REAL ESTATE MARKET REPORT

BCS TOTAL HOME SALES

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Thursday, June 8

2023

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Let's take a look

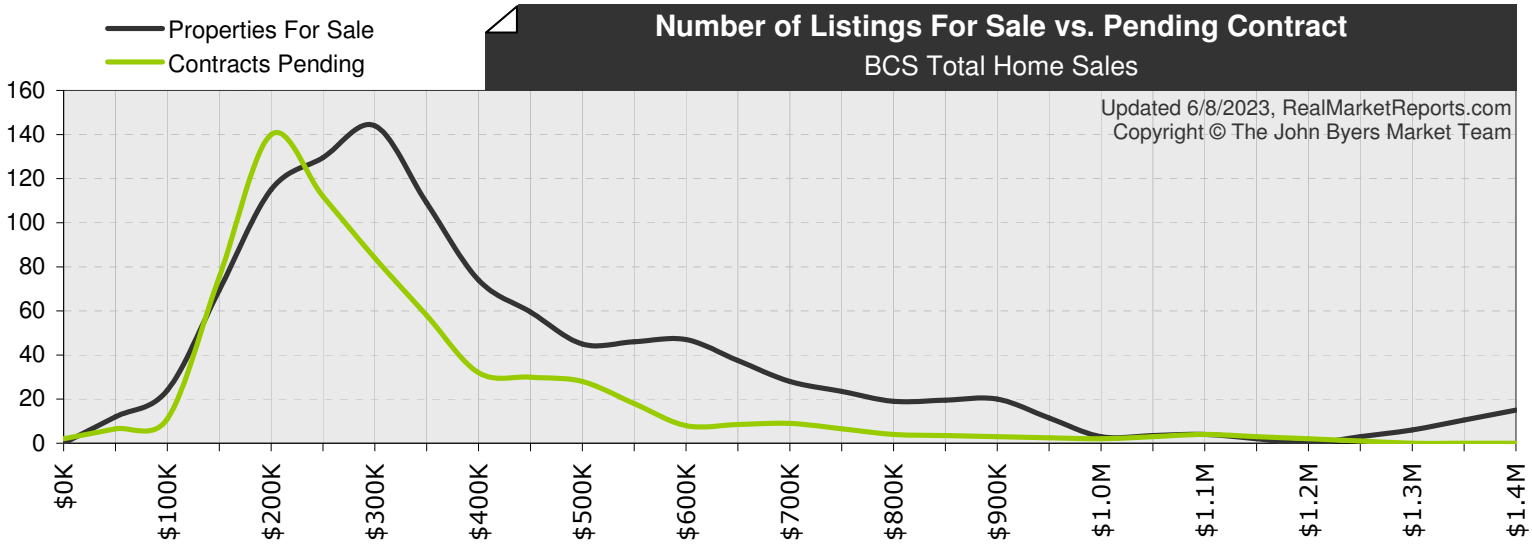
at the real estate market. Currently there are 329 sales pending in the market overall, leaving 544 listings still for sale. The resulting pending ratio is 37.7% (329 divided by 873). So you might be asking yourself, that's great... but what exactly does it mean? I'm glad you asked!

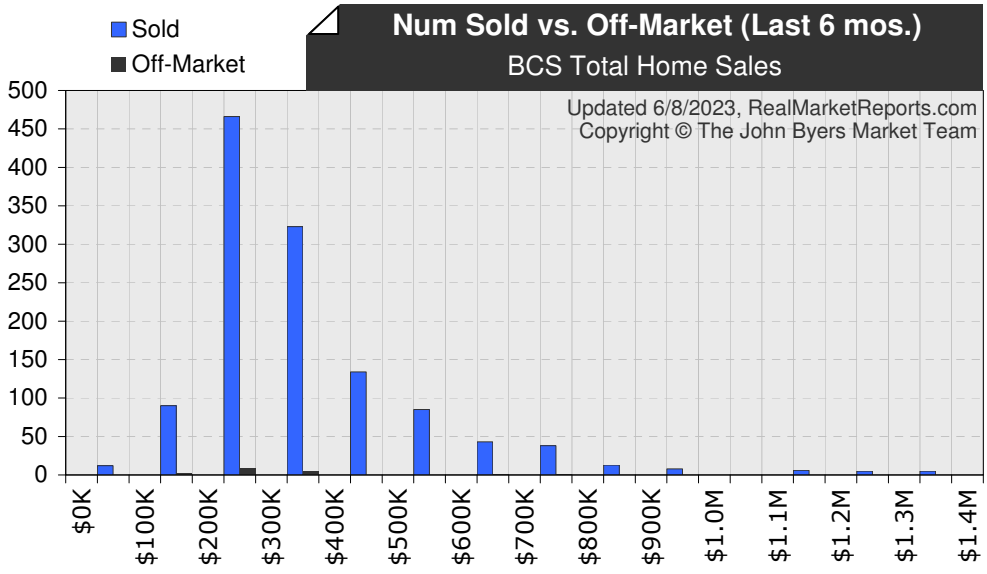
The pending ratio indicates the supply & demand of the market. Specifically, a high ratio means that listings are in demand and quickly going to contract. Alternatively, a low ratio means there are not enough qualified buyers for the existing supply.

