

College Station-Bryan MSA Housing Report

February 2023



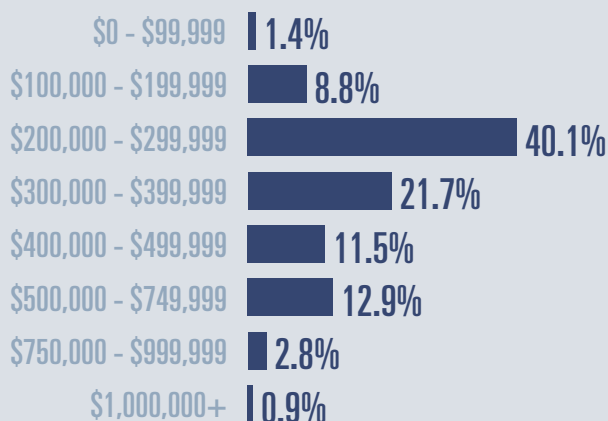
Median price

\$299,950

↑ 15%

Compared to February 2022

Price Distribution



Active listings

↑ 65.9%

682 in February 2023



Closed sales

↓ 14.2%

223 in February 2023



Days on market

Days on market 70

Days to close 41

Total 111

21 days more than February 2022



Months of inventory

2.2

Compared to 1.1 in February 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

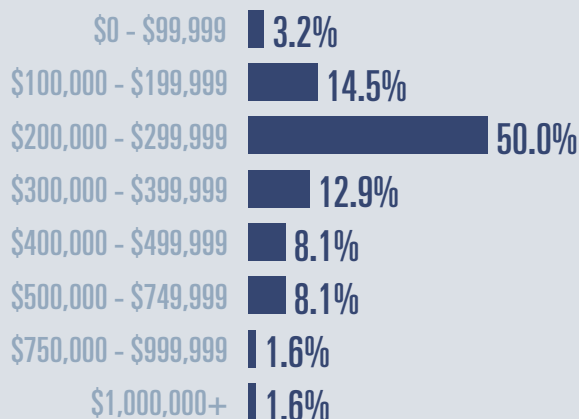
February 2023

Price Distribution

 Median price
\$255,600

 **6%**

Compared to February 2022



Active listings

 **48%**

188 in February 2023



Closed sales

 **25.3%**

65 in February 2023



Days on market

Days on market 78

Days to close 30

Total 108

3 days less than February 2022



Months of inventory

1.9

Compared to 1.2 in February 2022

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**BRYAN-COLLEGE STATION REGIONAL
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College Station Housing Report

February 2023



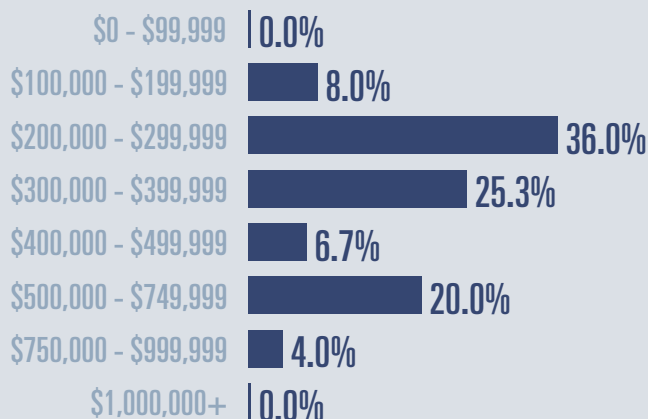
Median price

\$315,000

↑ 12.1%

Compared to February 2022

Price Distribution



Active listings

↑ 30.9%

182 in February 2023



Closed sales

↓ 26.2%

76 in February 2023



Days on market

Days on market 39

Days to close 33

Total 72

8 days more than February 2022



Months of inventory

1.4

Compared to 0.8 in February 2022

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**BRYAN-COLLEGE STATION REGIONAL
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Brazos County Housing Report

