



October 2014

Area Delimited by County Of Logan -
Residential Property Type

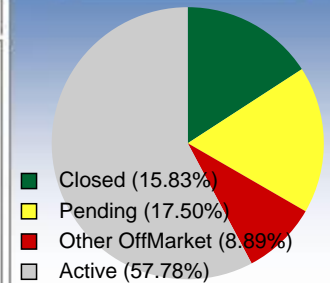


Absorption: Last 12 months, an Average of **59** Sales/Month

Active Inventory as of October 31, 2014 = **208**

	OCTOBER		
	2013	2014	+/- %
Closed Listings	54	57	5.56%
Pending Listings	62	63	1.61%
New Listings	79	88	11.39%
Median List Price	206,450	219,900	6.51%
Median Sale Price	205,450	221,427	7.78%
Median Percent of List Price to Selling Price	98.22%	100.00%	1.82%
Median Days on Market to Sale	35.50	32.00	-9.86%
End of Month Inventory	251	208	-17.13%
Months Supply of Inventory	4.66	3.55	-23.96%

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 **17.13%** to 208 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.55** 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 **7.78%** in October 2014 to \$221,427 versus the previous year at \$205,450.

Median Days on Market Shortens

The median number of **32.00** days that homes spent on the market before selling decreased by 3.50 days or **9.86%** in October 2014 compared to last year's same month at **35.50** 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 88 New Listings in October 2014, up **11.39%** from last year at 79. Furthermore, there were 57 Closed Listings this month versus last year at 54, a **5.56%** increase.

Closed versus Listed trends yielded a **64.8%** ratio, down from last year's October 2014 at **68.4%**, a **5.24%** 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

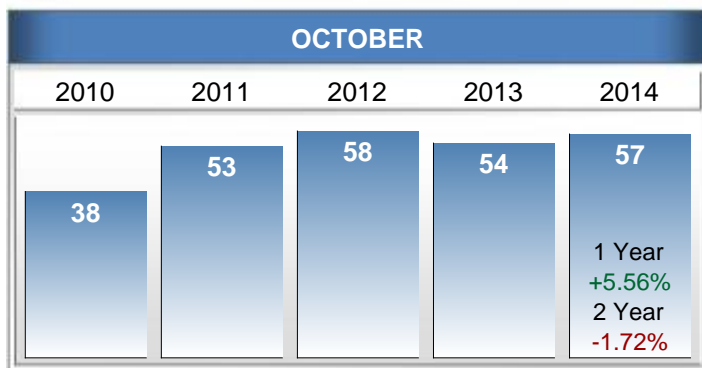
Closed Sales as of Nov 06, 2014



Closed Listings

Report Produced on: Nov 07, 2014

Area Delimited by County Of Logan - 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+	
\$25,000 and less	1	1.75%	20.0	0	1	0	0	
\$25,001 \$50,000	7	12.28%	23.0	1	5	1	0	
\$50,001 \$175,000	15	26.32%	31.0	3	8	3	1	
\$175,001 \$250,000	11	19.30%	32.0	0	3	8	0	
\$250,001 \$275,000	7	12.28%	36.0	0	2	4	1	
\$275,001 \$300,000	7	12.28%	45.0	0	2	3	2	
\$300,001 and up	9	15.79%	12.0	0	5	4	0	
Total Closed Units: 57				32.0	4	26	23	4
Total Closed Volume: 11,506,952					229.28K	4.54M	5.74M	997.85K
Median Closed Price: \$221,427					\$59,139	\$169,000	\$249,400	\$269,925

Closed Listings

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Monthly Inventory Analysis

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October 2014

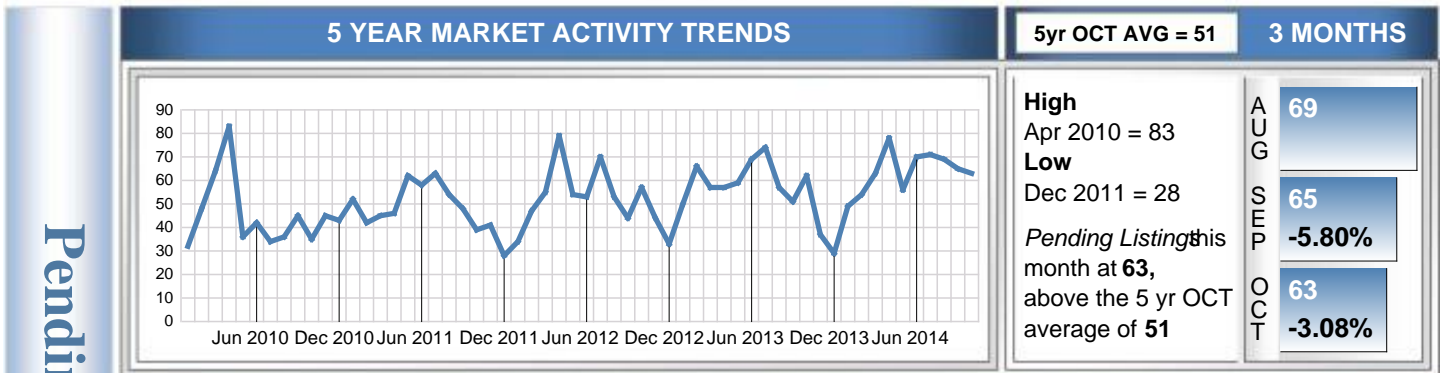
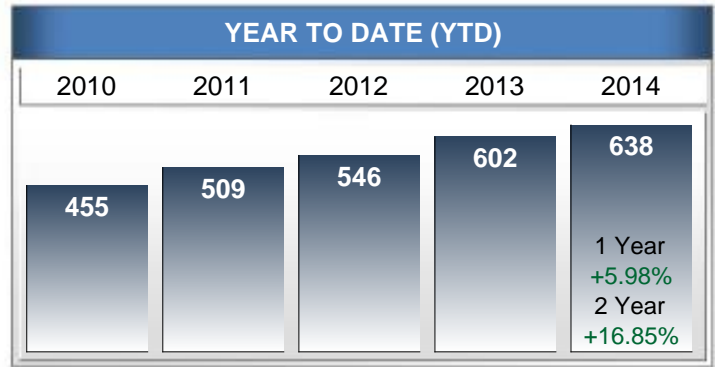
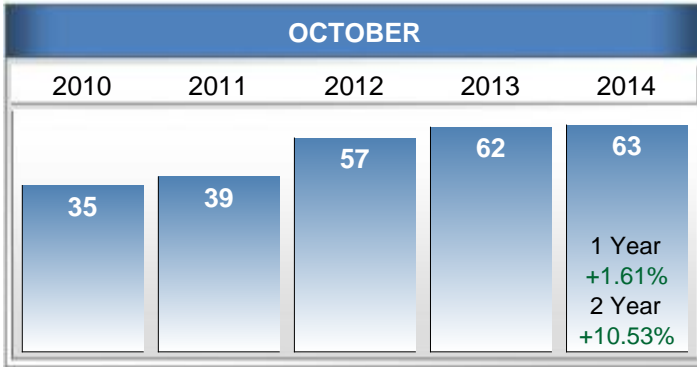
Pending Listings as of Nov 06, 2014



