

# JUNE

## 2025

### THE KENDRA HUDSON NEWSLETTER

#### THE B/CS REAL ESTATE REPORT



#### MY BRYAN COLLEGE STATION HOME VALUE

The last few years have flown by rather quickly, and I think it's important for everyone to keep a watchful eye on the value of their home. In many cases, the equity one has in their home, represents a significant portion of their overall financial net worth. Therefore I am including some pertinent data in this email, which should provide you a general understanding of your current property value in our local market. I bring good news in this regard, as the last several years have been especially kind to Bryan College Station homeowners in terms of appreciation. No matter what neighborhood you live in here in Bryan College Station, chances are great your home is worth well more than you paid for it.

Based on the average home sales prices thus far in 2025, the figures below represent the amount your home value has increased since the year you purchased it.

#### Yearly Percentage Increases:

2022: 12% increase  
2021: 31% increase  
2020: 51% increase  
2019: 52% increase  
2018: 54% increase  
2017: 69% increase  
2016: 78% increase  
2015: 84% increase  
2014: 102% increase



## PERSONAL NOTE



**You never know what surprises await you in the world of real estate! Recently, I had the opportunity to show a property that was home to a variety of animals, including a pet wild boar!**



# BRYAN-COLLEGE STATION MARKET STATISTICS FOR MAY 2025

**SALES CLOSED: 381**

**TOTAL SALES VOLUME: \$158,288,000**

**AVERAGE SALES PRICE: \$326,655**

**AVERAGE DAYS ON MARKET: 106**

## 2025 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	11	1		
\$100,000 - \$199,999	66	36		
\$200,000 - \$299,999	230	182		
\$300,000 - \$399,999	190	185		
\$400,000 - \$499,999	68	68		
\$500,000 - \$599,999	35	34		
\$600,000 - \$699,999	32	31		
\$700,000 - \$799,999	16	10		
\$800,000 +	41	33		

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**

