



October 2014

Area Delimited by City Of Edmond -
Residential Property Type

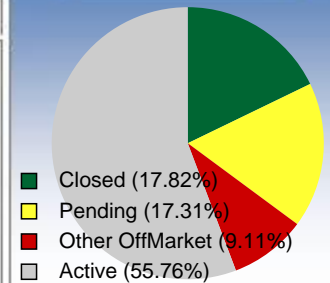


Absorption: Last 12 months, an Average of **330** Sales/Month

Active Inventory as of October 31, 2014 = **1,089**

	OCTOBER		
	2013	2014	+/- %
Closed Listings	284	348	22.54%
Pending Listings	308	338	9.74%
New Listings	398	450	13.07%
Median List Price	217,445	229,450	5.52%
Median Sale Price	215,000	226,750	5.47%
Median Percent of List Price to Selling Price	98.64%	98.89%	0.26%
Median Days on Market to Sale	36.00	23.00	-36.11%
End of Month Inventory	1,171	1,089	-7.00%
Months Supply of Inventory	3.64	3.30	-9.49%

Market Activity



Monthly Inventory Analysis

Report Produced on: Nov 07, 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 October 2014 decreased **7.00%** to 1,089 existing homes available for sale. Over the last 12 months this area has had an average of 330 closed sales per month. This represents an unsold inventory index of **3.30** 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 **5.47%** in October 2014 to \$226,750 versus the previous year at \$215,000.

Median Days on Market Shortens

The median number of **23.00** days that homes spent on the market before selling decreased by 13.00 days or **36.11%** in October 2014 compared to last year's same month at **36.00** DOM.

Sales Success for October 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 450 New Listings in October 2014, up **13.07%** from last year at 398. Furthermore, there were 348 Closed Listings this month versus last year at 284, a **22.54%** increase.

Closed versus Listed trends yielded a **77.3%** ratio, up from last year's October 2014 at **71.4%**, a **8.38%** 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®

October 2014

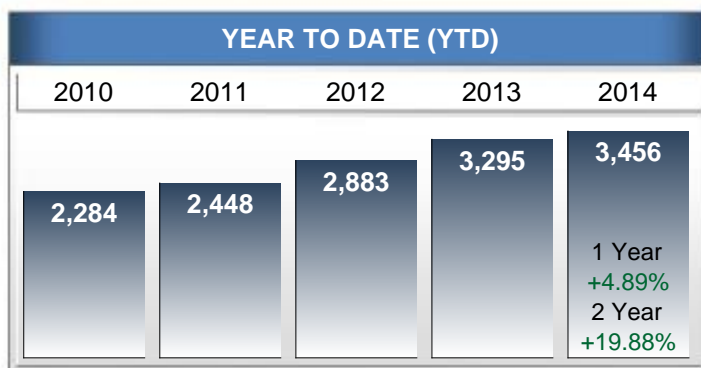
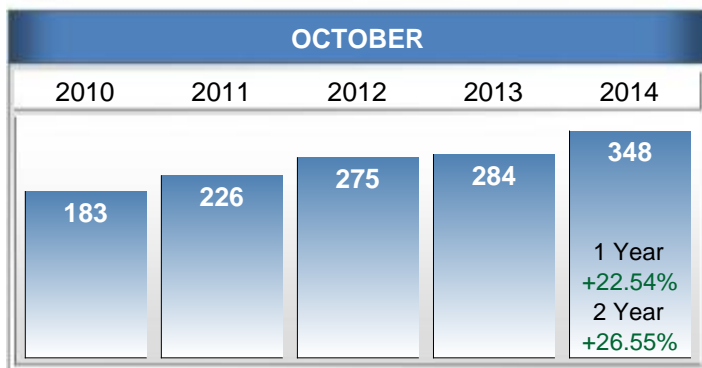
Closed Sales as of Nov 06, 2014



Closed Listings

Report Produced on: Nov 07, 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	29	8.33%	17.0	7	21	1	0		
\$125,001 - \$150,000	24	6.90%	8.0	1	21	2	0		
\$150,001 - \$175,000	46	13.22%	6.5	2	35	9	0		
\$175,001 - \$275,000	119	34.20%	22.0	6	70	43	0		
\$275,001 - \$325,000	45	12.93%	46.0	0	16	23	6		
\$325,001 - \$450,000	47	13.51%	40.0	0	11	34	2		
\$450,001 and up	38	10.92%	29.5	0	3	29	6		
Total Closed Units:				348	23.0	16	177	141	14
Total Closed Volume:				95,982,655		2.55M	37.55M	48.68M	7.20M
Median Closed Price:				\$226,750		\$139,450	\$183,000	\$306,990	\$392,500

Closed Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

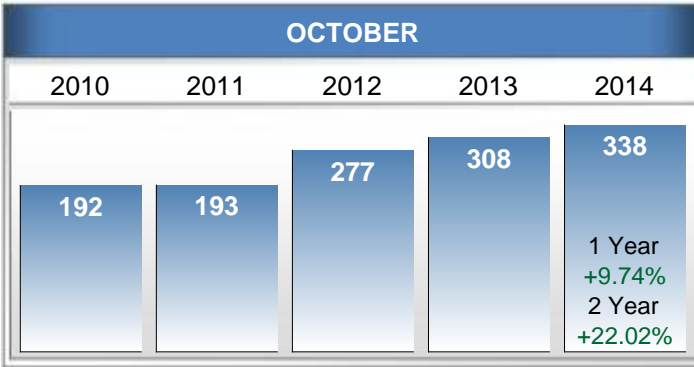
Pending Listings as of Nov 06, 2014



Pending Listings

Report Produced on: Nov 07, 2014

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr OCT AVG = 262	3 MONTHS
High Apr 2014 = 436	AUG 376
Low Dec 2010 = 146	SEP 309
<i>Pending Listing</i> this month at 338 , above the 5 yr OCT average of 262	OCT 338
	-17.82%
	9.39%

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	32	9.47%	24.5	6	26	0	0
\$125,001 - \$150,000	36	10.65%	15.0	4	31	1	0
\$150,001 - \$175,000	34	10.06%	10.5	0	27	7	0
\$175,001 - \$275,000	104	30.77%	26.5	5	53	46	0
\$275,001 - \$325,000	45	13.31%	42.0	1	17	23	4
\$325,001 - \$425,000	45	13.31%	43.0	0	7	33	5
\$425,001 and up	42	12.43%	53.0	0	2	33	7
Total Pending Units: 338				29.0			
Total Pending Volume: 92,137,194				16 163 143 16			
Median Listing Price: \$234,700				2.60M 31.48M 49.17M 8.88M			
				\$137,950 \$172,500 \$320,000 \$402,400			



