

March 2026



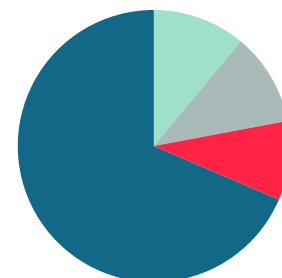
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 13, 2026 for MLS Technology Inc.

Compared Metrics	2025	March 2026	+/-%
Closed Listings	35	41	17.14%
Pending Listings	33	41	24.24%
New Listings	85	79	-7.06%
Average List Price	290,979	236,884	-18.59%
Average Sale Price	277,707	231,483	-16.64%
Average Percent of Selling Price to List Price	95.67%	97.48%	1.90%
Average Days on Market to Sale	49.86	66.39	33.16%
End of Month Inventory	233	255	9.44%
Months Supply of Inventory	5.68	6.31	11.02%



■ Closed (11.02%)
■ Pending (11.02%)
■ Other OffMarket (9.41%)
■ Active (68.55%)

Absorption: Last 12 months, an Average of **40** Sales/Month
Active Inventory as of March 31, 2026 = **255**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2026 rose **9.44%** to 255 existing homes available for sale. Over the last 12 months this area has had an average of 40 closed sales per month. This represents an unsold inventory index of **6.31** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **16.64%** in March 2026 to \$231,483 versus the previous year at \$277,707.

Average Days on Market Lengthens

The average number of **66.39** days that homes spent on the market before selling increased by 16.53 days or **33.16%** in March 2026 compared to last year's same month at **49.86** DOM.

Sales Success for March 2026 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 79 New Listings in March 2026, down **7.06%** from last year at 85. Furthermore, there were 41 Closed Listings this month versus last year at 35, a **17.14%** increase.

Closed versus Listed trends yielded a **51.9%** ratio, up from previous year's, March 2025, at **41.2%**, a **26.04%** upswing. 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

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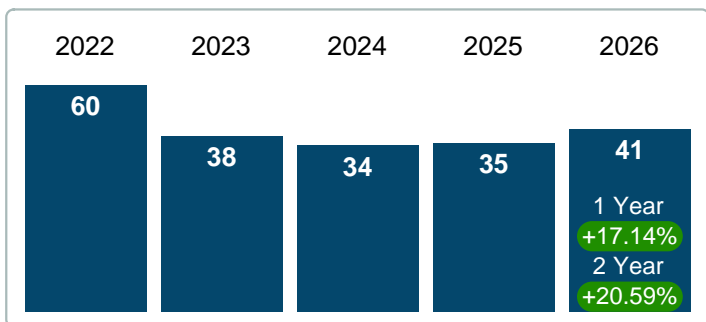
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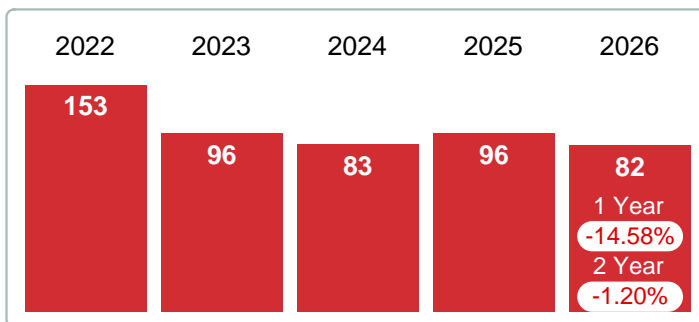
CLOSED LISTINGS

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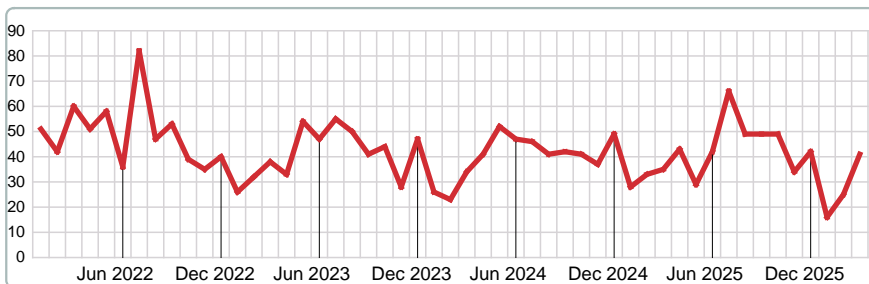
MARCH



YEAR TO DATE (YTD)

