

College Station-Bryan MSA Housing Report

April 2023

Price Distribution

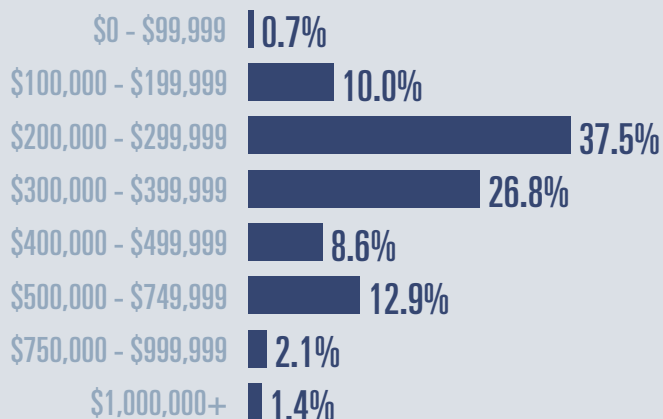


Median price

\$305,000

↑ 4.4%

Compared to April 2022



Active listings

↑ 50.8%

665 in April 2023



Closed sales

↓ 22.4%

287 in April 2023



Days on market

Days on market 62

Days to close 35

Total 97

27 days more than April 2022



Months of inventory

2.2

Compared to 1.2 in April 2022

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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Texas Real Estate Research Center



**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

Bryan Housing Report

April 2023



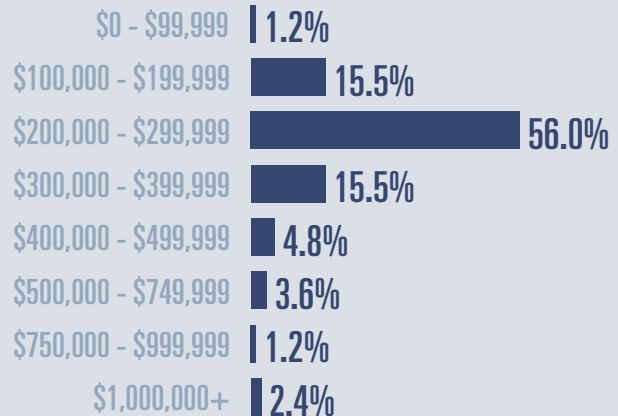
Median price

\$262,500

↓ 1.9%

Compared to April 2022

Price Distribution



Active listings

↑ 33.8%

178 in April 2023



Closed sales

↓ 20.9%

87 in April 2023



Days on market

Days on market 60

Days to close 32

Total 92

11 days more than April 2022



Months of inventory

1.9

Compared to 1.2 in April 2022

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College Station Housing Report

April 2023

Price Distribution

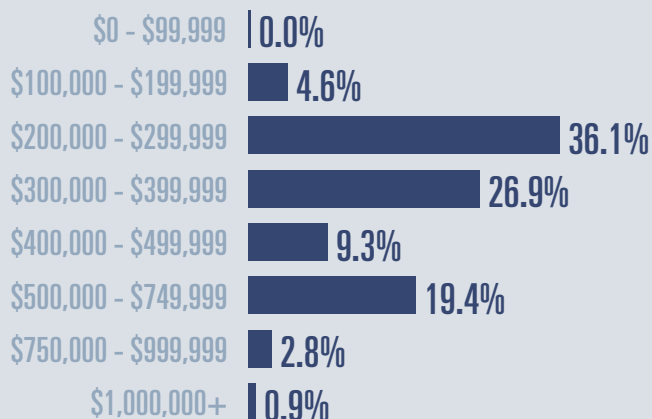


Median price

\$335,000

↑ **9.7%**

Compared to April 2022



Active listings

↑ **16.8%**

181 in April 2023



Closed sales

↓ **37.5%**

110 in April 2023



Days on market

Days on market 38

Days to close 32

Total 70

13 days more than April 2022



Months of inventory

1.4

Compared to 0.9 in April 2022

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BRYAN-COLLEGE STATION REGIONAL
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Brazos County Housing Report

April 2023



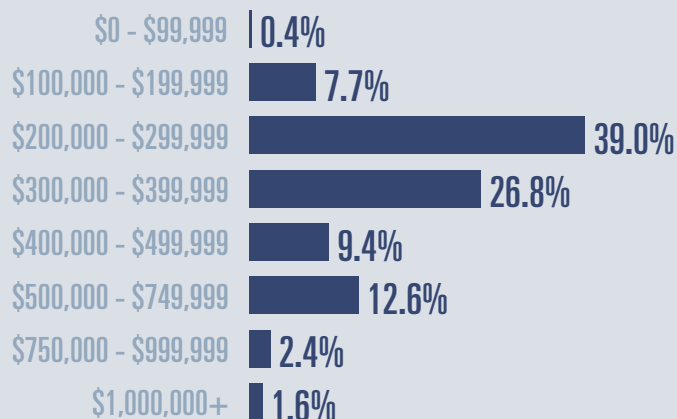
Median price

\$309,113

↑ **3.4%**

Compared to April 2022

Price Distribution



Active listings

↑ **46.2%**

532 in April 2023



Closed sales

↓ **24.5%**

253 in April 2023



Days on market

Days on market 55

Days to close 36

Total 91

24 days more than April 2022



Months of inventory

2.0

Compared to 1.1 in April 2022

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BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®

Burleson County Housing Report

April 2023



Median price

\$289,700

↑ **7.3%**

Compared to April 2022

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	25.0%
\$200,000 - \$299,999	29.2%
\$300,000 - \$399,999	33.3%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	12.5%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **100%**

