

June 2025



Area Delimited by County Of Bryan - Residential Property Type

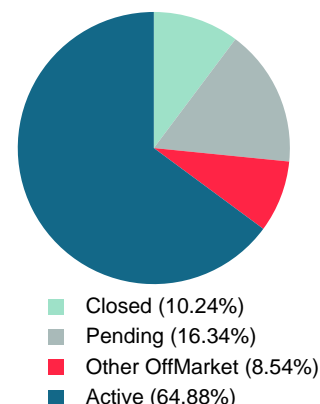


MONTHLY INVENTORY ANALYSIS

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%
Median List Price	252,500	230,590	-8.68%
Median Sale Price	249,500	220,000	-11.82%
Median Percent of Selling Price to List Price	98.74%	100.00%	1.27%
Median Days on Market to Sale	24.00	4.50	-81.25%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **11.82%** in June 2025 to \$220,000 versus the previous year at \$249,500.

Median Days on Market Shortens

The median number of **4.50** days that homes spent on the market before selling decreased by 19.50 days or **81.25%** in June 2025 compared to last year's same month at **24.00** DOM.

Sales Success for June 2025 is Positive

Overall, with Median 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

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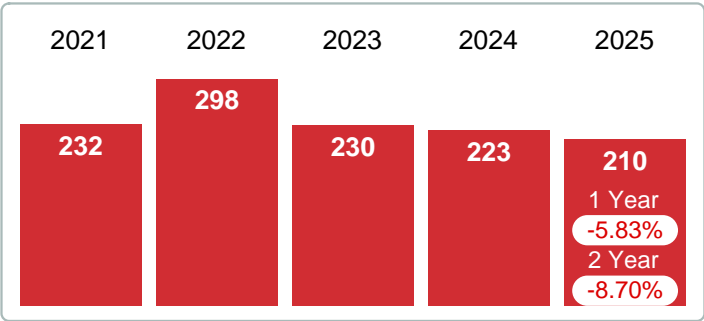
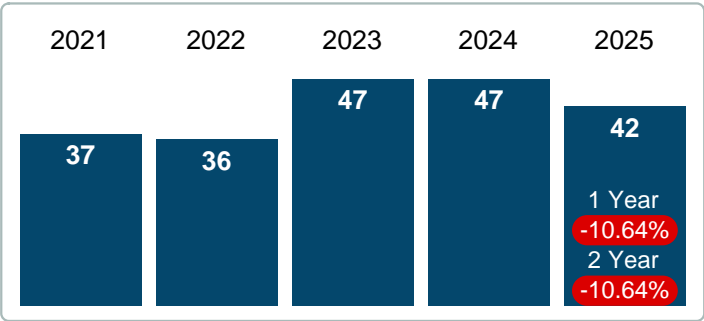


CLOSED LISTINGS

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JUNE

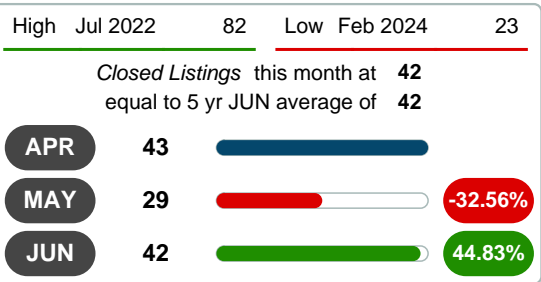
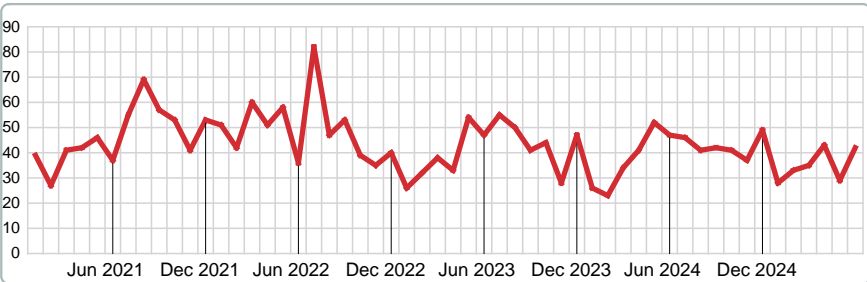
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3			7.14%	73.0	1	2	0	0
\$100,001 \$200,000	5			11.90%	29.0	3	2	0	0
\$200,001 \$200,000	0			0.00%	29.0	0	0	0	0
\$200,001 \$250,000	18			42.86%	1.0	0	16	2	0
\$250,001 \$300,000	6			14.29%	17.5	0	5	1	0
\$300,001 \$375,000	4			9.52%	40.5	0	1	3	0
\$375,001 and up	6			14.29%	9.5	1	4	1	0
Total Closed Units				42		5	30	7	0
Total Closed Volume				10,430,080	100%	840.00K	7.44M	2.15M	0.00B
Median Closed Price				\$220,000		\$110,000	\$219,750	\$320,000	\$0

