



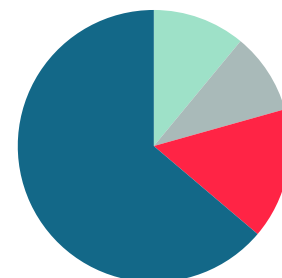
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	265,000	255,000	-3.77%
Median Sale Price	262,000	250,000	-4.58%
Median Percent of Selling Price to List Price	97.14%	100.00%	2.94%
Median Days on Market to Sale	29.00	15.00	-48.28%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **4.58%** in December 2025 to \$250,000 versus the previous year at \$262,000.

Median Days on Market Shortens

The median number of **15.00** days that homes spent on the market before selling decreased by 14.00 days or **48.28%** in December 2025 compared to last year's same month at **29.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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



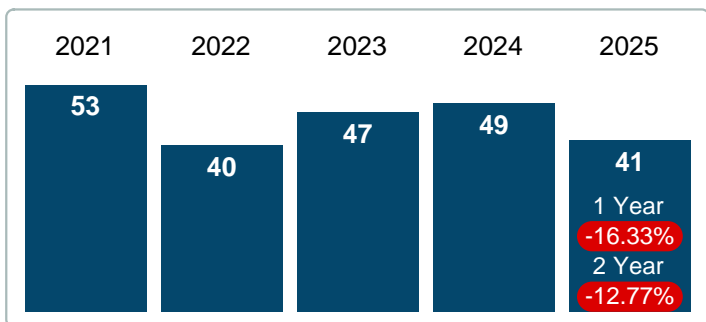
Area Delimited by County Of Bryan - Residential Property Type



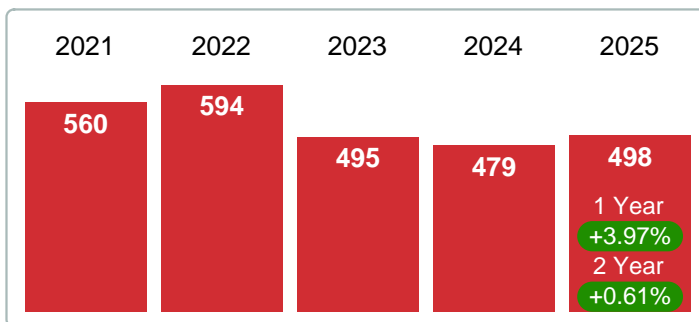
CLOSED LISTINGS

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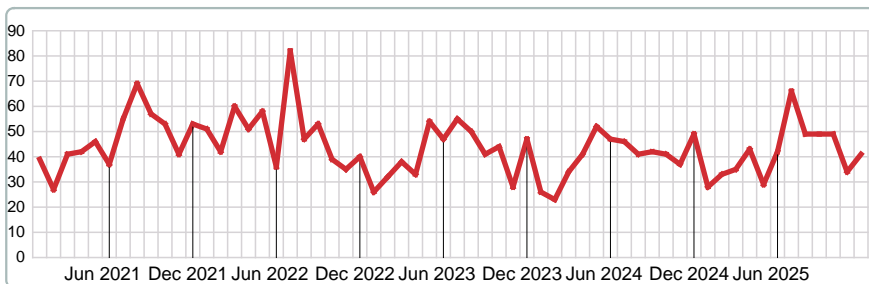
DECEMBER



YEAR TO DATE (YTD)

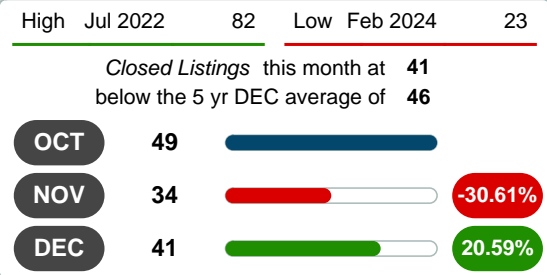


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	12.20%	3.0	2	2	1	0
\$150,001 - \$175,000	4	9.76%	45.5	3	0	1	0
\$175,001 - \$175,000	0	0.00%	45.5	0	0	0	0
\$175,001 - \$275,000	14	34.15%	7.5	0	13	1	0
\$275,001 - \$325,000	7	17.07%	2.0	0	7	0	0
\$325,001 - \$625,000	7	17.07%	70.0	0	3	3	1
\$625,001 and up	4	9.76%	55.0	1	1	2	0
Total Closed Units	41			6	26	8	1
Total Closed Volume	15,620,820	100%	15.0	4.29M	7.04M	3.66M	625.00K
Median Closed Price	\$250,000			\$165,995	\$252,500	\$347,250	\$625,000

