



November 2014

Area Delimited by Zipcode 73044 - Residential
Property Type

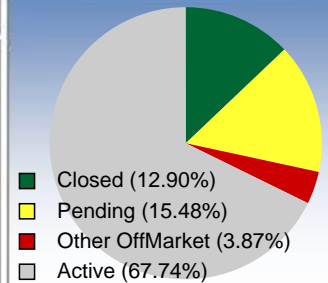


Absorption: Last 12 months, an Average of **25** Sales/Month

Active Inventory as of November 30, 2014 = **105**

	NOVEMBER		
	2013	2014	+/- %
Closed Listings	23	20	-13.04%
Pending Listings	17	24	41.18%
New Listings	17	30	76.47%
Median List Price	135,000	152,400	12.89%
Median Sale Price	141,053	146,000	3.51%
Median Percent of List Price to Selling Price	98.85%	97.77%	-1.09%
Median Days on Market to Sale	45.00	59.50	32.22%
End of Month Inventory	104	105	0.96%
Months Supply of Inventory	4.38	4.29	-2.13%

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) Increases

The total housing inventory at the end of November 2014 rose **0.96%** to 105 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 **4.29** 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 **3.51%** in November 2014 to \$146,000 versus the previous year at \$141,053.

Median Days on Market Lengthens

The median number of **59.50** days that homes spent on the market before selling increased by 14.50 days or **32.22%** in November 2014 compared to last year's same month at **45.00** DOM.

Sales Success for November 2014 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 30 New Listings in November 2014, up **76.47%** from last year at 17. Furthermore, there were 20 Closed Listings this month versus last year at 23, a **-13.04%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from last year's November 2014 at **135.3%**, a **50.72%** downswing. This will certainly create pressure on an increasing 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

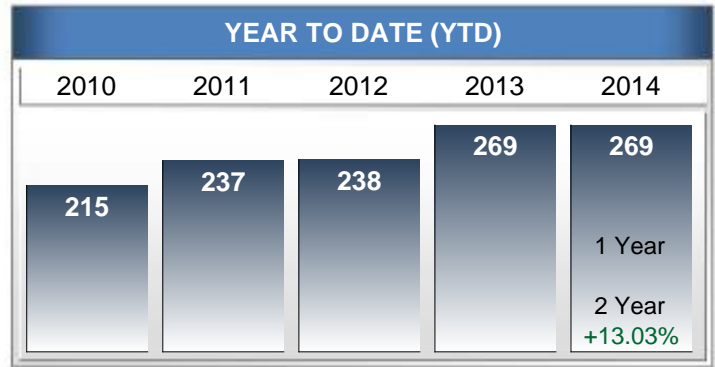
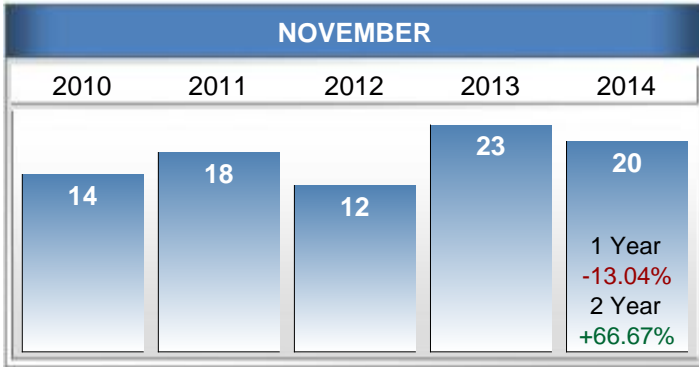
Closed Sales as of Dec 07, 2014



Closed Listings

Report Produced on: Dec 08, 2014

Area Delimited by 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+
\$30,000 and less	1	5.00%	55.0	1	0	0	0
\$30,001 - \$70,000	3	15.00%	64.0	1	2	0	0
\$70,001 - \$120,000	3	15.00%	26.0	0	2	1	0
\$120,001 - \$170,000	5	25.00%	19.0	0	5	0	0
\$170,001 - \$220,000	3	15.00%	95.0	0	0	3	0
\$220,001 - \$290,000	3	15.00%	25.0	0	2	1	0
\$290,001 and up	2	10.00%	89.0	0	1	1	0
Total Closed Units:	20		59.5	2	12	6	0.00B
Total Closed Volume:	2,955,400			77.50K	1.70M	1.18M	\$0
Median Closed Price:	\$146,000			\$38,750	\$136,000	\$199,000	



Monthly Inventory Analysis

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November 2014

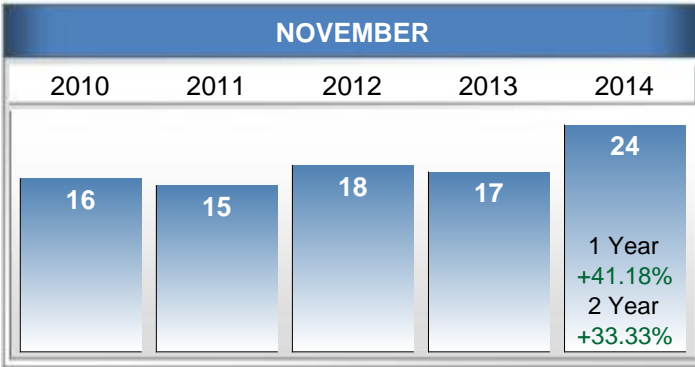
Pending Listings as of Dec 07, 2014



Pending Listings

Report Produced on: Dec 08, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr NOV AVG = 18	3 MONTHS										
High Apr 2010 = 46 Low Jul 2010 = 8 <i>Pending Listing</i> this month at 24 , above the 5 yr NOV average of 18	<table border="1"> <tr> <td>SEP</td> <td>28</td> </tr> <tr> <td>OCT</td> <td>26</td> </tr> <tr> <td>NOV</td> <td>24</td> </tr> <tr> <td colspan="2" style="text-align: center;">-7.14%</td> </tr> <tr> <td colspan="2" style="text-align: center;">-7.69%</td> </tr> </table>	SEP	28	OCT	26	NOV	24	-7.14%		-7.69%	
SEP	28										
OCT	26										
NOV	24										
-7.14%											
-7.69%											

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	0	0.00%	89.0	0	0	0	0	
\$25,001 \$50,000	3	12.50%	17.0	1	1	1	0	
\$50,001 \$125,000	4	16.67%	87.0	1	3	0	0	
\$125,001 \$200,000	9	37.50%	26.0	0	6	3	0	
\$200,001 \$225,000	1	4.17%	7.0	0	0	1	0	
\$225,001 \$325,000	3	12.50%	50.0	0	1	2	0	
\$325,001 and up	4	16.67%	7.5	1	1	1	1	
Total Pending Units:				24	3	12	8	1
Total Pending Volume:				4,806,590	1.02M	1.87M	1.56M	350.00K
Median Listing Price:				\$191,245	\$66,000	\$159,900	\$206,350	\$350,000