June 2025



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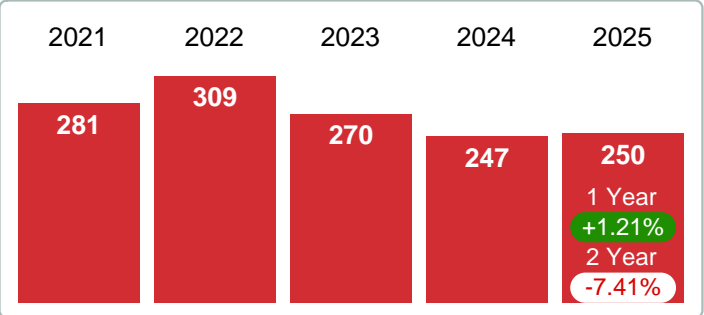
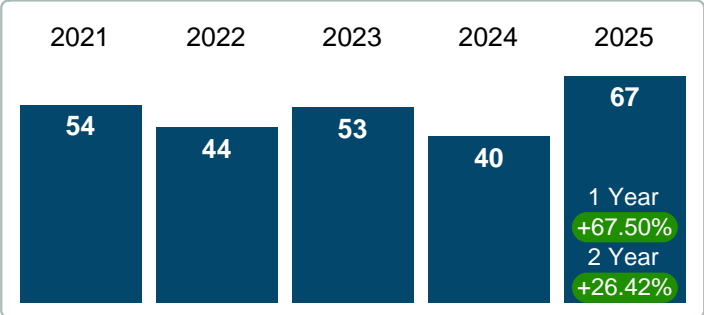


PENDING LISTINGS

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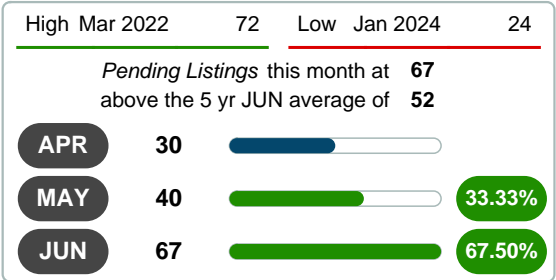
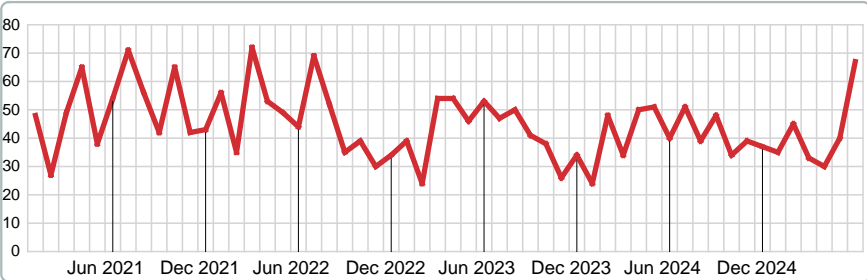
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4			5.97%	46.5	3	1	0	0
\$125,001 - \$175,000	9			13.43%	44.0	1	7	1	0
\$175,001 - \$200,000	4			5.97%	84.0	0	4	0	0
\$200,001 - \$250,000	25			37.31%	4.0	0	21	4	0
\$250,001 - \$325,000	9			13.43%	57.0	0	8	1	0
\$325,001 - \$450,000	8			11.94%	20.5	0	5	3	0
\$450,001 and up	8			11.94%	49.5	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
Median Listing Price				\$234,255		\$120,000	\$225,000	\$337,000	\$599,000

June 2025



Area Delimited by County Of Bryan - Residential Property Type

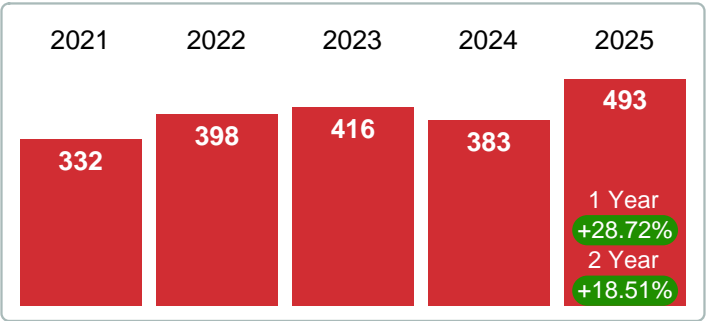
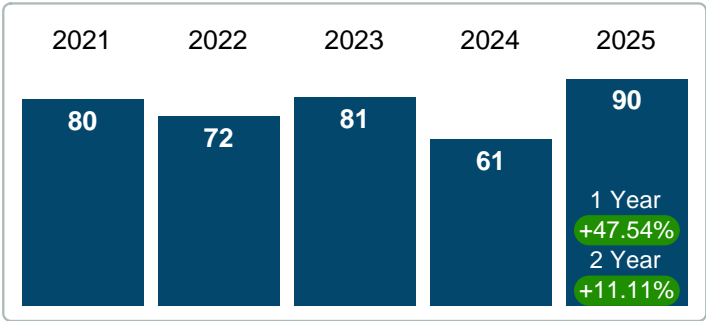


