

April 2025



Area Delimited by County Of Bryan - Residential Property Type

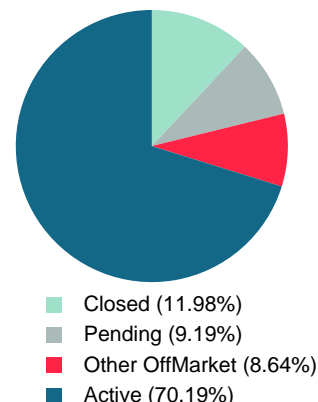


MONTHLY INVENTORY ANALYSIS

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%
Median List Price	239,000	265,000	10.88%
Median Sale Price	229,900	255,000	10.92%
Median Percent of Selling Price to List Price	97.14%	99.97%	2.91%
Median Days on Market to Sale	31.00	46.00	48.39%
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.

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 **10.92%** in April 2025 to \$255,000 versus the previous year at \$229,900.

Median Days on Market Lengthens

The median number of **46.00** days that homes spent on the market before selling increased by 15.00 days or **48.39%** in April 2025 compared to last year's same month at **31.00** DOM.

Sales Success for April 2025 is Positive

Overall, with Median 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.

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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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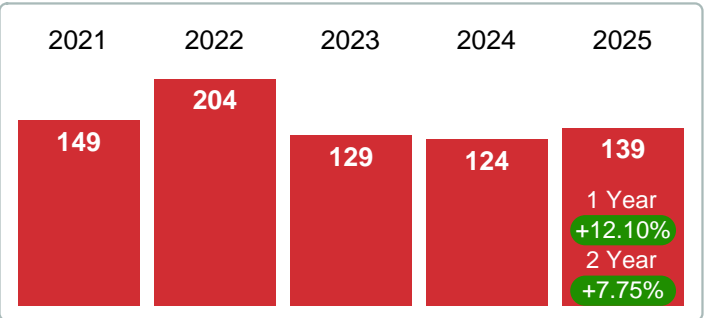
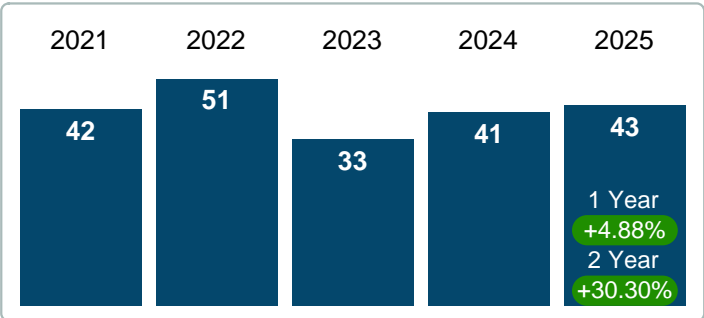


CLOSED LISTINGS

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

APRIL

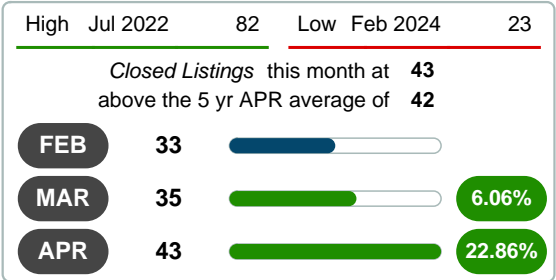
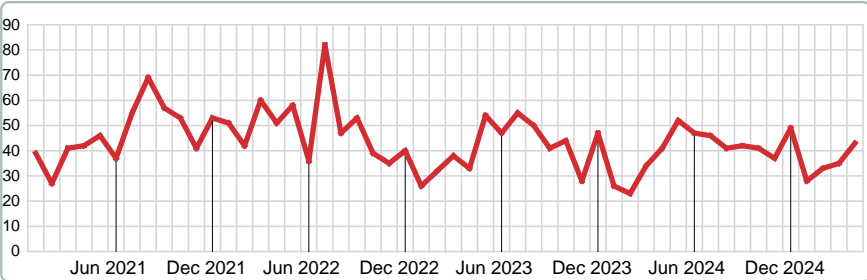
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