Monthly Inventory Analysis

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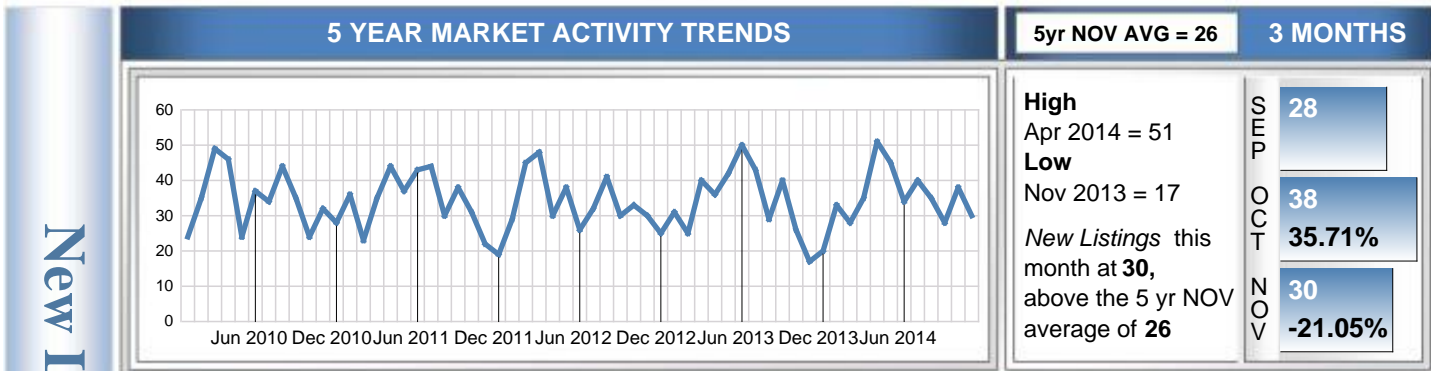
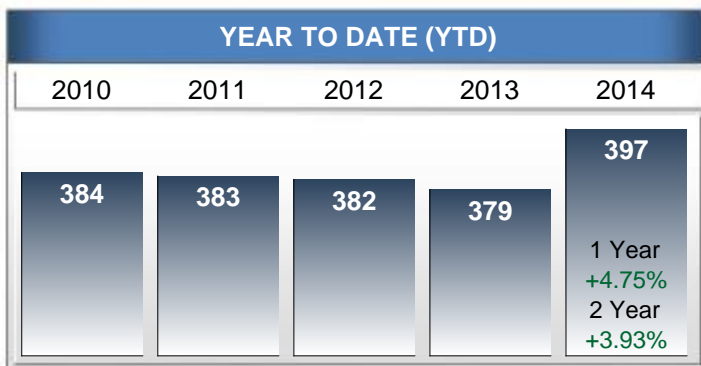
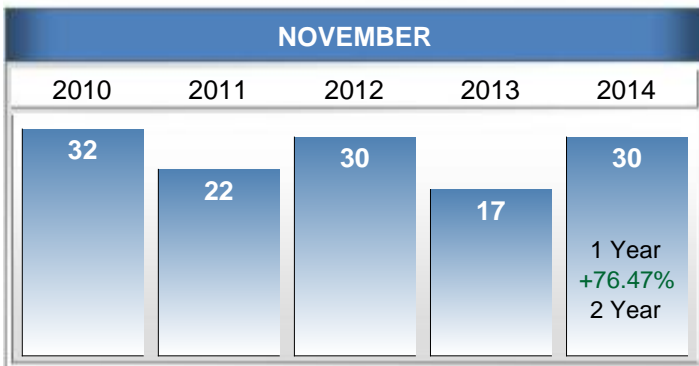
New Listings as of Dec 07, 2014



New Listings

Report Produced on: Dec 08, 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+
\$50,000 and less	3	10.00%	2	1	0	0
\$50,001 - \$100,000	3	10.00%	1	1	1	0
\$100,001 - \$125,000	2	6.67%	1	1	0	0
\$125,001 - \$200,000	10	33.33%	0	9	1	0
\$200,001 - \$225,000	2	6.67%	0	1	1	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0
\$225,001 and up	10	33.33%	1	4	5	0
Total New Listed Units:			5	17	8	0.00B
Total New Listed Volume:			1.17M	2.77M	1.78M	0.00B
Median New Listed Listing Price:			\$72,500	\$152,900	\$229,850	\$0



Monthly Inventory Analysis

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November 2014

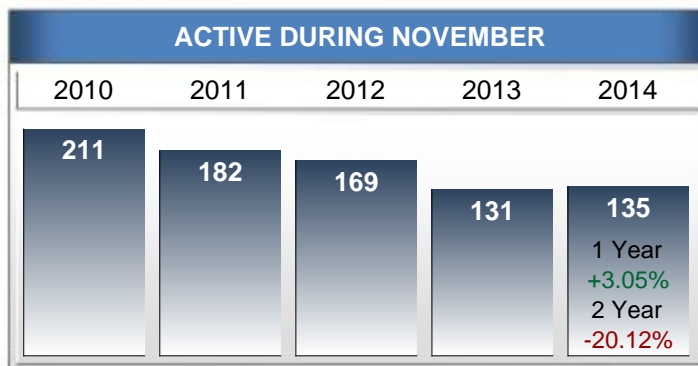
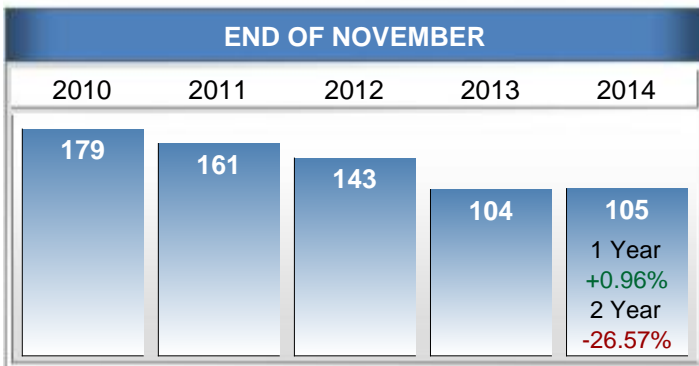
Active Inventory as of Dec 07, 2014



Active Inventory

Report Produced on: Dec 08, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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

High
Sep 2010 = 184

Low
Mar 2014 = 97

Inventory this month at **105**, below the 5 yr NOV average of **138**

SEP	108
OCT	105
NOV	105
	-2.78%
	0.00%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$60,000 and less	8	7.62%	44.0	4	2	2	0
\$60,001 - \$80,000	13	12.38%	123.0	4	9	0	0
\$80,001 - \$100,000	16	15.24%	62.5	2	12	2	0
\$100,001 - \$180,000	24	22.86%	69.5	1	17	3	3
\$180,001 - \$220,000	20	19.05%	62.0	1	11	8	0
\$220,001 - \$230,000	11	10.48%	76.0	0	4	5	2
\$230,001 and up	13	12.38%	76.0	0	9	3	1
Total Active Inventory by Units:				12	64	23	6
Total Active Inventory by Volume:				917.10K	15.04M	4.11M	1.25M
Median Active Inventory Listing Price:				\$70,250	\$149,950	\$204,900	\$189,350



Monthly Inventory Analysis

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November 2014

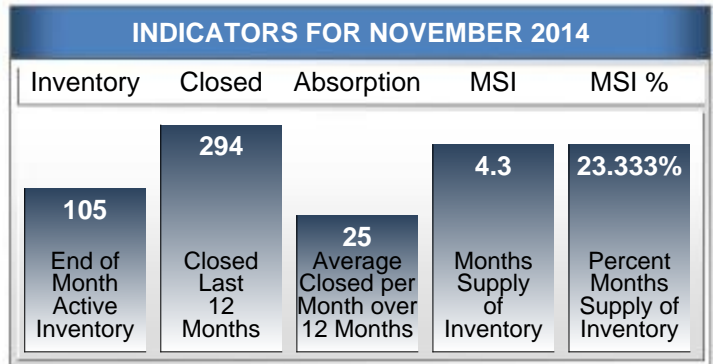
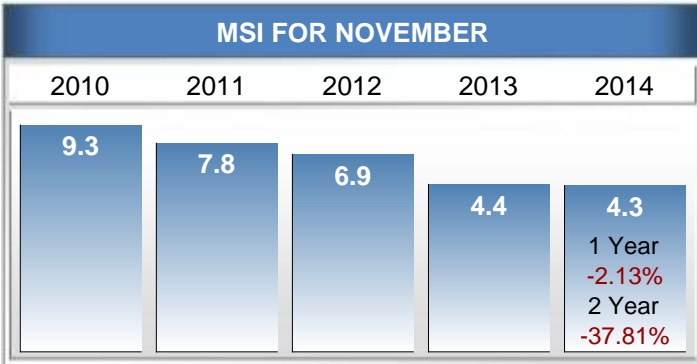
Active Inventory as of Dec 07, 2014



