



December 2014

Area Delimited by County Of Logan -
Residential Property Type

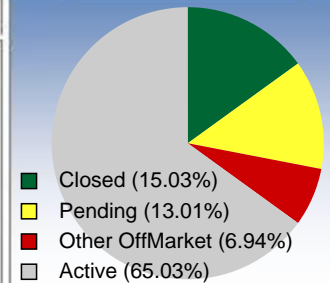


Absorption: Last 12 months, an Average of **59** Sales/Month

Active Inventory as of December 31, 2014 = **225**

	DECEMBER		
	2013	2014	+/- %
Closed Listings	48	52	8.33%
Pending Listings	29	45	55.17%
New Listings	46	64	39.13%
Median List Price	196,725	196,400	-0.17%
Median Sale Price	195,500	195,150	-0.18%
Median Percent of List Price to Selling Price	99.25%	99.10%	-0.15%
Median Days on Market to Sale	67.50	39.00	-42.22%
End of Month Inventory	239	225	-5.86%
Months Supply of Inventory	4.33	3.83	-11.60%

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 **5.86%** to 225 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 **3.83** 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 **0.18%** in December 2014 to \$195,150 versus the previous year at \$195,500.

Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 28.50 days or **42.22%** in December 2014 compared to last year's same month at **67.50** 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 64 New Listings in December 2014, up **39.13%** from last year at 46. Furthermore, there were 52 Closed Listings this month versus last year at 48, a **8.33%** increase.

Closed versus Listed trends yielded a **81.3%** ratio, down from last year's December 2014 at **104.3%**, a **22.14%** 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

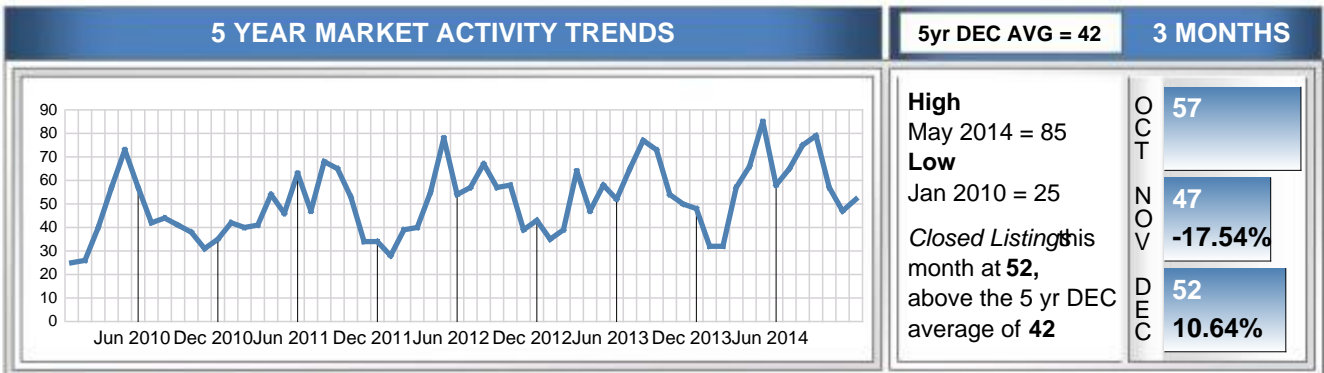
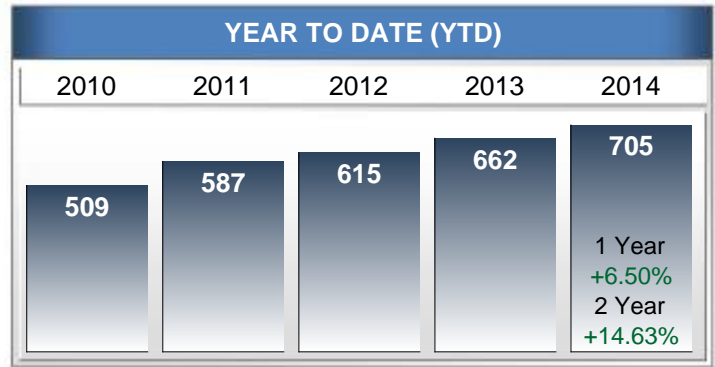
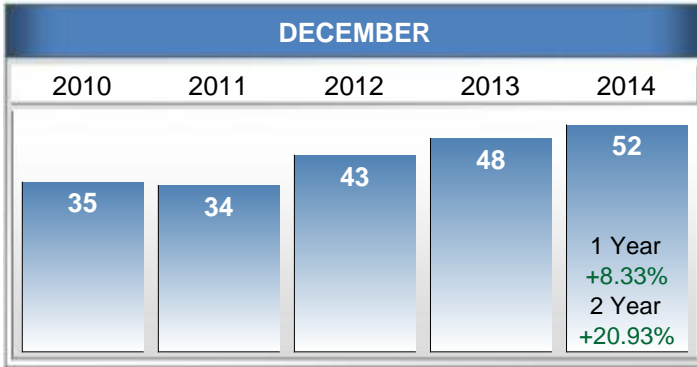
Closed Sales as of Jan 06, 2015



Closed Listings

Report Produced on: Jan 07, 2015

Area Delimited by County Of Logan - 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+
\$25,000 and less	1	1.92%	11.0	0	1	0	0
\$25,001 - \$100,000	10	19.23%	26.5	2	7	1	0
\$100,001 - \$175,000	9	17.31%	54.0	0	8	0	1
\$175,001 - \$225,000	10	19.23%	21.5	1	5	4	0
\$225,001 - \$300,000	7	13.46%	20.0	0	3	4	0
\$300,001 - \$350,000	9	17.31%	45.0	0	1	7	1
\$350,001 and up	6	11.54%	59.0	0	2	4	0
Total Closed Units: 52				39.0			
Total Closed Volume:		12,645,160		244.50K	4.37M	7.52M	510.00K
Median Closed Price:		\$195,150		\$30,000	\$165,900	\$307,000	\$255,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

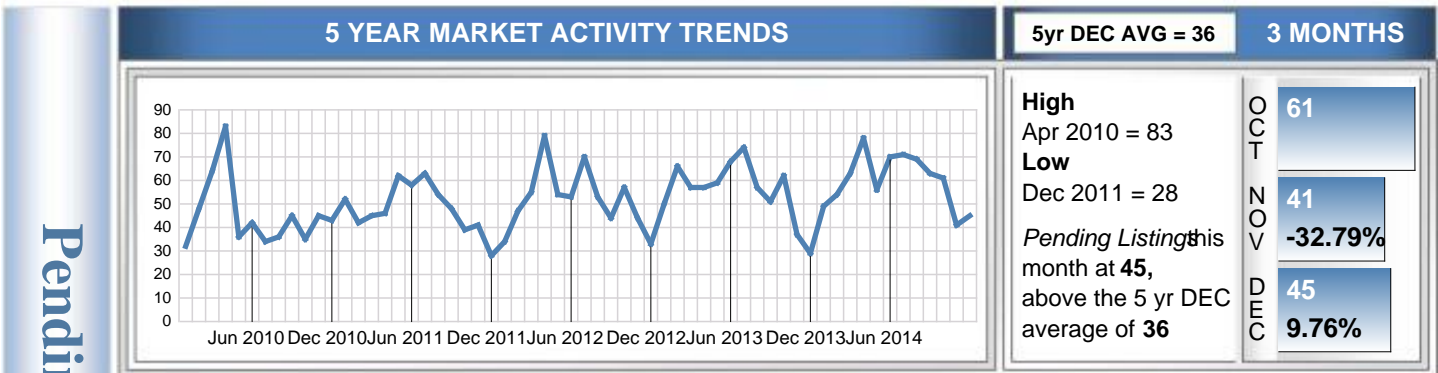
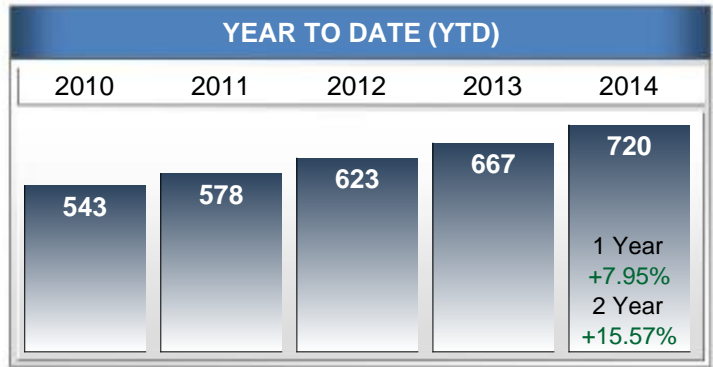
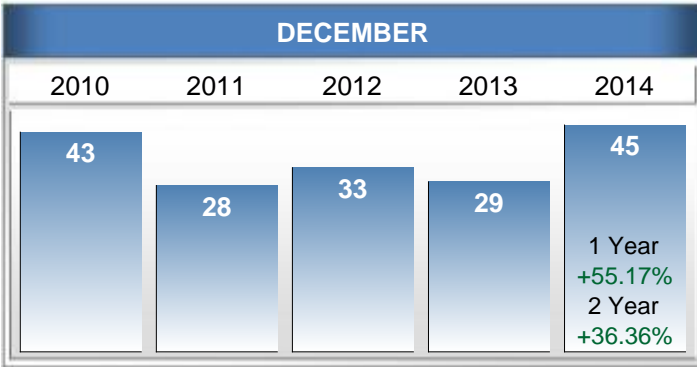
Pending Listings as of Jan 06, 2015