February 2023



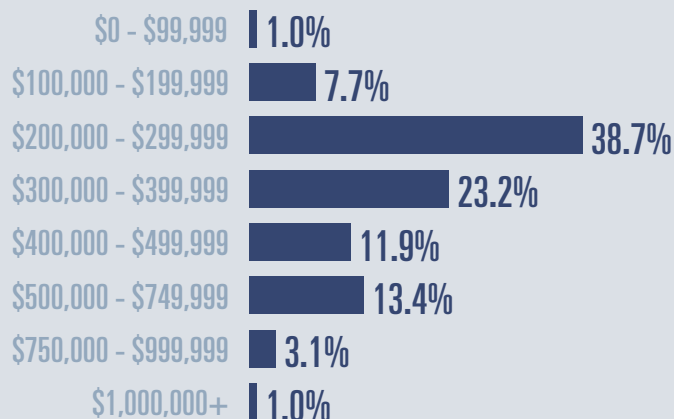
Median price

\$306,585

↑ **14.6%**

Compared to February 2022

Price Distribution



Active listings

↑ **59.6%**

538 in February 2023



Closed sales

↓ **10.7%**

200 in February 2023



Days on market

Days on market 70

Days to close 42

Total 112

24 days more than February 2022



Months of inventory

1.9

Compared to 1.0 in February 2022

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BRYAN-COLLEGE STATION REGIONAL
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Burleson County Housing Report

February 2023



Median price

\$270,000

↑ 11.5%

Compared to February 2022

Price Distribution

\$0 - \$99,999	5.9%
\$100,000 - \$199,999	11.8%
\$200,000 - \$299,999	64.7%
\$300,000 - \$399,999	11.8%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	5.9%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 120.5%

86 in February 2023



Closed sales

↓ 39.3%

17 in February 2023



Days on market

Days on market 86

Days to close 35

Total 121

7 days more than February 2022



Months of inventory

4.1

Compared to 2.0 in February 2022

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**BRYAN-COLLEGE STATION REGIONAL
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Grimes County Housing Report

February 2023



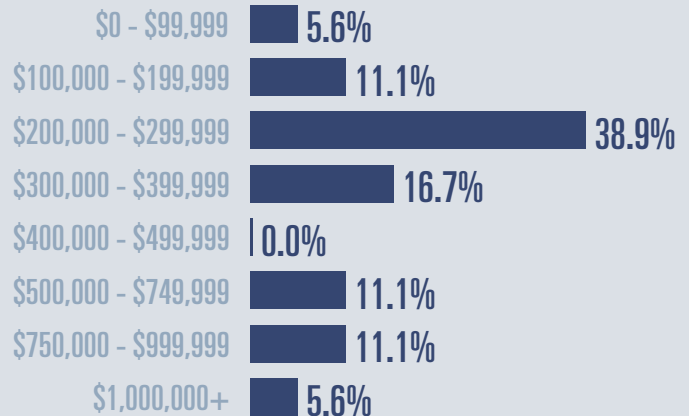
Median price

\$265,703

↑ 1.7%

Compared to February 2022

Price Distribution



Active listings

↑ 120.7%

128 in February 2023



Closed sales

↓ 43.8%

18 in February 2023



Days on market

Days on market 67

Days to close 46

Total 113

8 days more than February 2022



Months of inventory

5.0

Compared to 2.3 in February 2022

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**BRYAN-COLLEGE STATION REGIONAL
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Leon County Housing Report

February 2023



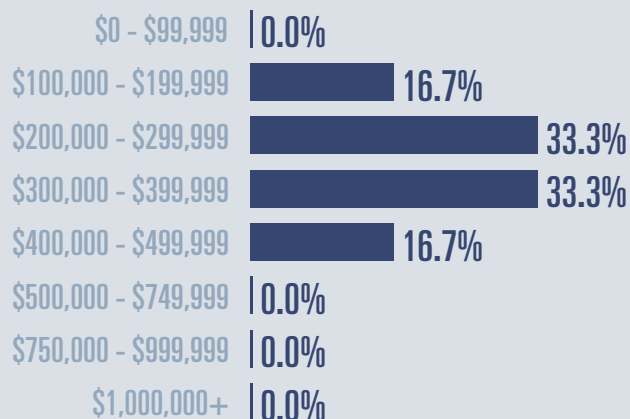
Median price

\$295,000

↓ 37.9%

Compared to February 2022

Price Distribution



Active listings

↑ 126.1%

52 in February 2023



Closed sales

↑ 20%

6 in February 2023



Days on market

Days on market 80

Days to close 37

Total 117

54 days more than February 2022



Months of inventory

5.6

Compared to 1.9 in February 2022

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Madison County Housing Report

