

## June 2025



Area Delimited by County Of Bryan - Residential Property Type

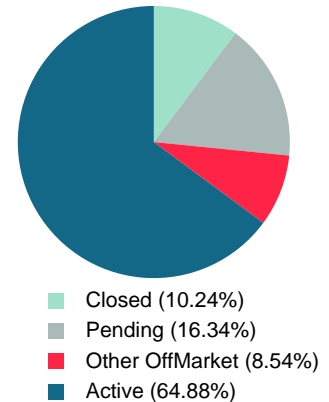


## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	47	42	-10.64%
Pending Listings	40	67	67.50%
New Listings	61	90	47.54%
Average List Price	308,806	250,723	-18.81%
Average Sale Price	301,989	248,335	-17.77%
Average Percent of Selling Price to List Price	97.97%	98.25%	0.28%
Average Days on Market to Sale	36.26	32.69	-9.83%
End of Month Inventory	159	266	67.30%
Months Supply of Inventory	3.91	6.85	75.19%

**Absorption:** Last 12 months, an Average of **39** Sales/Month  
**Active Inventory** as of June 30, 2025 = **266**



## Analysis Wrap-Up

## Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **67.30%** to 266 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 **6.85** MSI for this period.

## Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **17.77%** in June 2025 to \$248,335 versus the previous year at \$301,989.

## Average Days on Market Shortens

The average number of **32.69** days that homes spent on the market before selling decreased by 3.56 days or **9.83%** in June 2025 compared to last year's same month at **36.26** DOM.

## Sales Success for June 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 90 New Listings in June 2025, up **47.54%** from last year at 61. Furthermore, there were 42 Closed Listings this month versus last year at 47, a **-10.64%** decrease.

Closed versus Listed trends yielded a **46.7%** ratio, down from previous year's, June 2024, at **77.0%**, a **39.43%** 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

June 2025



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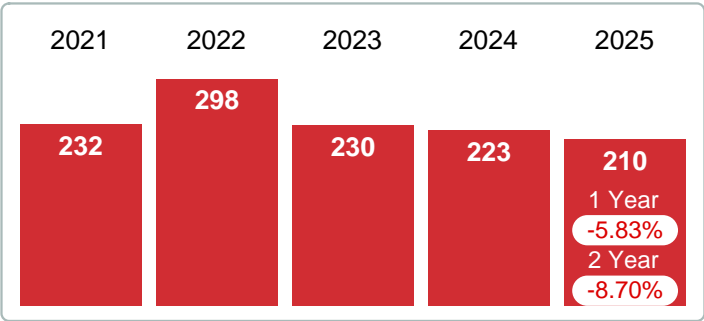
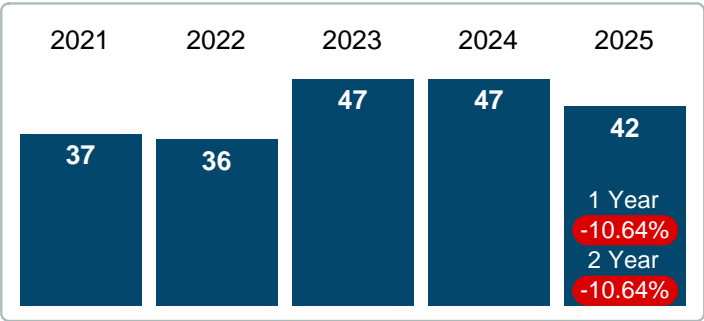


CLOSED LISTINGS

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JUNE

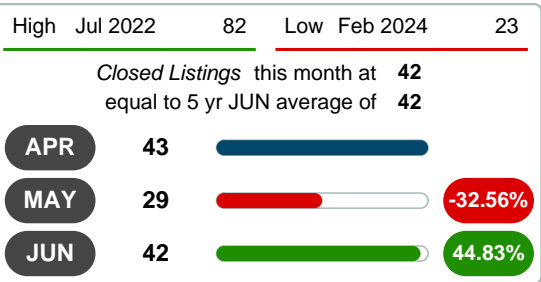
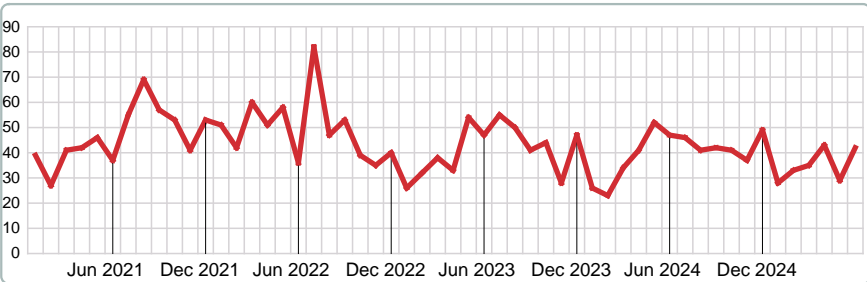
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN 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
\$100,000 and less	3			7.14%	86.0	1	2	0	0
\$100,001 - \$200,000	5			11.90%	20.2	3	2	0	0
\$200,001 - \$200,000	0			0.00%	0.0	0	0	0	0
\$200,001 - \$250,000	18			42.86%	15.3	0	16	2	0
\$250,001 - \$300,000	6			14.29%	39.2	0	5	1	0
\$300,001 - \$375,000	4			9.52%	76.0	0	1	3	0
\$375,001 and up	6			14.29%	33.2	1	4	1	0
Total Closed Units					42	5	30	7	0
Total Closed Volume					10,430,080	840.00K	7.44M	2.15M	0.00B
Average Closed Price					\$248,335	\$168,000	\$247,853	\$307,786	\$0

