



September 2014

Area Delimited by County Of Logan -
Residential Property Type

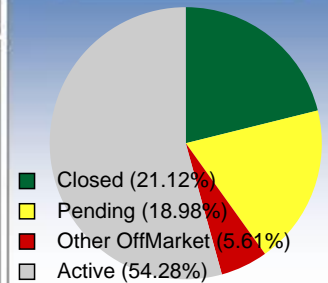


Absorption: Last 12 months, an Average of **58** Sales/Month

Active Inventory as of September 30, 2014 = **203**

	SEPTEMBER		
	2013	2014	+/- %
Closed Listings	73	79	8.22%
Pending Listings	51	71	39.22%
New Listings	84	82	-2.38%
Median List Price	209,000	219,000	4.78%
Median Sale Price	204,000	216,000	5.88%
Median Percent of List Price to Selling Price	98.88%	99.17%	0.29%
Median Days on Market to Sale	23.00	22.00	-4.35%
End of Month Inventory	250	203	-18.80%
Months Supply of Inventory	4.62	3.48	-24.71%

Market Activity



Report Produced on: Oct 06, 2014

Monthly Inventory Analysis

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 **18.80%** to 203 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **3.48** 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 **5.88%** in September 2014 to \$216,000 versus the previous year at \$204,000.

Median Days on Market Shortens

The median number of **22.00** days that homes spent on the market before selling decreased by 1.00 days or **4.35%** in September 2014 compared to last year's same month at **23.00** 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 strong this month.

There were 82 New Listings in September 2014, down **2.38%** from last year at 84. Furthermore, there were 79 Closed Listings this month versus last year at 73, a **8.22%** increase.

Closed versus Listed trends yielded a **96.3%** ratio, up from last year's September 2014 at **86.9%**, a **10.86%** upswing. 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

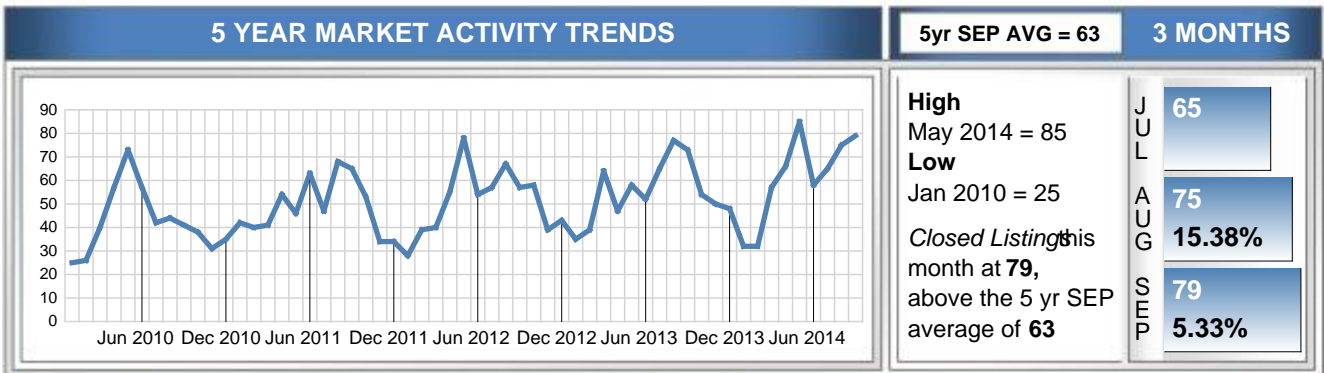
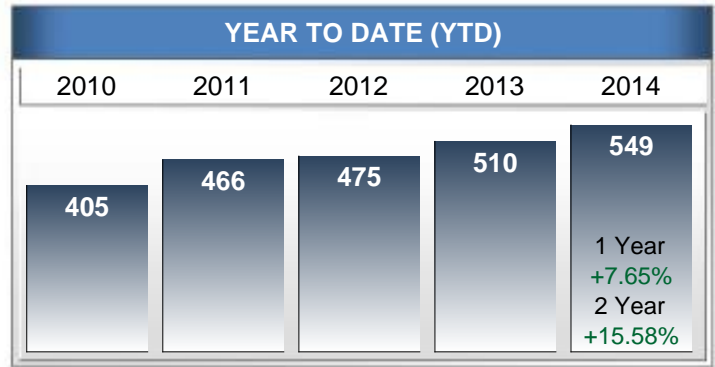
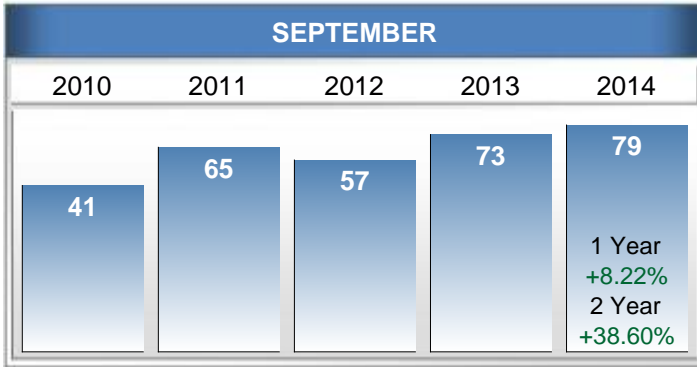
Closed Sales as of Oct 05, 2014



Closed Listings

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Listings

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CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	2	2.53%	10.0	2	0	0	0
\$25,001 - \$75,000	13	16.46%	13.0	4	7	2	0
\$75,001 - \$150,000	10	12.66%	35.5	0	7	3	0
\$150,001 - \$225,000	17	21.52%	22.0	0	11	6	0
\$225,001 - \$275,000	15	18.99%	25.0	0	3	11	1
\$275,001 - \$325,000	11	13.92%	23.0	0	4	6	1
\$325,001 and up	11	13.92%	11.0	0	5	5	1
Total Closed Units:	79		22.0	6	37	33	3
Total Closed Volume:	16,350,092			187.90K	7.10M	8.14M	922.18K
Median Closed Price:	\$216,000			\$28,200	\$172,000	\$248,000	\$297,239



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

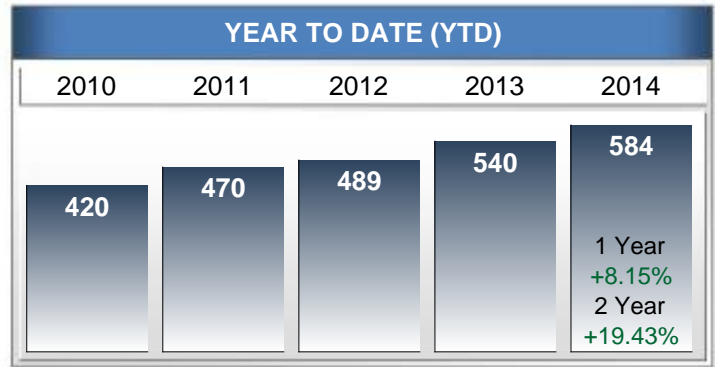
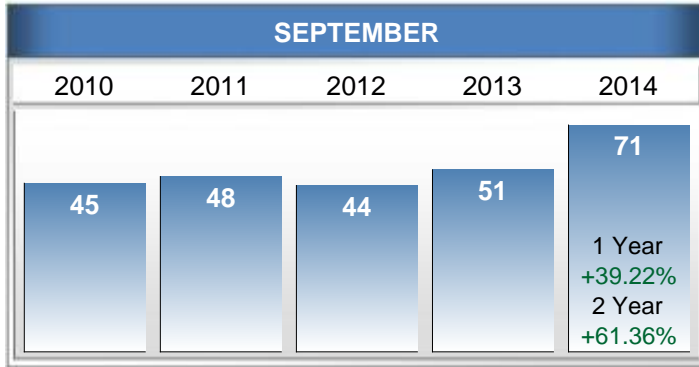
Pending Listings as of Oct 05, 2014