Monthly Inventory Analysis

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October 2014

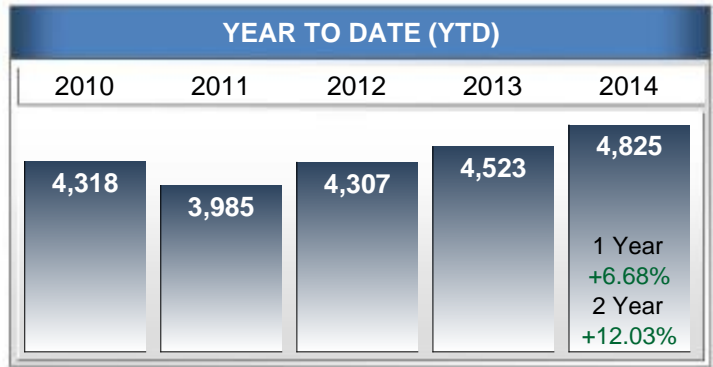
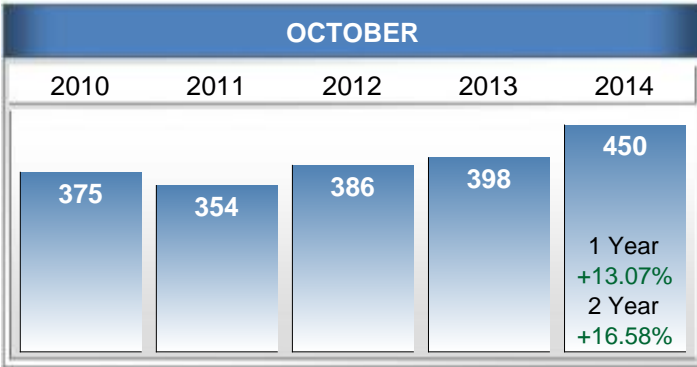
New Listings as of Nov 06, 2014



New Listings

Report Produced on: Nov 07, 2014

Area Delimited by City Of Edmond - Residential Property Type



New Listings

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Contact an experienced REALTOR

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	25	5.56%	5	15	5	0
\$125,001 - \$175,000	72	16.00%	6	59	7	0
\$175,001 - \$200,000	45	10.00%	0	30	14	1
\$200,001 - \$300,000	116	25.78%	11	46	57	2
\$300,001 - \$375,000	86	19.11%	3	37	39	7
\$375,001 - \$500,000	62	13.78%	0	9	48	5
\$500,001 and up	44	9.78%	0	6	28	10
Total New Listed Units:			25	202	198	25
Total New Listed Volume:			4.88M	47.85M	72.31M	17.26M
Median New Listed Listing Price:			\$217,900	\$198,250	\$337,995	\$404,777



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

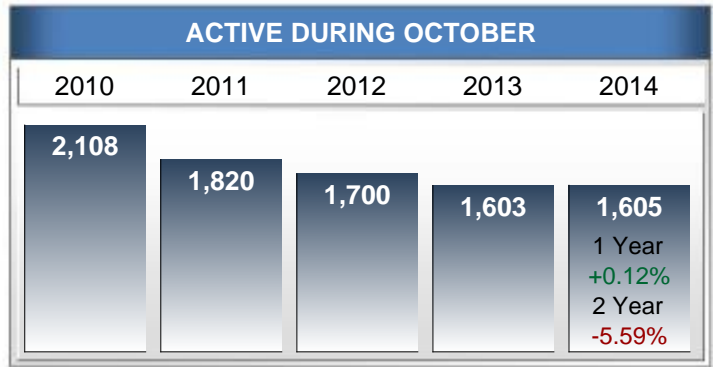
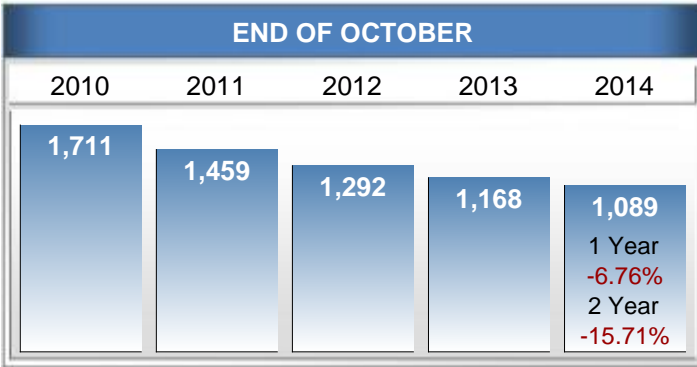
Active Inventory as of Nov 06, 2014



Active Inventory

Report Produced on: Nov 07, 2014

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$150,000 and less	86	7.90%	45.0	17	57	12	0		
\$150,001 - \$200,000	140	12.86%	45.0	2	108	28	2		
\$200,001 - \$275,000	188	17.26%	58.5	8	94	83	3		
\$275,001 - \$350,000	217	19.93%	56.0	5	99	106	7		
\$350,001 - \$450,000	207	19.01%	71.0	0	46	143	18		
\$450,001 - \$675,000	141	12.95%	78.0	2	22	91	26		
\$675,001 and up	110	10.10%	121.0	0	11	62	37		
Total Active Inventory by Units:				1,089	59.0	34	437	525	93
Total Active Inventory by Volume:				438,895,212		6.69M	134.83M	227.03M	70.34M
Median Active Inventory Listing Price:				\$322,900		\$152,900	\$234,900	\$374,900	\$550,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

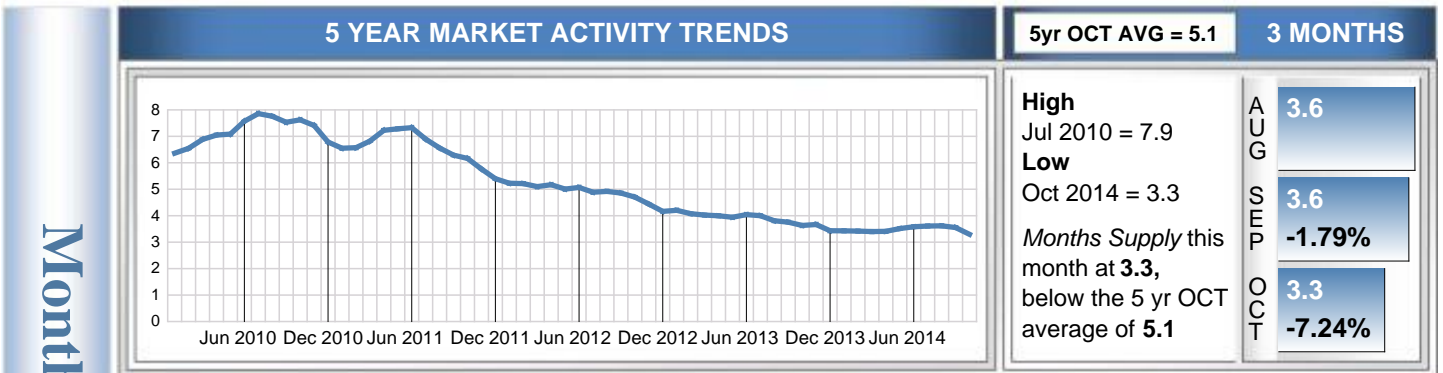
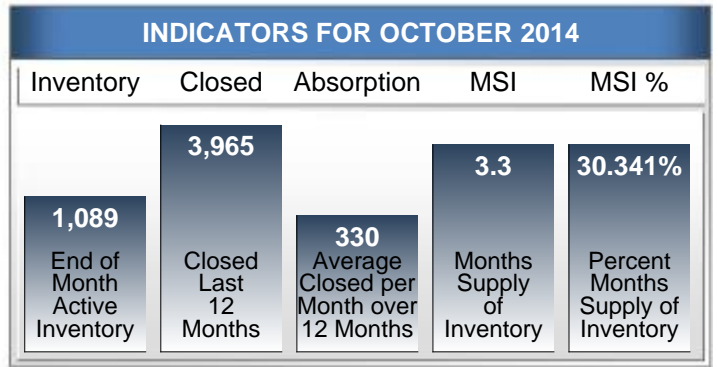
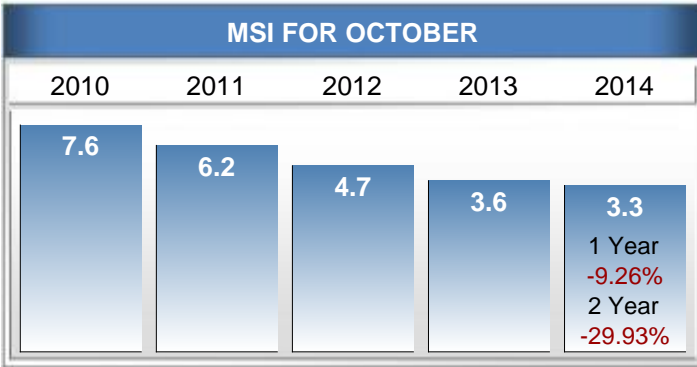
Active Inventory as of Nov 06, 2014