June 2025



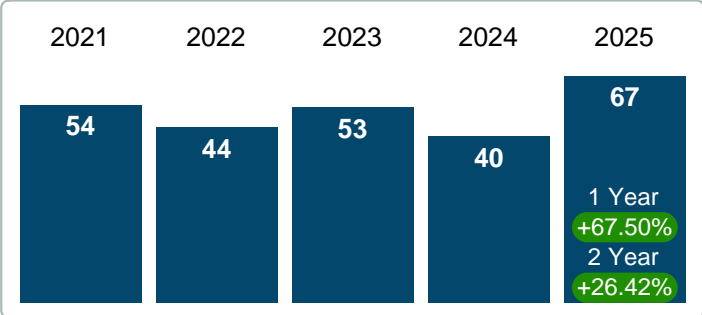
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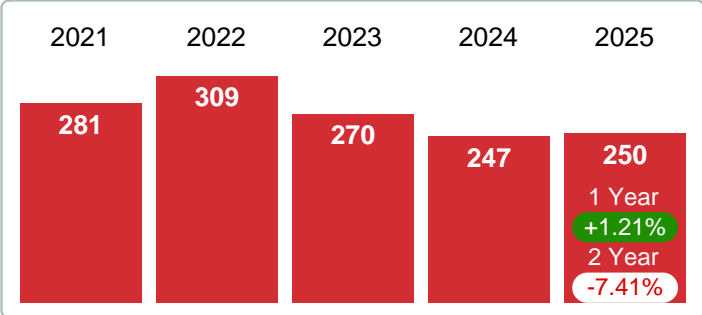
PENDING LISTINGS

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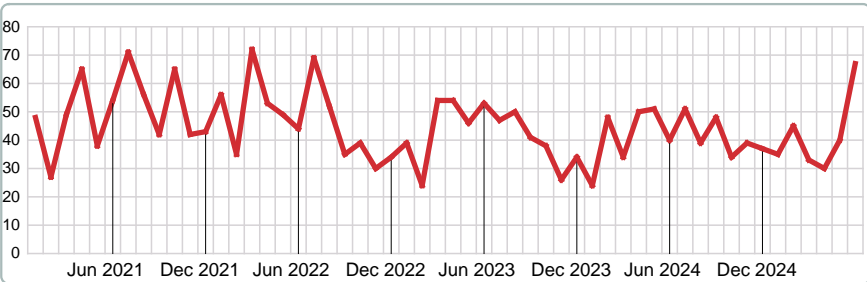
JUNE



YEAR TO DATE (YTD)

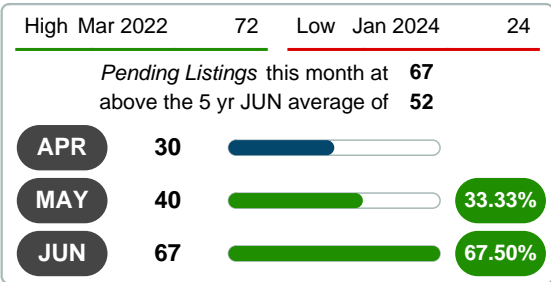


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 52



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4		5.97%	60.3	3	1	0	0
\$125,001 - \$175,000	9		13.43%	39.0	1	7	1	0
\$175,001 - \$200,000	4		5.97%	77.8	0	4	0	0
\$200,001 - \$250,000	25		37.31%	39.0	0	21	4	0
\$250,001 - \$325,000	9		13.43%	64.8	0	8	1	0
\$325,001 - \$450,000	8		11.94%	47.0	0	5	3	0
\$450,001 and up	8		11.94%	56.8	1	2	4	1
Total Pending Units			67		5	48	13	1
Total Pending Volume			18,021,332	100%	829.40K	11.81M	4.78M	599.00K
Average Listing Price			\$268,975		\$165,880	\$246,072	\$367,808	\$599,000

