

May 2025



Area Delimited by County Of Bryan - Residential Property Type

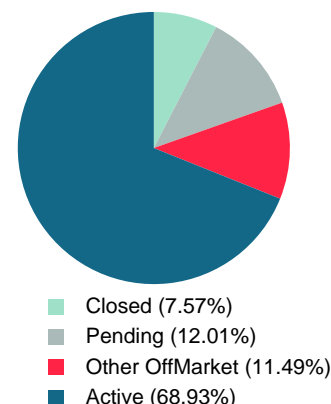


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	52	29	-44.23%
Pending Listings	51	46	-9.80%
New Listings	64	91	42.19%
Average List Price	270,823	279,784	3.31%
Average Sale Price	261,677	271,481	3.75%
Average Percent of Selling Price to List Price	95.79%	95.51%	-0.30%
Average Days on Market to Sale	59.65	79.14	32.66%
End of Month Inventory	162	264	62.96%
Months Supply of Inventory	3.98	6.73	68.84%

Absorption: Last 12 months, an Average of **39** Sales/Month
Active Inventory as of May 31, 2025 = **264**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **62.96%** to 264 existing homes available for sale. Over the last 12 months this area has had an average of 39 closed sales per month. This represents an unsold inventory index of **6.73** 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 **3.75%** in May 2025 to \$271,481 versus the previous year at \$261,677.

Average Days on Market Lengthens

The average number of **79.14** days that homes spent on the market before selling increased by 19.48 days or **32.66%** in May 2025 compared to last year's same month at **59.65** DOM.

Sales Success for May 2025 is Positive

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

There were 91 New Listings in May 2025, up **42.19%** from last year at 64. Furthermore, there were 29 Closed Listings this month versus last year at 52, a **-44.23%** decrease.

Closed versus Listed trends yielded a **31.9%** ratio, down from previous year's, May 2024, at **81.3%**, a **60.78%** 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

May 2025



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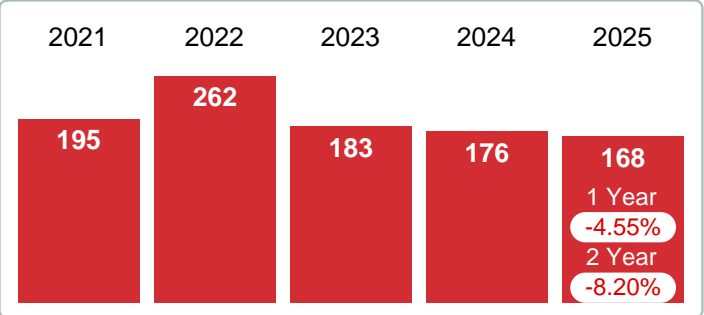
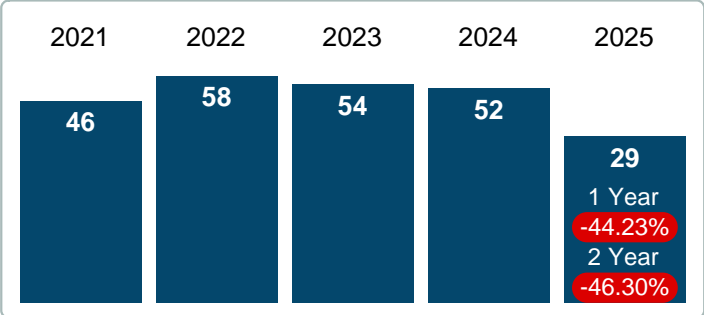


CLOSED LISTINGS

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MAY

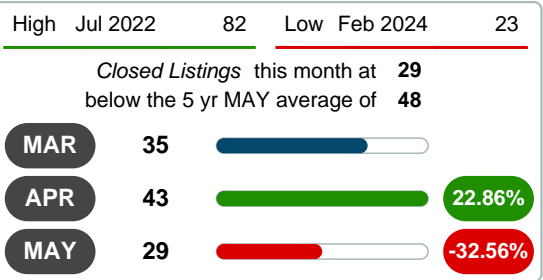
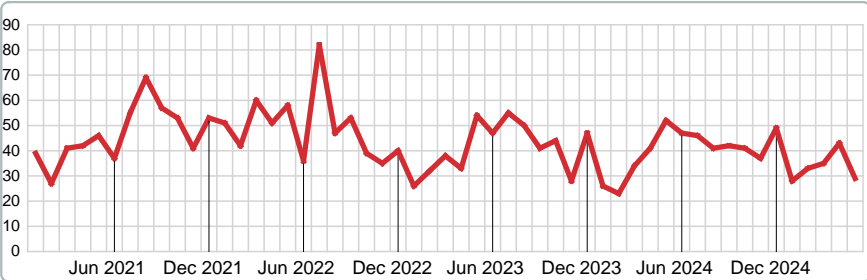
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 48