February 2023



Median price

\$110,000

↓ **44.2%**

Compared to February 2022

Price Distribution

\$0 - \$99,999	42.9%
\$100,000 - \$199,999	28.6%
\$200,000 - \$299,999	28.6%
\$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

↑ **237.5%**

27 in February 2023



Closed sales

↑ **40%**

7 in February 2023



Days on market

Days on market 68

Days to close 39

Total 107

66 days more than February 2022



Months of inventory

6.2

Compared to 1.2 in February 2022

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**BRYAN-COLLEGE STATION REGIONAL
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Robertson County Housing Report

February 2023



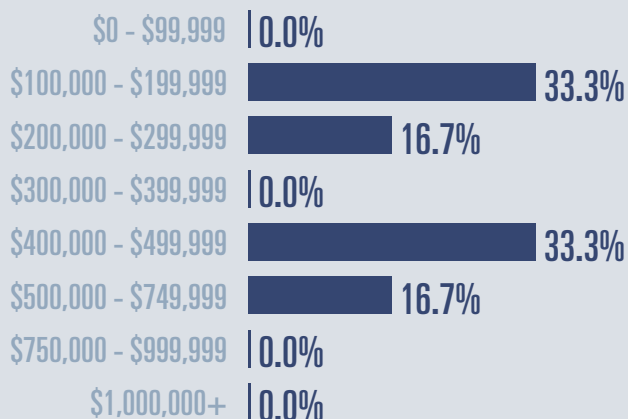
Median price

\$313,750

↑ 47.7%

Compared to February 2022

Price Distribution



Active listings

↑ 65.7%

58 in February 2023



Closed sales

↓ 25%

6 in February 2023



Days on market

Days on market 37

Days to close 37

Total 74

13 days less than February 2022



Months of inventory

6.2

Compared to 3.3 in February 2022

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

RESIDENTIAL STATISTICS FOR 2023

[illegible][illegible]

February Year to Date Sales	
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
17	100
18	100
19	100
20	100
21	100
22	100
23	100
24	100
25	100
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89	100
90	100
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92	100
93	100
94	100
95	100
96	100
97	100
98	100
99	100
100	100

	2023	2022	2021
Year to Date Solds:	442	3,982	4,611
Total \$ Amount:	\$154,344,000	\$1,451,549,000	\$1,475,262,000
Total Average \$ of Home Sales:	\$349,194	\$364,527	\$319,944
# of Active End of Year:		915	434

