

# September 2025



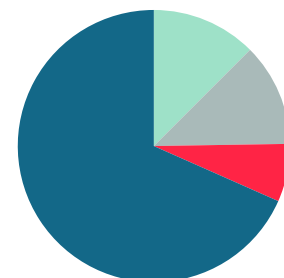
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	42	49	16.67%
Pending Listings	48	48	0.00%
New Listings	55	82	49.09%
Average List Price	311,088	271,508	-12.72%
Average Sale Price	303,858	264,420	-12.98%
Average Percent of Selling Price to List Price	95.66%	97.02%	1.42%
Average Days on Market to Sale	67.86	64.88	-4.39%
End of Month Inventory	198	268	35.35%
Months Supply of Inventory	5.04	6.42	27.25%



**Absorption:** Last 12 months, an Average of **42 Sales/Month Active Inventory** as of September 30, 2025 = **268**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **35.35%** to 268 existing homes available for sale. Over the last 12 months this area has had an average of 42 closed sales per month. This represents an unsold inventory index of **6.42** 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 **12.98%** in September 2025 to \$264,420 versus the previous year at \$303,858.

#### Average Days on Market Shortens

The average number of **64.88** days that homes spent on the market before selling decreased by 2.98 days or **4.39%** in September 2025 compared to last year's same month at **67.86** DOM.

#### Sales Success for September 2025 is Positive

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

There were 82 New Listings in September 2025, up **49.09%** from last year at 55. Furthermore, there were 49 Closed Listings this month versus last year at 42, a **16.67%** increase.

Closed versus Listed trends yielded a **59.8%** ratio, down from previous year's, September 2024, at **76.4%**, a **21.75%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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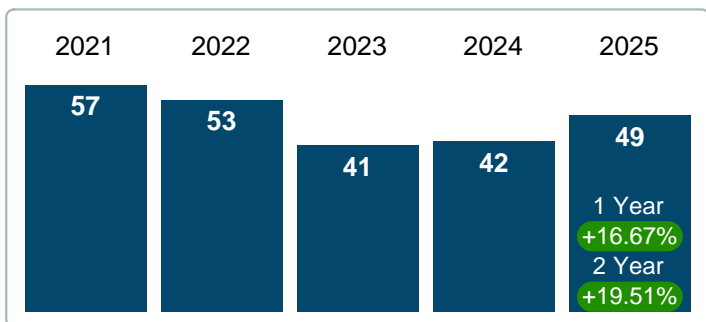
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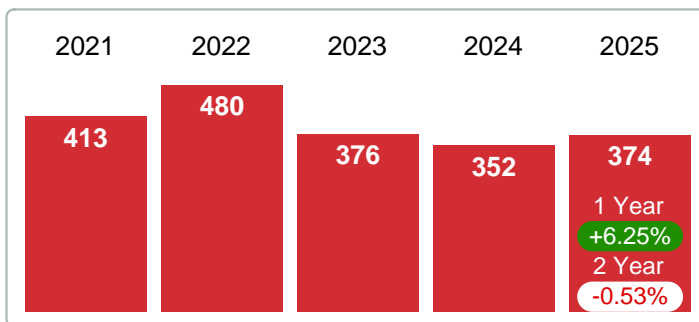
## CLOSED LISTINGS

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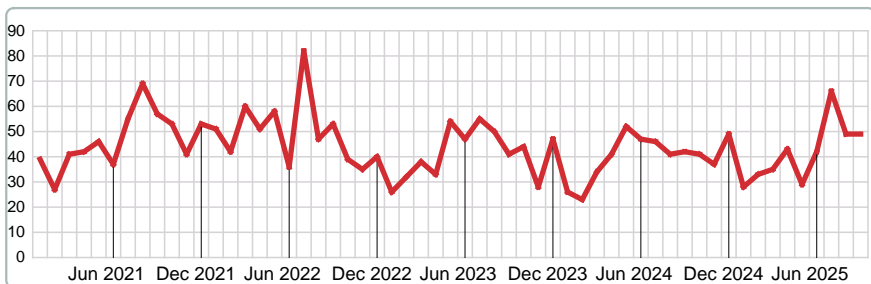
### SEPTEMBER



### YEAR TO DATE (YTD)

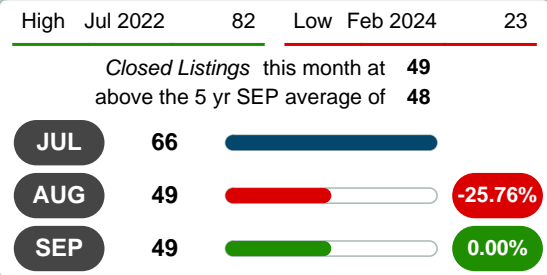


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP 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
\$125,000 and less	4	8.16%	89.5	0	4	0	0
\$125,001 - \$150,000	5	10.20%	55.8	2	1	2	0
\$150,001 - \$200,000	7	14.29%	72.3	1	5	1	0
\$200,001 - \$275,000	13	26.53%	85.8	1	9	3	0
\$275,001 - \$350,000	8	16.33%	51.5	0	5	3	0
\$350,001 - \$425,000	6	12.24%	55.2	0	5	1	0
\$425,001 and up	6	12.24%	29.5	1	2	2	1
<b>Total Closed Units</b>	<b>49</b>			<b>5</b>	<b>31</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,956,600</b>	<b>100%</b>	<b>64.9</b>	<b>1.24M</b>	<b>7.82M</b>	<b>3.43M</b>	<b>474.60K</b>
<b>Average Closed Price</b>	<b>\$264,420</b>			<b>\$247,100</b>	<b>\$252,129</b>	<b>\$285,875</b>	<b>\$474,600</b>

