

October 2025

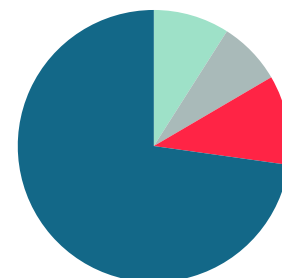
Area Delimited by County Of Bryan



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	55	61	10.91%
Pending Listings	47	51	8.51%
New Listings	113	113	0.00%
Average List Price	255,480	254,136	-0.53%
Average Sale Price	247,372	247,003	-0.15%
Average Percent of Selling Price to List Price	96.45%	97.20%	0.79%
Average Days on Market to Sale	40.87	54.02	32.16%
End of Month Inventory	404	492	21.78%
Months Supply of Inventory	8.07	8.80	9.08%



■ Closed (9.02%)
■ Pending (7.54%)
■ Other OffMarket (10.65%)
■ Active (72.78%)

Absorption: Last 12 months, an Average of **56** Sales/Month
Active Inventory as of October 31, 2025 = **492**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **21.78%** to 492 existing homes available for sale. Over the last 12 months this area has had an average of 56 closed sales per month. This represents an unsold inventory index of **8.80** 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 **0.15%** in October 2025 to \$247,003 versus the previous year at \$247,372.

Average Days on Market Lengthens

The average number of **54.02** days that homes spent on the market before selling increased by 13.14 days or **32.16%** in October 2025 compared to last year's same month at **40.87** DOM.

Sales Success for October 2025 is Positive

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

There were 113 New Listings in October 2025, down **0.00%** from last year at 113. Furthermore, there were 61 Closed Listings this month versus last year at 55, a **10.91%** increase.

Closed versus Listed trends yielded a **54.0%** ratio, up from previous year's, October 2024, at **48.7%**, a **10.91%** upswing. 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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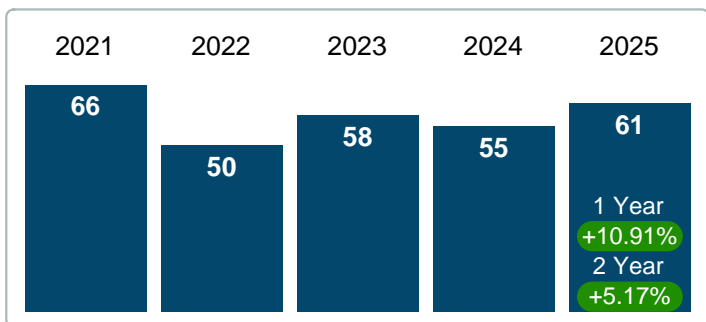
Area Delimited by County Of Bryan



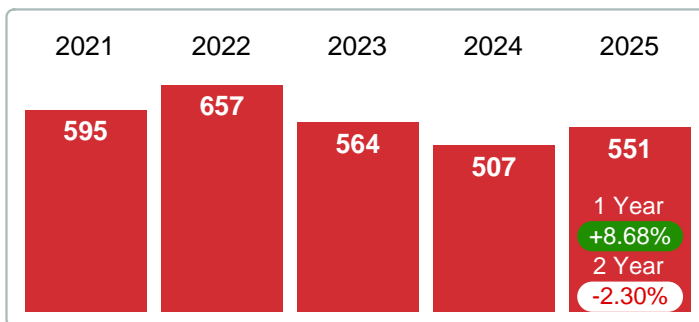
CLOSED LISTINGS

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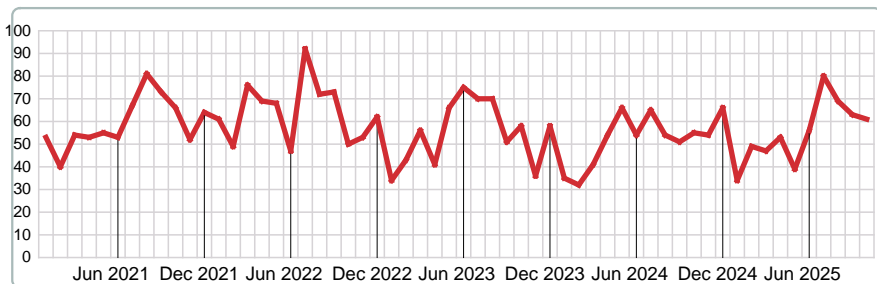
OCTOBER



YEAR TO DATE (YTD)

