

College Station-Bryan MSA Housing Report

2024 Q4



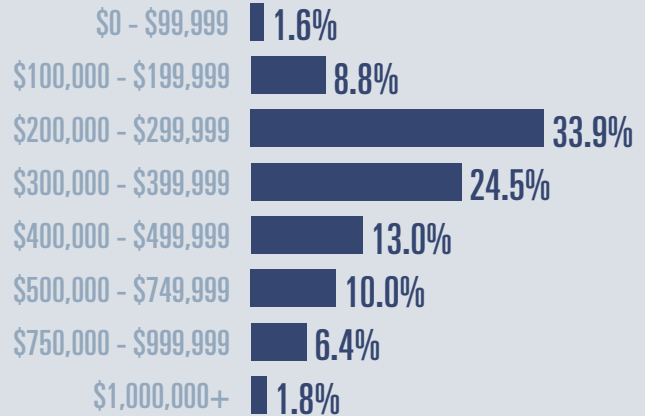
Median price

\$316,400

↑ 5.8%

Compared to same quarter last year

Price Distribution



Active listings

↑ 27.3%

1,041 in 2024 Q4



Closed sales

↑ 13.9%

744 in 2024 Q4



Days on market

Days on market 76

Days to close 35

Total 111

12 days more than 2023 Q4



Months of inventory

3.9

Compared to 3.1 in 2023 Q4

About the data used in this report

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Bryan Housing Report

2024 Q4

Price Distribution

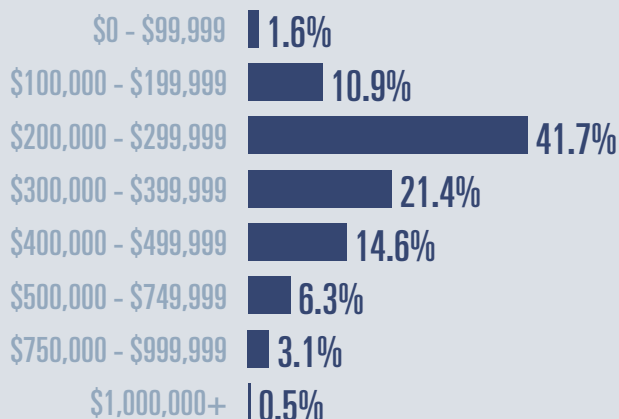


Median price

\$287,000

↑ **7.1%**

Compared to same quarter last year



Active listings

↑ **40.9%**

300 in 2024 Q4



Closed sales

↑ **2.1%**

193 in 2024 Q4



Days on market

Days on market 79

Days to close 34

Total 113

21 days more than 2023 Q4



Months of inventory

4.1

Compared to 2.8 in 2023 Q4

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College Station Housing Report

2024 Q4

Price Distribution

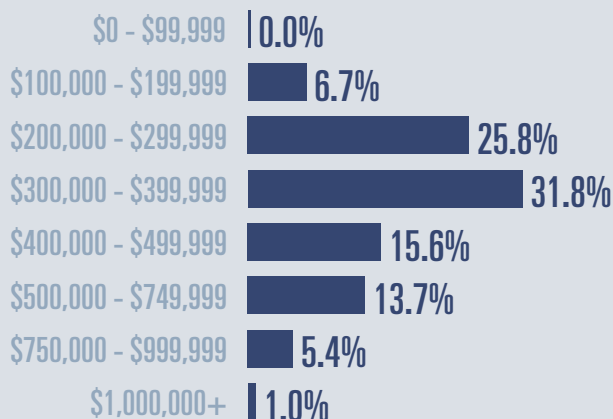


Median price

\$350,000

↑ 12.9%

Compared to same quarter last year



Active listings

↑ 27.8%

340 in 2024 Q4



Closed sales

↑ 24%

315 in 2024 Q4



Days on market

Days on market 67

Days to close 33

Total 100

10 days more than 2023 Q4



Months of inventory

2.9

Compared to 2.5 in 2023 Q4

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Brazos County Housing Report

2024 Q4



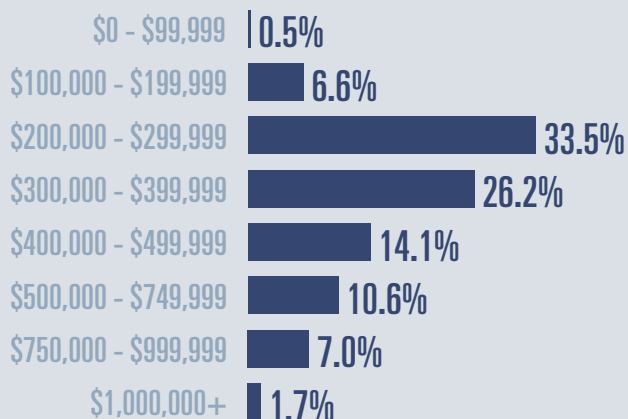
Median price

\$325,000

↑ 6.8%

Compared to same quarter last year

Price Distribution



Active listings

↑ 27.5%

849 in 2024 Q4



Closed sales

↑ 15.2%

660 in 2024 Q4



Days on market

Days on market 74

Days to close 34

Total 108

13 days more than 2023 Q4



Months of inventory

3.5

Compared to 2.8 in 2023 Q4

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Burleson County Housing Report

