

Bryan Housing Report

February 2024



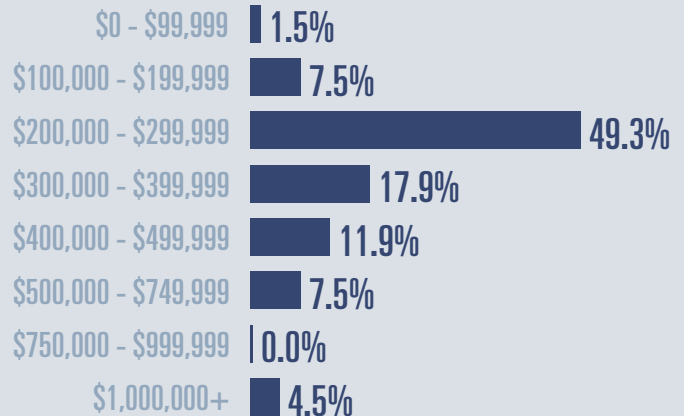
Median price

\$266,500

↑ **2.9%**

Compared to February 2023

Price Distribution



Active listings

↑ **43.3%**

245 in February 2024



Closed sales

↑ **11.5%**

68 in February 2024



Days on market

Days on market 71

Days to close 32

Total 103

5 days less than February 2023



Months of inventory

3.2

Compared to 1.7 in February 2023

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



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LISTING SERVICE

MLS

College Station Housing Report

February 2024



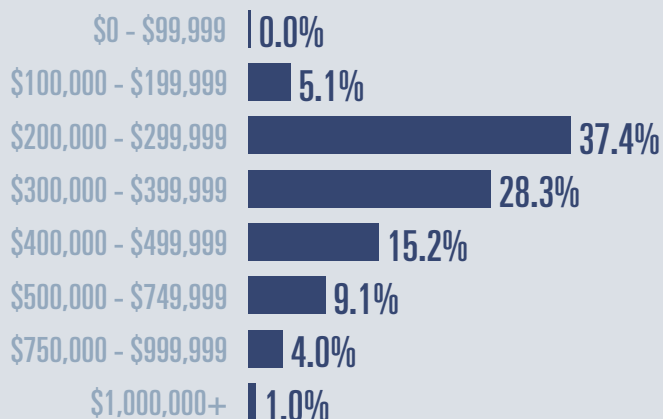
Median price

\$314,000

↓ 0.3%

Compared to February 2023

Price Distribution



Active listings

↑ 84.3%

328 in February 2024



Closed sales

↑ 34.7%

101 in February 2024



Days on market

Days on market 56

Days to close 29

Total 85

13 days more than February 2023



Months of inventory

3.0

Compared to 1.3 in February 2023

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College Station-Bryan MSA Housing Report

February 2024



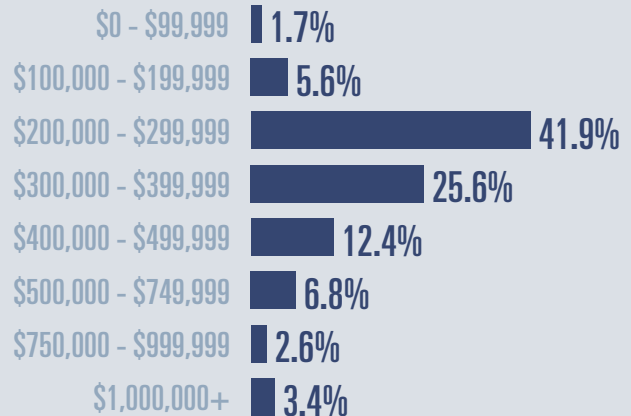
Median price

\$302,040

↑ 0.7%

Compared to February 2023

Price Distribution



Active listings

↑ 45.2%

954 in February 2024



Closed sales

↑ 11.2%

239 in February 2024



Days on market

Days on market 73

Days to close 33

Total 106

5 days less than February 2023



Months of inventory

3.6

Compared to 2.1 in February 2023

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Brazos County Housing Report

February 2024



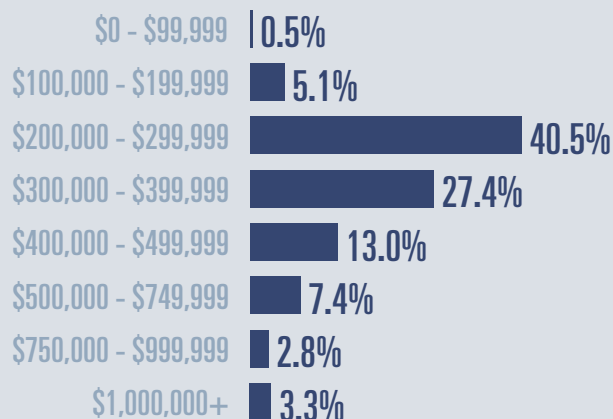
Median price

\$305,217

↓ 0.5%

Compared to February 2023

Price Distribution



Active listings

↑ 48.5%

766 in February 2024



Closed sales

↑ 14.6%

220 in February 2024



Days on market

Days on market 71

Days to close 30

Total 101

11 days less than February 2023



Months of inventory

3.2

Compared to 1.8 in February 2023

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Burleson County Housing Report

