

October 2025

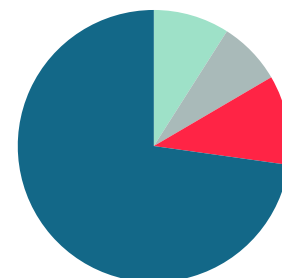
Area Delimited by County Of Bryan



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%
Median List Price	238,500	231,196	-3.06%
Median Sale Price	230,000	231,196	0.52%
Median Percent of Selling Price to List Price	98.44%	99.41%	0.98%
Median Days on Market to Sale	25.00	30.00	20.00%
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.

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 **0.52%** in October 2025 to \$231,196 versus the previous year at \$230,000.

Median Days on Market Lengthens

The median number of **30.00** days that homes spent on the market before selling increased by 5.00 days or **20.00%** in October 2025 compared to last year's same month at **25.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median Prices going up 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

October 2025

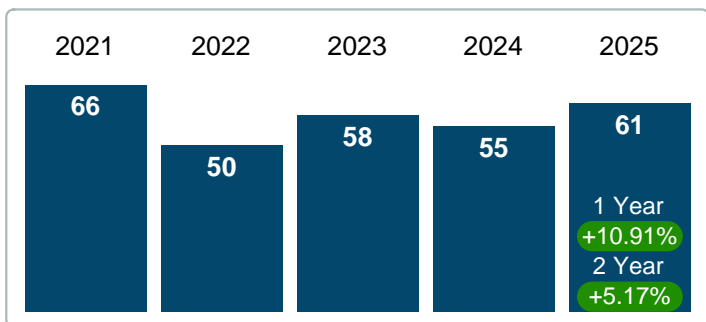
Area Delimited by County Of Bryan



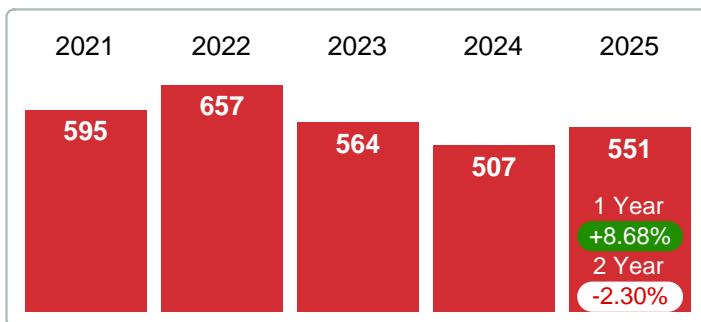
CLOSED LISTINGS

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

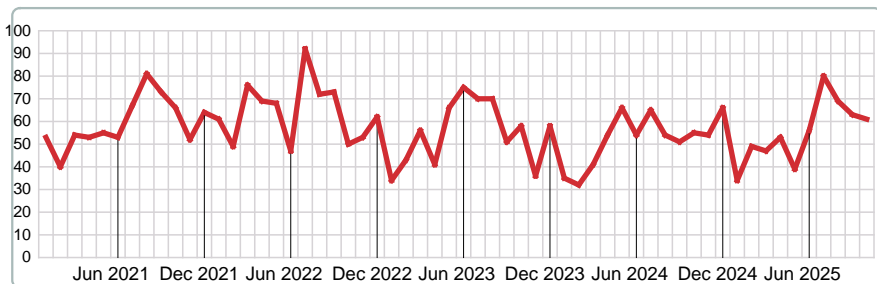
OCTOBER



YEAR TO DATE (YTD)

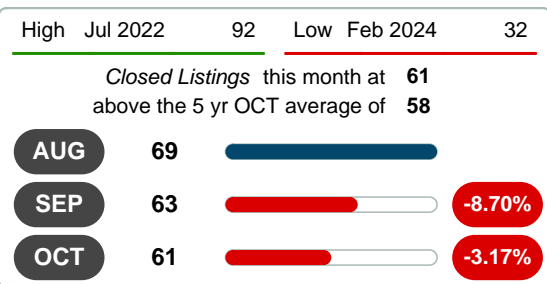


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.56%	58.5	3	1	0	0
\$50,001 - \$125,000	8	13.11%	62.0	6	2	0	0
\$125,001 - \$175,000	7	11.48%	29.0	2	4	1	0
\$175,001 - \$250,000	16	26.23%	31.5	2	14	0	0
\$250,001 - \$300,000	10	16.39%	54.0	0	6	3	1
\$300,001 - \$425,000	10	16.39%	18.5	0	6	4	0
\$425,001 and up	6	9.84%	40.5	2	0	3	1
Total Closed Units	61			15	33	11	2
Total Closed Volume	15,067,162	100%	30.0	2.54M	7.59M	4.15M	779.90K
Median Closed Price	\$231,196			\$68,500	\$231,196	\$338,000	\$389,950

