

January 2026



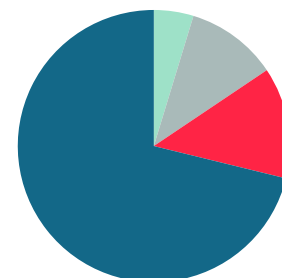
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2026 for MLS Technology Inc.

Compared Metrics	January		+/-%
	2025	2026	
Closed Listings	28	16	-42.86%
Pending Listings	35	37	5.71%
New Listings	59	82	38.98%
Average List Price	285,167	353,919	24.11%
Average Sale Price	276,024	344,313	24.74%
Average Percent of Selling Price to List Price	95.35%	97.15%	1.89%
Average Days on Market to Sale	60.43	79.19	31.04%
End of Month Inventory	186	242	30.11%
Months Supply of Inventory	4.64	5.96	28.50%



■ Closed (4.71%)
■ Pending (10.88%)
■ Other OffMarket (13.24%)
■ Active (71.18%)

Absorption: Last 12 months, an Average of **41** Sales/Month
Active Inventory as of January 31, 2026 = **242**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **30.11%** to 242 existing homes available for sale. Over the last 12 months this area has had an average of 41 closed sales per month. This represents an unsold inventory index of **5.96** 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 **24.74%** in January 2026 to \$344,313 versus the previous year at \$276,024.

Average Days on Market Lengthens

The average number of **79.19** days that homes spent on the market before selling increased by 18.76 days or **31.04%** in January 2026 compared to last year's same month at **60.43** DOM.

Sales Success for January 2026 is Positive

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

There were 82 New Listings in January 2026, up **38.98%** from last year at 59. Furthermore, there were 16 Closed Listings this month versus last year at 28, a **-42.86%** decrease.

Closed versus Listed trends yielded a **19.5%** ratio, down from previous year's, January 2025, at **47.5%**, a **58.89%** downswing. This will certainly create pressure on an increasing Monthly 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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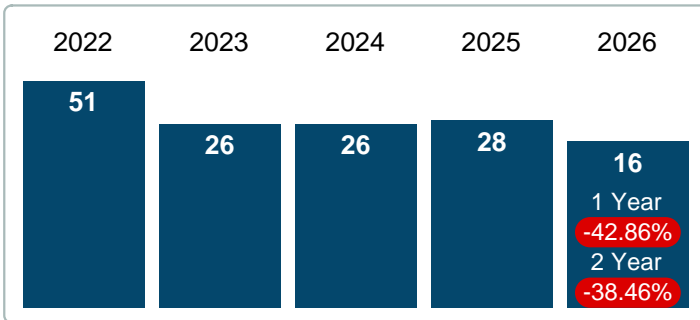
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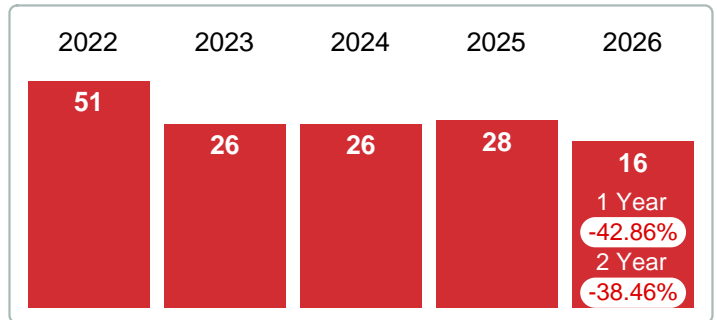
CLOSED LISTINGS

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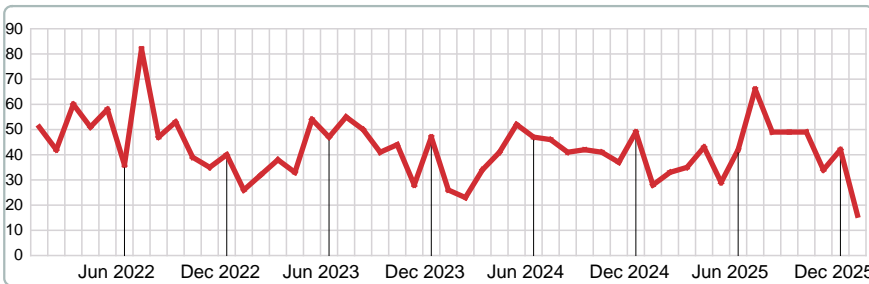
JANUARY



YEAR TO DATE (YTD)