# September 2025



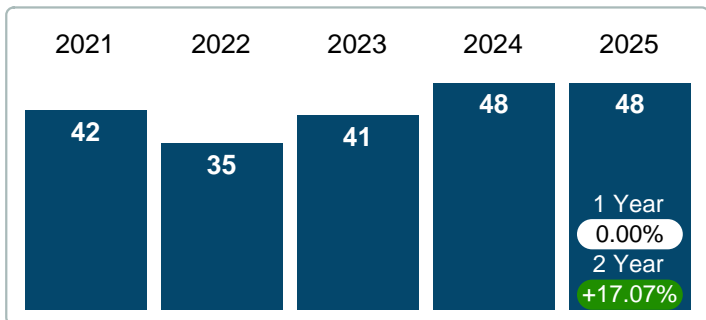
Area Delimited by County Of Bryan - Residential Property Type



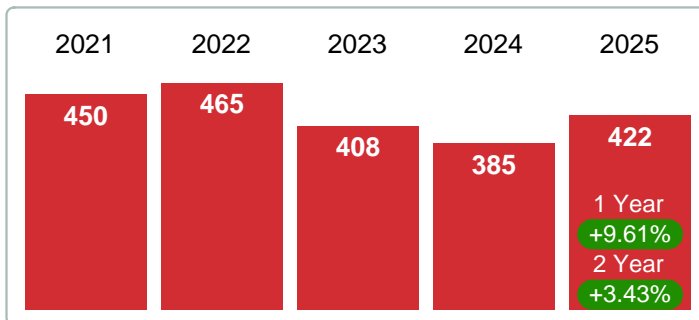
## PENDING LISTINGS

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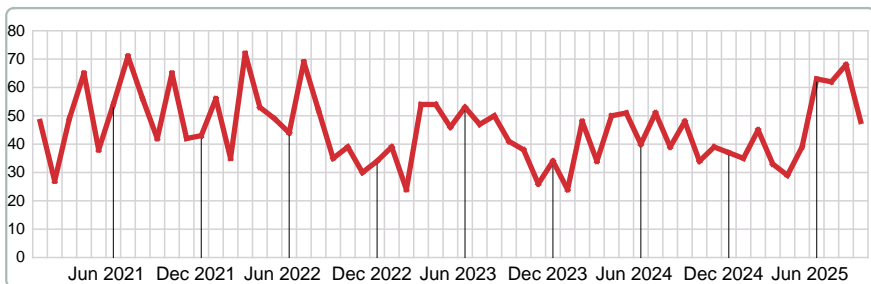
### SEPTEMBER



### YEAR TO DATE (YTD)

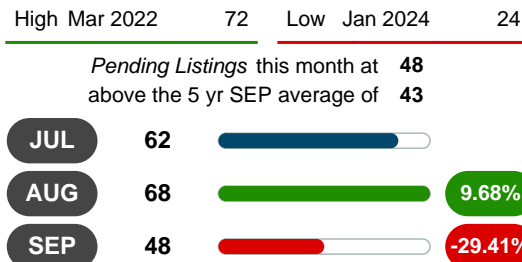


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 43



### 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	8.33%	6.5	1	3	0	0
\$125,001 - \$175,000	5	10.42%	67.4	1	4	0	0
\$175,001 - \$225,000	10	20.83%	49.3	2	6	2	0
\$225,001 - \$275,000	9	18.75%	62.1	1	7	1	0
\$275,001 - \$350,000	8	16.67%	56.9	0	4	3	1
\$350,001 - \$425,000	7	14.58%	25.3	0	4	3	0
\$425,001 and up	5	10.42%	96.6	0	0	4	1
<b>Total Pending Units</b>	<b>48</b>			<b>5</b>	<b>28</b>	<b>13</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>13,091,379</b>	<b>100%</b>	<b>52.7</b>	<b>863.20K</b>	<b>6.45M</b>	<b>5.00M</b>	<b>779.80K</b>
<b>Average Listing Price</b>	<b>\$272,737</b>			<b>\$172,640</b>	<b>\$230,306</b>	<b>\$384,600</b>	<b>\$389,900</b>

