

2025

## THE KENDRA HUDSON NEWSLETTER

### THE B/CS REAL ESTATE REPORT



#### BUYERS OR SELLERS MARKET?

If you have owned your home since 2020, chances are your home value has increased by 50% or more since the pandemic. As a result, American homeowners are currently sitting on record amounts of home equity. While such big gains are great, they have recently started to trend toward causing certain housing market consequences. This spring, many homeowners have decided to sell their homes in order to monetize their equity, or perhaps transition into a larger home. Most of these sellers have current mortgage rates of less than 4%. Knowing their new mortgage rate will likely be much higher, they are not wanting to haggle with buyers and settle for a lower sales price. In some cases, however, we are seeing homes averaging more days on the market, and in the month of April, we saw our average home sales prices drop year over year, for the first time in what seems like forever. Be mindful that one month of statistics is very little data, and that the number of homes sold in April actually increased year over year. I would not say that we are suddenly in a buyers market. However, let's keep an eye on these statistics as we roll into the summer.

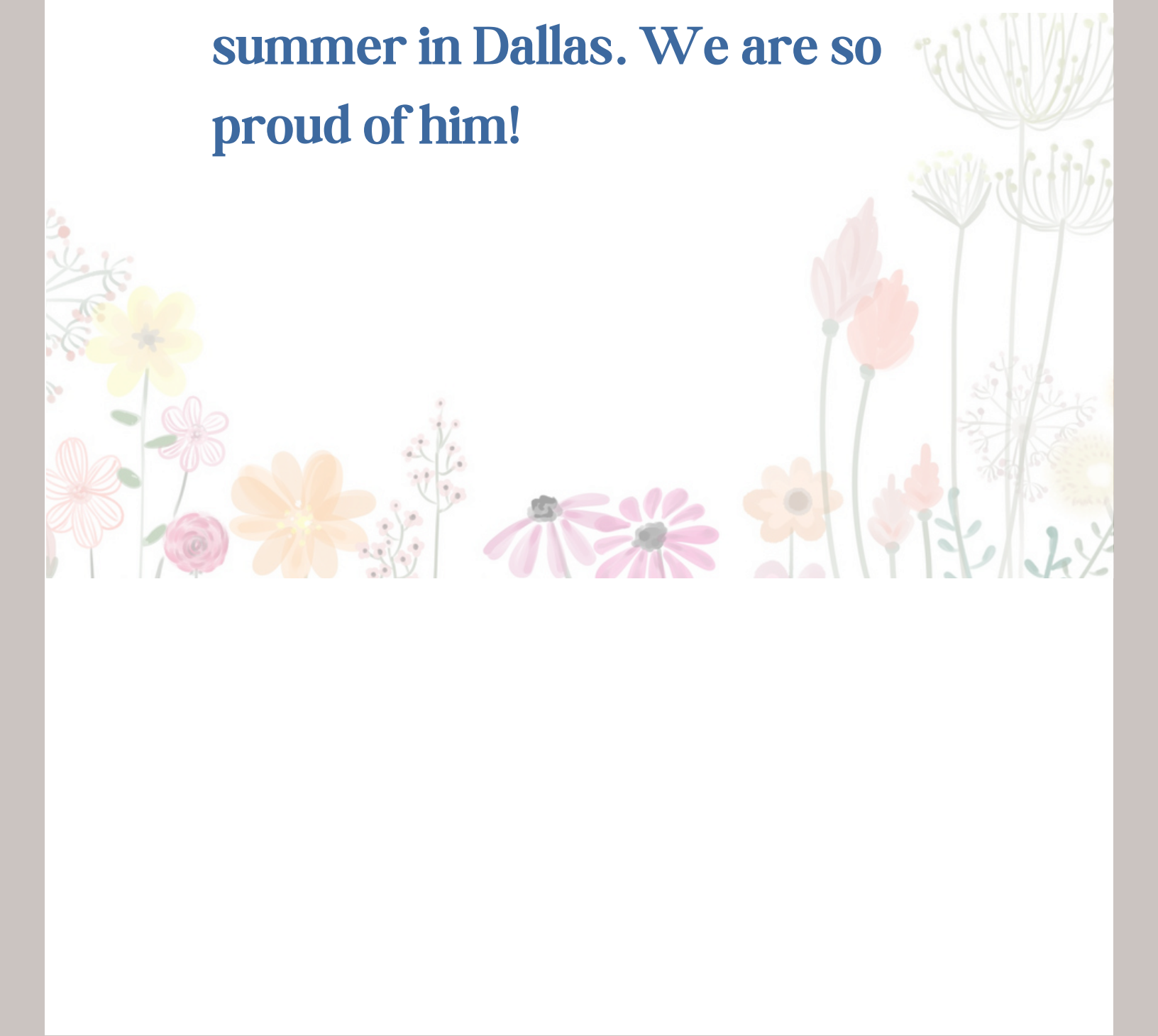




## PERSONAL NOTE



**My son, Luke, graduated from Texas A&M last week for the second time. This time from grad school, receiving his Masters in Finance! He begins his new job in consulting with Opportune, this summer in Dallas. We are so proud of him!**





# BRYAN-COLLEGE STATION MARKET STATISTICS FOR APRIL 2025

**SALES CLOSED: 370**

**TOTAL SALES VOLUME: \$142,627,000**

**AVERAGE SALES PRICE: \$315,950**

**AVERAGE DAYS ON MARKET: 108**

## 2025 RES ANNUAL SALES BY PRICE RANGE

|                       | JAN - MAR | APR - JUN | JUL - SEP | OCT-DEC |
|-----------------------|-----------|-----------|-----------|---------|
| \$49,999 - \$99,999   | 11        | 0         |           |         |
| \$100,000 - \$199,999 | 66        | 21        |           |         |
| \$200,000 - \$299,999 | 230       | 93        |           |         |
| \$300,000 - \$399,999 | 190       | 93        |           |         |
| \$400,000 - \$499,999 | 68        | 32        |           |         |
| \$500,000 - \$599,999 | 35        | 20        |           |         |
| \$600,000 - \$699,999 | 32        | 13        |           |         |
| \$700,000 - \$799,999 | 16        | 4         |           |         |
| \$800,000 +           | 41        | 14        |           |         |

Click the link button below to access the full BCS statistics report!

[CLICK HERE](#)



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**5-STAR ZILLOW REALTOR  
BRYAN/COLLEGE STATION**



# THE HUDSON TEAM LISTINGS

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# THE HUDSON TEAM LISTINGS

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