



November 2014

Area Delimited by City Of Edmond -
Residential Property Type

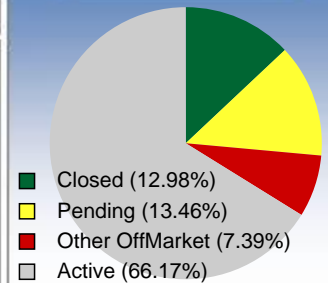


Absorption: Last 12 months, an Average of **327** Sales/Month

Active Inventory as of November 30, 2014 = **1,111**

	NOVEMBER		
	2013	2014	+/- %
Closed Listings	260	218	-16.15%
Pending Listings	225	226	0.44%
New Listings	339	333	-1.77%
Median List Price	233,406	219,900	-5.79%
Median Sale Price	229,900	211,634	-7.95%
Median Percent of List Price to Selling Price	98.85%	98.40%	-0.46%
Median Days on Market to Sale	38.50	26.50	-31.17%
End of Month Inventory	1,173	1,111	-5.29%
Months Supply of Inventory	3.67	3.39	-7.55%

Market Activity



Monthly Inventory Analysis

Report Produced on: Dec 08, 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 November 2014 decreased **5.29%** to 1,111 existing homes available for sale. Over the last 12 months this area has had an average of 327 closed sales per month. This represents an unsold inventory index of **3.39** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **7.95%** in November 2014 to \$211,634 versus the previous year at \$229,900.

Median Days on Market Shortens

The median number of **26.50** days that homes spent on the market before selling decreased by 12.00 days or **31.17%** in November 2014 compared to last year's same month at **38.50** DOM.

Sales Success for November 2014 is Positive

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

There were 333 New Listings in November 2014, down **1.77%** from last year at 339. Furthermore, there were 218 Closed Listings this month versus last year at 260, a **-16.15%** decrease.

Closed versus Listed trends yielded a **65.5%** ratio, down from last year's November 2014 at **76.7%**, a **14.64%** 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®

November 2014

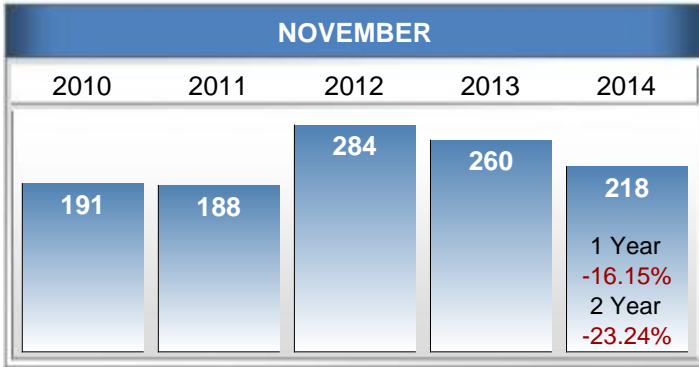
Closed Sales as of Dec 07, 2014



Closed Listings

Report Produced on: Dec 08, 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+		
\$100,000 and less	12	5.50%	51.0	5	6	1	0		
\$100,001 - \$150,000	36	16.51%	10.0	3	32	1	0		
\$150,001 - \$175,000	28	12.84%	11.0	0	22	6	0		
\$175,001 - \$250,000	54	24.77%	17.0	2	27	25	0		
\$250,001 - \$325,000	35	16.06%	31.0	0	10	23	2		
\$325,001 - \$400,000	22	10.09%	87.5	0	3	17	2		
\$400,001 and up	31	14.22%	37.0	0	6	20	5		
Total Closed Units:				218	26.5	10	106	93	9
Total Closed Volume:				55,661,439		1.19M	21.05M	28.94M	4.49M
Median Closed Price:				\$211,634		\$94,250	\$166,347	\$297,900	\$413,000

Closed Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2014

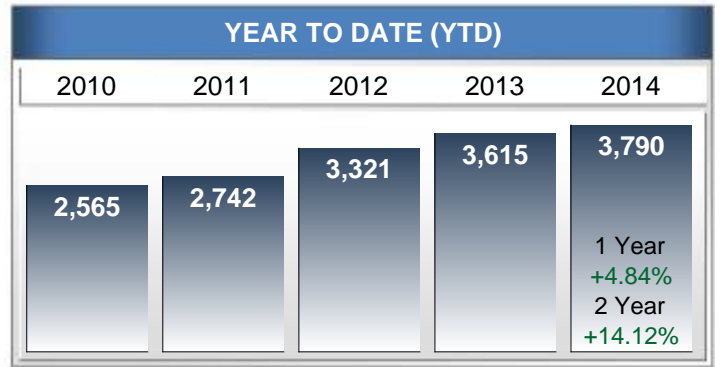
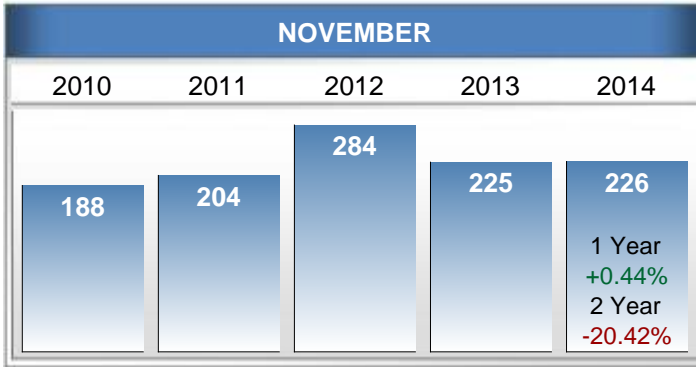
Pending Listings as of Dec 07, 2014



Pending Listings

Report Produced on: Dec 08, 2014

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr NOV AVG = 225	3 MONTHS										
High Apr 2014 = 435 Low Dec 2010 = 146 <i>Pending Listing</i> this month at 226 , above the 5 yr NOV average of 225	<table border="1"> <tr> <td>SEP</td> <td>304</td> </tr> <tr> <td>OCT</td> <td>329</td> </tr> <tr> <td>NOV</td> <td>226</td> </tr> <tr> <td colspan="2">8.22%</td> </tr> <tr> <td colspan="2">-31.31%</td> </tr> </table>	SEP	304	OCT	329	NOV	226	8.22%		-31.31%	
SEP	304										
OCT	329										
NOV	226										
8.22%											
-31.31%											

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	18	7.96%	12.0	7	11	0	0	
\$125,001 - \$150,000	24	10.62%	23.0	2	21	1	0	
\$150,001 - \$175,000	34	15.04%	18.5	1	30	3	0	
\$175,001 - \$275,000	65	28.76%	31.0	1	38	24	2	
\$275,001 - \$325,000	26	11.50%	41.0	0	12	14	0	
\$325,001 - \$500,000	35	15.49%	43.0	0	10	20	5	
\$500,001 and up	24	10.62%	80.5	0	6	10	8	
Total Pending Units: 226 Total Pending Volume: 63,539,924 Median Listing Price: \$227,350				35.0	11	128	72	15
					1.29M	28.70M	24.85M	8.70M
					\$98,900	\$176,900	\$302,450	\$505,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2014