February 2024

Price Distribution

 Median price
\$270,030

 **0%**

Compared to February 2023

\$0 - \$99,999	21.4%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	64.3%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	7.1%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	7.1%



Active listings

 **22.4%**

104 in February 2024



Closed sales

 **17.7%**

14 in February 2024



Days on market

Days on market 108

Days to close 80

Total 188

67 days more than February 2023



Months of inventory

5.6

Compared to 4.3 in February 2023

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Grimes County Housing Report

February 2024



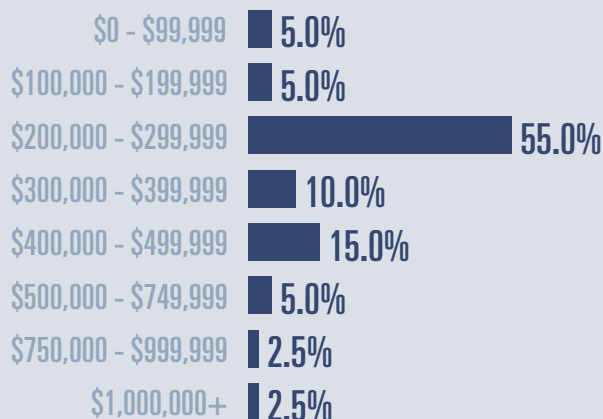
Median price

\$257,500

↓ 3.1%

Compared to February 2023

Price Distribution



Active listings

↑ 28.5%

158 in February 2024



Closed sales

↑ 127.8%

41 in February 2024



Days on market

Days on market 61

Days to close 40

Total 101

12 days less than February 2023



Months of inventory

5.1

Compared to 4.8 in February 2023

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Leon County Housing Report

February 2024



Median price

\$195,000

↓ 37.1%

Compared to February 2023

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	66.7%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	33.3%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 15.7%

59 in February 2024



Closed sales

↓ 57.1%

3 in February 2024



Days on market

Days on market 67

Days to close 33

Total 100

11 days less than February 2023



Months of inventory

7.1

Compared to 5.6 in February 2023

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Madison County Housing Report

February 2024

Price Distribution



Median price

\$178,000

↑ **41.3%**

Compared to February 2023

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	100.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **44%**

36 in February 2024



Closed sales

↓ **66.7%**

2 in February 2024



Days on market

Days on market 94

Days to close 51

Total 145

38 days more than February 2023



Months of inventory

6.0

Compared to 6.1 in February 2023

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Robertson County Housing Report

February 2024



Median price

\$200,000

↓ **38.9%**

Compared to February 2023

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	40.0%
\$200,000 - \$299,999	40.0%
\$300,000 - \$399,999	20.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **50%**

84 in February 2024



Closed sales

↓ **16.7%**

5 in February 2024



Days on market

Days on market 79

Days to close 17

Total 96

23 days more than February 2023



Months of inventory

7.9

Compared to 5.9 in February 2023

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RESIDENTIAL STATS FEBRUARY 2024

ALL AREAS

Average DOM: 111

New Listings: 527

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	1	1	1	1	0	0
\$50,000-\$99,999	2	1	0	3	17	4	0	2
\$100,000-\$119,999	1	0	0	1	12	2	0	1
\$120,000-\$139,999	1	2	0	3	20	2	2	1
\$140,000-\$159,999	1	2	0	3	18	6	0	1
\$160,000-\$179,999	2	1	0	3	31	9	1	2
\$180,000-\$199,999	2	4	1	7	30	5	1	4
\$200,000-\$219,999	2	6	2	10	34	7	1	3
\$220,000-\$239,999	1	19	2	22	48	9	1	1
\$240,000-\$259,999	2	11	4	17	57	18	2	2
\$260,000-\$279,999	3	17	8	28	47	14	0	1
\$280,000-\$299,999	0	16	9	25	93	22	0	2
\$300,000-\$349,999	1	20	12	33	158	33	1	7
\$350,000-\$399,999	0	8	18	26	131	28	2	7
\$400,000-\$499,999	1	8	22	31	141	34	4	8
\$500,000-\$599,999	1	2	10	13	96	21	2	3
\$600,000-\$699,999	0	0	8	8	82	15	4	4
\$700,000-\$799,999	0	1	2	3	50	9	2	2
\$800,000-\$899,999	0	0	3	3	29	8	2	3
\$900,000-\$999,999	0	1	2	3	32	2	1	2
\$1,000,000 & over	0	1	8	9	94	3	3	7
Total Units	20	120	112	252	1221	252	29	63
Average Price	223,394	298,199	501,884	382,789	529,612	392,432	632,476	665,511
Volume	4,468,000	35,784,000	56,211,000	96,463,000	646,657,000	98,893,000	18,342,000	41,927,000

