



January 2015

Area Delimited by City Of Edmond -
Residential Property Type

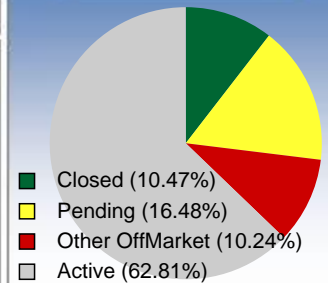


Absorption: Last 12 months, an Average of **329** Sales/Month

Active Inventory as of January 31, 2015 = **1,098**

	JANUARY		
	2014	2015	+/- %
Closed Listings	211	183	-13.27%
Pending Listings	267	288	7.87%
New Listings	421	459	9.03%
Median List Price	239,900	240,603	0.29%
Median Sale Price	235,000	237,500	1.06%
Median Percent of List Price to Selling Price	98.44%	98.29%	-0.15%
Median Days on Market to Sale	48.00	39.00	-18.75%
End of Month Inventory	1,099	1,098	-0.09%
Months Supply of Inventory	3.46	3.33	-3.76%

Market Activity



Monthly Inventory Analysis

Report Produced on: Feb 06, 2015

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 January 2015 decreased **0.09%** to 1,098 existing homes available for sale. Over the last 12 months this area has had an average of 329 closed sales per month. This represents an unsold inventory index of **3.33** 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 **1.06%** in January 2015 to \$237,500 versus the previous year at \$235,000.

Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 9.00 days or **18.75%** in January 2015 compared to last year's same month at **48.00** DOM.

Sales Success for January 2015 is Positive

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

There were 459 New Listings in January 2015, up **9.03%** from last year at 421. Furthermore, there were 183 Closed Listings this month versus last year at 211, a **-13.27%** decrease.

Closed versus Listed trends yielded a **39.9%** ratio, down from last year's January 2015 at **50.1%**, a **20.45%** 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®

January 2015

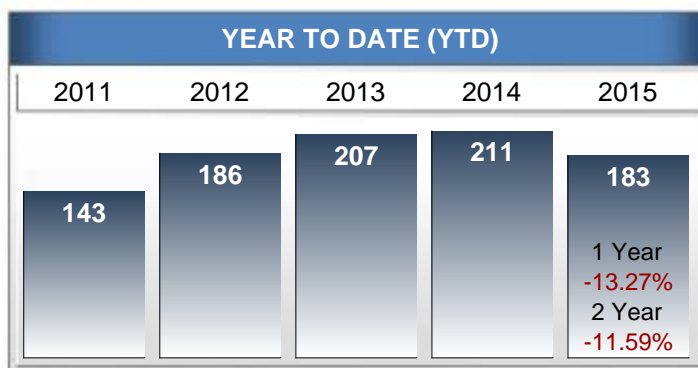
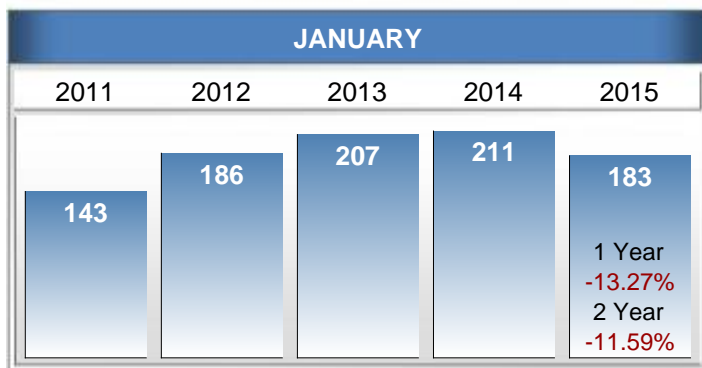
Closed Sales as of Feb 05, 2015



Closed Listings

Report Produced on: Feb 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings
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5yr JAN AVG = 186 **3 MONTHS**

High
May 2014 = 426

Low
Jan 2011 = 143

Closed Listing this month at **183**, below the 5 yr JAN average of **186**

N	221
O	
V	
D	297
E	34.39%
C	
J	183
A	-38.38%
N	

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	16	8.74%	45.0	9	5	2	0	
\$125,001 - \$150,000	15	8.20%	13.0	1	13	1	0	
\$150,001 - \$175,000	21	11.48%	19.0	1	16	4	0	
\$175,001 - \$275,000	60	32.79%	40.0	2	30	28	0	
\$275,001 - \$375,000	27	14.75%	60.0	0	7	19	1	
\$375,001 - \$475,000	25	13.66%	44.0	0	8	14	3	
\$475,001 and up	19	10.38%	68.0	0	2	11	6	
Total Closed Units: 183				39.0	13	81	79	10
Total Closed Volume: 51,957,974					1.70M	17.95M	25.90M	6.42M
Median Closed Price: \$237,500					\$115,000	\$195,000	\$291,050	\$571,250



Monthly Inventory Analysis

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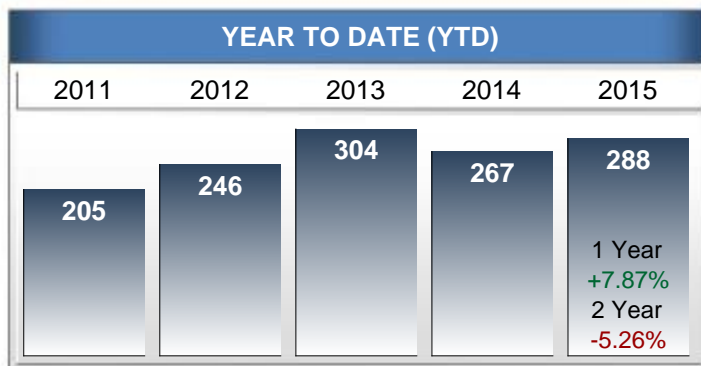
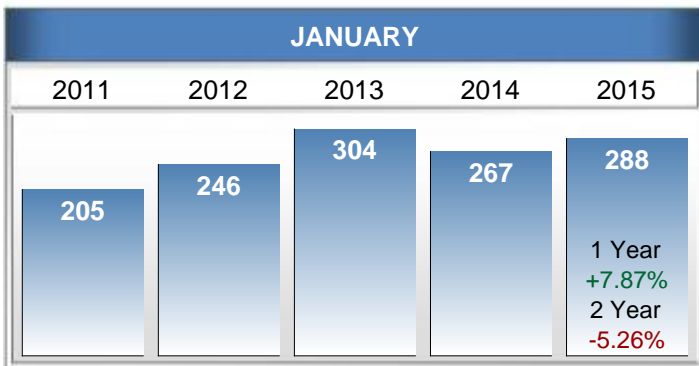
Pending Listings as of Feb 05, 2015



Pending Listings

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Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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 Contact an experienced REALTOR



5yr JAN AVG = 262	3 MONTHS										
High Apr 2014 = 435 Low Dec 2011 = 191 <i>Pending Listing</i> this month at 288 , above the 5 yr JAN average of 262	<table border="1"> <tr> <td>N O V</td> <td>216</td> </tr> <tr> <td>D E C</td> <td>239</td> </tr> <tr> <td colspan="2">10.65%</td> </tr> <tr> <td>J A N</td> <td>288</td> </tr> <tr> <td colspan="2">20.50%</td> </tr> </table>	N O V	216	D E C	239	10.65%		J A N	288	20.50%	
N O V	216										
D E C	239										
10.65%											
J A N	288										
20.50%											