June 2025



Area Delimited by County Of Bryan - Residential Property Type

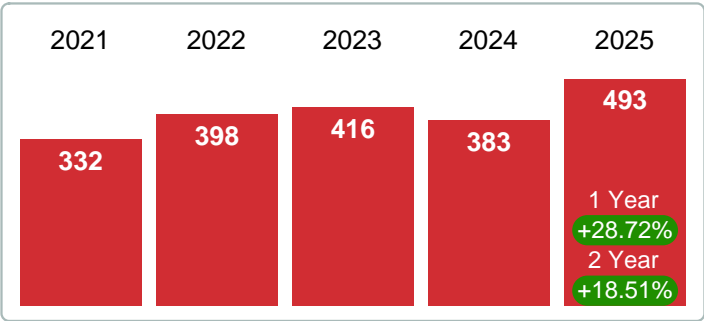
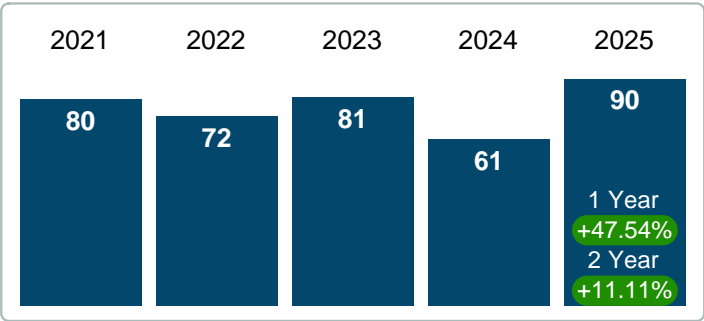


NEW LISTINGS

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JUNE

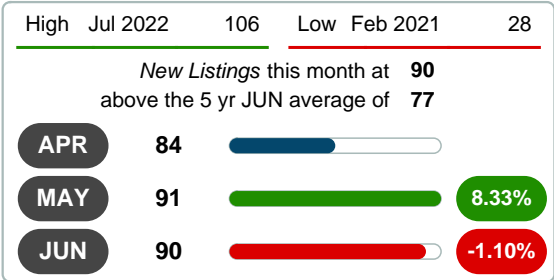
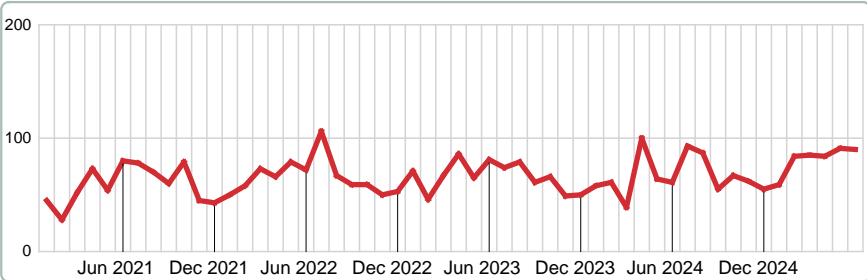
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 77



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$150,000 and less	9		10.00%
\$150,001 - \$200,000	9		10.00%
\$200,001 - \$225,000	15		16.67%
\$225,001 - \$325,000	21		23.33%
\$325,001 - \$375,000	8		8.89%
\$375,001 - \$550,000	19		21.11%
\$550,001 and up	9		10.00%
Total New Listed Units	90		
Total New Listed Volume	29,816,097		100%
Average New Listed Listing Price	\$331,290		

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	4	0	0
4	5	0	0
0	14	1	0
0	17	4	0
0	3	5	0
2	9	8	0
0	2	5	2
11	54	23	2
2.06M	16.21M	10.38M	1.17M
\$187,264	\$300,102	\$451,161	\$587,000

June 2025



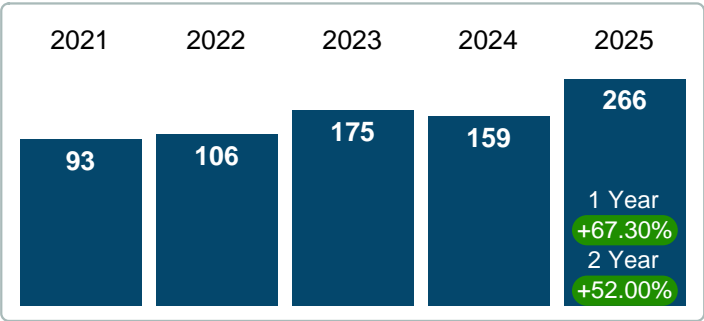
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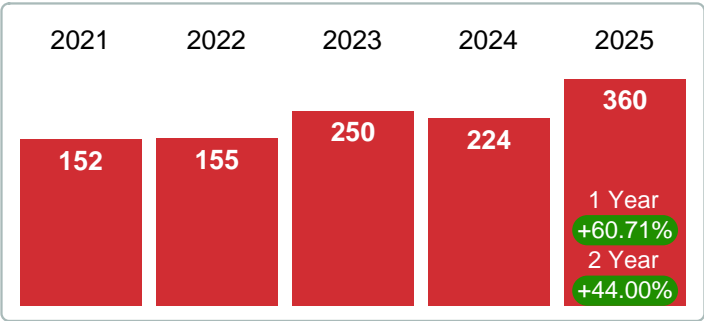
ACTIVE INVENTORY

