

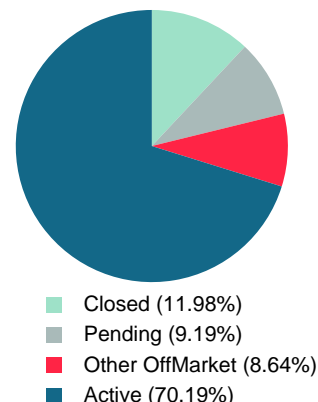
**April 2025**

Area Delimited by County Of Bryan - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	41	43	4.88%
Pending Listings	50	33	-34.00%
New Listings	100	84	-16.00%
Average List Price	290,090	308,583	6.37%
Average Sale Price	274,890	298,339	8.53%
Average Percent of Selling Price to List Price	95.97%	96.10%	0.13%
Average Days on Market to Sale	53.37	61.81	15.83%
End of Month Inventory	172	252	46.51%
Months Supply of Inventory	4.21	6.12	45.33%



**Absorption:** Last 12 months, an Average of **41** Sales/Month  
**Active Inventory** as of April 30, 2025 = **252**

**Analysis Wrap-Up****Months Supply of Inventory (MSI) Increases**

The total housing inventory at the end of April 2025 rose **46.51%** to 252 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 **6.12** 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 **8.53%** in April 2025 to \$298,339 versus the previous year at \$274,890.

**Average Days on Market Lengthens**

The average number of **61.81** days that homes spent on the market before selling increased by 8.45 days or **15.83%** in April 2025 compared to last year's same month at **53.37** DOM.

**Sales Success for April 2025 is Positive**

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

There were 84 New Listings in April 2025, down **16.00%** from last year at 100. Furthermore, there were 43 Closed Listings this month versus last year at 41, a **4.88%** increase.

Closed versus Listed trends yielded a **51.2%** ratio, up from previous year's, April 2024, at **41.0%**, a **24.85%** 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>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

April 2025



Area Delimited by County Of Bryan - Residential Property Type

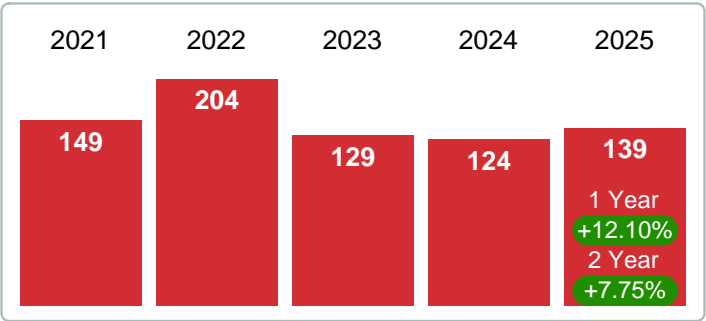
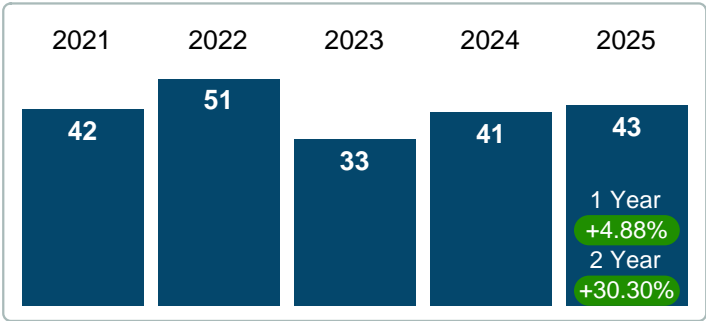


CLOSED LISTINGS

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

APRIL

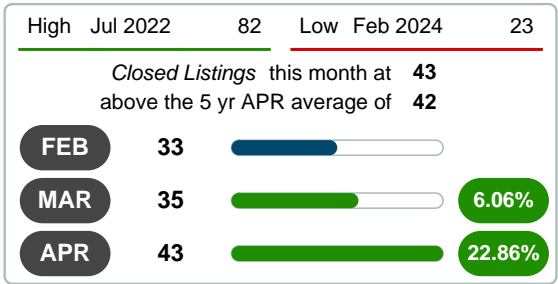
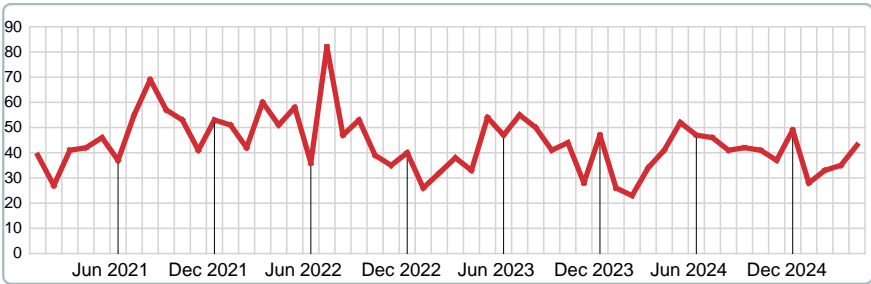
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