Pending Listings

Report Produced on: Nov 07, 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+		
\$25,000 and less	2	3.17%	85.5	0	2	0	0		
\$25,001 - \$100,000	12	19.05%	59.5	5	5	2	0		
\$100,001 - \$150,000	6	9.52%	107.0	0	6	0	0		
\$150,001 - \$225,000	15	23.81%	31.0	1	7	7	0		
\$225,001 - \$275,000	10	15.87%	6.0	0	5	4	1		
\$275,001 - \$375,000	12	19.05%	8.0	0	3	7	2		
\$375,001 and up	6	9.52%	52.5	0	2	4	0		
Total Pending Units:				63	31.0	6	30	24	3
Total Pending Volume:				12,969,332		385.30K	5.28M	6.43M	877.89K
Median Listing Price:				\$204,900		\$35,950	\$167,450	\$262,819	\$275,500

Pending Listings

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Monthly Inventory Analysis

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October 2014

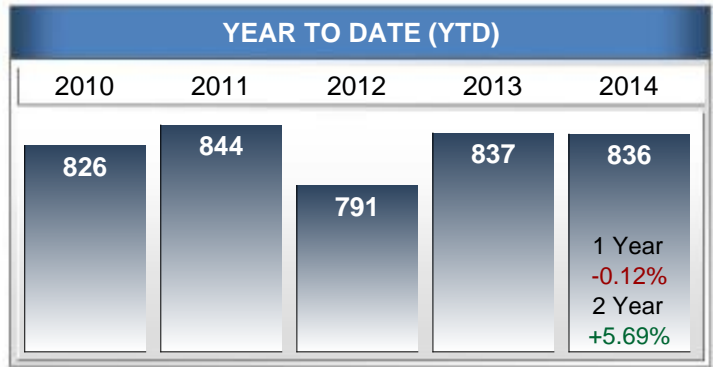
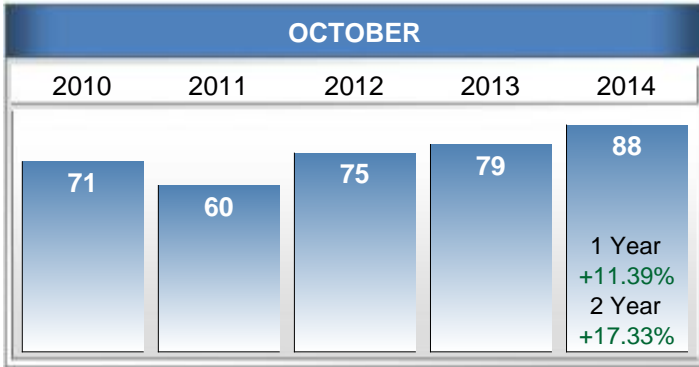
New Listings as of Nov 06, 2014



New Listings

Report Produced on: Nov 07, 2014

Area Delimited by County Of Logan - Residential Property Type



New Listings

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NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	5	5.68%	3	1	1	0
\$50,001 - \$75,000	5	5.68%	2	2	1	0
\$75,001 - \$175,000	20	22.73%	2	13	5	0
\$175,001 - \$250,000	21	23.86%	0	17	4	0
\$250,001 - \$300,000	13	14.77%	0	3	9	1
\$300,001 - \$400,000	16	18.18%	0	4	10	2
\$400,001 and up	8	9.09%	0	1	7	0
Total New Listed Units:			7	41	37	3
Total New Listed Volume:			453.90K	11.49M	10.92M	922.39K
Median New Listed Listing Price:			\$65,000	\$189,990	\$297,000	\$320,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

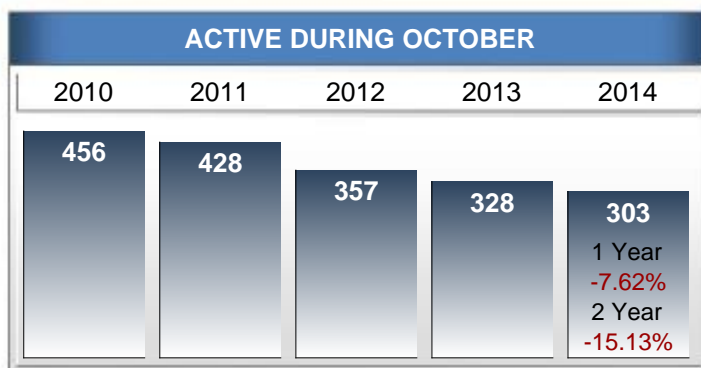
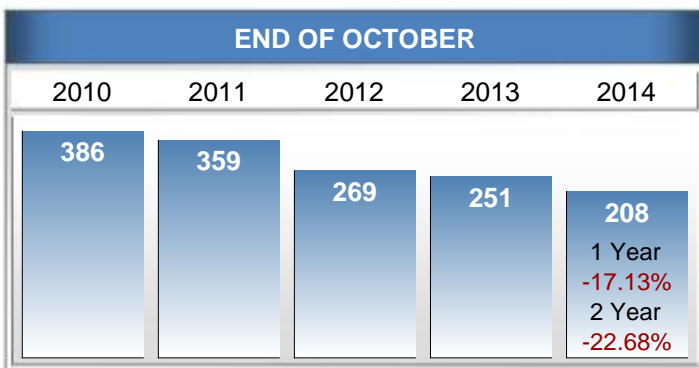
Active Inventory as of Nov 06, 2014



Active Inventory

Report Produced on: Nov 07, 2014

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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5yr OCT AVG = 295 **3 MONTHS**

High
Jun 2011 = 412

Low
Apr 2014 = 203

Inventory this month at **208**, below the 5 yr OCT average of **295**

AUG	217
SEP	215
OCT	208
-0.92%	
-3.26%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	8	3.85%	27.5	3	3	2	0		
\$50,001 - \$75,000	16	7.69%	99.5	6	9	1	0		
\$75,001 - \$150,000	49	23.56%	44.0	4	29	14	2		
\$150,001 - \$225,000	41	19.71%	56.0	1	27	10	3		
\$225,001 - \$325,000	39	18.75%	54.0	0	15	20	4		
\$325,001 - \$450,000	37	17.79%	56.0	1	8	25	3		
\$450,001 and up	18	8.65%	58.0	0	6	11	1		
Total Active Inventory by Units:				208	55.0	15	97	83	13
Total Active Inventory by Volume:				55,216,211		1.45M	24.56M	25.47M	3.73M
Median Active Inventory Listing Price:				\$199,950		\$68,000	\$178,524	\$299,900	\$281,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