Pending Listings

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - Residential Property Type



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	6	8.45%	59.0	1	4	1	0
\$50,001 - \$125,000	9	12.68%	36.0	2	5	2	0
\$125,001 - \$175,000	11	15.49%	30.0	0	10	1	0
\$175,001 - \$225,000	12	16.90%	62.5	1	5	5	1
\$225,001 - \$275,000	14	19.72%	32.5	0	6	8	0
\$275,001 - \$325,000	9	12.68%	19.0	0	4	4	1
\$325,001 and up	10	14.08%	28.5	0	4	5	1
Total Pending Units: 71				37.0			
Total Pending Volume: 15,150,148				375.18K 7.35M 6.58M 842.85K			
Median Listing Price: \$217,900				\$69,700 \$181,000 \$255,485 \$285,000			

Pending Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

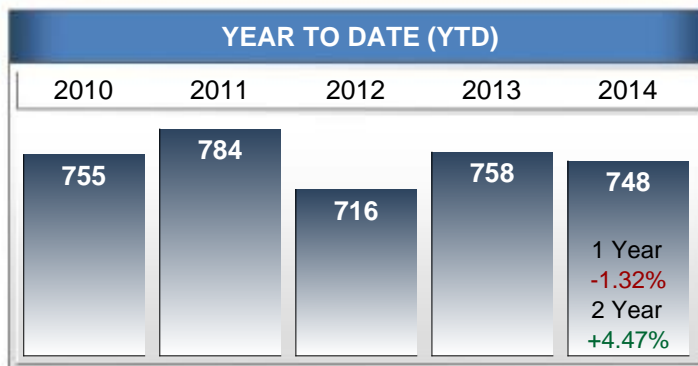
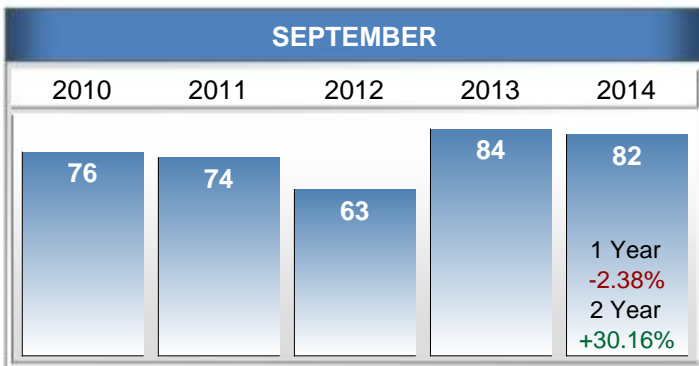
New Listings as of Oct 05, 2014



New Listings

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Area Delimited by County Of Logan - Residential Property Type



New Listings
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5yr SEP AVG = 76	3 MONTHS						
High Mar 2010 = 113 Low Dec 2011 = 41 <i>New Listings</i> this month at 82 , above the 5 yr SEP average of 76	<table border="1"> <tr> <td>JUL</td> <td>90</td> </tr> <tr> <td>AUG</td> <td>86 -4.44%</td> </tr> <tr> <td>SEP</td> <td>82 -4.65%</td> </tr> </table>	JUL	90	AUG	86 -4.44%	SEP	82 -4.65%
JUL	90						
AUG	86 -4.44%						
SEP	82 -4.65%						

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	7	8.54%	4	3	0	0
\$75,001 - \$125,000	11	13.41%	0	8	2	1
\$125,001 - \$200,000	13	15.85%	1	8	3	1
\$200,001 - \$275,000	20	24.39%	0	12	7	1
\$275,001 - \$325,000	10	12.20%	0	4	5	1
\$325,001 - \$425,000	11	13.41%	0	2	7	2
\$425,001 and up	10	12.20%	0	3	7	0
Total New Listed Units:			5	40	31	6
Total New Listed Volume:			404.28K	8.55M	10.02M	1.56M
Median New Listed Listing Price:			\$68,000	\$224,650	\$313,500	\$272,900



Monthly Inventory Analysis

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September 2014

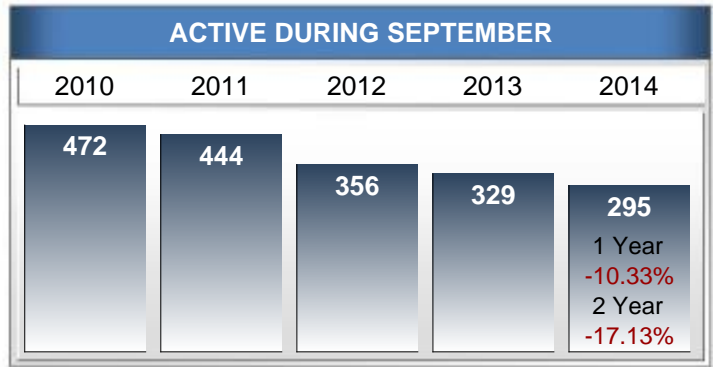
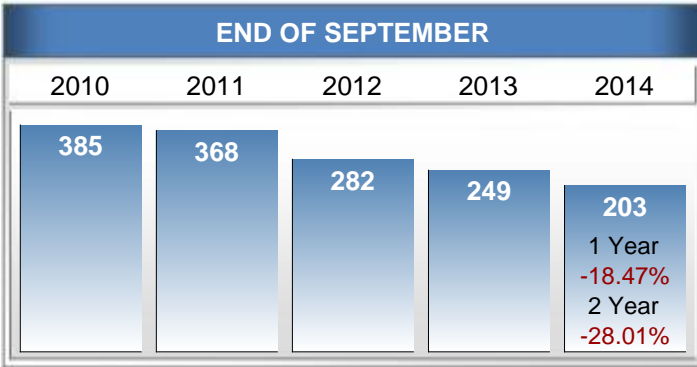
Active Inventory as of Oct 05, 2014



Active Inventory

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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5yr SEP AVG = 297 **3 MONTHS**

High
Jun 2011 = 412

Low
Apr 2014 = 202

Inventory this month at 203, below the 5 yr SEP average of 297

JUL	AUG	SEP
222	213	203
	-4.05%	-4.69%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	11	5.42%	60.0	4	6	1	0		
\$50,001 - \$75,000	22	10.84%	177.5	7	15	0	0		
\$75,001 - \$150,000	44	21.67%	89.0	2	27	13	2		
\$150,001 - \$225,000	40	19.70%	69.0	1	20	16	3		
\$225,001 - \$325,000	33	16.26%	32.0	0	14	15	4		
\$325,001 - \$425,000	33	16.26%	52.0	1	10	19	3		
\$425,001 and up	20	9.85%	48.5	0	4	12	4		
Total Active Inventory by Units:				203	62.0	15	96	76	16
Total Active Inventory by Volume:				50,482,857		1.32M	19.96M	22.49M	6.72M
Median Active Inventory Listing Price:				\$199,900		\$64,500	\$153,000	\$245,450	\$301,700