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	6.25%	20.0	5	12	1	0	
\$125,001 - \$150,000	28	9.72%	27.0	1	26	1	0	
\$150,001 - \$175,000	26	9.03%	10.0	1	21	4	0	
\$175,001 - \$275,000	105	36.46%	31.0	2	54	46	3	
\$275,001 - \$325,000	40	13.89%	44.0	2	11	25	2	
\$325,001 - \$400,000	34	11.81%	43.0	0	11	20	3	
\$400,001 and up	37	12.85%	53.0	1	4	28	4	
Total Pending Units: 288 Total Pending Volume: 76,042,144 Median Listing Price: \$230,000				30.5	12	139	125	12
					2.29M	28.59M	40.52M	4.65M
					\$147,186	\$184,900	\$290,000	\$337,250



Monthly Inventory Analysis

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January 2015

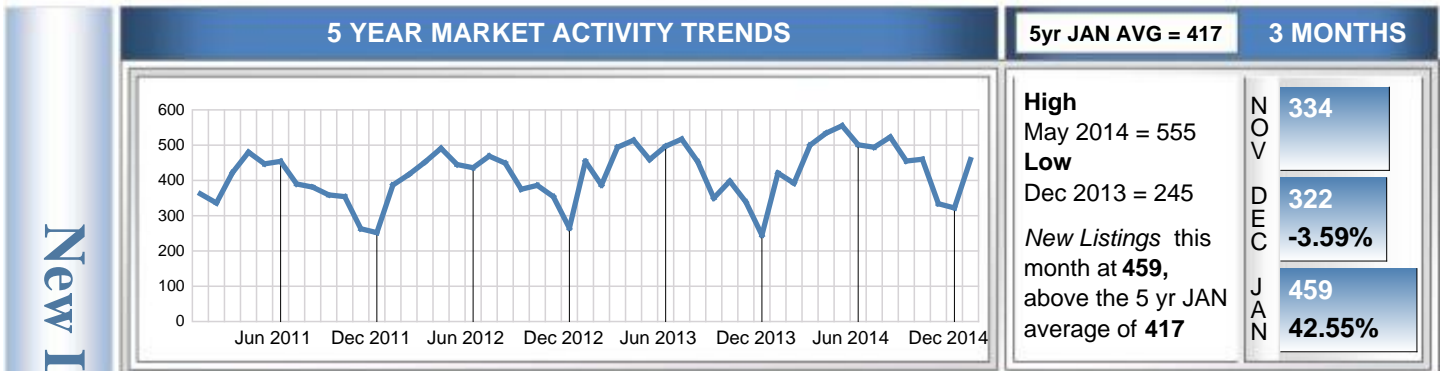
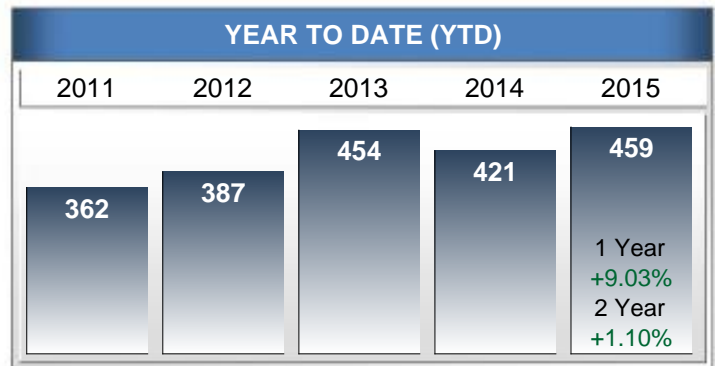
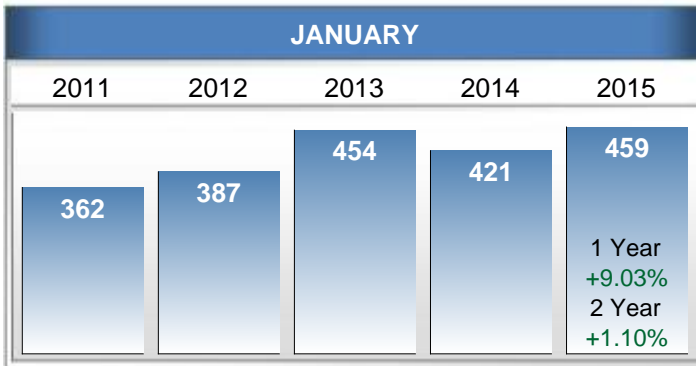
New Listings as of Feb 05, 2015



New Listings

Report Produced on: Feb 06, 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+
\$150,000 and less	47	10.24%	6	38	3	0
\$150,001 - \$175,000	30	6.54%	0	24	6	0
\$175,001 - \$225,000	71	15.47%	4	50	17	0
\$225,001 - \$350,000	120	26.14%	3	44	66	7
\$350,001 - \$450,000	87	18.95%	0	23	58	6
\$450,001 - \$625,000	60	13.07%	1	11	43	5
\$625,001 and up	44	9.59%	0	2	33	9
Total New Listed Units:			14	192	226	27
Total New Listed Volume:			2.95M	48.09M	94.77M	17.07M
Median New Listed Listing Price:			\$204,250	\$209,900	\$388,700	\$495,940



Monthly Inventory Analysis

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January 2015

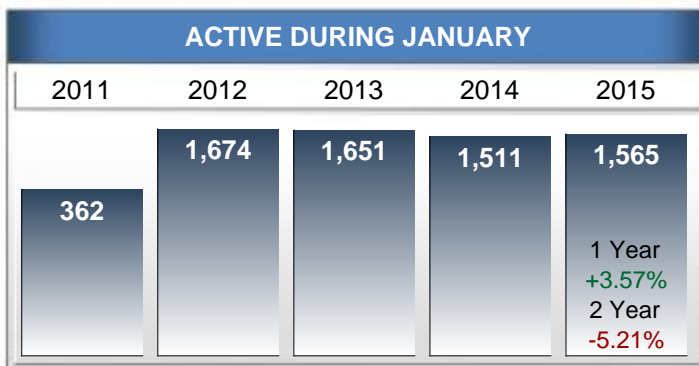
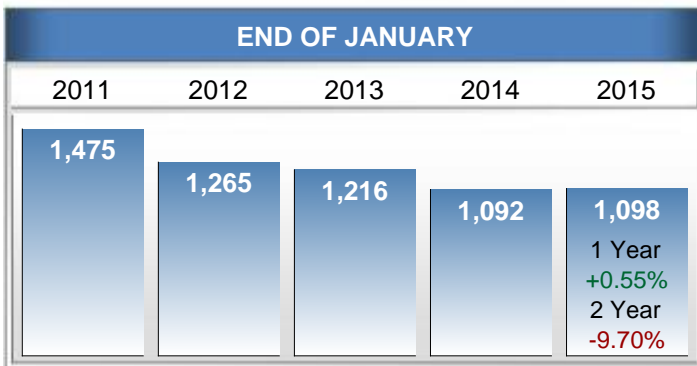
Active Inventory as of Feb 05, 2015



Active Inventory

Report Produced on: Feb 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

Ready to Buy or Sell Real Estate?
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5yr JAN AVG = 1,229		3 MONTHS	
High	Jun 2011 = 1,614	NOV	1,172
Low	Apr 2014 = 1,084	DEC	1,106
<i>Inventory</i> this month at 1,098 , below the 5 yr JAN average of 1,229		JAN	1,098
			-5.63%
			-0.72%

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	6.92%	72.0	9	58	9	0
\$150,001 - \$200,000	108	9.84%	53.0	1	87	20	0
\$200,001 - \$275,000	211	19.22%	69.0	9	103	97	2
\$275,001 - \$375,000	269	24.50%	92.0	2	125	128	14
\$375,001 - \$475,000	186	16.94%	72.5	0	43	133	10
\$475,001 - \$650,000	142	12.93%	50.0	1	18	99	24
\$650,001 and up	106	9.65%	87.0	0	12	58	36
Total Active Inventory by Units:				22	446	544	86
Total Active Inventory by Volume:				4.43M	140.59M	236.78M	66.44M
Median Active Inventory Listing Price:				\$210,500	\$249,900	\$384,700	\$570,930