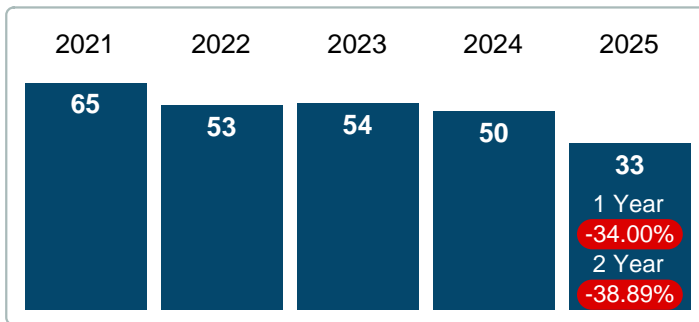
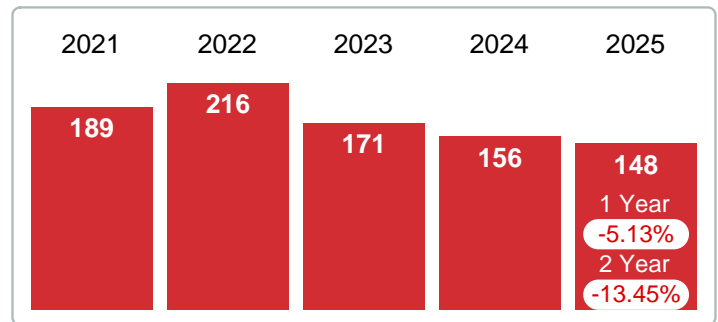
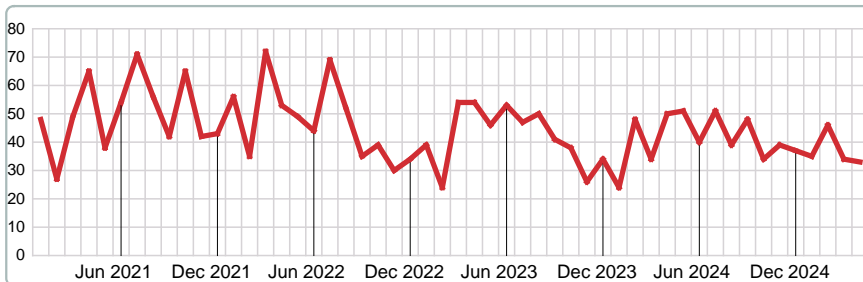
Distribution of Closed Listings by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	<div><div></div></div>	9.30%	104.5	1	3	0	0
\$125,001 - \$175,000	5	<div><div></div></div>	11.63%	47.0	1	4	0	0
\$175,001 - \$225,000	3	<div><div></div></div>	6.98%	137.0	1	2	0	0
\$225,001 - \$250,000	8	<div><div></div></div>	18.60%	26.5	1	4	3	0
\$250,001 - \$375,000	13	<div><div></div></div>	30.23%	18.0	1	9	3	0
\$375,001 - \$550,000	5	<div><div></div></div>	11.63%	23.0	0	2	2	1
\$550,001 and up	5	<div><div></div></div>	11.63%	53.0	3	1	0	1
Total Closed Units		43	100%	46.0	8	25	8	2
Total Closed Volume		12,828,560			3.20M	6.15M	2.50M	975.00K
Median Closed Price		\$255,000			\$247,500	\$249,900	\$256,740	\$487,500

April 2025

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**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**

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at 33
below the 5 yr APR average of 51

FEB	46		
MAR	34		-26.09%
APR	33		-2.94%

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	9.09%	95.0	2	1	0	0
\$150,001 - \$175,000	2	6.06%	127.0	0	1	1	0
\$175,001 - \$225,000	7	21.21%	47.0	1	4	2	0
\$225,001 - \$275,000	7	21.21%	11.0	1	5	1	0
\$275,001 - \$325,000	5	15.15%	128.0	0	4	1	0
\$325,001 - \$475,000	5	15.15%	57.0	0	3	2	0
\$475,001 and up	4	12.12%	82.5	0	1	2	1
Total Pending Units	33			4	19	9	1
Total Pending Volume	9,464,285	100%	52.0	689.58K	4.99M	3.22M	570.00K
Median Listing Price	\$258,880			\$169,788	\$260,000	\$325,000	\$570,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