October 2025



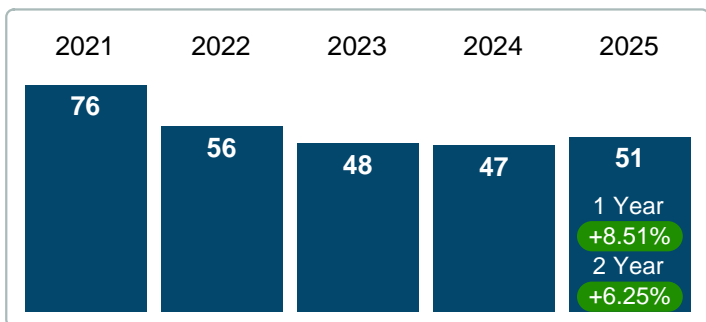
Area Delimited by County Of Bryan



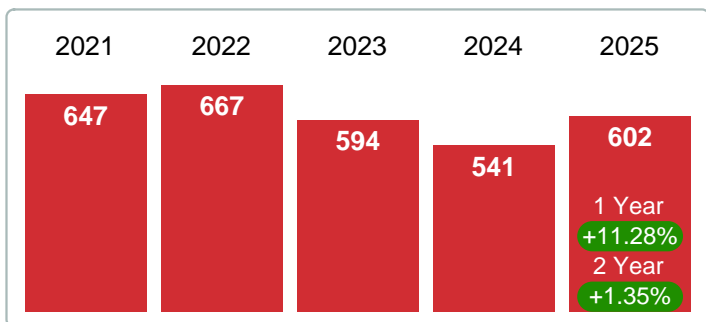
PENDING LISTINGS

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

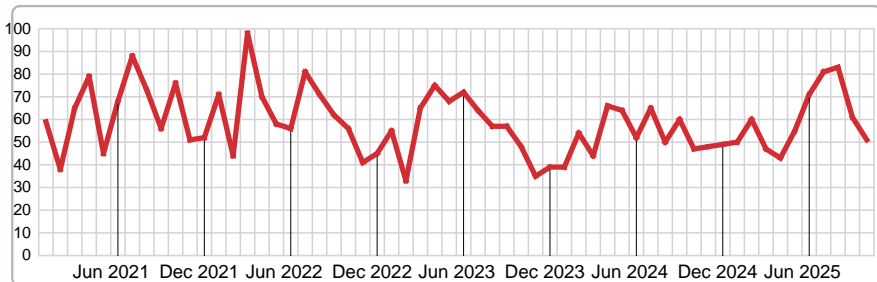
OCTOBER



YEAR TO DATE (YTD)

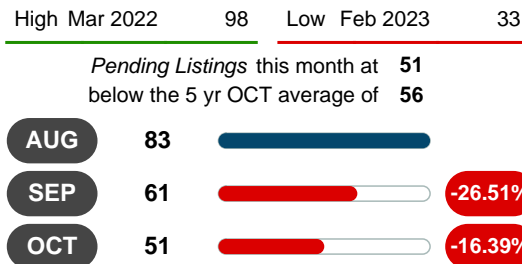


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 56



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	51.5	6	1	1	0
\$100,001 - \$175,000	7	13.73%	30.0	4	2	1	0
\$175,001 - \$250,000	14	27.45%	47.0	2	9	3	0
\$250,001 - \$300,000	7	13.73%	109.0	1	6	0	0
\$300,001 - \$375,000	5	9.80%	14.0	2	3	0	0
\$375,001 and up	8	15.69%	107.0	1	4	3	0
Total Pending Units	51			18	25	8	0
Total Pending Volume	12,516,349	100%	64.0	2.64M	6.92M	2.95M	0.00B
Median Listing Price	\$234,000			\$112,200	\$255,000	\$244,900	\$0

