

February 2022

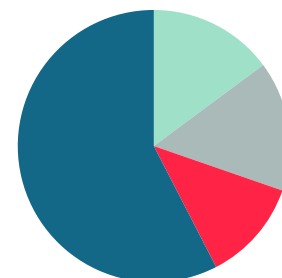
Area Delimited by County Of Bryan



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	40	49	22.50%
Pending Listings	38	51	34.21%
New Listings	53	85	60.38%
Median List Price	162,450	232,000	42.81%
Median Sale Price	151,500	236,500	56.11%
Median Percent of Selling Price to List Price	98.29%	98.32%	0.03%
Median Days on Market to Sale	20.00	9.00	-55.00%
End of Month Inventory	228	190	-16.67%
Months Supply of Inventory	4.18	3.13	-25.02%



■ Closed (14.85%)
■ Pending (15.45%)
■ Other OffMarket (12.12%)
■ Active (57.58%)

Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of February 28, 2022 = **190**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **16.67%** to 190 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **3.13** 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 **56.11%** in February 2022 to \$236,500 versus the previous year at \$151,500.

Median Days on Market Shortens

The median number of **9.00** days that homes spent on the market before selling decreased by 11.00 days or **55.00%** in February 2022 compared to last year's same month at **20.00** DOM.

Sales Success for February 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 85 New Listings in February 2022, up **60.38%** from last year at 53. Furthermore, there were 49 Closed Listings this month versus last year at 40, a **22.50%** increase.

Closed versus Listed trends yielded a **57.6%** ratio, down from previous year's, February 2021, at **75.5%**, a **23.62%** downswing. This will certainly create pressure on a decreasing Month's 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

February 2022

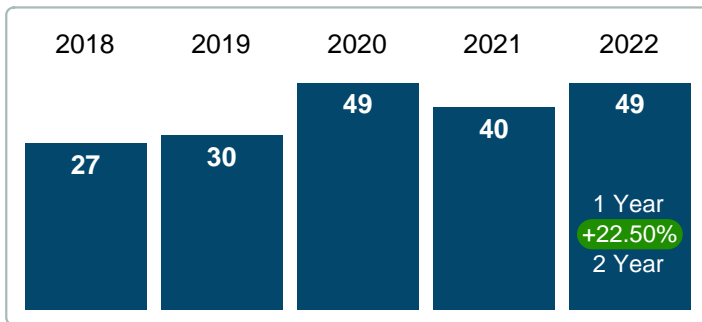
Area Delimited by County Of Bryan



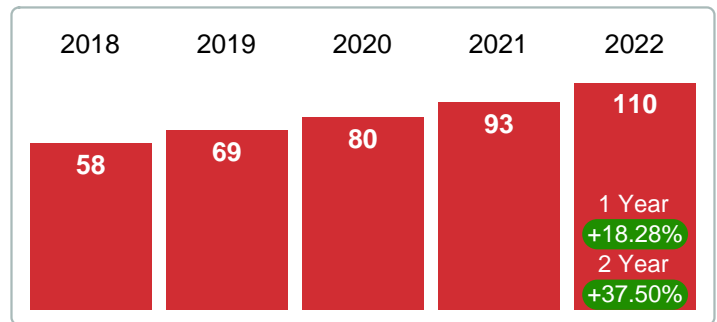
CLOSED LISTINGS

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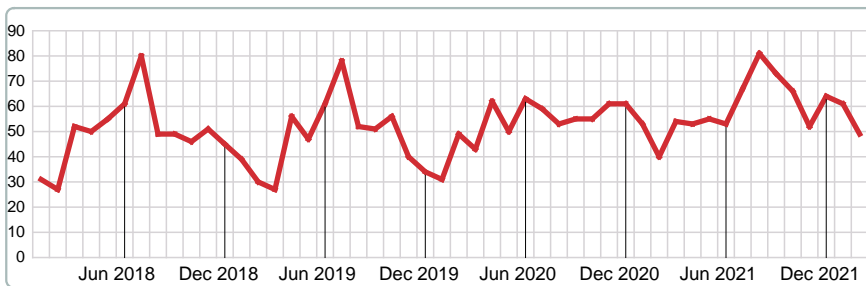
FEBRUARY



YEAR TO DATE (YTD)

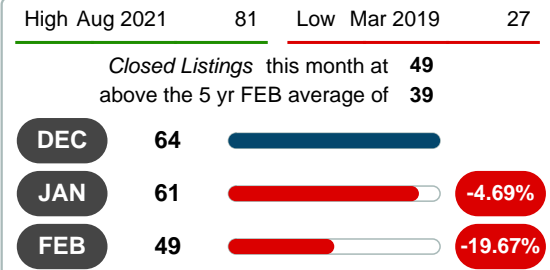


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 39



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.16%	3.5	4	0	0	0
\$50,001 - \$150,000	8	16.33%	36.0	5	3	0	0
\$150,001 - \$200,000	6	12.24%	35.5	1	3	2	0
\$200,001 - \$275,000	13	26.53%	6.0	2	8	3	0
\$275,001 - \$300,000	3	6.12%	17.0	0	1	2	0
\$300,001 - \$625,000	11	22.45%	66.0	1	5	4	1
\$625,001 and up	4	8.16%	22.5	1	2	1	0
Total Closed Units	49			14	22	12	1
Total Closed Volume	13,807,315	100%	9.0	2.54M	6.90M	3.90M	475.00K
Median Closed Price	\$236,500			\$123,500	\$243,000	\$299,500	\$475,000