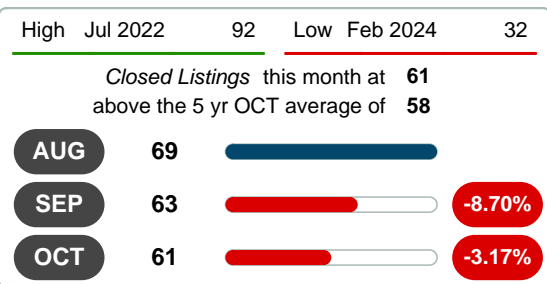


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.56%	70.3	3	1	0	0
\$50,001 - \$125,000	8	13.11%	57.6	6	2	0	0
\$125,001 - \$175,000	7	11.48%	35.7	2	4	1	0
\$175,001 - \$250,000	16	26.23%	60.3	2	14	0	0
\$250,001 - \$300,000	10	16.39%	63.0	0	6	3	1
\$300,001 - \$425,000	10	16.39%	27.8	0	6	4	0
\$425,001 and up	6	9.84%	71.8	2	0	3	1
Total Closed Units	61			15	33	11	2
Total Closed Volume	15,067,162	100%	54.0	2.54M	7.59M	4.15M	779.90K
Average Closed Price	\$247,003			\$169,653	\$230,017	\$377,445	\$389,950

October 2025



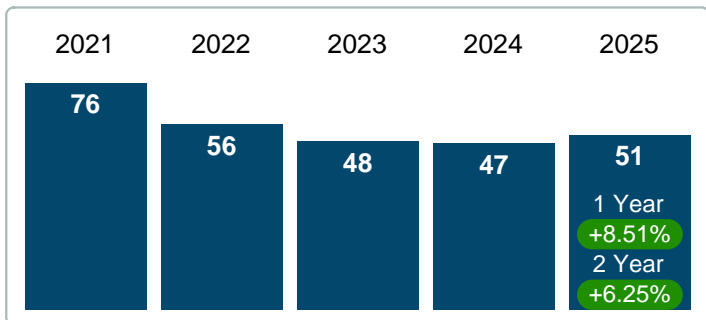
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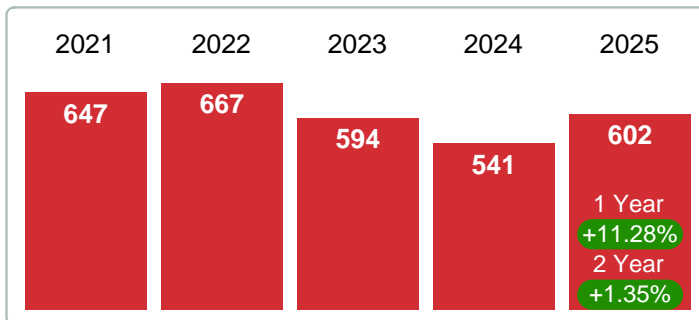
PENDING LISTINGS

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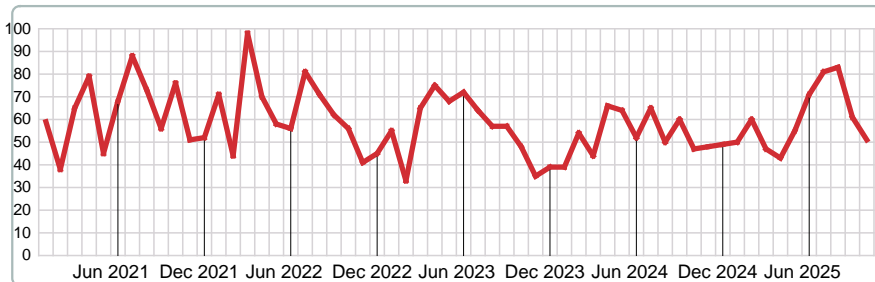
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 56

High Mar 2022 98 Low Feb 2023 33

Pending Listings this month at 51
below the 5 yr OCT average of 56



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	3.92%	50.0	2	0	0	0
\$25,001 - \$100,000	8	15.69%	62.1	6	1	1	0
\$100,001 - \$175,000	7	13.73%	37.1	4	2	1	0
\$175,001 - \$250,000	14	27.45%	75.9	2	9	3	0
\$250,001 - \$300,000	7	13.73%	114.6	1	6	0	0
\$300,001 - \$375,000	5	9.80%	41.4	2	3	0	0
\$375,001 and up	8	15.69%	105.5	1	4	3	0
Total Pending Units	51			18	25	8	0
Total Pending Volume	12,516,349	100%	74.0	2.64M	6.92M	2.95M	0.00B
Average Listing Price	\$245,419			\$146,847	\$276,972	\$368,600	\$0

