

# September 2025



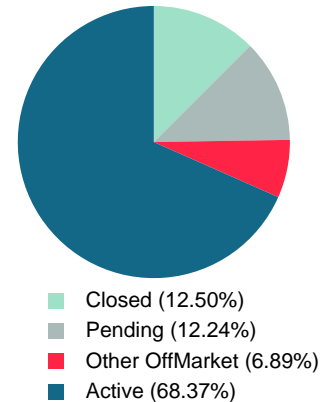
Area Delimited by County Of Bryan - Residential Property Type



## 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%
Median List Price	252,500	255,000	0.99%
Median Sale Price	254,000	255,000	0.39%
Median Percent of Selling Price to List Price	97.79%	97.67%	-0.12%
Median Days on Market to Sale	38.50	45.00	16.88%
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.

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **0.39%** in September 2025 to \$255,000 versus the previous year at \$254,000.

#### Median Days on Market Lengthens

The median number of **45.00** days that homes spent on the market before selling increased by 6.50 days or **16.88%** in September 2025 compared to last year's same month at **38.50** DOM.

#### Sales Success for September 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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 Month's 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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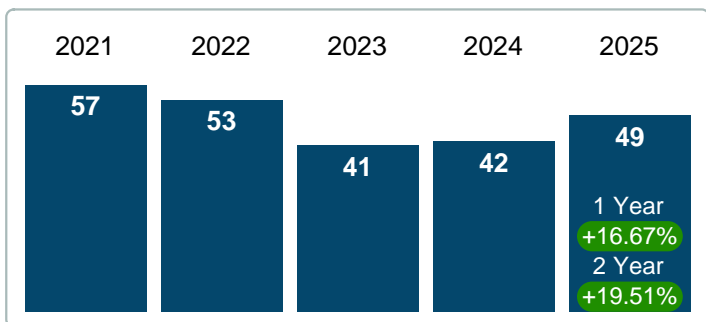
Area Delimited by County Of Bryan - Residential Property Type



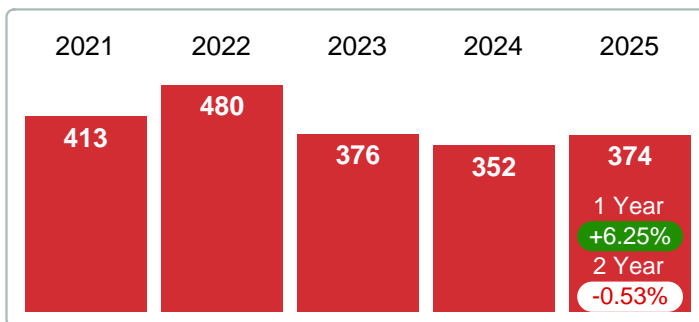
## CLOSED LISTINGS

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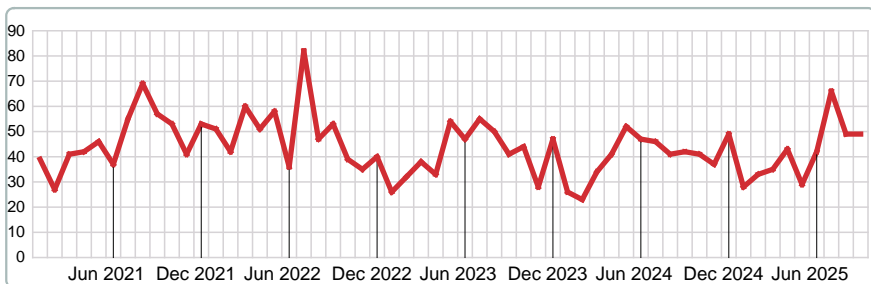
### SEPTEMBER



### YEAR TO DATE (YTD)

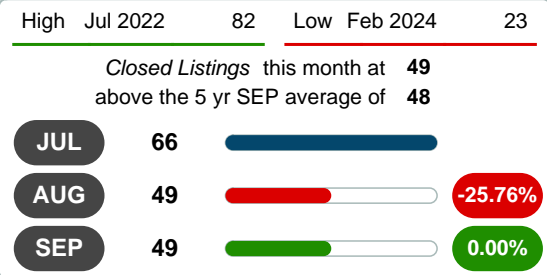


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 48



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	8.16%	8.0	0	4	0	0
\$125,001 - \$150,000	5	10.20%	44.0	2	1	2	0
\$150,001 - \$200,000	7	14.29%	44.0	1	5	1	0
\$200,001 - \$275,000	13	26.53%	54.0	1	9	3	0
\$275,001 - \$350,000	8	16.33%	58.0	0	5	3	0
\$350,001 - \$425,000	6	12.24%	51.5	0	5	1	0
\$425,001 and up	6	12.24%	15.5	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>45.0</b>	<b>1.24M</b>	<b>7.82M</b>	<b>3.43M</b>	<b>474.60K</b>
<b>Median Closed Price</b>	<b>\$255,000</b>			<b>\$200,000</b>	<b>\$255,000</b>	<b>\$272,500</b>	<b>\$474,600</b>