February 2022

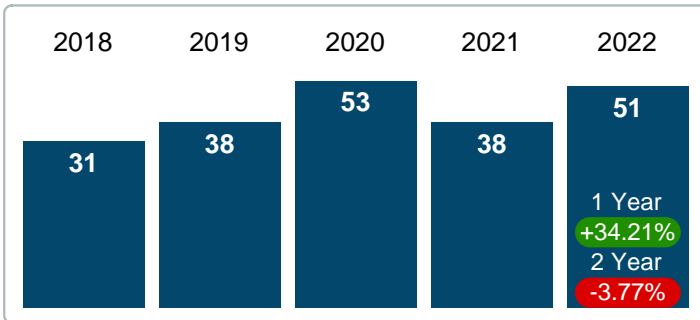
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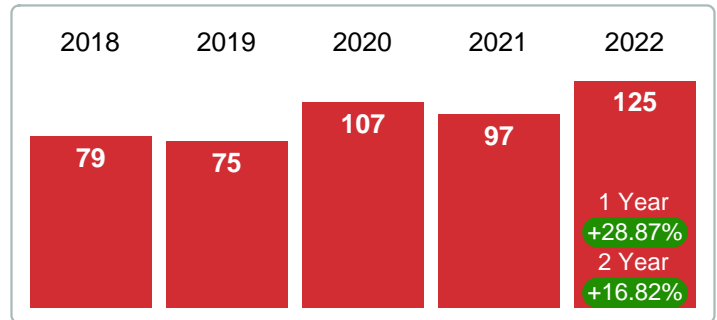
PENDING LISTINGS

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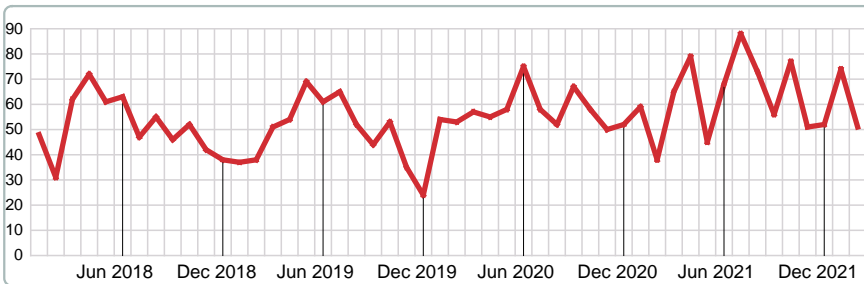
FEBRUARY



YEAR TO DATE (YTD)

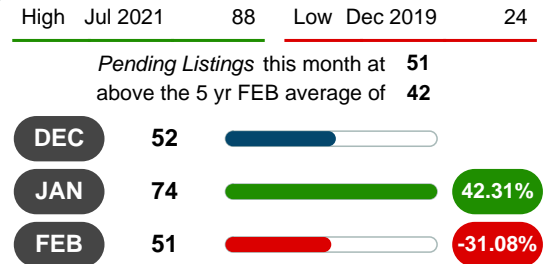


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	9.80%	7.0	5	0	0	0
\$50,001 - \$75,000	5	9.80%	5.0	4	1	0	0
\$75,001 - \$150,000	8	15.69%	9.5	4	3	1	0
\$150,001 - \$250,000	13	25.49%	4.0	0	8	4	1
\$250,001 - \$325,000	8	15.69%	24.0	0	5	3	0
\$325,001 - \$500,000	6	11.76%	3.5	2	3	1	0
\$500,001 and up	6	11.76%	114.5	2	3	0	1
Total Pending Units	51			17	23	9	2
Total Pending Volume	16,428,687	100%	7.0	3.85M	7.22M	2.32M	3.05M
Median Listing Price	\$237,000			\$75,000	\$250,000	\$248,000	\$1,525,000

