



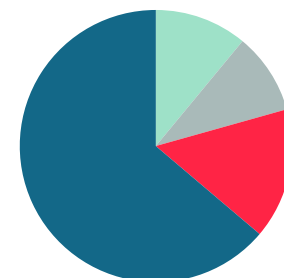
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	49	41	-16.33%
Pending Listings	37	36	-2.70%
New Listings	55	66	20.00%
Average List Price	319,175	388,830	21.82%
Average Sale Price	308,034	380,996	23.69%
Average Percent of Selling Price to List Price	96.24%	98.83%	2.69%
Average Days on Market to Sale	51.67	54.05	4.60%
End of Month Inventory	191	238	24.61%
Months Supply of Inventory	4.78	5.73	19.85%



■ Closed (10.99%)
■ Pending (9.65%)
■ Other OffMarket (15.55%)
■ Active (63.81%)

Absorption: Last 12 months, an Average of **42** Sales/Month
Active Inventory as of December 31, 2025 = **238**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **24.61%** to 238 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 **5.73** 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 **23.69%** in December 2025 to \$380,996 versus the previous year at \$308,034.

Average Days on Market Lengthens

The average number of **54.05** days that homes spent on the market before selling increased by 2.38 days or **4.60%** in December 2025 compared to last year's same month at **51.67** DOM.

Sales Success for December 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 66 New Listings in December 2025, up **20.00%** from last year at 55. Furthermore, there were 41 Closed Listings this month versus last year at 49, a **-16.33%** decrease.

Closed versus Listed trends yielded a **62.1%** ratio, down from previous year's, December 2024, at **89.1%**, a **30.27%** downswing. 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

December 2025



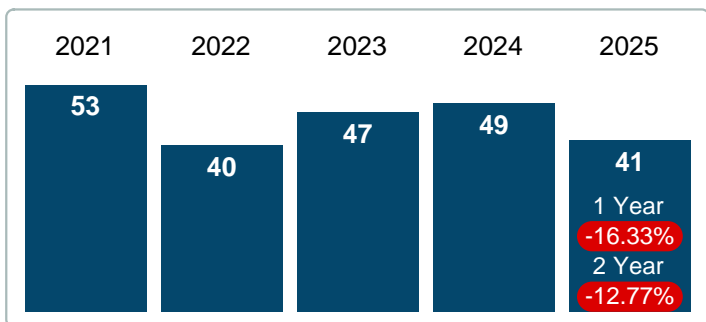
Area Delimited by County Of Bryan - Residential Property Type



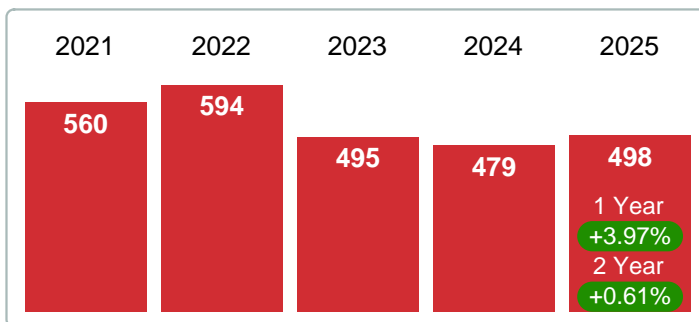
CLOSED LISTINGS

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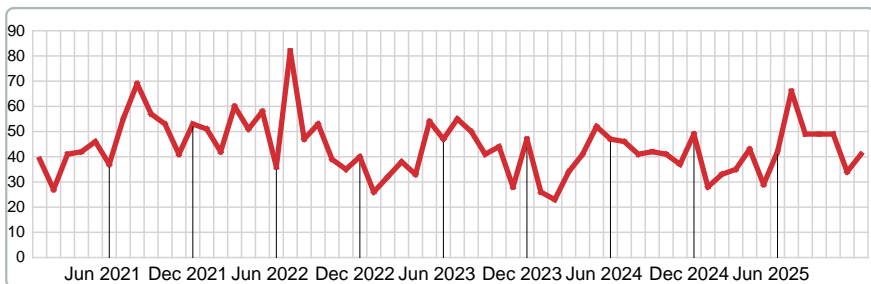
DECEMBER



YEAR TO DATE (YTD)