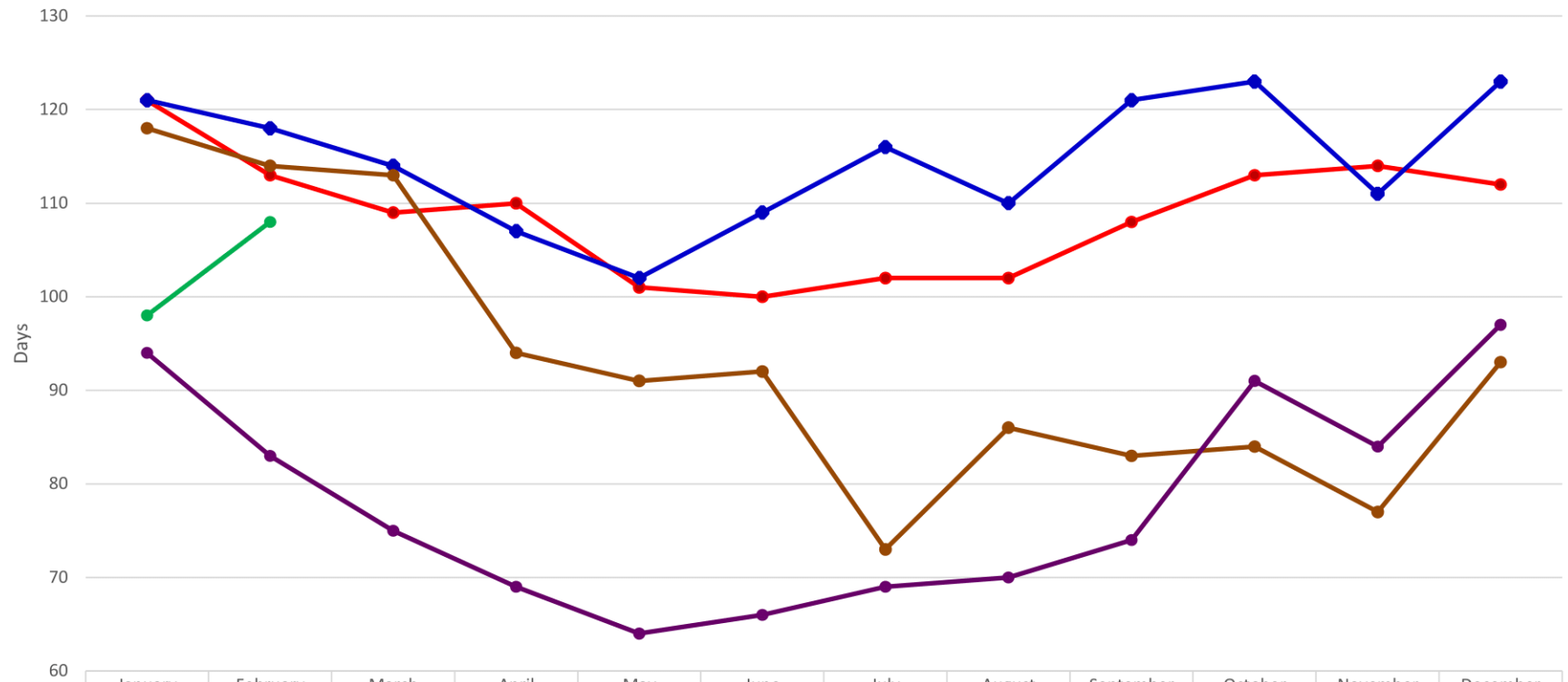
RENTAL STATISTICS FOR 2023

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2023 RES Annual Sales by Price Range

