



December 2014

Area Delimited by City Of Edmond -
Residential Property Type

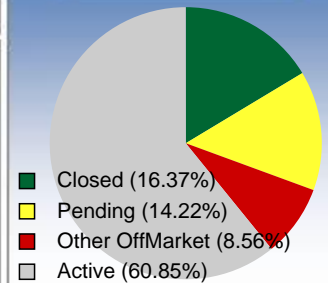


Absorption: Last 12 months, an Average of **331** Sales/Month

Active Inventory as of December 31, 2014 = **1,074**

	DECEMBER		
	2013	2014	+/- %
Closed Listings	249	289	16.06%
Pending Listings	207	251	21.26%
New Listings	245	321	31.02%
Median List Price	229,000	226,990	-0.88%
Median Sale Price	224,900	220,000	-2.18%
Median Percent of List Price to Selling Price	98.97%	99.21%	0.24%
Median Days on Market to Sale	46.00	31.00	-32.61%
End of Month Inventory	1,090	1,074	-1.47%
Months Supply of Inventory	3.44	3.24	-5.64%

Market Activity



Report Produced on: Jan 07, 2015

Monthly Inventory Analysis

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 December 2014 decreased **1.47%** to 1,074 existing homes available for sale. Over the last 12 months this area has had an average of 331 closed sales per month. This represents an unsold inventory index of **3.24** 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 **2.18%** in December 2014 to \$220,000 versus the previous year at \$224,900.

Median Days on Market Shortens

The median number of **31.00** days that homes spent on the market before selling decreased by 15.00 days or **32.61%** in December 2014 compared to last year's same month at **46.00** DOM.

Sales Success for December 2014 is Positive

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

There were 321 New Listings in December 2014, up **31.02%** from last year at 245. Furthermore, there were 289 Closed Listings this month versus last year at 249, a **16.06%** increase.

Closed versus Listed trends yielded a **90.0%** ratio, down from last year's December 2014 at **101.6%**, a **11.42%** 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®

December 2014

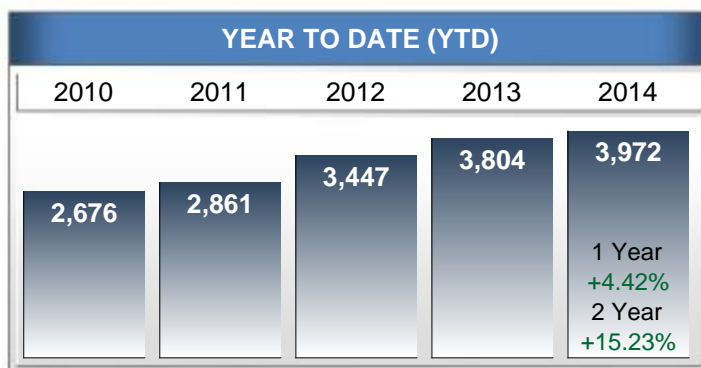
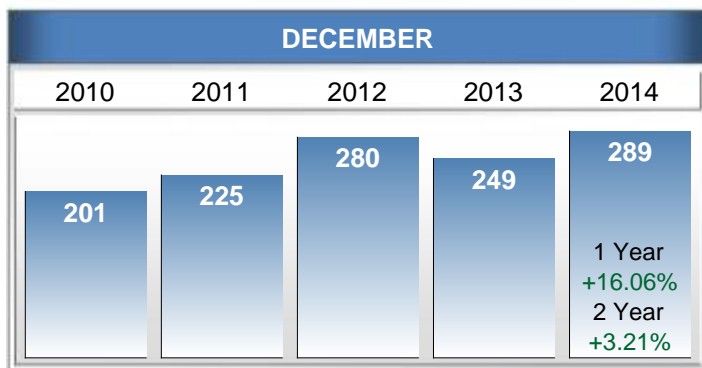
Closed Sales as of Jan 06, 2015



Report Produced on: Jan 07, 2015

Closed Listings

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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5yr DEC AVG = 249	3 MONTHS										
High May 2014 = 426 Low Jan 2010 = 117 <i>Closed Listing</i> this month at 289 , above the 5 yr DEC average of 249	<table border="1"> <tr> <td>OCT</td> <td>352</td> </tr> <tr> <td>NOV</td> <td>221</td> </tr> <tr> <td>DEC</td> <td>289</td> </tr> <tr> <td colspan="2">-37.22%</td> </tr> <tr> <td colspan="2">30.77%</td> </tr> </table>	OCT	352	NOV	221	DEC	289	-37.22%		30.77%	
OCT	352										
NOV	221										
DEC	289										
-37.22%											
30.77%											

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	26	9.00%	17.0	6	19	1	0
\$125,001 - \$150,000	29	10.03%	30.0	1	27	1	0
\$150,001 - \$175,000	35	12.11%	10.0	1	31	2	1
\$175,001 - \$250,000	83	28.72%	31.0	8	45	29	1
\$250,001 - \$325,000	50	17.30%	42.5	0	15	33	2
\$325,001 - \$450,000	37	12.80%	43.0	0	10	25	2
\$450,001 and up	29	10.03%	64.0	0	7	13	9
Total Closed Units: 289				16	154	104	15
Total Closed Volume: 76,631,138				2.54M	32.31M	33.78M	8.00M
Median Closed Price: \$220,000				\$178,000	\$176,250	\$292,745	\$500,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

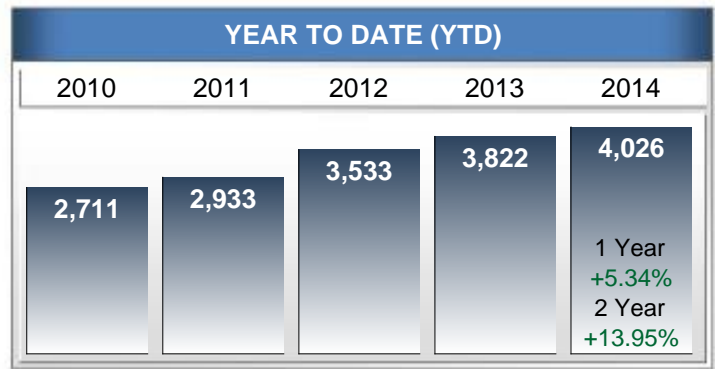
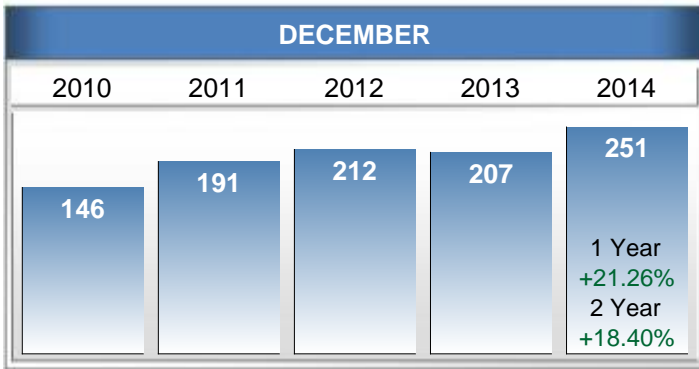
Pending Listings as of Jan 06, 2015



Pending Listings

Report Produced on: Jan 07, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr DEC AVG = 201	3 MONTHS										
High Apr 2014 = 435 Low Dec 2010 = 146 <i>Pending Listing</i> this month at 251 , above the 5 yr DEC average of 201	<table border="1"> <tr> <td>OCT</td> <td>324</td> </tr> <tr> <td>NOV</td> <td>220</td> </tr> <tr> <td>DEC</td> <td>251</td> </tr> <tr> <td colspan="2">-32.10%</td> </tr> <tr> <td colspan="2">14.09%</td> </tr> </table>	OCT	324	NOV	220	DEC	251	-32.10%		14.09%	
OCT	324										
NOV	220										
DEC	251										
-32.10%											
14.09%											