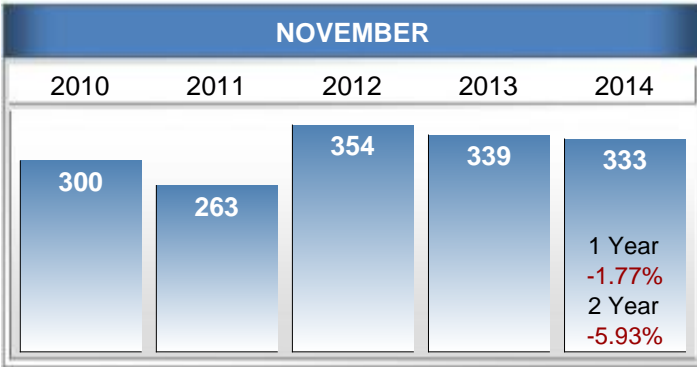
New Listings as of Dec 07, 2014



New Listings

Report Produced on: Dec 08, 2014

Area Delimited by City Of Edmond - 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+
\$125,000 and less	24	7.21%	7	17	0	0
\$125,001 - \$150,000	28	8.41%	1	25	2	0
\$150,001 - \$200,000	60	18.02%	2	47	11	0
\$200,001 - \$300,000	94	28.23%	2	50	39	3
\$300,001 - \$375,000	42	12.61%	0	16	24	2
\$375,001 - \$500,000	52	15.62%	0	15	35	2
\$500,001 and up	33	9.91%	0	6	23	4
Total New Listed Units:	333		12	176	134	11
Total New Listed Volume:	100,729,661		1.70M	42.56M	50.17M	6.30M
Median New Listed Listing Price:	\$259,900		\$118,700	\$199,890	\$358,930	\$399,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2014

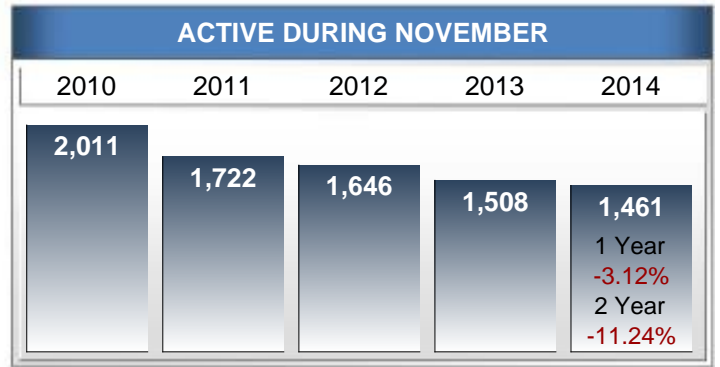
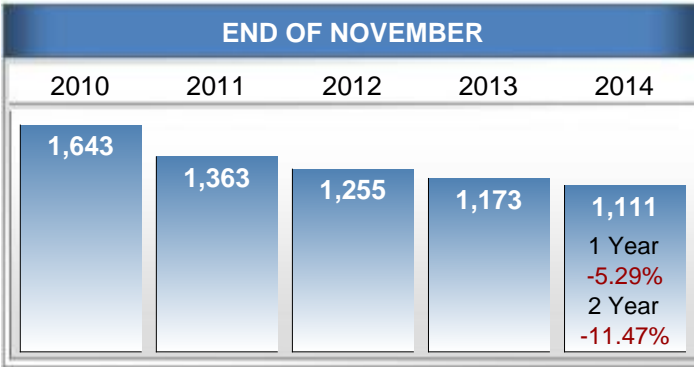
Active Inventory as of Dec 07, 2014



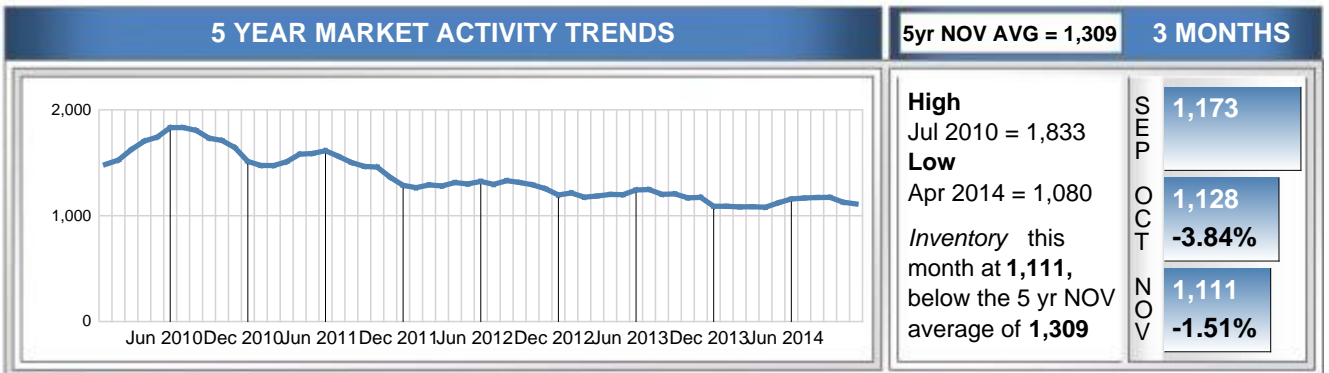
Active Inventory

Report Produced on: Dec 08, 2014

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	101	9.09%	54.0	16	72	13	0		
\$150,001 - \$200,000	127	11.43%	60.0	2	95	30	0		
\$200,001 - \$250,000	138	12.42%	62.0	6	74	57	1		
\$250,001 - \$350,000	286	25.74%	64.0	8	132	133	13		
\$350,001 - \$425,000	174	15.66%	75.5	0	48	114	12		
\$425,001 - \$625,000	170	15.30%	78.5	1	24	122	23		
\$625,001 and up	115	10.35%	108.0	0	12	67	36		
Total Active Inventory by Units:				1,111	69.0	33	457	536	85
Total Active Inventory by Volume:				436,234,732		6.25M	139.69M	226.17M	64.12M
Median Active Inventory Listing Price:				\$319,900		\$169,900	\$239,990	\$375,000	\$574,900

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2014

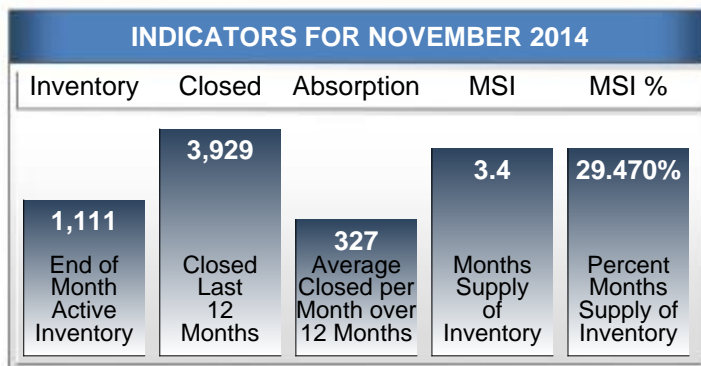
Active Inventory as of Dec 07, 2014



Months Supply of Inventory

Report Produced on: Dec 08, 2014

Area Delimited by City Of Edmond - Residential Property Type



Months Supply
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5yr NOV AVG = 4.9 **3 MONTHS**

