

College Station-Bryan MSA Housing Report

February 2025



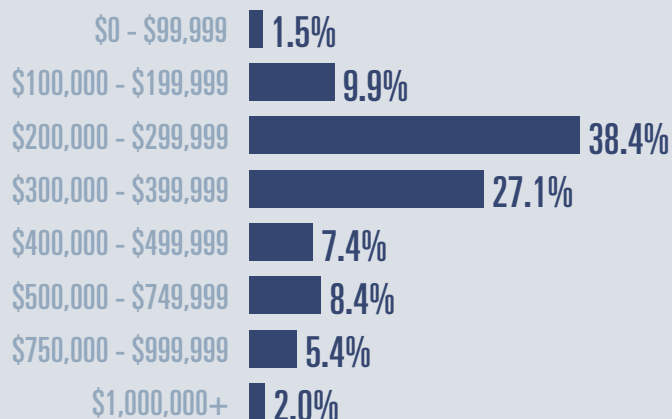
Median price

\$300,000

↓ **1%**

Compared to February 2024

Price Distribution



Active listings

↑ **31%**

1,182 in February 2025



Closed sales

↓ **12.3%**

206 in February 2025



Days on market

Days on market 78

Days to close 32

Total 110

5 days more than February 2024



Months of inventory

4.4

Compared to 3.4 in February 2024

About the data used in this report

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Bryan Housing Report

February 2025



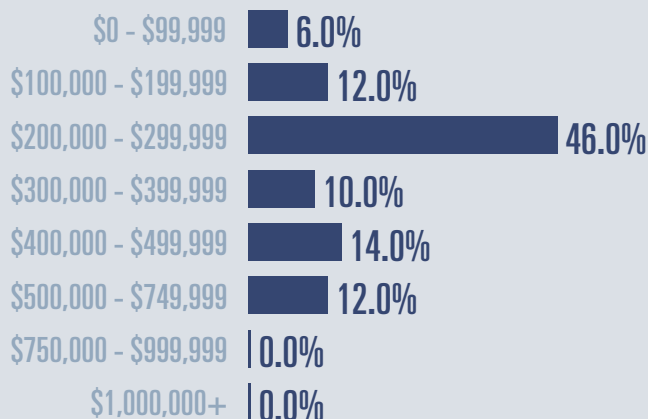
Median price

\$268,750

↑ **0.8%**

Compared to February 2024

Price Distribution



Active listings

↑ **49.8%**

358 in February 2025



Closed sales

↓ **23.9%**

51 in February 2025



Days on market

Days on market 58

Days to close 30

Total 88

13 days less than February 2024



Months of inventory

5.0

Compared to 3.1 in February 2024

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February 2025



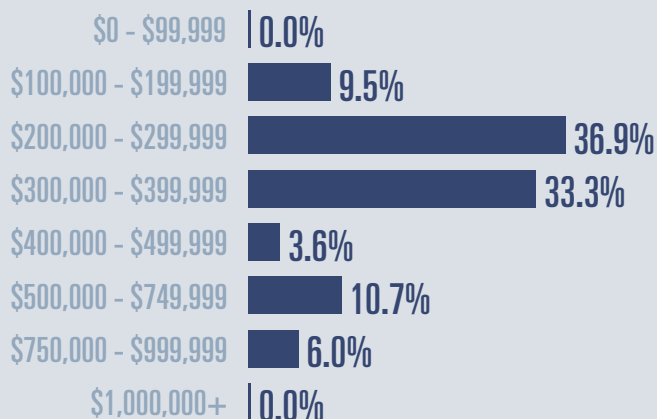
Median price

\$314,303

↓ 1.1%

Compared to February 2024

Price Distribution



Active listings

↑ 19.6%

390 in February 2025



Closed sales

↓ 17.5%

85 in February 2025



Days on market

Days on market 63

Days to close 29

Total 92

3 days more than February 2024



Months of inventory

3.3

Compared to 3.0 in February 2024

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Brazos County Housing Report

February 2025



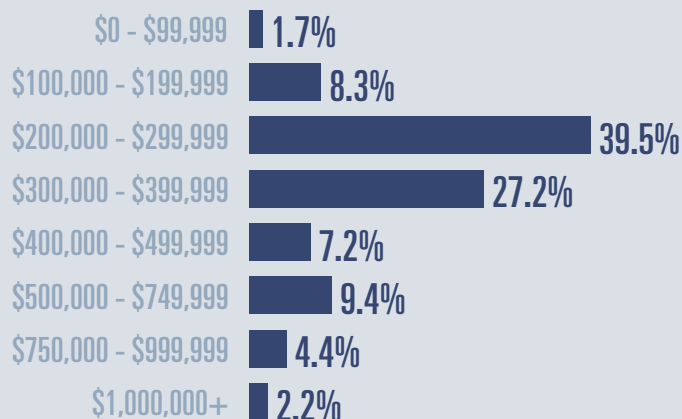
Median price

\$300,100

↓ 1.8%

Compared to February 2024

Price Distribution



Active listings

↑ 31.8%

971 in February 2025



Closed sales

↓ 15.3%

183 in February 2025



Days on market

Days on market 70

Days to close 32

Total 102

2 days more than February 2024



Months of inventory

4.0

Compared to 3.1 in February 2024

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Burleson County Housing Report

