



September 2014

Area Delimited by City Of Edmond -
Residential Property Type

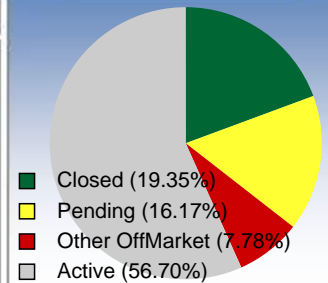


Absorption: Last 12 months, an Average of **325** Sales/Month

Active Inventory as of September 30, 2014 = **1,122**

	SEPTEMBER		
	2013	2014	+/- %
Closed Listings	336	383	13.99%
Pending Listings	240	320	33.33%
New Listings	350	455	30.00%
Median List Price	207,500	229,900	10.80%
Median Sale Price	203,000	225,000	10.84%
Median Percent of List Price to Selling Price	98.97%	98.91%	-0.06%
Median Days on Market to Sale	23.50	21.00	-10.64%
End of Month Inventory	1,209	1,122	-7.20%
Months Supply of Inventory	3.77	3.45	-8.39%

Market Activity



Monthly Inventory Analysis

Report Produced on: Oct 06, 2014

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2014 decreased **7.20%** to 1,122 existing homes available for sale. Over the last 12 months this area has had an average of 325 closed sales per month. This represents an unsold inventory index of **3.45** MSI for this period.

Median Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.84%** in September 2014 to \$225,000 versus the previous year at \$203,000.

Median Days on Market Shortens

The median number of **21.00** days that homes spent on the market before selling decreased by 2.50 days or **10.64%** in September 2014 compared to last year's same month at **23.50** DOM.

Sales Success for September 2014 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 455 New Listings in September 2014, up **30.00%** from last year at 350. Furthermore, there were 383 Closed Listings this month versus last year at 336, a **13.99%** increase.

Closed versus Listed trends yielded a **84.2%** ratio, down from last year's September 2014 at **96.0%**, a **12.32%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office: OKC Metro Assn of REALTORS
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

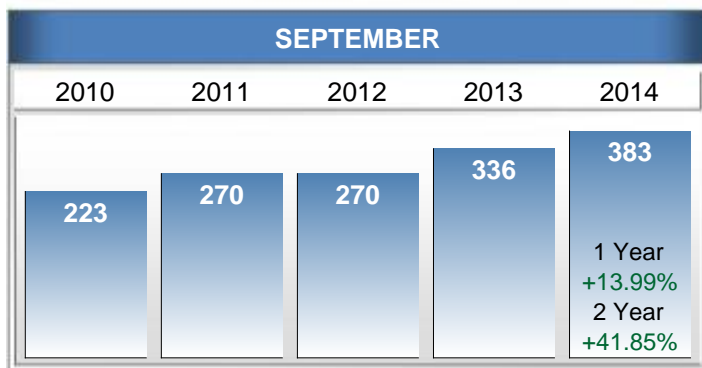
Closed Sales as of Oct 05, 2014



Closed Listings

Report Produced on: Oct 06, 2014

Area Delimited by City Of Edmond - Residential Property Type



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	28	7.31%	15.0	6	18	4	0
\$125,001 - \$150,000	37	9.66%	6.0	7	26	4	0
\$150,001 - \$175,000	47	12.27%	10.0	0	39	8	0
\$175,001 - \$250,000	118	30.81%	20.5	3	72	43	0
\$250,001 - \$325,000	54	14.10%	32.0	0	18	35	1
\$325,001 - \$450,000	58	15.14%	27.5	0	16	39	3
\$450,001 and up	41	10.70%	54.0	0	7	30	4
Total Closed Units:	383		21.0	16	196	163	8
Total Closed Volume:	101,910,008			2.02M	42.41M	54.01M	3.47M
Median Closed Price:	\$225,000			\$128,000	\$186,950	\$292,900	\$412,129

Closed Listings

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

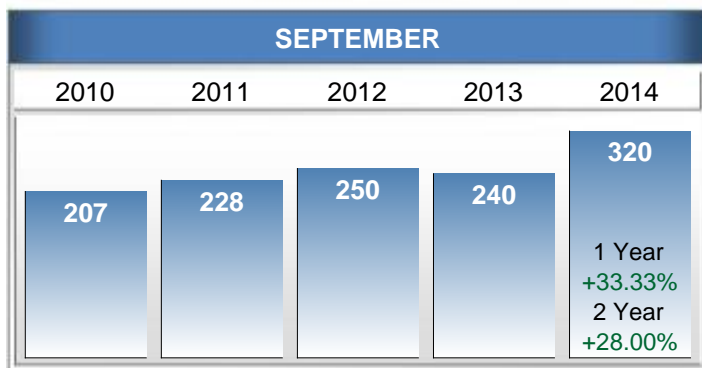
Pending Listings as of Oct 05, 2014



Pending Listings

Report Produced on: Oct 06, 2014

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr SEP AVG = 249	3 MONTHS										
High Apr 2014 = 437 Low Dec 2010 = 146 <i>Pending Listing</i> this month at 320 , above the 5 yr SEP average of 249	<table border="1"> <tr> <td>JUL</td> <td>376</td> </tr> <tr> <td>AUG</td> <td>379</td> </tr> <tr> <td>SEP</td> <td>320</td> </tr> <tr> <td colspan="2" style="text-align: center;">0.80%</td> </tr> <tr> <td colspan="2" style="text-align: center;">-15.57%</td> </tr> </table>	JUL	376	AUG	379	SEP	320	0.80%		-15.57%	
JUL	376										
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-15.57%											

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	25	7.81%	17.0	6	17	2	0
\$125,001 - \$150,000	28	8.75%	10.0	2	23	3	0
\$150,001 - \$175,000	35	10.94%	15.0	2	29	4	0
\$175,001 - \$275,000	113	35.31%	22.0	0	66	47	0
\$275,001 - \$325,000	35	10.94%	36.0	0	12	21	2
\$325,001 - \$425,000	48	15.00%	44.5	0	8	36	4
\$425,001 and up	36	11.25%	42.5	0	5	24	7
Total Pending Units: 320				10	160	137	13
Total Pending Volume: 88,389,805				1.17M	33.12M	46.06M	8.03M
Median Listing Price: \$236,250				\$109,900	\$186,495	\$294,800	\$431,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

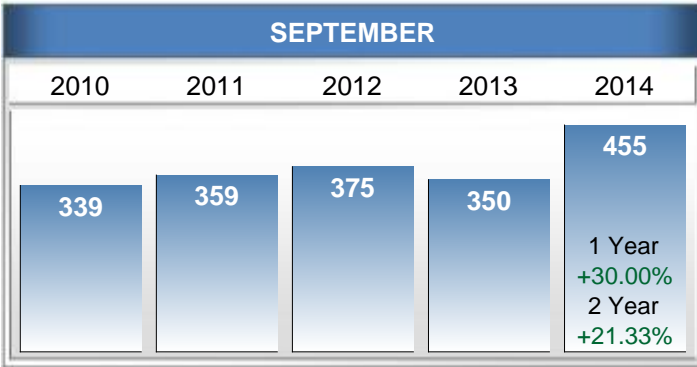
New Listings as of Oct 05, 2014



New Listings

Report Produced on: Oct 06, 2014

Area Delimited by City Of Edmond - Residential Property Type



New Listings
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5yr SEP AVG = 376 **3 MONTHS**