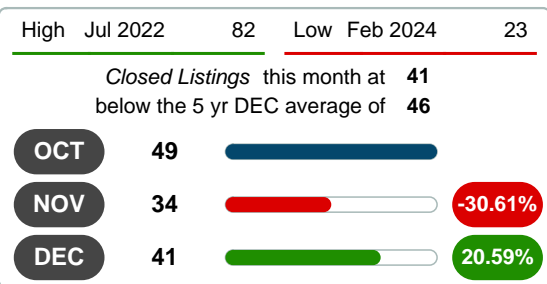


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	12.20%	54.4	2	2	1	0
\$150,001 - \$175,000	4	9.76%	55.8	3	0	1	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$275,000	14	34.15%	37.6	0	13	1	0
\$275,001 - \$325,000	7	17.07%	66.9	0	7	0	0
\$325,001 - \$625,000	7	17.07%	71.9	0	3	3	1
\$625,001 and up	4	9.76%	56.0	1	1	2	0
Total Closed Units	41			6	26	8	1
Total Closed Volume	15,620,820	100%	54.0	4.29M	7.04M	3.66M	625.00K
Average Closed Price	\$380,996			\$714,748	\$270,878	\$458,063	\$625,000

December 2025



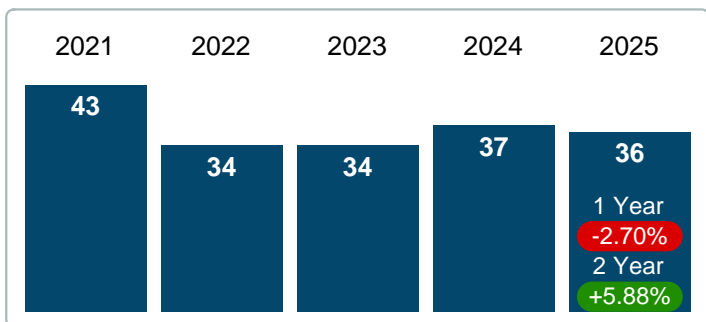
Area Delimited by County Of Bryan - Residential Property Type



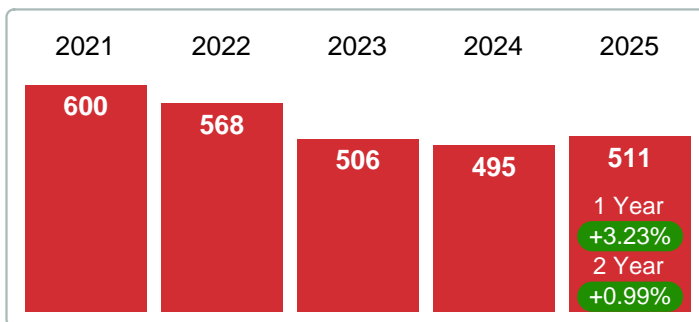
PENDING LISTINGS

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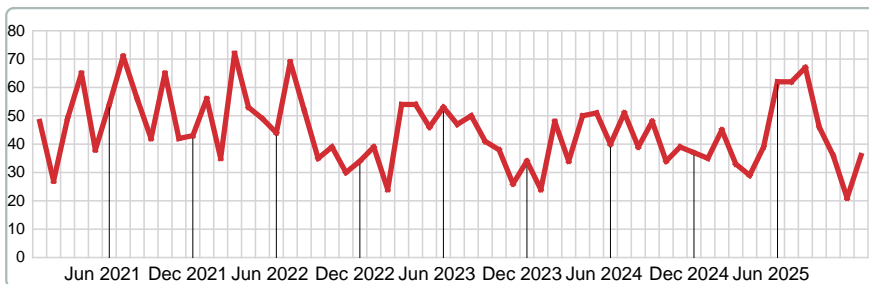
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

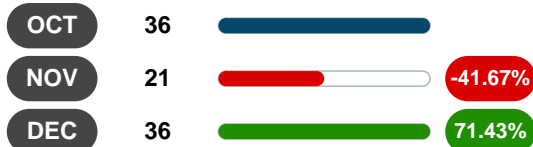


3 MONTHS

5 year DEC AVG = 37

High Mar 2022 72 Low Nov 2025 21

Pending Listings this month at 36
below the 5 yr DEC average of 37



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	2	5.56%	39.0	1	1	0	0
\$150,001 - \$175,000	3	8.33%	58.3	2	0	1	0
\$175,001 - \$225,000	7	19.44%	21.1	1	6	0	0
\$225,001 - \$300,000	11	30.56%	75.4	0	9	2	0
\$300,001 - \$375,000	5	13.89%	40.2	0	5	0	0
\$375,001 - \$550,000	4	11.11%	36.3	0	2	1	1
\$550,001 and up	4	11.11%	42.5	1	1	2	0
Total Pending Units	36			5	24	6	1
Total Pending Volume	14,357,857	100%	48.5	4.25M	6.97M	2.71M	419.90K
Average Listing Price	\$398,829			\$850,200	\$290,582	\$452,167	\$419,900