February 2025



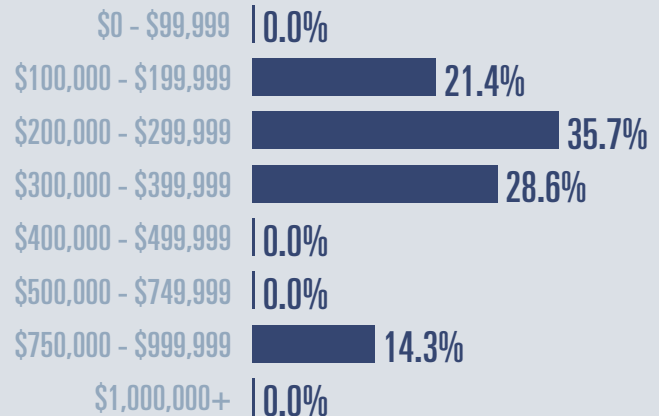
Median price

\$255,813

↓ 5.3%

Compared to February 2024

Price Distribution



Active listings

↑ 17.9%

112 in February 2025



Closed sales

Flat 0%

14 in February 2025



Days on market

Days on market 167

Days to close 32

Total 199

11 days more than February 2024



Months of inventory

6.7

Compared to 5.2 in February 2024

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Grimes County Housing Report

February 2025



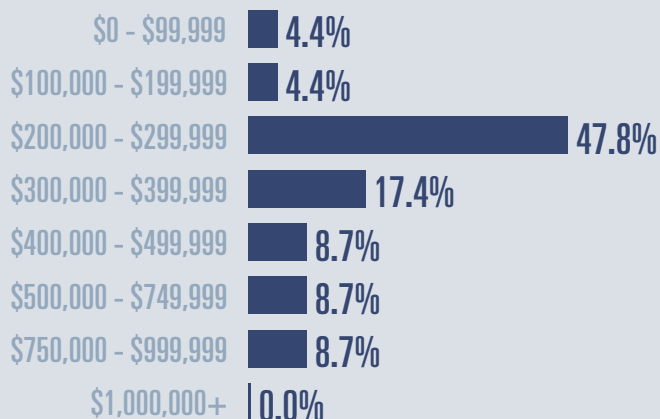
Median price

\$284,900

↑ 9.6%

Compared to February 2024

Price Distribution



Active listings

↑ 15.5%

171 in February 2025



Closed sales

↓ 46.5%

23 in February 2025



Days on market

Days on market 65

Days to close 38

Total 103

1 day less than February 2024



Months of inventory

5.7

Compared to 4.9 in February 2024

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Leon County Housing Report

February 2025



Median price

\$216,000

↑ 10.8%

Compared to February 2024

Price Distribution

\$0 - \$99,999	12.5%
\$100,000 - \$199,999	37.5%
\$200,000 - \$299,999	37.5%
\$300,000 - \$399,999	12.5%
\$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

↑ 47.4%

84 in February 2025



Closed sales

↑ 166.7%

8 in February 2025



Days on market

Days on market 110

Days to close 26

Total 136

36 days more than February 2024



Months of inventory

9.7

Compared to 7.2 in February 2024

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Madison County Housing Report

February 2025

Price Distribution



Median price

\$145,000

↓ **18.5%**

Compared to February 2024

\$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	33.3%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **8.6%**

32 in February 2025



Closed sales

↑ **50%**

3 in February 2025



Days on market

Days on market 111

Days to close 66

Total 177

32 days more than February 2024



Months of inventory

7.8

Compared to 6.1 in February 2024

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Robertson County Housing Report

February 2025



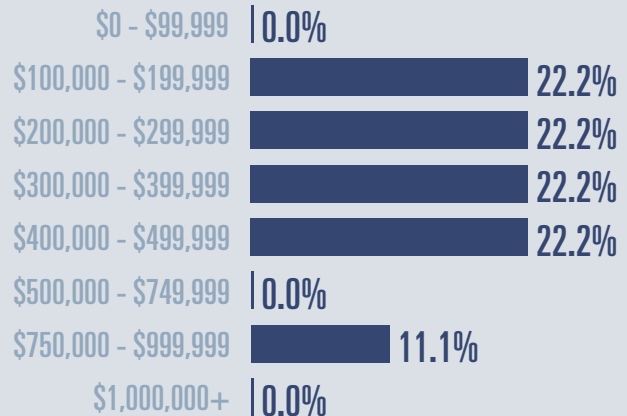
Median price

\$350,000

↑ 75%

Compared to February 2024

Price Distribution



Active listings

↑ 41.4%

99 in February 2025



Closed sales

↑ 80%

9 in February 2025



Days on market

Days on market 99

Days to close 32

Total 131

35 days more than February 2024



Months of inventory

9.2

Compared to 7.2 in February 2024

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RESIDENTIAL STATS FEBRUARY 2025