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	4			13.79%	106.5	1	2	1	0
\$150,001 - \$175,000	1			3.45%	58.0	0	0	0	1
\$175,001 - \$200,000	5			17.24%	88.0	0	4	1	0
\$200,001 - \$300,000	8			27.59%	64.8	1	5	2	0
\$300,001 - \$325,000	3			10.34%	66.0	0	1	2	0
\$325,001 - \$500,000	5			17.24%	72.0	0	3	2	0
\$500,001 and up	3			10.34%	98.3	0	1	1	1
Total Closed Units				29		2	16	9	2
Total Closed Volume				7,872,940	100%	305.00K	4.05M	2.82M	699.00K
Average Closed Price				\$271,481		\$152,500	\$252,888	\$313,638	\$349,500

May 2025



Area Delimited by County Of Bryan - Residential Property Type

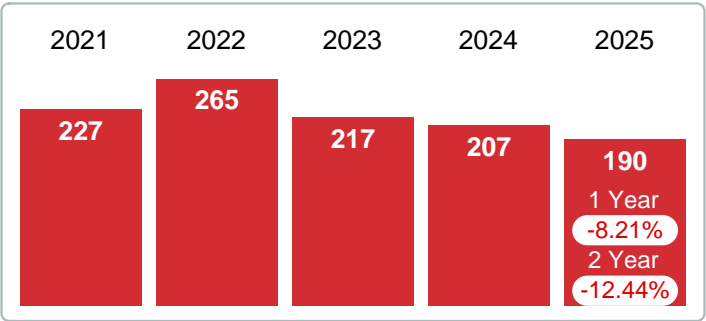
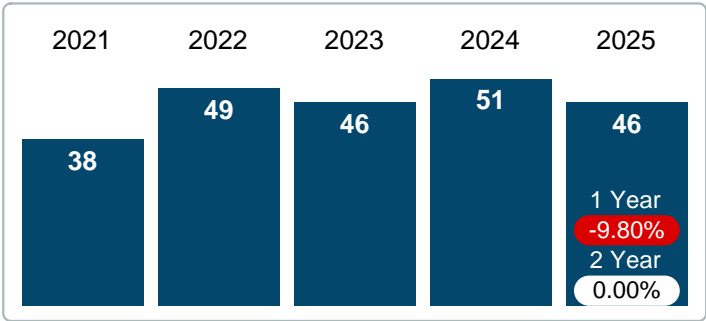


PENDING LISTINGS

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MAY

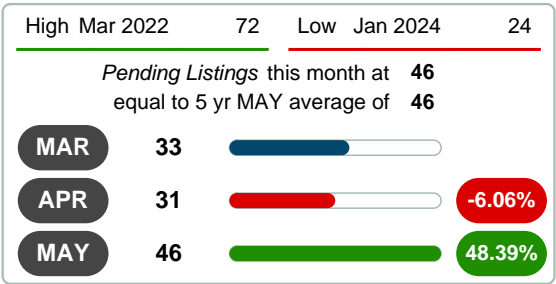
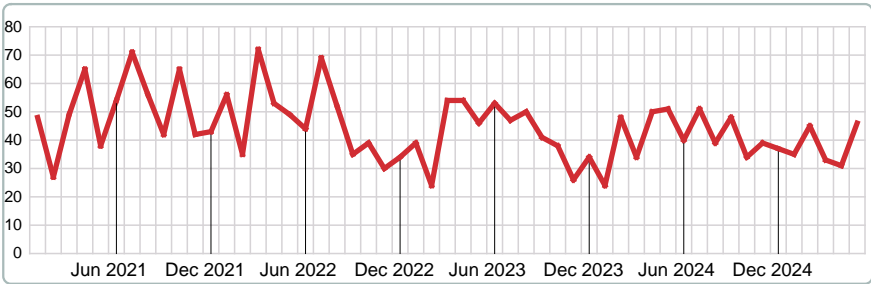
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	4			8.70%	84.3	2	2	0	0
\$175,001 - \$175,000	0			0.00%	0.0	0	0	0	0
\$175,001 - \$225,000	9			19.57%	107.8	1	7	1	0
\$225,001 - \$275,000	12			26.09%	44.0	0	9	2	1
\$275,001 - \$325,000	9			19.57%	51.3	1	4	4	0
\$325,001 - \$375,000	7			15.22%	71.7	0	4	2	1
\$375,001 and up	5			10.87%	42.4	0	2	2	1
Total Pending Units					46	4	28	11	3
Total Pending Volume					12,486,663	658.80K	7.29M	3.44M	1.09M
Average Listing Price					\$204,780	\$164,700	\$260,527	\$313,018	\$363,300