December 2025



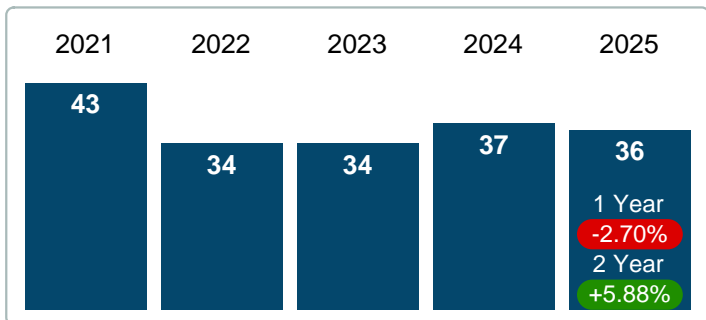
Area Delimited by County Of Bryan - Residential Property Type



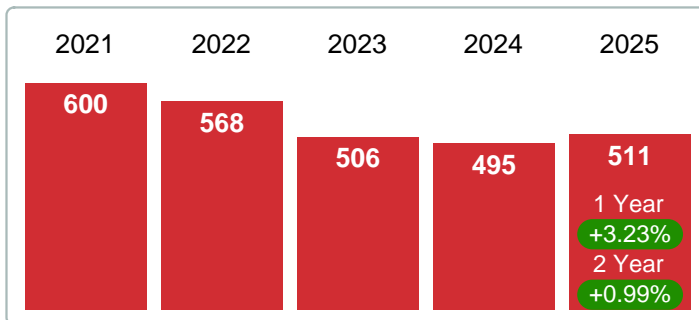
PENDING LISTINGS

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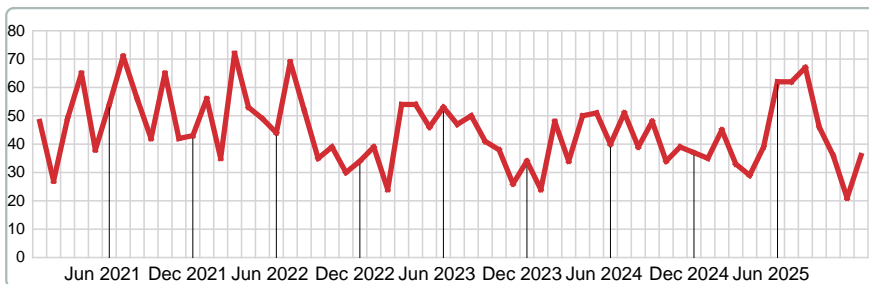
DECEMBER



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

- OCT 36
- NOV 21 (-41.67%)
- DEC 36 (71.43%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	34.0	2	0	1	0
\$175,001 - \$225,000	7	19.44%	3.0	1	6	0	0
\$225,001 - \$300,000	11	30.56%	47.0	0	9	2	0
\$300,001 - \$375,000	5	13.89%	1.0	0	5	0	0
\$375,001 - \$550,000	4	11.11%	12.5	0	2	1	1
\$550,001 and up	4	11.11%	25.0	1	1	2	0
Total Pending Units	36			5	24	6	1
Total Pending Volume	14,357,857	100%	26.5	4.25M	6.97M	2.71M	419.90K
Median Listing Price	\$270,000			\$167,990	\$271,250	\$355,000	\$419,900

December 2025



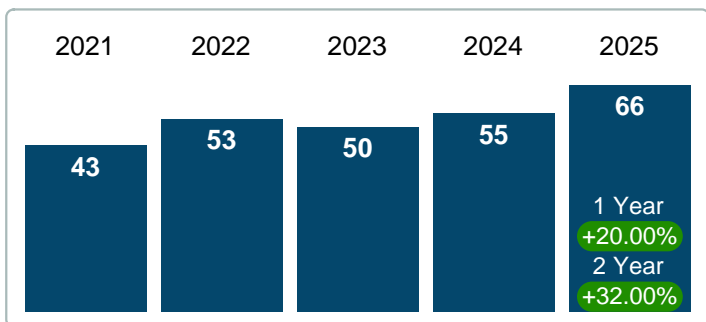
Area Delimited by County Of Bryan - Residential Property Type