# September 2025



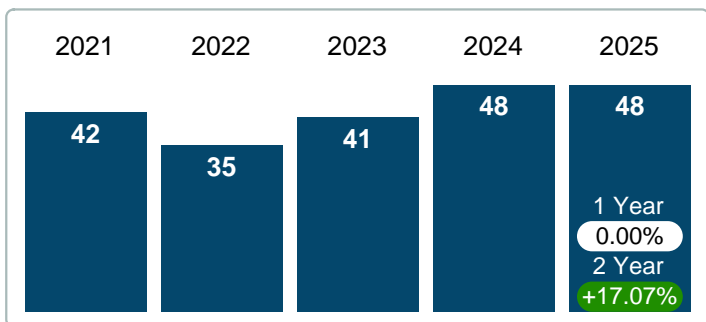
Area Delimited by County Of Bryan - Residential Property Type



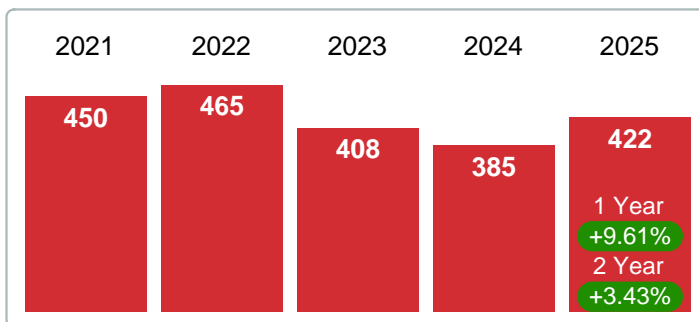
## PENDING LISTINGS

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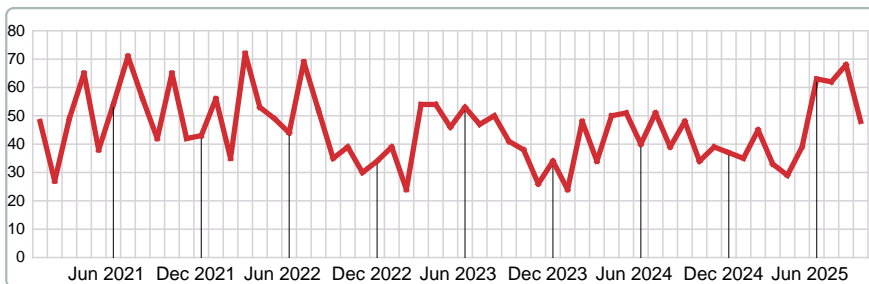
### SEPTEMBER



### YEAR TO DATE (YTD)

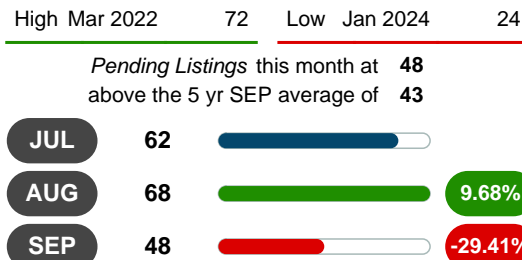


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 43



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	8.33%	5.0	1	3	0	0
\$125,001 - \$175,000	5	10.42%	53.0	1	4	0	0
\$175,001 - \$225,000	10	20.83%	29.0	2	6	2	0
\$225,001 - \$275,000	9	18.75%	32.0	1	7	1	0
\$275,001 - \$350,000	8	16.67%	32.0	0	4	3	1
\$350,001 - \$425,000	7	14.58%	6.0	0	4	3	0
\$425,001 and up	5	10.42%	67.0	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>31.0</b>	<b>863.20K</b>	<b>6.45M</b>	<b>5.00M</b>	<b>779.80K</b>
<b>Median Listing Price</b>	<b>\$239,500</b>			<b>\$184,900</b>	<b>\$230,098</b>	<b>\$354,900</b>	<b>\$389,900</b>