October 2025

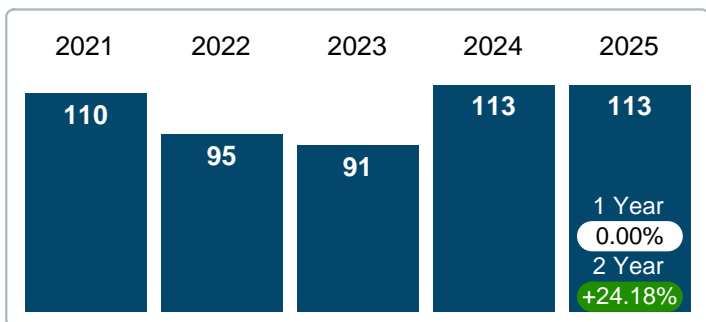
Area Delimited by County Of Bryan



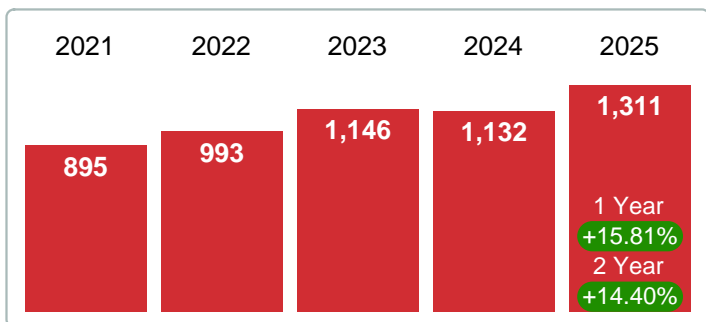
NEW LISTINGS

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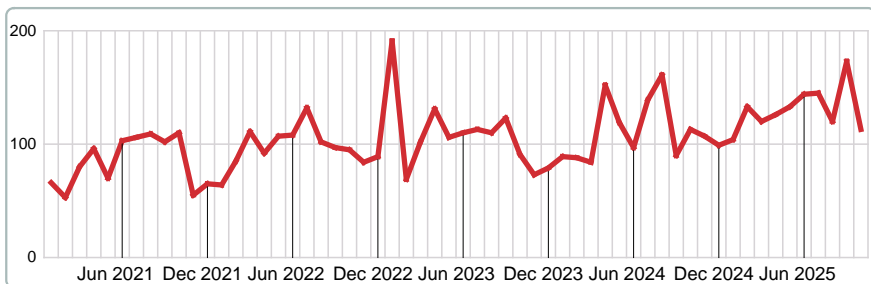
OCTOBER



YEAR TO DATE (YTD)

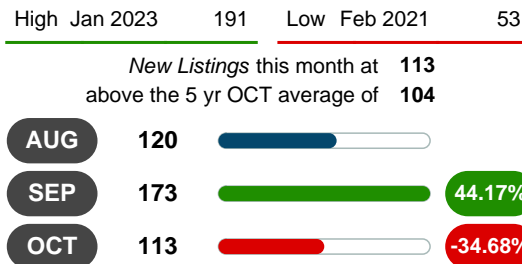


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 104



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	4.42%	3	2	0	0
\$25,001 - \$125,000	17	15.04%	15	1	1	0
\$125,001 - \$200,000	20	17.70%	11	4	4	1
\$200,001 - \$275,000	22	19.47%	3	14	5	0
\$275,001 - \$350,000	23	20.35%	9	9	4	1
\$350,001 - \$650,000	17	15.04%	5	6	6	0
\$650,001 and up	9	7.96%	7	1	1	0
Total New Listed Units	113		53	37	21	2
Total New Listed Volume	43,097,575	100%	24.98M	10.98M	6.66M	489.00K
Average New Listed Listing Price	\$381,394		\$471,258	\$296,657	\$316,933	\$244,500

October 2025

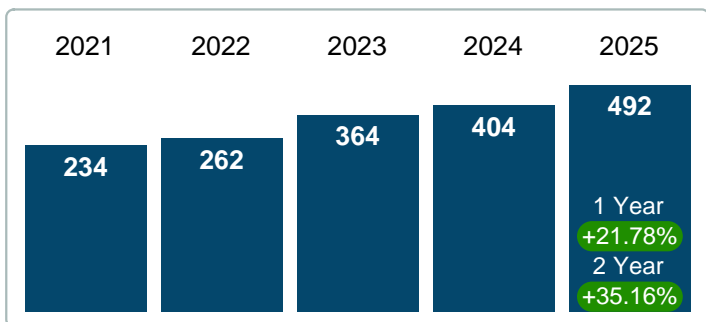
Area Delimited by County Of Bryan



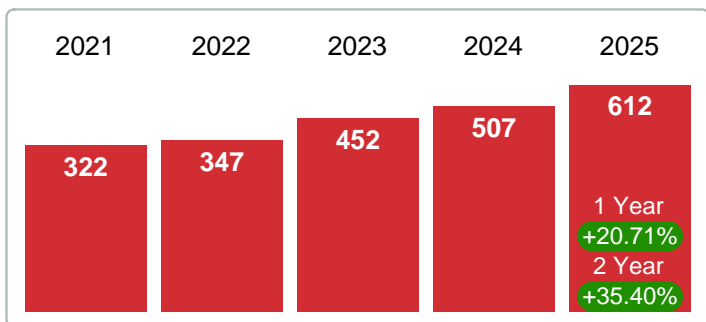
ACTIVE INVENTORY

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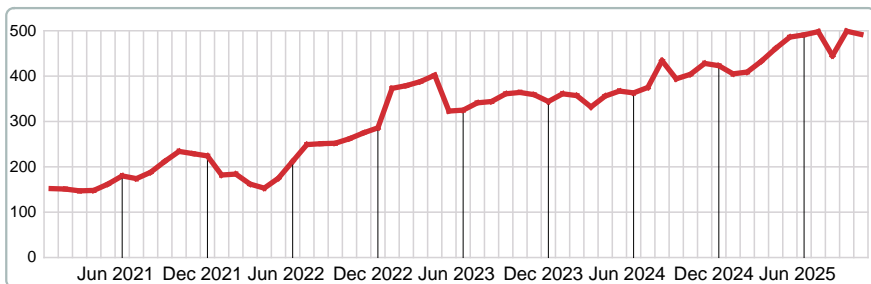
END OF OCTOBER



