

## March 2025



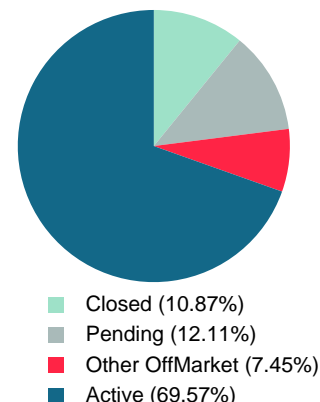
Area Delimited by County Of Bryan - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	34	35	2.94%
Pending Listings	34	39	14.71%
New Listings	39	85	117.95%
Median List Price	251,250	250,000	-0.50%
Median Sale Price	248,500	254,000	2.21%
Median Percent of Selling Price to List Price	96.56%	97.27%	0.74%
Median Days on Market to Sale	19.00	24.00	26.32%
End of Month Inventory	158	224	41.77%
Months Supply of Inventory	3.93	5.46	38.89%



**Absorption:** Last 12 months, an Average of **41** Sales/Month  
**Active Inventory** as of March 31, 2025 = **224**

#### Analysis Wrap-Up

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

The total housing inventory at the end of March 2025 rose **41.77%** to 224 existing homes available for sale. Over the last 12 months this area has had an average of 41 closed sales per month. This represents an unsold inventory index of **5.46** 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 **2.21%** in March 2025 to \$254,000 versus the previous year at \$248,500.

##### Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 5.00 days or **26.32%** in March 2025 compared to last year's same month at **19.00** DOM.

##### Sales Success for March 2025 is Positive

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

There were 85 New Listings in March 2025, up **117.95%** from last year at 39. Furthermore, there were 35 Closed Listings this month versus last year at 34, a **2.94%** increase.

Closed versus Listed trends yielded a **41.2%** ratio, down from previous year's, March 2024, at **87.2%**, a **52.77%** 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

March 2025



Area Delimited by County Of Bryan - Residential Property Type

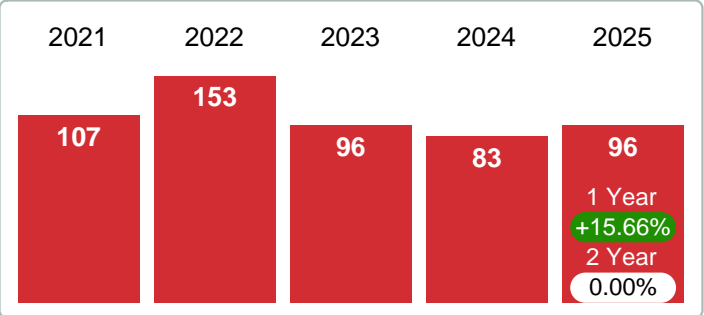
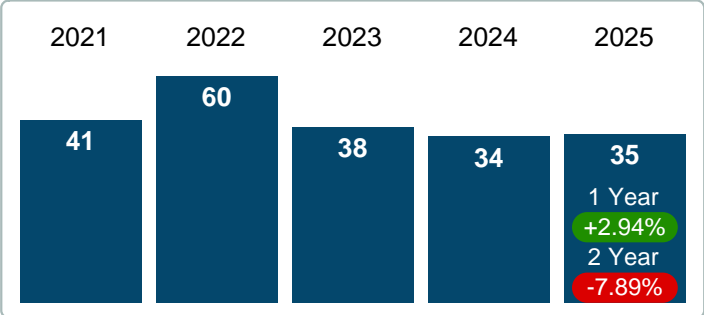


CLOSED LISTINGS

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MARCH

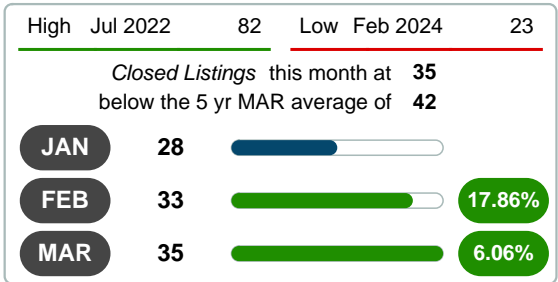
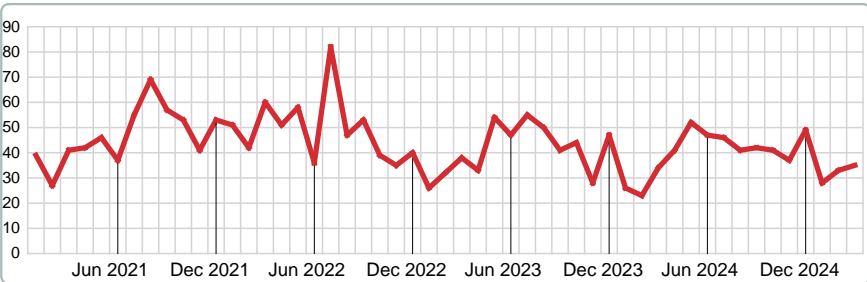
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3			8.57%	5.0	1	1	0	1
\$100,001 - \$150,000	4			11.43%	14.5	0	2	2	0
\$150,001 - \$200,000	3			8.57%	24.0	0	3	0	0
\$200,001 - \$275,000	9			25.71%	27.0	0	9	0	0
\$275,001 - \$350,000	7			20.00%	31.0	0	4	2	1
\$350,001 - \$500,000	5			14.29%	134.0	0	3	2	0
\$500,001 and up	4			11.43%	12.5	0	2	2	0
Total Closed Units				35		1	24	8	2
Total Closed Volume				9,719,730	100%	75.00K	6.47M	2.74M	436.00K
Median Closed Price				\$254,000		\$75,000	\$237,500	\$333,625	\$218,000