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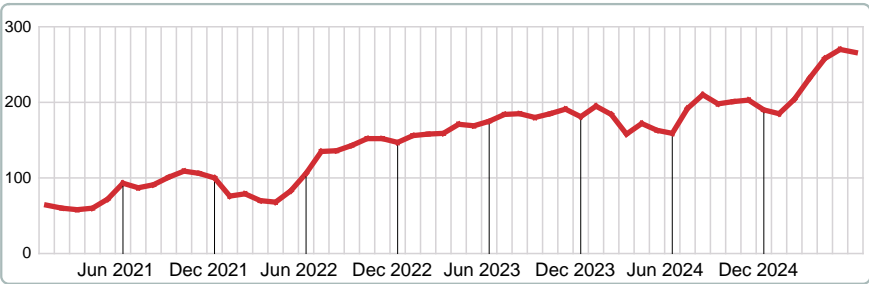
END OF JUNE



ACTIVE DURING JUNE

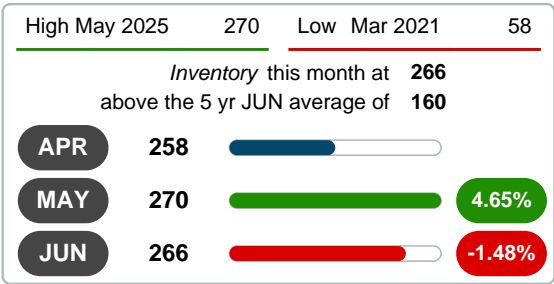


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 160



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	24			9.02%	90.3	12	10	2	0
\$150,001 - \$200,000	35			13.16%	78.1	8	21	5	1
\$200,001 - \$225,000	14			5.26%	70.1	1	10	3	0
\$225,001 - \$325,000	92			34.59%	75.6	4	67	16	5
\$325,001 - \$400,000	36			13.53%	93.6	4	21	11	0
\$400,001 - \$550,000	38			14.29%	76.3	4	15	16	3
\$550,001 and up	27			10.15%	102.6	0	8	13	6
Total Active Inventory by Units					266	33	152	66	15
Total Active Inventory by Volume					120,393,324	7.41M	68.21M	31.81M	12.97M
Average Active Inventory Listing Price					\$452,606	\$224,433	\$448,746	\$481,969	\$864,513

## June 2025



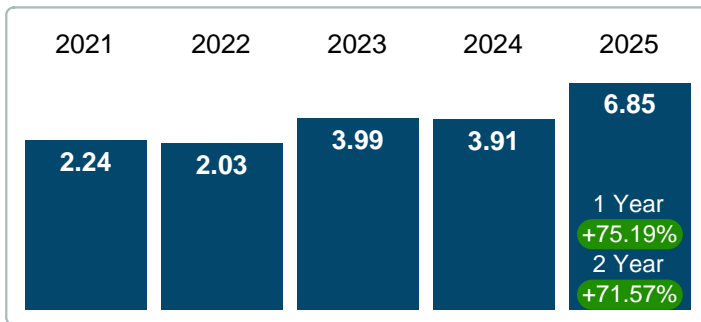
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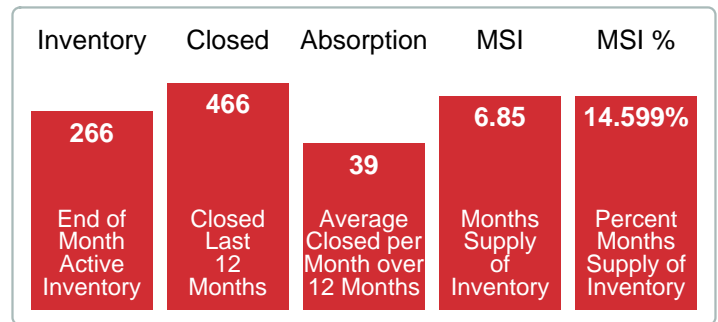
## MONTHS SUPPLY of INVENTORY (MSI)

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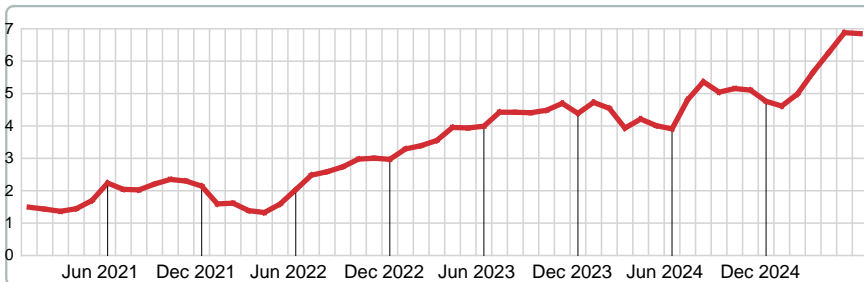
## MSI FOR JUNE



