



October 2014

Area Delimited by Zipcode 73044 - Residential
Property Type

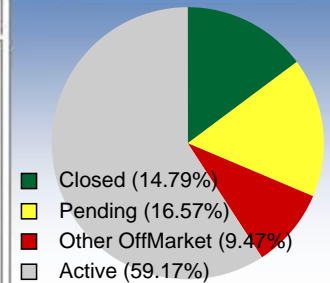


Absorption: Last 12 months, an Average of **25** Sales/Month

Active Inventory as of October 31, 2014 = **100**

	OCTOBER		
	2013	2014	+/- %
Closed Listings	25	25	0.00%
Pending Listings	31	28	-9.68%
New Listings	26	38	46.15%
Median List Price	125,000	164,900	31.92%
Median Sale Price	123,500	163,000	31.98%
Median Percent of List Price to Selling Price	96.55%	100.00%	3.57%
Median Days on Market to Sale	41.00	36.00	-12.20%
End of Month Inventory	114	100	-12.28%
Months Supply of Inventory	4.99	4.04	-19.07%

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 **12.28%** to 100 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **4.04** 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 **31.98%** in October 2014 to \$163,000 versus the previous year at \$123,500.

Median Days on Market Shortens

The median number of **36.00** days that homes spent on the market before selling decreased by 5.00 days or **12.20%** in October 2014 compared to last year's same month at **41.00** 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 weak this month.

There were 38 New Listings in October 2014, up **46.15%** from last year at 26. Furthermore, there were 25 Closed Listings this month versus last year at 25, a **0.00%** decrease.

Closed versus Listed trends yielded a **65.8%** ratio, down from last year's October 2014 at **96.2%**, a **31.58%** 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®

October 2014

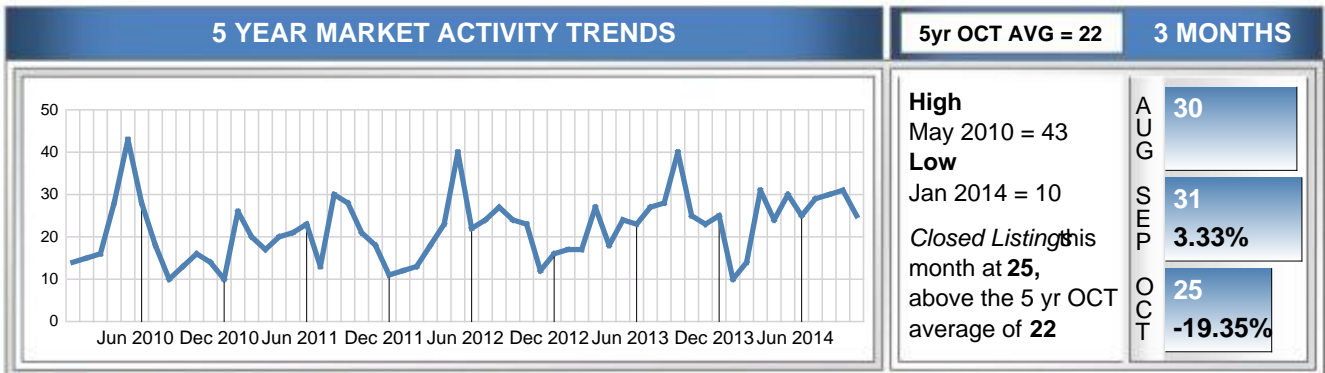
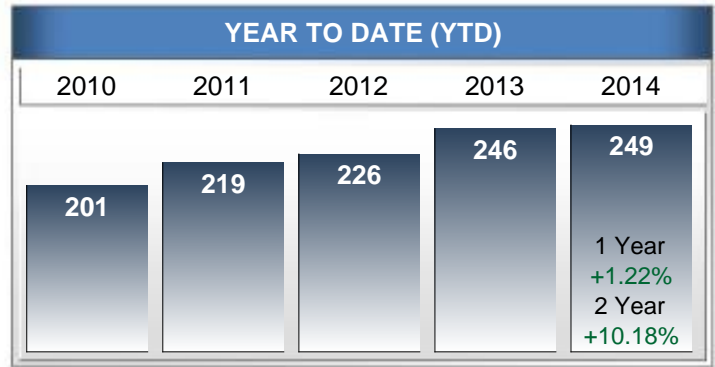
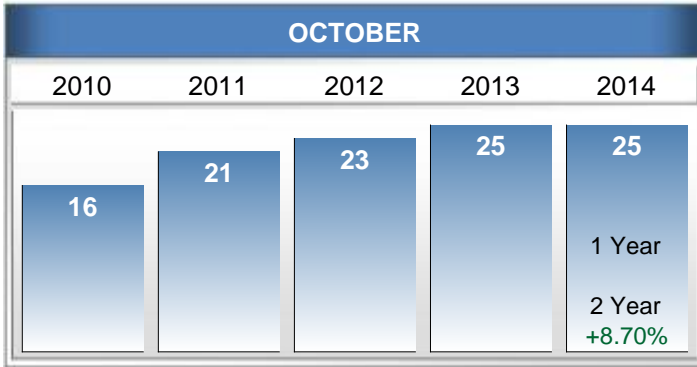
Closed Sales as of Nov 06, 2014



Closed Listings

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - 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	1	4.00%	20.0	0	1	0	0
\$25,001 - \$25,000	0	0.00%	20.0	0	0	0	0
\$25,001 - \$50,000	5	20.00%	38.0	1	3	1	0
\$50,001 - \$175,000	8	32.00%	31.0	3	3	1	1
\$175,001 - \$200,000	2	8.00%	92.0	0	1	1	0
\$200,001 - \$250,000	6	24.00%	64.5	0	0	6	0
\$250,001 and up	3	12.00%	1.0	0	2	0	1
Total Closed Units:	25		36.0	4	10	9	2
Total Closed Volume:	3,737,033			229.28K	1.40M	1.67M	437.35K
Median Closed Price:	\$163,000			\$59,139	\$117,000	\$217,900	\$218,675



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

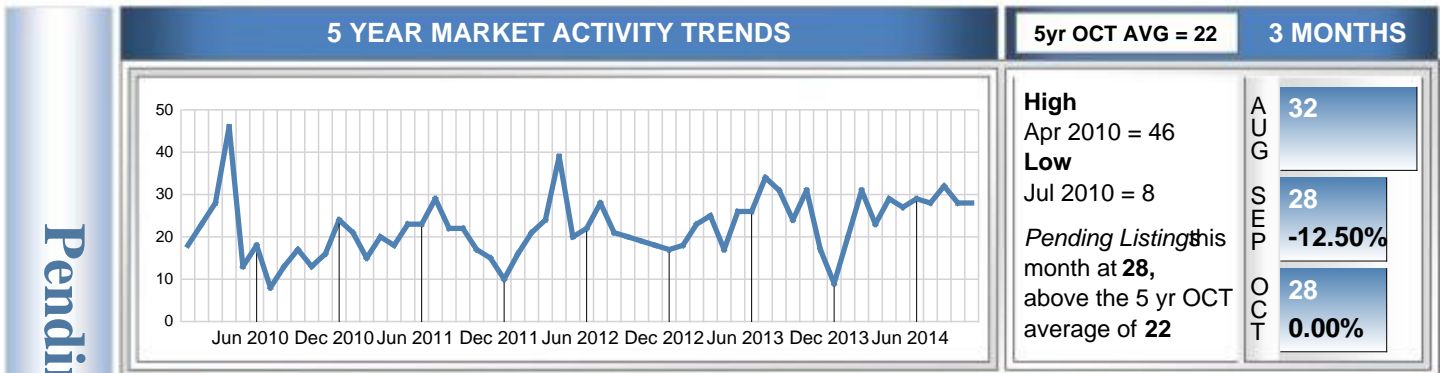
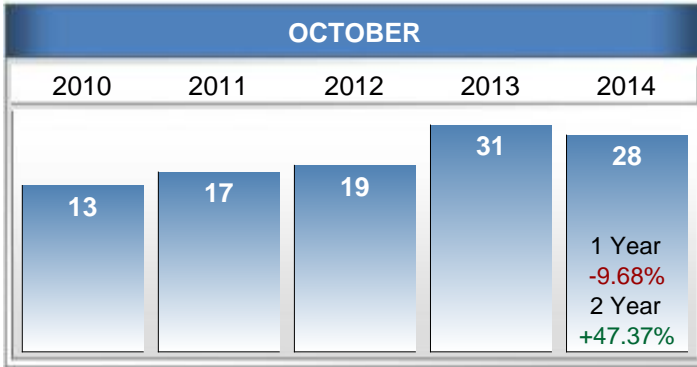
Pending Listings as of Nov 06, 2014



