



January 2015

Area Delimited by Zipcode 73044 - Residential
Property Type

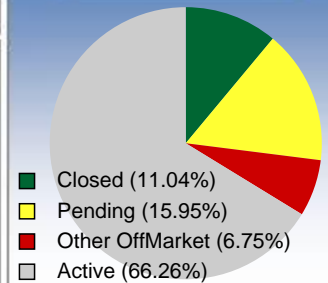


Absorption: Last 12 months, an Average of **26** Sales/Month

Active Inventory as of January 31, 2015 = **108**

	JANUARY		
	2014	2015	+/- %
Closed Listings	10	18	80.00%
Pending Listings	20	26	30.00%
New Listings	33	30	-9.09%
Median List Price	99,900	158,450	58.61%
Median Sale Price	92,500	151,500	63.78%
Median Percent of List Price to Selling Price	99.47%	98.48%	-0.99%
Median Days on Market to Sale	24.00	59.50	147.92%
End of Month Inventory	105	108	2.86%
Months Supply of Inventory	4.39	4.24	-3.53%

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) Increases

The total housing inventory at the end of January 2015 rose **2.86%** to 108 existing homes available for sale. Over the last 12 months this area has had an average of 26 closed sales per month. This represents an unsold inventory index of **4.24** 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 **63.78%** in January 2015 to \$151,500 versus the previous year at \$92,500.

Median Days on Market Lengthens

The median number of **59.50** days that homes spent on the market before selling increased by 35.50 days or **147.92%** in January 2015 compared to last year's same month at **24.00** DOM.

Sales Success for January 2015 is Positive

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

There were 30 New Listings in January 2015, down **9.09%** from last year at 33. Furthermore, there were 18 Closed Listings this month versus last year at 10, a **80.00%** increase.

Closed versus Listed trends yielded a **60.0%** ratio, up from last year's January 2015 at **30.3%**, a **98.00%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

What's in this Issue

Closed Listings	1
Pending Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Median Days on Market to Sale	6
Median List Price at Closing	7
Median Sale Price at Closing	8
Median Percent of List Price to Selling Price	9
Market Summary	10

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

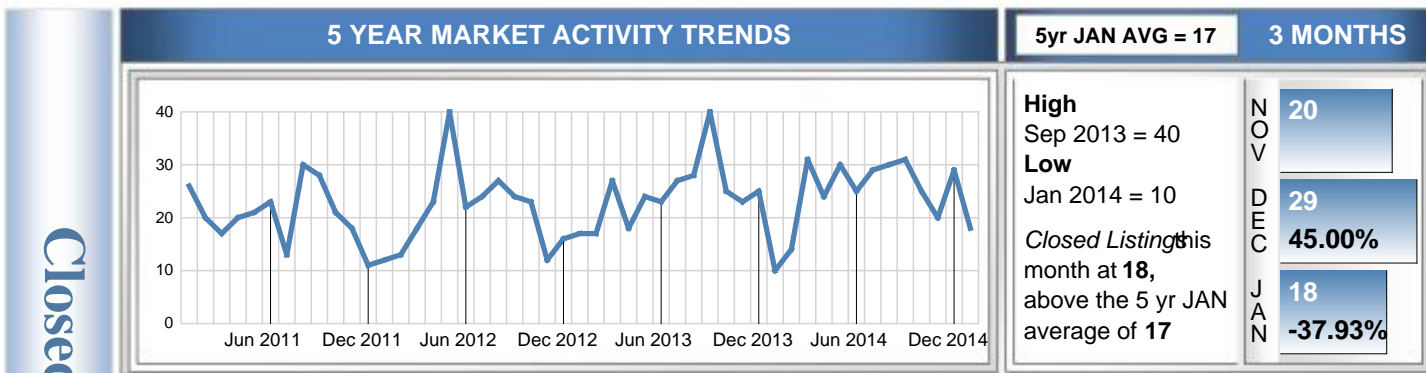
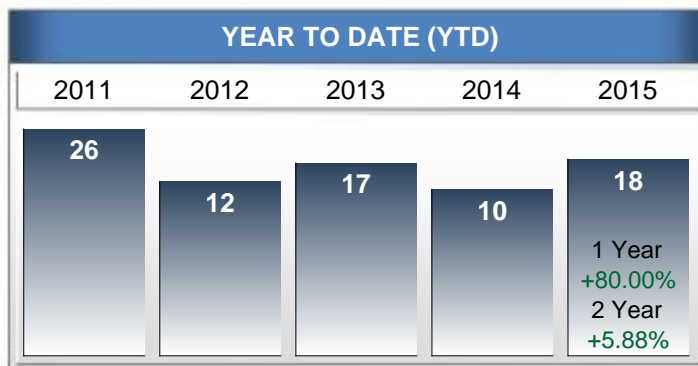
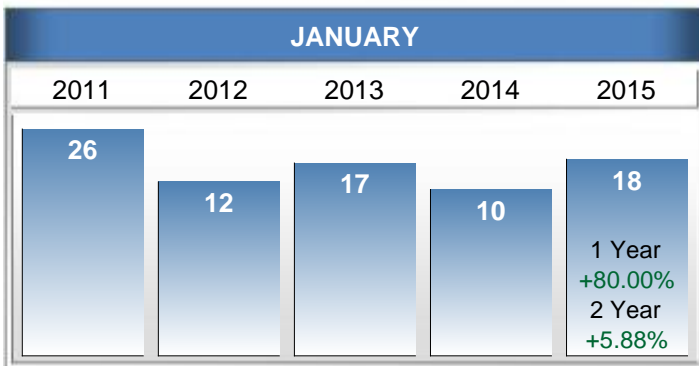
Closed Sales as of Feb 05, 2015