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	23	9.16%	18.0	9	12	2	0
\$125,001 - \$150,000	29	11.55%	28.0	4	25	0	0
\$150,001 - \$175,000	30	11.95%	14.0	1	26	3	0
\$175,001 - \$250,000	60	23.90%	43.0	2	32	26	0
\$250,001 - \$350,000	50	19.92%	31.0	2	24	23	1
\$350,001 - \$475,000	32	12.75%	43.5	0	10	21	1
\$475,001 and up	27	10.76%	68.0	0	4	15	8
Total Pending Units: 251				18	133	90	10
Total Pending Volume: 70,642,916				2.58M	28.97M	30.81M	8.29M
Median Listing Price: \$229,900				\$122,750	\$179,900	\$297,350	\$737,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

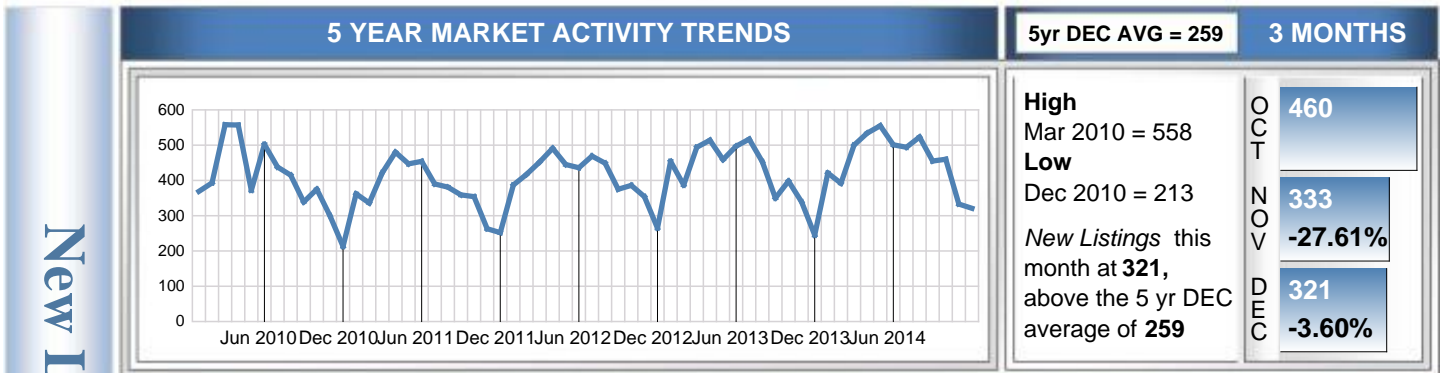
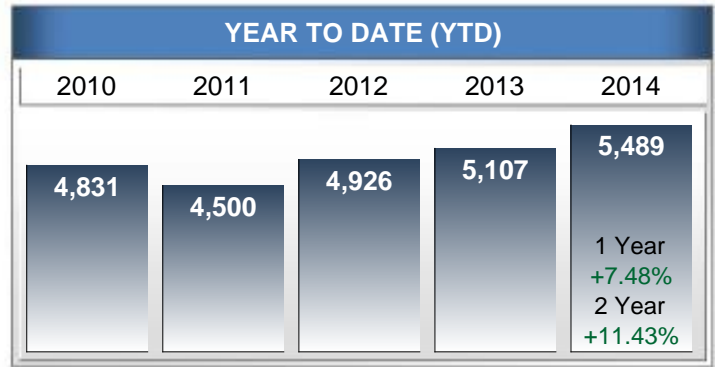
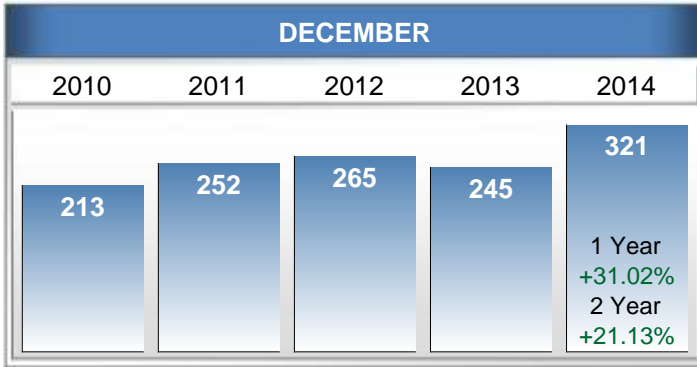
New Listings as of Jan 06, 2015



New Listings

Report Produced on: Jan 07, 2015

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	18	5.61%	6	10	2	0
\$125,001 - \$175,000	54	16.82%	5	42	7	0
\$175,001 - \$200,000	22	6.85%	0	20	2	0
\$200,001 - \$300,000	102	31.78%	1	43	57	1
\$300,001 - \$400,000	45	14.02%	1	17	25	2
\$400,001 - \$575,000	47	14.64%	1	12	34	0
\$575,001 and up	33	10.28%	0	2	19	12
Total New Listed Units:			14	146	146	15
Total New Listed Volume:			2.29M	34.79M	53.96M	13.28M
Median New Listed Listing Price:			\$137,991	\$204,839	\$317,450	\$750,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

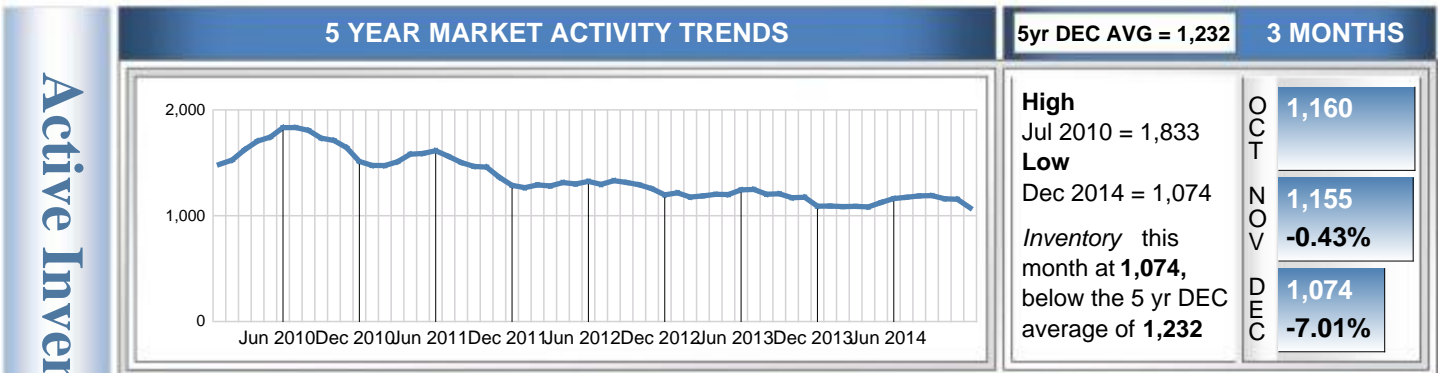
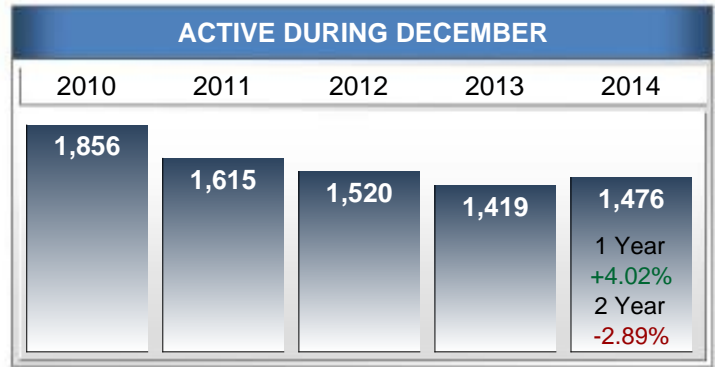
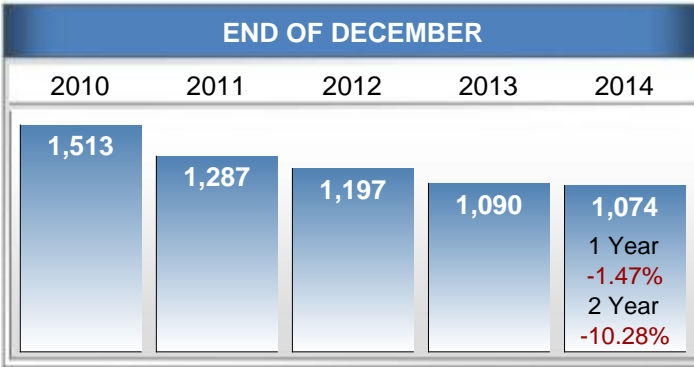
Active Inventory as of Jan 06, 2015