Pending Listings

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1	3.57%	163.0	0	1	0	0
\$25,001 - \$50,000	5	17.86%	83.0	2	2	1	0
\$50,001 - \$125,000	4	14.29%	44.0	1	3	0	0
\$125,001 - \$175,000	6	21.43%	89.5	0	6	0	0
\$175,001 - \$225,000	5	17.86%	131.0	1	0	4	0
\$225,001 - \$275,000	4	14.29%	1.0	0	3	0	1
\$275,001 and up	3	10.71%	137.0	0	2	1	0
Total Pending Units: 28				4	17	6	1
Total Pending Volume: 4,407,750				322.30K	2.70M	1.12M	264.35K
Median Listing Price: \$167,450				\$52,200	\$149,900	\$199,950	\$264,350

Pending Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

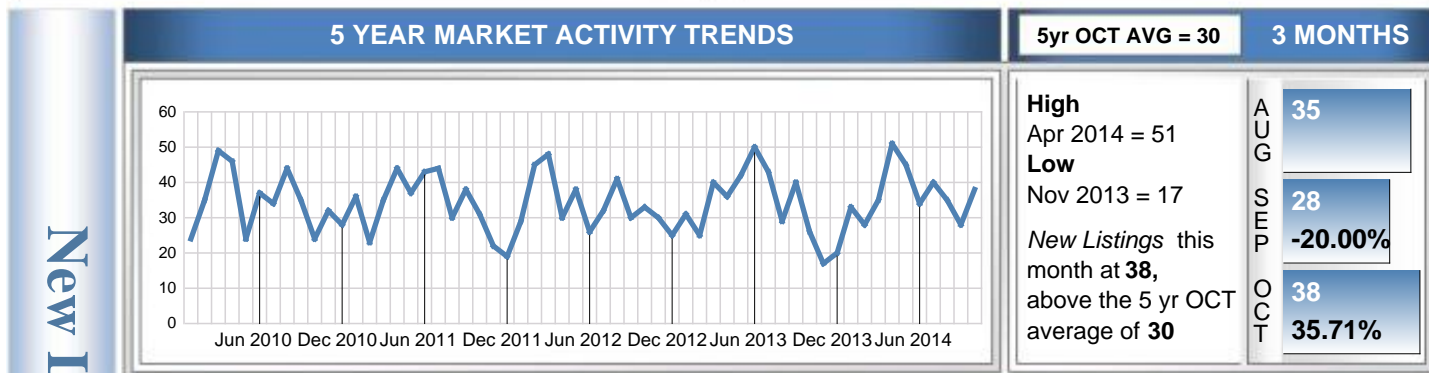
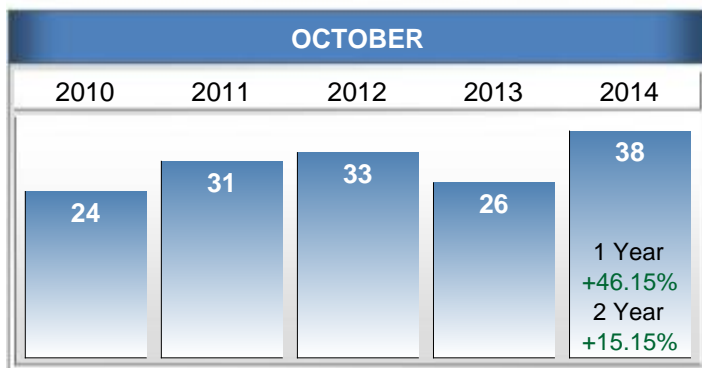
New Listings as of Nov 06, 2014



New Listings

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

Ready to Buy or Sell Real Estate?
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+
\$25,000 and less	0	0.00%	0	0	0	0
\$25,001 - \$75,000	7	18.42%	3	3	1	0
\$75,001 - \$125,000	7	18.42%	1	5	1	0
\$125,001 - \$175,000	3	7.89%	0	3	0	0
\$175,001 - \$225,000	12	31.58%	0	9	3	0
\$225,001 - \$275,000	5	13.16%	0	4	0	1
\$275,001 and up	4	10.53%	0	2	1	1
Total New Listed Units:	38		4	26	6	2
Total New Listed Volume:	9,932,016		242.90K	8.11M	993.60K	584.35K
Median New Listed Listing Price:	\$180,292		\$62,450	\$182,792	\$188,850	\$292,175



Monthly Inventory Analysis

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October 2014

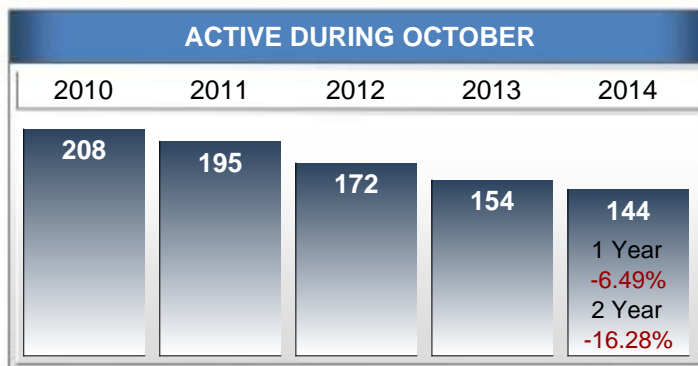
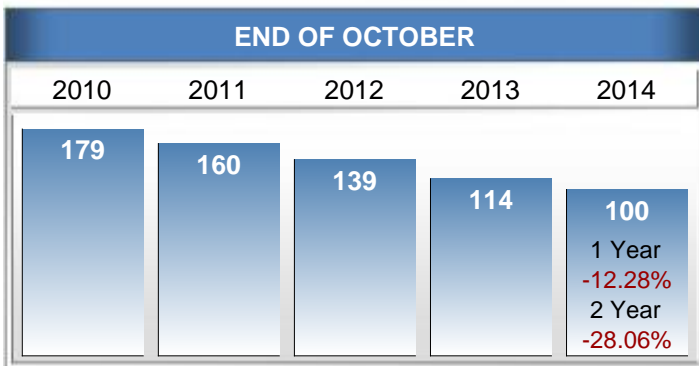
Active Inventory as of Nov 06, 2014



Active Inventory

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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5yr OCT AVG = 138 **3 MONTHS**

High
Sep 2010 = 184

Low
Mar 2014 = 97

Inventory this month at **100**, below the 5 yr OCT average of **138**

Month	Inventory Count	% Change
AUG	114	
SEP	106	-7.02%
OCT	100	-5.66%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	6	6.00%	14.0	3	1	2	0		
\$50,001 - \$75,000	12	12.00%	99.5	4	8	0	0		
\$75,001 - \$100,000	16	16.00%	50.5	2	13	1	0		
\$100,001 - \$175,000	21	21.00%	85.0	0	14	4	3		
\$175,001 - \$200,000	19	19.00%	30.0	0	14	5	0		
\$200,001 - \$225,000	8	8.00%	59.0	0	2	5	1		
\$225,001 and up	18	18.00%	50.0	0	10	4	4		
Total Active Inventory by Units:				100	56.0	9	62	21	8
Total Active Inventory by Volume:				20,972,941		569.80K	14.81M	3.67M	1.92M
Median Active Inventory Listing Price:				\$155,500		\$64,000	\$153,000	\$198,000	\$227,350