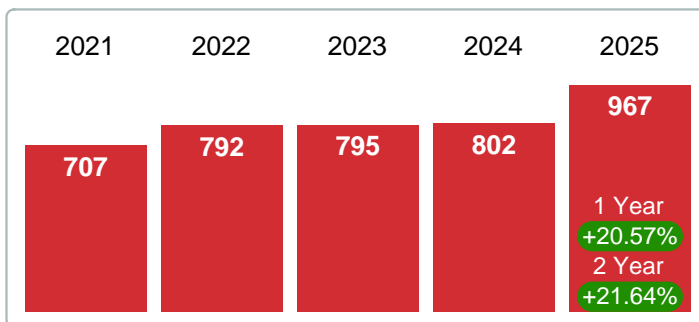
NEW LISTINGS

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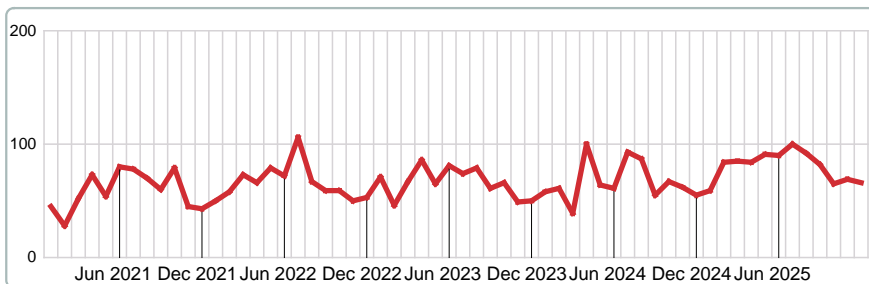
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 53

High Jul 2022 106 Low Feb 2021 28

New Listings this month at **66**
above the 5 yr DEC average of **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
Median New Listed Listing Price	\$280,000		\$171,495	\$277,000	\$425,000	\$371,450

December 2025



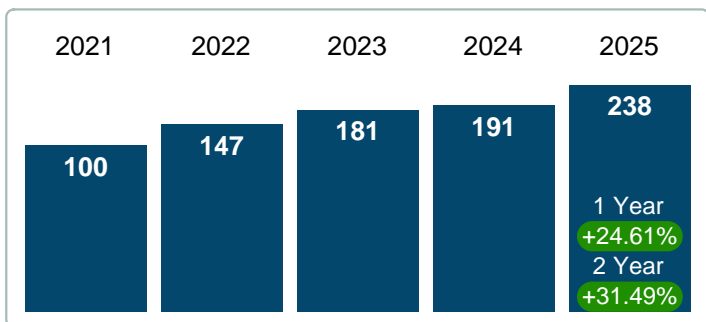
Area Delimited by County Of Bryan - Residential Property Type



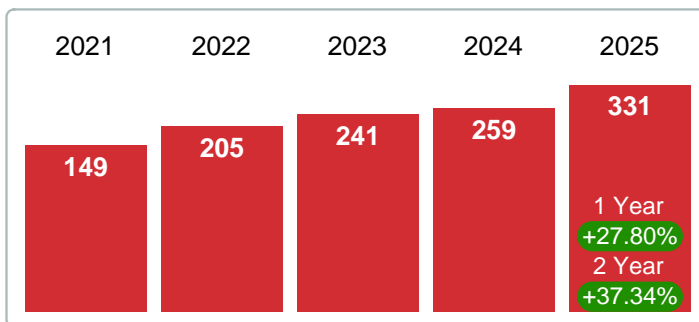
ACTIVE INVENTORY

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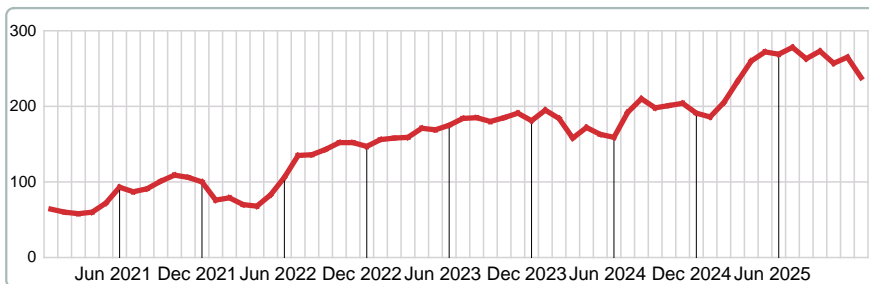
END OF DECEMBER