ALL AREAS

Average DOM: 112

New Listings: 538

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	1
\$50,000-\$99,999	4	0	0	4	25	2	0	3
\$100,000-\$119,999	2	1	0	3	11	1	0	1
\$120,000-\$139,999	4	2	0	6	13	2	0	1
\$140,000-\$159,999	0	2	0	2	27	3	1	1
\$160,000-\$179,999	2	1	1	4	35	9	0	5
\$180,000-\$199,999	3	7	0	10	38	6	1	3
\$200,000-\$219,999	3	7	0	10	58	9	3	0
\$220,000-\$239,999	3	11	1	15	47	10	1	4
\$240,000-\$259,999	1	15	2	18	69	23	1	4
\$260,000-\$279,999	1	18	2	21	88	25	1	9
\$280,000-\$299,999	1	21	4	26	92	23	2	6
\$300,000-\$349,999	2	17	15	34	195	53	2	11
\$350,000-\$399,999	0	6	17	23	173	25	1	11
\$400,000-\$499,999	2	10	7	19	188	22	0	17
\$500,000-\$599,999	0	2	7	9	109	13	1	5
\$600,000-\$699,999	0	2	4	6	83	17	2	6
\$700,000-\$799,999	1	0	6	7	70	7	3	5
\$800,000-\$899,999	0	1	6	7	44	3	1	4
\$900,000-\$999,999	0	0	1	1	36	3	1	3
\$1,000,000 & over	0	1	5	6	115	9	4	12
Total Units	29	124	78	231	1517	265	25	112
Average Price	215,852	312,201	524,757	371,877	558,469	445,455	596,284	707,065
Volume	6,260,000	38,713,000	40,931,000	85,904,000	847,197,000	118,046,000	14,907,000	79,191,000

RESIDENTIAL STATS FEBRUARY 2025

BRAZOS

Average DOM: 105

New Listings: 390

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	1
\$50,000-\$99,999	3	0	0	3	10	1	0	0
\$100,000-\$119,999	2	0	0	2	4	0	0	1
\$120,000-\$139,999	4	1	0	5	7	1	0	0
\$140,000-\$159,999	0	0	0	0	10	1	0	0
\$160,000-\$179,999	2	0	0	2	17	6	0	2
\$180,000-\$199,999	2	4	0	6	18	5	0	1
\$200,000-\$219,999	2	6	0	8	30	6	0	0
\$220,000-\$239,999	3	7	1	11	26	6	0	3
\$240,000-\$259,999	0	10	0	10	36	12	0	2
\$260,000-\$279,999	0	15	1	16	53	18	0	5
\$280,000-\$299,999	1	20	4	25	65	21	2	2
\$300,000-\$349,999	0	16	11	27	148	51	1	10
\$350,000-\$399,999	0	4	14	18	146	21	1	8
\$400,000-\$499,999	1	7	5	13	138	18	0	12
\$500,000-\$599,999	0	2	5	7	79	11	0	1
\$600,000-\$699,999	0	1	4	5	50	15	0	2
\$700,000-\$799,999	0	0	6	6	38	5	1	1
\$800,000-\$899,999	0	1	5	6	21	3	0	0
\$900,000-\$999,999	0	0	0	0	16	3	1	1
\$1,000,000 & over	0	1	4	5	57	4	0	6
Total Units	20	95	60	175	969	208	6	58
Average Price	174,610	327,041	534,022	380,585	497,599	394,117	511,100	556,231
Volume	3,492,000	31,069,000	32,041,000	66,602,000	482,173,000	81,976,000	3,067,000	32,261,000

RESIDENTIAL STATS FEBRUARY 2025

BURLESON

Average DOM: 201

New Listings: 22

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	5	0	0	1
\$100,000-\$119,999	0	0	0	0	3	0	0	0
\$120,000-\$139,999	0	0	0	0	1	1	0	0
\$140,000-\$159,999	0	0	0	0	5	0	0	0
\$160,000-\$179,999	0	1	0	1	5	1	0	0
\$180,000-\$199,999	0	1	0	1	5	0	0	2
\$200,000-\$219,999	1	0	0	1	2	1	1	0
\$220,000-\$239,999	0	1	0	1	4	1	0	0
\$240,000-\$259,999	0	2	0	2	9	5	0	0
\$260,000-\$279,999	0	1	0	1	11	5	1	1
\$280,000-\$299,999	0	0	0	0	5	1	0	2
\$300,000-\$349,999	0	0	3	3	11	0	0	0
\$350,000-\$399,999	0	1	0	1	3	0	0	0
\$400,000-\$499,999	0	0	0	0	5	0	0	1
\$500,000-\$599,999	0	0	0	0	3	0	0	1
\$600,000-\$699,999	0	0	0	0	4	1	0	0
\$700,000-\$799,999	0	0	0	0	5	0	1	0
\$800,000-\$899,999	0	0	1	1	5	0	0	1
\$900,000-\$999,999	0	0	0	0	1	0	0	0
\$1,000,000 & over	0	0	0	0	5	0	1	1
Total Units	1	7	4	12	97	16	4	10
Average Price	215,000	245,875	456,150	313,394	416,054	269,838	787,250	453,365
Volume	215,000	1,721,000	1,825,000	3,761,000	40,357,000	4,317,000	3,149,000	4,534,000