February 2022

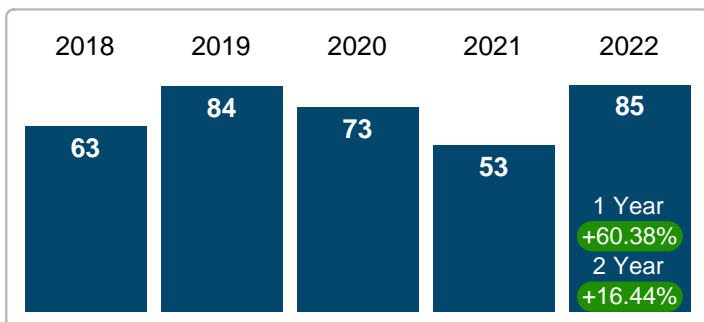
Area Delimited by County Of Bryan



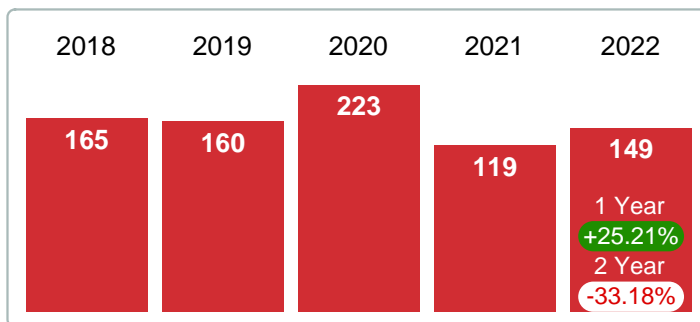
NEW LISTINGS

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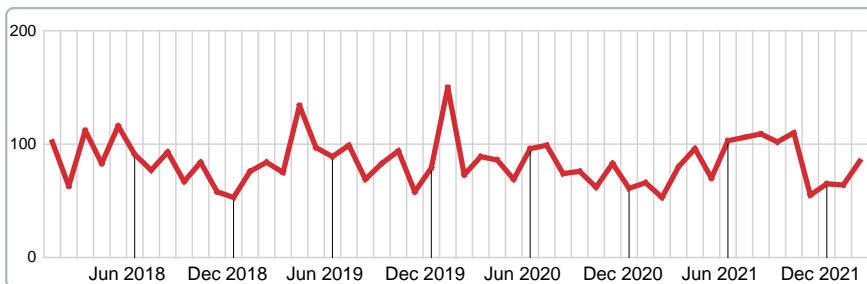
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 72

High Jan 2020 150 Low Feb 2021 53

New Listings this month at **85**
above the 5 yr FEB average of **72**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	5.88%	5	0	0	0
\$25,001 - \$75,000	15	17.65%	14	1	0	0
\$75,001 - \$125,000	9	10.59%	6	3	0	0
\$125,001 - \$250,000	25	29.41%	5	13	7	0
\$250,001 - \$375,000	12	14.12%	3	5	3	1
\$375,001 - \$775,000	9	10.59%	1	3	4	1
\$775,001 and up	10	11.76%	2	2	4	2
Total New Listed Units	85		36	27	18	4
Total New Listed Volume	29,179,237	100%	8.35M	8.15M	8.46M	4.22M
Median New Listed Listing Price	\$204,580		\$72,500	\$237,000	\$293,950	\$955,000



February 2022

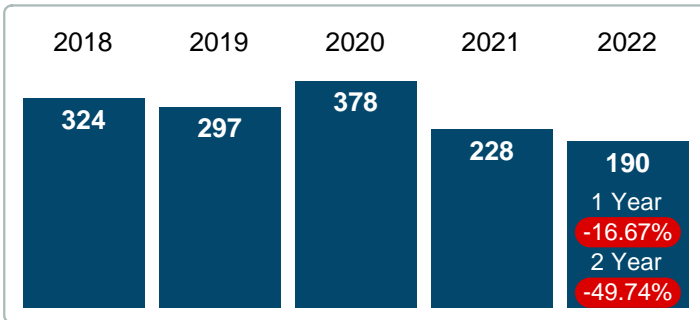
Area Delimited by County Of Bryan



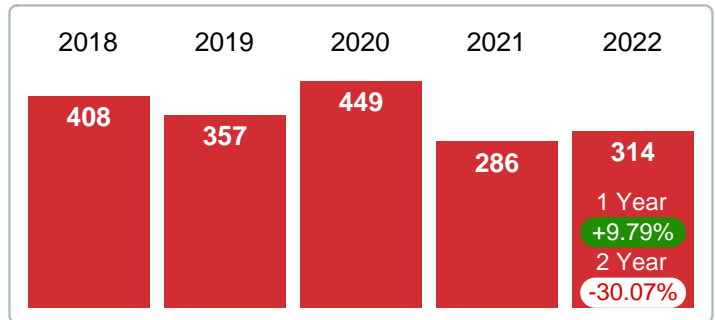
ACTIVE INVENTORY

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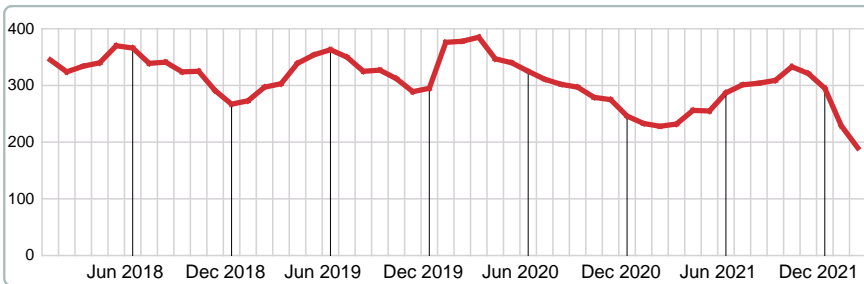
END OF FEBRUARY