High
Mar 2010 = 558

Low
Dec 2010 = 213

New Listings this month at **455**, above the 5 yr SEP average of **376**

JUL	494
AUG	523
SEP	455
5.87%	
-13.00%	

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	32	7.03%	8	21	3	0
\$125,001 - \$150,000	44	9.67%	3	39	2	0
\$150,001 - \$200,000	81	17.80%	1	64	15	1
\$200,001 - \$275,000	93	20.44%	1	44	47	1
\$275,001 - \$375,000	100	21.98%	0	40	57	3
\$375,001 - \$500,000	60	13.19%	0	14	41	5
\$500,001 and up	45	9.89%	0	4	25	16
Total New Listed Units:			13	226	190	26
Total New Listed Volume:			1.65M	49.90M	69.19M	17.67M
Median New Listed Listing Price:			\$120,000	\$191,888	\$323,445	\$623,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

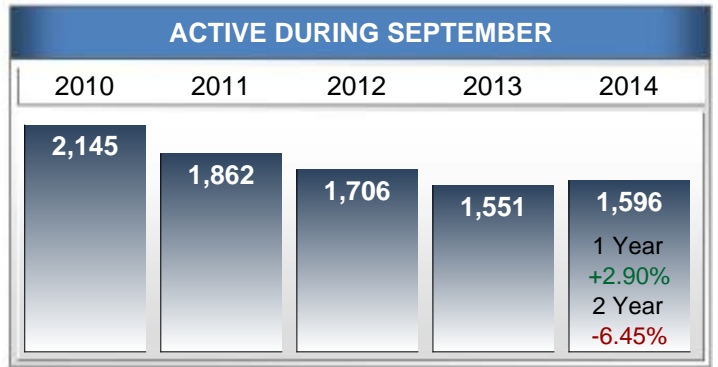
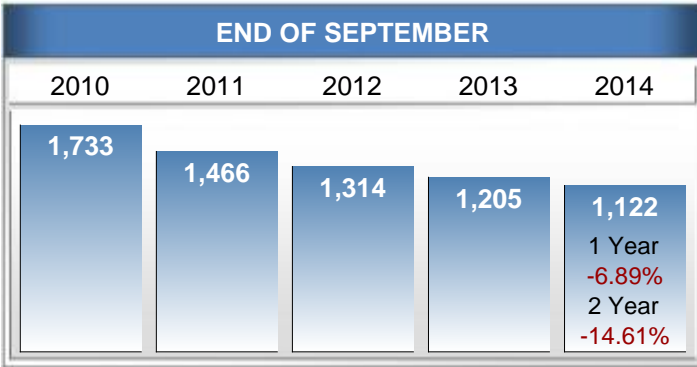
Active Inventory as of Oct 05, 2014



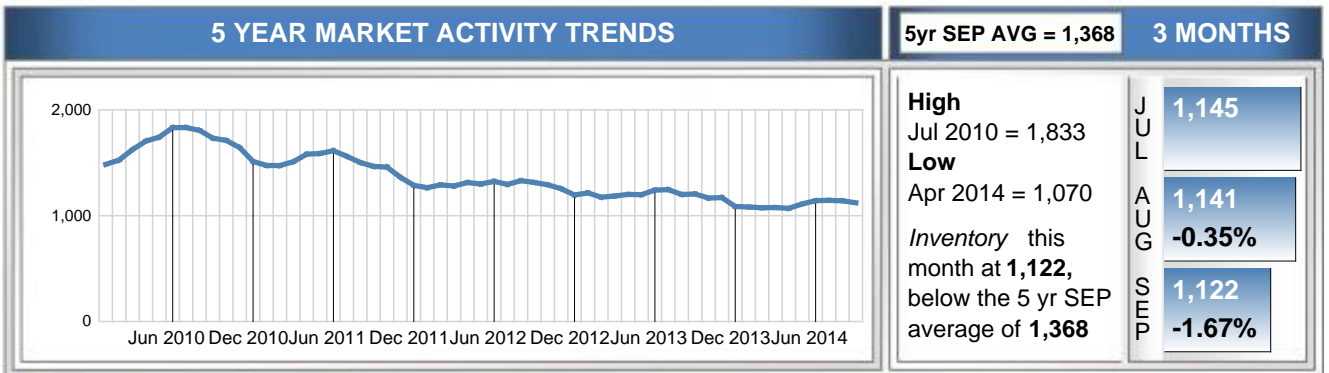
Active Inventory

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Area Delimited by City Of Edmond - Residential Property Type



Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$150,000 and less	108	9.63%	33.0	18	77	13	0		
\$150,001 - \$200,000	140	12.48%	46.5	1	112	26	1		
\$200,001 - \$250,000	145	12.92%	43.0	4	76	64	1		
\$250,001 - \$350,000	268	23.89%	53.5	7	114	133	14		
\$350,001 - \$425,000	173	15.42%	82.0	0	43	116	14		
\$425,001 - \$650,000	176	15.69%	65.5	2	27	116	31		
\$650,001 and up	112	9.98%	104.5	0	11	65	36		
Total Active Inventory by Units:				1,122	56.5	32	460	533	97
Total Active Inventory by Volume:				440,413,432		5.95M	136.41M	228.13M	69.92M
Median Active Inventory Listing Price:				\$315,000		\$129,850	\$225,400	\$370,000	\$539,900

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

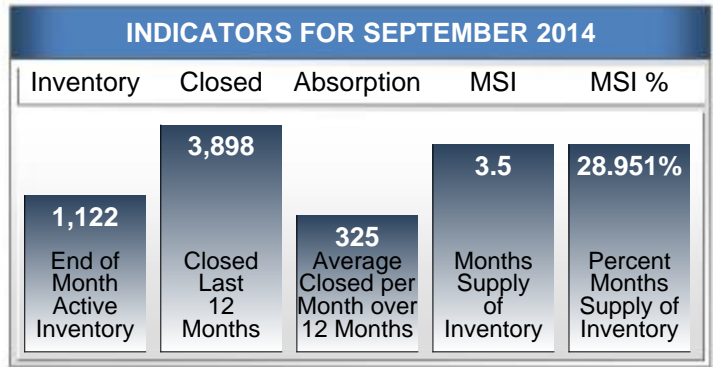
Active Inventory as of Oct 05, 2014



Months Supply of Inventory

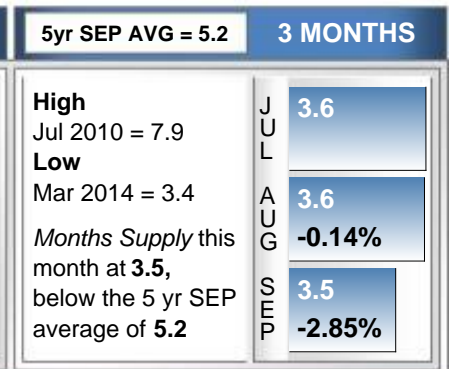
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Area Delimited by City Of Edmond - Residential Property Type