May 2025



Area Delimited by County Of Bryan - Residential Property Type

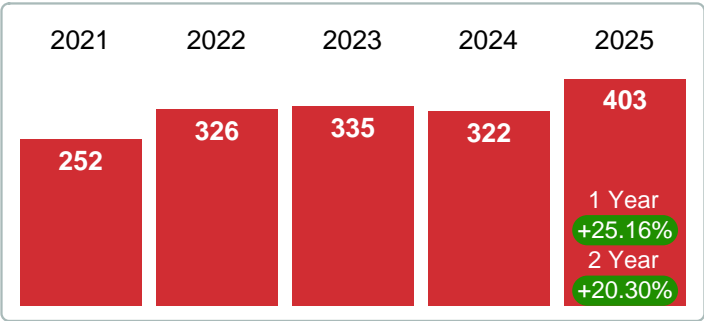
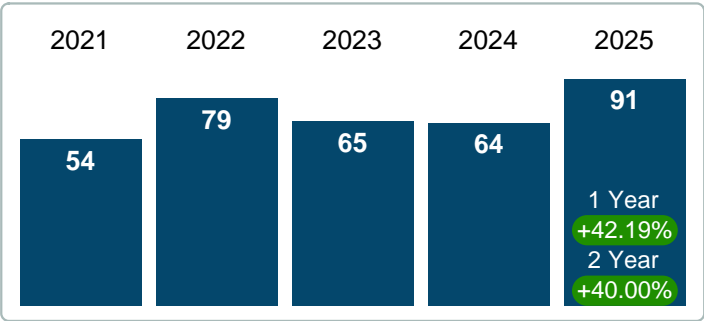


NEW LISTINGS

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MAY

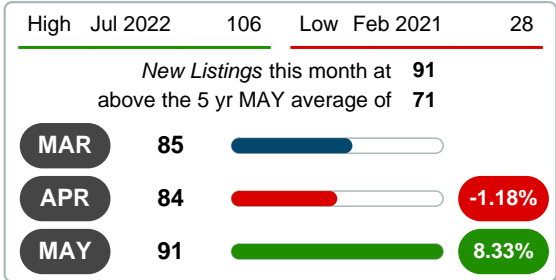
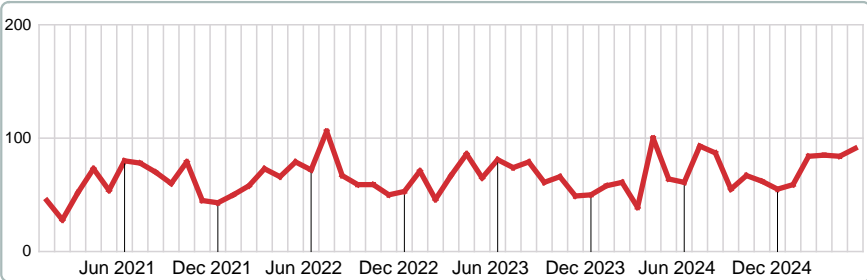
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 71



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$170,000 and less	10	10.99%
\$170,001 - \$220,000	9	9.89%
\$220,001 - \$230,000	3	3.30%
\$230,001 - \$320,000	35	38.46%
\$320,001 - \$360,000	13	14.29%
\$360,001 - \$550,000	13	14.29%
\$550,001 and up	8	8.79%
Total New Listed Units	91	
Total New Listed Volume	36,934,025	100%
Average New Listed Listing Price	\$0	

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	8	0	0
2	7	0	0
0	3	0	0
1	27	6	1
0	6	7	0
1	7	4	1
0	6	0	2
6	64	17	4
1.31M	23.11M	5.98M	6.54M
\$217,967	\$361,080	\$351,888	\$1,633,750

May 2025



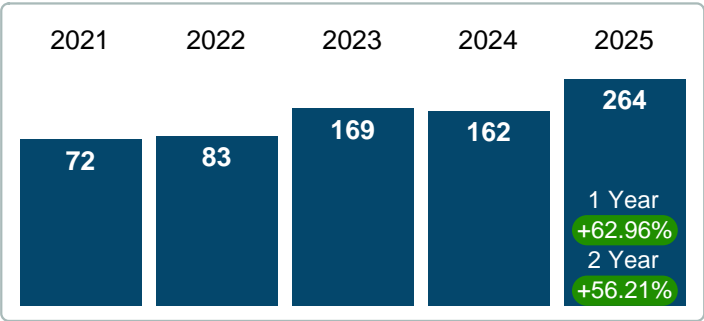
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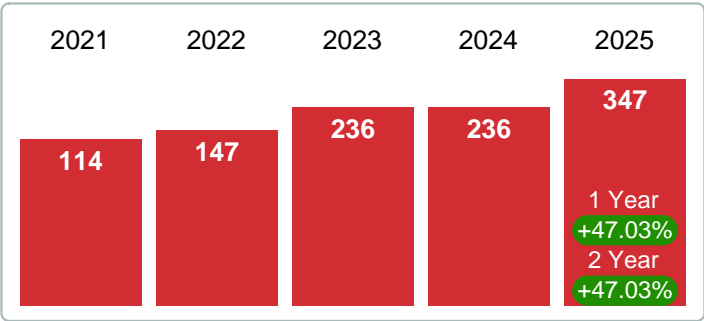
ACTIVE INVENTORY

