

January 2026



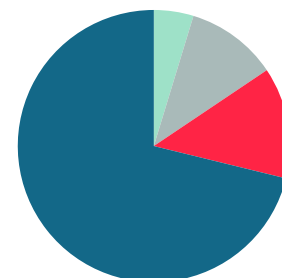
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2025	January 2026	+/-%
Closed Listings	28	16	-42.86%
Pending Listings	35	37	5.71%
New Listings	59	82	38.98%
Median List Price	258,500	296,950	14.87%
Median Sale Price	252,500	286,000	13.27%
Median Percent of Selling Price to List Price	97.35%	97.57%	0.22%
Median Days on Market to Sale	46.00	81.00	76.09%
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.

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 **13.27%** in January 2026 to \$286,000 versus the previous year at \$252,500.

Median Days on Market Lengthens

The median number of **81.00** days that homes spent on the market before selling increased by 35.00 days or **76.09%** in January 2026 compared to last year's same month at **46.00** DOM.

Sales Success for January 2026 is Positive

Overall, with Median 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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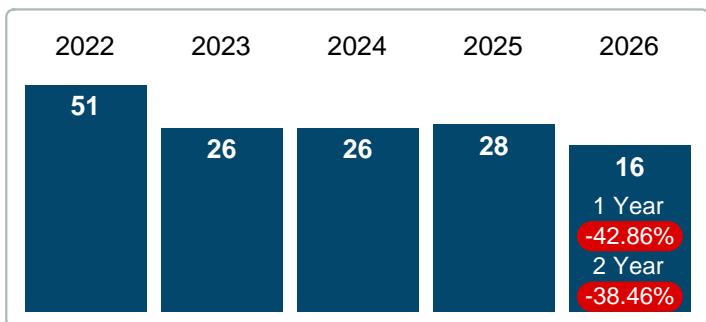
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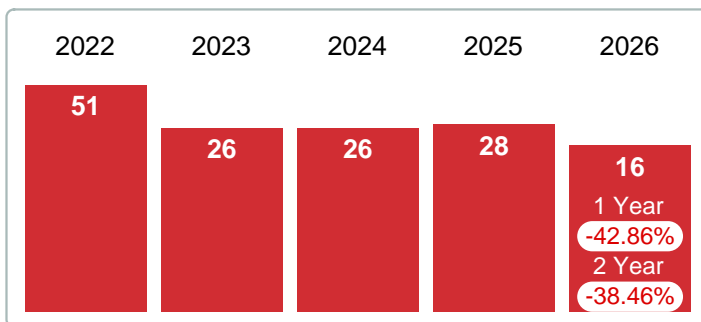
CLOSED LISTINGS

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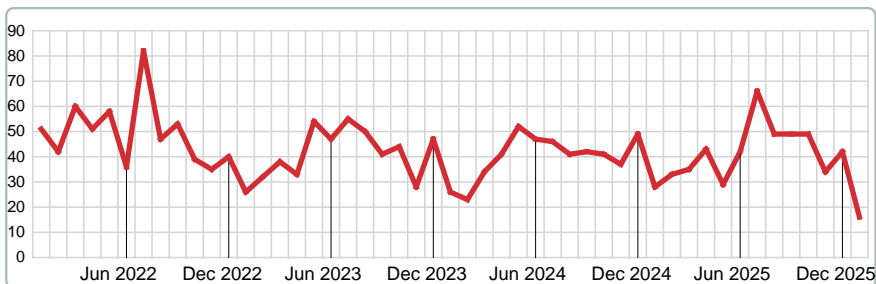
JANUARY



YEAR TO DATE (YTD)

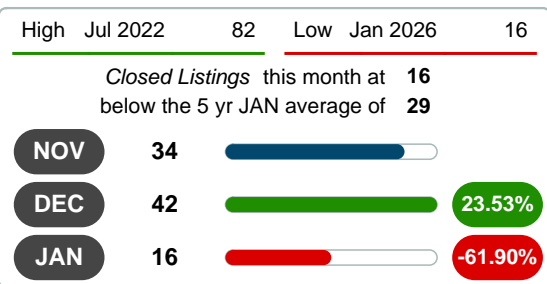


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 29



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	90.0	1	2	0	0
\$225,001 - \$275,000	2	12.50%	154.0	0	0	2	0
\$275,001 - \$350,000	4	25.00%	50.0	0	4	0	0
\$350,001 - \$400,000	1	6.25%	85.0	0	0	1	0
\$400,001 - \$600,000	3	18.75%	20.0	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%	81.0	342.00K	2.21M	1.85M	1.12M
Median Closed Price	\$286,000			\$171,000	\$282,000	\$369,000	\$557,500

