

July 2025



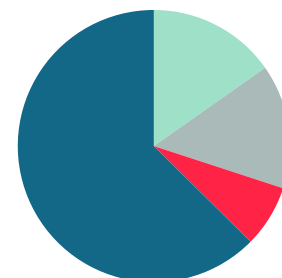
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	46	66	43.48%
Pending Listings	51	64	25.49%
New Listings	93	100	7.53%
Average List Price	293,695	274,193	-6.64%
Average Sale Price	283,899	270,129	-4.85%
Average Percent of Selling Price to List Price	96.77%	98.24%	1.52%
Average Days on Market to Sale	53.39	46.47	-12.96%
End of Month Inventory	192	271	41.15%
Months Supply of Inventory	4.81	6.69	39.11%



■ Closed (15.24%)
■ Pending (14.78%)
■ Other OffMarket (7.39%)
■ Active (62.59%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of July 31, 2025 = **271**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **41.15%** to 271 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 **6.69** 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 **4.85%** in July 2025 to \$270,129 versus the previous year at \$283,899.

Average Days on Market Shortens

The average number of **46.47** days that homes spent on the market before selling decreased by 6.92 days or **12.96%** in July 2025 compared to last year's same month at **53.39** DOM.

Sales Success for July 2025 is Positive

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

There were 100 New Listings in July 2025, up **7.53%** from last year at 93. Furthermore, there were 66 Closed Listings this month versus last year at 46, a **43.48%** increase.

Closed versus Listed trends yielded a **66.0%** ratio, up from previous year's, July 2024, at **49.5%**, a **33.43%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

July 2025



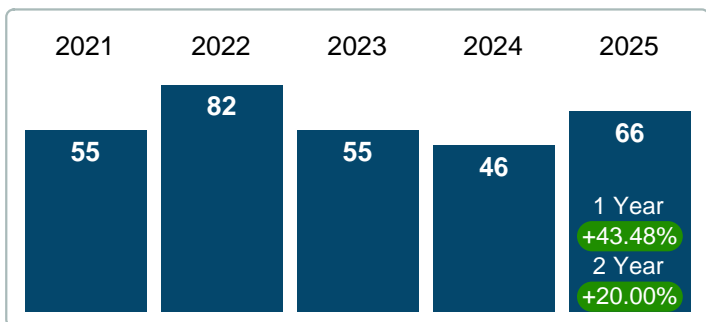
Area Delimited by County Of Bryan - Residential Property Type



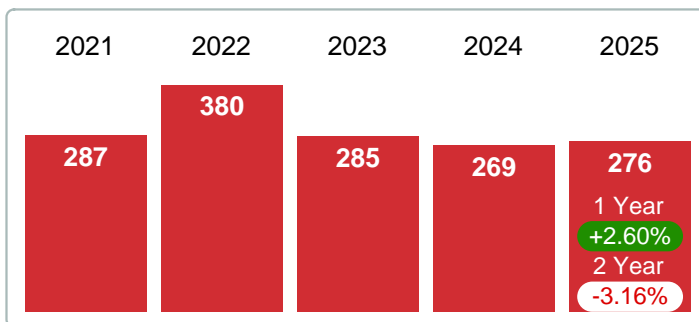
CLOSED LISTINGS

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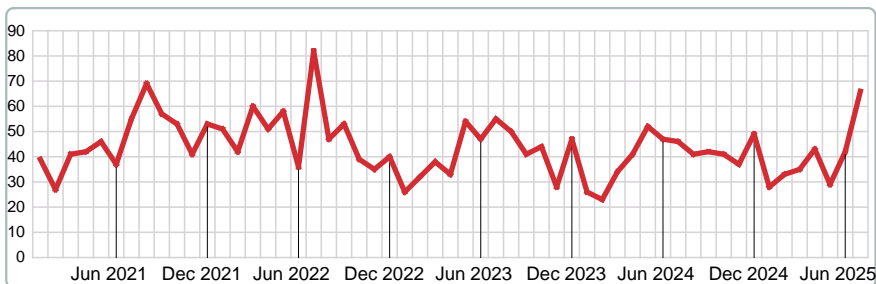
JULY



YEAR TO DATE (YTD)