December 2025



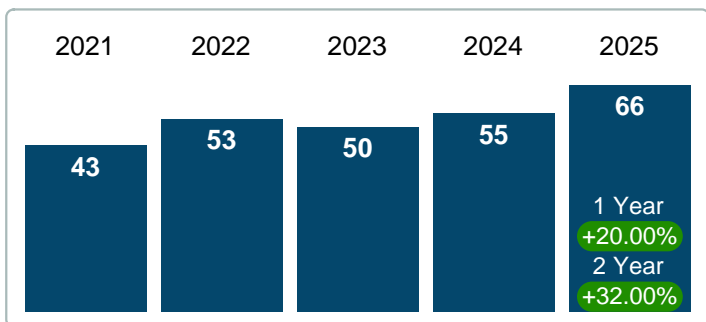
Area Delimited by County Of Bryan - Residential Property Type



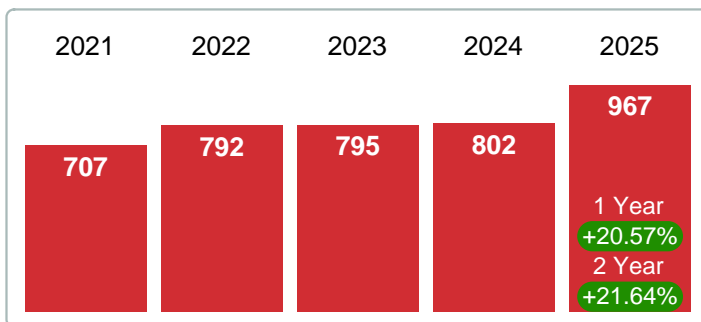
NEW LISTINGS

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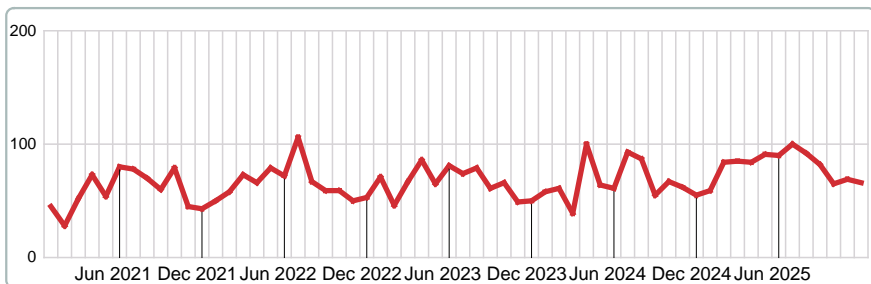
DECEMBER



YEAR TO DATE (YTD)

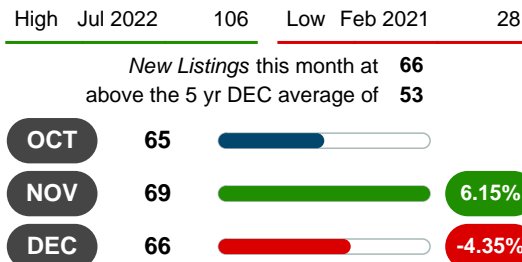


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 53



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	6	9.09%	3	3	0	0
\$150,001 - \$175,000	5	7.58%	2	0	2	1
\$175,001 - \$225,000	11	16.67%	0	10	1	0
\$225,001 - \$300,000	18	27.27%	2	16	0	0
\$300,001 - \$375,000	11	16.67%	0	8	2	1
\$375,001 - \$450,000	8	12.12%	0	3	4	1
\$450,001 and up	7	10.61%	1	1	4	1
Total New Listed Units	66		8	41	13	4
Total New Listed Volume	25,258,000	100%	4.81M	11.18M	5.46M	3.81M
Average New Listed Listing Price	\$382,697		\$600,713	\$272,759	\$420,100	\$951,975

December 2025



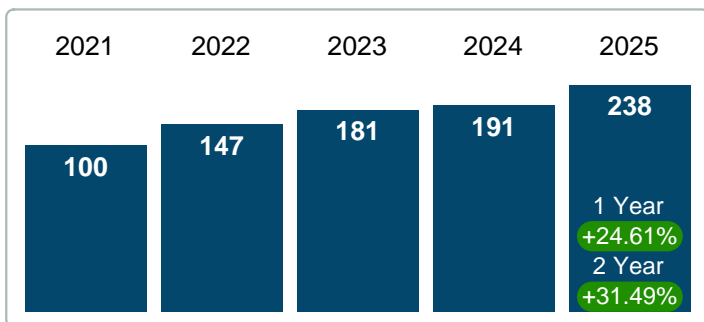
Area Delimited by County Of Bryan - Residential Property Type