2024 Q4



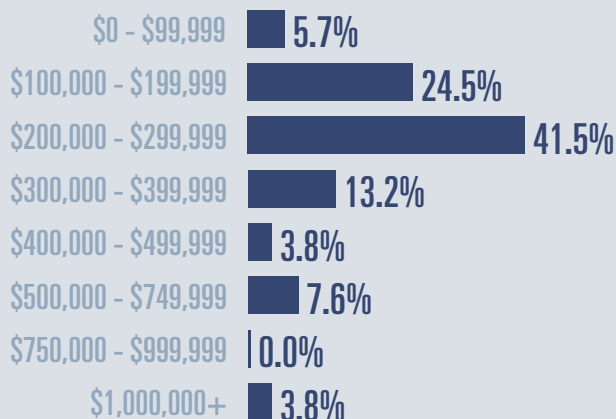
Median price

\$250,650

↑ 6.7%

Compared to same quarter last year

Price Distribution



Active listings

↑ 28.2%

109 in 2024 Q4



Closed sales

↓ 7%

53 in 2024 Q4



Days on market

Days on market 86

Days to close 42

Total 128

10 days more than 2023 Q4



Months of inventory

6.7

Compared to 4.5 in 2023 Q4

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Grimes County Housing Report

2024 Q4



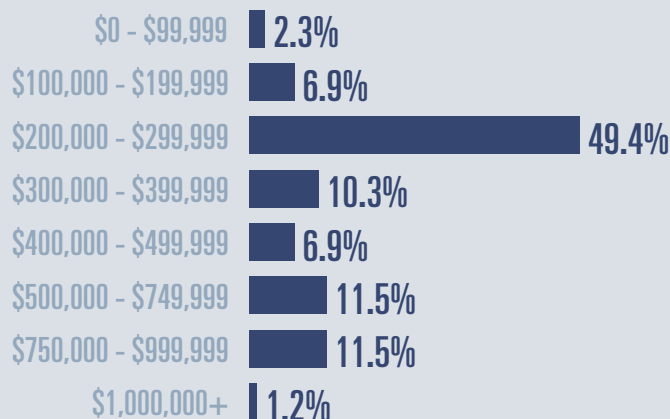
Median price

\$270,425

↑ **0.2%**

Compared to same quarter last year

Price Distribution



Active listings

↓ **17.2%**

140 in 2024 Q4



Closed sales

↓ **3.3%**

88 in 2024 Q4



Days on market

Days on market 90

Days to close 39

Total 129

27 days more than 2023 Q4



Months of inventory

4.4

Compared to 6.0 in 2023 Q4

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Leon County Housing Report

2024 Q4



Median price

\$177,000

↓ **10.9%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	11.1%
\$100,000 - \$199,999	44.5%
\$200,000 - \$299,999	33.3%
\$300,000 - \$399,999	11.1%
\$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

↑ **25.8%**

78 in 2024 Q4



Closed sales

↓ **10%**

18 in 2024 Q4



Days on market

Days on market 101

Days to close 37

Total 138

18 days more than 2023 Q4



Months of inventory

9.6

Compared to 7.4 in 2023 Q4

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Madison County Housing Report

2024 Q4



Median price

\$225,000

↓ 1.5%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	14.3%
\$100,000 - \$199,999	28.6%
\$200,000 - \$299,999	35.7%
\$300,000 - \$399,999	14.3%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	7.1%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ 8.3%

33 in 2024 Q4



Closed sales

↑ 7.7%

14 in 2024 Q4



Days on market

Days on market 113

Days to close 35

Total 148

11 days more than 2023 Q4



Months of inventory

7.8

Compared to 6.2 in 2023 Q4

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Robertson County Housing Report