Monthly Inventory Analysis

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January 2015

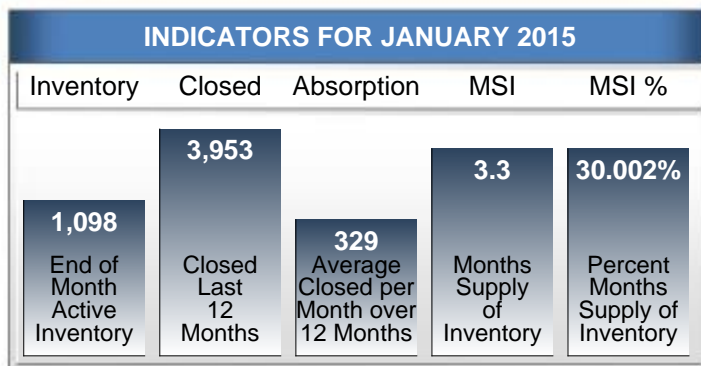
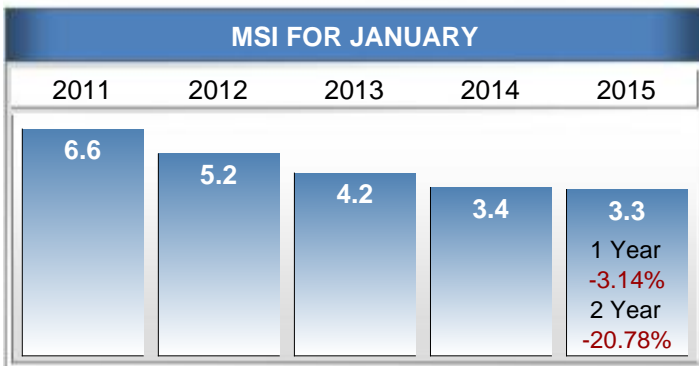
Active Inventory as of Feb 05, 2015



Months Supply of Inventory

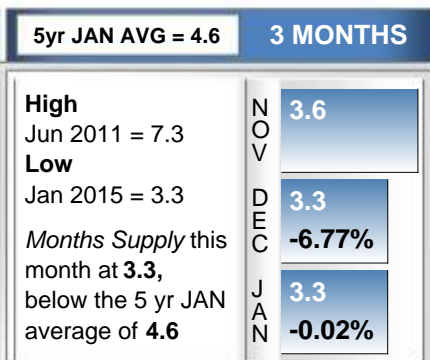
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Area Delimited by City Of Edmond - Residential Property Type



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+
\$150,000 and less	76		6.92%	1.3	0.9	1.3	2.5	0.0
\$150,001 - \$200,000	108		9.84%	1.4	0.4	1.5	1.1	0.0
\$200,001 - \$275,000	211		19.22%	2.8	3.3	3.1	2.5	1.8
\$275,001 - \$375,000	269		24.50%	4.4	1.7	6.6	3.4	3.8
\$375,001 - \$475,000	186		16.94%	6.5	0.0	7.5	6.6	3.8
\$475,001 - \$650,000	142		12.93%	8.8	2.4	10.3	9.3	7.2
\$650,001 and up	106		9.65%	11.5	0.0	9.6	11.8	11.7
MSI:		3.3			1.3	2.7	4.0	5.9
Total Active Inventory:		1,098			22	446	544	86



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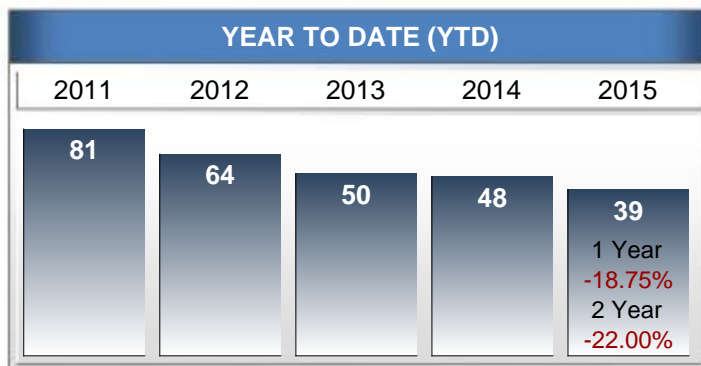
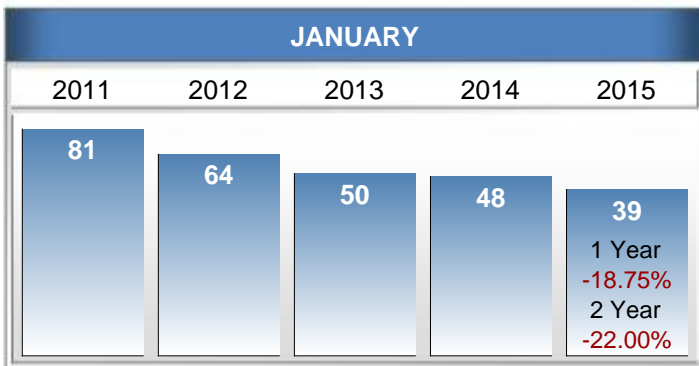
Closed Sales as of Feb 05, 2015



Median Days on Market to Sale

Report Produced on: Feb 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?
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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	16	8.74%	45.0	34.0	42.0	283.0	0.0
\$125,001 - \$150,000	15	8.20%	13.0	82.0	13.0	28.0	0.0
\$150,001 - \$175,000	21	11.48%	19.0	33.0	20.5	8.5	0.0
\$175,001 - \$275,000	60	32.79%	40.0	52.0	33.0	46.0	0.0
\$275,001 - \$375,000	27	14.75%	60.0	0.0	75.0	60.0	4.0
\$375,001 - \$475,000	25	13.66%	44.0	0.0	82.0	31.0	56.0
\$475,001 and up	19	10.38%	68.0	0.0	242.0	68.0	36.5
Median Closed DOM:	39.0			45.0	35.0	45.0	35.5
Total Closed Units:	183			13	81	79	10
Total Closed Volume:	51,957,974			1.70M	17.95M	25.90M	6.42M



