



December 2014

Area Delimited by Zipcode 73044 - Residential
Property Type

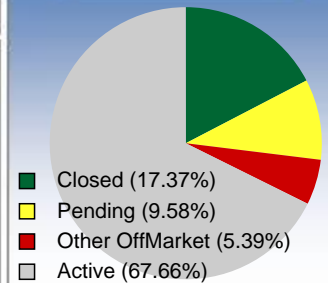


Absorption: Last 12 months, an Average of **25** Sales/Month

Active Inventory as of December 31, 2014 = **113**

	DECEMBER		
	2013	2014	+/- %
Closed Listings	25	29	16.00%
Pending Listings	9	16	77.78%
New Listings	20	30	50.00%
Median List Price	159,900	179,900	12.51%
Median Sale Price	156,000	172,000	10.26%
Median Percent of List Price to Selling Price	98.70%	98.00%	-0.71%
Median Days on Market to Sale	75.00	45.00	-40.00%
End of Month Inventory	106	113	6.60%
Months Supply of Inventory	4.33	4.55	5.17%

Market Activity



Monthly Inventory Analysis

Report Produced on: Jan 07, 2015

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 December 2014 rose **6.60%** to 113 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 **4.55** 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 **10.26%** in December 2014 to \$172,000 versus the previous year at \$156,000.

Median Days on Market Shortens

The median number of **45.00** days that homes spent on the market before selling decreased by 30.00 days or **40.00%** in December 2014 compared to last year's same month at **75.00** DOM.

Sales Success for December 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 30 New Listings in December 2014, up **50.00%** from last year at 20. Furthermore, there were 29 Closed Listings this month versus last year at 25, a **16.00%** increase.

Closed versus Listed trends yielded a **96.7%** ratio, down from last year's December 2014 at **125.0%**, a **22.67%** 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®

December 2014

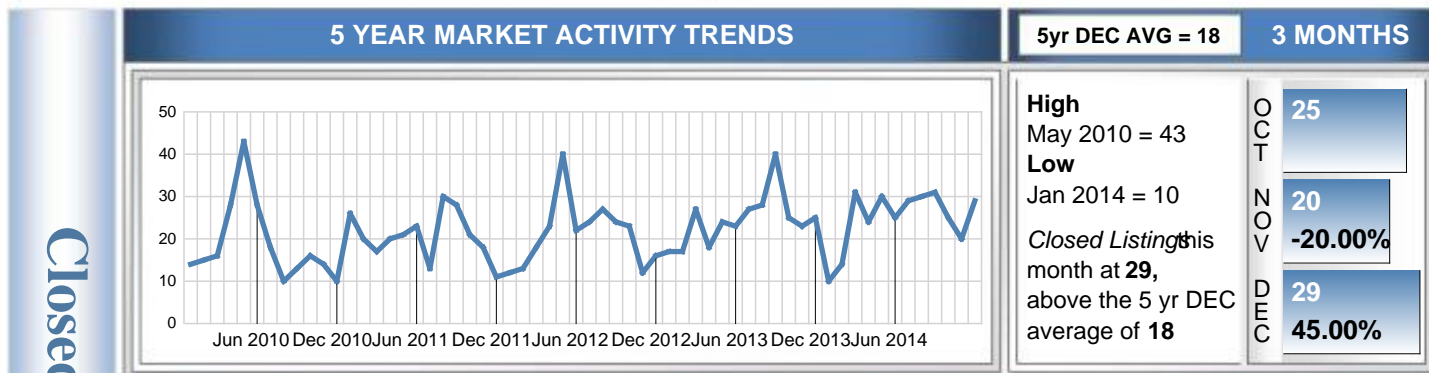
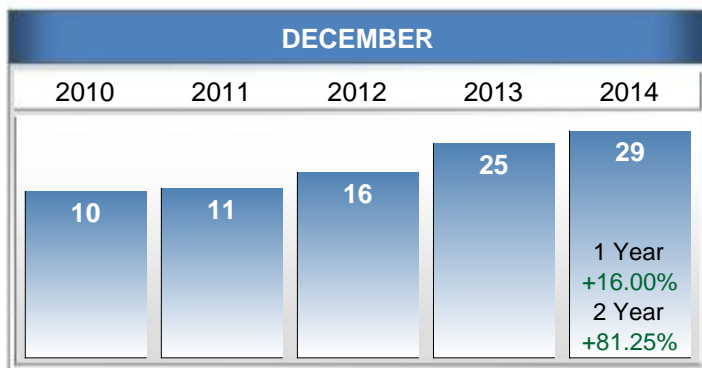
Closed Sales as of Jan 06, 2015



Closed Listings

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - 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	3.45%	11.0	0	1	0	0
\$25,001 - \$75,000	6	20.69%	118.0	1	4	1	0
\$75,001 - \$125,000	2	6.90%	72.5	0	2	0	0
\$125,001 - \$175,000	6	20.69%	51.5	0	6	0	0
\$175,001 - \$200,000	7	24.14%	26.0	1	4	2	0
\$200,001 - \$325,000	3	10.34%	50.0	0	1	2	0
\$325,001 and up	4	13.79%	25.5	0	2	1	1
Total Closed Units:	29		45.0	2	20	6	1
Total Closed Volume:	6,354,834			218.00K	3.09M	2.71M	335.00K
Median Closed Price:	\$172,000			\$109,000	\$165,450	\$204,400	\$335,000

Closed Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

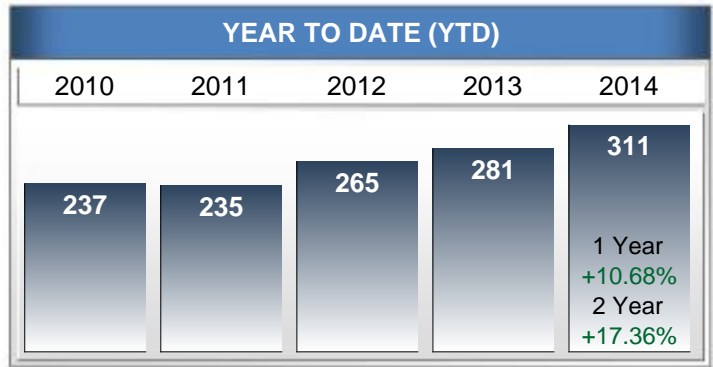
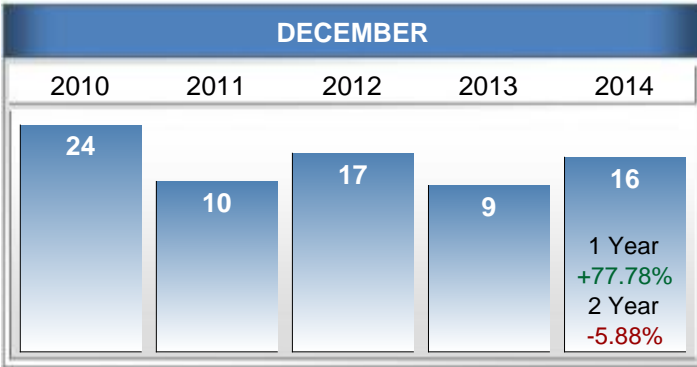
Pending Listings as of Jan 06, 2015



Pending Listings

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

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Contact an experienced REALTOR

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	1	6.25%	11.0	0	1	0	0		
\$50,001 \$70,000	2	12.50%	226.0	0	2	0	0		
\$70,001 \$130,000	3	18.75%	7.0	1	2	0	0		
\$130,001 \$150,000	3	18.75%	57.0	0	3	0	0		
\$150,001 \$200,000	3	18.75%	57.0	0	3	0	0		
\$200,001 \$220,000	2	12.50%	100.0	0	0	2	0		
\$220,001 and up	2	12.50%	185.5	0	1	1	0		
Total Pending Units:				16	74.0	1	12	3	0.00B
Total Pending Volume:				2,234,600		74.00K	1.51M	646.10K	
Median Listing Price:				\$140,200		\$74,000	\$134,000	\$219,900	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

