

March 2026



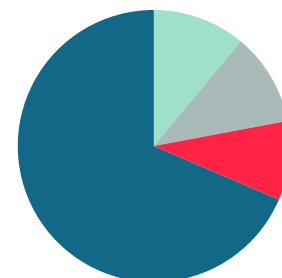
Area Delimited by County Of Bryan - Residential Property Type



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%
Median List Price	250,000	209,999	-16.00%
Median Sale Price	254,000	205,000	-19.29%
Median Percent of Selling Price to List Price	97.27%	100.00%	2.81%
Median Days on Market to Sale	24.00	42.00	75.00%
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.

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 **19.29%** in March 2026 to \$205,000 versus the previous year at \$254,000.

Median Days on Market Lengthens

The median number of **42.00** days that homes spent on the market before selling increased by 18.00 days or **75.00%** in March 2026 compared to last year's same month at **24.00** DOM.

Sales Success for March 2026 is Positive

Overall, with Median 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 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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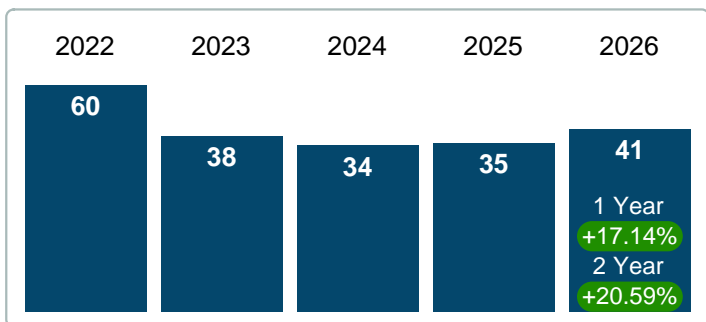
Area Delimited by County Of Bryan - Residential Property Type



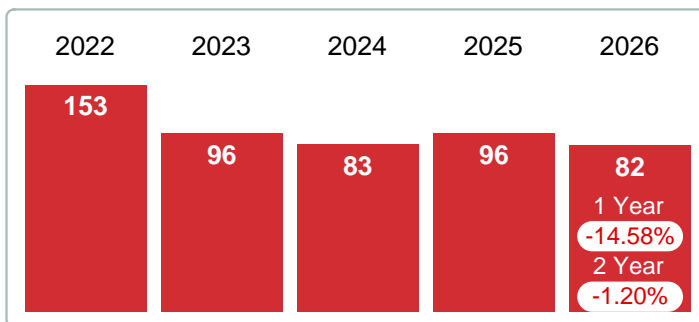
CLOSED LISTINGS

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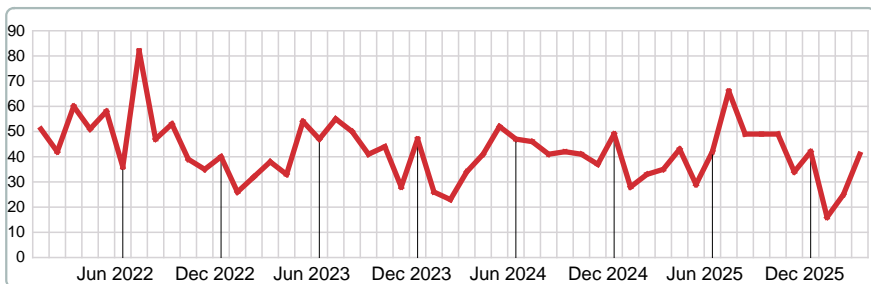
MARCH



YEAR TO DATE (YTD)

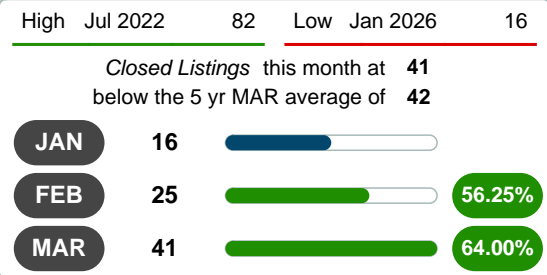


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	7.32%	54.0	3	0	0	0
\$125,001 - \$175,000	5	12.20%	31.0	1	3	1	0
\$175,001 - \$175,000	0	0.00%	31.0	0	0	0	0
\$175,001 - \$225,000	17	41.46%	41.0	1	16	0	0
\$225,001 - \$275,000	7	17.07%	73.0	0	6	1	0
\$275,001 - \$325,000	3	7.32%	44.0	0	2	1	0
\$325,001 and up	6	14.63%	59.5	0	2	4	0
Total Closed Units	41			5	29	7	0
Total Closed Volume	9,490,800	100%	42.0	531.00K	6.51M	2.45M	0.00B
Median Closed Price	\$205,000			\$106,000	\$205,000	\$334,500	\$0