October 2025

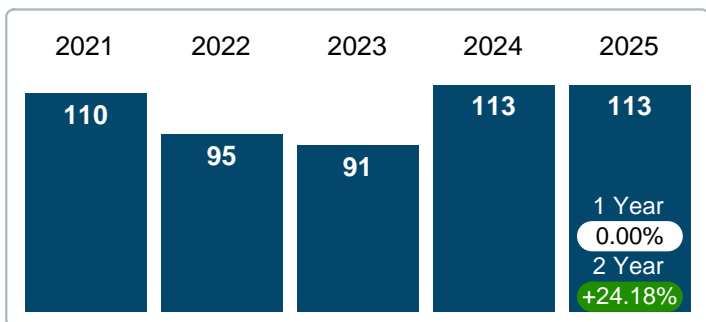
Area Delimited by County Of Bryan



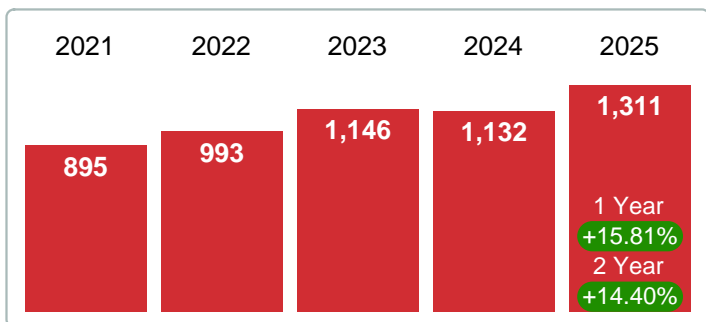
NEW LISTINGS

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

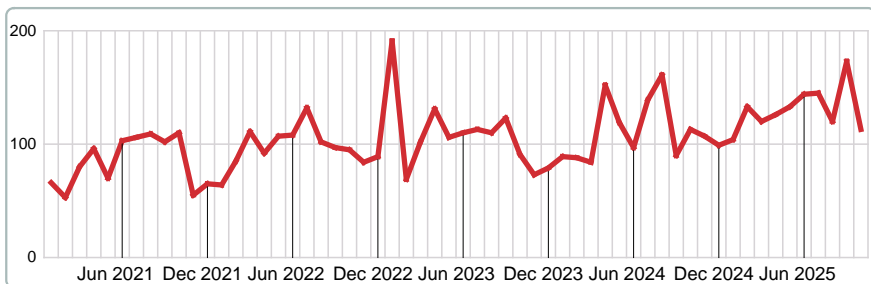
OCTOBER



YEAR TO DATE (YTD)

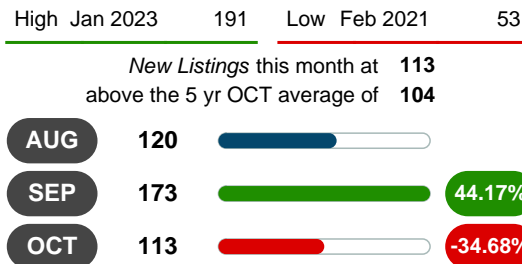


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$245,000		\$175,000	\$258,300	\$289,000	\$244,500