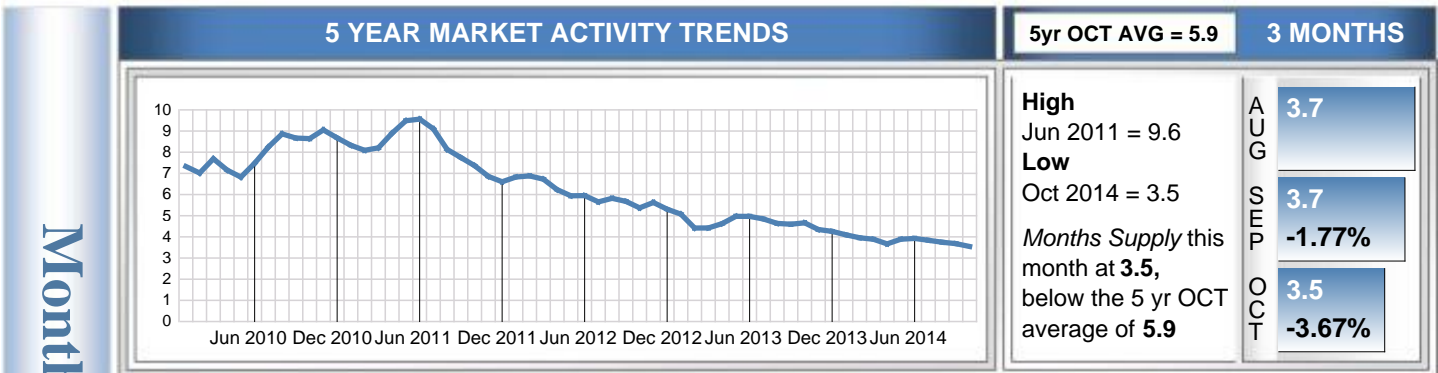
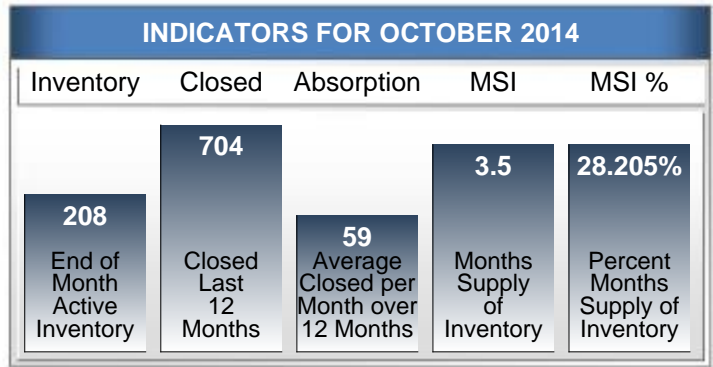
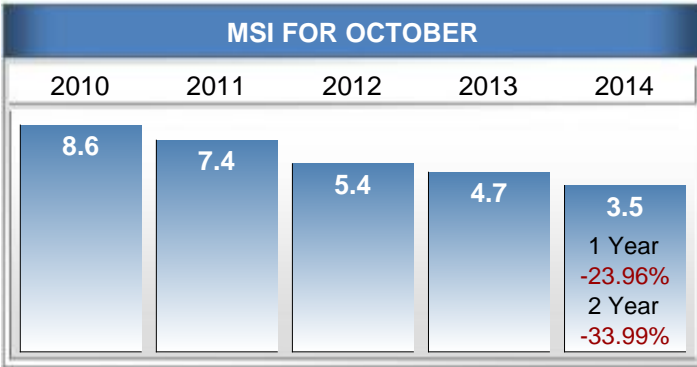
Active Inventory as of Nov 06, 2014



Months Supply of Inventory

Report Produced on: Nov 07, 2014

Area Delimited by 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	8	3.85%	1.8	2.0	1.4	2.7	0.0
\$50,001 - \$75,000	16	7.69%	4.0	6.5	3.7	2.0	0.0
\$75,001 - \$150,000	49	23.56%	5.0	8.0	3.7	11.2	8.0
\$150,001 - \$225,000	41	19.71%	2.8	0.0	3.2	1.7	7.2
\$225,001 - \$325,000	39	18.75%	2.2	0.0	3.1	1.8	2.7
\$325,001 - \$450,000	37	17.79%	5.7	12.0	3.8	6.5	6.0
\$450,001 and up	18	8.65%	13.5	0.0	72.0	10.2	6.0
MSI:			3.5	4.9	3.5	3.3	4.3
Total Active Inventory:			208	15	97	83	13



Monthly Inventory Analysis

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

October 2014

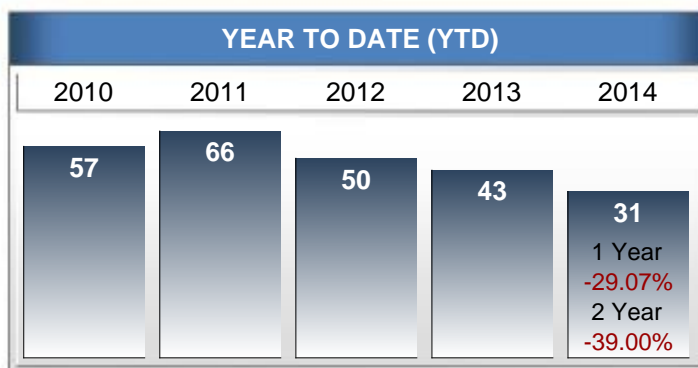
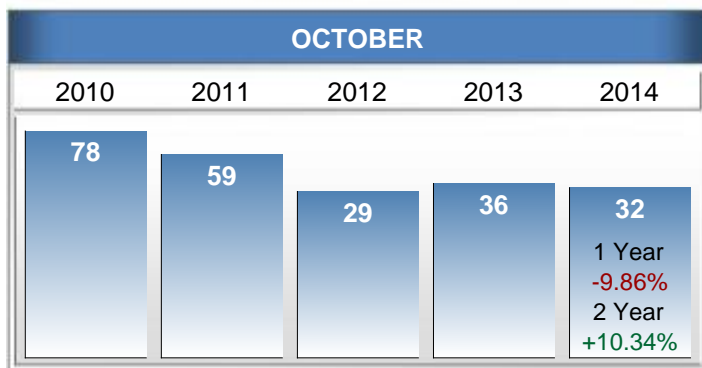
Closed Sales as of Nov 06, 2014



Median Days on Market to Sale

Report Produced on: Nov 07, 2014

Area Delimited by County Of Logan - 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+
\$25,000 and less	1		1.75%	20.0	0.0	20.0	0.0	0.0
\$25,001 \$50,000	7		12.28%	23.0	3.0	23.0	38.0	0.0
\$50,001 \$175,000	15		26.32%	31.0	19.0	30.5	39.0	37.0
\$175,001 \$250,000	11		19.30%	32.0	0.0	14.0	45.5	0.0
\$250,001 \$275,000	7		12.28%	36.0	0.0	9.5	65.0	1.0
\$275,001 \$300,000	7		12.28%	45.0	0.0	52.5	17.0	94.5
\$300,001 and up	9		15.79%	12.0	0.0	1.0	35.5	0.0
Median Closed DOM:	32.0				12.0	24.5	39.0	39.5
Total Closed Units:	57				4	26	23	4
Total Closed Volume:	11,506,952				229.28K	4.54M	5.74M	997.85K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2014