ACTIVE DURING OCTOBER

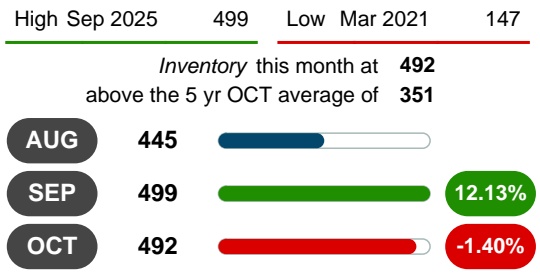


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 351



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	22	4.47%	100.5	19	3	0	0
\$25,001 - \$75,000	86	17.48%	65.1	85	0	1	0
\$75,001 - \$150,000	58	11.79%	100.1	39	14	5	0
\$150,001 - \$275,000	120	24.39%	95.8	42	62	14	2
\$275,001 - \$375,000	85	17.28%	87.5	28	37	17	3
\$375,001 - \$625,000	69	14.02%	108.5	22	22	23	2
\$625,001 and up	52	10.57%	101.5	31	11	6	4
Total Active Inventory by Units	492			266	149	66	11
Total Active Inventory by Volume	211,846,106	100%	92.1	125.16M	52.65M	25.64M	8.39M
Average Active Inventory Listing Price	\$430,582			\$470,534	\$353,379	\$388,474	\$762,855

October 2025

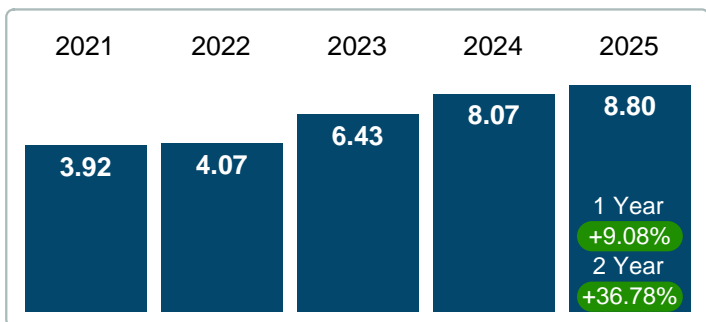
Area Delimited by County Of Bryan



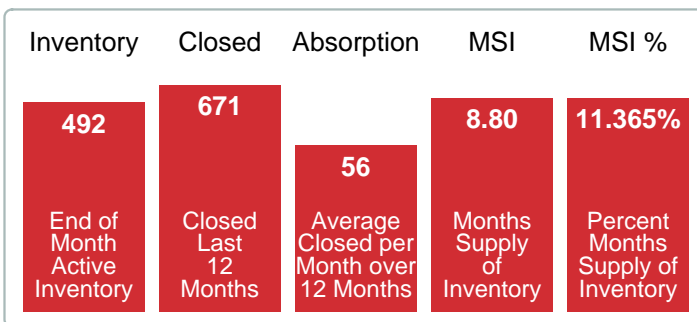
MONTHS SUPPLY of INVENTORY (MSI)

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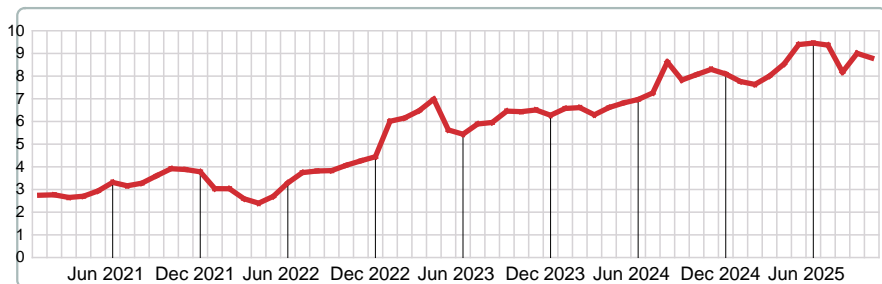
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