ACTIVE DURING DECEMBER

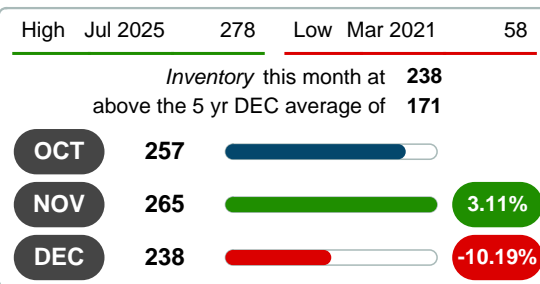


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 171



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	23	9.66%	105.0	9	10	4	0
\$150,001 - \$200,000	31	13.03%	86.0	8	11	8	4
\$200,001 - \$225,000	19	7.98%	80.0	1	15	3	0
\$225,001 - \$325,000	76	31.93%	57.0	5	54	14	3
\$325,001 - \$375,000	27	11.34%	107.0	0	16	9	2
\$375,001 - \$550,000	38	15.97%	63.5	3	14	20	1
\$550,001 and up	24	10.08%	117.5	2	10	6	6
Total Active Inventory by Units	238			28	130	64	16
Total Active Inventory by Volume	87,304,986	100%	81.0	8.56M	45.38M	22.85M	10.51M
Median Active Inventory Listing Price	\$275,000			\$184,500	\$262,450	\$359,500	\$329,500

December 2025



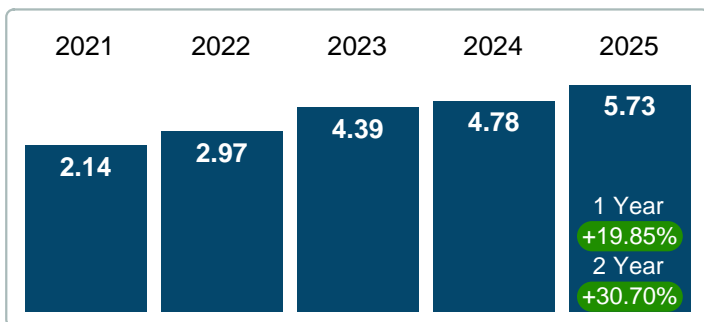
Area Delimited by County Of Bryan - Residential Property Type



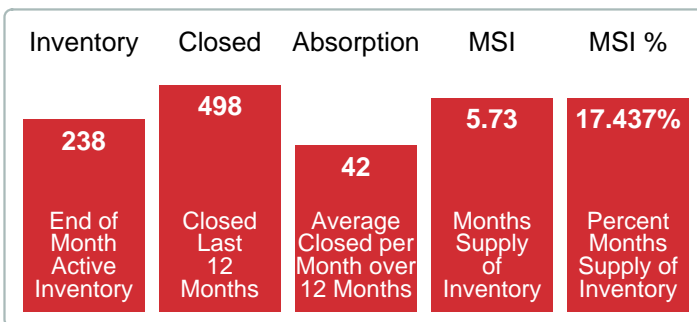
MONTHS SUPPLY of INVENTORY (MSI)

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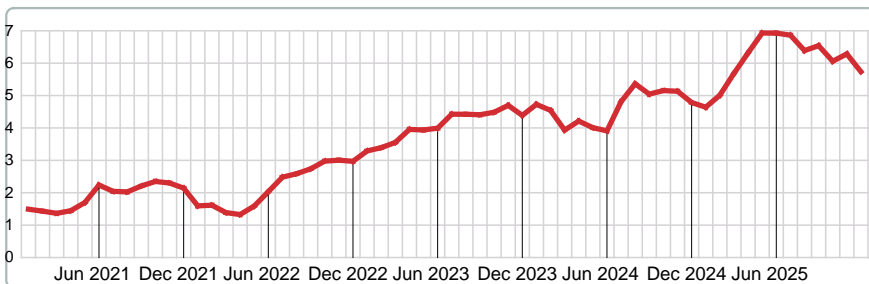
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