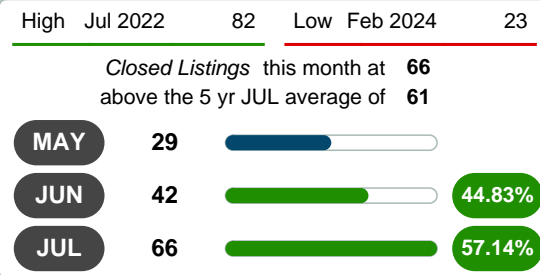


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 61



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	6.06%	50.8	2	2	0	0
\$125,001 - \$150,000	3	4.55%	46.0	1	2	0	0
\$150,001 - \$200,000	17	25.76%	20.4	8	5	4	0
\$200,001 - \$250,000	17	25.76%	48.4	0	14	3	0
\$250,001 - \$325,000	8	12.12%	55.4	0	7	1	0
\$325,001 - \$450,000	10	15.15%	67.1	0	5	5	0
\$450,001 and up	7	10.61%	63.3	1	2	3	1
Total Closed Units	66			12	37	16	1
Total Closed Volume	17,828,493	100%	46.5	2.10M	9.50M	5.61M	625.00K
Average Closed Price	\$270,129			\$174,660	\$256,646	\$350,730	\$625,000

July 2025



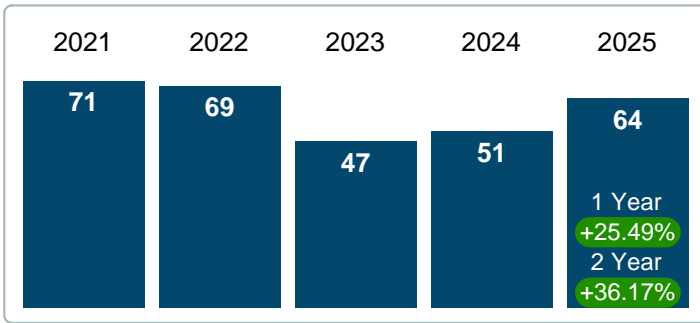
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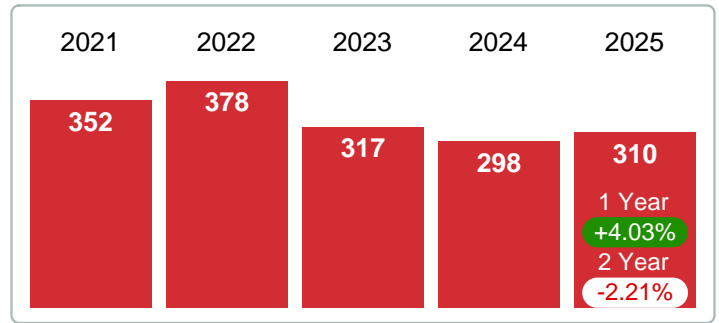
PENDING LISTINGS

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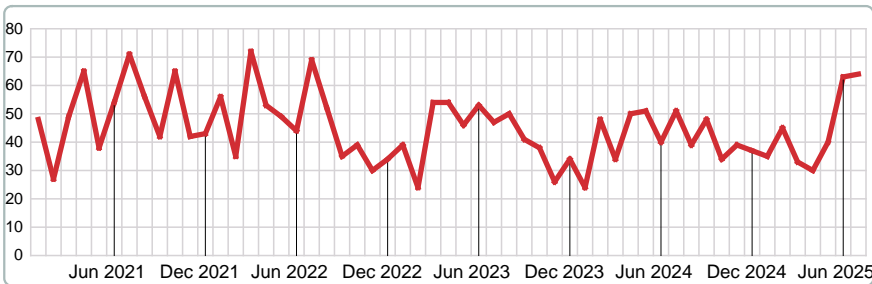
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

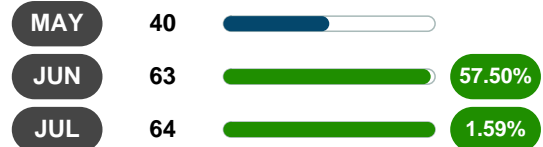


3 MONTHS

5 year JUL AVG = 60

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at 64 above the 5 yr JUL average of 60



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	6	9.38%	35.2	4	2	0	0
\$125,001 - \$150,000	2	3.13%	140.5	1	1	0	0
\$150,001 - \$175,000	13	20.31%	40.2	8	3	2	0
\$175,001 - \$225,000	17	26.56%	33.2	2	12	3	0
\$225,001 - \$275,000	10	15.63%	47.5	1	8	0	1
\$275,001 - \$325,000	10	15.63%	70.4	1	5	4	0
\$325,001 and up	6	9.38%	89.5	1	1	3	1
Total Pending Units	64			18	32	12	2
Total Pending Volume	15,026,969	100%	51.5	3.24M	7.24M	3.71M	835.00K
Average Listing Price	\$234,796			\$180,123	\$226,358	\$308,858	\$417,500