October 2025

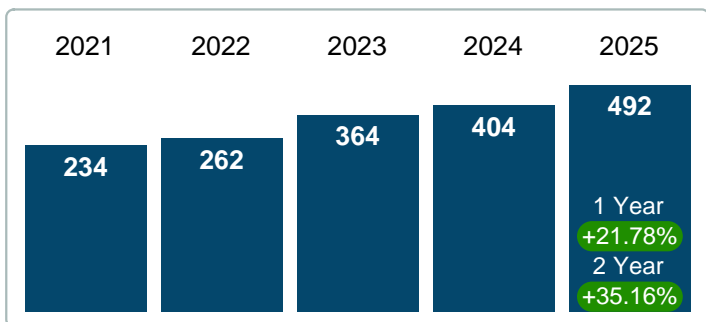
Area Delimited by County Of Bryan



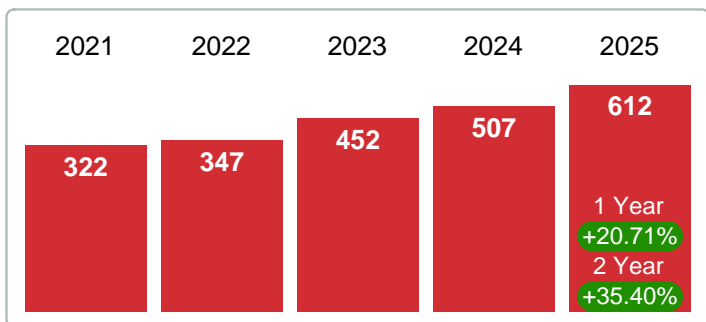
ACTIVE INVENTORY

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

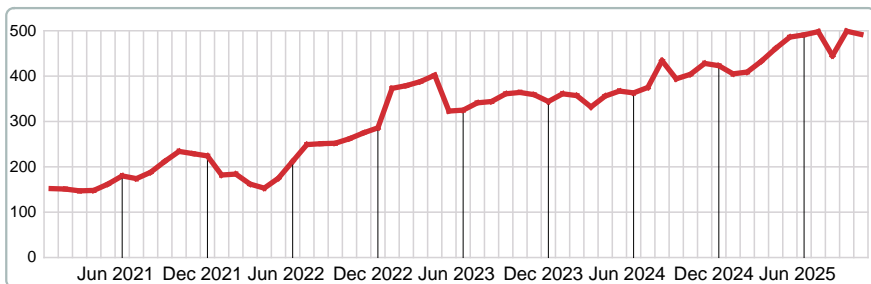
END OF OCTOBER



ACTIVE DURING OCTOBER

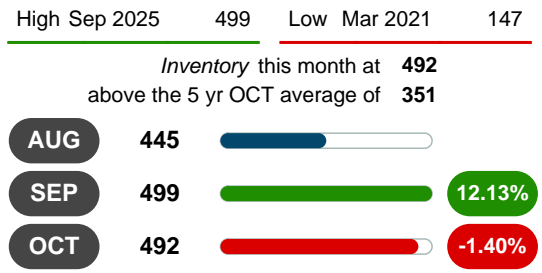


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 351



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	22	4.47%	87.0	19	3	0	0
\$25,001 - \$75,000	86	17.48%	53.0	85	0	1	0
\$75,001 - \$150,000	58	11.79%	97.5	39	14	5	0
\$150,001 - \$275,000	120	24.39%	80.0	42	62	14	2
\$275,001 - \$375,000	85	17.28%	75.0	28	37	17	3
\$375,001 - \$625,000	69	14.02%	81.0	22	22	23	2
\$625,001 and up	52	10.57%	61.5	31	11	6	4
Total Active Inventory by Units	492			266	149	66	11
Total Active Inventory by Volume	211,846,106	100%	71.0	125.16M	52.65M	25.64M	8.39M
Median Active Inventory Listing Price	\$235,030			\$135,500	\$269,990	\$359,500	\$419,900

October 2025



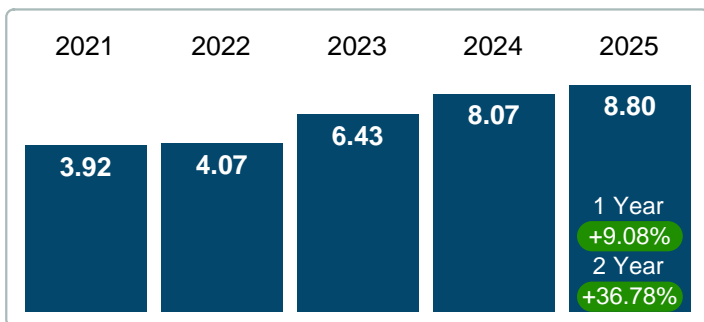
Area Delimited by County Of Bryan



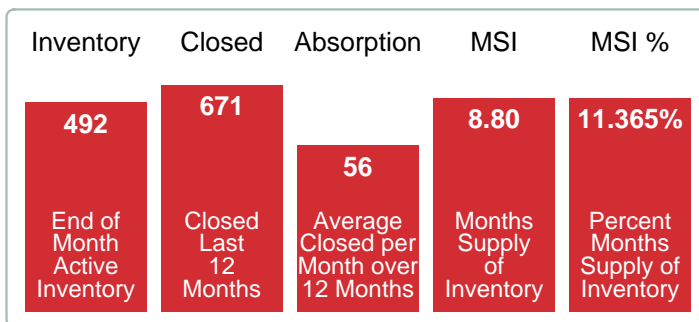
MONTHS SUPPLY of INVENTORY (MSI)

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

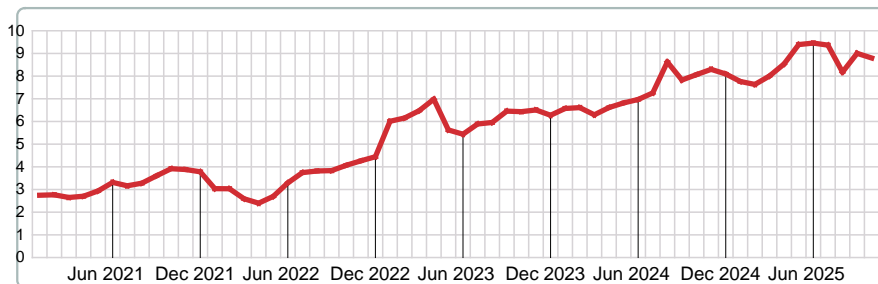
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

