

# November 2025



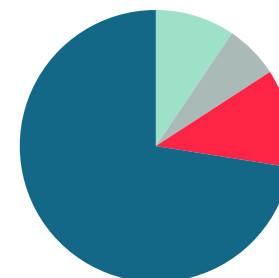
Area Delimited by County Of Bryan - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		+/-%
	2024	2025	
Closed Listings	37	34	-8.11%
Pending Listings	39	23	-41.03%
New Listings	62	69	11.29%
Average List Price	226,370	266,559	17.75%
Average Sale Price	217,909	254,607	16.84%
Average Percent of Selling Price to List Price	95.35%	95.42%	0.08%
Average Days on Market to Sale	56.97	67.21	17.96%
End of Month Inventory	204	261	27.94%
Months Supply of Inventory	5.13	6.19	20.61%



- Closed (9.44%)
- Pending (6.39%)
- Other OffMarket (11.67%)
- Active (72.50%)

**Absorption:** Last 12 months, an Average of **42 Sales/Month**  
**Active Inventory** as of November 30, 2025 = **261**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2025 rose **27.94%** to 261 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 **6.19** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **16.84%** in November 2025 to \$254,607 versus the previous year at \$217,909.

#### Average Days on Market Lengthens

The average number of **67.21** days that homes spent on the market before selling increased by 10.23 days or **17.96%** in November 2025 compared to last year's same month at **56.97** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 69 New Listings in November 2025, up **11.29%** from last year at 62. Furthermore, there were 34 Closed Listings this month versus last year at 37, a **-8.11%** decrease.

Closed versus Listed trends yielded a **49.3%** ratio, down from previous year's, November 2024, at **59.7%**, a **17.43%** 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>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

# November 2025



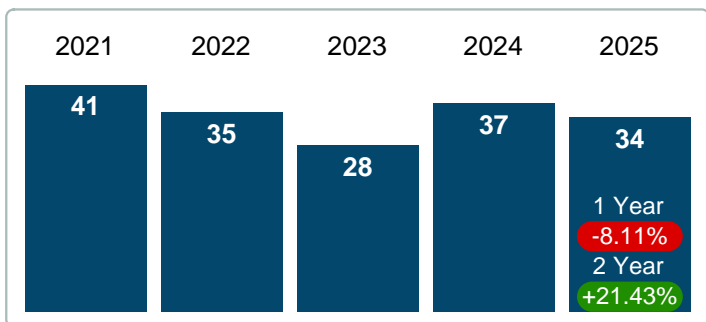
Area Delimited by County Of Bryan - Residential Property Type



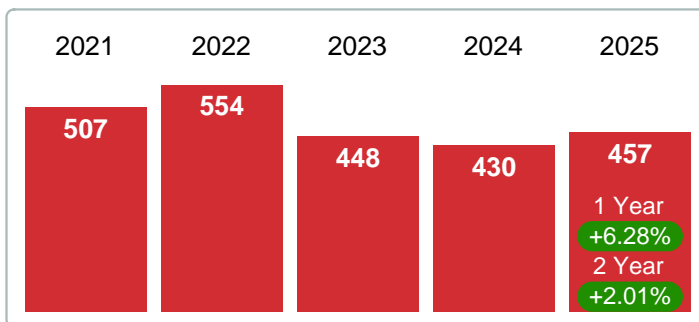
## CLOSED LISTINGS

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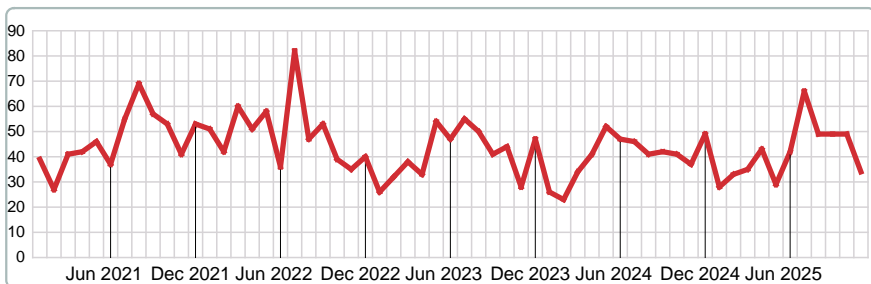
### NOVEMBER



### YEAR TO DATE (YTD)

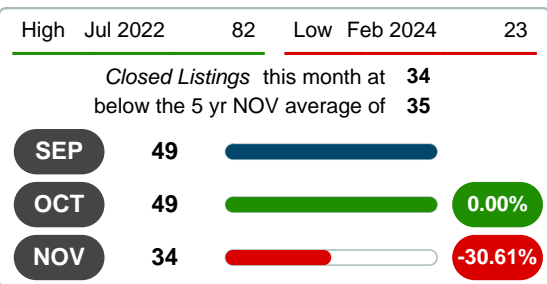


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 35



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	5.88%	34.5	1	0	1	0
\$100,001 - \$125,000	3	8.82%	29.3	2	1	0	0
\$125,001 - \$200,000	7	20.59%	64.7	2	4	1	0
\$200,001 - \$250,000	9	26.47%	46.4	0	7	2	0
\$250,001 - \$325,000	4	11.76%	111.5	0	4	0	0
\$325,001 - \$400,000	5	14.71%	78.4	0	4	1	0
\$400,001 and up	4	11.76%	104.8	0	1	3	0
<b>Total Closed Units</b>	<b>34</b>			<b>5</b>	<b>21</b>	<b>8</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>8,656,634</b>	<b>100%</b>	<b>67.2</b>	<b>572.00K</b>	<b>5.36M</b>	<b>2.72M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$254,607</b>			<b>\$114,400</b>	<b>\$255,459</b>	<b>\$340,000</b>	<b>\$0</b>

