

SEPTEMBER

2025

THE KENDRA HUDSON NEWSLETTER

THE B/CS REAL ESTATE REPORT



HEADING INTO THE FALL MARKET!

Sometimes real estate data graphs and charts can become overwhelming to the reader. So I thought this month I would simply share with you in plain terms the current state of our housing market. Through the first 8.5 months of 2025, our team has helped our clients either buy or sell 146 homes. Stated another way, we have consistently averaged 4 home sales every week since January 1st. In terms of a year over year comparison, our total home sales volume is \$56 million, which is a 21% increase over the same period in 2024. Overall, more than 300 homes sold last month in Bryan College Station, so things continue to happen here heading into the fall season.

During the next three months (Oct-Dec), history shows us that over 750 homes will likely be sold in our market. That is a lot of activity, and oftentimes people underestimate the fall home selling season. There are distinct advantages to either listing your home or buying a home during the fall. One of which is less competition no matter what you are trying to accomplish. Homes for sale tend to stand out more this time of year, as opposed to early spring 2026, when many more home sellers enter the market. If you would like to discuss the prospects of buying or selling a home this fall, please give me a call to discuss things in much greater detail.

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PERSONAL NOTE



Don't look now, but the Aggie football team is 3-0 and ranked in the Top 10! I'm very much looking forward to the Auburn game next weekend!

BRYAN-COLLEGE STATION MARKET STATISTICS FOR AUGUST 2025

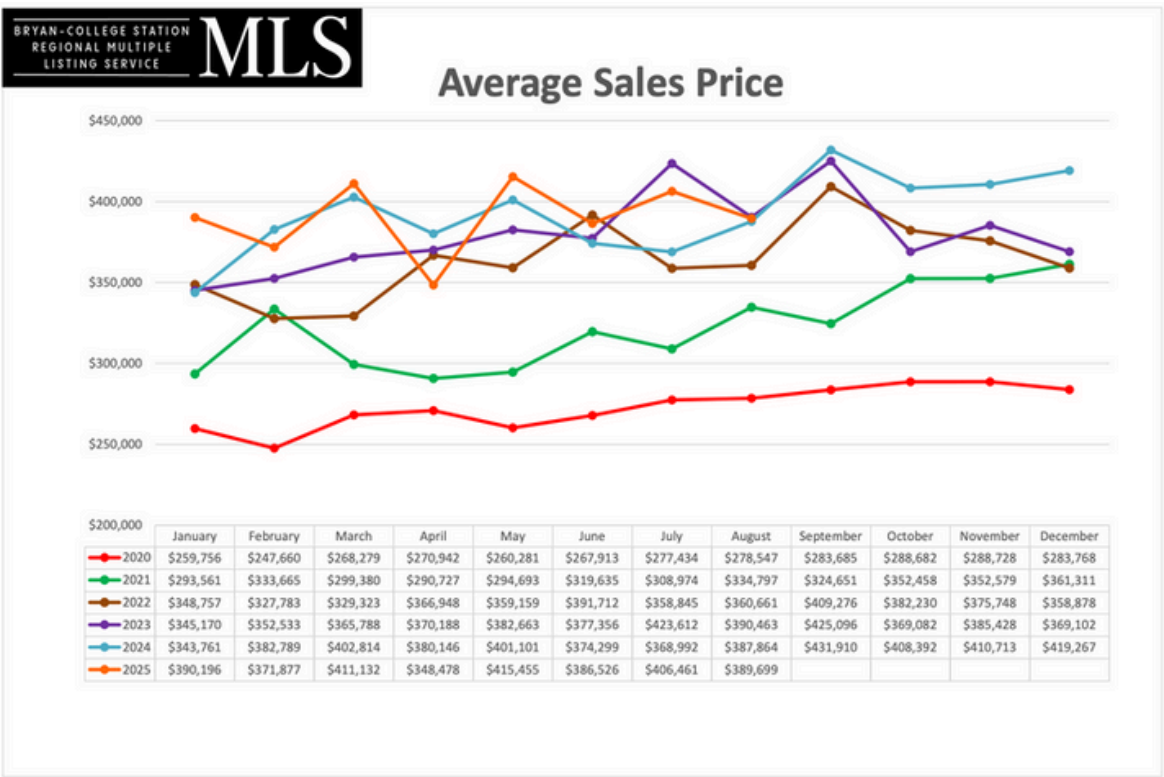
SALES CLOSED: 311

TOTAL SALES VOLUME: \$121,196,000

AVERAGE SALES PRICE: \$389,699

AVERAGE DAYS ON MARKET: 107

2025 BCS AVERAGE SALES PRICE



Click the 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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