NEW LISTINGS

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JUNE

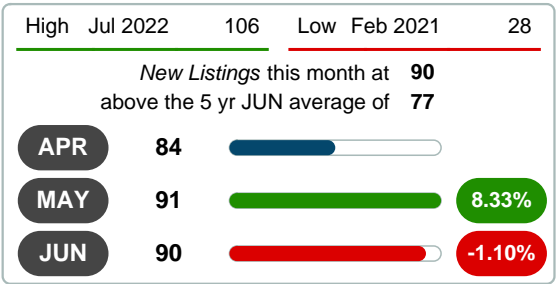
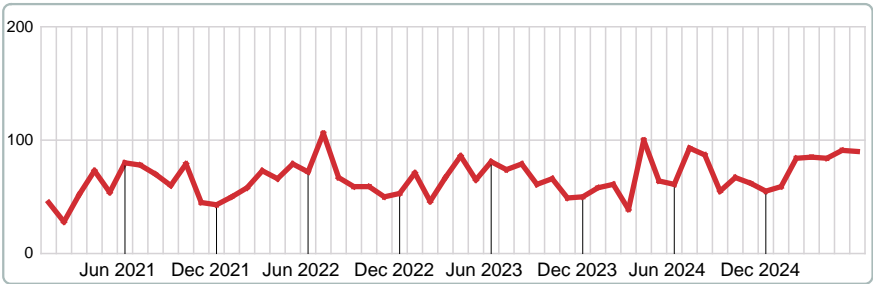
YEAR TO DATE (YTD)



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%
Median New Listed Listing Price	\$275,000		

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
\$165,000	\$254,950	\$385,000	\$587,000

June 2025



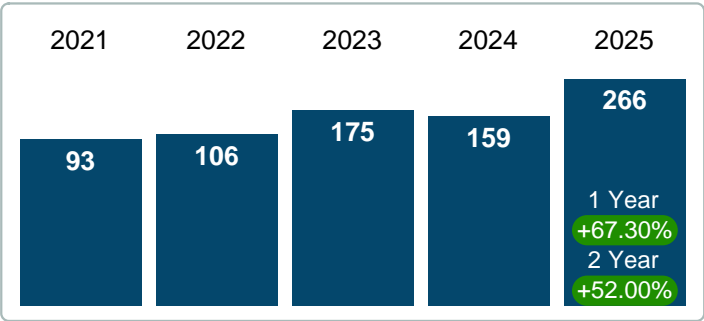
Area Delimited by County Of Bryan - Residential Property Type



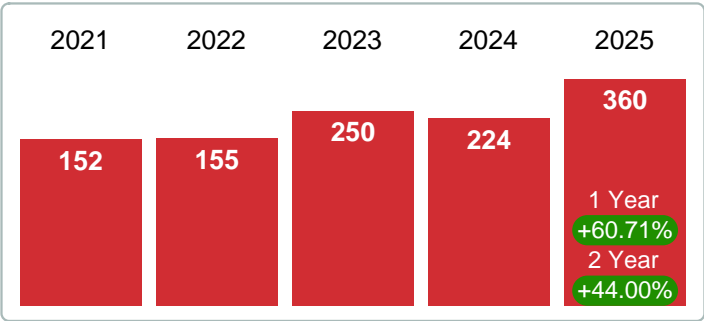
ACTIVE INVENTORY

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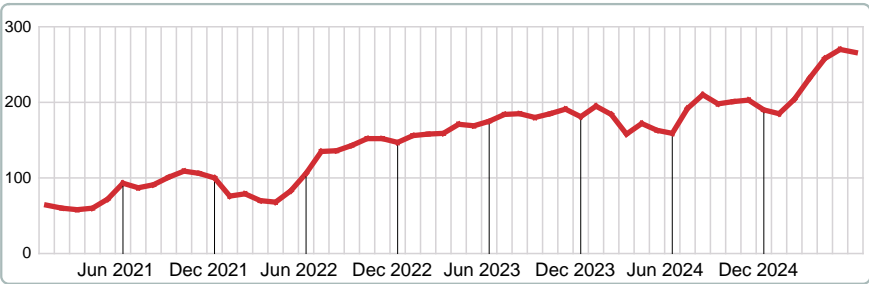
END OF JUNE