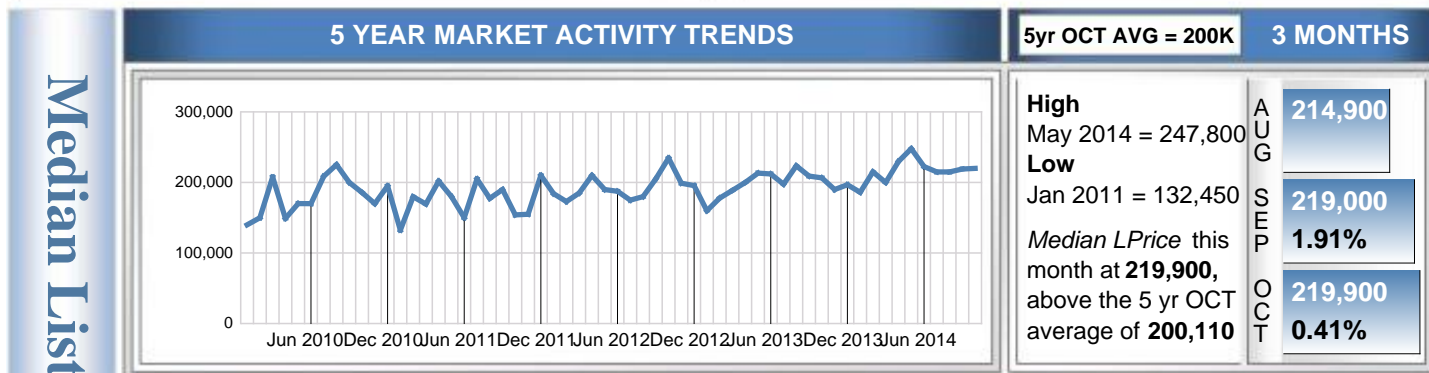
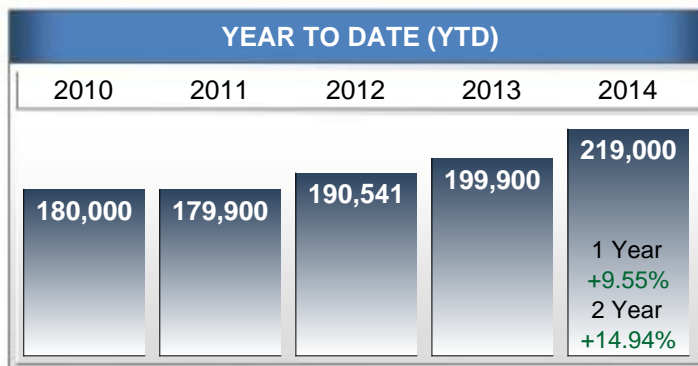
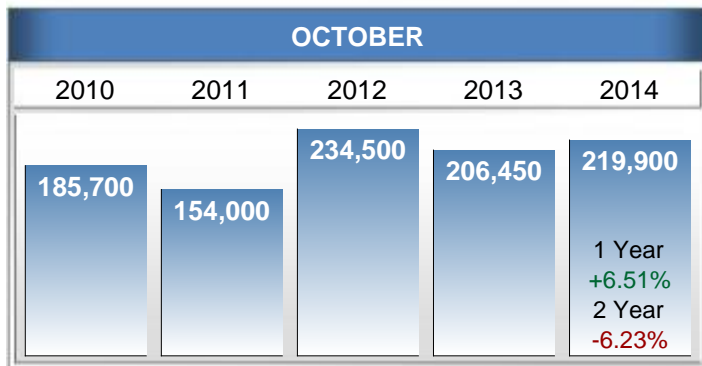
Closed Sales as of Nov 06, 2014



Median List Price at Closing

Report Produced on: Nov 07, 2014

Area Delimited by County Of Logan - 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+
\$25,000 and less	2		3.51%	19,325	0	19,325	0	0
\$25,001 \$50,000	6		10.53%	45,450	47,777	44,000	50,000	0
\$50,001 \$175,000	14		24.56%	87,400	69,500	111,950	164,900	0
\$175,001 \$250,000	12		21.05%	218,900	0	193,500	221,900	219,900
\$250,001 \$275,000	6		10.53%	261,950	0	259,000	263,900	264,350
\$275,001 \$300,000	7		12.28%	285,000	0	299,000	289,639	280,250
\$300,001 and up	10		17.54%	321,175	0	311,175	389,900	0
Median List Price:		\$219,900			\$60,500	\$169,950	\$249,400	\$269,925
Total Closed Units:		57			4	26	23	4
Total List Volume:		11,652,446			238.68K	4.58M	5.79M	1.04M



Monthly Inventory Analysis

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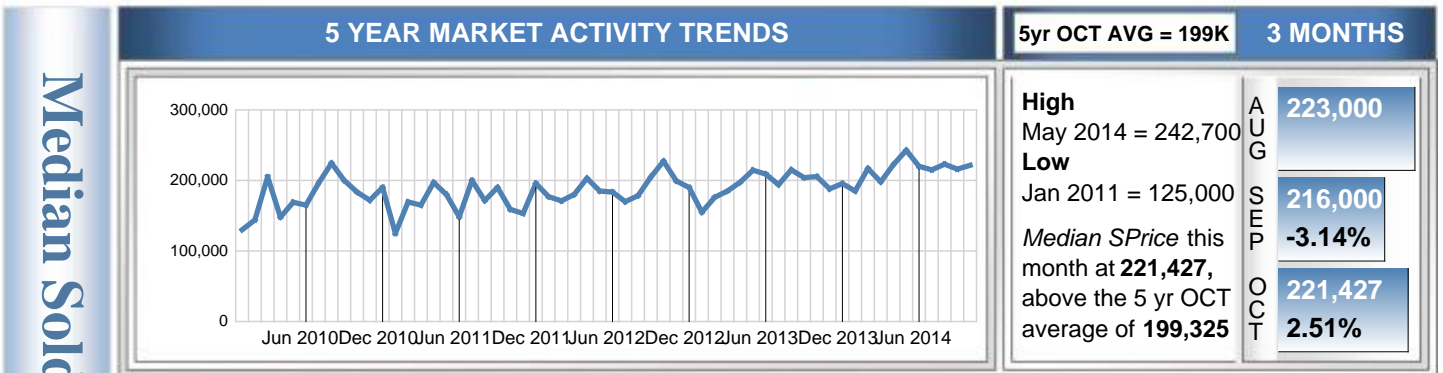
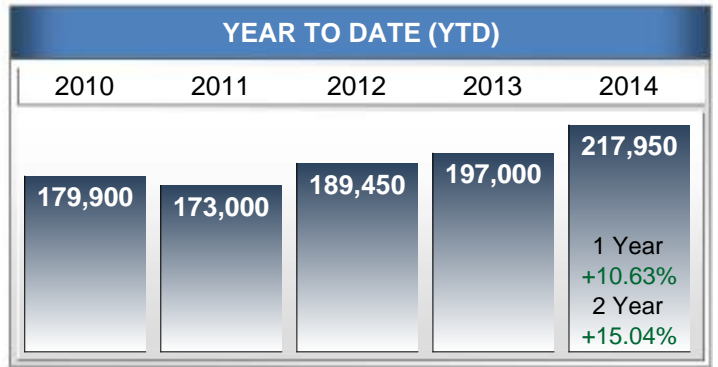
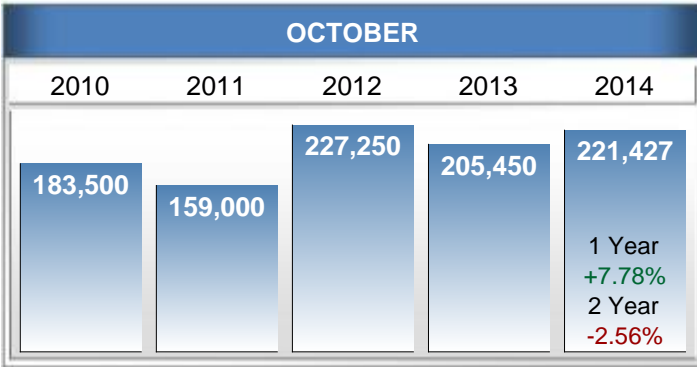
Closed Sales as of Nov 06, 2014