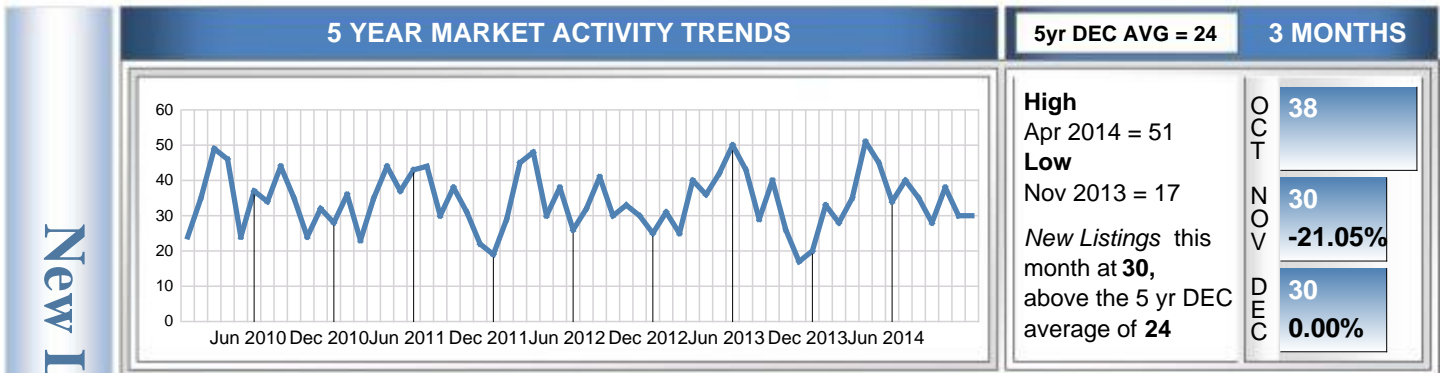
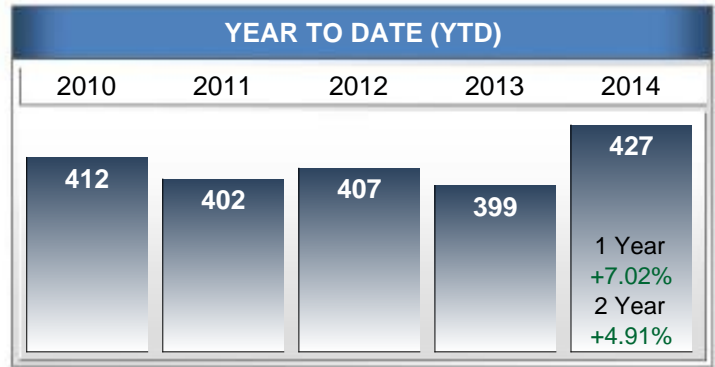
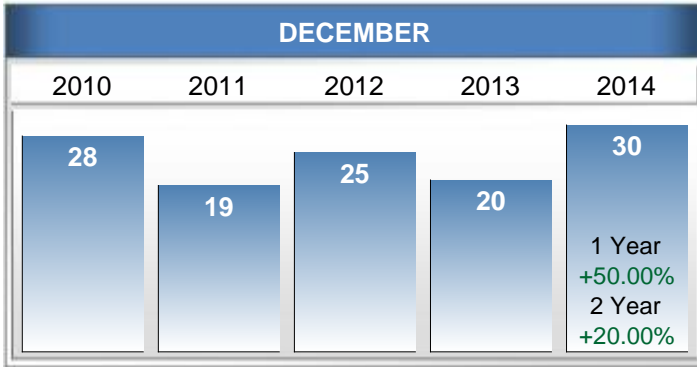
New Listings as of Jan 06, 2015



New Listings

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

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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	2	6.67%	0	2	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0
\$50,001 - \$125,000	7	23.33%	2	4	1	0
\$125,001 - \$175,000	8	26.67%	0	7	1	0
\$175,001 - \$225,000	6	20.00%	0	4	2	0
\$225,001 - \$275,000	4	13.33%	0	3	0	1
\$275,001 and up	3	10.00%	0	1	1	1
Total New Listed Units:			2	21	5	2
Total New Listed Volume:			148.90K	3.27M	1.38M	524.90K
Median New Listed Listing Price:			\$74,450	\$157,000	\$213,108	\$262,450



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

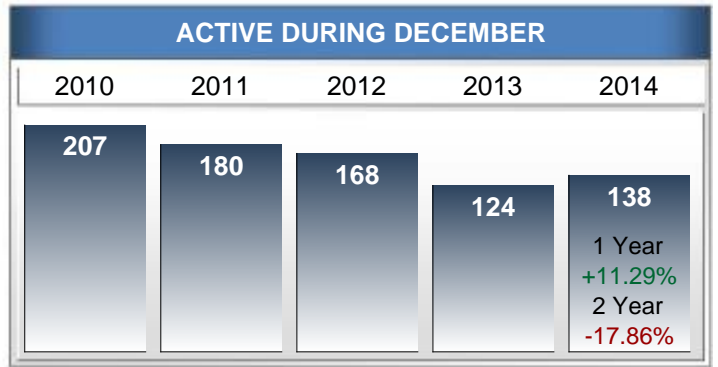
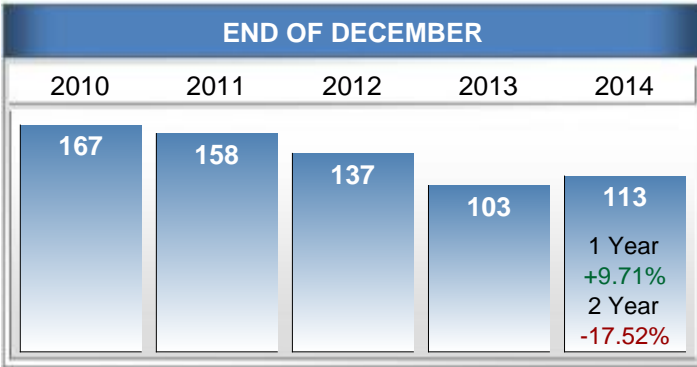
Active Inventory as of Jan 06, 2015



Active Inventory

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory



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INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	7	6.19%	52.0	3	2	2	0		
\$50,001 - \$75,000	10	8.85%	57.5	4	6	0	0		
\$75,001 - \$125,000	23	20.35%	72.0	3	16	3	1		
\$125,001 - \$175,000	19	16.81%	117.0	0	13	4	2		
\$175,001 - \$225,000	27	23.89%	89.0	0	17	9	1		
\$225,001 - \$225,000	0	0.00%	89.0	0	0	0	0		
\$225,001 and up	27	23.89%	58.0	0	15	8	4		
Total Active Inventory by Units:				113	70.0	10	69	26	8
Total Active Inventory by Volume:				23,908,061		686.10K	16.32M	5.16M	1.74M
Median Active Inventory Listing Price:				\$159,900		\$73,700	\$159,900	\$202,400	\$226,800