# September 2025



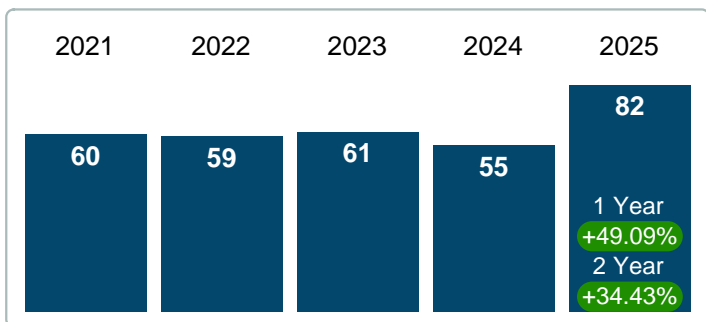
Area Delimited by County Of Bryan - Residential Property Type



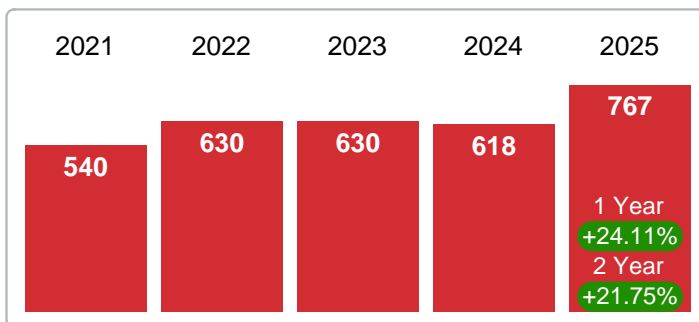
## NEW LISTINGS

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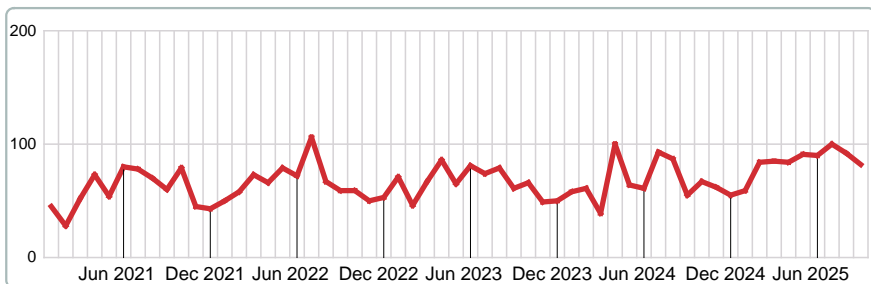
### SEPTEMBER



### YEAR TO DATE (YTD)

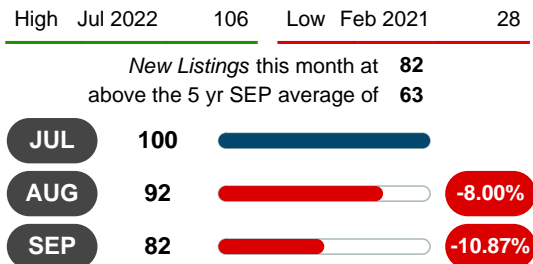


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$276,500</b>		<b>\$144,000</b>	<b>\$275,000</b>	<b>\$365,000</b>	<b>\$419,900</b>

# September 2025



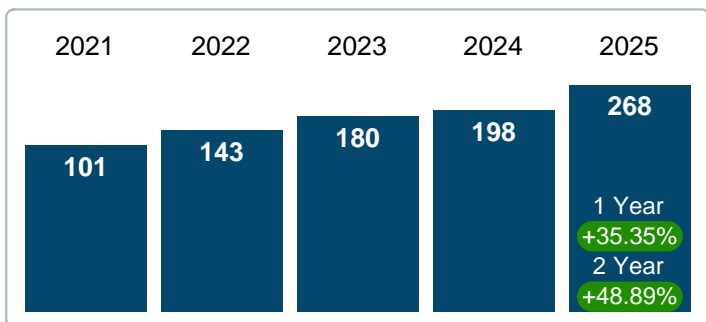
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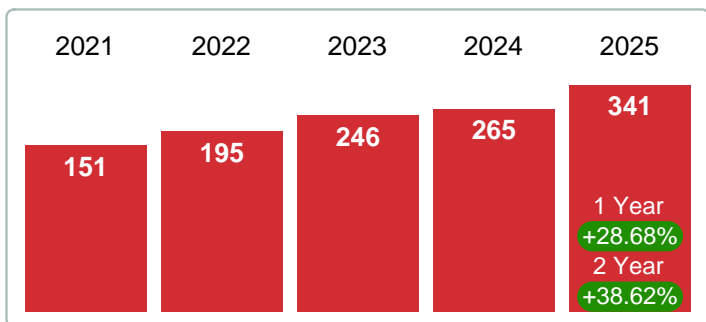
## ACTIVE INVENTORY