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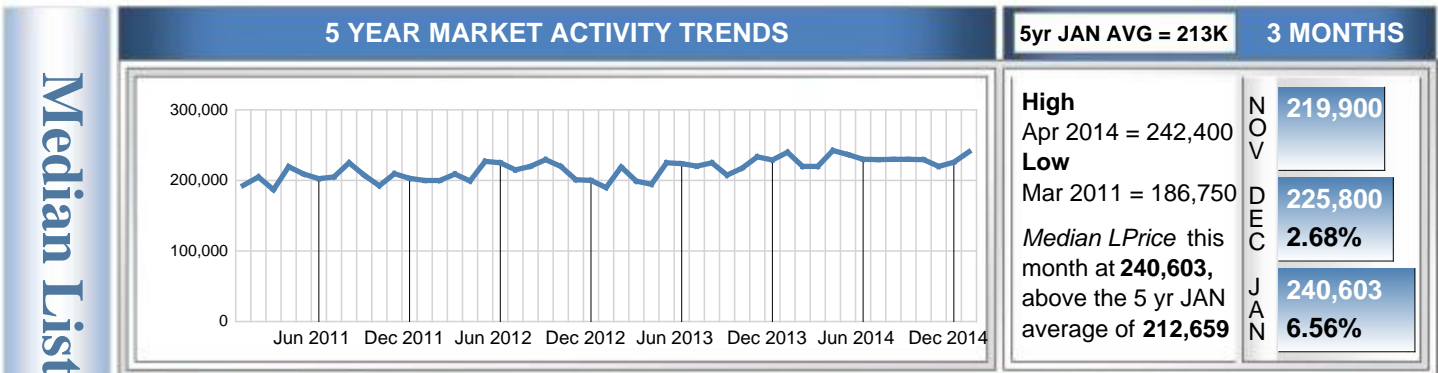
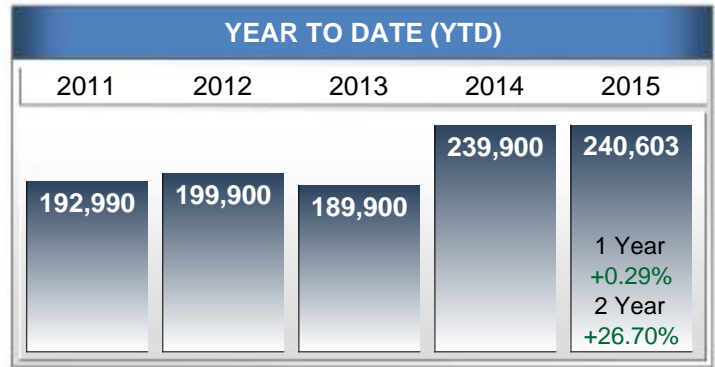
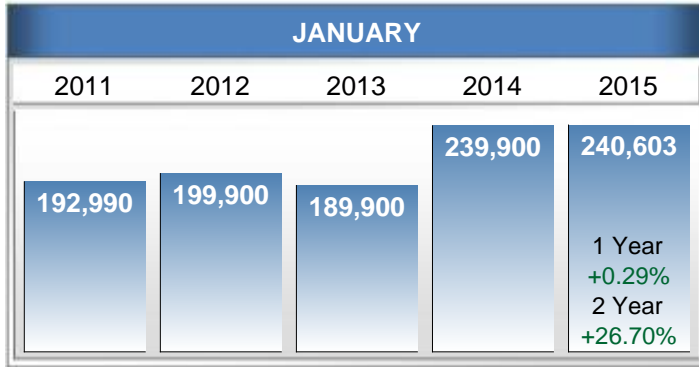
Closed Sales as of Feb 05, 2015



Median List Price at Closing

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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	14		7.65%	115,000	115,000	119,000	112,000	0
\$125,001 - \$150,000	16		8.74%	140,500	134,900	141,000	135,000	0
\$150,001 - \$175,000	20		10.93%	163,389	174,900	164,389	159,900	0
\$175,001 - \$275,000	59		32.24%	219,900	217,900	207,445	229,300	0
\$275,001 - \$375,000	28		15.30%	304,950	0	297,500	315,950	369,900
\$375,001 - \$475,000	25		13.66%	419,900	0	399,900	423,940	419,900
\$475,001 and up	21		11.48%	608,000	0	599,900	580,000	822,500
Median List Price:		\$240,603			\$117,500	\$194,137	\$299,000	\$594,750
Total Closed Units:		183			13	81	79	10
Total List Volume:		53,545,955			1.73M	18.78M	26.44M	6.60M



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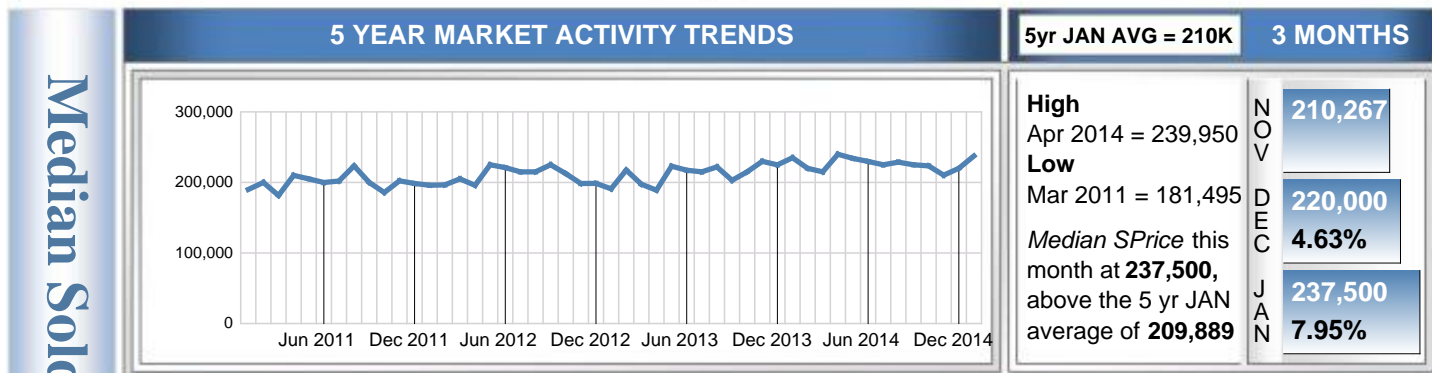
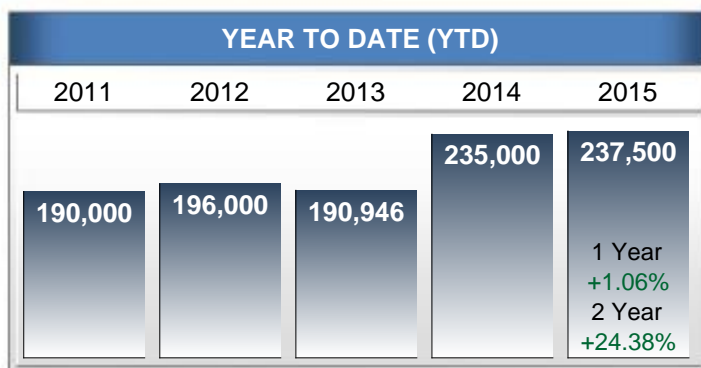
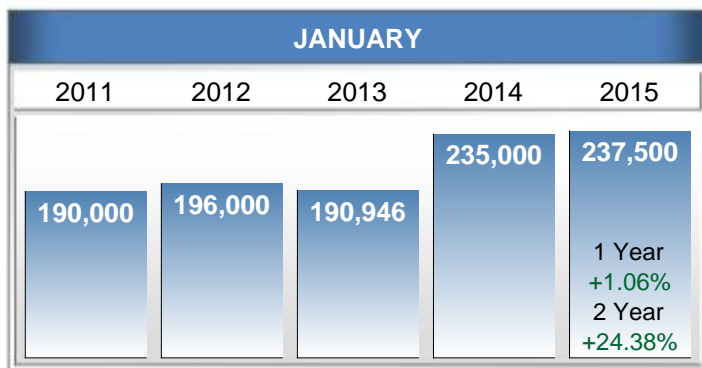
Closed Sales as of Feb 05, 2015



Median Sold Price at Closing

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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			%	MSS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	16		8.74%	114,500	114,000	115,000	111,500	0
\$125,001 - \$150,000	15		8.20%	139,000	136,500	139,000	150,000	0
\$150,001 - \$175,000	21		11.48%	165,000	168,000	165,000	162,500	0
\$175,001 - \$275,000	60		32.79%	218,900	217,700	214,945	227,150	0
\$275,001 - \$375,000	27		14.75%	315,000	0	297,500	315,000	358,000
\$375,001 - \$475,000	25		13.66%	423,414	0	401,090	430,500	410,000
\$475,001 and up	19		10.38%	575,000	0	507,500	555,000	811,000
Median Closed Price:	\$237,500				\$115,000	\$195,000	\$291,050	\$571,250
Total Closed Units:	183				13	81	79	10
Total Closed Volume:	51,957,974				1.70M	17.95M	25.90M	6.42M