Median Sold Price at Closing

Report Produced on: Nov 07, 2014

Area Delimited by County Of Logan - 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+
\$25,000 and less	1		1.75%	19,000	0	19,000	0	0
\$25,001 \$50,000	7		12.28%	43,000	46,000	43,000	33,575	0
\$50,001 \$175,000	15		26.32%	84,000	65,000	109,000	162,000	173,000
\$175,001 \$250,000	11		19.30%	221,427	0	190,000	222,039	0
\$250,001 \$275,000	7		12.28%	263,000	0	255,000	263,450	264,350
\$275,001 \$300,000	7		12.28%	286,600	0	290,800	290,000	280,250
\$300,001 and up	9		15.79%	329,400	0	324,286	389,650	0
Median Closed Price:	\$221,427				\$59,139	\$169,000	\$249,400	\$269,925
Total Closed Units:	57				4	26	23	4
Total Closed Volume:	11,506,952				229.28K	4.54M	5.74M	997.85K



Monthly Inventory Analysis

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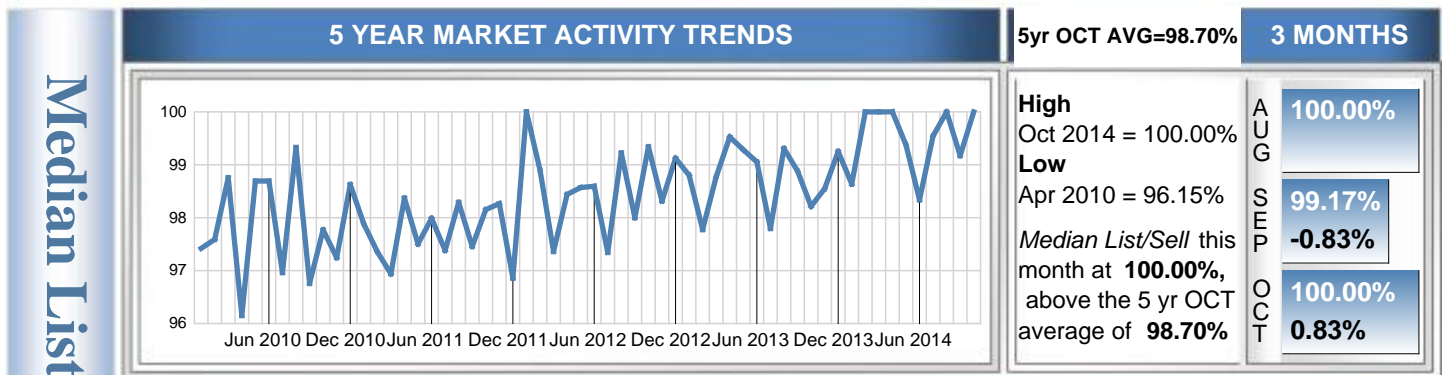
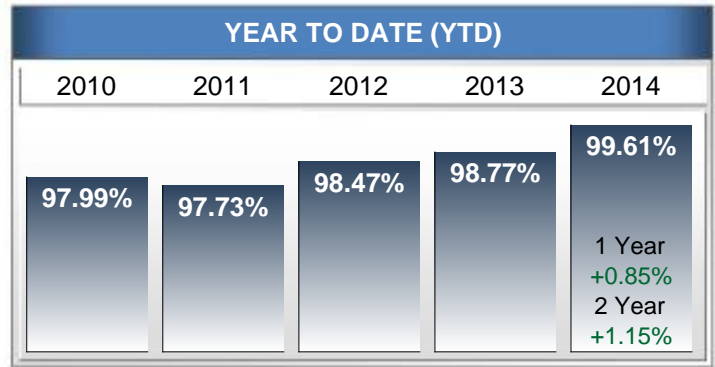
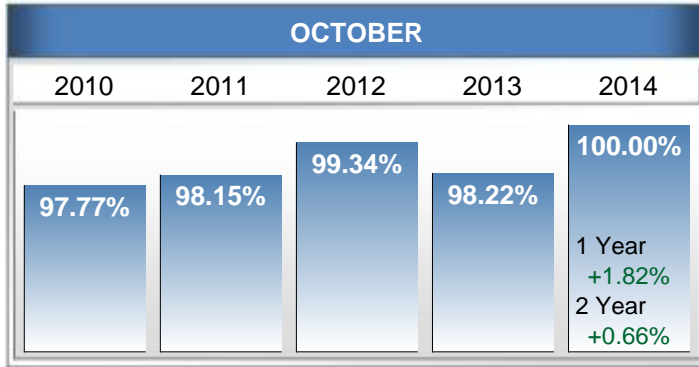
Closed Sales as of Nov 06, 2014



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - 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	1.75%	101.33%	0.00%	101.33%	0.00%	0.00%
\$25,001 \$50,000	7	12.28%	100.00%	96.28%	100.00%	67.15%	0.00%
\$50,001 \$175,000	15	26.32%	96.10%	93.53%	97.48%	98.24%	78.67%
\$175,001 \$250,000	11	19.30%	100.00%	0.00%	98.72%	100.00%	0.00%
\$250,001 \$275,000	7	12.28%	100.00%	0.00%	98.46%	99.44%	100.00%
\$275,001 \$300,000	7	12.28%	98.32%	0.00%	95.52%	98.32%	100.00%
\$300,001 and up	9	15.79%	100.00%	0.00%	105.14%	99.92%	0.00%
Median List/Sell Ratio:	100.00%			94.90%	99.42%	100.00%	100.00%
Total Closed Units:	57			4	26	23	4
Total Closed Volume:	11,506,952			229.28K	4.54M	5.74M	997.85K



Monthly Inventory Analysis

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Inventory as of Nov 06, 2014



Market Summary

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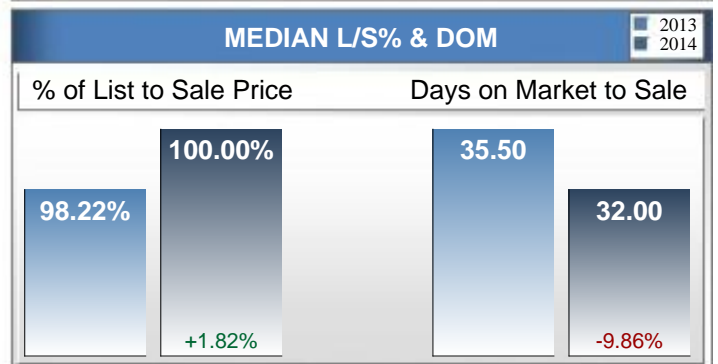
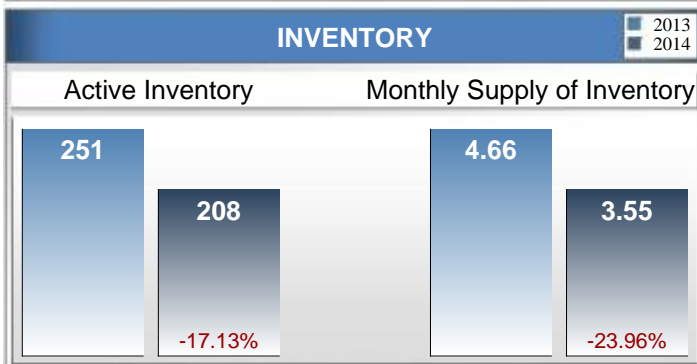
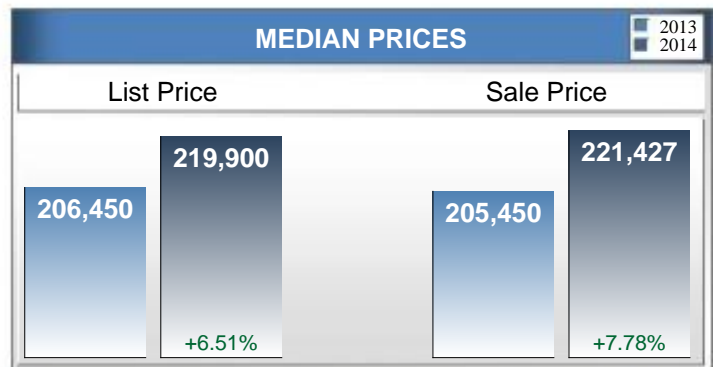
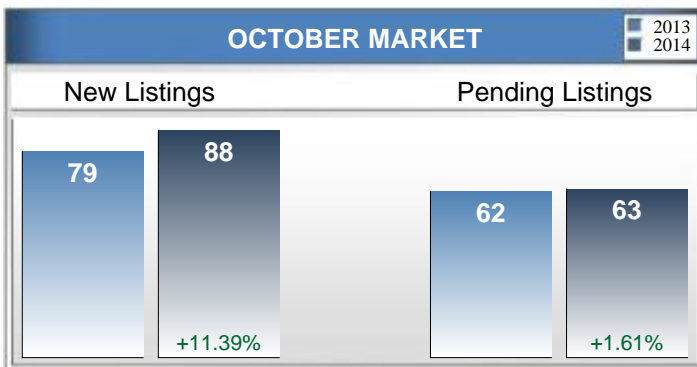
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 59 Sales/Month