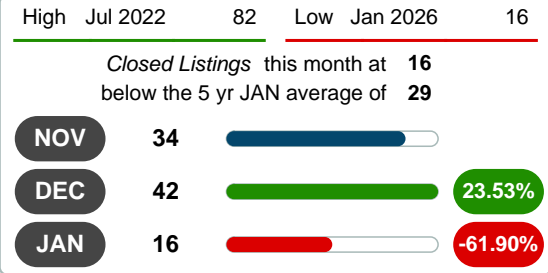


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 29



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	1	6.25%	78.0	1	0	0	0
\$150,001 - \$225,000	3	18.75%	80.3	1	2	0	0
\$225,001 - \$275,000	2	12.50%	154.0	0	0	2	0
\$275,001 - \$350,000	4	25.00%	48.5	0	4	0	0
\$350,001 - \$400,000	1	6.25%	85.0	0	0	1	0
\$400,001 - \$600,000	3	18.75%	47.3	0	0	2	1
\$600,001 and up	2	12.50%	109.5	0	1	0	1
Total Closed Units	16			2	7	5	2
Total Closed Volume	5,509,000	100%	79.2	342.00K	2.21M	1.85M	1.12M
Average Closed Price	\$344,313			\$171,000	\$315,000	\$369,400	\$557,500

January 2026



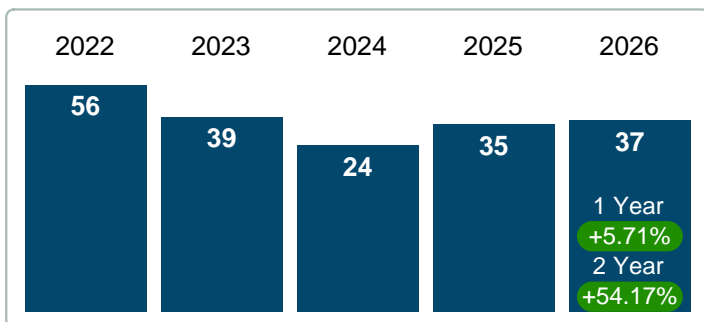
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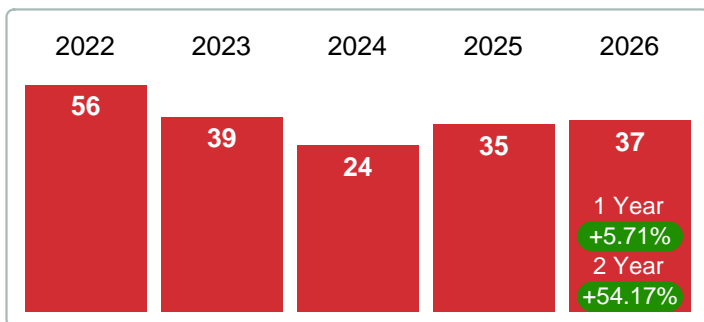
PENDING LISTINGS

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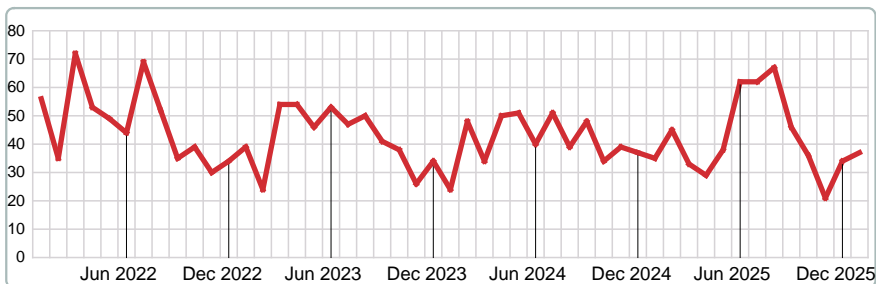
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

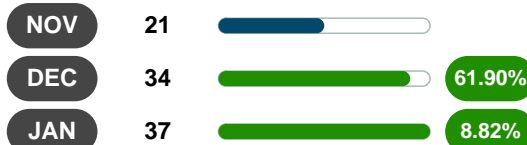


3 MONTHS

5 year JAN AVG = 38

High Mar 2022 72 Low Nov 2025 21

Pending Listings this month at 37
below the 5 yr JAN average of 38



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	5.41%	133.5	0	1	1	0
\$125,001 - \$175,000	6	16.22%	27.3	2	2	2	0
\$175,001 - \$200,000	4	10.81%	110.5	0	3	0	1
\$200,001 - \$250,000	9	24.32%	72.7	0	8	1	0
\$250,001 - \$325,000	4	10.81%	51.0	0	1	3	0
\$325,001 - \$500,000	7	18.92%	66.4	0	2	5	0
\$500,001 and up	5	13.51%	102.2	0	2	2	1
Total Pending Units	37			2	19	14	2
Total Pending Volume	10,462,187	100%	73.2	328.00K	4.78M	4.43M	919.00K
Average Listing Price	\$282,762			\$164,000	\$251,839	\$316,447	\$459,500

January 2026



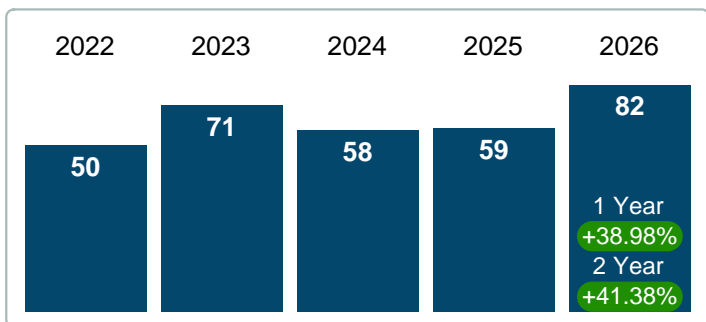
Area Delimited by County Of Bryan - Residential Property Type