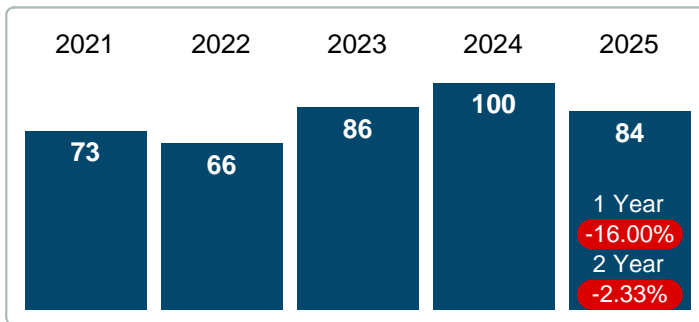
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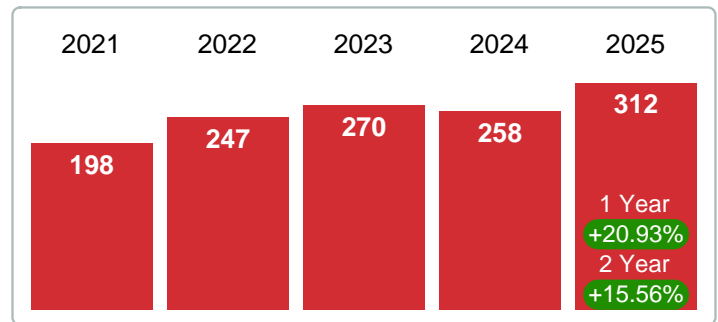
NEW LISTINGS

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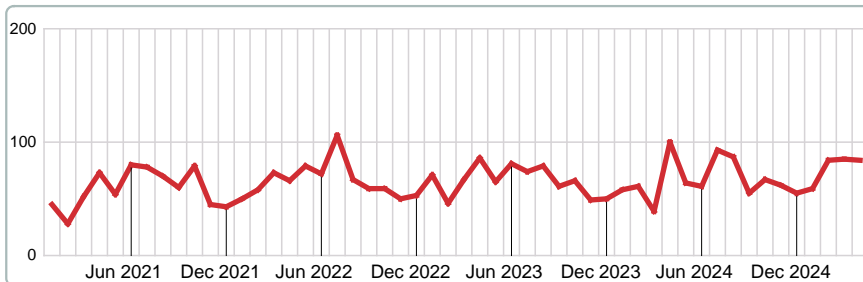
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 82

High Jul 2022 106 Low Feb 2021 28

New Listings this month at **84**
above the 5 yr APR average of **82**

FEB	84		
MAR	85		1.19%
APR	84		-1.18%

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%
Median New Listed Listing Price	\$285,000	

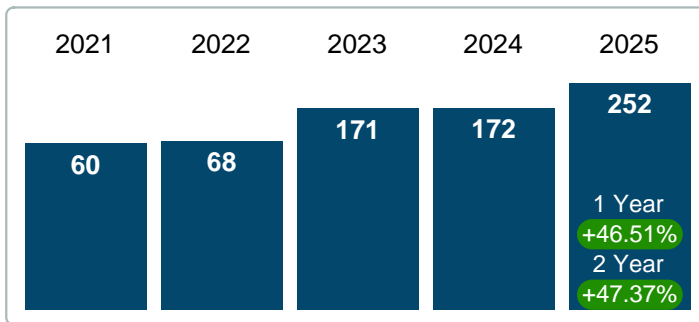
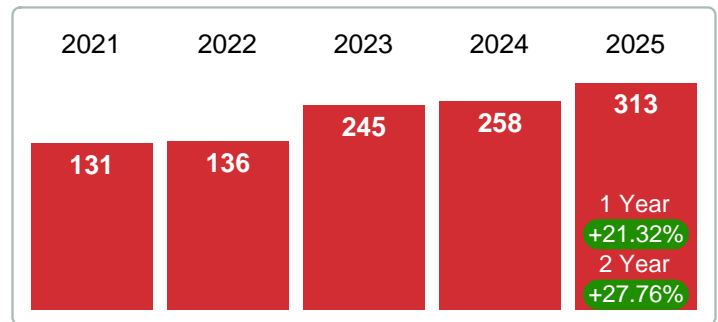
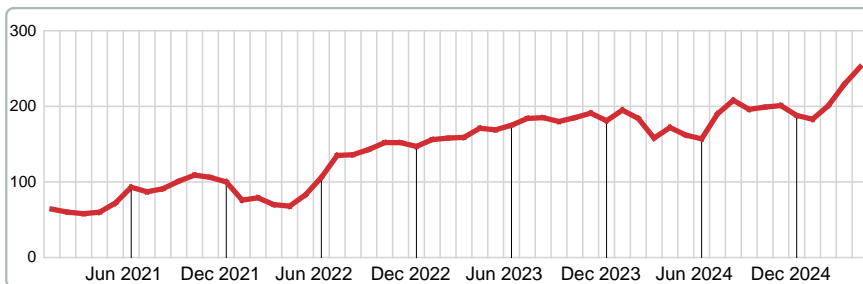
1-2 Beds	3 Beds	4 Beds	5+ Beds
4	0	1	0
4	5	3	1
2	9	2	0
1	16	3	0
0	6	7	1
0	5	4	0
1	5	3	1
12	46	23	3
2.22M	14.75M	8.13M	1.12M
\$144,000	\$282,500	\$347,000	\$350,000

