

August 2022



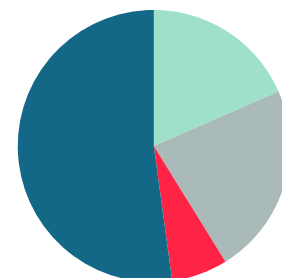
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	69	47	-31.88%
Pending Listings	56	58	3.57%
New Listings	70	67	-4.29%
Median List Price	216,000	239,000	10.65%
Median Sale Price	220,000	233,000	5.91%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	5.00	-16.67%
End of Month Inventory	184	133	-27.72%
Months Supply of Inventory	4.10	2.53	-38.26%



■ Closed (18.43%)
■ Pending (22.75%)
■ Other OffMarket (6.67%)
■ Active (52.16%)

Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of August 31, 2022 = **133**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **27.72%** to 133 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **2.53** 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 **5.91%** in August 2022 to \$233,000 versus the previous year at \$220,000.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 1.00 days or **16.67%** in August 2022 compared to last year's same month at **6.00** DOM.

Sales Success for August 2022 is Positive

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

There were 67 New Listings in August 2022, down **4.29%** from last year at 70. Furthermore, there were 47 Closed Listings this month versus last year at 69, a **-31.88%** decrease.

Closed versus Listed trends yielded a **70.1%** ratio, down from previous year's, August 2021, at **98.6%**, a **28.83%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

August 2022



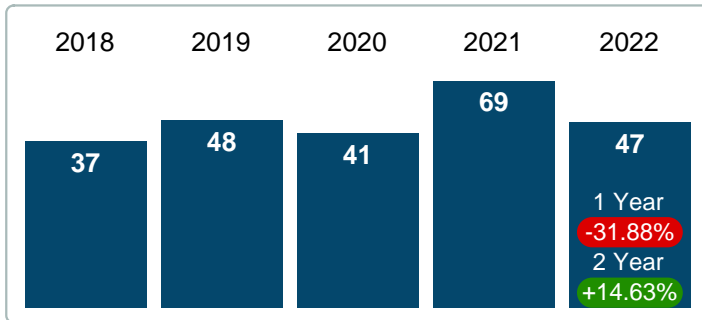
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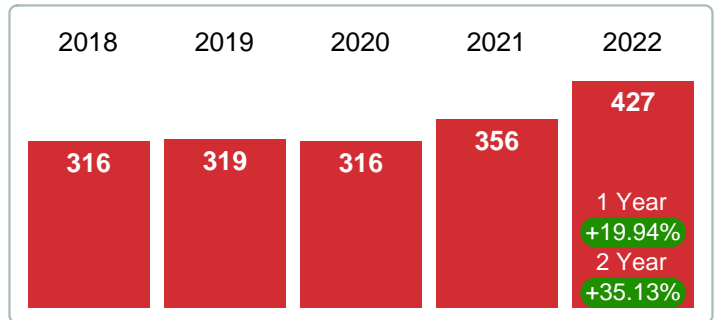
CLOSED LISTINGS

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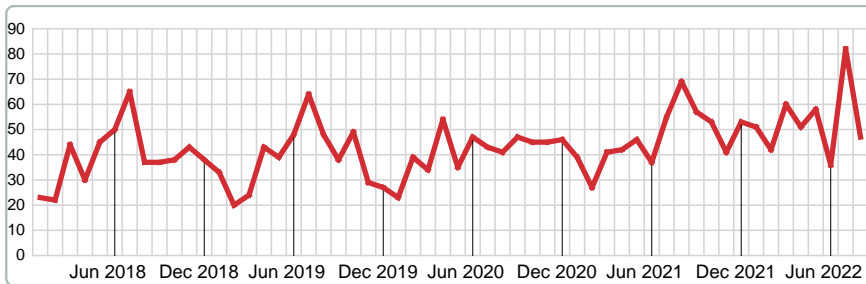
AUGUST



YEAR TO DATE (YTD)

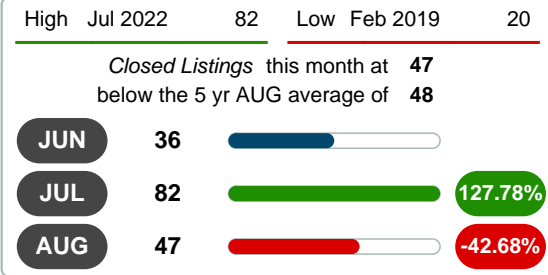


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 48



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	4	8.51%	6.5	2	2	0	0
\$125,001 - \$175,000	5	10.64%	2.0	2	3	0	0
\$175,001 - \$200,000	3	6.38%	5.0	1	2	0	0
\$200,001 - \$250,000	15	31.91%	5.0	0	14	1	0
\$250,001 - \$275,000	7	14.89%	1.0	0	4	3	0
\$275,001 - \$375,000	8	17.02%	27.5	0	7	1	0
\$375,001 and up	5	10.64%	4.0	0	2	3	0
Total Closed Units	47			5	34	8	0
Total Closed Volume	11,394,800	100%	5.0	643.00K	8.12M	2.63M	0.00B
Median Closed Price	\$233,000			\$135,000	\$233,000	\$271,250	\$0