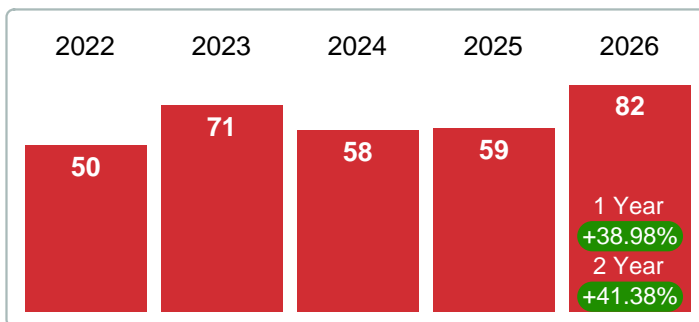
NEW LISTINGS

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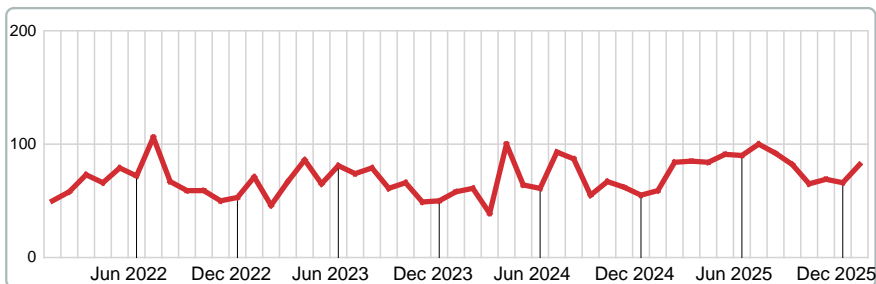
JANUARY



YEAR TO DATE (YTD)

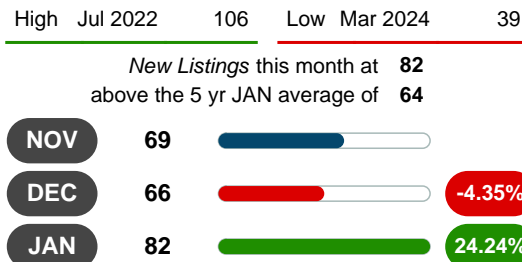


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 64



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	12.20%	6	3	1	0
\$125,001 - \$175,000	10	12.20%	3	6	1	0
\$175,001 - \$200,000	8	9.76%	0	8	0	0
\$200,001 - \$275,000	22	26.83%	1	18	2	1
\$275,001 - \$375,000	13	15.85%	3	3	6	1
\$375,001 - \$525,000	10	12.20%	1	1	7	1
\$525,001 and up	9	10.98%	0	3	4	2
Total New Listed Units	82		14	42	21	5
Total New Listed Volume	27,886,549	100%	2.76M	11.51M	8.87M	4.75M
Average New Listed Listing Price	\$340,080		\$197,143	\$274,098	\$422,260	\$949,400

January 2026



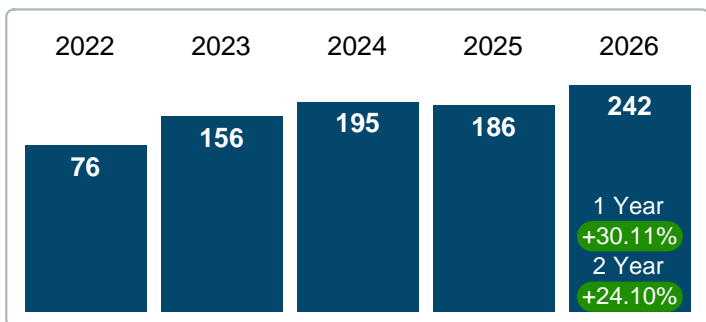
Area Delimited by County Of Bryan - Residential Property Type