RESIDENTIAL STATS FEBRUARY 2025

GRIMES

Average DOM: 100

New Listings: 37

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	0	0	0	0
\$100,000-\$119,999	0	0	0	0	0	0	0	0
\$120,000-\$139,999	0	0	0	0	2	0	0	0
\$140,000-\$159,999	0	0	0	0	1	1	0	0
\$160,000-\$179,999	0	0	0	0	1	0	0	1
\$180,000-\$199,999	0	0	0	0	1	1	0	0
\$200,000-\$219,999	0	1	0	1	3	1	0	0
\$220,000-\$239,999	0	1	0	1	6	2	0	0
\$240,000-\$259,999	0	2	1	3	5	2	0	0
\$260,000-\$279,999	0	0	1	1	4	1	0	1
\$280,000-\$299,999	0	1	0	1	2	0	0	1
\$300,000-\$349,999	1	0	1	2	9	0	0	0
\$350,000-\$399,999	0	0	1	1	6	1	0	0
\$400,000-\$499,999	0	1	1	2	17	0	0	2
\$500,000-\$599,999	0	0	1	1	7	1	0	1
\$600,000-\$699,999	0	0	0	0	13	1	1	2
\$700,000-\$799,999	0	0	0	0	4	0	0	0
\$800,000-\$899,999	0	0	0	0	4	0	0	2
\$900,000-\$999,999	0	0	0	0	4	0	0	0
\$1,000,000 & over	0	0	0	0	11	2	0	0
Total Units	2	6	6	14	100	13	1	10
Average Price	206,250	274,937	352,275	298,269	1,141,286	1,465,946	684,000	514,896
Volume	413,000	1,650,000	2,114,000	4,176,000	114,129,000	19,057,000	684,000	5,149,000

RESIDENTIAL STATS FEBRUARY 2025

LEON

Average DOM: 143

New Listings: 8

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	2	0	0	2
\$100,000-\$119,999	0	0	0	0	1	0	0	0
\$120,000-\$139,999	0	0	0	0	0	0	0	0
\$140,000-\$159,999	0	0	0	0	4	0	0	0
\$160,000-\$179,999	0	0	1	1	3	1	0	2
\$180,000-\$199,999	0	1	0	1	1	0	1	0
\$200,000-\$219,999	0	0	0	0	6	0	1	0
\$220,000-\$239,999	0	0	0	0	1	1	0	1
\$240,000-\$259,999	0	1	0	1	2	1	0	0
\$260,000-\$279,999	0	1	0	1	2	0	0	0
\$280,000-\$299,999	0	0	0	0	4	0	0	0
\$300,000-\$349,999	1	0	0	1	5	0	0	0
\$350,000-\$399,999	0	0	0	0	3	0	0	2
\$400,000-\$499,999	0	0	0	0	4	1	0	0
\$500,000-\$599,999	0	0	0	0	0	0	0	1
\$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	1	0
\$900,000-\$999,999	0	0	0	0	1	0	0	0
\$1,000,000 & over	0	0	0	0	1	0	0	0
Total Units	1	3	1	5	41	4	3	8
Average Price	310,000	237,200	160,000	236,320	303,514	269,250	422,500	260,225
Volume	310,000	712,000	160,000	1,182,000	12,444,000	1,077,000	1,268,000	2,082,000

RESIDENTIAL STATS FEBRUARY 2025

MADISON

Average DOM: 257

New Listings: 6

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	0
\$100,000-\$119,999	0	0	0	0	0	0	0	0
\$120,000-\$139,999	0	1	0	1	0	0	0	0
\$140,000-\$159,999	0	0	0	0	1	0	0	0
\$160,000-\$179,999	0	0	0	0	0	0	0	0
\$180,000-\$199,999	0	0	0	0	0	0	0	0
\$200,000-\$219,999	0	0	0	0	1	0	0	0
\$220,000-\$239,999	0	0	0	0	0	0	0	0
\$240,000-\$259,999	0	0	0	0	2	0	0	0
\$260,000-\$279,999	0	0	0	0	2	0	0	1
\$280,000-\$299,999	0	0	0	0	3	0	0	0
\$300,000-\$349,999	0	0	0	0	1	0	0	0
\$350,000-\$399,999	0	0	0	0	3	0	0	0
\$400,000-\$499,999	1	0	0	1	2	1	0	0
\$500,000-\$599,999	0	0	0	0	3	0	0	0
\$600,000-\$699,999	0	0	0	0	2	0	1	0
\$700,000-\$799,999	0	0	0	0	2	0	0	0
\$800,000-\$899,999	0	0	0	0	0	0	0	0
\$900,000-\$999,999	0	0	0	0	2	0	0	1
\$1,000,000 & over	0	0	0	0	0	0	1	0
Total Units	1	1	0	2	25	1	2	2
Average Price	425,000	130,800	0	277,900	451,302	450,000	924,500	630,000
Volume	425,000	131,000	0	556,000	11,283,000	450,000	1,849,000	1,260,000