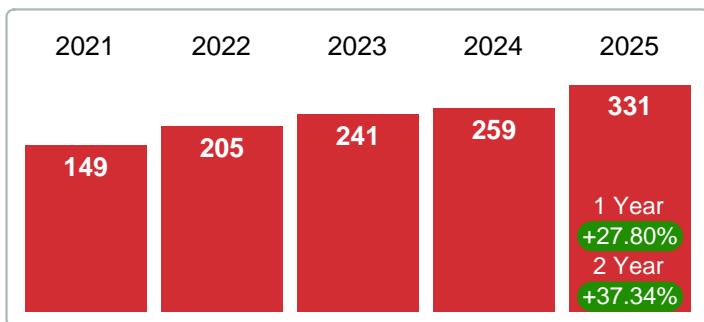
ACTIVE INVENTORY

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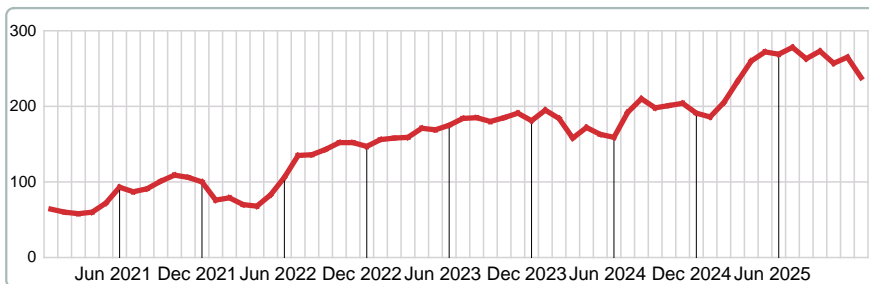
END OF DECEMBER



ACTIVE DURING DECEMBER

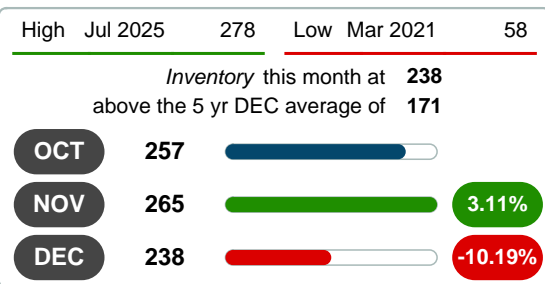


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 171



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	23	9.66%	95.7	9	10	4	0
\$150,001 - \$200,000	31	13.03%	111.4	8	11	8	4
\$200,001 - \$225,000	19	7.98%	107.9	1	15	3	0
\$225,001 - \$325,000	76	31.93%	82.2	5	54	14	3
\$325,001 - \$375,000	27	11.34%	112.9	0	16	9	2
\$375,001 - \$550,000	38	15.97%	94.6	3	14	20	1
\$550,001 and up	24	10.08%	132.8	2	10	6	6
Total Active Inventory by Units	238			28	130	64	16
Total Active Inventory by Volume	87,304,986	100%	99.9	8.56M	45.38M	22.85M	10.51M
Average Active Inventory Listing Price	\$366,828			\$305,886	\$349,074	\$356,985	\$657,094

December 2025



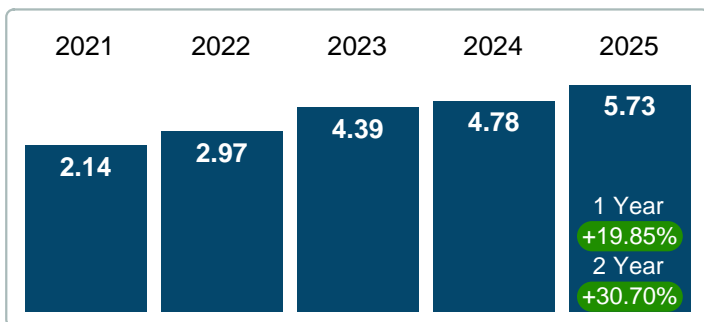
Area Delimited by County Of Bryan - Residential Property Type



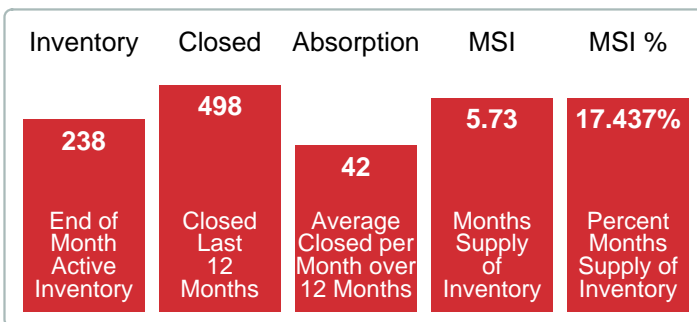
MONTHS SUPPLY of INVENTORY (MSI)

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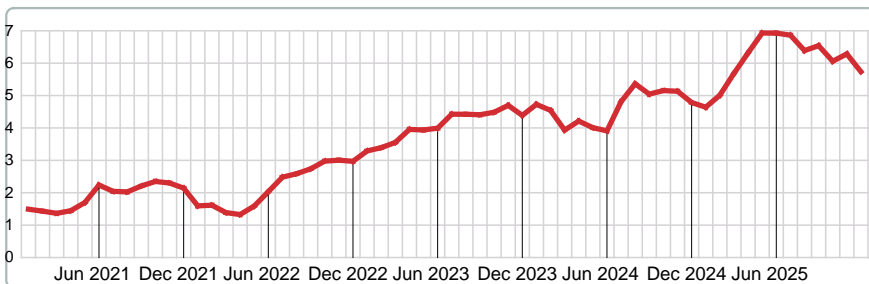
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