ACTIVE DURING JUNE

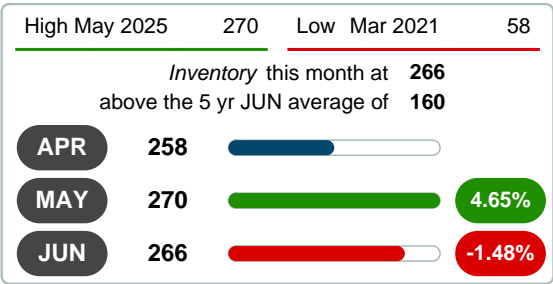


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 160



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	24			9.02%	69.0	12	10	2	0
\$150,001 - \$200,000	35			13.16%	68.0	8	21	5	1
\$200,001 - \$225,000	14			5.26%	61.5	1	10	3	0
\$225,001 - \$325,000	92			34.59%	66.5	4	67	16	5
\$325,001 - \$400,000	36			13.53%	50.5	4	21	11	0
\$400,001 - \$550,000	38			14.29%	71.5	4	15	16	3
\$550,001 and up	27			10.15%	70.0	0	8	13	6
Total Active Inventory by Units				266		33	152	66	15
Total Active Inventory by Volume				120,393,324	100%	7.41M	68.21M	31.81M	12.97M
Median Active Inventory Listing Price				\$277,450		\$165,000	\$266,900	\$369,450	\$499,900

June 2025



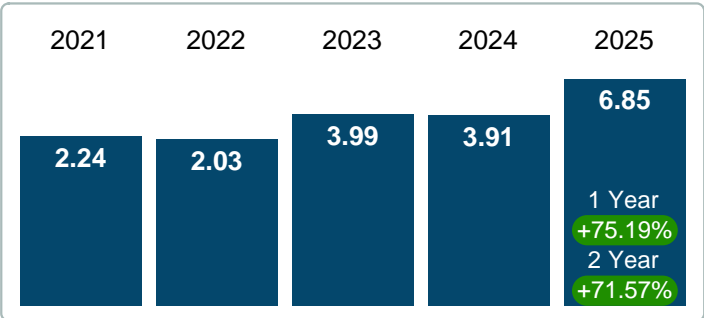
Area Delimited by County Of Bryan - Residential Property Type



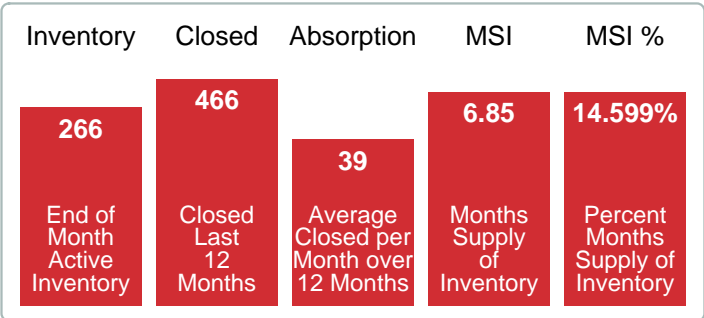
MONTHS SUPPLY of INVENTORY (MSI)

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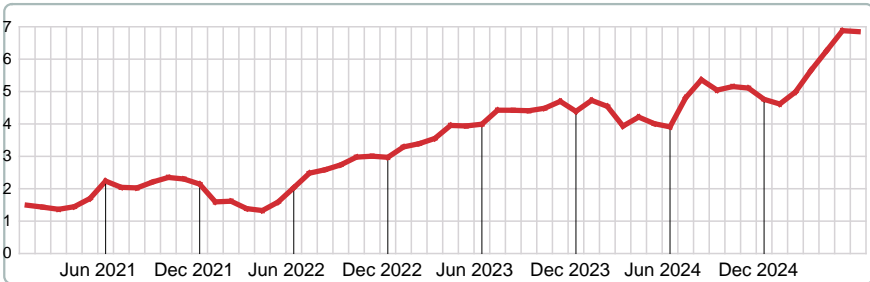
MSI FOR JUNE



INDICATORS FOR JUNE 2025

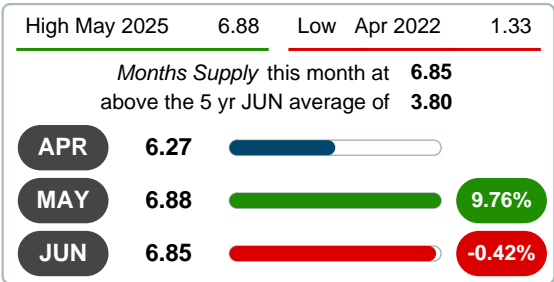


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.80



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	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