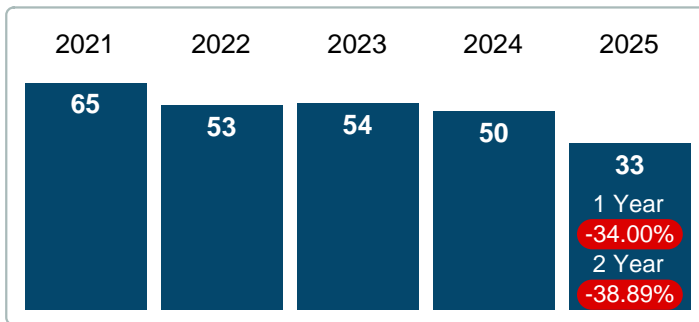
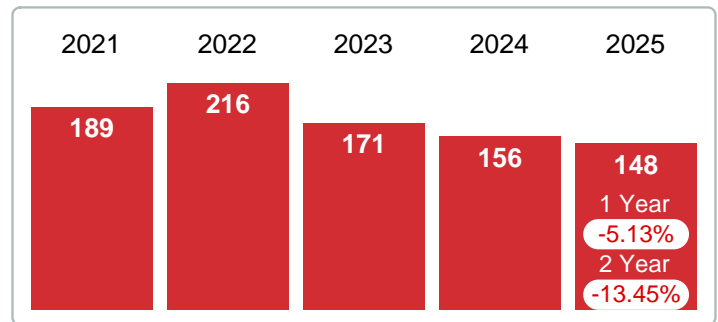
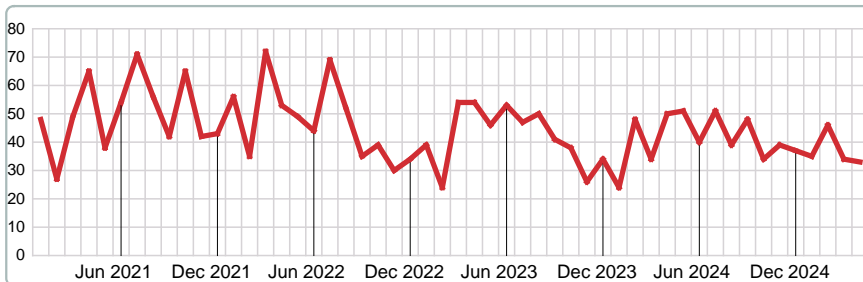
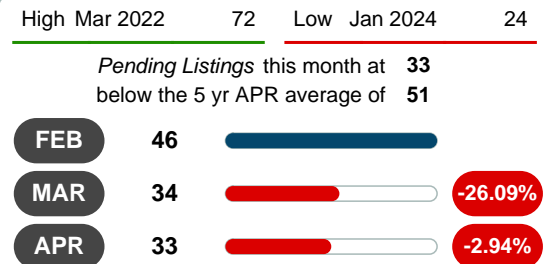
Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4		9.30%	112.0	1	3	0	0
\$125,001 - \$175,000	5		11.63%	65.2	1	4	0	0
\$175,001 - \$225,000	3		6.98%	120.3	1	2	0	0
\$225,001 - \$250,000	8		18.60%	47.1	1	4	3	0
\$250,001 - \$375,000	13		30.23%	49.8	1	9	3	0
\$375,001 - \$550,000	5		11.63%	50.2	0	2	2	1
\$550,001 and up	5		11.63%	49.6	3	1	0	1
Total Closed Units			43		8	25	8	2
Total Closed Volume			12,828,560	100%	3.20M	6.15M	2.50M	975.00K
Average Closed Price			\$298,339		\$400,000	\$246,184	\$312,370	\$487,500

**April 2025**

Area Delimited by County Of Bryan - Residential Property Type

**PENDING LISTINGS**

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

**APRIL****YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 51****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	3	9.09%	84.7	2	1	0	0
\$150,001 - \$175,000	2	6.06%	127.0	0	1	1	0
\$175,001 - \$225,000	7	21.21%	55.1	1	4	2	0
\$225,001 - \$275,000	7	21.21%	30.4	1	5	1	0
\$275,001 - \$325,000	5	15.15%	119.2	0	4	1	0
\$325,001 - \$475,000	5	15.15%	57.8	0	3	2	0
\$475,001 and up	4	12.12%	85.5	0	1	2	1
Total Pending Units		33		4	19	9	1
Total Pending Volume		9,464,285	100%	689.58K	4.99M	3.22M	570.00K
Average Listing Price		\$308,619		\$172,394	\$262,417	\$357,642	\$570,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