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

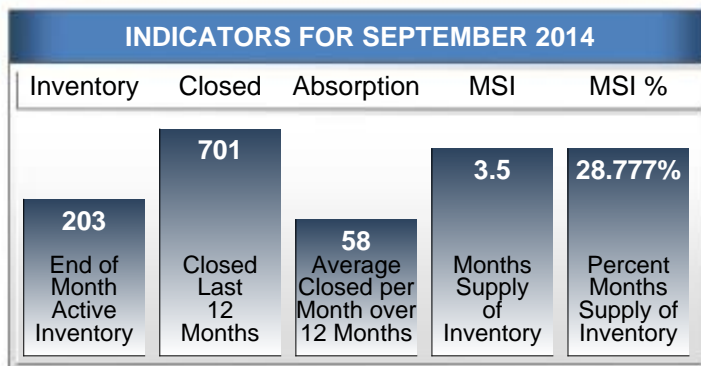
Active Inventory as of Oct 05, 2014



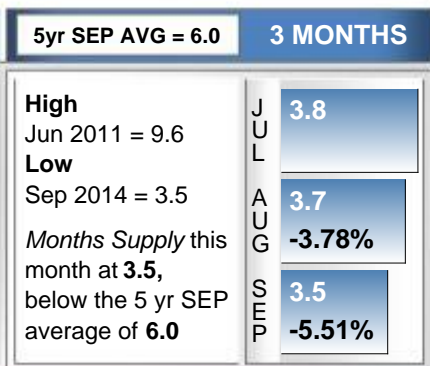
Months Supply of Inventory

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - 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+
\$50,000 and less	11	5.42%	2.8	2.7	3.6	1.5	0.0
\$50,001 - \$75,000	22	10.84%	5.3	6.5	6.0	0.0	0.0
\$75,001 - \$150,000	44	21.67%	4.4	4.0	3.4	9.2	8.0
\$150,001 - \$225,000	40	19.70%	2.7	0.0	2.3	2.7	9.0
\$225,001 - \$325,000	33	16.26%	1.9	0.0	2.9	1.3	3.2
\$325,001 - \$425,000	33	16.26%	5.4	12.0	5.5	5.2	6.0
\$425,001 and up	20	9.85%	12.0	0.0	24.0	9.0	24.0
MSI:	3.5			4.6	3.5	3.1	5.8
Total Active Inventory:	203			15	96	76	16



Monthly Inventory Analysis

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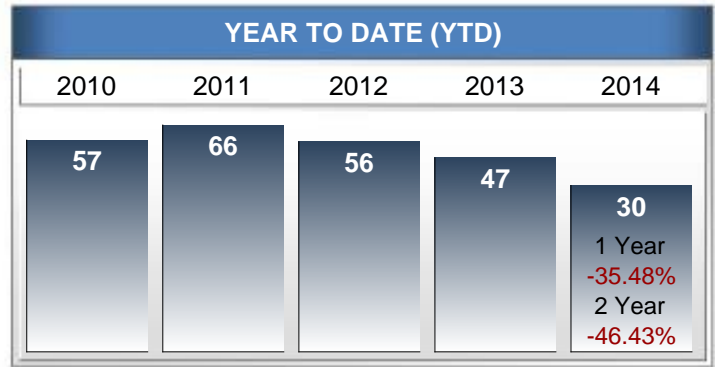
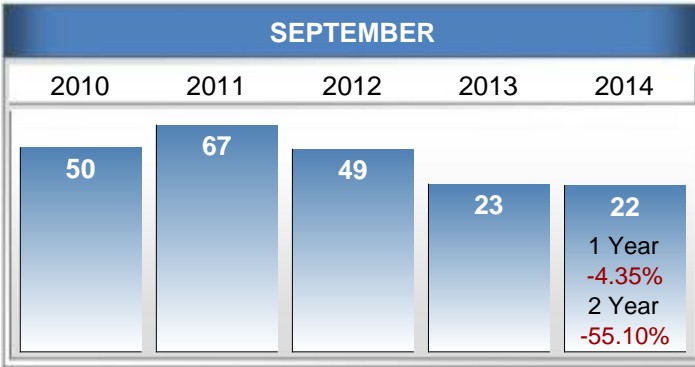
Closed Sales as of Oct 05, 2014



Median Days on Market to Sale

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market



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+
\$25,000 and less	2		2.53%	10.0	10.0	0.0	0.0	0.0
\$25,001 - \$75,000	13		16.46%	13.0	16.5	13.0	26.5	0.0
\$75,001 - \$150,000	10		12.66%	35.5	0.0	35.0	36.0	0.0
\$150,001 - \$225,000	17		21.52%	22.0	0.0	22.0	21.0	0.0
\$225,001 - \$275,000	15		18.99%	25.0	0.0	18.0	25.0	33.0
\$275,001 - \$325,000	11		13.92%	23.0	0.0	53.5	8.0	17.0
\$325,001 and up	11		13.92%	11.0	0.0	7.0	25.0	1.0
Median Closed DOM:	22.0				16.0	23.0	25.0	17.0
Total Closed Units:	79				6	37	33	3
Total Closed Volume:	16,350,092				187.90K	7.10M	8.14M	922.18K

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Monthly Inventory Analysis

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September 2014

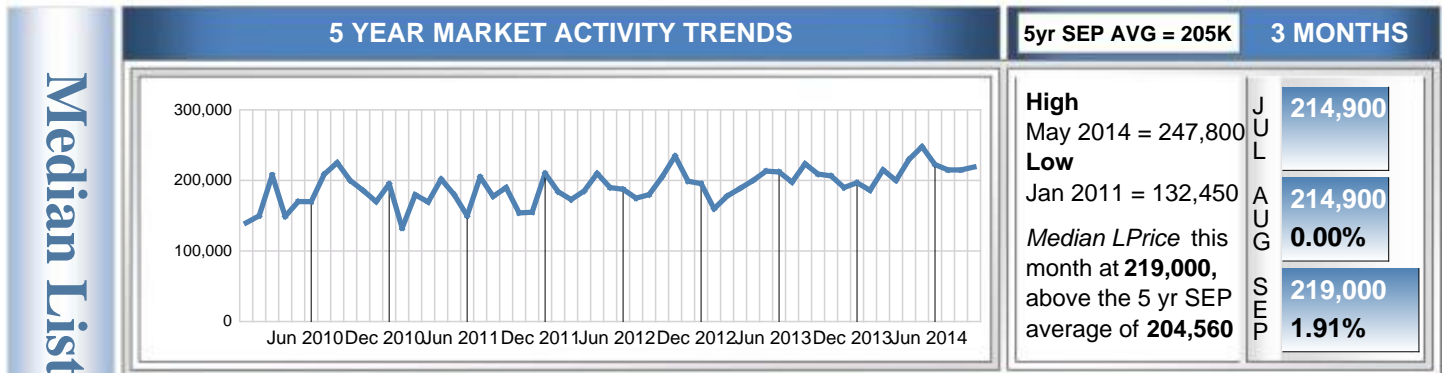
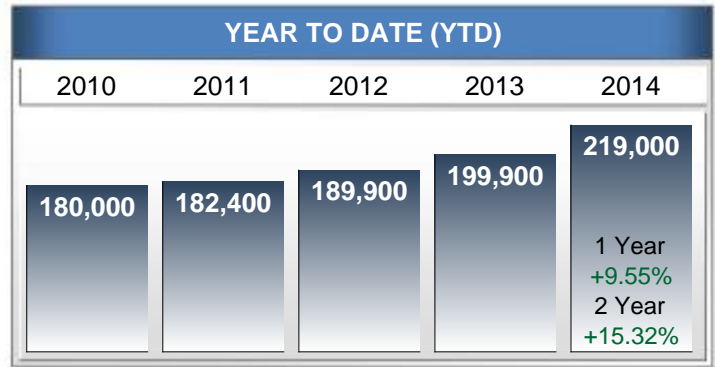
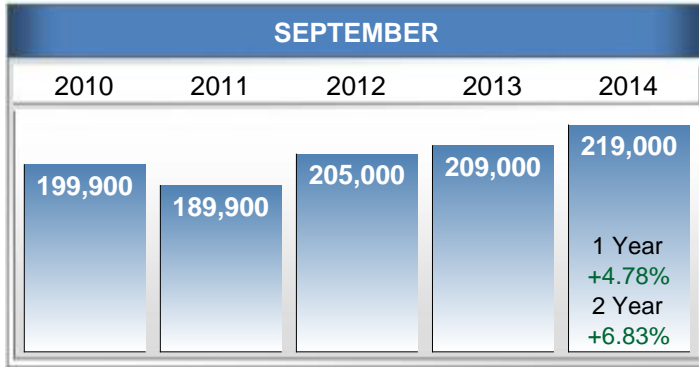
Closed Sales as of Oct 05, 2014