RESIDENTIAL STATS FEBRUARY 2025

ROBERTSON

Average DOM: 128

New Listings: 35

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	1	0	0
\$100,000-\$119,999	0	1	0	1	1	0	0	0
\$120,000-\$139,999	0	0	0	0	2	0	0	1
\$140,000-\$159,999	0	1	0	1	4	0	0	1
\$160,000-\$179,999	0	0	0	0	1	1	0	0
\$180,000-\$199,999	0	0	0	0	5	0	0	0
\$200,000-\$219,999	0	0	0	0	9	1	1	0
\$220,000-\$239,999	0	0	0	0	3	0	1	0
\$240,000-\$259,999	0	0	0	0	7	0	0	1
\$260,000-\$279,999	1	1	0	2	4	0	0	1
\$280,000-\$299,999	0	0	0	0	2	0	0	0
\$300,000-\$349,999	0	0	0	0	3	0	1	0
\$350,000-\$399,999	0	1	1	2	2	3	0	0
\$400,000-\$499,999	0	1	1	2	10	1	0	0
\$500,000-\$599,999	0	0	0	0	5	0	0	1
\$600,000-\$699,999	0	0	0	0	4	0	0	1
\$700,000-\$799,999	0	0	0	0	6	1	0	0
\$800,000-\$899,999	0	0	0	0	9	0	0	0
\$900,000-\$999,999	0	0	1	1	4	0	0	1
\$1,000,000 & over	0	0	0	0	9	1	0	0
Total Units	1	5	3	9	93	9	3	7
Average Price	270,000	254,900	589,504	368,112	520,481	420,952	260,667	418,949
Volume	270,000	1,275,000	1,769,000	3,313,000	48,405,000	3,789,000	782,000	2,933,000

RENTAL STATS FEBRUARY 2025

ALL AREAS

Average DOM: 55

New Listings: 392

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	21	0	0	0
\$750-\$999	14	0	0	14	42	4	1	1
\$1,000-\$1,249	44	6	0	50	116	5	0	5
\$1,250-\$1,499	9	11	0	20	92	2	2	7
\$1,500-\$1,749	9	36	3	48	82	9	0	5
\$1,750-\$1,999	1	29	12	42	75	3	0	6
\$2,000-\$2,249	0	30	20	50	160	6	0	10
\$2,250-\$2,499	0	8	11	19	64	3	0	4
\$2,500-\$2,749	0	6	18	24	77	2	0	4
\$2,750-\$2,999	0	0	8	8	16	1	0	2
\$3,000 & over	0	1	29	30	71	4	0	5
Total Units	81	127	101	309	816	39	3	49
Average Price	1,097	1,807	2,637	1,892	1,894	1,811	1,133	2,024
Volume	89,000	229,000	266,000	585,000	1,545,000	71,000	3,000	99,000

This chart does not include individual room rentals.

RESIDENTIAL STATISTICS FOR 2025

	January		February		March		April		May		June		Semi-Annual	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Single-family	117	\$50,510,000	126	\$50,208,000										
Condo	12	\$2,969,000	21	\$4,385,000										
Homeplex	0	\$0	1	\$165,000										
Manufactured Home	3	\$607,000	6	\$1,033,000										
Modular Home	1	\$390,000	0	\$0										
New Builder Home	40	\$14,188,000	59	\$23,239,000										
New Patio Home	0	\$0	0	\$0										
New Townhome	0	\$0	1	\$370,000										
Patio Home	4	\$1,130,000	4	\$2,240,000										
Recreational	0	\$0	0	\$0										
Townhome	7	\$2,004,000	13	\$4,263,000										
TOTALS:	184	\$71,798,000	231	\$85,903,000										

	July		August		September		October		November		December		2nd Semi-Annual	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Single-family														
Condo														
Homeplex														
Manufactured Home														
Modular Home														
New Builder Home														
New Patio Home														
New Townhome														
Patio Home														
Recreational														
Townhome														
TOTALS:														