Closed Listings

Report Produced on: Feb 06, 2015

Area Delimited by 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+
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	4	22.22%	135.0	2	2	0	0
\$75,001 - \$125,000	2	11.11%	52.5	0	1	1	0
\$125,001 - \$200,000	4	22.22%	39.5	0	4	0	0
\$200,001 - \$225,000	3	16.67%	135.0	0	0	3	0
\$225,001 - \$225,000	0	0.00%	135.0	0	0	0	0
\$225,001 and up	5	27.78%	31.0	1	2	2	0
Total Closed Units:	18		59.5	3	9	6	0.00B
Total Closed Volume:	3,450,371			969.72K	1.26M	1.22M	0.00B
Median Closed Price:	\$151,500			\$71,000	\$143,000	\$219,100	\$0

Closed Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2015

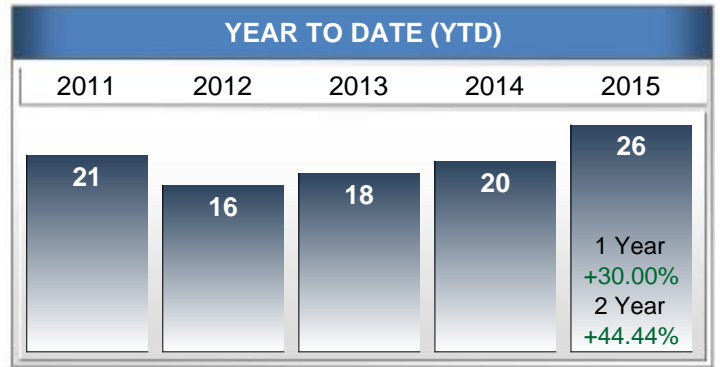
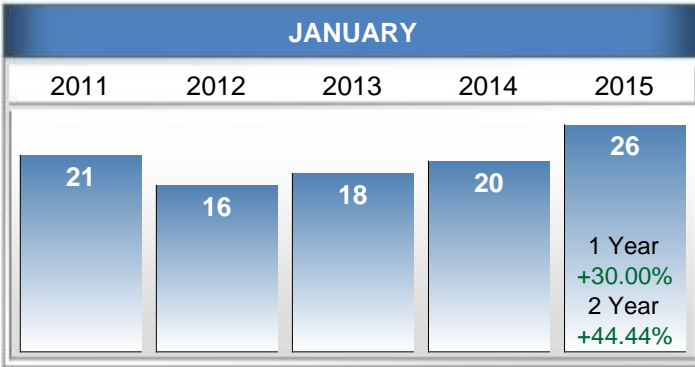
Pending Listings as of Feb 05, 2015