80 in April 2023



Closed sales

↓ **11.1%**

24 in April 2023



Days on market

Days on market 120

Days to close 32

Total 152

41 days more than April 2022



Months of inventory

3.9

Compared to 2.0 in April 2022

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BRYAN-COLLEGE STATION REGIONAL
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Grimes County Housing Report

April 2023



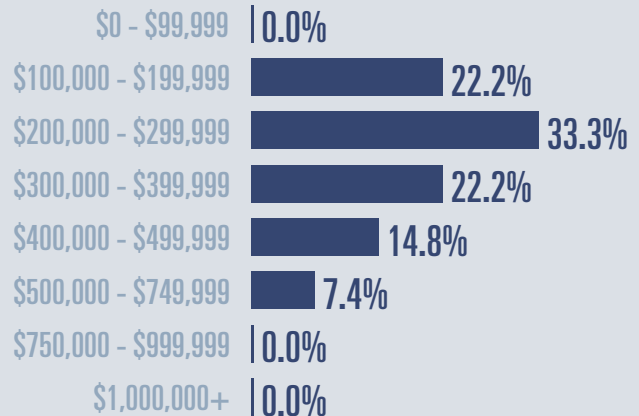
Median price

\$260,685

↑ 0%

Compared to April 2022

Price Distribution



Active listings

↑ 54.2%

111 in April 2023



Closed sales

↑ 12.5%

27 in April 2023



Days on market

Days on market 87

Days to close 57

Total 144

56 days more than April 2022



Months of inventory

4.4

Compared to 2.9 in April 2022

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BRYAN-COLLEGE STATION REGIONAL
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Leon County Housing Report

April 2023



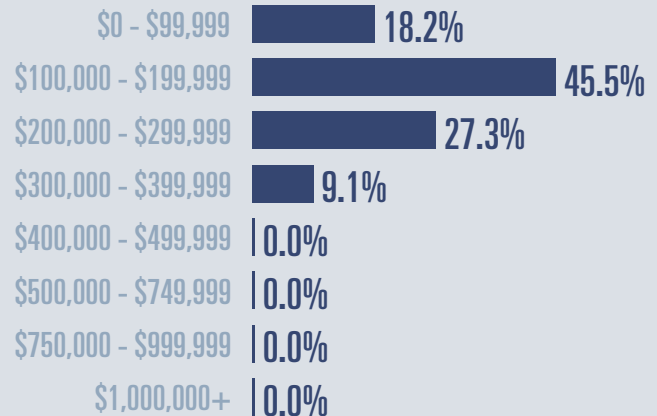
Median price

\$184,000

↓ 34.2%

Compared to April 2022

Price Distribution



Active listings

↑ 93.1%

56 in April 2023



Closed sales

↓ 31.3%

11 in April 2023



Days on market

Days on market 103

Days to close 53

Total 156

88 days more than April 2022



Months of inventory

6.4

Compared to 2.3 in April 2022

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BRYAN-COLLEGE STATION REGIONAL
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Madison County Housing Report

April 2023

Price Distribution

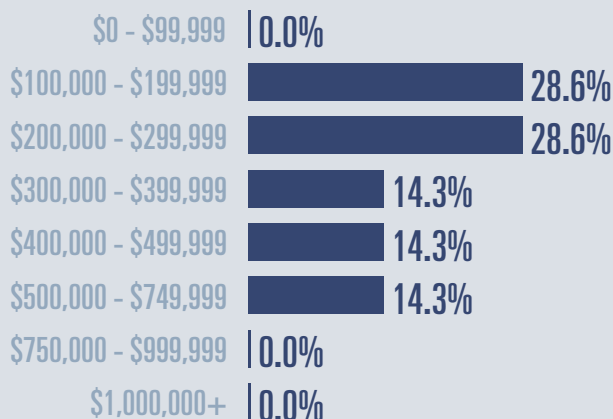


Median price

\$260,000

↑ **67.2%**

Compared to April 2022



Active listings

↑ **236.4%**

37 in April 2023



Closed sales

↑ **75%**

7 in April 2023



Days on market

Days on market 125

Days to close 36

Total 161

74 days more than April 2022



Months of inventory

7.4

Compared to 1.7 in April 2022

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BRYAN-COLLEGE STATION REGIONAL
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Robertson County Housing Report

April 2023



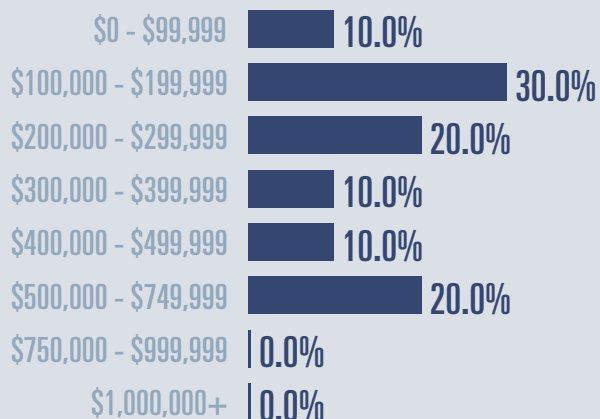
Median price

\$245,000

↑ **21.2%**

Compared to April 2022

Price Distribution



Active listings

↑ **43.2%**

53 in April 2023



Closed sales

↑ **25%**

10 in April 2023



Days on market

Days on market 80

Days to close 29

Total 109

44 days more than April 2022



Months of inventory

5.5

Compared to 3.6 in April 2022

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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**