August 2022



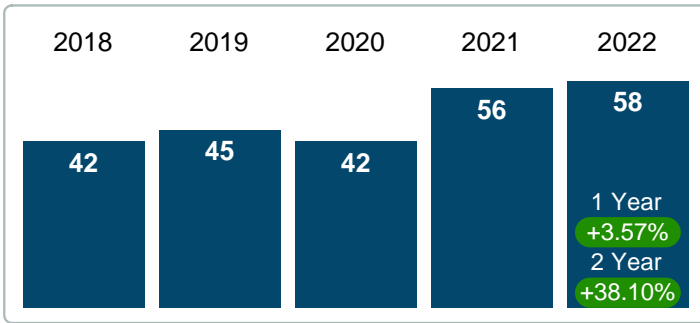
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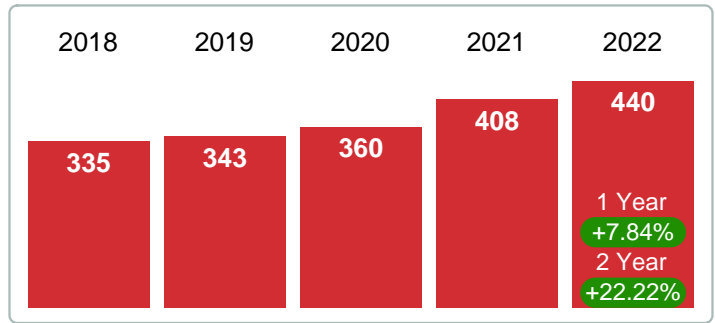
PENDING LISTINGS

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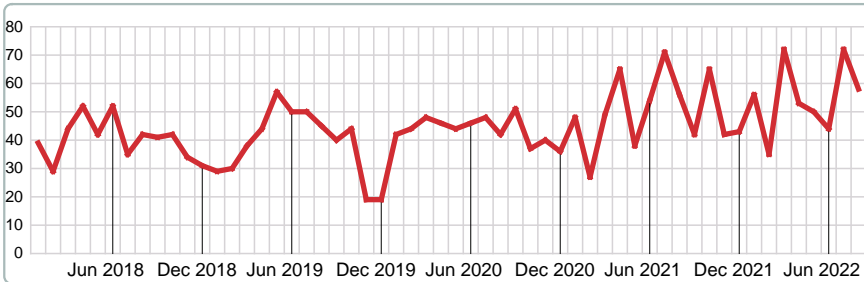
AUGUST



YEAR TO DATE (YTD)

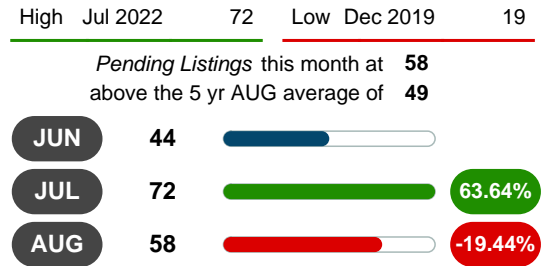


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 49



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	5	8.62%	17.0	3	1	0	1
\$125,001 - \$175,000	8	13.79%	21.5	2	5	1	0
\$175,001 - \$200,000	5	8.62%	16.0	0	5	0	0
\$200,001 - \$250,000	13	22.41%	23.0	3	9	1	0
\$250,001 - \$275,000	11	18.97%	1.0	0	8	3	0
\$275,001 - \$350,000	10	17.24%	21.0	0	8	2	0
\$350,001 and up	6	10.34%	3.5	0	4	1	1
Total Pending Units	58			8	40	8	2
Total Pending Volume	14,602,575	100%	14.0	1.16M	10.16M	2.61M	662.90K
Median Listing Price	\$248,750			\$144,950	\$252,000	\$264,950	\$331,450

August 2022



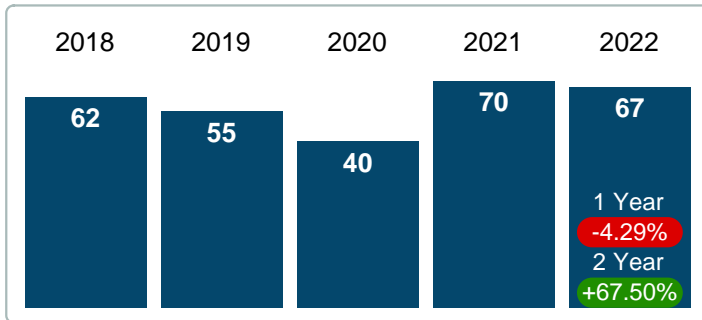
Area Delimited by County Of Bryan - Residential Property Type