April 2025

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**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**

High Apr 2025 252 Low Mar 2021 58

Inventory this month at **252**
above the 5 yr APR average of **145**

FEB	201	
MAR	229	13.93%
APR	252	10.04%

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	23	9.13%	56.0	12	9	2	0
\$150,001 - \$200,000	32	12.70%	58.0	5	22	4	1
\$200,001 - \$250,000	31	12.30%	50.0	2	21	7	1
\$250,001 - \$325,000	61	24.21%	47.0	4	36	17	4
\$325,001 - \$425,000	44	17.46%	66.0	1	25	16	2
\$425,001 - \$575,000	35	13.89%	63.0	6	12	15	2
\$575,001 and up	26	10.32%	90.0	0	9	12	5
Total Active Inventory by Units		252		30	134	73	15
Total Active Inventory by Volume		114,961,115	100%	7.14M	64.51M	34.89M	8.43M
Median Active Inventory Listing Price		\$293,950		\$171,250	\$279,950	\$350,000	\$415,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

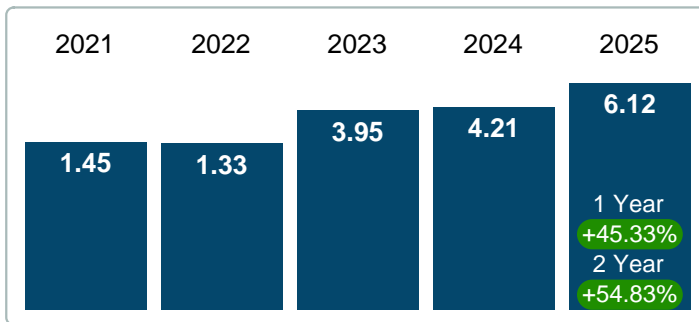
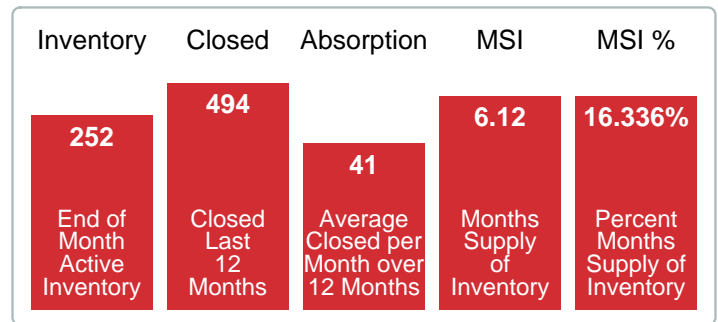
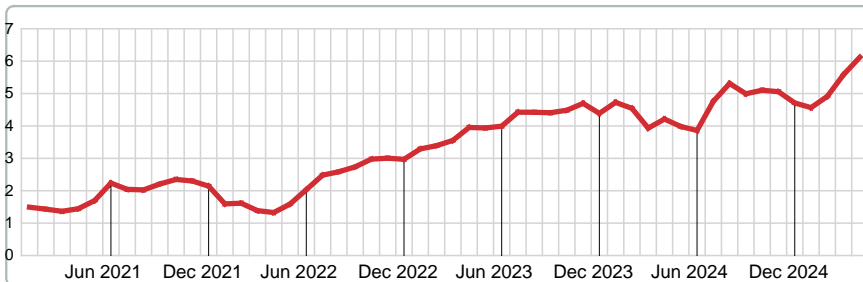
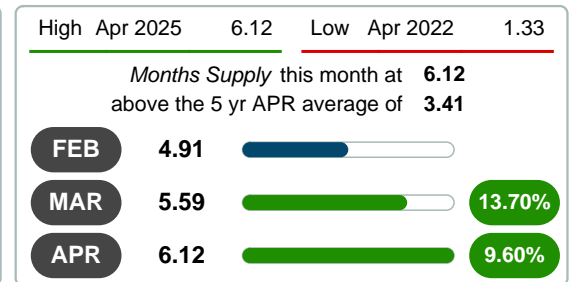
Email: support@mlstechnology.com

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**MONTHS SUPPLY of INVENTORY (MSI)**