RESIDENTIAL STATS April 2023

ALL AREAS

Average DOM: 105

New Listings: 476

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	1	0	0	1	0	0	0	0
\$50,000-\$99,999	3	0	0	3	7	1	0	2
\$100,000-\$119,999	1	3	0	4	3	1	0	2
\$120,000-\$139,999	4	1	0	5	12	0	0	0
\$140,000-\$159,999	4	4	0	8	14	3	0	1
\$160,000-\$179,999	4	4	0	8	21	4	1	2
\$180,000-\$199,999	1	7	0	8	17	3	0	2
\$200,000-\$219,999	6	9	1	16	29	9	1	1
\$220,000-\$239,999	4	10	0	14	31	27	2	2
\$240,000-\$259,999	0	22	2	24	33	20	5	6
\$260,000-\$279,999	0	22	6	28	35	24	3	9
\$280,000-\$299,999	1	16	7	24	54	30	4	15
\$300,000-\$349,999	2	31	15	48	84	46	2	19
\$350,000-\$399,999	1	8	19	28	94	33	1	6
\$400,000-\$499,999	1	11	19	31	91	29	1	6
\$500,000-\$599,999	0	4	16	20	70	22	0	2
\$600,000-\$699,999	0	0	10	10	68	14	3	8
\$700,000-\$799,999	0	1	6	7	35	6	0	5
\$800,000-\$899,999	0	1	2	3	32	4	1	2
\$900,000-\$999,999	0	2	2	4	38	3	1	4
\$1,000,000 & over	0	1	6	7	74	10	4	10
Total Units	33	157	111	301	842	289	29	104
Average Price	187,273	305,430	516,161	370,188	582,496	399,089	486,852	551,723
Volume	6,180,000	47,953,000	57,294,000	111,426,000	490,461,000	115,337,000	14,119,000	57,379,000



RESIDENTIAL STATS April 2023

BRAZOS

Average DOM: 92

New Listings: 350

Sold Listings								
Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	1	0	0	1	0	0	0	0
\$50,000-\$99,999	0	0	0	0	0	0	0	0
\$100,000-\$119,999	1	1	0	2	1	0	0	1
\$120,000-\$139,999	4	0	0	4	1	0	0	0
\$140,000-\$159,999	3	2	0	5	3	1	0	1
\$160,000-\$179,999	3	2	0	5	6	0	0	1
\$180,000-\$199,999	0	3	0	3	6	2	0	0
\$200,000-\$219,999	5	8	0	13	15	7	0	0
\$220,000-\$239,999	2	8	0	10	16	22	0	1
\$240,000-\$259,999	0	18	2	20	17	14	0	5
\$260,000-\$279,999	0	16	5	21	9	21	0	4
\$280,000-\$299,999	1	16	5	22	32	23	0	14
\$300,000-\$349,999	0	24	13	37	48	41	1	17
\$350,000-\$399,999	0	6	15	21	76	25	1	5
\$400,000-\$499,999	1	9	15	25	61	25	1	2
\$500,000-\$599,999	0	2	14	16	49	18	0	1
\$600,000-\$699,999	0	0	10	10	38	10	1	3
\$700,000-\$799,999	0	1	5	6	23	4	0	4
\$800,000-\$899,999	0	1	2	3	19	2	1	2
\$900,000-\$999,999	0	1	1	2	21	3	0	3
\$1,000,000 & over	0	0	4	4	34	7	3	4
Total Units	21	118	91	230	475	225	8	68
Average Price	182,048	305,066	506,222	373,421	550,250	394,904	754,488	447,867
Volume	3,823,000	35,998,000	46,066,000	85,887,000	261,369,000	88,853,000	6,036,000	30,455,000



RESIDENTIAL STATS April 2023

BURLESON

Average DOM: 175

New Listings: 29

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	2	0	0	0
\$100,000-\$119,999	0	0	0	0	0	0	0	1
\$120,000-\$139,999	0	0	0	0	2	0	0	0
\$140,000-\$159,999	1	1	0	2	3	1	0	0
\$160,000-\$179,999	0	0	0	0	3	2	1	0
\$180,000-\$199,999	0	1	0	1	1	0	0	1
\$200,000-\$219,999	1	1	0	2	4	1	0	0
\$220,000-\$239,999	0	0	0	0	5	2	0	0
\$240,000-\$259,999	0	1	0	1	3	0	0	0
\$260,000-\$279,999	0	3	1	4	5	1	0	1
\$280,000-\$299,999	0	0	1	1	11	5	0	0
\$300,000-\$349,999	0	4	2	6	3	0	0	0
\$350,000-\$399,999	0	0	1	1	0	1	0	0
\$400,000-\$499,999	0	0	0	0	4	0	0	1
\$500,000-\$599,999	0	1	0	1	2	1	0	0
\$600,000-\$699,999	0	0	0	0	2	0	1	1
\$700,000-\$799,999	0	0	0	0	0	1	0	0
\$800,000-\$899,999	0	0	0	0	2	1	0	0
\$900,000-\$999,999	0	0	1	1	3	0	0	0
\$1,000,000 & over	0	0	0	0	9	0	0	3
Total Units	3	12	6	21	64	16	2	8
Average Price	145,000	288,789	422,789	306,534	510,966	337,900	409,950	812,113
Volume	435,000	3,465,000	2,537,000	6,437,000	32,702,000	5,406,000	820,000	6,497,000