# November 2025



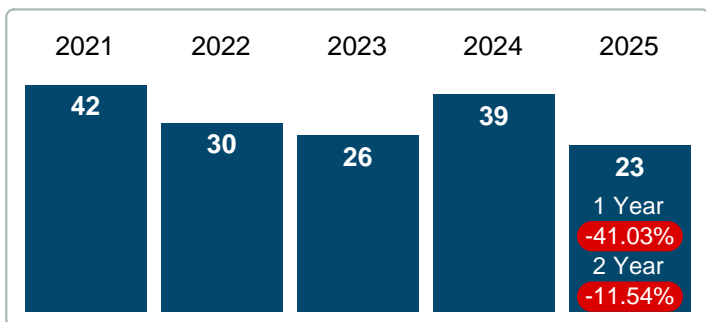
Area Delimited by County Of Bryan - Residential Property Type



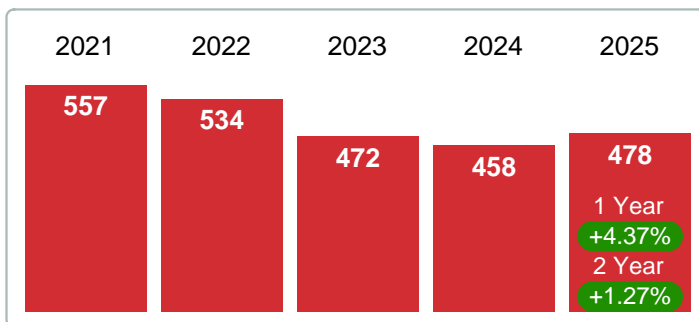
## PENDING LISTINGS

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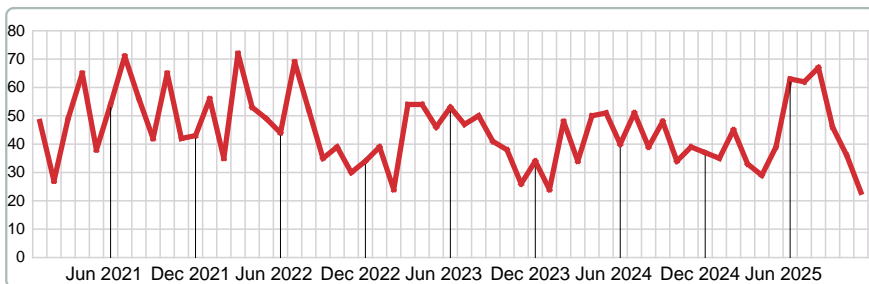
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

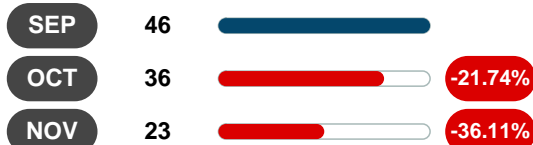


### 3 MONTHS

5 year NOV AVG = 32

High Mar 2022 72 Low Nov 2025 23

Pending Listings this month at 23  
below the 5 yr NOV average of 32



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	13.04%	87.7	1	0	2	0
\$100,001 - \$150,000	2	8.70%	30.5	0	1	1	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$225,000	9	39.13%	65.0	3	5	1	0
\$225,001 - \$275,000	2	8.70%	-0.5	0	2	0	0
\$275,001 - \$325,000	4	17.39%	87.0	0	3	1	0
\$325,001 and up	3	13.04%	77.7	0	1	1	1
<b>Total Pending Units</b>	<b>23</b>			<b>4</b>	<b>12</b>	<b>6</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>5,118,940</b>	<b>100%</b>	<b>64.7</b>	<b>539.39K</b>	<b>2.80M</b>	<b>1.13M</b>	<b>650.00K</b>
<b>Average Listing Price</b>	<b>\$222,563</b>			<b>\$134,848</b>	<b>\$233,518</b>	<b>\$187,890</b>	<b>\$650,000</b>