Pending Listings

Report Produced on: Jan 07, 2015

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

Ready to Buy or Sell Real Estate?
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	2	4.44%	5.5	0	2	0	0
\$50,001 - \$75,000	4	8.89%	54.0	1	3	0	0
\$75,001 - \$150,000	10	22.22%	70.0	2	8	0	0
\$150,001 - \$225,000	10	22.22%	53.5	0	7	3	0
\$225,001 - \$250,000	5	11.11%	132.0	0	2	3	0
\$250,001 - \$325,000	8	17.78%	31.5	0	2	6	0
\$325,001 and up	6	13.33%	31.5	0	0	6	0
Total Pending Units:				3	24	18	
Total Pending Volume:				246.70K	3.34M	5.35M	0.00B
Median Listing Price:				\$85,200	\$141,450	\$275,950	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

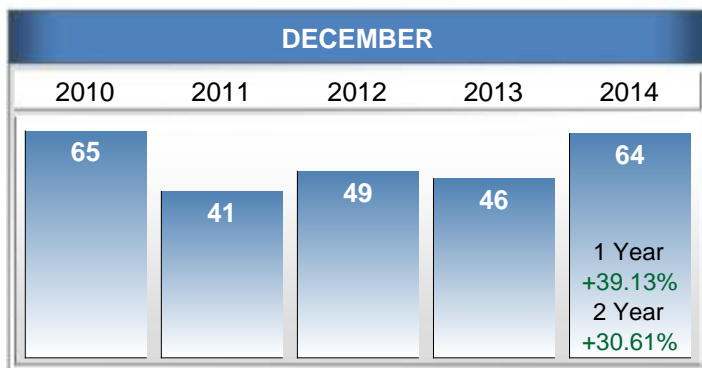
New Listings as of Jan 06, 2015



New Listings

Report Produced on: Jan 07, 2015

Area Delimited by 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	3	4.69%	0	3	0	0
\$50,001 - \$125,000	11	17.19%	4	6	1	0
\$125,001 - \$150,000	5	7.81%	0	5	0	0
\$150,001 - \$225,000	18	28.13%	0	13	5	0
\$225,001 - \$275,000	9	14.06%	0	5	3	1
\$275,001 - \$425,000	10	15.63%	1	2	6	1
\$425,001 and up	8	12.50%	0	2	6	0
Total New Listed Units:			5	36	21	2
Total New Listed Volume:			713.00K	6.26M	7.22M	524.90K
Median New Listed Listing Price:			\$79,900	\$159,300	\$287,777	\$262,450



Monthly Inventory Analysis

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December 2014

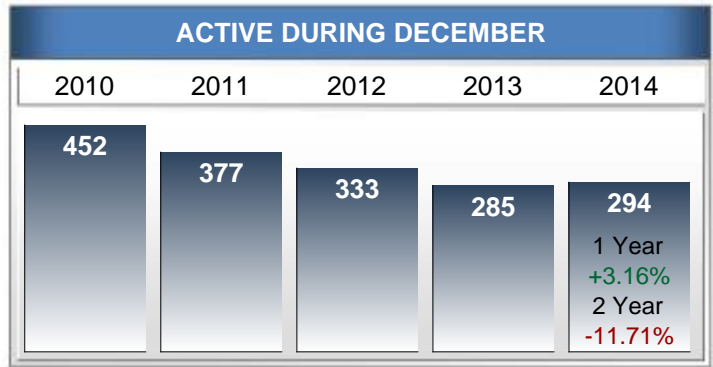
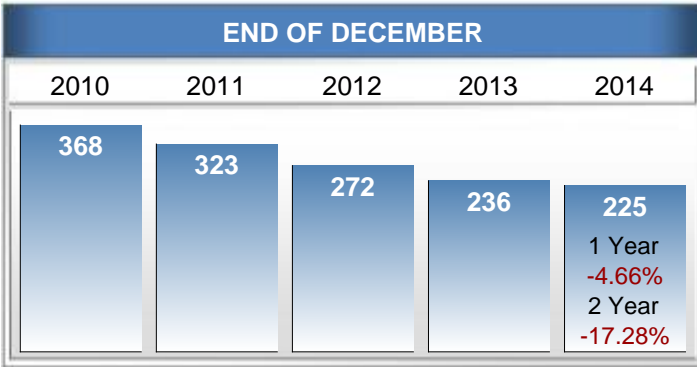
Active Inventory as of Jan 06, 2015



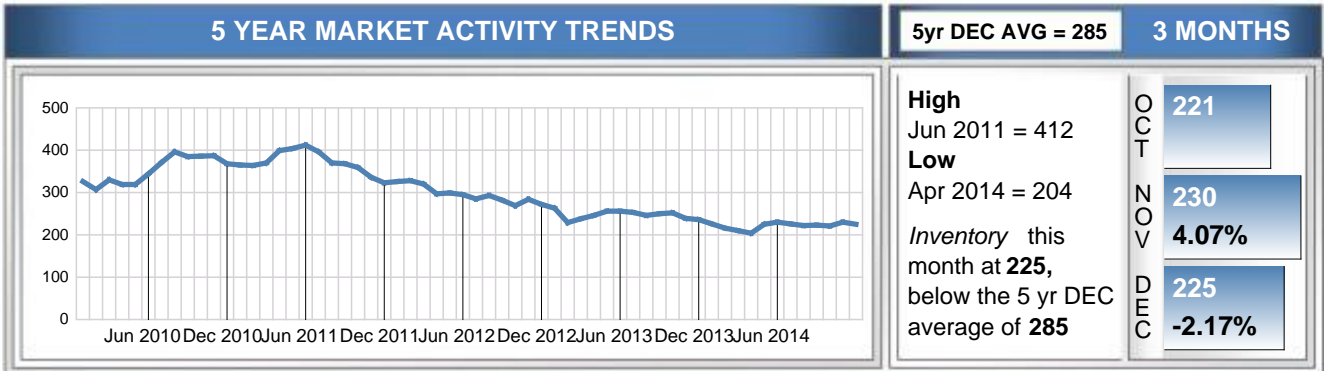
Active Inventory

Report Produced on: Jan 07, 2015

Area Delimited by County Of Logan - 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+		
\$75,000 and less	20	8.89%	58.5	8	10	2	0		
\$75,001 - \$100,000	25	11.11%	89.0	3	16	5	1		
\$100,001 - \$150,000	28	12.44%	81.0	2	15	10	1		
\$150,001 - \$225,000	51	22.67%	71.0	2	33	14	2		
\$225,001 - \$325,000	46	20.44%	58.0	0	18	21	7		
\$325,001 - \$425,000	27	12.00%	82.0	2	7	16	2		
\$425,001 and up	28	12.44%	83.0	0	6	22	0		
Total Active Inventory by Units:				225	74.0	17	105	90	13
Total Active Inventory by Volume:				57,040,117		2.08M	24.28M	27.39M	3.29M
Median Active Inventory Listing Price:				\$205,000		\$79,900	\$169,000	\$286,269	\$265,000