Months Supply of Inventory

Report Produced on: Dec 08, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Months Supply

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Contact an experienced REALTOR

MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$60,000 and less	8	7.62%	2.2	3.2	1.2	3.0	0.0
\$60,001 - \$80,000	13	12.38%	6.0	8.0	6.4	0.0	0.0
\$80,001 - \$100,000	16	15.24%	11.3	12.0	11.1	24.0	0.0
\$100,001 - \$180,000	24	22.86%	3.5	12.0	3.3	2.0	18.0
\$180,001 - \$220,000	20	19.05%	3.7	0.0	3.6	3.7	0.0
\$220,001 - \$230,000	11	10.48%	8.3	0.0	5.3	8.6	0.0
\$230,001 and up	13	12.38%	3.5	0.0	4.3	2.4	3.0
MSI:	4.3			5.8	4.2	3.5	8.0
Total Active Inventory:	105			12	64	23	6



Monthly Inventory Analysis

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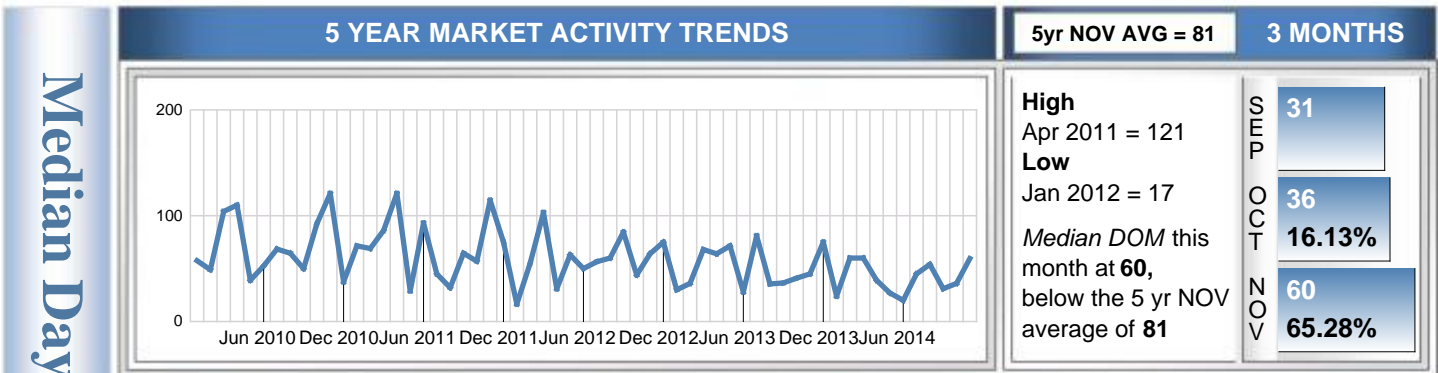
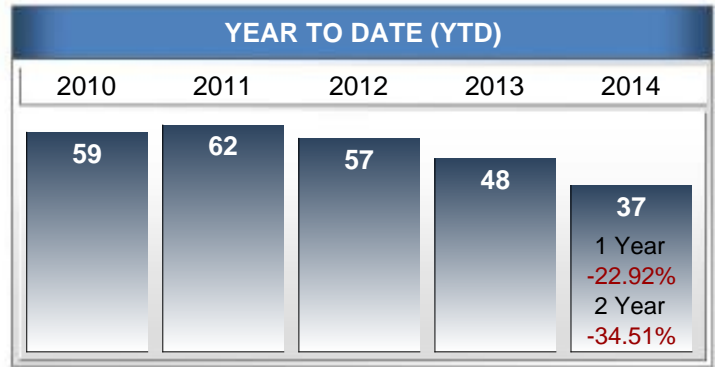
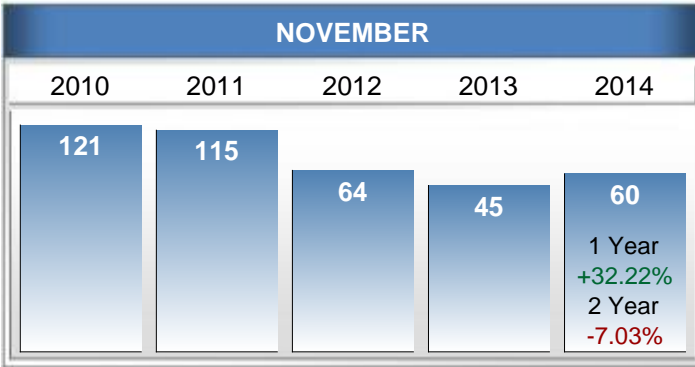
Closed Sales as of Dec 07, 2014



Median Days on Market to Sale

Report Produced on: Dec 08, 2014

Area Delimited by Zipcode 73044 - 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+
\$30,000 and less	1	5.00%	55.0	55.0	0.0	0.0	0.0
\$30,001 - \$70,000	3	15.00%	64.0	64.0	50.0	0.0	0.0
\$70,001 - \$120,000	3	15.00%	26.0	0.0	234.5	26.0	0.0
\$120,001 - \$170,000	5	25.00%	19.0	0.0	19.0	0.0	0.0
\$170,001 - \$220,000	3	15.00%	95.0	0.0	0.0	95.0	0.0
\$220,001 - \$290,000	3	15.00%	25.0	0.0	13.5	131.0	0.0
\$290,001 and up	2	10.00%	89.0	0.0	168.0	10.0	0.0
Median Closed DOM:	59.5			59.5	24.5	86.0	0.0
Total Closed Units:	20			2	12	6	
Total Closed Volume:	2,955,400			77.50K	1.70M	1.18M	0.00B