Monthly Inventory Analysis

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October 2014

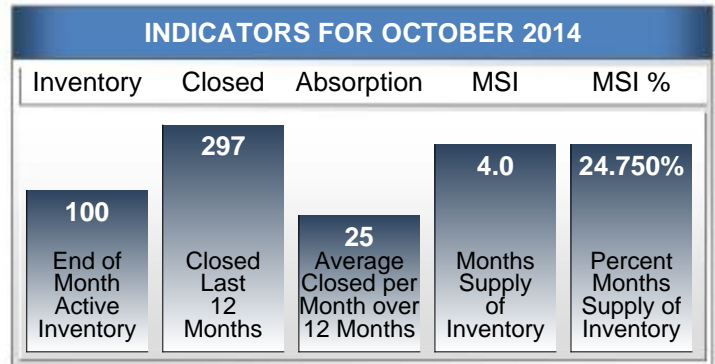
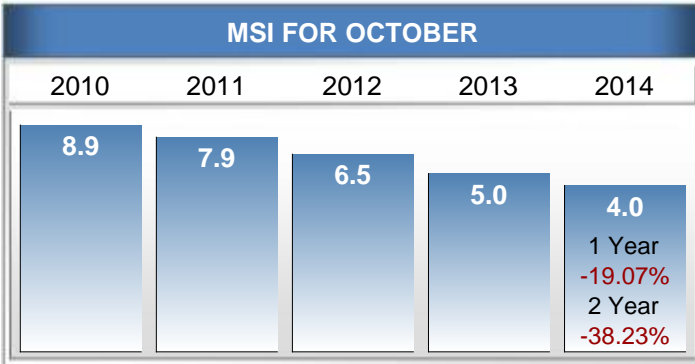
Active Inventory as of Nov 06, 2014



Months Supply of Inventory

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - 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	6	6.00%	2.1	3.3	0.8	3.0	0.0	
\$50,001 - \$75,000	12	12.00%	4.5	6.0	5.3	0.0	0.0	
\$75,001 - \$100,000	16	16.00%	9.6	12.0	9.8	12.0	0.0	
\$100,001 - \$175,000	21	21.00%	3.0	0.0	2.8	2.7	12.0	
\$175,001 - \$200,000	19	19.00%	6.0	0.0	7.6	4.3	0.0	
\$200,001 - \$225,000	8	8.00%	2.0	0.0	0.9	2.9	0.0	
\$225,001 and up	18	18.00%	5.0	0.0	5.0	3.4	12.0	
MSI:	4.0			4.7	4.1	3.2	8.0	
Total Active Inventory:	100			9	62	21	8	



Monthly Inventory Analysis

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October 2014

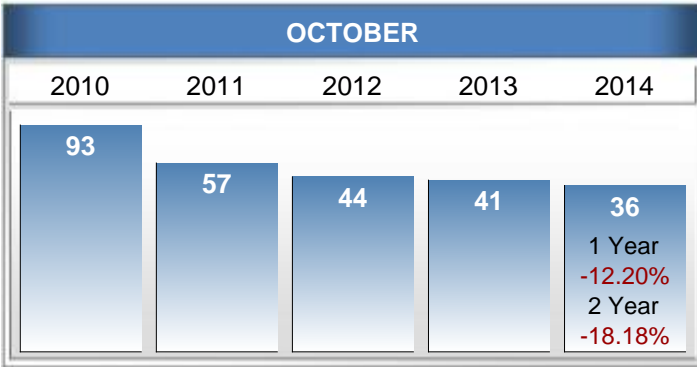
Closed Sales as of Nov 06, 2014



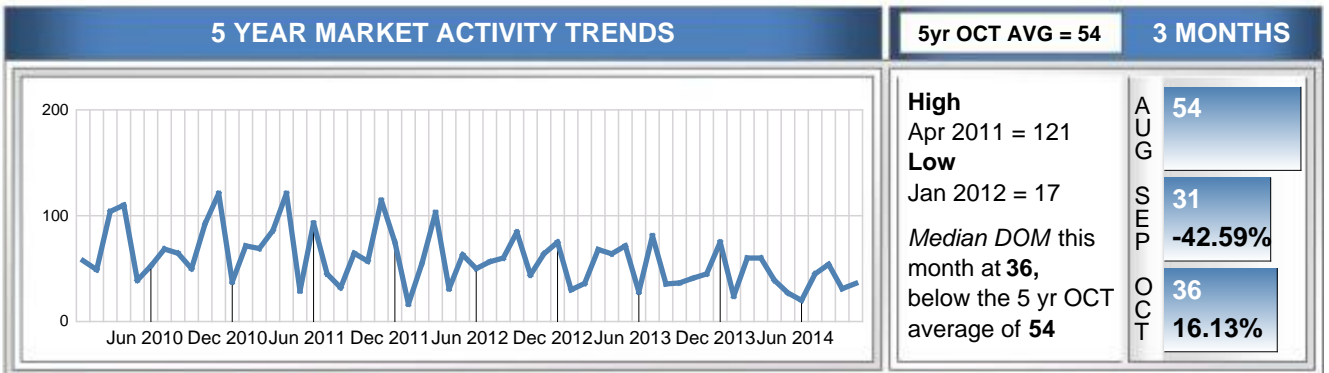
Median Days on Market to Sale

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - 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	1		4.00%	20.0	0.0	20.0	0.0	0.0	
\$25,001 - \$25,000	0		0.00%	20.0	0.0	0.0	0.0	0.0	
\$25,001 - \$50,000	5		20.00%	38.0	3.0	159.0	38.0	0.0	
\$50,001 - \$175,000	8		32.00%	31.0	19.0	26.0	39.0	37.0	
\$175,001 - \$200,000	2		8.00%	92.0	0.0	152.0	32.0	0.0	
\$200,001 - \$250,000	6		24.00%	64.5	0.0	0.0	64.5	0.0	
\$250,001 and up	3		12.00%	1.0	0.0	22.0	0.0	1.0	
Median Closed DOM:					36.0	12.0	34.5	39.0	19.0
Total Closed Units:					25	4	10	9	2
Total Closed Volume:					3,737,033	229.28K	1.40M	1.67M	437.35K

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Contact an experienced REALTOR