ACTIVE DURING FEBRUARY

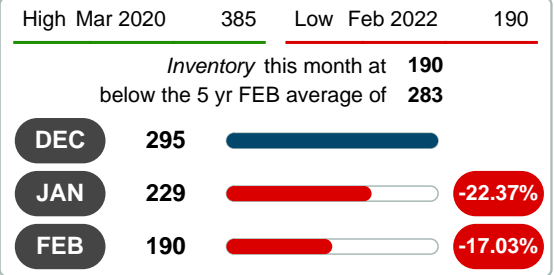


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 283



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	15	7.89%	55.0	15	0	0	0
\$25,001 - \$75,000	24	12.63%	43.0	22	2	0	0
\$75,001 - \$150,000	33	17.37%	83.0	24	7	2	0
\$150,001 - \$275,000	41	21.58%	81.0	11	20	9	1
\$275,001 - \$525,000	33	17.37%	130.0	18	7	6	2
\$525,001 - \$1,200,000	28	14.74%	119.0	17	5	6	0
\$1,200,001 and up	16	8.42%	178.5	10	1	3	2
Total Active Inventory by Units	190			117	42	26	5
Total Active Inventory by Volume	81,261,058	100%	88.0	49.83M	12.65M	14.29M	4.49M
Median Active Inventory Listing Price	\$225,000			\$149,900	\$230,900	\$313,950	\$510,000

February 2022

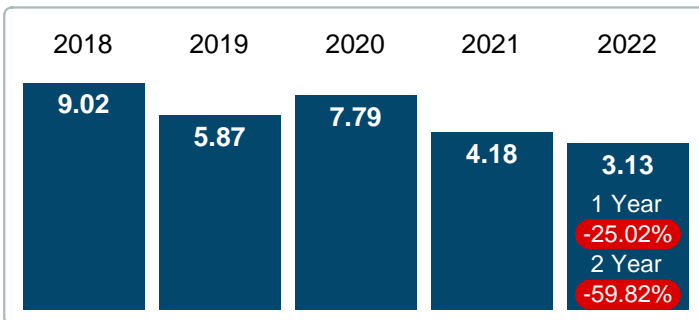
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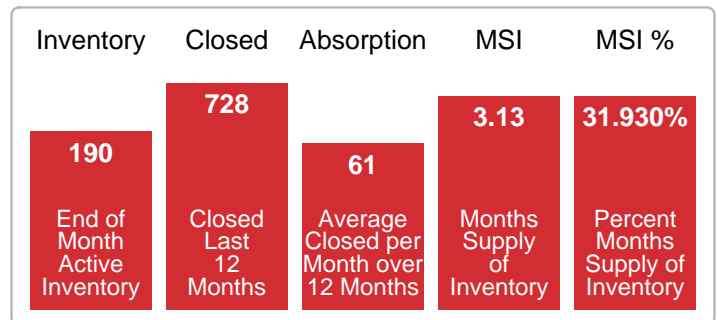
MONTHS SUPPLY of INVENTORY (MSI)

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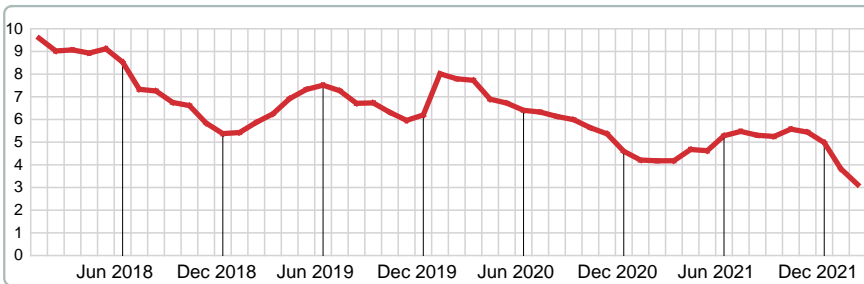
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