Months Supply of Inventory

Report Produced on: Nov 07, 2014

Area Delimited by City Of Edmond - Residential Property Type



Months Supply

Ready to Buy or Sell Real Estate?
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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	86	7.90%	1.4	2.0	1.2	2.9	0.0
\$150,001 - \$200,000	140	12.86%	1.8	1.0	1.9	1.5	3.4
\$200,001 - \$275,000	188	17.26%	2.5	4.6	2.8	2.1	2.6
\$275,001 - \$350,000	217	19.93%	4.1	3.5	5.7	3.4	2.8
\$350,001 - \$450,000	207	19.01%	6.1	0.0	6.8	6.2	5.0
\$450,001 - \$675,000	141	12.95%	6.5	4.0	8.8	6.2	6.4
\$675,001 and up	110	10.10%	13.3	0.0	11.0	13.8	13.5
MSI:	3.3			2.3	2.7	3.8	6.2
Total Active Inventory:	1,089			34	437	525	93



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

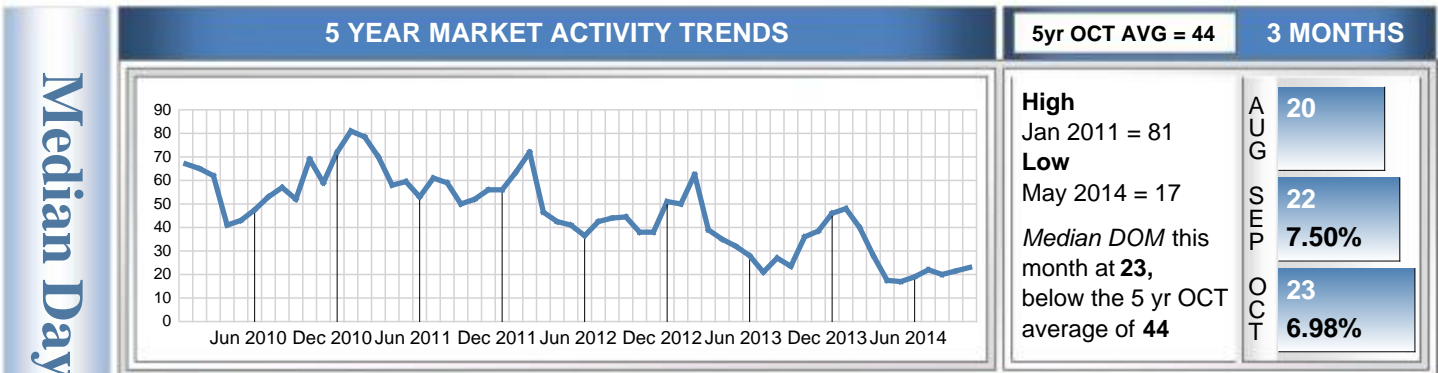
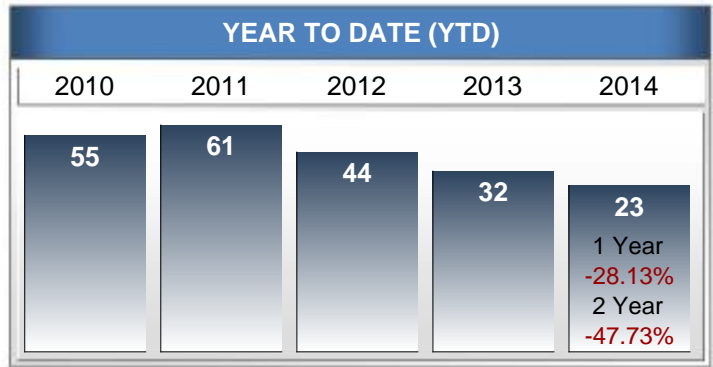
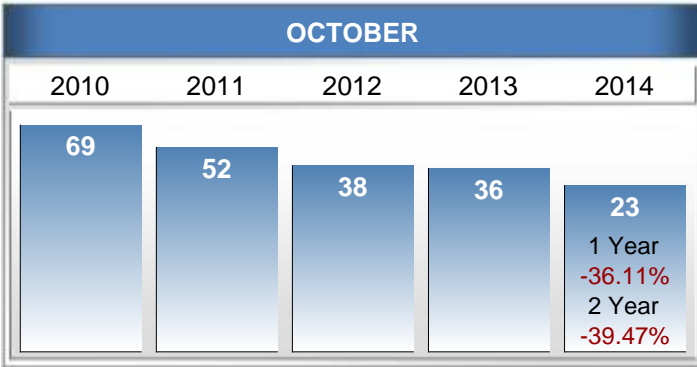
Closed Sales as of Nov 06, 2014



Median Days on Market to Sale

Report Produced on: Nov 07, 2014

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market

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

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	29		8.33%	17.0	9.0	19.0	643.0	0.0
\$125,001 - \$150,000	24		6.90%	8.0	9.0	7.0	24.5	0.0
\$150,001 - \$175,000	46		13.22%	6.5	8.5	5.0	18.0	0.0
\$175,001 - \$275,000	119		34.20%	22.0	92.5	20.5	27.0	0.0
\$275,001 - \$325,000	45		12.93%	46.0	0.0	51.0	38.0	74.5
\$325,001 - \$450,000	47		13.51%	40.0	0.0	12.0	49.5	45.5
\$450,001 and up	38		10.92%	29.5	0.0	1.0	29.0	58.0
Median Closed DOM:	23.0				11.0	15.0	34.0	55.0
Total Closed Units:	348				16	177	141	14
Total Closed Volume:	95,982,655				2.55M	37.55M	48.68M	7.20M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