Monthly Inventory Analysis

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October 2014

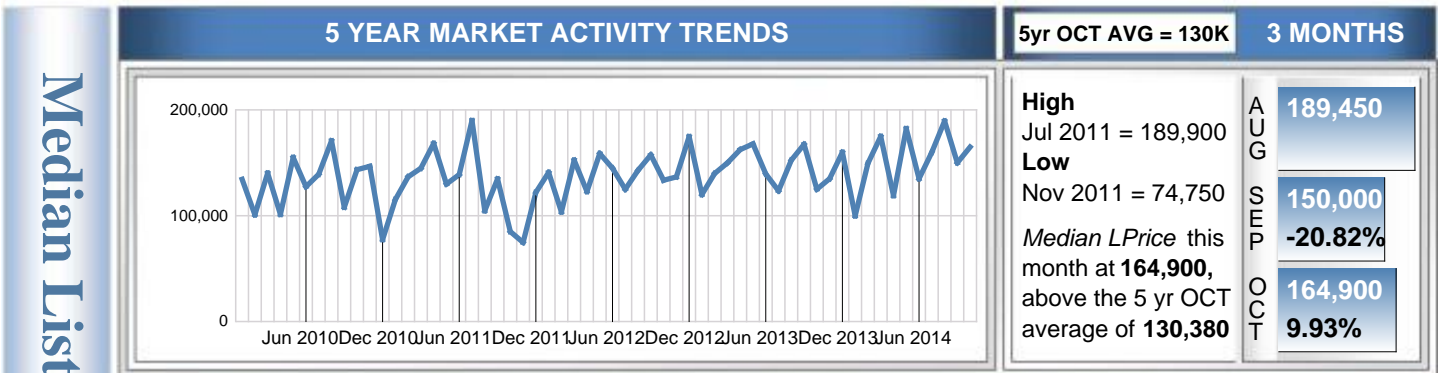
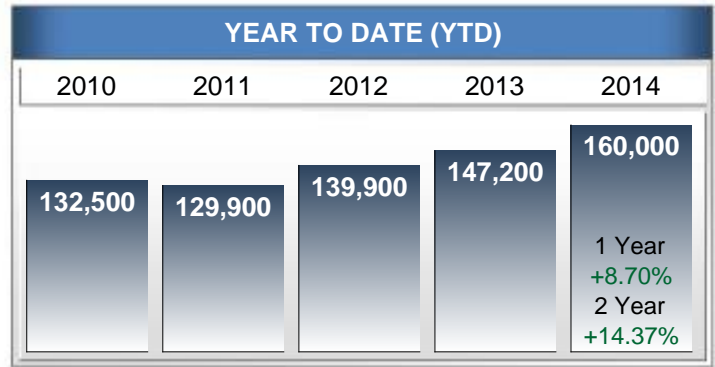
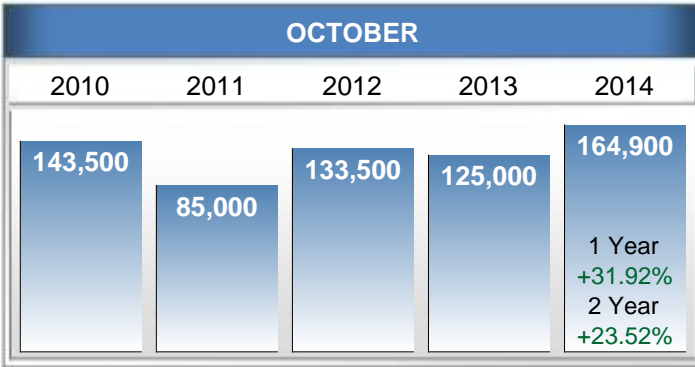
Closed Sales as of Nov 06, 2014



Median List Price at Closing

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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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+
\$25,000 and less	1		4.00%	18,750	0	18,750	0	0
\$25,001 - \$25,000	0		0.00%	18,750	0	0	0	0
\$25,001 - \$50,000	5		20.00%	45,900	47,777	45,000	50,000	0
\$50,001 - \$175,000	8		32.00%	87,400	69,500	157,400	84,900	0
\$175,001 - \$200,000	1		4.00%	195,000	0	0	195,000	0
\$200,001 - \$250,000	7		28.00%	219,900	0	0	221,900	219,900
\$250,001 and up	3		12.00%	264,350	0	354,000	0	264,350
Median List Price:	\$164,900				\$60,500	\$119,900	\$217,900	\$242,125
Total Closed Units:	25				4	10	9	2
Total List Volume:	3,857,331				238.68K	1.44M	1.69M	484.25K



Monthly Inventory Analysis

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October 2014

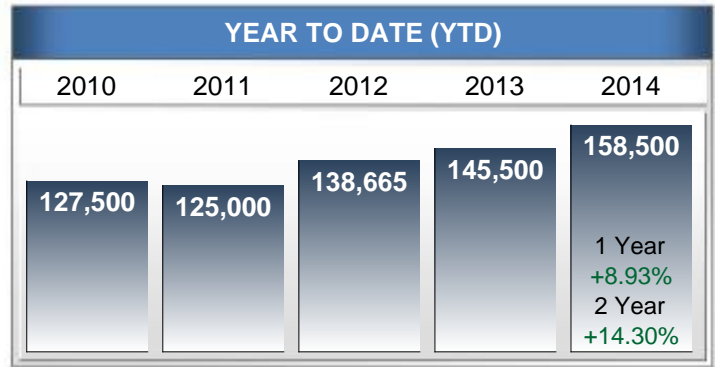
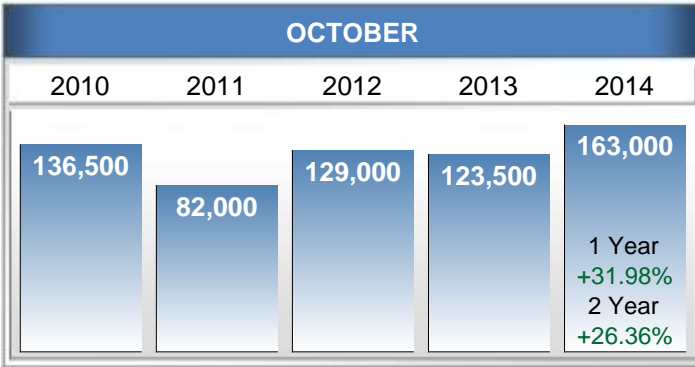
Closed Sales as of Nov 06, 2014



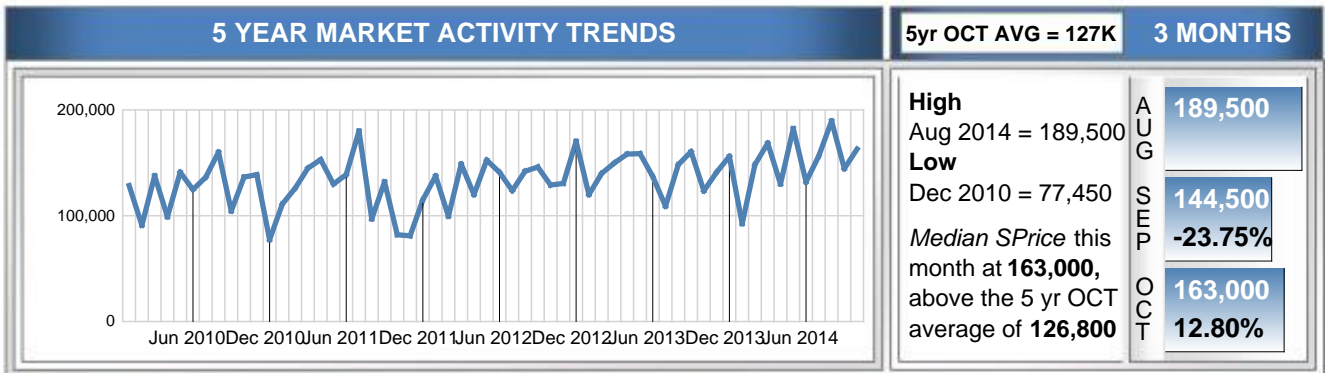
Median Sold Price at Closing

Report Produced on: Nov 07, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Median Sold Price



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	1		4.00%	19,000	0	19,000	0	0
\$25,001 - \$25,000	0		0.00%	19,000	0	0	0	0
\$25,001 - \$50,000	5		20.00%	43,000	46,000	43,000	33,575	0
\$50,001 - \$175,000	8		32.00%	78,500	65,000	150,000	73,000	173,000
\$175,001 - \$200,000	2		8.00%	187,000	0	176,000	198,000	0
\$200,001 - \$250,000	6		24.00%	222,039	0	0	222,039	0
\$250,001 and up	3		12.00%	264,350	0	340,250	0	264,350
Median Closed Price:	\$163,000				\$59,139	\$117,000	\$217,900	\$218,675
Total Closed Units:	25				4	10	9	2
Total Closed Volume:	3,737,033				229.28K	1.40M	1.67M	437.35K