Median List Price at Closing

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - Residential Property Type



Median List Price

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Contact an experienced REALTOR

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+
\$25,000 and less	2	2.53%	14,200	14,200	0	0	0
\$25,001 - \$75,000	13	16.46%	47,900	35,950	50,000	41,850	0
\$75,001 - \$150,000	10	12.66%	124,950	0	112,500	129,900	0
\$150,001 - \$225,000	16	20.25%	183,500	0	176,500	195,540	0
\$225,001 - \$275,000	16	20.25%	249,400	0	245,950	250,200	0
\$275,001 - \$325,000	12	15.19%	299,900	0	317,400	299,750	279,900
\$325,001 and up	10	12.66%	394,250	0	399,500	434,450	347,048
Median List Price:	\$219,000			\$30,900	\$175,000	\$248,900	\$279,900
Total Closed Units:	79			6	37	33	3
Total List Volume:	16,427,519			201.20K	7.18M	8.14M	906.85K



Monthly Inventory Analysis

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September 2014

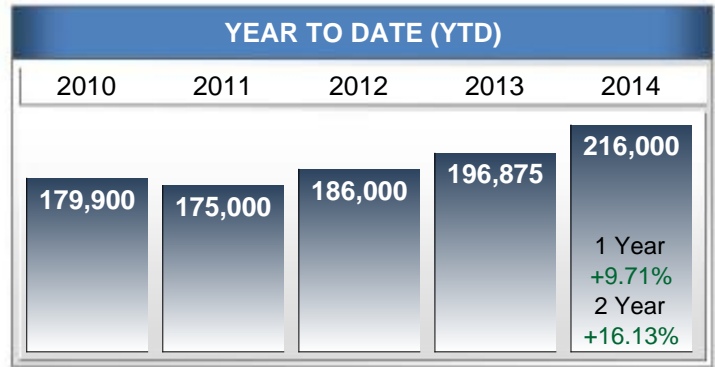
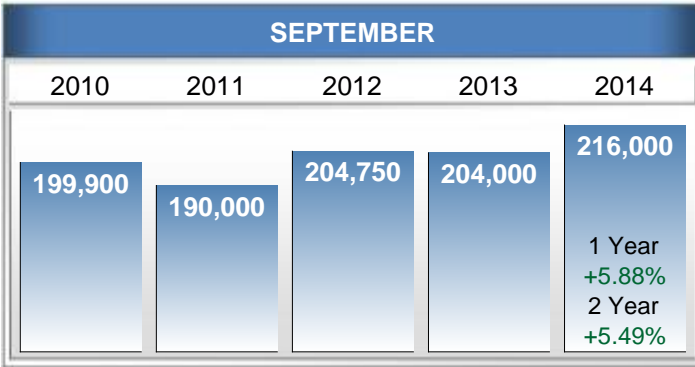
Closed Sales as of Oct 05, 2014



Median Sold Price at Closing

Report Produced on: Oct 06, 2014

Area Delimited by County Of Logan - Residential Property Type



Median Sold Price

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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+
\$25,000 and less	2		2.53%	12,750	12,750	0	0	0
\$25,001 - \$75,000	13		16.46%	45,650	33,950	46,500	41,940	0
\$75,001 - \$150,000	10		12.66%	116,375	0	108,750	124,000	0
\$150,001 - \$225,000	17		21.52%	182,000	0	178,000	191,000	0
\$225,001 - \$275,000	15		18.99%	248,900	0	252,000	248,000	275,000
\$275,001 - \$325,000	11		13.92%	299,000	0	314,950	293,177	297,239
\$325,001 and up	11		13.92%	389,900	0	406,000	389,900	349,938
Median Closed Price:	\$216,000				\$28,200	\$172,000	\$248,000	\$297,239
Total Closed Units:	79				6	37	33	3
Total Closed Volume:	16,350,092				187.90K	7.10M	8.14M	922.18K