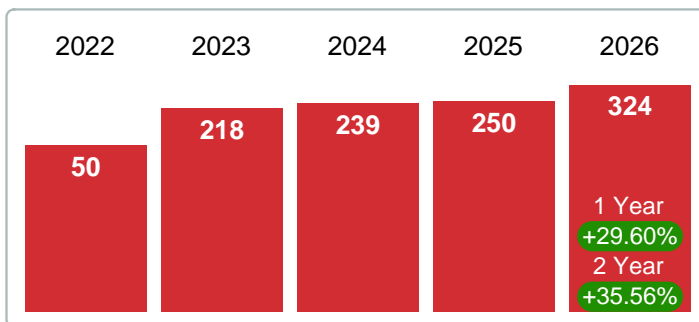
ACTIVE INVENTORY

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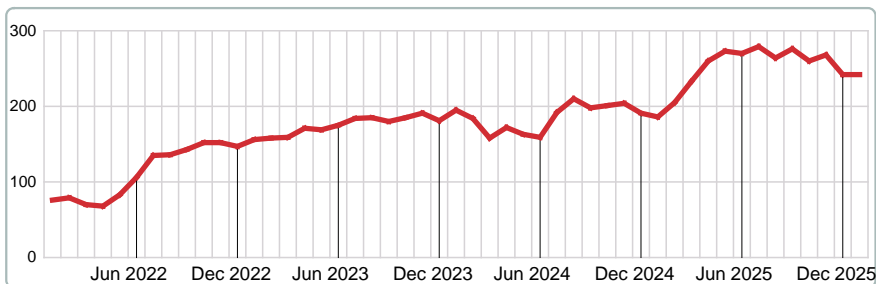
END OF JANUARY



ACTIVE DURING JANUARY

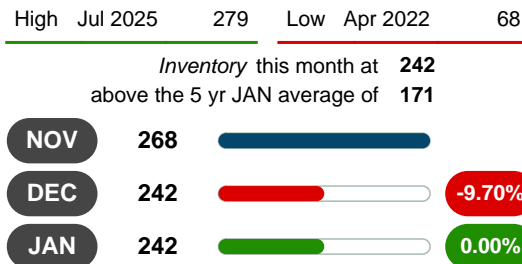


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 171



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	6.20%	38.7	9	5	1	0
\$125,001 - \$175,000	26	10.74%	106.0	7	13	4	2
\$175,001 - \$225,000	43	17.77%	85.3	3	31	7	2
\$225,001 - \$300,000	63	26.03%	87.8	5	47	8	3
\$300,001 - \$375,000	36	14.88%	107.0	3	17	13	3
\$375,001 - \$475,000	33	13.64%	89.6	2	14	16	1
\$475,001 and up	26	10.74%	101.0	2	7	12	5
Total Active Inventory by Units	242			31	134	61	16
Total Active Inventory by Volume	86,717,269	100%	90.8	8.01M	44.64M	23.37M	10.69M
Average Active Inventory Listing Price	\$358,336			\$258,394	\$333,169	\$383,122	\$668,250

January 2026



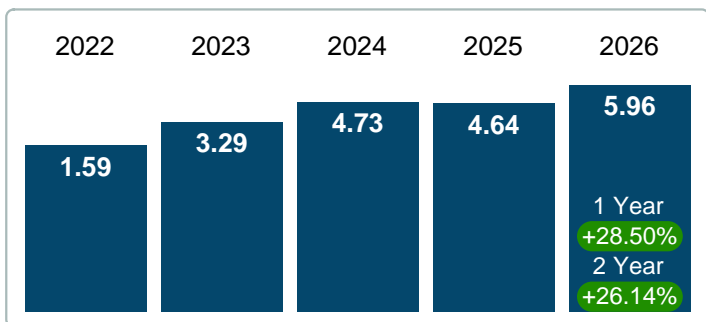
Area Delimited by County Of Bryan - Residential Property Type



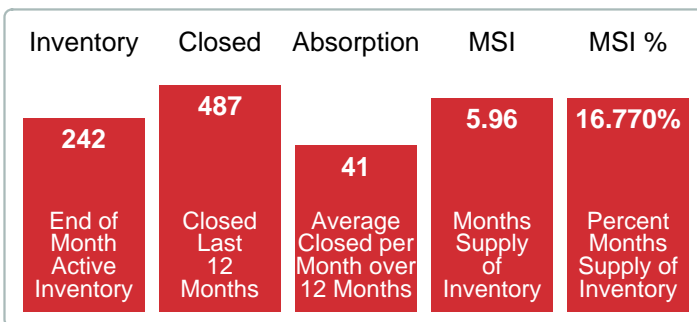
MONTHS SUPPLY of INVENTORY (MSI)

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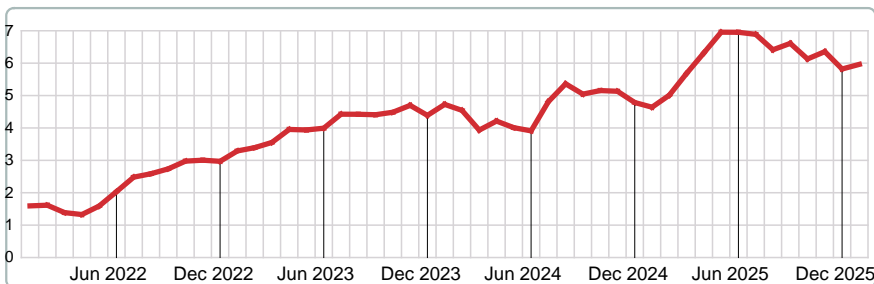
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