June 2025



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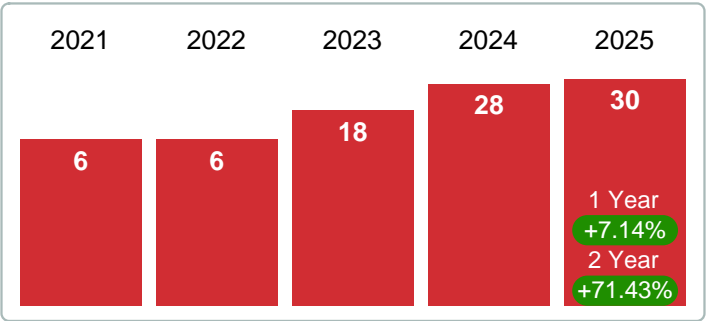
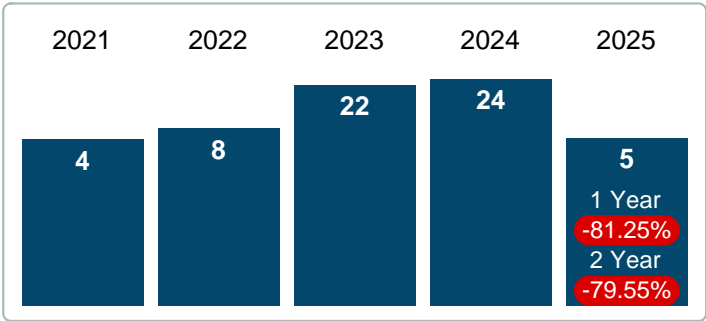


MEDIAN DAYS ON MARKET TO SALE

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JUNE

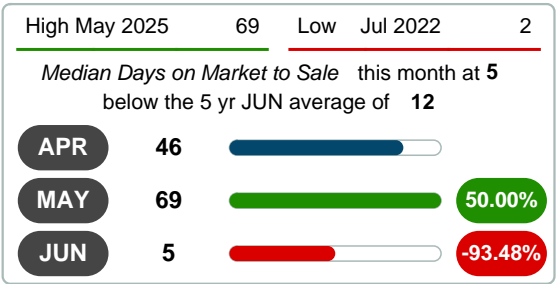
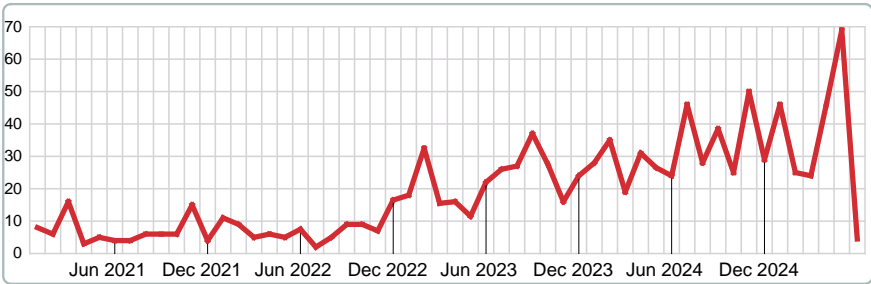
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 12



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	7.14%	73	73	93	0	0
\$100,001 \$200,000	5	11.90%	29	30	15	0	0
\$200,001 \$200,000	0	0.00%	29	0	0	0	0
\$200,001 \$250,000	18	42.86%	1	0	1	84	0
\$250,001 \$300,000	6	14.29%	18	0	14	159	0
\$300,001 \$375,000	4	9.52%	41	0	4	71	0
\$375,001 and up	6	14.29%	10	4	8	100	0
Median Closed DOM	5			30	1	100	0
Total Closed Units	42	100%	4.5	5	30	7	
Total Closed Volume	10,430,080			840.00K	7.44M	2.15M	0.00B

June 2025



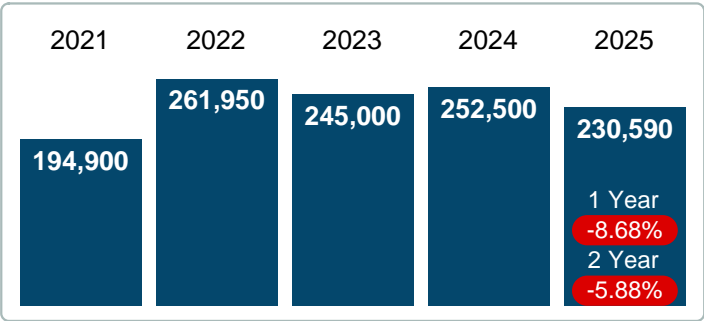
Area Delimited by County Of Bryan - Residential Property Type