# September 2025



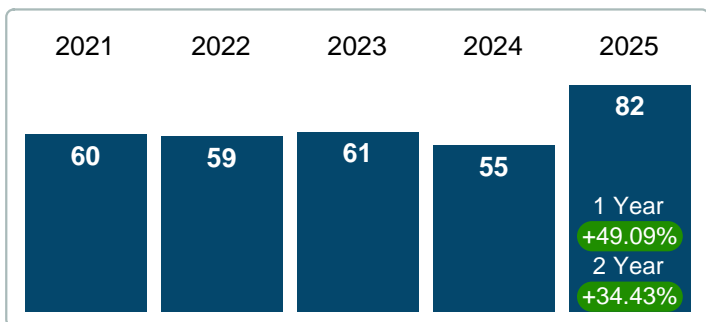
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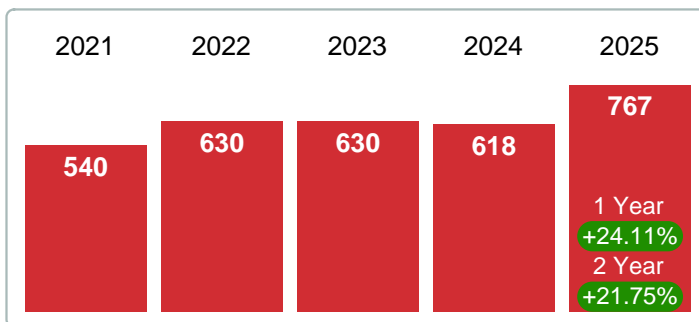
## NEW LISTINGS

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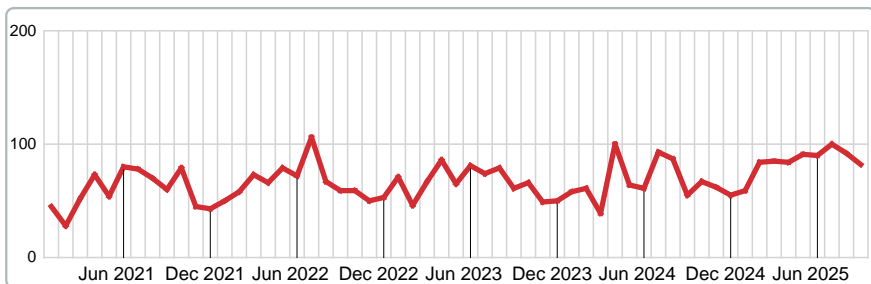
### SEPTEMBER



### YEAR TO DATE (YTD)

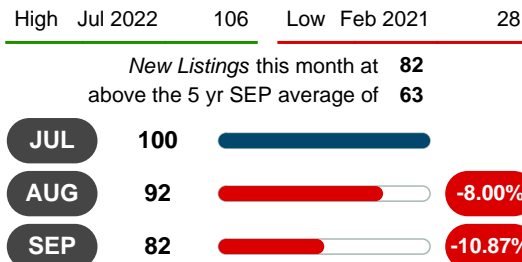


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 63



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.54%	3	3	1	0
\$125,001 - \$175,000	11	13.41%	7	1	3	0
\$175,001 - \$225,000	11	13.41%	0	10	0	1
\$225,001 - \$325,000	22	26.83%	0	19	2	1
\$325,001 - \$400,000	11	13.41%	0	5	6	0
\$400,001 - \$550,000	11	13.41%	1	4	4	2
\$550,001 and up	9	10.98%	0	5	3	1
<b>Total New Listed Units</b>	<b>82</b>		<b>11</b>	<b>47</b>	<b>19</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>28,491,502</b>	<b>100%</b>	<b>1.77M</b>	<b>17.30M</b>	<b>7.13M</b>	<b>2.29M</b>
<b>Average New Listed Listing Price</b>	<b>\$347,457</b>		<b>\$161,300</b>	<b>\$368,082</b>	<b>\$375,160</b>	<b>\$457,860</b>

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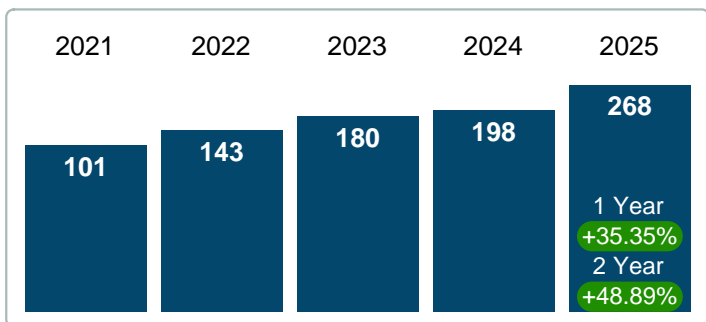
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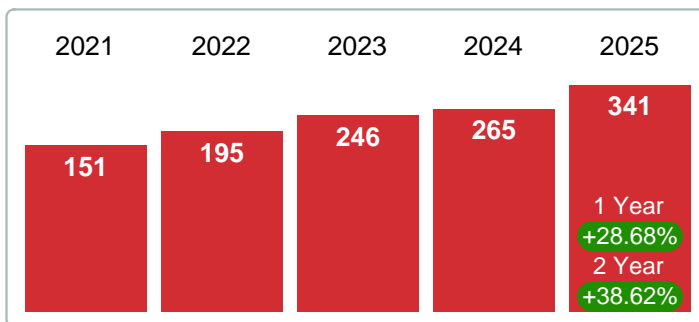
## ACTIVE INVENTORY