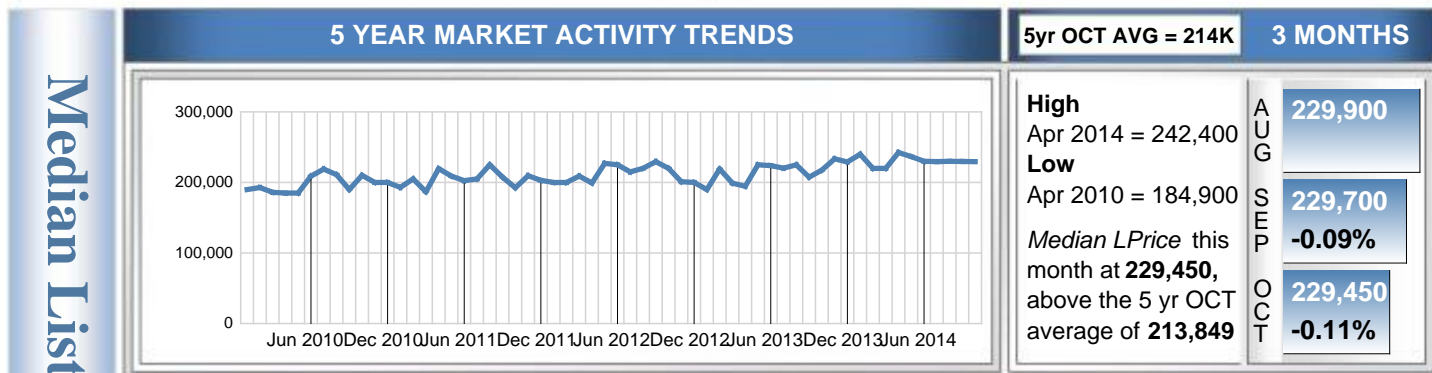
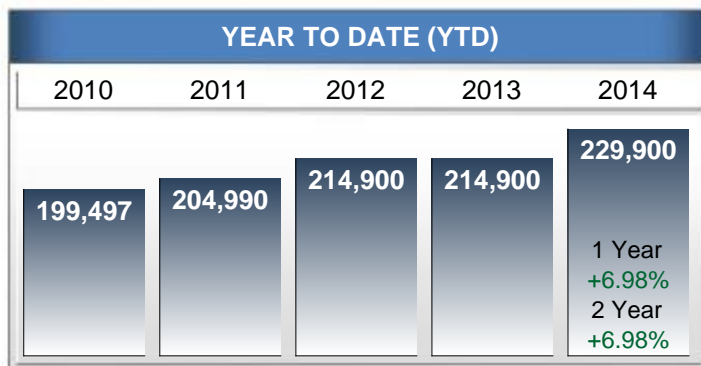
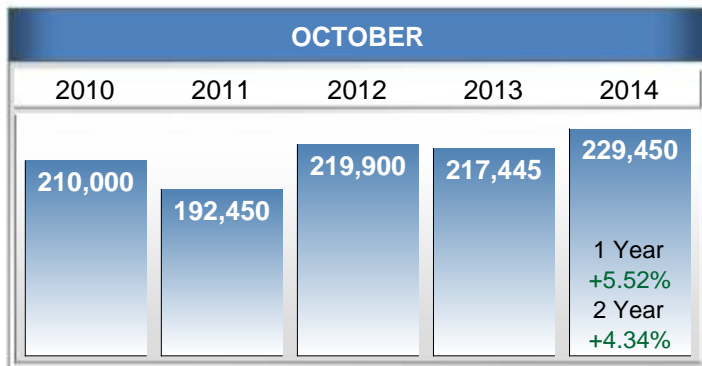
Closed Sales as of Nov 06, 2014



Median List Price at Closing

Report Produced on: Nov 07, 2014

Area Delimited by City Of Edmond - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?
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+
\$125,000 and less	25		7.18%	110,000	96,500	113,000	0	0
\$125,001 - \$150,000	28		8.05%	139,995	127,900	140,000	140,000	0
\$150,001 - \$175,000	40		11.49%	164,900	159,950	164,900	169,900	0
\$175,001 - \$275,000	120		34.48%	205,950	205,900	201,000	215,000	0
\$275,001 - \$325,000	45		12.93%	295,990	279,900	300,960	293,200	292,450
\$325,001 - \$450,000	55		15.80%	364,900	0	349,390	366,900	364,900
\$450,001 and up	35		10.06%	625,000	0	703,250	585,000	819,000
Median List Price:	\$229,450				\$142,450	\$185,990	\$314,900	\$394,694
Total Closed Units:	348				16	177	141	14
Total List Volume:	96,018,835				2.56M	36.11M	49.81M	7.55M



Monthly Inventory Analysis

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

October 2014

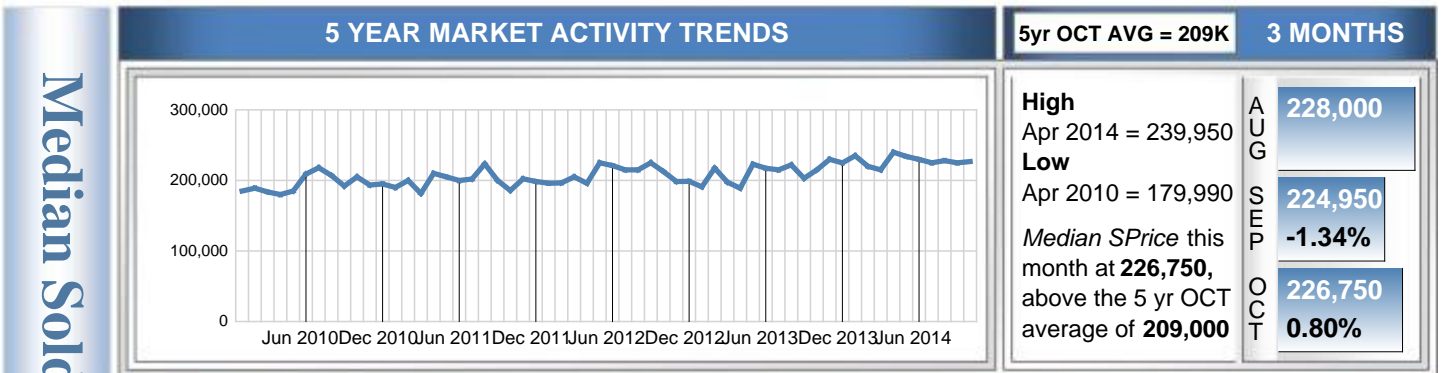
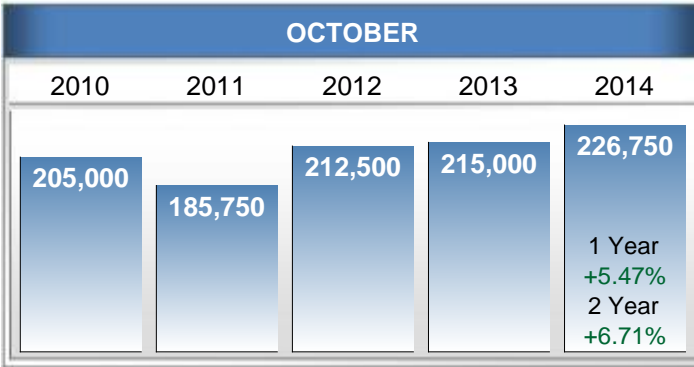
Closed Sales as of Nov 06, 2014