February Year to Date Sales

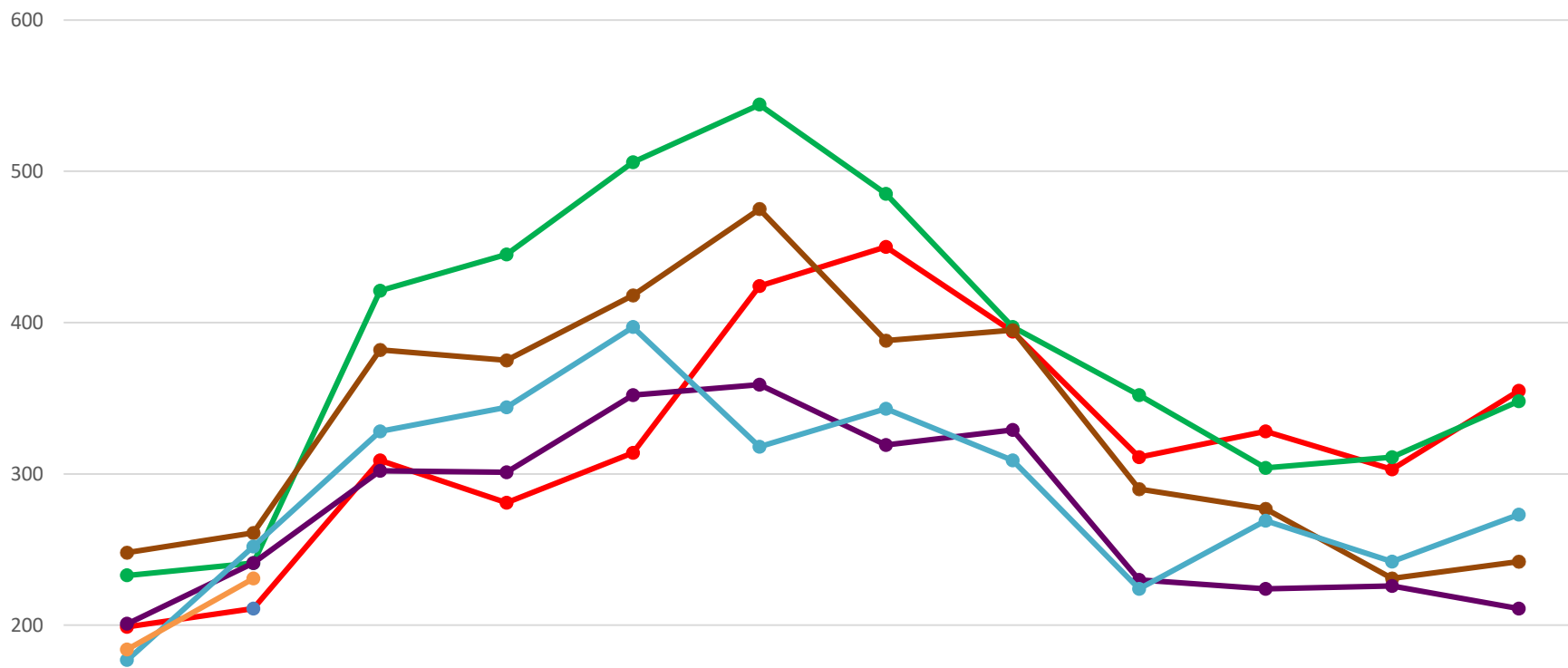
	2025	2024	2023
Year to Date Solds:	415	3,475	3,297
Total \$ Amount:	\$157,701,000	\$1,359,071,280	\$1,256,839,000
Total Average \$ of Home Sales:	\$380,002	\$391,099	\$381,206
# of Active End of Year:		1,211	1,113

RENTAL STATISTICS FOR 2025

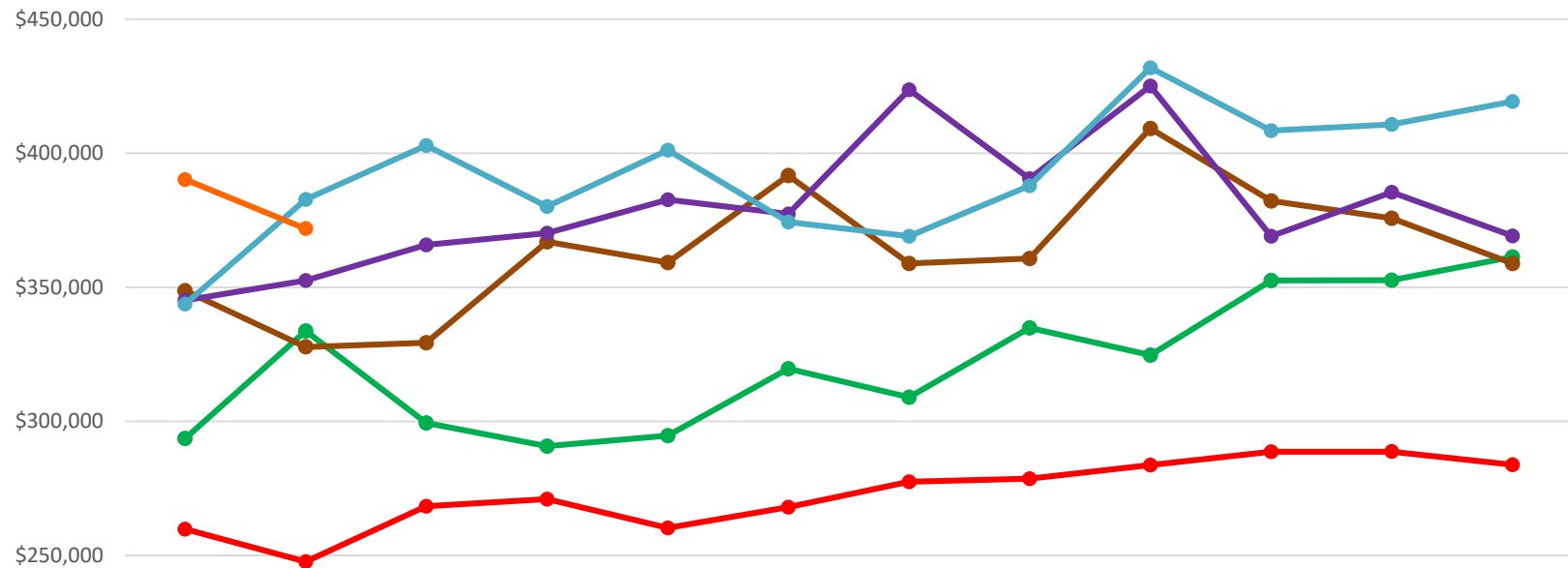
[illegible][illegible]