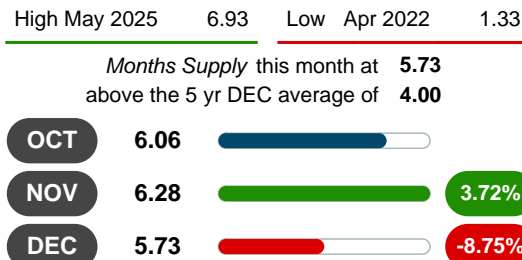


5 YEAR MARKET ACTIVITY TRENDS



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



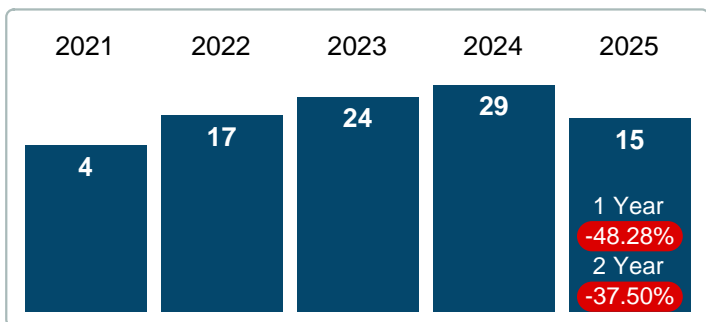
Area Delimited by County Of Bryan - Residential Property Type



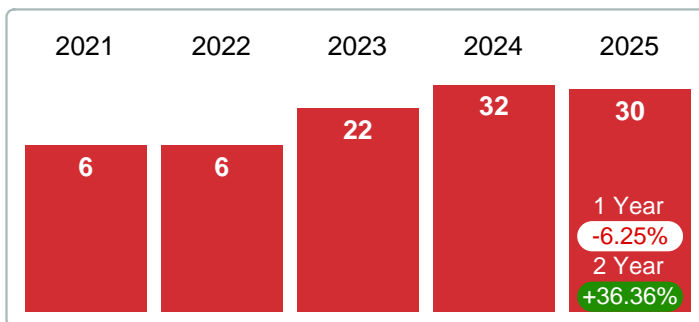
MEDIAN DAYS ON MARKET TO SALE

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

DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

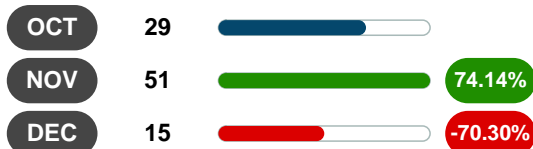


3 MONTHS

5 year DEC AVG = 18

High May 2025 69 Low Jul 2022 2

Median Days on Market to Sale this month at 15 below the 5 yr DEC average of 18



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
\$150,000 and less	12.20%	3	38	1	194	0
\$150,001 - \$175,000	9.76%	46	76	0	15	0
\$175,001 - \$175,000	0.00%	46	0	0	0	0
\$175,001 - \$275,000	34.15%	8	0	7	42	0
\$275,001 - \$325,000	17.07%	2	0	2	0	0
\$325,001 - \$625,000	17.07%	70	0	147	70	16
\$625,001 and up	9.76%	55	1	109	57	0
Median Closed DOM		15	38	7	56	16
Total Closed Units	100%	15.0	6	26	8	1
Total Closed Volume		15,620,820	4.29M	7.04M	3.66M	625.00K

December 2025



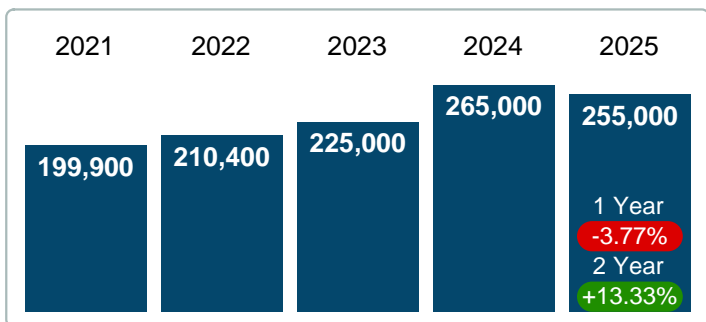
Area Delimited by County Of Bryan - Residential Property Type