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

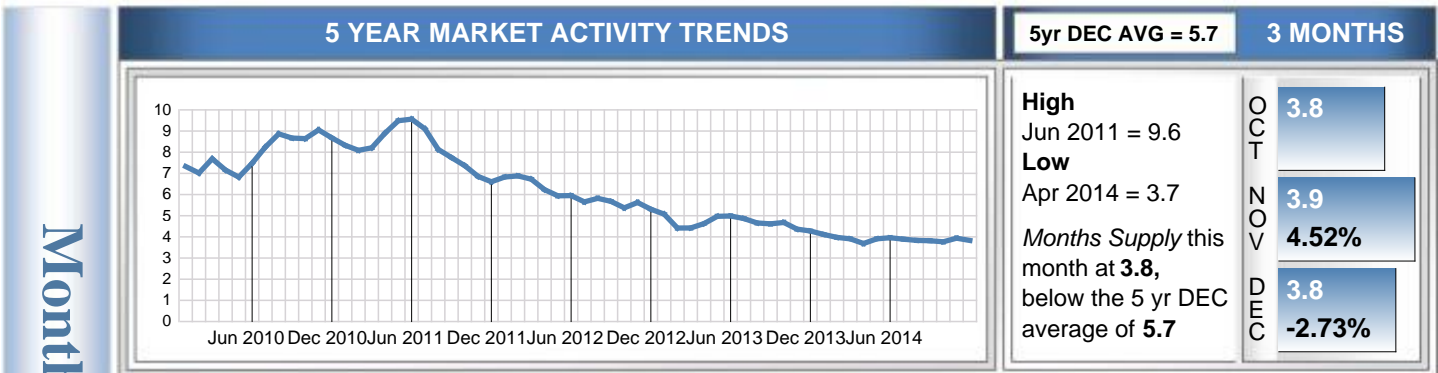
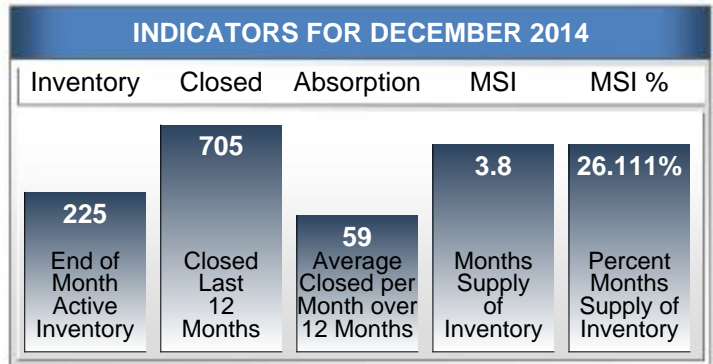
Active Inventory as of Jan 06, 2015



Months Supply of Inventory

Report Produced on: Jan 07, 2015

Area Delimited by 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+
\$75,000 and less	20	8.89%	2.3	3.1	2.0	1.7	0.0
\$75,001 - \$100,000	25	11.11%	8.8	9.0	7.7	15.0	12.0
\$100,001 - \$150,000	28	12.44%	4.6	12.0	3.0	12.0	12.0
\$150,001 - \$225,000	51	22.67%	3.5	24.0	4.0	2.5	4.0
\$225,001 - \$325,000	46	20.44%	2.5	0.0	3.5	1.8	5.3
\$325,001 - \$425,000	27	12.00%	4.3	24.0	3.4	4.5	4.0
\$425,001 and up	28	12.44%	12.9	0.0	36.0	12.0	0.0
MSI:			3.8	5.2	3.8	3.6	4.9
Total Active Inventory:			225	17	105	90	13



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

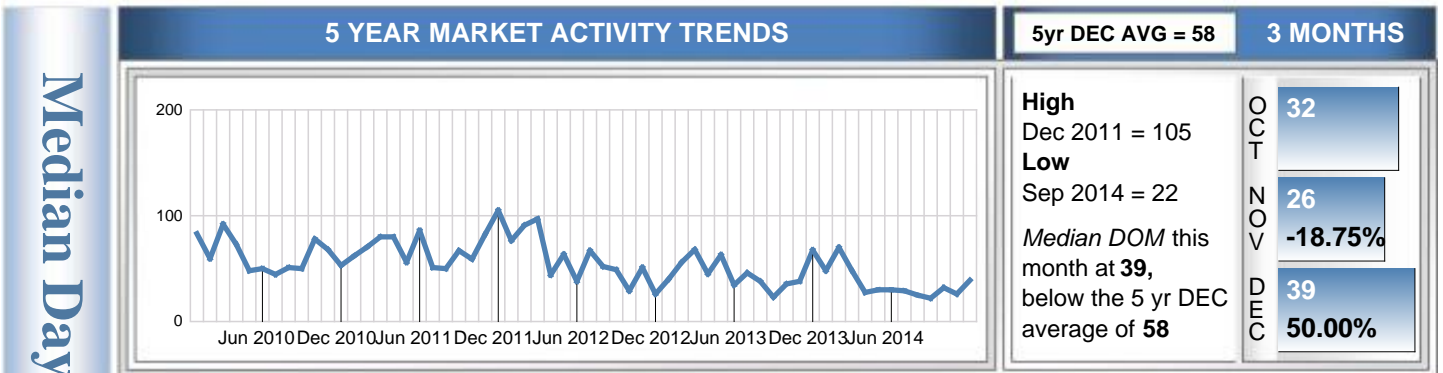
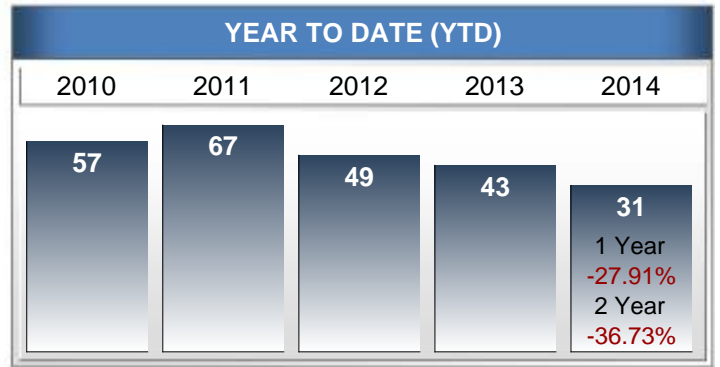
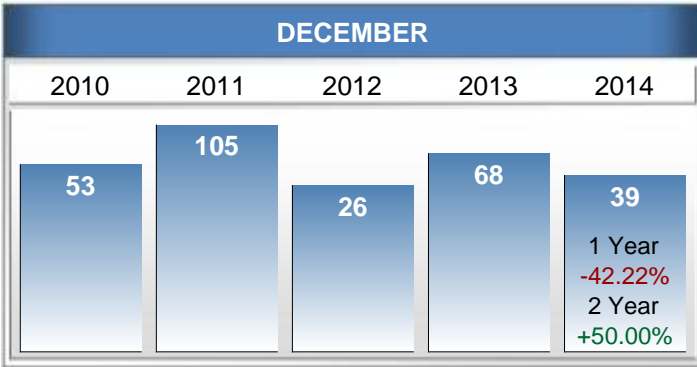
Closed Sales as of Jan 06, 2015