Median Sold Price at Closing

Report Produced on: Nov 07, 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	29		8.33%	112,000	95,000	112,000	125,000	0
\$125,001 - \$150,000	24		6.90%	139,750	125,900	140,000	136,650	0
\$150,001 - \$175,000	46		13.22%	162,500	156,400	162,000	169,500	0
\$175,001 - \$275,000	119		34.20%	209,000	222,750	198,250	229,900	0
\$275,001 - \$325,000	45		12.93%	295,990	0	300,250	294,500	307,500
\$325,001 - \$450,000	47		13.51%	360,000	0	345,000	366,200	392,500
\$450,001 and up	38		10.92%	600,750	0	737,500	555,000	756,000
Median Closed Price:	\$226,750				\$139,450	\$183,000	\$306,990	\$392,500
Total Closed Units:	348				16	177	141	14
Total Closed Volume:	95,982,655				2.55M	37.55M	48.68M	7.20M



Monthly Inventory Analysis

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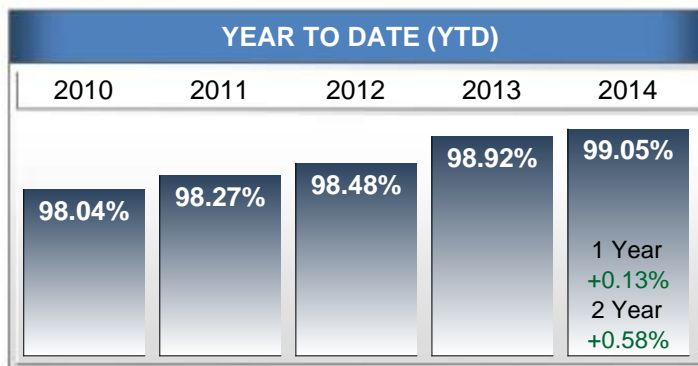
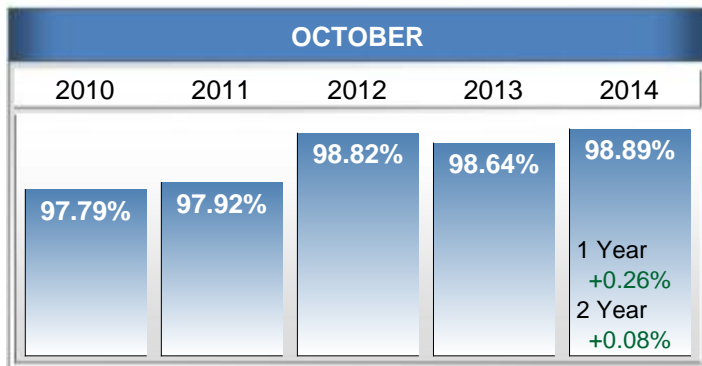
Closed Sales as of Nov 06, 2014



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - Residential Property Type



Median List/Sell Price

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

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	29	8.33%	97.89%	98.95%	97.89%	83.33%	0.00%
\$125,001 - \$150,000	24	6.90%	98.99%	100.00%	98.91%	99.36%	0.00%
\$150,001 - \$175,000	46	13.22%	98.18%	97.81%	98.85%	98.03%	0.00%
\$175,001 - \$275,000	119	34.20%	98.99%	100.62%	98.99%	98.87%	0.00%
\$275,001 - \$325,000	45	12.93%	98.95%	0.00%	100.00%	98.31%	99.18%
\$325,001 - \$450,000	47	13.51%	100.00%	0.00%	99.46%	100.00%	98.38%
\$450,001 and up	38	10.92%	98.22%	0.00%	100.00%	97.94%	96.58%
Median List/Sell Ratio: 98.89%				99.47%	99.13%	98.47%	98.45%
Total Closed Units: 348				16	177	141	14
Total Closed Volume: 95,982,655				2.55M	37.55M	48.68M	7.20M



Monthly Inventory Analysis

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Inventory as of Nov 06, 2014



Market Summary

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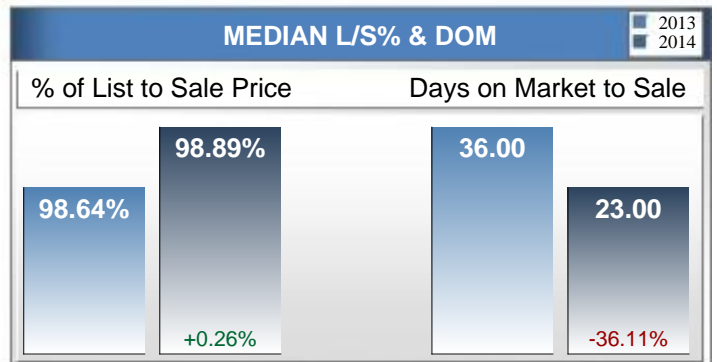
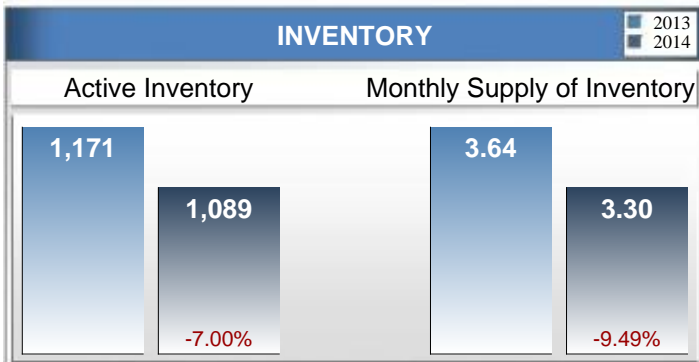
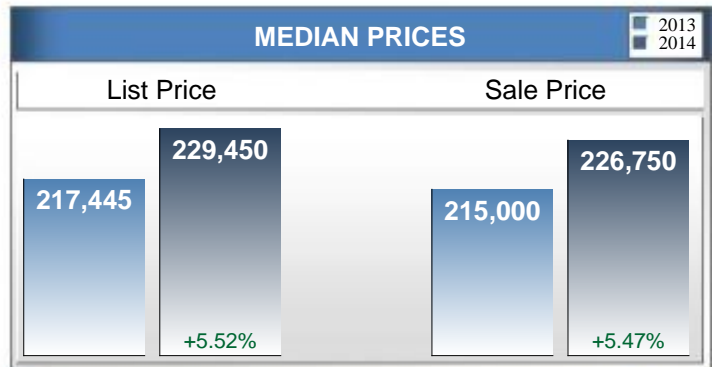
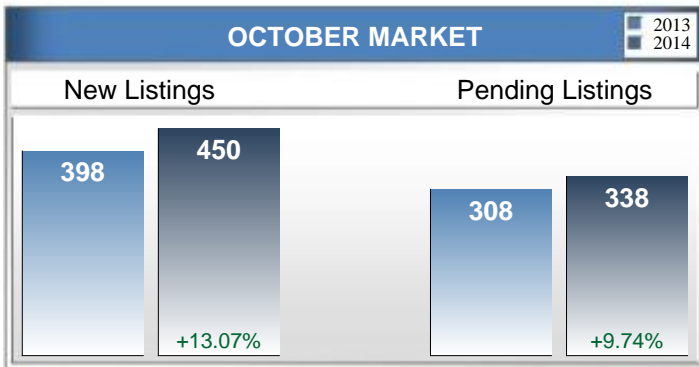
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Median Sale Price	215,000	226,750	5.47%	210,000	225,250	7.26%
Median Percent of List Price to Selling Price	98.64%	98.89%	0.26%	98.92%	99.05%	0.13%
Median Days on Market to Sale	36.00	23.00	-36.11%	32.00	23.00	-28.13%
Monthly Inventory	1,171	1,089	-7.00%	1,171	1,089	-7.00%
Months Supply of Inventory	3.64	3.30	-9.49%	3.64	3.30	-9.49%





