

July
2025

THE KENDRA HUDSON
NEWSLETTER

THE B/CS REAL ESTATE REPORT



HOME MORTGAGE RATES IN COLLEGE STATION

In June, we saw the Fed holding the federal funds target interest rate steady, marking the 4th consecutive time the Fed has paused a rate change since December. The Fed continues to focus on getting the current 2.7% (as of June) inflation rate down closer to 2%. The chances of a July rate cut seems even more unlikely now, as earlier this month new data showed strong growth in the jobs market, diminishing the case for lower interest rates.

For homebuyers, this means mortgage rates are unlikely to fall much in the near future. Average rates for 30 year fixed home loans have stayed around the 6.6% mark since last December.

Here is an important real estate tip related to this: **Many homebuyers put off purchasing a new home, while patiently waiting for mortgage rates to drop. The problem with this strategy is that once rates are actually lower, demand for home buying increases and the price of the home you want to purchase goes up! A homebuyer will save significant money in the long run, by purchasing a home now at a lower price, then refinancing later once mortgage rates fall. Think of it this way: You are only renting a mortgage rate, but your home purchase price is fixed forever.**

PERSONAL NOTE

TEXAS A&M		
2025 FOOTBALL SCHEDULE		
08/30	UTSA	HOME
08/06	UTAH STATE	HOME
08/13	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

**Don't look now, but Aggie
Football season starts in 37
days and 18 hours.
Then again, who's counting?
I am so ready!**

BRYAN-COLLEGE STATION MARKET STATISTICS FOR JUNE 2025

SALES CLOSED: 427

TOTAL SALES VOLUME: \$165,047,000

AVERAGE SALES PRICE: \$325,000

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	3		
\$100,000 - \$199,999	66	66		
\$200,000 - \$299,999	230	278		
\$300,000 - \$399,999	190	276		
\$400,000 - \$499,999	68	122		
\$500,000 - \$599,999	35	54		
\$600,000 - \$699,999	32	48		
\$700,000 - \$799,999	16	22		
\$800,000 +	41	50		

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**



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