Median Days on Market to Sale

Report Produced on: Jan 07, 2015

Area Delimited by 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	1.92%	11.0	0.0	11.0	0.0	0.0
\$25,001 - \$100,000	10	19.23%	26.5	110.5	21.0	445.0	0.0
\$100,001 - \$175,000	9	17.31%	54.0	0.0	59.0	0.0	42.0
\$175,001 - \$225,000	10	19.23%	21.5	29.0	5.0	36.5	0.0
\$225,001 - \$300,000	7	13.46%	20.0	0.0	20.0	33.0	0.0
\$300,001 - \$350,000	9	17.31%	45.0	0.0	6.0	67.0	45.0
\$350,001 and up	6	11.54%	59.0	0.0	99.0	46.0	0.0
Median Closed DOM:	39.0			29.0	32.0	51.5	43.5
Total Closed Units:	52			3	27	20	2
Total Closed Volume:	12,645,160			244.50K	4.37M	7.52M	510.00K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

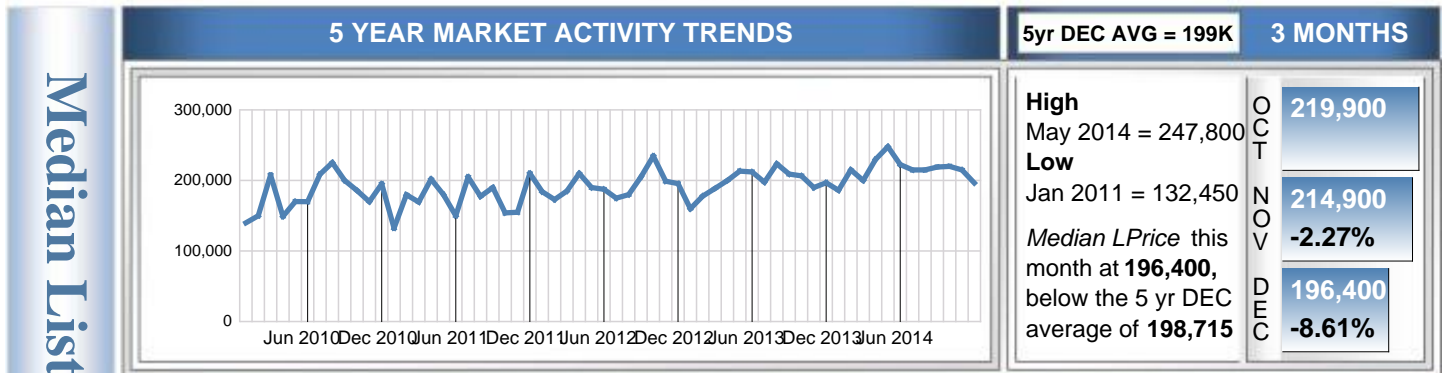
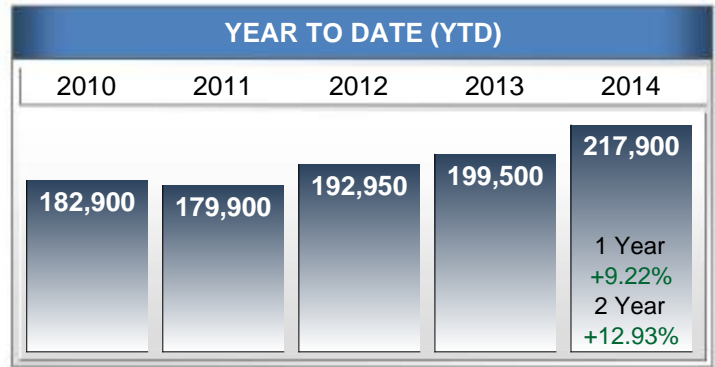
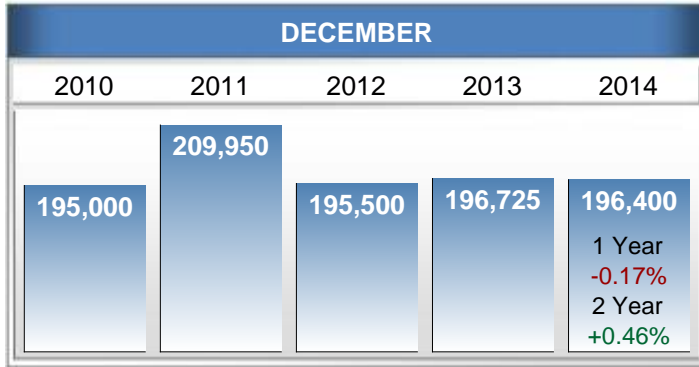
Closed Sales as of Jan 06, 2015



Median List Price at Closing

Report Produced on: Jan 07, 2015

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	1	1.92%	25,000	0	25,000	0	0
\$25,001 - \$100,000	10	19.23%	49,950	35,950	60,000	28,000	0
\$100,001 - \$175,000	7	13.46%	139,800	0	139,800	0	0
\$175,001 - \$225,000	13	25.00%	192,500	188,000	192,495	197,800	179,000
\$225,001 - \$300,000	9	17.31%	239,900	0	231,900	268,718	0
\$300,001 - \$350,000	7	13.46%	329,500	0	334,000	326,700	350,000
\$350,001 and up	5	9.62%	389,900	0	394,950	379,900	0
Median List Price:	\$196,400			\$39,900	\$170,900	\$276,067	\$264,500
Total Closed Units:	52			3	27	20	2
Total List Volume:	11,107,273			259.90K	4.48M	5.84M	529.00K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2014

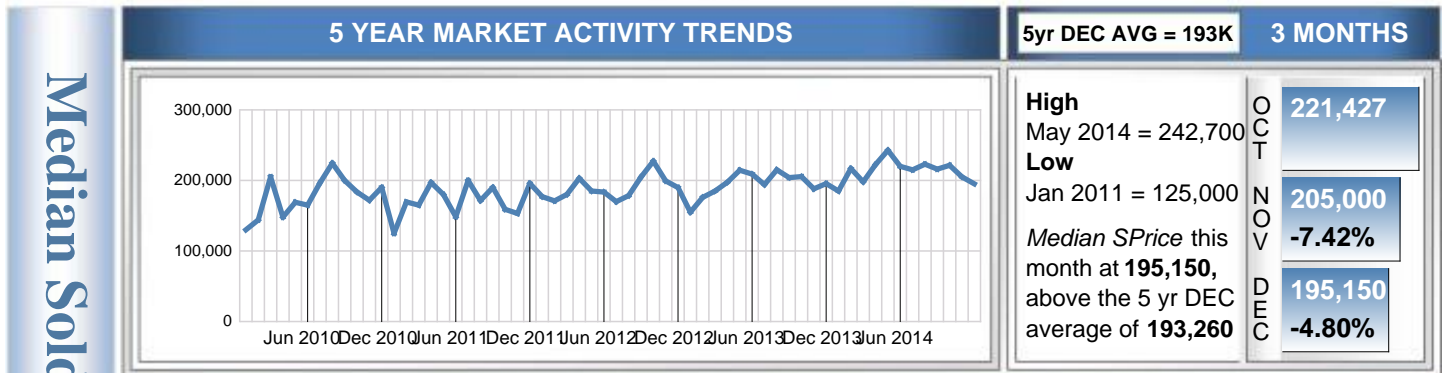
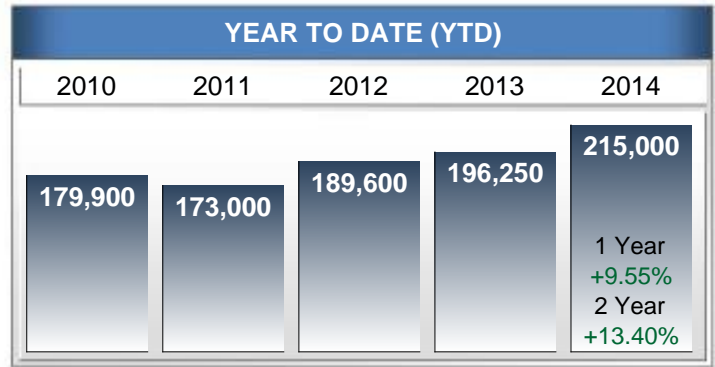
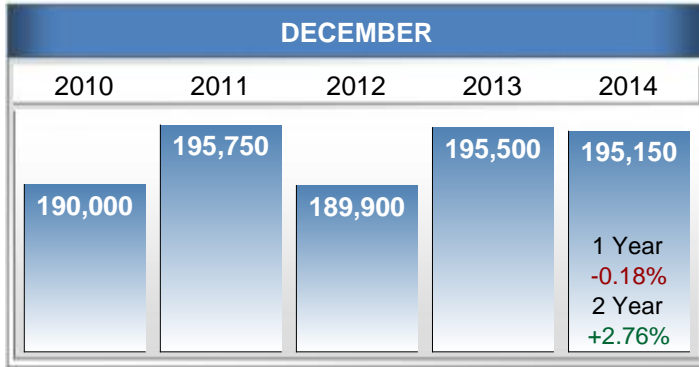
Closed Sales as of Jan 06, 2015