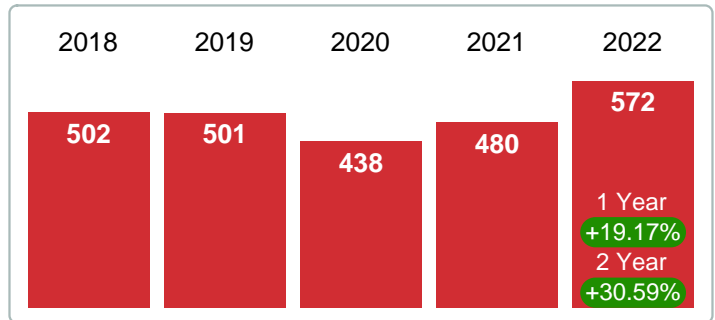
NEW LISTINGS

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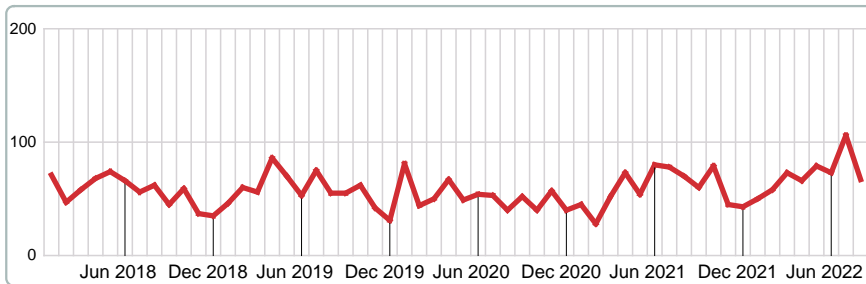
AUGUST



YEAR TO DATE (YTD)

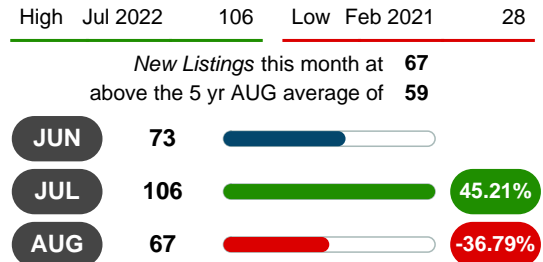


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 59



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	4	5.97%	2	2	0	0
\$125,001 - \$175,000	6	8.96%	2	2	2	0
\$175,001 - \$250,000	16	23.88%	1	13	2	0
\$250,001 - \$300,000	13	19.40%	0	10	3	0
\$300,001 - \$375,000	9	13.43%	0	6	3	0
\$375,001 - \$575,000	9	13.43%	1	5	2	1
\$575,001 and up	10	14.93%	2	4	3	1
Total New Listed Units	67		8	42	15	2
Total New Listed Volume	23,400,585	100%	3.62M	13.06M	5.73M	988.00K
Median New Listed Listing Price	\$269,000		\$166,500	\$262,000	\$319,000	\$494,000

August 2022



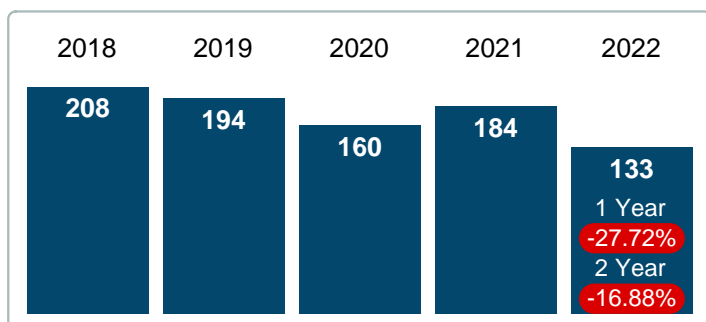
Area Delimited by County Of Bryan - Residential Property Type