Pending Listings

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Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

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5yr JAN AVG = 20	3 MONTHS										
High Apr 2012 = 39 Low Dec 2013 = 9 <i>Pending Listing</i> this month at 26 , above the 5 yr JAN average of 20	<table border="1"> <tr> <td>NOV</td> <td>23</td> </tr> <tr> <td>DEC</td> <td>15</td> </tr> <tr> <td colspan="2">-34.78%</td> </tr> <tr> <td>JAN</td> <td>26</td> </tr> <tr> <td colspan="2">73.33%</td> </tr> </table>	NOV	23	DEC	15	-34.78%		JAN	26	73.33%	
NOV	23										
DEC	15										
-34.78%											
JAN	26										
73.33%											

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	3.85%	201.0	1	0	0	0	
\$50,001 - \$100,000	3	11.54%	138.0	0	3	0	0	
\$100,001 - \$125,000	4	15.38%	60.0	0	3	1	0	
\$125,001 - \$175,000	7	26.92%	22.0	0	7	0	0	
\$175,001 - \$200,000	3	11.54%	74.0	0	1	2	0	
\$200,001 - \$225,000	4	15.38%	132.0	0	1	2	1	
\$225,001 and up	4	15.38%	22.0	0	1	3	0	
Total Pending Units: 26 Total Pending Volume: 4,506,668 Median Listing Price: \$159,900				71.0	1	16	8	1
					39.90K	2.34M	1.90M	223.70K
					\$39,900	\$153,000	\$217,200	\$223,700



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2015

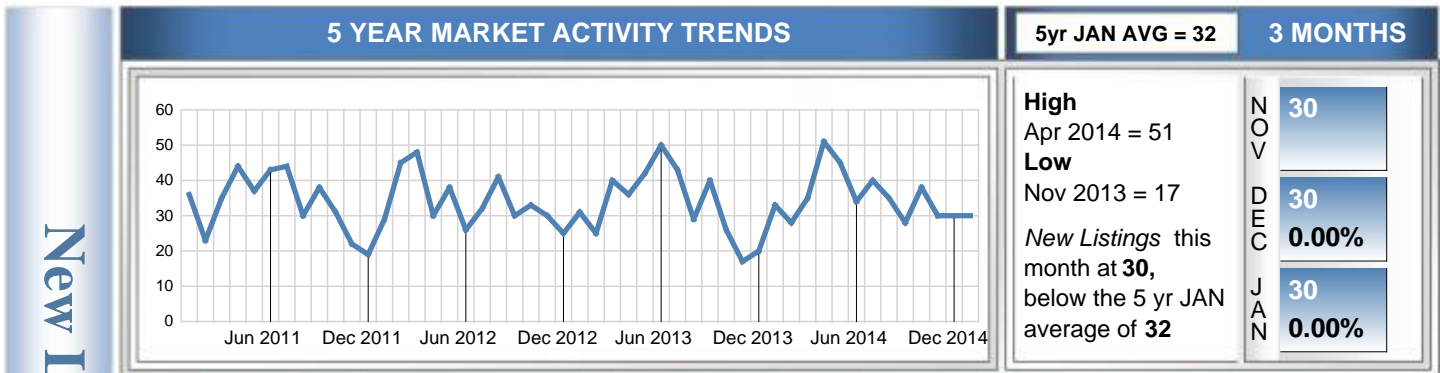
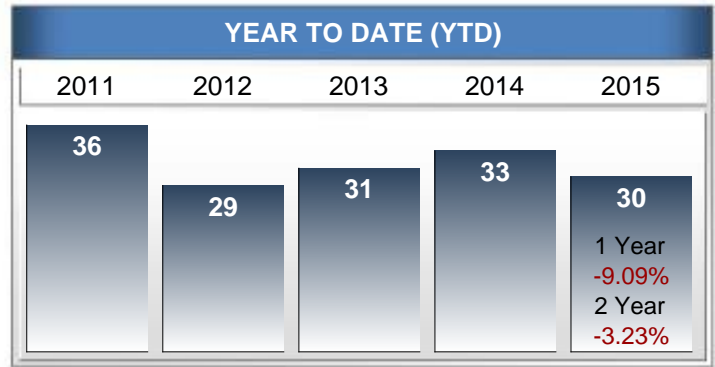
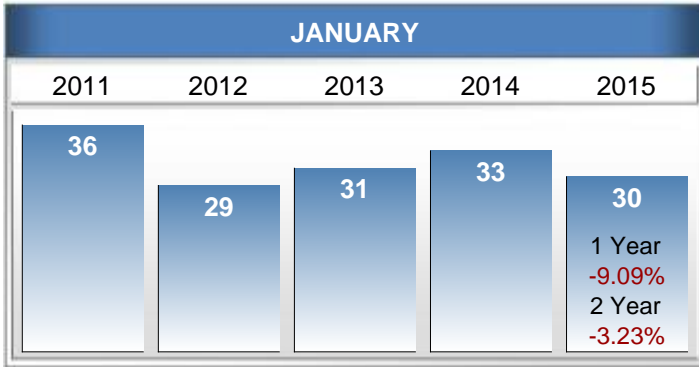
New Listings as of Feb 05, 2015



