 2022 2

Median Days on Market to Sale this month at 29 above the 5 yr DEC average of 17



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
\$75,000 and less	6.12%	7	1	13	0	0
\$75,001 - \$150,000	12.24%	31	141	18	0	0
\$150,001 - \$225,000	18.37%	64	0	36	67	0
\$225,001 - \$275,000	22.45%	14	0	14	0	0
\$275,001 - \$350,000	16.33%	40	100	11	60	0
\$350,001 - \$500,000	14.29%	102	0	103	95	0
\$500,001 and up	10.20%	94	0	94	170	3
Median Closed DOM		29	100	21	82	3
Total Closed Units	100%	49	3	39	6	1
Total Closed Volume		15,093,676	489.00K	10.56M	3.17M	875.00K

December 2024



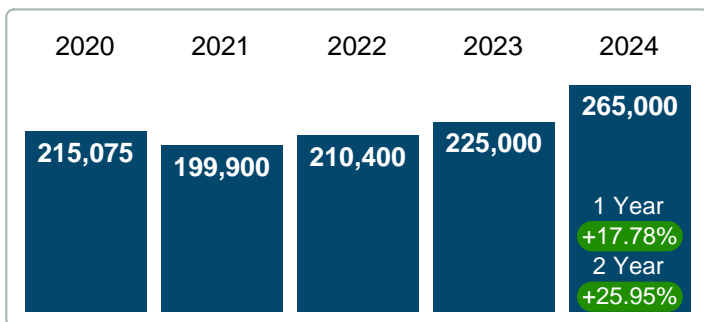
Area Delimited by County Of Bryan - Residential Property Type



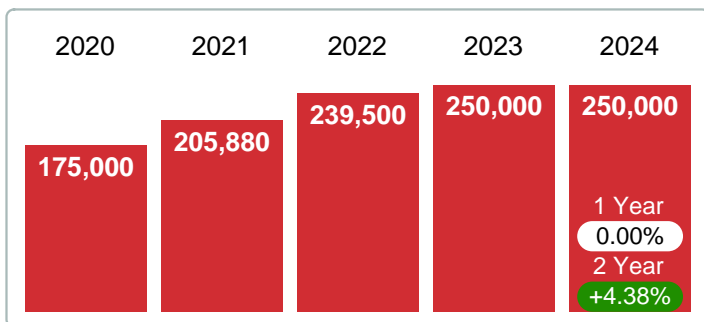
MEDIAN LIST PRICE AT CLOSING

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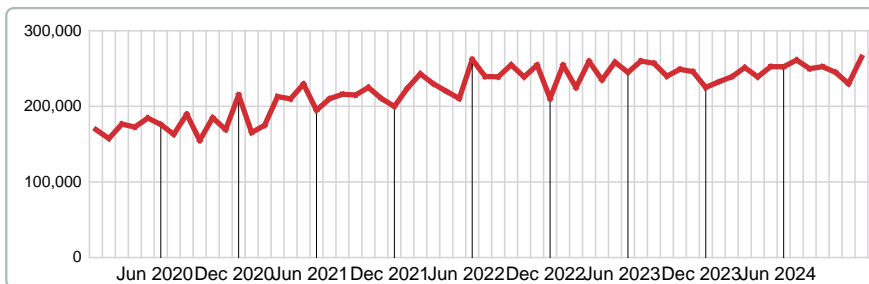
DECEMBER



YEAR TO DATE (YTD)

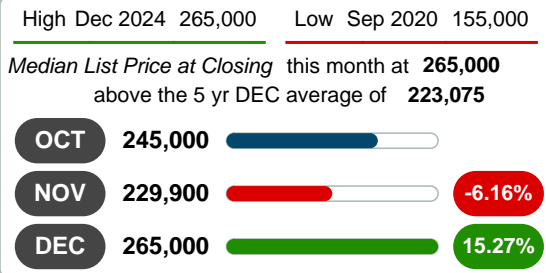


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 223,075



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
\$75,000 and less	6.12%	44,900	45,000	42,400	0	0
\$75,001 - \$150,000	12.24%	119,000	128,000	110,000	0	0
\$150,001 - \$225,000	16.33%	171,000	0	171,000	172,000	0
\$225,001 - \$275,000	22.45%	262,000	0	262,000	0	0
\$275,001 - \$350,000	16.33%	314,450	0	296,950	342,038	0
\$350,001 - \$500,000	16.33%	389,948	360,900	412,498	379,900	0
\$500,001 and up	10.20%	920,000	0	580,000	1,800,000	920,000
Median List Price		265,000	128,000	262,000	342,038	920,000
Total Closed Units	100%	265,000	3	39	6	1
Total Closed Volume		15,639,570	533.90K	10.98M	3.21M	920.00K