RESIDENTIAL STATS FEBRUARY 2024

BRAZOS

Average DOM: 102

New Listings: 409

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	1	0	0	1	1	1	0	0
\$100,000-\$119,999	0	0	0	0	7	1	0	0
\$120,000-\$139,999	0	0	0	0	9	0	0	0
\$140,000-\$159,999	1	2	0	3	7	3	0	0
\$160,000-\$179,999	1	1	0	2	12	4	1	1
\$180,000-\$199,999	2	3	1	6	13	2	1	1
\$200,000-\$219,999	2	3	1	6	19	7	0	1
\$220,000-\$239,999	1	15	1	17	18	9	1	0
\$240,000-\$259,999	2	7	1	10	29	13	2	1
\$260,000-\$279,999	3	12	5	20	24	9	0	0
\$280,000-\$299,999	0	15	5	20	63	18	0	0
\$300,000-\$349,999	0	16	10	26	126	33	0	5
\$350,000-\$399,999	0	7	18	25	102	23	1	6
\$400,000-\$499,999	1	8	19	28	103	24	3	5
\$500,000-\$599,999	0	2	8	10	70	15	2	1
\$600,000-\$699,999	0	0	5	5	61	10	1	3
\$700,000-\$799,999	0	0	2	2	31	6	1	1
\$800,000-\$899,999	0	0	3	3	13	7	0	3
\$900,000-\$999,999	0	1	2	3	18	2	1	2
\$1,000,000 & over	0	0	7	7	34	1	2	3
Total Units	14	92	88	194	760	188	16	33
Average Price	224,164	300,899	517,687	393,698	494,966	393,929	560,775	613,115
Volume	3,138,000	27,683,000	45,556,000	76,377,000	376,174,000	74,059,000	8,972,000	20,233,000

RESIDENTIAL STATS FEBRUARY 2024

BURLESON

Average DOM: 202

New Listings: 21

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	1	1	0	1	0	0
\$50,000-\$99,999	1	1	0	2	6	1	0	1
\$100,000-\$119,999	0	0	0	0	0	1	0	0
\$120,000-\$139,999	0	0	0	0	3	0	1	0
\$140,000-\$159,999	0	0	0	0	1	2	0	0
\$160,000-\$179,999	0	0	0	0	7	1	0	0
\$180,000-\$199,999	0	0	0	0	6	1	0	0
\$200,000-\$219,999	0	0	1	1	0	0	0	0
\$220,000-\$239,999	0	0	0	0	6	0	0	0
\$240,000-\$259,999	0	0	0	0	7	0	0	0
\$260,000-\$279,999	0	4	1	5	7	2	0	0
\$280,000-\$299,999	0	1	2	3	7	0	0	0
\$300,000-\$349,999	0	0	0	0	7	0	0	1
\$350,000-\$399,999	0	0	0	0	5	0	0	0
\$400,000-\$499,999	0	0	1	1	7	1	0	0
\$500,000-\$599,999	1	0	0	1	4	0	0	0
\$600,000-\$699,999	0	0	0	0	2	0	0	0
\$700,000-\$799,999	0	0	0	0	2	0	0	0
\$800,000-\$899,999	0	0	0	0	3	1	1	0
\$900,000-\$999,999	0	0	0	0	1	0	0	0
\$1,000,000 & over	0	1	0	1	10	1	0	0
Total Units	2	7	6	15	91	12	2	2
Average Price	291,789	355,194	264,046	310,281	430,230	346,417	512,500	184,500
Volume	584,000	2,486,000	1,584,000	4,654,000	39,151,000	4,157,000	1,025,000	369,000

RESIDENTIAL STATS FEBRUARY 2024

GRIMES

Average DOM: 104

New Listings: 27

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	1	0	0	1
\$100,000-\$119,999	0	0	0	0	1	0	0	1
\$120,000-\$139,999	0	1	0	1	1	0	0	0
\$140,000-\$159,999	0	0	0	0	0	1	0	0
\$160,000-\$179,999	0	0	0	0	2	1	0	0
\$180,000-\$199,999	0	0	0	0	1	0	0	1
\$200,000-\$219,999	0	1	0	1	5	0	1	2
\$220,000-\$239,999	0	2	1	3	8	0	0	1
\$240,000-\$259,999	0	3	0	3	12	2	0	1
\$260,000-\$279,999	0	1	1	2	5	0	0	0
\$280,000-\$299,999	0	0	1	1	12	1	0	1
\$300,000-\$349,999	0	1	1	2	3	0	0	0
\$350,000-\$399,999	0	1	0	1	2	1	0	0
\$400,000-\$499,999	0	0	1	1	8	5	0	0
\$500,000-\$599,999	0	0	0	0	7	2	0	1
\$600,000-\$699,999	0	0	1	1	6	3	0	0
\$700,000-\$799,999	0	0	0	0	5	0	0	0
\$800,000-\$899,999	0	0	0	0	4	0	0	0
\$900,000-\$999,999	0	0	0	0	1	0	0	0
\$1,000,000 & over	0	0	0	0	5	0	0	2
Total Units	0	10	6	16	89	16	1	11
Average Price	0	248,862	357,540	289,616	445,308	420,877	217,500	598,773
Volume	0	2,489	2,145	4,634	39,632	6,734	218	6,586