New Listings

Report Produced on: Feb 06, 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+
\$75,000 and less	2	6.67%	2	0	0	0
\$75,001 - \$100,000	3	10.00%	1	2	0	0
\$100,001 - \$150,000	3	10.00%	0	2	1	0
\$150,001 - \$225,000	9	30.00%	0	4	5	0
\$225,001 - \$225,000	0	0.00%	0	0	0	0
\$225,001 - \$450,000	11	36.67%	0	6	4	1
\$450,001 and up	2	6.67%	0	0	2	0
Total New Listed Units:	30		3	14	12	1
Total New Listed Volume:	6,490,968		215.30K	2.80M	3.23M	249.50K
Median New Listed Listing Price:	\$200,950		\$69,900	\$195,750	\$218,134	\$249,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2015

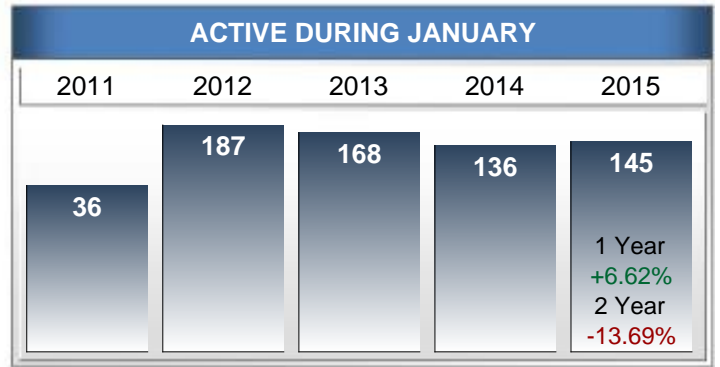
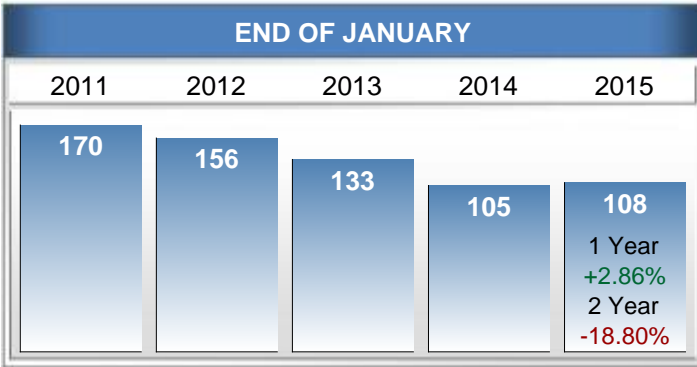
Active Inventory as of Feb 05, 2015