December 2024



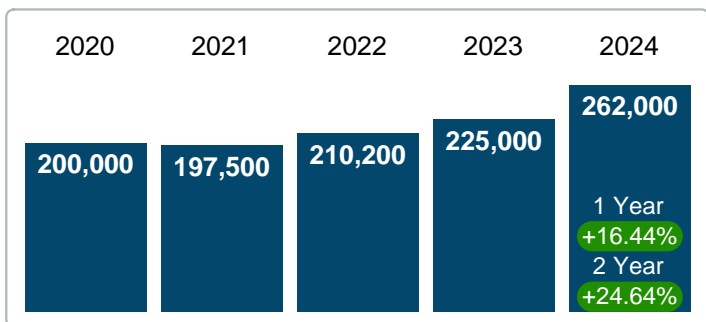
Area Delimited by County Of Bryan - Residential Property Type



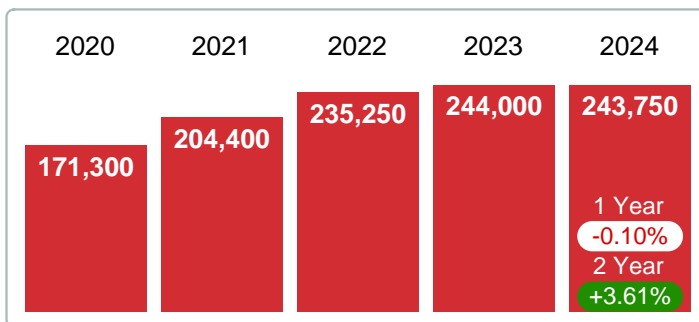
MEDIAN SOLD PRICE AT CLOSING

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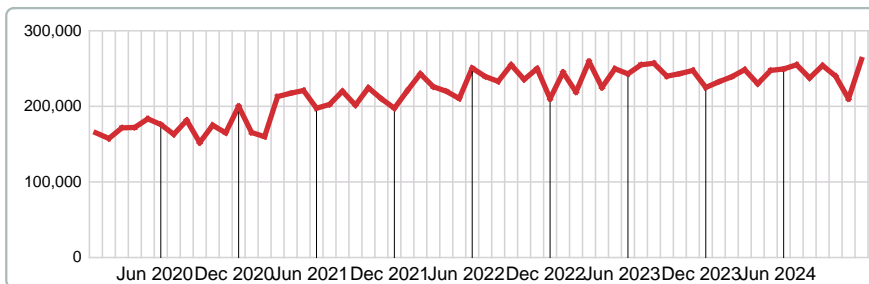
DECEMBER



YEAR TO DATE (YTD)

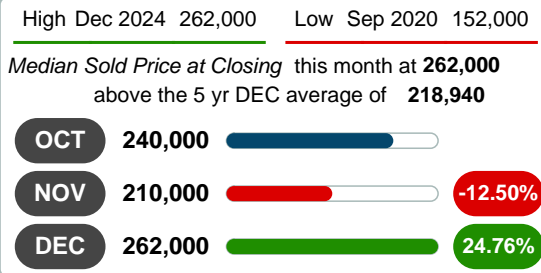


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 218,940



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
\$75,000 and less	3	6.12%	42,000	45,000	37,000	0	0
\$75,001 - \$150,000	6	12.24%	111,750	115,000	108,500	0	0
\$150,001 - \$225,000	9	18.37%	162,500	0	169,500	158,500	0
\$225,001 - \$275,000	11	22.45%	259,000	0	259,000	0	0
\$275,001 - \$350,000	8	16.33%	328,250	329,000	295,000	337,038	0
\$350,001 - \$500,000	7	14.29%	380,000	0	400,500	379,900	0
\$500,001 and up	5	10.20%	875,000	0	550,000	1,800,000	875,000
Median Sold Price			262,000	115,000	259,000	337,038	875,000
Total Closed Units		100%	262,000	3	39	6	1
Total Closed Volume			15,093,676	489.00K	10.56M	3.17M	875.00K

December 2024



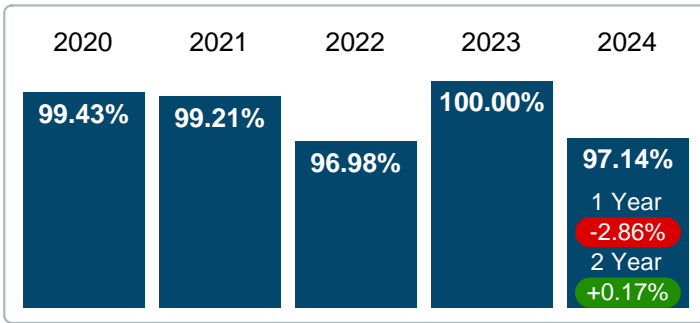
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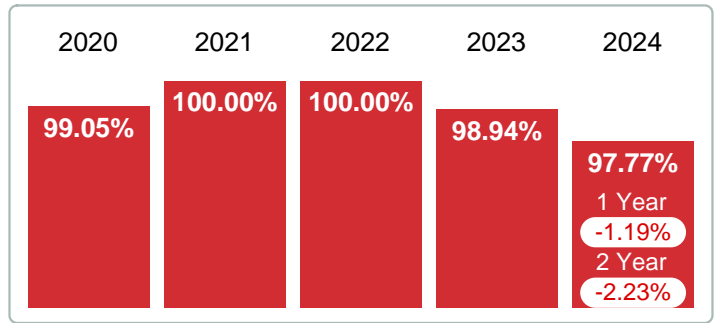
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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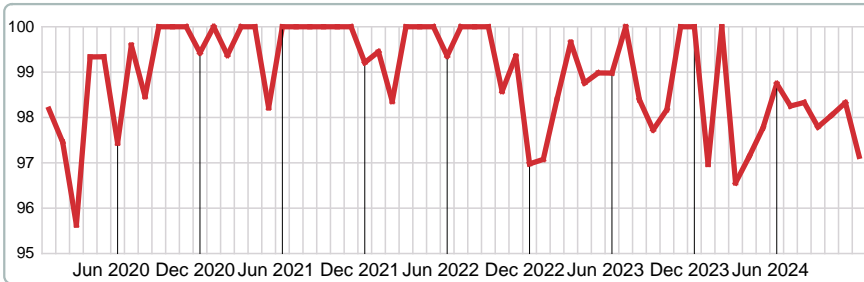
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