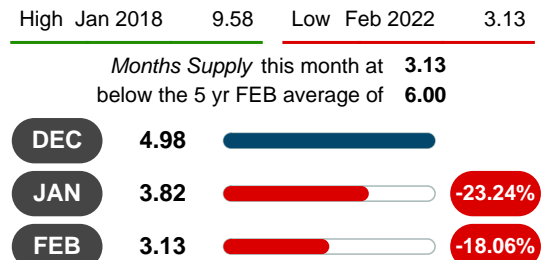


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 6.00



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
\$25,000 and less	15	7.89%	6.00	6.43	0.00	0.00	0.00
\$25,001 - \$75,000	24	12.63%	5.05	5.74	2.40	0.00	0.00
\$75,001 - \$150,000	33	17.37%	3.33	6.00	1.47	1.85	0.00
\$150,001 - \$275,000	41	21.58%	1.45	4.00	0.97	2.04	2.00
\$275,001 - \$525,000	33	17.37%	2.79	9.82	1.45	1.41	2.18
\$525,001 - \$1,200,000	28	14.74%	9.08	13.60	6.00	14.40	0.00
\$1,200,001 and up	16	8.42%	64.00	120.00	12.00	0.00	24.00
Market Supply of Inventory (MSI)			3.13	7.27	1.31	2.54	2.31
Total Active Inventory by Units		100%	3.13	117	42	26	5

February 2022

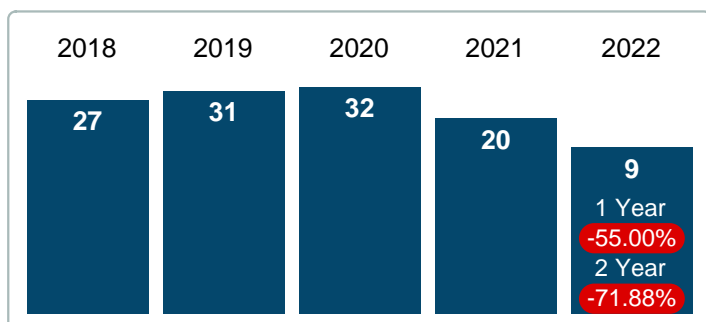
Area Delimited by County Of Bryan



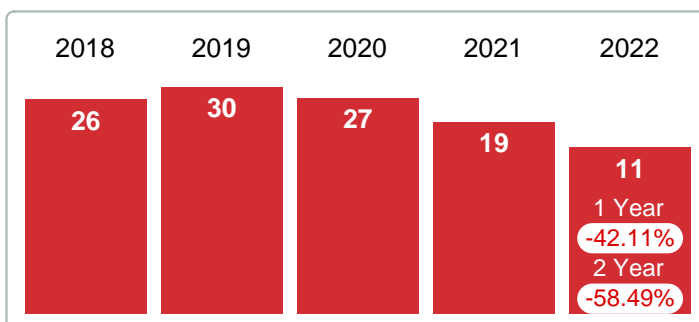
MEDIAN DAYS ON MARKET TO SALE

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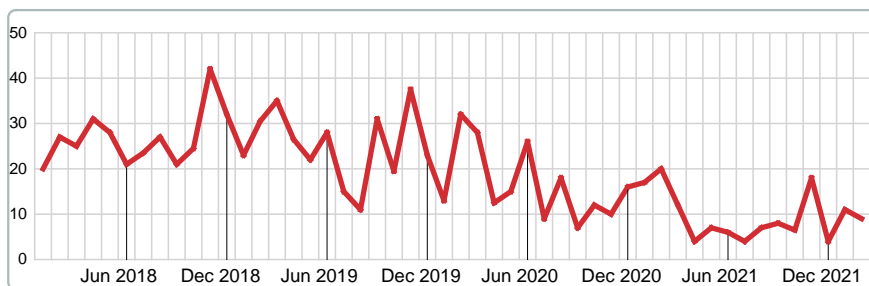
FEBRUARY



YEAR TO DATE (YTD)

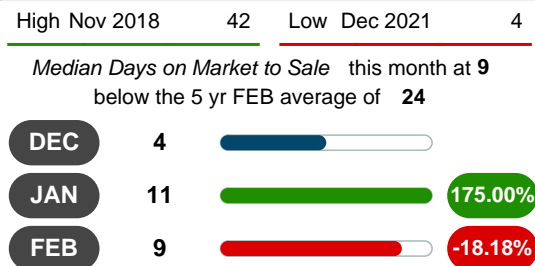


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 24



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
\$50,000 and less	8.16%	4	4	0	0	0
\$50,001 - \$150,000	16.33%	36	37	13	0	0
\$150,001 - \$200,000	12.24%	36	25	39	36	0
\$200,001 - \$275,000	26.53%	6	11	6	1	0
\$275,001 - \$300,000	6.12%	17	0	1	32	0
\$300,001 - \$625,000	22.45%	66	66	8	44	81
\$625,001 and up	8.16%	23	44	1	80	0
Median Closed DOM		9	30	7	36	81
Total Closed Units	100%	9.0	14	22	12	1
Total Closed Volume		13,807,315	2.54M	6.90M	3.90M	475.00K