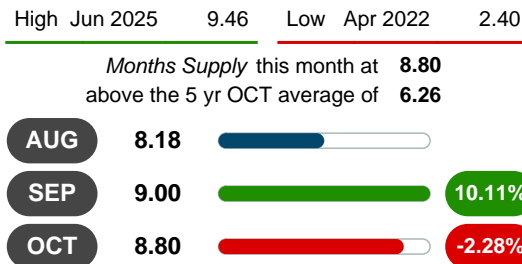


5 YEAR MARKET ACTIVITY TRENDS



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

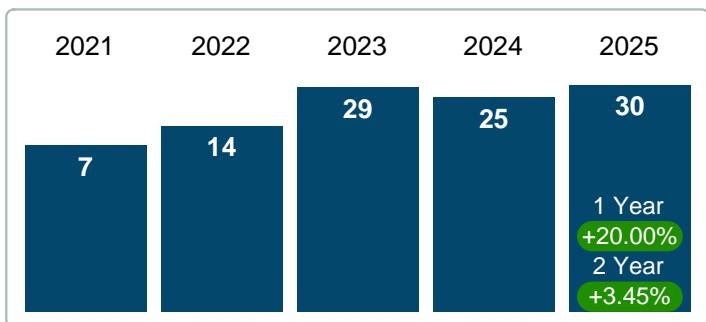
Area Delimited by County Of Bryan



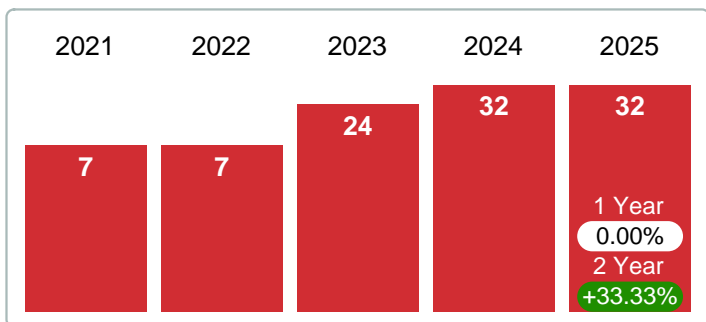
MEDIAN DAYS ON MARKET TO SALE

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

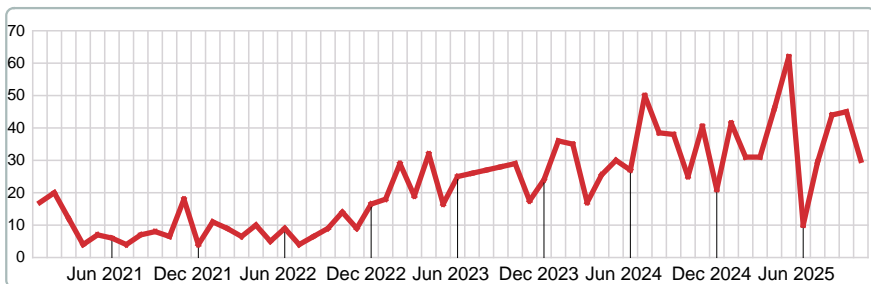
OCTOBER



YEAR TO DATE (YTD)

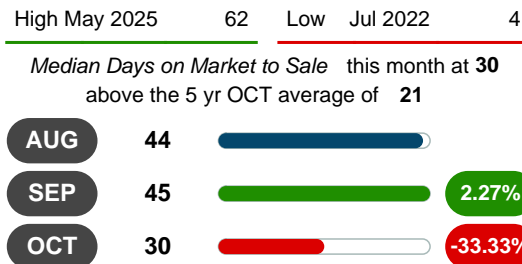


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 21



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
\$50,000 and less	4	6.56%	59	44	73	0	0
\$50,001 - \$125,000	8	13.11%	62	66	45	0	0
\$125,001 - \$175,000	7	11.48%	29	41	40	7	0
\$175,001 - \$250,000	16	26.23%	32	36	32	0	0
\$250,001 - \$300,000	10	16.39%	54	0	94	14	2
\$300,001 - \$425,000	10	16.39%	19	0	18	21	0
\$425,001 and up	6	9.84%	41	33	0	29	254
Median Closed DOM	30			44	34	16	128
Total Closed Units	61	100%	30.0	15	33	11	2
Total Closed Volume	15,067,162			2.54M	7.59M	4.15M	779.90K