Monthly Inventory Analysis

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September 2014

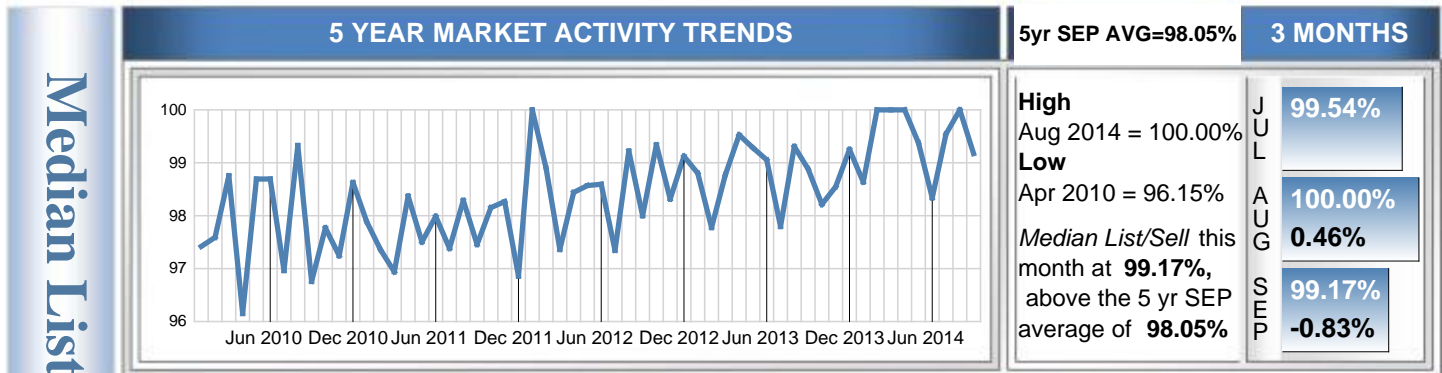
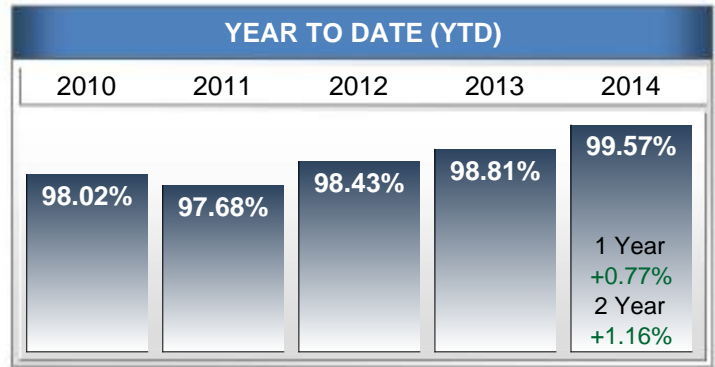
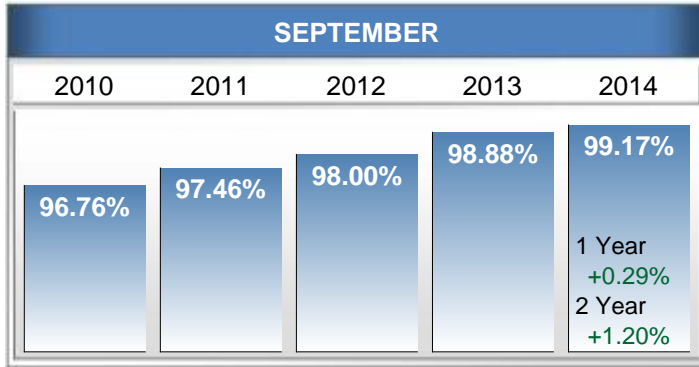
Closed Sales as of Oct 05, 2014



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

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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+
\$25,000 and less	2	2.53%	92.71%	92.71%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	13	16.46%	95.71%	96.53%	95.71%	102.38%	0.00%
\$75,001 - \$150,000	10	12.66%	95.32%	0.00%	95.19%	95.46%	0.00%
\$150,001 - \$225,000	17	21.52%	98.78%	0.00%	98.78%	98.61%	0.00%
\$225,001 - \$275,000	15	18.99%	100.00%	0.00%	99.17%	100.00%	98.25%
\$275,001 - \$325,000	11	13.92%	99.70%	0.00%	98.46%	99.85%	106.19%
\$325,001 and up	11	13.92%	100.23%	0.00%	100.00%	100.23%	100.83%
Median List/Sell Ratio:	99.17%			96.53%	98.29%	100.00%	100.83%
Total Closed Units:	79			6	37	33	3
Total Closed Volume:	16,350,092			187.90K	7.10M	8.14M	922.18K



Monthly Inventory Analysis

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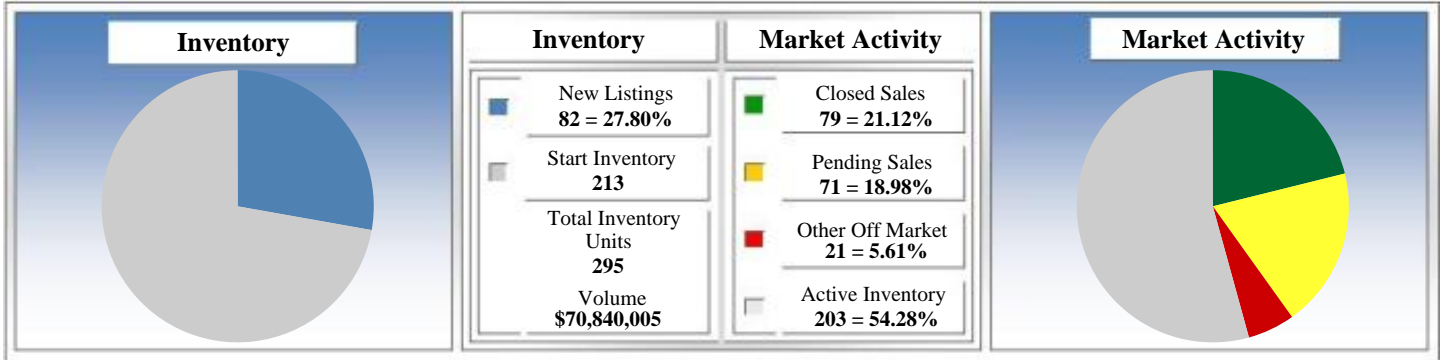
Inventory as of Oct 05, 2014



Market Summary

Report Produced on: Oct 06, 2014

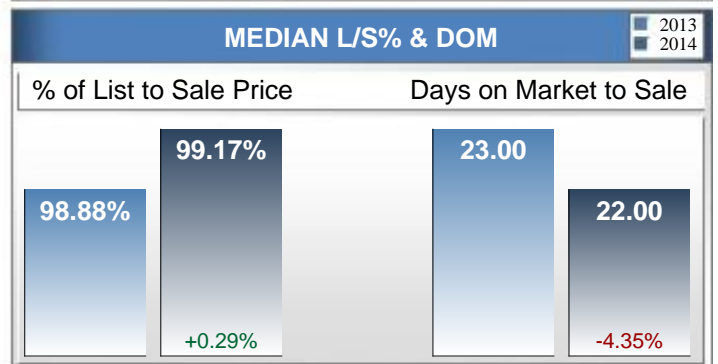
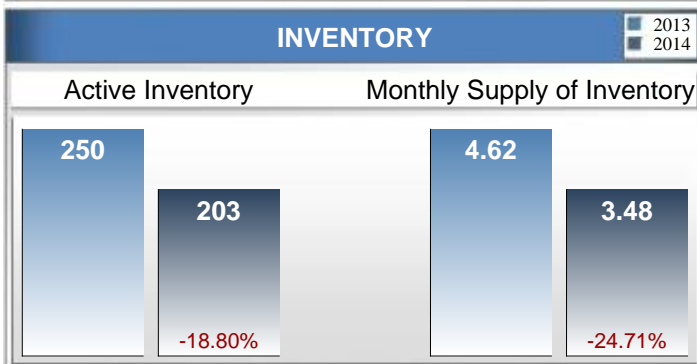
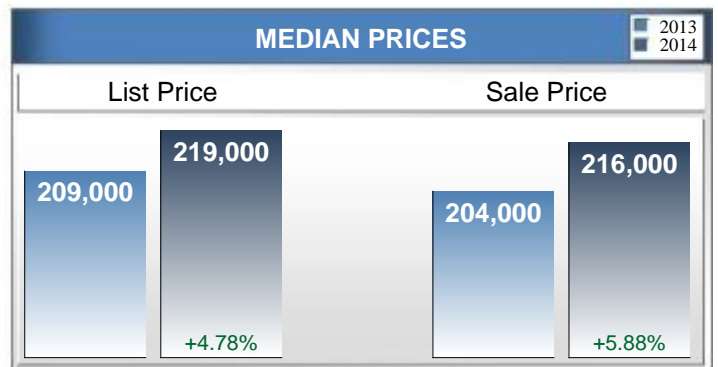
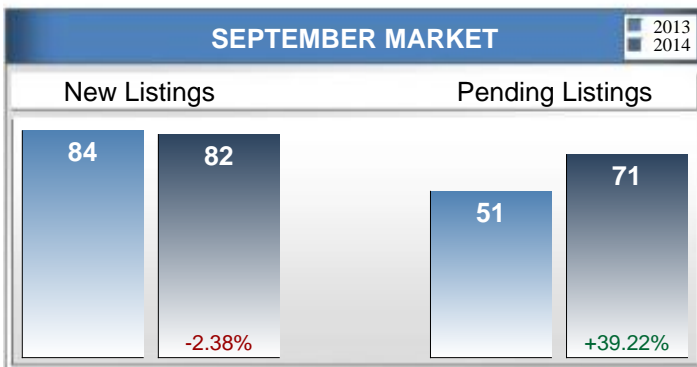
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 58 Sales/Month