# November 2025



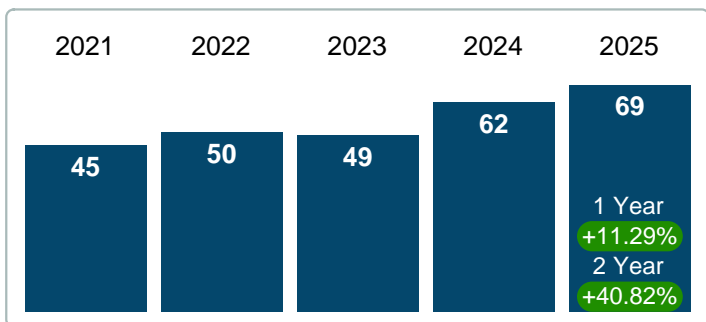
Area Delimited by County Of Bryan - Residential Property Type



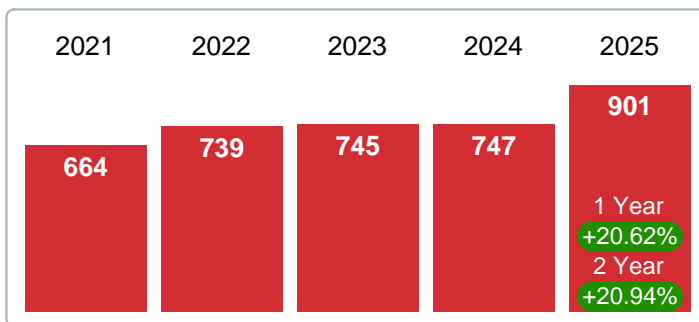
## NEW LISTINGS

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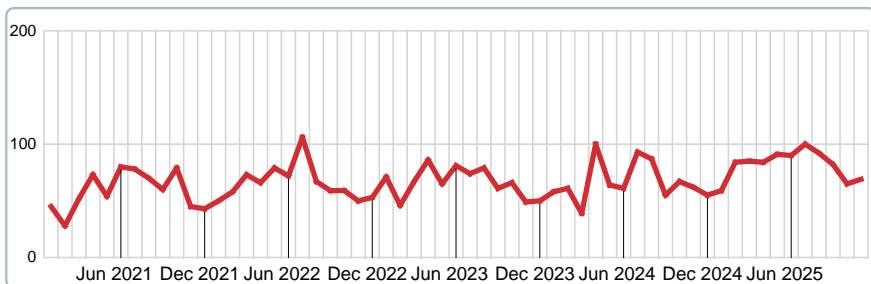
### NOVEMBER



### YEAR TO DATE (YTD)

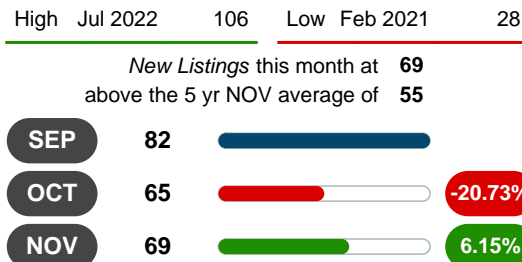


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 55



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	7.25%	0	4	1	0
\$150,001 - \$200,000	10	14.49%	3	4	2	1
\$200,001 - \$225,000	4	5.80%	0	3	1	0
\$225,001 - \$275,000	24	34.78%	1	18	5	0
\$275,001 - \$375,000	9	13.04%	1	5	2	1
\$375,001 - \$475,000	10	14.49%	0	4	6	0
\$475,001 and up	7	10.14%	0	1	2	4
<b>Total New Listed Units</b>	<b>69</b>		<b>5</b>	<b>39</b>	<b>19</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>21,322,243</b>	<b>100%</b>	<b>1.18M</b>	<b>10.46M</b>	<b>6.18M</b>	<b>3.49M</b>
<b>Average New Listed Listing Price</b>	<b>\$309,018</b>		<b>\$236,580</b>	<b>\$268,331</b>	<b>\$325,287</b>	<b>\$582,333</b>

# November 2025



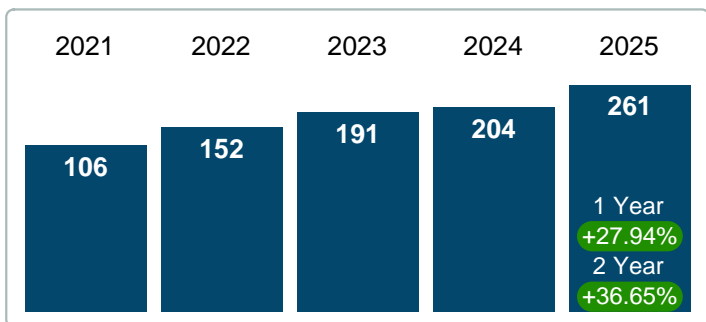
Area Delimited by County Of Bryan - Residential Property Type