March 2026



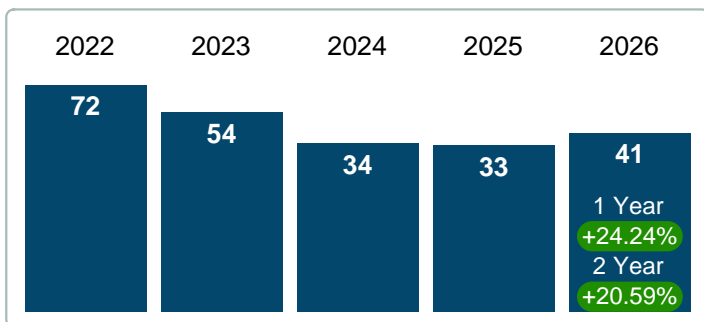
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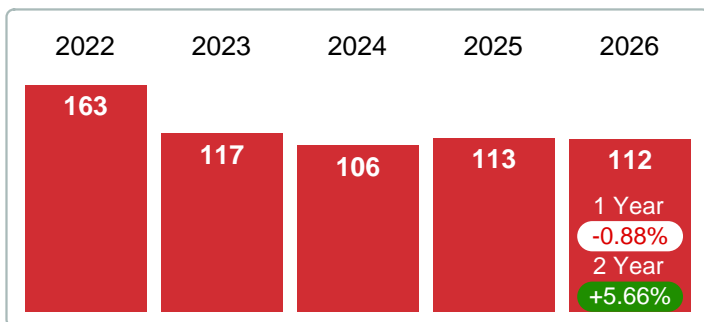
PENDING LISTINGS

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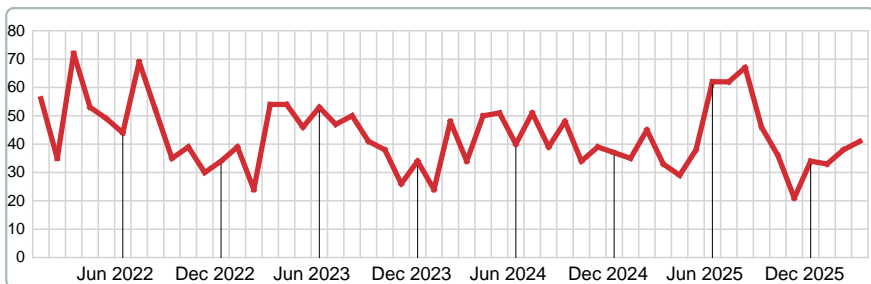
MARCH



YEAR TO DATE (YTD)

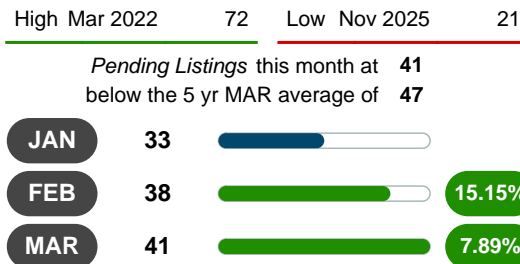


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 47



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	3	7.32%	15.0	2	1	0	0
\$125,001 - \$175,000	5	12.20%	113.0	0	2	2	1
\$175,001 - \$200,000	7	17.07%	46.0	2	4	1	0
\$200,001 - \$250,000	7	17.07%	16.0	1	4	2	0
\$250,001 - \$300,000	8	19.51%	63.5	0	7	1	0
\$300,001 - \$525,000	6	14.63%	62.5	0	3	3	0
\$525,001 and up	5	12.20%	18.0	0	1	3	1
Total Pending Units	41			5	22	12	2
Total Pending Volume	11,478,100	100%	45.0	788.00K	5.78M	4.11M	800.00K
Median Listing Price	\$234,900			\$199,000	\$247,000	\$295,000	\$400,000