2024 Q4



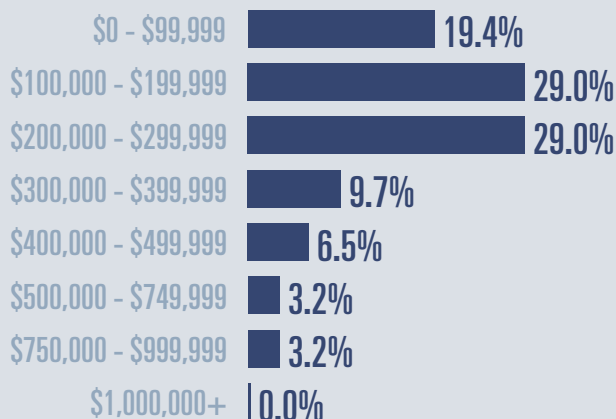
Median price

\$206,000

↓ 12.3%

Compared to same quarter last year

Price Distribution



Active listings

↑ 23.9%

83 in 2024 Q4



Closed sales

↑ 34.8%

31 in 2024 Q4



Days on market

Days on market 109

Days to close 39

Total 148

18 days more than 2023 Q4



Months of inventory

8.3

Compared to 6.9 in 2023 Q4

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Austins Colony Housing Report

2024 Q4

Price Distribution



Median price

\$322,500

↓ **5.7%**

Compared to same quarter last year

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	100.0%
\$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%**

5 in 2024 Q4



Closed sales

↑ **300%**

4 in 2024 Q4



Days on market

Days on market 50

Days to close 61

Total 111

25 days more than 2023 Q4



Months of inventory

2.9

Compared to 2.1 in 2023 Q4

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Castlegate Housing Report

2024 Q4



Median price

\$430,750

↓ 5.9%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	37.5%
\$400,000 - \$499,999	37.5%
\$500,000 - \$749,999	12.5%
\$750,000 - \$999,999	12.5%
\$1,000,000+	0.0%



Active listings

↑ 150%

10 in 2024 Q4



Closed sales

↑ 700%

8 in 2024 Q4



Days on market

Days on market 85

Days to close 39

Total 124

14 days more than 2023 Q4



Months of inventory

3.3

Compared to 1.6 in 2023 Q4

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Castlegate Expansion Housing Report

2024 Q4



Median price

\$513,500

↑ 1.3%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	50.0%
\$500,000 - \$749,999	37.5%
\$750,000 - \$999,999	12.5%
\$1,000,000+	0.0%



Active listings

↑ 37.5%

11 in 2024 Q4



Closed sales

↑ 14.3%

8 in 2024 Q4



Days on market

Days on market 44

Days to close 36

Total 80

87 days less than 2023 Q4



Months of inventory

3.6

Compared to 1.9 in 2023 Q4

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Copperfield Housing Report

2024 Q4

Price Distribution



Median price

\$319,900

↓ 3%

Compared to same quarter last year

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	20.0%
\$300,000 - \$399,999	60.0%
\$400,000 - \$499,999	20.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 75%

7 in 2024 Q4



Closed sales

↓ 44.4%

5 in 2024 Q4



Days on market

Days on market 31

Days to close 44

Total 75

13 days more than 2023 Q4



Months of inventory

4.4

Compared to 2.1 in 2023 Q4

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Eastgate Housing Report

2024 Q4

Price Distribution



Median price

\$557,500

↑ **43.5%**

Compared to same quarter last year

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	25.0%
\$500,000 - \$749,999	75.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **80%**

1 in 2024 Q4



Closed sales

Flat **0%**

4 in 2024 Q4



Days on market

Days on market 78

Days to close 34

Total 112

55 days more than 2023 Q4



Months of inventory

0.6

Compared to 2.7 in 2023 Q4

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Edelweiss Housing Report

2024 Q4

Price Distribution



Median price

\$355,000

↑ **18.7%**

Compared to same quarter last year

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	40.0%
\$300,000 - \$399,999	60.0%
\$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%**

1 in 2024 Q4



Closed sales

↓ **28.6%**

5 in 2024 Q4



Days on market

Days on market 51

Days to close 35

Total 86

30 days more than 2023 Q4



Months of inventory

0.6

Compared to 1.1 in 2023 Q4

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Edelweiss Gartens Housing Report

2024 Q4



Median price

\$304,950

↓ 2.4%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	50.0%
\$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%

2 in 2024 Q4



Closed sales

↓ 33.3%

4 in 2024 Q4



Days on market

Days on market 52

Days to close 23

Total 75

15 days more than 2023 Q4



Months of inventory

1.1

Compared to 1.3 in 2023 Q4

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Pebble Creek Housing Report

2024 Q4

Price Distribution

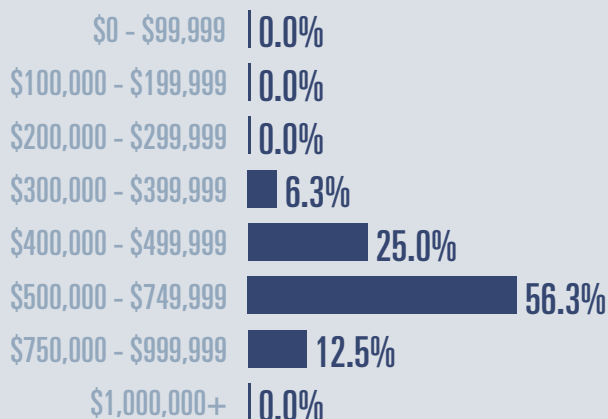


Median price

\$524,000

↓ **30.6%**

Compared to same quarter last year



Active listings

↑ **10%**

11 in 2024 Q4



Closed sales

↑ **433.3%**

16 in 2024 Q4



Days on market

Days on market 24

Days to close 31

Total 55

107 days less than 2023 Q4



Months of inventory

2.4

Compared to 2.8 in 2023 Q4

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Southern Plantation Housing Report