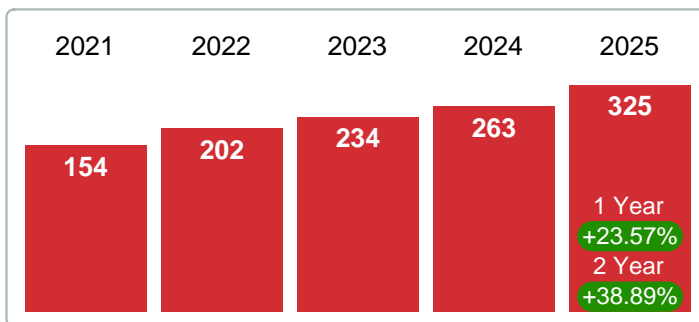
## ACTIVE INVENTORY

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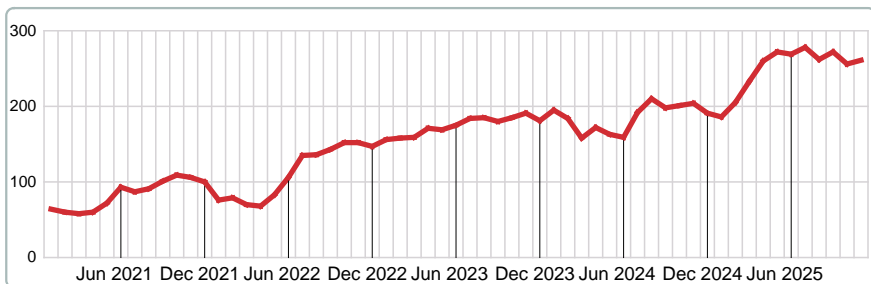
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

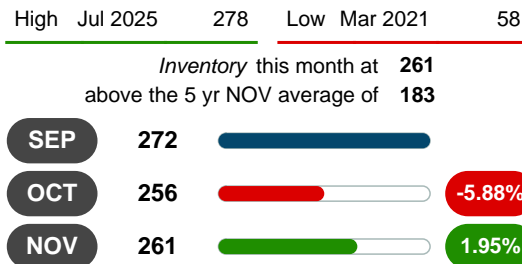


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 183



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	26	9.96%	105.2	8	14	4	0
\$150,001 - \$200,000	34	13.03%	107.4	12	12	7	3
\$200,001 - \$225,000	18	6.90%	112.4	1	13	4	0
\$225,001 - \$325,000	85	32.57%	84.7	3	63	17	2
\$325,001 - \$375,000	28	10.73%	100.0	2	16	8	2
\$375,001 - \$550,000	41	15.71%	110.8	3	18	18	2
\$550,001 and up	29	11.11%	110.6	1	12	10	6
Total Active Inventory by Units			261	30	148	68	15
Total Active Inventory by Volume			95,816,193	8.04M	51.27M	25.76M	10.75M
Average Active Inventory Listing Price			\$367,112	\$267,950	\$346,448	\$378,794	\$716,360

# November 2025



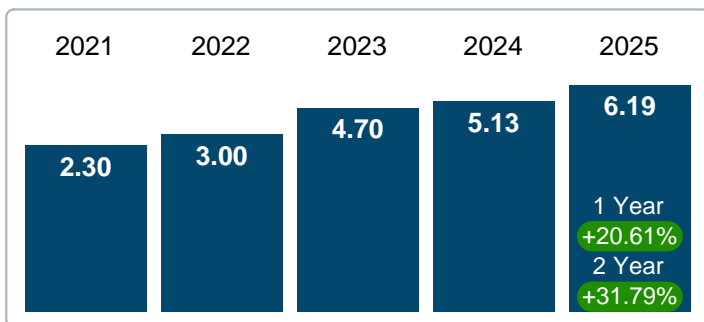
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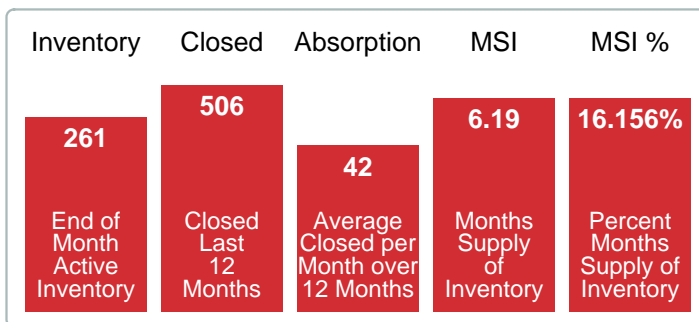
## MONTHS SUPPLY of INVENTORY (MSI)

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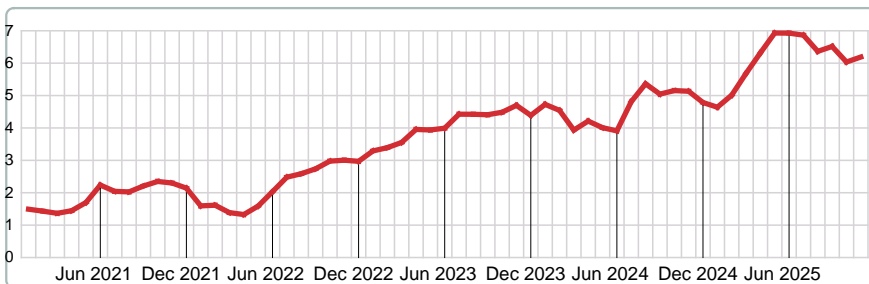
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