Active Inventory

Report Produced on: Jan 07, 2015

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

Ready to Buy or Sell Real Estate?
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INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	76	7.08%	65.5	11	53	12	0
\$150,001 \$200,000	118	10.99%	61.0	2	91	25	0
\$200,001 \$275,000	211	19.65%	62.0	5	106	96	4
\$275,001 \$350,000	215	20.02%	70.0	4	101	101	9
\$350,001 \$450,000	214	19.93%	86.0	1	52	148	13
\$450,001 \$625,000	131	12.20%	79.0	1	14	93	23
\$625,001 and up	109	10.15%	104.0	0	13	64	32
Total Active Inventory by Units:				24	430	539	81
Total Active Inventory by Volume:				4.84M	135.01M	225.03M	60.63M
Median Active Inventory Listing Price:				\$162,400	\$245,900	\$377,750	\$571,960



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

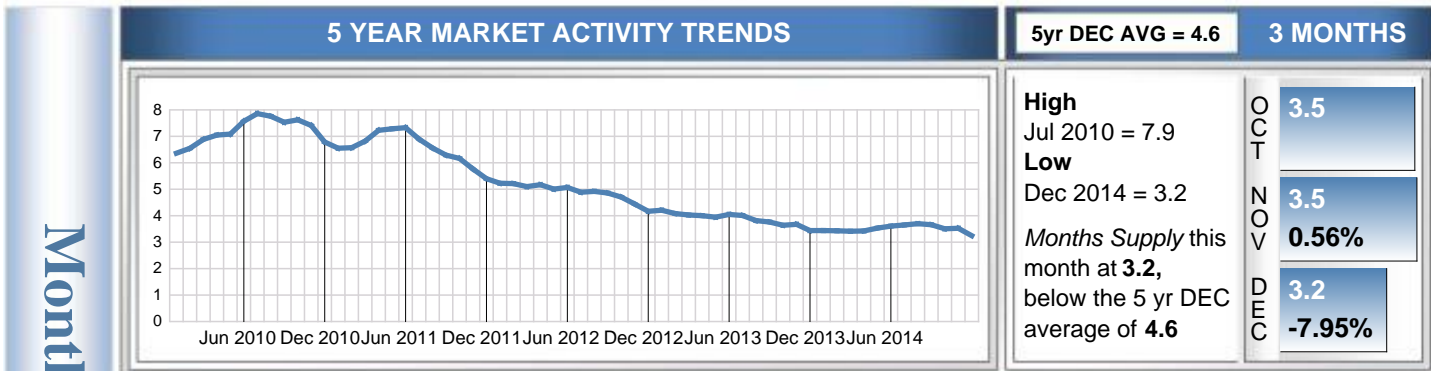
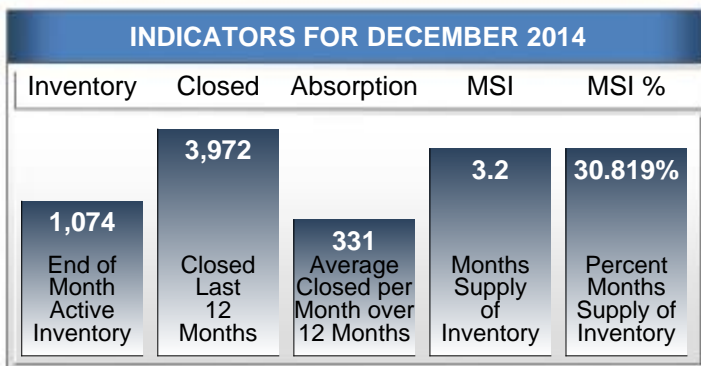
Active Inventory as of Jan 06, 2015



Months Supply of Inventory

Report Produced on: Jan 07, 2015

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	76		7.08%	1.3	1.2	1.1	3.3	0.0
\$150,001 - \$200,000	118		10.99%	1.5	1.0	1.6	1.4	0.0
\$200,001 - \$275,000	211		19.65%	2.8	2.1	3.2	2.4	3.7
\$275,001 - \$350,000	215		20.02%	4.1	3.0	5.9	3.2	3.5
\$350,001 - \$450,000	214		19.93%	6.4	4.0	7.7	6.4	3.8
\$450,001 - \$625,000	131		12.20%	6.7	2.4	4.9	7.3	6.4
\$625,001 and up	109		10.15%	10.4	0.0	9.8	10.8	10.1
MSI:				3.2	1.5	2.6	4.0	5.5
Total Active Inventory:				1,074	24	430	539	81



Monthly Inventory Analysis

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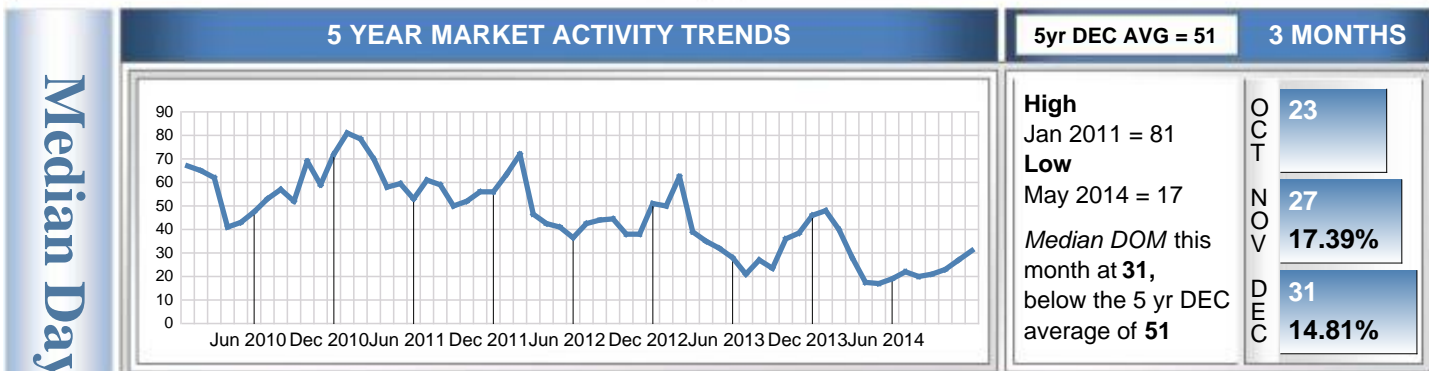
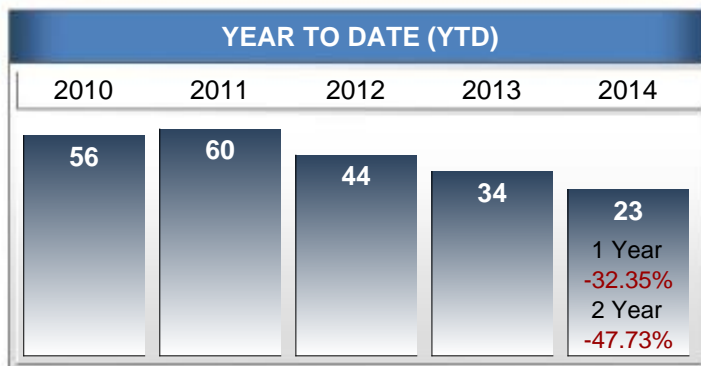
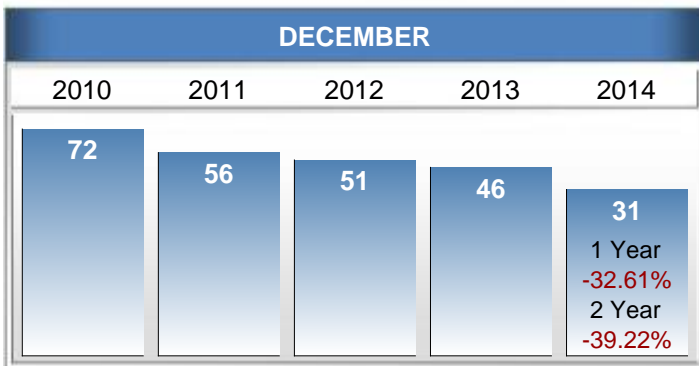
Closed Sales as of Jan 06, 2015