July 2025



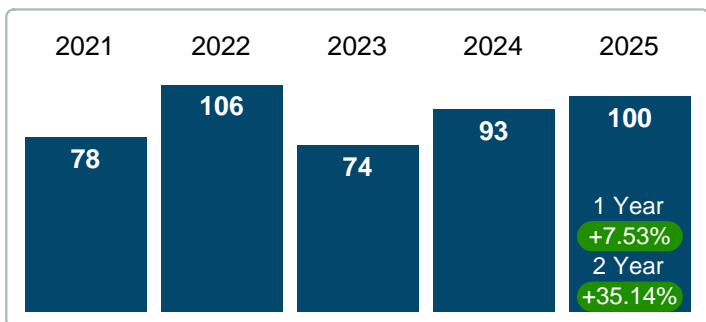
Area Delimited by County Of Bryan - Residential Property Type



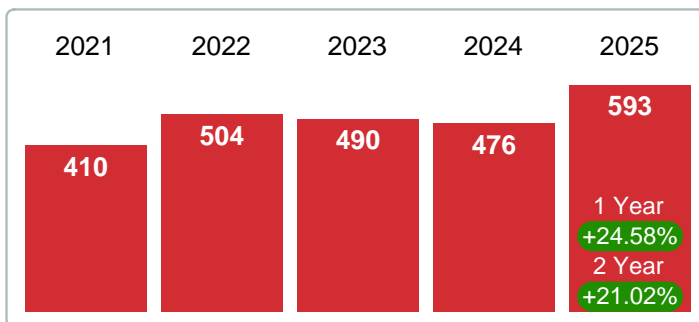
NEW LISTINGS

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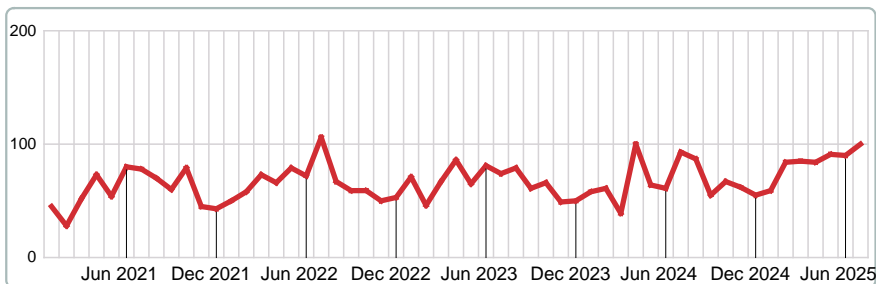
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 90

High Jul 2022 106 Low Feb 2021 28

New Listings this month at 100
above the 5 yr JUL average of 90



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	10.00%	4	6	0	0
\$150,001 - \$150,000	0	0.00%	0	0	0	0
\$150,001 - \$200,000	22	22.00%	10	7	5	0
\$200,001 - \$300,000	30	30.00%	3	22	5	0
\$300,001 - \$375,000	13	13.00%	0	5	6	2
\$375,001 - \$475,000	14	14.00%	0	7	7	0
\$475,001 and up	11	11.00%	0	5	4	2
Total New Listed Units	100		17	52	27	4
Total New Listed Volume	31,054,108	100%	2.79M	16.01M	10.36M	1.90M
Average New Listed Listing Price	\$310,541		\$164,272	\$307,838	\$383,553	\$474,500

July 2025



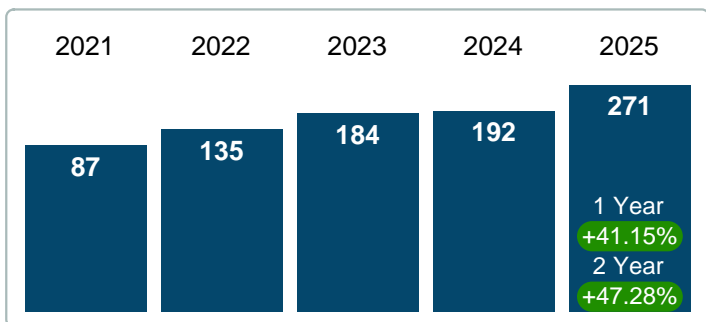
Area Delimited by County Of Bryan - Residential Property Type



