

College Station-Bryan MSA Housing Report

January 2023



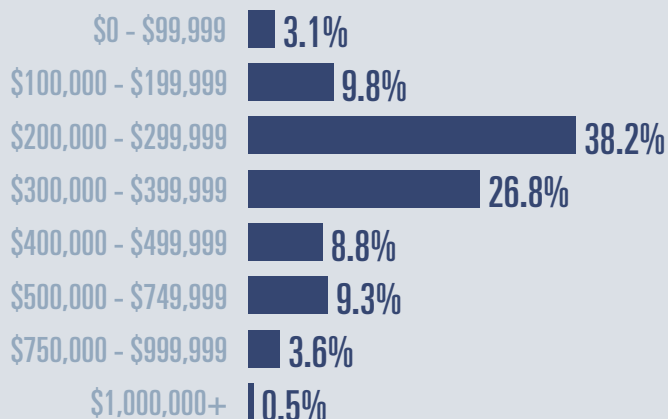
Median price

\$299,085

↑ 11.3%

Compared to January 2022

Price Distribution



Active listings

↑ 85%

714 in January 2023



Closed sales

↓ 2.9%

200 in January 2023



Days on market

Days on market 50

Days to close 48

Total 98

13 days more than January 2022



Months of inventory

2.3

Compared to 1.1 in January 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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**BRYAN-COLLEGE STATION REGIONAL
ASSOCIATION of REALTORS®**

Bryan Housing Report

January 2023



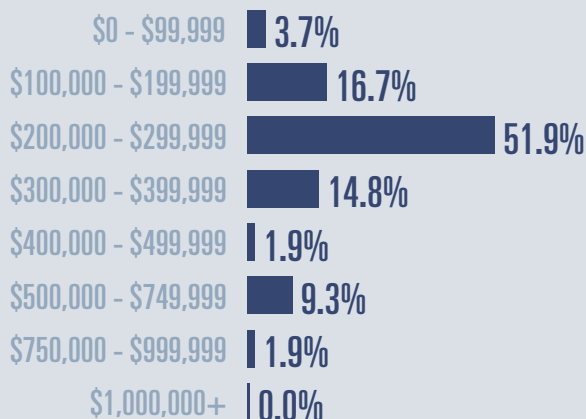
Median price

\$241,495

↓ **7.1%**

Compared to January 2022

Price Distribution



Active listings

↑ **33.3%**

188 in January 2023



Closed sales

↓ **14.9%**

57 in January 2023



Days on market

Days on market 47

Days to close 34

Total 81

10 days less than January 2022



Months of inventory

1.9

Compared to 1.3 in January 2022

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College Station Housing Report

January 2023



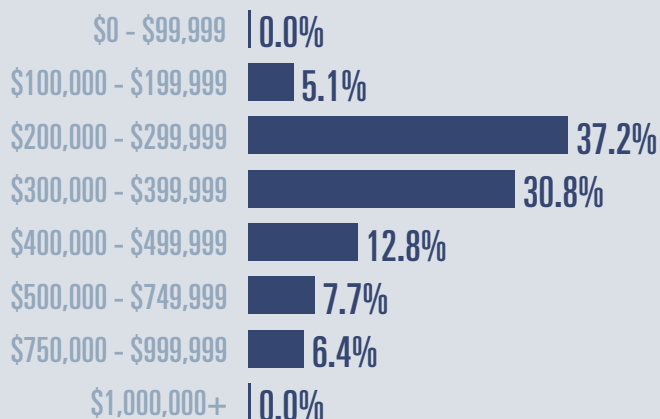
Median price

\$306,250

↑ **11.6%**

Compared to January 2022

Price Distribution



Active listings

↑ **63.4%**

183 in January 2023



Closed sales

↓ **5.9%**

80 in January 2023



Days on market

Days on market 40

Days to close 35

Total 75

3 days more than January 2022



Months of inventory

1.3

Compared to 0.6 in January 2022

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BRYAN-COLLEGE STATION REGIONAL
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Brazos County Housing Report

