

July 2022



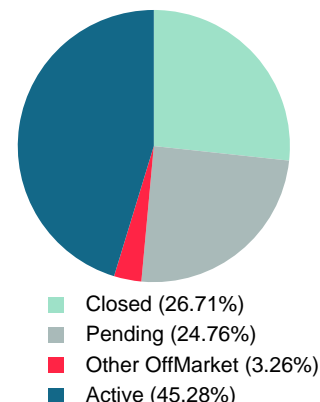
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	July 2022	+/-%
Closed Listings	55	82	49.09%
Pending Listings	71	76	7.04%
New Listings	78	106	35.90%
Average List Price	248,494	277,138	11.53%
Average Sale Price	243,331	272,596	12.03%
Average Percent of Selling Price to List Price	97.76%	98.53%	0.78%
Average Days on Market to Sale	8.25	16.99	105.80%
End of Month Inventory	193	139	-27.98%
Months Supply of Inventory	4.53	2.55	-43.64%



Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of July 31, 2022 = **139**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **27.98%** to 139 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **2.55** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.03%** in July 2022 to \$272,596 versus the previous year at \$243,331.

Average Days on Market Lengthens

The average number of **16.99** days that homes spent on the market before selling increased by 8.73 days or **105.80%** in July 2022 compared to last year's same month at **8.25** DOM.

Sales Success for July 2022 is Positive

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

There were 106 New Listings in July 2022, up **35.90%** from last year at 78. Furthermore, there were 82 Closed Listings this month versus last year at 55, a **49.09%** increase.

Closed versus Listed trends yielded a **77.4%** ratio, up from previous year's, July 2021, at **70.5%**, a **9.71%** upswing. This will certainly create pressure on a decreasing 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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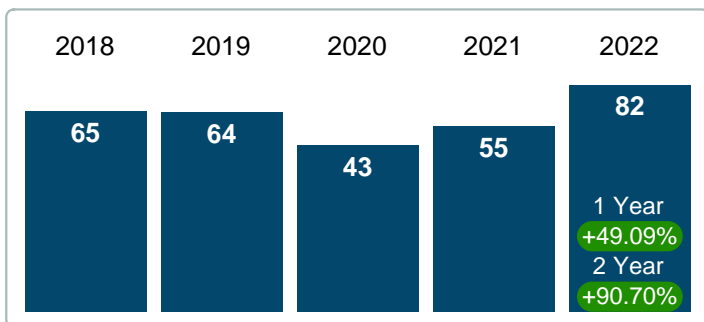
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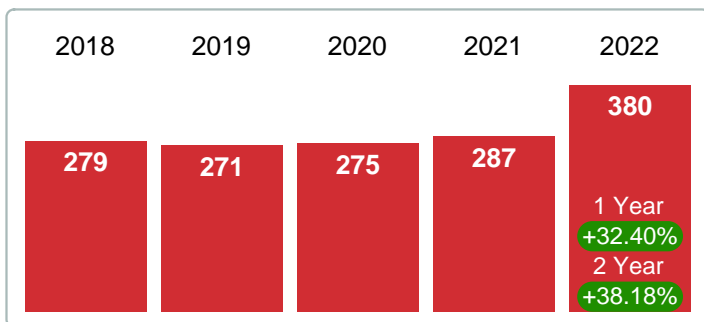
CLOSED LISTINGS

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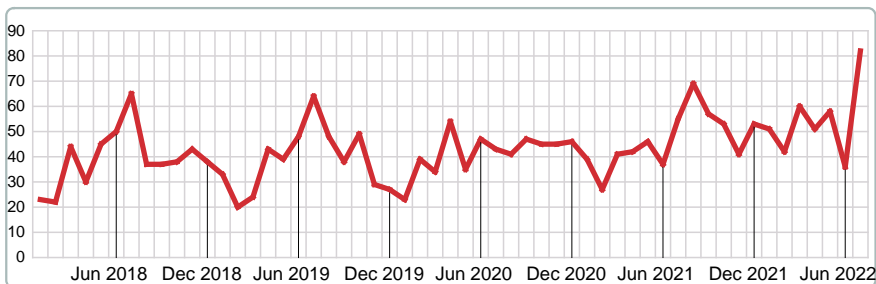
JULY



YEAR TO DATE (YTD)

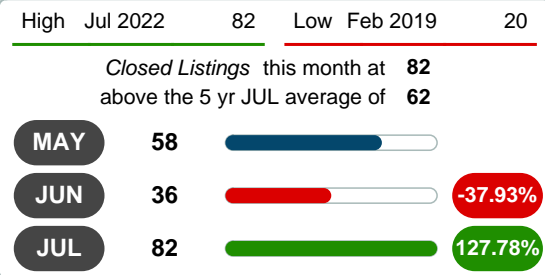


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	9.76%	38.9	3	5	0	0
\$175,001 - \$200,000	7	8.54%	12.3	1	5	1	0
\$200,001 - \$225,000	10	12.20%	27.1	0	7	3	0
\$225,001 - \$225,000	0	0.00%	0.0	0	0	0	0
\$225,001 - \$250,000	35	42.68%	3.8	0	7	28	0
\$250,001 - \$375,000	12	14.63%	12.3	0	5	7	0
\$375,001 and up	10	12.20%	44.5	0	4	4	2
Total Closed Units	82			4	33	43	2
Total Closed Volume	22,352,840	100%	17.0	549.57K	8.42M	12.09M	1.29M
Average Closed Price	\$272,596			\$137,393	\$255,198	\$281,205	\$644,950