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

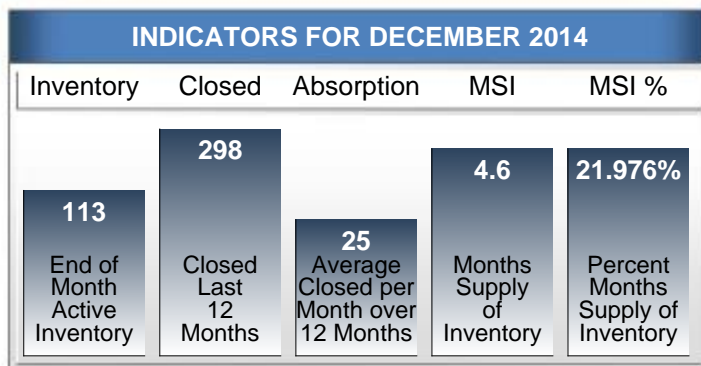
Active Inventory as of Jan 06, 2015



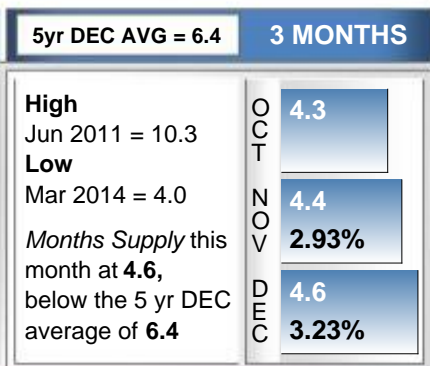
Months Supply of Inventory

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	7	6.19%	2.2	3.0	1.3	3.0	0.0
\$50,001 - \$75,000	10	8.85%	4.0	6.0	3.8	0.0	0.0
\$75,001 - \$125,000	23	20.35%	7.1	18.0	6.0	9.0	12.0
\$125,001 - \$175,000	19	16.81%	3.9	0.0	3.5	4.0	12.0
\$175,001 - \$225,000	27	23.89%	3.9	0.0	4.4	3.2	6.0
\$225,001 - \$225,000	0	0.00%	0.0	0.0	0.0	0.0	0.0
\$225,001 and up	27	23.89%	6.8	0.0	6.4	6.0	12.0
MSI:			4.6	5.0	4.4	4.1	10.7
Total Active Inventory:			113	10	69	26	8



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

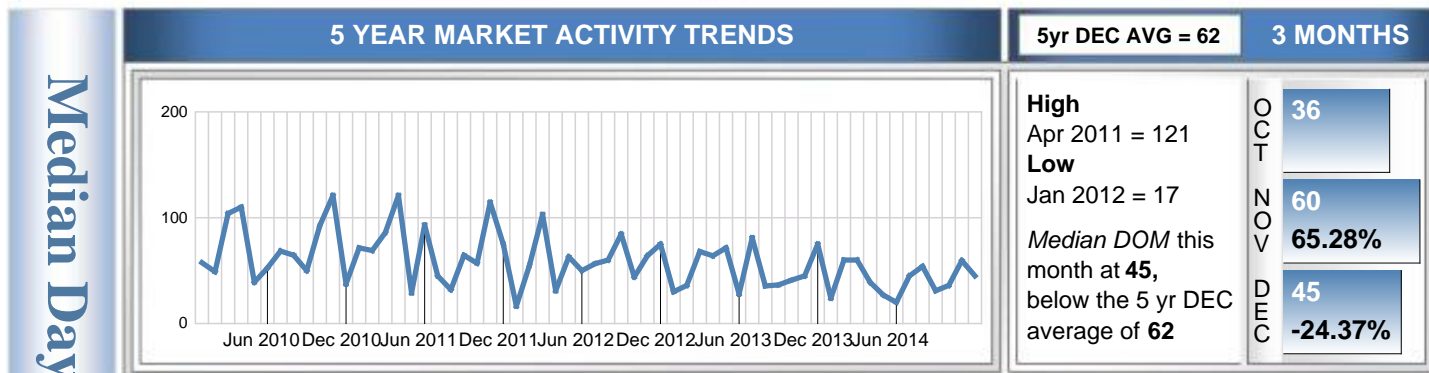
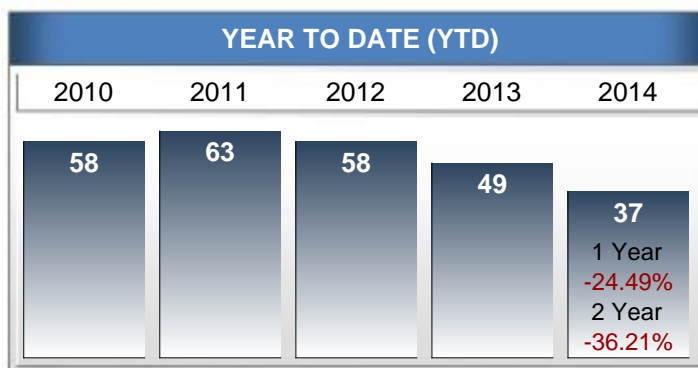
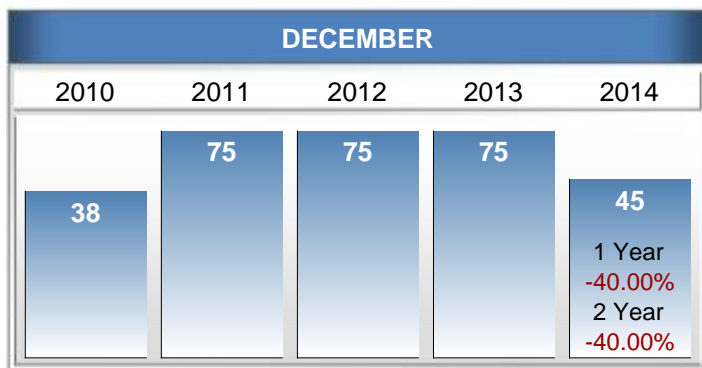
Closed Sales as of Jan 06, 2015



Median Days on Market to Sale

Report Produced on: Jan 07, 2015

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+
\$25,000 and less	1			3.45%	11.0	0.0	11.0	0.0	0.0
\$25,001 - \$75,000	6			20.69%	118.0	210.0	50.5	445.0	0.0
\$75,001 - \$125,000	2			6.90%	72.5	0.0	72.5	0.0	0.0
\$125,001 - \$175,000	6			20.69%	51.5	0.0	51.5	0.0	0.0
\$175,001 - \$200,000	7			24.14%	26.0	29.0	15.0	36.5	0.0
\$200,001 - \$325,000	3			10.34%	50.0	0.0	50.0	133.5	0.0
\$325,001 and up	4			13.79%	25.5	0.0	71.5	1.0	45.0
Median Closed DOM:					45.0	119.5	42.5	36.5	45.0
Total Closed Units:					29	2	20	6	1
Total Closed Volume:					6,354,834	218.00K	3.09M	2.71M	335.00K