Months Supply

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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI				%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	108	9.63%	1.8	2.1	1.7	3.3	0.0		
\$150,001 - \$200,000	140	12.48%	1.8	0.5	2.0	1.4	1.7		
\$200,001 - \$250,000	145	12.92%	2.9	3.2	3.1	2.7	2.4		
\$250,001 - \$350,000	268	23.89%	3.5	4.4	4.7	2.8	4.4		
\$350,001 - \$425,000	173	15.42%	6.1	0.0	7.6	5.9	4.8		
\$425,001 - \$650,000	176	15.69%	6.8	4.0	7.4	6.8	6.8		
\$650,001 and up	112	9.98%	14.6	0.0	13.2	15.3	13.9		
MSI:	3.5			2.2	2.9	3.9	6.7		
Total Active Inventory:	1,122			32	460	533	97		



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

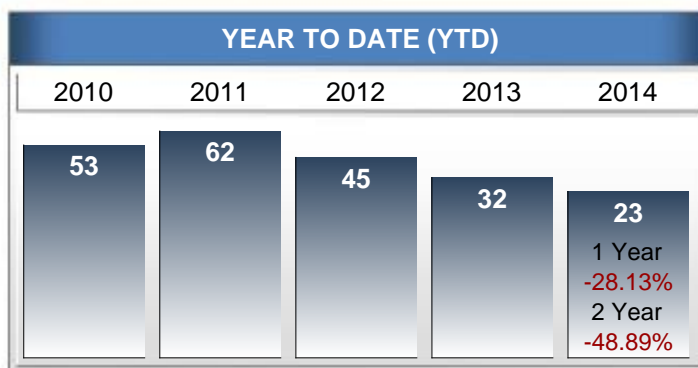
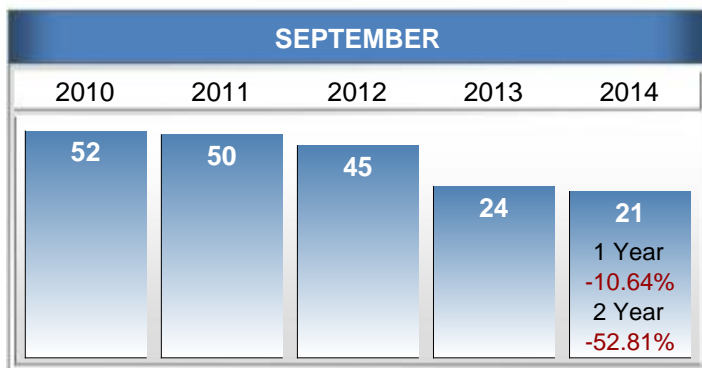
Closed Sales as of Oct 05, 2014



Median Days on Market to Sale

Report Produced on: Oct 06, 2014

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?
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MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	28	7.31%	15.0	57.5	14.5	11.0	0.0
\$125,001 - \$150,000	37	9.66%	6.0	8.0	5.0	37.5	0.0
\$150,001 - \$175,000	47	12.27%	10.0	0.0	10.0	11.0	0.0
\$175,001 - \$250,000	118	30.81%	20.5	10.0	19.5	23.0	0.0
\$250,001 - \$325,000	54	14.10%	32.0	0.0	45.5	25.0	33.0
\$325,001 - \$450,000	58	15.14%	27.5	0.0	9.5	28.0	126.0
\$450,001 and up	41	10.70%	54.0	0.0	149.0	40.5	57.0
Median Closed DOM:	21.0			17.0	17.0	27.0	57.0
Total Closed Units:	383			16	196	163	8
Total Closed Volume:	101,910,008			2.02M	42.41M	54.01M	3.47M



Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

September 2014

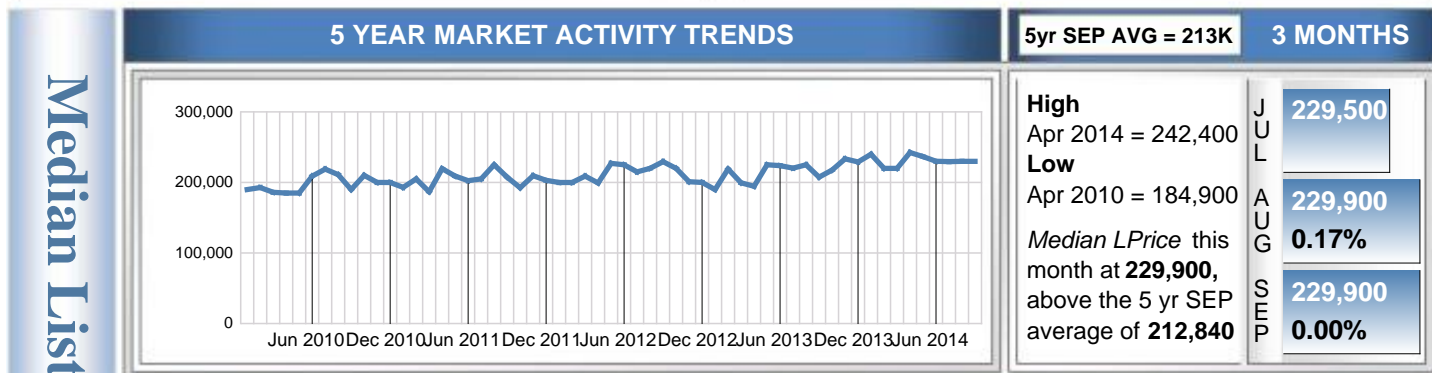
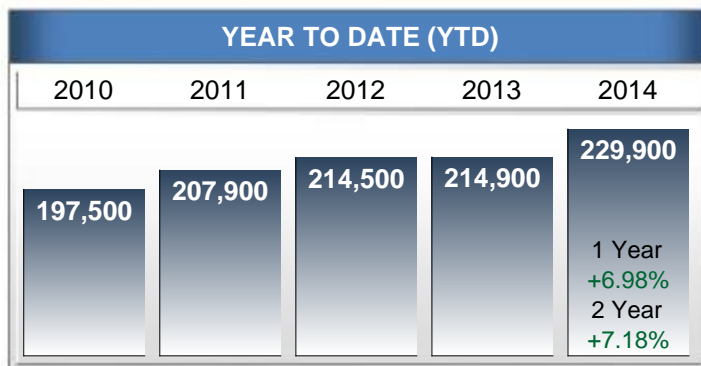
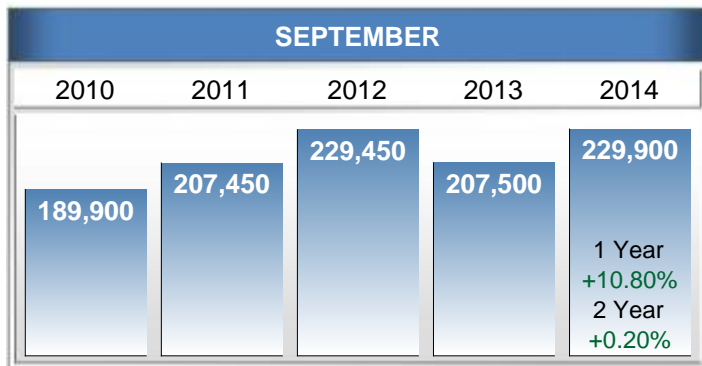
Closed Sales as of Oct 05, 2014