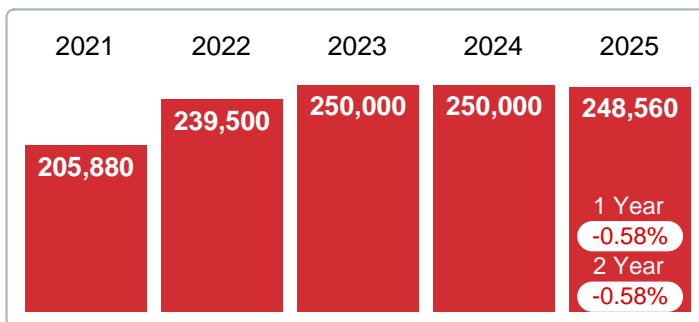
MEDIAN LIST PRICE AT CLOSING

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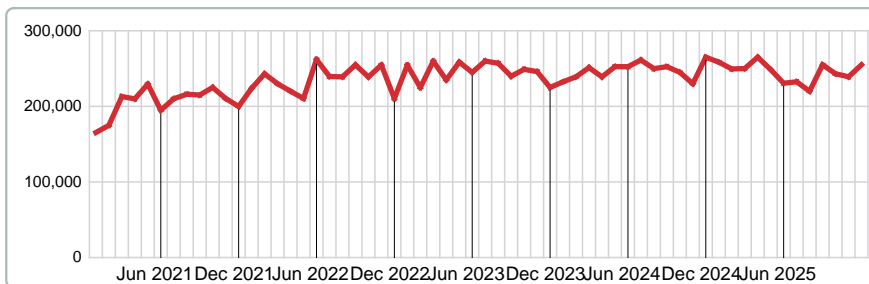
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 231,060

High Apr 2025 265,000 Low Jan 2021 165,400
 Median List Price at Closing this month at **255,000**
 above the 5 yr DEC average of **231,060**

OCT	243,110	
NOV	239,128	-1.64%
DEC	255,000	6.64%

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
\$150,000 and less	4	9.76%	109,000	40,000	121,500	100,000	0
\$150,001 - \$175,000	6	14.63%	167,990	165,995	174,900	175,000	0
\$175,001 - \$175,000	0	0.00%	167,990	0	0	0	0
\$175,001 - \$275,000	13	31.71%	220,000	0	227,450	200,000	0
\$275,001 - \$325,000	7	17.07%	300,000	0	300,000	0	0
\$325,001 - \$625,000	6	14.63%	370,000	0	375,000	365,000	0
\$625,001 and up	5	12.20%	1,050,000	3,586,010	875,000	1,075,000	650,000
Median List Price			255,000	165,995	255,000	349,950	650,000
Total Closed Units		100%	255,000	6	26	8	1
Total Closed Volume			15,942,019	4.28M	7.26M	3.75M	650.00K

December 2025



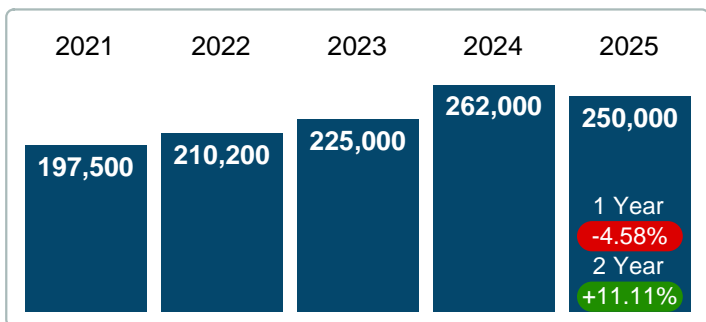
Area Delimited by County Of Bryan - Residential Property Type