Monthly Inventory Analysis

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December 2014

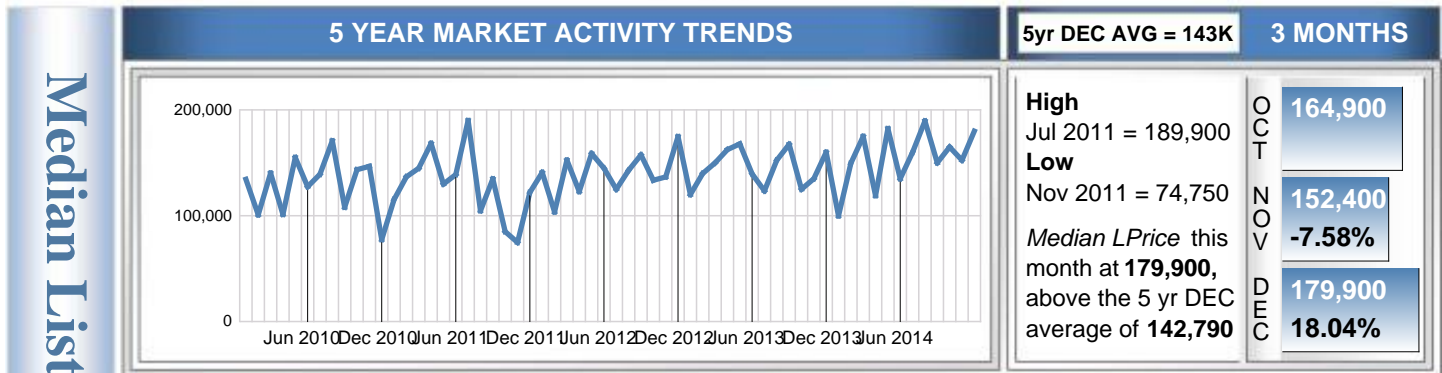
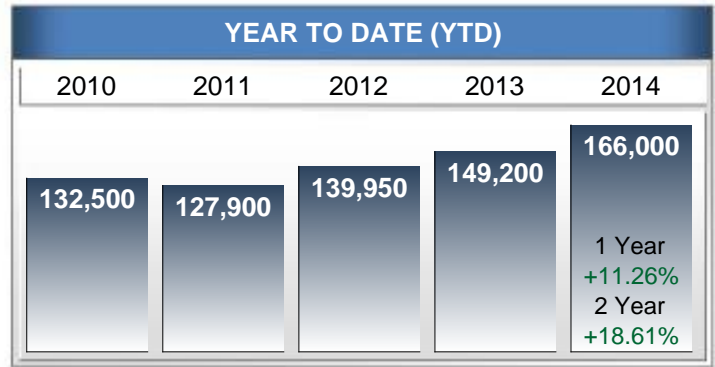
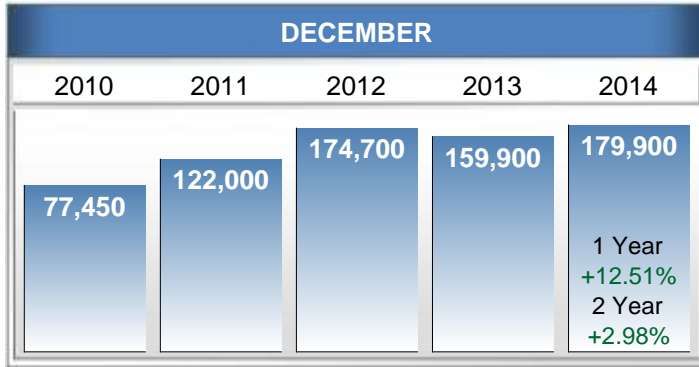
Closed Sales as of Jan 06, 2015



Median List Price at Closing

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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

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		3.45%	25,000	0	25,000	0	0
\$25,001 - \$75,000	5		17.24%	39,900	39,900	50,000	28,000	0
\$75,001 - \$125,000	2		6.90%	79,950	0	79,950	0	0
\$125,001 - \$175,000	6		20.69%	154,850	0	154,850	0	0
\$175,001 - \$200,000	9		31.03%	192,500	188,000	195,000	192,500	0
\$200,001 - \$325,000	3		10.34%	220,000	0	228,900	217,450	0
\$325,001 and up	3		10.34%	350,000	0	361,950	0	350,000
Median List Price:		\$179,900			\$113,950	\$170,400	\$195,150	\$350,000
Total Closed Units:		29			2	20	6	1
Total List Volume:		4,793,490			227.90K	3.18M	1.03M	350.00K



Monthly Inventory Analysis

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December 2014

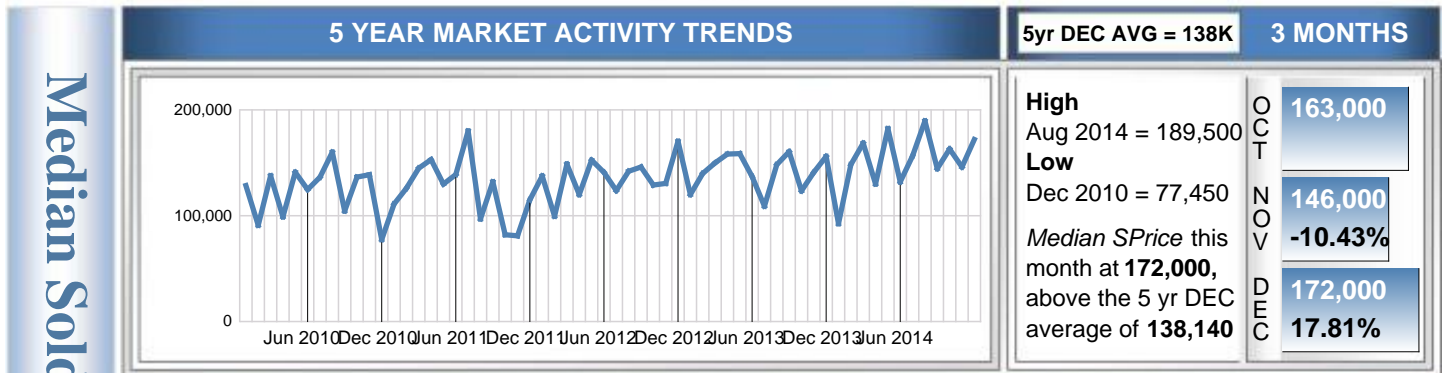
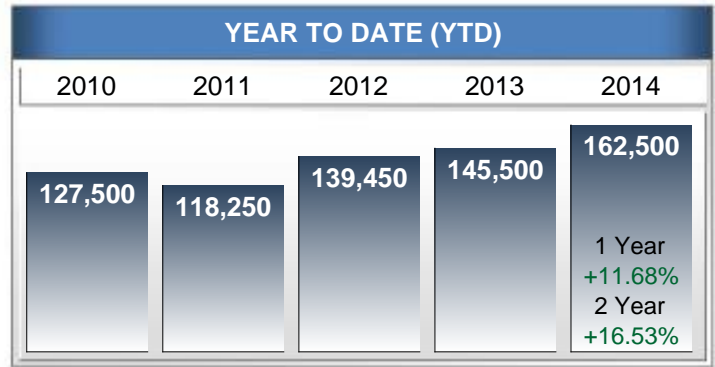
Closed Sales as of Jan 06, 2015



Median Sold Price at Closing

Report Produced on: Jan 07, 2015

Area Delimited by Zipcode 73044 - 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\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	1	3.45%	25,000	0	25,000	0	0
\$25,001 - \$75,000	6	20.69%	42,650	30,000	57,000	26,000	0
\$75,001 - \$125,000	2	6.90%	100,472	0	100,472	0	0
\$125,001 - \$175,000	6	20.69%	165,450	0	165,450	0	0
\$175,001 - \$200,000	7	24.14%	189,990	188,000	186,995	195,150	0
\$200,001 - \$325,000	3	10.34%	222,500	0	228,900	216,750	0
\$325,001 and up	4	13.79%	357,500	0	357,000	1,860,000	335,000
Median Closed Price:	\$172,000			\$109,000	\$165,450	\$204,400	\$335,000
Total Closed Units:	29			2	20	6	1
Total Closed Volume:	6,354,834			218.00K	3.09M	2.71M	335.00K