RESIDENTIAL STATS April 2023

GRIMES

Average DOM: 191

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	0	0	0	1
\$100,000-\$119,999	0	1	0	1	2	0	0	0
\$120,000-\$139,999	0	0	0	0	0	0	0	0
\$140,000-\$159,999	0	0	0	0	1	0	0	0
\$160,000-\$179,999	0	0	0	0	2	0	0	0
\$180,000-\$199,999	0	0	0	0	2	0	0	0
\$200,000-\$219,999	0	0	1	1	2	0	1	0
\$220,000-\$239,999	1	0	0	1	3	3	2	0
\$240,000-\$259,999	0	1	0	1	6	3	4	1
\$260,000-\$279,999	0	0	0	0	10	0	0	1
\$280,000-\$299,999	0	0	0	0	3	0	0	1
\$300,000-\$349,999	0	0	0	0	5	1	0	0
\$350,000-\$399,999	1	0	0	1	6	3	0	0
\$400,000-\$499,999	0	1	2	3	10	1	0	0
\$500,000-\$599,999	0	0	2	2	6	0	0	0
\$600,000-\$699,999	0	0	0	0	11	1	0	2
\$700,000-\$799,999	0	0	0	0	1	0	0	0
\$800,000-\$899,999	0	0	0	0	3	1	0	0
\$900,000-\$999,999	0	1	0	1	2	0	0	1
\$1,000,000 & over	0	0	1	1	8	0	0	1
Total Units	2	4	6	12	83	13	7	8
Average Price	293,000	446,226	644,333	519,742	577,927	368,592	240,101	659,875
Volume	586,000	1,785,000	3,866,000	6,237,000	47,968,000	4,792,000	1,681,000	5,279,000



RESIDENTIAL STATS April 2023

LEON

Average DOM: 149

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	2	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	0	0	0
\$160,000-\$179,999	1	0	0	1	3	0	0	1
\$180,000-\$199,999	1	1	0	2	1	0	0	0
\$200,000-\$219,999	0	0	0	0	3	0	0	0
\$220,000-\$239,999	0	0	0	0	3	0	0	0
\$240,000-\$259,999	0	0	0	0	0	1	0	0
\$260,000-\$279,999	0	1	0	1	3	0	0	1
\$280,000-\$299,999	0	0	1	1	2	0	0	0
\$300,000-\$349,999	0	0	0	0	3	0	0	0
\$350,000-\$399,999	0	1	0	1	0	0	0	1
\$400,000-\$499,999	0	0	0	0	3	0	0	0
\$500,000-\$599,999	0	1	0	1	2	0	0	1
\$600,000-\$699,999	0	0	0	0	2	0	0	0
\$700,000-\$799,999	0	0	0	0	1	0	0	0
\$800,000-\$899,999	0	0	0	0	0	0	0	0
\$900,000-\$999,999	0	0	0	0	0	0	0	0
\$1,000,000 & over	0	0	0	0	0	0	0	0
Total Units	2	4	1	7	31	1	0	4
Average Price	177,000	333,725	290,000	282,700	303,541	249,000	0	332,222
Volume	354,000	1,335,000	290,000	1,979,000	9,410,000	249,000	0	1,329,000



RESIDENTIAL STATS April 2023

MADISON

Average DOM: 190

New Listings: 12

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	0	1	0	0
\$120,000-\$139,999	0	1	0	1	1	0	0	0
\$140,000-\$159,999	0	1	0	1	0	0	0	0
\$160,000-\$179,999	0	0	0	0	2	0	0	0
\$180,000-\$199,999	0	0	0	0	3	0	0	1
\$200,000-\$219,999	0	0	0	0	0	0	0	0
\$220,000-\$239,999	1	0	0	1	2	0	0	0
\$240,000-\$259,999	0	0	0	0	1	0	0	0
\$260,000-\$279,999	0	1	0	1	0	0	0	0
\$280,000-\$299,999	0	0	0	0	1	1	0	0
\$300,000-\$349,999	1	0	0	1	0	0	0	0
\$350,000-\$399,999	0	0	0	0	4	0	0	0
\$400,000-\$499,999	0	0	0	0	3	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	2	0	0	0
\$1,000,000 & over	0	0	0	0	3	0	0	0
Total Units	2	3	0	5	25	2	0	1
Average Price	275,000	176,667	0	216,000	821,065	204,500	0	199,900
Volume	550,000	530,000	0	1,080,000	20,527,000	409,000	0	200,000



RESIDENTIAL STATS April 2023

ROBERTSON

Average DOM: 102

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	1	0	0	1	3	1	0	1
\$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	4	1	0	0
\$160,000-\$179,999	0	2	0	2	3	2	0	0
\$180,000-\$199,999	0	1	0	1	3	1	0	0
\$200,000-\$219,999	0	0	0	0	3	0	0	1
\$220,000-\$239,999	0	0	0	0	0	0	0	1
\$240,000-\$259,999	0	2	0	2	3	2	0	0
\$260,000-\$279,999	0	0	0	0	2	1	1	0
\$280,000-\$299,999	0	0	0	0	0	0	1	0
\$300,000-\$349,999	0	1	0	1	4	2	0	0
\$350,000-\$399,999	0	0	0	0	3	3	0	0
\$400,000-\$499,999	0	0	0	0	1	0	0	0
\$500,000-\$599,999	0	0	0	0	5	1	0	0
\$600,000-\$699,999	0	0	0	0	5	2	0	0
\$700,000-\$799,999	0	0	0	0	0	0	0	0
\$800,000-\$899,999	0	0	0	0	2	0	0	0
\$900,000-\$999,999	0	0	0	0	2	0	0	0
\$1,000,000 & over	0	0	0	0	2	1	0	0
Total Units	1	6	0	7	47	17	2	3
Average Price	72,000	221,140	0	199,834	419,109	388,641	282,400	176,467
Volume	72,000	1,327,000	0	1,399,000	19,698,000	6,607,000	565,000	529,000