## March 2025



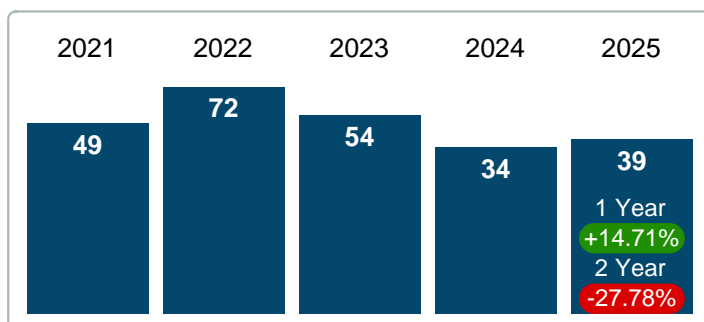
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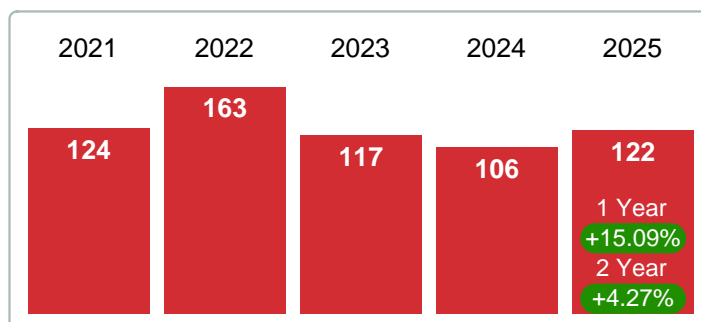
### PENDING LISTINGS

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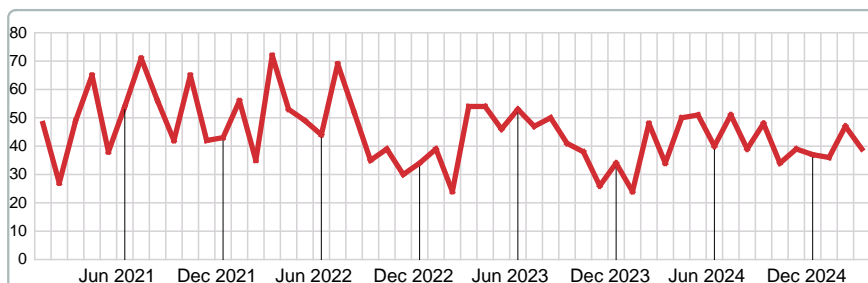
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS

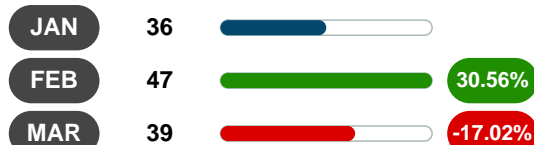


#### 3 MONTHS

5 year MAR AVG = 50

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at **39**  
below the 5 yr MAR average of **50**



#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	3	7.69%	114.0	1	2	0	0
\$150,001 - \$200,000	5	12.82%	48.0	0	3	1	1
\$200,001 - \$225,000	3	7.69%	137.0	0	2	1	0
\$225,001 - \$275,000	10	25.64%	21.5	2	5	3	0
\$275,001 - \$375,000	9	23.08%	52.0	0	5	4	0
\$375,001 - \$550,000	6	15.38%	22.5	0	3	2	1
\$550,001 and up	3	7.69%	80.0	1	2	0	0
Total Pending Units		39		4	22	11	2
Total Pending Volume		12,291,659	100%	1.67M	6.58M	3.32M	729.90K
Median Listing Price		\$262,880		\$247,500	\$256,390	\$280,000	\$364,950

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by County Of Bryan - Residential Property Type