Monthly Inventory Analysis

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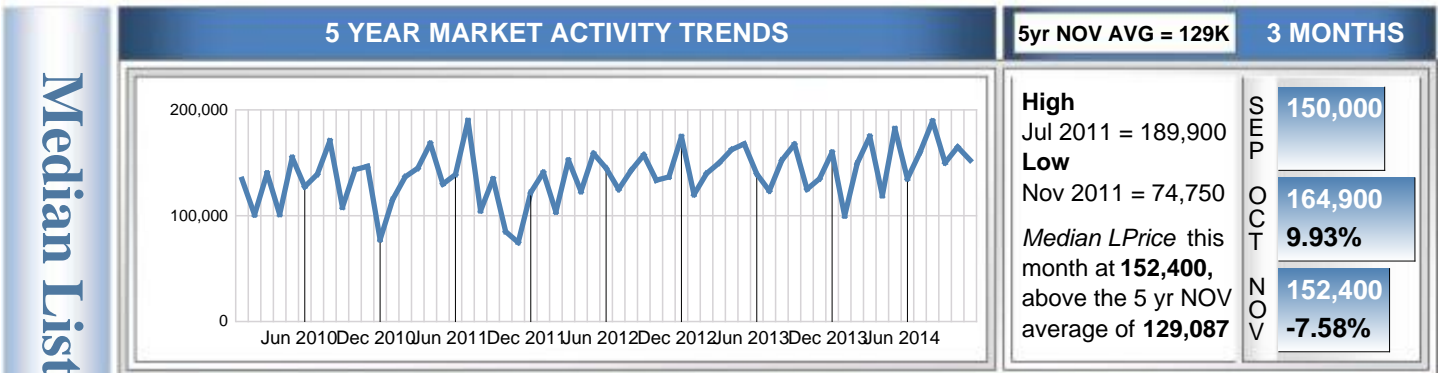
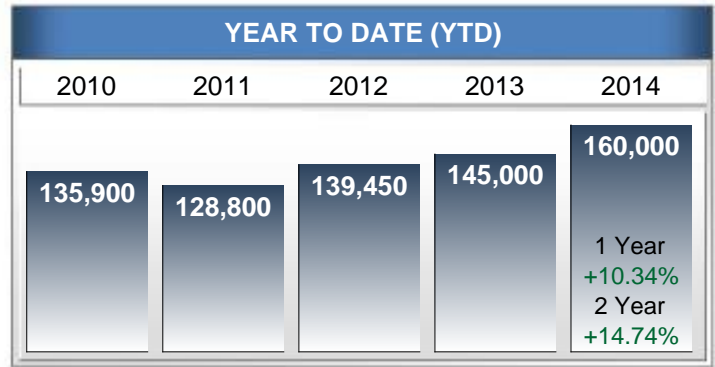
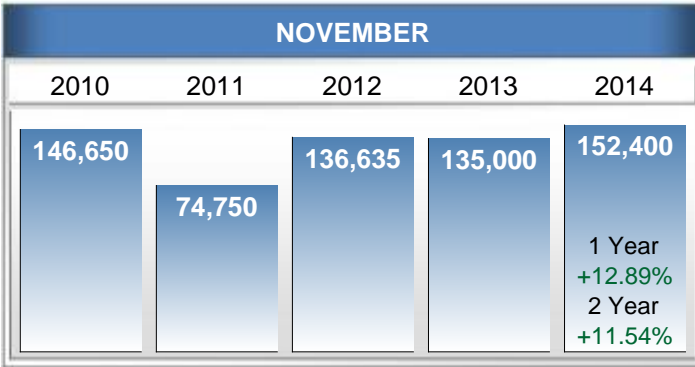
Closed Sales as of Dec 07, 2014



Median List Price at Closing

Report Produced on: Dec 08, 2014

Area Delimited by Zipcode 73044 - 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	0		0.00%	89	0	0	0	0
\$25,001 - \$50,000	3		15.00%	33,000	29,900	34,500	0	0
\$50,001 - \$100,000	4		20.00%	78,500	64,500	83,000	78,000	0
\$100,001 - \$175,000	5		25.00%	149,900	0	149,900	0	0
\$175,001 - \$200,000	3		15.00%	200,000	0	0	200,000	0
\$200,001 - \$275,000	3		15.00%	233,000	0	241,450	223,900	0
\$275,001 and up	2		10.00%	292,400	0	299,900	284,900	0
Median List Price:	\$152,400				\$47,200	\$143,700	\$200,000	\$0
Total Closed Units:	20				2	12	6	
Total List Volume:	3,006,900				94.40K	1.75M	1.17M	0.00B



Monthly Inventory Analysis

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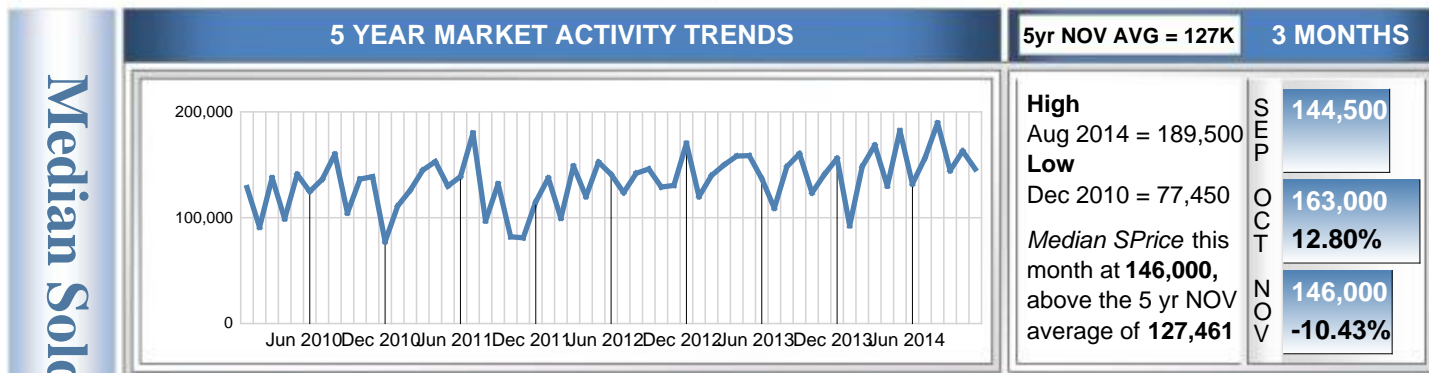
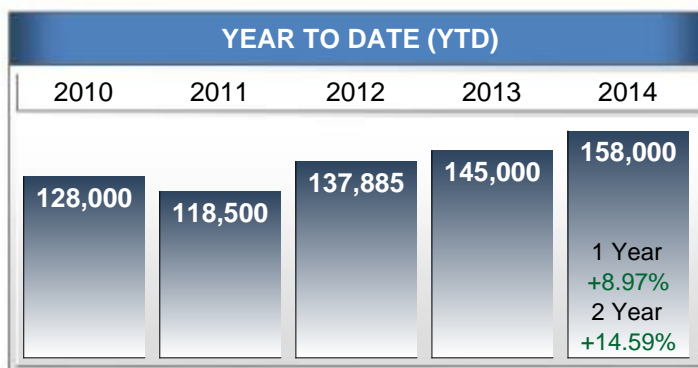
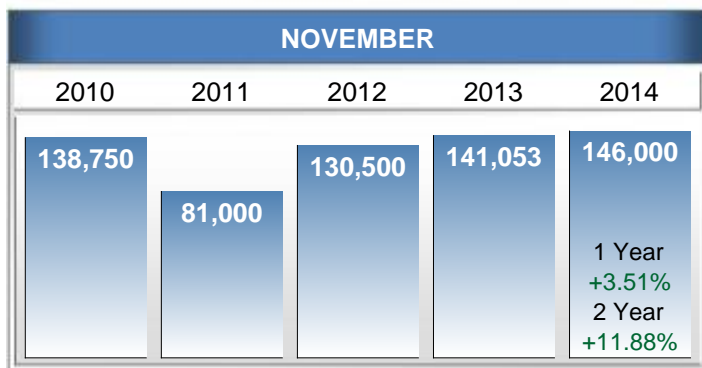
Closed Sales as of Dec 07, 2014



Median Sold Price at Closing

Report Produced on: Dec 08, 2014

Area Delimited by Zipcode 73044 - 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+
\$30,000 and less	1	5.00%	25,000	25,000	0	0	0
\$30,001 - \$70,000	3	15.00%	34,000	52,500	33,500	0	0
\$70,001 - \$120,000	3	15.00%	78,500	0	78,500	78,500	0
\$120,001 - \$170,000	5	25.00%	137,000	0	137,000	0	0
\$170,001 - \$220,000	3	15.00%	195,000	0	0	195,000	0
\$220,001 - \$290,000	3	15.00%	233,000	0	239,000	223,900	0
\$290,001 and up	2	10.00%	296,000	0	292,000	300,000	0
Median Closed Price:	\$146,000			\$38,750	\$136,000	\$199,000	\$0
Total Closed Units:	20			2	12	6	
Total Closed Volume:	2,955,400			77.50K	1.70M	1.18M	0.00B