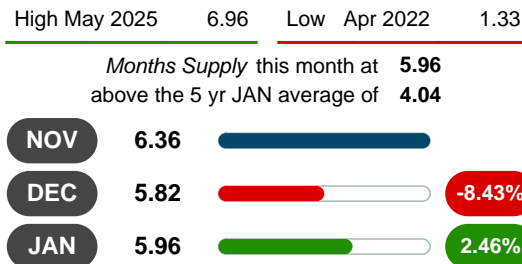


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 4.04



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
\$125,000 and less	15	6.20%	4.09	6.35	2.73	3.00	0.00
\$125,001 - \$175,000	26	10.74%	4.80	3.82	4.88	4.80	24.00
\$175,001 - \$225,000	43	17.77%	5.11	5.14	4.89	4.94	24.00
\$225,001 - \$300,000	63	26.03%	5.29	10.00	5.22	3.56	18.00
\$300,001 - \$375,000	36	14.88%	7.45	0.00	6.18	6.50	36.00
\$375,001 - \$475,000	33	13.64%	11.00	12.00	9.88	13.71	4.00
\$475,001 and up	26	10.74%	7.80	4.80	8.40	9.00	6.67
Market Supply of Inventory (MSI)			5.96	6.31	5.40	6.54	10.67
Total Active Inventory by Units		100%	5.96	31	134	61	16

January 2026



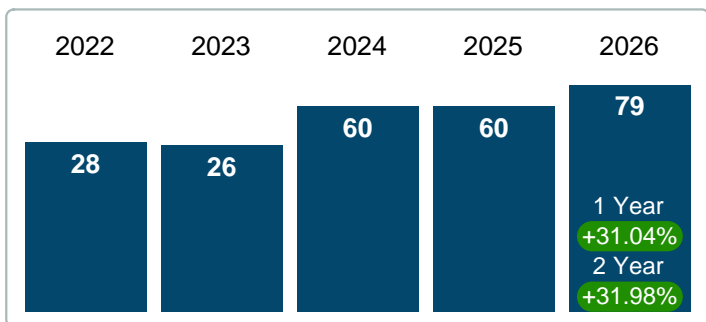
Area Delimited by County Of Bryan - Residential Property Type



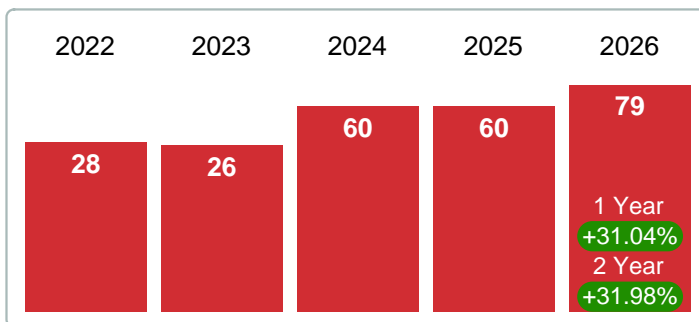
AVERAGE DAYS ON MARKET TO SALE

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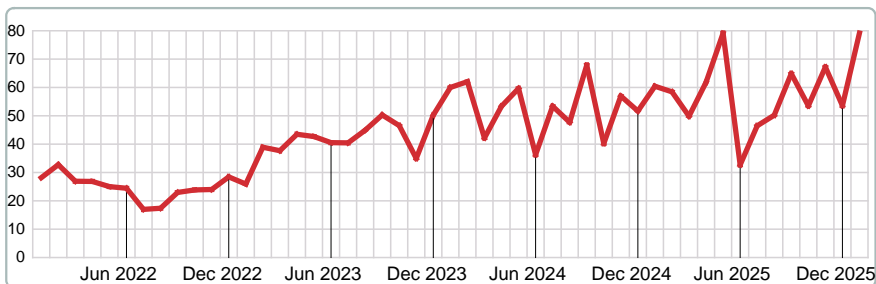
JANUARY



YEAR TO DATE (YTD)

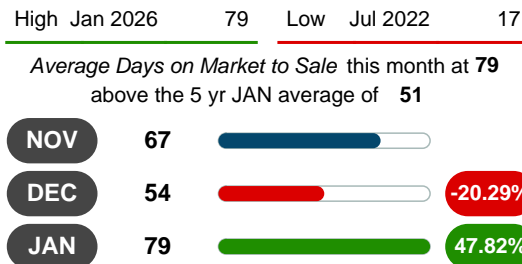


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 51



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	6.25%	78	78	0	0	0
\$150,001 - \$225,000	18.75%	80	18	112	0	0
\$225,001 - \$275,000	12.50%	154	0	0	154	0
\$275,001 - \$350,000	25.00%	49	0	49	0	0
\$350,001 - \$400,000	6.25%	85	0	0	85	0
\$400,001 - \$600,000	18.75%	47	0	0	71	1
\$600,001 and up	12.50%	110	0	50	0	169
Average Closed DOM		79	48	67	107	85
Total Closed Units	100%	79	2	7	5	2
Total Closed Volume		5,509,000	342.00K	2.21M	1.85M	1.12M