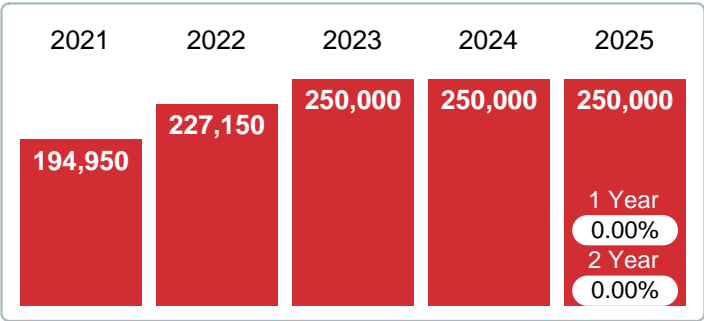
MEDIAN LIST PRICE AT CLOSING

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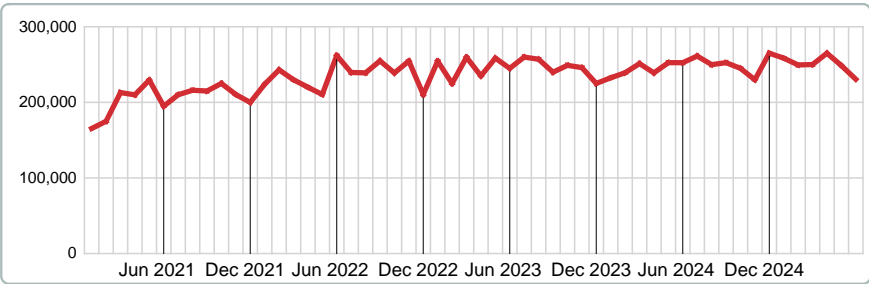
JUNE



YEAR TO DATE (YTD)

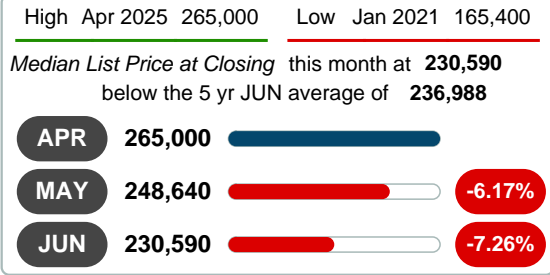


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 236,988



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	3	7.14%	69,900	69,900	70,950	0	0
\$100,001 \$200,000	5	11.90%	129,900	115,000	164,450	0	0
\$200,001 \$200,000	0	0.00%	129,900	0	0	0	0
\$200,001 \$250,000	17	40.48%	209,500	0	209,500	229,950	0
\$250,001 \$300,000	8	19.05%	269,500	289,000	269,500	258,880	0
\$300,001 \$375,000	5	11.90%	344,500	0	357,500	325,000	0
\$375,001 and up	4	9.52%	497,500	0	495,000	500,000	0
Median List Price	230,590			115,000	219,500	321,900	0
Total Closed Units	42			5	30	7	
Total Closed Volume	10,530,360			768.80K	7.55M	2.21M	0.00B

June 2025



Area Delimited by County Of Bryan - Residential Property Type

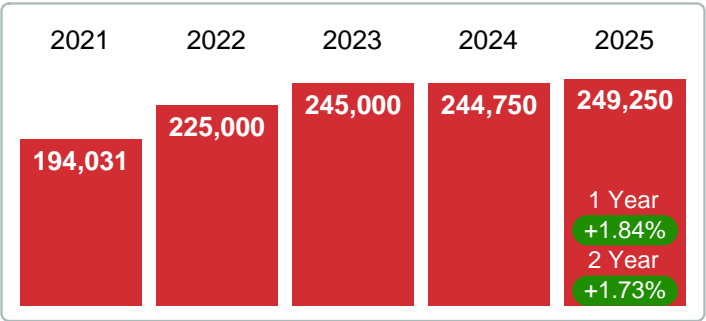
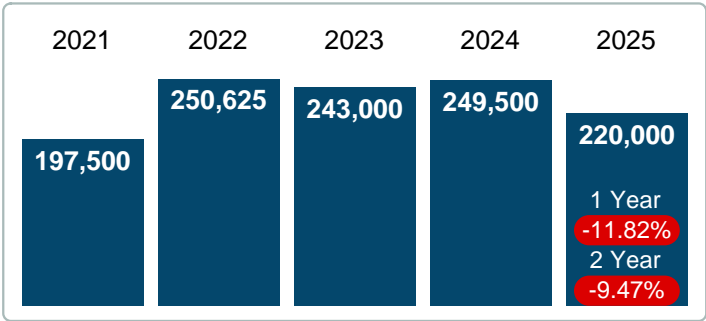