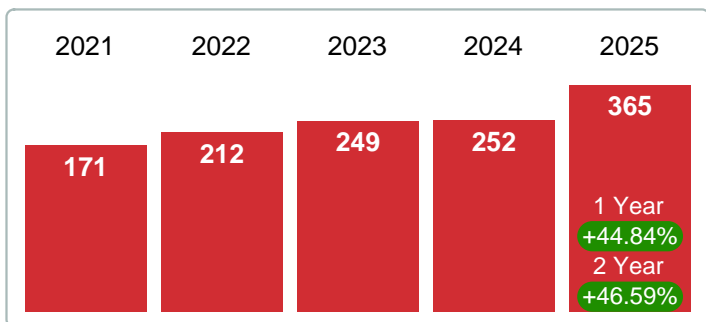
ACTIVE INVENTORY

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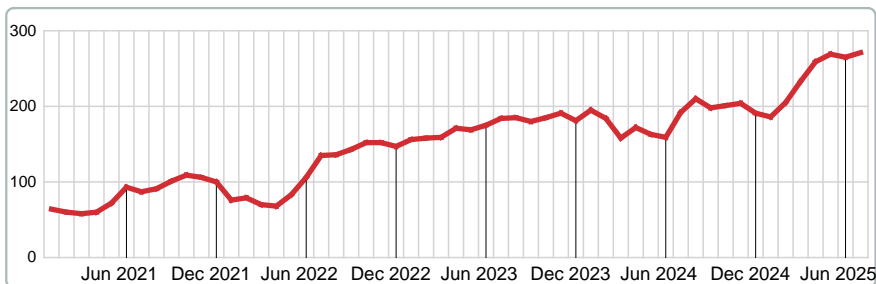
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 174

High Jul 2025 271 Low Mar 2021 58

Inventory this month at 271
above the 5 yr JUL average of 174

- MAY 269
- JUN 265 (-1.49%)
- JUL 271 (2.26%)

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	7.75%	93.2	8	11	2	0
\$150,001 - \$200,000	32	11.81%	84.6	9	18	4	1
\$200,001 - \$225,000	23	8.49%	80.7	1	15	7	0
\$225,001 - \$325,000	79	29.15%	89.1	4	58	14	3
\$325,001 - \$425,000	54	19.93%	81.6	3	33	16	2
\$425,001 - \$575,000	34	12.55%	93.8	4	12	15	3
\$575,001 and up	28	10.33%	95.5	0	9	12	7
Total Active Inventory by Units			271	29	156	70	16
Total Active Inventory by Volume			108,045,110	6.86M	53.37M	33.77M	14.05M
Average Active Inventory Listing Price			\$398,690	\$236,417	\$342,112	\$482,410	\$878,175

July 2025



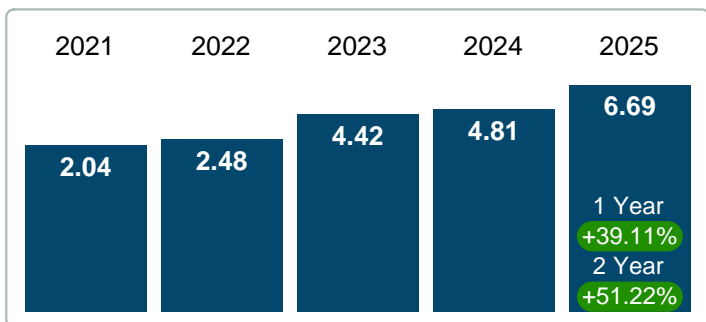
Area Delimited by County Of Bryan - Residential Property Type



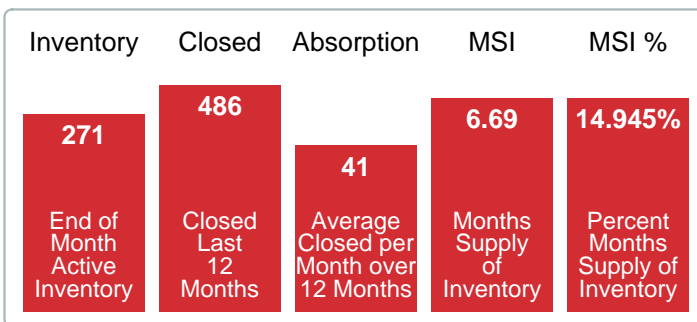
MONTHS SUPPLY of INVENTORY (MSI)

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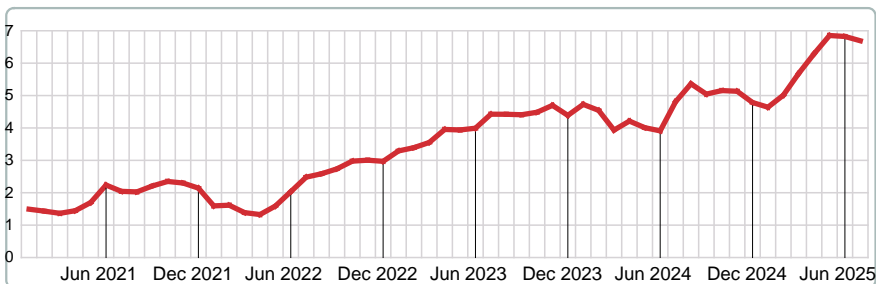
MSI FOR JULY