## INDICATORS FOR JUNE 2025



## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year JUN AVG = 3.80

High May 2025 6.88 Low Apr 2022 1.33

Months Supply this month at 6.85  
above the 5 yr JUN average of 3.80

## MONTHS SUPPLY &amp; 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	24	9.02%	3.60	6.00	2.40	4.80	0.00
\$150,001 - \$200,000	35	13.16%	6.27	19.20	5.25	4.62	12.00
\$200,001 - \$225,000	14	5.26%	4.10	6.00	3.24	18.00	0.00
\$225,001 - \$325,000	92	34.59%	6.86	8.00	6.87	5.49	20.00
\$325,001 - \$400,000	36	13.53%	7.45	12.00	7.64	7.33	0.00
\$400,001 - \$550,000	38	14.29%	12.00	0.00	9.00	16.00	6.00
\$550,001 and up	27	10.15%	15.43	0.00	10.67	26.00	24.00
Market Supply of Inventory (MSI)			6.85	9.00	5.81	8.70	10.59
Total Active Inventory by Units		100%	6.85	33	152	66	15

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

June 2025



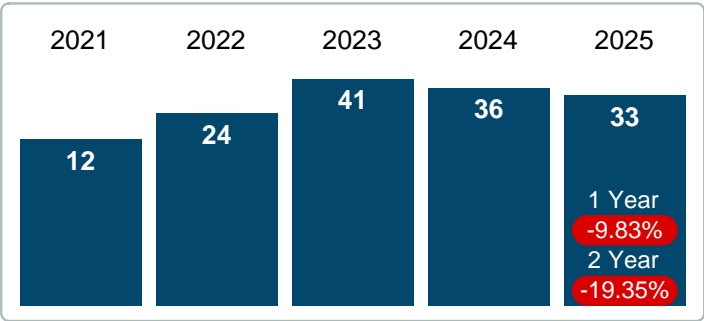
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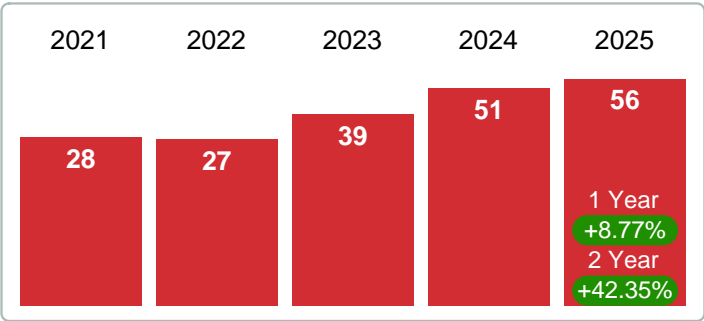
AVERAGE DAYS ON MARKET TO SALE

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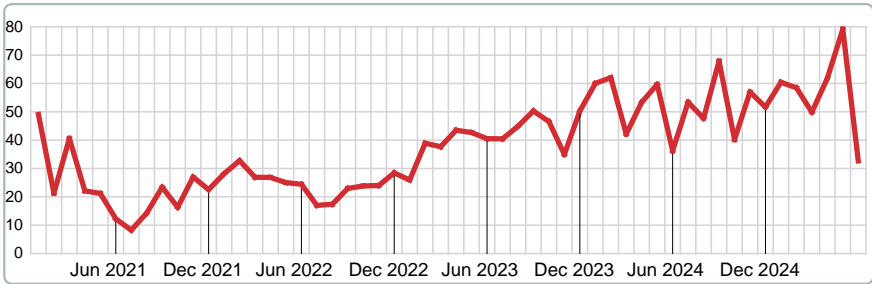
JUNE



YEAR TO DATE (YTD)

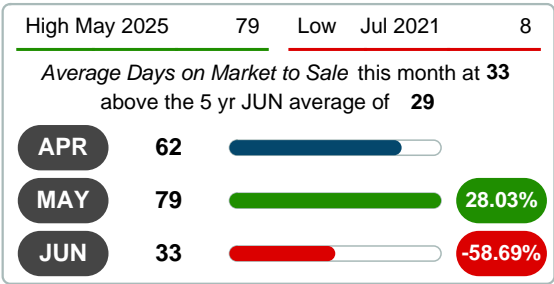


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 29



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
\$100,000 and less	3		7.14%	86	73	93	0	0
\$100,001 \$200,000	5		11.90%	20	24	15	0	0
\$200,001 \$200,000	0		0.00%	0	0	0	0	0
\$200,001 \$250,000	18		42.86%	15	0	7	84	0
\$250,001 \$300,000	6		14.29%	39	0	15	159	0
\$300,001 \$375,000	4		9.52%	76	0	4	100	0
\$375,001 and up	6		14.29%	33	4	24	100	0
Average Closed DOM				33	30	17	104	0
Total Closed Units			100%	33	5	30	7	
Total Closed Volume				10,430,080	840.00K	7.44M	2.15M	0.00B