March 2026



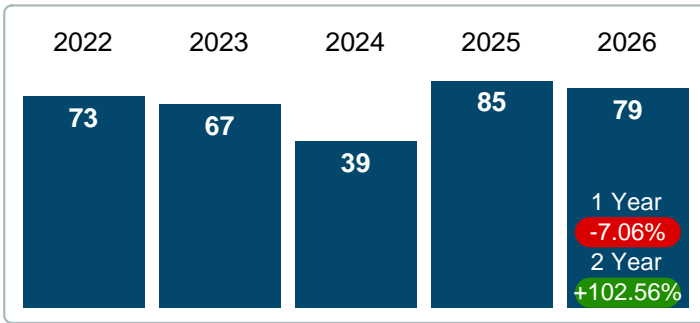
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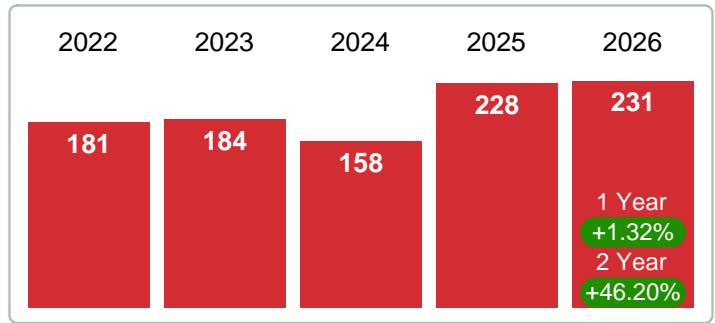
NEW LISTINGS

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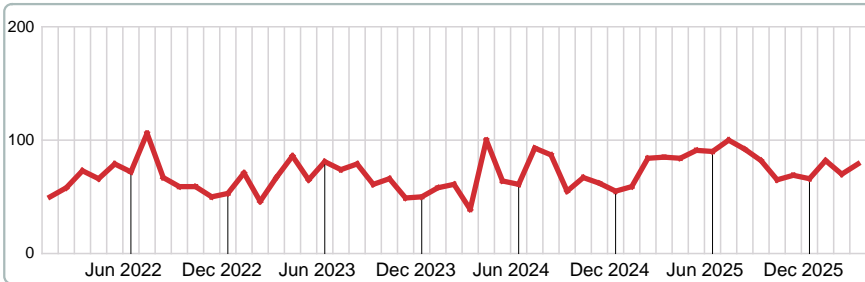
MARCH



YEAR TO DATE (YTD)

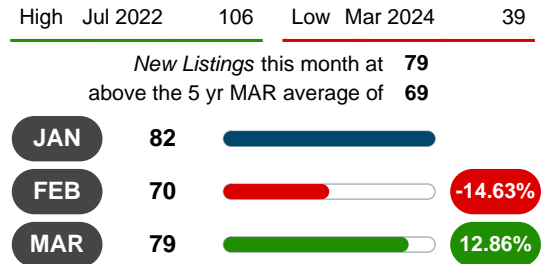


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 69



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
Median New Listed Listing Price	\$282,300		\$250,000	\$266,000	\$374,985	\$625,000

March 2026



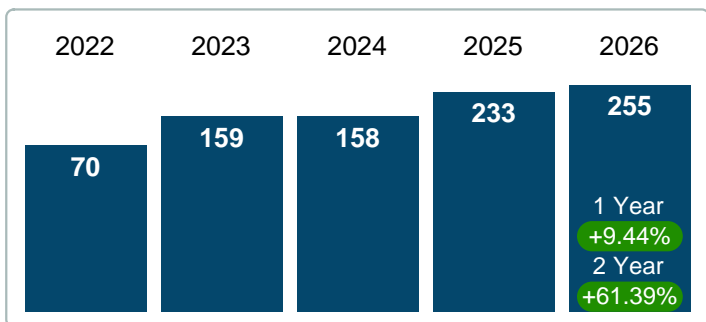
Area Delimited by County Of Bryan - Residential Property Type