"Current inventory is described as mildly active."

Taking a closer look, we notice that the $200K - $300K price range has a relatively large number of contracts pending sale.

We also notice that the $300K - $400K price range has a relatively large inventory of properties for sale at 144 listings. The median list price (or asking price) for all properties in this market is $396,500.





A total of 1232 contracts have closed in the last 6 months with a median sold price of $313,250. Breaking it down, we notice that the $200K - $300K price range contains the highest number of sold listings.

Alternatively, a total of 18 listings have failed to sell in that same period of time. Listings may fail to sell for many reasons such as being priced too high, having been inadequately marketed, the property was in poor condition, or perhaps the owner had second thoughts about selling at this particular time. The $200K - $300K price range has the highest number of off-market listings at 9 properties.

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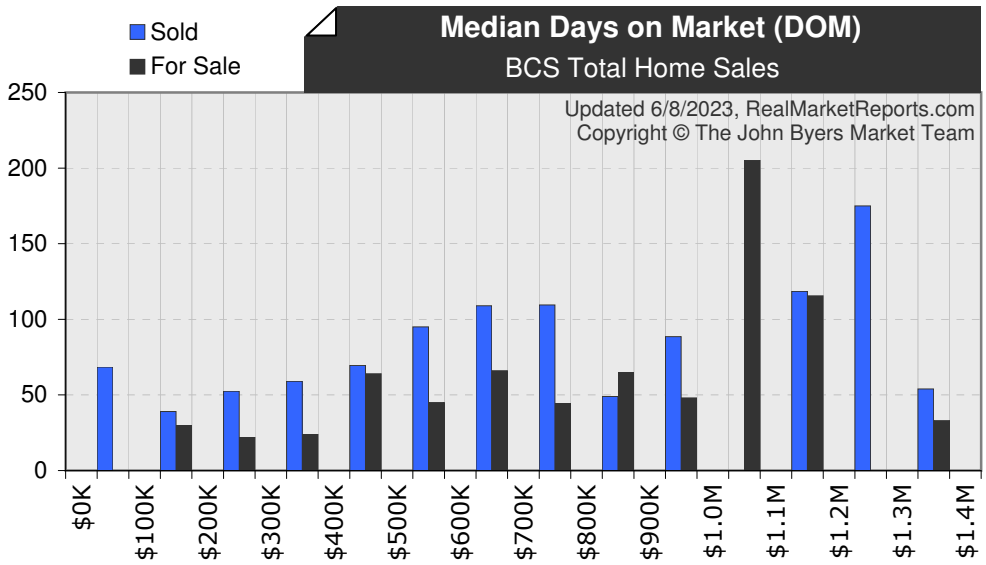
Looking at the chart to the right, you might be wondering why average days on market (DOM) is important. This is a useful measurement because it can help us to determine whether we are in a buyer's market (indicated by high DOM), or a seller's market (indicated by low DOM). Active listings (properties for sale) have been on the market for a median time of 36 days.

Analysis of sold properties for the last six months reveals a median sold price of $313,250 and 58 days on market. Notice that properties in the $100K - $200K price range have sold quickest over the last six months.

The recent history of sales can be seen in the two charts below. The median sold price for the last 30 days was $328,500 with a DOM of 49 days.