Active Inventory as of October 31, 2014 = 208

	OCTOBER			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	54	57	5.56%	564	606	7.45%
Pending Sales	62	63	1.61%	602	638	5.98%
New Listings	79	88	11.39%	837	836	-0.12%
Median List Price	206,450	219,900	6.51%	199,900	219,000	9.55%
Median Sale Price	205,450	221,427	7.78%	197,000	217,950	10.63%
Median Percent of List Price to Selling Price	98.22%	100.00%	1.82%	98.77%	99.61%	0.85%
Median Days on Market to Sale	35.50	32.00	-9.86%	43.00	30.50	-29.07%
Monthly Inventory	251	208	-17.13%	251	208	-17.13%
Months Supply of Inventory	4.66	3.55	-23.96%	4.66	3.55	-23.96%





October 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

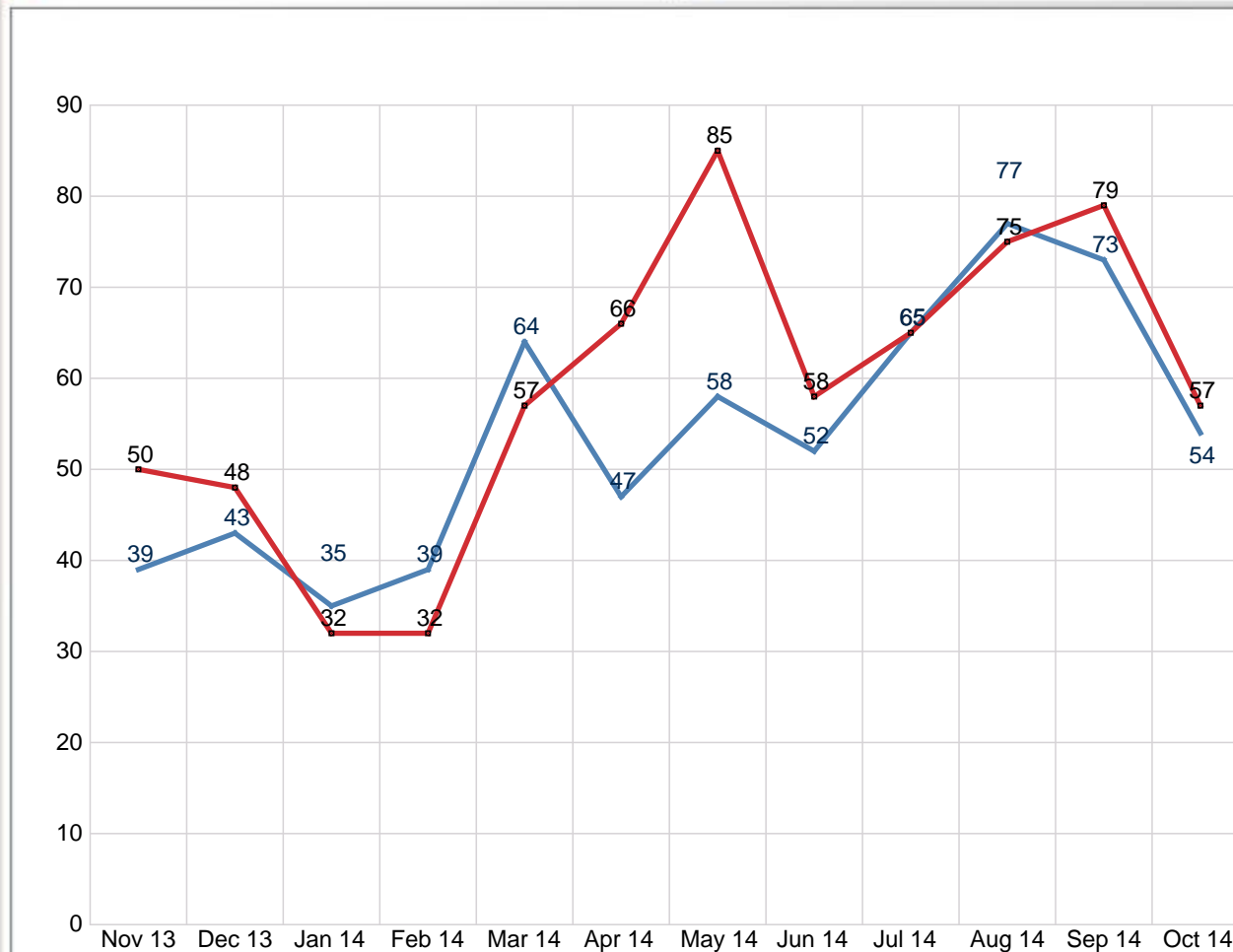
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ November 2013 - October 2014 (Current Year with Values)
 ■ November 2012 - October 2013 (Previous Year)



Comparative Analysis

OCTOBER

2013	2014
54	57
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.56%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
564	606
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.45%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
646	704
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 8.98%	