Area Delimited by County Of Bryan - Residential Property Type

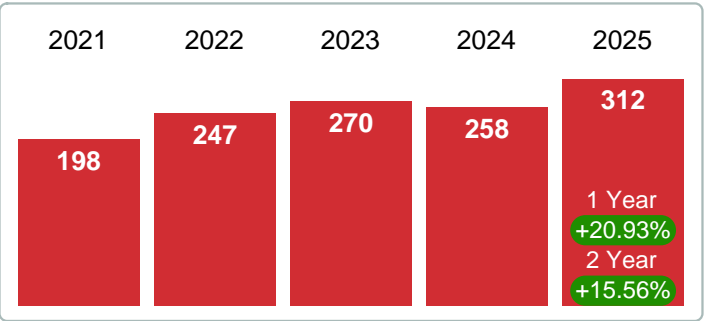
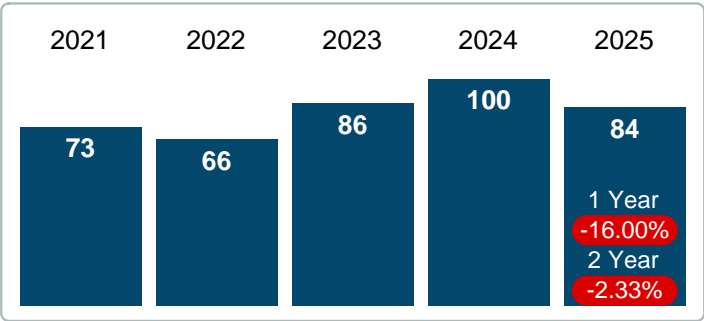


NEW LISTINGS

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

APRIL

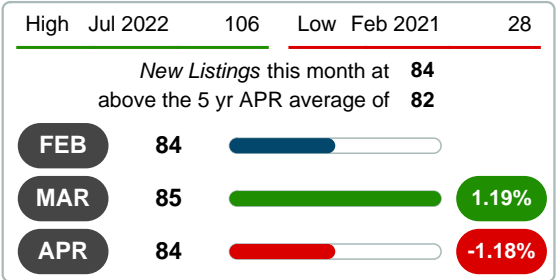
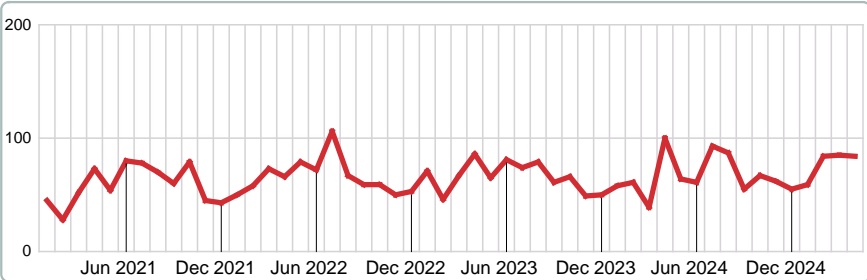
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 82



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$125,000 and less	5		5.95%
\$125,001 - \$200,000	13		15.48%
\$200,001 - \$250,000	13		15.48%
\$250,001 - \$325,000	20		23.81%
\$325,001 - \$400,000	14		16.67%
\$400,001 - \$475,000	9		10.71%
\$475,001 and up	10		11.90%
Total New Listed Units	84		
Total New Listed Volume	26,219,049		100%
Average New Listed Listing Price	\$417,500		

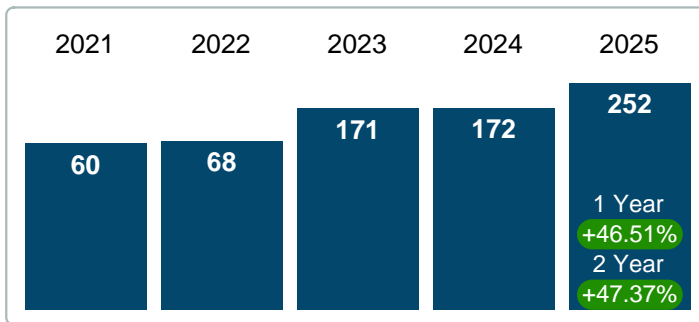
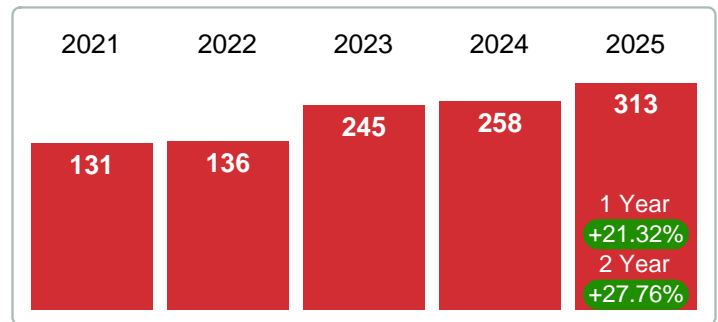
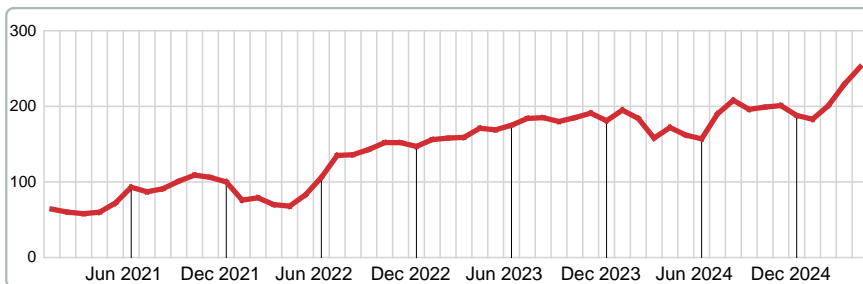
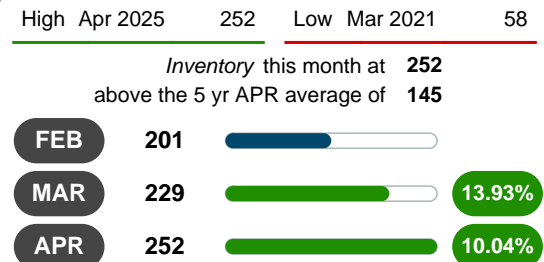
1-2 Beds	3 Beds	4 Beds	5+ Beds
4	0	1	0
4	5	3	1
2	9	2	0
1	16	3	0
0	6	7	1
0	5	4	0
1	5	3	1
12	46	23	3
2.22M	14.75M	8.13M	1.12M
\$184,817	\$320,708	\$353,639	\$371,667