January 2026



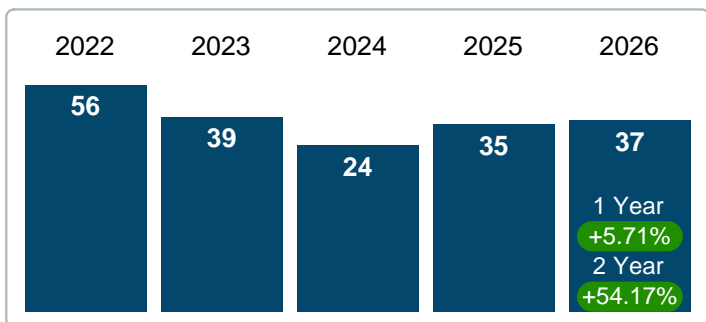
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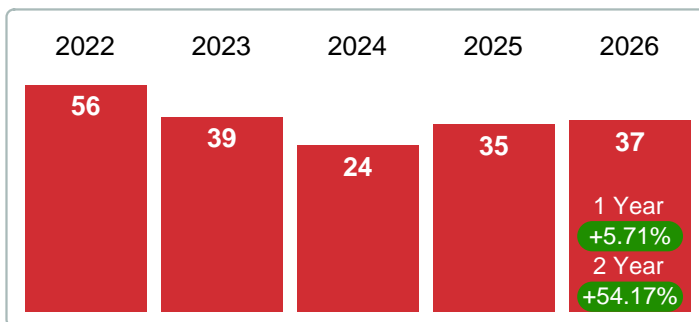
PENDING LISTINGS

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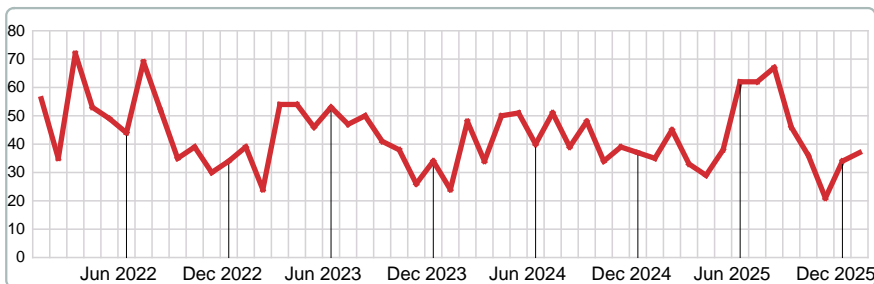
JANUARY



YEAR TO DATE (YTD)

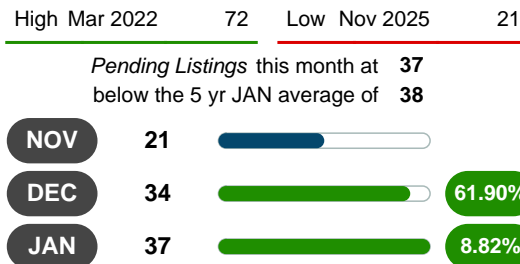


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 38



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	24.0	2	2	2	0
\$175,001 - \$200,000	4	10.81%	120.0	0	3	0	1
\$200,001 - \$250,000	9	24.32%	52.0	0	8	1	0
\$250,001 - \$325,000	4	10.81%	45.0	0	1	3	0
\$325,001 - \$500,000	7	18.92%	32.0	0	2	5	0
\$500,001 and up	5	13.51%	123.0	0	2	2	1
Total Pending Units	37			2	19	14	2
Total Pending Volume	10,462,187	100%	52.0	328.00K	4.78M	4.43M	919.00K
Median Listing Price	\$234,255			\$164,000	\$230,000	\$316,750	\$459,500

January 2026



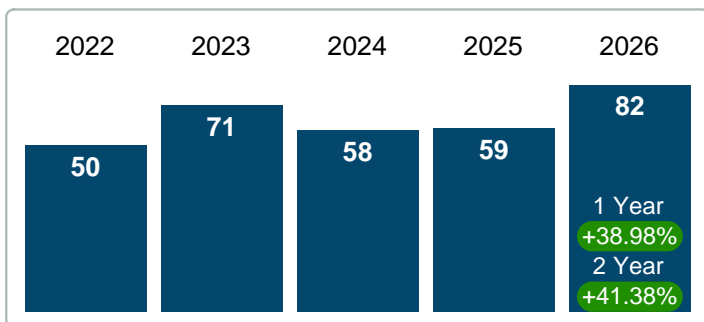
Area Delimited by County Of Bryan - Residential Property Type