October 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

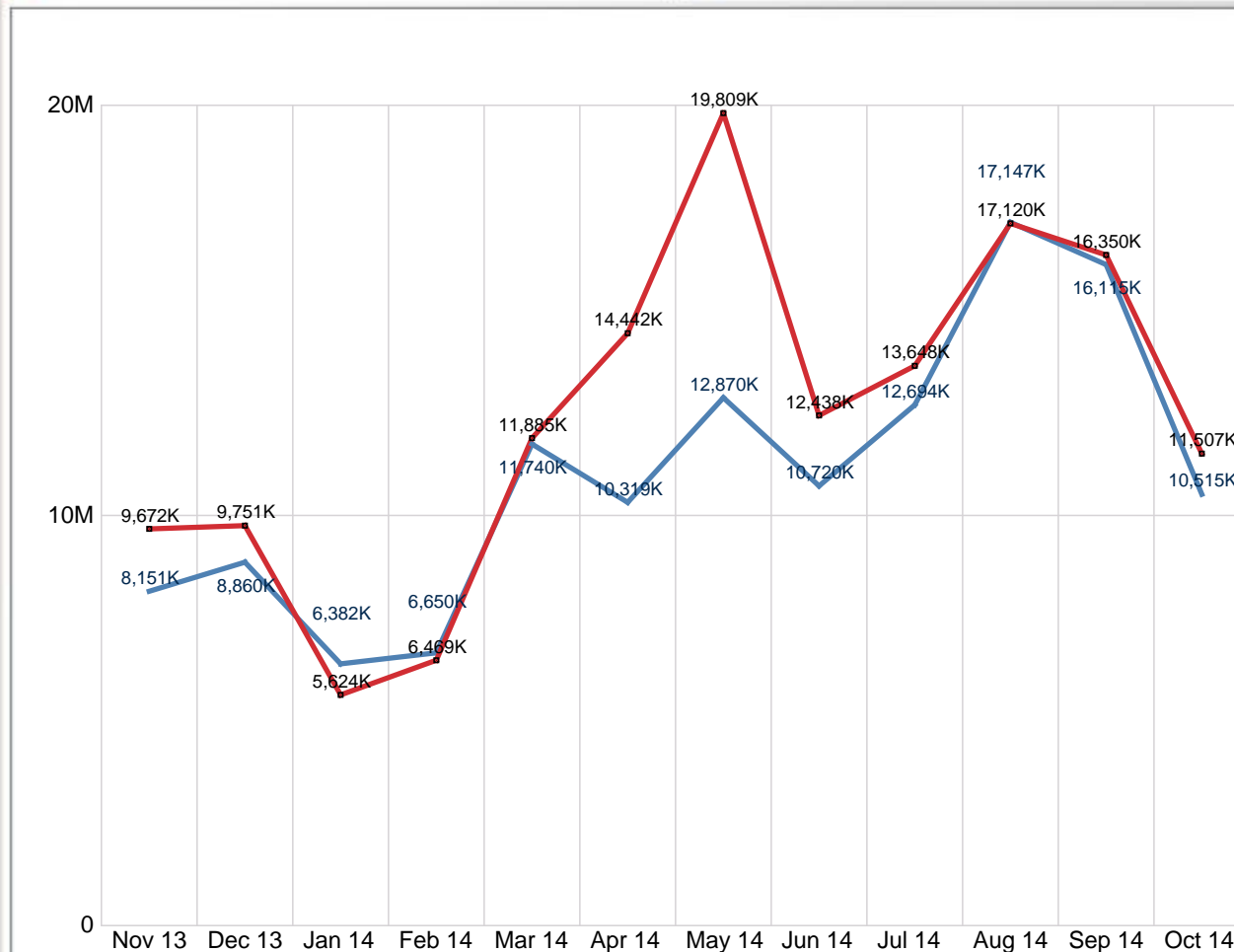
Report Produced on: Nov 07, 2014

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
11M	12M

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
115M	129M

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
132M	149M



October 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

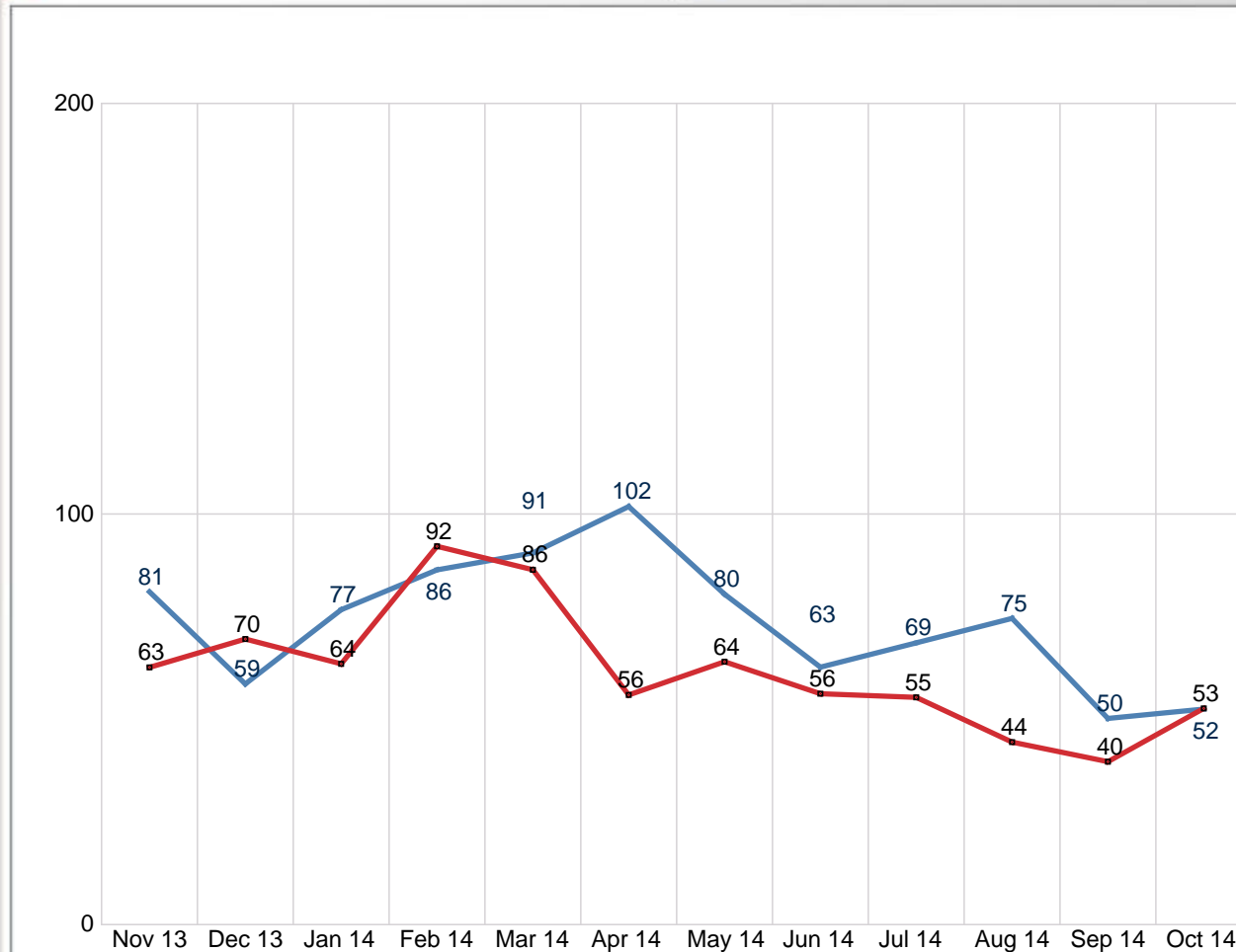
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Comparative Analysis

OCTOBER

2013	2014
52	53
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 0.32%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
73	58
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -20.23%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
73	59
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -18.22%	