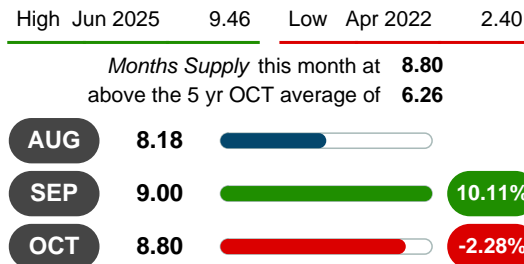


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 6.26



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
\$25,000 and less	22	4.47%	6.95	7.86	6.00	0.00	0.00
\$25,001 - \$75,000	86	17.48%	16.13	19.25	0.00	0.00	0.00
\$75,001 - \$150,000	58	11.79%	7.91	9.36	5.42	10.00	0.00
\$150,001 - \$275,000	120	24.39%	5.24	12.60	3.82	4.67	6.00
\$275,001 - \$375,000	85	17.28%	9.62	33.60	7.40	6.00	18.00
\$375,001 - \$625,000	69	14.02%	10.48	16.50	8.52	12.55	2.40
\$625,001 and up	52	10.57%	29.71	31.00	44.00	14.40	48.00
Market Supply of Inventory (MSI)			8.80	15.20	5.31	7.47	7.33
Total Active Inventory by Units		100%	8.80	266	149	66	11

October 2025

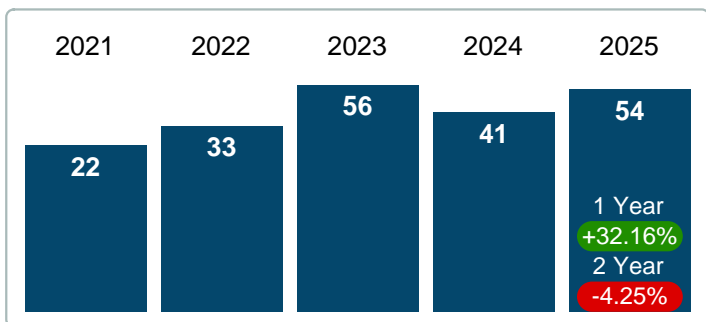
Area Delimited by County Of Bryan



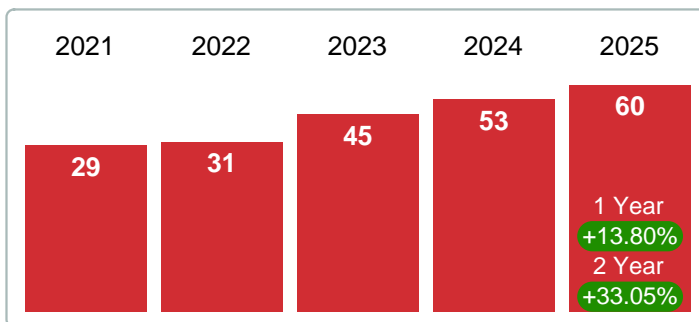
AVERAGE DAYS ON MARKET TO SALE

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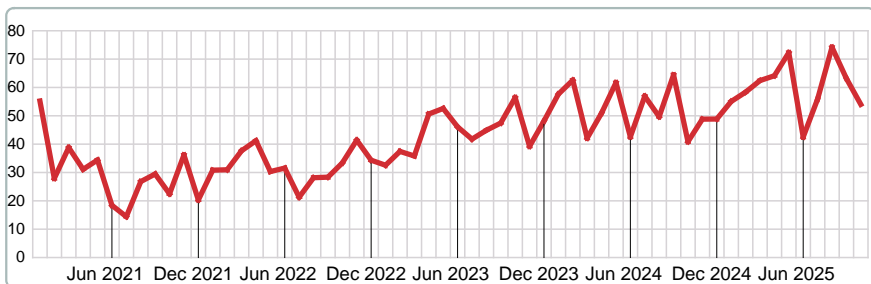
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

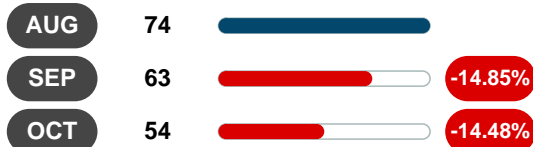


3 MONTHS

5 year OCT AVG = 41

High Aug 2025 74 Low Jul 2021 14

Average Days on Market to Sale this month at 54 above the 5 yr OCT average of 41



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
\$50,000 and less	6.56%	70	69	73	0	0
\$50,001 - \$125,000	13.11%	58	62	45	0	0
\$125,001 - \$175,000	11.48%	36	41	40	7	0
\$175,001 - \$250,000	26.23%	60	36	64	0	0
\$250,001 - \$300,000	16.39%	63	0	88	33	2
\$300,001 - \$425,000	16.39%	28	0	33	21	0
\$425,001 and up	9.84%	72	33	0	37	254
Average Closed DOM		54	53	59	27	128
Total Closed Units	100%	61	15	33	11	2
Total Closed Volume		15,067,162	2.54M	7.59M	4.15M	779.90K