January 2023



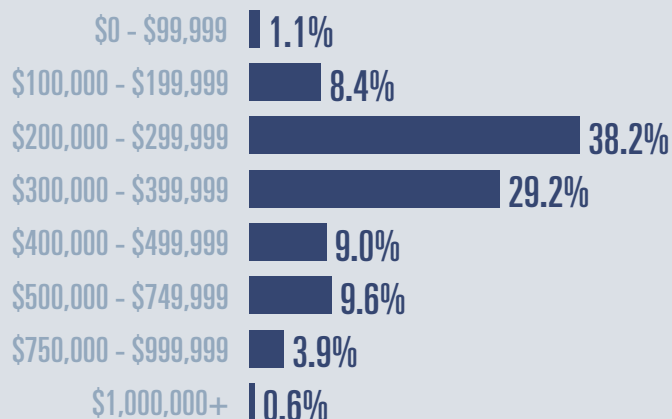
Median price

\$305,000

↑ **10.9%**

Compared to January 2022

Price Distribution



Active listings

↑ **83.8%**

555 in January 2023



Closed sales

↑ **1.1%**

184 in January 2023



Days on market

Days on market 51

Days to close 47

Total 98

14 days more than January 2022



Months of inventory

2.0

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BRYAN-COLLEGE STATION REGIONAL
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Burleson County Housing Report

January 2023



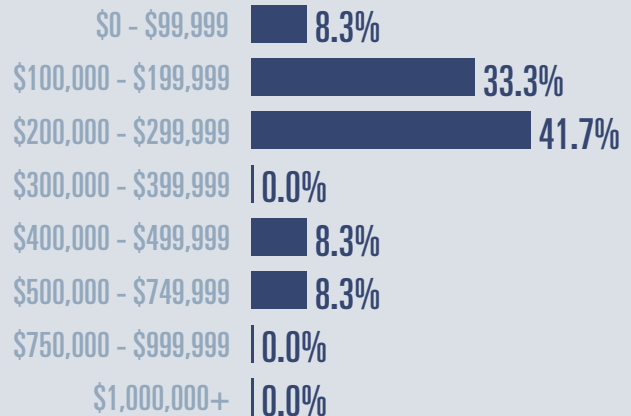
Median price

\$262,950

↑ **14.4%**

Compared to January 2022

Price Distribution



Active listings

↑ **106.3%**

99 in January 2023



Closed sales

↓ **25%**

12 in January 2023



Days on market

Days on market 37

Days to close 58

Total 95

8 days more than January 2022



Months of inventory

4.5

Compared to 2.6 in January 2022

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BRYAN-COLLEGE STATION REGIONAL
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Grimes County Housing Report

January 2023



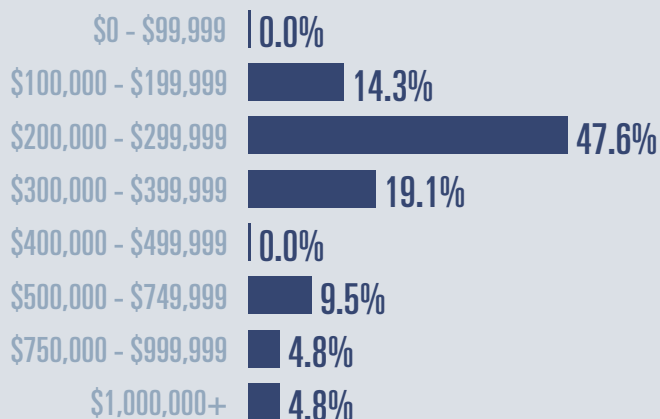
Median price

\$260,000

↓ 14.6%

Compared to January 2022

Price Distribution



Active listings

↑ 156%

128 in January 2023



Closed sales

↑ 40%

21 in January 2023



Days on market

Days on market 84

Days to close 39

Total 123

48 days more than January 2022



Months of inventory

4.8

Compared to 2.2 in January 2022

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**BRYAN-COLLEGE STATION REGIONAL
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Leon County Housing Report