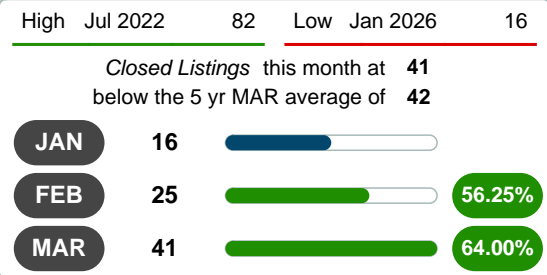


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	7.32%	58.7	3	0	0	0
\$125,001 - \$175,000	5	12.20%	29.0	1	3	1	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$225,000	17	41.46%	67.6	1	16	0	0
\$225,001 - \$275,000	7	17.07%	89.4	0	6	1	0
\$275,001 - \$325,000	3	7.32%	69.0	0	2	1	0
\$325,001 and up	6	14.63%	69.8	0	2	4	0
Total Closed Units	41			5	29	7	0
Total Closed Volume	9,490,800	100%	66.4	531.00K	6.51M	2.45M	0.00B
Average Closed Price	\$231,483			\$106,200	\$224,355	\$350,500	\$0

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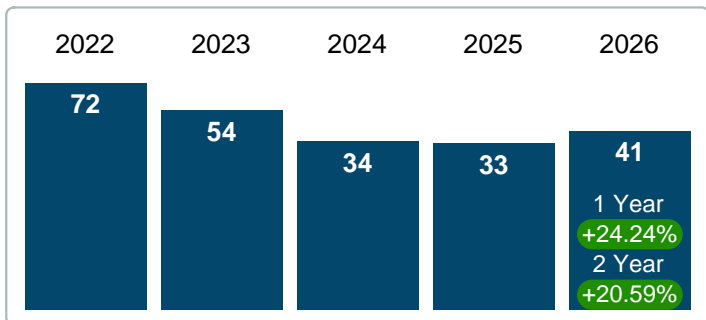
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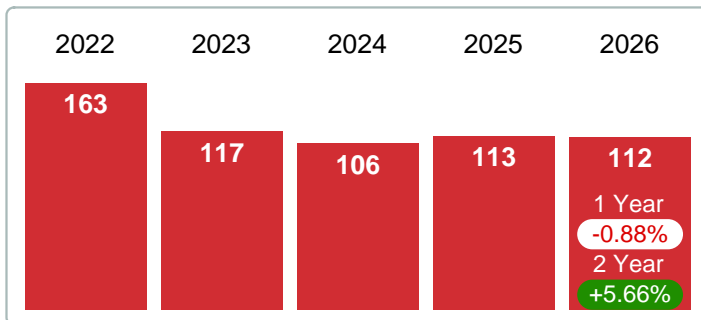
PENDING LISTINGS

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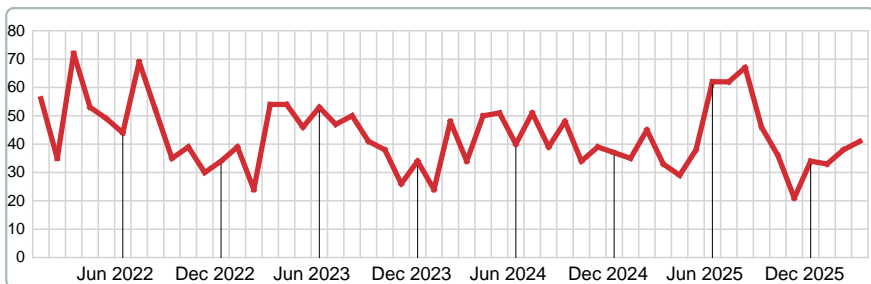
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 47

High Mar 2022: 72 | Low Nov 2025: 21

Pending Listings this month at **41**
below the 5 yr MAR average of **47**

- JAN: 33
- FEB: 38 (15.15% increase)
- MAR: 41 (7.89% increase)

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	3	7.32%	27.3	2	1	0	0
\$125,001 - \$175,000	5	12.20%	162.8	0	2	2	1
\$175,001 - \$200,000	7	17.07%	95.7	2	4	1	0
\$200,001 - \$250,000	7	17.07%	41.9	1	4	2	0
\$250,001 - \$300,000	8	19.51%	72.9	0	7	1	0
\$300,001 - \$525,000	6	14.63%	58.7	0	3	3	0
\$525,001 and up	5	12.20%	45.8	0	1	3	1
Total Pending Units	41			5	22	12	2
Total Pending Volume	11,478,100	100%	73.7	788.00K	5.78M	4.11M	800.00K
Average Listing Price	\$279,954			\$157,600	\$262,932	\$342,133	\$400,000