February 2022



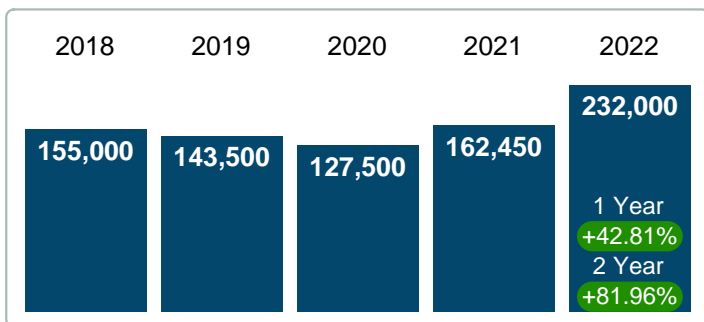
Area Delimited by County Of Bryan



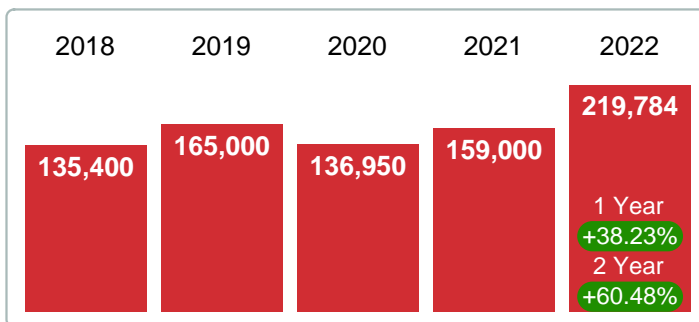
MEDIAN LIST PRICE AT CLOSING

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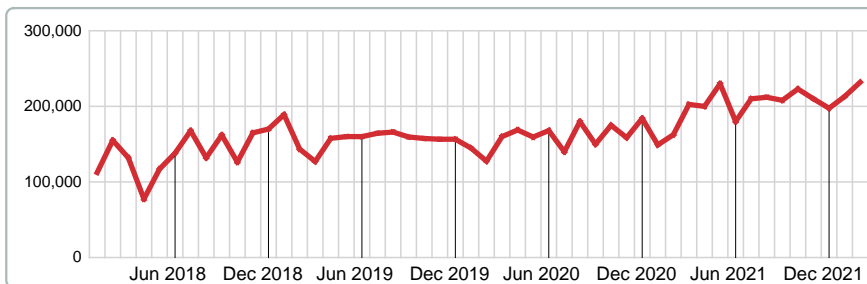
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

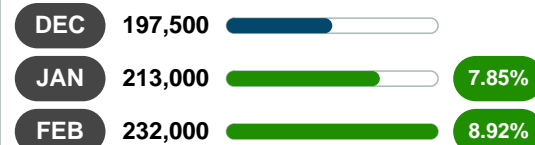


3 MONTHS

5 year FEB AVG = 164,090

High Feb 2022 232,000 Low Apr 2018 77,400

Median List Price at Closing this month at **232,000**
above the 5 yr FEB average of **164,090**



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
\$50,000 and less	6.12%	42,500	42,500	0	0	0
\$50,001 - \$150,000	16.33%	104,500	122,500	82,000	0	0
\$150,001 - \$200,000	14.29%	185,000	200,000	176,500	181,500	0
\$200,001 - \$275,000	26.53%	232,000	239,000	233,500	232,000	0
\$275,001 - \$300,000	6.12%	299,000	0	290,000	299,500	0
\$300,001 - \$625,000	20.41%	364,500	499,000	389,500	325,805	529,999
\$625,001 and up	10.20%	850,000	750,000	850,000	1,152,000	0
Median List Price		232,000	125,000	243,000	299,500	529,999
Total Closed Units	100%	232,000	14	22	12	1
Total Closed Volume		14,584,674	2.71M	7.17M	4.17M	530.00K

February 2022



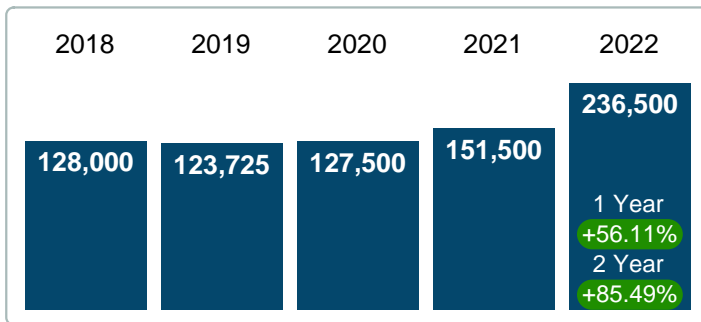
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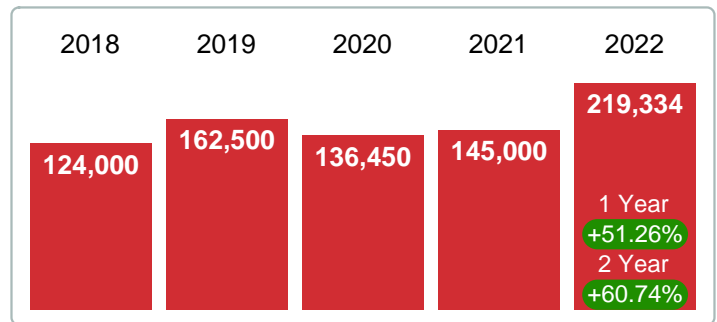
MEDIAN SOLD PRICE AT CLOSING