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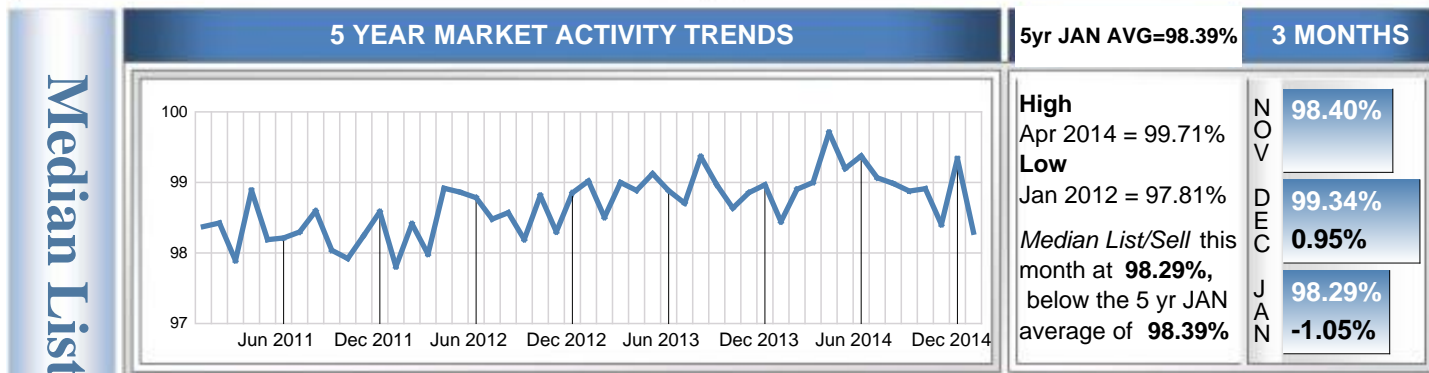
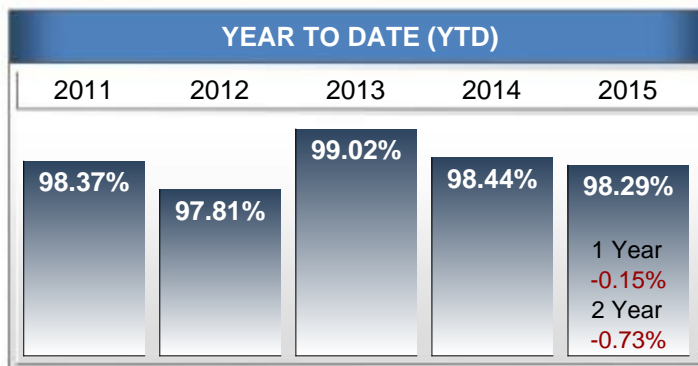
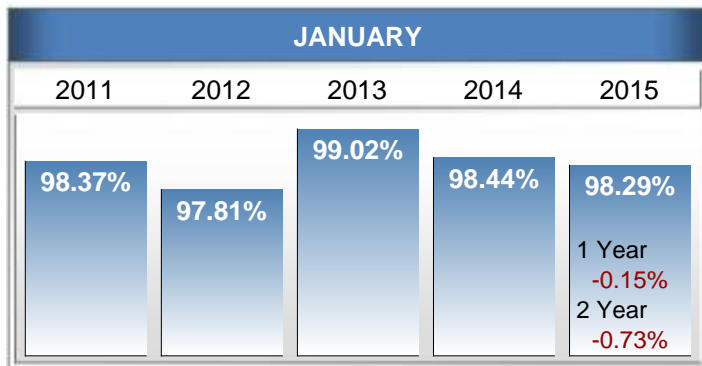
Closed Sales as of Feb 05, 2015



Median Percent of List Price to Selling Price

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Median List/Sell Price

Ready to Buy or Sell Real Estate?
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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	16	8.74%	95.99%	97.87%	88.47%	90.81%	0.00%
\$125,001 - \$150,000	15	8.20%	98.73%	101.19%	98.73%	96.78%	0.00%
\$150,001 - \$175,000	21	11.48%	97.65%	96.05%	97.91%	96.81%	0.00%
\$175,001 - \$275,000	60	32.79%	99.91%	99.91%	99.61%	99.68%	0.00%
\$275,001 - \$375,000	27	14.75%	98.85%	0.00%	99.21%	98.85%	96.78%
\$375,001 - \$475,000	25	13.66%	99.88%	0.00%	100.00%	99.40%	97.64%
\$475,001 and up	19	10.38%	96.52%	0.00%	86.14%	96.52%	97.05%
Median List/Sell Ratio:	98.29%			99.82%	98.42%	98.57%	97.05%
Total Closed Units:	183			13	81	79	10
Total Closed Volume:	51,957,974			1.70M	17.95M	25.90M	6.42M



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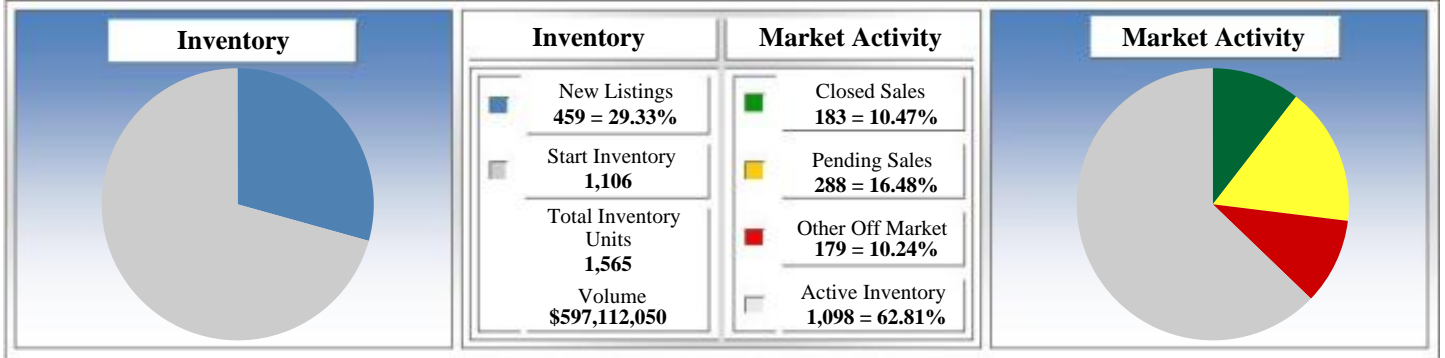
Inventory as of Feb 05, 2015