**April 2025**

Area Delimited by County Of Bryan - Residential Property Type

**ACTIVE INVENTORY**

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

**END OF APRIL****ACTIVE DURING APRIL****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 145****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	23		9.13%	73.9	12	9	2	0
\$150,001 - \$200,000	32		12.70%	67.9	5	22	4	1
\$200,001 - \$250,000	31		12.30%	58.5	2	21	7	1
\$250,001 - \$325,000	61		24.21%	68.3	4	36	17	4
\$325,001 - \$425,000	44		17.46%	84.3	1	25	16	2
\$425,001 - \$575,000	35		13.89%	73.0	6	12	15	2
\$575,001 and up	26		10.32%	128.1	0	9	12	5
Total Active Inventory by Units				252	30	134	73	15
Total Active Inventory by Volume				114,961,115	7.14M	64.51M	34.89M	8.43M
Average Active Inventory Listing Price				\$456,195	\$238,017	\$481,391	\$477,910	\$561,787

Contact: MLS Technology Inc.

Phone: 918-663-7500

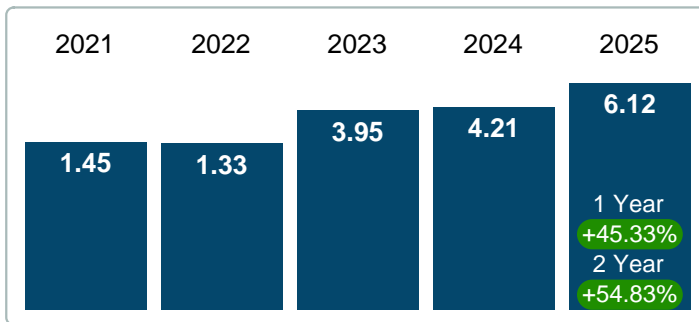
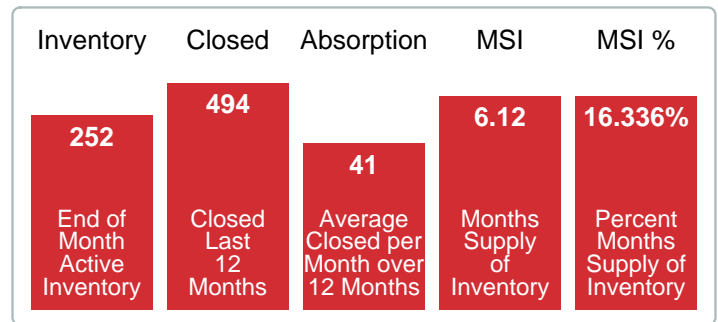
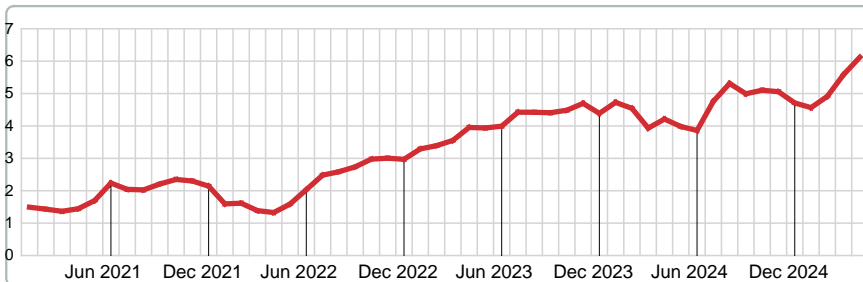
Email: support@mlstechnology.com