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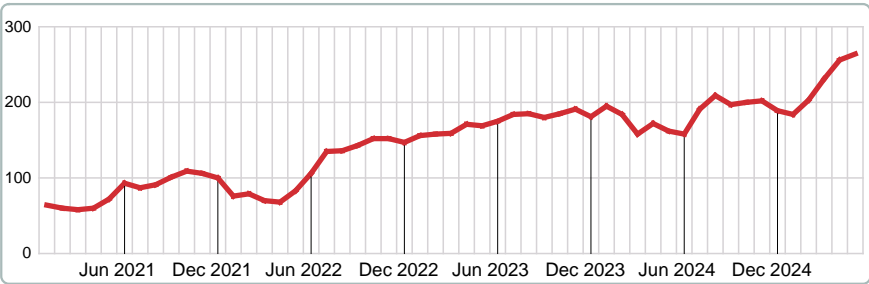
END OF MAY



ACTIVE DURING MAY

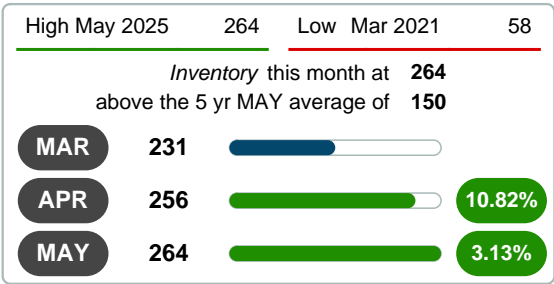


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 150



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	21			7.95%	87.0	11	9	1	0
\$150,001 - \$200,000	35			13.26%	59.9	5	24	5	1
\$200,001 - \$225,000	13			4.92%	65.0	2	8	3	0
\$225,001 - \$325,000	96			36.36%	65.8	4	69	19	4
\$325,001 - \$425,000	38			14.39%	87.2	3	20	14	1
\$425,001 - \$575,000	33			12.50%	78.7	4	13	13	3
\$575,001 and up	28			10.61%	99.0	0	12	9	7
Total Active Inventory by Units					264	29	155	64	16
Total Active Inventory by Volume					121,650,874	6.61M	70.96M	30.09M	13.99M
Average Active Inventory Listing Price					\$460,799	\$227,941	\$457,820	\$470,120	\$874,425

May 2025



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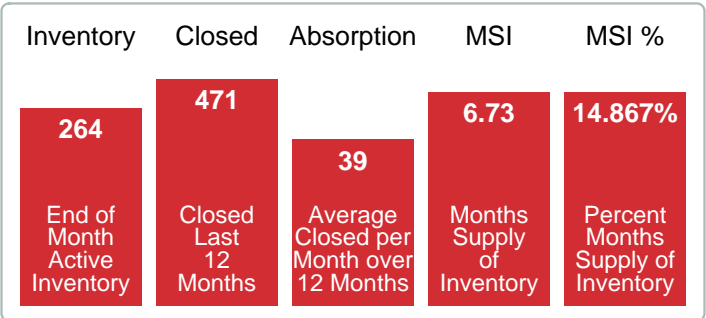
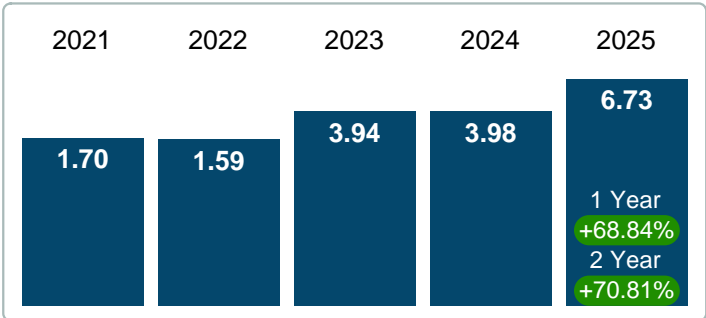


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

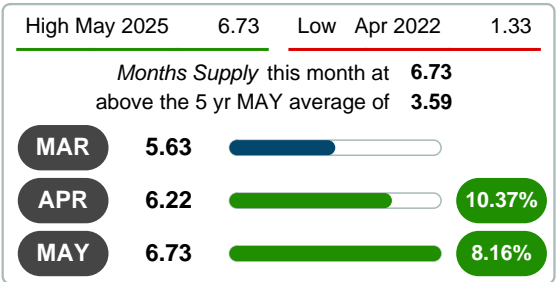
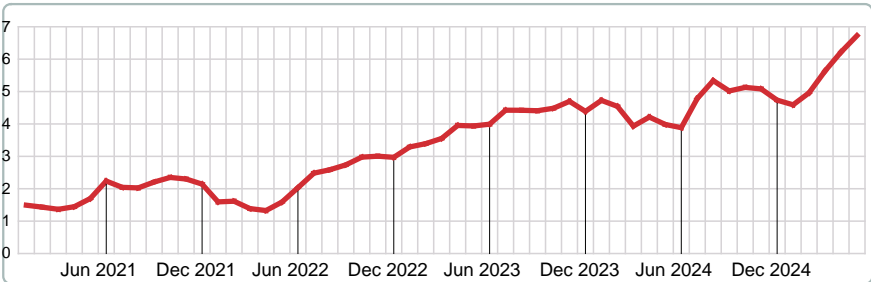
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 3.59