October 2025

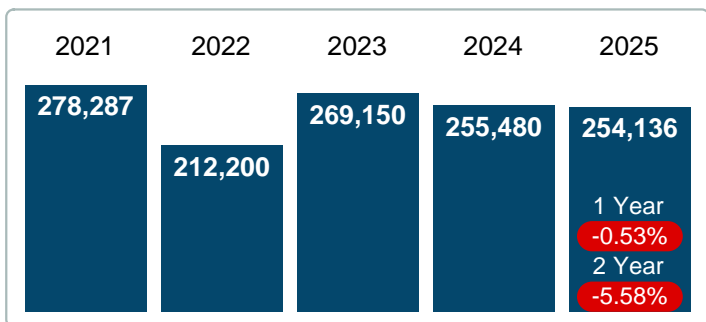
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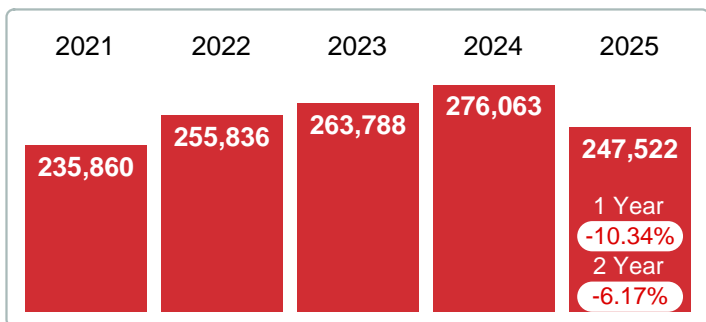
AVERAGE LIST PRICE AT CLOSING

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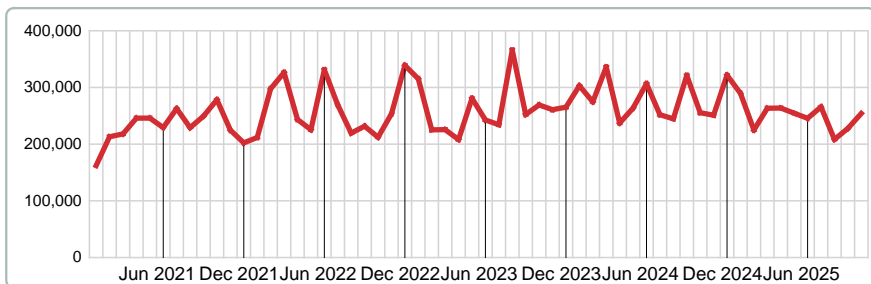
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 253,851

High Aug 2023 365,857 Low Jan 2021 162,194

Average List Price at Closing this month at **254,136**
above the 5 yr OCT average of **253,851**

- AUG** 208,341
- SEP** 227,758 9.32%
- OCT** 254,136 11.58%

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
\$50,000 and less	6.56%	24,000	18,667	40,000	0	0
\$50,001 - \$125,000	11.48%	76,786	79,417	95,000	0	0
\$125,001 - \$175,000	9.84%	145,633	152,450	155,975	179,000	0
\$175,001 - \$250,000	29.51%	210,399	201,700	215,771	0	0
\$250,001 - \$300,000	13.11%	280,603	0	281,654	301,667	279,900
\$300,001 - \$425,000	18.03%	347,005	0	359,193	365,225	0
\$425,001 and up	11.48%	592,271	770,000	0	559,000	499,900
Average List Price		254,136	185,387	233,932	383,809	389,900
Total Closed Units	100%	254,136	15	33	11	2
Total Closed Volume		15,502,267	2.78M	7.72M	4.22M	779.80K

October 2025



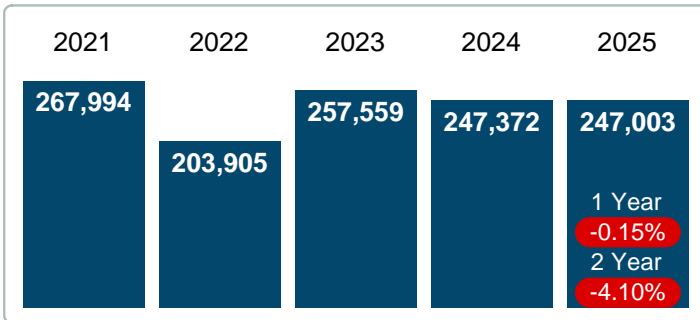
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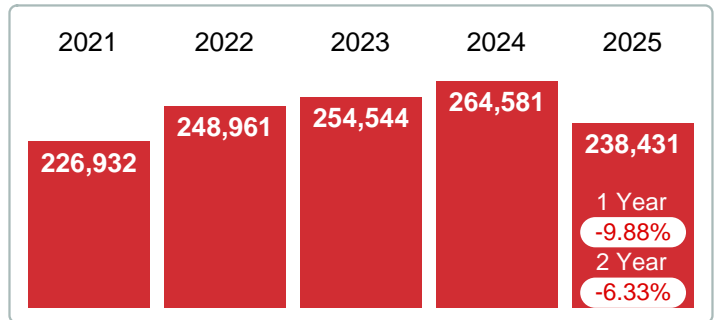
AVERAGE SOLD PRICE AT CLOSING