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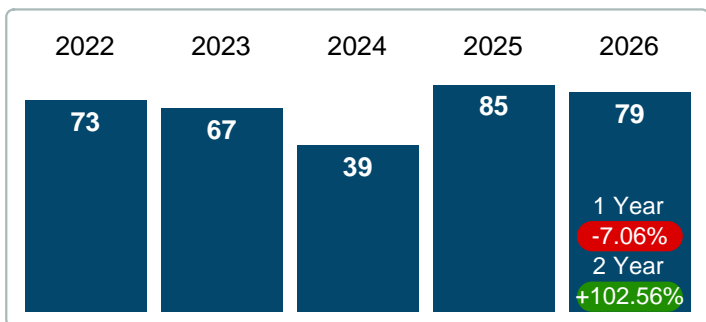
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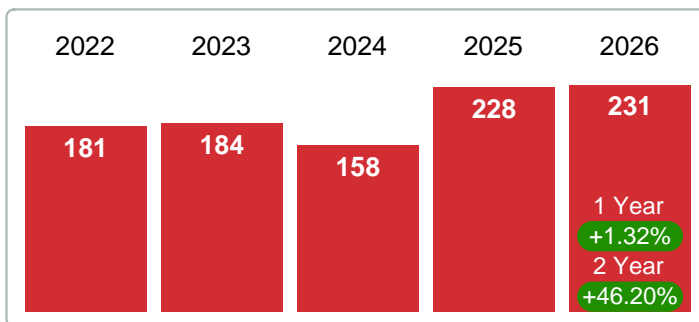
NEW LISTINGS

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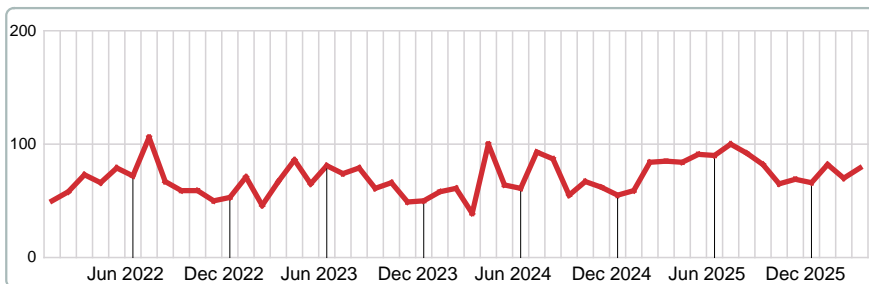
MARCH



YEAR TO DATE (YTD)

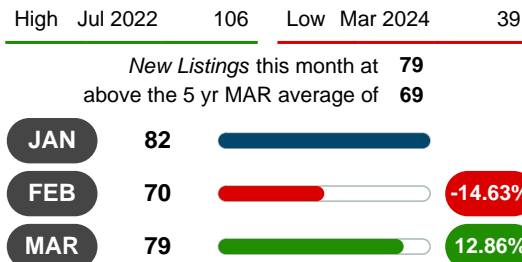


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 69



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	6.33%	3	2	0	0
\$150,001 - \$225,000	12	15.19%	0	10	2	0
\$225,001 - \$250,000	10	12.66%	2	7	0	1
\$250,001 - \$325,000	20	25.32%	2	13	5	0
\$325,001 - \$375,000	10	12.66%	1	6	3	0
\$375,001 - \$625,000	15	18.99%	1	5	8	1
\$625,001 and up	7	8.86%	0	5	1	1
Total New Listed Units	79		9	48	19	3
Total New Listed Volume	28,722,819	100%	2.20M	17.52M	7.28M	1.71M
Average New Listed Listing Price	\$363,580		\$244,944	\$364,980	\$383,389	\$571,633

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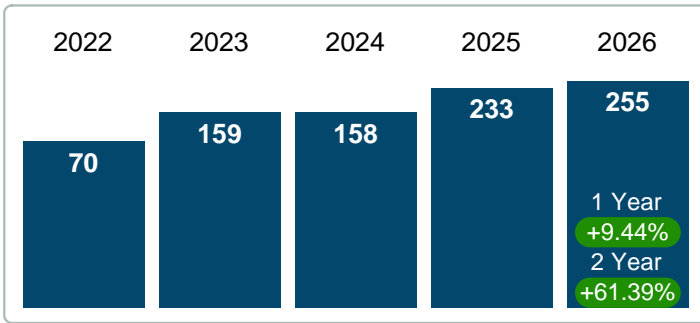
Area Delimited by County Of Bryan - Residential Property Type