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	21	7.95%	3.27	5.50	2.30	2.40	0.00
\$150,001 - \$200,000	35	13.26%	5.83	8.57	5.65	4.62	12.00
\$200,001 - \$225,000	13	4.92%	4.59	12.00	3.00	0.00	0.00
\$225,001 - \$325,000	96	36.36%	7.02	6.00	6.90	6.91	16.00
\$325,001 - \$425,000	38	14.39%	6.42	12.00	6.15	7.30	2.00
\$425,001 - \$575,000	33	12.50%	12.38	48.00	10.40	15.60	6.00
\$575,001 and up	28	10.61%	16.00	0.00	16.00	15.43	28.00
Market Supply of Inventory (MSI)			6.73	7.40	5.94	8.44	9.60
Total Active Inventory by Units		100%	6.73	29	155	64	16

May 2025



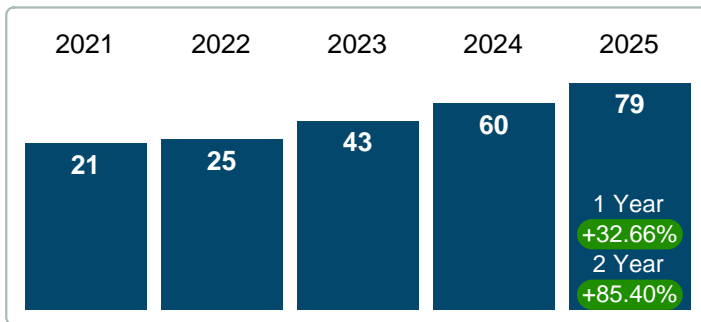
Area Delimited by County Of Bryan - Residential Property Type



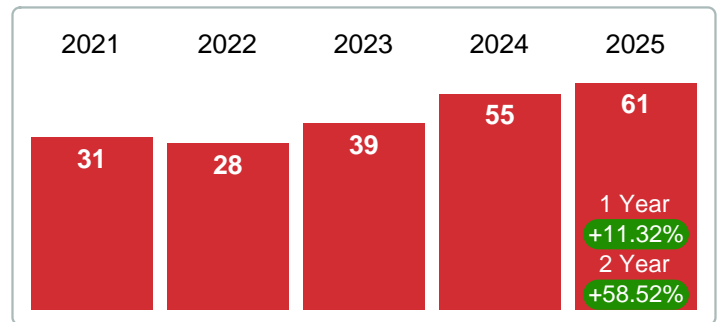
AVERAGE DAYS ON MARKET TO SALE

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

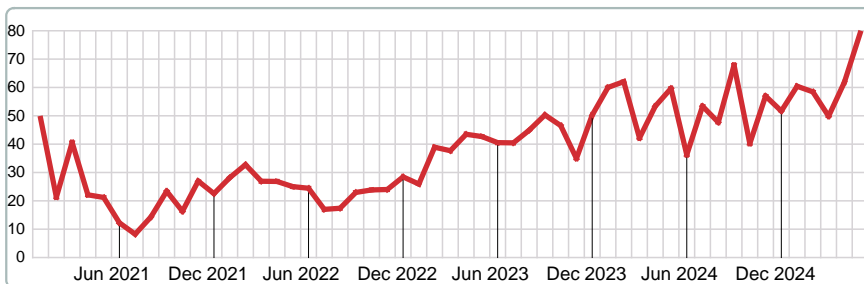
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 46

High May 2025 79 Low Jul 2021 8

Average Days on Market to Sale this month at 79
above the 5 yr MAY average of 46

MAR	50	
APR	62	23.98%
MAY	79	28.03%

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
\$150,000 and less	4	13.79%	107	97	100	130	0
\$150,001 - \$175,000	1	3.45%	58	0	0	0	58
\$175,001 - \$200,000	5	17.24%	88	0	107	13	0
\$200,001 - \$300,000	8	27.59%	65	1	80	58	0
\$300,001 - \$325,000	3	10.34%	66	0	128	35	0
\$325,001 - \$500,000	5	17.24%	72	0	112	12	0
\$500,001 and up	3	10.34%	98	0	103	177	15
Average Closed DOM			79	49	100	59	37
Total Closed Units		100%	79	2	16	9	2
Total Closed Volume			7,872,940	305.00K	4.05M	2.82M	699.00K