July 2022



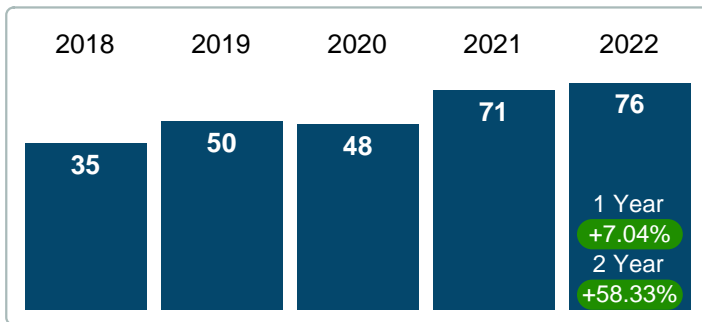
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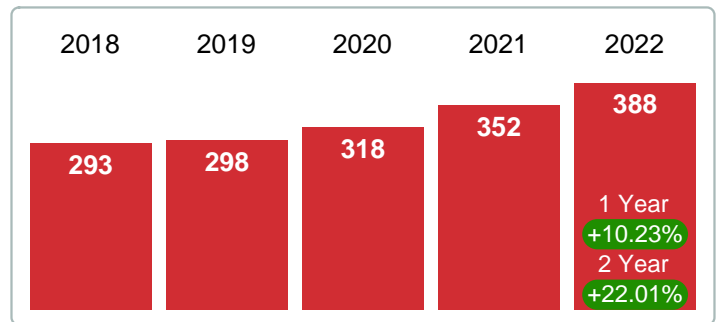
PENDING LISTINGS

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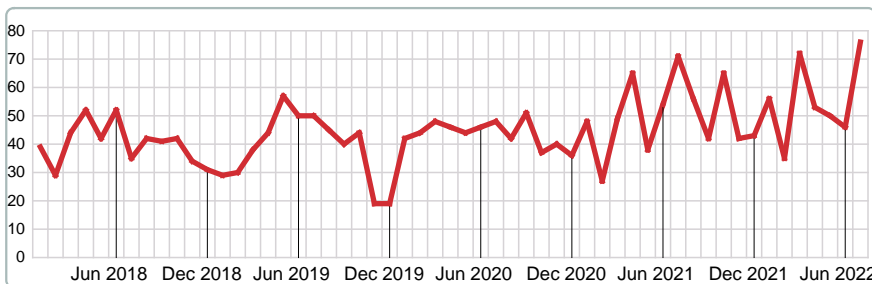
JULY



YEAR TO DATE (YTD)

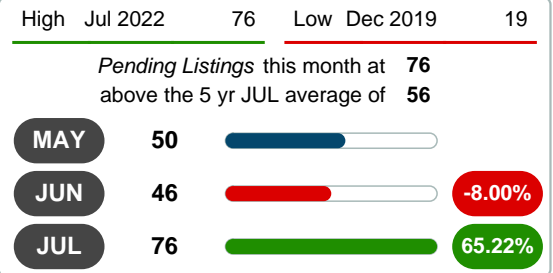


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 56



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	10.53%	33.9	3	5	0	0
\$150,001 - \$200,000	5	6.58%	6.2	1	3	1	0
\$200,001 - \$225,000	7	9.21%	18.0	0	4	3	0
\$225,001 - \$225,000	0	0.00%	0.0	0	0	0	0
\$225,001 - \$275,000	38	50.00%	7.6	0	7	31	0
\$275,001 - \$375,000	9	11.84%	24.0	0	5	4	0
\$375,001 and up	9	11.84%	82.1	0	4	4	1
Total Pending Units	76			4	28	43	1
Total Pending Volume	21,394,700	100%	13.3	523.00K	8.83M	11.51M	535.00K
Average Listing Price	\$265,361			\$130,750	\$315,286	\$267,644	\$535,000

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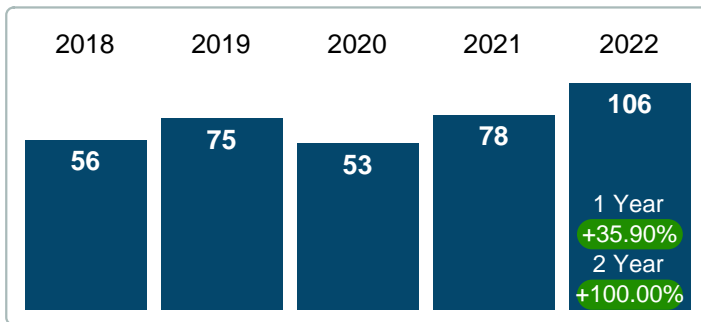
Area Delimited by County Of Bryan - Residential Property Type