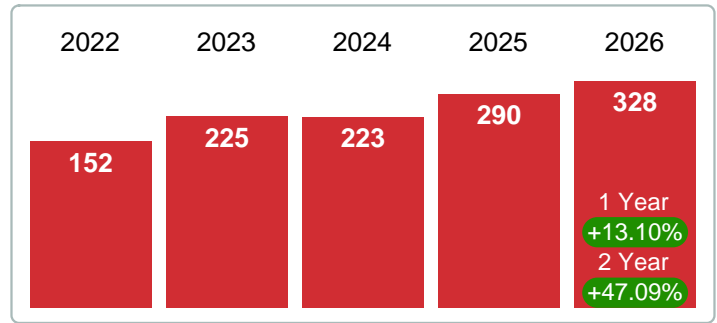
ACTIVE INVENTORY

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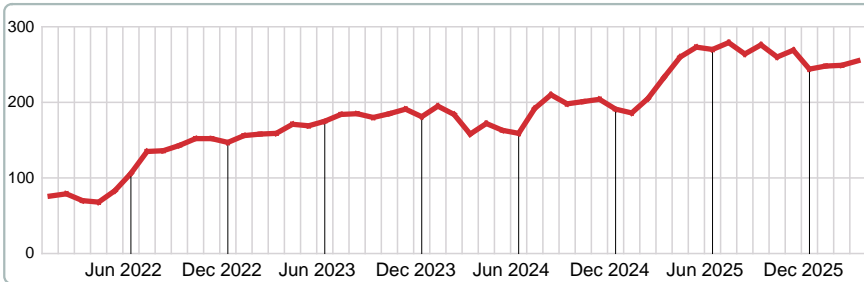
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

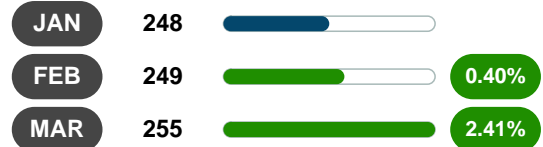


3 MONTHS

5 year MAR AVG = 175

High Jul 2025 279 Low Apr 2022 68

Inventory this month at **255**
above the 5 yr MAR average of **175**



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	10.20%	90.4	12	11	3	0
\$150,001 - \$200,000	34	13.33%	86.1	7	19	5	3
\$200,001 - \$225,000	16	6.27%	88.2	1	11	3	1
\$225,001 - \$300,000	79	30.98%	81.1	7	56	12	4
\$300,001 - \$375,000	35	13.73%	95.7	2	20	10	3
\$375,001 - \$525,000	38	14.90%	89.2	1	15	20	2
\$525,001 and up	27	10.59%	93.7	1	12	10	4
Total Active Inventory by Units	255			31	144	63	17
Total Active Inventory by Volume	93,238,216	100%	87.7	7.36M	51.44M	23.82M	10.62M
Average Active Inventory Listing Price	\$365,640			\$237,326	\$357,214	\$378,135	\$624,694

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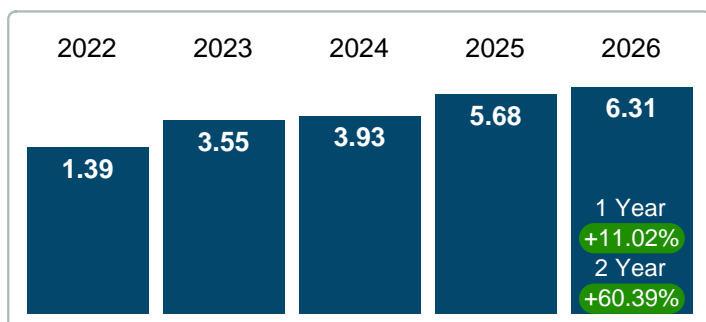
Area Delimited by County Of Bryan - Residential Property Type



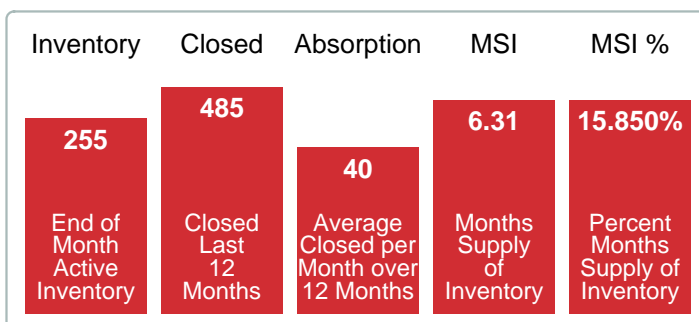
MONTHS SUPPLY of INVENTORY (MSI)

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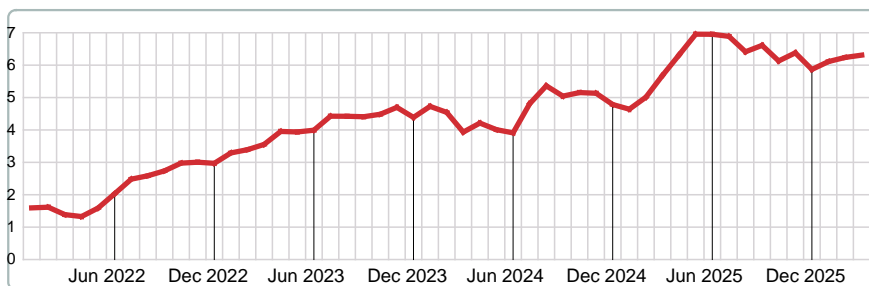
MSI FOR MARCH