RENTAL STATS April 2023

ALL AREAS

Average DOM: 48

New Listings: 377

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	20	0	1	2
\$750-\$999	20	0	1	21	74	4	0	7
\$1,000-\$1,249	36	6	0	42	52	4	0	7
\$1,250-\$1,499	13	19	3	35	29	0	0	4
\$1,500-\$1,749	5	28	5	38	59	4	1	10
\$1,750-\$1,999	2	28	9	39	61	12	0	8
\$2,000-\$2,249	1	24	23	48	109	13	1	4
\$2,250-\$2,499	0	5	10	15	56	4	0	11
\$2,500-\$2,749	0	3	15	18	34	1	0	5
\$2,750-\$2,999	0	1	7	8	12	1	0	4
\$3,000 & over	0	0	8	8	28	2	2	4
Total Units	81	114	81	276	534	45	5	66
Average Price	1,100	1,746	2,317	1,724	1,778	1,871	2,269	1,849
Volume	89,000	199,000	188,000	476,000	949,000	84,000	11,000	122,000

This chart does not include individual room rentals.

RESIDENTIAL STATISTICS FOR 2023														
	January		February		March		April		May		June		Semi-Annual	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Single-family	109	\$39,302,000	131	\$49,724,000	173	\$68,125,000	186	\$73,889,000						
Condo	22	\$4,576,000	21	\$4,047,000	29	\$5,756,000	17	\$3,738,000						
Homeplex	1	\$156,000	0	\$0	0	\$0	1	\$149,000						
Manufactured Home	7	\$1,540,000	10	\$1,654,000	7	\$1,806,000	10	\$1,852,000						
Modular Home	0	\$0	0	\$0	1	\$135,000	0	\$0						
New Builder Home	47	\$19,289,000	69	\$25,644,000	70	\$28,699,000	66	\$25,697,000						
New Patio Home	0	\$0	1	\$601,000	0	\$0	0	\$0						
New Townhome	1	\$395,000	3	\$1,025,000	2	\$652,000	0	\$0						
Patio Home	0	\$0	0	\$0	0	\$0	4	\$1,607,000						
Recreational	2	\$384,000	2	\$963,000	2	\$409,000	0	\$0						
Townhome	12	\$3,737,000	4	\$1,307,000	18	\$4,886,000	17	\$4,494,000						
TOTALS:	201	\$69,379,000	241	\$84,965,000	302	\$110,468,000	301	\$111,426,000						
	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:														

April Year to Date Sales			
	2023	2022	2021
Year to Date Solds:	1,045	3,982	4,611
Total \$ Amount:	\$376,238,000	\$1,451,549,000	\$1,475,262,000
Total Average \$ of Home Sales:	\$360,036	\$364,527	\$319,944
# of Active End of Year:		915	434