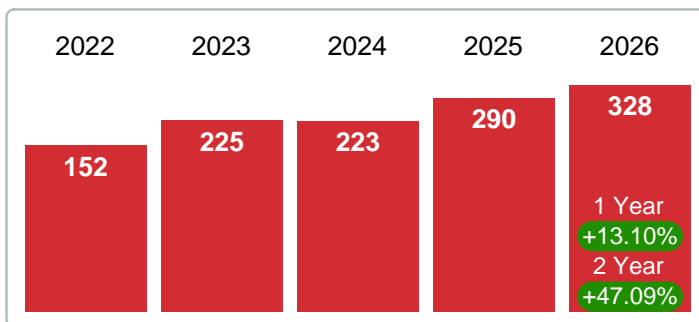
ACTIVE INVENTORY

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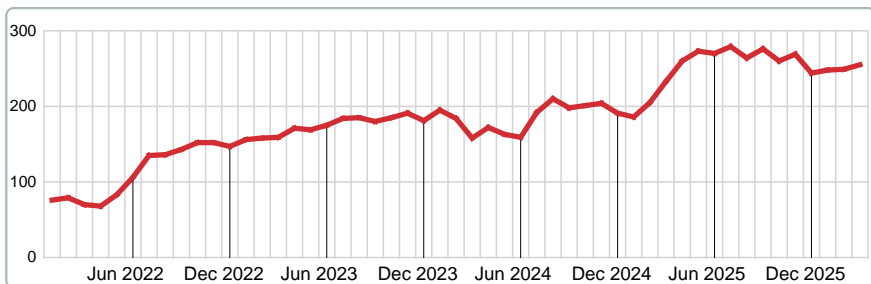
END OF MARCH



ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

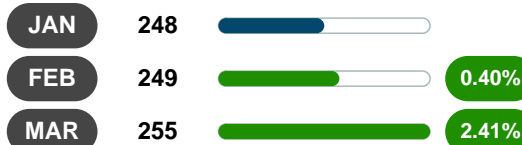


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	26	10.20%	79.0	12	11	3	0
\$150,001 - \$200,000	34	13.33%	66.0	7	19	5	3
\$200,001 - \$225,000	16	6.27%	82.5	1	11	3	1
\$225,001 - \$300,000	79	30.98%	68.0	7	56	12	4
\$300,001 - \$375,000	35	13.73%	75.0	2	20	10	3
\$375,001 - \$525,000	38	14.90%	65.5	1	15	20	2
\$525,001 and up	27	10.59%	50.0	1	12	10	4
Total Active Inventory by Units	255			31	144	63	17
Total Active Inventory by Volume	93,238,216	100%	69.0	7.36M	51.44M	23.82M	10.62M
Median Active Inventory Listing Price	\$274,000			\$175,000	\$263,750	\$372,000	\$310,000

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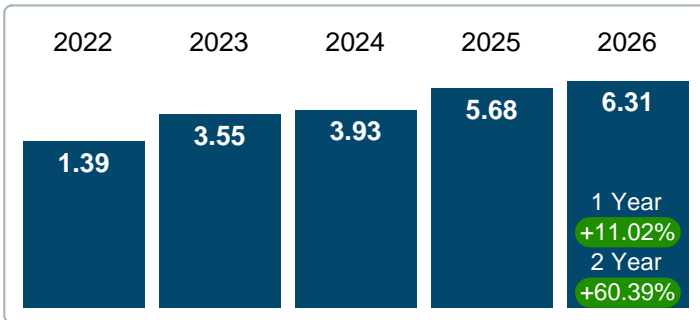
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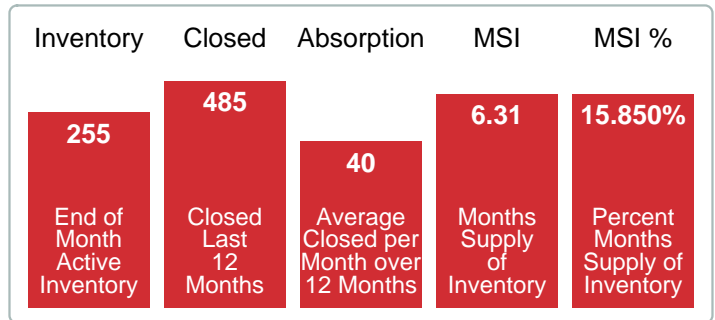
MONTHS SUPPLY of INVENTORY (MSI)

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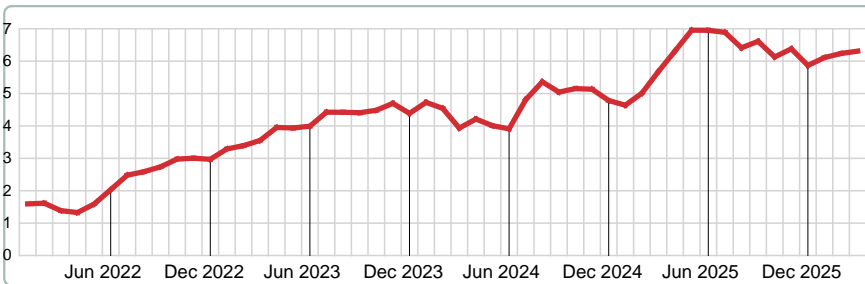
MSI FOR MARCH