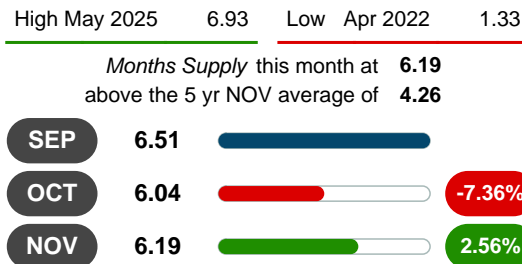


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 4.26



### 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
\$150,000 and less	26	9.96%	4.16	4.17	3.82	6.86	0.00
\$150,001 - \$200,000	34	13.03%	4.86	8.47	2.94	4.94	36.00
\$200,001 - \$225,000	18	6.90%	3.79	6.00	3.32	6.86	0.00
\$225,001 - \$325,000	85	32.57%	6.07	5.14	6.05	6.18	8.00
\$325,001 - \$375,000	28	10.73%	8.40	24.00	8.73	6.00	24.00
\$375,001 - \$550,000	41	15.71%	8.48	12.00	7.20	10.80	4.80
\$550,001 and up	29	11.11%	14.50	4.00	28.80	12.00	12.00
Market Supply of Inventory (MSI)	6.19			6.43	5.52	7.42	10.00
Total Active Inventory by Units	261	100%	6.19	30	148	68	15

# November 2025



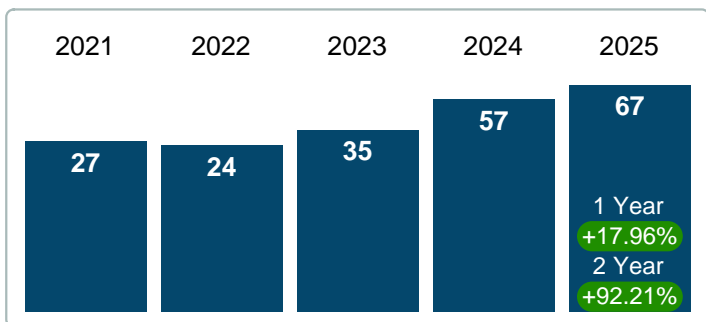
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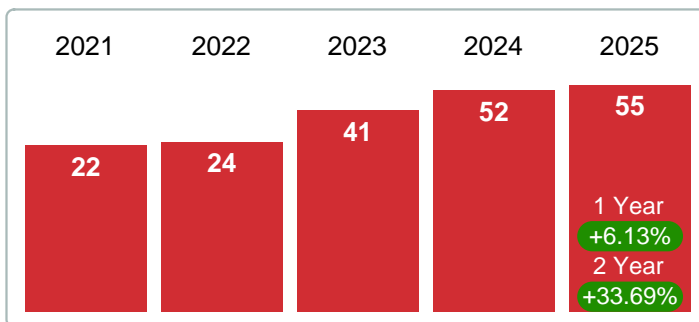
## AVERAGE DAYS ON MARKET TO SALE

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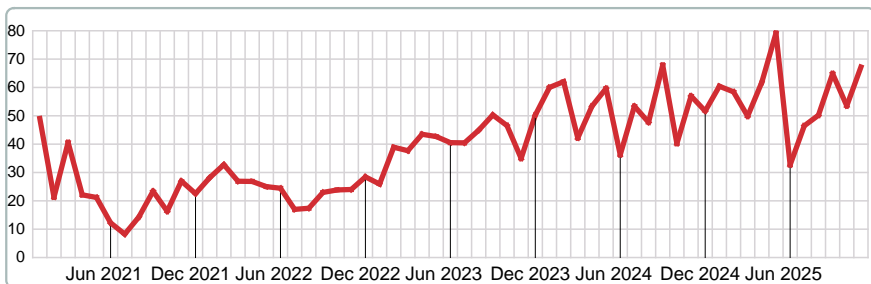
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 42

High May 2025 79 Low Jul 2021 8

Average Days on Market to Sale this month at 67 above the 5 yr NOV average of 42

- SEP 65
- OCT 54 (-17.52%)
- NOV 67 (25.59%)

### 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
\$100,000 and less	5.88%	35	66	0	3	0
\$100,001 - \$125,000	8.82%	29	23	42	0	0
\$125,001 - \$200,000	20.59%	65	77	52	91	0
\$200,001 - \$250,000	26.47%	46	0	47	45	0
\$250,001 - \$325,000	11.76%	112	0	112	0	0
\$325,001 - \$400,000	14.71%	78	0	82	65	0
\$400,001 and up	11.76%	105	0	6	138	0
<b>Average Closed DOM</b>		<b>67</b>	<b>53</b>	<b>65</b>	<b>83</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>67</b>	<b>5</b>	<b>21</b>	<b>8</b>	<b></b>
<b>Total Closed Volume</b>		<b>8,656,634</b>	<b>572.00K</b>	<b>5.36M</b>	<b>2.72M</b>	<b>0.00B</b>