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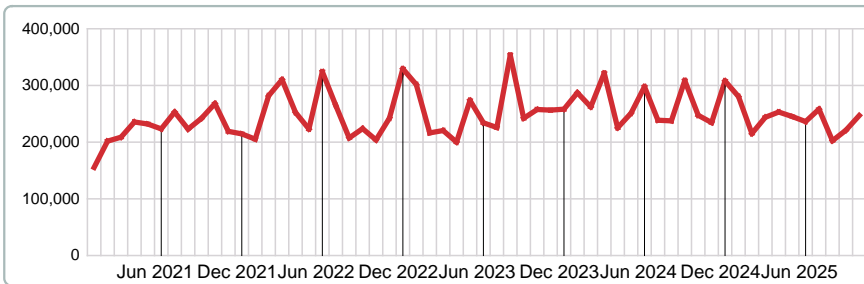
OCTOBER



YEAR TO DATE (YTD)

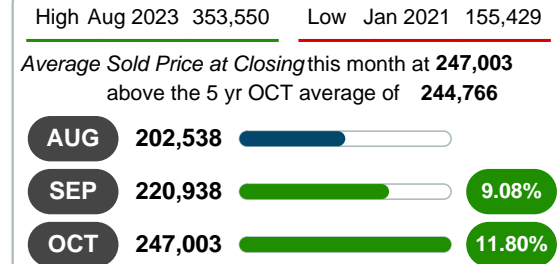


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 244,766



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	
\$50,000 and less	4	6.56%	21,625	16,000	38,500	0	
\$50,001 - \$125,000	8	13.11%	79,312	73,083	98,000	0	
\$125,001 - \$175,000	7	11.48%	153,700	149,950	151,250	171,000	
\$175,001 - \$250,000	16	26.23%	214,024	201,700	215,785	0	
\$250,001 - \$300,000	10	16.39%	280,042	0	273,237	293,667	
\$300,001 - \$425,000	10	16.39%	354,556	0	348,443	363,725	
\$425,001 and up	6	9.84%	583,317	677,500	0	548,333	
Average Sold Price		247,003		169,653	230,017	377,445	389,950
Total Closed Units		61	100%	247,003	15	33	11
Total Closed Volume		15,067,162		2.54M	7.59M	4.15M	779.90K

October 2025



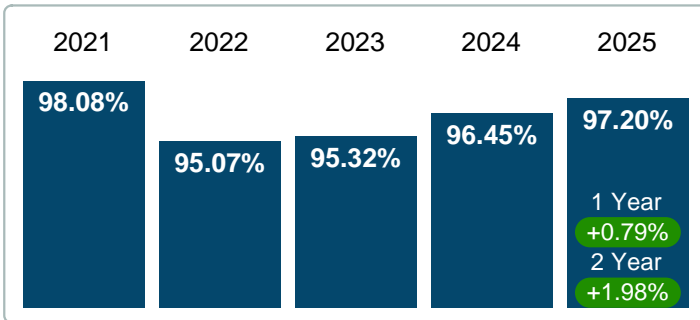
Area Delimited by County Of Bryan



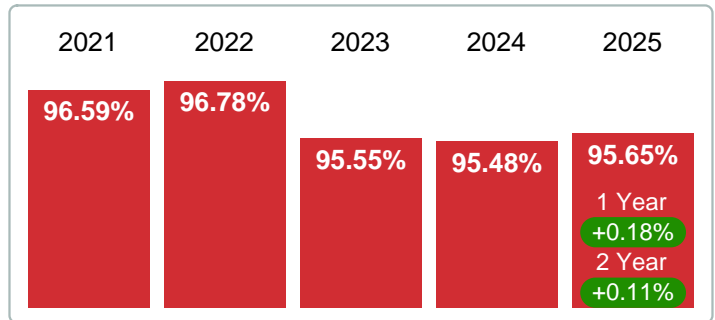
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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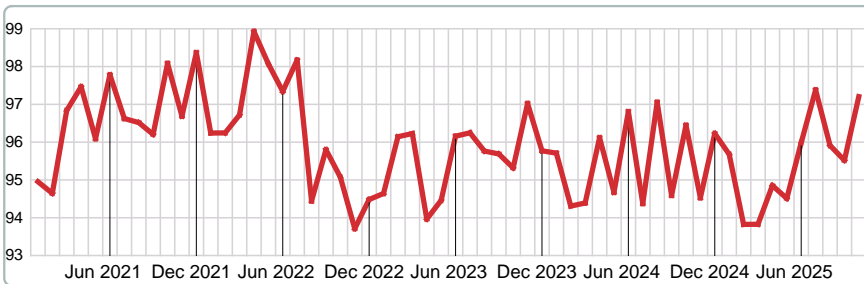
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