June 2025



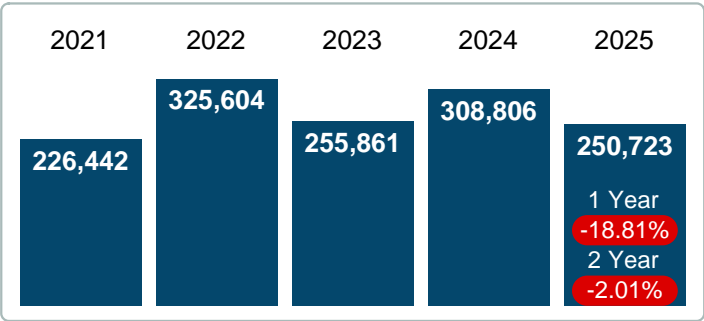
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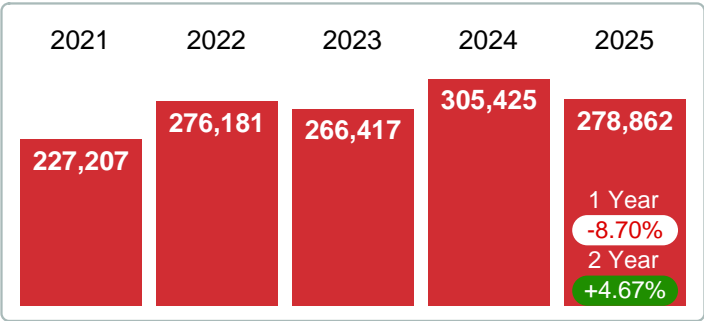
AVERAGE LIST PRICE AT CLOSING

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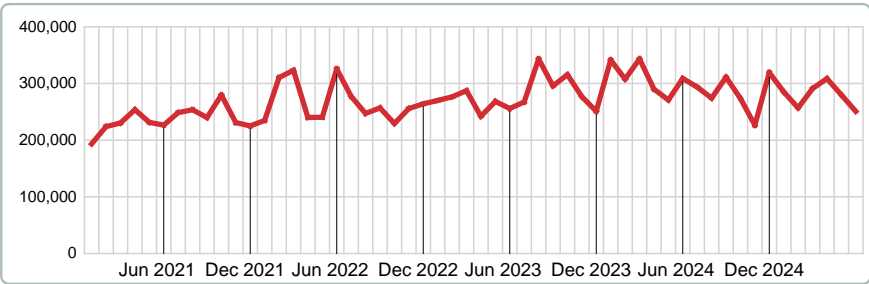
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 273,487

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

Average List Price at Closing this month at **250,723**  
below the 5 yr JUN average of **273,487**

APR

308,583

MAY

279,784

-9.33%

JUN

250,723

-10.39%

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
\$100,000 and less	3	7.14%	70,600	69,900	70,950	0	0
\$100,001 \$200,000	5	11.90%	147,760	136,633	164,450	0	0
\$200,001 \$200,000	0	0.00%	0	0	0	0	0
\$200,001 \$250,000	17	40.48%	218,558	0	219,724	229,950	0
\$250,001 \$300,000	8	19.05%	270,985	0	272,000	258,880	0
\$300,001 \$375,000	5	11.90%	341,280	0	350,000	330,467	0
\$375,001 and up	4	9.52%	497,500	289,000	463,750	500,000	0
Average List Price			250,723	153,760	251,713	315,740	0
Total Closed Units		100%	250,723	5	30	7	
Total Closed Volume			10,530,360	768.80K	7.55M	2.21M	0.00B



June 2025



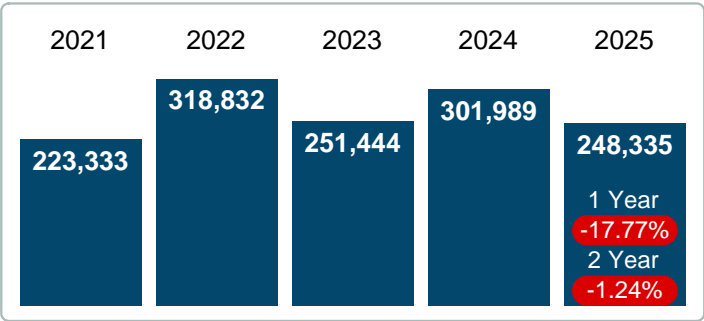
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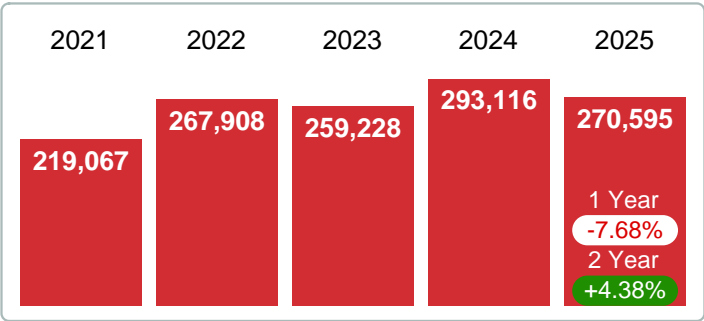
AVERAGE SOLD PRICE AT CLOSING