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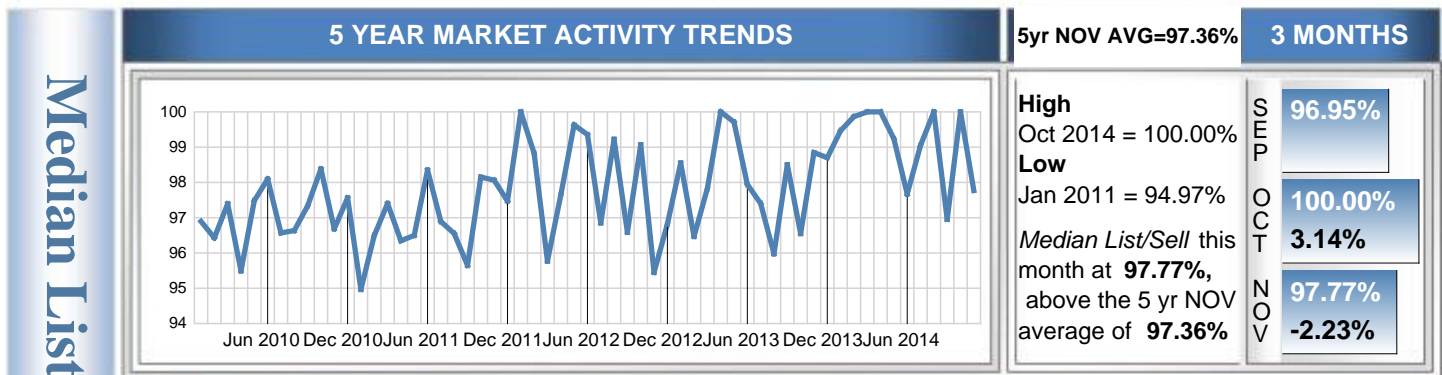
Closed Sales as of Dec 07, 2014



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



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+
\$30,000 and less	1	5.00%	83.61%	83.61%	0.00%	0.00%	0.00%
\$30,001 - \$70,000	3	15.00%	94.44%	81.40%	97.22%	0.00%	0.00%
\$70,001 - \$120,000	3	15.00%	94.83%	0.00%	94.57%	100.64%	0.00%
\$120,001 - \$170,000	5	25.00%	98.18%	0.00%	98.18%	0.00%	0.00%
\$170,001 - \$220,000	3	15.00%	97.50%	0.00%	0.00%	97.50%	0.00%
\$220,001 - \$290,000	3	15.00%	100.00%	0.00%	99.02%	100.00%	0.00%
\$290,001 and up	2	10.00%	101.33%	0.00%	97.37%	105.30%	0.00%
Median List/Sell Ratio:	97.77%			82.50%	97.70%	100.32%	0.00%
Total Closed Units:	20			2	12	6	
Total Closed Volume:	2,955,400			77.50K	1.70M	1.18M	0.00B

Median List/Sell Price

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



Monthly Inventory Analysis

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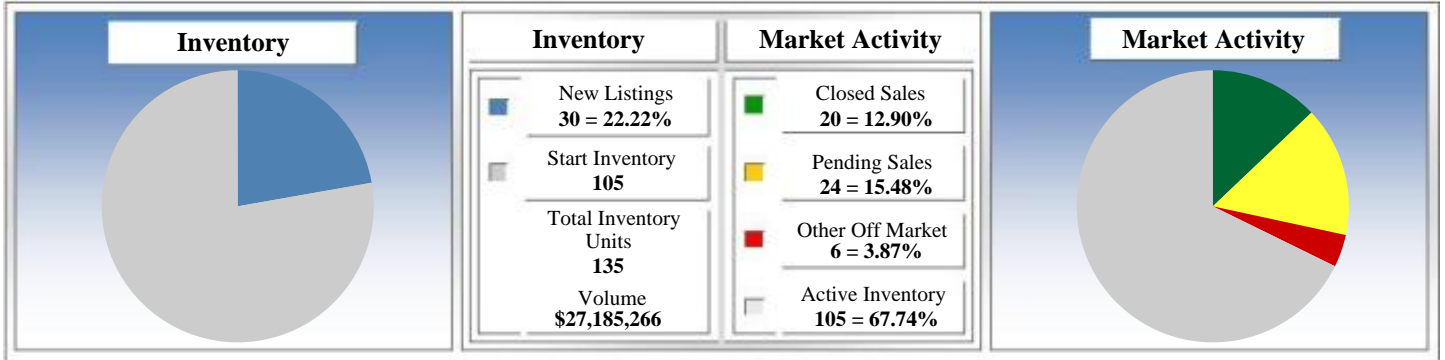
Inventory as of Dec 07, 2014



Market Summary

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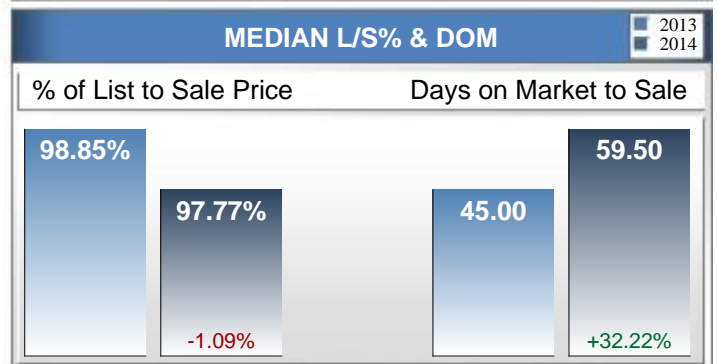
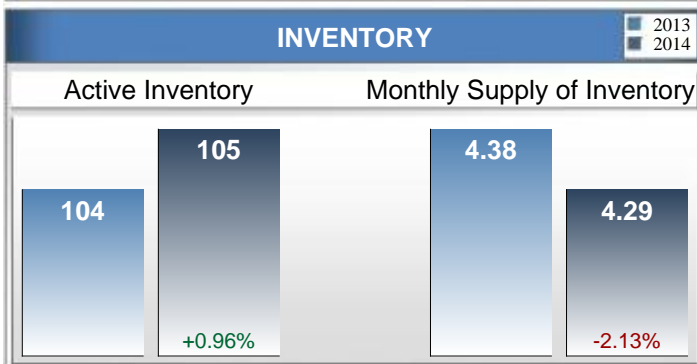
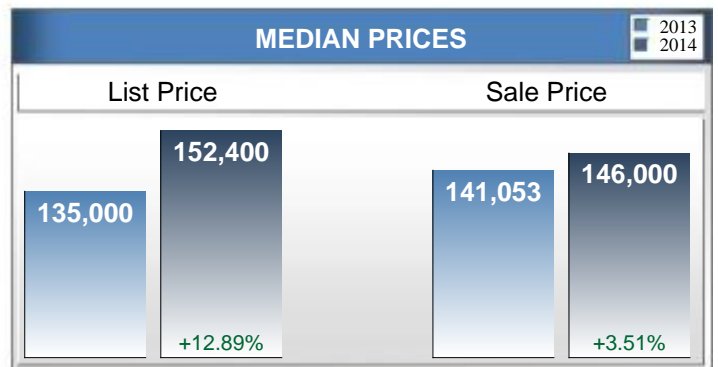
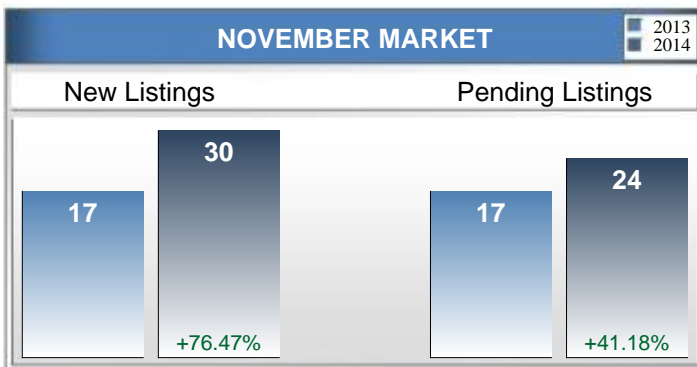
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of November 30, 2014 = 105

	NOVEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	23	20	-13.04%	269	269	0.00%
Pending Sales	17	24	41.18%	272	297	9.19%
New Listings	17	30	76.47%	379	397	4.75%
Median List Price	135,000	152,400	12.89%	145,000	160,000	10.34%
Median Sale Price	141,053	146,000	3.51%	145,000	158,000	8.97%
Median Percent of List Price to Selling Price	98.85%	97.77%	-1.09%	98.04%	99.39%	1.38%
Median Days on Market to Sale	45.00	59.50	32.22%	48.00	37.00	-22.92%
Monthly Inventory	104	105	0.96%	104	105	0.96%
Months Supply of Inventory	4.38	4.29	-2.13%	4.38	4.29	-2.13%





November 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

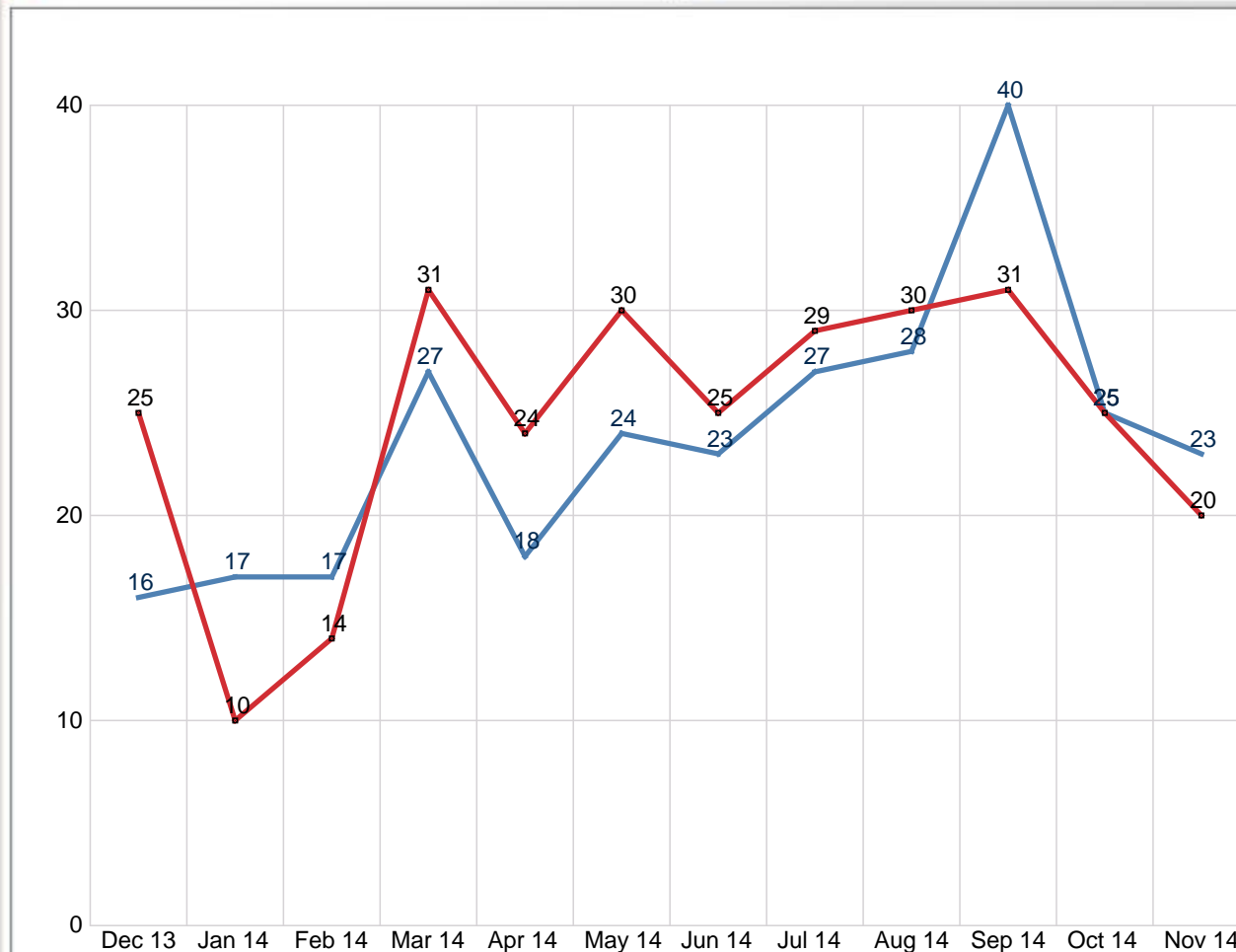
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

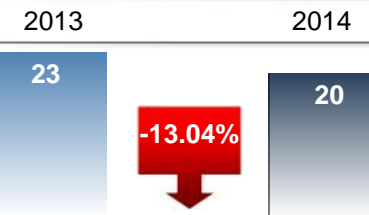
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