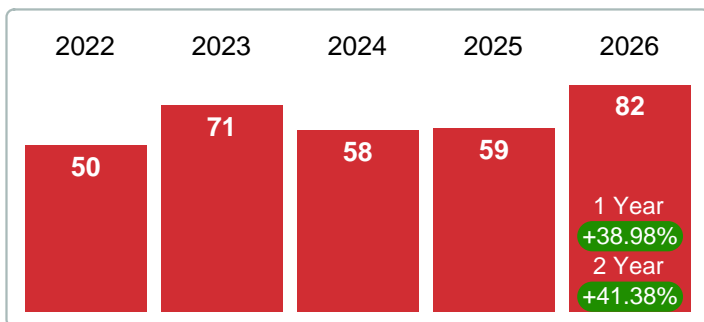
NEW LISTINGS

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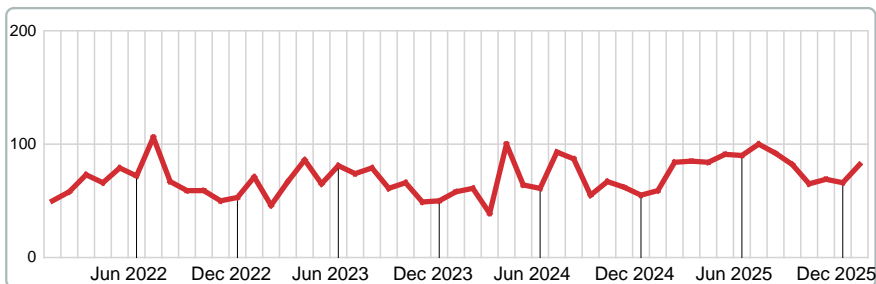
JANUARY



YEAR TO DATE (YTD)

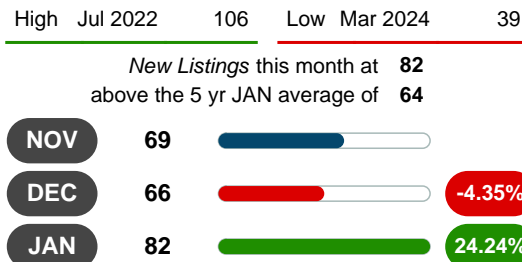


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$239,900		\$159,000	\$212,450	\$385,000	\$389,000

January 2026



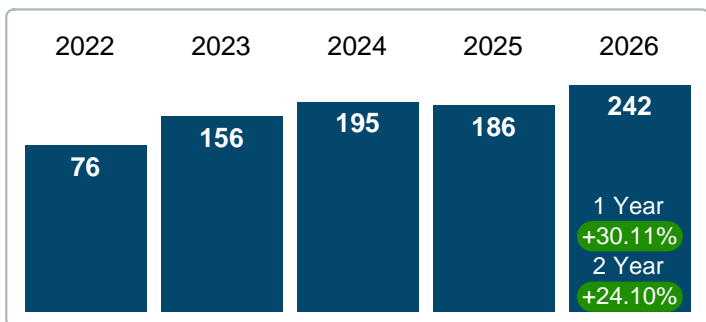
Area Delimited by County Of Bryan - Residential Property Type



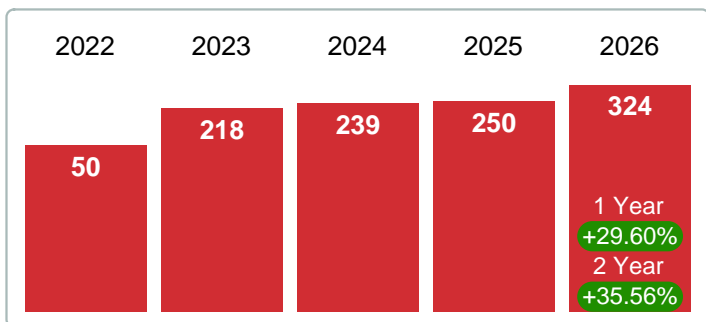
ACTIVE INVENTORY

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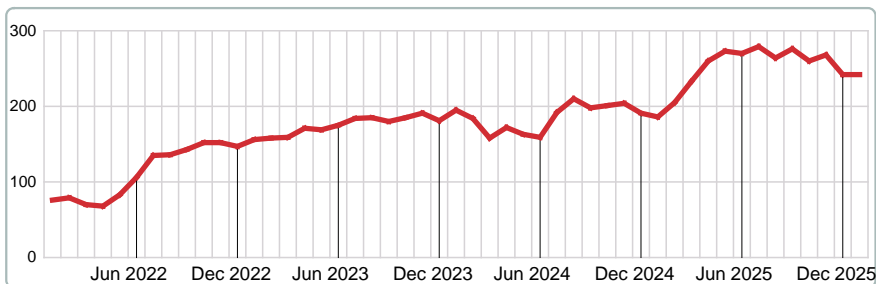
END OF JANUARY