May 2025



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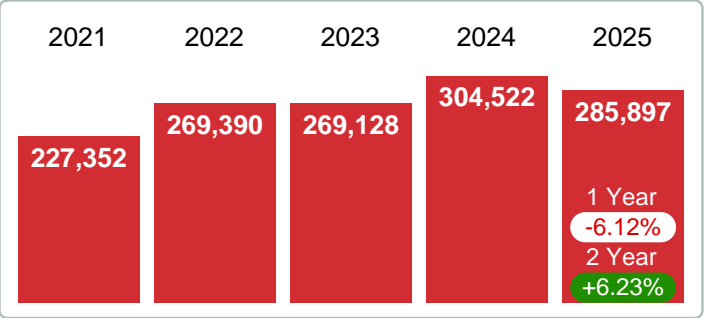
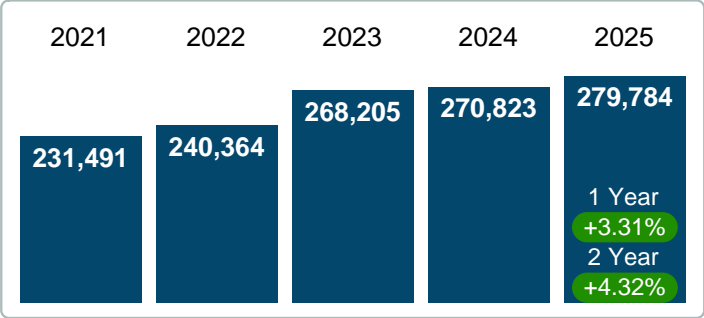


AVERAGE LIST PRICE AT CLOSING

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

MAY

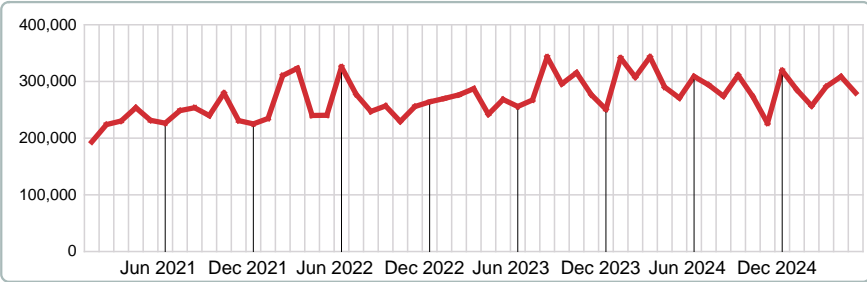
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 258,133



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

Average List Price at Closing this month at **279,784**
above the 5 yr MAY average of **258,133**

MAR

290,979

APR

308,583

6.05%

MAY

279,784

-9.33%

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
\$150,000 and less	2			6.90%	54,900	74,900	94,950	160,000	0
\$150,001 - \$175,000	2			6.90%	157,500	0	0	0	179,900
\$175,001 - \$200,000	6			20.69%	189,158	0	191,288	189,900	0
\$200,001 - \$300,000	7			24.14%	246,669	235,000	260,608	264,320	0
\$300,001 - \$325,000	2			6.90%	315,000	0	320,000	323,500	0
\$325,001 - \$500,000	7			24.14%	350,471	0	361,300	346,200	0
\$500,001 and up	3			10.34%	581,333	0	509,000	685,000	550,000
Average List Price					279,784	154,950	260,687	322,549	364,950
Total Closed Units				100%	279,784	2	16	9	2
Total Closed Volume					8,113,730	309.90K	4.17M	2.90M	729.90K

May 2025



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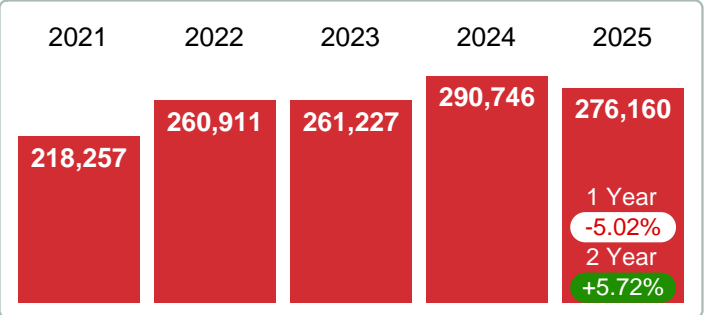
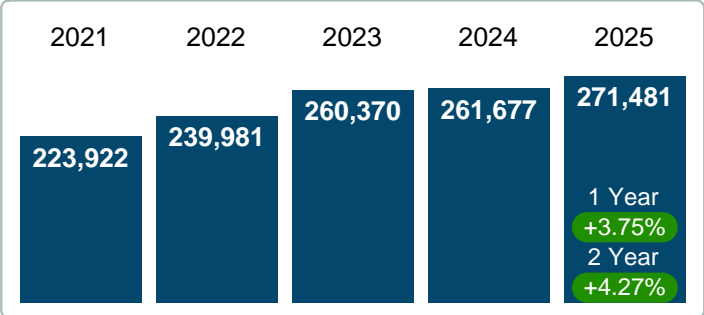