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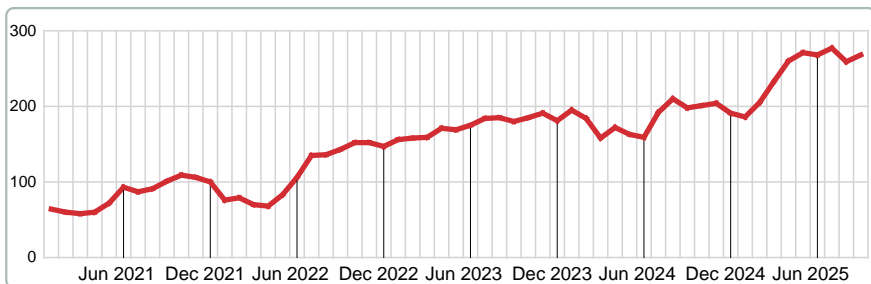
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

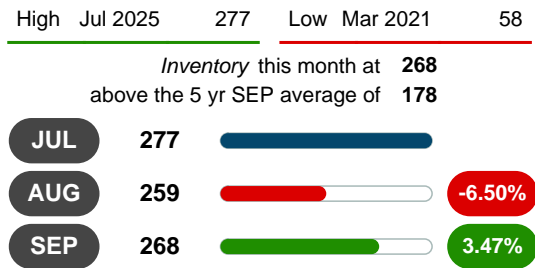


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 178



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	4.85%	85.9	7	3	3	0
\$125,001 - \$175,000	37	13.81%	79.3	16	16	5	0
\$175,001 - \$225,000	33	12.31%	89.6	4	23	4	2
\$225,001 - \$325,000	82	30.60%	86.5	2	66	12	2
\$325,001 - \$400,000	41	15.30%	107.4	2	28	10	1
\$400,001 - \$575,000	35	13.06%	92.8	4	14	15	2
\$575,001 and up	27	10.07%	110.2	1	10	10	6
<b>Total Active Inventory by Units</b>	<b>268</b>			<b>36</b>	<b>160</b>	<b>59</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>102,623,446</b>	<b>100%</b>	<b>92.3</b>	<b>8.97M</b>	<b>55.83M</b>	<b>26.32M</b>	<b>11.52M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$382,923</b>			<b>\$249,066</b>	<b>\$348,913</b>	<b>\$446,026</b>	<b>\$885,800</b>

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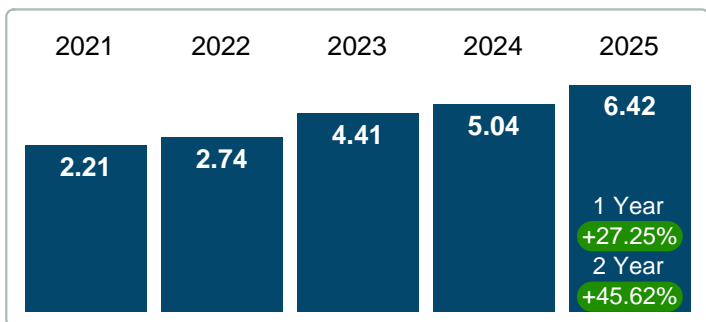
Area Delimited by County Of Bryan - Residential Property Type



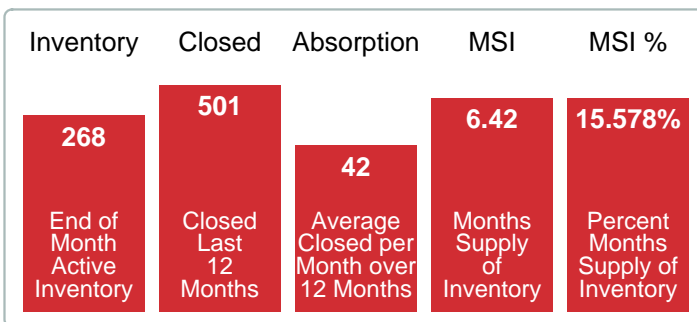
## MONTHS SUPPLY of INVENTORY (MSI)

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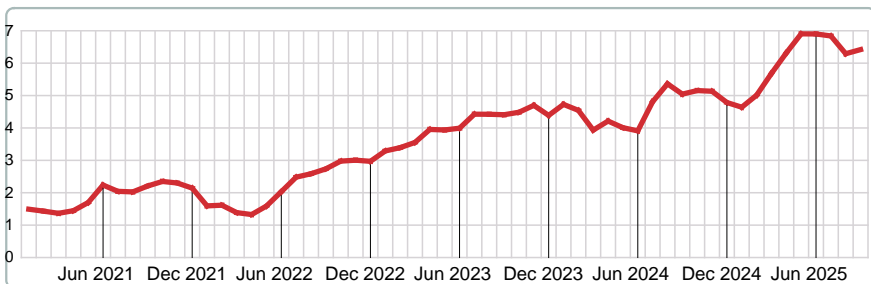
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