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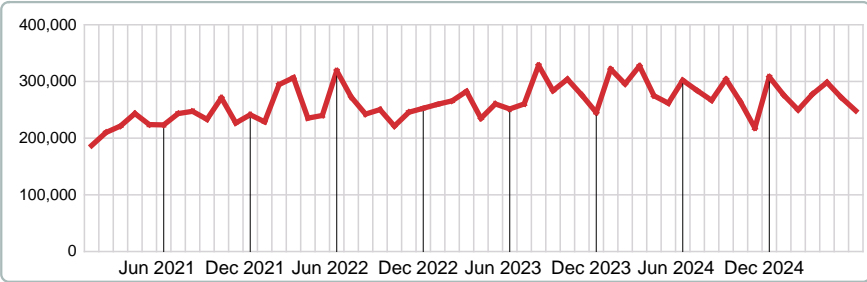
JUNE



YEAR TO DATE (YTD)

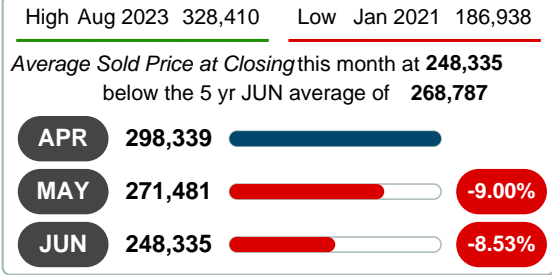


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 268,787



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
\$100,000 and less	3			7.14%	62,500	55,000	66,250	0	0
\$100,001 - \$200,000	5			11.90%	140,000	133,333	150,000	0	0
\$200,001 - \$200,000	0			0.00%	0	0	0	0	0
\$200,001 - \$250,000	18			42.86%	216,449	0	217,568	207,500	0
\$250,001 - \$300,000	6			14.29%	266,333	0	268,600	255,000	0
\$300,001 - \$375,000	4			9.52%	333,625	0	350,000	328,167	0
\$375,001 and up	6			14.29%	452,333	385,000	457,250	500,000	0
Average Sold Price					248,335	168,000	247,853	307,786	0
Total Closed Units				100%	248,335	5	30	7	
Total Closed Volume					10,430,080	840.00K	7.44M	2.15M	0.00B

June 2025



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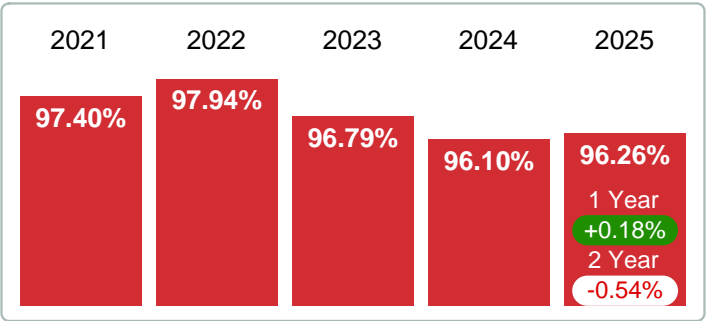
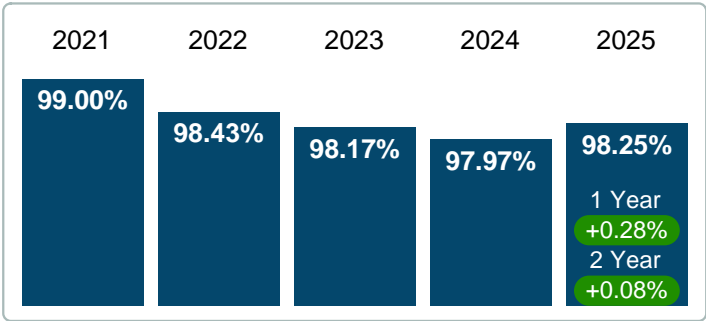


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

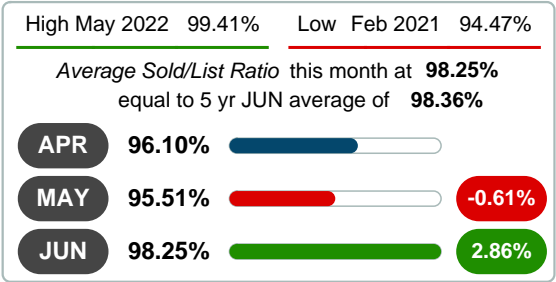
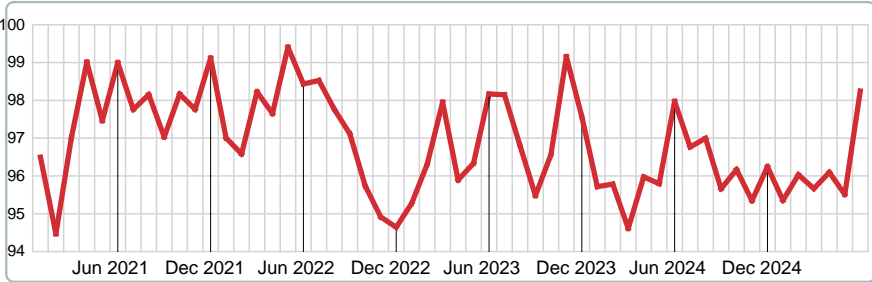
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 98.36%