INDICATORS FOR MARCH 2026

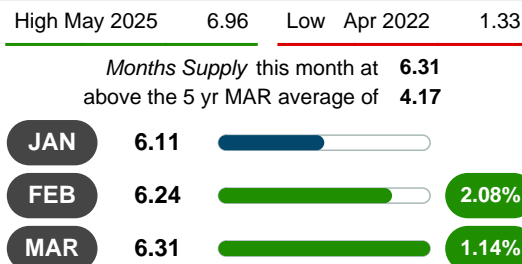


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 4.17



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	10.20%	4.52	5.54	3.67	5.14	0.00
\$150,001 - \$200,000	34	13.33%	4.48	3.82	4.22	4.29	36.00
\$200,001 - \$225,000	16	6.27%	3.43	6.00	2.87	5.14	12.00
\$225,001 - \$300,000	79	30.98%	6.87	14.00	6.40	5.76	24.00
\$300,001 - \$375,000	35	13.73%	7.50	0.00	7.27	5.22	0.00
\$375,001 - \$525,000	38	14.90%	9.91	4.00	9.47	12.00	6.00
\$525,001 and up	27	10.59%	11.17	3.00	20.57	10.91	6.86
Market Supply of Inventory (MSI)	6.31			5.90	5.76	7.07	13.60
Total Active Inventory by Units	255	100%	6.31	31	144	63	17

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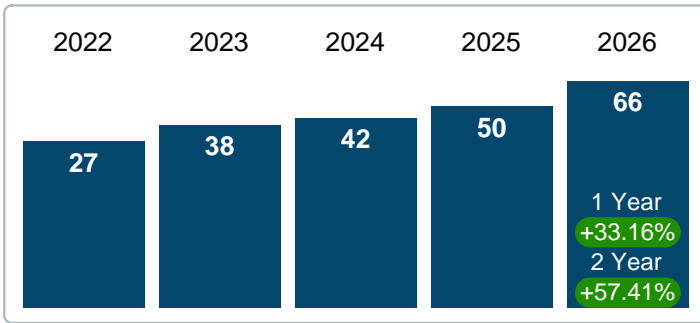
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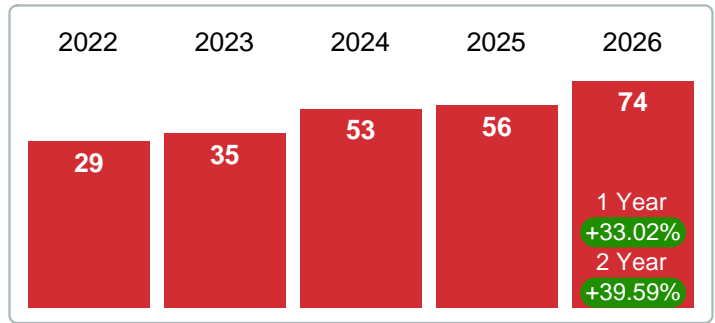
AVERAGE DAYS ON MARKET TO SALE

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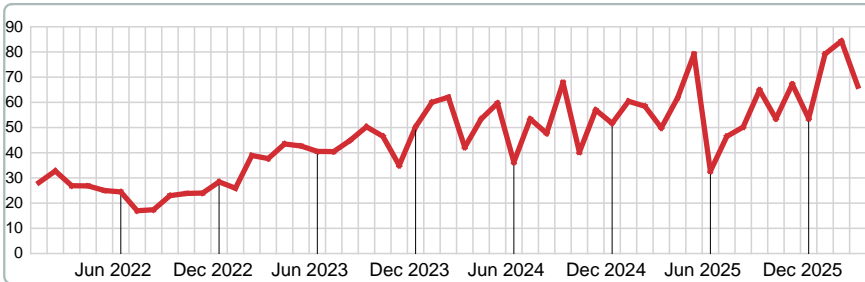
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

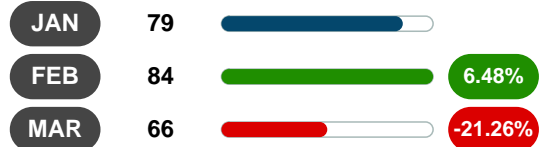


3 MONTHS

5 year MAR AVG = 45

High Feb 2026 84 Low Jul 2022 17

Average Days on Market to Sale this month at 66 above the 5 yr MAR average of 45



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
\$125,000 and less	7.32%	59	59	0	0	0
\$125,001 - \$175,000	12.20%	29	13	31	40	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$225,000	41.46%	68	260	56	0	0
\$225,001 - \$275,000	17.07%	89	0	104	4	0
\$275,001 - \$325,000	7.32%	69	0	82	44	0
\$325,001 and up	14.63%	70	0	146	32	0
Average Closed DOM		66	90	71	31	0
Total Closed Units	100%	66	5	29	7	
Total Closed Volume		9,490,800	531.00K	6.51M	2.45M	0.00B