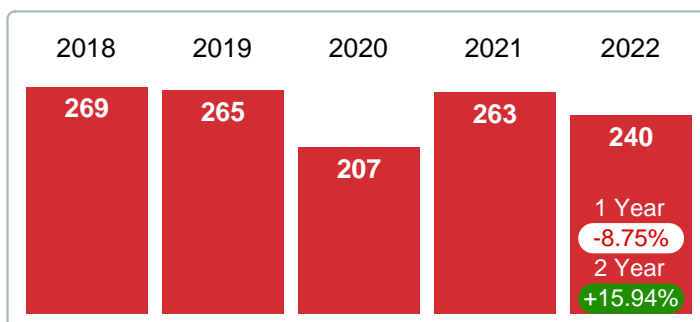
ACTIVE INVENTORY

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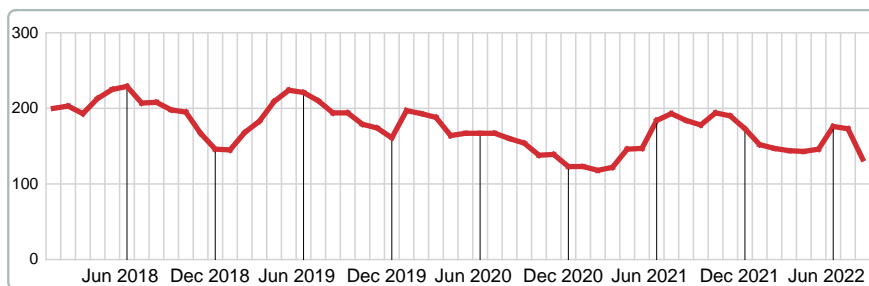
END OF AUGUST



ACTIVE DURING AUGUST

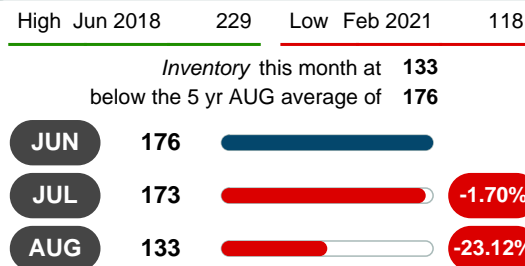


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 176



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	11	8.27%	47.0	3	7	0	1
\$125,001 - \$175,000	12	9.02%	45.5	3	6	3	0
\$175,001 - \$225,000	18	13.53%	38.0	2	11	5	0
\$225,001 - \$375,000	43	32.33%	54.0	0	29	12	2
\$375,001 - \$575,000	18	13.53%	48.0	1	9	7	1
\$575,001 - \$875,000	17	12.78%	64.0	0	8	6	3
\$875,001 and up	14	10.53%	106.0	2	6	4	2
Total Active Inventory by Units	133			11	76	37	9
Total Active Inventory by Volume	61,738,485	100%	53.0	4.06M	31.98M	19.13M	6.57M
Median Active Inventory Listing Price	\$299,000			\$167,000	\$279,950	\$349,000	\$669,000

August 2022



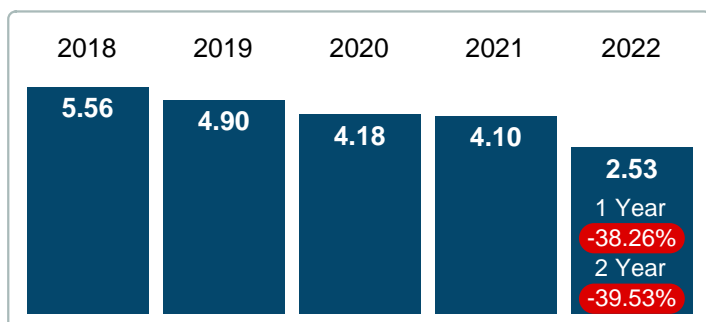
Area Delimited by County Of Bryan - Residential Property Type



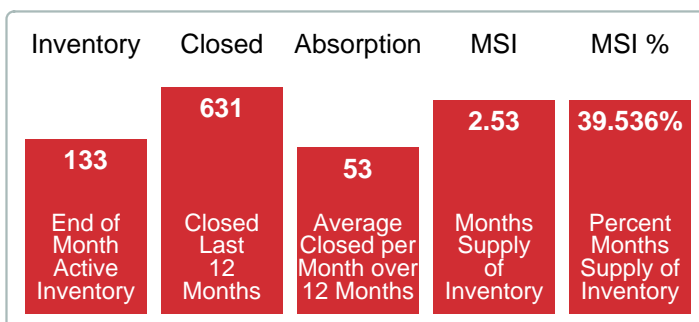
MONTHS SUPPLY of INVENTORY (MSI)

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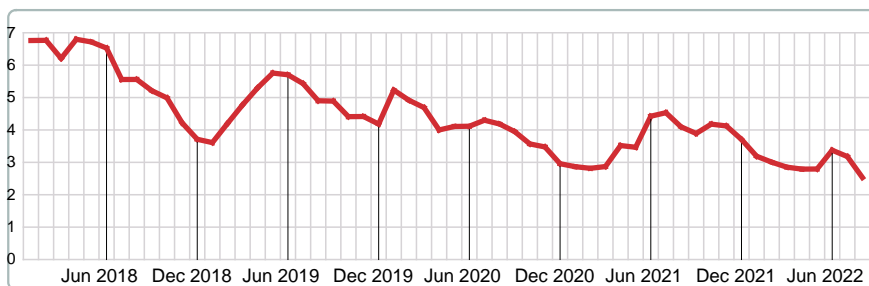
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