Median List Price at Closing

Report Produced on: Oct 06, 2014

Area Delimited by City Of Edmond - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?
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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	27		7.05%	107,000	103,900	115,000	95,000	0
\$125,001 - \$150,000	33		8.62%	139,900	132,900	143,000	139,900	0
\$150,001 - \$175,000	48		12.53%	165,250	154,900	164,950	174,900	0
\$175,001 - \$250,000	121		31.59%	208,494	204,500	206,000	217,000	0
\$250,001 - \$325,000	53		13.84%	280,777	0	286,509	276,495	279,900
\$325,001 - \$450,000	60		15.67%	369,900	0	354,750	382,690	347,048
\$450,001 and up	41		10.70%	539,900	0	539,900	550,600	557,450
Median List Price:	\$229,900				\$129,250	\$187,950	\$288,990	\$414,495
Total Closed Units:	383				16	196	163	8
Total List Volume:	103,488,302				2.09M	43.16M	54.72M	3.52M



Monthly Inventory Analysis

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September 2014

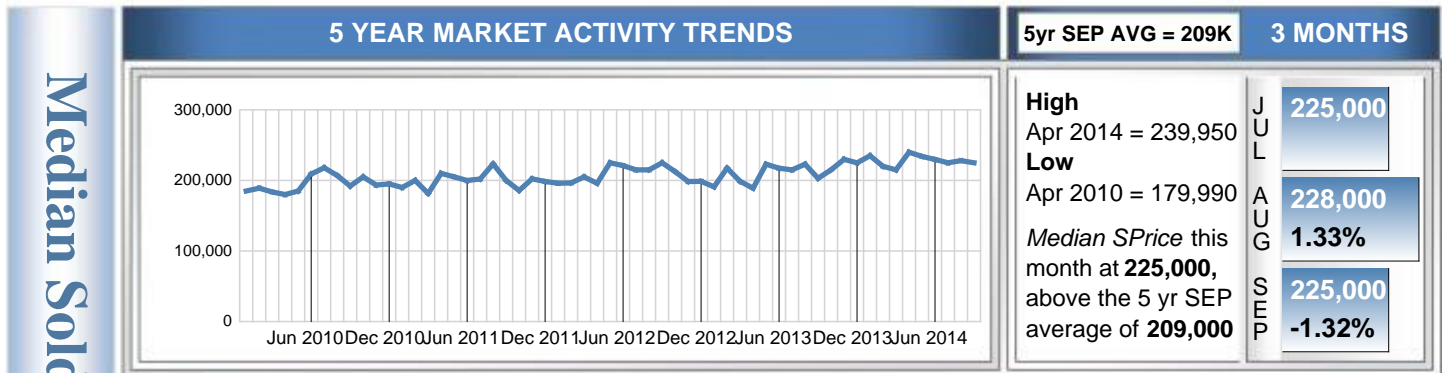
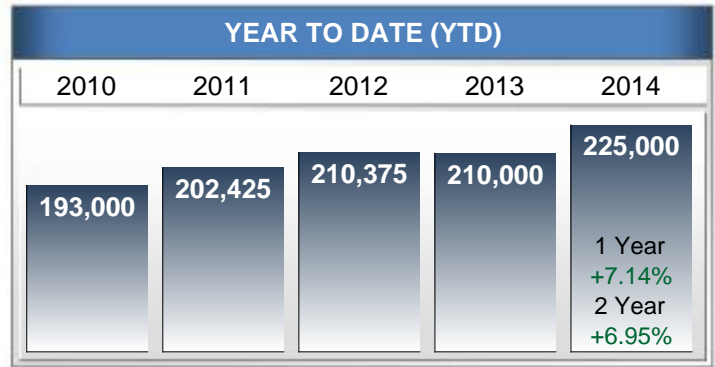
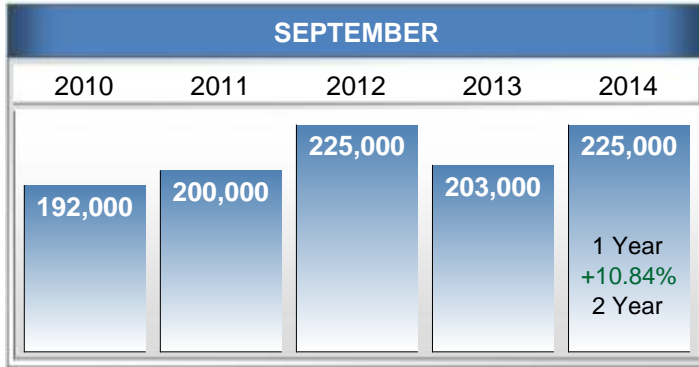
Closed Sales as of Oct 05, 2014



Median Sold Price at Closing

Report Produced on: Oct 06, 2014

Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	28		7.31%	101,750	92,500	107,000	108,000	0
\$125,001 - \$150,000	37		9.66%	140,000	131,000	142,553	139,950	0
\$150,001 - \$175,000	47		12.27%	165,000	0	165,000	165,000	0
\$175,001 - \$250,000	118		30.81%	208,322	199,000	204,951	217,500	0
\$250,001 - \$325,000	54		14.10%	284,900	0	291,459	284,900	275,000
\$325,001 - \$450,000	58		15.14%	367,450	0	355,000	380,000	338,990
\$450,001 and up	41		10.70%	539,200	0	525,000	549,550	540,000
Median Closed Price:	\$225,000				\$128,000	\$186,950	\$292,900	\$412,129
Total Closed Units:	383				16	196	163	8
Total Closed Volume:	101,910,008				2.02M	42.41M	54.01M	3.47M