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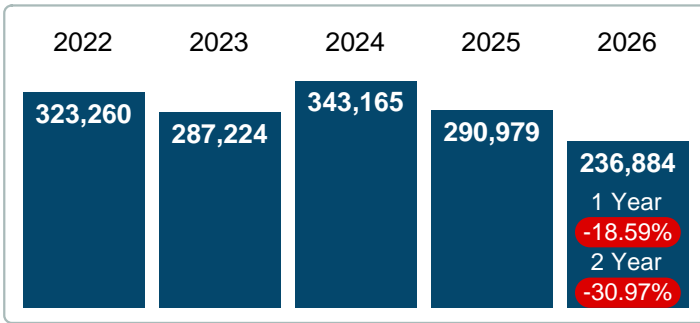
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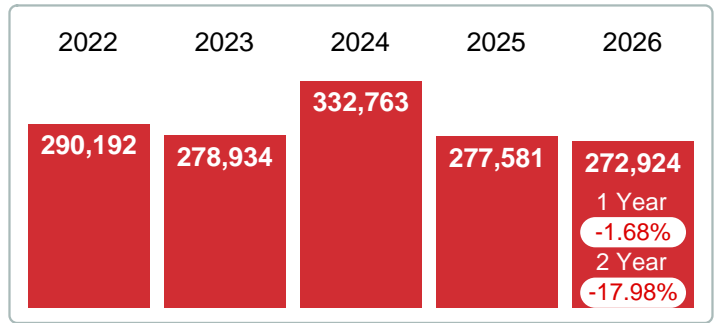
AVERAGE LIST PRICE AT CLOSING

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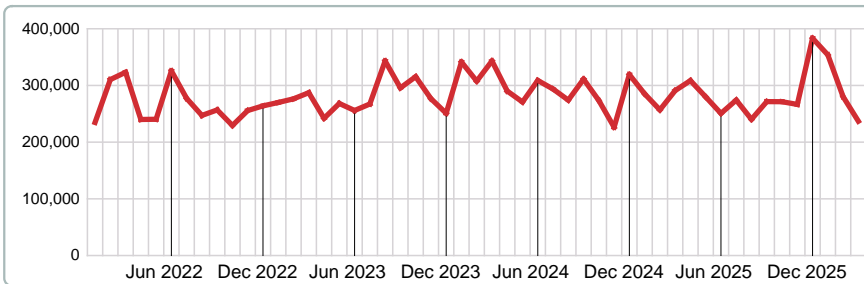
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

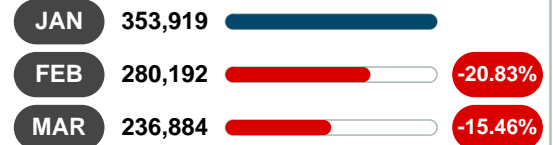


3 MONTHS

5 year MAR AVG = 296,302

High Dec 2025 383,262 Low Nov 2024 226,370

Average List Price at Closing this month at **236,884**
 below the 5 yr MAR average of **296,302**



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
\$125,000 and less	7.32%	66,633	66,633	0	0	0
\$125,001 - \$175,000	14.63%	156,967	169,000	144,300	165,000	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$225,000	39.02%	196,419	199,000	194,912	0	0
\$225,001 - \$275,000	17.07%	256,879	0	253,867	274,952	0
\$275,001 - \$325,000	4.88%	300,650	0	316,150	319,000	0
\$325,001 and up	17.07%	432,629	0	442,450	448,375	0
Average List Price		236,884	113,580	227,307	364,636	0
Total Closed Units	100%	236,884	5	29	7	0
Total Closed Volume		9,712,251	567.90K	6.59M	2.55M	0.00B

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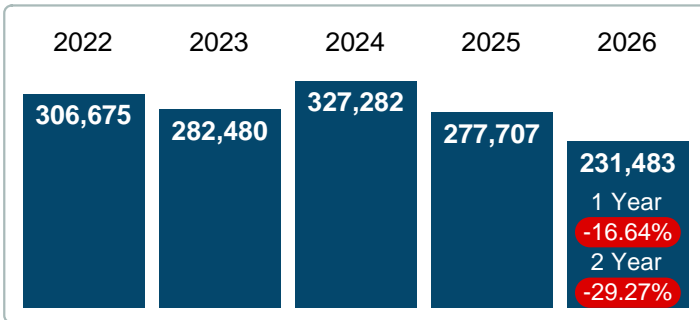
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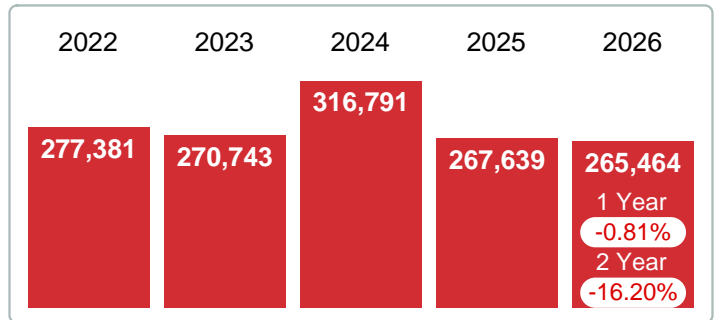
AVERAGE SOLD PRICE AT CLOSING