RESIDENTIAL STATS FEBRUARY 2024

LEON

Average DOM: 36

New Listings: 9

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	1	0	0	0
\$50,000-\$99,999	0	0	0	0	2	0	0	0
\$100,000-\$119,999	0	0	0	0	0	0	0	0
\$120,000-\$139,999	0	0	0	0	1	0	0	0
\$140,000-\$159,999	0	0	0	0	2	0	0	0
\$160,000-\$179,999	0	0	0	0	1	1	0	0
\$180,000-\$199,999	0	1	0	1	2	0	0	1
\$200,000-\$219,999	0	0	0	0	1	0	0	0
\$220,000-\$239,999	0	0	0	0	1	0	0	0
\$240,000-\$259,999	0	0	0	0	1	0	0	0
\$260,000-\$279,999	0	0	0	0	2	2	0	0
\$280,000-\$299,999	0	0	0	0	1	0	0	1
\$300,000-\$349,999	0	0	0	0	3	0	1	0
\$350,000-\$399,999	0	0	0	0	4	0	0	0
\$400,000-\$499,999	0	0	0	0	4	0	0	0
\$500,000-\$599,999	0	0	0	0	2	0	0	0
\$600,000-\$699,999	0	0	0	0	1	0	0	0
\$700,000-\$799,999	0	0	0	0	0	0	0	0
\$800,000-\$899,999	0	0	0	0	0	0	0	0
\$900,000-\$999,999	0	0	0	0	1	0	0	0
\$1,000,000 & over	0	0	0	0	2	0	0	0
Total Units	0	1	0	1	32	3	1	2
Average Price	0	195,000	0	195,000	433,697	236,333	319,000	244,500
Volume	0	195,000	0	195,000	13,878,000	709,000	319,000	489,000

RESIDENTIAL STATS FEBRUARY 2024

MADISON

Average DOM: 148

New Listings: 7

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	0	0	0	0
\$100,000-\$119,999	0	0	0	0	1	0	0	0
\$120,000-\$139,999	0	0	0	0	1	0	0	0
\$140,000-\$159,999	0	0	0	0	2	0	0	0
\$160,000-\$179,999	1	0	0	1	3	0	0	0
\$180,000-\$199,999	0	0	0	0	0	0	0	1
\$200,000-\$219,999	0	0	0	0	1	0	0	0
\$220,000-\$239,999	0	0	0	0	2	0	0	0
\$240,000-\$259,999	0	0	0	0	1	0	0	0
\$260,000-\$279,999	0	0	0	0	0	0	0	0
\$280,000-\$299,999	0	0	0	0	1	0	0	0
\$300,000-\$349,999	0	0	0	0	3	0	0	1
\$350,000-\$399,999	0	0	0	0	4	0	0	1
\$400,000-\$499,999	0	0	0	0	0	0	0	1
\$500,000-\$599,999	0	0	0	0	1	0	0	0
\$600,000-\$699,999	0	0	0	0	1	0	1	0
\$700,000-\$799,999	0	0	0	0	0	0	0	0
\$800,000-\$899,999	0	0	0	0	2	0	1	0
\$900,000-\$999,999	0	0	0	0	2	0	0	0
\$1,000,000 & over	0	0	0	0	2	0	0	0
Total Units	1	0	0	1	27	0	2	4
Average Price	170,000	0	0	170,000	458,215	0	742,500	348,000
Volume	170,000	0	0	170,000	12,372,000	0	1,485,000	1,392,000

RESIDENTIAL STATS FEBRUARY 2024

ROBERTSON

Average DOM: 97

New Listings: 16

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	0	0	0	0	0	0	0	0
\$50,000-\$99,999	0	0	0	0	7	1	0	0
\$100,000-\$119,999	1	0	0	1	1	0	0	0
\$120,000-\$139,999	0	1	0	1	4	2	0	1
\$140,000-\$159,999	0	0	0	0	2	0	0	0
\$160,000-\$179,999	0	0	0	0	2	1	0	0
\$180,000-\$199,999	0	0	0	0	7	1	0	0
\$200,000-\$219,999	0	2	0	2	3	0	0	0
\$220,000-\$239,999	0	0	0	0	5	0	0	0
\$240,000-\$259,999	0	0	0	0	2	0	0	0
\$260,000-\$279,999	0	0	0	0	6	0	0	1
\$280,000-\$299,999	0	0	0	0	1	0	0	0
\$300,000-\$349,999	0	1	0	1	3	0	0	0
\$350,000-\$399,999	0	0	0	0	6	1	1	0
\$400,000-\$499,999	0	0	0	0	8	0	1	1
\$500,000-\$599,999	0	0	0	0	5	1	0	0
\$600,000-\$699,999	0	0	0	0	4	1	1	0
\$700,000-\$799,999	0	0	0	0	3	2	0	0
\$800,000-\$899,999	0	0	0	0	1	0	0	0
\$900,000-\$999,999	0	0	0	0	2	0	0	0
\$1,000,000 & over	0	0	0	0	8	0	0	0
Total Units	1	4	0	5	80	10	3	3
Average Price	105,000	211,750	0	190,400	471,189	375,740	508,967	283,666
Volume	105,000	847,000	0	952,000	37,695,000	3,757,000	1,527,000	851,000