Monthly Inventory Analysis

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September 2014

Closed Sales as of Oct 05, 2014



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - Residential Property Type



MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE							
Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	28	7.31%	95.20%	92.22%	96.60%	95.46%	0.00%
\$125,001 - \$150,000	37	9.66%	98.32%	100.00%	98.04%	100.00%	0.00%
\$150,001 - \$175,000	47	12.27%	98.19%	0.00%	98.29%	94.29%	0.00%
\$175,001 - \$250,000	118	30.81%	99.15%	98.12%	99.39%	98.66%	0.00%
\$250,001 - \$325,000	54	14.10%	99.17%	0.00%	98.38%	100.00%	98.25%
\$325,001 - \$450,000	58	15.14%	99.57%	0.00%	99.29%	99.83%	100.00%
\$450,001 and up	41	10.70%	99.30%	0.00%	96.55%	99.89%	98.67%
Median List/Sell Ratio:	98.91%			96.76%	98.65%	99.25%	99.05%
Total Closed Units:	383			16	196	163	8
Total Closed Volume:	101,910,008			2.02M	42.41M	54.01M	3.47M

Median List/Sell Price

Ready to Buy or Sell Real Estate? Contact an experienced REALTOR



Monthly Inventory Analysis

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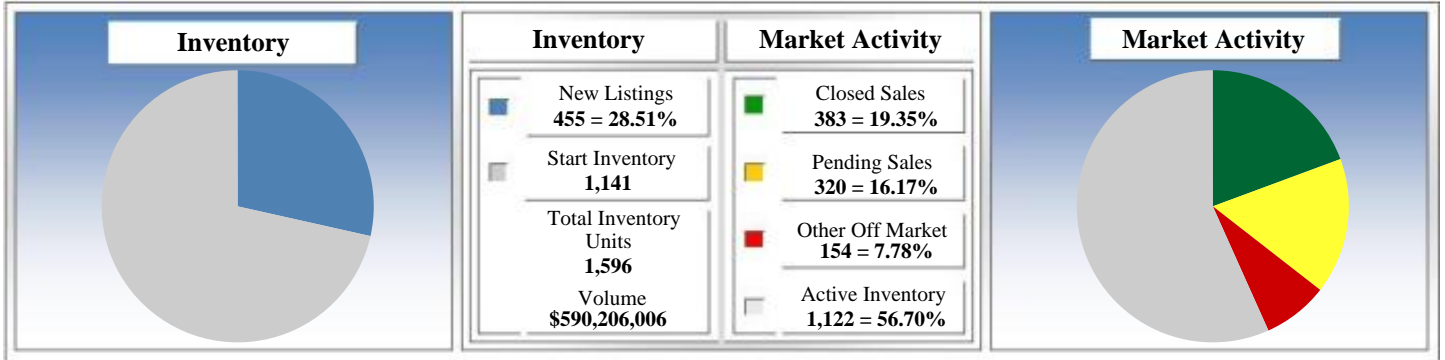
Inventory as of Oct 05, 2014



Market Summary

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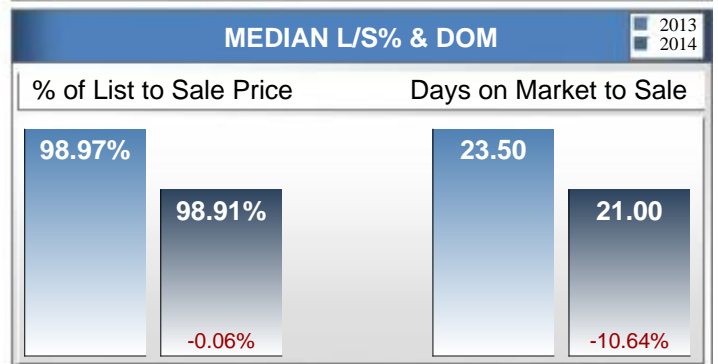
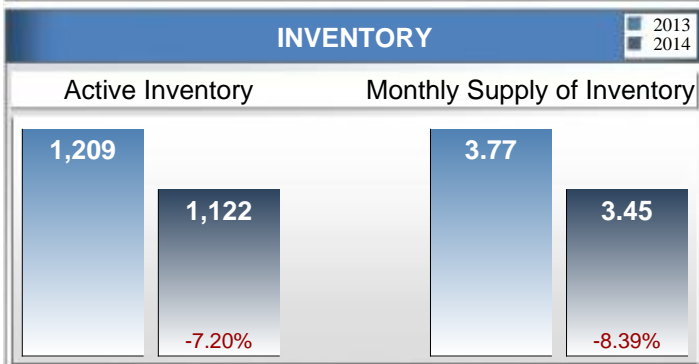
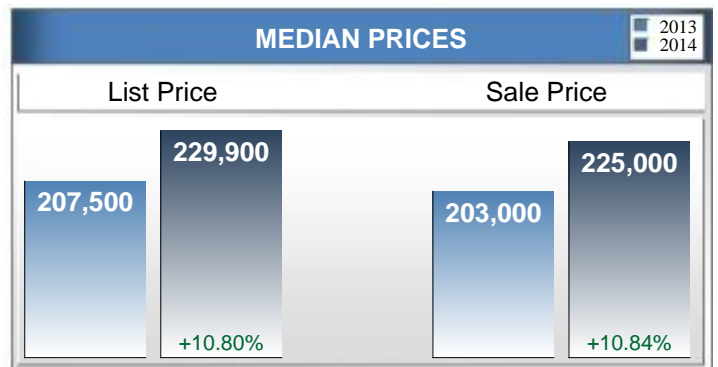
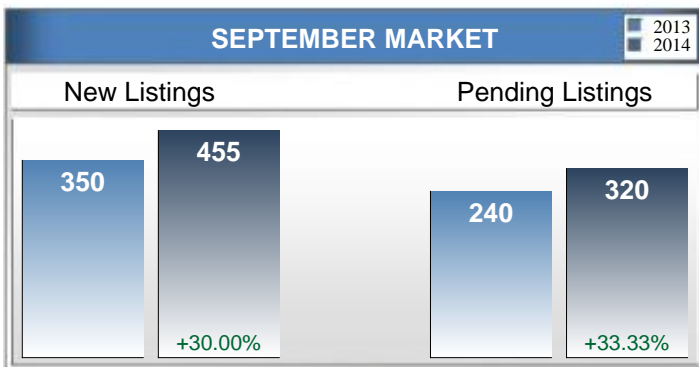
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Absorption: Last 12 months, an Average of 325 Sales/Month

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	SEPTEMBER			Year To Date		
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Median Sale Price	203,000	225,000	10.84%	210,000	225,000	7.14%
Median Percent of List Price to Selling Price	98.97%	98.91%	-0.06%	98.92%	99.07%	0.14%
Median Days on Market to Sale	23.50	21.00	-10.64%	32.00	23.00	-28.13%
Monthly Inventory	1,209	1,122	-7.20%	1,209	1,122	-7.20%
Months Supply of Inventory	3.77	3.45	-8.39%	3.77	3.45	-8.39%