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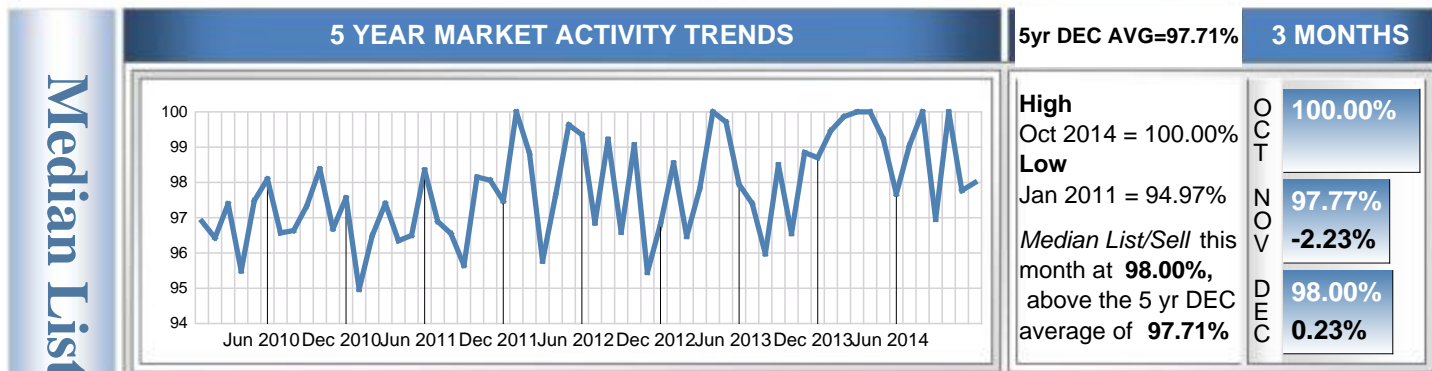
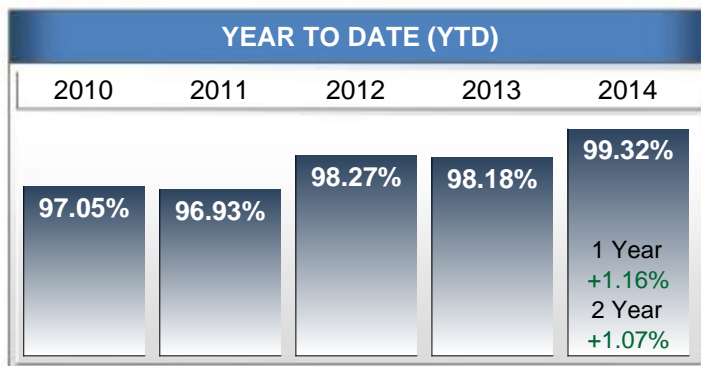
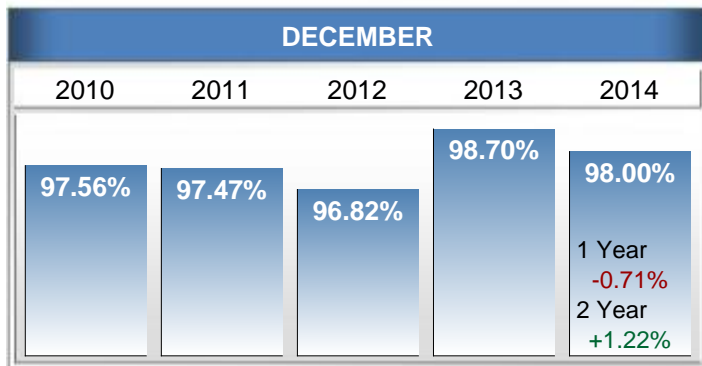
Closed Sales as of Jan 06, 2015



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1	3.45%	100.00%	0.00%	100.00%	0.00%	0.00%
\$25,001 - \$75,000	6	20.69%	92.47%	75.19%	92.98%	92.86%	0.00%
\$75,001 - \$125,000	2	6.90%	98.05%	0.00%	98.05%	0.00%	0.00%
\$125,001 - \$175,000	6	20.69%	97.74%	0.00%	97.74%	0.00%	0.00%
\$175,001 - \$200,000	7	24.14%	100.00%	100.00%	97.18%	100.00%	0.00%
\$200,001 - \$325,000	3	10.34%	100.00%	0.00%	100.00%	99.66%	0.00%
\$325,001 and up	4	13.79%	98.73%	0.00%	98.73%	0.33%	95.71%
Median List/Sell Ratio:	98.00%			87.59%	97.74%	100.00%	95.71%
Total Closed Units:	29			2	20	6	1
Total Closed Volume:	6,354,834			218.00K	3.09M	2.71M	335.00K



Monthly Inventory Analysis

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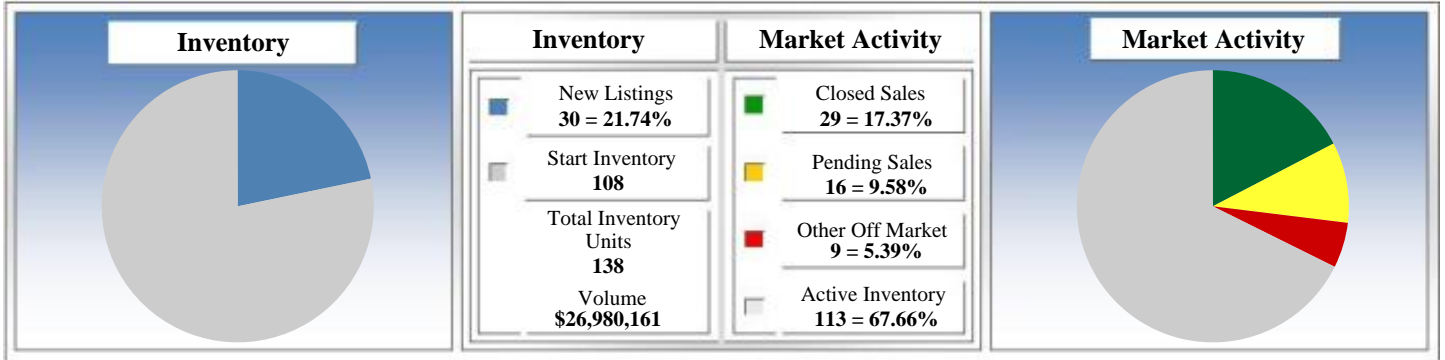
Inventory as of Jan 06, 2015