INDICATORS FOR MARCH 2026



5 YEAR MARKET ACTIVITY TRENDS

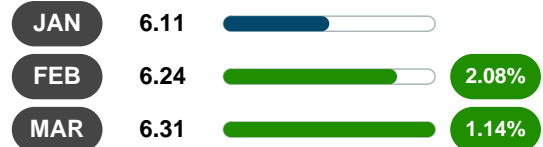


3 MONTHS

5 year MAR AVG = 4.17

High May 2025 6.96 Low Apr 2022 1.33

Months Supply this month at **6.31**
above the 5 yr MAR average of **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		100%	6.31	31	144	63	17

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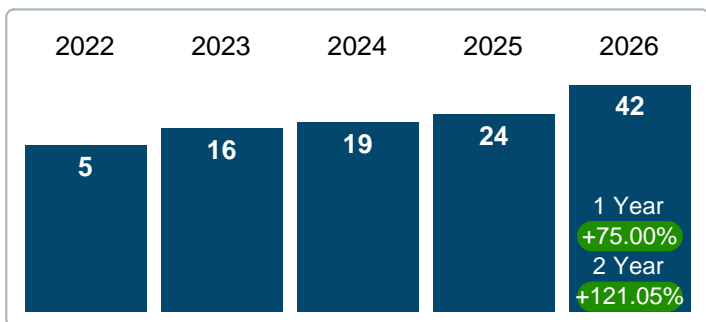
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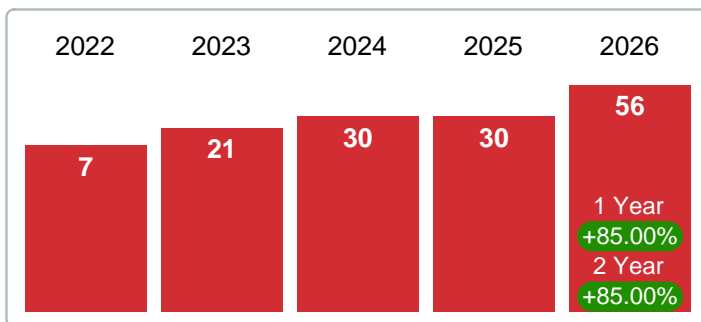
MEDIAN DAYS ON MARKET TO SALE

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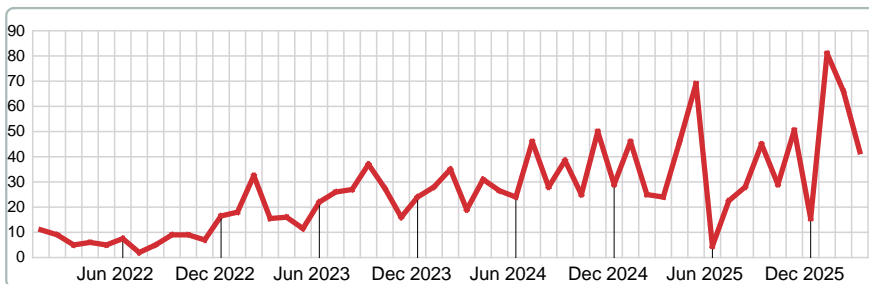
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

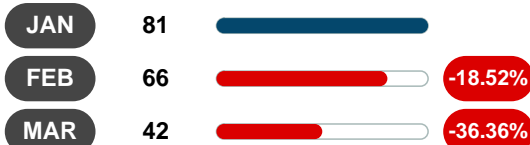


3 MONTHS

5 year MAR AVG = 21

High Jan 2026 81 Low Jul 2022 2

Median Days on Market to Sale this month at 42 above the 5 yr MAR average of 21



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
\$125,000 and less	7.32%	54	54	0	0	0
\$125,001 - \$175,000	12.20%	31	13	31	40	0
\$175,001 - \$175,000	0.00%	31	0	0	0	0
\$175,001 - \$225,000	41.46%	41	260	40	0	0
\$225,001 - \$275,000	17.07%	73	0	104	4	0
\$275,001 - \$325,000	7.32%	44	0	82	44	0
\$325,001 and up	14.63%	60	0	146	14	0
Median Closed DOM		42	54	42	21	0
Total Closed Units	100%	41	5	29	7	
Total Closed Volume		9,490,800	531.00K	6.51M	2.45M	0.00B