September 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

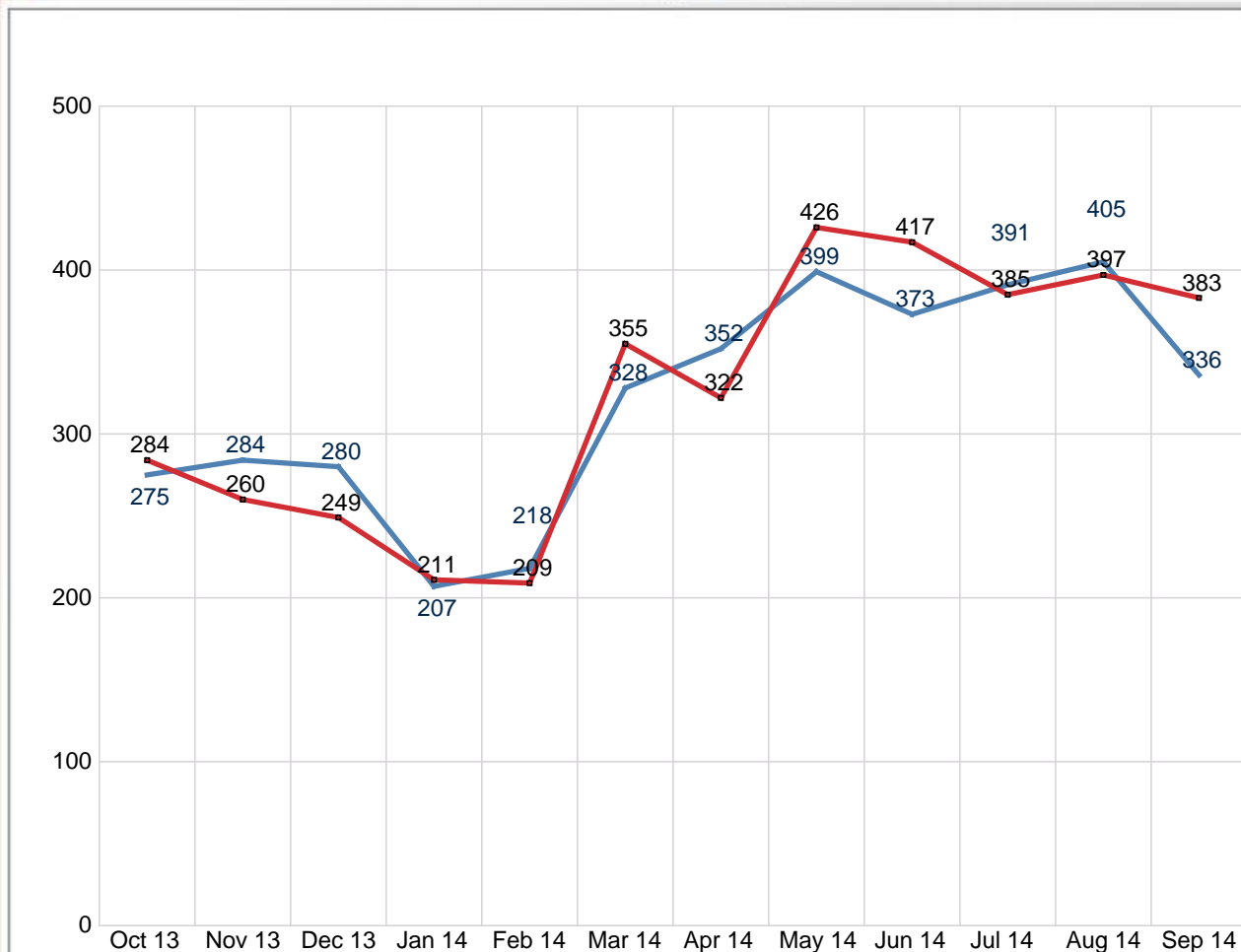
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

■ September 2014 - September 2014 (Current Year with Values)
 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER

2013	2014
336	383
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 13.99%	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
3,009	3,105
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 3.19%	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
3,848	3,898
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 1.30%	



September 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

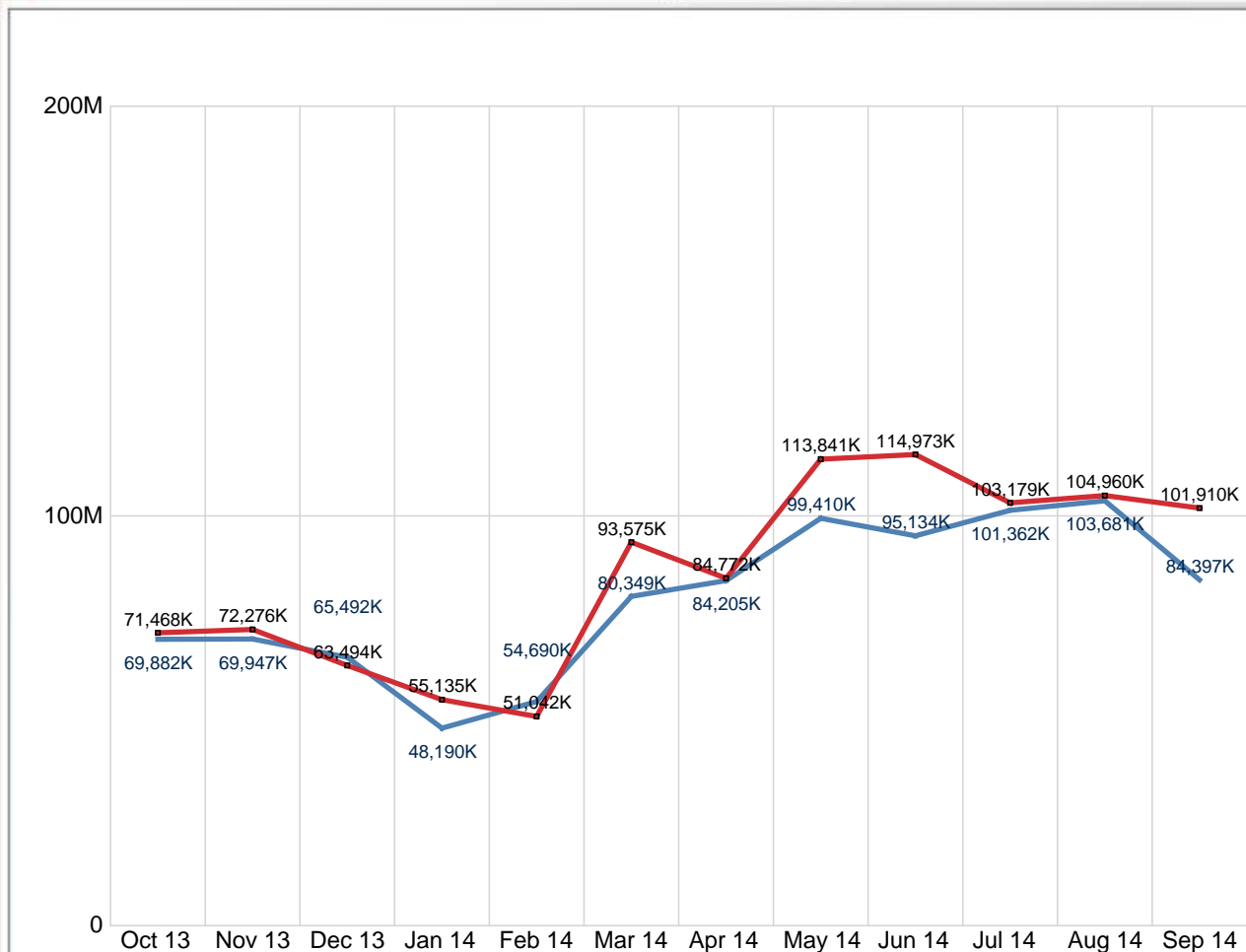
Report Produced on: Oct 06, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