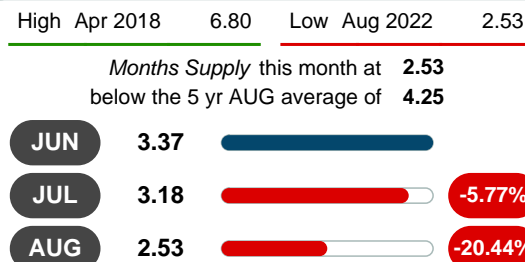


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.25



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	11	8.27%	1.61	1.13	1.79	0.00	0.00
\$125,001 - \$175,000	12	9.02%	1.58	2.12	1.24	2.40	0.00
\$175,001 - \$225,000	18	13.53%	1.51	8.00	1.09	3.33	0.00
\$225,001 - \$375,000	43	32.33%	2.13	0.00	2.56	1.53	2.67
\$375,001 - \$575,000	18	13.53%	4.70	6.00	4.70	5.60	2.00
\$575,001 - \$875,000	17	12.78%	11.33	0.00	19.20	9.00	7.20
\$875,001 and up	14	10.53%	18.67	0.00	24.00	12.00	12.00
Market Supply of Inventory (MSI)			2.53	2.32	2.32	2.83	4.50
Total Active Inventory by Units		100%	2.53	11	76	37	9

August 2022



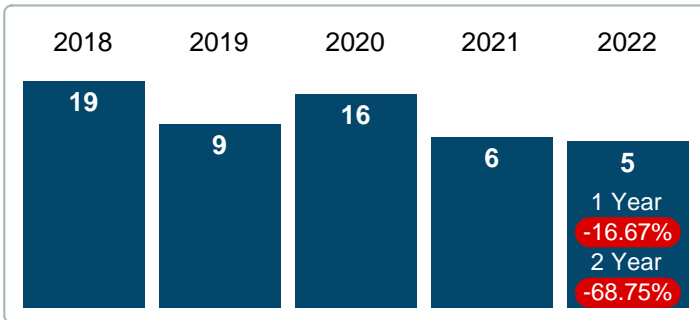
Area Delimited by County Of Bryan - Residential Property Type



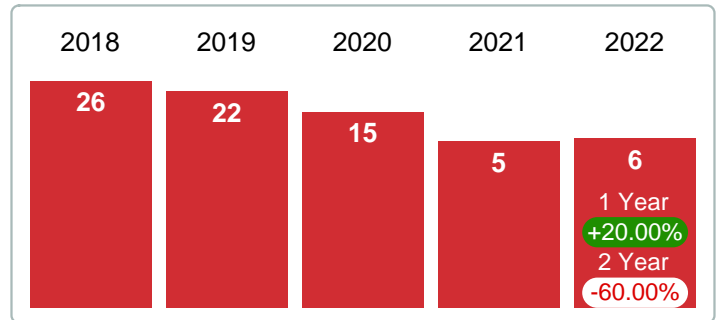
MEDIAN DAYS ON MARKET TO SALE

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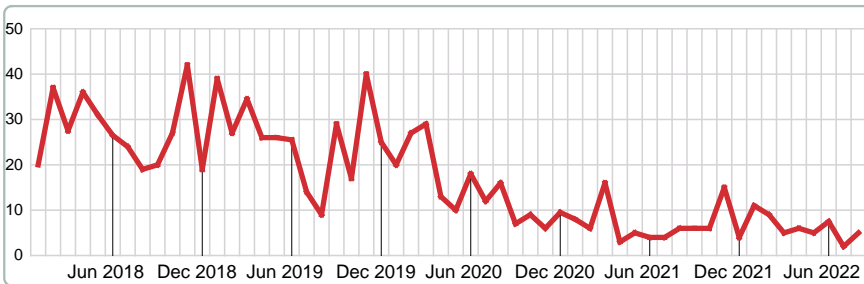
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 11

High Nov 2018 42 Low Jul 2022 2

Median Days on Market to Sale this month at 5 below the 5 yr AUG average of 11



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	8.51%	7	6	69	0	0
\$125,001 - \$175,000	10.64%	2	20	1	0	0
\$175,001 - \$200,000	6.38%	5	5	7	0	0
\$200,001 - \$250,000	31.91%	5	0	5	6	0
\$250,001 - \$275,000	14.89%	1	0	1	1	0
\$275,001 - \$375,000	17.02%	28	0	18	79	0
\$375,001 and up	10.64%	4	0	23	4	0
Median Closed DOM		5	7	5	3	0
Total Closed Units	100%	5.0	5	34	8	
Total Closed Volume		11,394,800	643.00K	8.12M	2.63M	0.00B