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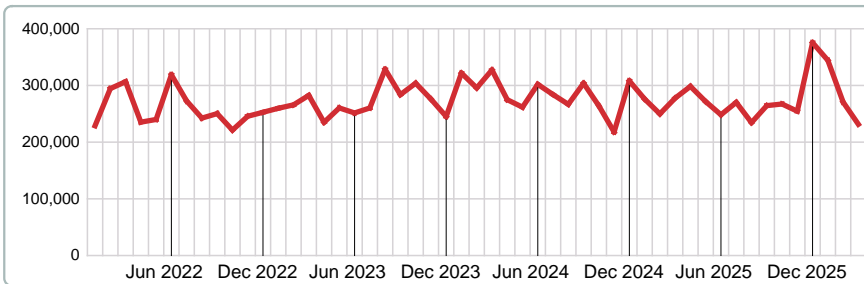
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

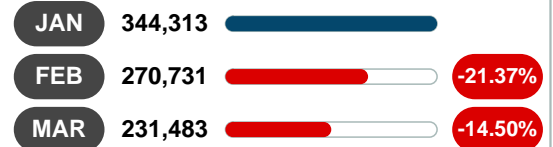


3 MONTHS

5 year MAR AVG = 285,125

High Dec 2025 375,496 Low Nov 2024 217,909

Average Sold Price at Closing this month at **231,483** below the 5 yr MAR average of **285,125**



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
\$125,000 and less	7.32%	59,667	59,667	0	0	0
\$125,001 - \$175,000	12.20%	150,800	167,000	143,333	157,000	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$225,000	41.46%	194,312	185,000	194,894	0	0
\$225,001 - \$275,000	17.07%	253,671	0	250,117	275,000	0
\$275,001 - \$325,000	7.32%	297,433	0	293,650	305,000	0
\$325,001 and up	14.63%	431,083	0	435,000	429,125	0
Average Sold Price		231,483	106,200	224,355	350,500	0
Total Closed Units	100%	41	5	29	7	0
Total Closed Volume		9,490,800	531.00K	6.51M	2.45M	0.00B

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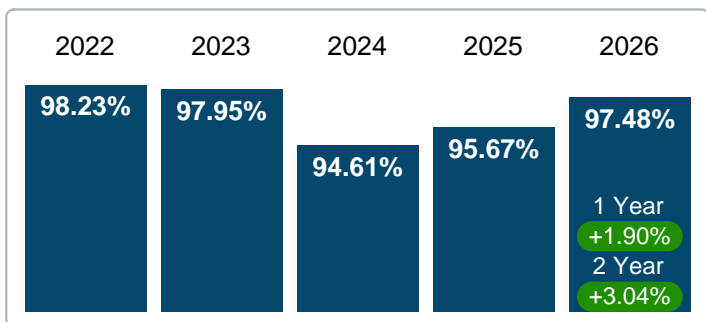
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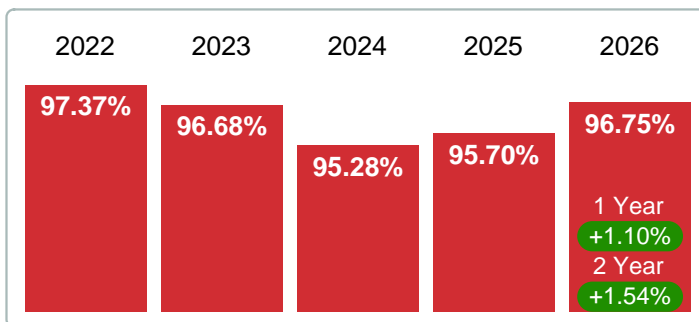
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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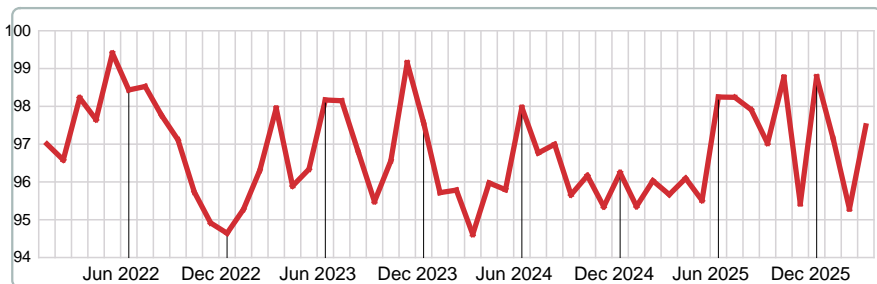
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