January 2023



Median price

\$250,000

↑ **26.3%**

Compared to January 2022

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	75.0%
\$300,000 - \$399,999	25.0%
\$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

↑ **260%**

54 in January 2023



Closed sales

↓ **42.9%**

4 in January 2023



Days on market

Days on market 54

Days to close 42

Total 96

24 days less than January 2022



Months of inventory

5.9

Compared to 1.2 in January 2022

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BRYAN-COLLEGE STATION REGIONAL
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Madison County Housing Report

January 2023



Median price

\$201,750

↓ 6.8%

Compared to January 2022

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	50.0%
\$200,000 - \$299,999	50.0%
\$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

↑ 466.7%

34 in January 2023



Closed sales

↓ 71.4%

2 in January 2023



Days on market

Days on market 76

Days to close 35

Total 111

3 days more than January 2022



Months of inventory

8.0

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**BRYAN-COLLEGE STATION REGIONAL
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Robertson County Housing Report

January 2023



Median price

\$89,500

↓ **39.4%**

Compared to January 2022

Price Distribution

\$0 - \$99,999	75.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	25.0%
\$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

↑ **66.7%**

60 in January 2023



Closed sales

↓ **50%**

4 in January 2023



Days on market

Days on market 47

Days to close 53

Total 100

16 days less than January 2022



Months of inventory

6.3

Compared to 3.5 in January 2022

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**BRYAN-COLLEGE STATION REGIONAL
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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												
Condo	22	\$4,576,000												
Homeplex	1	\$156,000												
Manufactured Home	7	\$1,540,000												
Modular Home	0	\$0												
New Builder Home	47	\$19,289,000												
New Patio Home	0	\$0												
New Townhome	1	\$395,000												
Patio Home	0	\$0												
Recreational	2	\$384,000												
Townhome	12	\$3,737,000												
TOTALS:	201	\$69,379,000												

	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:														

January Year to Date Sales			
	2023	2022	2021
Year to Date Solds:	201	3,982	4,611
Total \$ Amount:	\$69,379,000	\$1,451,549,000	\$1,475,262,000
Total Average \$ of Home Sales:	\$345,169	\$364,527	\$319,944
# of Active End of Year:		915	434