**April 2025**

Area Delimited by County Of Bryan - Residential Property Type

**MONTHS SUPPLY of INVENTORY (MSI)**

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

**MSI FOR APRIL****INDICATORS FOR APRIL 2025****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 3.41**

High Apr 2025 6.12 Low Apr 2022 1.33

Months Supply this month at **6.12**  
above the 5 yr APR average of **3.41****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	23	9.13%	3.41	5.76	2.16	6.00	0.00
\$150,001 - \$200,000	32	12.70%	5.05	6.00	4.89	4.00	0.00
\$200,001 - \$250,000	31	12.30%	3.80	4.00	3.11	8.40	12.00
\$250,001 - \$325,000	61	24.21%	6.65	9.60	5.47	8.87	16.00
\$325,001 - \$425,000	44	17.46%	7.04	4.00	7.32	7.68	4.00
\$425,001 - \$575,000	35	13.89%	13.13	36.00	9.60	18.00	4.80
\$575,001 and up	26	10.32%	14.18	0.00	12.00	20.57	15.00
Market Supply of Inventory (MSI)			6.12	6.79	4.89	9.63	8.57
Total Active Inventory by Units		100%	6.12	30	134	73	15

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



Area Delimited by County Of Bryan - Residential Property Type

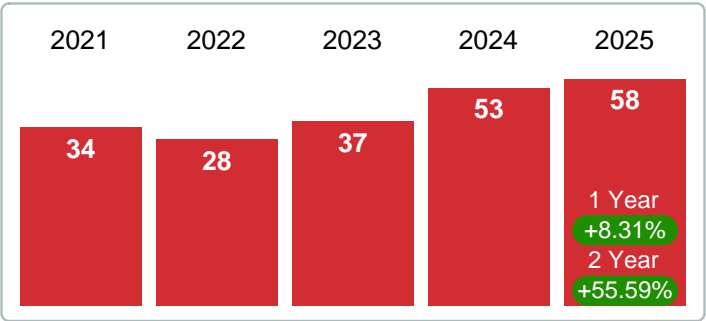
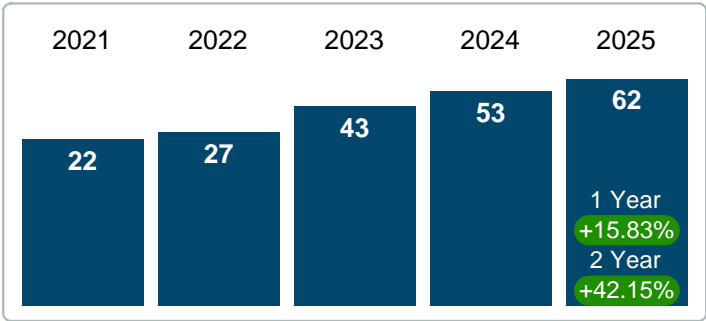


AVERAGE DAYS ON MARKET TO SALE

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

APRIL

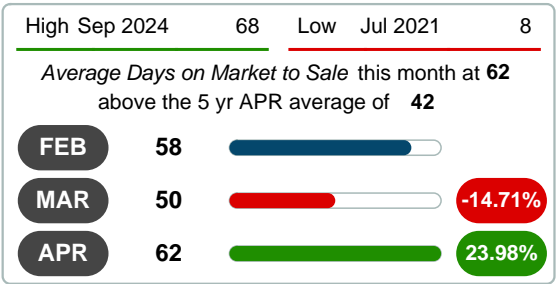
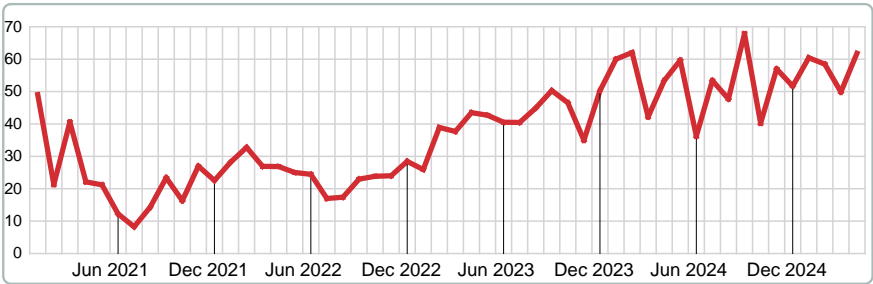
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 42



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	4			9.30%	112	114	111	0	0
\$125,001 - \$175,000	5			11.63%	65	8	80	0	0
\$175,001 - \$225,000	3			6.98%	120	46	158	0	0
\$225,001 - \$250,000	8			18.60%	47	110	49	24	0
\$250,001 - \$375,000	13			30.23%	50	16	45	74	0
\$375,001 - \$550,000	5			11.63%	50	0	19	16	181
\$550,001 and up	5			11.63%	50	64	54	0	1
Average Closed DOM					62	61	66	41	91
Total Closed Units				100%	62	8	25	8	2
Total Closed Volume					12,828,560	3.20M	6.15M	2.50M	975.00K