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

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April 2025



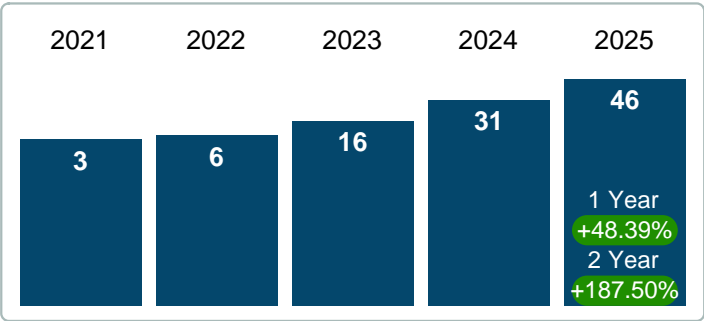
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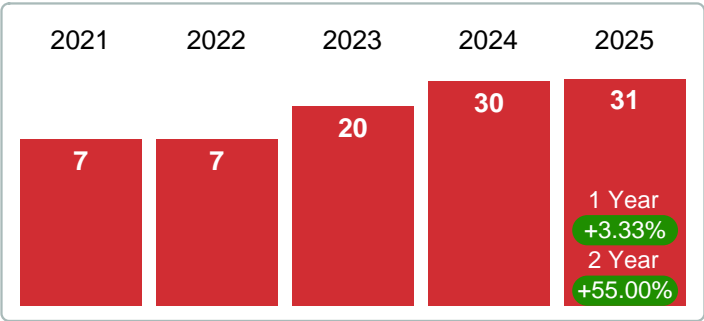
MEDIAN DAYS ON MARKET TO SALE

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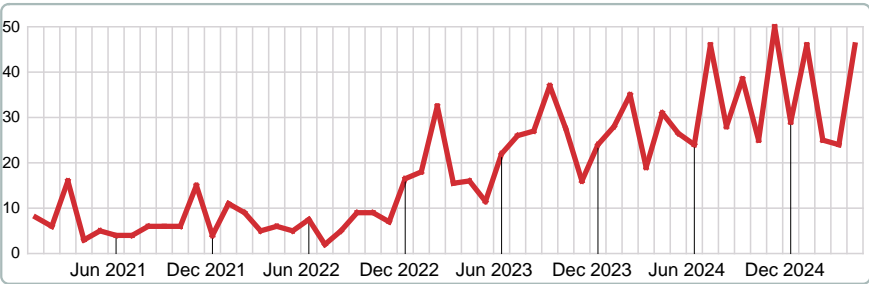
APRIL



YEAR TO DATE (YTD)

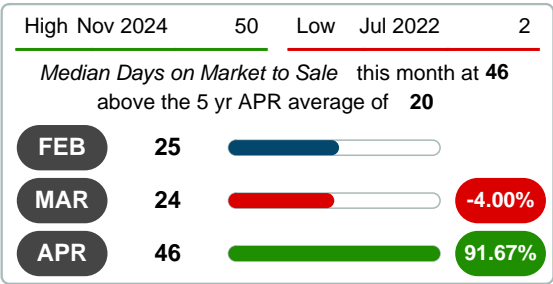


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 20



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
\$125,000 and less	4			9.30%	105	114	95	0	0
\$125,001 - \$175,000	5			11.63%	47	8	48	0	0
\$175,001 - \$225,000	3			6.98%	137	46	158	0	0
\$225,001 - \$250,000	8			18.60%	27	110	38	21	0
\$250,001 - \$375,000	13			30.23%	18	16	54	18	0
\$375,001 - \$550,000	5			11.63%	23	0	19	16	181
\$550,001 and up	5			11.63%	53	53	54	0	1
Median Closed DOM			46			50	54	21	91
Total Closed Units			43	100%	46.0	8	25	8	2
Total Closed Volume			12,828,560			3.20M	6.15M	2.50M	975.00K