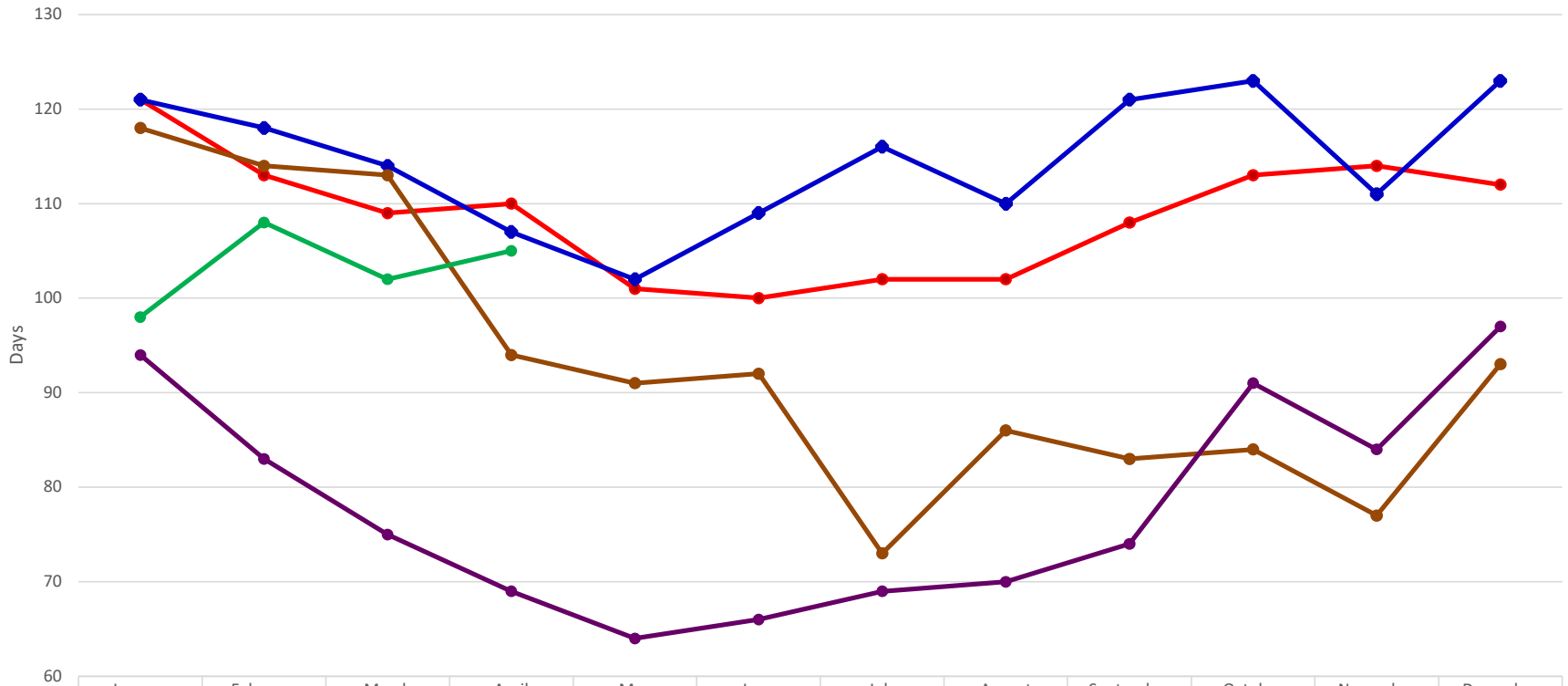
RENTAL STATISTICS FOR 2023

	January		February		March		April		May		June		Semi-Annual	
	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount	#	Amount
Single Family	121	\$259,000	147	\$306,000	161	\$320,000	147	\$294,000						
Apartment	11	\$12,000	6	\$6,000	9	\$8,000	7	\$7,000						
Condo	13	\$16,000	23	\$33,000	18	\$23,000	22	\$27,000						
Duplex	31	\$47,000	50	\$65,000	36	\$43,000	43	\$54,000						
Fourplex	15	\$14,000	16	\$13,000	19	\$16,000	13	\$12,000						
Liveable Home Outside City	0	\$0	1	\$2,000	0	\$0	2	\$4,000						
Manufactured Home with Land	0	\$0	0	\$0	0	\$0	2	\$3,000						
Mobile Home	1	\$1,000	0	\$0	0	\$0	0	\$0						
Other	1	\$0	2	\$2,000	1	\$1,000	0	\$0						
Patio Home	1	\$2,000	1	\$1,000	1	\$3,000	1	\$2,000						
Townhome	23	\$43,000	33	\$69,000	37	\$67,000	39	\$73,000						
TOTALS:	217	\$394,000	279	\$497,000	282	\$481,000	276	\$476,000						

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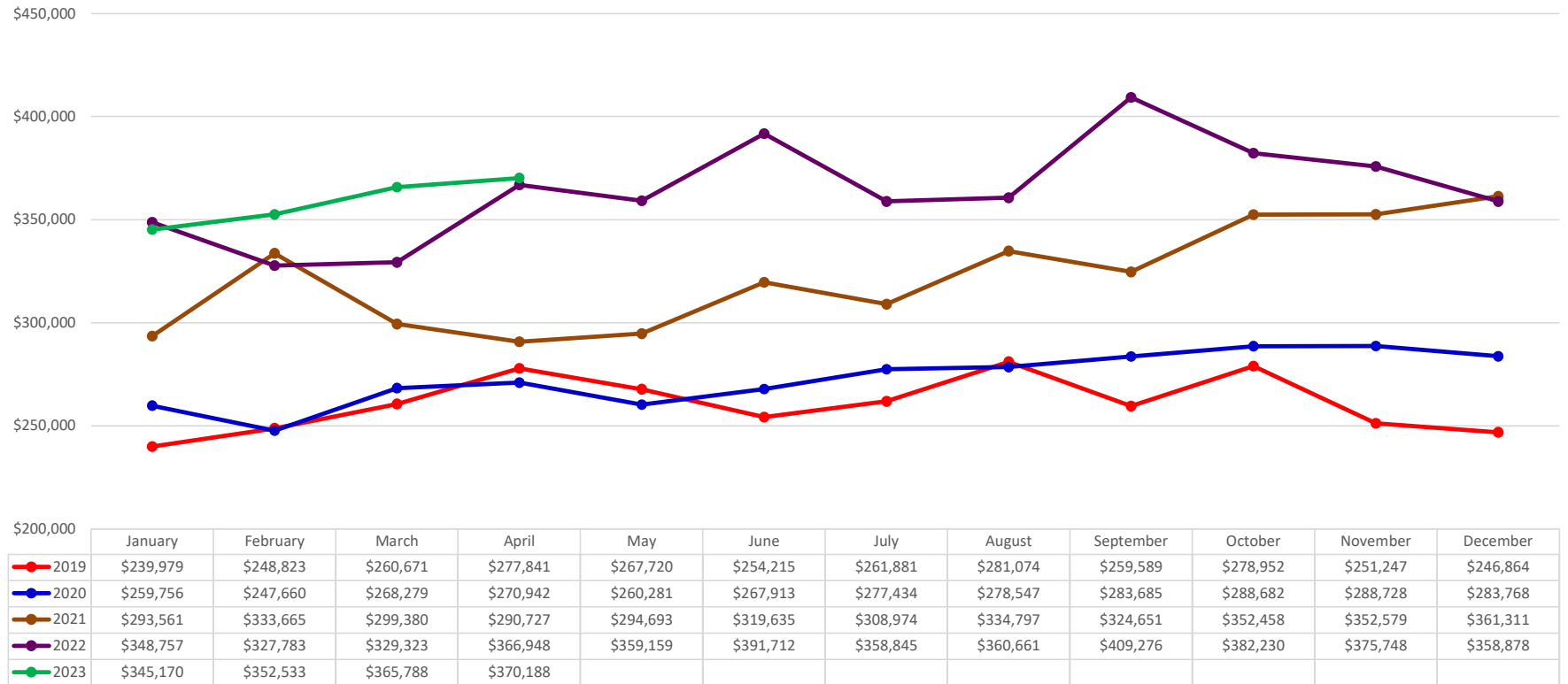
Average DOM