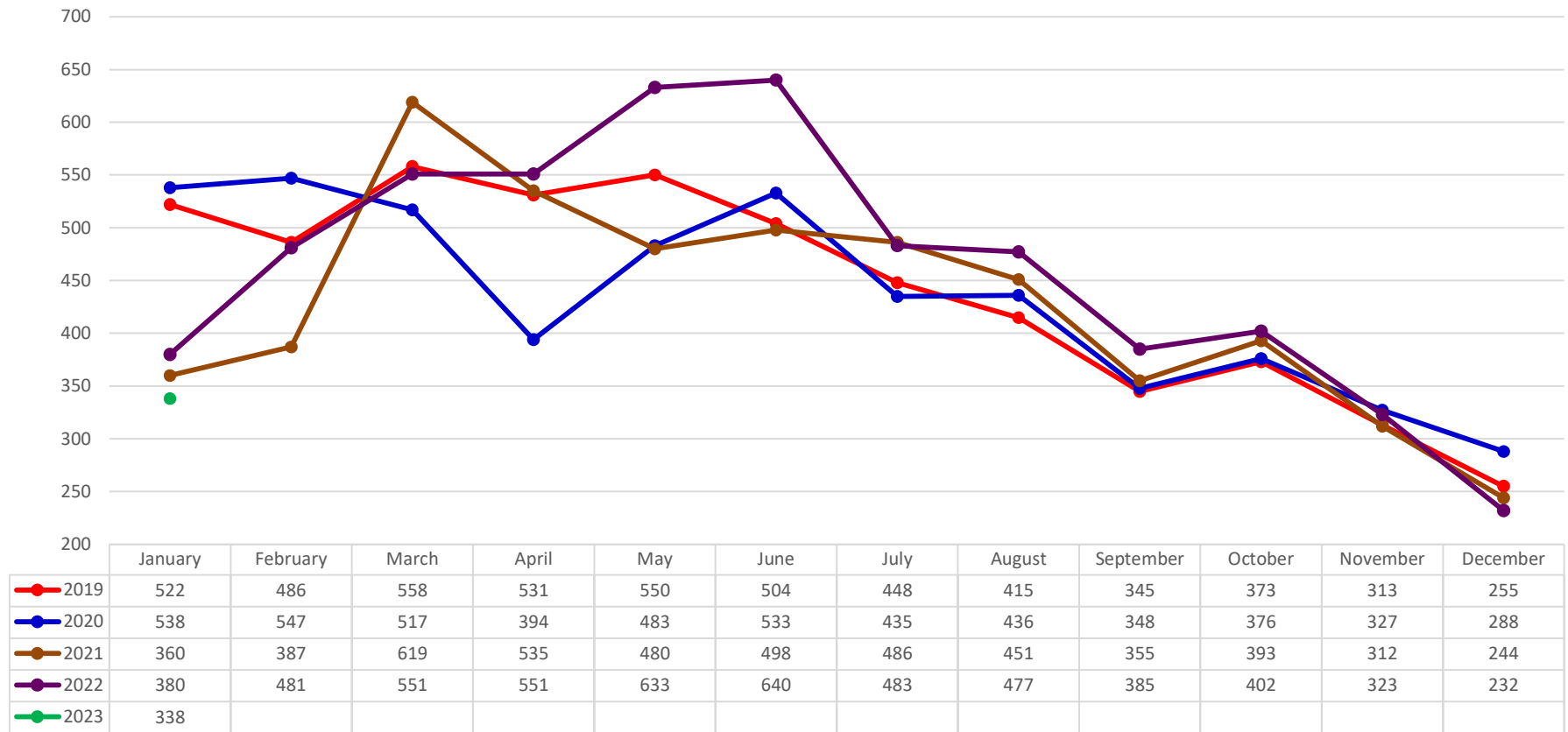
RENTAL STATISTICS FOR 2023									
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2023 RES