Active Inventory as of September 30, 2014 = 203

	SEPTEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	73	79	8.22%	510	549	7.65%
Pending Sales	51	71	39.22%	540	584	8.15%
New Listings	84	82	-2.38%	758	748	-1.32%
Median List Price	209,000	219,000	4.78%	199,900	219,000	9.55%
Median Sale Price	204,000	216,000	5.88%	196,875	216,000	9.71%
Median Percent of List Price to Selling Price	98.88%	99.17%	0.29%	98.81%	99.57%	0.77%
Median Days on Market to Sale	23.00	22.00	-4.35%	46.50	30.00	-35.48%
Monthly Inventory	250	203	-18.80%	250	203	-18.80%
Months Supply of Inventory	4.62	3.48	-24.71%	4.62	3.48	-24.71%





September 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

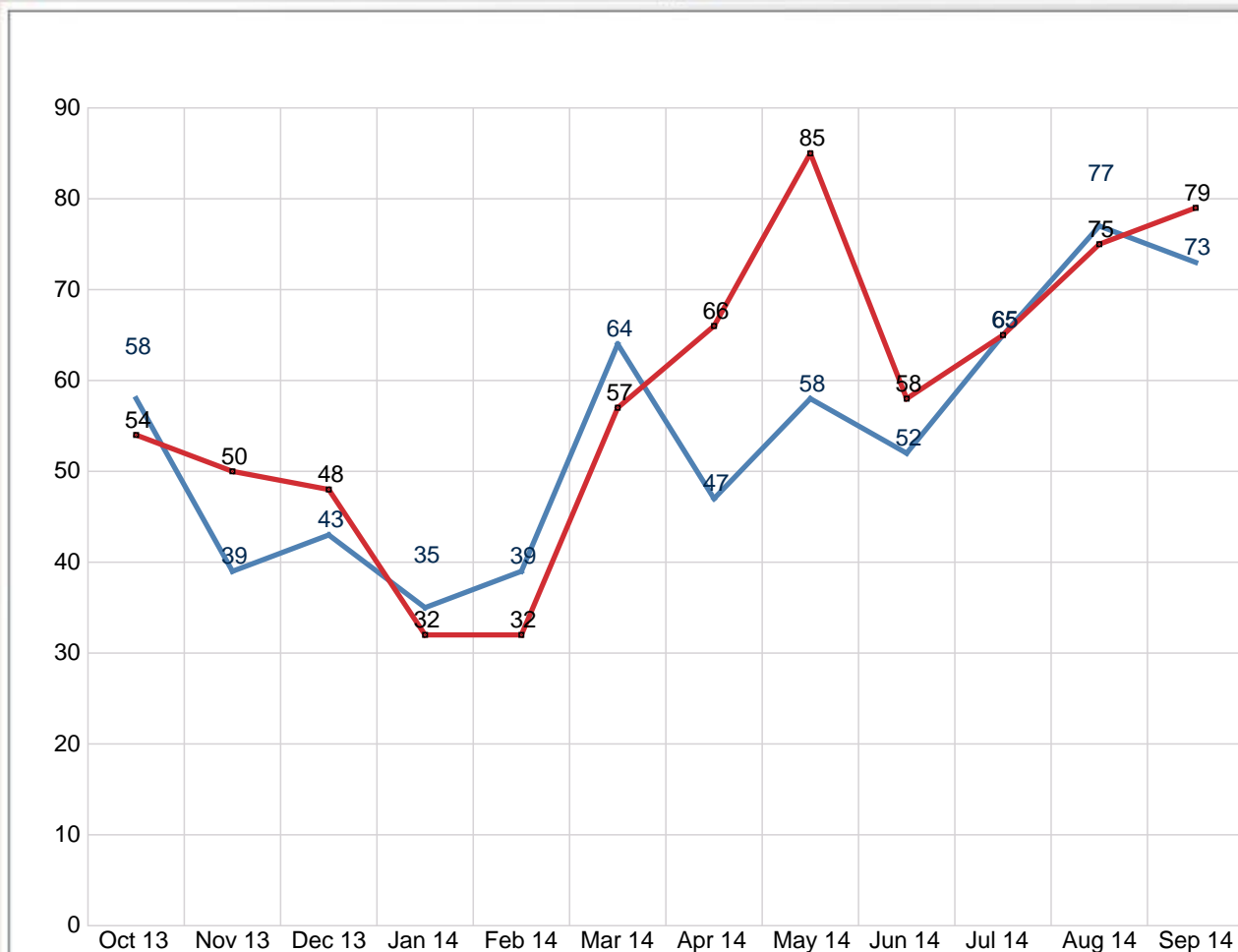
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Contact an experienced REALTOR®

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



Comparative Analysis

SEPTEMBER

2013	2014
73	79
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 8.22% </div>	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
510	549
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 7.65% </div>	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
650	701
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 7.85% </div>	