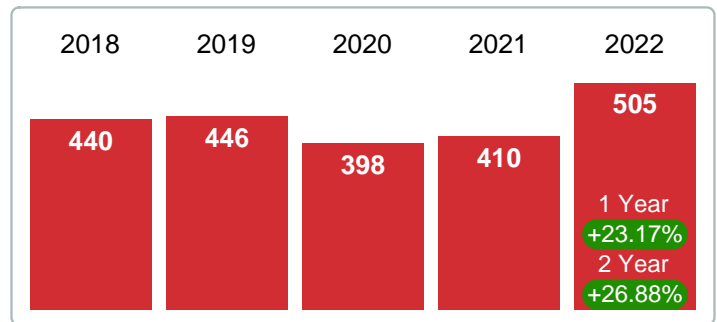
NEW LISTINGS

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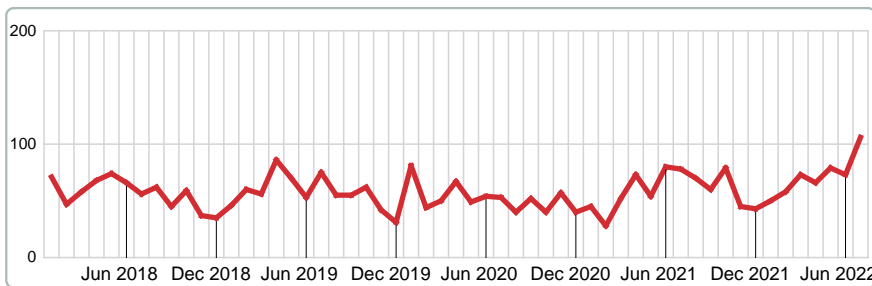
JULY



YEAR TO DATE (YTD)

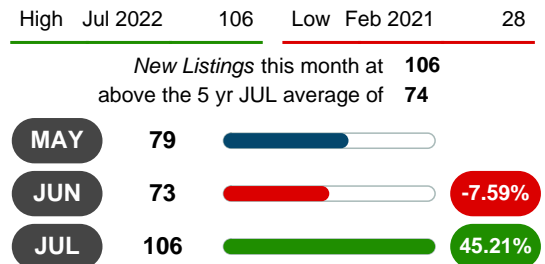


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 74



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	9.43%	4	5	0	1
\$125,001 - \$175,000	9	8.49%	3	5	1	0
\$175,001 - \$225,000	17	16.04%	2	7	8	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0
\$225,001 - \$325,000	48	45.28%	1	15	30	2
\$325,001 - \$375,000	9	8.49%	0	3	6	0
\$375,001 and up	13	12.26%	0	3	8	2
Total New Listed Units	106		10	38	53	5
Total New Listed Volume	28,246,300	100%	1.45M	9.04M	15.51M	2.25M
Average New Listed Listing Price	\$246,029		\$145,225	\$237,847	\$292,605	\$449,560

July 2022



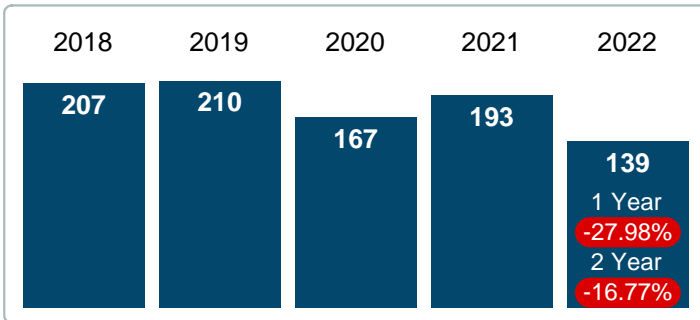
Area Delimited by County Of Bryan - Residential Property Type