January 2026



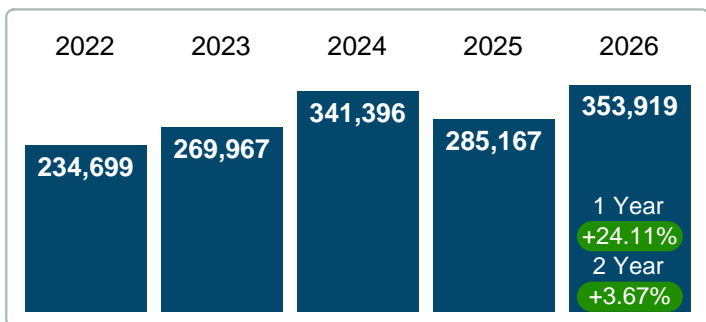
Area Delimited by County Of Bryan - Residential Property Type



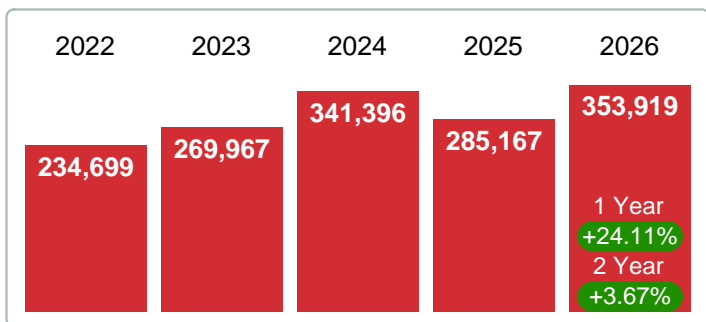
AVERAGE LIST PRICE AT CLOSING

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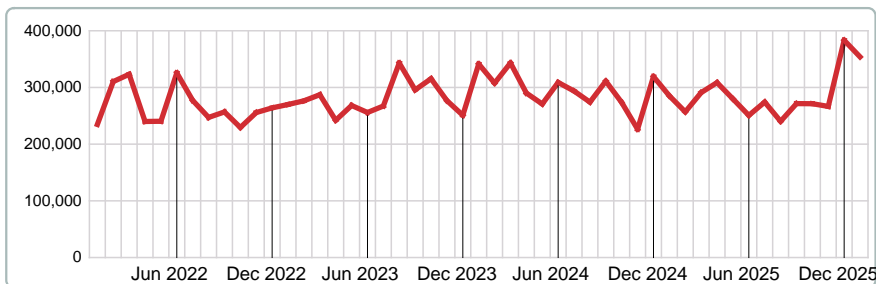
JANUARY



YEAR TO DATE (YTD)

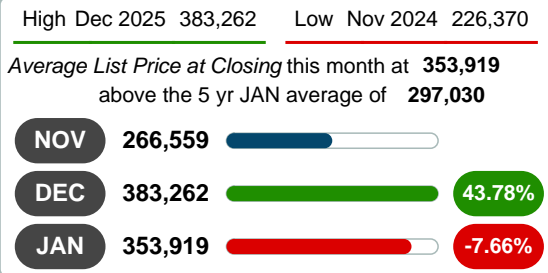


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 297,030



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	0	0.00%	0	154,500	0	0	0
\$150,001 - \$225,000	4	25.00%	191,125	199,000	205,500	0	0
\$225,001 - \$275,000	1	6.25%	239,000	0	0	262,000	0
\$275,001 - \$350,000	5	31.25%	303,280	0	307,850	0	0
\$350,001 - \$400,000	1	6.25%	369,900	0	0	369,900	0
\$400,001 - \$600,000	3	18.75%	467,967	0	0	492,000	419,900
\$600,001 and up	2	12.50%	684,500	0	650,000	0	719,000
Average List Price			353,919	176,750	327,486	375,580	569,450
Total Closed Units		100%	353,919	2	7	5	2
Total Closed Volume				353.50K	2.29M	1.88M	1.14M

January 2026



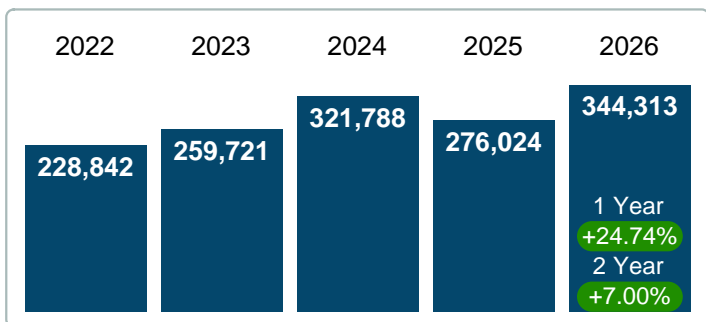
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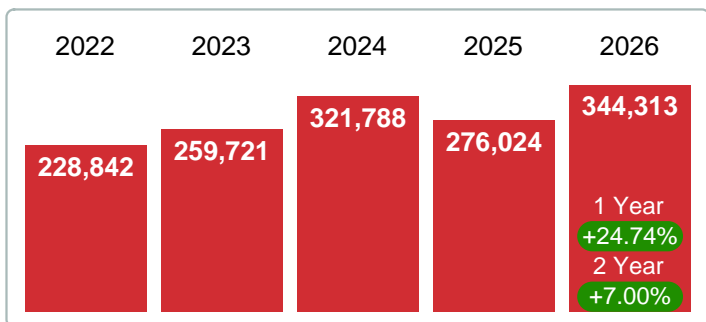
AVERAGE SOLD PRICE AT CLOSING