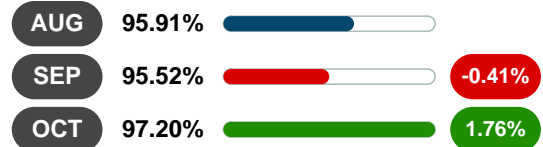


3 MONTHS

5 year OCT AVG = 96.42%

High Apr 2022 98.93% Low Nov 2022 93.71%

Average Sold/List Ratio this month at **97.20%** above the 5 yr OCT average of **96.42%**



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	
\$50,000 and less	4	6.56%	89.90%	87.78%	96.25%	0.00%	0.00%	
\$50,001 - \$125,000	8	13.11%	95.79%	92.85%	104.62%	0.00%	0.00%	
\$125,001 - \$175,000	7	11.48%	97.26%	98.15%	97.24%	95.53%	0.00%	
\$175,001 - \$250,000	16	26.23%	100.04%	100.00%	100.04%	0.00%	0.00%	
\$250,001 - \$300,000	10	16.39%	97.51%	0.00%	97.16%	97.36%	100.04%	
\$300,001 - \$425,000	10	16.39%	98.03%	0.00%	96.97%	99.62%	0.00%	
\$425,001 and up	6	9.84%	94.45%	86.46%	0.00%	97.93%	100.00%	
Average Sold/List Ratio		97.20%		92.64%	98.78%	98.17%	100.02%	
Total Closed Units		61	100%	97.20%	15	33	11	2
Total Closed Volume		15,067,162			2.54M	7.59M	4.15M	779.90K

October 2025

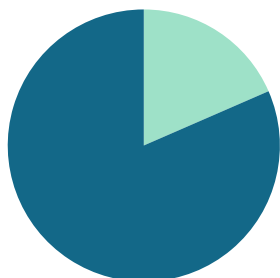
Area Delimited by County Of Bryan



MARKET SUMMARY

Report produced on Nov 13, 2025 for MLS Technology Inc.

INVENTORY

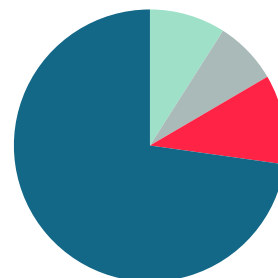


Inventory
 New Listings
113 = 18.46%
 Start Inventory
499
 Total Inventory Units
612
 Volume
\$251,111,220

Market Activity

Closed Sales
61 = 9.02%
 Pending Sales
51 = 7.54%
 Other Off Market
72 = 10.65%
 Active Inventory
492 = 72.78%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	55	61	10.91%	507	551	8.68%
Pending Sales	47	51	8.51%	541	602	11.28%
New Listings	113	113	0.00%	1,132	1,311	15.81%
Average List Price	255,480	254,136	-0.53%	276,063	247,522	-10.34%
Average Sale Price	247,372	247,003	-0.15%	264,581	238,431	-9.88%
Average Percent of Selling Price to List Price	96.45%	97.20%	0.79%	95.48%	95.65%	0.18%
Average Days on Market to Sale	40.87	54.02	32.16%	52.83	60.12	13.80%
Monthly Inventory	404	492	21.78%	404	492	21.78%
Months Supply of Inventory	8.07	8.80	9.08%	8.07	8.80	9.08%

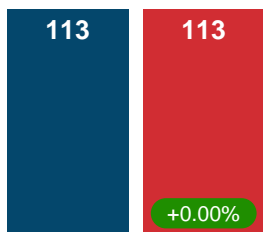
Absorption: Last 12 months, an Average of **56** Sales/Month

Inventory on October 31, 2025 = **492** 2024 2025

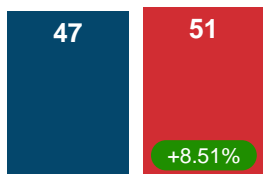
OCTOBER MARKET

AVERAGE PRICES

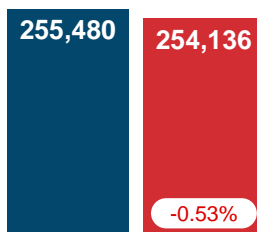
New Listings



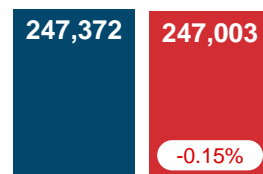
Pending Listings



List Price



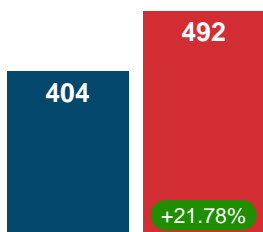
Sale Price



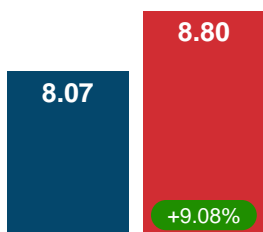
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

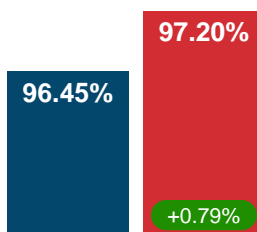
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