ACTIVE DURING JANUARY

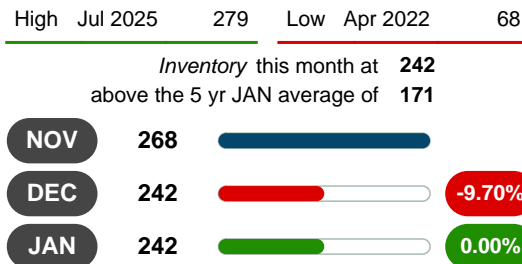


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 171



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	6.20%	29.0	9	5	1	0
\$125,001 - \$175,000	26	10.74%	70.5	7	13	4	2
\$175,001 - \$225,000	43	17.77%	52.0	3	31	7	2
\$225,001 - \$300,000	63	26.03%	73.0	5	47	8	3
\$300,001 - \$375,000	36	14.88%	101.5	3	17	13	3
\$375,001 - \$475,000	33	13.64%	70.0	2	14	16	1
\$475,001 and up	26	10.74%	81.0	2	7	12	5
Total Active Inventory by Units	242			31	134	61	16
Total Active Inventory by Volume	86,717,269	100%	73.0	8.01M	44.64M	23.37M	10.69M
Median Active Inventory Listing Price	\$269,450			\$175,000	\$252,500	\$365,000	\$319,000

January 2026



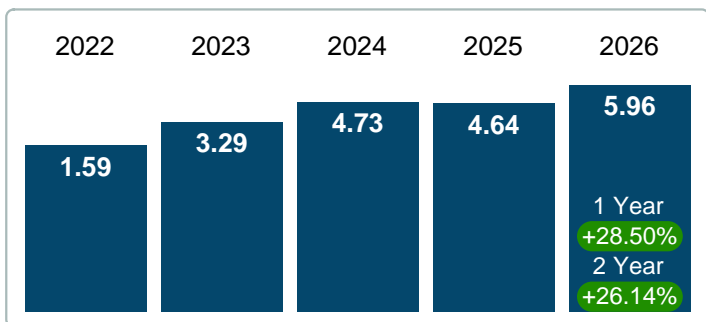
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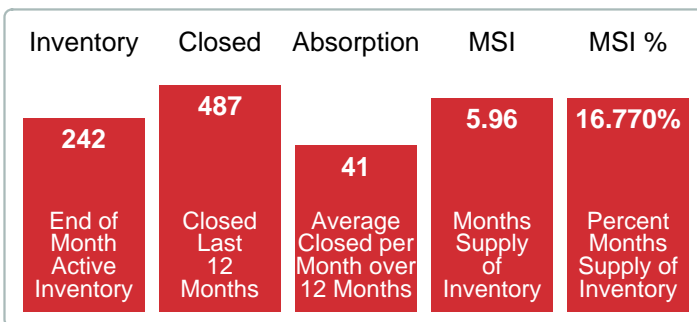
MONTHS SUPPLY of INVENTORY (MSI)

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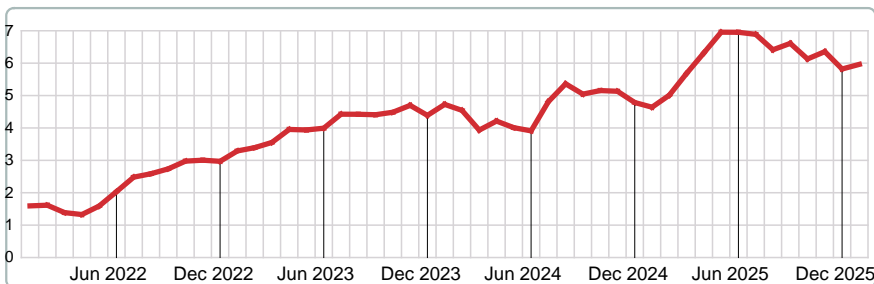
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026