Median Days on Market to Sale

Report Produced on: Jan 07, 2015

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	26	9.00%	17.0	31.0	17.0	17.0	0.0
\$125,001 - \$150,000	29	10.03%	30.0	5.0	30.0	279.0	0.0
\$150,001 - \$175,000	35	12.11%	10.0	18.0	7.0	53.0	42.0
\$175,001 - \$250,000	83	28.72%	31.0	64.0	29.0	34.0	10.0
\$250,001 - \$325,000	50	17.30%	42.5	0.0	43.0	42.0	34.0
\$325,001 - \$450,000	37	12.80%	43.0	0.0	25.0	52.0	92.5
\$450,001 and up	29	10.03%	64.0	0.0	1.0	71.0	64.0
Median Closed DOM:	31.0			31.0	20.0	42.5	52.0
Total Closed Units:	289			16	154	104	15
Total Closed Volume:	76,631,138			2.54M	32.31M	33.78M	8.00M



Monthly Inventory Analysis

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December 2014

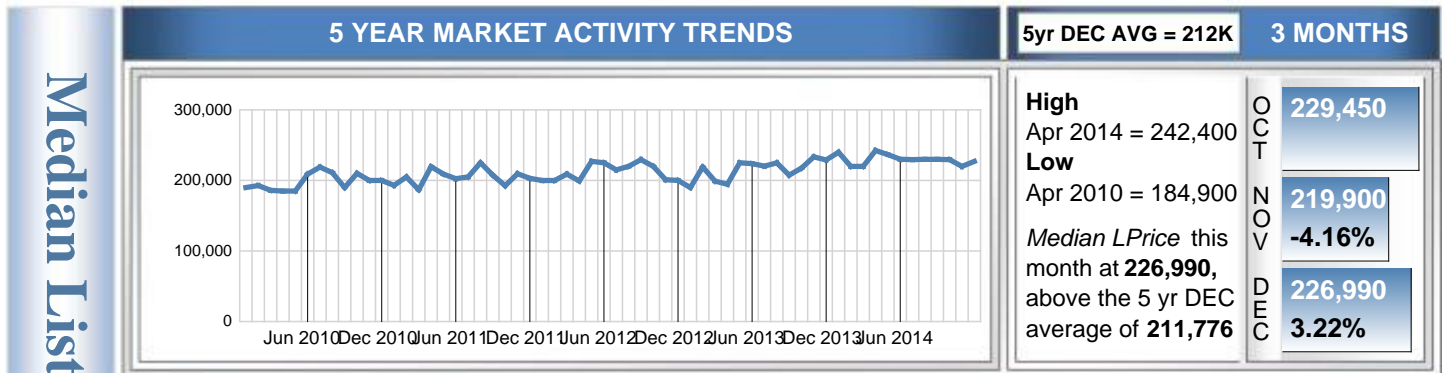
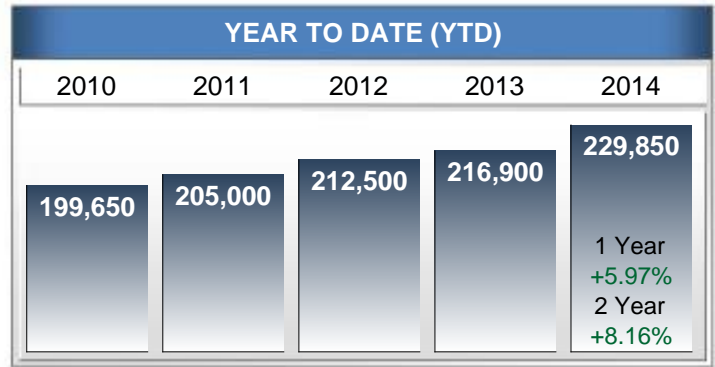
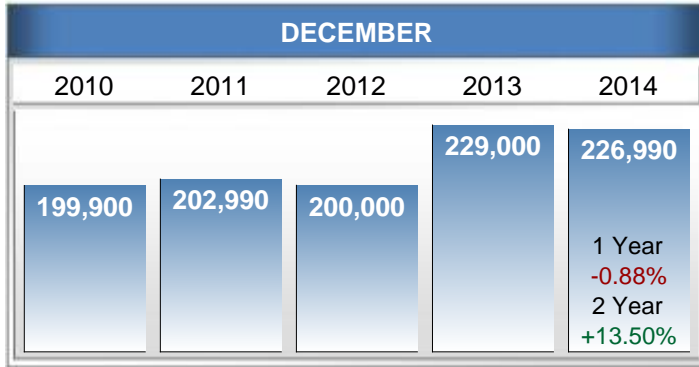
Closed Sales as of Jan 06, 2015



Median List Price at Closing

Report Produced on: Jan 07, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	22		7.61%	107,950	94,500	109,900	114,900	0
\$125,001 - \$150,000	30		10.38%	139,950	131,950	140,000	150,000	0
\$150,001 - \$175,000	35		12.11%	164,950	175,000	164,900	165,000	0
\$175,001 - \$250,000	86		29.76%	210,738	208,450	207,250	222,450	183,500
\$250,001 - \$325,000	49		16.96%	284,990	0	284,900	284,995	289,750
\$325,001 - \$450,000	39		13.49%	377,500	0	379,899	376,250	365,300
\$450,001 and up	28		9.69%	602,515	0	594,950	650,000	565,129
Median List Price:		\$226,990			\$185,750	\$176,500	\$295,270	\$505,000
Total Closed Units:		289			16	154	104	15
Total List Volume:		77,939,441			2.60M	32.90M	34.27M	8.18M