Market Summary

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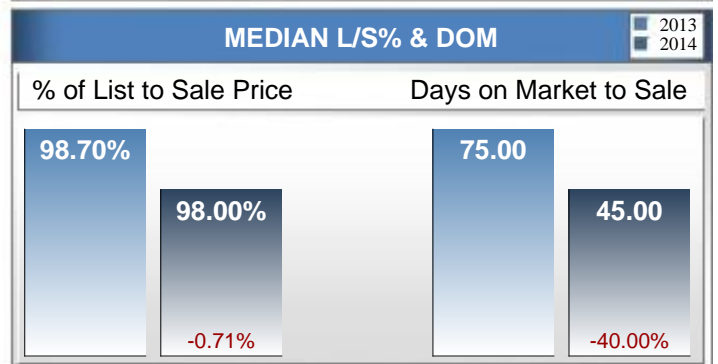
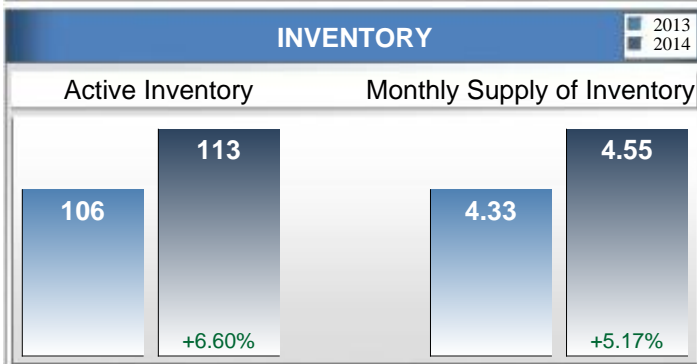
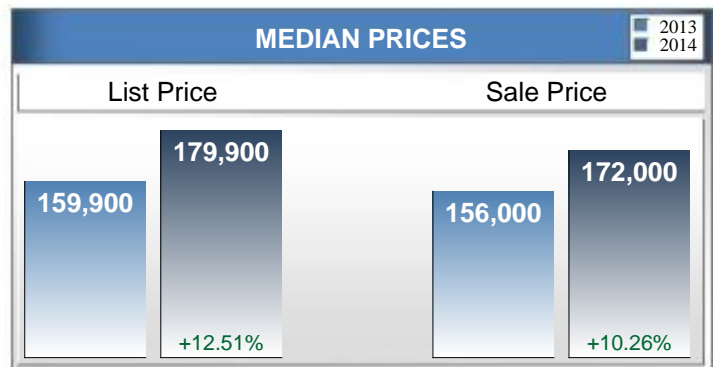
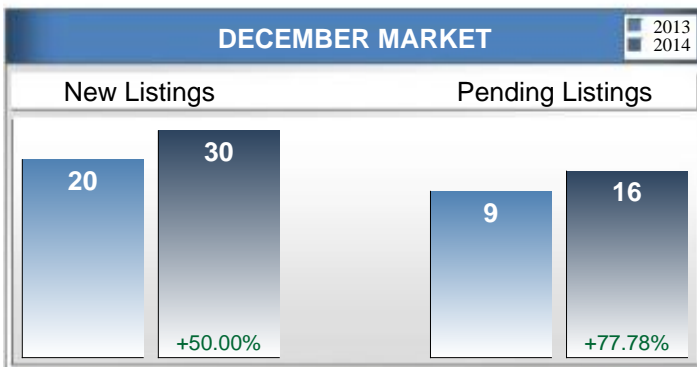
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of December 31, 2014 = 113

	DECEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	25	29	16.00%	294	298	1.36%
Pending Sales	9	16	77.78%	281	311	10.68%
New Listings	20	30	50.00%	399	427	7.02%
Median List Price	159,900	179,900	12.51%	149,200	166,000	11.26%
Median Sale Price	156,000	172,000	10.26%	145,500	162,500	11.68%
Median Percent of List Price to Selling Price	98.70%	98.00%	-0.71%	98.18%	99.32%	1.16%
Median Days on Market to Sale	75.00	45.00	-40.00%	49.00	37.00	-24.49%
Monthly Inventory	106	113	6.60%	106	113	6.60%
Months Supply of Inventory	4.33	4.55	5.17%	4.33	4.55	5.17%





December 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

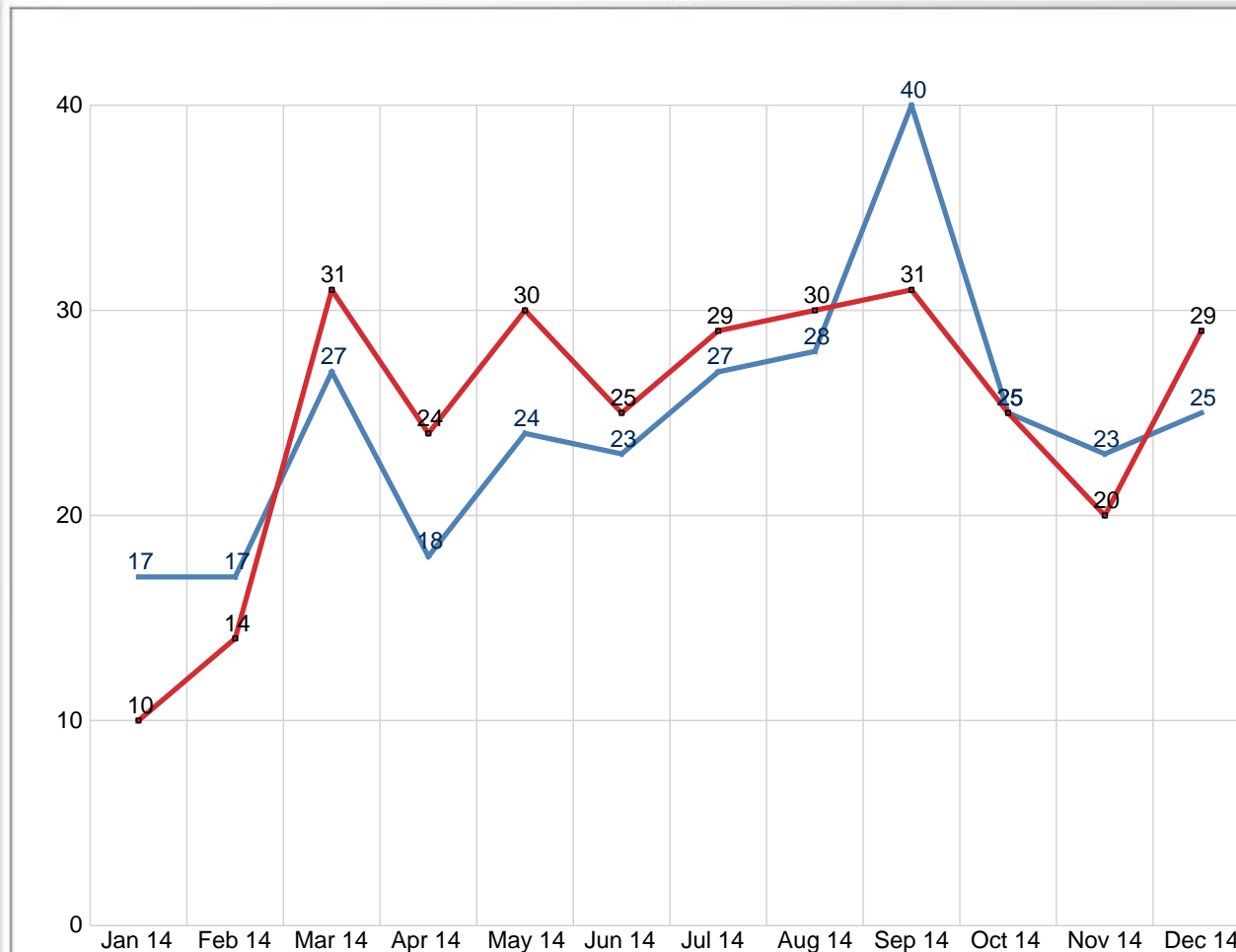
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