High
Jul 2010 = 7.9

Low
Nov 2014 = 3.4

Months Supply this month at **3.4**, below the 5 yr NOV average of **4.9**

SEP	3.6
OCT	3.4
NOV	3.4
	-5.48%
	-0.45%

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	101		9.09%	1.7	1.8	1.5	3.2	0.0
\$150,001 - \$200,000	127		11.43%	1.6	1.0	1.7	1.6	0.0
\$200,001 - \$250,000	138		12.42%	2.8	3.8	2.9	2.5	2.4
\$250,001 - \$350,000	286		25.74%	3.7	4.8	5.4	2.8	4.0
\$350,001 - \$425,000	174		15.66%	6.1	0.0	8.5	5.9	3.9
\$425,001 - \$625,000	170		15.30%	7.0	2.4	6.9	7.5	5.8
\$625,001 and up	115		10.35%	11.8	0.0	10.3	12.2	12.0
MSI:		3.4			2.2	2.8	4.0	5.9
Total Active Inventory:		1,111			33	457	536	85



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2014

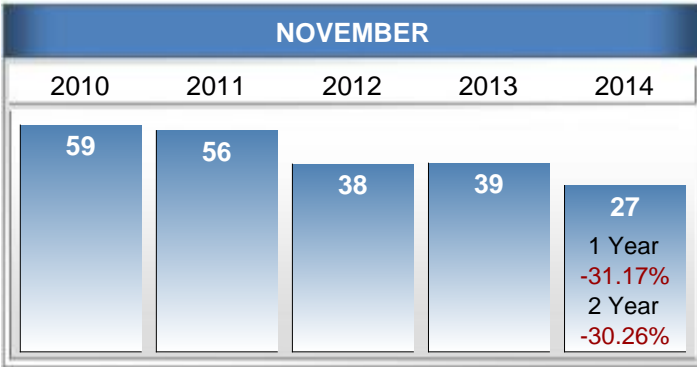
Closed Sales as of Dec 07, 2014



Median Days on Market to Sale

Report Produced on: Dec 08, 2014

Area Delimited by City Of Edmond - 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+
\$100,000 and less	12	5.50%	51.0	58.0	58.0	6.0	0.0
\$100,001 - \$150,000	36	16.51%	10.0	3.0	10.5	2.0	0.0
\$150,001 - \$175,000	28	12.84%	11.0	0.0	12.5	11.0	0.0
\$175,001 - \$250,000	54	24.77%	17.0	23.0	17.0	15.0	0.0
\$250,001 - \$325,000	35	16.06%	31.0	0.0	31.0	26.0	107.0
\$325,001 - \$400,000	22	10.09%	87.5	0.0	77.0	89.0	92.0
\$400,001 and up	31	14.22%	37.0	0.0	4.0	40.5	52.0
Median Closed DOM:	26.5			19.0	18.0	31.0	81.0
Total Closed Units:	218			10	106	93	9
Total Closed Volume:	55,661,439			1.19M	21.05M	28.94M	4.49M

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

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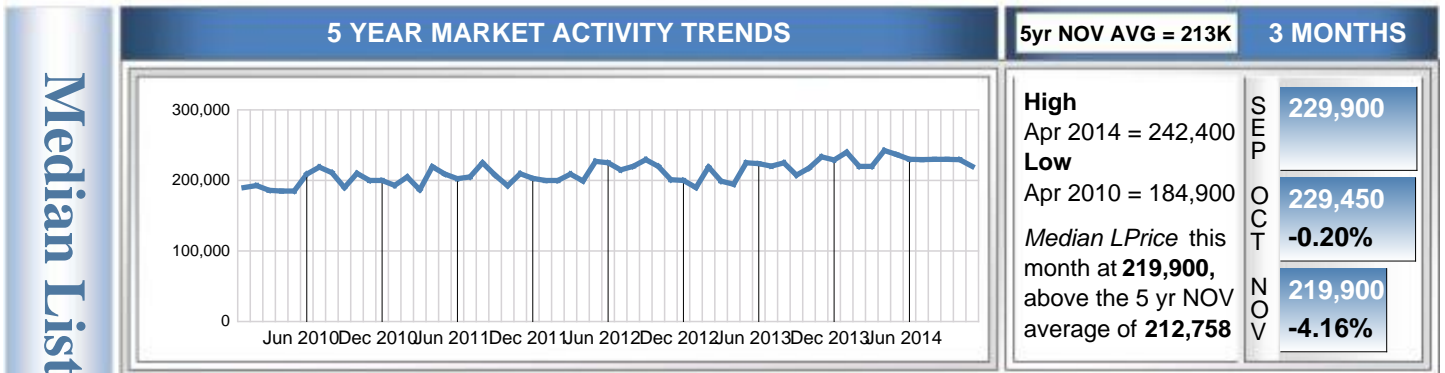
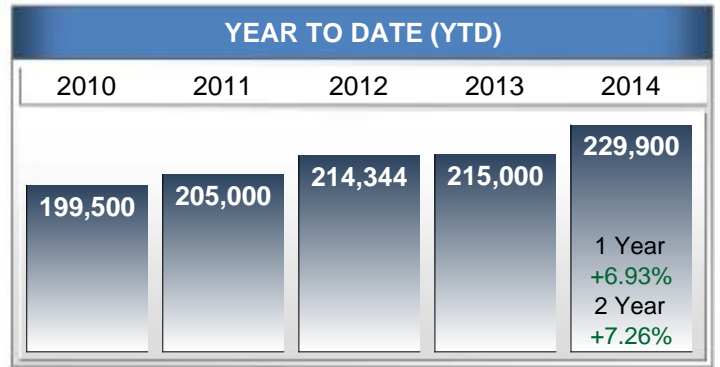
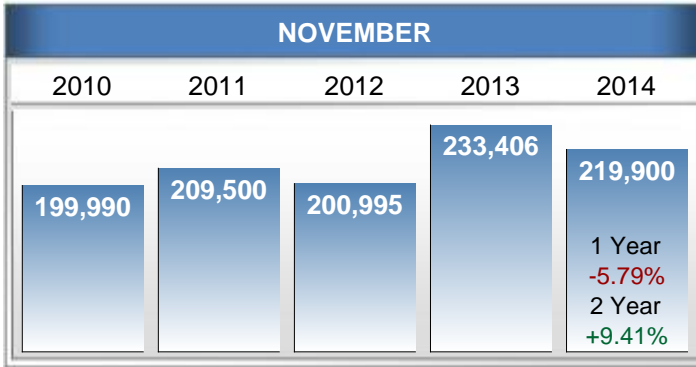
Closed Sales as of Dec 07, 2014