Monthly Inventory Analysis

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

December 2014

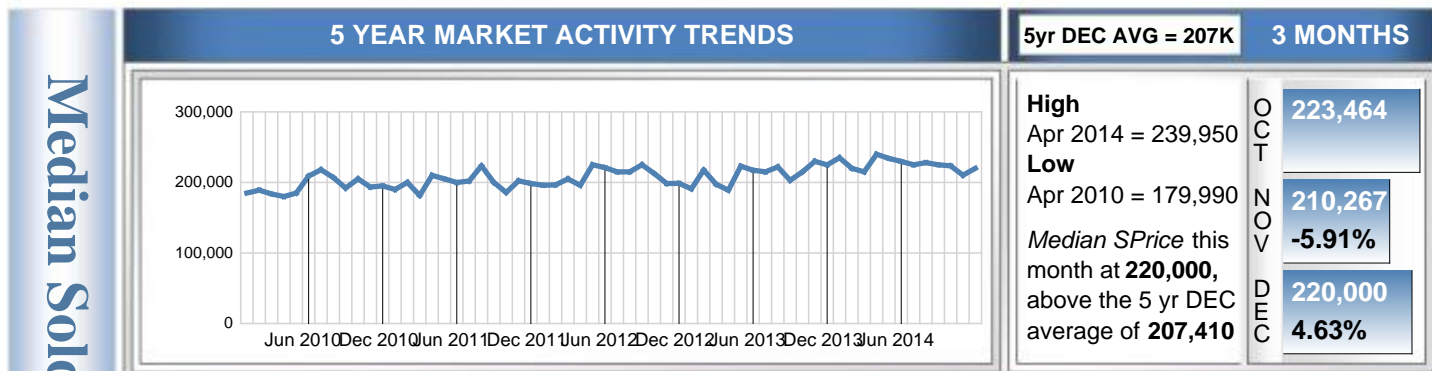
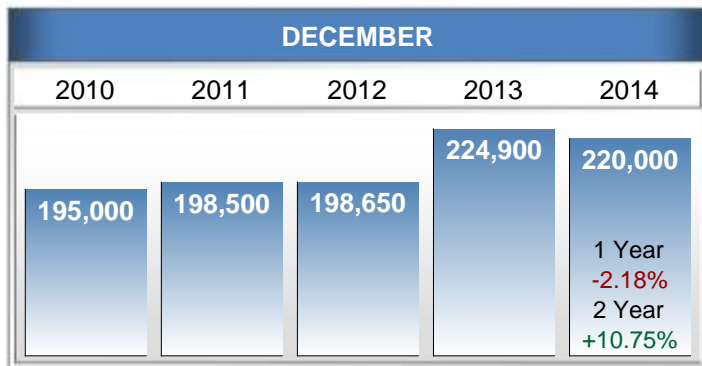
Closed Sales as of Jan 06, 2015



Median Sold Price at Closing

Report Produced on: Jan 07, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	26		9.00%	107,950	93,500	108,000	117,000	0
\$125,001 - \$150,000	29		10.03%	141,499	135,000	141,787	140,600	0
\$150,001 - \$175,000	35		12.11%	164,900	172,500	163,884	160,000	175,000
\$175,001 - \$250,000	83		28.72%	211,000	204,900	202,162	220,000	188,000
\$250,001 - \$325,000	50		17.30%	283,300	0	280,000	288,000	281,250
\$325,001 - \$450,000	37		12.80%	376,922	0	369,736	379,900	363,800
\$450,001 and up	29		10.03%	563,932	0	520,000	575,000	563,932
Median Closed Price:	\$220,000				\$178,000	\$176,250	\$292,745	\$500,000
Total Closed Units:	289				16	154	104	15
Total Closed Volume:	76,631,138				2.54M	32.31M	33.78M	8.00M



Monthly Inventory Analysis

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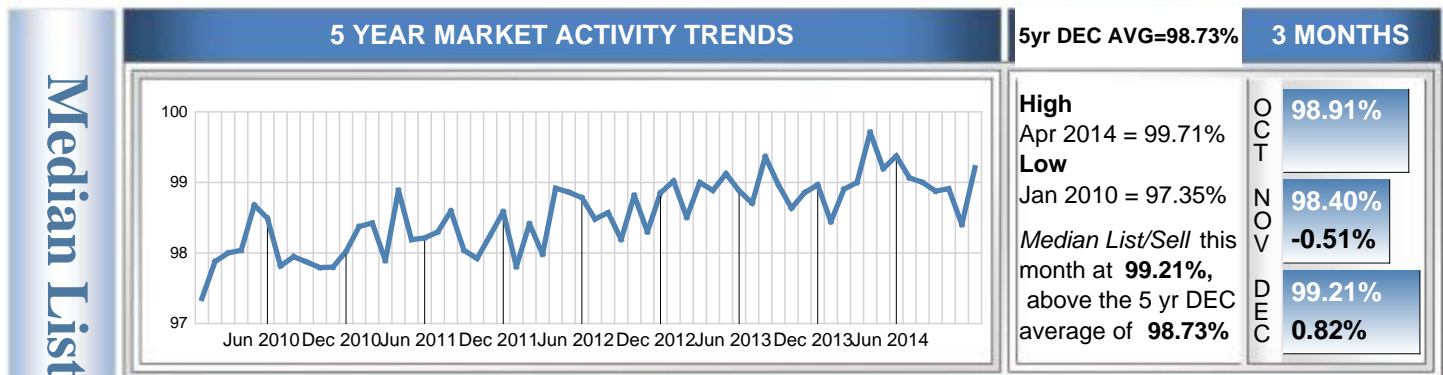
Closed Sales as of Jan 06, 2015



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+
\$125,000 and less	26	9.00%	96.46%	98.24%	96.23%	101.83%	0.00%
\$125,001 - \$150,000	29	10.03%	99.62%	99.34%	100.00%	93.73%	0.00%
\$150,001 - \$175,000	35	12.11%	99.04%	98.57%	99.44%	92.37%	97.77%
\$175,001 - \$250,000	83	28.72%	99.21%	100.00%	99.17%	99.00%	100.00%
\$250,001 - \$325,000	50	17.30%	99.93%	0.00%	99.83%	100.00%	97.17%
\$325,001 - \$450,000	37	12.80%	99.48%	0.00%	100.00%	98.80%	99.52%
\$450,001 and up	29	10.03%	98.18%	0.00%	95.41%	98.57%	98.18%
Median List/Sell Ratio:	99.21%			99.67%	99.50%	98.92%	98.53%
Total Closed Units:	289			16	154	104	15
Total Closed Volume:	76,631,138			2.54M	32.31M	33.78M	8.00M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

Inventory as of Jan 06, 2015



Market Summary

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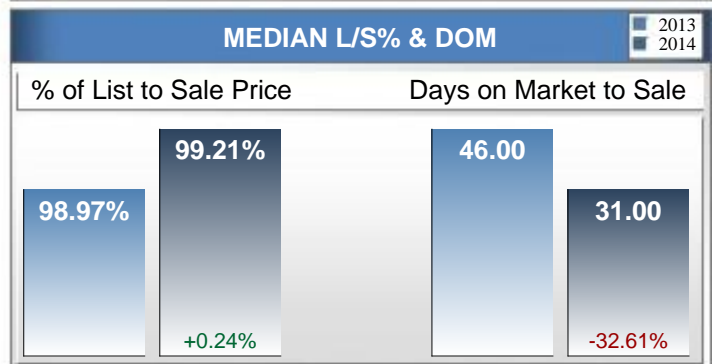
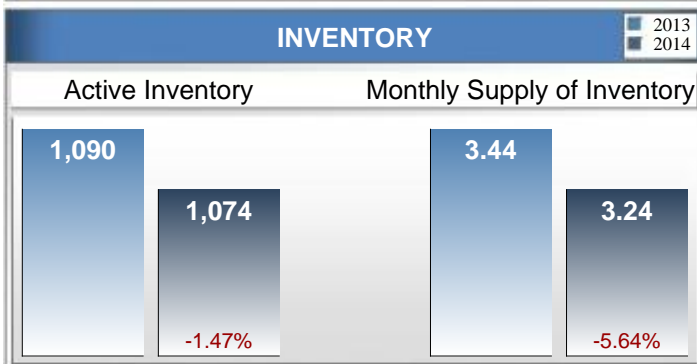
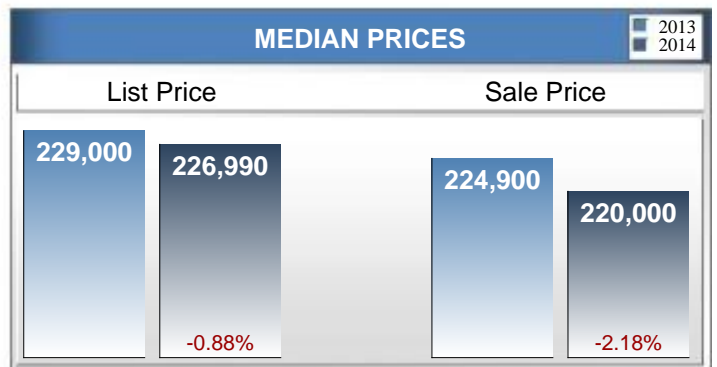
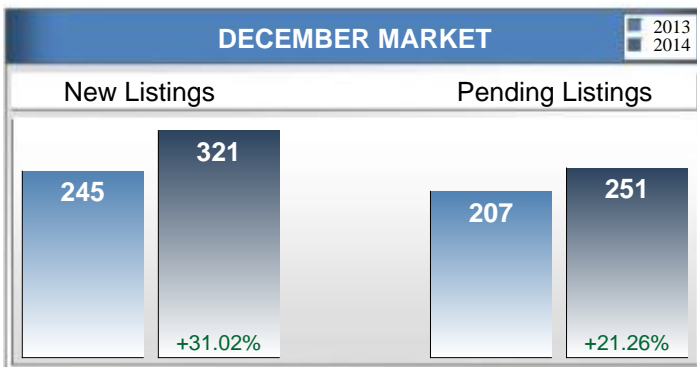
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 331 Sales/Month