■ September 2014 - September 2014 (Current Year with Values)
 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER

2013	2014
84M	102M

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
751M	823M

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
957M	1.03B



September 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

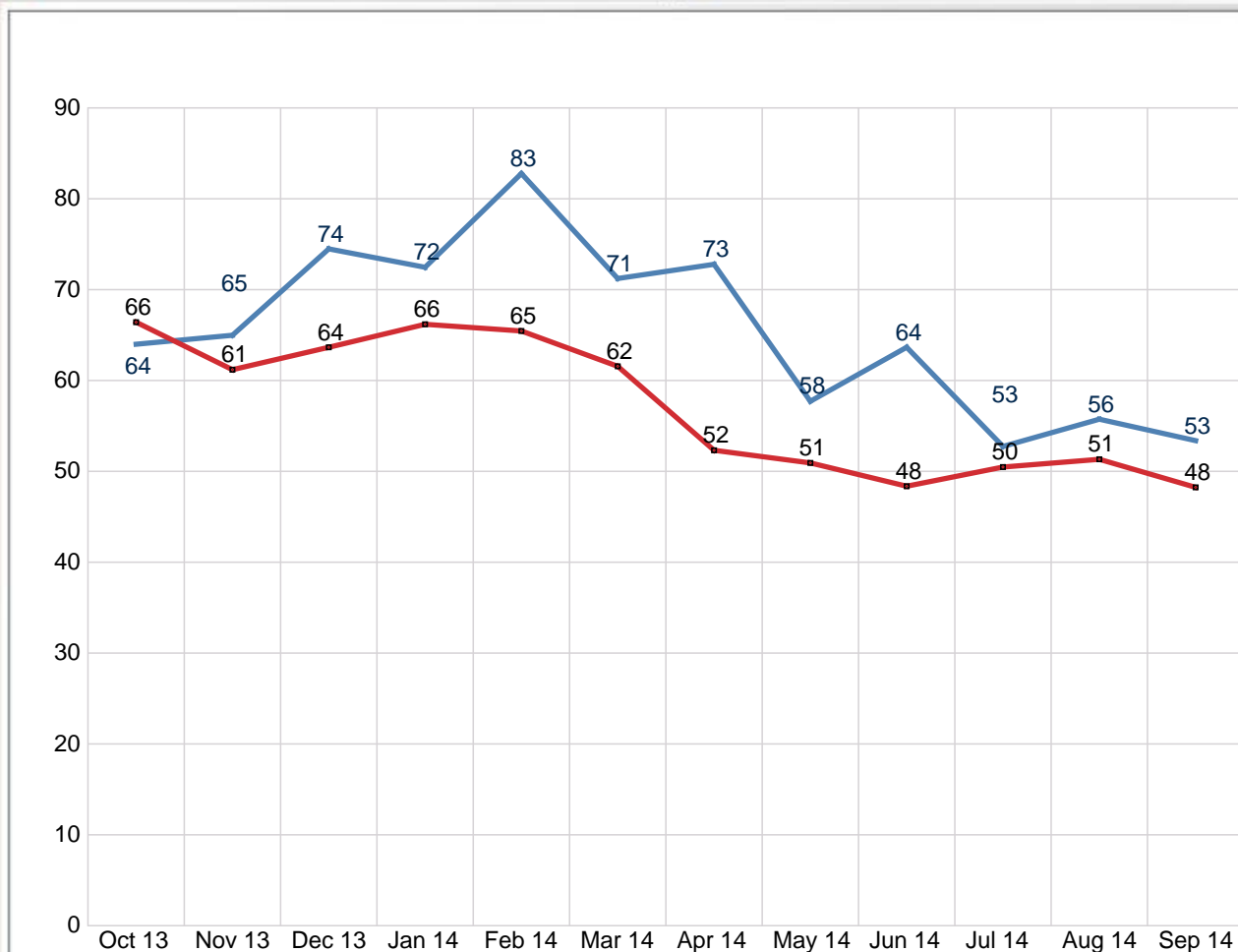
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 06, 2014

Market Trends

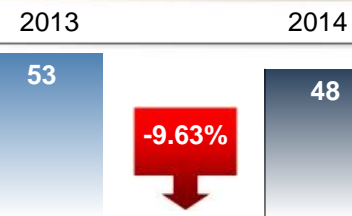
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■ September 2014 - September 2014 (Current Year with Values)
 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

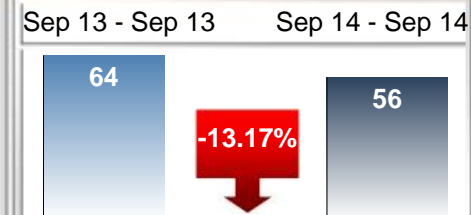
SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