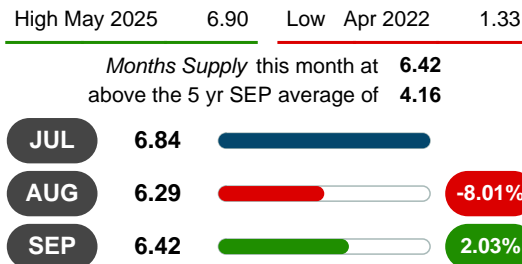


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 4.16



### 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
\$125,000 and less	13	4.85%	3.06	4.00	1.33	18.00	0.00
\$125,001 - \$175,000	37	13.81%	6.83	12.00	4.80	7.50	0.00
\$175,001 - \$225,000	33	12.31%	3.92	12.00	3.58	2.53	24.00
\$225,001 - \$325,000	82	30.60%	5.79	3.00	6.19	4.50	12.00
\$325,001 - \$400,000	41	15.30%	8.95	12.00	10.50	6.32	6.00
\$400,001 - \$575,000	35	13.06%	10.00	16.00	8.40	15.00	3.43
\$575,001 and up	27	10.07%	19.06	6.00	24.00	20.00	18.00
Market Supply of Inventory (MSI)			6.42	7.71	5.84	7.22	8.67
Total Active Inventory by Units		100%	6.42	36	160	59	13

# September 2025



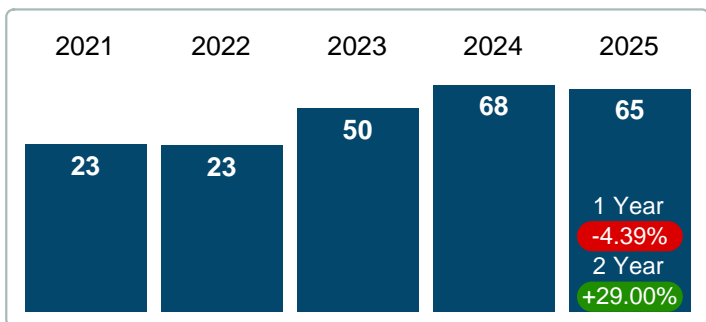
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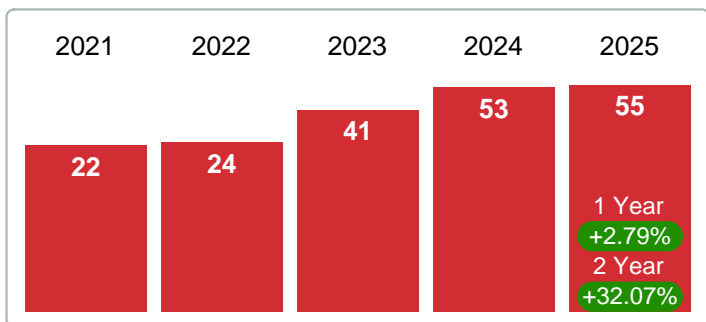
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Oct 17, 2025 for MLS Technology Inc.

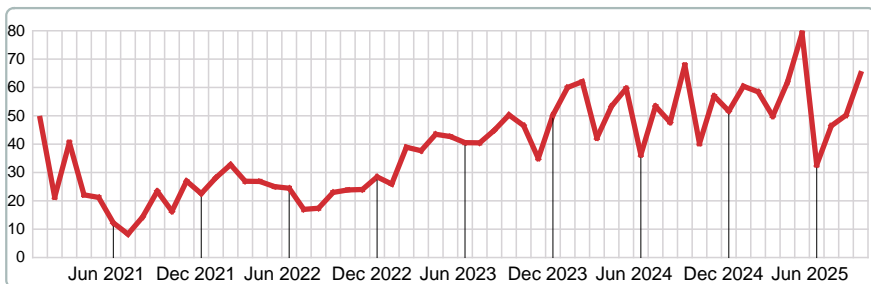
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 46

High May 2025 79 Low Jul 2021 8

Average Days on Market to Sale this month at 65 above the 5 yr SEP average of 46

- JUL 46 (8.04% above 5-yr avg)
- AUG 50 (8.04% above 5-yr avg)
- SEP 65 (29.23% above 5-yr avg)

### 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	8.16%	90	0	90	0	0
\$125,001 - \$150,000	10.20%	56	86	2	53	0
\$150,001 - \$200,000	14.29%	72	5	82	91	0
\$200,001 - \$275,000	26.53%	86	137	76	97	0
\$275,001 - \$350,000	16.33%	52	0	69	23	0
\$350,001 - \$425,000	12.24%	55	0	52	71	0
\$425,001 and up	12.24%	30	74	15	31	12
<b>Average Closed DOM</b>		<b>65</b>	<b>78</b>	<b>67</b>	<b>57</b>	<b>12</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>65</b>	<b>5</b>	<b>31</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,956,600</b>	<b>1.24M</b>	<b>7.82M</b>	<b>3.43M</b>	<b>474.60K</b>