RENTAL STATS FEBRUARY 2024

ALL AREAS

Average DOM:

New Listings:

Leased Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$499 & under	0	0	0	0	0	0	0	0
\$500-\$749	4	0	0	4	12	0	0	1
\$750-\$999	24	0	0	24	30	2	1	4
\$1,000-\$1,249	49	6	0	55	99	2	1	7
\$1,250-\$1,499	7	12	0	19	71	2	0	8
\$1,500-\$1,749	6	43	3	52	77	4	1	7
\$1,750-\$1,999	1	28	9	38	80	5	1	6
\$2,000-\$2,249	1	27	32	60	141	2	0	11
\$2,250-\$2,499	0	4	20	24	63	2	1	4
\$2,500-\$2,749	0	4	18	22	41	1	1	6
\$2,750-\$2,999	0	1	8	9	20	1	0	3
\$3,000 & over	0	1	11	12	49	2	1	2
Total Units	92	126	101	319	683	23	7	59
Average Price	1,042	1,793	2,396	1,767	1,891	1,937	1,954	1,814
Volume	96,000	226,000	242,000	564,000	1,292,000	45,000	14,000	107,000

This chart does not include individual room rentals.

[illegible][illegible]

December Year to Date Sales			
	2024	2023	2022
Year to Date Solds:	428	3,297	3,982
Total \$ Amount:	\$151,036,280	\$1,256,839,000	\$1,451,549,000
Total Average \$ of Home Sales:	\$352,888	\$381,206	\$364,527
# of Active End of Year:		1,113	915

[illegible]