March 2026



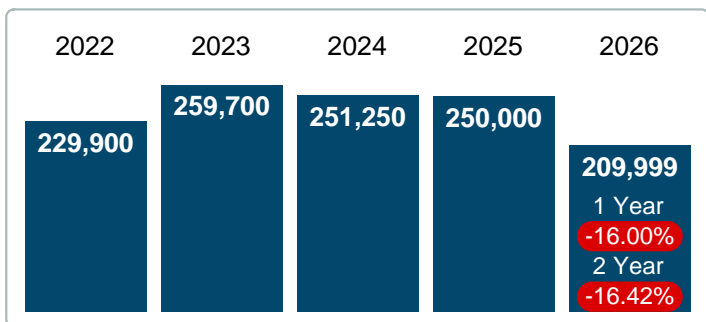
Area Delimited by County Of Bryan - Residential Property Type



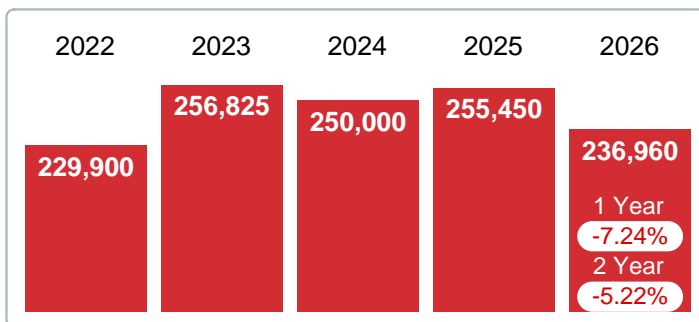
MEDIAN LIST PRICE AT CLOSING

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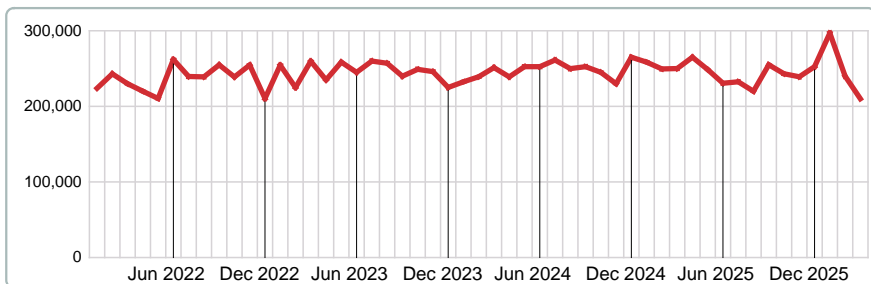
MARCH



YEAR TO DATE (YTD)

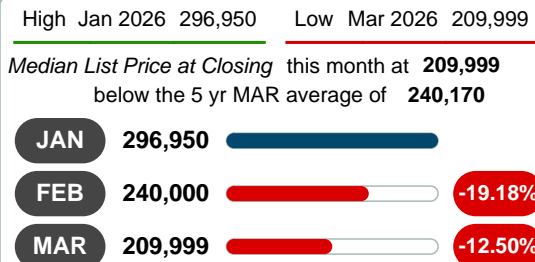


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 240,170



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
\$125,000 and less	7.32%	65,000	65,000	0	0	0
\$125,001 - \$175,000	14.63%	156,500	169,000	146,500	165,000	0
\$175,001 - \$175,000	0.00%	156,500	0	0	0	0
\$175,001 - \$225,000	39.02%	192,200	199,000	189,900	0	0
\$225,001 - \$275,000	17.07%	256,900	0	252,950	274,952	0
\$275,001 - \$325,000	4.88%	300,650	0	282,300	319,000	0
\$325,001 and up	17.07%	374,900	0	374,900	427,000	0
Median List Price		209,999	109,900	209,999	334,500	0
Total Closed Units		41	5	29	7	
Total Closed Volume		9,712,251	567.90K	6.59M	2.55M	0.00B

March 2026



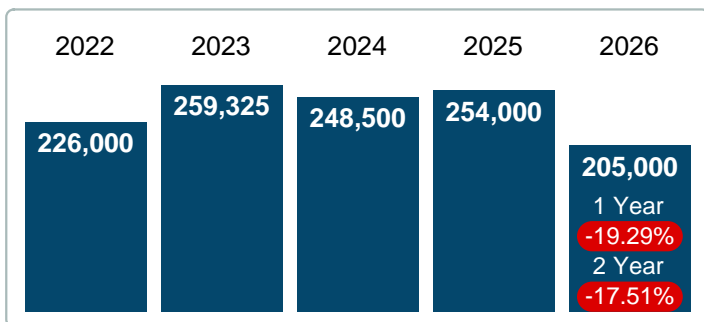
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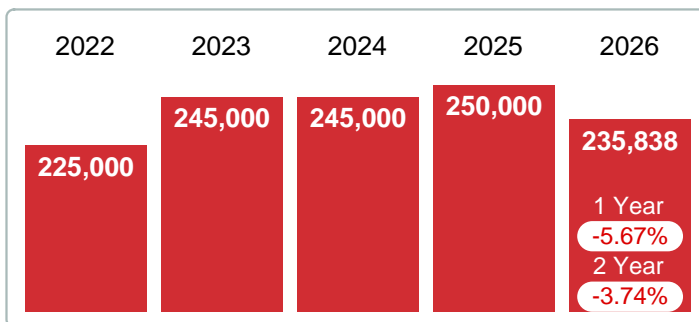
MEDIAN SOLD PRICE AT CLOSING