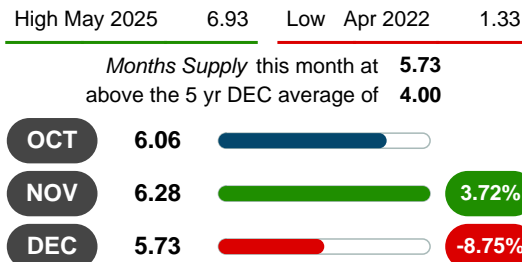


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.00



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	23	9.66%	3.89	4.70	3.08	6.00	0.00
\$150,001 - \$200,000	31	13.03%	4.18	4.80	2.59	5.65	48.00
\$200,001 - \$225,000	19	7.98%	4.15	6.00	4.00	5.14	0.00
\$225,001 - \$325,000	76	31.93%	5.46	8.57	5.23	5.09	12.00
\$325,001 - \$375,000	27	11.34%	8.53	0.00	9.14	6.75	24.00
\$375,001 - \$550,000	38	15.97%	8.77	12.00	7.00	12.00	2.40
\$550,001 and up	24	10.08%	11.08	6.00	24.00	6.55	12.00
Market Supply of Inventory (MSI)			5.73	5.69	5.05	6.86	10.67
Total Active Inventory by Units		100%	5.73	28	130	64	16

December 2025



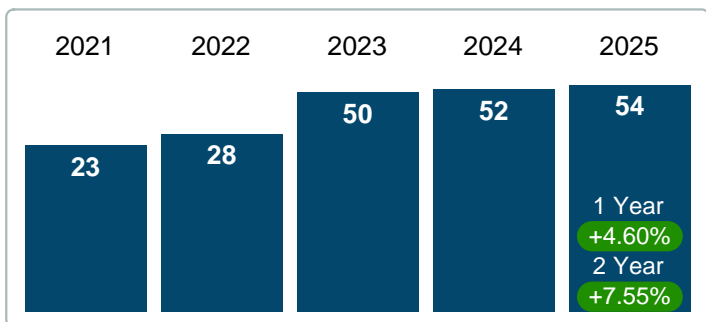
Area Delimited by County Of Bryan - Residential Property Type



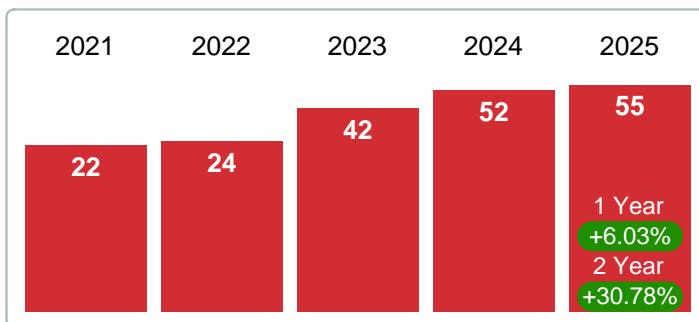
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 12, 2026 for MLS Technology Inc.

DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

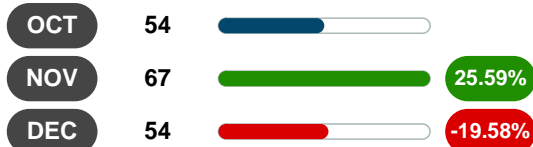


3 MONTHS

5 year DEC AVG = 41

High May 2025 79 Low Jul 2021 8

Average Days on Market to Sale this month at 54 above the 5 yr DEC 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
\$150,000 and less	12.20%	54	38	1	194	0
\$150,001 - \$175,000	9.76%	56	69	0	15	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$275,000	34.15%	38	0	37	42	0
\$275,001 - \$325,000	17.07%	67	0	67	0	0
\$325,001 - \$625,000	17.07%	72	0	104	58	16
\$625,001 and up	9.76%	56	1	109	57	0
Average Closed DOM		54	48	53	67	16
Total Closed Units	100%	54	6	26	8	1
Total Closed Volume		15,620,820	4.29M	7.04M	3.66M	625.00K