INDICATORS FOR JULY 2025

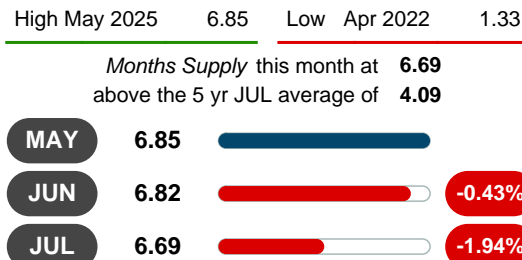


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.09



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	7.75%	3.19	4.00	2.64	6.00	0.00
\$150,001 - \$200,000	32	11.81%	4.99	8.31	4.70	2.82	12.00
\$200,001 - \$225,000	23	8.49%	5.87	6.00	4.29	28.00	0.00
\$225,001 - \$325,000	79	29.15%	5.82	8.00	5.66	5.42	12.00
\$325,001 - \$425,000	54	19.93%	9.82	12.00	11.31	8.35	4.80
\$425,001 - \$575,000	34	12.55%	12.36	24.00	9.00	18.00	7.20
\$575,001 and up	28	10.33%	16.00	0.00	12.00	20.57	28.00
Market Supply of Inventory (MSI)			6.69	6.69	5.83	8.84	10.67
Total Active Inventory by Units		100%	6.69	29	156	70	16

July 2025



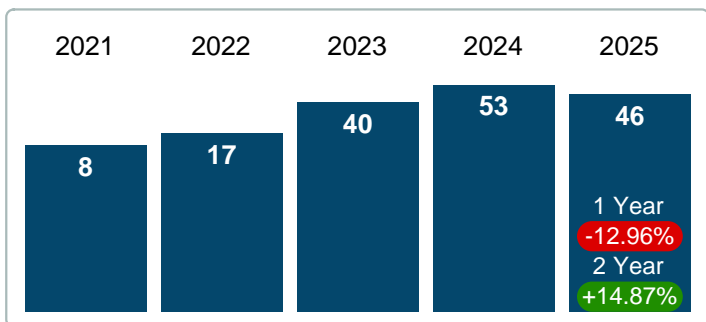
Area Delimited by County Of Bryan - Residential Property Type



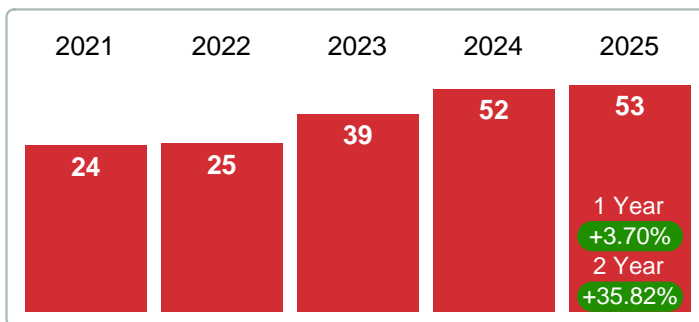
AVERAGE DAYS ON MARKET TO SALE

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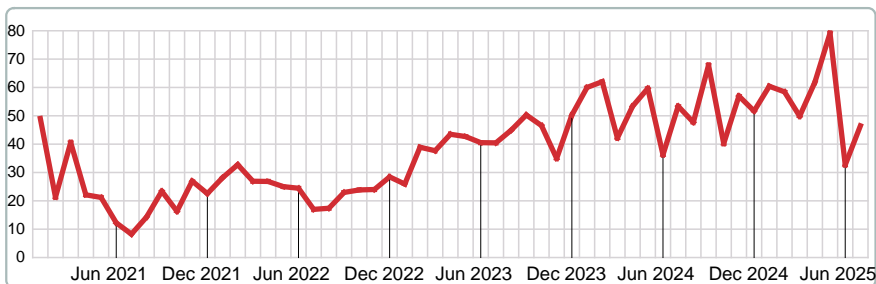
JULY



YEAR TO DATE (YTD)

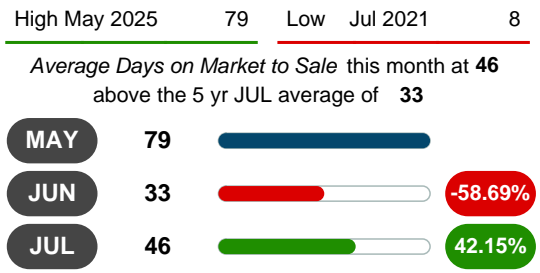


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 33



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	6.06%	51	63	39	0	0
\$125,001 - \$150,000	4.55%	46	73	33	0	0
\$150,001 - \$200,000	25.76%	20	1	66	1	0
\$200,001 - \$250,000	25.76%	48	0	33	122	0
\$250,001 - \$325,000	12.12%	55	0	50	94	0
\$325,001 - \$450,000	15.15%	67	0	98	37	0
\$450,001 and up	10.61%	63	1	27	114	46
Average Closed DOM		46	17	49	62	46
Total Closed Units	100%	66	12	37	16	1
Total Closed Volume		17,828,493	2.10M	9.50M	5.61M	625.00K