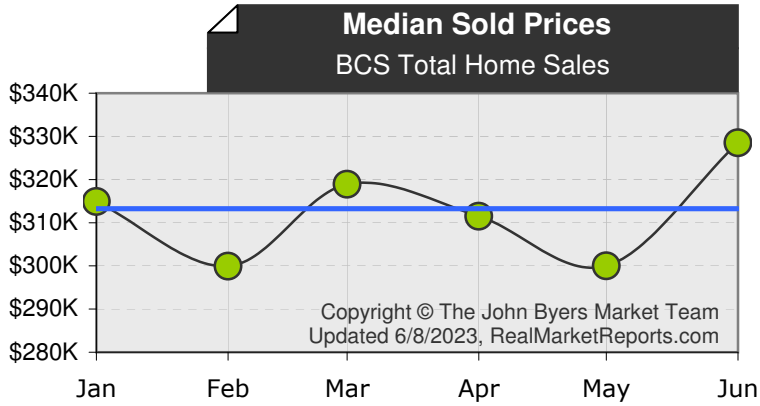
Since the recent DOM is less than the median DOM for the last 6 months, it is a positive indicator for demand. It is always important to realize that real estate markets can fluctuate due to many factors, including shifting interest rates, the economy, or seasonal changes.

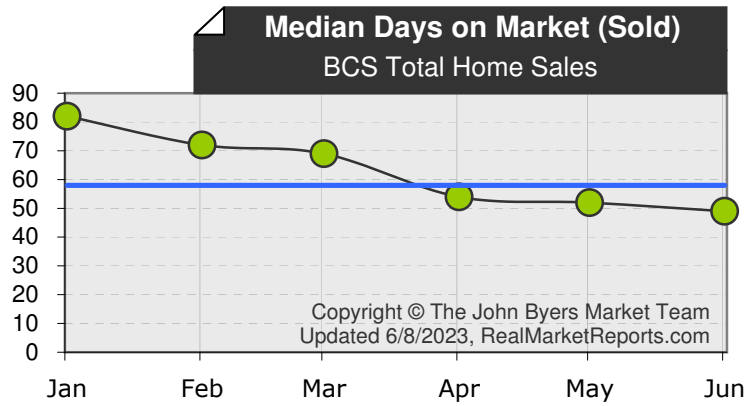


"The median list-to-sales ratio for this area is 99.4%."

Ratios are simple ways to express the difference between two values such as list price and sold price. In our case, we typically use the list-to-sale ratio to determine the percentage of the final list price that the buyer ultimately paid. It is a very common method to help buyers decide how much to offer on a property.

Analysis of the absorption rate indicates an inventory of 2.6 months based on the last 6 months of sales. This estimate is often used to determine how long it would take to sell off the current inventory of properties if all conditions remained the same. It is significant to mention that this estimate does not take into consideration any additional properties that will come onto the market in the future.





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MARKET SUMMARY TABLE

A = Average Value
M = Median Value
N/A = Not Available

544 ACTIVE [1] | **329** PENDING [2] | **18** OFF-MARKET (last 6 mos) [3] | **1232** SOLD/CLOSED (last 6 months) [4] | ABSORPTION RATE (months of inventory)