Annual Sales by Price Range

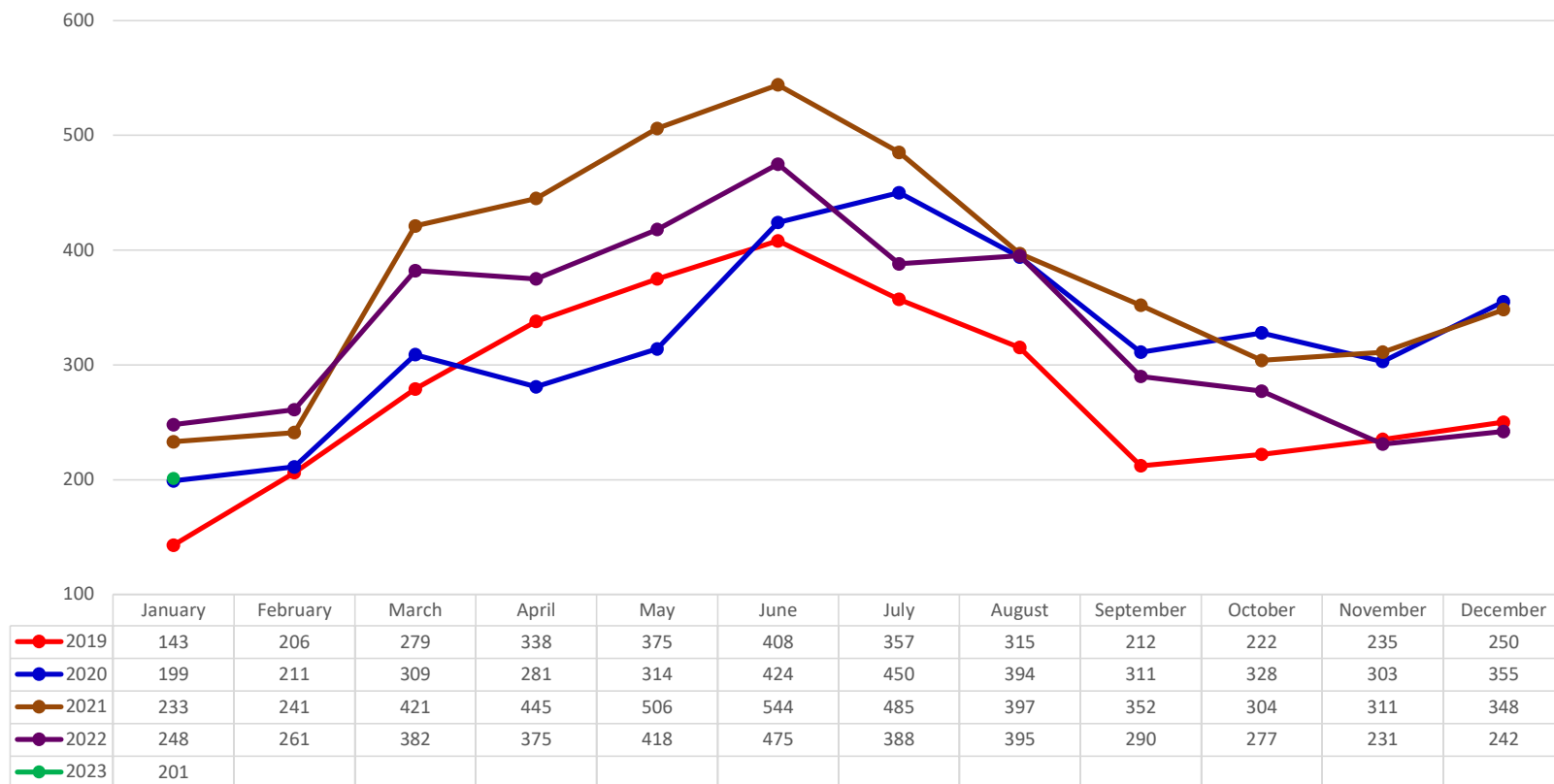
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New Listings