July 2025



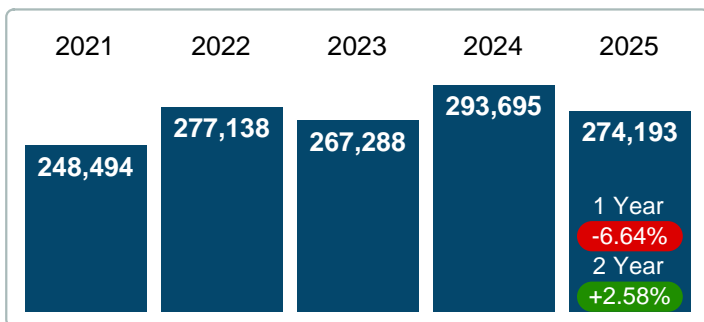
Area Delimited by County Of Bryan - Residential Property Type



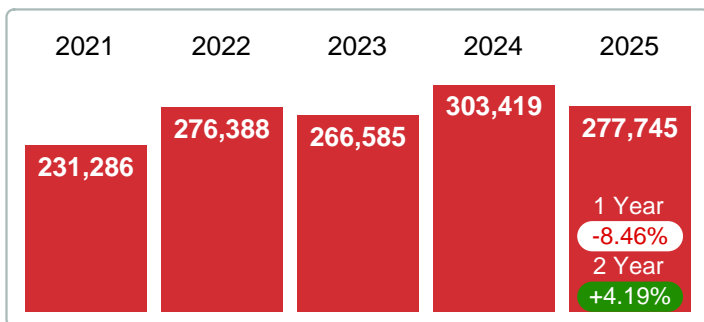
AVERAGE LIST PRICE AT CLOSING

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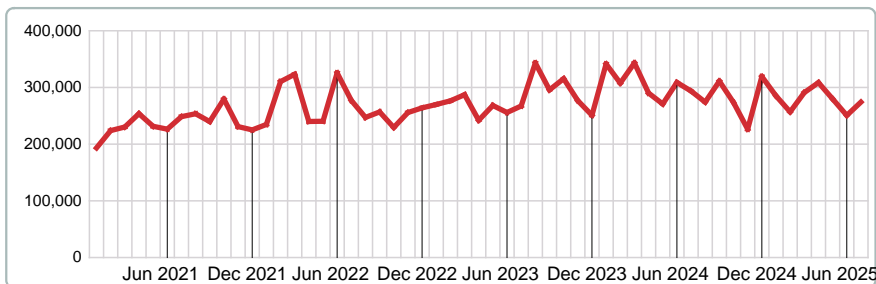
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 272,162

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

Average List Price at Closing this month at **274,193**
above the 5 yr JUL average of **272,162**

- MAY 279,784
- JUN 250,723 **-10.39%**
- JUL 274,193 **9.36%**

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	4.55%	79,833	79,750	104,500	0	0
\$125,001 - \$150,000	4.55%	131,333	135,000	150,000	0	0
\$150,001 - \$200,000	27.27%	177,146	167,990	183,240	189,625	0
\$200,001 - \$250,000	24.24%	229,431	0	229,350	239,667	0
\$250,001 - \$325,000	12.12%	288,063	0	299,357	299,000	0
\$325,001 - \$450,000	16.67%	373,245	0	369,280	382,060	0
\$450,001 and up	10.61%	599,071	465,000	597,500	681,167	490,000
Average List Price		274,193	175,285	264,135	358,144	490,000
Total Closed Units	100%	274,193	12	37	16	1
Total Closed Volume		18,096,718	2.10M	9.77M	5.73M	490.00K