April 2025



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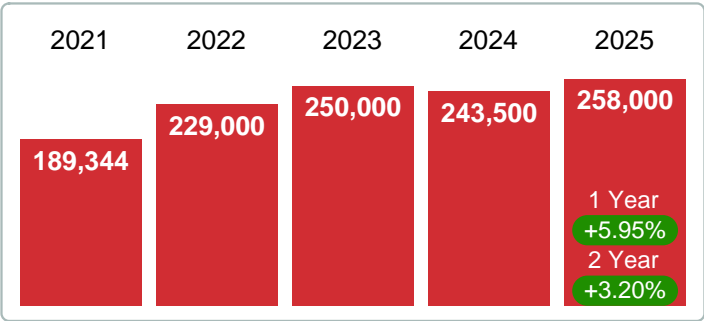
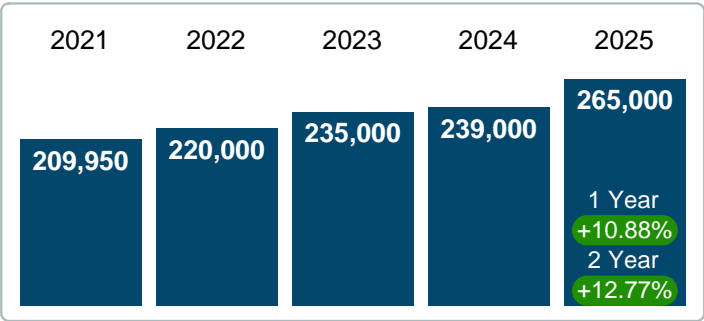


MEDIAN LIST PRICE AT CLOSING

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APRIL

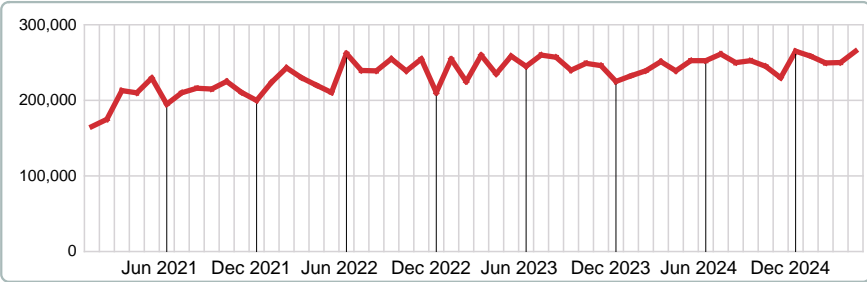
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 233,790



High Apr 2025 265,000 Low Jan 2021 165,400

Median List Price at Closing this month at **265,000**
above the 5 yr APR average of **233,790**

FEB

249,500

MAR

250,000

0.20%

APR

265,000

6.00%

MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

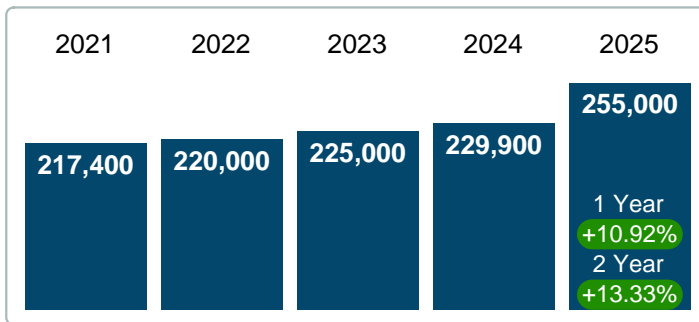
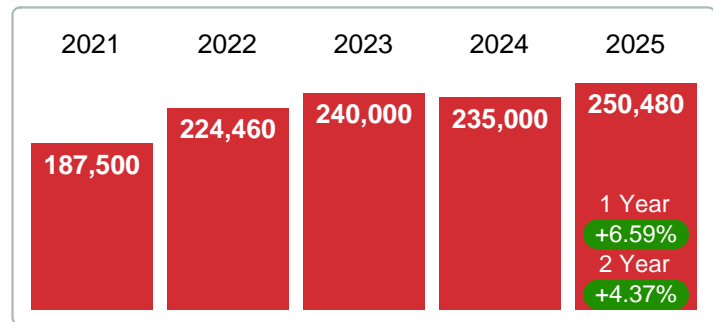
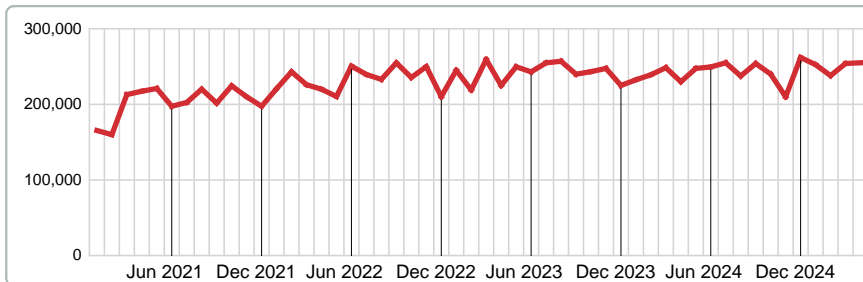
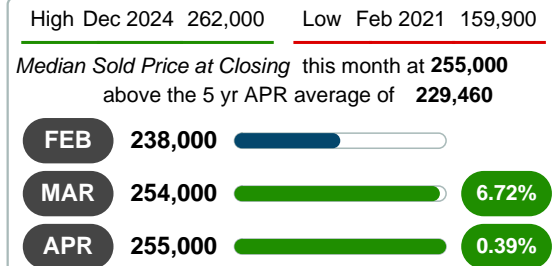
Distribution of Median List Price at Closing by Price Range				%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	<div><div></div></div>		9.30%	96,250	100,000	92,500	0	0
\$125,001 - \$175,000	4	<div><div></div></div>		9.30%	167,450	169,900	165,000	0	0
\$175,001 - \$225,000	4	<div><div></div></div>		9.30%	207,450	219,575	205,000	0	0
\$225,001 - \$250,000	8	<div><div></div></div>		18.60%	244,240	230,000	240,000	248,480	0
\$250,001 - \$375,000	13	<div><div></div></div>		30.23%	275,000	265,000	277,450	308,950	0
\$375,001 - \$550,000	5	<div><div></div></div>		11.63%	415,000	0	405,000	467,500	415,000
\$550,001 and up	5	<div><div></div></div>		11.63%	675,000	675,000	795,000	0	570,000
Median List Price	265,000			100%	265,000	247,500	262,880	258,500	492,500
Total Closed Units	43					8	25	8	2
Total Closed Volume	13,269,074					3.30M	6.45M	2.53M	985.00K