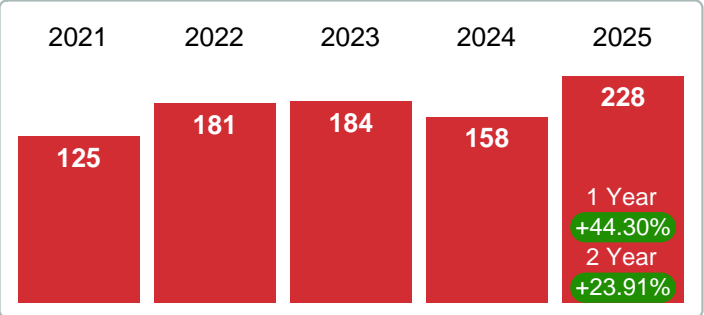
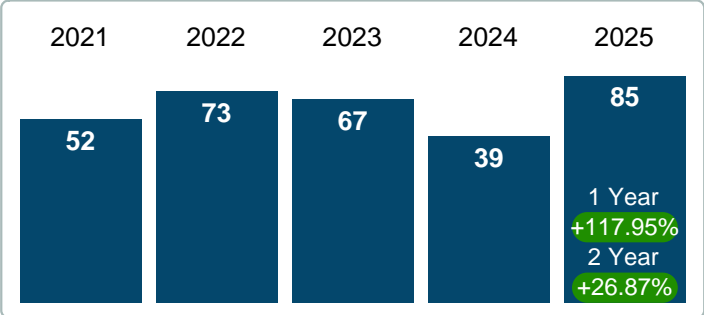


NEW LISTINGS

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MARCH

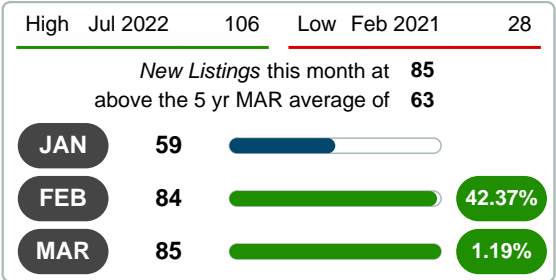
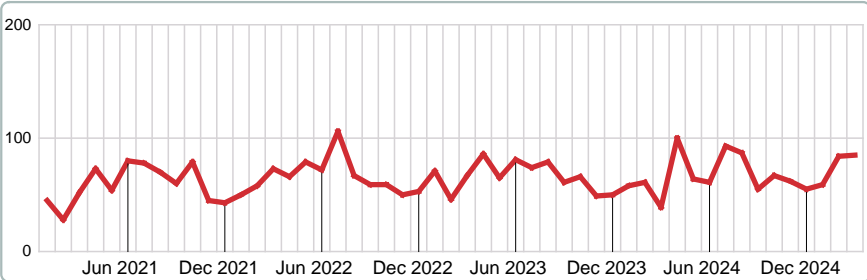
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 63



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$175,000 and less	8	9.41%
\$175,001 - \$175,000	0	0.00%
\$175,001 - \$225,000	20	23.53%
\$225,001 - \$300,000	25	29.41%
\$300,001 - \$375,000	12	14.12%
\$375,001 - \$550,000	12	14.12%
\$550,001 and up	8	9.41%
Total New Listed Units	85	
Total New Listed Volume	27,723,377	100%
Median New Listed Listing Price	\$279,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	2	1	0
0	0	0	0
2	16	2	0
2	16	6	1
0	5	7	0
1	3	6	2
0	4	2	2
10	46	24	5
2.06M	14.62M	8.42M	2.62M
\$172,500	\$262,500	\$329,950	\$550,000

## March 2025



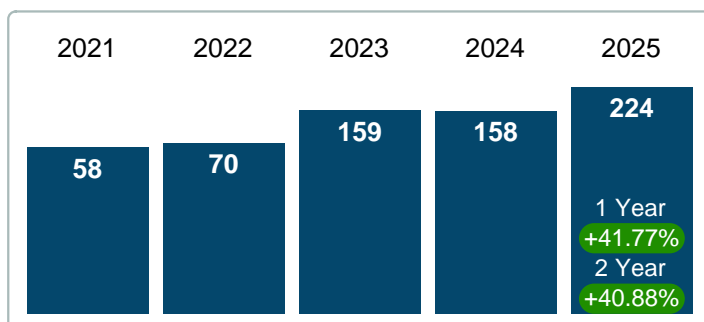
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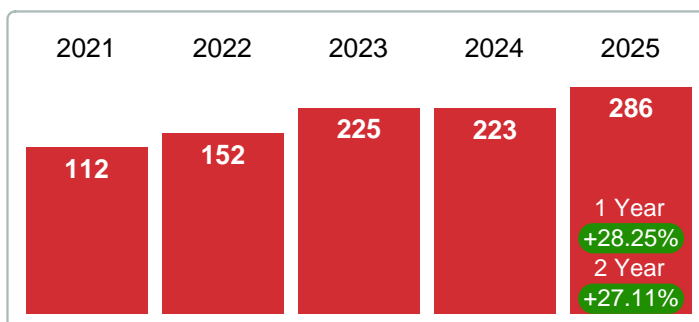
### ACTIVE INVENTORY