MEDIAN SOLD PRICE AT CLOSING

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JUNE

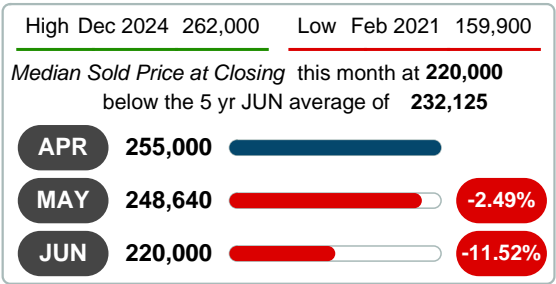
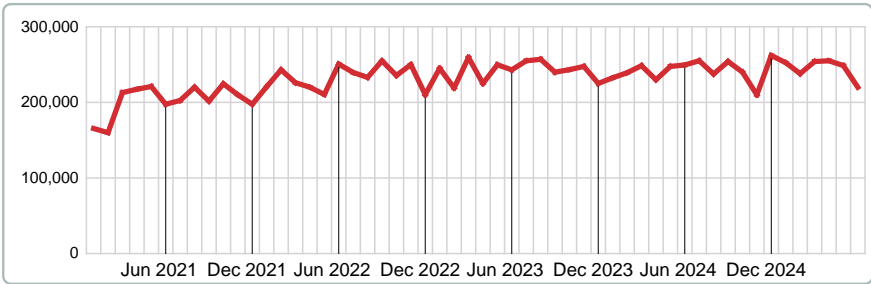
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 232,125



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	7.14%	60,000	55,000	66,250	0	0
\$100,001 \$200,000	5	11.90%	110,000	110,000	150,000	0	0
\$200,001 \$200,000	0	0.00%	110,000	0	0	0	0
\$200,001 \$250,000	18	42.86%	209,500	0	209,500	207,500	0
\$250,001 \$300,000	6	14.29%	260,500	0	261,000	255,000	0
\$300,001 \$375,000	4	9.52%	332,250	0	350,000	320,000	0
\$375,001 and up	6	14.29%	439,500	385,000	439,500	500,000	0
Median Sold Price	220,000			110,000	219,750	320,000	0
Total Closed Units	42		100%	5	30	7	
Total Closed Volume	10,430,080			840.00K	7.44M	2.15M	0.00B

June 2025



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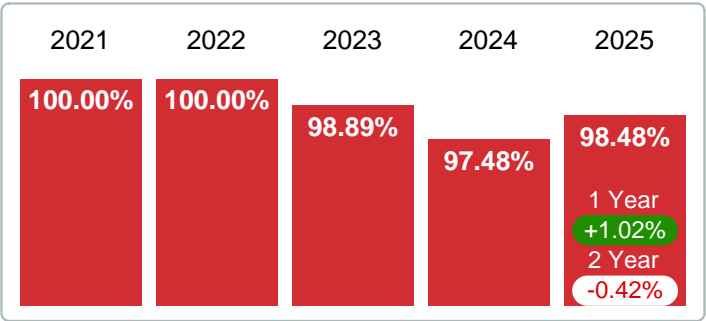
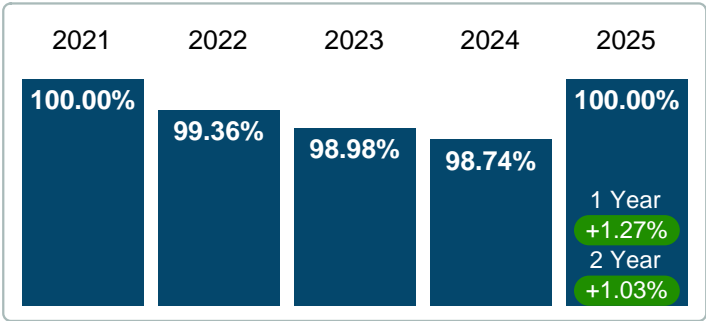