Median List Price at Closing

Report Produced on: Dec 08, 2014

Area Delimited by City Of Edmond - 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+
\$100,000 and less	10		4.59%	89,450	85,834	93,000	99,000	0
\$100,001 - \$150,000	37		16.97%	134,000	131,800	136,000	129,900	0
\$150,001 - \$175,000	25		11.47%	162,900	0	162,900	165,950	0
\$175,001 - \$250,000	57		26.15%	207,940	197,000	207,000	214,900	0
\$250,001 - \$325,000	35		16.06%	289,990	259,000	287,450	292,445	302,445
\$325,001 - \$400,000	19		8.72%	369,000	0	385,000	359,500	394,900
\$400,001 and up	35		16.06%	444,900	0	447,200	443,000	572,350
Median List Price:		\$219,900			\$98,700	\$168,945	\$299,900	\$409,900
Total Closed Units:		218			10	106	93	9
Total List Volume:		56,846,505			1.26M	21.40M	29.62M	4.56M



Monthly Inventory Analysis

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November 2014

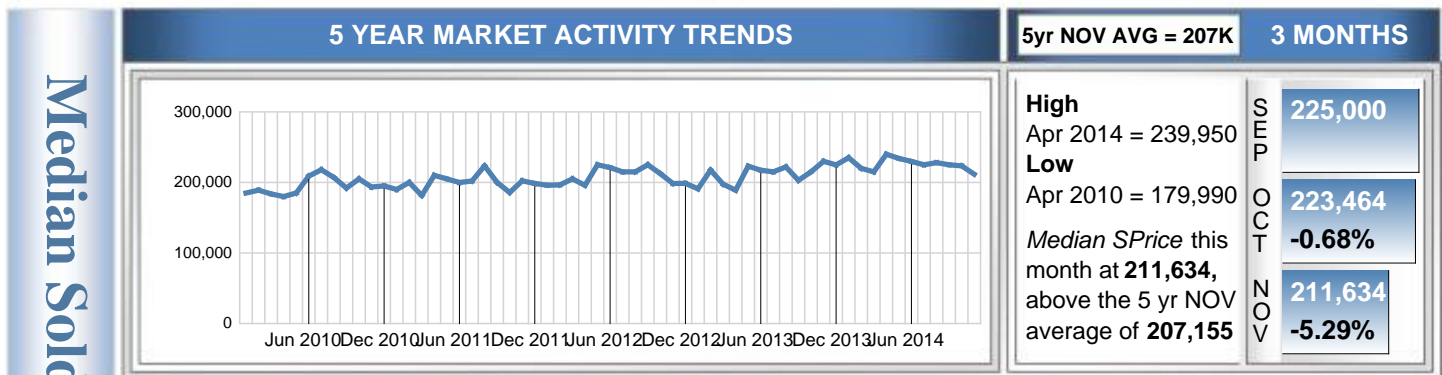
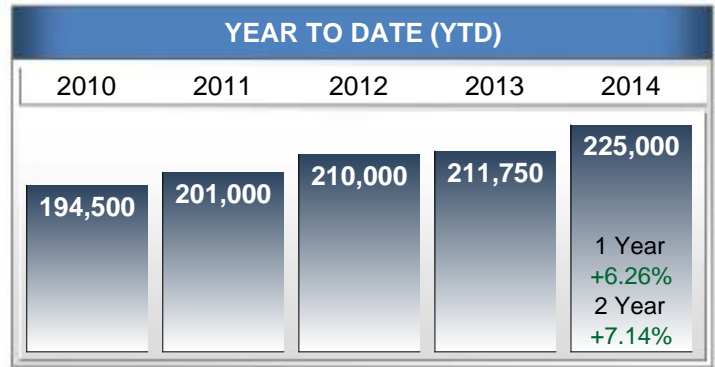
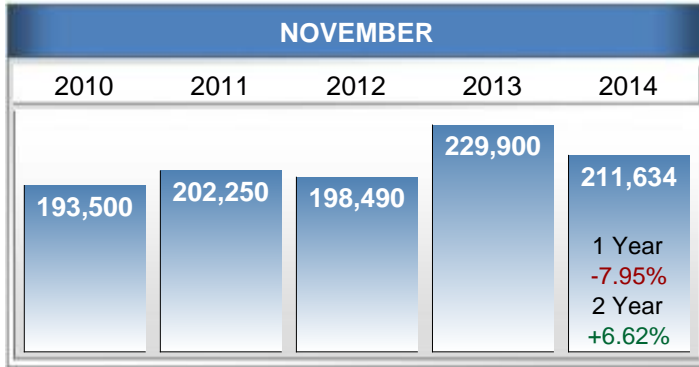
Closed Sales as of Dec 07, 2014



Median Sold Price at Closing

Report Produced on: Dec 08, 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+
\$100,000 and less	12			5.50%	80,500	75,000	89,203	89,000	0
\$100,001 - \$150,000	36			16.51%	133,500	127,000	134,500	124,000	0
\$150,001 - \$175,000	28			12.84%	164,750	0	163,750	165,000	0
\$175,001 - \$250,000	54			24.77%	205,000	221,000	204,900	205,000	0
\$250,001 - \$325,000	35			16.06%	289,900	0	286,500	295,000	290,000
\$325,001 - \$400,000	22			10.09%	377,500	0	375,000	375,000	394,500
\$400,001 and up	31			14.22%	460,000	0	439,500	444,450	608,000
Median Closed Price:	\$211,634					\$94,250	\$166,347	\$297,900	\$413,000
Total Closed Units:	218					10	106	93	9
Total Closed Volume:	55,661,439					1.19M	21.05M	28.94M	4.49M



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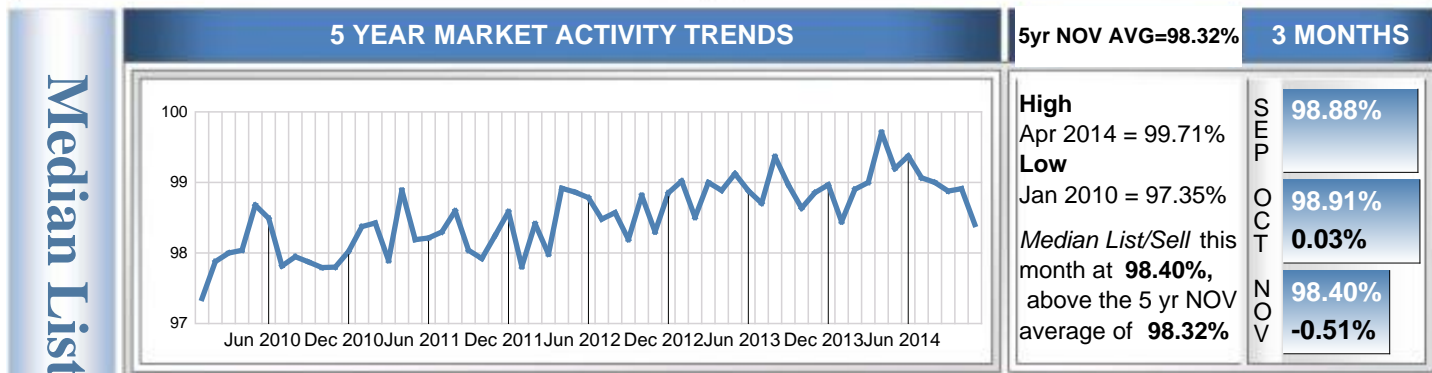
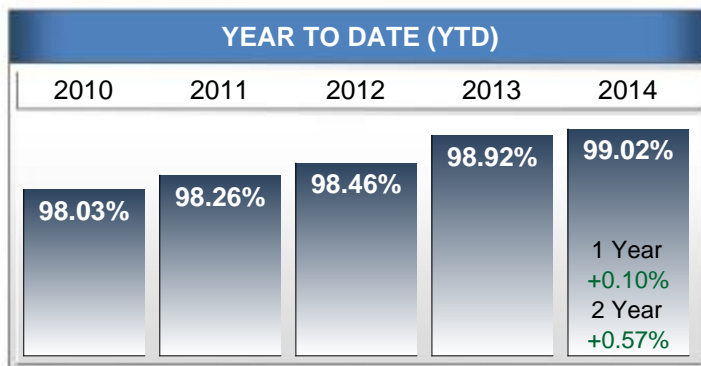
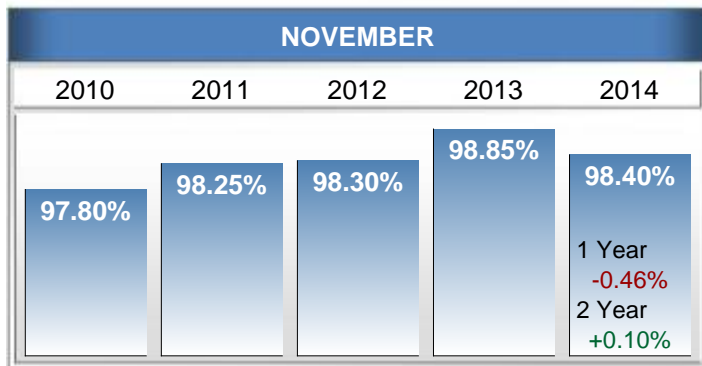
Closed Sales as of Dec 07, 2014