October 2025

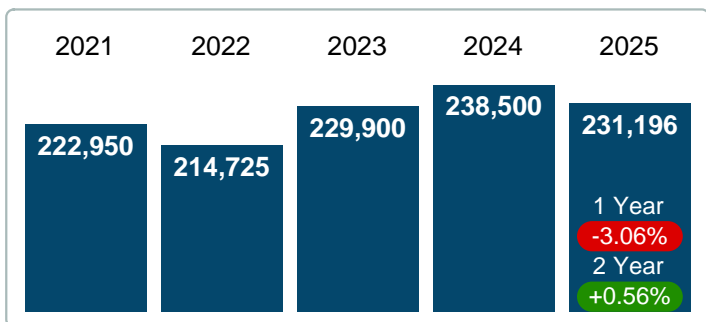
Area Delimited by County Of Bryan



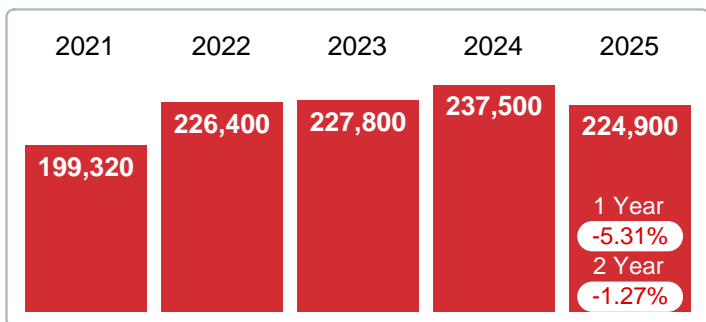
MEDIAN LIST PRICE AT CLOSING

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

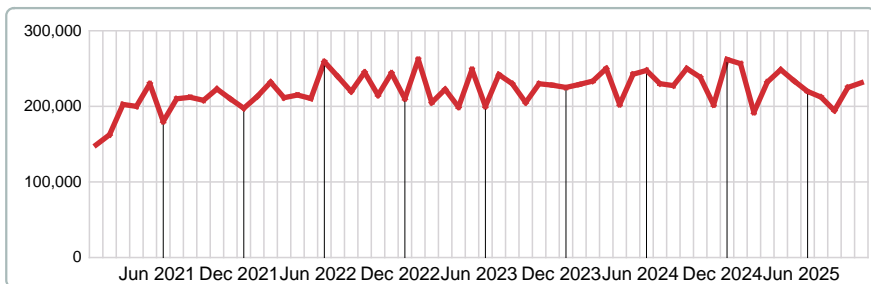
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

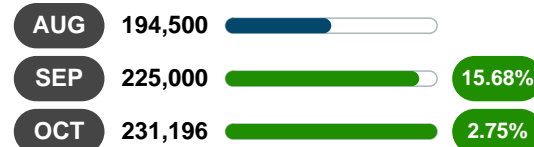


3 MONTHS

5 year OCT AVG = 227,454

High Dec 2024 262,000 Low Jan 2021 149,000

Median List Price at Closing this month at **231,196** above the 5 yr OCT average of **227,454**



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
\$50,000 and less	4	6.56%	22,000	20,000	40,000	0	0
\$50,001 - \$125,000	7	11.48%	70,000	70,000	95,000	0	0
\$125,001 - \$175,000	6	9.84%	144,950	135,000	154,900	0	0
\$175,001 - \$250,000	18	29.51%	214,250	201,700	219,900	179,000	0
\$250,001 - \$300,000	8	13.11%	279,450	0	279,000	297,500	279,900
\$300,001 - \$425,000	11	18.03%	339,000	0	345,000	338,500	0
\$425,001 and up	7	11.48%	599,000	770,000	0	534,000	499,900
Median List Price			231,196	75,000	231,196	339,000	389,900
Total Closed Units		100%	231,196	15	33	11	2
Total Closed Volume			15,502,267	2.78M	7.72M	4.22M	779.80K