[illegible]

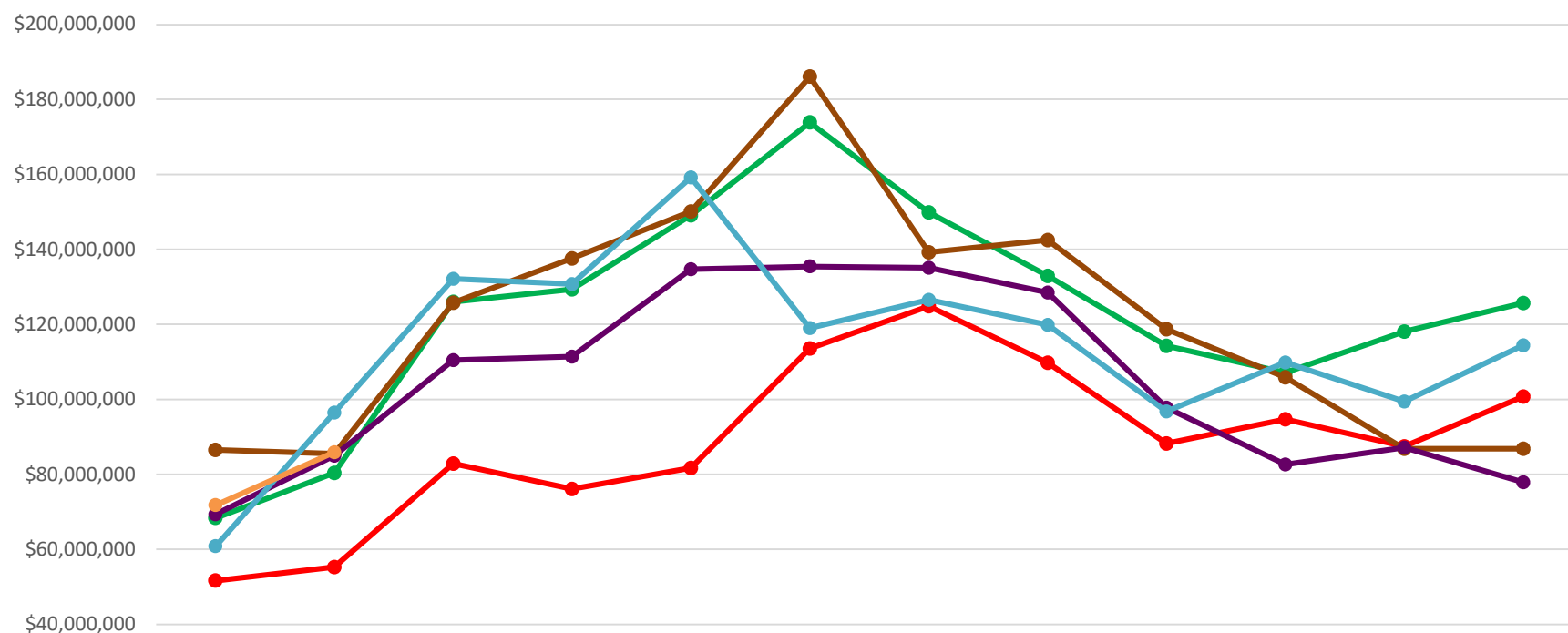
Units Sold

[illegible]