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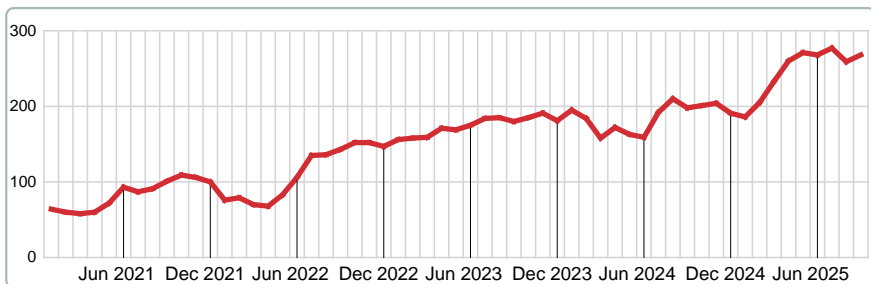
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

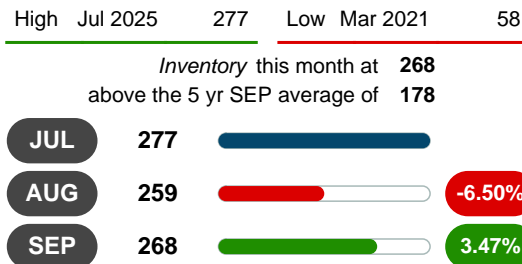


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 178



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	13	4.85%	63.0	7	3	3	0	
\$125,001 - \$175,000	37	13.81%	59.0	16	16	5	0	
\$175,001 - \$225,000	33	12.31%	63.0	4	23	4	2	
\$225,001 - \$325,000	82	30.60%	69.5	2	66	12	2	
\$325,001 - \$400,000	41	15.30%	75.0	2	28	10	1	
\$400,001 - \$575,000	35	13.06%	77.0	4	14	15	2	
\$575,001 and up	27	10.07%	106.0	1	10	10	6	
Total Active Inventory by Units		268		36	160	59	13	
Total Active Inventory by Volume		102,623,446	100%	75.0	8.97M	55.83M	26.32M	11.52M
Median Active Inventory Listing Price		\$275,000			\$166,495	\$272,445	\$369,900	\$490,000

# September 2025



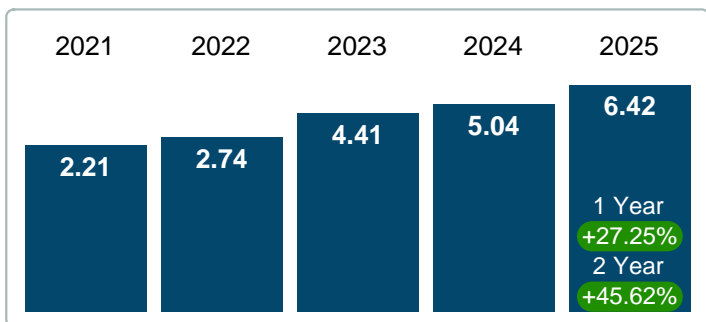
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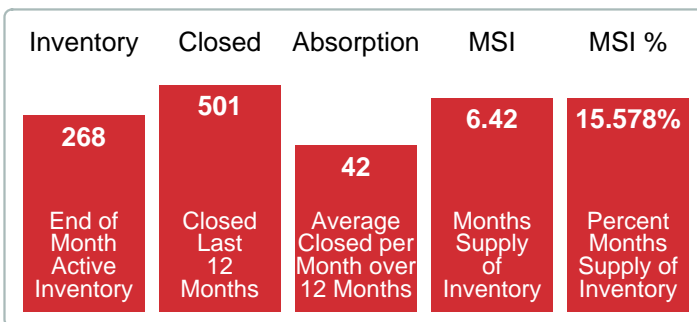
## MONTHS SUPPLY of INVENTORY (MSI)

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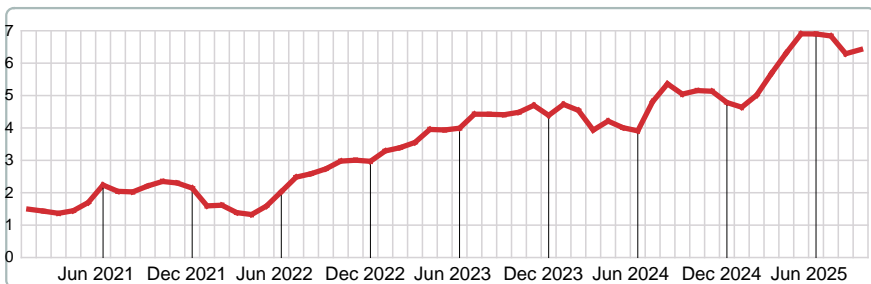
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