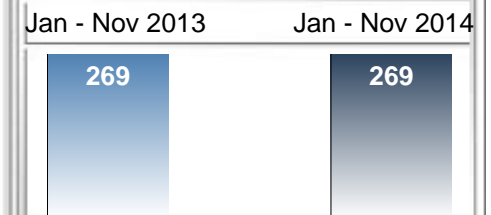


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

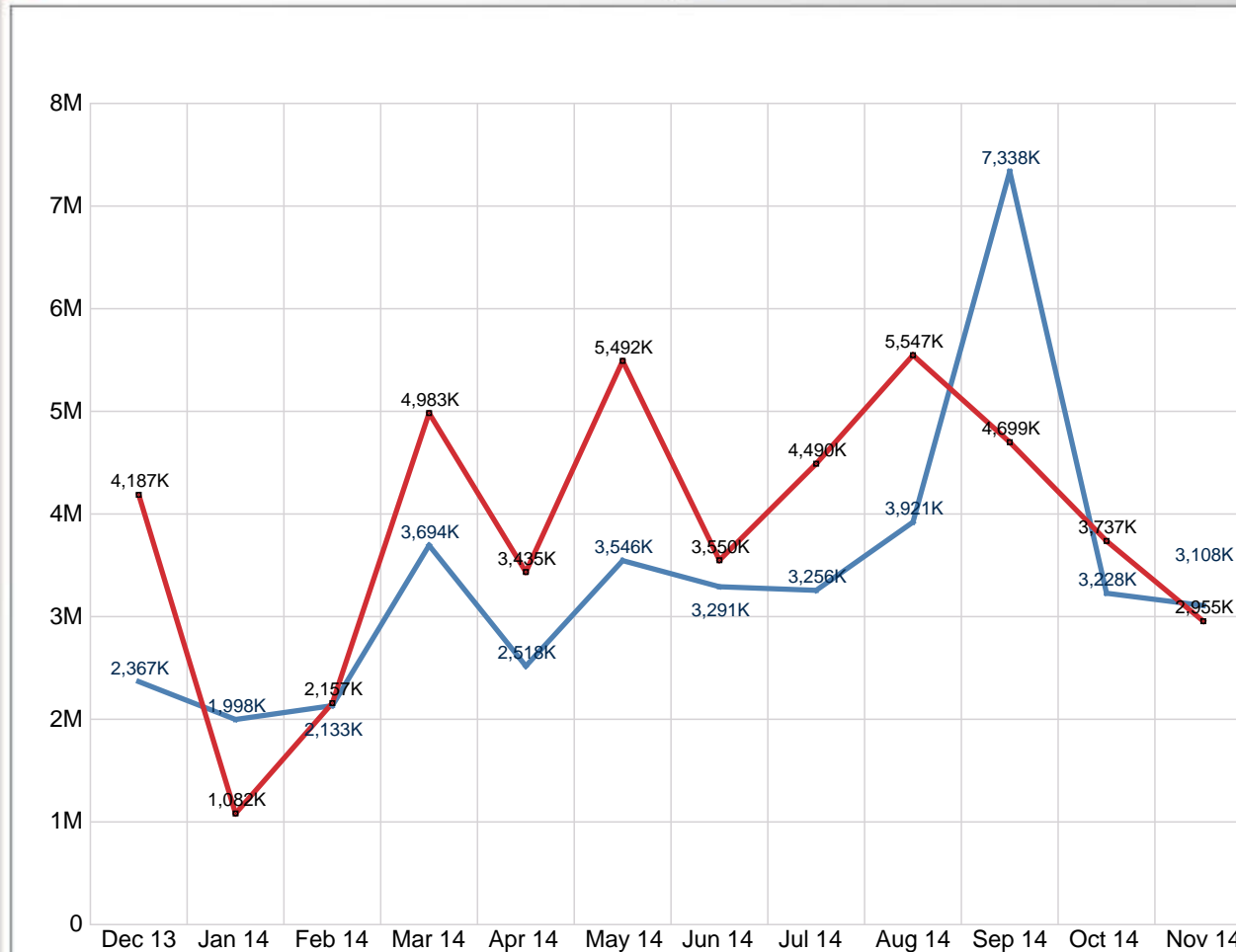
Report Produced on: Dec 08, 2014

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Market Trends

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Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

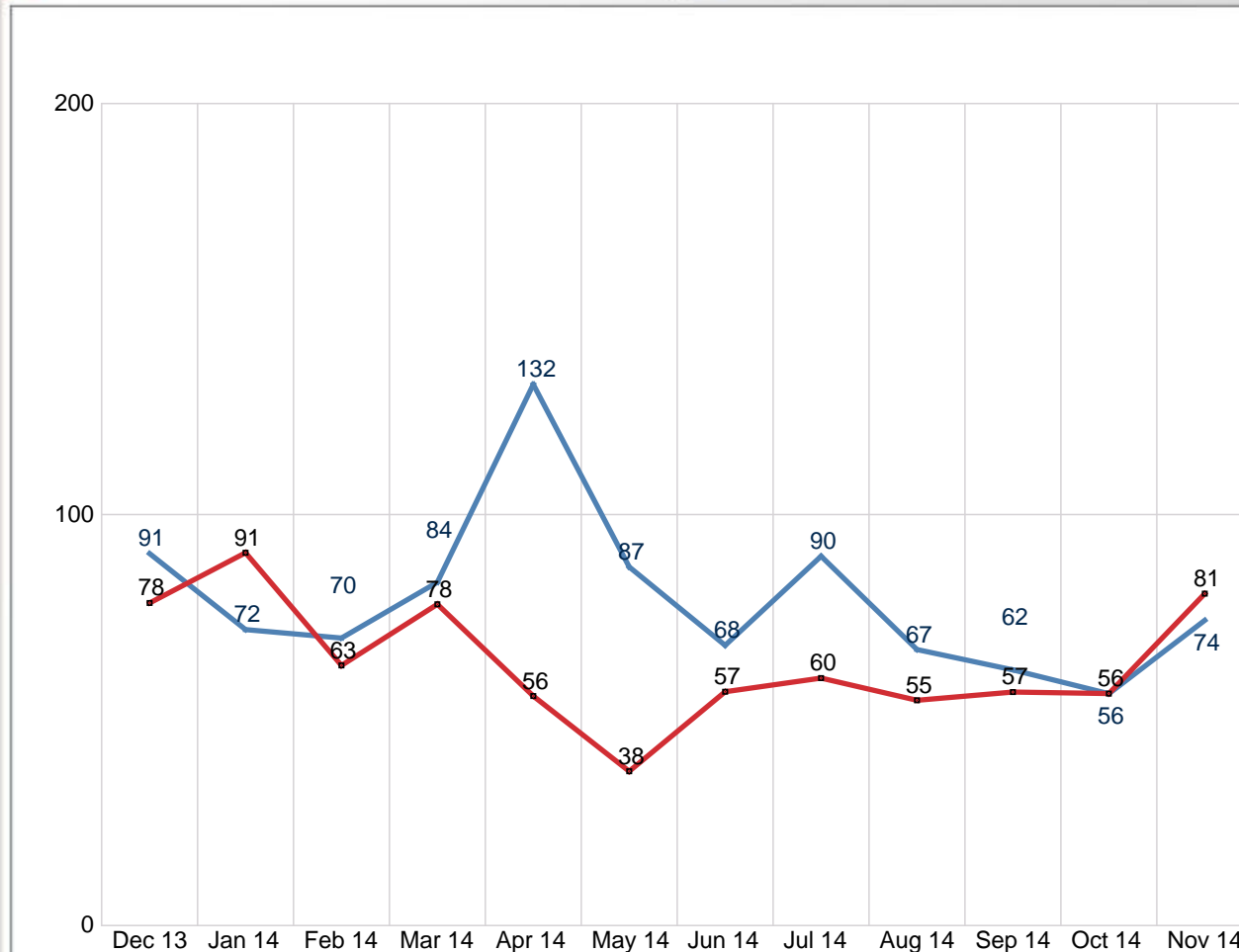
Report Produced on: Dec 08, 2014

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Market Trends

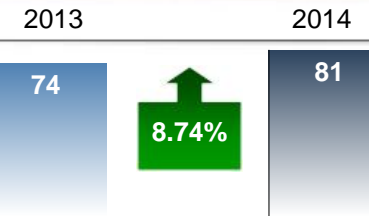
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Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