AVERAGE SOLD PRICE AT CLOSING

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MAY

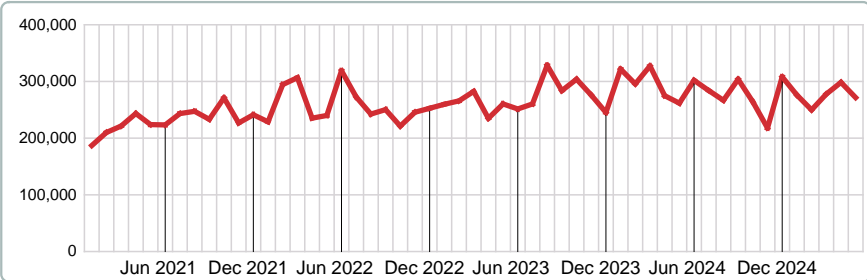
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 251,486



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

Average Sold Price at Closing this month at **271,481**
above the 5 yr MAY average of **251,486**

MAR

277,707

APR

298,339

7.43%

MAY

271,481

-9.00%

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
\$150,000 and less	4			13.79%	96,500	70,000	83,000	150,000	0
\$150,001 \$175,000	1			3.45%	159,000	0	0	0	159,000
\$175,001 \$200,000	5			17.24%	190,780	0	189,250	196,900	0
\$200,001 \$300,000	8			27.59%	249,105	235,000	251,440	250,320	0
\$300,001 \$325,000	3			10.34%	315,667	0	320,000	313,500	0
\$325,001 \$500,000	5			17.24%	345,040	0	345,667	344,100	0
\$500,001 and up	3			10.34%	569,667	0	509,000	660,000	540,000
Average Sold Price					271,481	152,500	252,888	313,638	349,500
Total Closed Units				100%	271,481	2	16	9	2
Total Closed Volume					7,872,940	305.00K	4.05M	2.82M	699.00K

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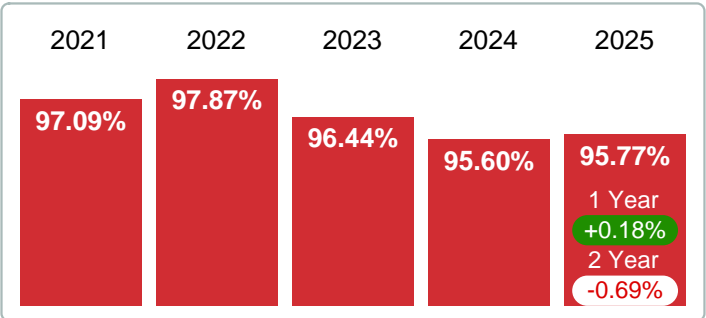
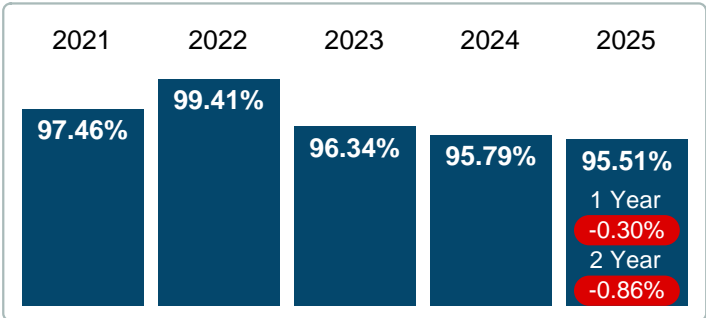


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

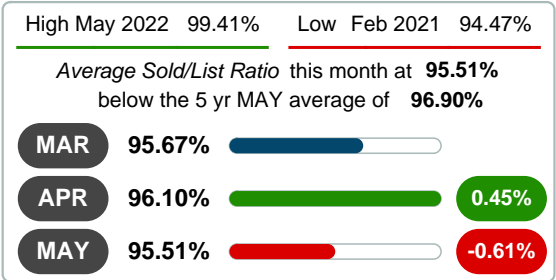
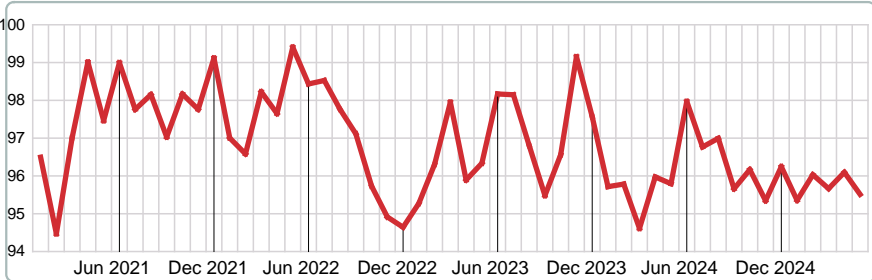
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 96.90%