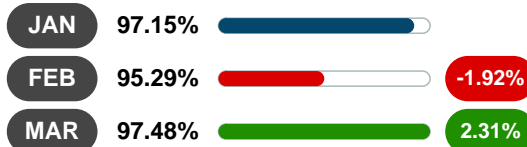


3 MONTHS

5 year MAR AVG = 96.79%

High May 2022 99.41% Low Mar 2024 94.61%

Average Sold/List Ratio this month at **97.48%**
equal to 5 yr MAR average of **96.79%**



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
\$125,000 and less	3	7.32%	84.36%	84.36%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	5	12.20%	98.37%	98.82%	99.29%	95.15%	0.00%
\$175,001 - \$175,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$225,000	17	41.46%	99.62%	92.96%	100.04%	0.00%	0.00%
\$225,001 - \$275,000	7	17.07%	98.84%	0.00%	98.64%	100.02%	0.00%
\$275,001 - \$325,000	3	7.32%	94.25%	0.00%	93.57%	95.61%	0.00%
\$325,001 and up	6	14.63%	97.29%	0.00%	98.37%	96.75%	0.00%
Average Sold/List Ratio		97.50%		88.97%	99.11%	96.83%	0.00%
Total Closed Units		41	100%	5	29	7	
Total Closed Volume		9,490,800		531.00K	6.51M	2.45M	0.00B

March 2026



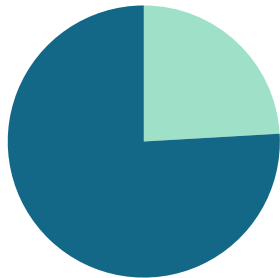
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Apr 13, 2026 for MLS Technology Inc.

INVENTORY

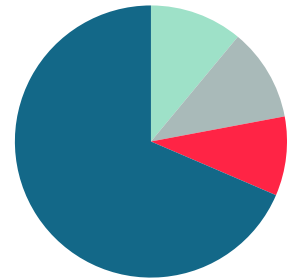


Inventory
 New Listings
79 = 24.09%
 Start Inventory
249
 Total Inventory Units
328
 Volume
\$117,196,973

Market Activity

Closed Sales
41 = 11.02%
 Pending Sales
41 = 11.02%
 Other Off Market
35 = 9.41%
 Active Inventory
255 = 68.55%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	35	41	17.14%	96	82	-14.58%
Pending Sales	33	41	24.24%	113	112	-0.88%
New Listings	85	79	-7.06%	228	231	1.32%
Average List Price	290,979	236,884	-18.59%	277,581	272,924	-1.68%
Average Sale Price	277,707	231,483	-16.64%	267,639	265,464	-0.81%
Average Percent of Selling Price to List Price	95.67%	97.48%	1.90%	95.70%	96.75%	1.10%
Average Days on Market to Sale	49.86	66.39	33.16%	55.90	74.35	33.02%
Monthly Inventory	233	255	9.44%	233	255	9.44%
Months Supply of Inventory	5.68	6.31	11.02%	5.68	6.31	11.02%

Absorption: Last 12 months, an Average of **40** Sales/Month

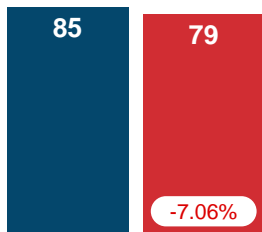
Inventory on March 31, 2026 = **255**

2025 **2026**

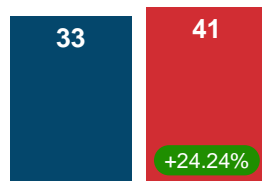
MARCH MARKET

AVERAGE PRICES

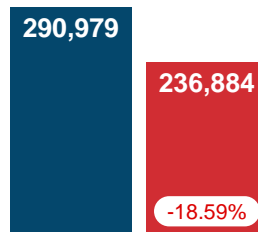
New Listings



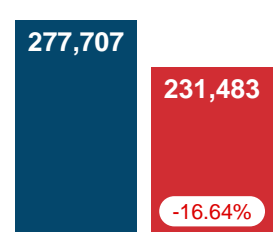
Pending Listings



List Price



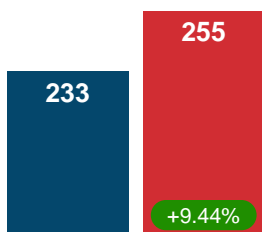
Sale Price



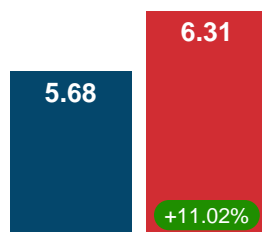
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

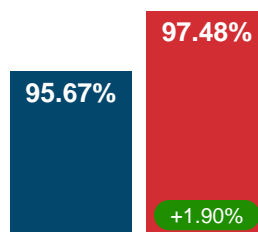
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