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

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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+
\$100,000 and less	12	5.50%	87.59%	83.88%	87.59%	89.90%	0.00%
\$100,001 - \$150,000	36	16.51%	99.80%	100.00%	99.80%	95.46%	0.00%
\$150,001 - \$175,000	28	12.84%	99.88%	0.00%	99.30%	100.00%	0.00%
\$175,001 - \$250,000	54	24.77%	98.41%	97.30%	98.22%	99.02%	0.00%
\$250,001 - \$325,000	35	16.06%	99.27%	0.00%	100.00%	99.27%	95.88%
\$325,001 - \$400,000	22	10.09%	98.20%	0.00%	98.15%	98.25%	98.12%
\$400,001 and up	31	14.22%	97.67%	0.00%	99.20%	96.71%	99.07%
Median List/Sell Ratio:	98.40%			93.70%	98.82%	98.30%	98.40%
Total Closed Units:	218			10	106	93	9
Total Closed Volume:	55,661,439			1.19M	21.05M	28.94M	4.49M



Monthly Inventory Analysis

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November 2014

Inventory as of Dec 07, 2014



Market Summary

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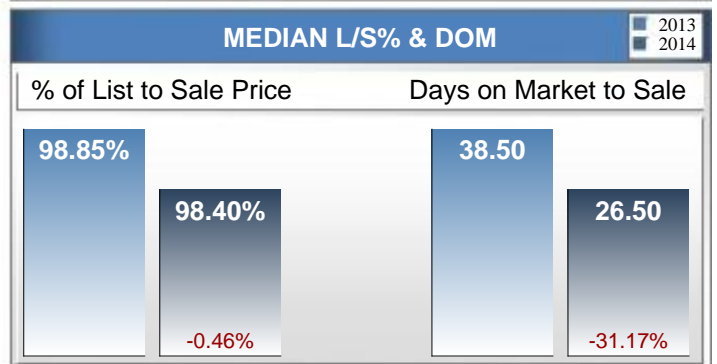
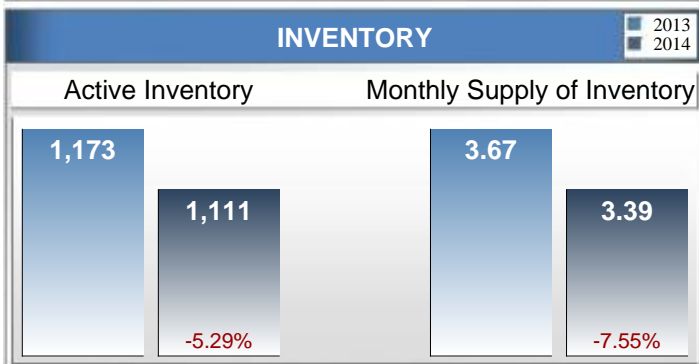
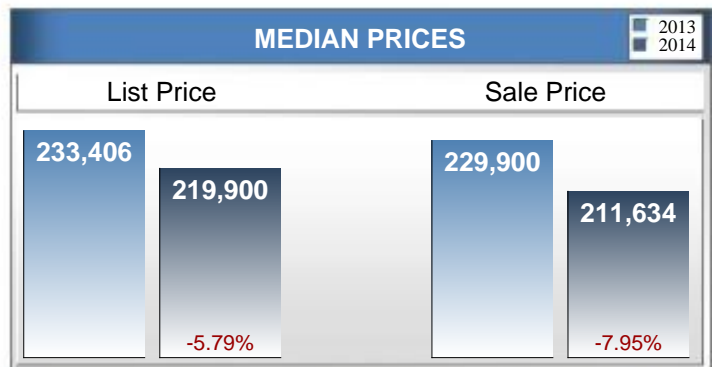
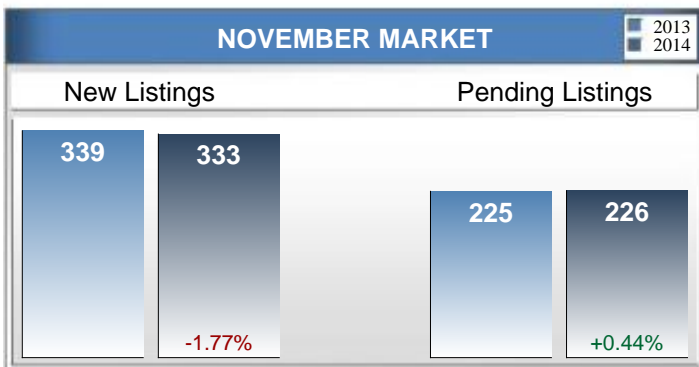
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 327 Sales/Month

Active Inventory as of November 30, 2014 = 1,111

	NOVEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	260	218	-16.15%	3,555	3,680	3.52%
Pending Sales	225	226	0.44%	3,615	3,790	4.84%
New Listings	339	333	-1.77%	4,862	5,166	6.25%
Median List Price	233,406	219,900	-5.79%	215,000	229,900	6.93%
Median Sale Price	229,900	211,634	-7.95%	211,750	225,000	6.26%
Median Percent of List Price to Selling Price	98.85%	98.40%	-0.46%	98.92%	99.02%	0.10%
Median Days on Market to Sale	38.50	26.50	-31.17%	33.00	23.00	-30.30%
Monthly Inventory	1,173	1,111	-5.29%	1,173	1,111	-5.29%
Months Supply of Inventory	3.67	3.39	-7.55%	3.67	3.39	-7.55%