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
\$150,000 and less	4			13.79%	82.46%	93.46%	71.31%	93.75%	0.00%
\$150,001 \$175,000	1			3.45%	88.38%	0.00%	0.00%	0.00%	88.38%
\$175,001 \$200,000	5			17.24%	99.95%	0.00%	99.01%	103.69%	0.00%
\$200,001 \$300,000	8			27.59%	97.08%	100.00%	97.33%	95.00%	0.00%
\$300,001 \$325,000	3			10.34%	98.02%	0.00%	100.00%	97.03%	0.00%
\$325,001 \$500,000	5			17.24%	97.33%	0.00%	95.96%	99.37%	0.00%
\$500,001 and up	3			10.34%	98.18%	0.00%	100.00%	96.35%	98.18%
Average Sold/List Ratio				95.50%		96.73%	94.58%	97.40%	93.28%
Total Closed Units				29	100%	2	16	9	2
Total Closed Volume				7,872,940		305.00K	4.05M	2.82M	699.00K

May 2025



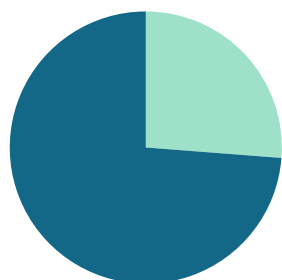
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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INVENTORY



Inventory

New Listings
91 = 26.22%

Start Inventory
256

Total Inventory
Units
347

Volume
\$152,230,769

Market Activity

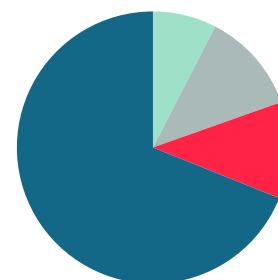
Closed Sales
29 = 7.57%

Pending Sales
46 = 12.01%

Other Off Market
44 = 11.49%

Active Inventory
264 = 68.93%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/- %	2024	Year to Date 2025	+/- %
Closed Sales	52	29	-44.23%	176	168	-4.55%
Pending Sales	51	46	-9.80%	207	190	-8.21%
New Listings	64	91	42.19%	322	403	25.16%
Average List Price	270,823	279,784	3.31%	304,522	285,897	-6.12%
Average Sale Price	261,677	271,481	3.75%	290,746	276,160	-5.02%
Average Percent of Selling Price to List Price	95.79%	95.51%	-0.30%	95.60%	95.77%	0.18%
Average Days on Market to Sale	59.65	79.14	32.66%	55.18	61.42	11.32%
Monthly Inventory	162	264	62.96%	162	264	62.96%
Months Supply of Inventory	3.98	6.73	68.84%	3.98	6.73	68.84%

Absorption: Last 12 months, an Average of **39** Sales/Month**Inventory** on May 31, 2025 = **264**

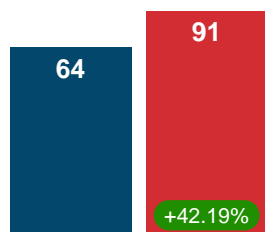
2024

2025

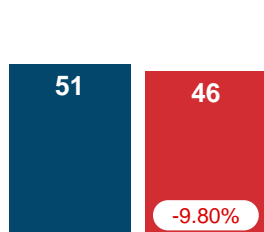
MAY MARKET

AVERAGE PRICES

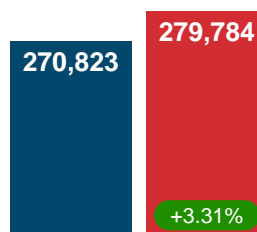
New Listings



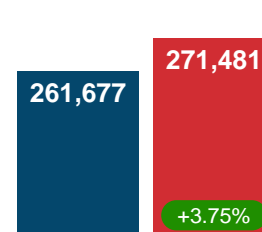
Pending Listings



List Price



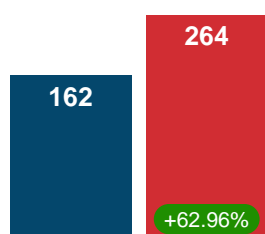
Sale Price



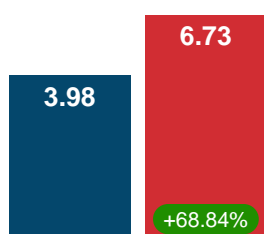
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

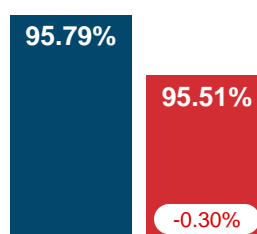
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