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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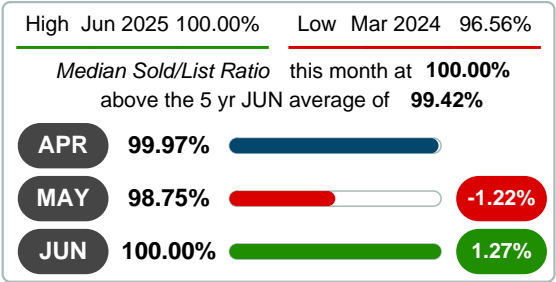
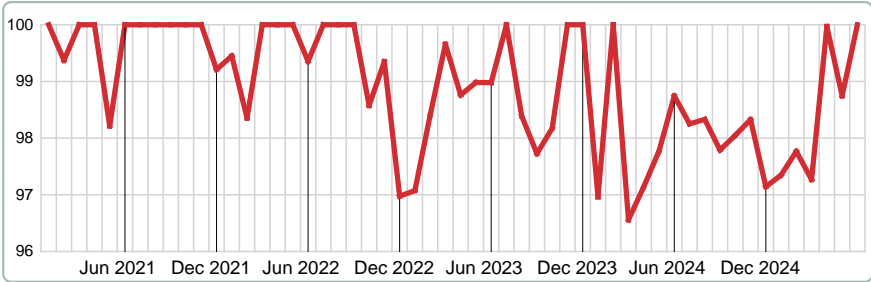
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.42%



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	7.14%	92.45%	78.68%	93.30%	0.00%	0.00%
\$100,001 \$200,000	5	11.90%	95.48%	95.65%	90.08%	0.00%	0.00%
\$200,001 \$200,000	0	0.00%	95.48%	0.00%	0.00%	0.00%	0.00%
\$200,001 \$250,000	18	42.86%	100.00%	0.00%	100.00%	91.02%	0.00%
\$250,001 \$300,000	6	14.29%	99.28%	0.00%	100.00%	98.50%	0.00%
\$300,001 \$375,000	4	9.52%	99.70%	0.00%	100.00%	99.41%	0.00%
\$375,001 and up	6	14.29%	100.00%	133.22%	98.48%	100.00%	0.00%
Median Sold/List Ratio		100.00%		95.65%	100.00%	99.41%	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



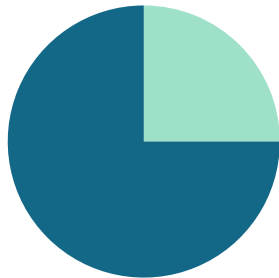
Area Delimited by County Of Bryan - Residential Property Type



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

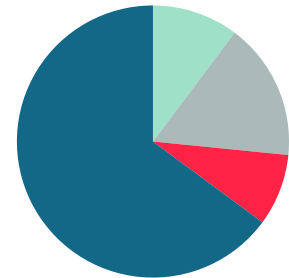
Closed Sales
42 = 10.24%

Pending Sales
67 = 16.34%

Other Off Market
35 = 8.54%

Active Inventory
266 = 64.88%

MARKET ACTIVITY



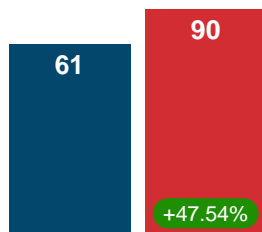
Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	47	42	-10.64%	223	210	-5.83%
Pending Sales	40	67	67.50%	247	250	1.21%
New Listings	61	90	47.54%	383	493	28.72%
Median List Price	252,500	230,590	-8.68%	250,000	250,000	0.00%
Median Sale Price	249,500	220,000	-11.82%	244,750	249,250	1.84%
Median Percent of Selling Price to List Price	98.74%	100.00%	1.27%	97.48%	98.48%	1.02%
Median Days on Market to Sale	24.00	4.50	-81.25%	28.00	30.00	7.14%
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**

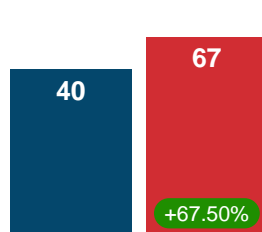
JUNE MARKET

MEDIAN PRICES

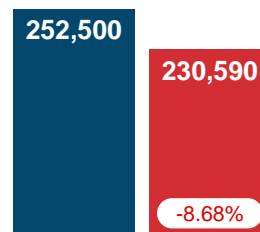
New Listings



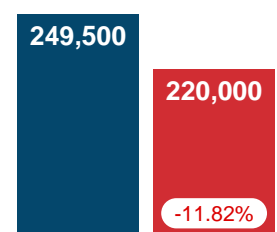
Pending Listings



List Price



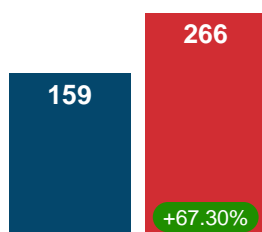
Sale Price



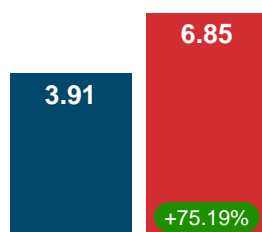
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

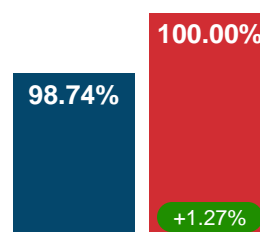
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