November 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

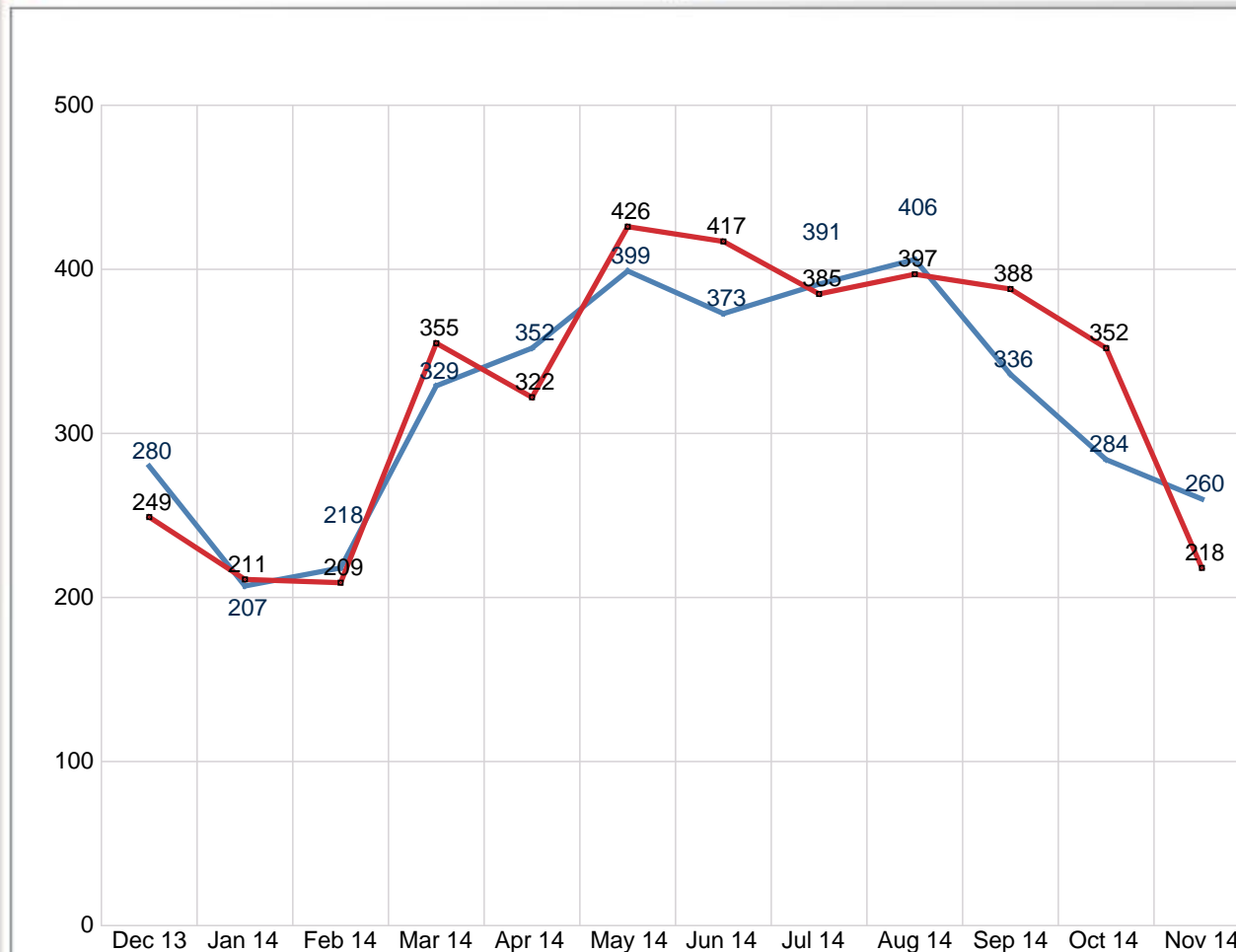
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Market Trends

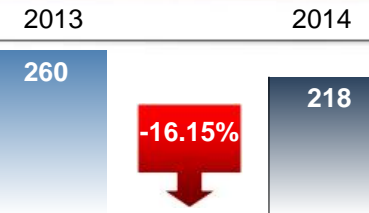
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■ November 2014 - November 2014 (Current Year with Values)
 ■ November 2013 - November 2013 (Previous Year)



Comparative Analysis

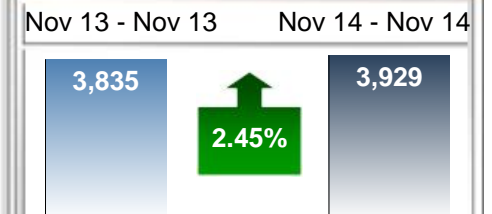
NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

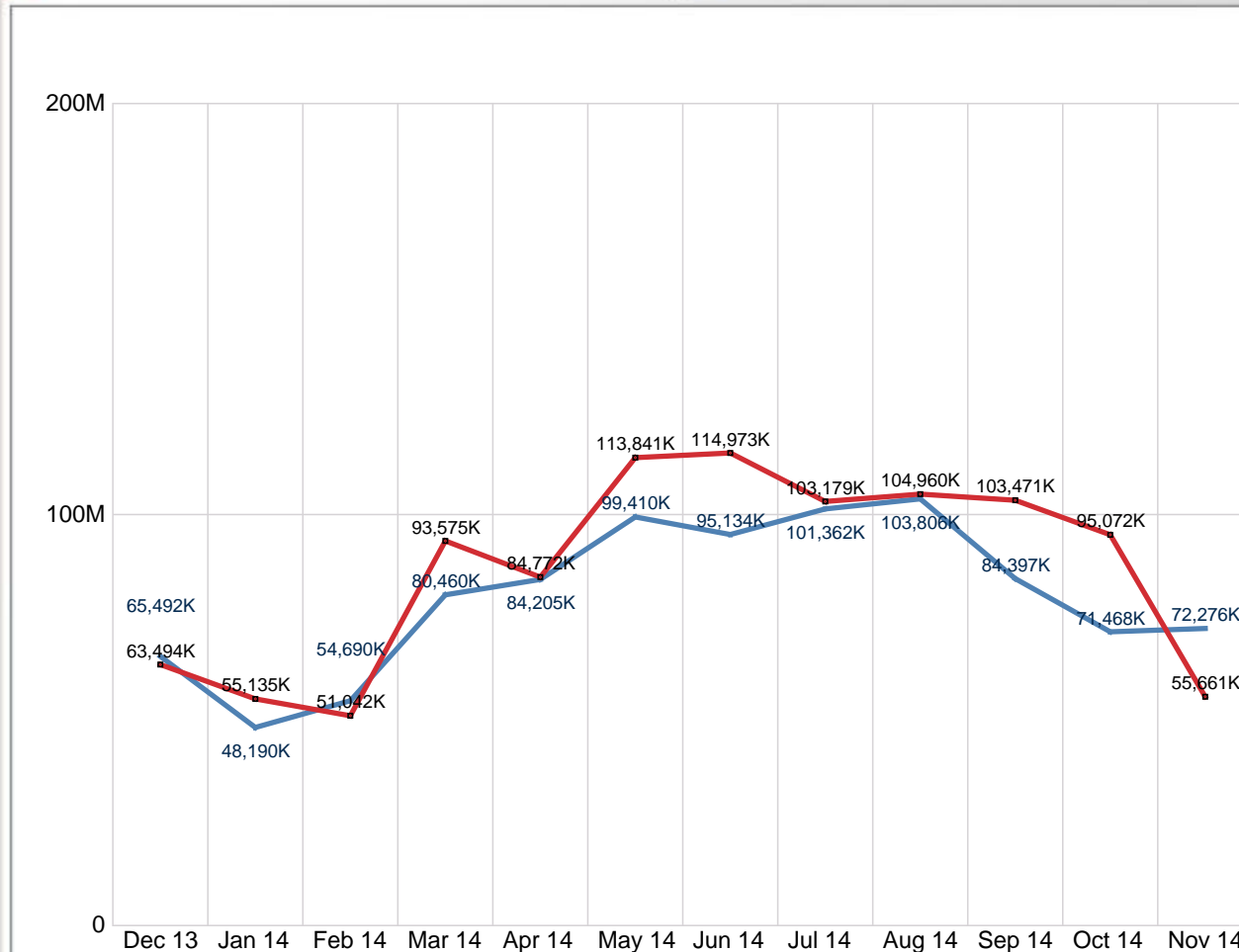
Report Produced on: Dec 08, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