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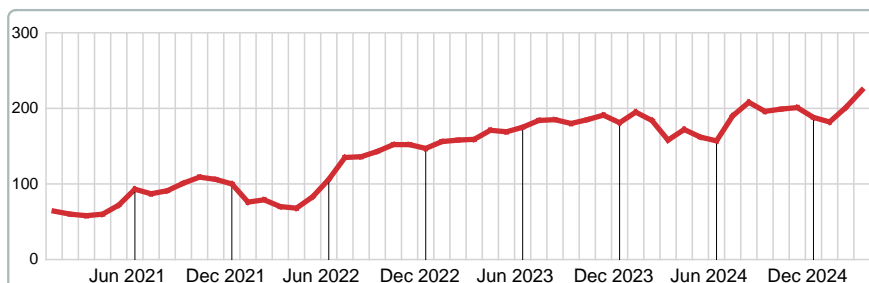
#### END OF MARCH



#### ACTIVE DURING MARCH



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 134

High Mar 2025 224 Low Mar 2021 58

Inventory this month at 224  
above the 5 yr MAR average of 134

JAN	182	
FEB	201	10.44%
MAR	224	11.44%

#### 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	15		6.70%	66.0	9	6	0	0
\$150,001 - \$200,000	34		15.18%	28.0	5	26	3	0
\$200,001 - \$275,000	35		15.63%	42.0	2	21	10	2
\$275,001 - \$350,000	57		25.45%	59.0	3	30	21	3
\$350,001 - \$450,000	32		14.29%	52.0	2	19	9	2
\$450,001 - \$675,000	28		12.50%	43.0	5	7	12	4
\$675,001 and up	23		10.27%	106.0	0	6	11	6
Total Active Inventory by Units			224		26	115	66	17
Total Active Inventory by Volume			110,369,620	100%	6.69M	58.07M	33.33M	12.28M
Median Active Inventory Listing Price			\$299,000		\$197,250	\$279,000	\$350,000	\$529,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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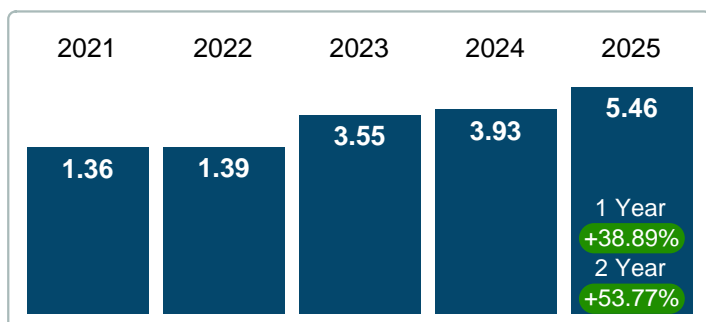
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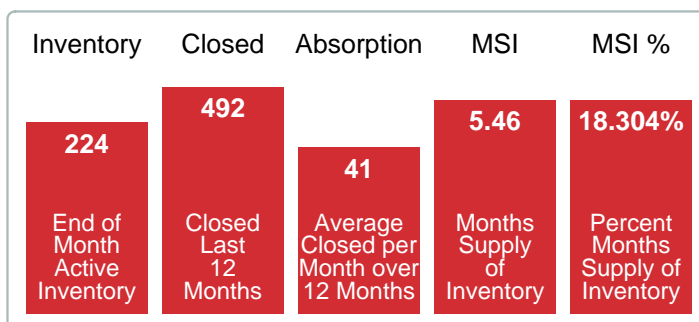
### MONTHS SUPPLY of INVENTORY (MSI)

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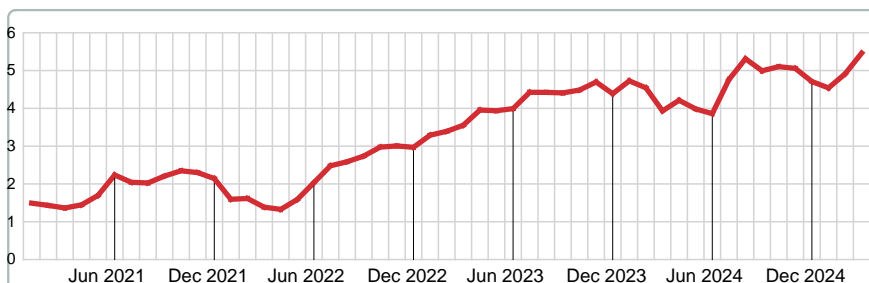
#### MSI FOR MARCH



#### INDICATORS FOR MARCH 2025



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 3.14

High Mar 2025 5.46 Low Apr 2022 1.33

Months Supply this month at 5.46  
above the 5 yr MAR average of 3.14

#### 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	6.70%	2.25	4.15	1.50	0.00	0.00
\$150,001 - \$200,000	34	15.18%	4.86	4.62	5.38	3.00	0.00
\$200,001 - \$275,000	35	15.63%	2.88	3.00	2.05	8.57	24.00
\$275,001 - \$350,000	57	25.45%	7.86	9.00	7.06	9.69	6.00
\$350,001 - \$450,000	32	14.29%	7.68	24.00	7.86	6.00	12.00
\$450,001 - \$675,000	28	12.50%	10.84	60.00	6.46	13.09	8.00
\$675,001 and up	23	10.27%	19.71	0.00	10.29	33.00	24.00
Market Supply of Inventory (MSI)	5.46			5.89	4.19	8.90	9.71
Total Active Inventory by Units	224	100%	5.46	26	115	66	17