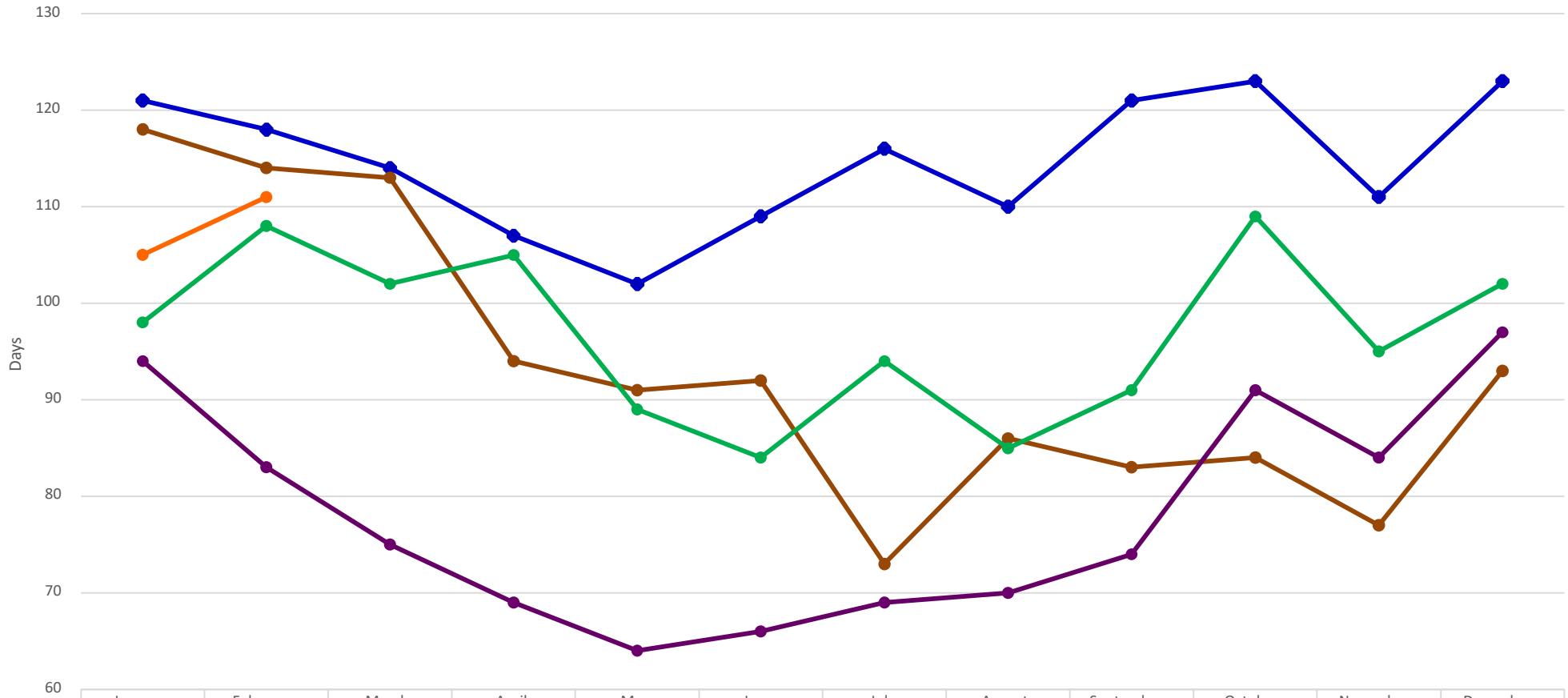
BRYAN-COLLEGE STATION
REGIONAL MULTIPLE
LISTING SERVICE

MLS

2024 RES Annual Sales by Price Range

[illegible]

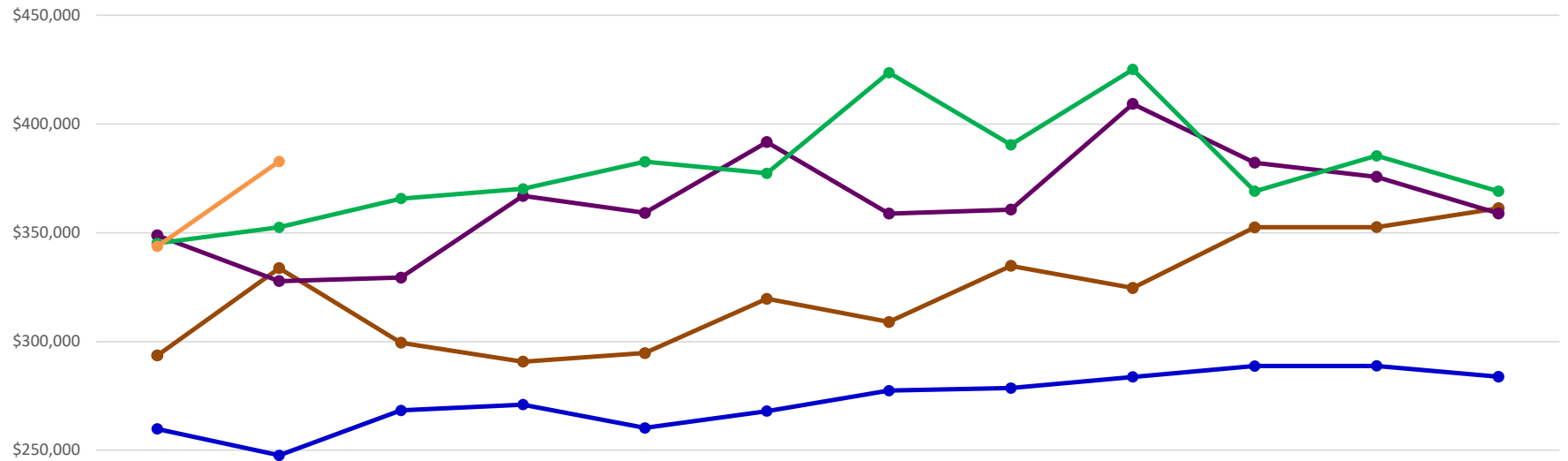
Average DOM



	January	February	March	April	May	June	July	August	September	October	November	December
2020	121	118	114	107	102	109	116	110	121	123	111	123
2021	118	114	113	94	91	92	73	86	83	84	77	93
2022	94	83	75	69	64	66	69	70	74	91	84	97
2023	98	108	102	105	89	84	94	85	91	109	95	102
2024	105	111										