# November 2025



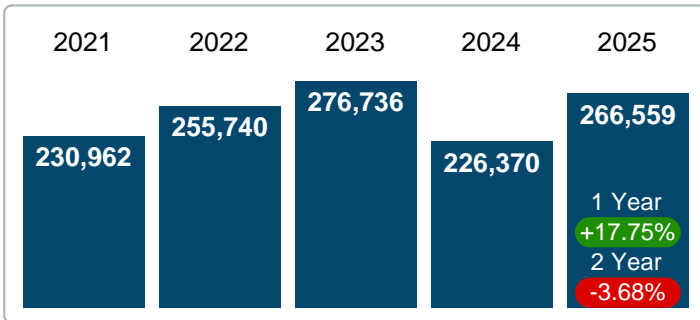
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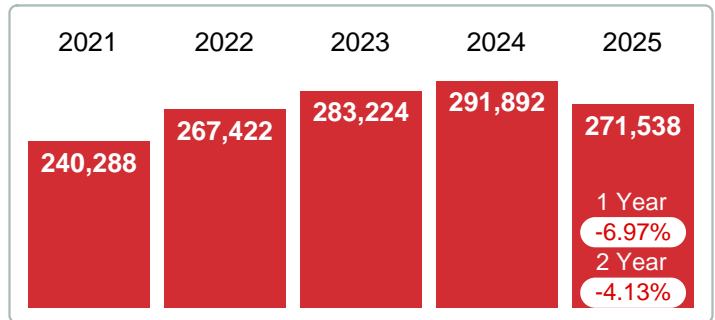
## AVERAGE LIST PRICE AT CLOSING

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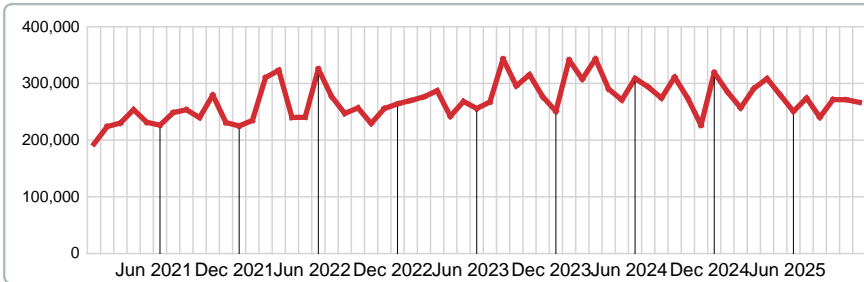
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

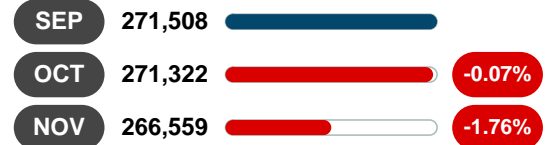


### 3 MONTHS

5 year NOV AVG = 251,273

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

Average List Price at Closing this month at **266,559** above the 5 yr NOV average of **251,273**



### 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
\$100,000 and less	5.88%	55,450	61,900	0	49,000	0
\$100,001 - \$125,000	5.88%	119,700	124,650	130,000	0	0
\$125,001 - \$200,000	20.59%	153,200	148,750	158,750	234,000	0
\$200,001 - \$250,000	29.41%	238,291	0	237,016	244,900	0
\$250,001 - \$325,000	11.76%	271,200	0	271,200	0	0
\$325,001 - \$400,000	14.71%	373,520	0	380,675	344,900	0
\$400,001 and up	11.76%	576,250	0	475,000	610,000	0
<b>Average List Price</b>		<b>266,559</b>	<b>121,740</b>	<b>262,219</b>	<b>368,463</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>266,559</b>	<b>5</b>	<b>21</b>	<b>8</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>9,063,009</b>	<b>608.70K</b>	<b>5.51M</b>	<b>2.95M</b>	<b>0.00B</b>

# November 2025



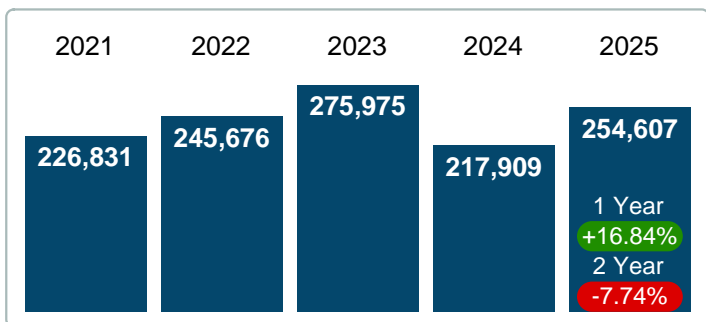
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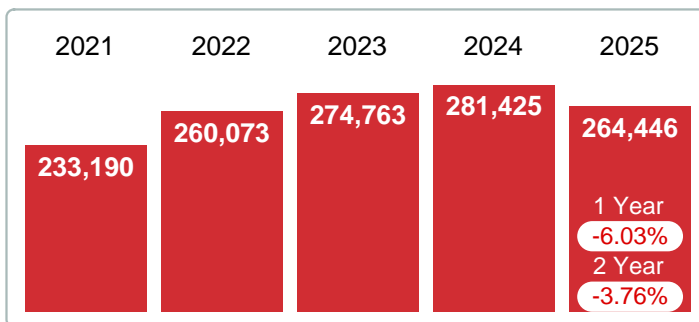
## AVERAGE SOLD PRICE AT CLOSING