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March 2025



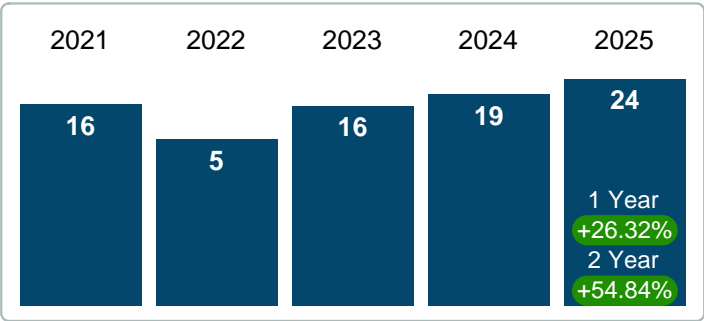
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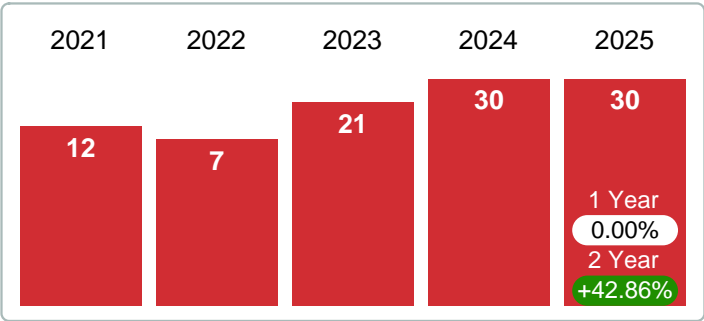
MEDIAN DAYS ON MARKET TO SALE

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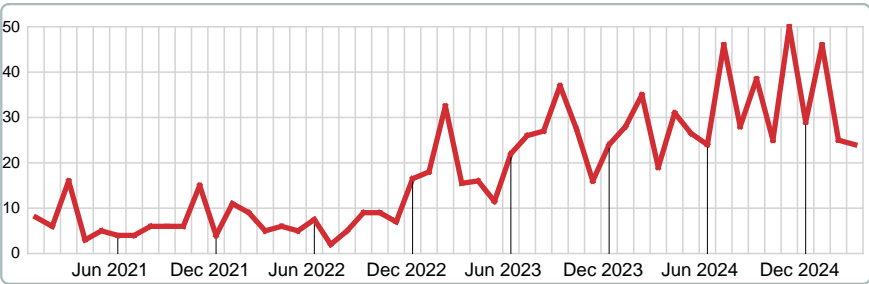
MARCH



YEAR TO DATE (YTD)

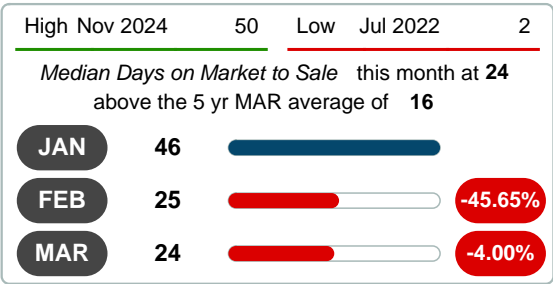


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 16



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
\$100,000 and less	3			8.57%	5	5	3	0	15
\$100,001 - \$150,000	4			11.43%	15	0	40	14	0
\$150,001 - \$200,000	3			8.57%	24	0	24	0	0
\$200,001 - \$275,000	9			25.71%	27	0	27	0	0
\$275,001 - \$350,000	7			20.00%	31	0	30	28	78
\$350,001 - \$500,000	5			14.29%	134	0	76	146	0
\$500,001 and up	4			11.43%	13	0	46	8	0
Median Closed DOM					24	5	28	18	47
Total Closed Units				100%	24.0	1	24	8	2
Total Closed Volume					9,719,730	75.00K	6.47M	2.74M	436.00K