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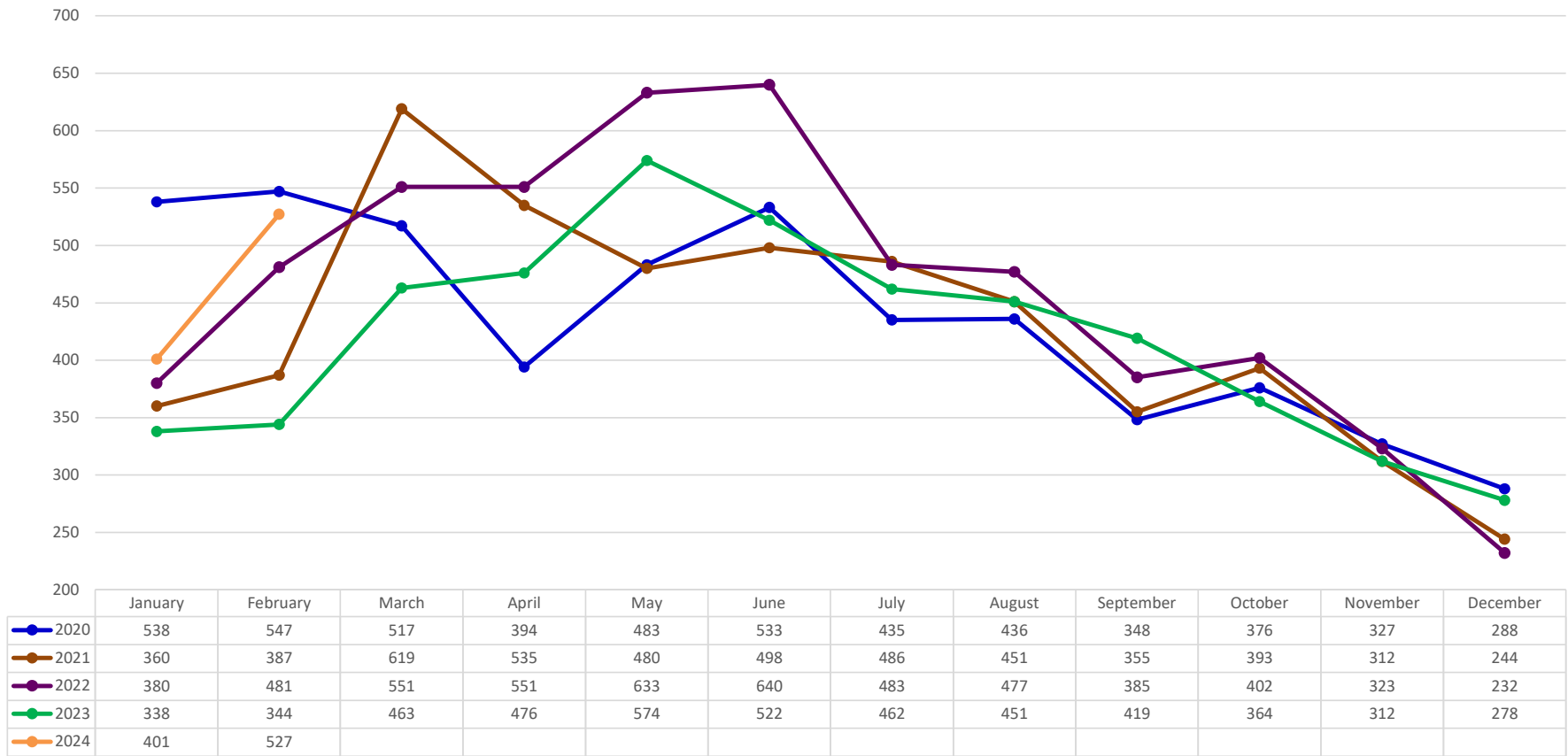
Average Sales Price



	January	February	March	April	May	June	July	August	September	October	November	December
2020	\$259,756	\$247,660	\$268,279	\$270,942	\$260,281	\$267,913	\$277,434	\$278,547	\$283,685	\$288,682	\$288,728	\$283,768
2021	\$293,561	\$333,665	\$299,380	\$290,727	\$294,693	\$319,635	\$308,974	\$334,797	\$324,651	\$352,458	\$352,579	\$361,311
2022	\$348,757	\$327,783	\$329,323	\$366,948	\$359,159	\$391,712	\$358,845	\$360,661	\$409,276	\$382,230	\$375,748	\$358,878
2023	\$345,170	\$352,533	\$365,788	\$370,188	\$382,663	\$377,356	\$423,612	\$390,463	\$425,096	\$369,082	\$385,428	\$369,102
2024	\$343,761	\$382,789										

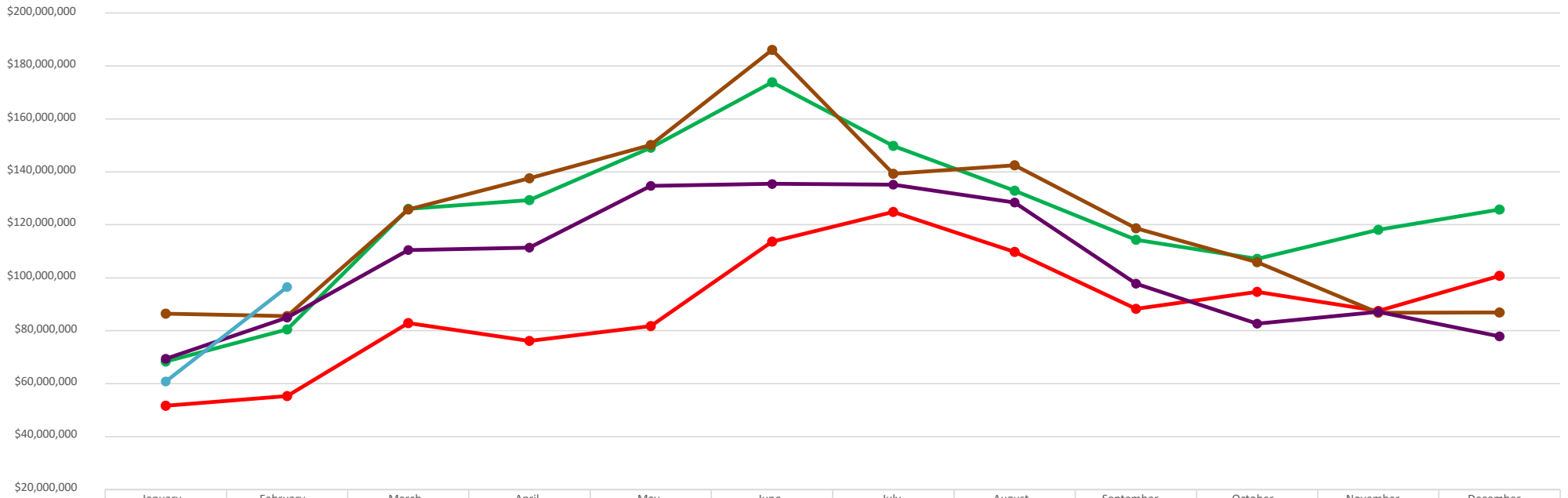
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New Listings