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**MEDIAN SOLD PRICE AT CLOSING**

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APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 229,460****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
\$125,000 and less	4	9.30%	71,000	70,000	72,000	0	0
\$125,001 - \$175,000	5	11.63%	160,000	160,000	161,000	0	0
\$175,001 - \$225,000	3	6.98%	205,000	223,000	195,000	0	0
\$225,001 - \$250,000	8	18.60%	240,000	235,000	240,000	248,480	0
\$250,001 - \$375,000	13	30.23%	265,000	260,000	270,000	263,000	0
\$375,001 - \$550,000	5	11.63%	405,000	0	399,000	452,500	405,000
\$550,001 and up	5	11.63%	675,000	675,000	680,000	0	570,000
Median Sold Price			255,000	247,500	249,900	256,740	487,500
Total Closed Units		100%	255,000	8	25	8	2
Total Closed Volume			12,828,560	3.20M	6.15M	2.50M	975.00K

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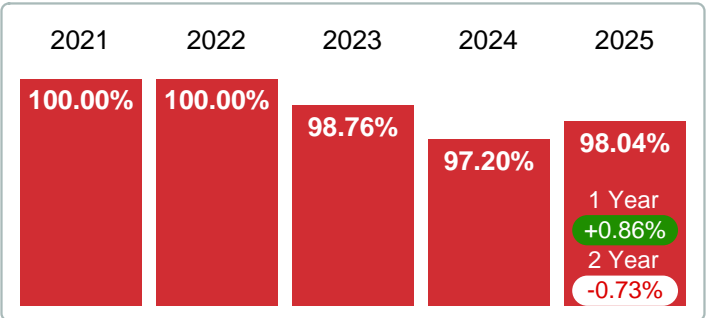
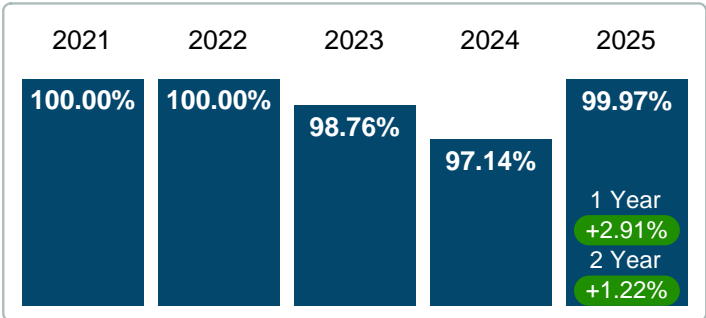