March 2025



Area Delimited by County Of Bryan - Residential Property Type

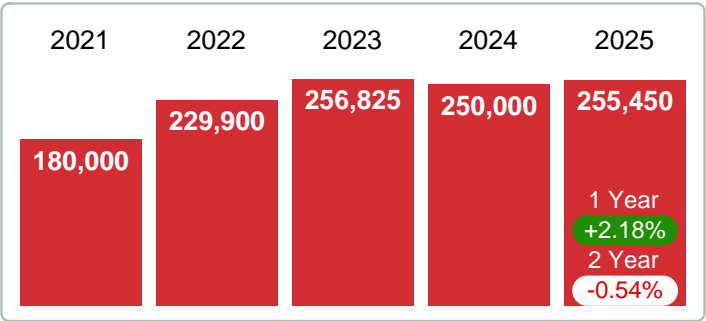
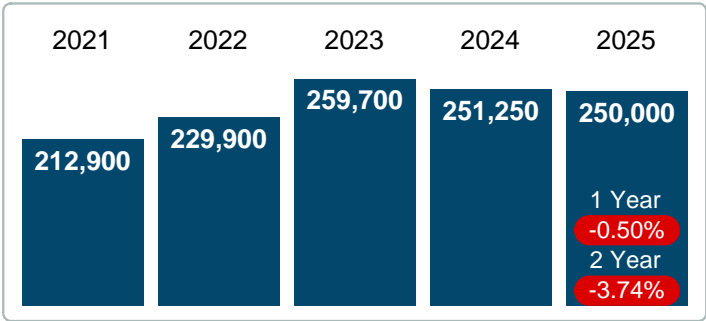


MEDIAN LIST PRICE AT CLOSING

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MARCH

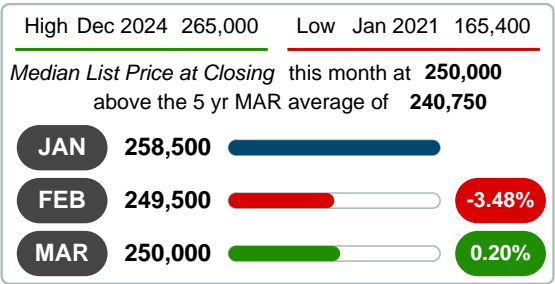
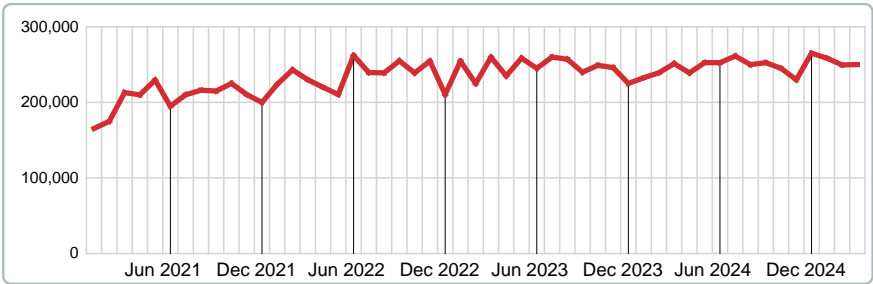
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 240,750



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
\$100,000 and less	2			5.71%	66,500	75,000	58,000	0	0
\$100,001 \$150,000	4			11.43%	139,500	0	137,688	145,000	139,000
\$150,001 \$200,000	4			11.43%	159,750	0	164,500	155,000	0
\$200,001 \$275,000	9			25.71%	232,160	0	232,160	0	0
\$275,001 \$350,000	7			20.00%	310,000	0	310,000	314,950	349,900
\$350,001 \$500,000	5			14.29%	399,000	0	479,900	381,750	0
\$500,001 and up	4			11.43%	612,000	0	594,000	612,000	0
Median List Price					250,000	75,000	247,450	347,250	244,450
Total Closed Units				100%	250,000	1	24	8	2
Total Closed Volume					10,184,275	75.00K	6.70M	2.92M	488.90K



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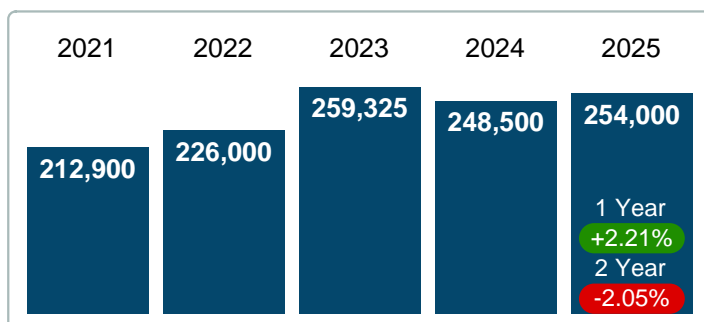
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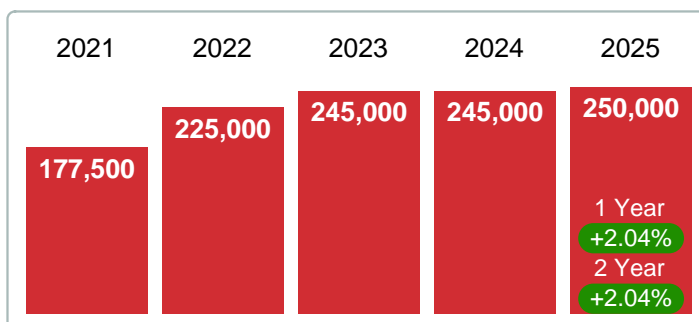
### MEDIAN SOLD PRICE AT CLOSING