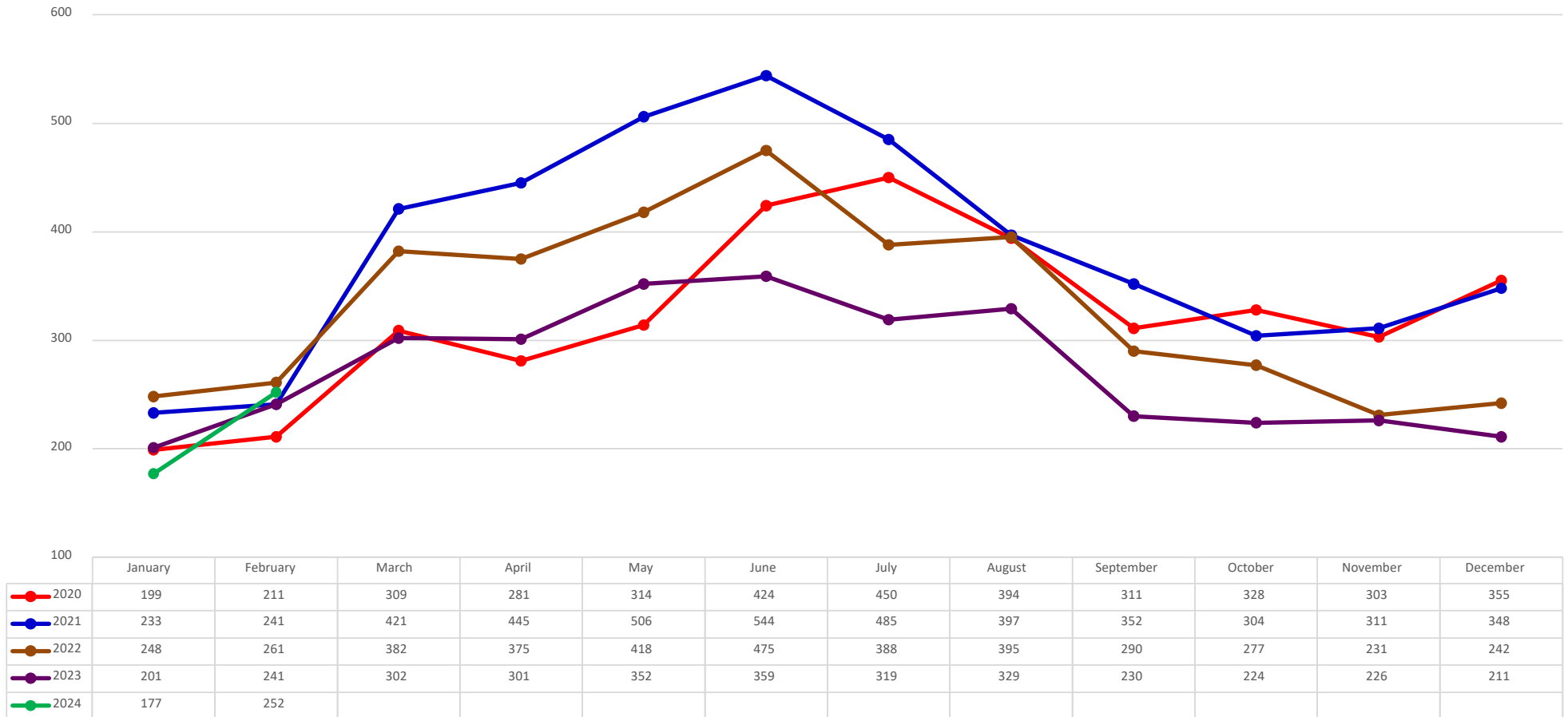
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Total Monthly Sales



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Units Sold



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