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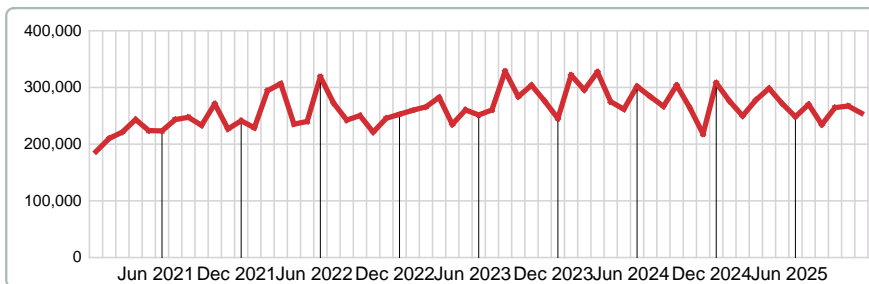
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

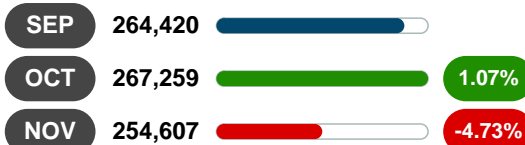


### 3 MONTHS

5 year NOV AVG = 244,200

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

Average Sold Price at Closing this month at **254,607** above the 5 yr NOV average of **244,200**



### 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
\$100,000 and less	5.88%	52,500	60,000	0	45,000	0
\$100,001 - \$125,000	8.82%	114,000	111,000	120,000	0	0
\$125,001 - \$200,000	20.59%	154,414	145,000	153,975	175,000	0
\$200,001 - \$250,000	26.47%	231,304	0	233,962	222,000	0
\$250,001 - \$325,000	11.76%	261,500	0	261,500	0	0
\$325,001 - \$400,000	14.71%	364,000	0	370,000	340,000	0
\$400,001 and up	11.76%	545,250	0	465,000	572,000	0
<b>Average Sold Price</b>		<b>254,607</b>	<b>114,400</b>	<b>255,459</b>	<b>340,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>254,607</b>	<b>5</b>	<b>21</b>	<b>8</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>8,656,634</b>	<b>572.00K</b>	<b>5.36M</b>	<b>2.72M</b>	<b>0.00B</b>

# November 2025



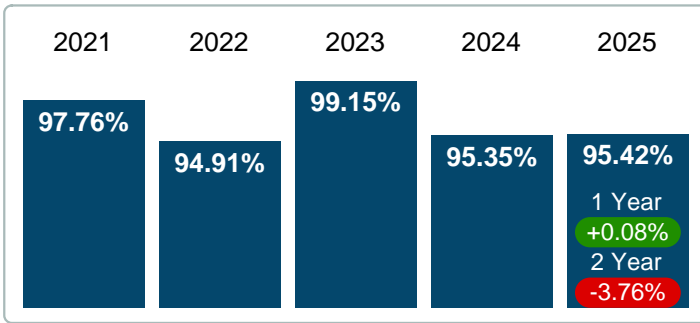
Area Delimited by County Of Bryan - Residential Property Type



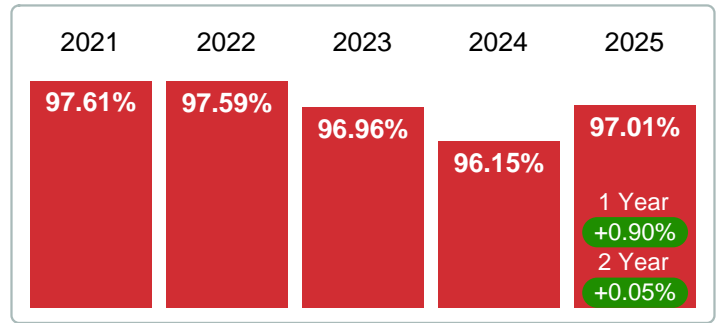
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

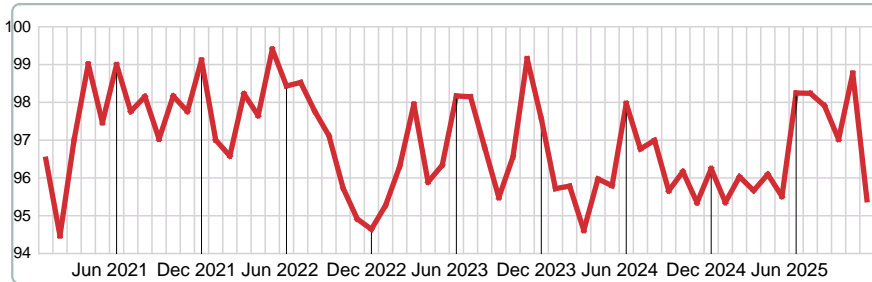
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