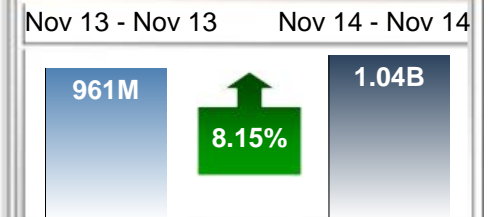
NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

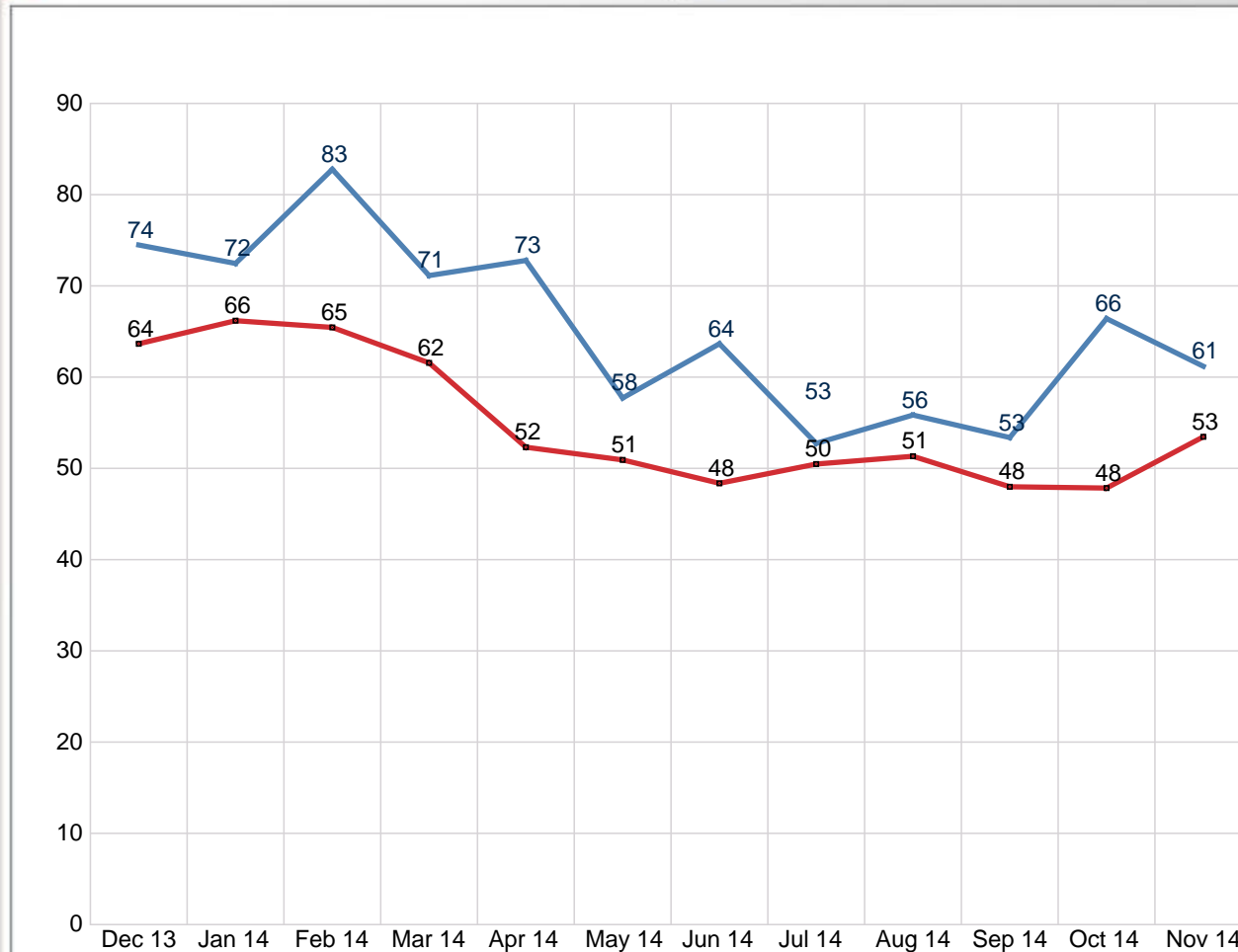
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Dec 08, 2014

Market Trends

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 ■ November 2013 - November 2013 (Previous Year)



Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

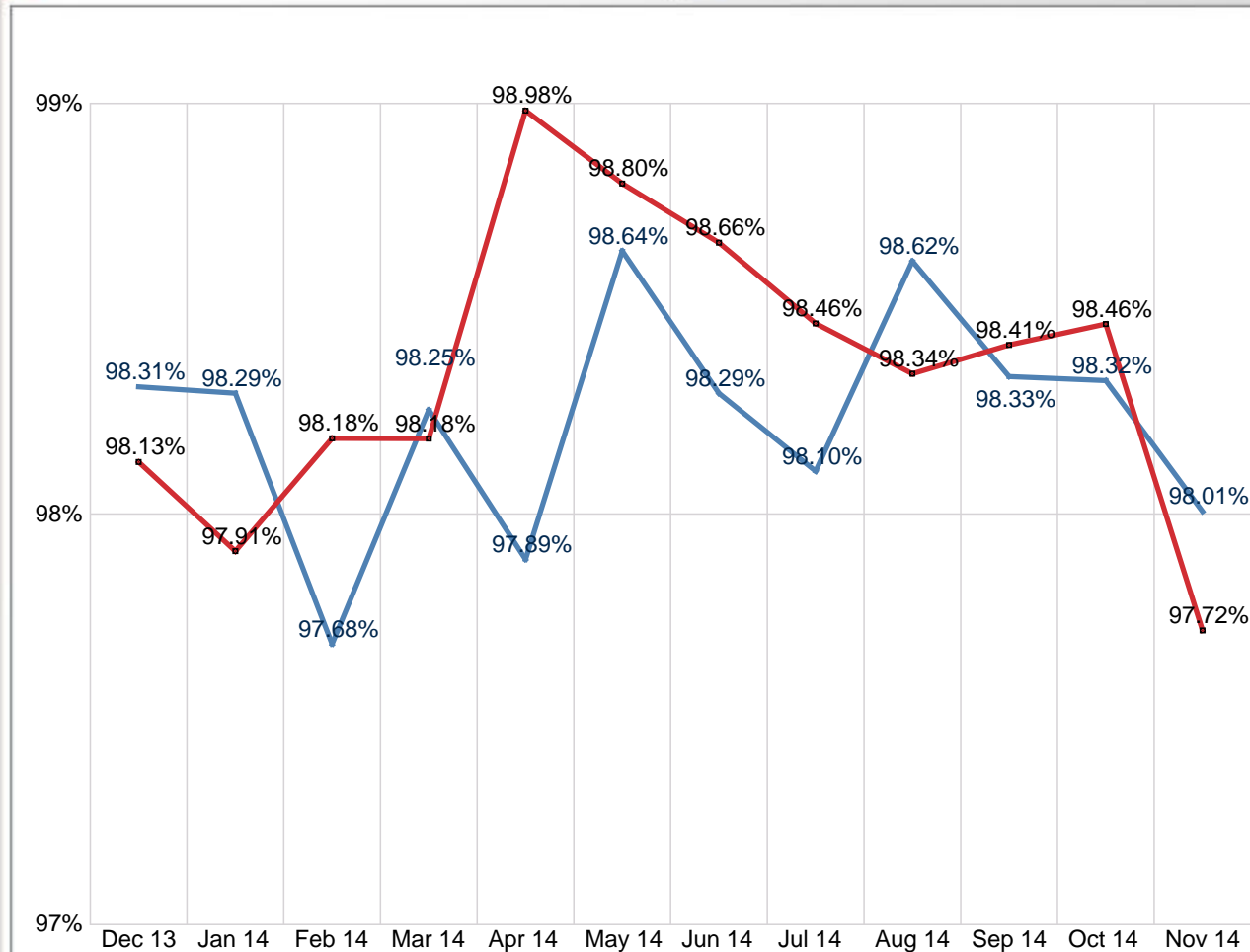
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Comparative Analysis

NOVEMBER

2013	2014
98.01%	97.72%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.30%</div>	

YEAR TO DATE (YTD)

Jan - Nov 2013	Jan - Nov 2014
98.25%	98.43%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.18%</div>	

12 MONTH COMPARATIVE

Nov 13 - Nov 13	Nov 14 - Nov 14
98.26%	98.41%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.16%</div>	



November 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

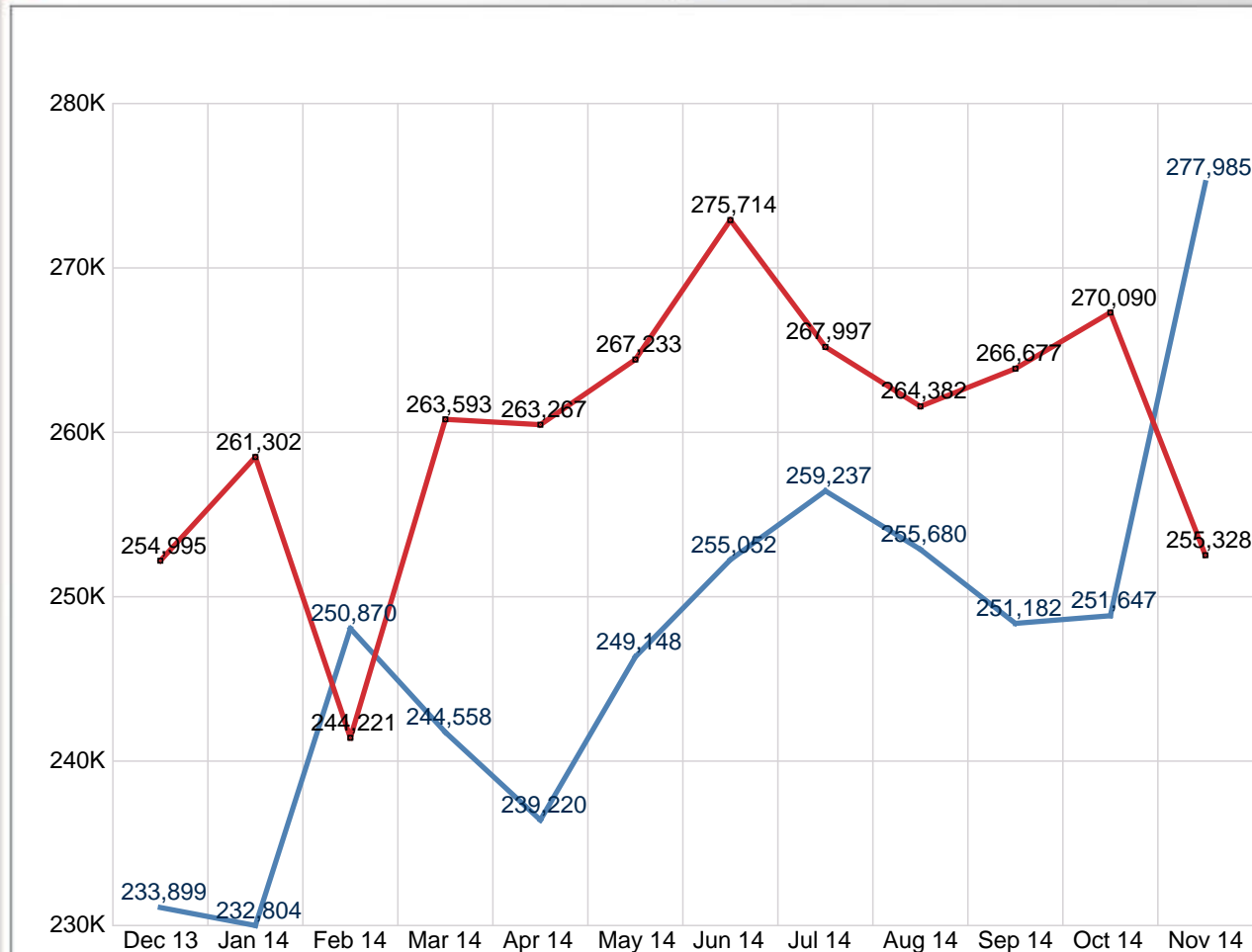
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Market Trends

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 ■ November 2013 - November 2013 (Previous Year)



Comparative Analysis

NOVEMBER

2013	2014
277,985	255,328
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.15%</div>	

YEAR TO DATE (YTD)

Jan - Nov 2013	Jan - Nov 2014
251,870	265,131
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">5.26%</div>	

12 MONTH COMPARATIVE

Nov 13 - Nov 13	Nov 14 - Nov 14
250,558	264,488
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">5.56%</div>	