Median Sold Price at Closing

Report Produced on: Jan 07, 2015

Area Delimited by 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	1.92%	25,000	0	25,000	0	0
\$25,001 - \$100,000	10	19.23%	49,950	28,250	60,000	26,000	0
\$100,001 - \$175,000	9	17.31%	165,000	0	151,000	0	175,000
\$175,001 - \$225,000	10	19.23%	191,245	188,000	185,000	204,400	0
\$225,001 - \$300,000	7	13.46%	237,500	0	229,000	249,950	0
\$300,001 - \$350,000	9	17.31%	317,921	0	334,000	314,900	335,000
\$350,001 and up	6	11.54%	390,000	0	390,000	602,450	0
Median Closed Price:	\$195,150			\$30,000	\$165,900	\$307,000	\$255,000
Total Closed Units:	52			3	27	20	2
Total Closed Volume:	12,645,160			244.50K	4.37M	7.52M	510.00K



Monthly Inventory Analysis

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December 2014

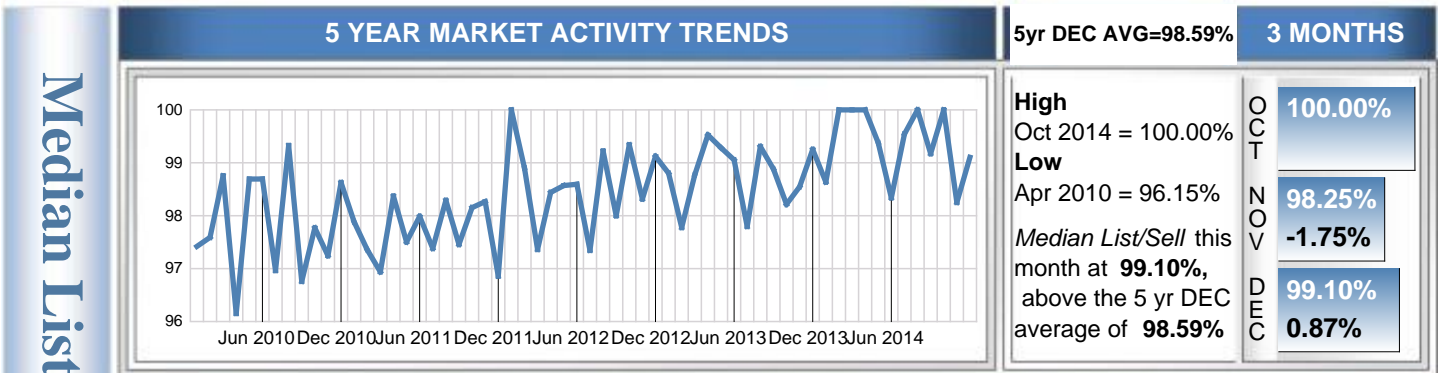
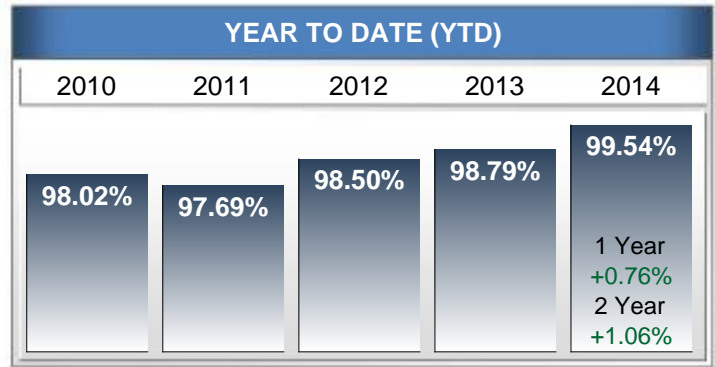
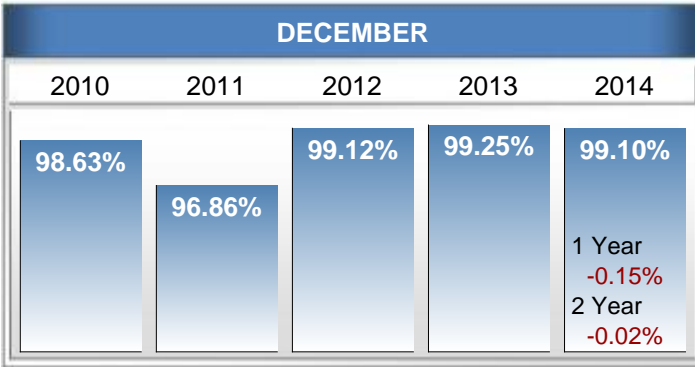
Closed Sales as of Jan 06, 2015



Median Percent of List Price to Selling Price

Report Produced on: Jan 07, 2015

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	1.92%	100.00%	0.00%	100.00%	0.00%	0.00%
\$25,001 - \$100,000	10	19.23%	93.36%	79.00%	100.00%	92.86%	0.00%
\$100,001 - \$175,000	9	17.31%	97.65%	0.00%	97.10%	0.00%	97.77%
\$175,001 - \$225,000	10	19.23%	100.00%	100.00%	97.42%	100.00%	0.00%
\$225,001 - \$300,000	7	13.46%	100.00%	0.00%	100.00%	99.60%	0.00%
\$300,001 - \$350,000	9	17.31%	100.00%	0.00%	100.00%	100.00%	95.71%
\$350,001 and up	6	11.54%	99.01%	0.00%	98.73%	99.01%	0.00%
Median List/Sell Ratio:	99.10%			82.81%	98.00%	100.00%	96.74%
Total Closed Units:	52			3	27	20	2
Total Closed Volume:	12,645,160			244.50K	4.37M	7.52M	510.00K