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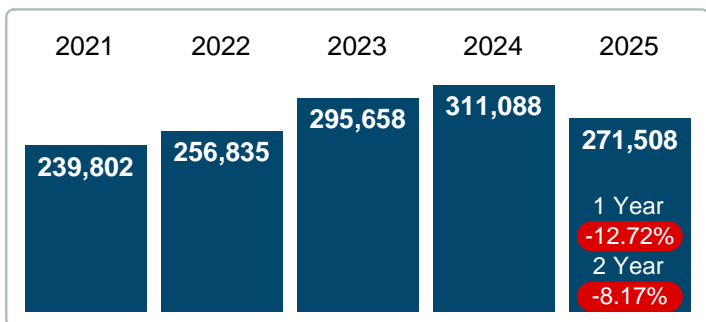
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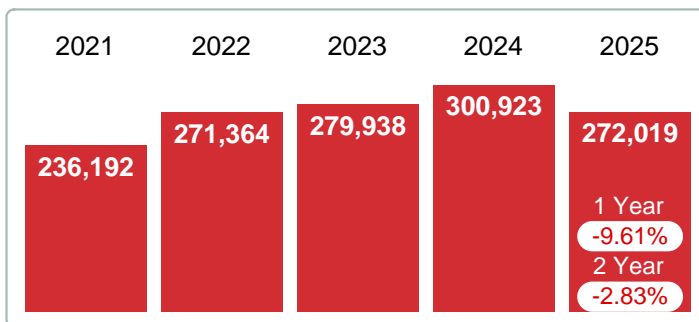
## AVERAGE LIST PRICE AT CLOSING

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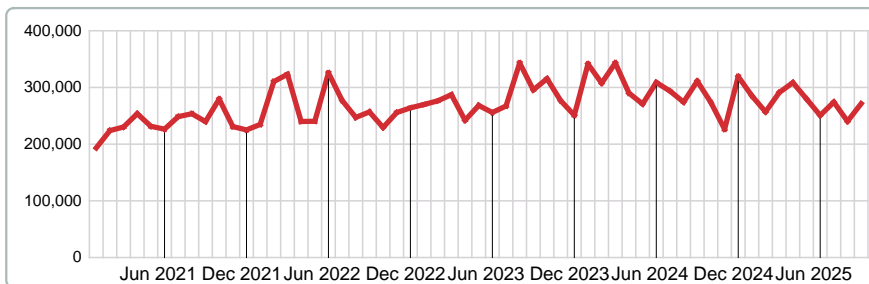
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 274,978

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

Average List Price at Closing this month at **271,508**  
below the 5 yr SEP average of **274,978**

- JUL** 274,193
- AUG** 240,274 -12.37%
- SEP** 271,508 13.00%

### 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	12.24%	111,250	0	105,625	0	0
\$125,001 - \$150,000	2.04%	129,000	147,000	120,000	147,000	0
\$150,001 - \$200,000	14.29%	171,571	205,000	173,400	225,000	0
\$200,001 - \$275,000	28.57%	235,464	249,900	242,467	241,133	0
\$275,001 - \$350,000	16.33%	306,875	0	314,800	315,667	0
\$350,001 - \$425,000	14.29%	388,857	0	393,600	399,000	0
\$425,001 and up	12.24%	472,150	520,000	446,950	462,000	495,000
<b>Average List Price</b>		<b>271,508</b>	<b>253,780</b>	<b>258,955</b>	<b>292,700</b>	<b>495,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>271,508</b>	<b>5</b>	<b>31</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>13,303,899</b>	<b>1.27M</b>	<b>8.03M</b>	<b>3.51M</b>	<b>495.00K</b>

# September 2025



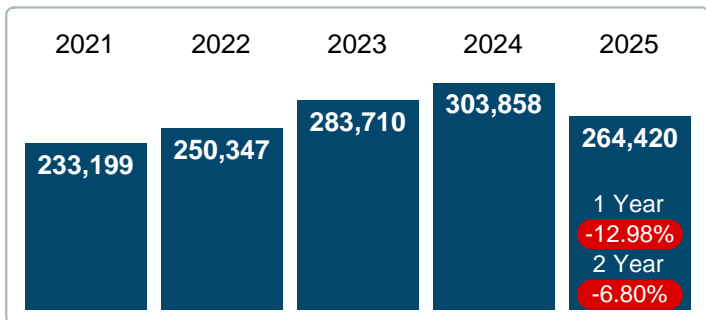
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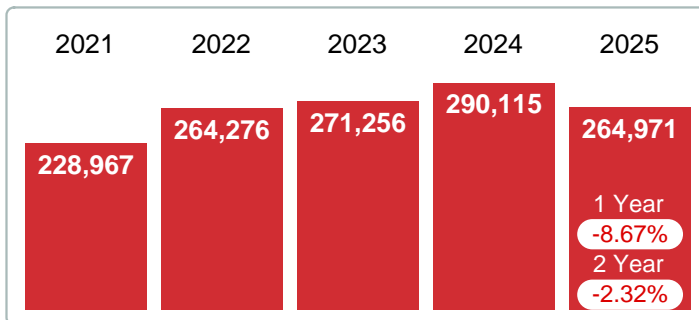
## AVERAGE SOLD PRICE AT CLOSING