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
\$100,000 and less	3	7.14%	88.43%	78.68%	93.30%	0.00%	0.00%
\$100,001 \$200,000	5	11.90%	93.99%	96.60%	90.08%	0.00%	0.00%
\$200,001 \$200,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$200,001 \$250,000	18	42.86%	98.25%	0.00%	99.15%	91.02%	0.00%
\$250,001 \$300,000	6	14.29%	98.76%	0.00%	98.82%	98.50%	0.00%
\$300,001 \$375,000	4	9.52%	99.47%	0.00%	100.00%	99.29%	0.00%
\$375,001 and up	6	14.29%	105.36%	133.22%	99.74%	100.00%	0.00%
Average Sold/List Ratio		98.20%		100.34%	98.21%	96.92%	0.00%
Total Closed Units		42	100%	5	30	7	
Total Closed Volume		10,430,080		840.00K	7.44M	2.15M	0.00B

## June 2025



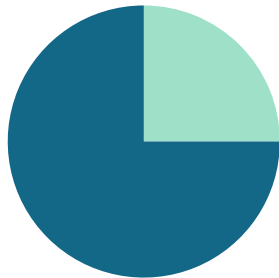
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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## INVENTORY



## Inventory

New Listings  
**90 = 25.00%**

Start Inventory  
**270**

Total Inventory Units  
**360**

Volume  
**\$151,180,354**

## Market Activity

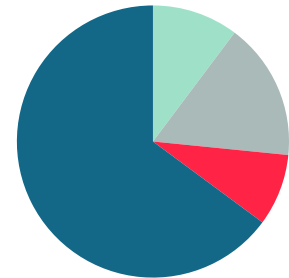
Closed Sales  
**42 = 10.24%**

Pending Sales  
**67 = 16.34%**

Other Off Market  
**35 = 8.54%**

Active Inventory  
**266 = 64.88%**

## MARKET ACTIVITY



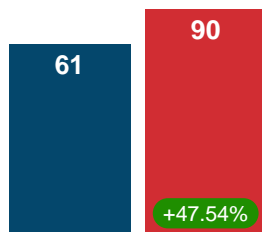
Compared Metrics	2024	June 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	47	42	-10.64%	223	210	-5.83%
Pending Sales	40	67	67.50%	247	250	1.21%
New Listings	61	90	47.54%	383	493	28.72%
Average List Price	308,806	250,723	-18.81%	305,425	278,862	-8.70%
Average Sale Price	301,989	248,335	-17.77%	293,116	270,595	-7.68%
Average Percent of Selling Price to List Price	97.97%	98.25%	0.28%	96.10%	96.26%	0.18%
Average Days on Market to Sale	36.26	32.69	-9.83%	51.19	55.68	8.77%
Monthly Inventory	159	266	67.30%	159	266	67.30%
Months Supply of Inventory	3.91	6.85	75.19%	3.91	6.85	75.19%

**Absorption:** Last 12 months, an Average of **39** Sales/Month**Inventory** on June 30, 2025 = **266**
2024 2025

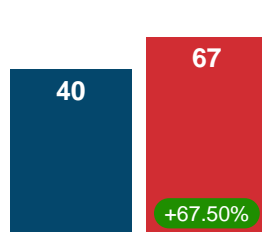
## JUNE MARKET

## AVERAGE PRICES

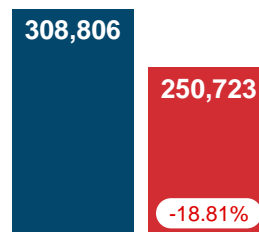
## New Listings



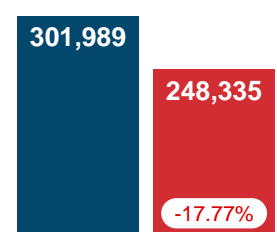
## Pending Listings



## List Price



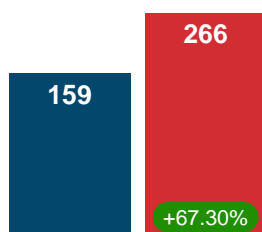
## Sale Price



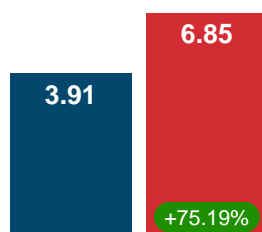
## INVENTORY

## AVERAGE SOLD/LIST RATIO &amp; DOM

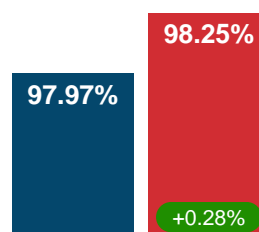
## Active Inventory



## Monthly Supply of Inventory



## Sale/List Ratio



## Days on Market