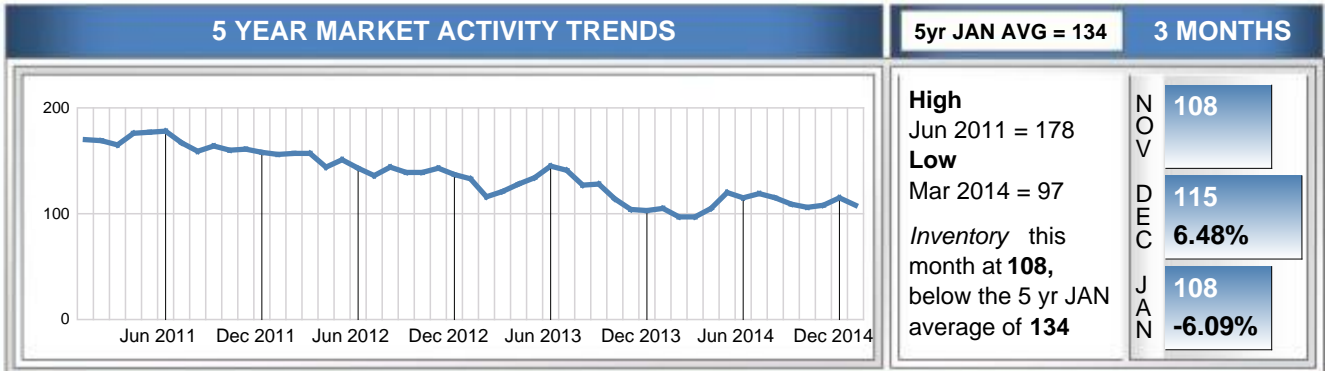
Active Inventory

Report Produced on: Feb 06, 2015

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	6	5.56%	75.0	2	2	2	0
\$50,001 - \$75,000	8	7.41%	54.5	5	3	0	0
\$75,001 - \$125,000	23	21.30%	101.0	5	14	3	1
\$125,001 - \$200,000	30	27.78%	120.0	0	20	9	1
\$200,001 - \$225,000	9	8.33%	46.0	0	4	4	1
\$225,001 - \$275,000	20	18.52%	68.5	0	12	6	2
\$275,001 and up	12	11.11%	40.0	0	6	4	2
Total Active Inventory by Units:				12	61	28	7
Total Active Inventory by Volume:				853.60K	15.30M	6.04M	1.61M
Median Active Inventory Listing Price:				\$72,400	\$178,524	\$196,900	\$230,400