Market Summary

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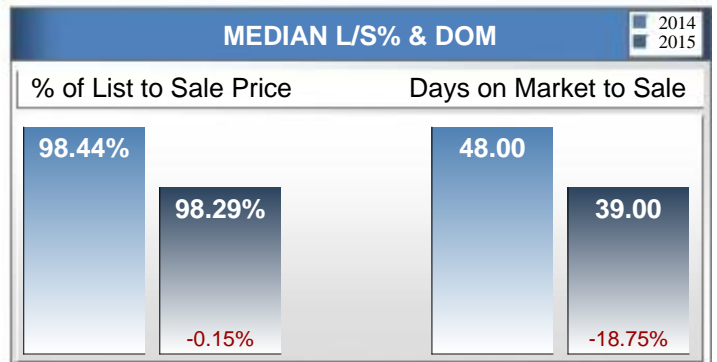
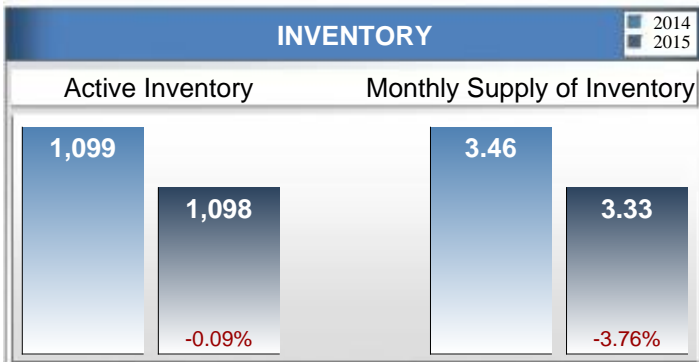
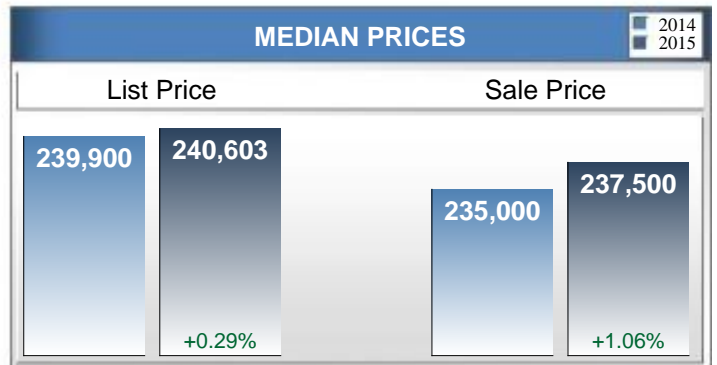
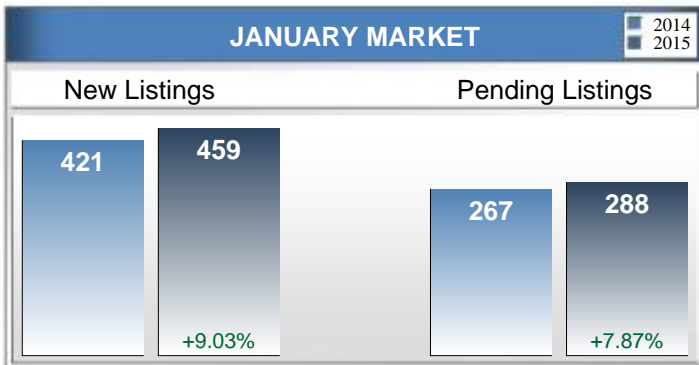
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Absorption: Last 12 months, an Average of 329 Sales/Month

Active Inventory as of January 31, 2015 = 1,098

	JANUARY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	211	183	-13.27%	211	183	-13.27%
Pending Sales	267	288	7.87%	267	288	7.87%
New Listings	421	459	9.03%	421	459	9.03%
Median List Price	239,900	240,603	0.29%	239,900	240,603	0.29%
Median Sale Price	235,000	237,500	1.06%	235,000	237,500	1.06%
Median Percent of List Price to Selling Price	98.44%	98.29%	-0.15%	98.44%	98.29%	-0.15%
Median Days on Market to Sale	48.00	39.00	-18.75%	48.00	39.00	-18.75%
Monthly Inventory	1,099	1,098	-0.09%	1,099	1,098	-0.09%
Months Supply of Inventory	3.46	3.33	-3.76%	3.46	3.33	-3.76%





January 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

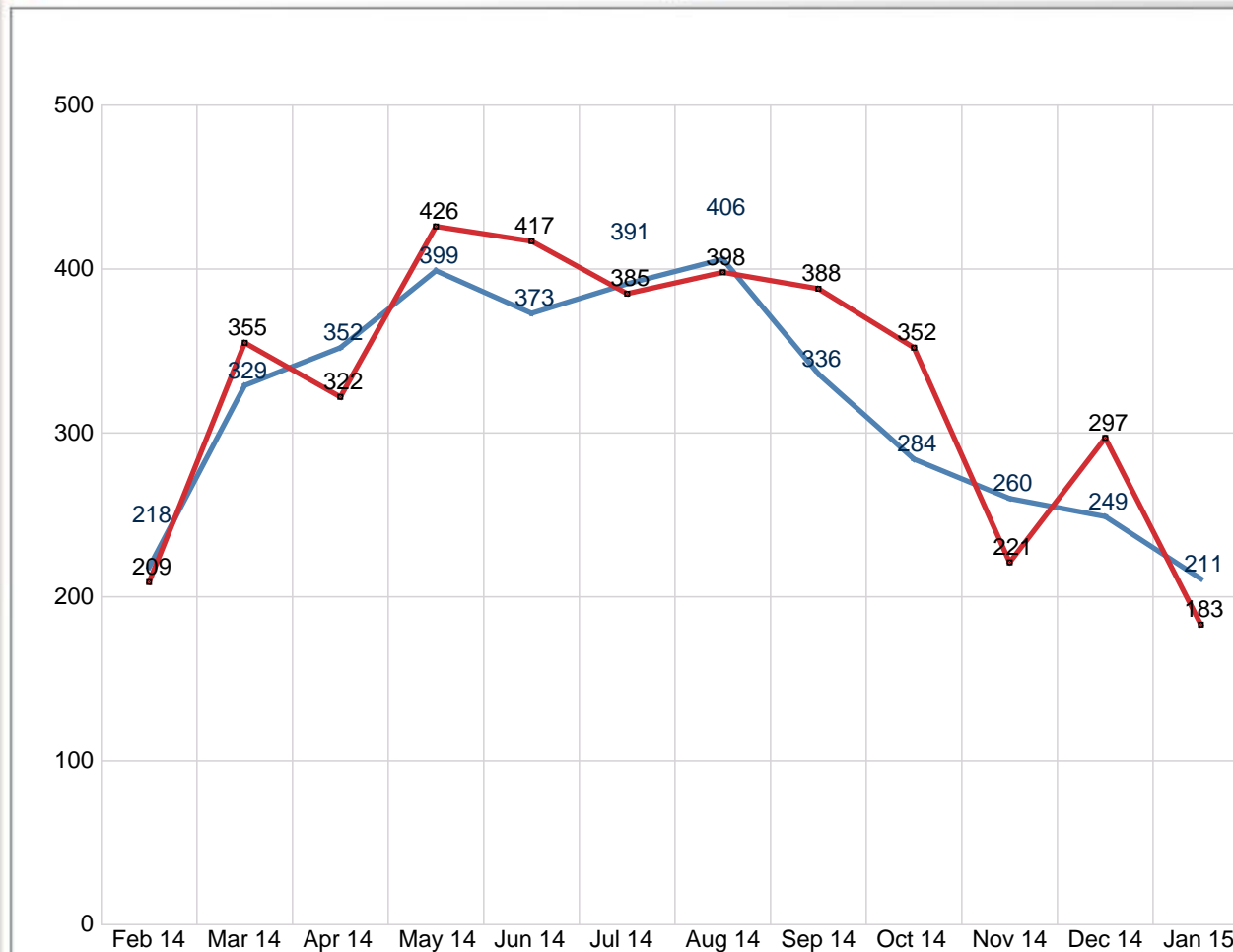
Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

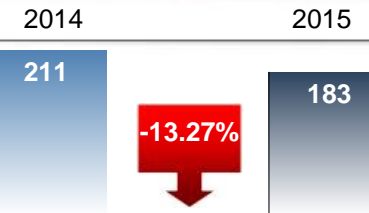
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■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)