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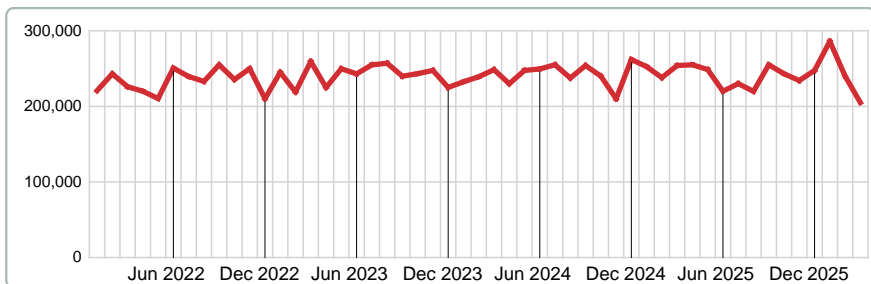
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 238,565

High Jan 2026 286,000 Low Mar 2026 205,000

Median Sold Price at Closing this month at **205,000** below the 5 yr MAR average of **238,565**

Month	Price	Change
JAN	286,000	
FEB	240,000	-16.08%
MAR	205,000	-14.58%

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
\$125,000 and less	3	7.32%	55,000	55,000	0	0	0
\$125,001 - \$175,000	5	12.20%	148,000	167,000	147,000	157,000	0
\$175,001 - \$175,000	0	0.00%	148,000	0	0	0	0
\$175,001 - \$225,000	17	41.46%	194,500	185,000	194,750	0	0
\$225,001 - \$275,000	7	17.07%	253,800	0	251,900	275,000	0
\$275,001 - \$325,000	3	7.32%	305,000	0	293,650	305,000	0
\$325,001 and up	6	14.63%	435,000	0	435,000	426,000	0
Median Sold Price			205,000	106,000	205,000	334,500	0
Total Closed Units		100%	205,000	5	29	7	
Total Closed Volume			9,490,800	531.00K	6.51M	2.45M	0.00B

March 2026



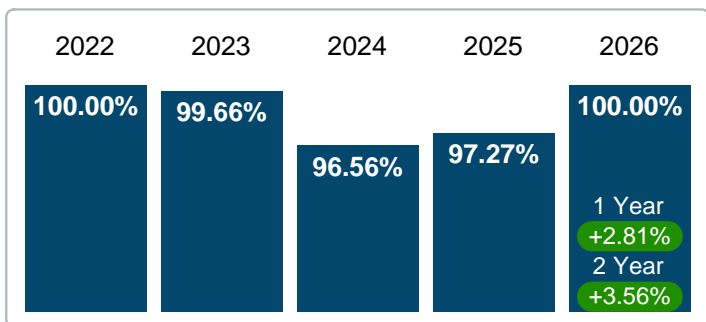
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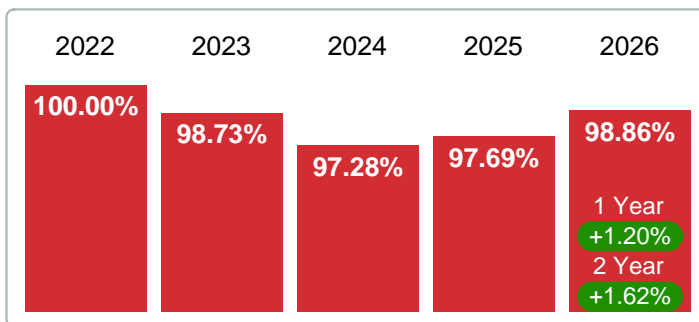
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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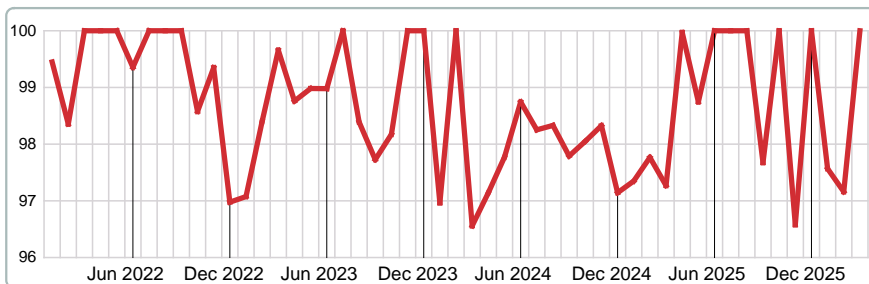
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