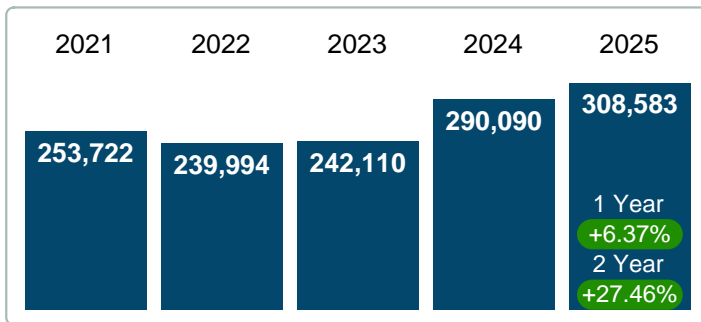
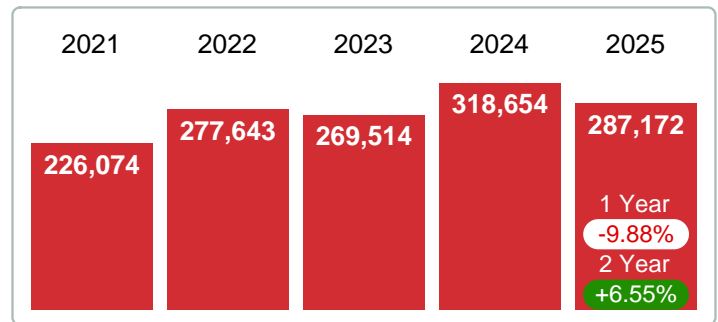
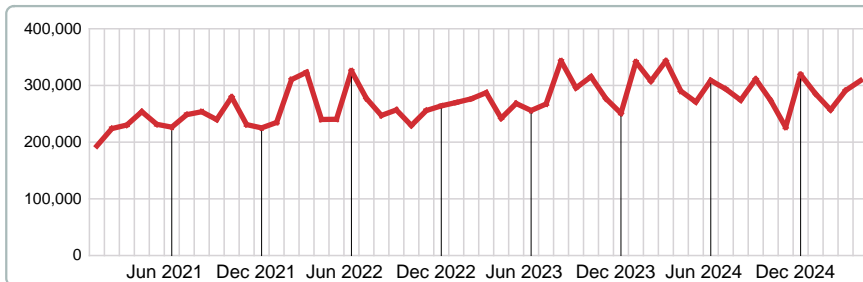


**April 2025**

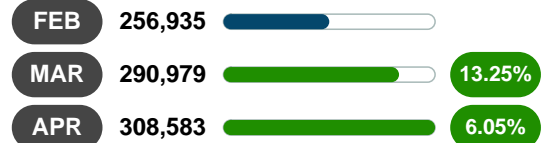
Area Delimited by County Of Bryan - Residential Property Type

**AVERAGE LIST PRICE AT CLOSING**

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

**APRIL****YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 266,900**

High Mar 2024 343,165 Low Jan 2021 193,382

Average List Price at Closing this month at **308,583**  
above the 5 yr APR average of **266,900****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	4	9.30%	85,500	100,000	80,667	0	0
\$125,001 - \$175,000	4	9.30%	164,950	169,900	167,450	0	0
\$175,001 - \$225,000	4	9.30%	203,594	219,575	207,450	0	0
\$225,001 - \$250,000	8	18.60%	240,853	230,000	246,965	241,827	0
\$250,001 - \$375,000	13	30.23%	283,160	265,000	281,464	288,793	0
\$375,001 - \$550,000	5	11.63%	432,000	0	405,000	467,500	415,000
\$550,001 and up	5	11.63%	737,000	773,333	795,000	0	570,000
Average List Price			308,583	413,059	258,110	315,858	492,500
Total Closed Units		100%	308,583	8	25	8	2
Total Closed Volume			13,269,074	3.30M	6.45M	2.53M	985.00K

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

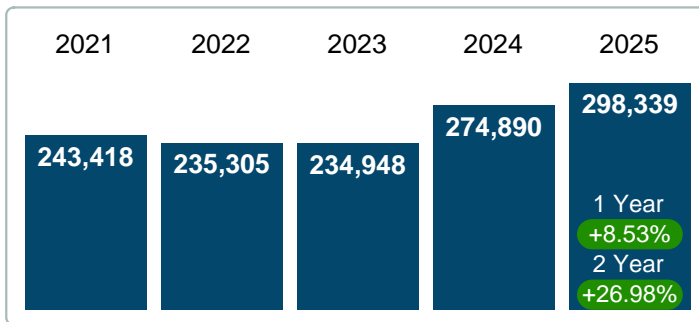
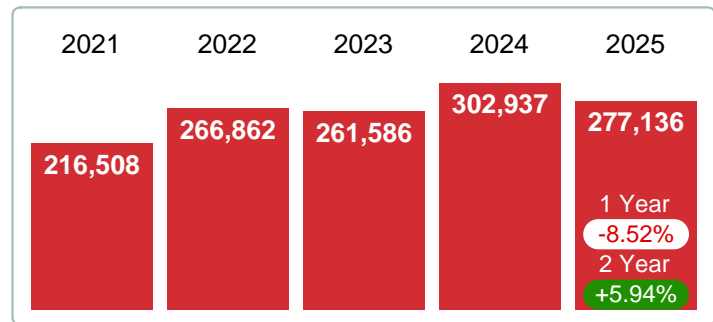
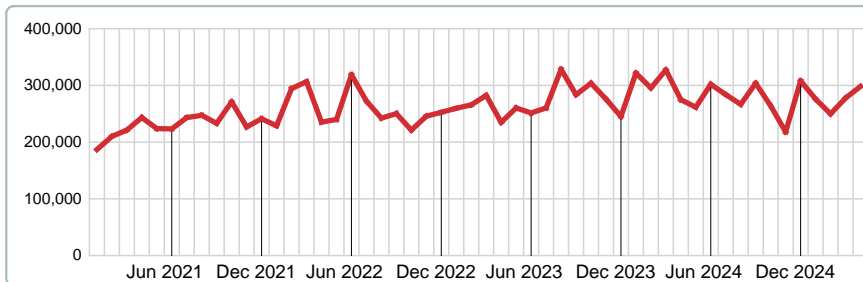