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Monthly Inventory Analysis

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January 2015

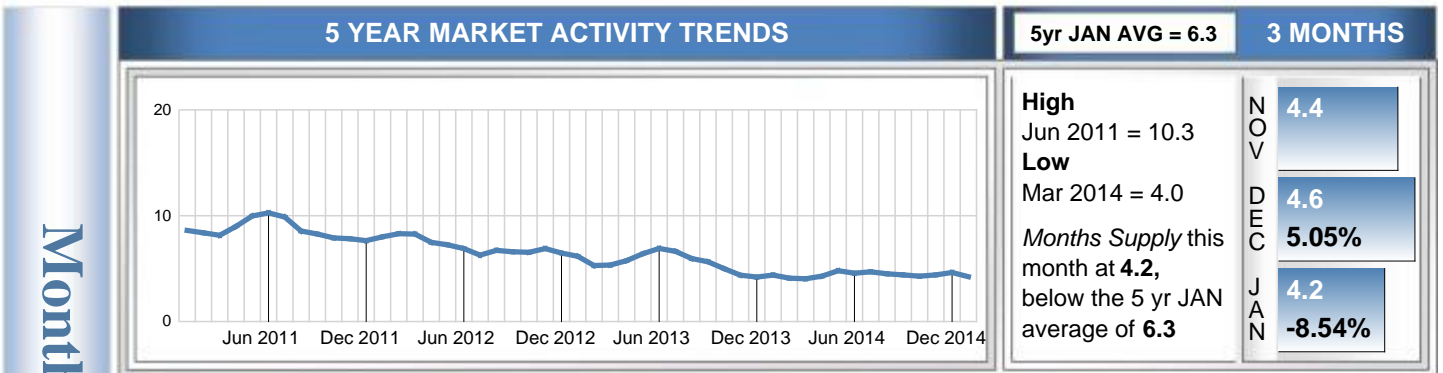
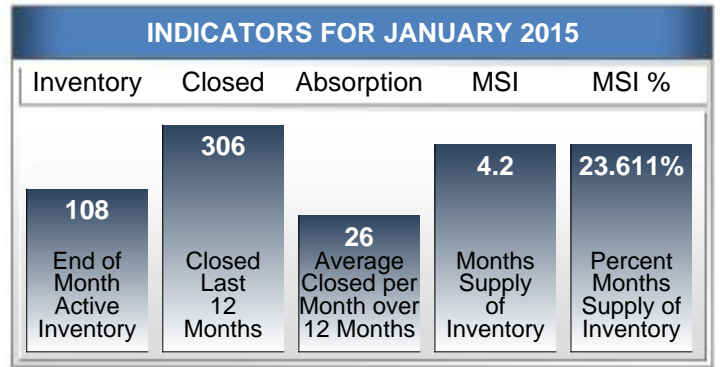
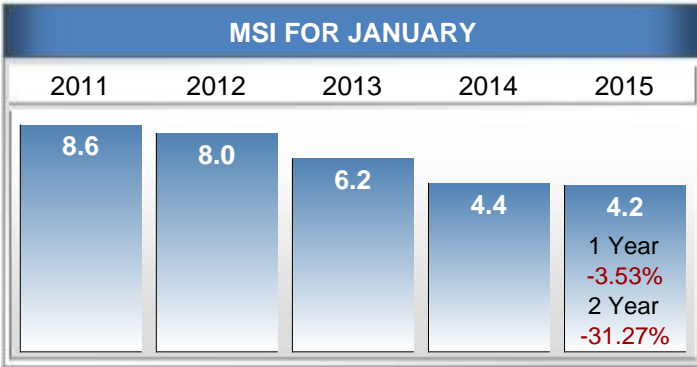
Active Inventory as of Feb 05, 2015



Months Supply of Inventory

Report Produced on: Feb 06, 2015

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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+
\$50,000 and less	6		5.56%	2.0	2.0	1.4	3.4	0.0
\$50,001 - \$75,000	8		7.41%	3.0	6.0	1.9	0.0	0.0
\$75,001 - \$125,000	23		21.30%	6.9	30.0	5.3	7.2	12.0
\$125,001 - \$200,000	30		27.78%	3.6	0.0	3.5	3.9	4.0
\$200,001 - \$225,000	9		8.33%	2.4	0.0	2.1	2.2	0.0
\$225,001 - \$275,000	20		18.52%	7.5	0.0	7.6	6.5	12.0
\$275,001 and up	12		11.11%	7.2	0.0	6.5	8.0	12.0
MSI:				4.2	5.3	3.9	4.1	10.5
Total Active Inventory:				108	12	61	28	7