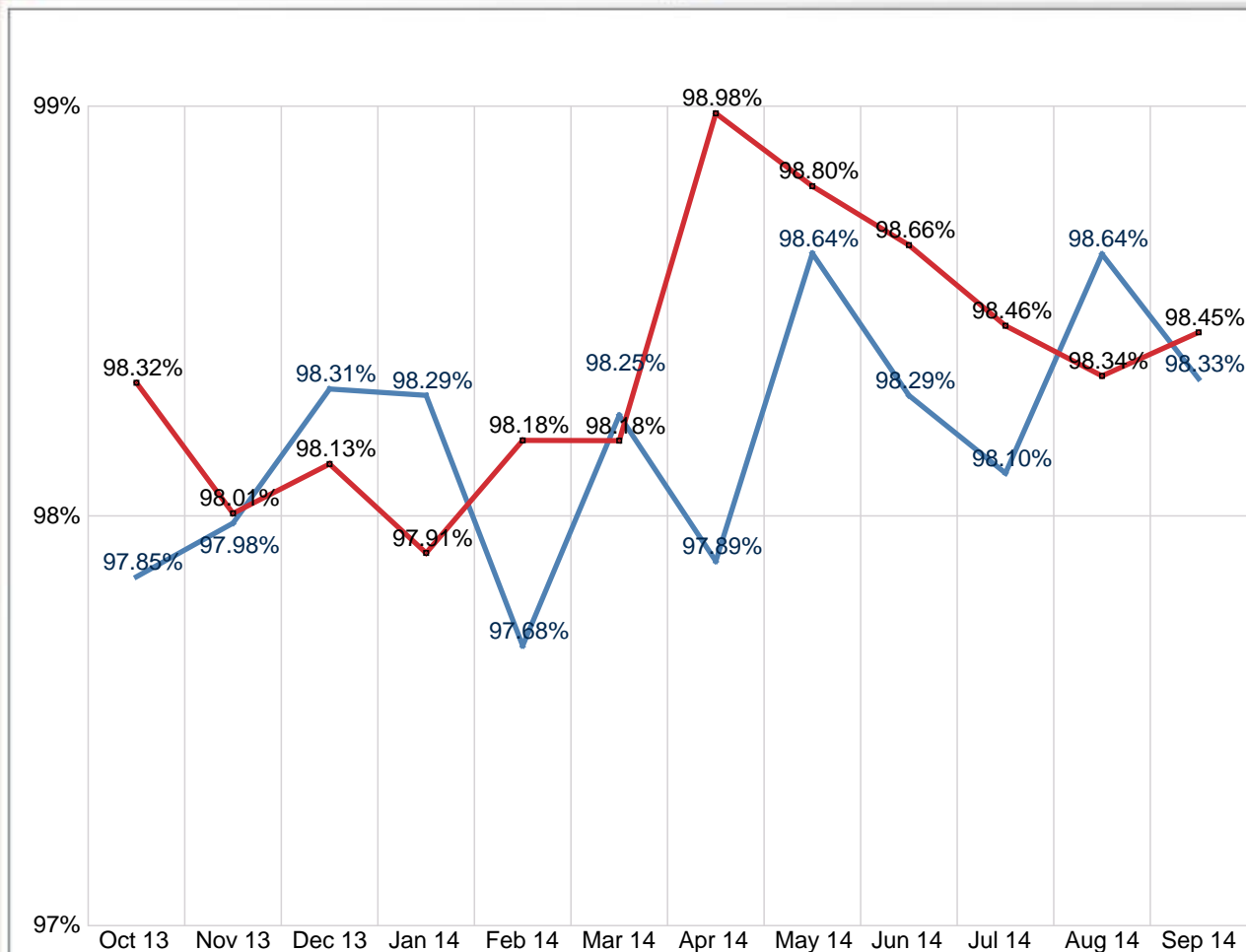
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Market Trends

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■ September 2014 - September 2014 (Current Year with Values) ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER

2013	2014
98.33%	98.45%
↑ 0.12%	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
98.27%	98.48%
↑ 0.22%	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
98.22%	98.42%
↑ 0.20%	



September 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

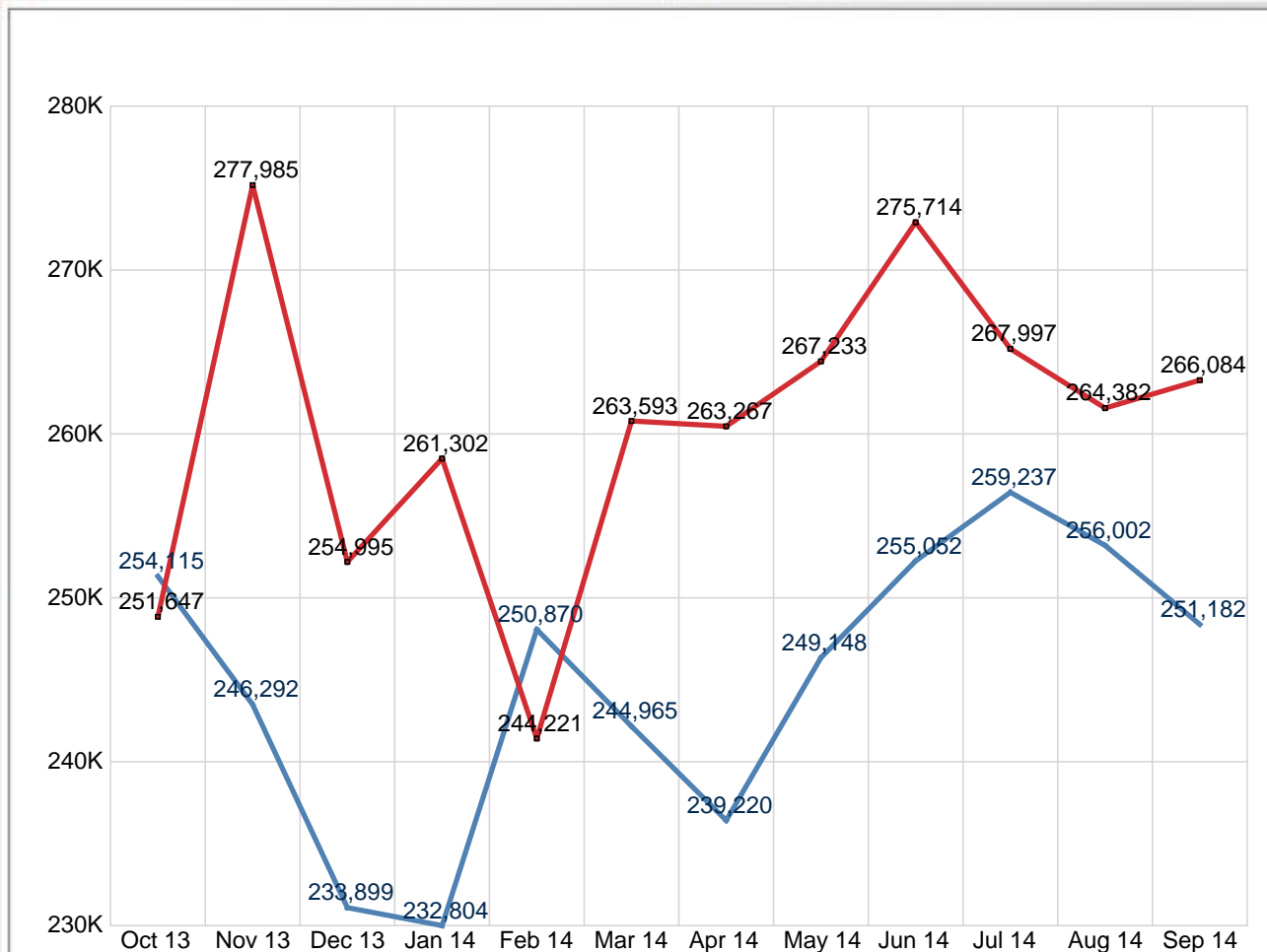
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Market Trends

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■ September 2014 - September 2014 (Current Year with Values)
 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER

2013	2014
251,182	266,084
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 5.93% </div>	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
249,724	265,181
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 6.19% </div>	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
248,633	264,398
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 6.34% </div>	