December 2025



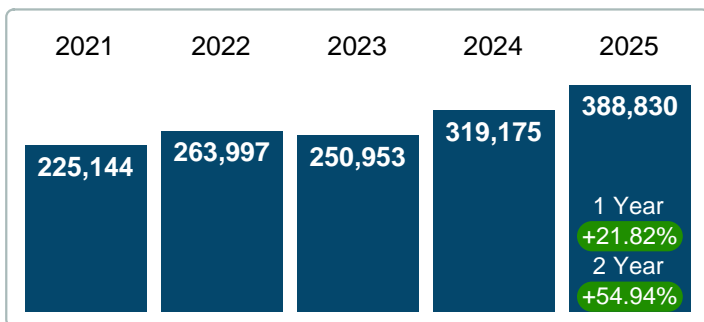
Area Delimited by County Of Bryan - Residential Property Type



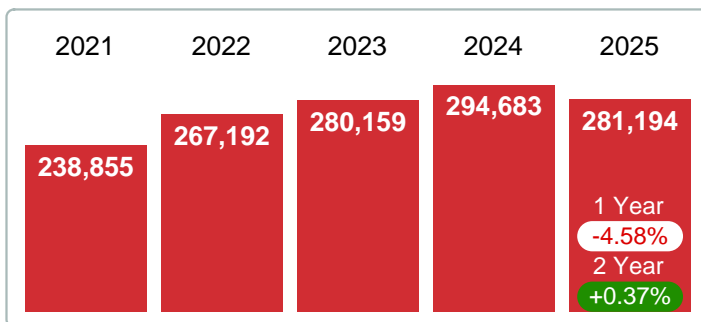
AVERAGE LIST PRICE AT CLOSING

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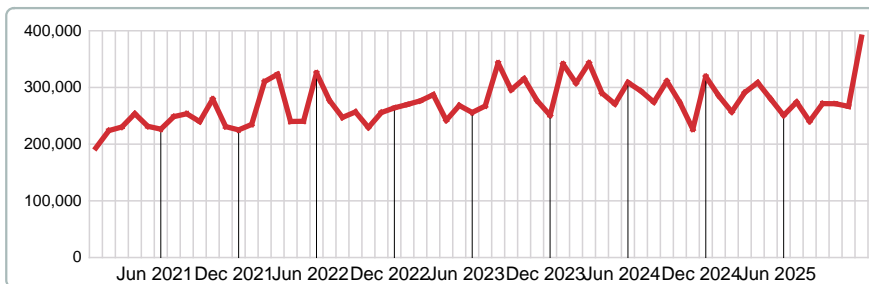
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 289,620

High Dec 2025 388,830 Low Jan 2021 193,382

Average List Price at Closing this month at **388,830**
above the 5 yr DEC average of **289,620**

- OCT** 271,322
- NOV** 266,559 -1.76%
- DEC** 388,830 45.87%

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
\$150,000 and less 4	9.76%	95,750	97,500	121,500	100,000	0
\$150,001 - \$175,000 6	14.63%	167,480	166,660	0	175,000	0
\$175,001 - \$175,000 0	0.00%	0	0	0	0	0
\$175,001 - \$275,000 13	31.71%	224,862	0	222,931	200,000	0
\$275,001 - \$325,000 7	17.07%	307,557	0	307,557	0	0
\$325,001 - \$625,000 6	14.63%	369,505	0	364,043	374,967	650,000
\$625,001 and up 5	12.20%	1,452,202	3,586,010	875,000	1,075,000	0
Average List Price		388,830	713,498	279,274	468,738	650,000
Total Closed Units		41	6	26	8	1
Total Closed Volume		15,942,019	4.28M	7.26M	3.75M	650.00K

December 2025



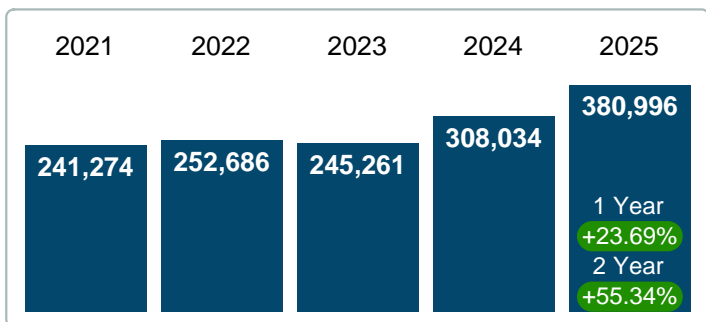
Area Delimited by County Of Bryan - Residential Property Type