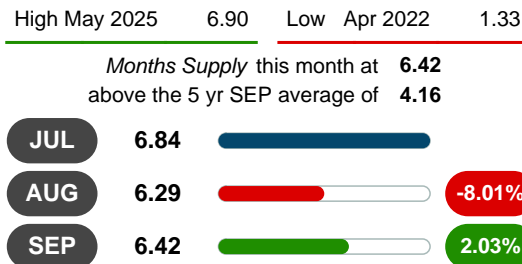


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



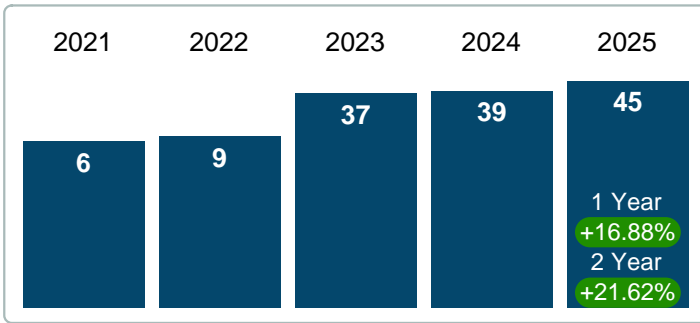
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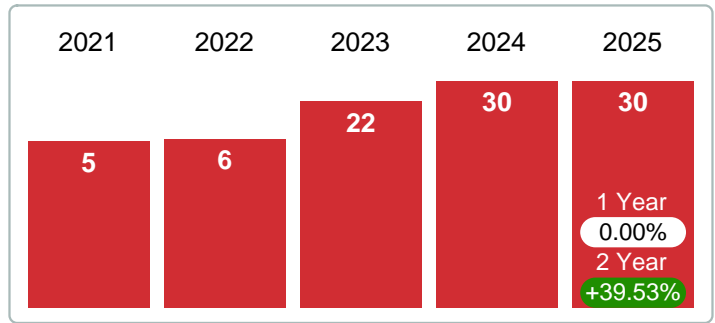
## MEDIAN DAYS ON MARKET TO SALE

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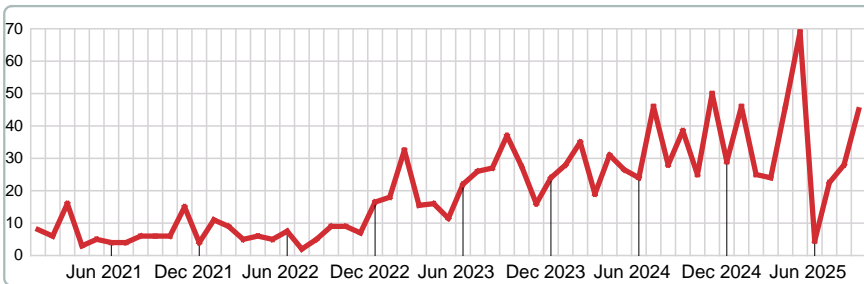
### SEPTEMBER



### YEAR TO DATE (YTD)

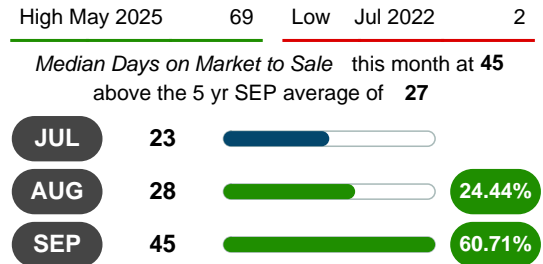


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 27



### 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
\$125,000 and less	4	8.16%	8	0	8	0	0
\$125,001 - \$150,000	5	10.20%	44	86	2	53	0
\$150,001 - \$200,000	7	14.29%	44	5	44	91	0
\$200,001 - \$275,000	13	26.53%	54	137	45	143	0
\$275,001 - \$350,000	8	16.33%	58	0	71	3	0
\$350,001 - \$425,000	6	12.24%	52	0	36	71	0
\$425,001 and up	6	12.24%	16	74	15	31	12
Median Closed DOM			45	74	44	59	12
Total Closed Units		100%	49	5	31	12	1
Total Closed Volume			12,956,600	1.24M	7.82M	3.43M	474.60K