Comparative Analysis

JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

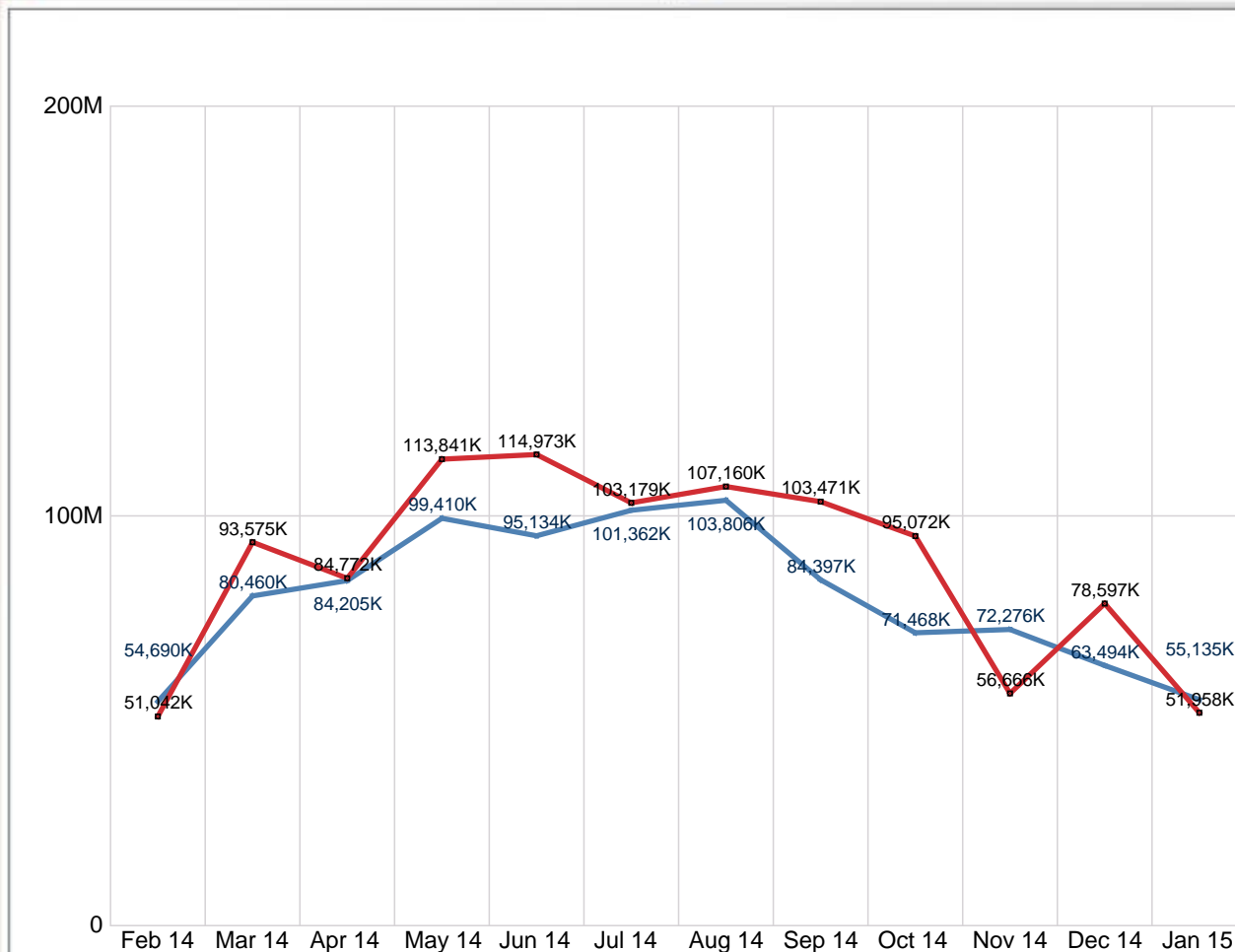
Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

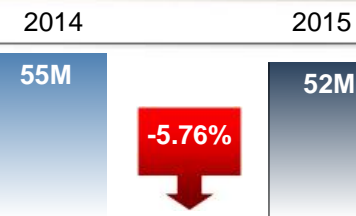
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 ■ January 2014 - January 2014 (Previous Year)



Comparative Analysis

JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

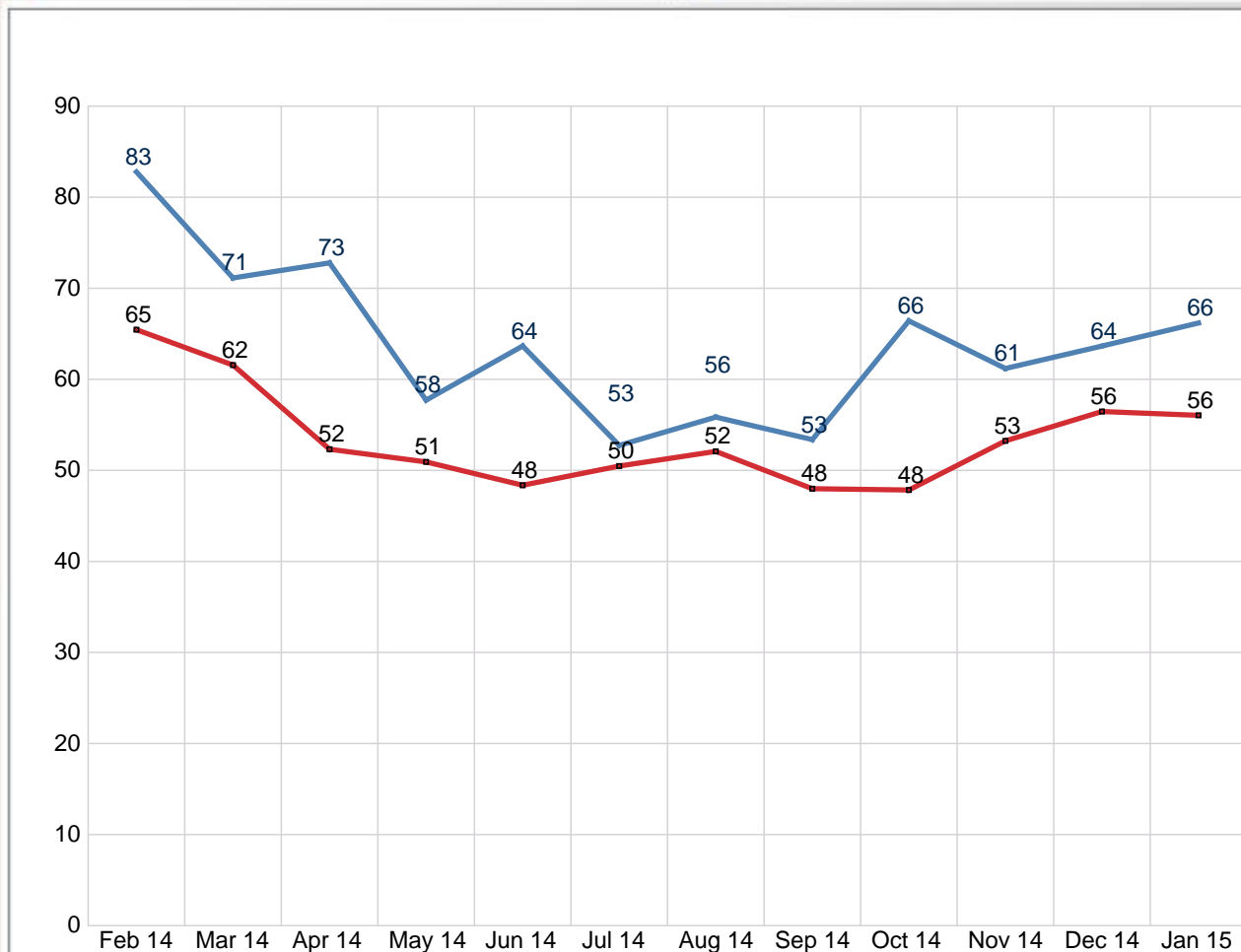
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Feb 06, 2015