Active Inventory as of December 31, 2014 = 1,074

	DECEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	249	289	16.06%	3,804	3,972	4.42%
Pending Sales	207	251	21.26%	3,822	4,026	5.34%
New Listings	245	321	31.02%	5,107	5,489	7.48%
Median List Price	229,000	226,990	-0.88%	216,900	229,850	5.97%
Median Sale Price	224,900	220,000	-2.18%	212,995	225,000	5.64%
Median Percent of List Price to Selling Price	98.97%	99.21%	0.24%	98.92%	99.04%	0.12%
Median Days on Market to Sale	46.00	31.00	-32.61%	34.00	23.00	-32.35%
Monthly Inventory	1,090	1,074	-1.47%	1,090	1,074	-1.47%
Months Supply of Inventory	3.44	3.24	-5.64%	3.44	3.24	-5.64%





December 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

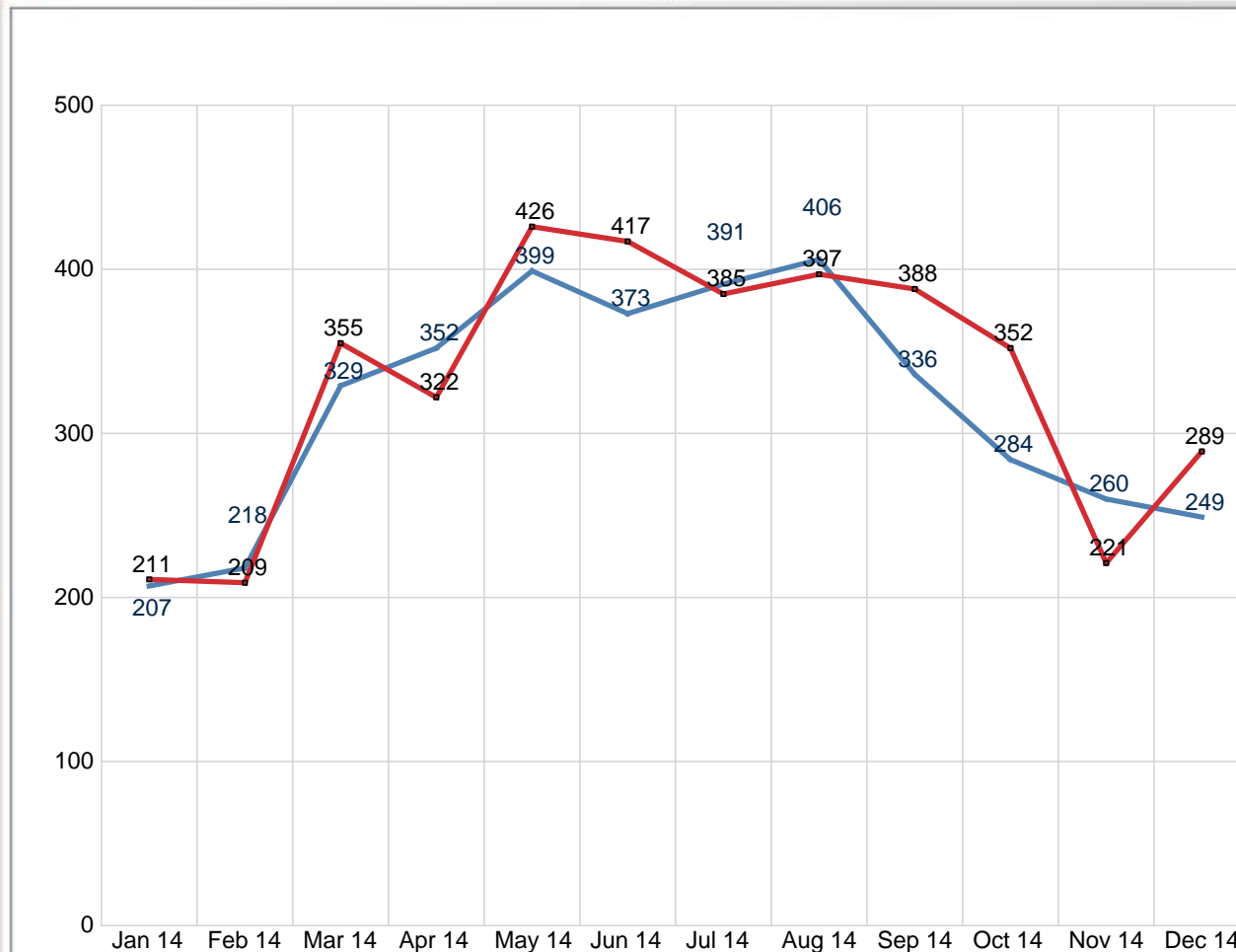
Report Produced on: Jan 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