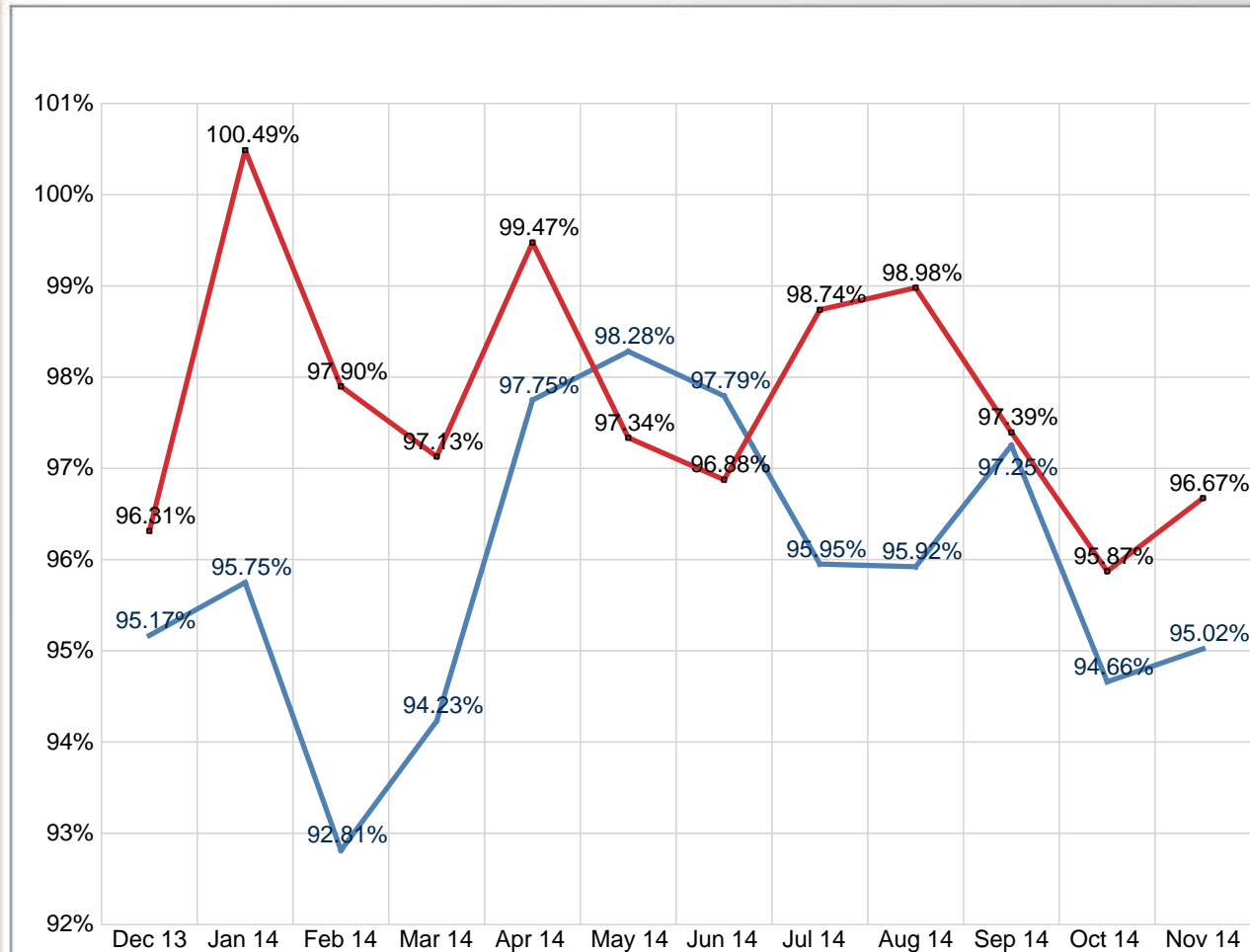
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Market Trends

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Comparative Analysis

NOVEMBER

2013	2014
95.02%	96.67%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.74%	

YEAR TO DATE (YTD)

Jan - Nov 2013	Jan - Nov 2014
96.04%	97.76%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.79%	

12 MONTH COMPARATIVE

Nov 13 - Nov 13	Nov 14 - Nov 14
96.00%	97.64%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.71%	



November 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

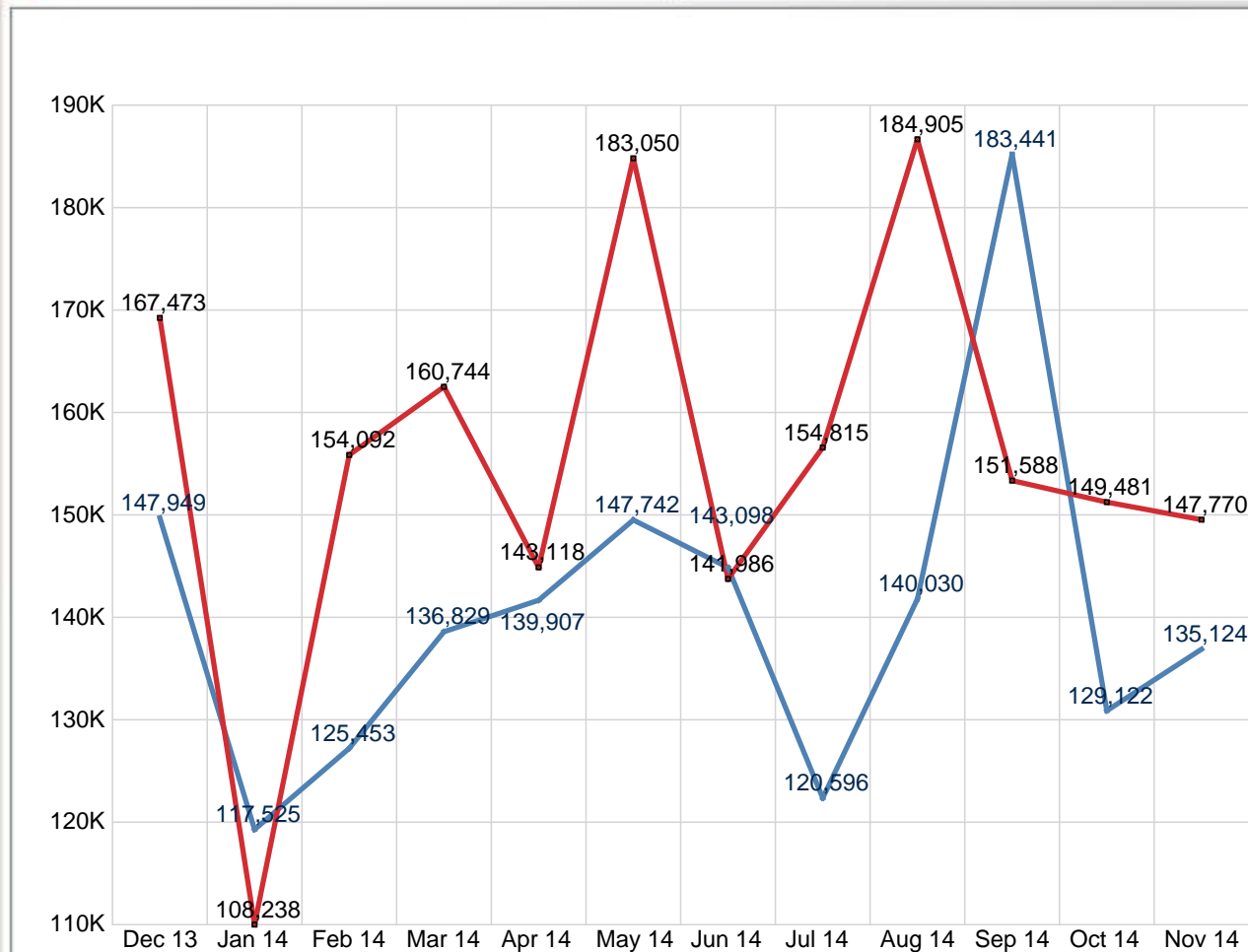
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Market Trends

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Comparative Analysis

NOVEMBER

2013	2014
135,124	147,770
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">9.36%</div>	

YEAR TO DATE (YTD)

Jan - Nov 2013	Jan - Nov 2014
141,379	156,607
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">10.77%</div>	

12 MONTH COMPARATIVE

Nov 13 - Nov 13	Nov 14 - Nov 14
141,747	157,531
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">11.13%</div>	