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



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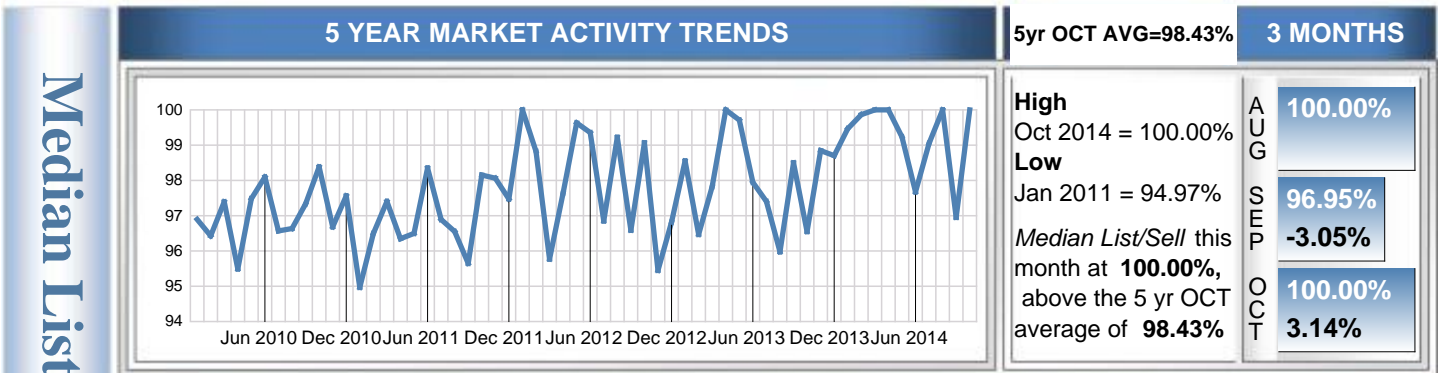
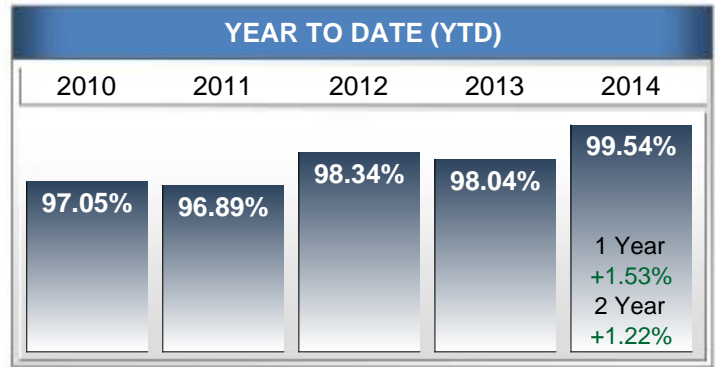
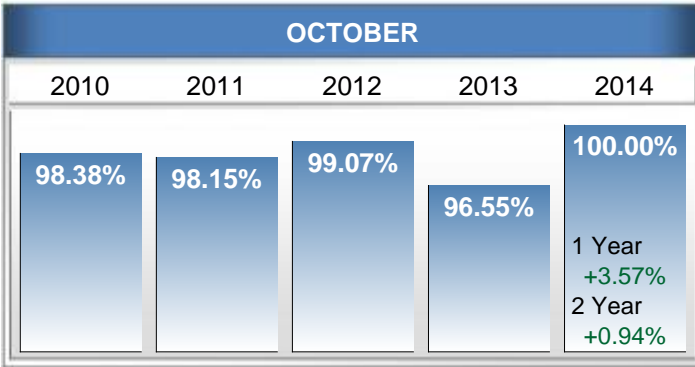
Closed Sales as of Nov 06, 2014



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1	4.00%	101.33%	0.00%	101.33%	0.00%	0.00%
\$25,001 - \$25,000	0	0.00%	101.33%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$50,000	5	20.00%	96.28%	96.28%	100.00%	67.15%	0.00%
\$50,001 - \$175,000	8	32.00%	93.48%	93.53%	98.85%	85.98%	78.67%
\$175,001 - \$200,000	2	8.00%	101.05%	0.00%	100.57%	101.54%	0.00%
\$200,001 - \$250,000	6	24.00%	100.00%	0.00%	0.00%	100.00%	0.00%
\$250,001 and up	3	12.00%	100.00%	0.00%	96.94%	0.00%	100.00%
Median List/Sell Ratio:	100.00%			94.90%	100.00%	100.00%	89.34%
Total Closed Units:	25			4	10	9	2
Total Closed Volume:	3,737,033			229.28K	1.40M	1.67M	437.35K



Monthly Inventory Analysis

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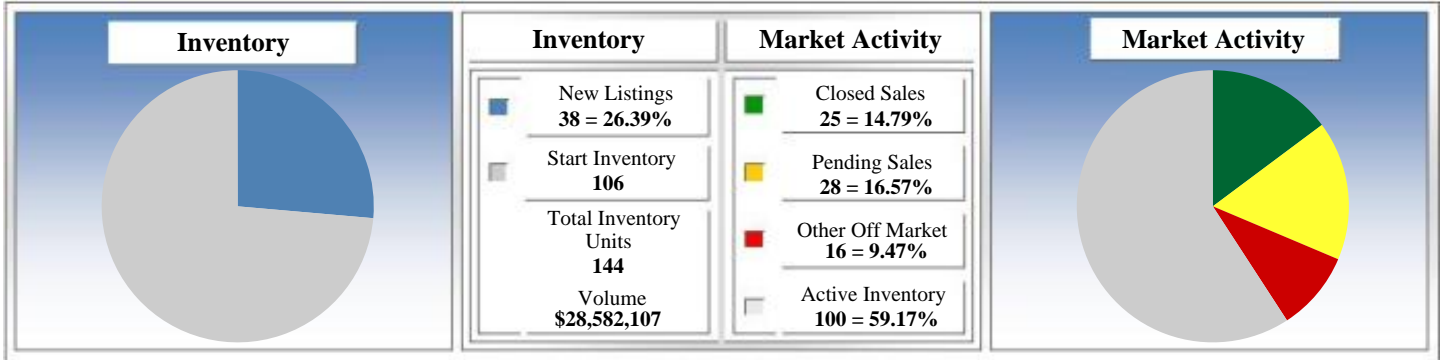
Inventory as of Nov 06, 2014