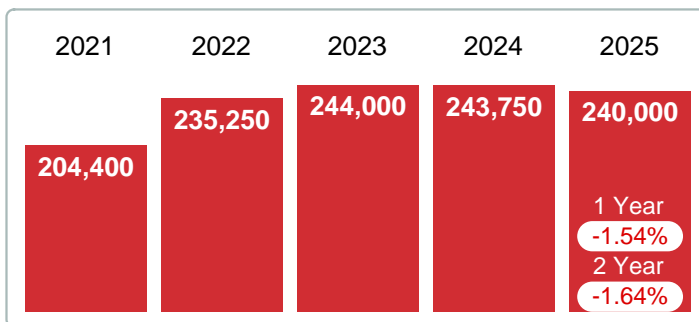
MEDIAN SOLD PRICE AT CLOSING

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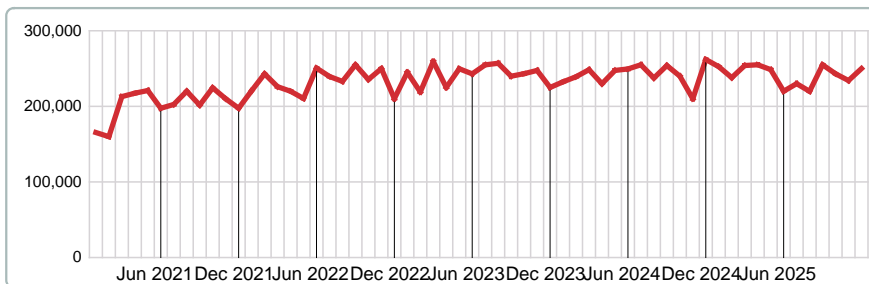
DECEMBER



YEAR TO DATE (YTD)

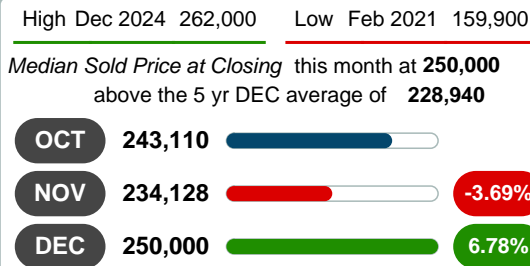


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 228,940



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
\$150,000 and less	5	12.20%	118,000	101,250	121,500	90,000	0
\$150,001 - \$175,000	4	9.76%	167,990	167,990	0	175,000	0
\$175,001 - \$175,000	0	0.00%	167,990	0	0	0	0
\$175,001 - \$275,000	14	34.15%	205,450	0	214,900	190,000	0
\$275,001 - \$325,000	7	17.07%	300,000	0	300,000	0	0
\$325,001 - \$625,000	7	17.07%	375,000	0	375,000	365,000	625,000
\$625,001 and up	4	9.76%	1,050,000	3,586,010	740,000	1,050,000	0
Median Sold Price			250,000	165,995	252,500	347,250	625,000
Total Closed Units		100%	250,000	6	26	8	1
Total Closed Volume			15,620,820	4.29M	7.04M	3.66M	625.00K

December 2025



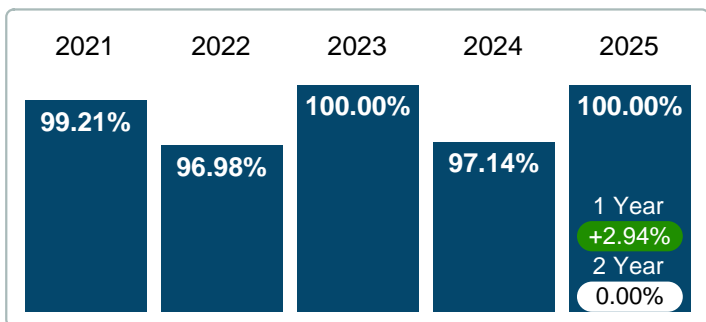
Area Delimited by County Of Bryan - Residential Property Type



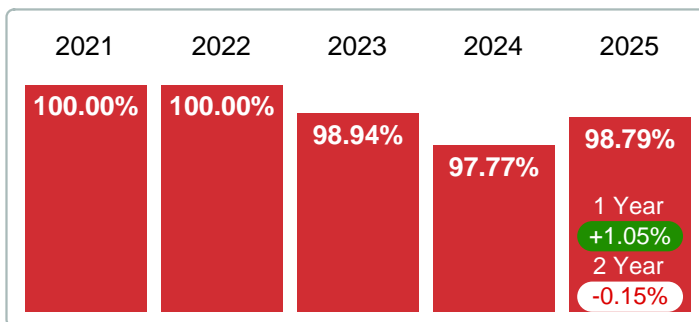
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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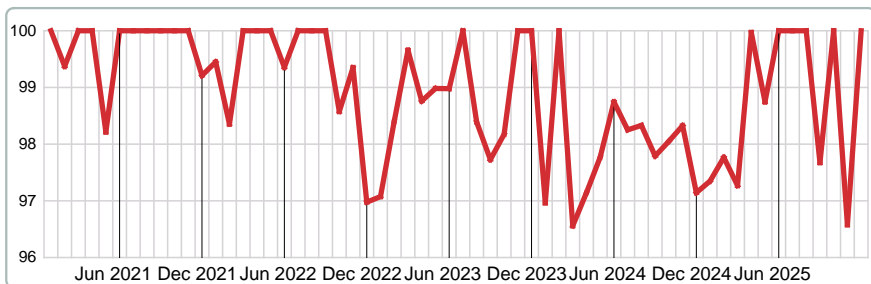
DECEMBER