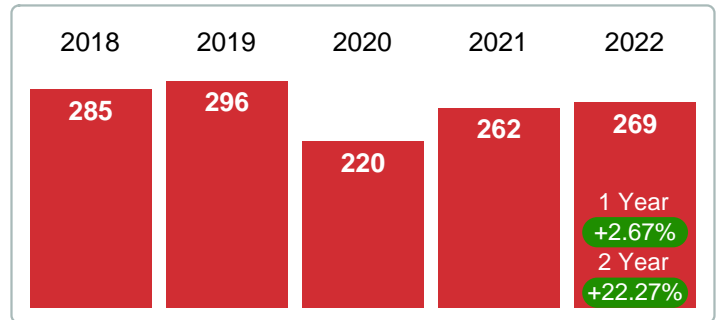
ACTIVE INVENTORY

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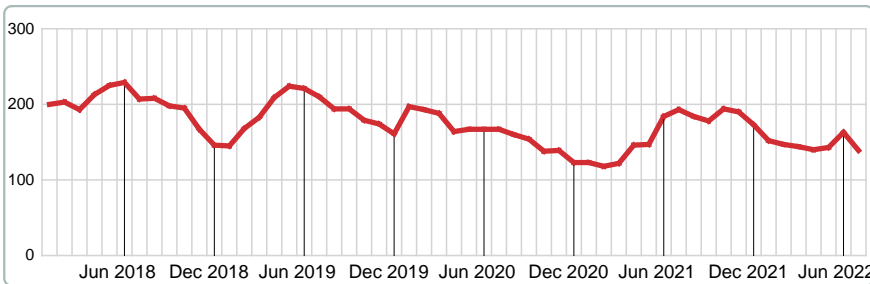
END OF JULY



ACTIVE DURING JULY

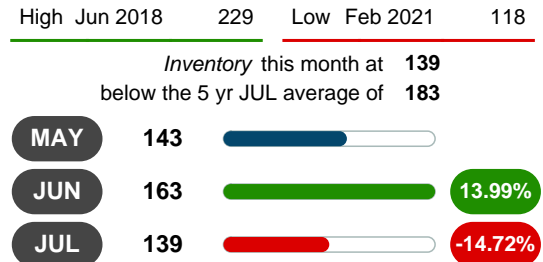


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 183



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.63%	50.3	6	5	0	1
\$125,001 - \$175,000	16	11.51%	47.4	5	10	1	0
\$175,001 - \$225,000	22	15.83%	37.6	2	13	7	0
\$225,001 - \$300,000	34	24.46%	49.7	2	23	7	2
\$300,001 - \$450,000	23	16.55%	47.5	0	13	9	1
\$450,001 - \$875,000	18	12.95%	54.4	0	8	7	3
\$875,001 and up	14	10.07%	111.4	0	5	6	3
Total Active Inventory by Units	139			15	77	37	10
Total Active Inventory by Volume	60,831,975	100%	54.0	2.11M	30.43M	20.81M	7.49M
Average Active Inventory Listing Price	\$437,640			\$140,810	\$395,131	\$562,403	\$748,580

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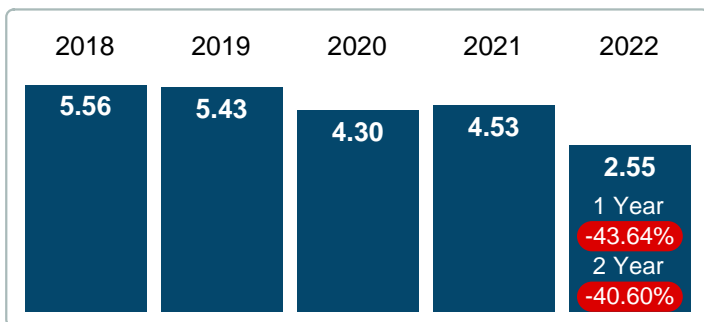
Area Delimited by County Of Bryan - Residential Property Type



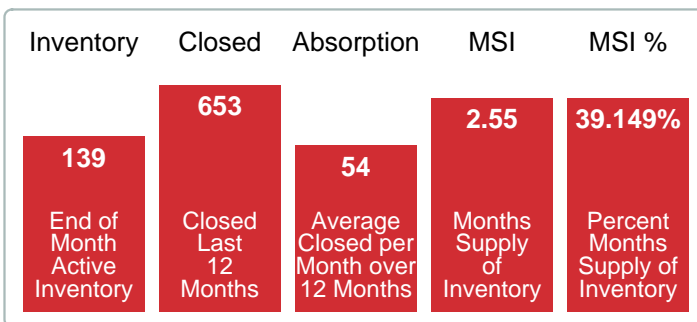
MONTHS SUPPLY of INVENTORY (MSI)

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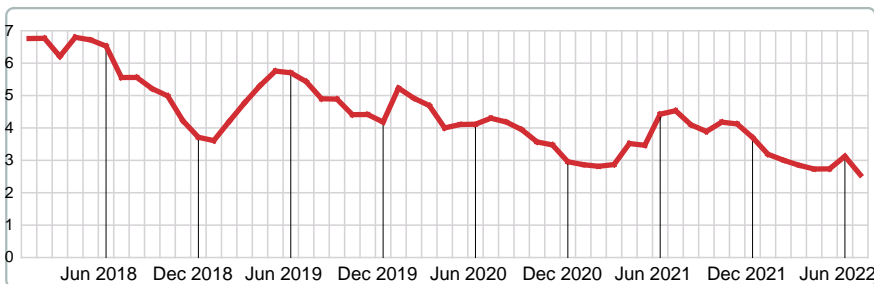
MSI FOR JULY