Price Range Low	Price Range High	Active Num #	Active Days on Market	Active Current List Price	Pending Num #	Pending Ratio	Off-Market Num #	Sold/Closed Num #	Sold Days on Market	Sold Original List Price	Sold Final List Price	Sold/Closed Price	Sold List-Sale Ratio	Est. Mos.
$0	$99,999	0			2	N/A	0	12	A 64	$ 76,592	$ 75,308	$ 70,063	93%	N/A
									M 69	$ 78,500	$ 78,500	$ 75,000	96%	
$100,000	$199,999	24	A 41	$ 166,553	11	31%	2	90	A 55	$ 160,993	$ 159,063	$ 154,556	97%	1.6
			M 30	$ 171,950					M 39	$ 160,000	$ 157,000	$ 155,250	99%	
$200,000	$299,999	115	A 48	$ 263,446	140	55%	9	466	A 83	$ 261,017	$ 255,416	$ 253,913	99%	1.5
			M 22	$ 270,000					M 53	$ 259,945	$ 255,000	$ 255,000	100%	
$300,000	$399,999	144	A 51	$ 349,323	84	37%	5	323	A 95	$ 351,319	$ 346,859	$ 345,762	100%	2.7
			M 24	$ 350,000					M 59	$ 349,000	$ 345,000	$ 343,250	99%	
$400,000	$499,999	74	A 89	$ 454,436	32	30%	0	134	A 110	$ 449,406	$ 442,822	$ 441,112	100%	3.3
			M 64	$ 449,950					M 70	$ 446,380	$ 437,698	$ 435,250	99%	
$500,000	$599,999	45	A 67	$ 555,805	28	38%	0	85	A 129	$ 557,125	$ 553,909	$ 548,826	99%	3.2
			M 45	$ 550,000					M 95	$ 550,000	$ 555,000	$ 552,500	100%	
$600,000	$699,999	47	A 96	$ 648,605	8	15%	1	43	A 150	$ 667,638	$ 656,022	$ 642,779	98%	6.6
			M 66	$ 647,900					M 109	$ 650,000	$ 649,900	$ 635,000	98%	
$700,000	$799,999	28	A 94	$ 764,085	9	24%	1	38	A 137	$ 775,176	$ 759,889	$ 748,883	99%	4.4
			M 45	$ 776,000					M 110	$ 777,500	$ 765,000	$ 747,450	98%	
$800,000	$899,999	19	A 106	$ 850,553	4	17%	0	13	A 94	$ 872,594	$ 855,517	$ 849,501	99%	8.8
			M 65	$ 849,500					M 49	$ 872,500	$ 869,900	$ 860,000	99%	
$900,000	$999,999	20	A 71	$ 960,230	3	13%	0	8	A 127	$ 1,008,113	$ 998,125	$ 963,938	97%	15
			M 48	$ 965,000					M 89	$ 1,005,000	$ 992,500	$ 965,000	97%	
$1,000,000	$1,099,999	3	A 189	$ 1,053,667	2	40%	0	0						
			M 205	$ 1,050,000										
$1,100,000	$1,199,999	4	A 121	$ 1,142,788	4	50%	0	6	A 137	$ 1,229,833	$ 1,226,500	$ 1,131,117	92%	4
			M 116	$ 1,138,063					M 119	$ 1,214,500	$ 1,214,500	$ 1,125,000	93%	
$1,200,000	$1,299,999	0			2	N/A	0	5	A 137	$ 1,287,000	$ 1,275,000	$ 1,243,560	98%	N/A
									M 175	$ 1,250,000	$ 1,250,000	$ 1,250,000	100%	
$1,300,000	$1,399,999	6	A 45	$ 1,324,833	0		0	5	A 60	$ 1,403,800	$ 1,403,800	$ 1,347,125	96%	7.2
			M 33	$ 1,330,000					M 54	$ 1,399,999	$ 1,399,999	$ 1,350,000	96%	
$1,400,000	+	15	A 173	$ 2,434,533	0		0	4	A 63	$ 1,555,000	$ 1,555,000	$ 1,570,139	101%	22.5
			M 109	$ 2,250,000					M 47	$ 1,547,500	$ 1,547,500	$ 1,577,778	102%	
Market Totals		544			329	38%	18	1232						2.6
Market Averages			70	$ 519,630					95	$ 375,586	$ 370,019	$ 366,386	99%	
Market Medians			36	$ 396,500					58	$ 319,950	$ 315,000	$ 313,250	99%	

Favors Sellers ← → Favors Buyers

Date Range (Off-Market & Sold) = 12/08/2022 to 06/08/2023
Data believed to be accurate but not guaranteed.

Status = [1] Active; [2] Under Contract; [3] Temporarily Off Market; [4] Sold
Postal Code = 77840, 77845, 77801, 77802, 77803, 77807, 77808
Property Sub Type = Condo, Townhome, Single Family, New Builder Home

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1. PROPERTIES FOR SALE (ACTIVE)

a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.

b. **Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.

c. **Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.

b. **Pending Ratio:** Sometimes called a "list-to-pending ratio". This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{\text{P (Number of Pending Listings)}}{\text{A+P (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen
(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.

b. **Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.

c. **Original List Price:** The price at which a sold property was originally marketed.

d. **Final List Price:** The price at which a sold property was marketed just prior to selling.

e. **Sold/Closed Price:** The price for which a property sold.

f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.