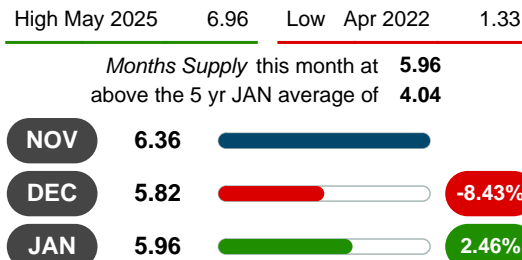


5 YEAR MARKET ACTIVITY TRENDS



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



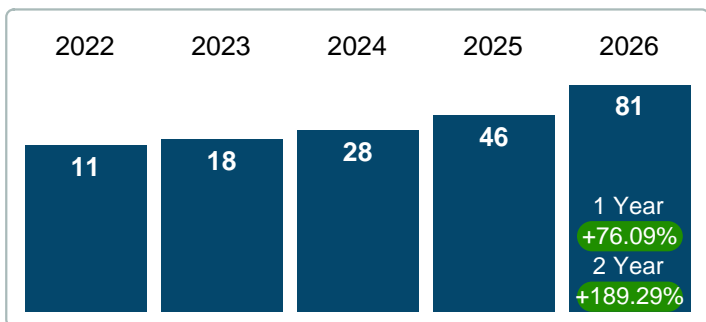
Area Delimited by County Of Bryan - Residential Property Type



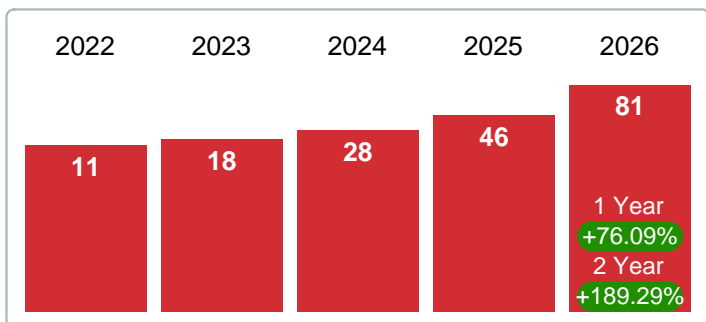
MEDIAN DAYS ON MARKET TO SALE

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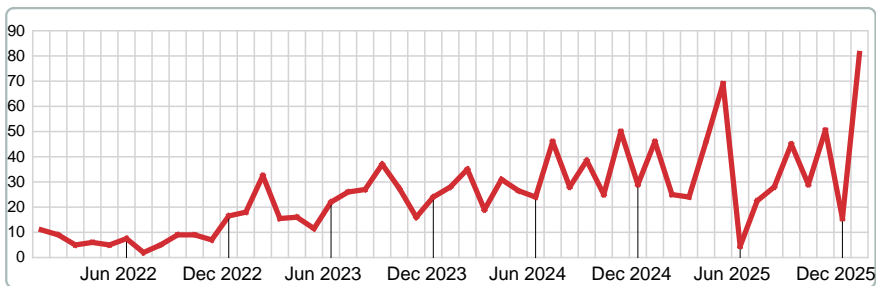
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 37

High Jan 2026 81 Low Jul 2022 2

Median Days on Market to Sale this month at 81 above the 5 yr JAN average of 37

- NOV 51
- DEC 16 (-69.31%)
- JAN 81 (422.58%)

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	1	6.25%	78	78	0	0	0
\$150,001 - \$225,000	3	18.75%	90	18	112	0	0
\$225,001 - \$275,000	2	12.50%	154	0	0	154	0
\$275,001 - \$350,000	4	25.00%	50	0	50	0	0
\$350,001 - \$400,000	1	6.25%	85	0	0	85	0
\$400,001 - \$600,000	3	18.75%	20	0	0	71	1
\$600,001 and up	2	12.50%	110	0	50	0	169
Median Closed DOM			81	48	84	85	85
Total Closed Units		100%	81.0	2	7	5	2
Total Closed Volume				342.00K	2.21M	1.85M	1.12M

January 2026



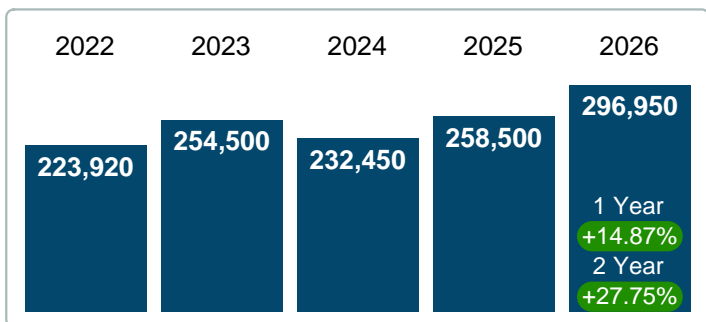
Area Delimited by County Of Bryan - Residential Property Type