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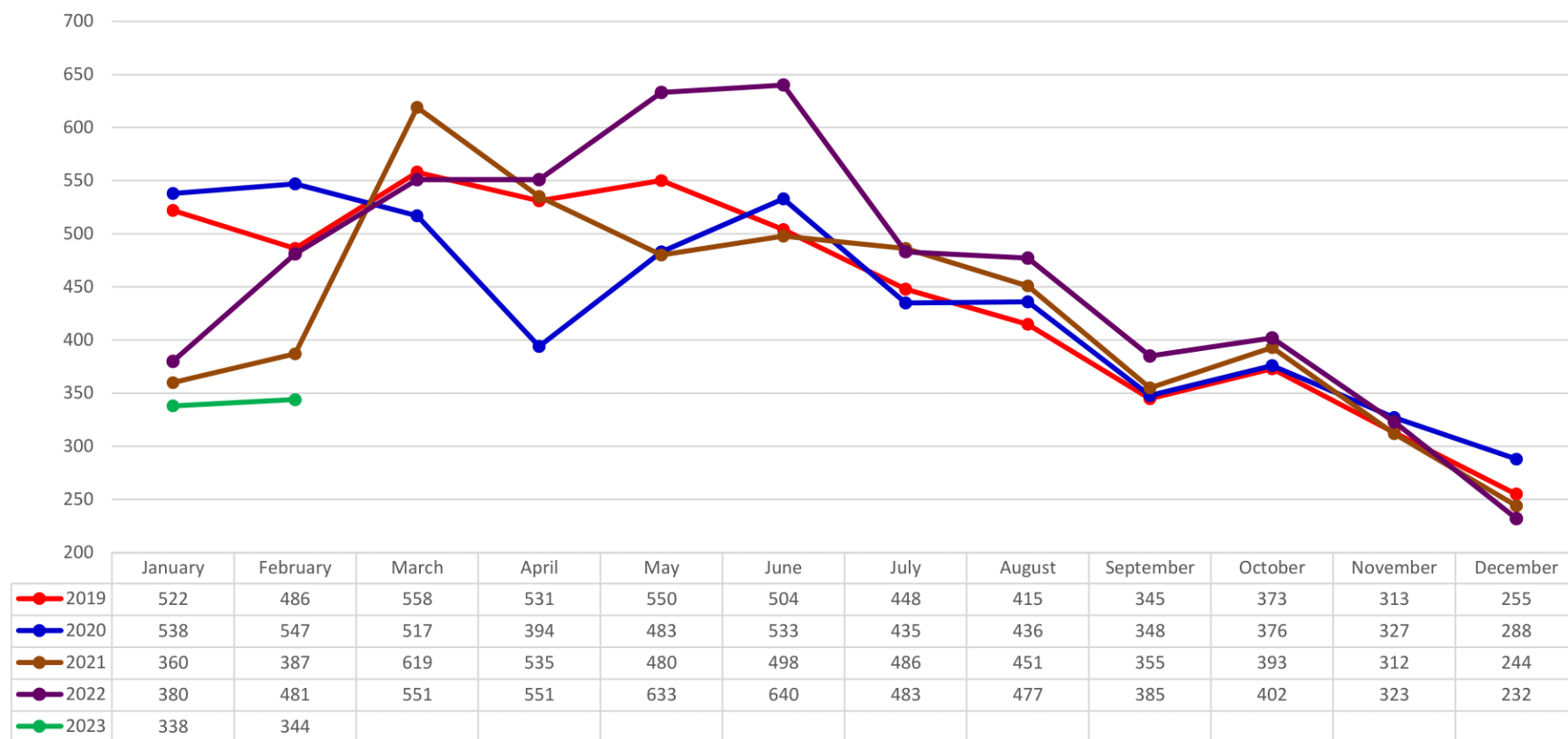
Average DOM



	January	February	March	April	May	June	July	August	September	October	November	December
2019	121	113	109	110	101	100	102	102	108	113	114	112
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										