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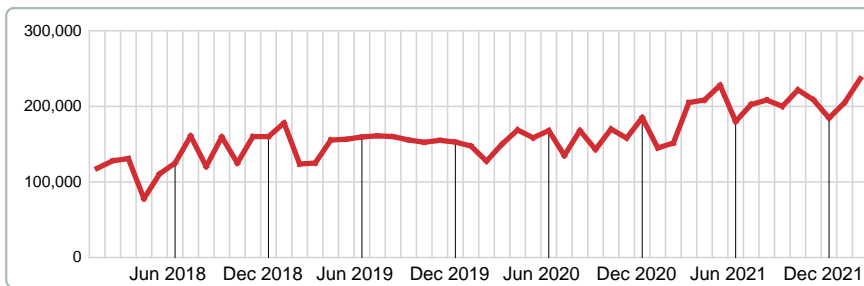
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

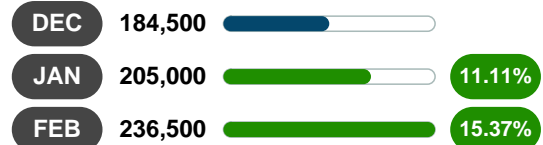


3 MONTHS

5 year FEB AVG = 153,445

High Feb 2022 236,500 Low Apr 2018 77,950

Median Sold Price at Closing this month at **236,500**
above the 5 yr FEB average of **153,445**



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
\$50,000 and less	4	8.16%	43,750	43,750	0	0	0
\$50,001 - \$150,000	8	16.33%	115,500	121,000	85,000	0	0
\$150,001 - \$200,000	6	12.24%	173,500	160,000	185,000	173,500	0
\$200,001 - \$275,000	13	26.53%	236,500	236,500	236,750	230,000	0
\$275,001 - \$300,000	3	6.12%	299,000	0	290,000	299,500	0
\$300,001 - \$625,000	11	22.45%	380,000	475,000	485,000	325,000	475,000
\$625,001 and up	4	8.16%	825,300	687,500	840,300	900,000	0
Median Sold Price			236,500	123,500	243,000	299,500	475,000
Total Closed Units		100%	236,500	14	22	12	1
Total Closed Volume			13,807,315	2.54M	6.90M	3.90M	475.00K

February 2022



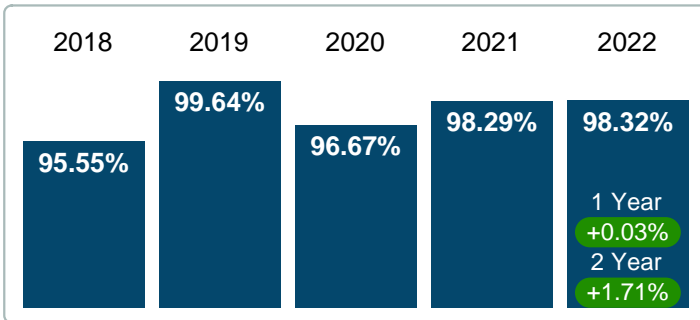
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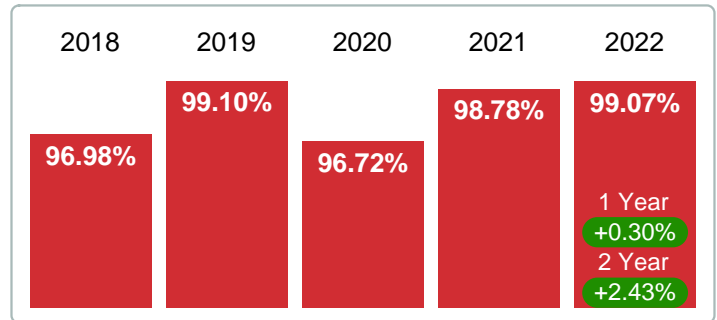
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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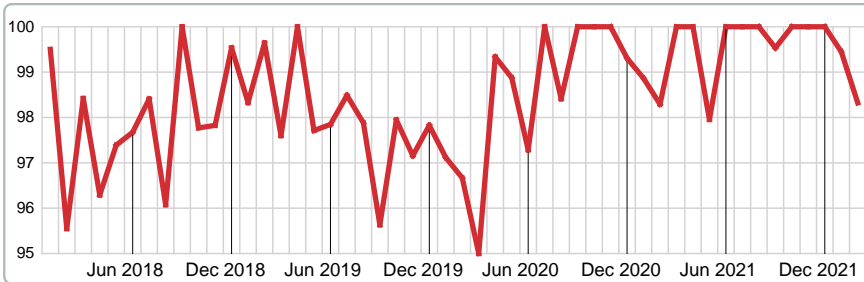
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