Market Summary

Report Produced on: Nov 07, 2014

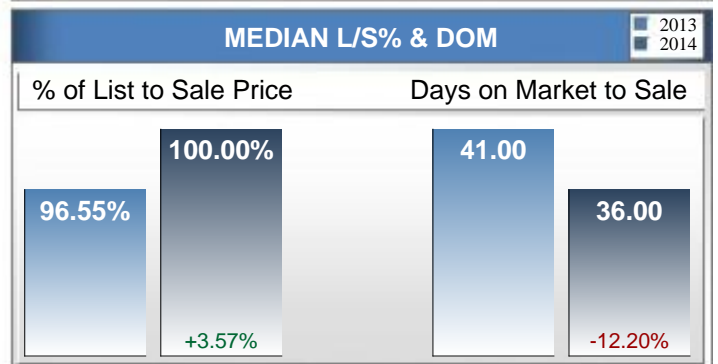
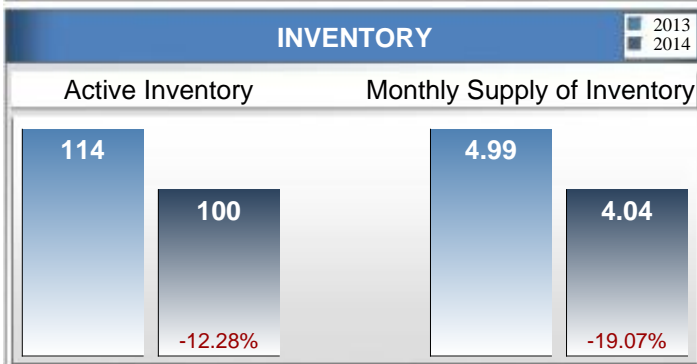
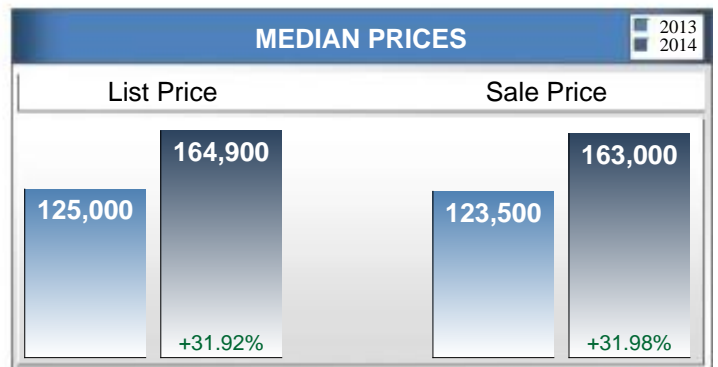
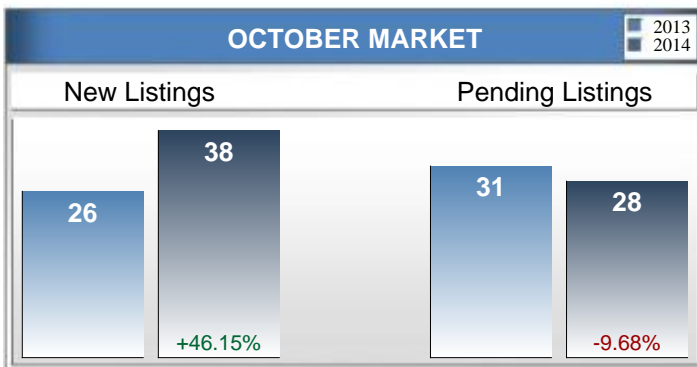
Area Delimited by Zipcode 73044 - Residential Property Type



Absorption: Last 12 months, an Average of 25 Sales/Month

Active Inventory as of October 31, 2014 = 100

	OCTOBER			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	25	25	0.00%	246	249	1.22%
Pending Sales	31	28	-9.68%	255	275	7.84%
New Listings	26	38	46.15%	362	367	1.38%
Median List Price	125,000	164,900	31.92%	147,200	160,000	8.70%
Median Sale Price	123,500	163,000	31.98%	145,500	158,500	8.93%
Median Percent of List Price to Selling Price	96.55%	100.00%	3.57%	98.04%	99.54%	1.53%
Median Days on Market to Sale	41.00	36.00	-12.20%	49.00	36.00	-26.53%
Monthly Inventory	114	100	-12.28%	114	100	-12.28%
Months Supply of Inventory	4.99	4.04	-19.07%	4.99	4.04	-19.07%





October 2014

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Closed Sales by Units

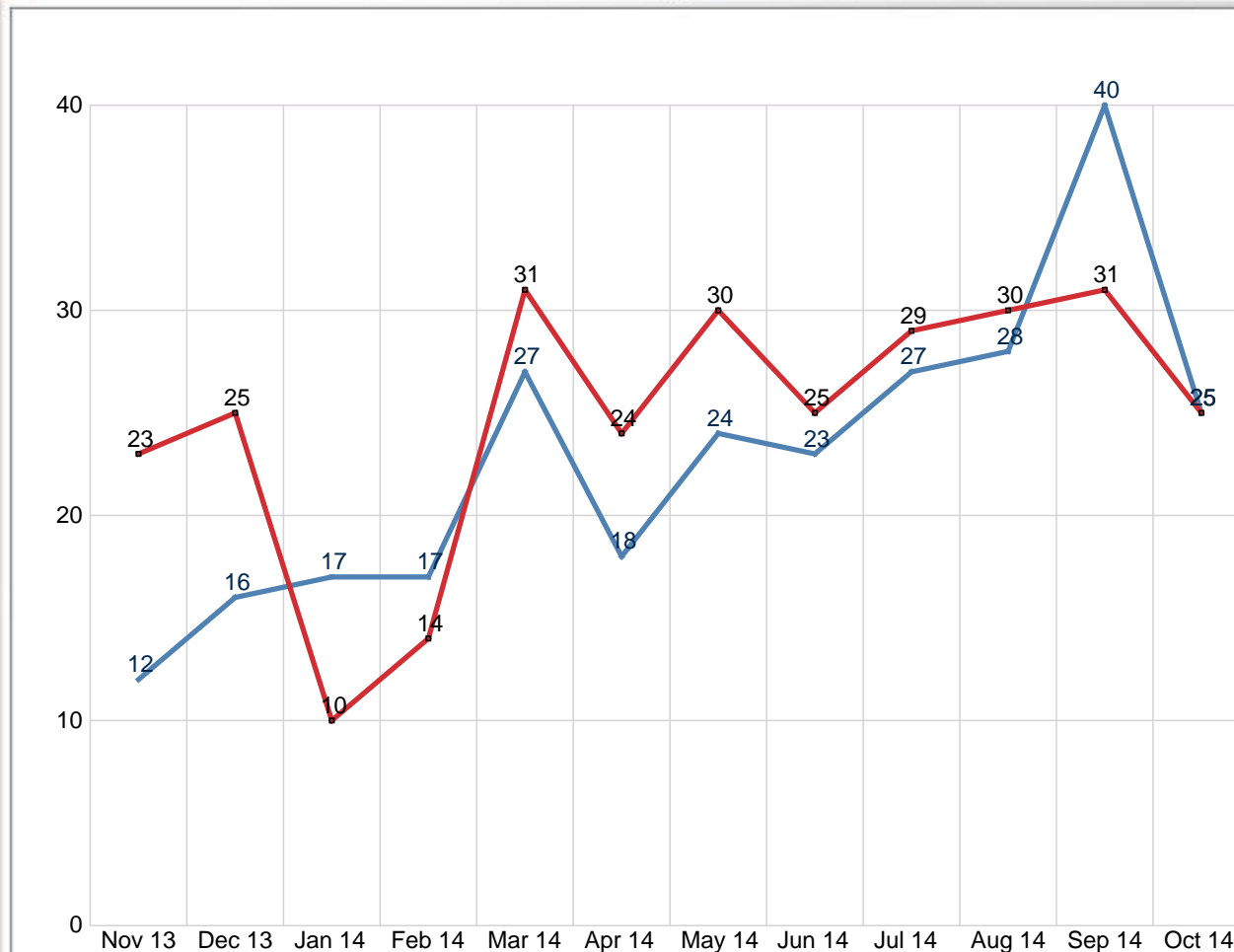
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

OCTOBER

2013	2014
25	25

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
246	249
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.22%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
274	297
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 8.39%	