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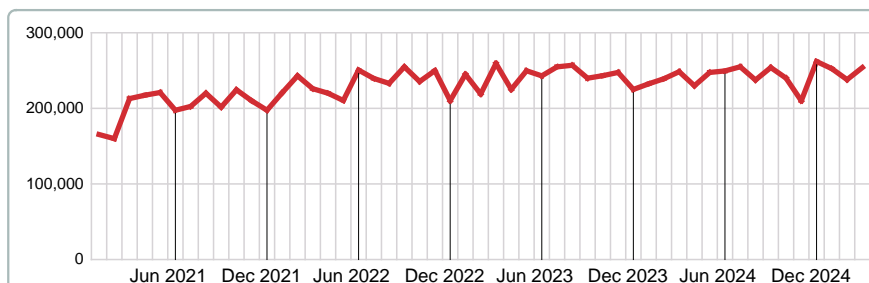
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS

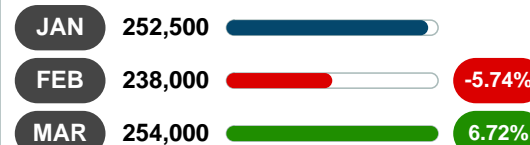


#### 3 MONTHS

5 year MAR AVG = 240,145

High Dec 2024 262,000 Low Feb 2021 159,900

Median Sold Price at Closing this month at **254,000**  
above the 5 yr MAR average of **240,145**



#### 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
\$100,000 and less	3	8.57%	75,000	75,000	60,740	0	100,000
\$100,001 - \$150,000	4	11.43%	127,000	0	127,000	131,500	0
\$150,001 - \$200,000	3	8.57%	155,000	0	155,000	0	0
\$200,001 - \$275,000	9	25.71%	229,440	0	229,440	0	0
\$275,001 - \$350,000	7	20.00%	304,000	0	298,250	304,950	336,000
\$350,001 - \$500,000	5	14.29%	385,000	0	450,000	371,125	0
\$500,001 and up	4	11.43%	560,000	0	556,000	560,000	0
Median Sold Price			254,000	75,000	237,500	333,625	218,000
Total Closed Units		100%	254,000	1	24	8	2
Total Closed Volume			9,719,730	75.00K	6.47M	2.74M	436.00K

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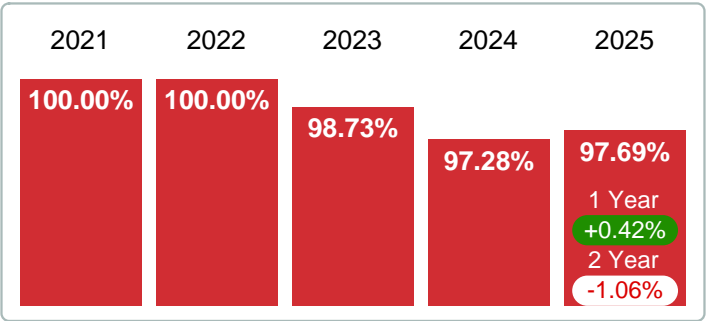
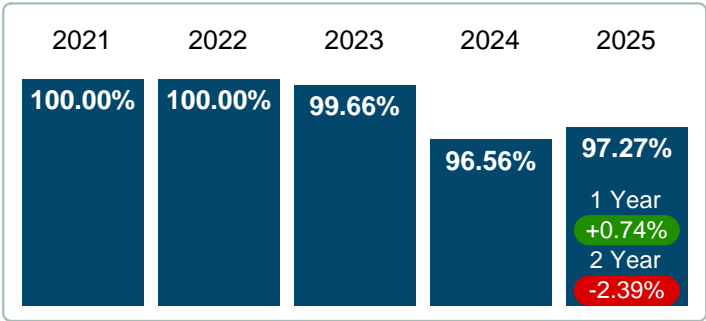


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MARCH

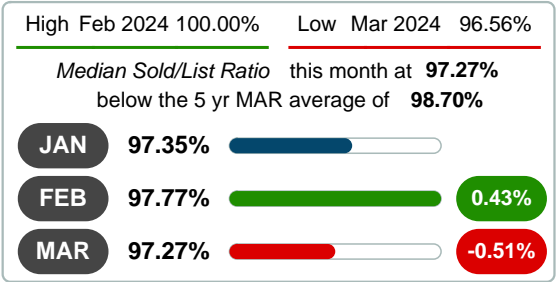
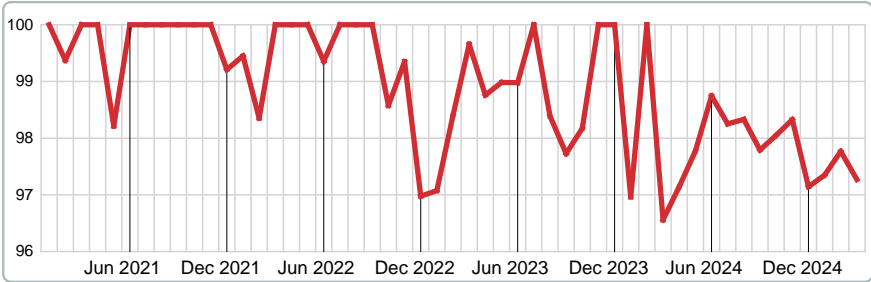
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 98.70%