No warranty, representation or guarantee is made by the Bryan-College Station Regional Association of REALTORS or the Bryan-College Station Regional Multiple Listing Service, or the members, participants, subscribers, officers, directors or employees of each of those organizations (the Entities), that the information used to create the graphs or charts above was accurate, complete or reliable. The graphs and charts are provided for the convenience and use of the public, but no reliance should be placed upon such information. The Entities disclaim and deny any liability for the use of such graphs, charts or information.

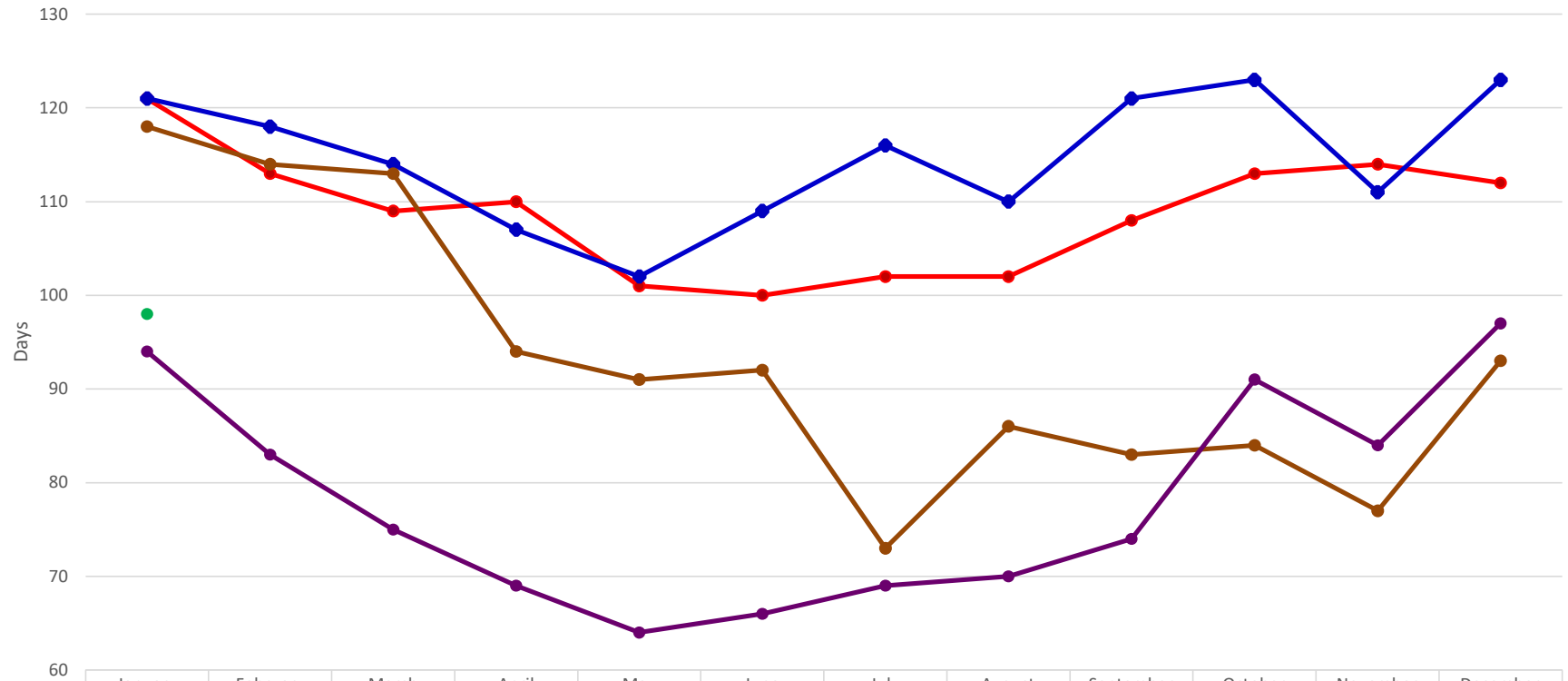
Units Sold



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Average DOM

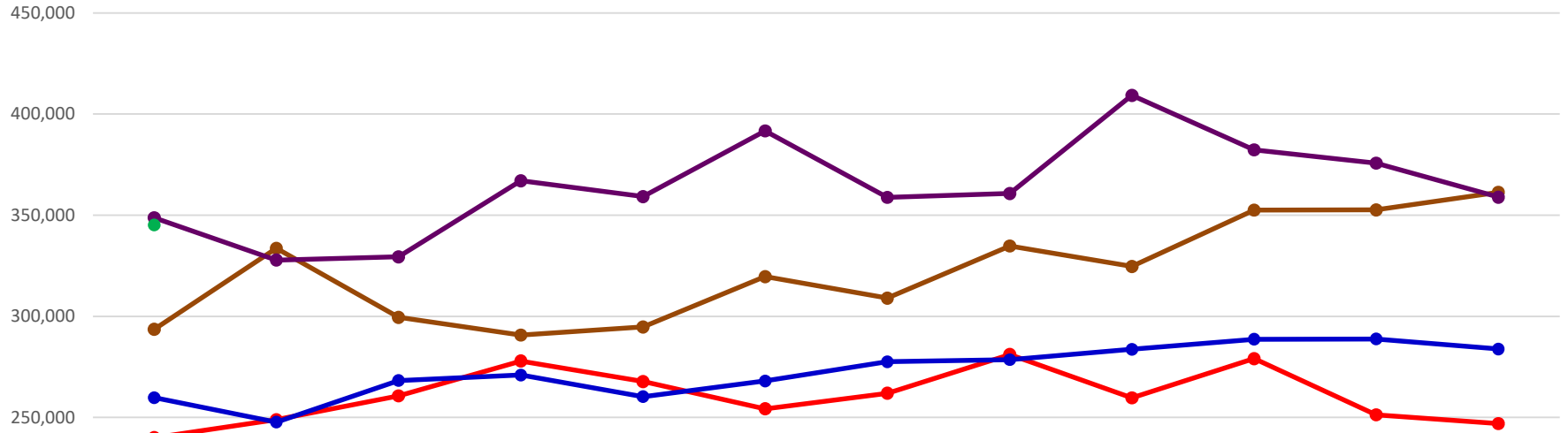


	January	February	March	April	May	June	July	August	September	October	November	December
2019	121	113	109	110	101	100	102	102	108	113	114	112
2020	121	118	114	107	102	109	116	110	121	123	111	123
2021	118	114	113	94	91	92	73	86	83	84	77	93
2022	94	83	75	69	64	66	69	70	74	91	84	97
2023	98											