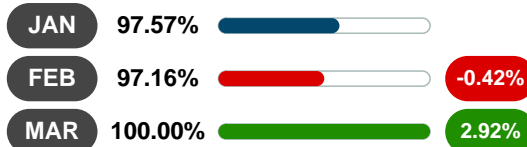


3 MONTHS

5 year MAR AVG = 98.70%

High Mar 2026 100.00% Low Mar 2024 96.56%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAR average of **98.70%**



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
\$125,000 and less	3	7.32%	84.62%	84.62%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	5	12.20%	98.82%	98.82%	100.00%	95.15%	0.00%
\$175,001 - \$175,000	0	0.00%	98.82%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$225,000	17	41.46%	100.00%	92.96%	100.00%	0.00%	0.00%
\$225,001 - \$275,000	7	17.07%	100.00%	0.00%	100.00%	100.02%	0.00%
\$275,001 - \$325,000	3	7.32%	95.61%	0.00%	93.57%	95.61%	0.00%
\$325,001 and up	6	14.63%	99.05%	0.00%	98.37%	99.71%	0.00%
Median Sold/List Ratio		100.00%		92.96%	100.00%	99.41%	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



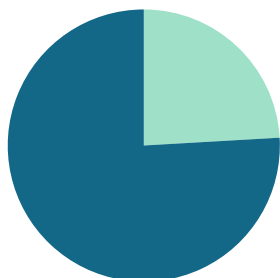
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

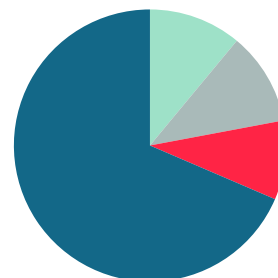


Inventory
 New Listings
79 = 24.09%
 Start Inventory
249
 Total Inventory Units
328
 Volume
\$117,196,973

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%
Median List Price	250,000	209,999	-16.00%	255,450	236,960	-7.24%
Median Sale Price	254,000	205,000	-19.29%	250,000	235,838	-5.67%
Median Percent of Selling Price to List Price	97.27%	100.00%	2.81%	97.69%	98.86%	1.20%
Median Days on Market to Sale	24.00	42.00	75.00%	30.00	55.50	85.00%
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%

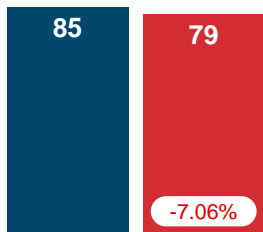
Absorption: Last 12 months, an Average of **40** Sales/Month

Inventory on March 31, 2026 = **255** 2025 2026

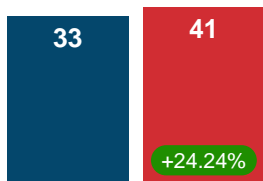
MARCH MARKET

MEDIAN PRICES

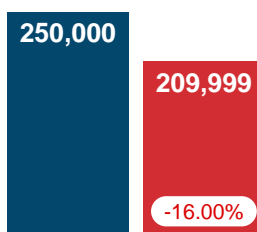
New Listings



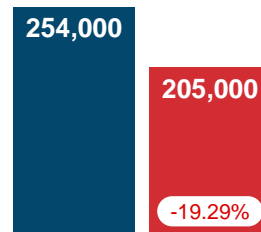
Pending Listings



List Price



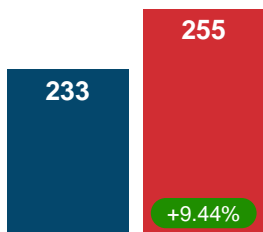
Sale Price



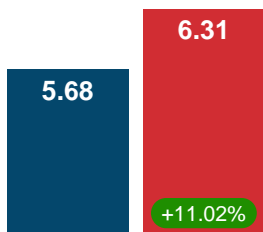
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

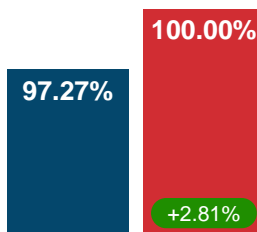
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