INDICATORS FOR JULY 2022

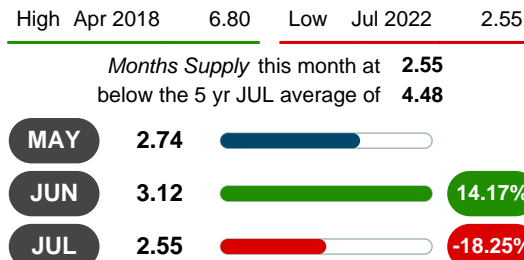


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.48



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	12	8.63%	1.71	2.25	1.28	0.00	0.00
\$125,001 - \$175,000	16	11.51%	1.96	3.33	1.94	0.75	0.00
\$175,001 - \$225,000	22	15.83%	1.71	12.00	1.18	4.42	0.00
\$225,001 - \$300,000	34	24.46%	2.34	12.00	2.88	1.22	3.43
\$300,001 - \$450,000	23	16.55%	2.85	0.00	3.00	2.84	2.40
\$450,001 - \$875,000	18	12.95%	5.84	0.00	6.86	7.64	3.27
\$875,001 and up	14	10.07%	18.67	0.00	20.00	18.00	18.00
Market Supply of Inventory (MSI)			2.55	3.16	2.28	2.74	4.29
Total Active Inventory by Units		100%	2.55	15	77	37	10

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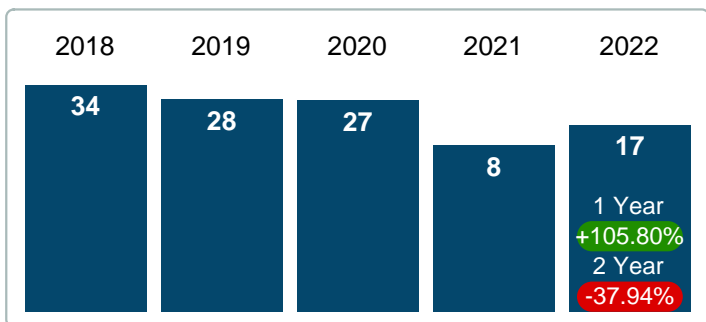
Area Delimited by County Of Bryan - Residential Property Type



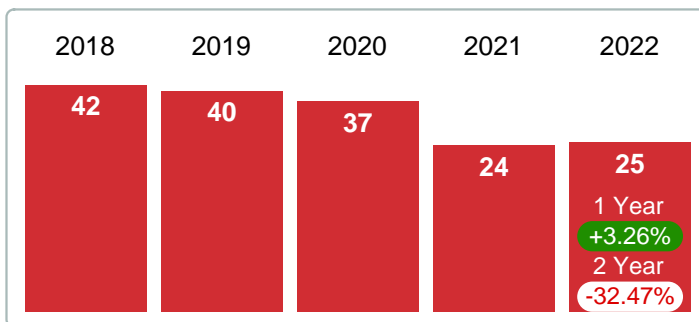
AVERAGE DAYS ON MARKET TO SALE

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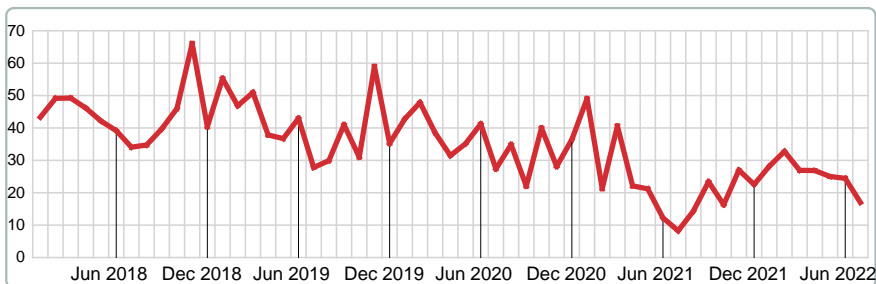
JULY



YEAR TO DATE (YTD)

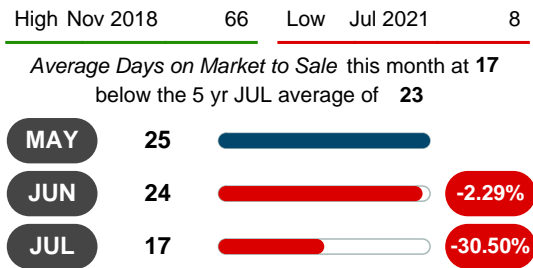


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 23



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
\$175,000 and less	9.76%	39	6	58	0	0
\$175,001 - \$200,000	8.54%	12	22	12	5	0
\$200,001 - \$225,000	12.20%	27	0	12	62	0
\$225,001 - \$225,000	0.00%	0	0	0	0	0
\$225,001 - \$250,000	42.68%	4	0	15	1	0
\$250,001 - \$375,000	14.63%	12	0	17	9	0
\$375,001 and up	12.20%	45	0	87	16	17
Average Closed DOM		17	10	29	8	17
Total Closed Units	100%	17	4	33	43	2
Total Closed Volume		22,352,840	549.57K	8.42M	12.09M	1.29M