October 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

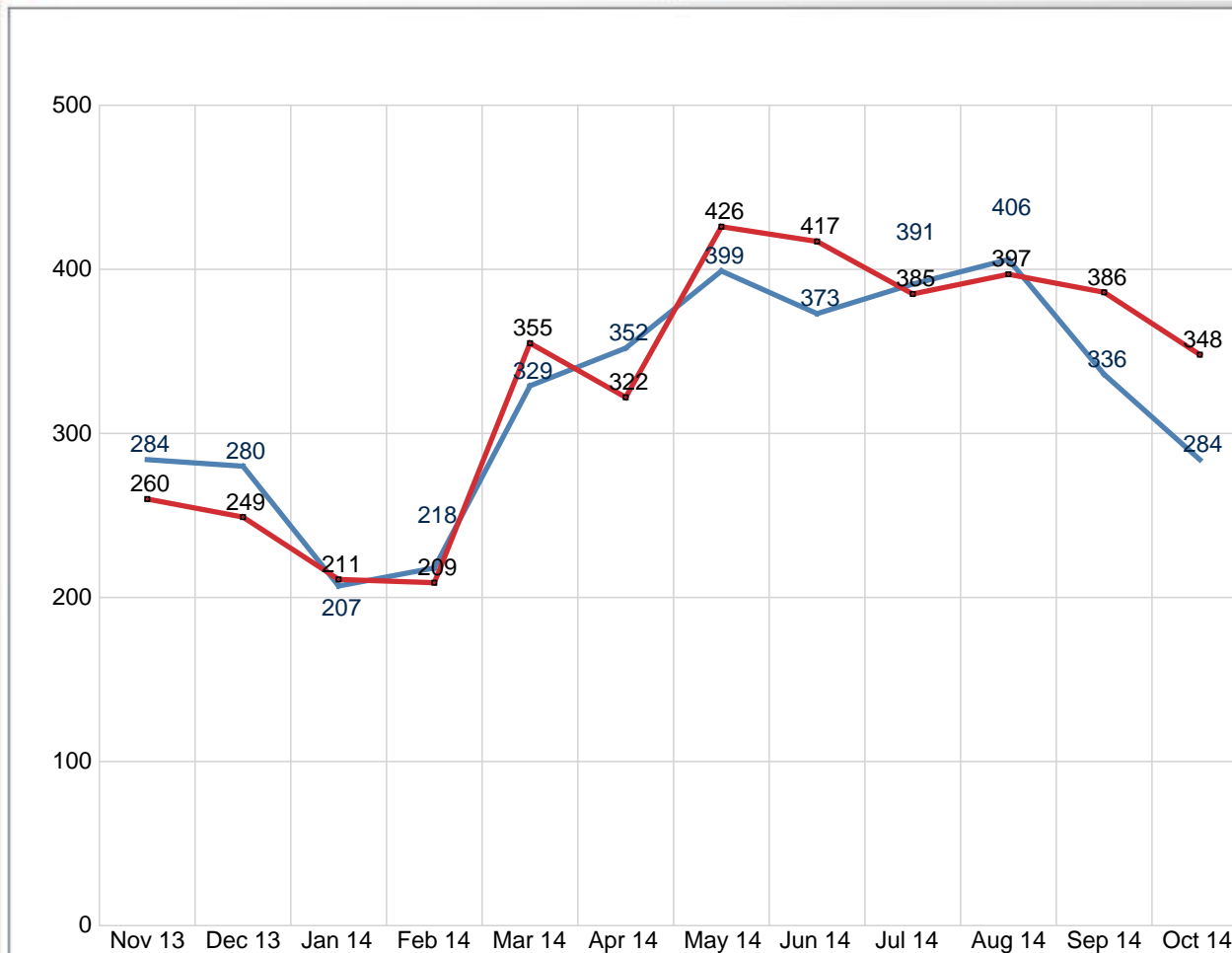
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ November 2013 - October 2014 (Current Year with Values)
 ■ November 2012 - October 2013 (Previous Year)



Comparative Analysis

OCTOBER

2013	2014
284	348
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 22.54% </div>	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
3,295	3,456
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 4.89% </div>	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
3,859	3,965
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 2.75% </div>	



October 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

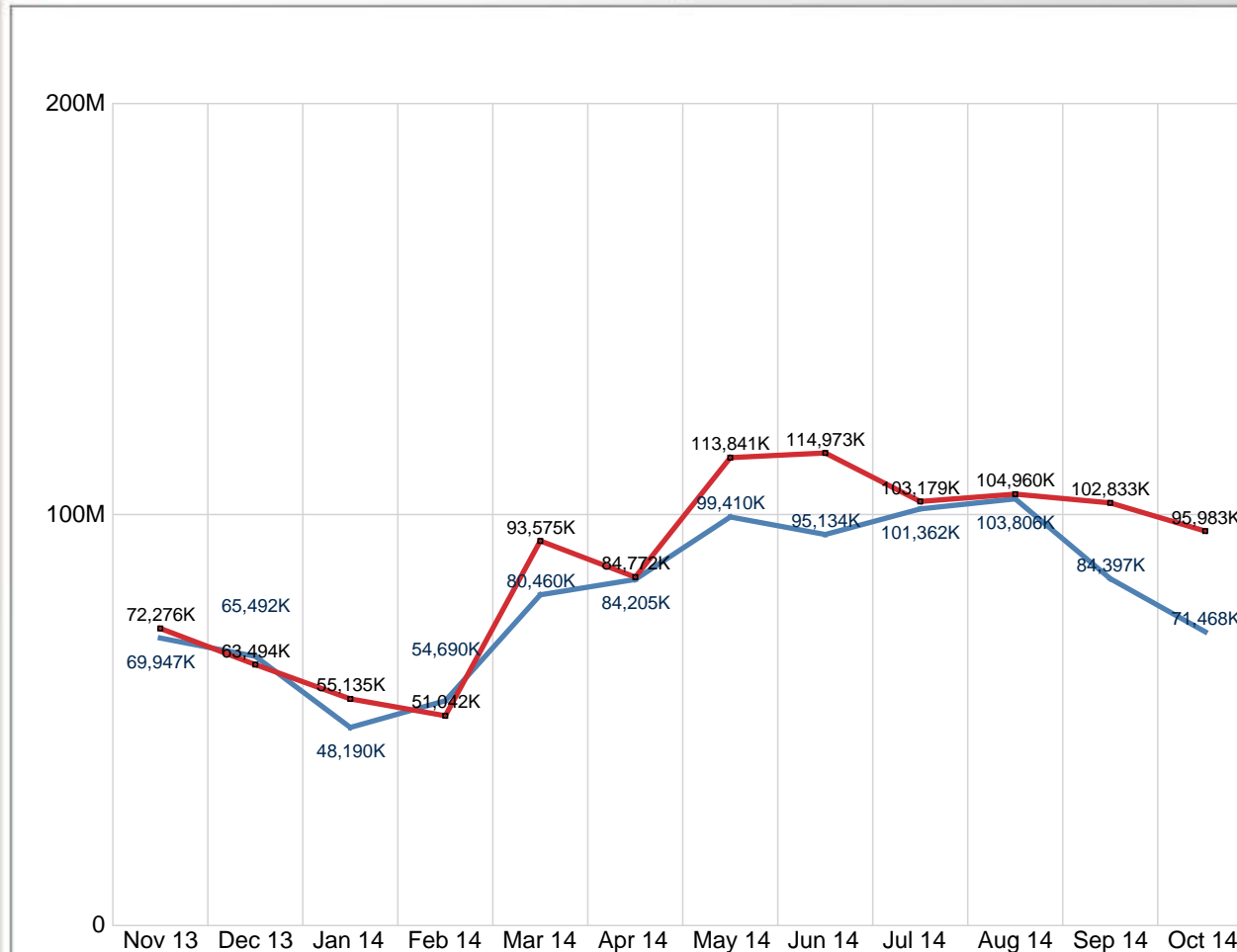
Report Produced on: Nov 07, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ November 2013 - October 2014 (Current Year with Values)
 ■ November 2012 - October 2013 (Previous Year)