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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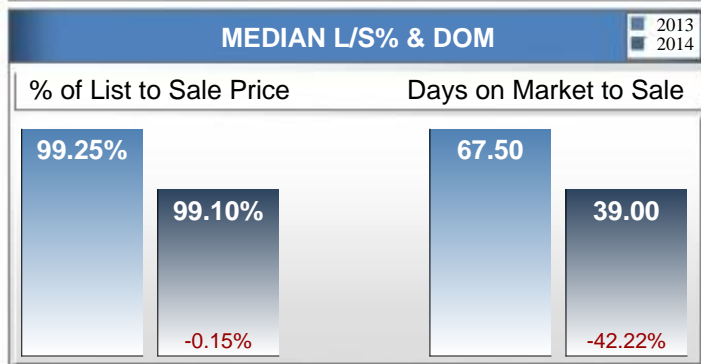
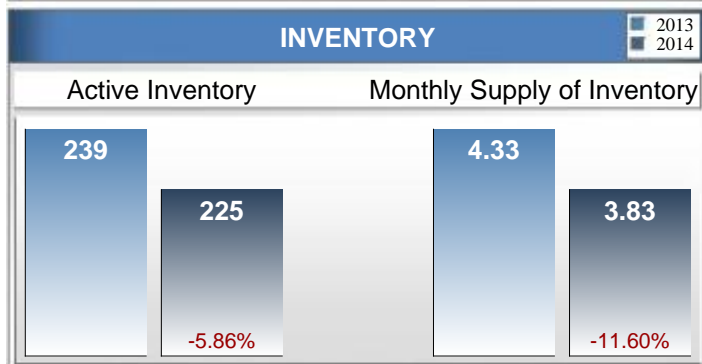
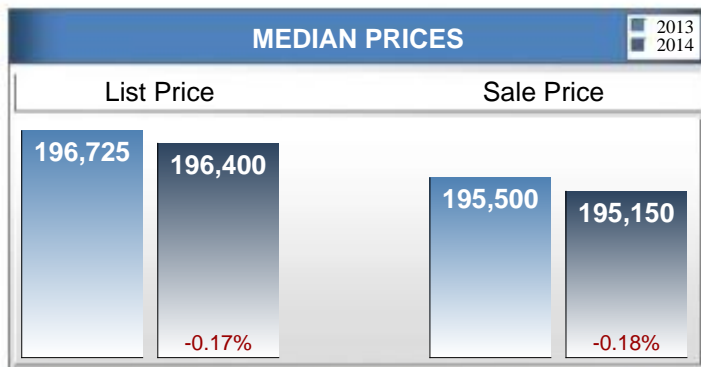
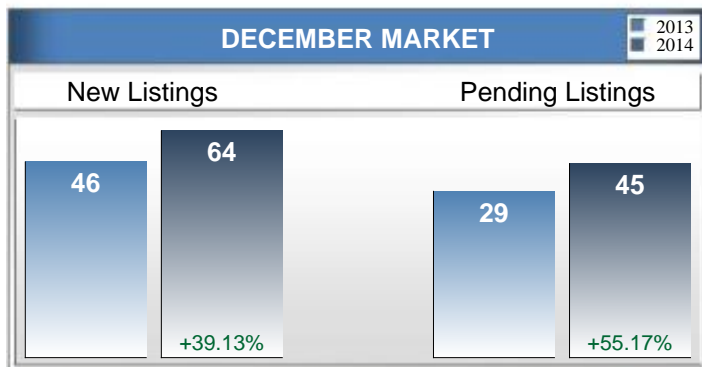
Area Delimited by County Of Logan - Residential Property Type



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

Active Inventory as of December 31, 2014 = 225

	DECEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	48	52	8.33%	662	705	6.50%
Pending Sales	29	45	55.17%	667	720	7.95%
New Listings	46	64	39.13%	928	967	4.20%
Median List Price	196,725	196,400	-0.17%	199,500	217,900	9.22%
Median Sale Price	195,500	195,150	-0.18%	196,250	215,000	9.55%
Median Percent of List Price to Selling Price	99.25%	99.10%	-0.15%	98.79%	99.54%	0.76%
Median Days on Market to Sale	67.50	39.00	-42.22%	43.00	31.00	-27.91%
Monthly Inventory	239	225	-5.86%	239	225	-5.86%
Months Supply of Inventory	4.33	3.83	-11.60%	4.33	3.83	-11.60%





December 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

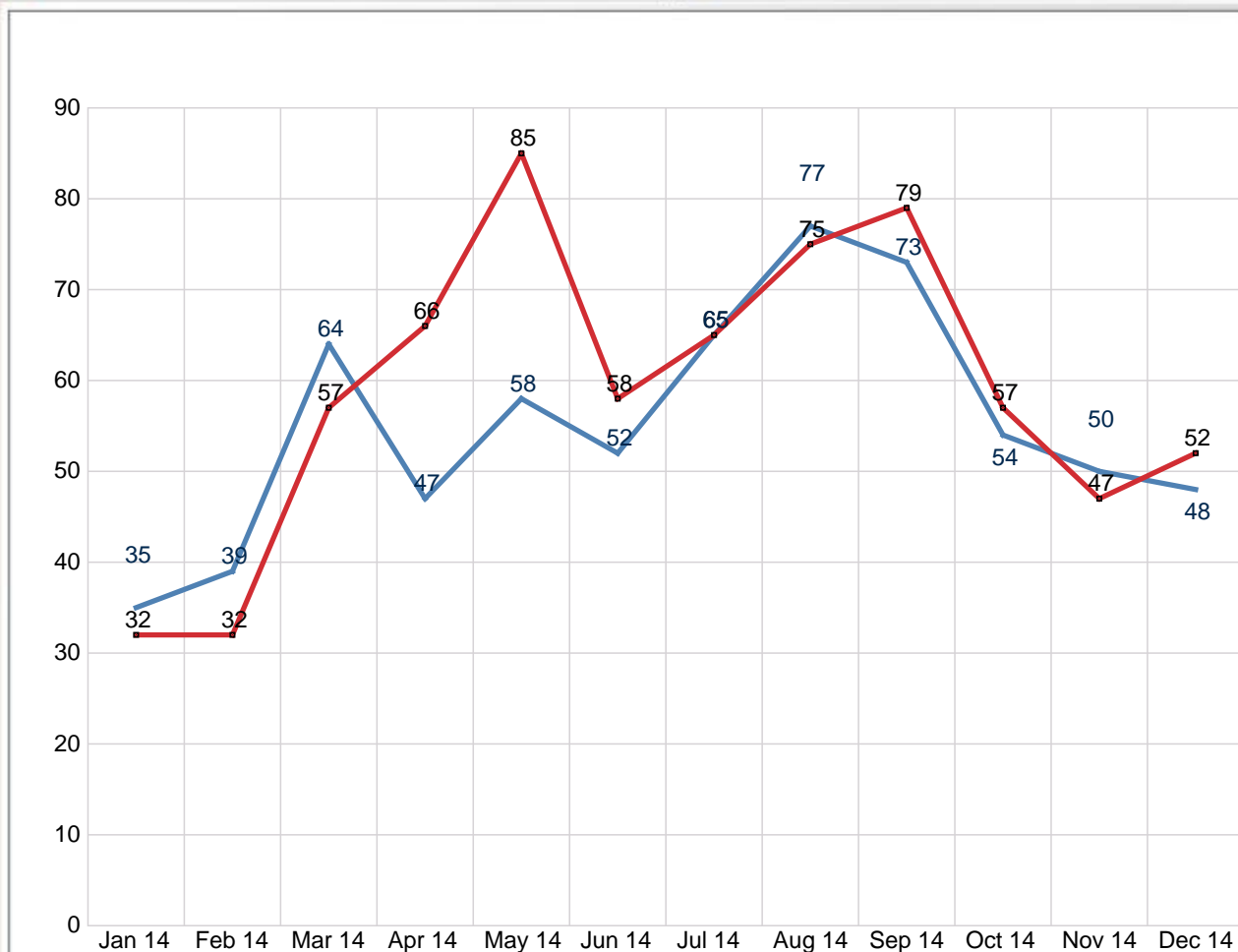
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

DECEMBER

2013	2014
48	52
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">8.33%</div>	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
662	705
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">6.50%</div>	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
662	705
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">6.50%</div>	