**April 2025**

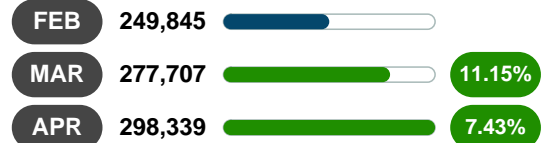
Area Delimited by County Of Bryan - Residential Property Type

**AVERAGE SOLD PRICE AT CLOSING**

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

**APRIL****YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 257,380**

High Aug 2023 328,410 Low Jan 2021 186,938

Average Sold Price at Closing this month at **298,339**  
above the 5 yr APR average of **257,380****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	4		9.30%	66,625	70,000	65,500	0	0
\$125,001 - \$175,000	5		11.63%	160,380	160,000	160,475	0	0
\$175,001 - \$225,000	3		6.98%	204,333	223,000	195,000	0	0
\$225,001 - \$250,000	8		18.60%	240,048	235,000	239,975	241,827	0
\$250,001 - \$375,000	13		30.23%	278,214	260,000	276,478	289,493	0
\$375,001 - \$550,000	5		11.63%	421,600	0	399,000	452,500	405,000
\$550,001 and up	5		11.63%	700,400	750,667	680,000	0	570,000
Average Sold Price				298,339	400,000	246,184	312,370	487,500
Total Closed Units			100%	298,339	8	25	8	2
Total Closed Volume				12,828,560	3.20M	6.15M	2.50M	975.00K

April 2025



Area Delimited by County Of Bryan - Residential Property Type

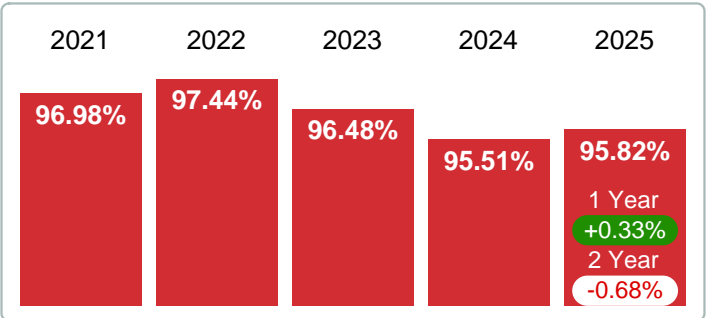
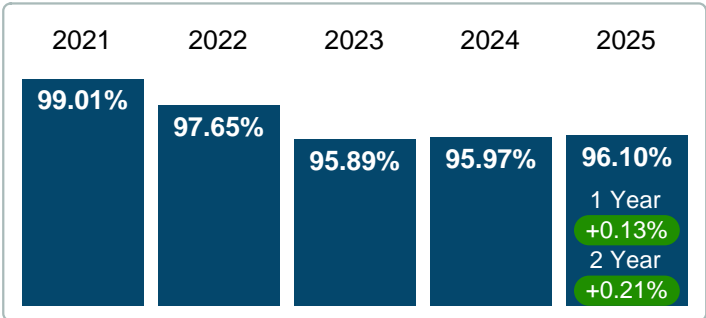


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

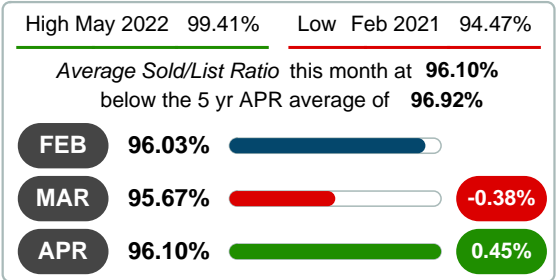
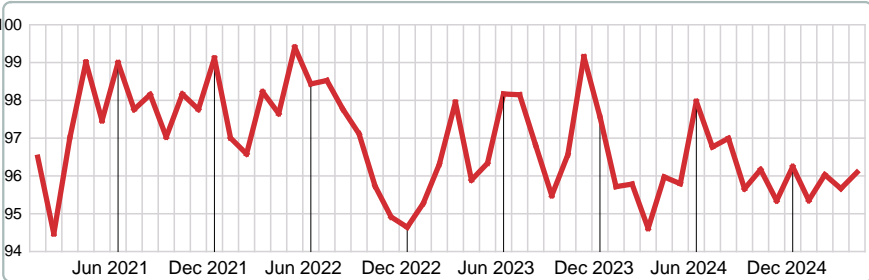
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 96.92%