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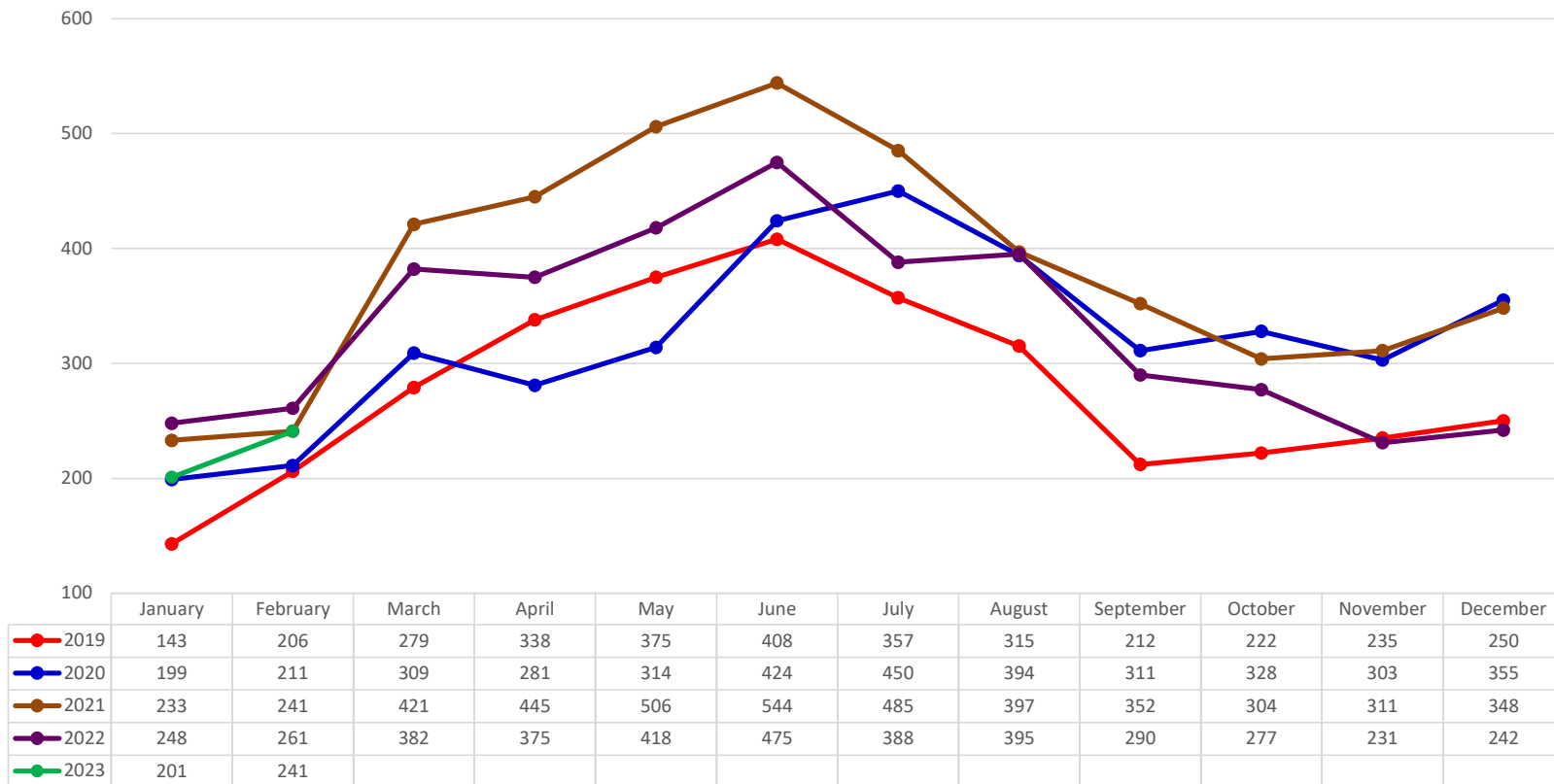
New Listings



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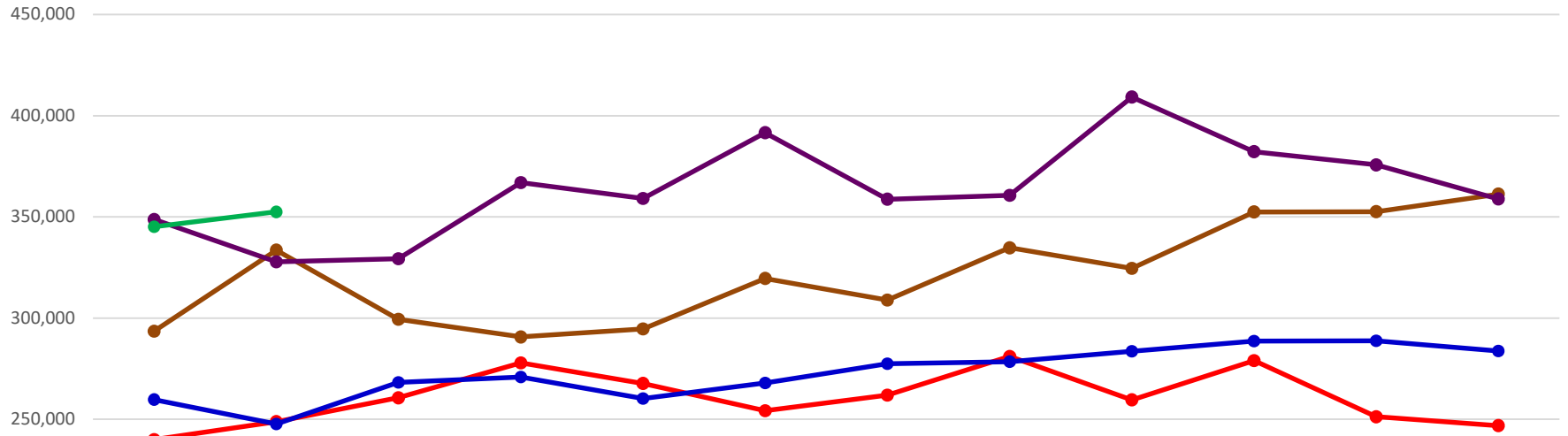