# September 2025



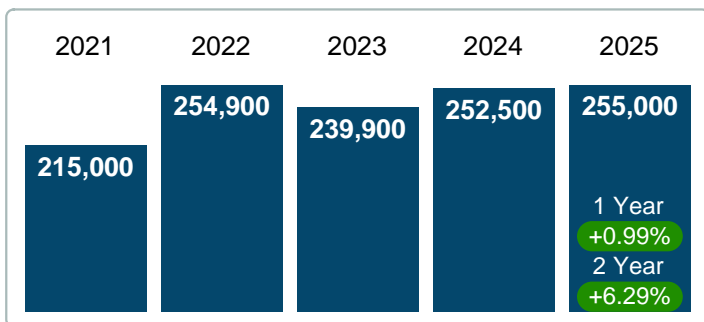
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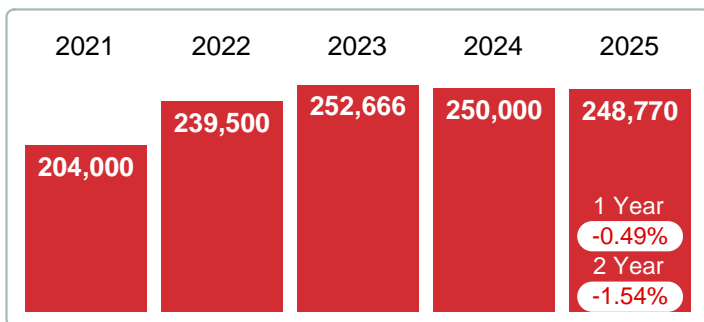
## MEDIAN LIST PRICE AT CLOSING

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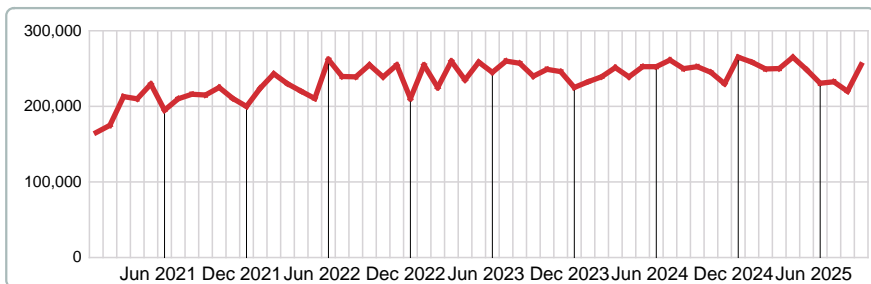
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

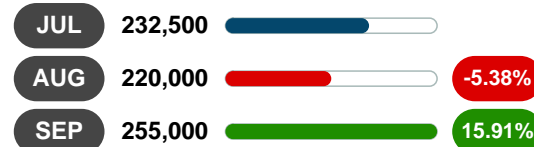


### 3 MONTHS

5 year SEP AVG = 243,460

High Apr 2025 265,000 Low Jan 2021 165,400

Median List Price at Closing this month at **255,000**  
above the 5 yr SEP average of **243,460**



### 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
\$125,000 and less	6	12.24%	110,000	0	110,000	125,000	0
\$125,001 - \$150,000	1	2.04%	129,000	129,000	0	0	0
\$150,001 - \$200,000	7	14.29%	169,000	164,999	169,000	169,000	0
\$200,001 - \$275,000	14	28.57%	227,700	227,450	234,400	227,700	0
\$275,001 - \$350,000	8	16.33%	299,500	0	299,000	320,000	0
\$350,001 - \$425,000	7	14.29%	399,000	0	389,500	399,000	0
\$425,001 and up	6	12.24%	462,450	520,000	446,950	462,000	495,000
Median List Price			255,000	205,000	255,000	278,500	495,000
Total Closed Units		100%	255,000	5	31	12	1
Total Closed Volume			13,303,899	1.27M	8.03M	3.51M	495.00K

# September 2025



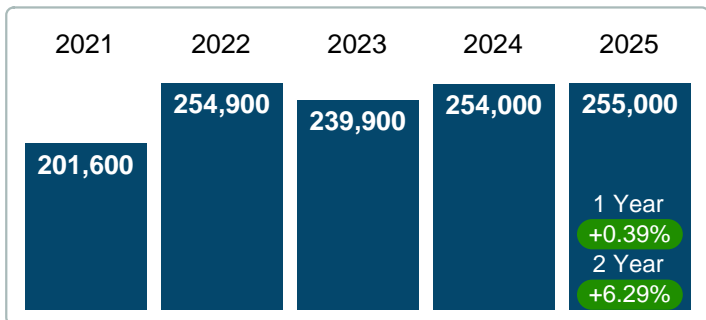
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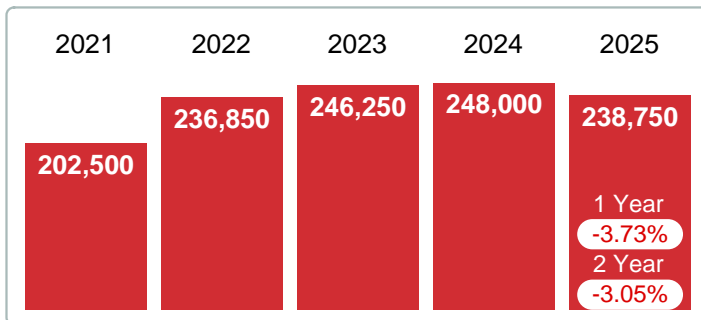
## MEDIAN SOLD PRICE AT CLOSING