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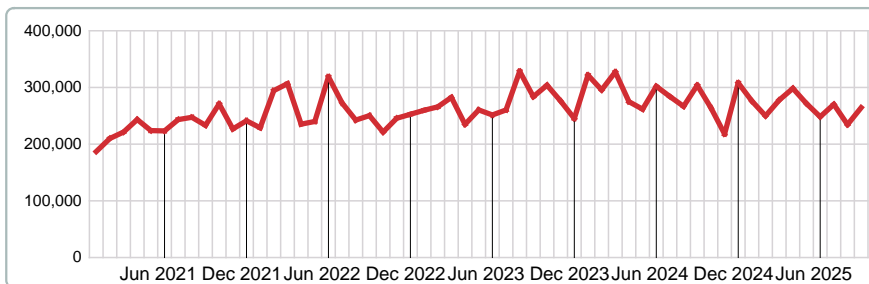
### SEPTEMBER



### YEAR TO DATE (YTD)

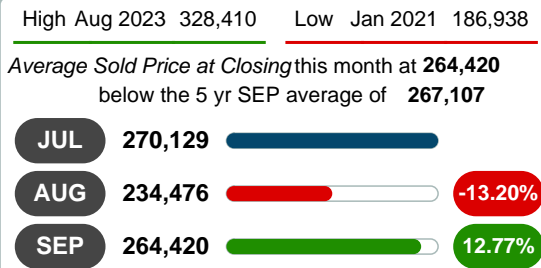


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 267,107



### 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	4	8.16%	95,375	0	95,375	0	0
\$125,001 - \$150,000	5	10.20%	137,700	138,000	130,000	141,250	0
\$150,001 - \$200,000	7	14.29%	177,500	200,000	168,500	200,000	0
\$200,001 - \$275,000	13	26.53%	237,308	239,500	237,500	236,000	0
\$275,001 - \$350,000	8	16.33%	305,450	0	298,720	316,667	0
\$350,001 - \$425,000	6	12.24%	391,000	0	391,200	390,000	0
\$425,001 and up	6	12.24%	461,583	520,000	437,450	450,000	474,600
<b>Average Sold Price</b>			<b>264,420</b>	<b>247,100</b>	<b>252,129</b>	<b>285,875</b>	<b>474,600</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>264,420</b>	<b>5</b>	<b>31</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>			<b>12,956,600</b>	<b>1.24M</b>	<b>7.82M</b>	<b>3.43M</b>	<b>474.60K</b>

# September 2025



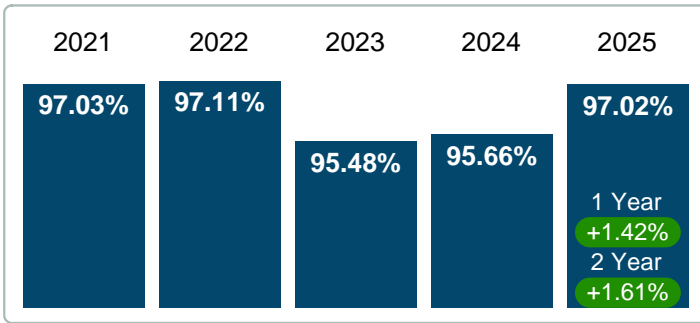
Area Delimited by County Of Bryan - Residential Property Type



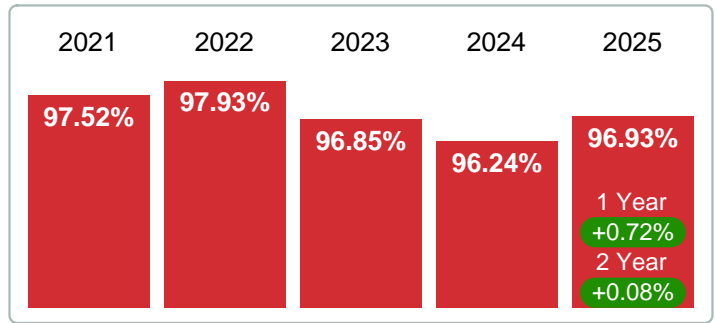
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 17, 2025 for MLS Technology Inc.

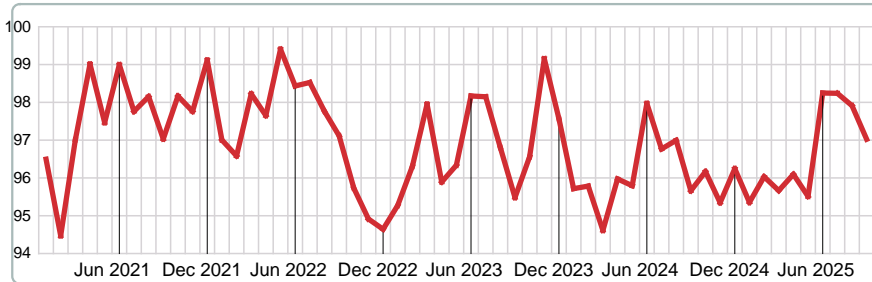
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