August 2022



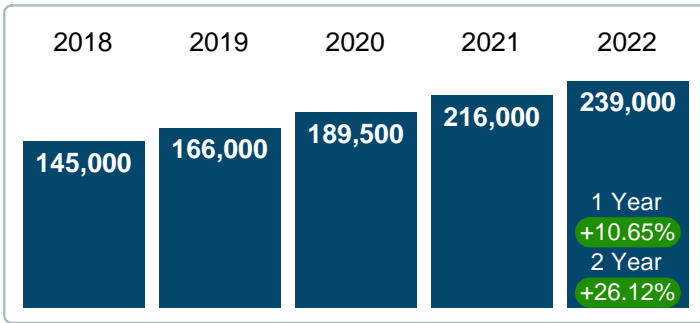
Area Delimited by County Of Bryan - Residential Property Type



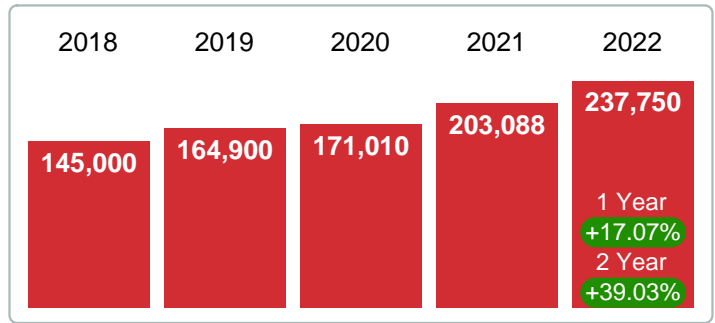
MEDIAN LIST PRICE AT CLOSING

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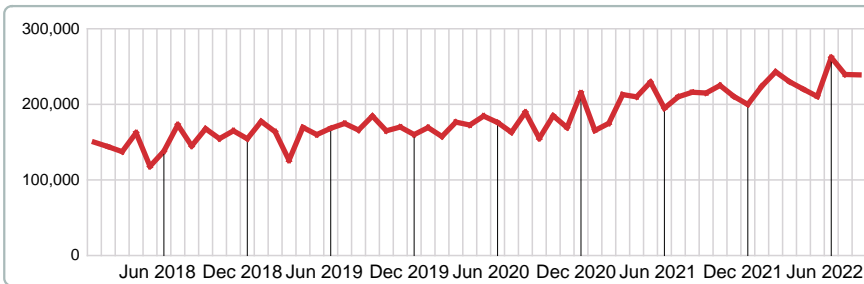
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

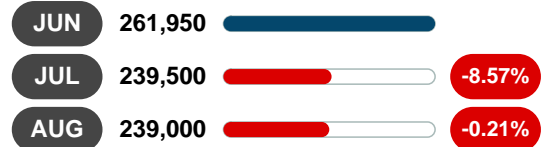


3 MONTHS

5 year AUG AVG = 191,100

High Jun 2022 261,950 Low May 2018 118,000

Median List Price at Closing this month at **239,000**
above the 5 yr AUG average of **191,100**



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	4	8.51%	89,500	89,500	80,000	0	0
\$125,001 - \$175,000	5	10.64%	149,900	148,500	149,900	0	0
\$175,001 - \$200,000	3	6.38%	189,900	189,000	191,200	0	0
\$200,001 - \$250,000	15	31.91%	224,900	0	226,450	214,900	0
\$250,001 - \$275,000	7	14.89%	259,900	0	261,950	259,900	0
\$275,001 - \$375,000	8	17.02%	309,450	0	319,000	297,500	0
\$375,001 and up	5	10.64%	415,000	0	417,450	415,000	0
Median List Price			239,000	135,000	237,000	278,750	0
Total Closed Units		100%	239,000	5	34	8	
Total Closed Volume			11,615,200	665.00K	8.30M	2.65M	0.00B

August 2022



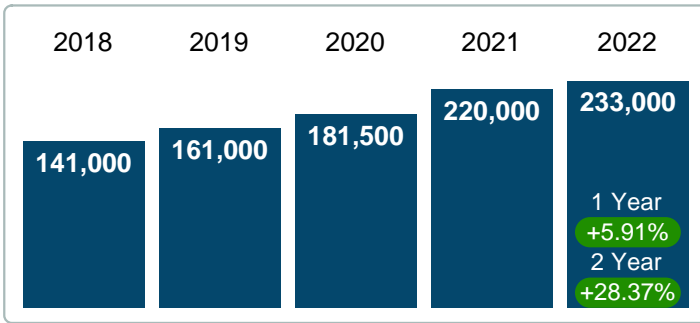
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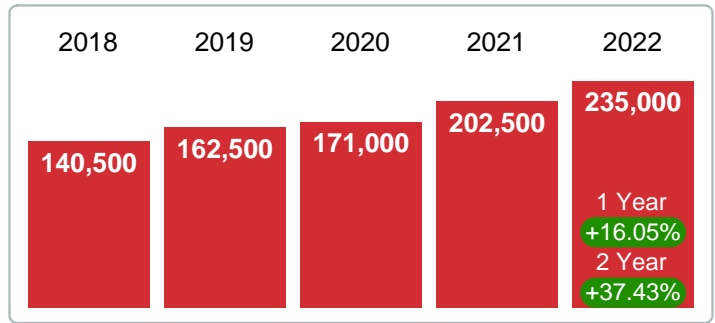
MEDIAN SOLD PRICE AT CLOSING