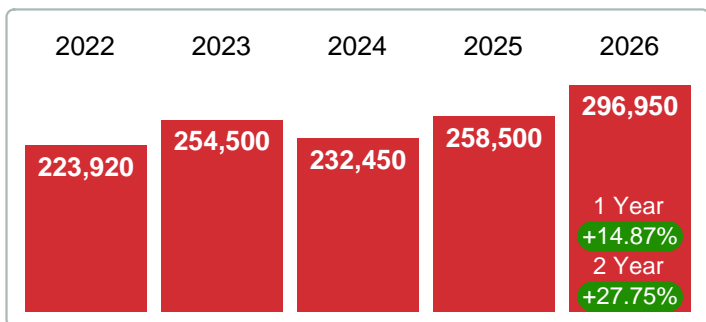
MEDIAN LIST PRICE AT CLOSING

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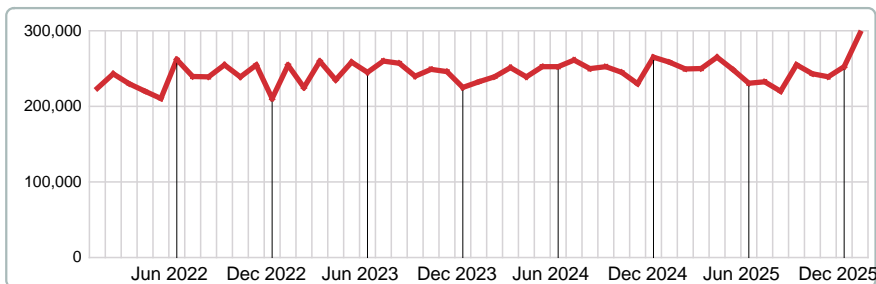
JANUARY



YEAR TO DATE (YTD)

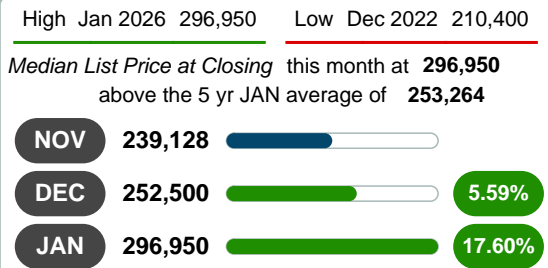


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 253,264



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	0	0.00%	110	0	0	0	0
\$150,001 - \$225,000	4	25.00%	195,500	176,750	205,500	0	0
\$225,001 - \$275,000	1	6.25%	239,000	0	0	239,000	0
\$275,001 - \$350,000	5	31.25%	294,000	0	296,950	285,000	0
\$350,001 - \$400,000	1	6.25%	369,900	0	0	369,900	0
\$400,001 - \$600,000	3	18.75%	425,000	0	0	492,000	419,900
\$600,001 and up	2	12.50%	684,500	0	650,000	0	719,000
Median List Price			296,950	176,750	294,000	369,900	569,450
Total Closed Units		100%	296,950	2	7	5	2
Total Closed Volume			5,662,700	353.50K	2.29M	1.88M	1.14M

January 2026



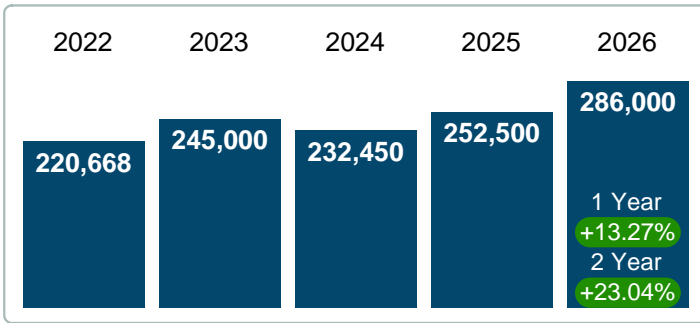
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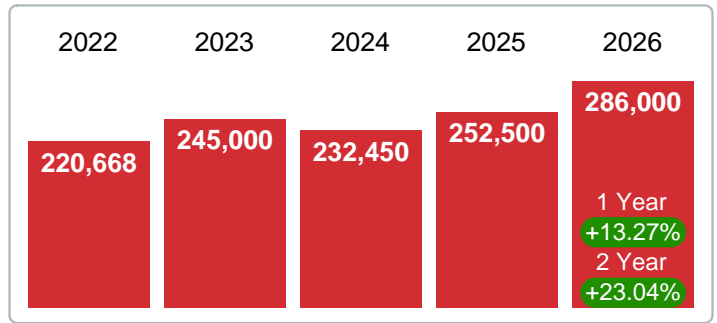
MEDIAN SOLD PRICE AT CLOSING