DECEMBER

2013	2014
249	289

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
3,804	3,972

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
3,804	3,972



December 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

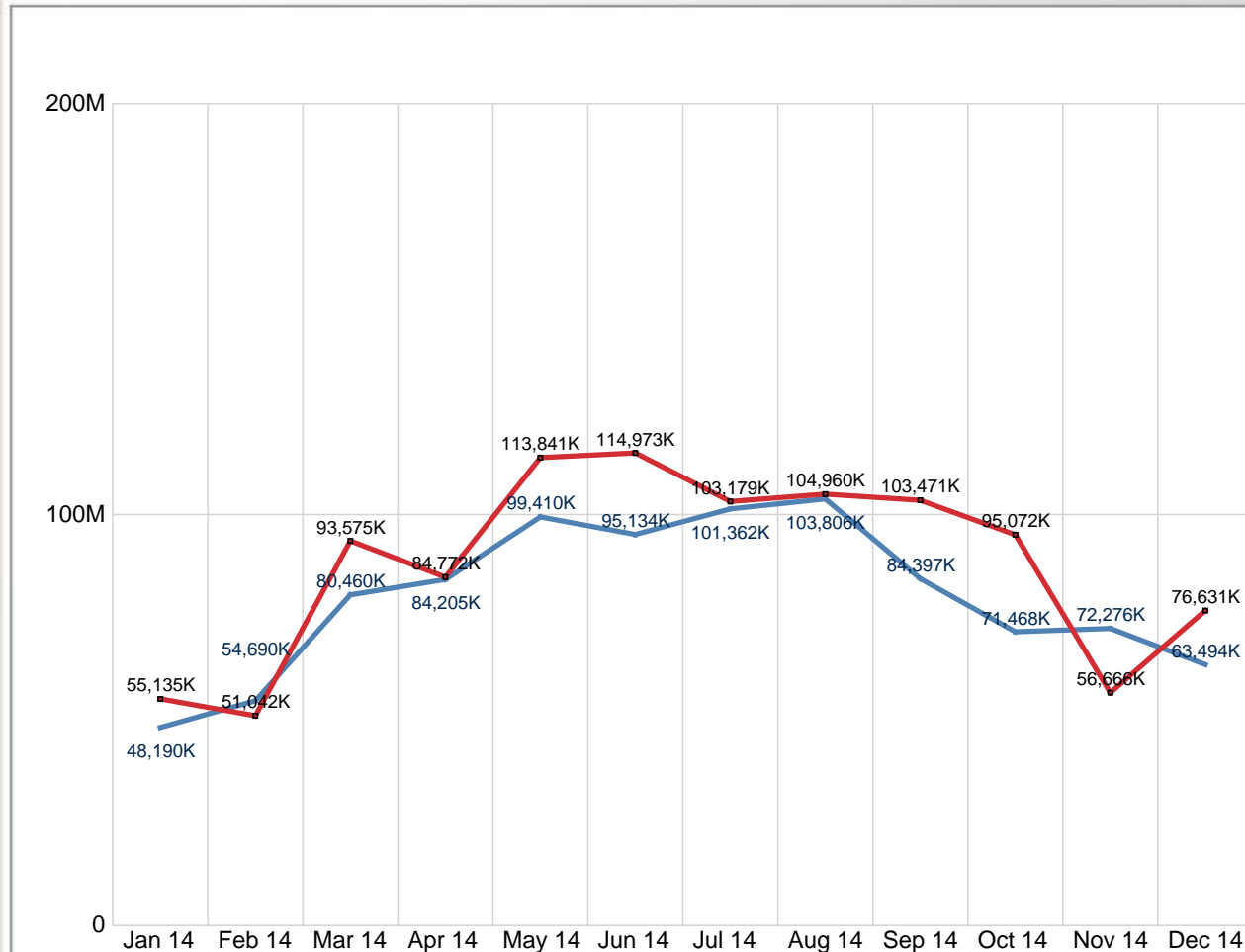
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Market Trends

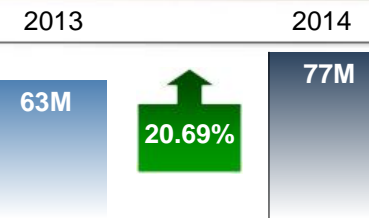
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■ December 2014 - December 2014 (Current Year with Values)
 ■ December 2013 - December 2013 (Previous Year)



Comparative Analysis

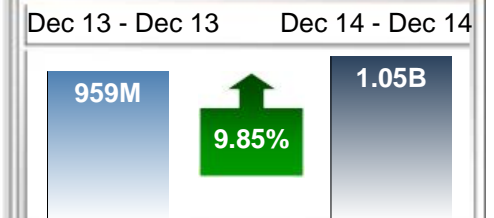
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

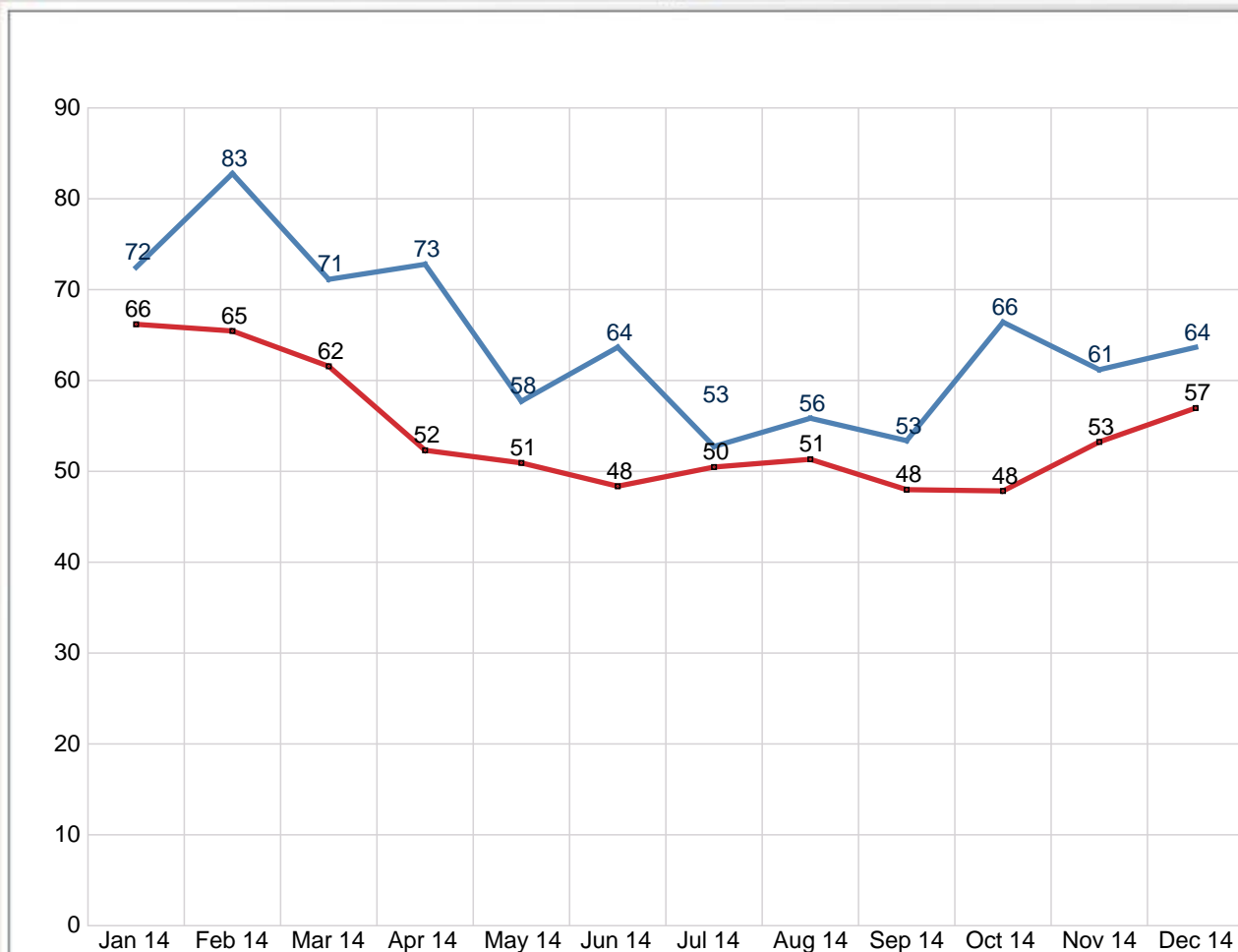
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Market Trends

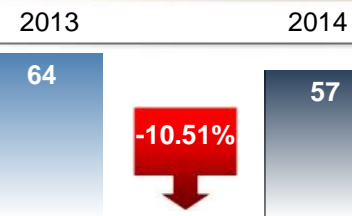
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 ■ December 2013 - December 2013 (Previous Year)



Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

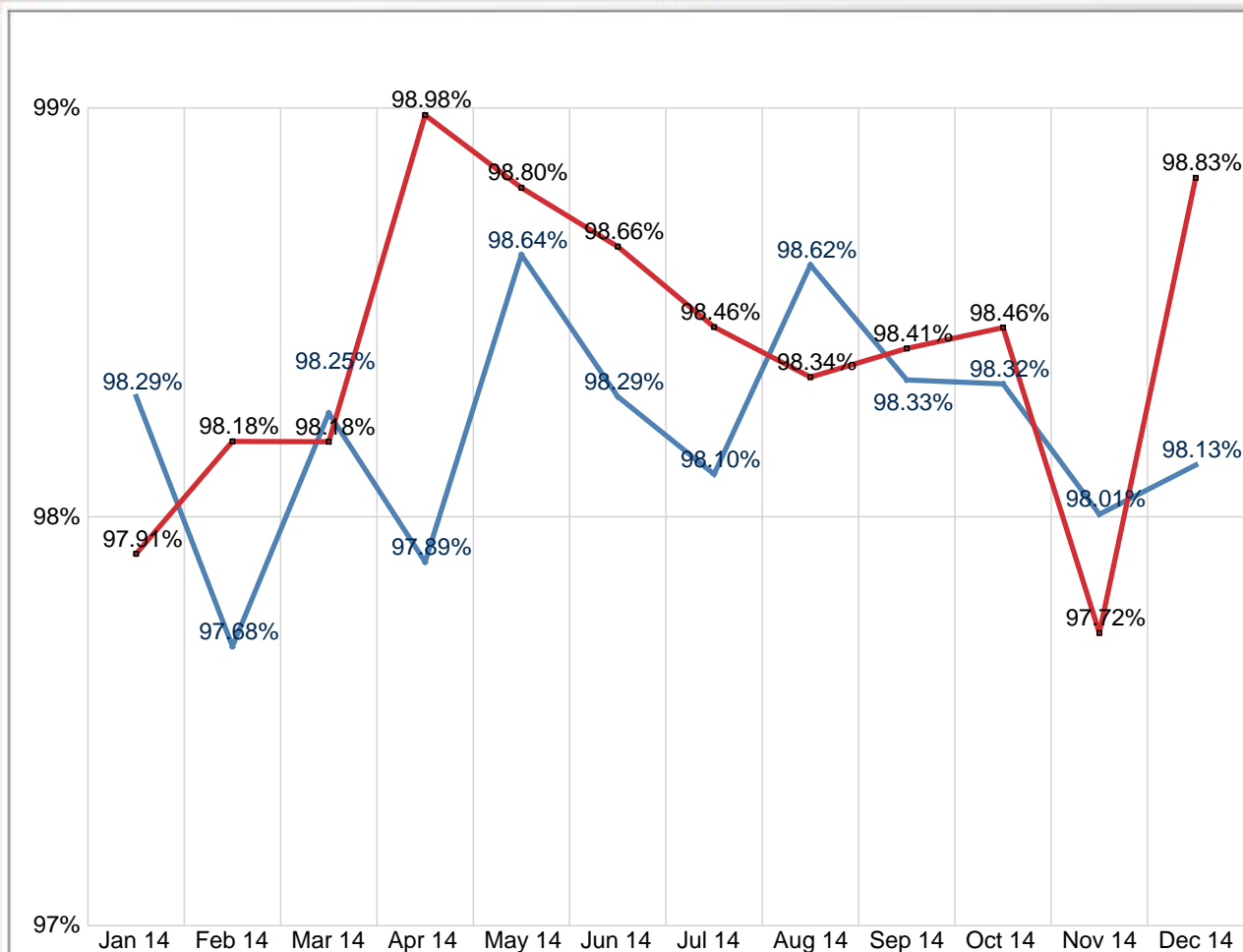
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Market Trends

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



Comparative Analysis

DECEMBER

2013	2014
98.13%	98.83%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.72%	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
98.24%	98.46%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.22%	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
98.24%	98.46%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.22%	



December 2014

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

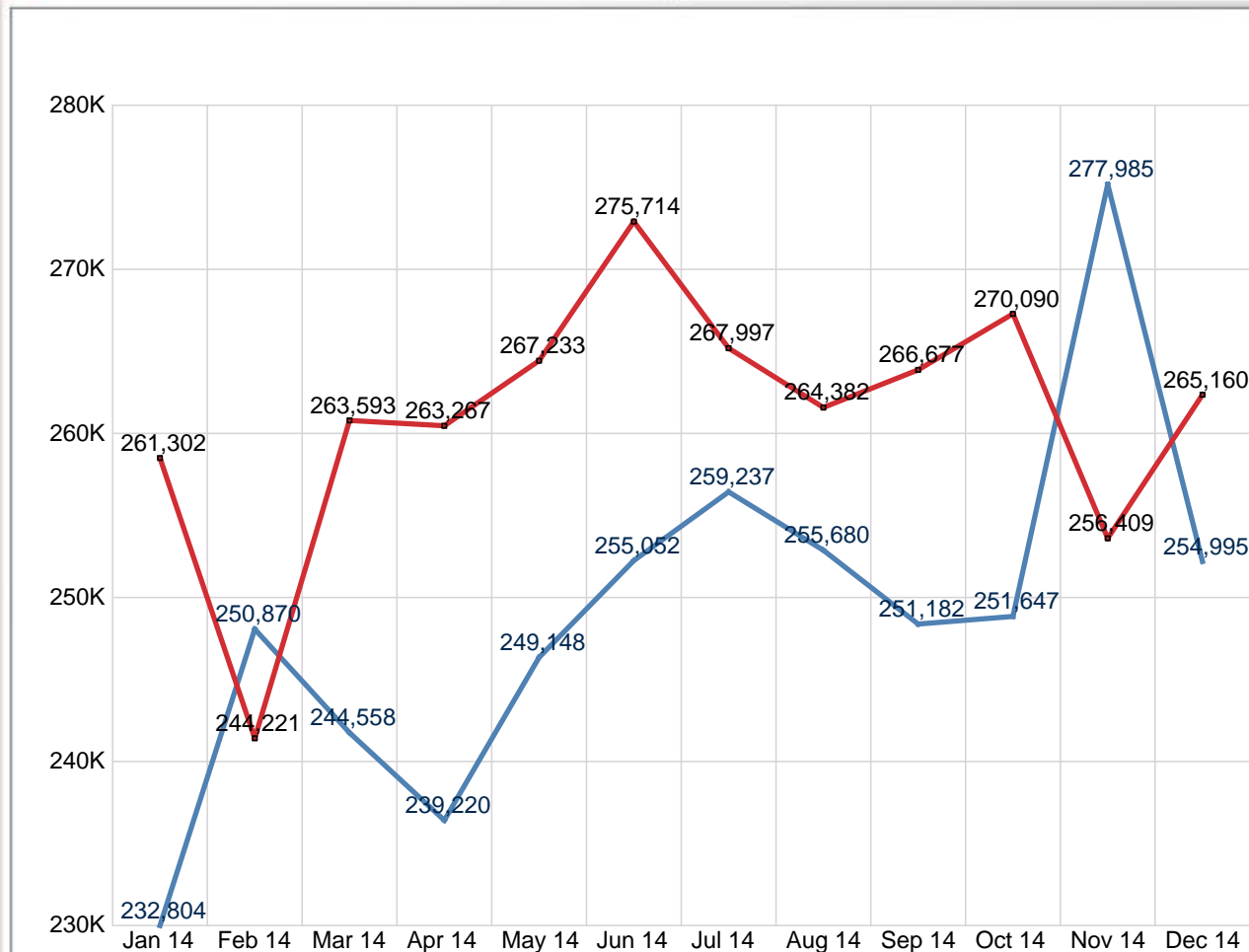
Report Produced on: Jan 07, 2015

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Market Trends

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



Comparative Analysis

DECEMBER

2013	2014
254,995	265,160
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">3.99%</div>	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
252,075	265,186
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">5.20%</div>	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
252,075	265,186
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">5.20%</div>	