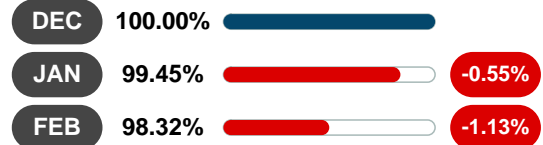


3 MONTHS

5 year FEB AVG = 97.69%

High Dec 2021 100.00% Low Mar 2020 95.00%

Median Sold/List Ratio this month at **98.32%**
equal to 5 yr FEB average of **97.69%**



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
\$50,000 and less	4	8.16%	95.00%	95.00%	0.00%	0.00%	0.00%
\$50,001 - \$150,000	8	16.33%	95.51%	95.51%	95.51%	0.00%	0.00%
\$150,001 - \$200,000	6	12.24%	98.18%	80.00%	99.40%	95.72%	0.00%
\$200,001 - \$275,000	13	26.53%	100.00%	98.90%	100.00%	99.30%	0.00%
\$275,001 - \$300,000	3	6.12%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$625,000	11	22.45%	98.39%	95.19%	98.39%	100.00%	89.62%
\$625,001 and up	4	8.16%	89.10%	91.67%	89.10%	78.13%	0.00%
Median Sold/List Ratio		98.32%		95.35%	98.90%	99.65%	89.62%
Total Closed Units		49	100%	14	22	12	1
Total Closed Volume		13,807,315		2.54M	6.90M	3.90M	475.00K

February 2022

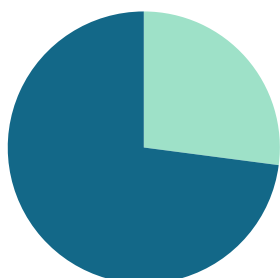
Area Delimited by County Of Bryan



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

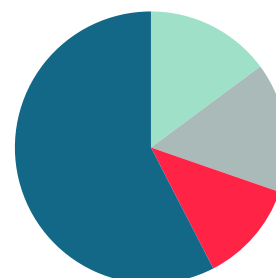


Inventory
 New Listings
85 = 27.07%
 Start Inventory
229
 Total Inventory Units
314
 Volume
\$122,843,596

Market Activity

Closed Sales
49 = 14.85%
 Pending Sales
51 = 15.45%
 Other Off Market
40 = 12.12%
 Active Inventory
190 = 57.58%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	40	49	22.50%	93	110	18.28%
Pending Sales	38	51	34.21%	97	125	28.87%
New Listings	53	85	60.38%	119	149	25.21%
Median List Price	162,450	232,000	42.81%	159,000	219,784	38.23%
Median Sale Price	151,500	236,500	56.11%	145,000	219,334	51.26%
Median Percent of Selling Price to List Price	98.29%	98.32%	0.03%	98.78%	99.07%	0.30%
Median Days on Market to Sale	20.00	9.00	-55.00%	19.00	11.00	-42.11%
Monthly Inventory	228	190	-16.67%	228	190	-16.67%
Months Supply of Inventory	4.18	3.13	-25.02%	4.18	3.13	-25.02%

Absorption: Last 12 months, an Average of **61** Sales/Month

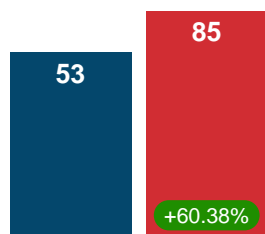
Inventory on February 28, 2022 = **190**

2021 **2022**

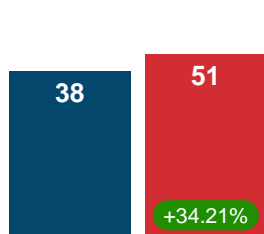
FEBRUARY MARKET

MEDIAN PRICES

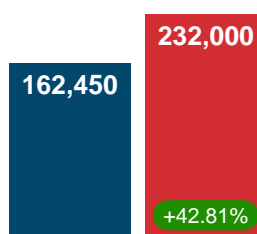
New Listings



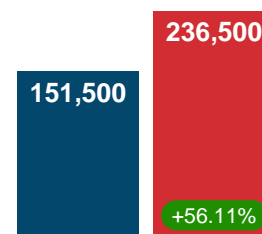
Pending Listings



List Price



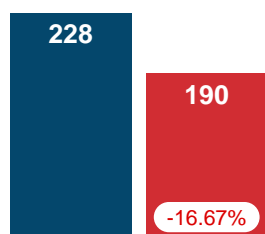
Sale Price



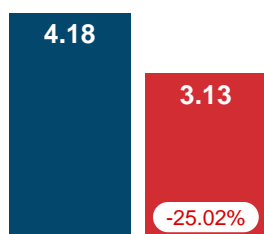
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

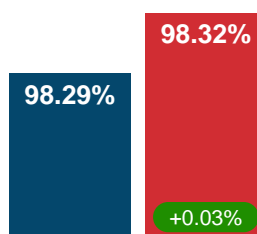
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