October 2025

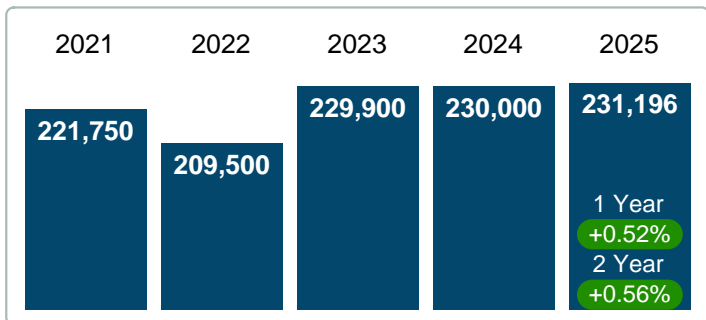
Area Delimited by County Of Bryan



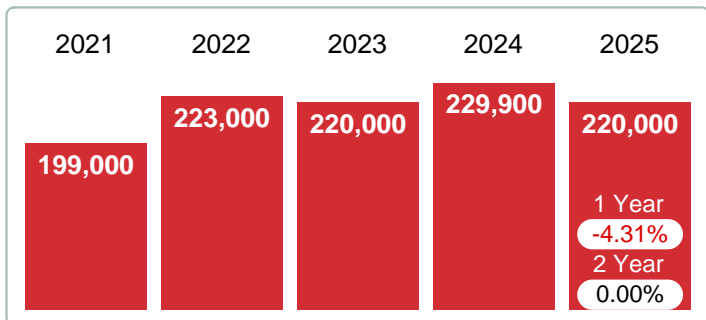
MEDIAN SOLD PRICE AT CLOSING

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

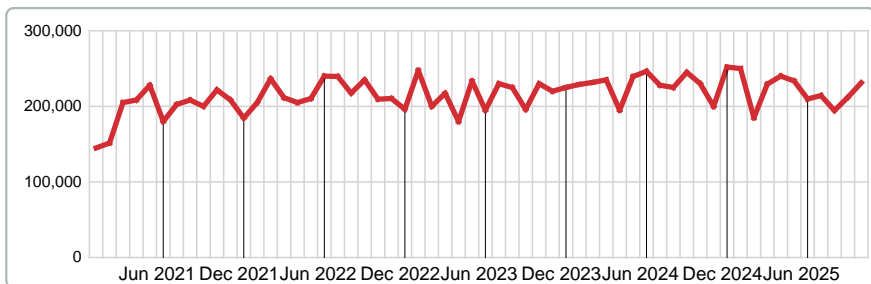
OCTOBER



YEAR TO DATE (YTD)

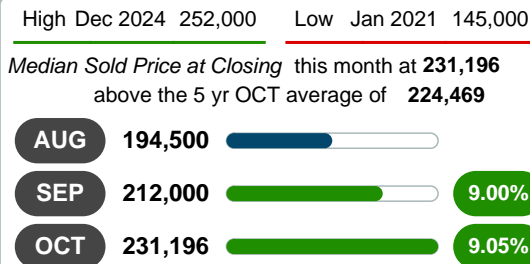


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 224,469



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
\$50,000 and less	4	6.56%	18,000	16,000	38,500	0	0
\$50,001 - \$125,000	8	13.11%	67,248	65,498	98,000	0	0
\$125,001 - \$175,000	7	11.48%	157,000	149,950	153,500	171,000	0
\$175,001 - \$250,000	16	26.23%	217,750	201,700	220,950	0	0
\$250,001 - \$300,000	10	16.39%	278,000	0	269,500	296,000	280,000
\$300,001 - \$425,000	10	16.39%	346,450	0	337,828	346,450	0
\$425,001 and up	6	9.84%	547,500	677,500	0	595,000	499,900
Median Sold Price			231,196	68,500	231,196	338,000	389,950
Total Closed Units		100%	231,196	15	33	11	2
Total Closed Volume			15,067,162	2.54M	7.59M	4.15M	779.90K

October 2025

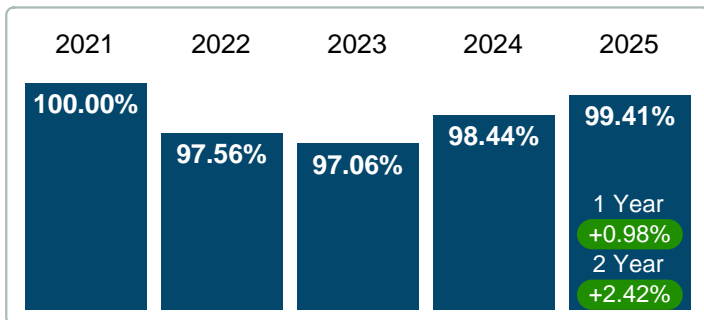
Area Delimited by County Of Bryan



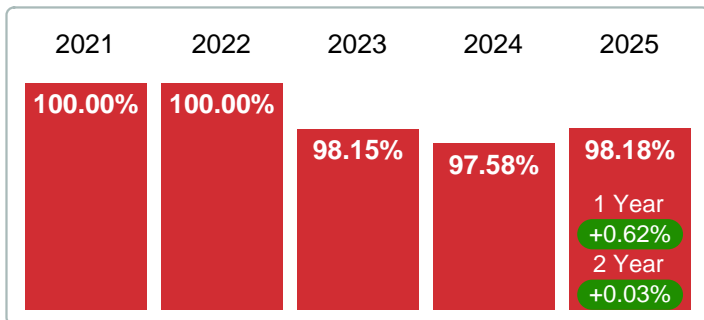
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

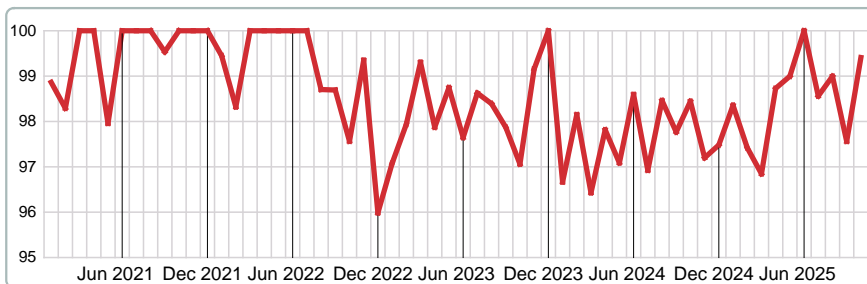
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