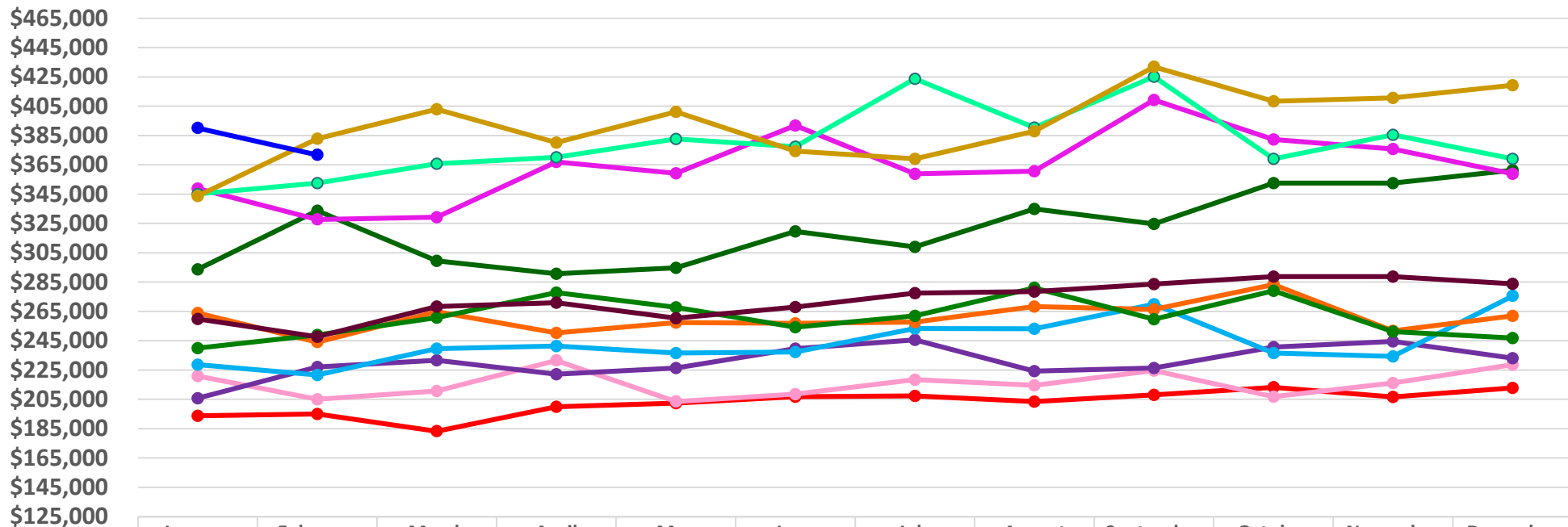
Average Sales Price

[illegible]

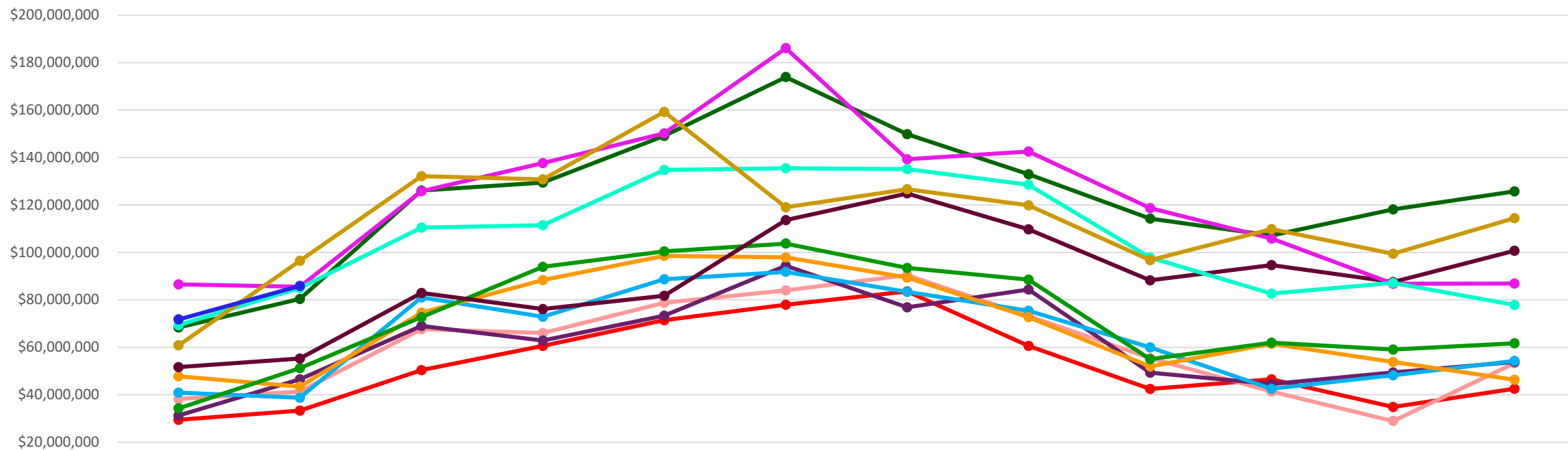
Total Monthly Sales

[illegible]

10 Year Historical Average Monthly Sales

[illegible]

10 Year Total Sales Volume

[illegible]