

AUGUST

2025

THE KENDRA HUDSON NEWSLETTER

THE B/CS REAL ESTATE REPORT



WHICH HOMES ARE SELLING?

I always try to keep a watchful eye on the different price points and market segments of homes in our community. It's important to know which homes are selling quickly, and which ones are taking longer. Over the last 5 years, these types of metrics have changed rather dramatically in Bryan College Station. As recently as 2020, the average home sales price in our community was around \$250,000, and today it is over \$400,000. If you look at our local home sales data for summer 2025, the sweet spot is between \$300,000 and \$500,000, with that segment accounting for almost 40% of all transactions. The next higher segment, homes ranging in price from \$501,000 - \$700,000, have accounted for only 11%. Good data to know if you are currently looking to purchase rental or investment property.

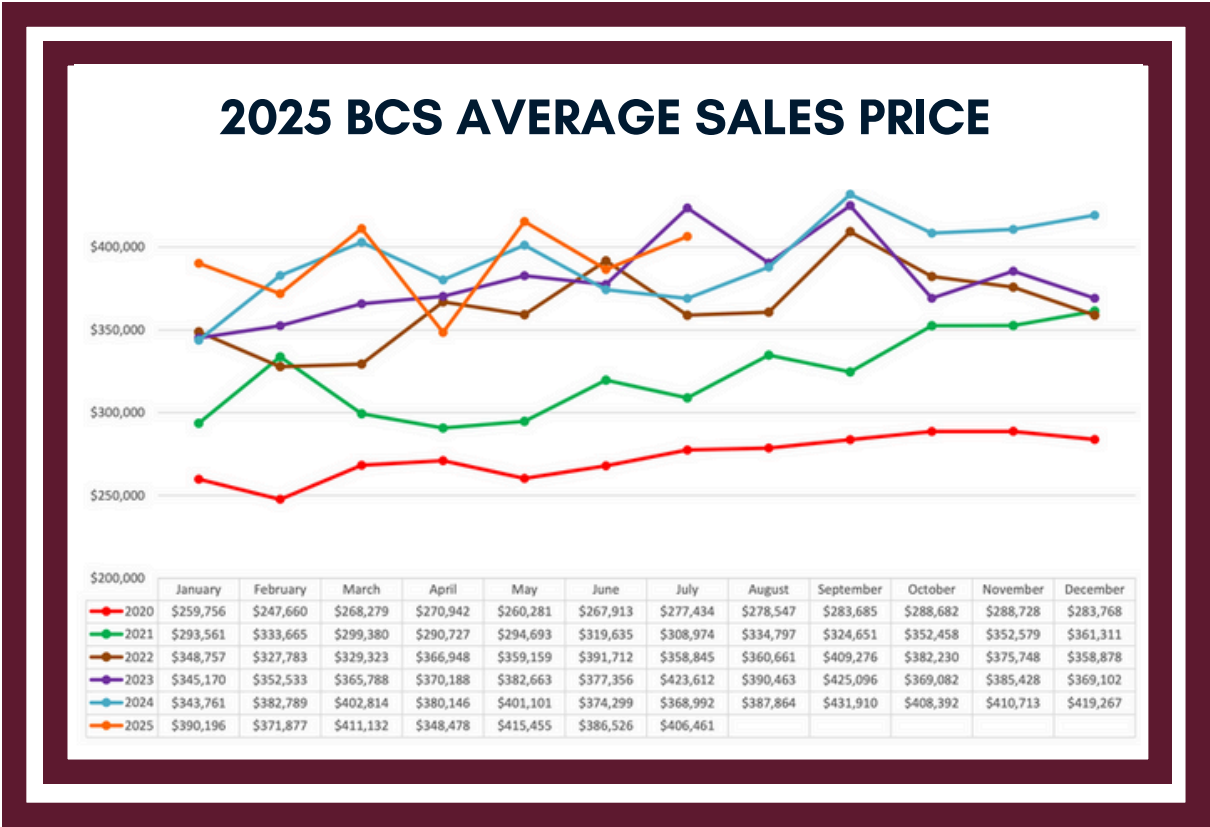
PERSONAL NOTE

TEXAS A&M		
2025 FOOTBALL SCHEDULE		
08/30	UTSA	HOME
09/06	UTAH STATE	HOME
09/13	NOTRE DAME	AWAY
09/27	AUBURN	HOME
10/04	MISSISSIPPI STATE	HOME
10/11	FLORIDA	HOME
10/18	ARKANSAS	AWAY
10/25	LSU	AWAY
11/08	MISSOURI	AWAY
11/15	SOUTH CAROLINA	HOME
11/22	SAMFORD	HOME
11/29	TEXAS	AWAY

Aggie Football season starts Saturday, August 30th! Time to dust off your ice chests and BBQ pits, because it's officially football season!

BRYAN-COLLEGE STATION MARKET STATISTICS FOR AUGUST 2025

SALES CLOSED: 427
TOTAL SALES VOLUME: \$165,047,000
AVERAGE SALES PRICE: \$325,000
AVERAGE DAYS ON MARKET: 106



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

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



THE HUDSON TEAM LISTINGS

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