October 2014

Area Delimited by County Of Logan - Residential Property Type



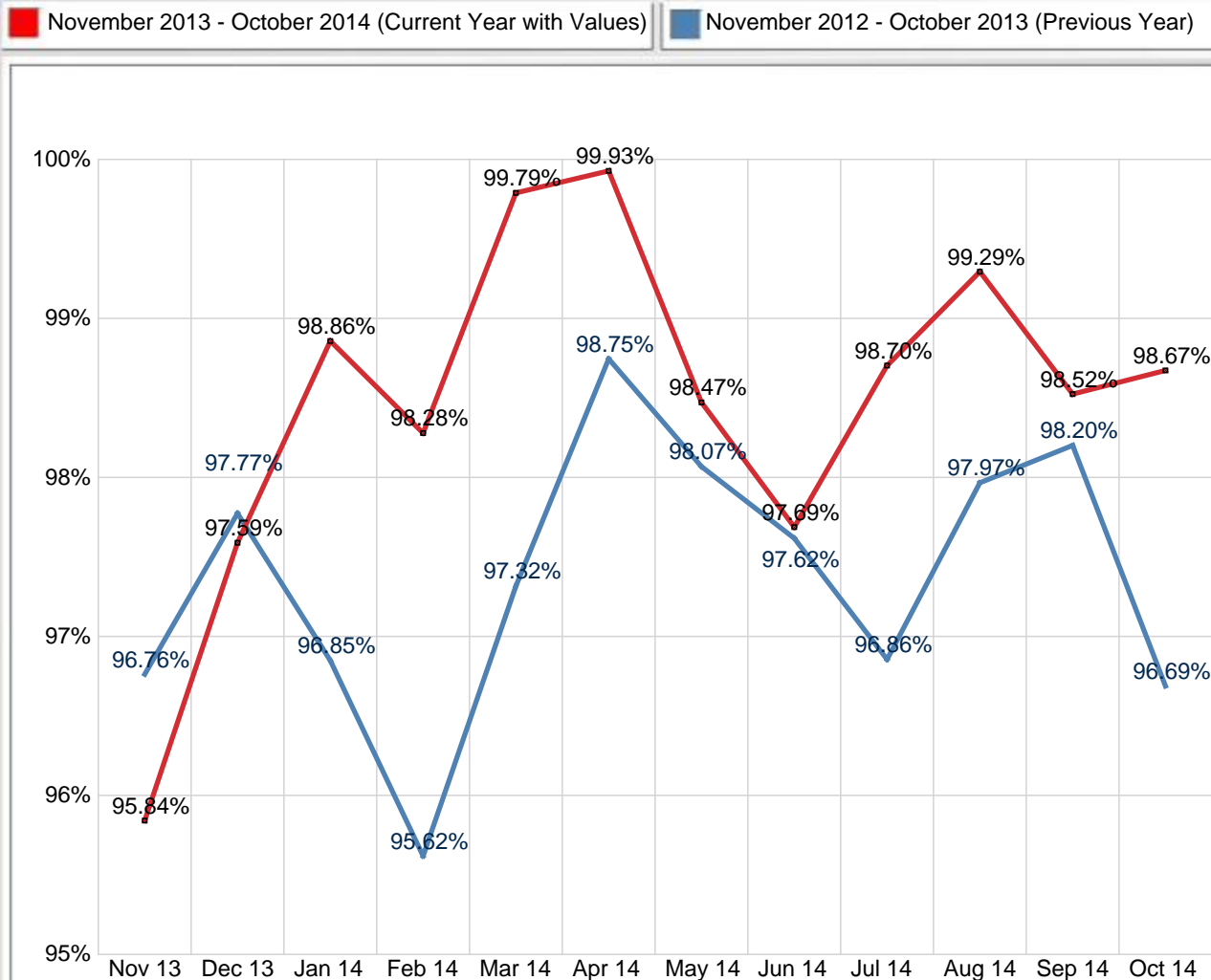
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Nov 07, 2014

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Comparative Analysis

OCTOBER

2013	2014
96.69%	98.67%
↑ 2.05%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
97.48%	98.84%
↑ 1.39%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
97.46%	98.54%
↑ 1.11%	



October 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

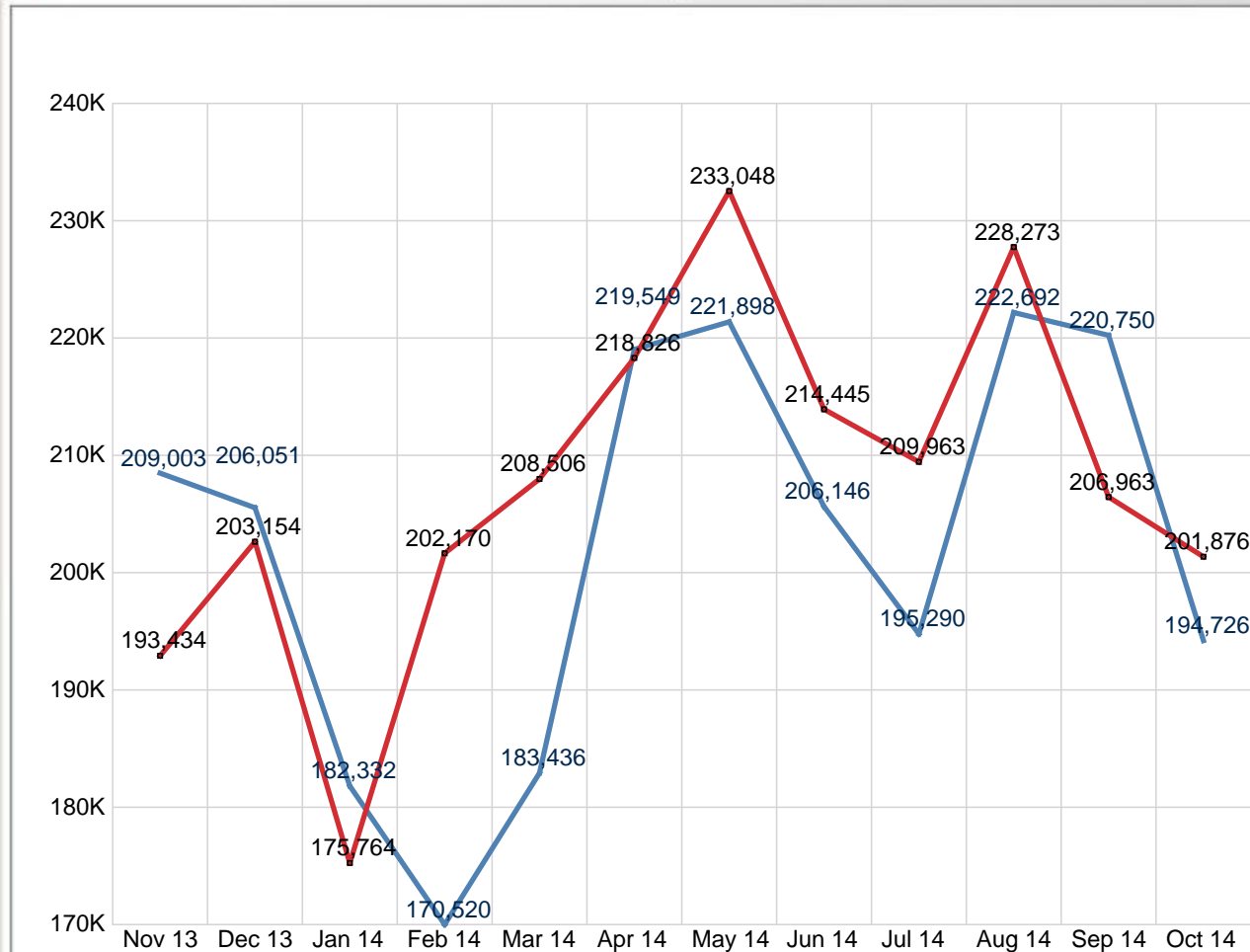
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Comparative Analysis

OCTOBER

2013	2014
194,726	201,876
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.67%	

YEAR TO DATE (YTD)

Jan - Oct 2013	Jan - Oct 2014
204,169	213,355
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.50%	

12 MONTH COMPARATIVE

Nov 12 - Oct 13	Nov 13 - Oct 14
204,586	211,245
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.25%	