Market Trends

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Comparative Analysis

JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

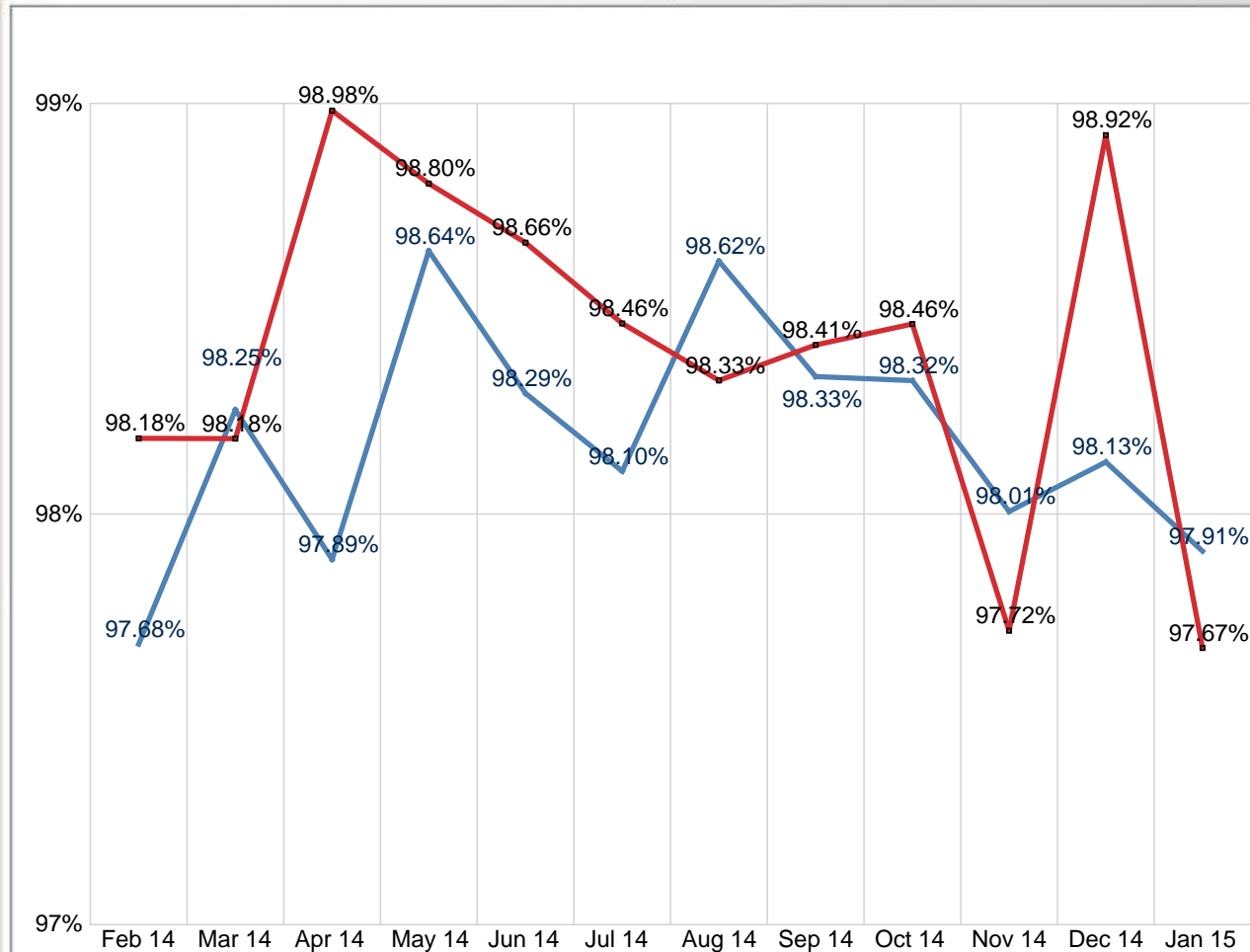
Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)



Comparative Analysis

JANUARY

2014	2015
97.91%	97.67%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.24%</div> 	

YEAR TO DATE (YTD)

Jan 2014	Jan 2015
97.91%	97.67%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.24%</div> 	

12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
98.22%	98.46%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.24%</div> 	



January 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

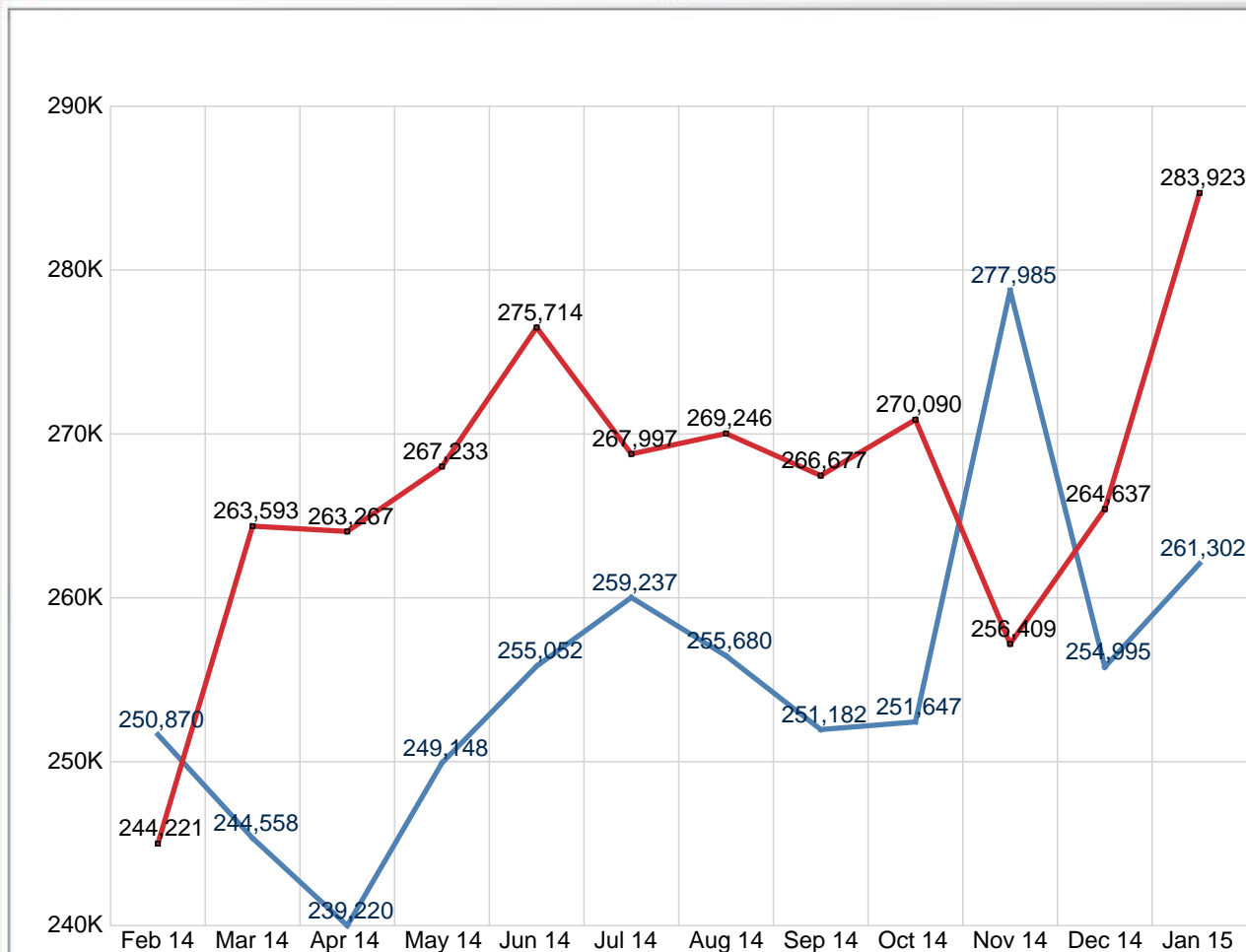
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Market Trends

Ready to Buy or Sell Real Estate?
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■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)



Comparative Analysis

JANUARY

2014	2015
261,302	283,923
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 8.66%	

YEAR TO DATE (YTD)

Jan 2014	Jan 2015
261,302	283,923
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 8.66%	

12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
253,633	266,710
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.16%	