October 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

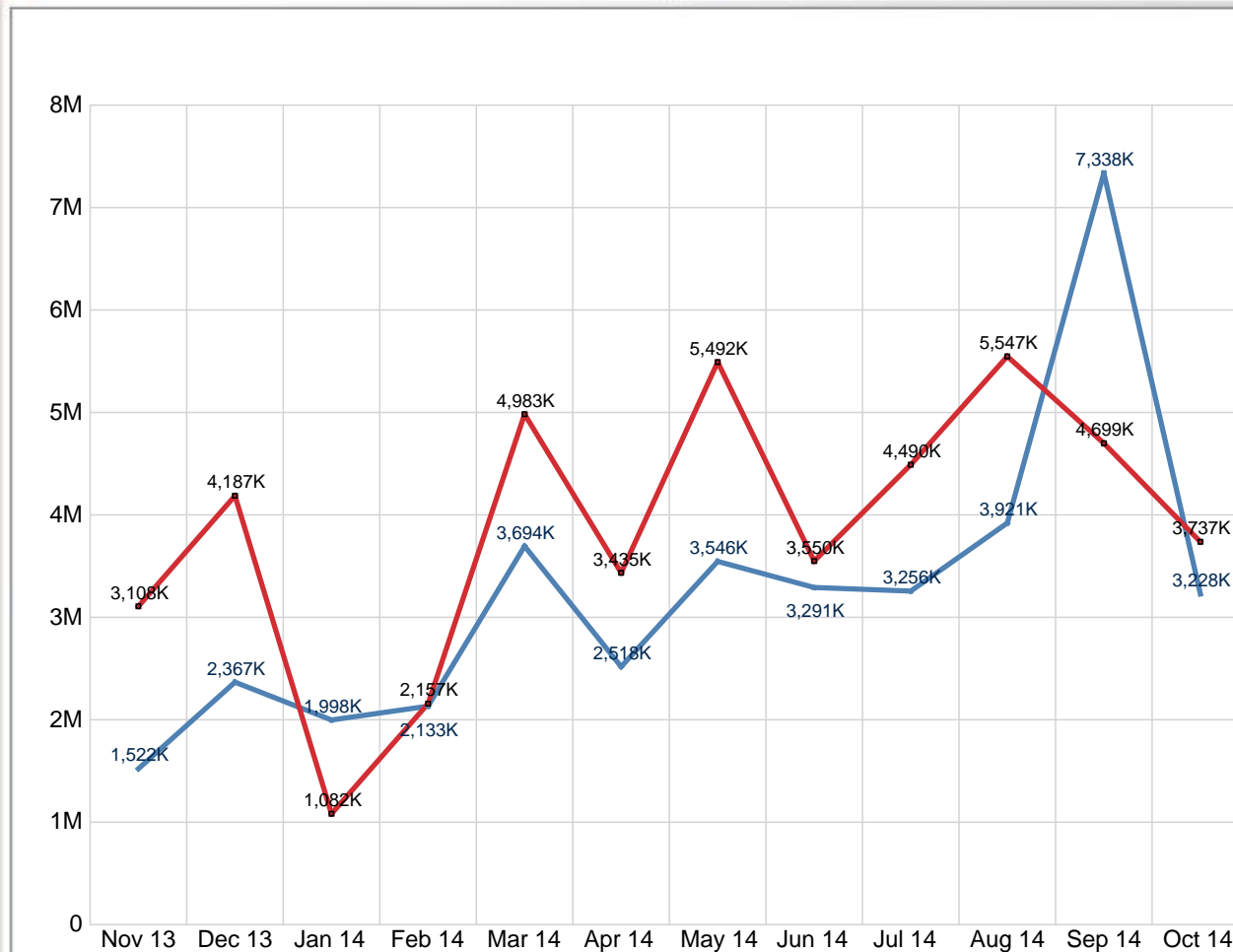
Report Produced on: Nov 07, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

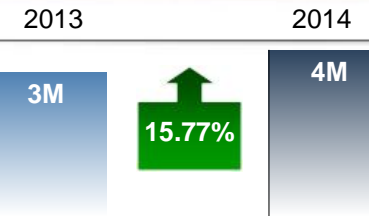
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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



Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

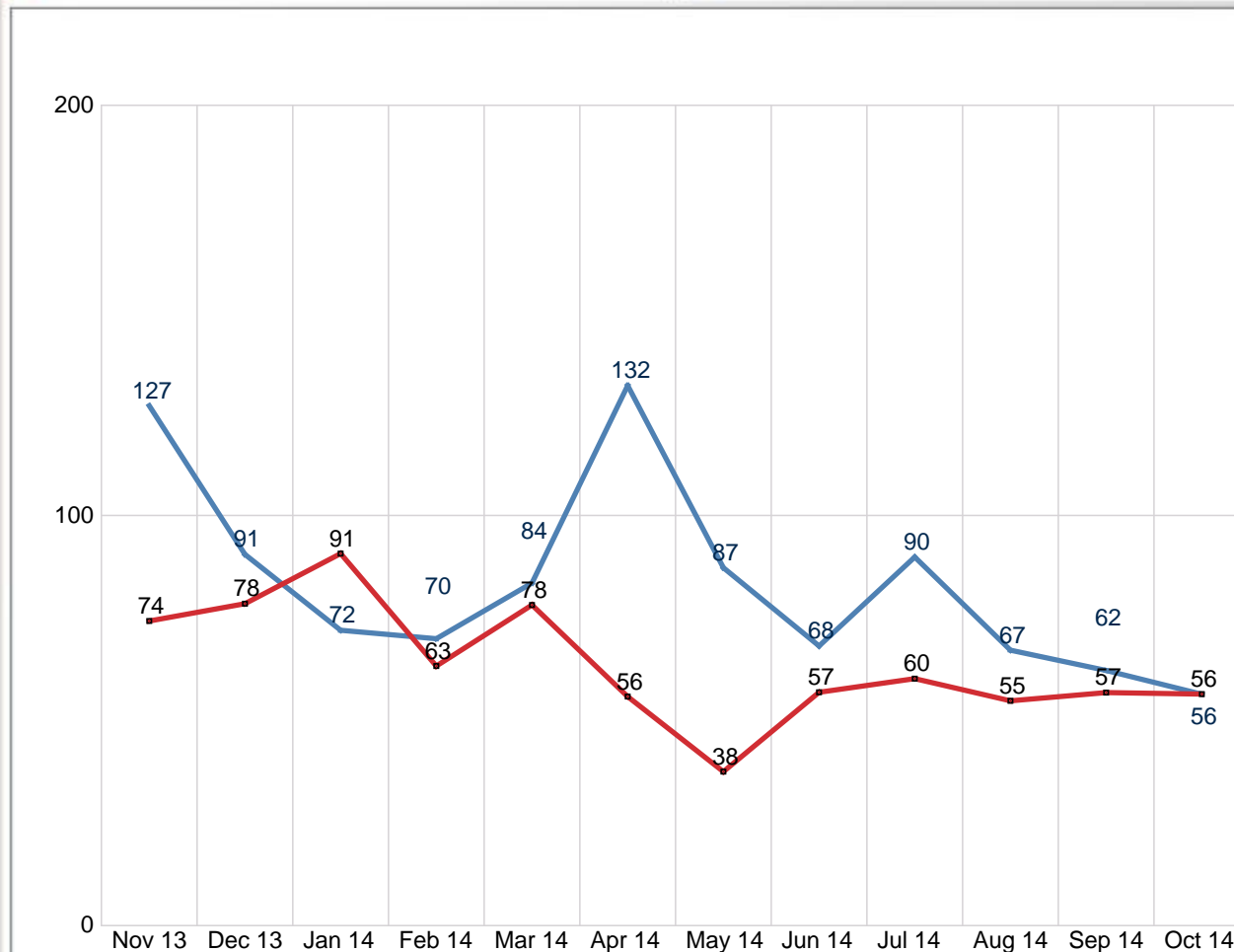
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Comparative Analysis

OCTOBER

2013	2014
56	56
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 0.07%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
77	59
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -23.35%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
80	62
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -22.66%	