DECEMBER

2013	2014
25	29

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
294	298

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
294	298



December 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

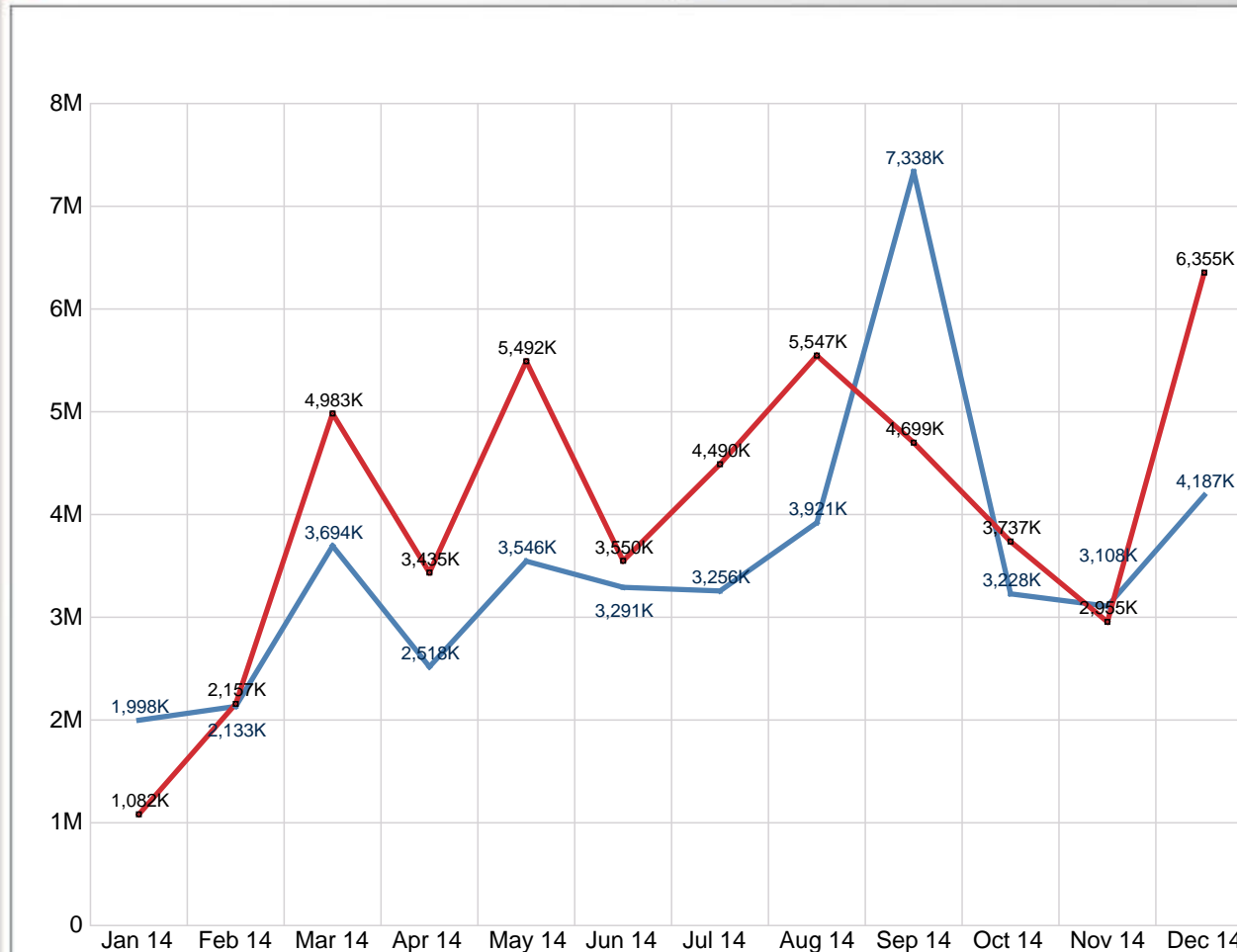
Report Produced on: Jan 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

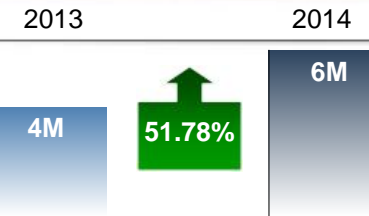
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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



Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

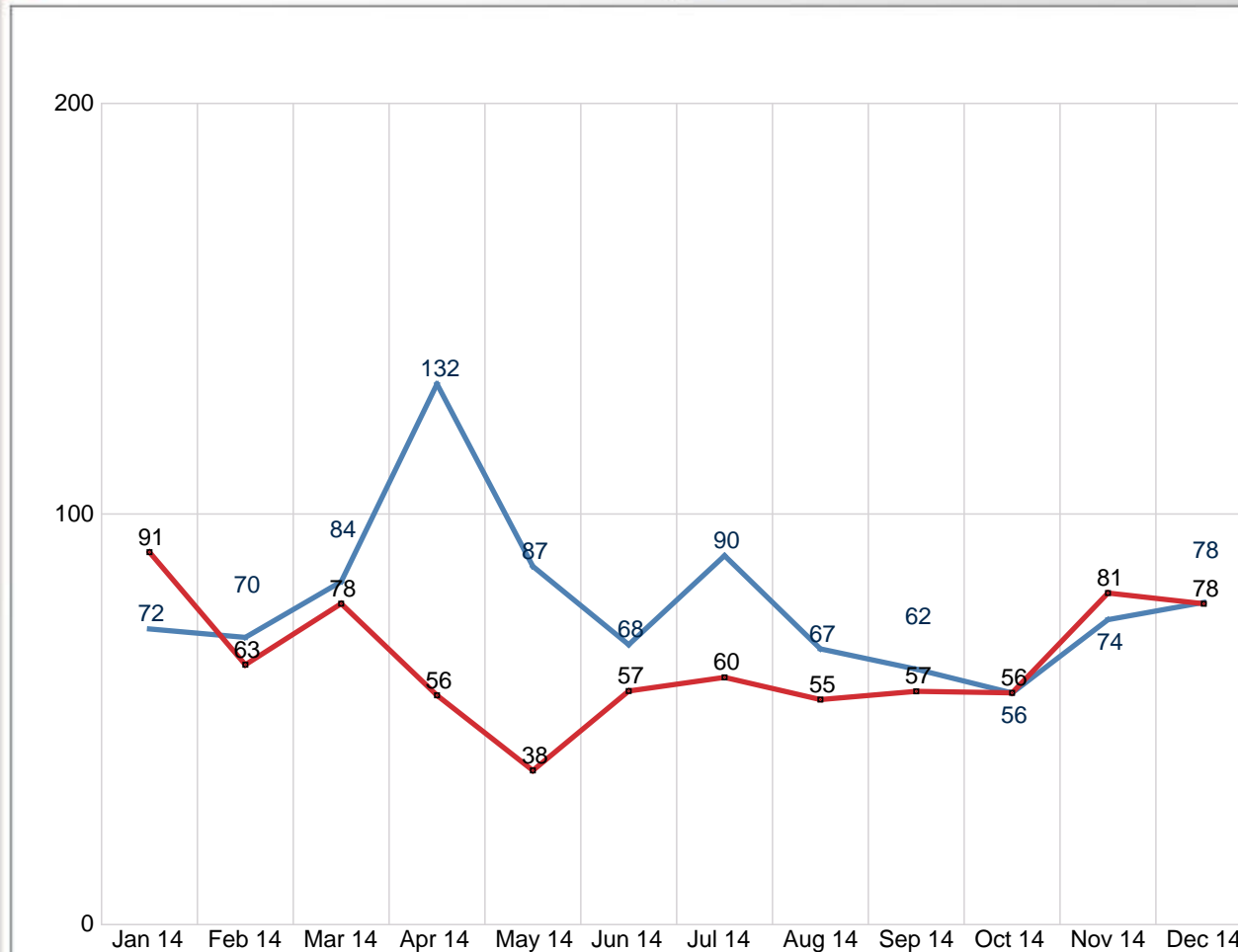
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 07, 2015

Market Trends

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 ■ December 2013 - December 2013 (Previous Year)



Comparative Analysis

DECEMBER

2013	2014
78	78
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.44%</div> 	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
77	62
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-18.94%</div> 	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
77	62
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-18.94%</div> 	