December 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

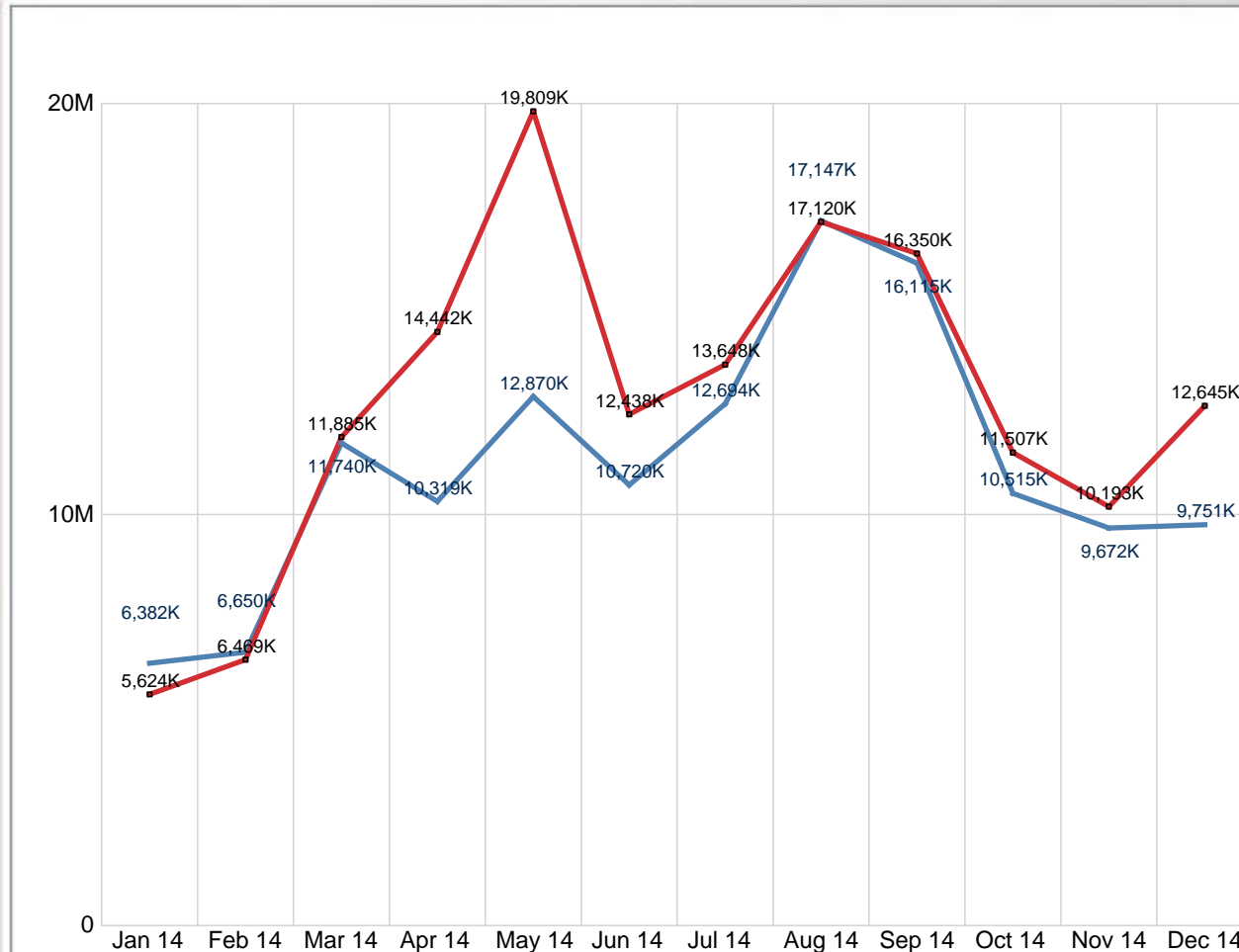
Report Produced on: Jan 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

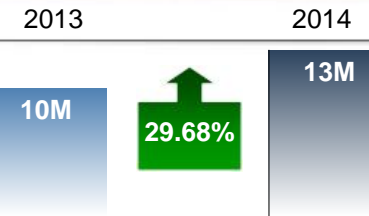
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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



Comparative Analysis

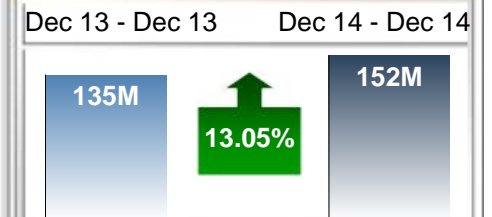
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

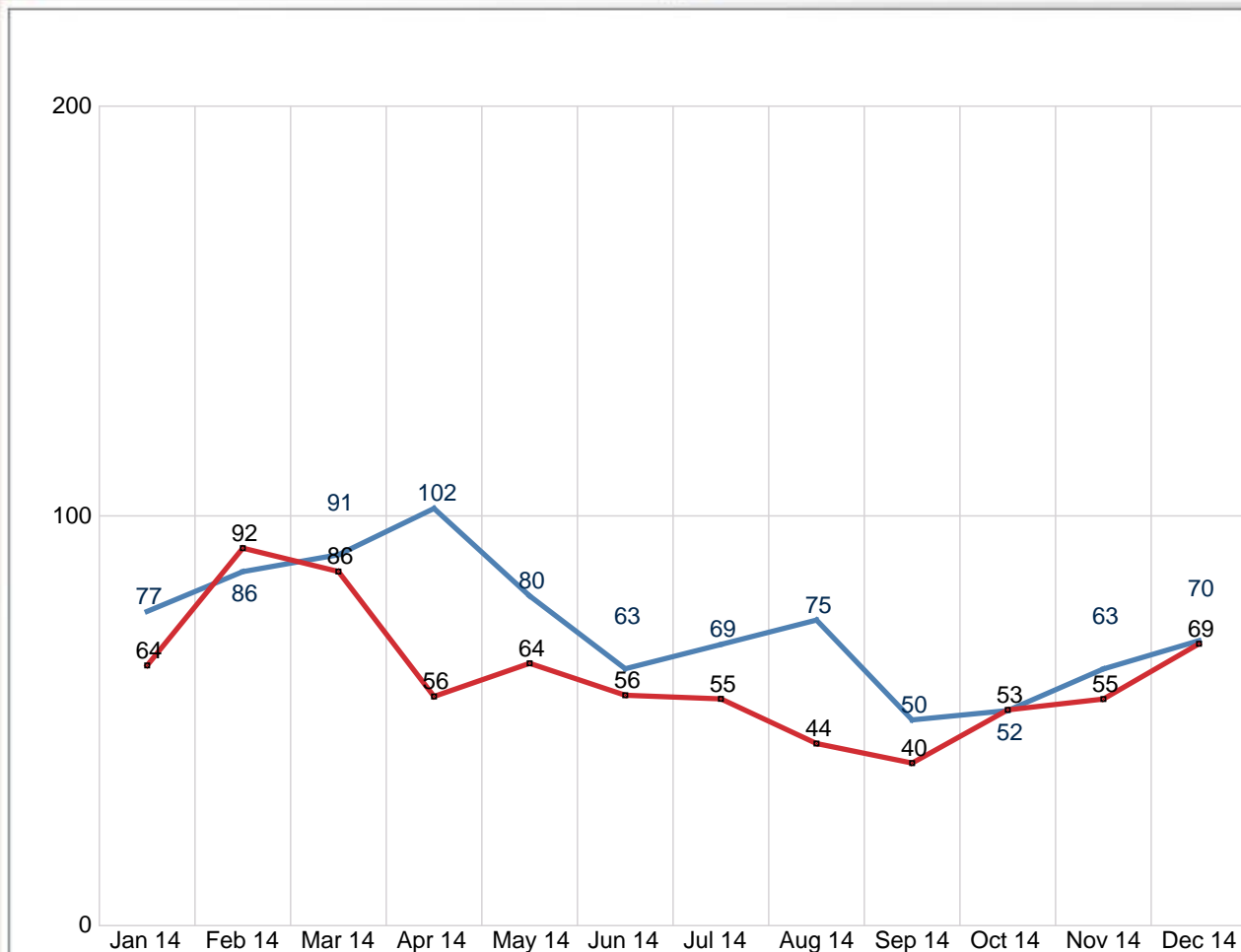
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 07, 2015

Market Trends

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



Comparative Analysis

DECEMBER

2013	2014
70	69
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.08%</div> 	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
72	59
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-18.28%</div> 	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
72	59
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-18.28%</div> 	