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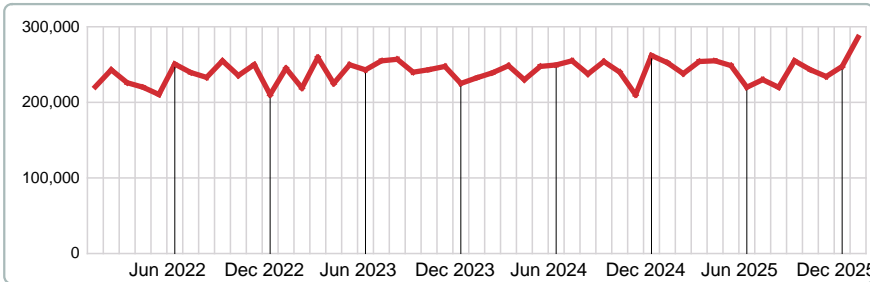
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

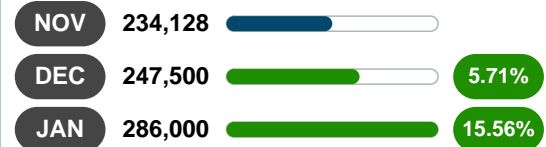


3 MONTHS

5 year JAN AVG = 247,324

High Jan 2026 286,000 Low Nov 2024 210,000

Median Sold Price at Closing this month at **286,000** above the 5 yr JAN average of **247,324**



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	1	6.25%	148,000	148,000	0	0	0
\$150,001 - \$225,000	3	18.75%	194,000	194,000	196,500	0	0
\$225,001 - \$275,000	2	12.50%	252,000	0	0	252,000	0
\$275,001 - \$350,000	4	25.00%	286,000	0	286,000	0	0
\$350,001 - \$400,000	1	6.25%	369,000	0	0	369,000	0
\$400,001 - \$600,000	3	18.75%	420,000	0	0	487,000	420,000
\$600,001 and up	2	12.50%	652,500	0	610,000	0	695,000
Median Sold Price			286,000	171,000	282,000	369,000	557,500
Total Closed Units		100%	286,000	2	7	5	2
Total Closed Volume			5,509,000	342.00K	2.21M	1.85M	1.12M

January 2026



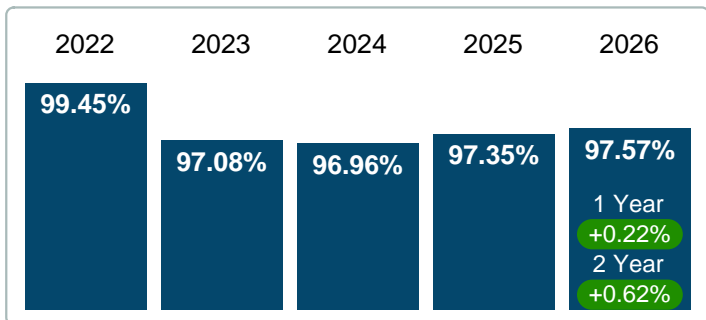
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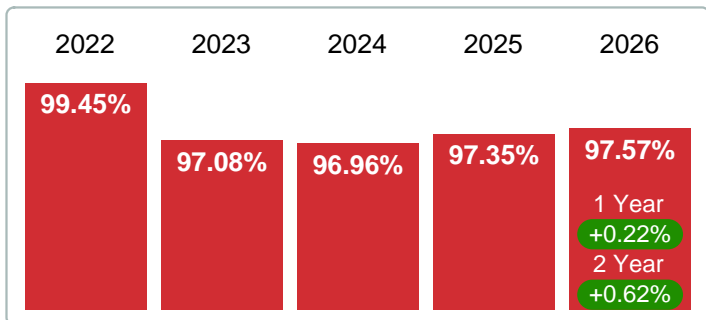
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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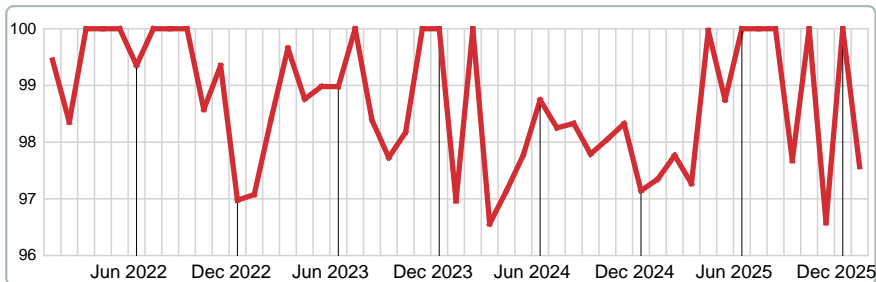
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