July 2022



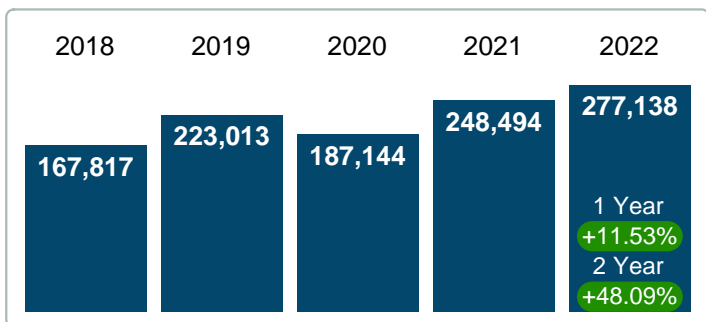
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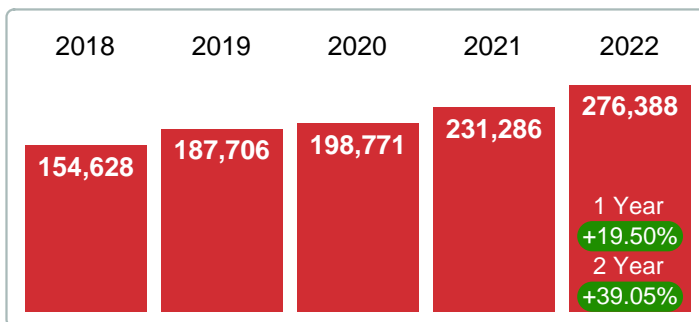
AVERAGE LIST PRICE AT CLOSING

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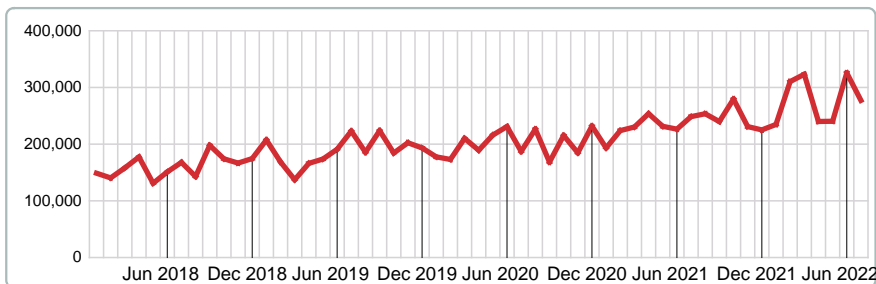
JULY



YEAR TO DATE (YTD)

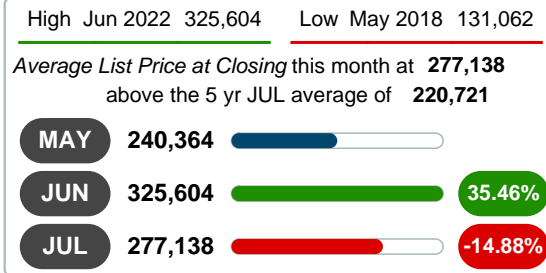


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 220,721



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
\$175,000 and less	9	10.98%	149,133	124,467	159,780	0	0
\$175,001 - \$200,000	4	4.88%	191,975	169,900	212,600	179,900	0
\$200,001 - \$225,000	8	9.76%	220,288	0	221,614	243,667	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0	0
\$225,001 - \$250,000	39	47.56%	240,071	0	244,750	239,696	0
\$250,001 - \$375,000	12	14.63%	300,267	0	317,680	279,686	0
\$375,001 and up	10	12.20%	588,700	0	476,500	663,250	664,000
Average List Price			277,138	135,825	261,238	284,493	664,000
Total Closed Units		100%	277,138	4	33	43	2
Total Closed Volume			22,725,350	543.30K	8.62M	12.23M	1.33M

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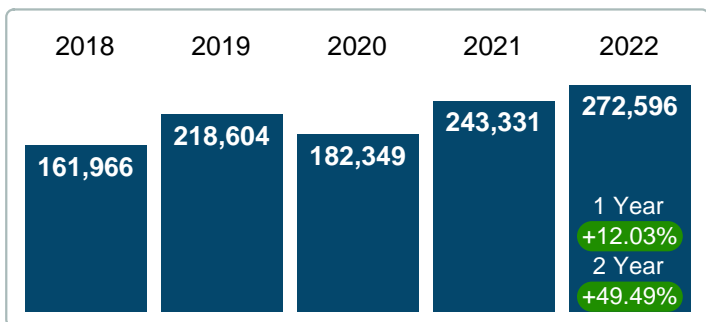
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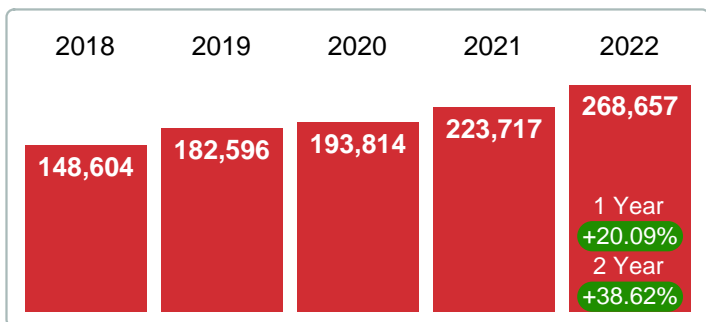
AVERAGE SOLD PRICE AT CLOSING