July 2025



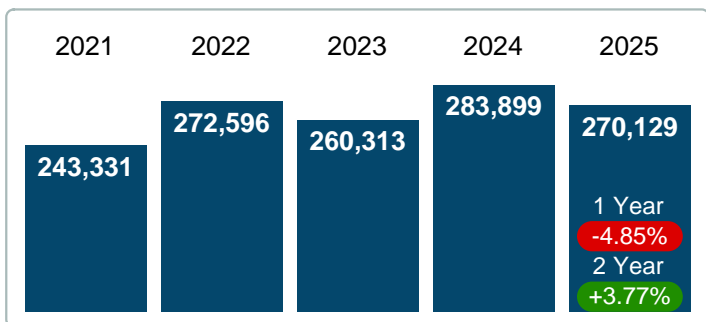
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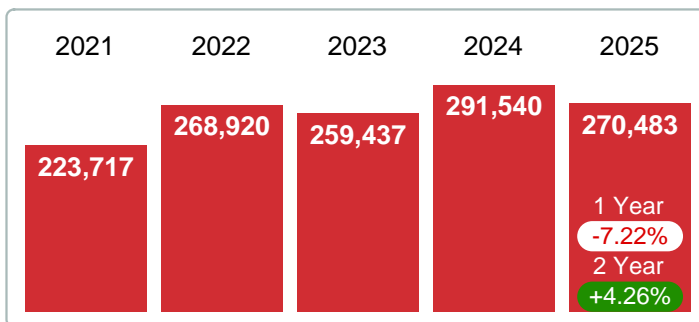
AVERAGE SOLD PRICE AT CLOSING

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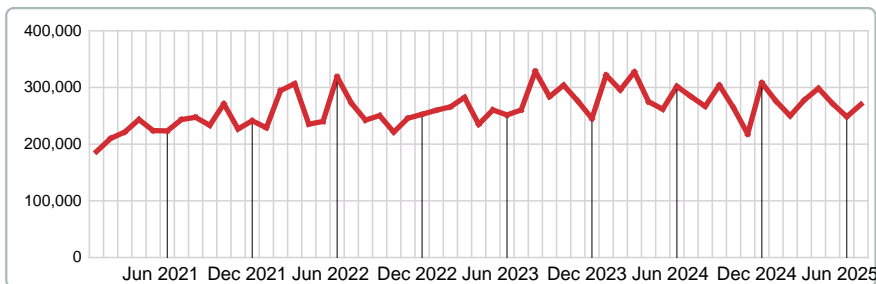
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

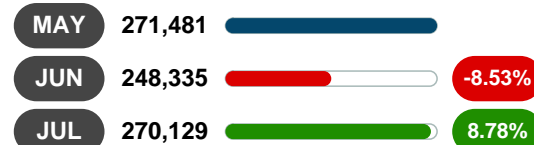


3 MONTHS

5 year JUL AVG = 266,053

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

Average Sold Price at Closing this month at **270,129**
above the 5 yr JUL average of **266,053**



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	6.06%	86,250	77,500	95,000	0	0
\$125,001 - \$150,000	4.55%	135,667	132,000	137,500	0	0
\$150,001 - \$200,000	25.76%	176,695	167,990	180,280	189,625	0
\$200,001 - \$250,000	25.76%	226,088	0	225,607	228,333	0
\$250,001 - \$325,000	12.12%	285,000	0	285,714	280,000	0
\$325,001 - \$450,000	15.15%	369,418	0	359,200	379,635	0
\$450,001 and up	10.61%	607,857	465,000	587,500	663,333	625,000
Average Sold Price		270,129	174,660	256,646	350,730	625,000
Total Closed Units	100%	270,129	12	37	16	1
Total Closed Volume		17,828,493	2.10M	9.50M	5.61M	625.00K

July 2025



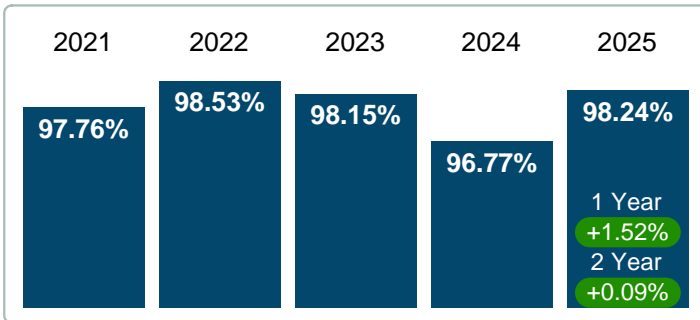
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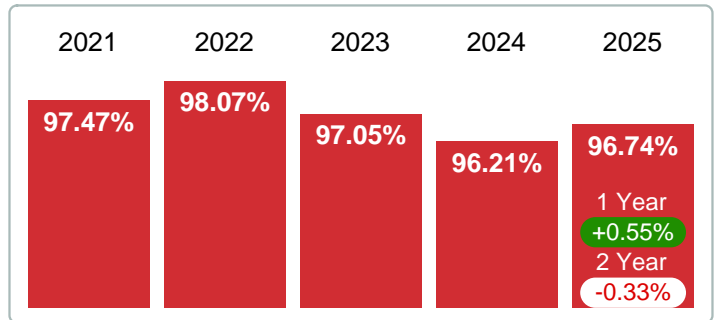
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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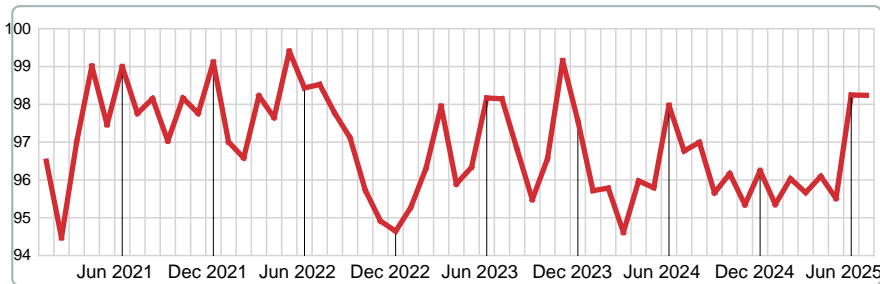
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 97.89%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **98.24%** equal to 5 yr JUL average of **97.89%**