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
\$100,000 and less	3	8.57%	100.00%	100.00%	104.72%	0.00%	71.94%
\$100,001 \$150,000	4	11.43%	88.99%	0.00%	92.35%	87.51%	0.00%
\$150,001 \$200,000	3	8.57%	98.38%	0.00%	98.38%	0.00%	0.00%
\$200,001 \$275,000	9	25.71%	100.00%	0.00%	100.00%	0.00%	0.00%
\$275,001 \$350,000	7	20.00%	96.03%	0.00%	95.81%	96.97%	96.03%
\$350,001 \$500,000	5	14.29%	96.90%	0.00%	96.90%	97.25%	0.00%
\$500,001 and up	4	11.43%	91.51%	0.00%	93.88%	91.51%	0.00%
Median Sold/List Ratio		97.27%		100.00%	98.19%	93.10%	83.98%
Total Closed Units		35	100%	1	24	8	2
Total Closed Volume		9,719,730		75.00K	6.47M	2.74M	436.00K

# March 2025



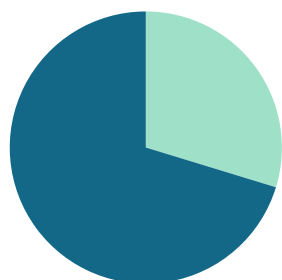
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

### INVENTORY



### Inventory

New Listings  
**85 = 29.72%**

Start Inventory  
**201**

Total Inventory Units  
**286**

Volume  
**\$131,495,298**

### Market Activity

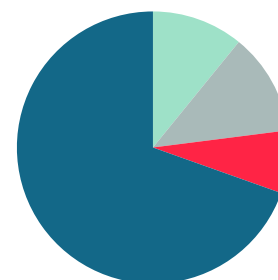
Closed Sales  
**35 = 10.87%**

Pending Sales  
**39 = 12.11%**

Other Off Market  
**24 = 7.45%**

Active Inventory  
**224 = 69.57%**

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	34	35	2.94%	83	96	15.66%
Pending Sales	34	39	14.71%	106	122	15.09%
New Listings	39	85	117.95%	158	228	44.30%
Median List Price	251,250	250,000	-0.50%	250,000	255,450	2.18%
Median Sale Price	248,500	254,000	2.21%	245,000	250,000	2.04%
Median Percent of Selling Price to List Price	96.56%	97.27%	0.74%	97.28%	97.69%	0.42%
Median Days on Market to Sale	19.00	24.00	26.32%	30.00	30.00	0.00%
Monthly Inventory	158	224	41.77%	158	224	41.77%
Months Supply of Inventory	3.93	5.46	38.89%	3.93	5.46	38.89%

Absorption: Last 12 months, an Average of **41** Sales/MonthInventory on March 31, 2025 = **224**

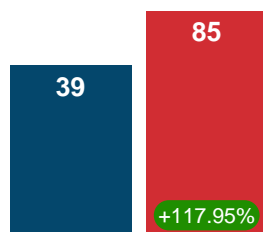
2024

2025

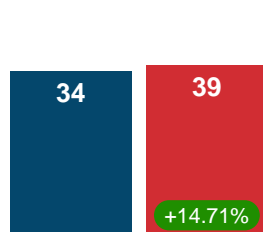
### MARCH MARKET

### MEDIAN PRICES

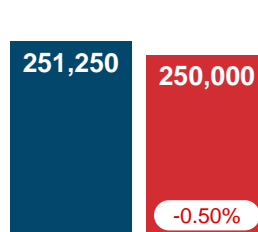
#### New Listings



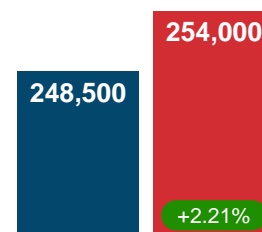
#### Pending Listings



#### List Price



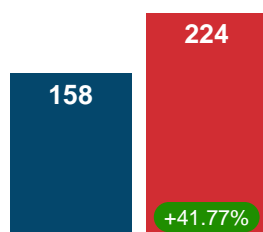
#### Sale Price



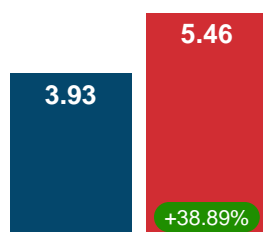
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

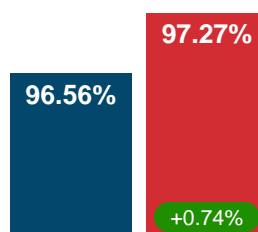
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