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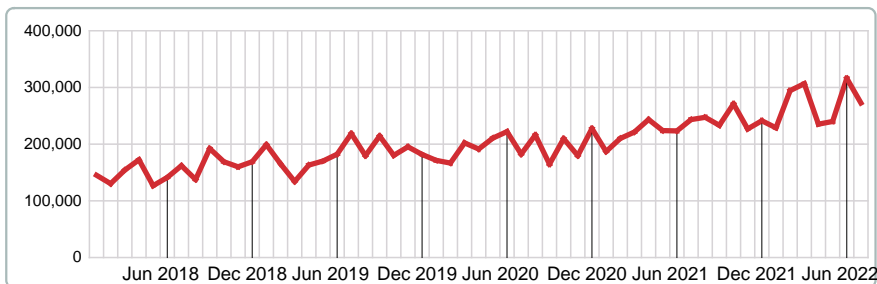
JULY



YEAR TO DATE (YTD)

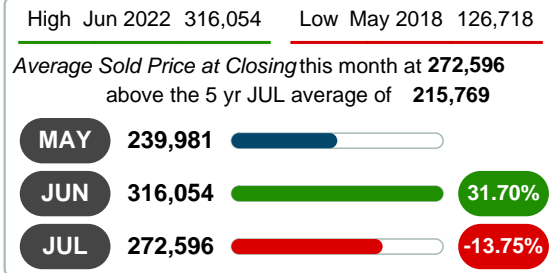


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 215,769



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
\$175,000 and less	9.76%	139,675	124,167	148,980	0	0
\$175,001 - \$200,000	8.54%	191,924	177,070	197,300	179,900	0
\$200,001 - \$225,000	12.20%	218,130	0	216,471	222,000	0
\$225,001 - \$225,000	0.00%	0	0	0	0	0
\$225,001 - \$250,000	42.68%	239,681	0	238,907	239,875	0
\$250,001 - \$375,000	14.63%	298,108	0	320,100	282,400	0
\$375,001 and up	12.20%	574,452	0	475,500	638,155	644,950
Average Sold Price		272,596	137,393	255,198	281,205	644,950
Total Closed Units	100%	272,596	4	33	43	2
Total Closed Volume		22,352,840	549.57K	8.42M	12.09M	1.29M

July 2022



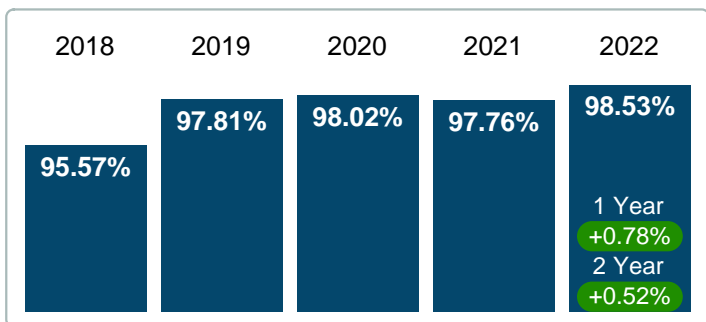
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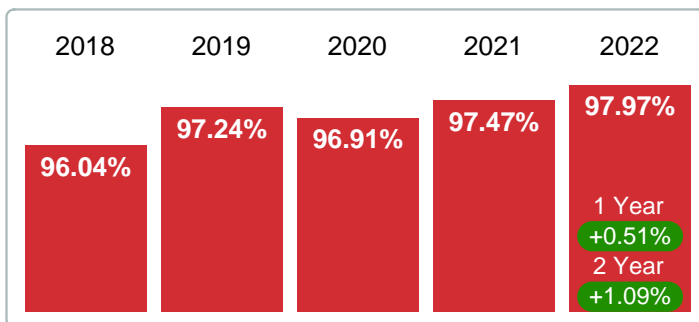
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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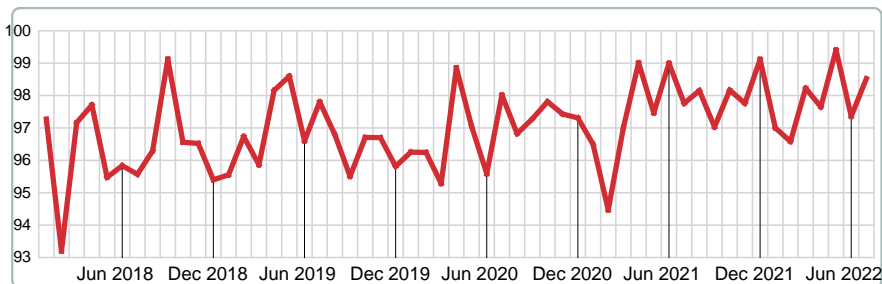
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