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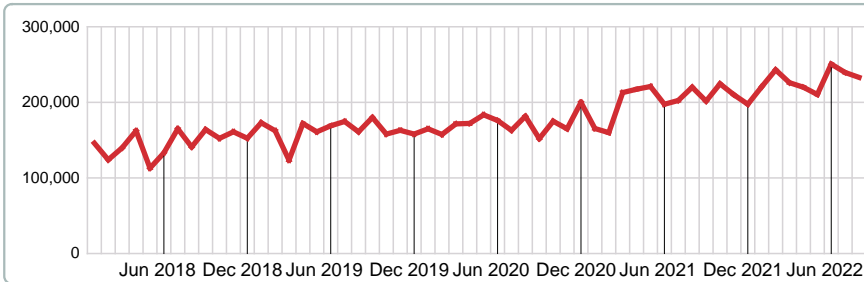
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

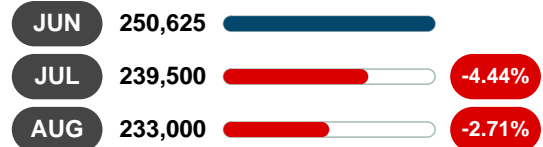


3 MONTHS

5 year AUG AVG = 187,300

High Jun 2022 250,625 Low May 2018 113,000

Median Sold Price at Closing this month at 233,000 above the 5 yr AUG average of 187,300



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	8.51%	89,000	89,000	70,000	0	0
\$125,001 - \$175,000	10.64%	135,000	140,000	135,000	0	0
\$175,001 - \$200,000	6.38%	189,900	185,000	191,450	0	0
\$200,001 - \$250,000	31.91%	223,500	0	225,750	214,900	0
\$250,001 - \$275,000	14.89%	259,900	0	261,950	259,900	0
\$275,001 - \$375,000	17.02%	302,000	0	319,000	277,500	0
\$375,001 and up	10.64%	400,000	0	394,950	410,000	0
Median Sold Price		233,000	135,000	233,000	271,250	0
Total Closed Units		47	5	34	8	0
Total Closed Volume		11,394,800	643.00K	8.12M	2.63M	0.00B

August 2022



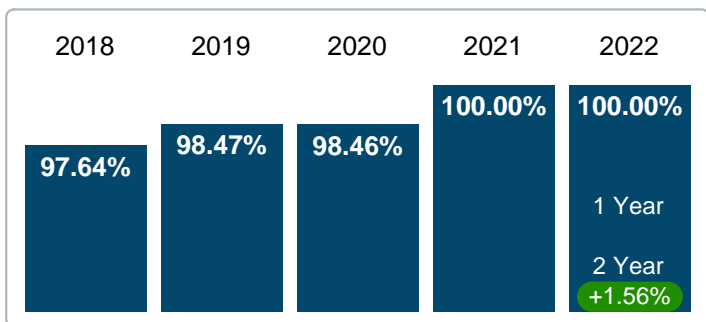
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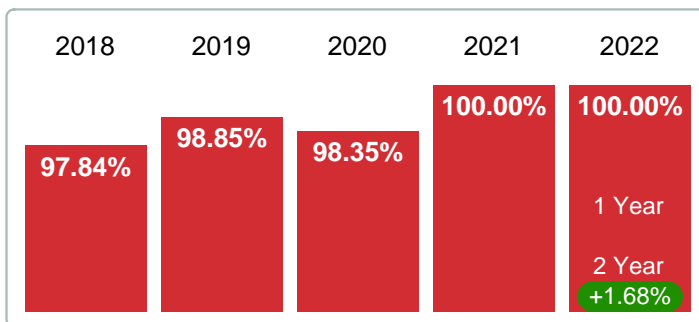
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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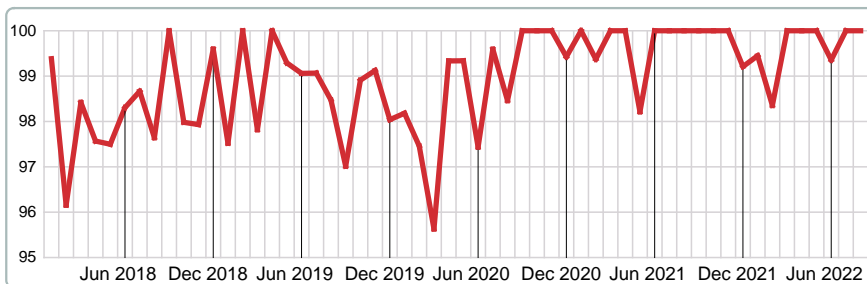
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