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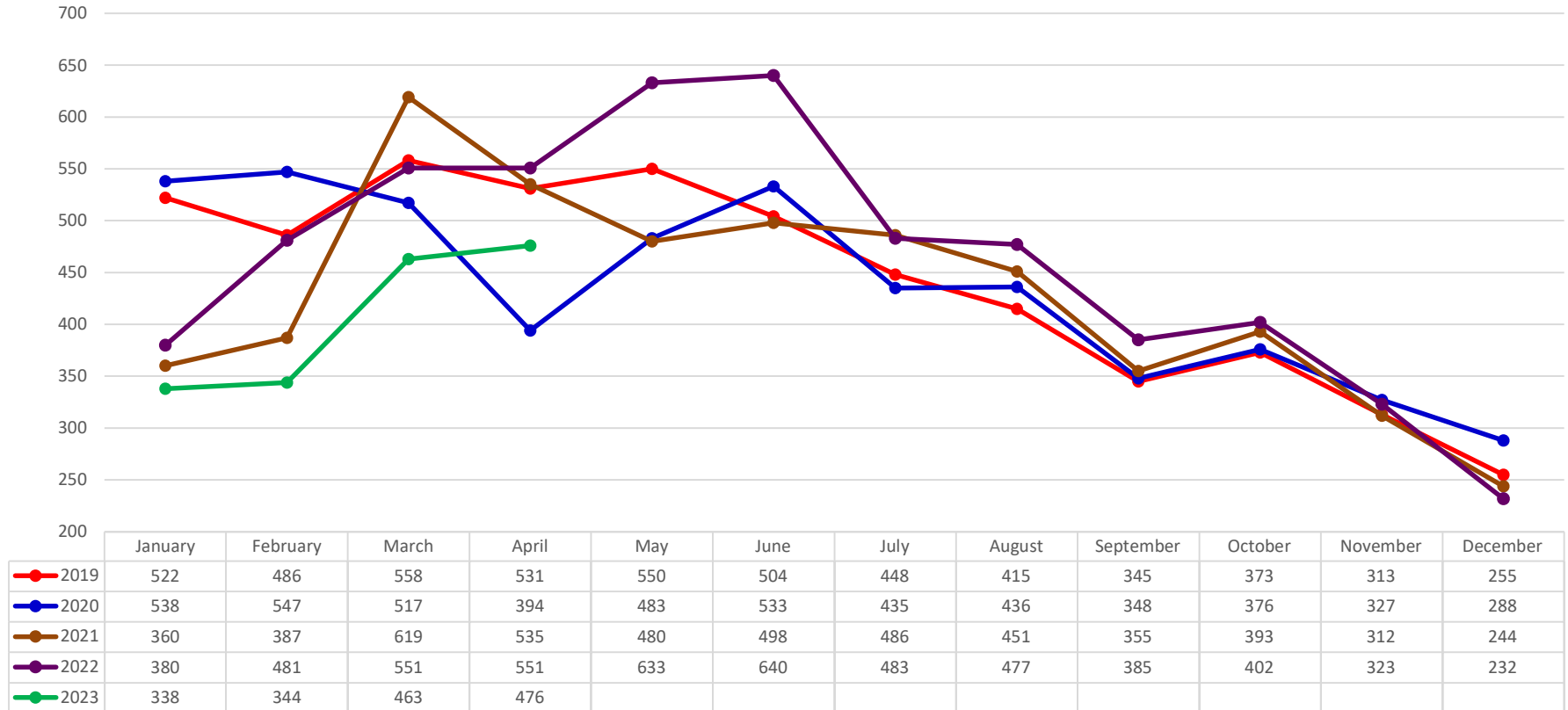
Average Sales Price



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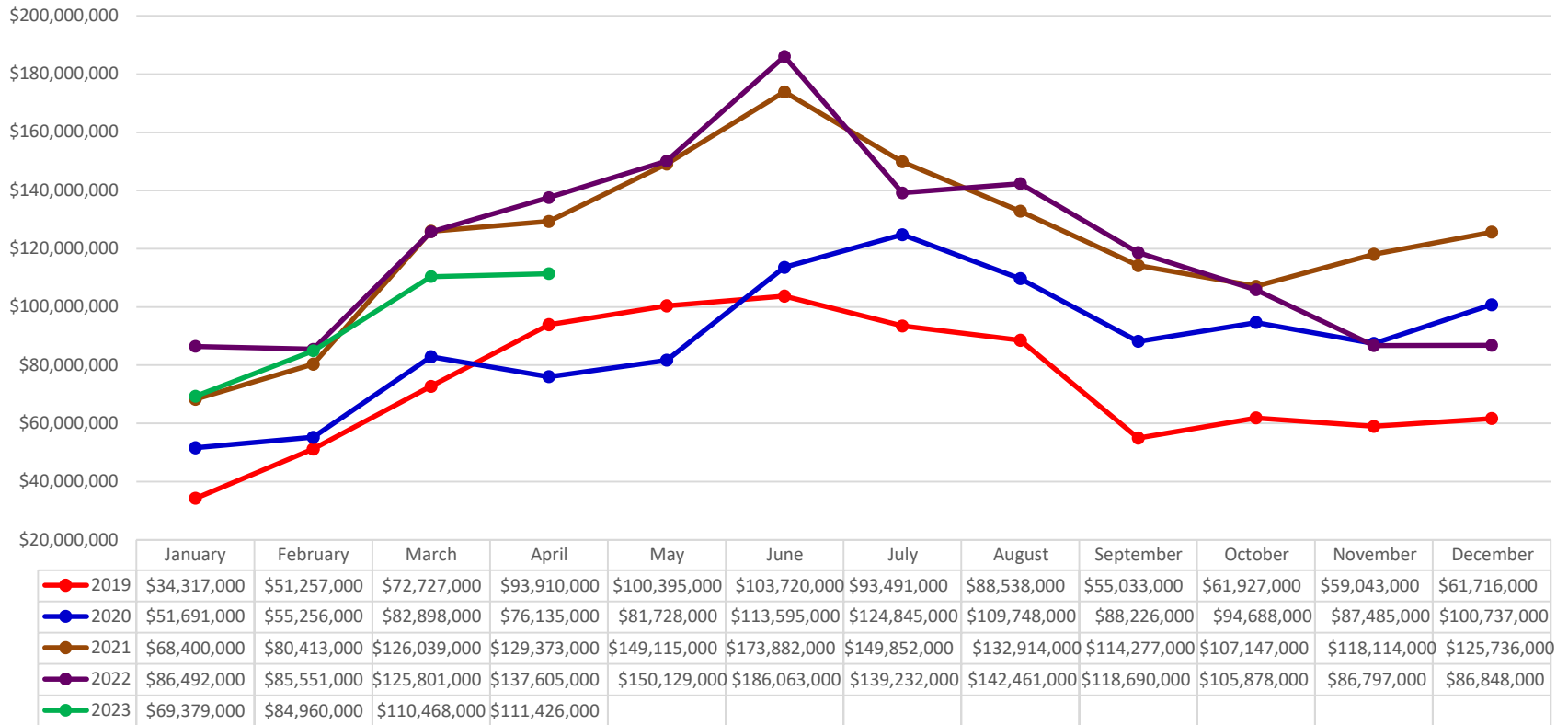
New Listings