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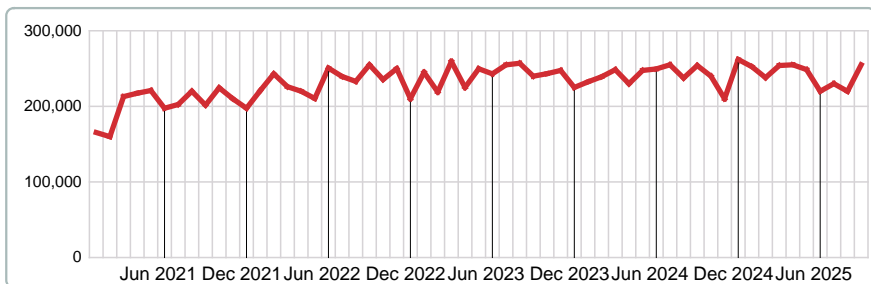
### SEPTEMBER



### YEAR TO DATE (YTD)

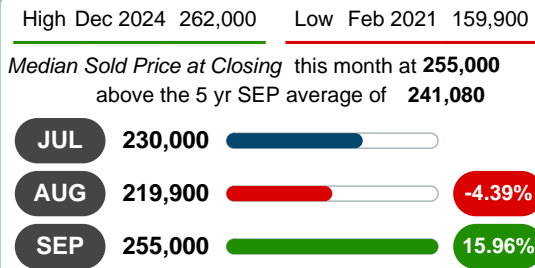


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 241,080



### 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
\$125,000 and less	4	8.16%	92,250	0	92,250	0	0
\$125,001 - \$150,000	5	10.20%	132,500	138,000	130,000	141,250	0
\$150,001 - \$200,000	7	14.29%	169,000	200,000	165,000	200,000	0
\$200,001 - \$275,000	13	26.53%	239,500	239,500	252,000	229,000	0
\$275,001 - \$350,000	8	16.33%	295,000	0	283,600	320,000	0
\$350,001 - \$425,000	6	12.24%	394,500	0	399,000	390,000	0
\$425,001 and up	6	12.24%	452,450	520,000	437,450	450,000	474,600
Median Sold Price			255,000	200,000	255,000	272,500	474,600
Total Closed Units		100%	255,000	5	31	12	1
Total Closed Volume			12,956,600	1.24M	7.82M	3.43M	474.60K

# September 2025



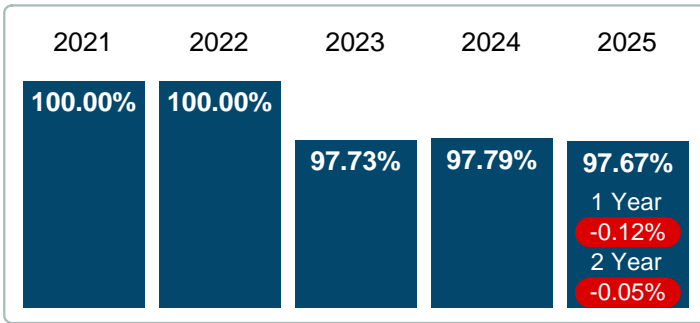
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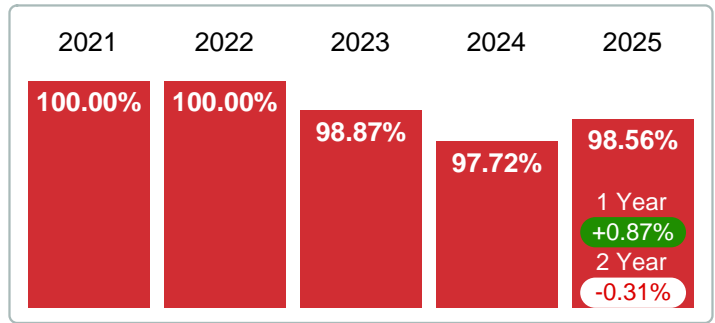
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

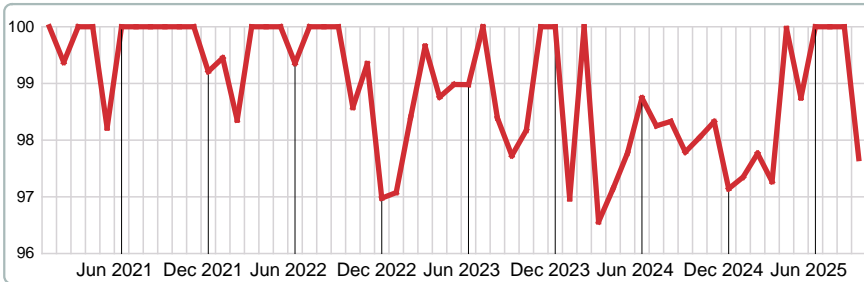
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