Units Sold



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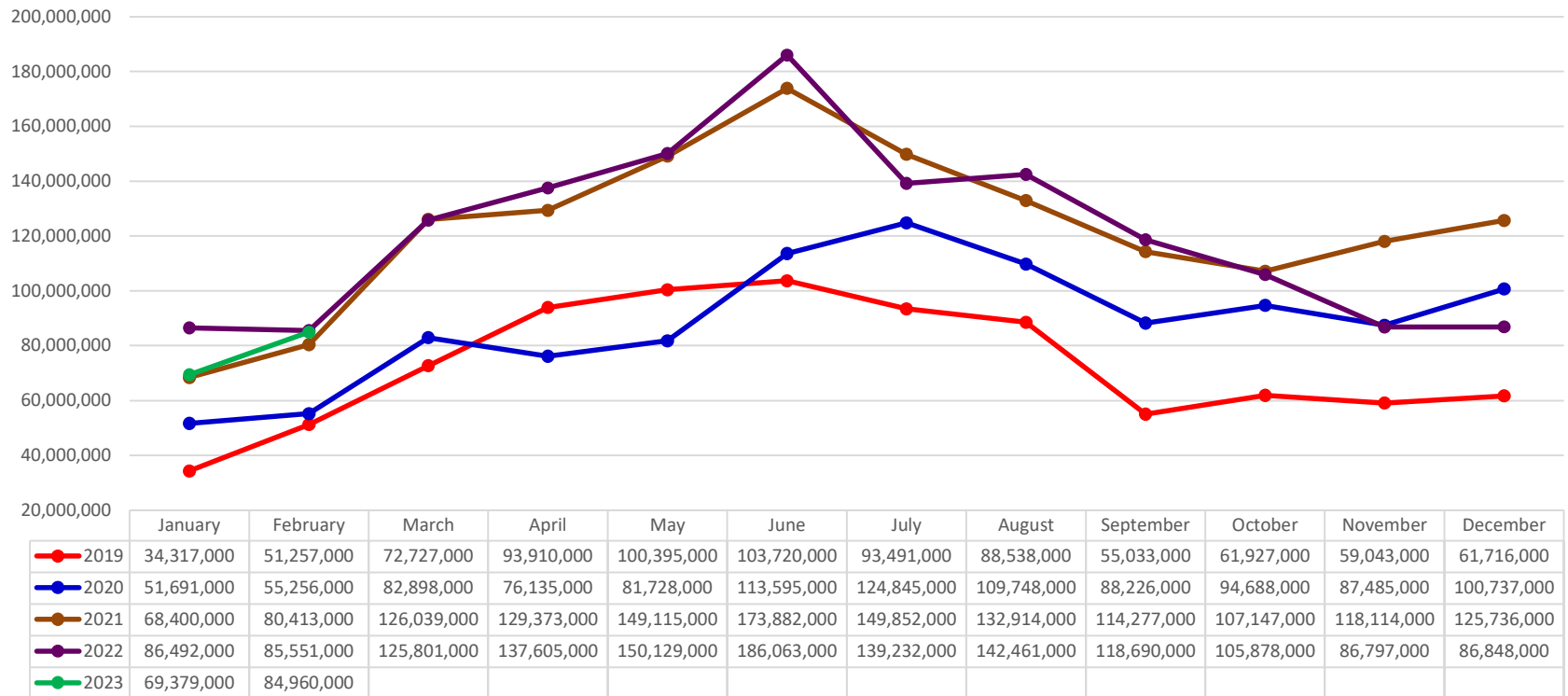
Average Sales Price



	January	February	March	April	May	June	July	August	September	October	November	December
2019	239,979	248,823	260,671	277,841	267,720	254,215	261,881	281,074	259,589	278,952	251,247	246,864
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										

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Total Monthly Sales



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