Comparative Analysis

OCTOBER

2013	2014
71M	96M
	↑ 34.30%

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
823M	920M
	↑ 11.81%

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
959M	1.06B
	↑ 10.17%



October 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

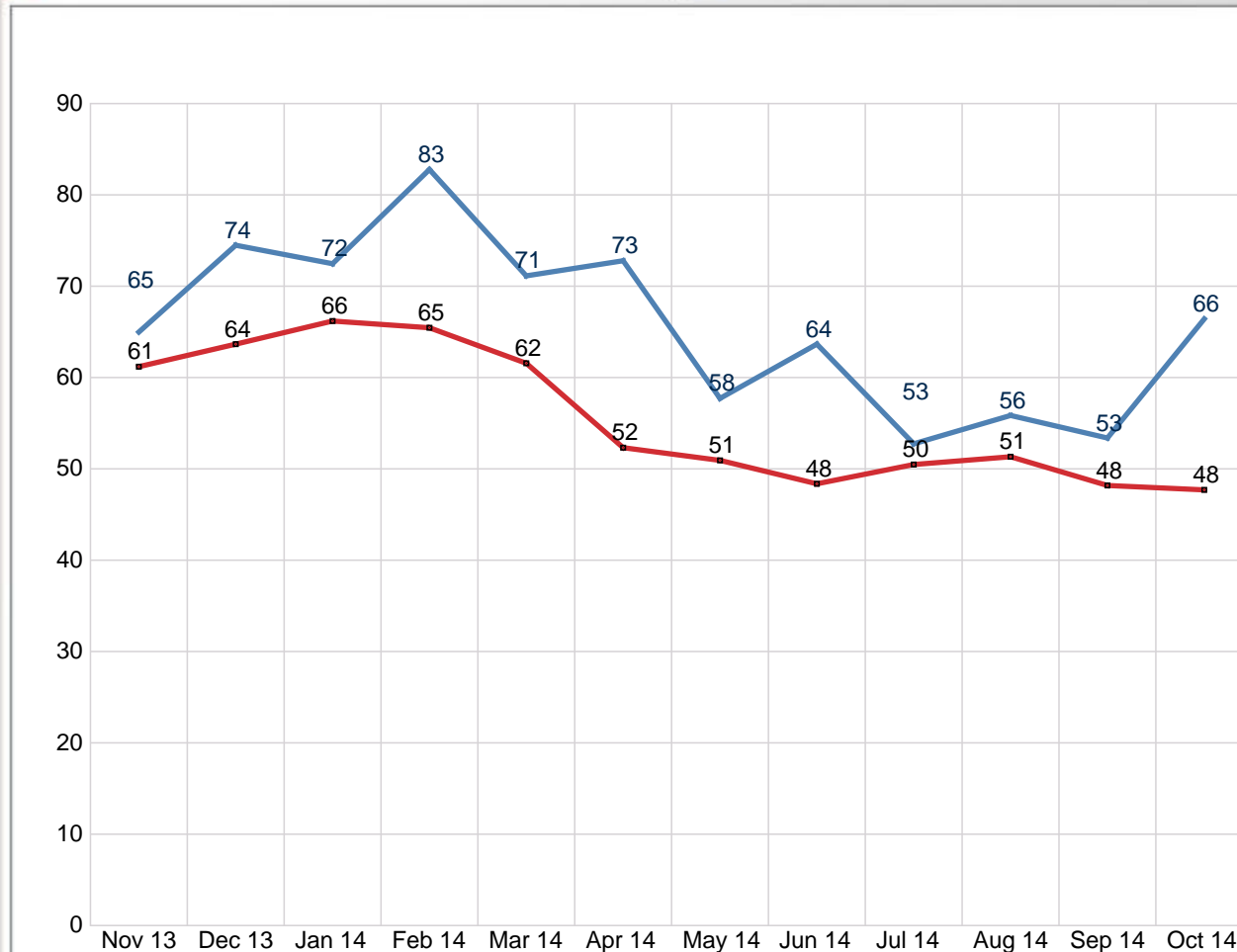
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Comparative Analysis

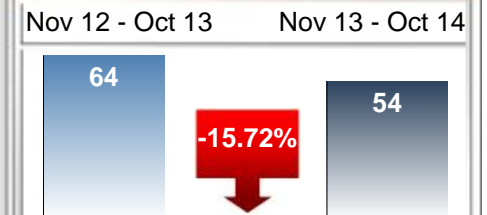
OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