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

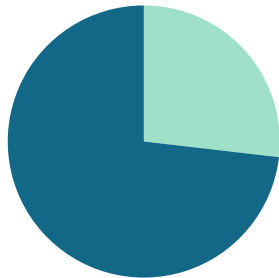
Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	<div><div>4</div><div></div></div>	9.30%	80.71%	70.00%	84.28%	0.00%	0.00%
\$125,001 \$175,000	<div><div>5</div><div></div></div>	11.63%	95.73%	94.17%	96.12%	0.00%	0.00%
\$175,001 \$225,000	<div><div>3</div><div></div></div>	6.98%	96.57%	101.56%	94.07%	0.00%	0.00%
\$225,001 \$250,000	<div><div>8</div><div></div></div>	18.60%	98.93%	102.17%	97.32%	100.00%	0.00%
\$250,001 \$375,000	<div><div>13</div><div></div></div>	30.23%	98.66%	98.11%	98.24%	100.13%	0.00%
\$375,001 \$550,000	<div><div>5</div><div></div></div>	11.63%	97.77%	0.00%	98.54%	97.09%	97.59%
\$550,001 and up	<div><div>5</div><div></div></div>	11.63%	95.59%	97.48%	85.53%	0.00%	100.00%
Average Sold/List Ratio	96.10%	100%	96.10%	94.81%	95.26%	99.32%	98.80%
Total Closed Units	43			8	25	8	2
Total Closed Volume	12,828,560			3.20M	6.15M	2.50M	975.00K

**April 2025**

Area Delimited by County Of Bryan - Residential Property Type

**MARKET SUMMARY**

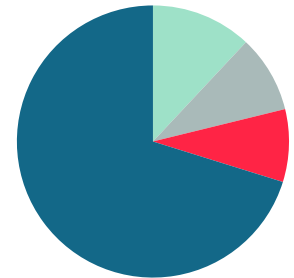
Report produced on May 13, 2025 for MLS Technology Inc.

**INVENTORY****Inventory**

New Listings	84 = 26.84%
Start Inventory	229
Total Inventory Units	313
Volume	\$136,252,099

**Market Activity**

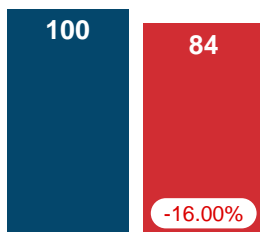
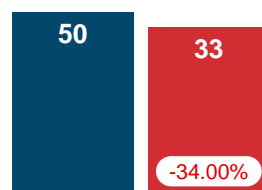
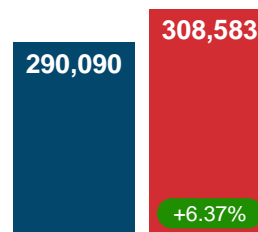
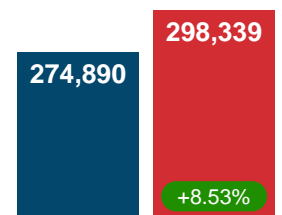
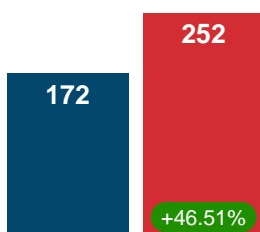
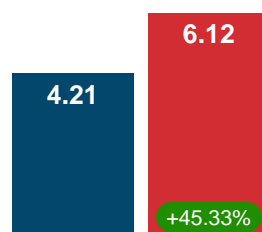
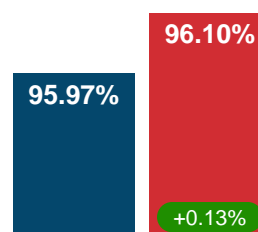
Closed Sales	43 = 11.98%
Pending Sales	33 = 9.19%
Other Off Market	31 = 8.64%
Active Inventory	252 = 70.19%

**MARKET ACTIVITY**

Compared Metrics	April			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	41	43	4.88%	124	139	12.10%
Pending Sales	50	33	-34.00%	156	148	-5.13%
New Listings	100	84	-16.00%	258	312	20.93%
Average List Price	290,090	308,583	6.37%	318,654	287,172	-9.88%
Average Sale Price	274,890	298,339	8.53%	302,937	277,136	-8.52%
Average Percent of Selling Price to List Price	95.97%	96.10%	0.13%	95.51%	95.82%	0.33%
Average Days on Market to Sale	53.37	61.81	15.83%	53.30	57.73	8.31%
Monthly Inventory	172	252	46.51%	172	252	46.51%
Months Supply of Inventory	4.21	6.12	45.33%	4.21	6.12	45.33%

**Absorption:** Last 12 months, an Average of 41 Sales/Month**Inventory** on April 30, 2025 = 252

2024 2025

**APRIL 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**