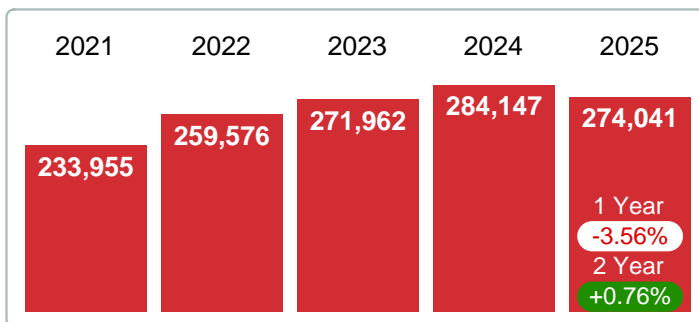
AVERAGE SOLD PRICE AT CLOSING

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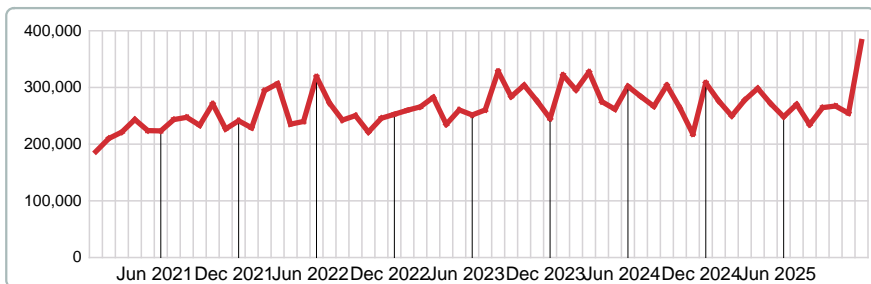
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 285,650

High Dec 2025 380,996 Low Jan 2021 186,938

Average Sold Price at Closing this month at **380,996**
above the 5 yr DEC average of **285,650**

- OCT** 267,259
- NOV** 254,607 -4.73%
- DEC** 380,996 49.64%

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
\$150,000 and less	5	12.20%	107,100	101,250	121,500	90,000	0
\$150,001 - \$175,000	4	9.76%	168,745	166,660	0	175,000	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0	0
\$175,001 - \$275,000	14	34.15%	216,479	0	218,515	190,000	0
\$275,001 - \$325,000	7	17.07%	304,429	0	304,429	0	0
\$325,001 - \$625,000	7	17.07%	403,233	0	362,710	369,833	625,000
\$625,001 and up	4	9.76%	1,606,503	3,586,010	740,000	1,050,000	0
Average Sold Price			380,996	714,748	270,878	458,063	625,000
Total Closed Units		100%	380,996	6	26	8	1
Total Closed Volume			15,620,820	4.29M	7.04M	3.66M	625.00K

December 2025



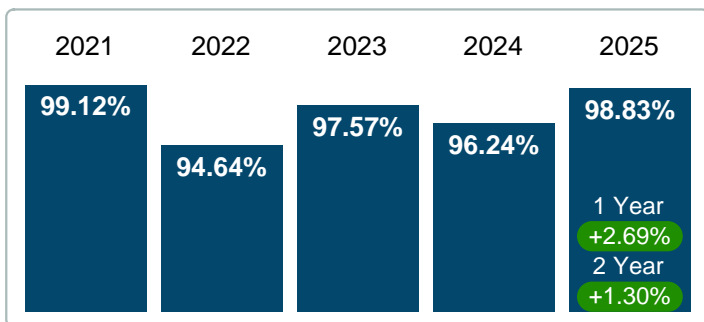
Area Delimited by County Of Bryan - Residential Property Type



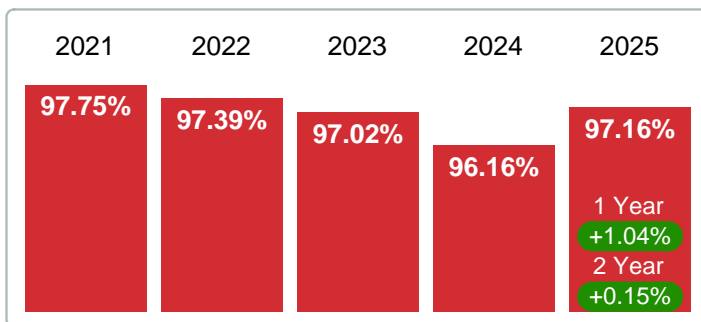
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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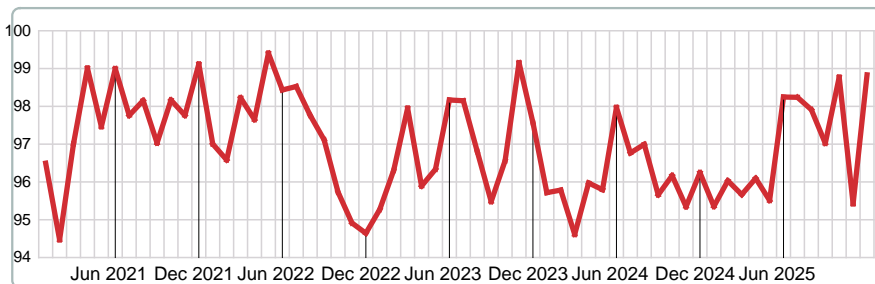
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