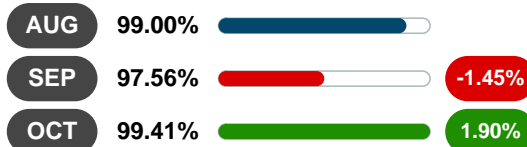


3 MONTHS

5 year OCT AVG = 98.50%

High Jun 2025 100.00% Low Dec 2022 95.99%

Median Sold/List Ratio this month at **99.41%**
above the 5 yr OCT average of **98.50%**



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
\$50,000 and less	4	6.56%	89.79%	83.33%	96.25%	0.00%	0.00%
\$50,001 - \$125,000	8	13.11%	96.93%	92.19%	104.62%	0.00%	0.00%
\$125,001 - \$175,000	7	11.48%	96.84%	98.15%	97.65%	95.53%	0.00%
\$175,001 - \$250,000	16	26.23%	100.00%	100.00%	100.00%	0.00%	0.00%
\$250,001 - \$300,000	10	16.39%	96.77%	0.00%	96.59%	96.77%	100.04%
\$300,001 - \$425,000	10	16.39%	99.71%	0.00%	98.44%	99.71%	0.00%
\$425,001 and up	6	9.84%	98.68%	86.46%	0.00%	98.52%	100.00%
Median Sold/List Ratio		99.41%		96.30%	100.00%	99.07%	100.02%
Total Closed Units		61	100%	15	33	11	2
Total Closed Volume		15,067,162		2.54M	7.59M	4.15M	779.90K

October 2025

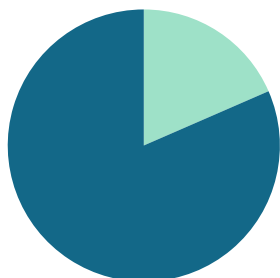
Area Delimited by County Of Bryan



MARKET SUMMARY

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

INVENTORY

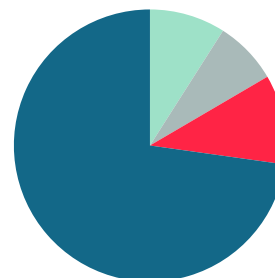


Inventory
 New Listings
113 = 18.46%
 Start Inventory
499
 Total Inventory Units
612
 Volume
\$251,111,220

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%
Median List Price	238,500	231,196	-3.06%	237,500	224,900	-5.31%
Median Sale Price	230,000	231,196	0.52%	229,900	220,000	-4.31%
Median Percent of Selling Price to List Price	98.44%	99.41%	0.98%	97.58%	98.18%	0.62%
Median Days on Market to Sale	25.00	30.00	20.00%	32.00	32.00	0.00%
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%

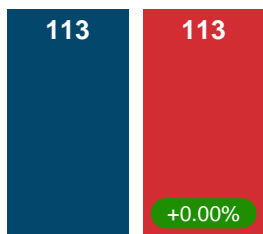
Absorption: Last 12 months, an Average of **56** Sales/Month

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

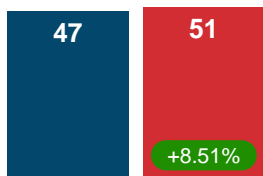
OCTOBER MARKET

MEDIAN PRICES

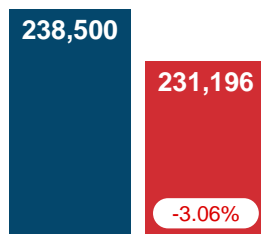
New Listings



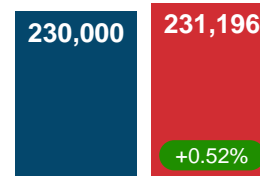
Pending Listings



List Price



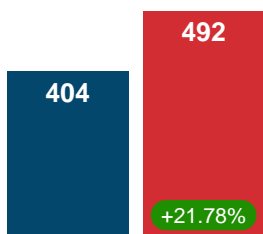
Sale Price



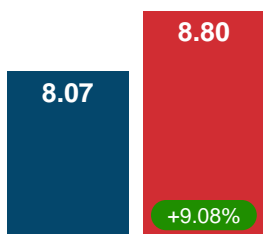
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

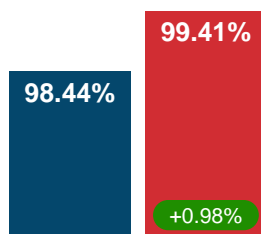
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