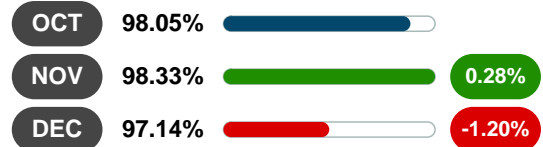


3 MONTHS

5 year DEC AVG = 98.55%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **97.14%**
below the 5 yr DEC average of **98.55%**



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
\$75,000 and less	3	6.12%	93.54%	100.00%	86.87%	0.00%	0.00%
\$75,001 - \$150,000	6	12.24%	95.47%	89.84%	98.64%	0.00%	0.00%
\$150,001 - \$225,000	9	18.37%	94.20%	0.00%	94.20%	92.97%	0.00%
\$225,001 - \$275,000	11	22.45%	100.00%	0.00%	100.00%	0.00%	0.00%
\$275,001 - \$350,000	8	16.33%	98.58%	91.16%	99.54%	98.57%	0.00%
\$350,001 - \$500,000	7	14.29%	96.46%	0.00%	96.21%	100.00%	0.00%
\$500,001 and up	5	10.20%	94.83%	0.00%	94.80%	100.00%	95.11%
Median Sold/List Ratio		97.14%		91.16%	96.51%	100.00%	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



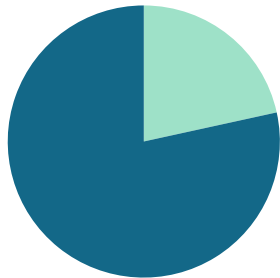
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

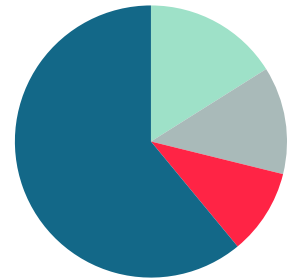


Inventory
 New Listings
55 = 21.57%
 Start Inventory
200
 Total Inventory Units
255
 Volume
\$128,302,922

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%
Median List Price	225,000	265,000	17.78%	250,000	250,000	0.00%
Median Sale Price	225,000	262,000	16.44%	244,000	243,750	-0.10%
Median Percent of Selling Price to List Price	100.00%	97.14%	-2.86%	98.94%	97.77%	-1.19%
Median Days on Market to Sale	24.00	29.00	20.83%	22.00	32.00	45.45%
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

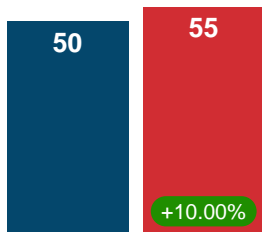
Inventory on December 31, 2024 = **186**

2023 **2024**

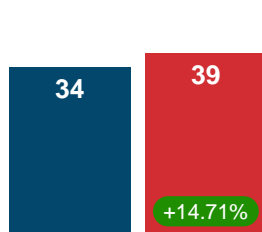
DECEMBER MARKET

MEDIAN PRICES

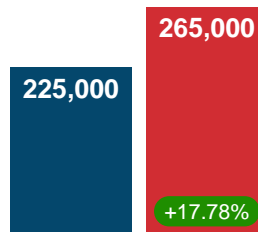
New Listings



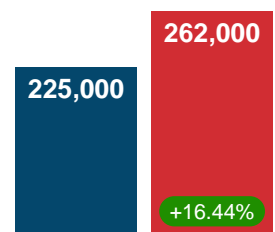
Pending Listings



List Price



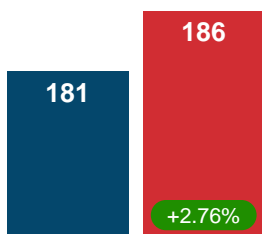
Sale Price



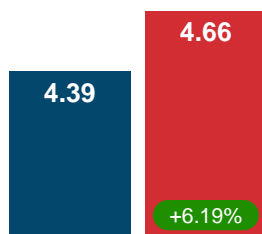
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

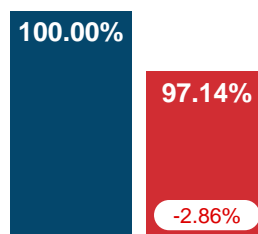
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