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	4	6.06%	94.74%	96.85%	92.64%	0.00%	0.00%
\$125,001 - \$150,000	3	4.55%	94.66%	97.78%	93.10%	0.00%	0.00%
\$150,001 - \$200,000	17	25.76%	99.53%	100.00%	98.41%	100.00%	0.00%
\$200,001 - \$250,000	17	25.76%	98.01%	0.00%	98.56%	95.40%	0.00%
\$250,001 - \$325,000	8	12.12%	95.33%	0.00%	95.57%	93.65%	0.00%
\$325,001 - \$450,000	10	15.15%	98.38%	0.00%	97.30%	99.46%	0.00%
\$450,001 and up	7	10.61%	102.32%	100.00%	98.18%	97.45%	127.55%
Average Sold/List Ratio		98.20%		99.29%	97.17%	98.09%	127.55%
Total Closed Units		66	100%	12	37	16	1
Total Closed Volume		17,828,493		2.10M	9.50M	5.61M	625.00K

July 2025



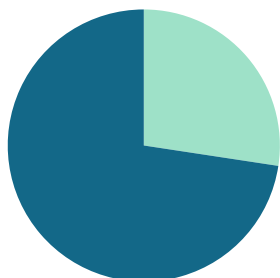
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

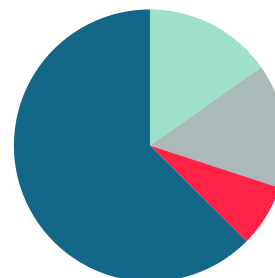


Inventory
 New Listings
100 = 27.40%
 Start Inventory
265
 Total Inventory Units
365
 Volume
\$150,817,432

Market Activity

Closed Sales
66 = 15.24%
 Pending Sales
64 = 14.78%
 Other Off Market
32 = 7.39%
 Active Inventory
271 = 62.59%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	46	66	43.48%	269	276	2.60%
Pending Sales	51	64	25.49%	298	310	4.03%
New Listings	93	100	7.53%	476	593	24.58%
Average List Price	293,695	274,193	-6.64%	303,419	277,745	-8.46%
Average Sale Price	283,899	270,129	-4.85%	291,540	270,483	-7.22%
Average Percent of Selling Price to List Price	96.77%	98.24%	1.52%	96.21%	96.74%	0.55%
Average Days on Market to Sale	53.39	46.47	-12.96%	51.57	53.47	3.70%
Monthly Inventory	192	271	41.15%	192	271	41.15%
Months Supply of Inventory	4.81	6.69	39.11%	4.81	6.69	39.11%

Absorption: Last 12 months, an Average of **41** Sales/Month

Inventory on July 31, 2025 = **271**

2024 **2025**

JULY MARKET

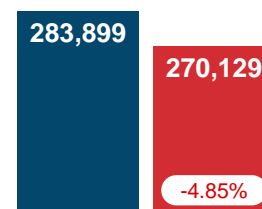
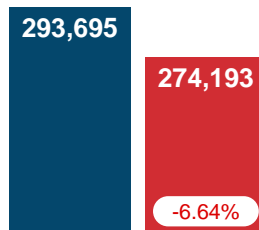
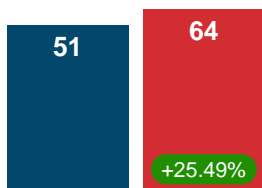
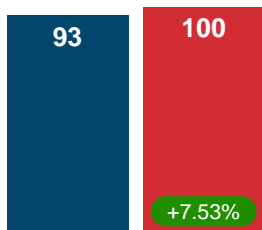
AVERAGE PRICES

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