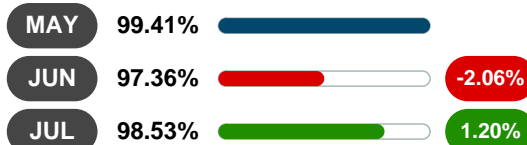


3 MONTHS

5 year JUL AVG = 97.54%

High May 2022 99.41% Low Feb 2018 93.20%

Average Sold/List Ratio this month at **98.53%** above the 5 yr JUL average of **97.54%**



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
\$175,000 and less	8	9.76%	95.56%	99.66%	93.11%	0.00%	0.00%
\$175,001 - \$200,000	7	8.54%	96.03%	104.22%	93.60%	100.00%	0.00%
\$200,001 - \$225,000	10	12.20%	96.19%	0.00%	97.81%	92.40%	0.00%
\$225,001 - \$225,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$250,000	35	42.68%	99.59%	0.00%	97.67%	100.07%	0.00%
\$250,001 - \$375,000	12	14.63%	101.17%	0.00%	100.68%	101.52%	0.00%
\$375,001 and up	10	12.20%	98.08%	0.00%	99.74%	96.51%	97.88%
Average Sold/List Ratio		98.50%		100.80%	97.10%	99.44%	97.88%
Total Closed Units		82	100%	4	33	43	2
Total Closed Volume		22,352,840		549.57K	8.42M	12.09M	1.29M

July 2022



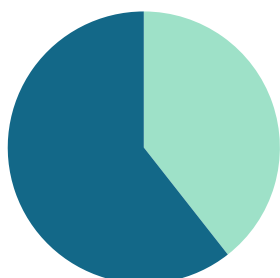
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Aug 11, 2022 for MLS Technology Inc.

INVENTORY

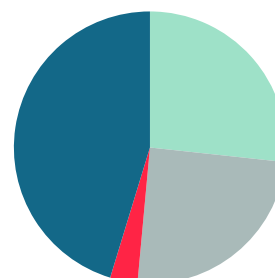


Inventory
 New Listings
106 = 39.41%
 Start Inventory
163
 Total Inventory Units
269
 Volume
\$95,901,825

Market Activity

Closed Sales
82 = 26.71%
 Pending Sales
76 = 24.76%
 Other Off Market
10 = 3.26%
 Active Inventory
139 = 45.28%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	82	49.09%	287	380	32.40%
Pending Sales	71	76	7.04%	352	388	10.23%
New Listings	78	106	35.90%	410	505	23.17%
Average List Price	248,494	277,138	11.53%	231,286	276,388	19.50%
Average Sale Price	243,331	272,596	12.03%	223,717	268,657	20.09%
Average Percent of Selling Price to List Price	97.76%	98.53%	0.78%	97.47%	97.97%	0.51%
Average Days on Market to Sale	8.25	16.99	105.80%	24.26	25.05	3.26%
Monthly Inventory	193	139	-27.98%	193	139	-27.98%
Months Supply of Inventory	4.53	2.55	-43.64%	4.53	2.55	-43.64%

Absorption: Last 12 months, an Average of **54** Sales/Month

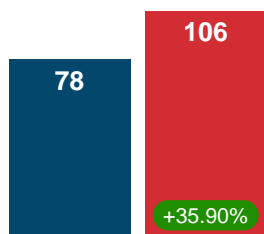
Inventory on July 31, 2022 = **139**

2021 **2022**

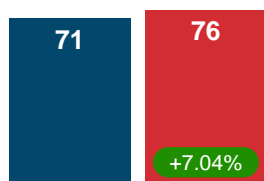
JULY MARKET

AVERAGE PRICES

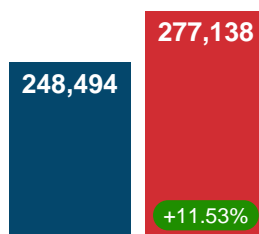
New Listings



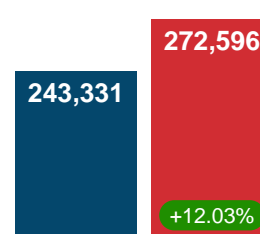
Pending Listings



List Price



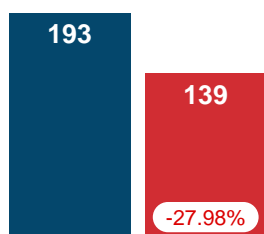
Sale Price



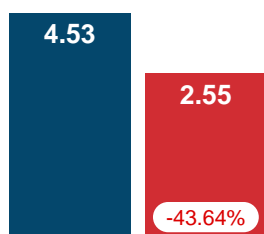
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

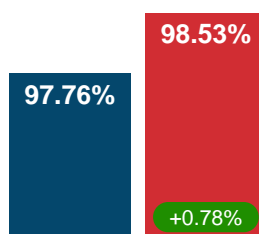
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