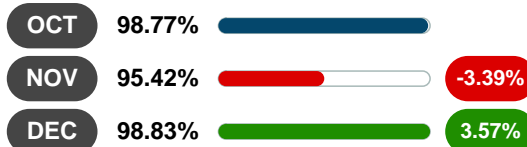


3 MONTHS

5 year DEC AVG = 97.28%

High May 2022 99.41% Low Feb 2021 94.47%

Average Sold/List Ratio this month at **98.83%**
above the 5 yr DEC average of **97.28%**



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
\$150,000 and less	5	12.20%	103.60%	114.01%	100.00%	90.00%	0.00%
\$150,001 - \$175,000	4	9.76%	100.00%	100.00%	0.00%	100.00%	0.00%
\$175,001 - \$175,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$275,000	14	34.15%	97.86%	0.00%	98.08%	95.00%	0.00%
\$275,001 - \$325,000	7	17.07%	99.00%	0.00%	99.00%	0.00%	0.00%
\$325,001 - \$625,000	7	17.07%	98.73%	0.00%	99.65%	98.68%	96.15%
\$625,001 and up	4	9.76%	95.01%	100.00%	84.57%	97.73%	0.00%
Average Sold/List Ratio		98.80%		104.67%	98.14%	97.06%	96.15%
Total Closed Units	41	100%	98.80%	6	26	8	1
Total Closed Volume	15,620,820			4.29M	7.04M	3.66M	625.00K

December 2025



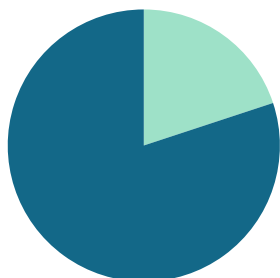
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Jan 12, 2026 for MLS Technology Inc.

INVENTORY

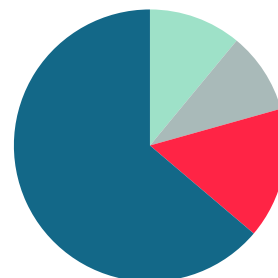


Inventory
 New Listings
66 = 19.94%
 Start Inventory
265
 Total Inventory Units
331
 Volume
\$122,852,415

Market Activity

Closed Sales
41 = 10.99%
 Pending Sales
36 = 9.65%
 Other Off Market
58 = 15.55%
 Active Inventory
238 = 63.81%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	49	41	-16.33%	479	498	3.97%
Pending Sales	37	36	-2.70%	495	511	3.23%
New Listings	55	66	20.00%	802	967	20.57%
Average List Price	319,175	388,830	21.82%	294,683	281,194	-4.58%
Average Sale Price	308,034	380,996	23.69%	284,147	274,041	-3.56%
Average Percent of Selling Price to List Price	96.24%	98.83%	2.69%	96.16%	97.16%	1.04%
Average Days on Market to Sale	51.67	54.05	4.60%	52.12	55.26	6.03%
Monthly Inventory	191	238	24.61%	191	238	24.61%
Months Supply of Inventory	4.78	5.73	19.85%	4.78	5.73	19.85%

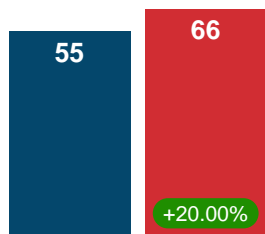
Absorption: Last 12 months, an Average of **42** Sales/Month

Inventory on December 31, 2025 = **238** 2024 2025

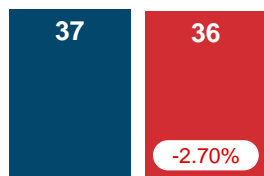
DECEMBER MARKET

AVERAGE PRICES

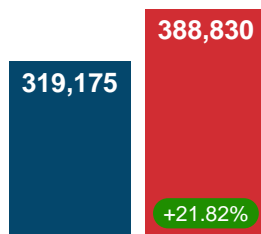
New Listings



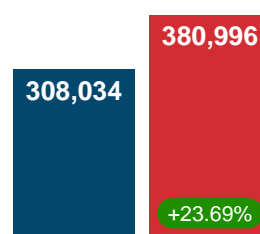
Pending Listings



List Price



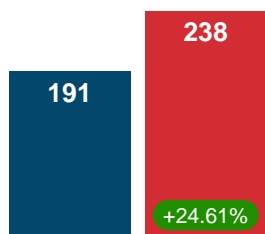
Sale Price



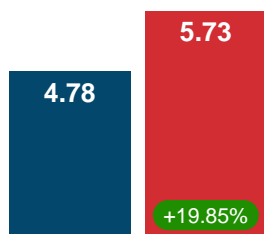
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

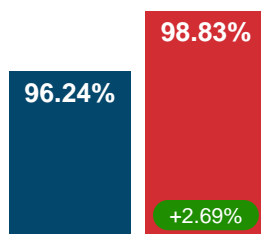
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