2024 Q4



Median price

\$313,250

↑ **4.4%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	37.5%
\$400,000 - \$499,999	12.5%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **200%**

6 in 2024 Q4



Closed sales

↑ **60%**

8 in 2024 Q4



Days on market

Days on market 42

Days to close 25

Total 67

4 days more than 2023 Q4



Months of inventory

2.5

Compared to 0.8 in 2023 Q4

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South Knoll Housing Report

2024 Q4



Median price

\$343,750

↑ **21.8%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	30.0%
\$300,000 - \$399,999	40.0%
\$400,000 - \$499,999	10.0%
\$500,000 - \$749,999	20.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **171.4%**

19 in 2024 Q4



Closed sales

↓ **16.7%**

10 in 2024 Q4



Days on market

Days on market 58

Days to close 25

Total 83

29 days more than 2023 Q4



Months of inventory

4.7

Compared to 1.4 in 2023 Q4

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Southwood Valley Housing Report

2024 Q4



Median price

\$209,500

↓ **10.9%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	42.9%
\$200,000 - \$299,999	35.7%
\$300,000 - \$399,999	21.4%
\$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

↑ **40%**

14 in 2024 Q4



Closed sales

↑ **55.6%**

14 in 2024 Q4



Days on market

Days on market 67

Days to close 31

Total 98

24 days more than 2023 Q4



Months of inventory

3.1

Compared to 2.2 in 2023 Q4

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Steeplechase Housing Report

2024 Q4

Price Distribution



Median price

\$227,000

↑ **100%**

Compared to same quarter last year

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	100.0%
\$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

↑ **100%**

1 in 2024 Q4



Closed sales

↑ **100%**

1 in 2024 Q4



Days on market

Days on market 84

Days to close 20

Total 104

104 days more than 2023 Q4



Months of inventory

0

Compared to 0.0 in 2023 Q4

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Sun Meadows Housing Report

2024 Q4

Price Distribution



Median price

\$314,950

↑ **14.5%**

Compared to same quarter last year

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	50.0%
\$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%**

1 in 2024 Q4



Closed sales

Flat **0%**

2 in 2024 Q4



Days on market

Days on market 77

Days to close 39

Total 116

47 days more than 2023 Q4



Months of inventory

1.5

Compared to 2.0 in 2023 Q4

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Traditions Golf Club Community Housing Report

2024 Q4



Median price

\$630,000

↓ 11%

Compared to same quarter last year

Price Distribution

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



Active listings

↓ 20%

4 in 2024 Q4



Closed sales

↑ 50%

3 in 2024 Q4



Days on market

Days on market 131

Days to close 27

Total 158

187 days less than 2023 Q4



Months of inventory

5.3

Compared to 5.0 in 2023 Q4

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University Park Housing Report

2024 Q4



Median price

\$215,000

↑ 100%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	100.0%
\$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

↑ 100%

1 in 2024 Q4



Closed sales

↑ 100%

2 in 2024 Q4



Days on market

Days on market 15

Days to close 23

Total 38

38 days more than 2023 Q4



Months of inventory

0

Compared to 0.0 in 2023 Q4

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Upper Burton Creek Housing Report

2024 Q4



Median price

\$244,000

↓ 13.6%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	16.7%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	33.3%
\$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

↑ 37.5%

11 in 2024 Q4



Closed sales

↓ 33.3%

6 in 2024 Q4



Days on market

Days on market 99

Days to close 44

Total 143

71 days more than 2023 Q4



Months of inventory

5.5

Compared to 3.3 in 2023 Q4

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Westfield Village Housing Report

2024 Q4



Median price

\$305,000

↓ 3.1%

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	48.2%
\$300,000 - \$399,999	29.6%
\$400,000 - \$499,999	18.5%
\$500,000 - \$749,999	3.7%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

Flat

0%

21 in 2024 Q4



Closed sales



200%

27 in 2024 Q4



Days on market

Days on market 76

Days to close 36

Total 112

14 days more than 2023 Q4



Months of inventory

2.9

Compared to 10.1 in 2023 Q4

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