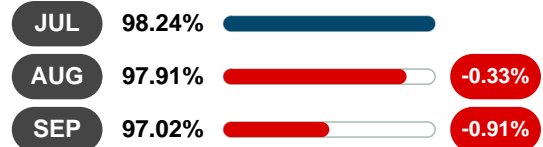


### 3 MONTHS

5 year SEP AVG = 96.46%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **97.02%** above the 5 yr SEP average of **96.46%**



### 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	8.16%	90.40%	0.00%	90.40%	0.00%	0.00%
\$125,001 - \$150,000	5	10.20%	98.44%	94.55%	108.33%	97.38%	0.00%
\$150,001 - \$200,000	7	14.29%	96.05%	97.56%	97.17%	88.89%	0.00%
\$200,001 - \$275,000	13	26.53%	97.85%	95.84%	98.06%	97.92%	0.00%
\$275,001 - \$350,000	8	16.33%	96.85%	0.00%	94.83%	100.23%	0.00%
\$350,001 - \$425,000	6	12.24%	99.12%	0.00%	99.39%	97.74%	0.00%
\$425,001 and up	6	12.24%	97.74%	100.00%	97.88%	97.39%	95.88%
Average Sold/List Ratio		97.00%		96.50%	96.94%	97.55%	95.88%
Total Closed Units		49	100%	5	31	12	1
Total Closed Volume		12,956,600		1.24M	7.82M	3.43M	474.60K

# September 2025



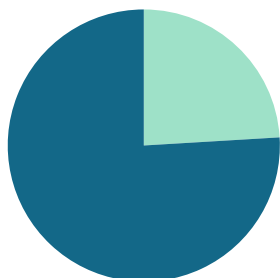
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

### INVENTORY

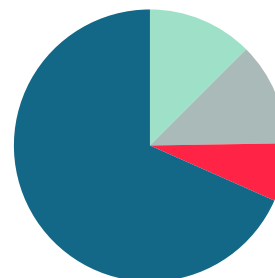


**Inventory**  
 New Listings  
**82 = 24.05%**  
 Start Inventory  
**259**  
 Total Inventory Units  
**341**  
 Volume  
**\$125,552,125**

### Market Activity

Closed Sales  
**49 = 12.50%**  
 Pending Sales  
**48 = 12.24%**  
 Other Off Market  
**27 = 6.89%**  
 Active Inventory  
**268 = 68.37%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	42	49	16.67%	352	374	6.25%
Pending Sales	48	48	0.00%	385	422	9.61%
New Listings	55	82	49.09%	618	767	24.11%
Average List Price	311,088	271,508	-12.72%	300,923	272,019	-9.61%
Average Sale Price	303,858	264,420	-12.98%	290,115	264,971	-8.67%
Average Percent of Selling Price to List Price	95.66%	97.02%	1.42%	96.24%	96.93%	0.72%
Average Days on Market to Sale	67.86	64.88	-4.39%	53.06	54.54	2.79%
Monthly Inventory	198	268	35.35%	198	268	35.35%
Months Supply of Inventory	5.04	6.42	27.25%	5.04	6.42	27.25%

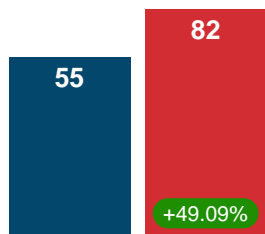
**Absorption:** Last 12 months, an Average of **42** Sales/Month

**Inventory** on September 30, 2025 = **268** 2024 2025

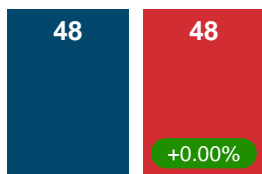
### SEPTEMBER MARKET

### AVERAGE PRICES

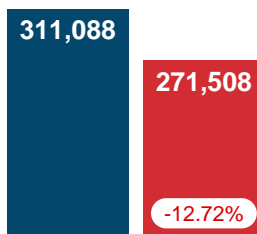
#### New Listings



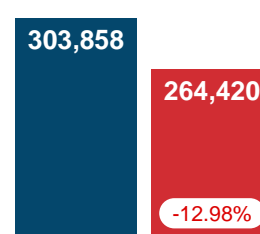
#### Pending Listings



#### List Price



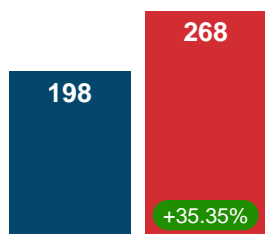
#### Sale Price



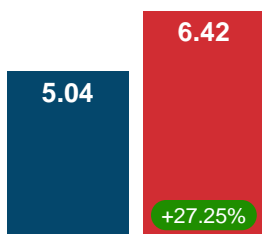
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

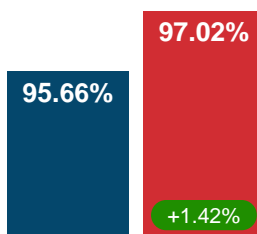
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