December 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

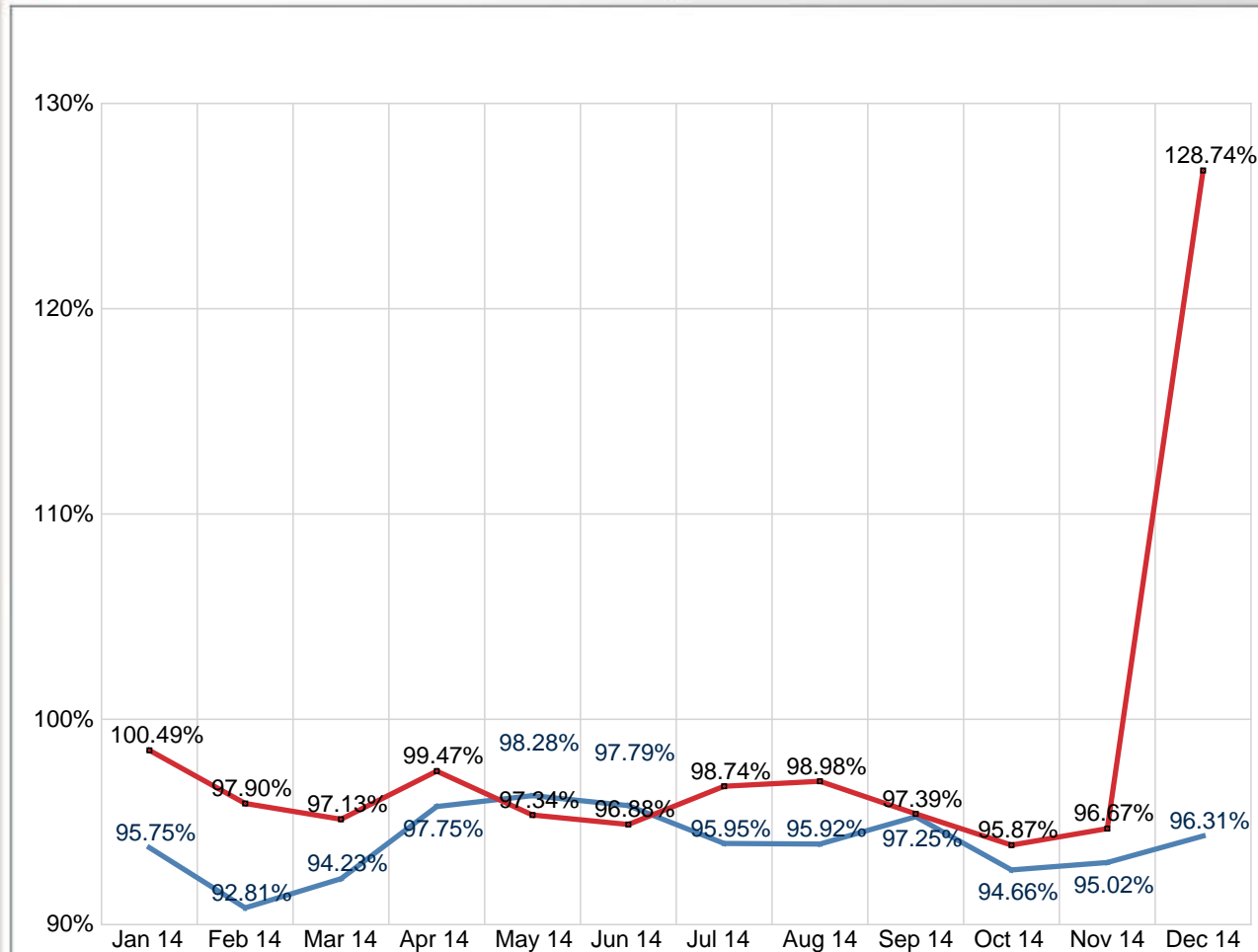
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Market Trends

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



Comparative Analysis

DECEMBER

2013	2014
96.31%	128.74%
↑ 33.66%	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
96.07%	100.78%
↑ 4.90%	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
96.07%	100.78%
↑ 4.90%	



December 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

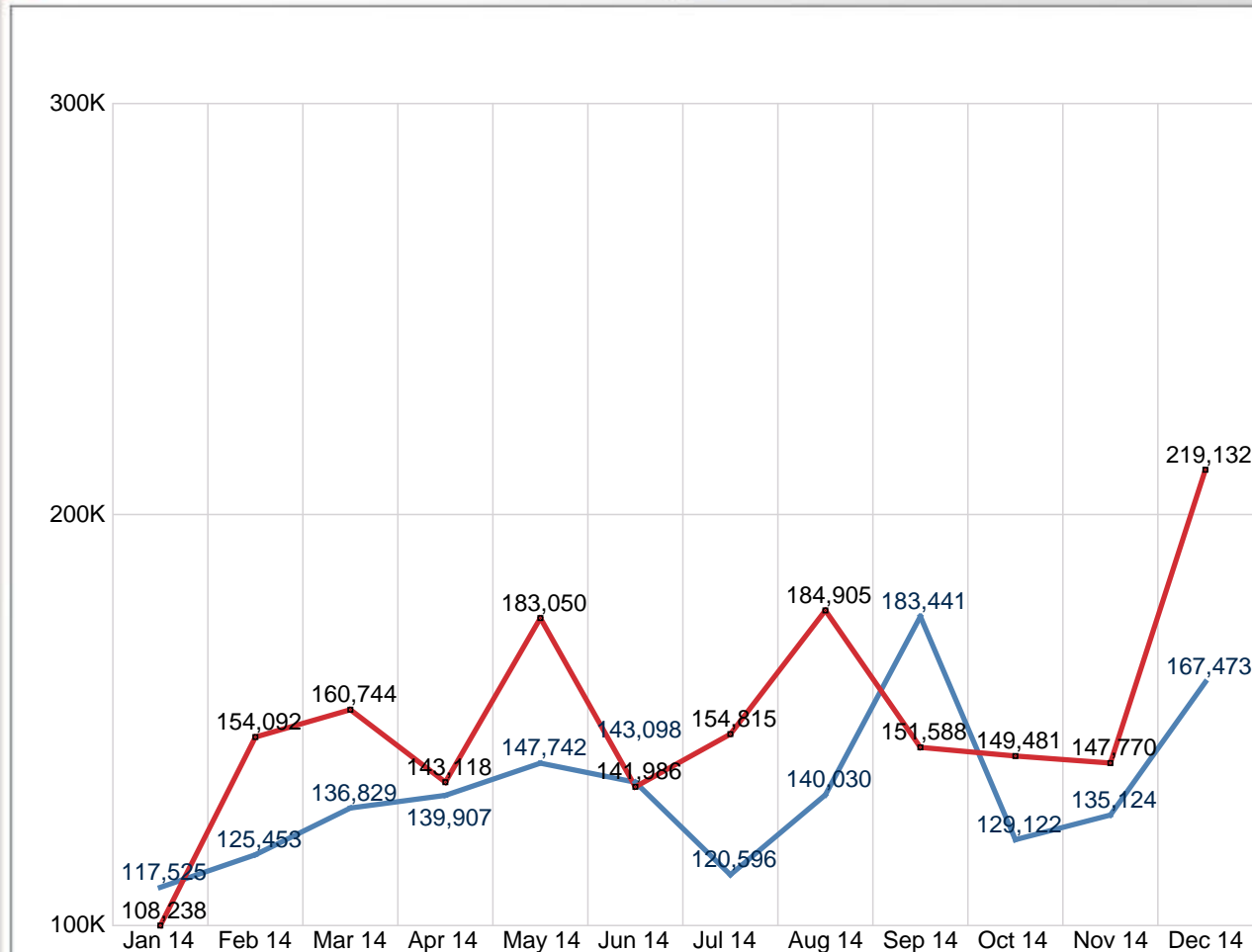
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Market Trends

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



Comparative Analysis

DECEMBER

2013	2014
167,473	219,132
<div style="color: green; font-size: 2em;">↑</div> 30.85%	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
143,597	162,691
<div style="color: green; font-size: 2em;">↑</div> 13.30%	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
143,597	162,691
<div style="color: green; font-size: 2em;">↑</div> 13.30%	