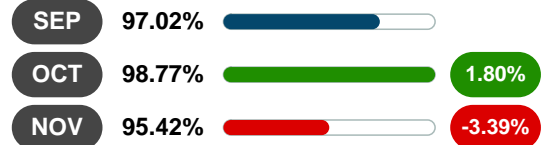


### 3 MONTHS

5 year NOV AVG = 96.52%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **95.42%**  
below the 5 yr NOV average of **96.52%**



### 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
\$100,000 and less	<div style="width: 5.88%;"></div> 2	5.88%	94.38%	96.93%	0.00%	91.84%	0.00%
\$100,001 - \$125,000	<div style="width: 8.82%;"></div> 3	8.82%	90.58%	89.72%	92.31%	0.00%	0.00%
\$125,001 - \$200,000	<div style="width: 20.59%;"></div> 7	20.59%	94.10%	98.38%	96.78%	74.79%	0.00%
\$200,001 - \$250,000	<div style="width: 26.47%;"></div> 9	26.47%	96.93%	0.00%	98.72%	90.65%	0.00%
\$250,001 - \$325,000	<div style="width: 11.76%;"></div> 4	11.76%	96.56%	0.00%	96.56%	0.00%	0.00%
\$325,001 - \$400,000	<div style="width: 14.71%;"></div> 5	14.71%	97.47%	0.00%	97.19%	98.58%	0.00%
\$400,001 and up	<div style="width: 11.76%;"></div> 4	11.76%	94.82%	0.00%	97.89%	93.80%	0.00%
Average Sold/List Ratio		95.40%		94.63%	97.30%	90.99%	0.00%
Total Closed Units		34	100%	5	21	8	
Total Closed Volume		8,656,634		572.00K	5.36M	2.72M	0.00B

# November 2025



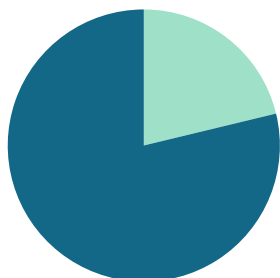
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

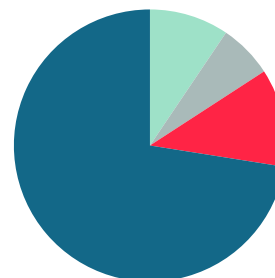


**Inventory**  
 New Listings **69 = 21.23%**  
 Start Inventory **256**  
 Total Inventory Units **325**  
 Volume **\$115,791,545**

### Market Activity

Closed Sales **34 = 9.44%**  
 Pending Sales **23 = 6.39%**  
 Other Off Market **42 = 11.67%**  
 Active Inventory **261 = 72.50%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	37	34	-8.11%	430	457	6.28%
Pending Sales	39	23	-41.03%	458	478	4.37%
New Listings	62	69	11.29%	747	901	20.62%
Average List Price	226,370	266,559	17.75%	291,892	271,538	-6.97%
Average Sale Price	217,909	254,607	16.84%	281,425	264,446	-6.03%
Average Percent of Selling Price to List Price	95.35%	95.42%	0.08%	96.15%	97.01%	0.90%
Average Days on Market to Sale	56.97	67.21	17.96%	52.17	55.37	6.13%
Monthly Inventory	204	261	27.94%	204	261	27.94%
Months Supply of Inventory	5.13	6.19	20.61%	5.13	6.19	20.61%

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

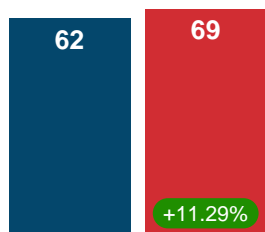
**Inventory** on November 30, 2025 = **261**

**2024** **2025**

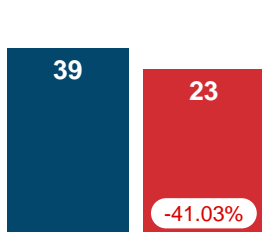
### NOVEMBER MARKET

### AVERAGE PRICES

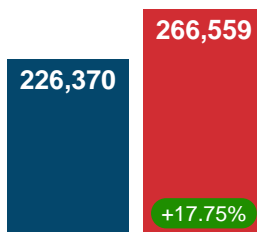
#### New Listings



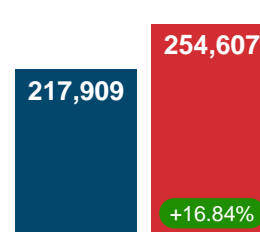
#### Pending Listings



#### List Price



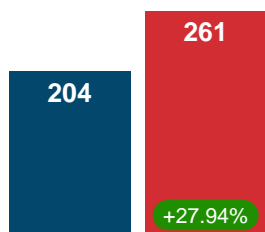
#### Sale Price



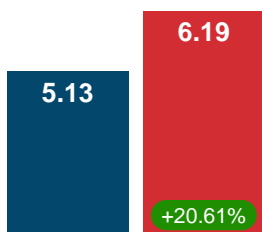
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

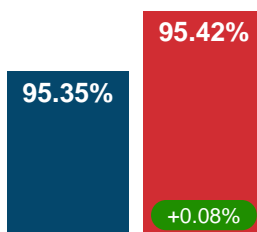
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