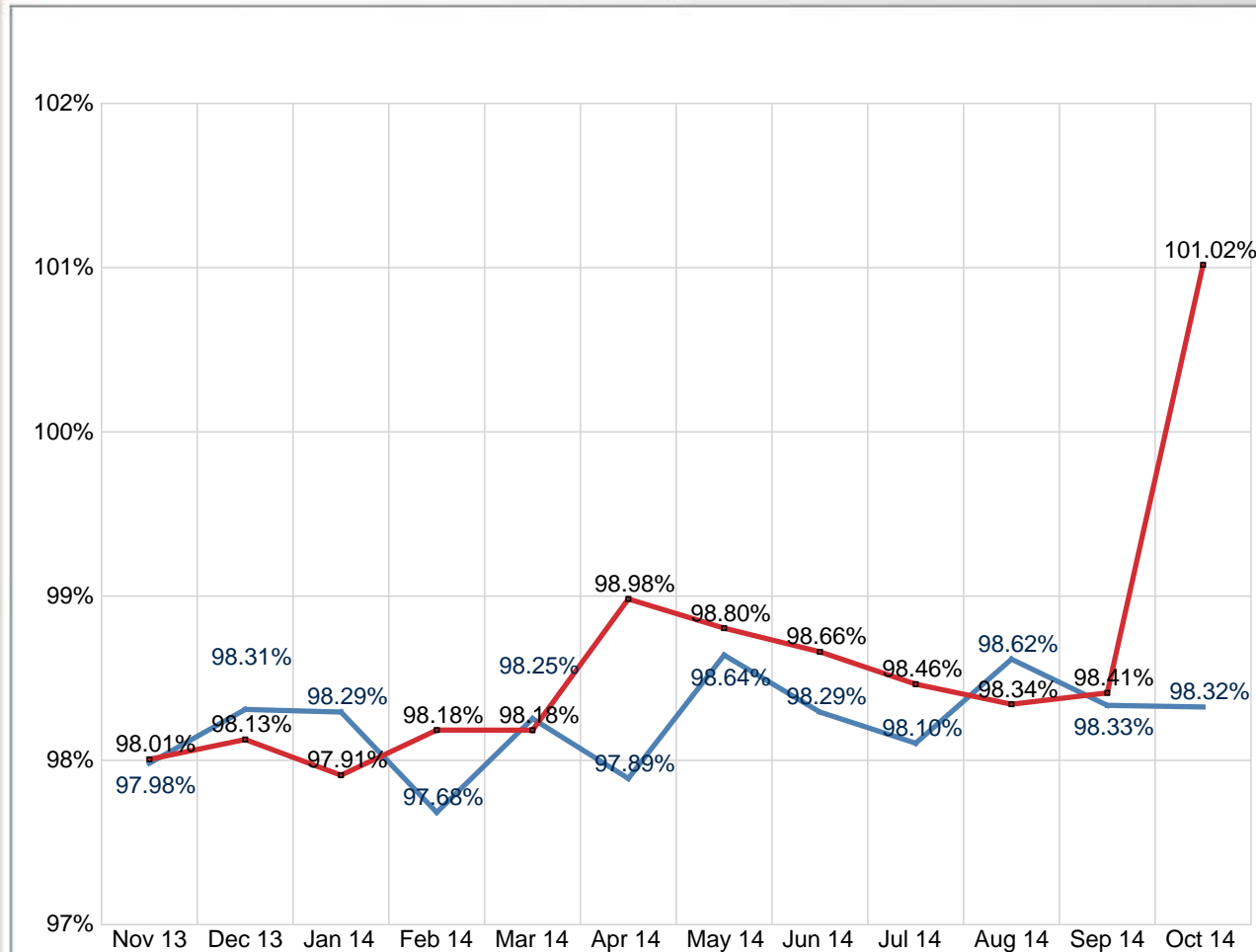
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Comparative Analysis

OCTOBER

2013	2014
98.32%	101.02%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.74%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
98.27%	98.74%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.47%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
98.25%	98.65%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.40%	



October 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

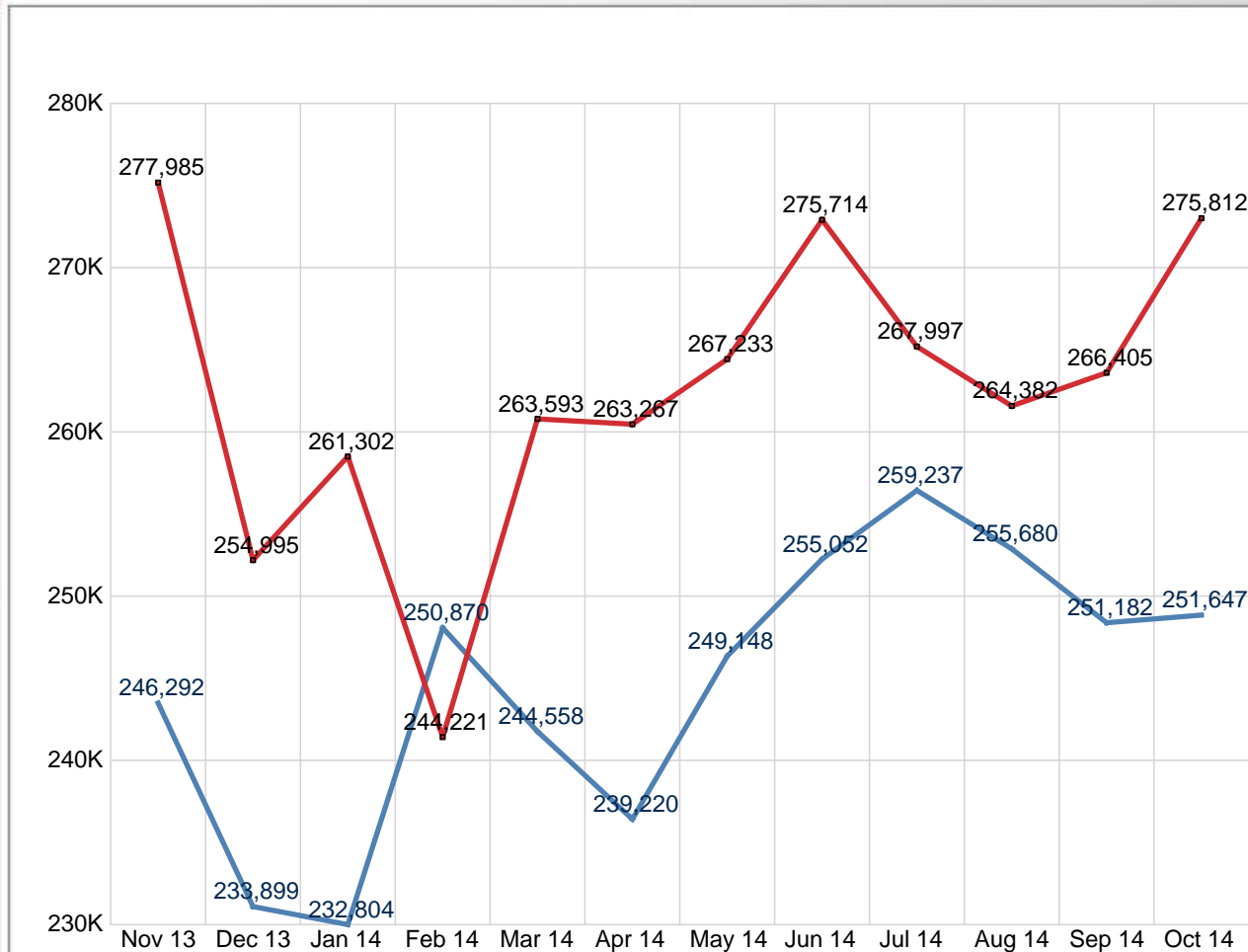
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Comparative Analysis

OCTOBER

2013	2014
251,647	275,812
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">9.60%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
249,809	266,288
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">6.60%</div>	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
248,396	266,346
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">7.23%</div>	