October 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

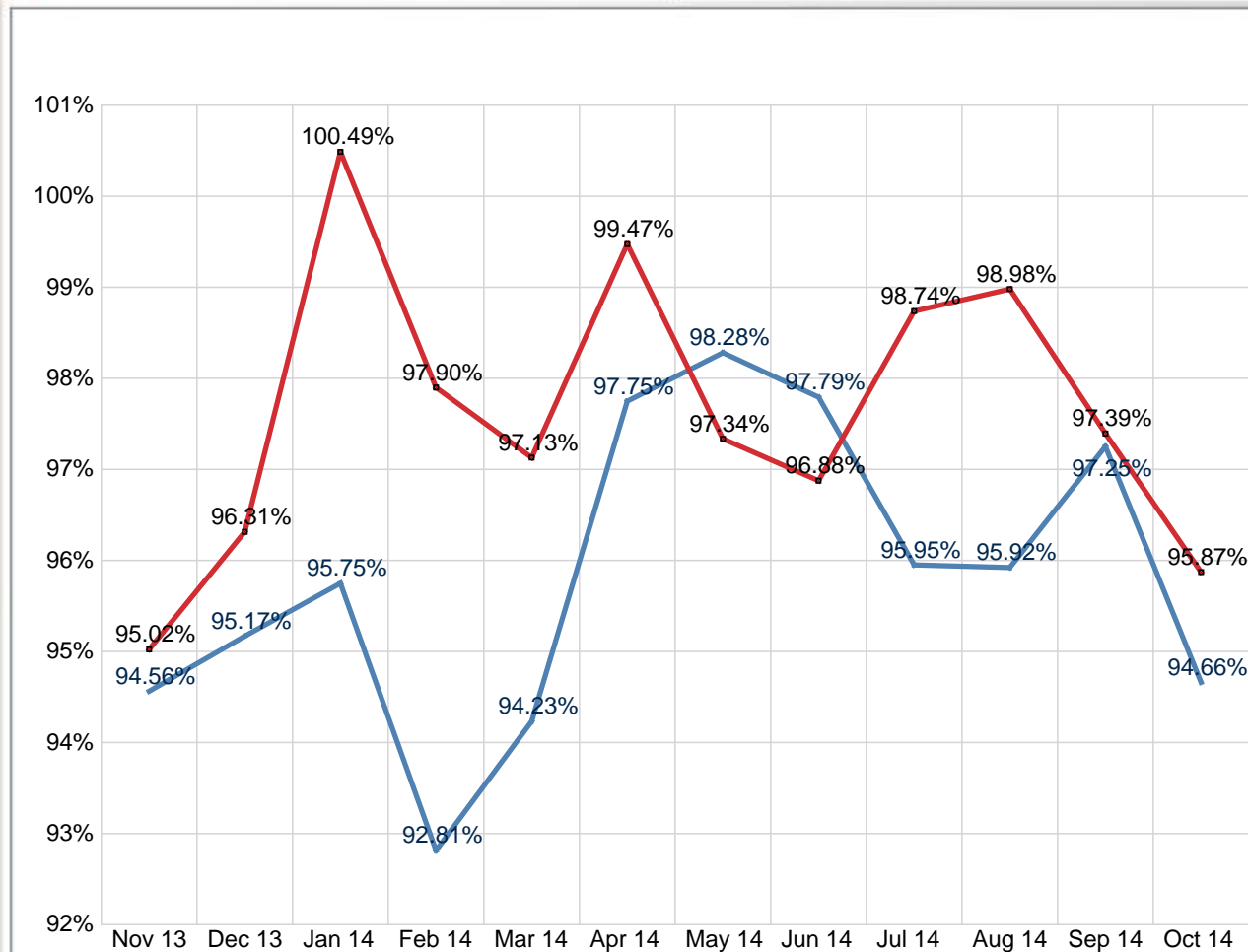
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Comparative Analysis

OCTOBER

2013	2014
94.66%	95.87%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 1.28%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
96.14%	97.85%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 1.78%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
96.01%	97.50%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 1.55%	



October 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

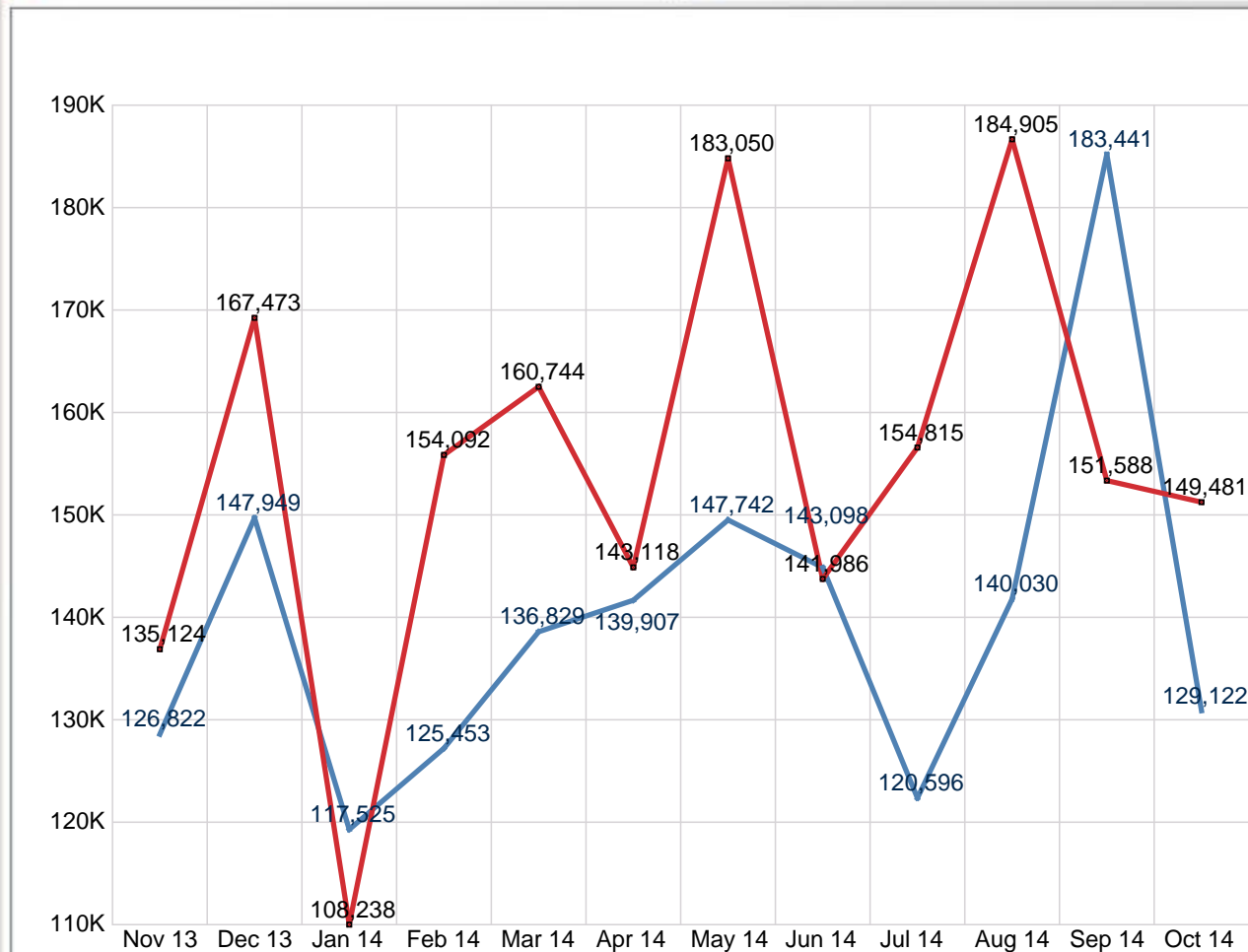
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Market Trends

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



Comparative Analysis

OCTOBER

2013	2014
129,122	149,481
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 15.77%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
141,963	157,316
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 10.81%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
141,650	156,453
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 10.45%	