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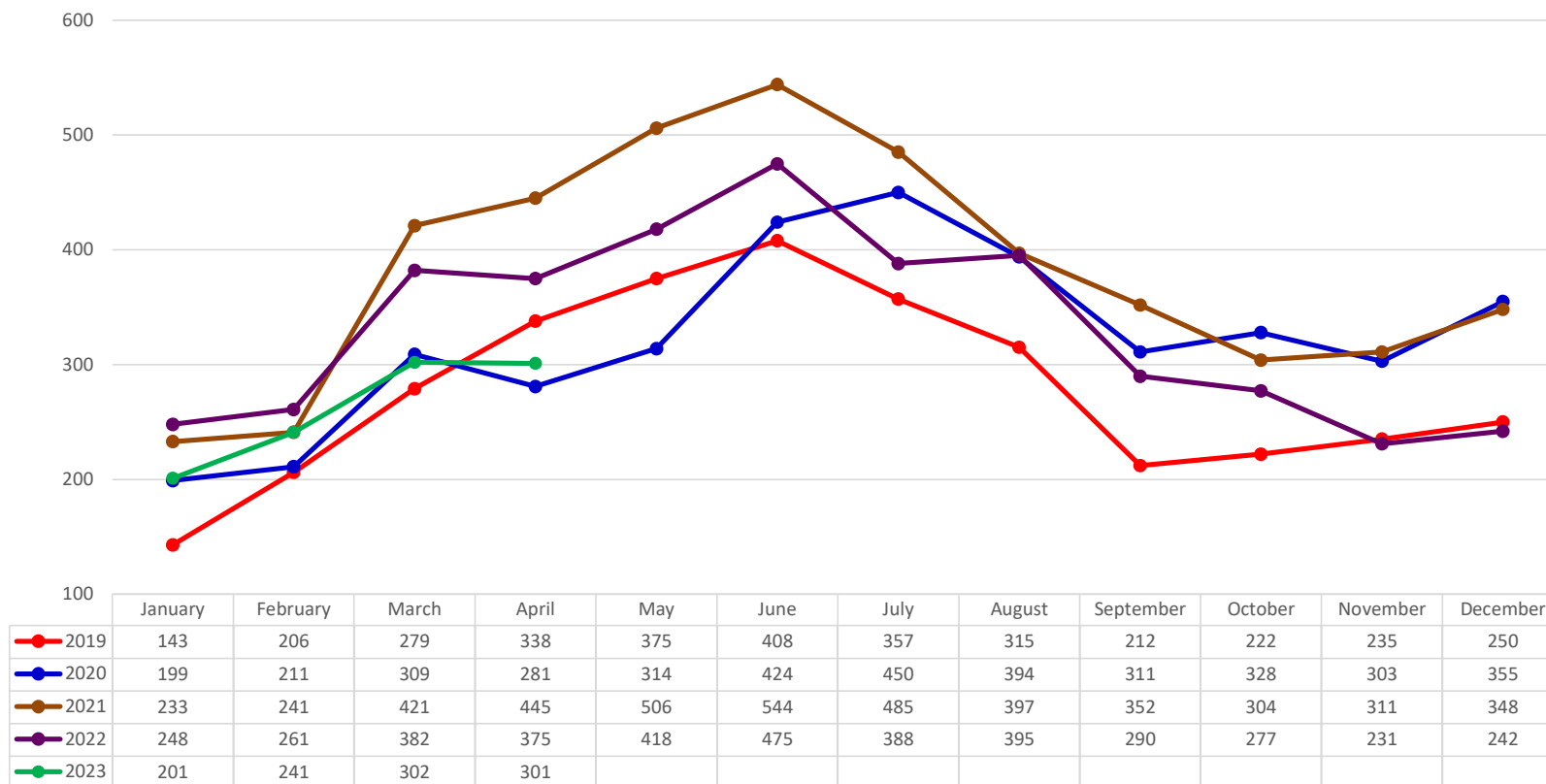
Total Monthly Sales



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Units Sold



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