YEAR TO DATE (YTD)

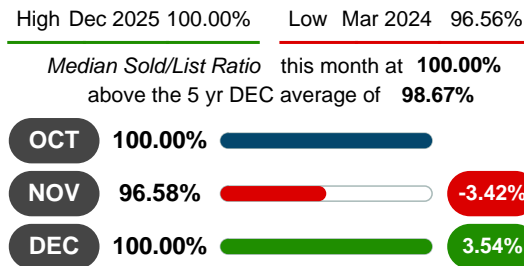


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 98.67%



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
\$150,000 and less	5	12.20%	100.00%	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%	100.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$275,000	14	34.15%	100.00%	0.00%	100.00%	95.00%	0.00%
\$275,001 - \$325,000	7	17.07%	100.00%	0.00%	100.00%	0.00%	0.00%
\$325,001 - \$625,000	7	17.07%	98.94%	0.00%	100.00%	98.39%	96.15%
\$625,001 and up	4	9.76%	97.73%	100.00%	84.57%	97.73%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.02%	96.15%
Total Closed Units		41	100%	6	26	8	1
Total Closed Volume		15,620,820		4.29M	7.04M	3.66M	625.00K

December 2025



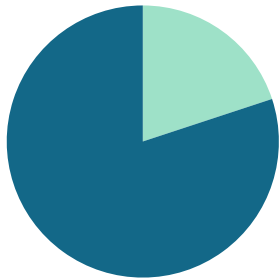
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

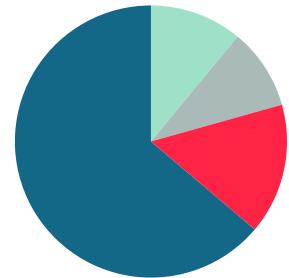


Inventory
 New Listings
66 = 19.94%
 Start Inventory
265
 Total Inventory Units
331
 Volume
\$122,852,415

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%
Median List Price	265,000	255,000	-3.77%	250,000	248,560	-0.58%
Median Sale Price	262,000	250,000	-4.58%	243,750	240,000	-1.54%
Median Percent of Selling Price to List Price	97.14%	100.00%	2.94%	97.77%	98.79%	1.05%
Median Days on Market to Sale	29.00	15.00	-48.28%	32.00	30.00	-6.25%
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

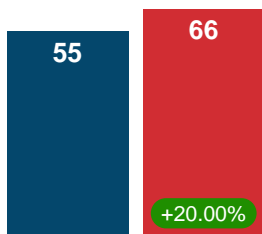
Inventory on December 31, 2025 = **238**

2024 **2025**

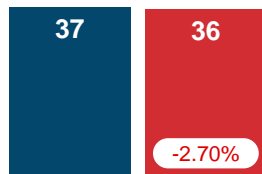
DECEMBER MARKET

MEDIAN PRICES

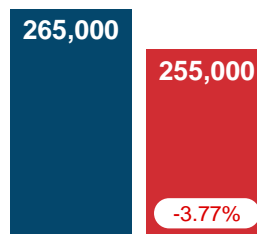
New Listings



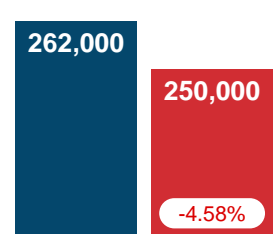
Pending Listings



List Price



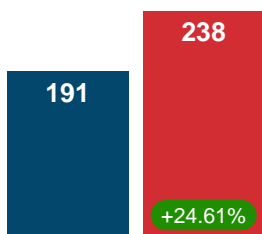
Sale Price



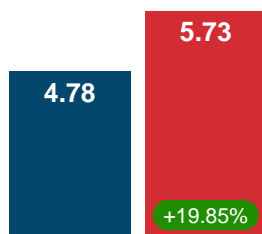
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

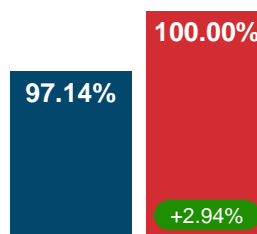
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