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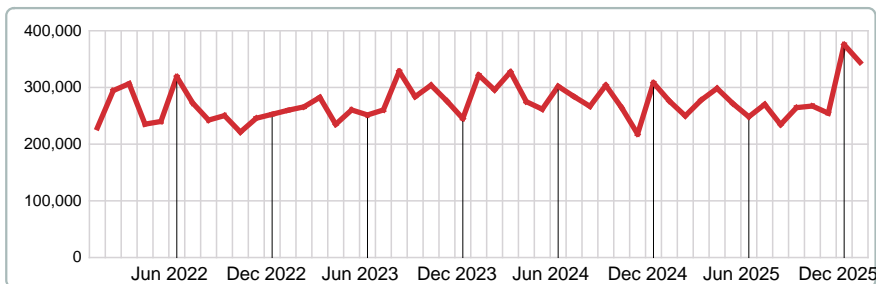
JANUARY



YEAR TO DATE (YTD)

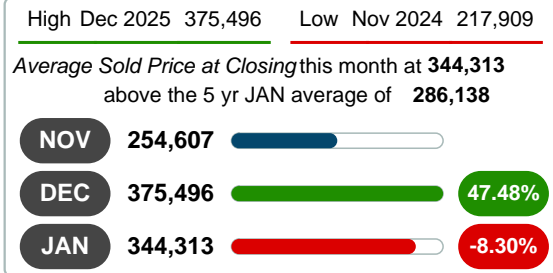


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 286,138



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	6.25%	148,000	148,000	0	0	0
\$150,001 - \$225,000	18.75%	195,667	194,000	196,500	0	0
\$225,001 - \$275,000	12.50%	252,000	0	0	252,000	0
\$275,001 - \$350,000	25.00%	300,500	0	300,500	0	0
\$350,001 - \$400,000	6.25%	369,000	0	0	369,000	0
\$400,001 - \$600,000	18.75%	464,667	0	0	487,000	420,000
\$600,001 and up	12.50%	652,500	0	610,000	0	695,000
Average Sold Price		344,313	171,000	315,000	369,400	557,500
Total Closed Units	100%	344,313	2	7	5	2
Total Closed Volume		5,509,000	342.00K	2.21M	1.85M	1.12M

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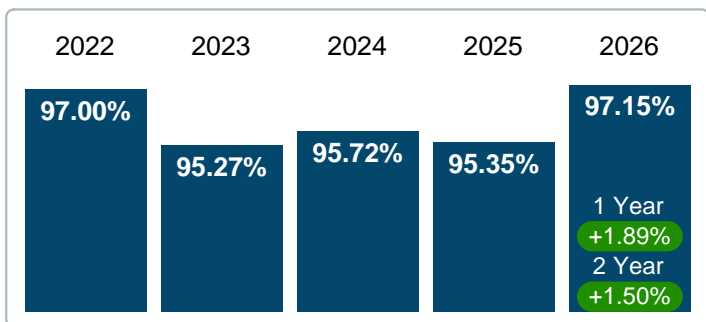
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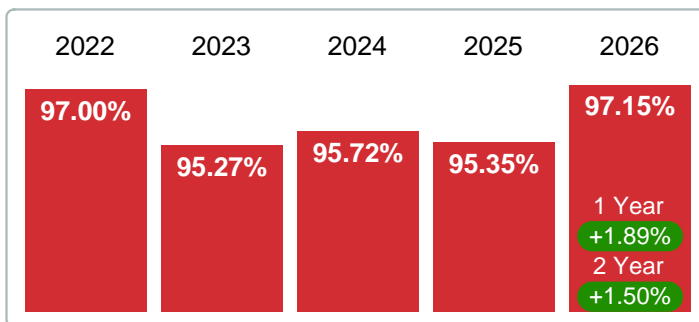
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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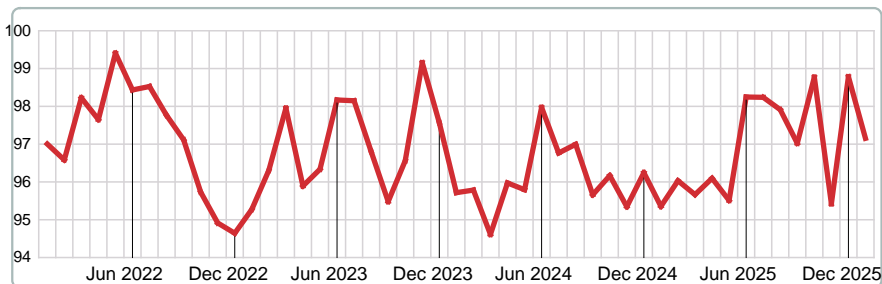
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