December 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

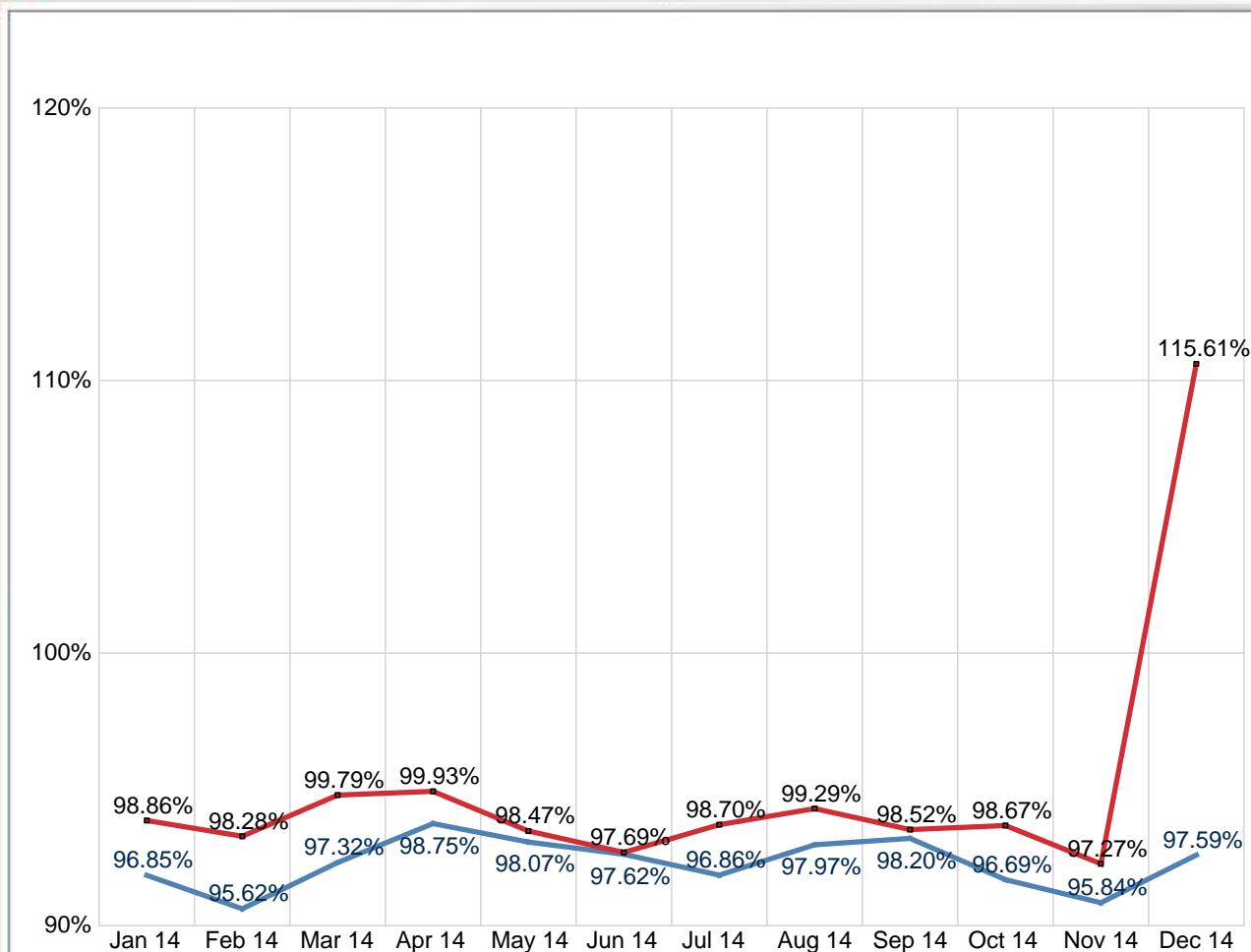
Report Produced on: Jan 07, 2015

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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
97.59%	115.61%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 18.47%	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
97.37%	99.97%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 2.68%	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
97.37%	99.97%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 2.68%	



December 2014

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

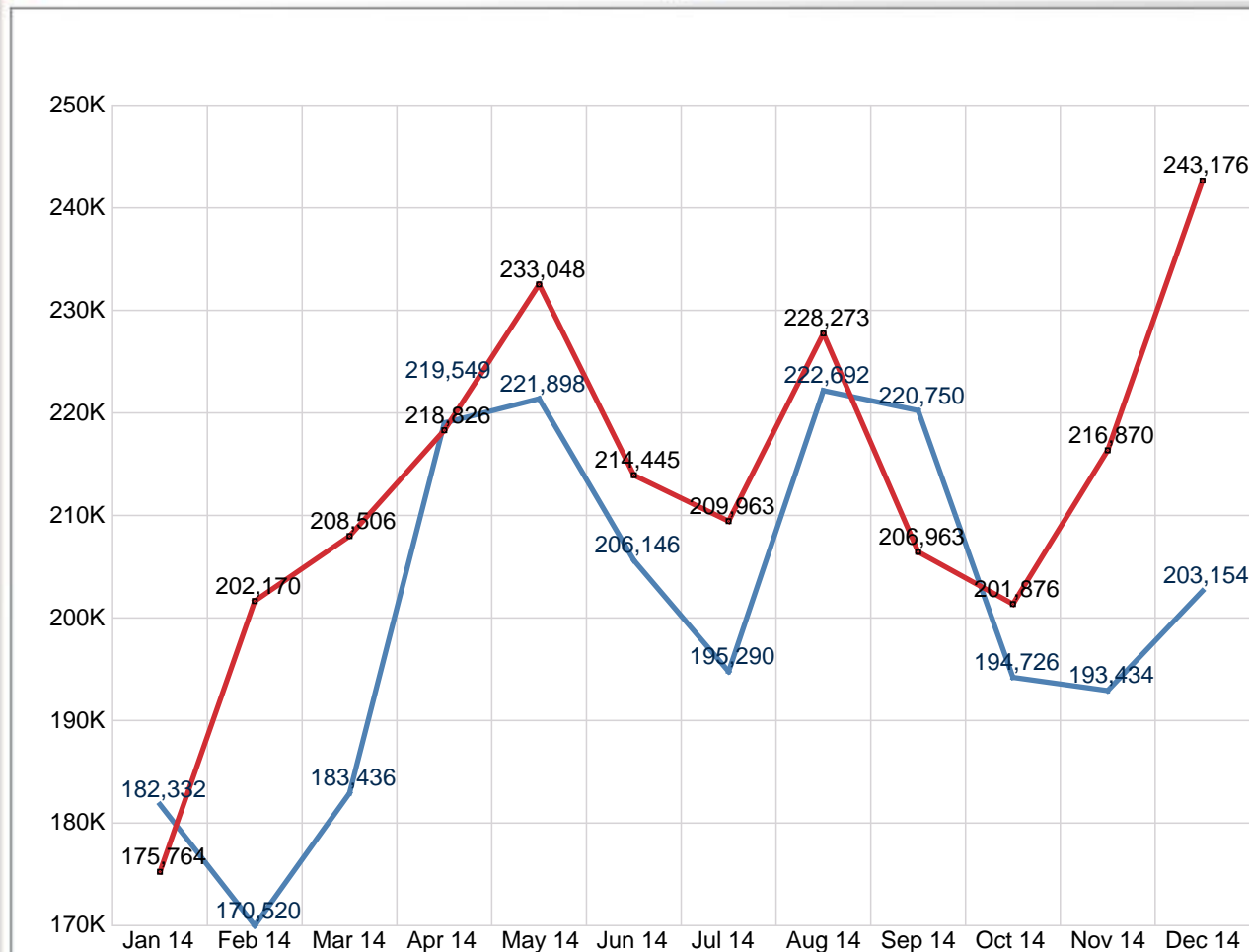
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 07, 2015

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
203,154	243,176
<div style="display: flex; align-items: center; justify-content: center;"> ↑ 19.70% </div>	

YEAR TO DATE (YTD)

Jan - Dec 2013	Jan - Dec 2014
203,285	215,789
<div style="display: flex; align-items: center; justify-content: center;"> ↑ 6.15% </div>	

12 MONTH COMPARATIVE

Dec 13 - Dec 13	Dec 14 - Dec 14
203,285	215,789
<div style="display: flex; align-items: center; justify-content: center;"> ↑ 6.15% </div>	