September 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

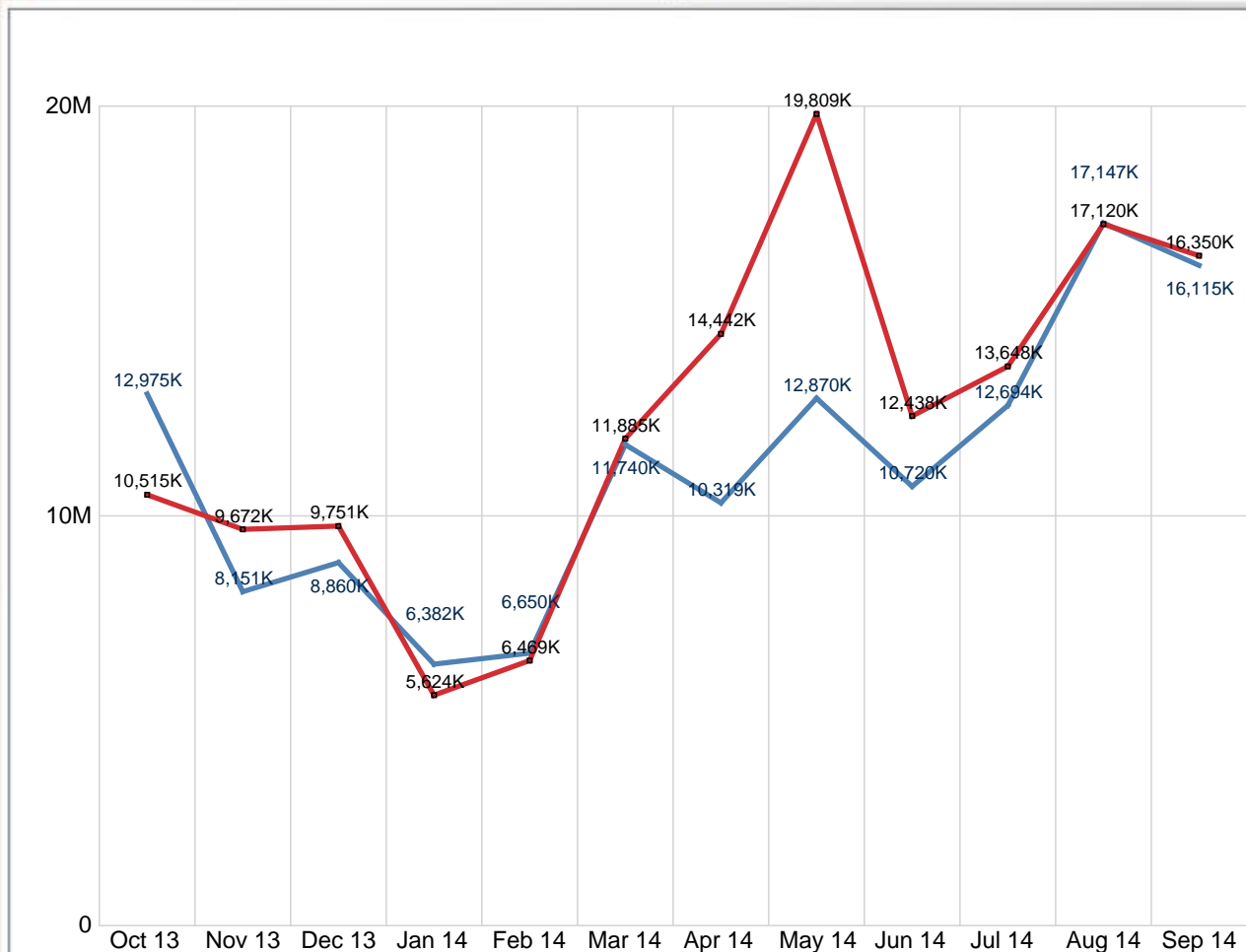
Report Produced on: Oct 06, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ September 2014 - September 2014 (Current Year with Values)
 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER

2013	2014
16M	16M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.46%	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
105M	118M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 12.57%	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
135M	148M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 9.73%	



September 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

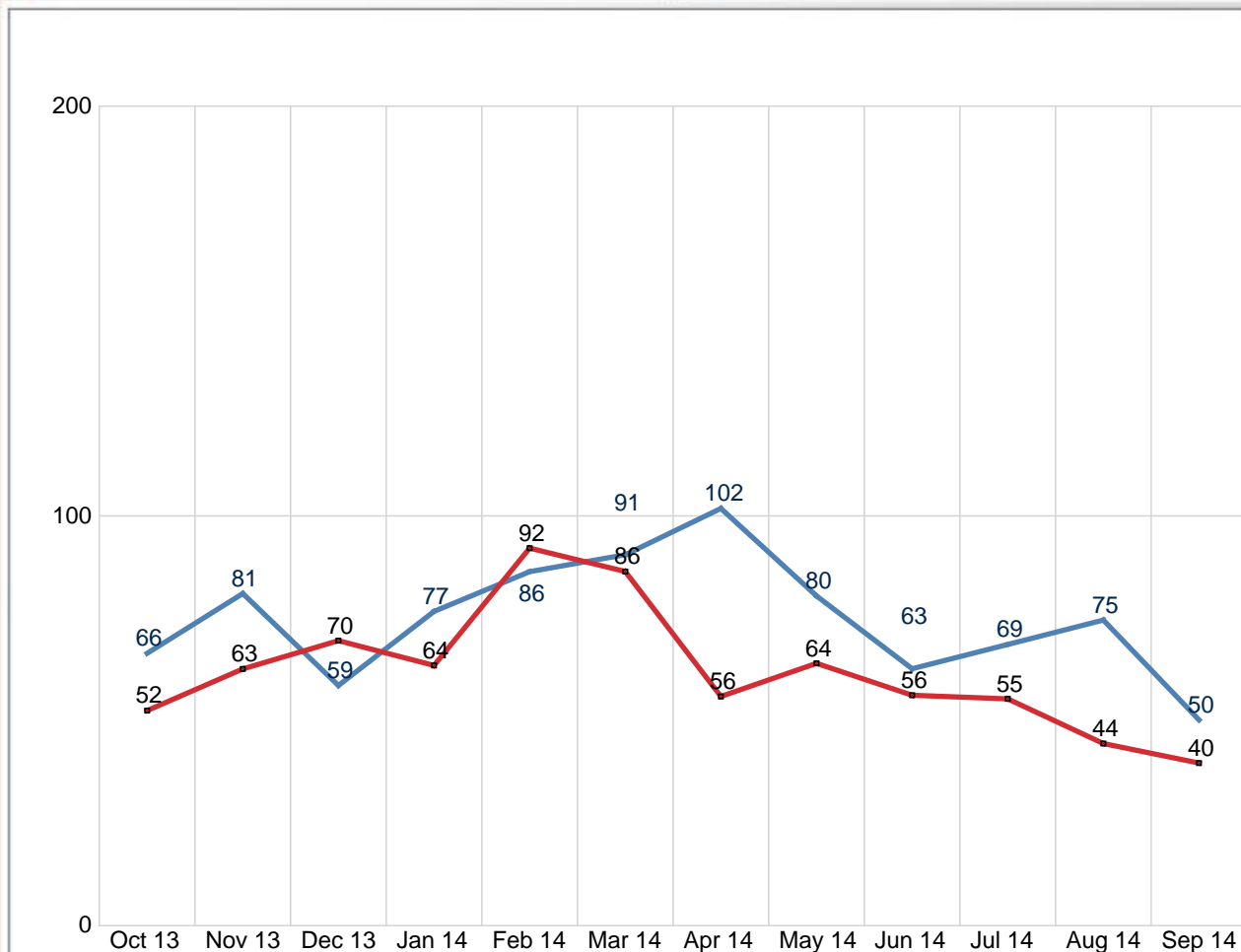
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 06, 2014

Market Trends

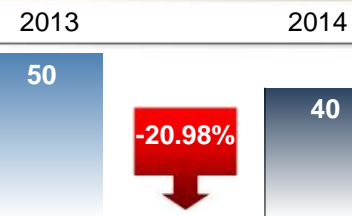
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 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