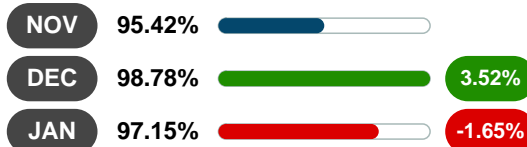


3 MONTHS

5 year JAN AVG = 96.10%

High May 2022 99.41% Low Mar 2024 94.61%

Average Sold/List Ratio this month at **97.15%** above the 5 yr JAN average of **96.10%**



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	1	6.25%	95.79%	95.79%	0.00%	0.00%	0.00%
\$150,001 - \$225,000	3	18.75%	95.91%	97.49%	95.12%	0.00%	0.00%
\$225,001 - \$275,000	2	12.50%	96.49%	0.00%	0.00%	96.49%	0.00%
\$275,001 - \$350,000	4	25.00%	97.51%	0.00%	97.51%	0.00%	0.00%
\$350,001 - \$400,000	1	6.25%	99.76%	0.00%	0.00%	99.76%	0.00%
\$400,001 - \$600,000	3	18.75%	99.22%	0.00%	0.00%	98.82%	100.02%
\$600,001 and up	2	12.50%	95.25%	0.00%	93.85%	0.00%	96.66%
Average Sold/List Ratio			97.20%	96.64%	96.30%	98.08%	98.34%
Total Closed Units		100%	97.20%	2	7	5	2
Total Closed Volume				342.00K	2.21M	1.85M	1.12M

January 2026



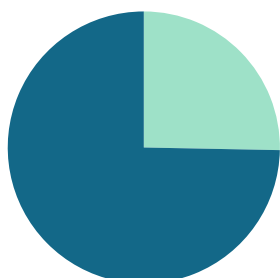
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Feb 11, 2026 for MLS Technology Inc.

INVENTORY

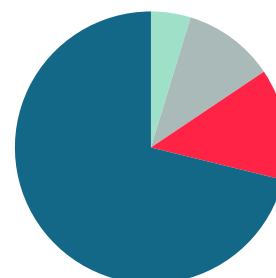


Inventory
 New Listings
82 = 25.31%
 Start Inventory
242
 Total Inventory Units
324
 Volume
\$115,768,356

Market Activity

Closed Sales
16 = 4.71%
 Pending Sales
37 = 10.88%
 Other Off Market
45 = 13.24%
 Active Inventory
242 = 71.18%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	28	16	-42.86%	28	16	-42.86%
Pending Sales	35	37	5.71%	35	37	5.71%
New Listings	59	82	38.98%	59	82	38.98%
Average List Price	285,167	353,919	24.11%	285,167	353,919	24.11%
Average Sale Price	276,024	344,313	24.74%	276,024	344,313	24.74%
Average Percent of Selling Price to List Price	95.35%	97.15%	1.89%	95.35%	97.15%	1.89%
Average Days on Market to Sale	60.43	79.19	31.04%	60.43	79.19	31.04%
Monthly Inventory	186	242	30.11%	186	242	30.11%
Months Supply of Inventory	4.64	5.96	28.50%	4.64	5.96	28.50%

Absorption: Last 12 months, an Average of **41** Sales/Month

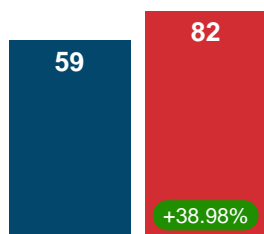
Inventory on January 31, 2026 = **242**

2025 **2026**

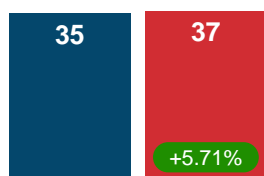
JANUARY MARKET

AVERAGE PRICES

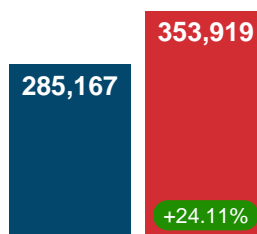
New Listings



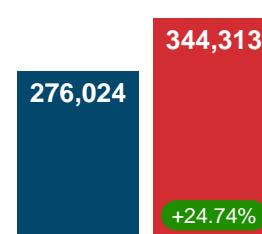
Pending Listings



List Price



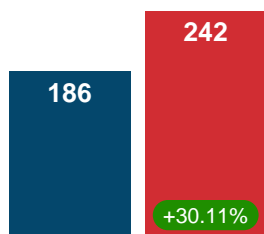
Sale Price



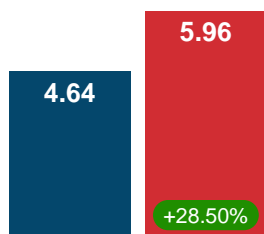
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

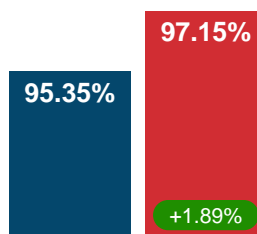
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