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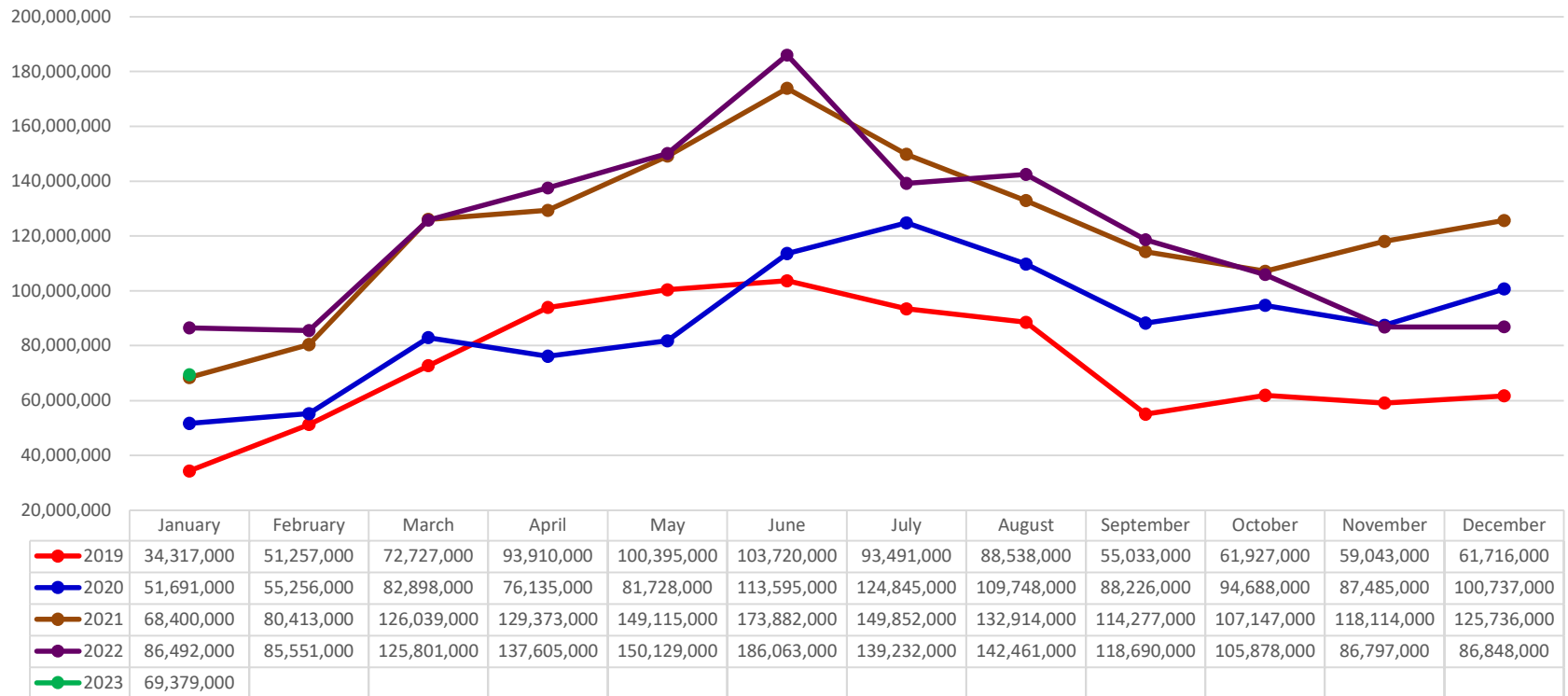
Average Sales Price



	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											

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Total Monthly Sales



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