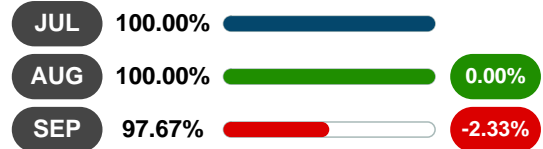


### 3 MONTHS

5 year SEP AVG = 98.64%

High Aug 2025 100.00% Low Mar 2024 96.56%

Median Sold/List Ratio this month at **97.67%**  
below the 5 yr SEP average of **98.64%**



### 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
\$125,000 and less	4	8.16%	91.02%	0.00%	91.02%	0.00%	0.00%
\$125,001 - \$150,000	5	10.20%	100.00%	94.55%	108.33%	97.38%	0.00%
\$150,001 - \$200,000	7	14.29%	97.06%	97.56%	97.06%	88.89%	0.00%
\$200,001 - \$275,000	13	26.53%	97.67%	95.84%	97.67%	97.01%	0.00%
\$275,001 - \$350,000	8	16.33%	96.05%	0.00%	94.85%	100.00%	0.00%
\$350,001 - \$425,000	6	12.24%	98.93%	0.00%	100.00%	97.74%	0.00%
\$425,001 and up	6	12.24%	97.84%	100.00%	97.88%	97.39%	95.88%
Median Sold/List Ratio		97.67%		97.56%	97.67%	97.81%	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



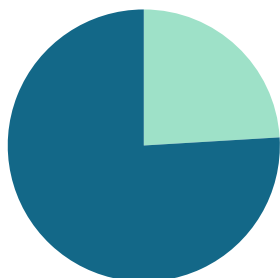
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

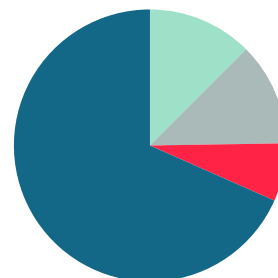


**Inventory**  
 New Listings  
**82 = 24.05%**  
 Start Inventory  
**259**  
 Total Inventory Units  
**341**  
 Volume  
**\$125,552,125**

### 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%
Median List Price	252,500	255,000	0.99%	250,000	248,770	-0.49%
Median Sale Price	254,000	255,000	0.39%	248,000	238,750	-3.73%
Median Percent of Selling Price to List Price	97.79%	97.67%	-0.12%	97.72%	98.56%	0.87%
Median Days on Market to Sale	38.50	45.00	16.88%	30.00	30.00	0.00%
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%

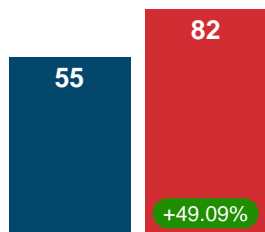
**Absorption:** Last 12 months, an Average of **42** Sales/Month

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

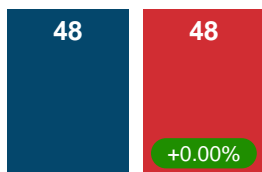
### SEPTEMBER MARKET

### MEDIAN PRICES

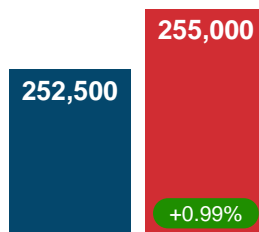
#### New Listings



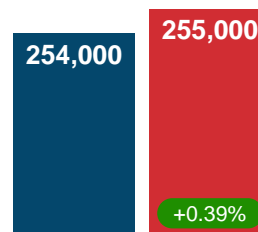
#### Pending Listings



#### List Price



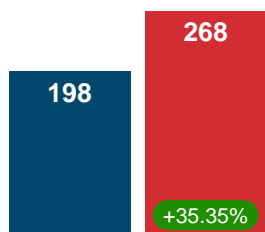
#### Sale Price



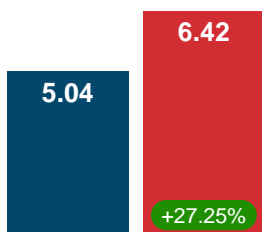
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

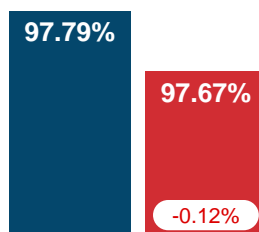
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