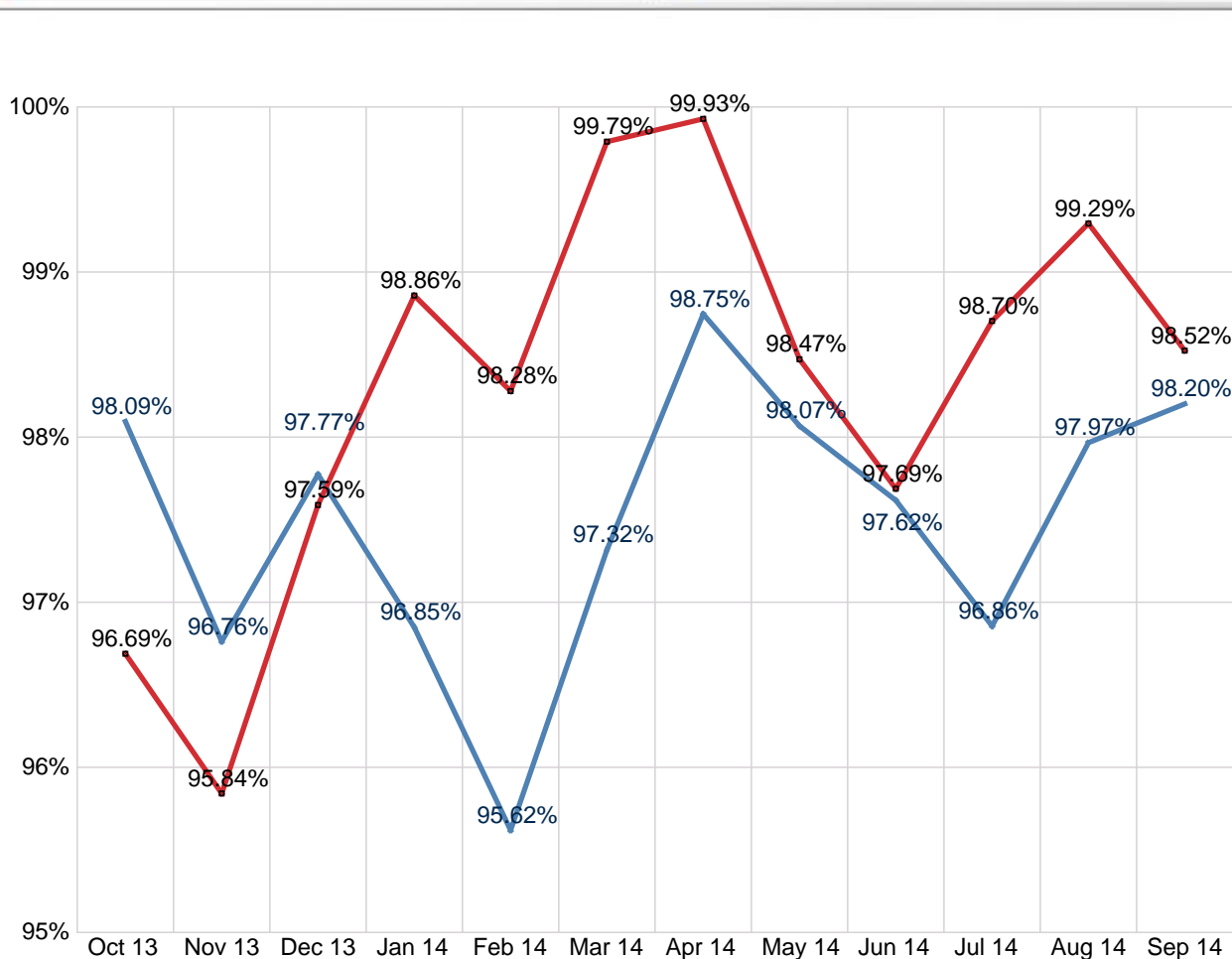
Report Produced on: Oct 06, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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
98.20%	98.52%
↑ 0.33%	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
97.57%	98.86%
↑ 1.32%	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
97.58%	98.39%
↑ 0.83%	



September 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

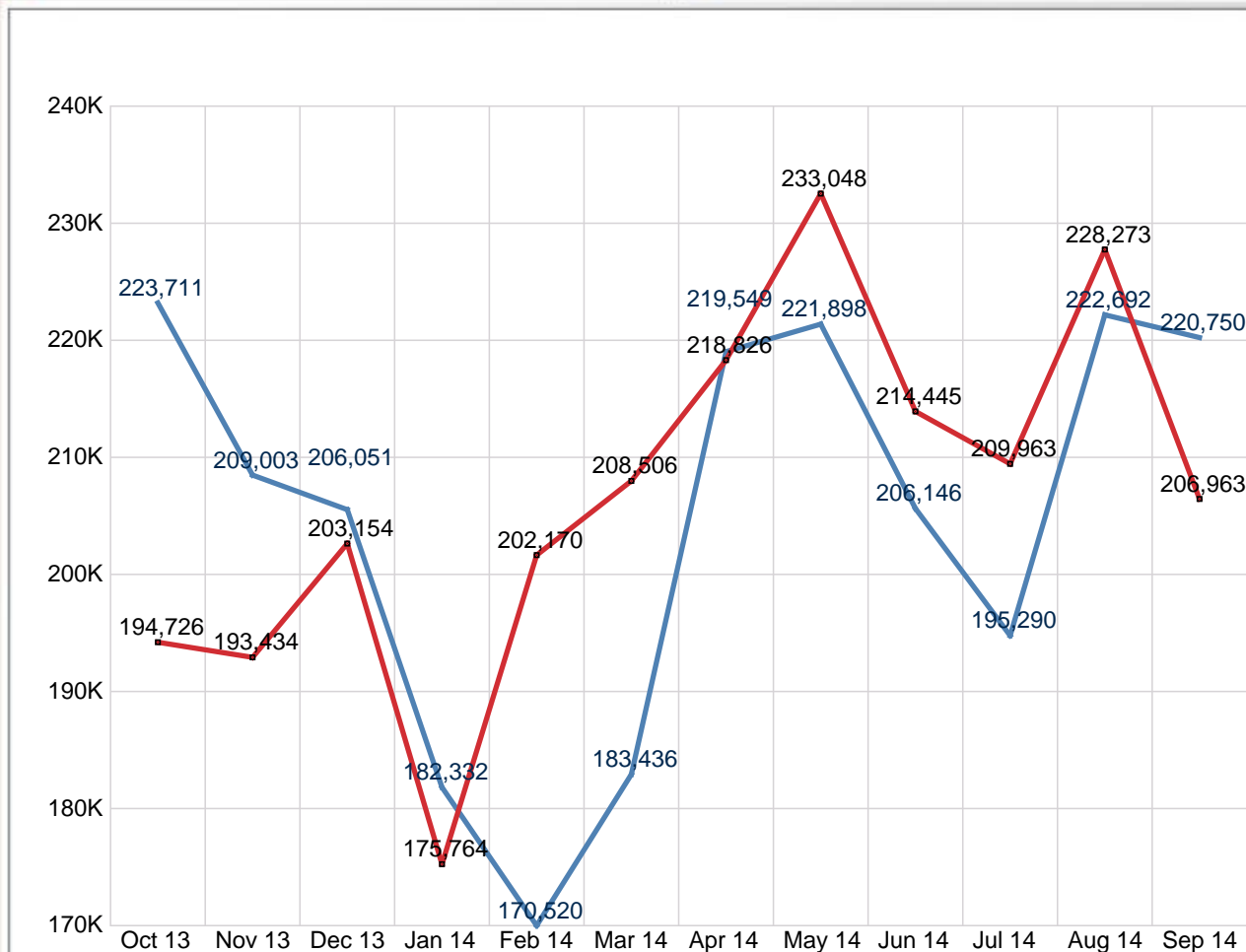
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 06, 2014

Market Trends

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 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER

2013	2014
220,750	206,963
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-6.25%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
205,169	214,547
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">4.57%</div>	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
207,112	210,734
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.75%</div>	