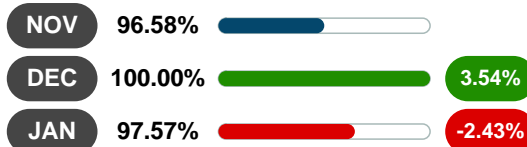


3 MONTHS

5 year JAN AVG = 97.68%

High Dec 2025 100.00% Low Mar 2024 96.56%

Median Sold/List Ratio this month at **97.57%**
equal to 5 yr JAN average of **97.68%**



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	<div style="width: 6.25%;"></div> 1	6.25%	95.79%	95.79%	0.00%	0.00%	0.00%	
\$150,001 - \$225,000	<div style="width: 18.75%;"></div> 3	18.75%	97.49%	97.49%	95.12%	0.00%	0.00%	
\$225,001 - \$275,000	<div style="width: 12.50%;"></div> 2	12.50%	96.49%	0.00%	0.00%	96.49%	0.00%	
\$275,001 - \$350,000	<div style="width: 25.00%;"></div> 4	25.00%	97.39%	0.00%	97.39%	0.00%	0.00%	
\$350,001 - \$400,000	<div style="width: 6.25%;"></div> 1	6.25%	99.76%	0.00%	0.00%	99.76%	0.00%	
\$400,001 - \$600,000	<div style="width: 18.75%;"></div> 3	18.75%	100.00%	0.00%	0.00%	98.82%	100.02%	
\$600,001 and up	<div style="width: 12.50%;"></div> 2	12.50%	95.25%	0.00%	93.85%	0.00%	96.66%	
Median Sold/List Ratio		97.57%		96.64%	96.70%	99.76%	98.34%	
Total Closed Units		16	100%	97.57%	2	7	5	2
Total Closed Volume		5,509,000			342.00K	2.21M	1.85M	1.12M

January 2026



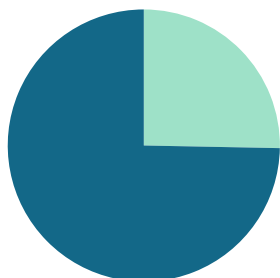
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

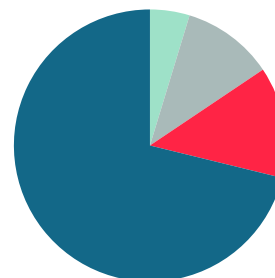


Inventory
 New Listings
82 = 25.31%
 Start Inventory
242
 Total Inventory Units
324
 Volume
\$115,768,356

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%
Median List Price	258,500	296,950	14.87%	258,500	296,950	14.87%
Median Sale Price	252,500	286,000	13.27%	252,500	286,000	13.27%
Median Percent of Selling Price to List Price	97.35%	97.57%	0.22%	97.35%	97.57%	0.22%
Median Days on Market to Sale	46.00	81.00	76.09%	46.00	81.00	76.09%
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%

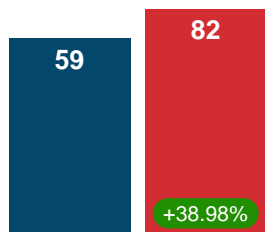
Absorption: Last 12 months, an Average of **41** Sales/Month

Inventory on January 31, 2026 = **242** 2025 2026

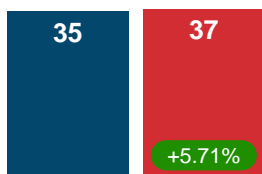
JANUARY MARKET

MEDIAN PRICES

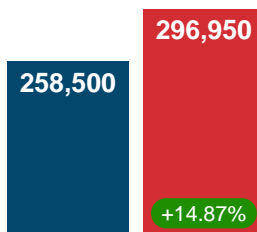
New Listings



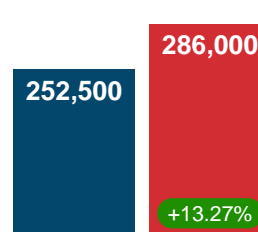
Pending Listings



List Price



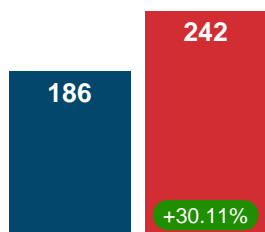
Sale Price



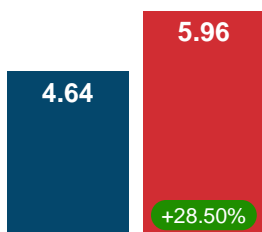
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

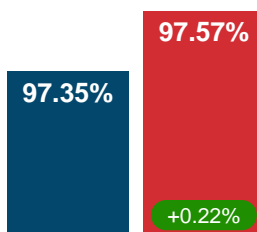
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