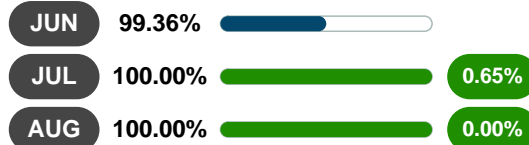


3 MONTHS

5 year AUG AVG = 98.92%

High Aug 2022 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr AUG average of **98.92%**



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	4	8.51%	94.44%	99.44%	86.67%	0.00%	0.00%
\$125,001 - \$175,000	5	10.64%	94.89%	94.75%	94.89%	0.00%	0.00%
\$175,001 - \$200,000	3	6.38%	100.00%	97.88%	100.13%	0.00%	0.00%
\$200,001 - \$250,000	15	31.91%	100.00%	0.00%	99.89%	100.00%	0.00%
\$250,001 - \$275,000	7	14.89%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$375,000	8	17.02%	100.00%	0.00%	100.00%	93.28%	0.00%
\$375,001 and up	5	10.64%	98.80%	0.00%	94.94%	98.80%	0.00%
Median Sold/List Ratio		100.00%		98.89%	100.00%	100.00%	0.00%
Total Closed Units		47	100%	5	34	8	
Total Closed Volume		11,394,800		643.00K	8.12M	2.63M	0.00B

August 2022



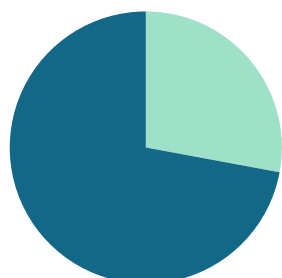
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

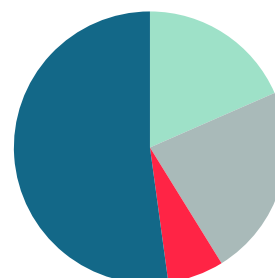


Inventory
 New Listings
67 = 27.92%
 Start Inventory
173
 Total Inventory Units
240
 Volume
\$91,500,860

Market Activity

Closed Sales
47 = 18.43%
 Pending Sales
58 = 22.75%
 Other Off Market
17 = 6.67%
 Active Inventory
133 = 52.16%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	69	47	-31.88%	356	427	19.94%
Pending Sales	56	58	3.57%	408	440	7.84%
New Listings	70	67	-4.29%	480	572	19.17%
Median List Price	216,000	239,000	10.65%	203,088	237,750	17.07%
Median Sale Price	220,000	233,000	5.91%	202,500	235,000	16.05%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	5.00	-16.67%	5.00	6.00	20.00%
Monthly Inventory	184	133	-27.72%	184	133	-27.72%
Months Supply of Inventory	4.10	2.53	-38.26%	4.10	2.53	-38.26%

Absorption: Last 12 months, an Average of **53** Sales/Month

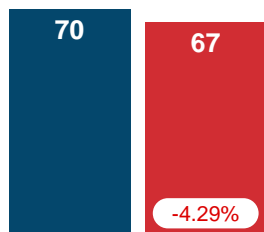
Inventory on August 31, 2022 = **133**

2021 **2022**

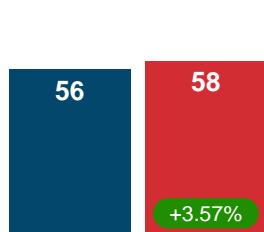
AUGUST MARKET

MEDIAN PRICES

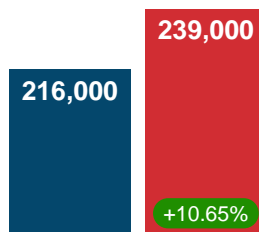
New Listings



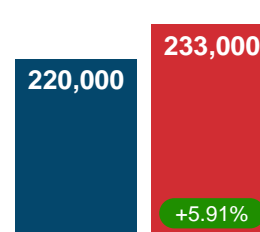
Pending Listings



List Price



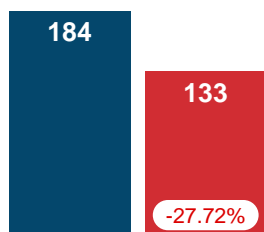
Sale Price



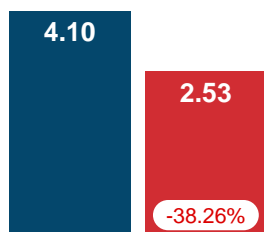
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