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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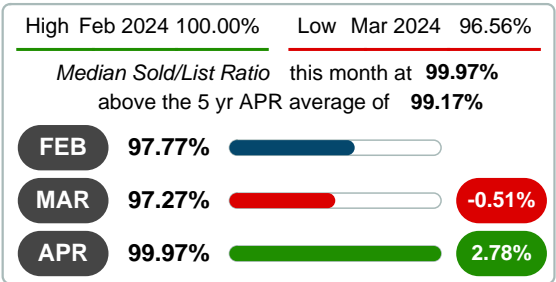
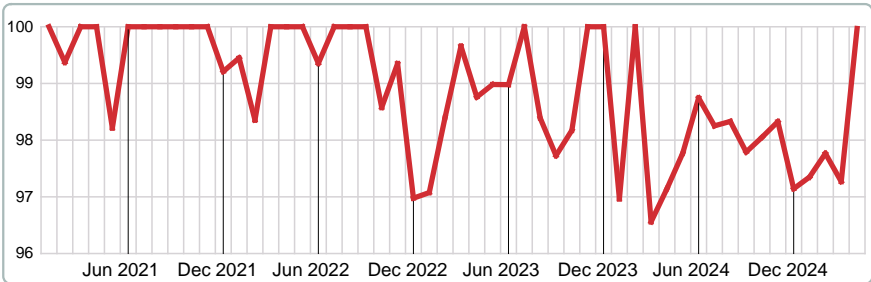
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 99.17%



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

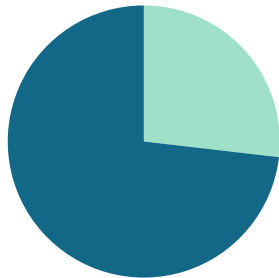
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	9.30%	76.42%	70.00%	77.84%	0.00%	0.00%
\$125,001 \$175,000	5	11.63%	95.48%	94.17%	99.21%	0.00%	0.00%
\$175,001 \$225,000	3	6.98%	100.00%	101.56%	94.07%	0.00%	0.00%
\$225,001 \$250,000	8	18.60%	100.00%	102.17%	99.36%	100.00%	0.00%
\$250,001 \$375,000	13	30.23%	99.97%	98.11%	99.97%	100.80%	0.00%
\$375,001 \$550,000	5	11.63%	97.59%	0.00%	98.54%	97.09%	97.59%
\$550,001 and up	5	11.63%	97.37%	97.37%	85.53%	0.00%	100.00%
Median Sold/List Ratio		99.97%		97.74%	98.73%	100.00%	98.80%
Total Closed Units		43	100%	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**

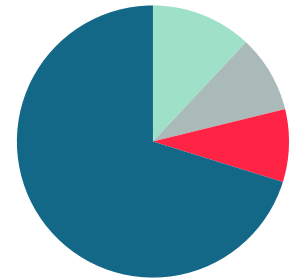
Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY**Inventory**

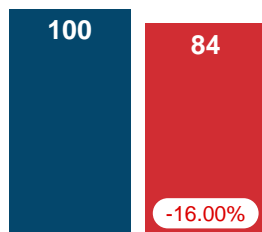
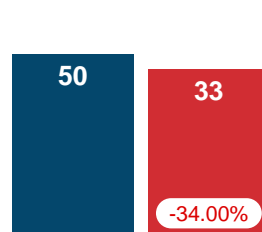
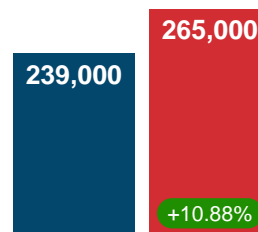
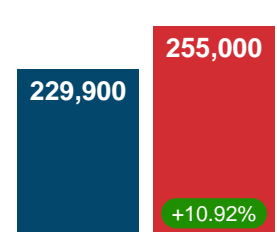
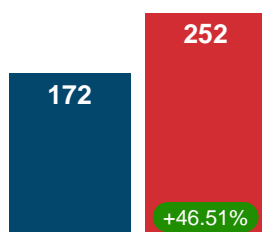
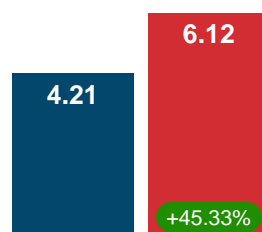
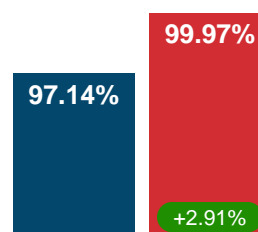
New Listings	84 = 26.84%
Start Inventory	229
Total Inventory Units	313
Volume	\$136,252,099

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	2024	April 2025	+/-%	2024	Year to Date 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%
Median List Price	239,000	265,000	10.88%	243,500	258,000	5.95%
Median Sale Price	229,900	255,000	10.92%	235,000	250,480	6.59%
Median Percent of Selling Price to List Price	97.14%	99.97%	2.91%	97.20%	98.04%	0.86%
Median Days on Market to Sale	31.00	46.00	48.39%	30.00	31.00	3.33%
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****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**