Monthly Inventory Analysis

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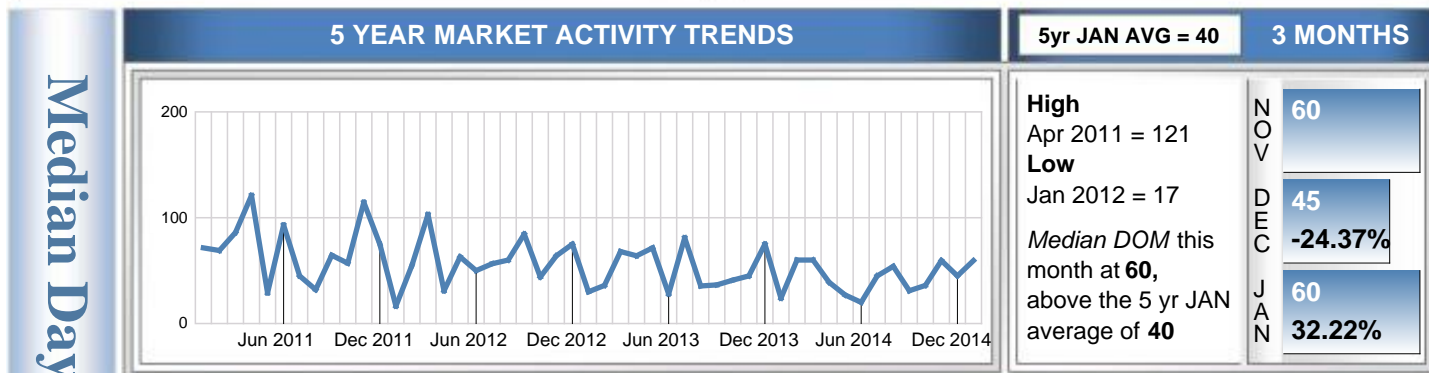
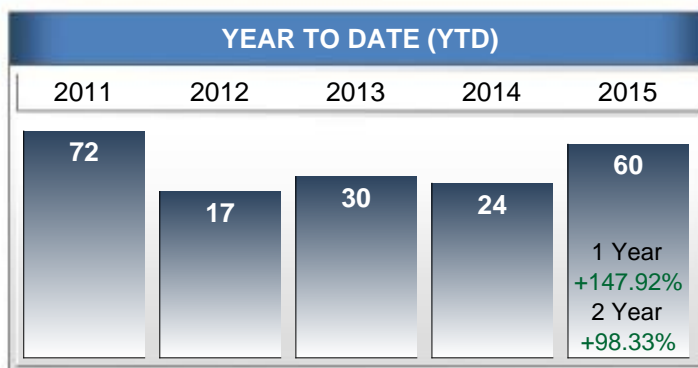
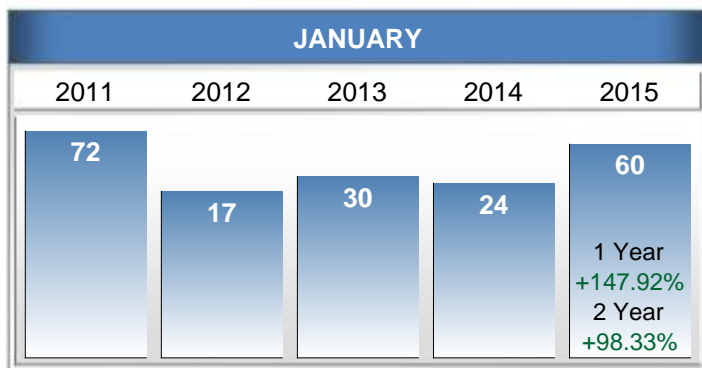
Closed Sales as of Feb 05, 2015



Median Days on Market to Sale

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Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

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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+
\$50,000 and less	0	0.00%	40.0	0.0	0.0	0.0	0.0
\$50,001 - \$75,000	4	22.22%	135.0	69.0	245.0	0.0	0.0
\$75,001 - \$125,000	2	11.11%	52.5	0.0	43.0	62.0	0.0
\$125,001 - \$200,000	4	22.22%	39.5	0.0	39.5	0.0	0.0
\$200,001 - \$225,000	3	16.67%	135.0	0.0	0.0	135.0	0.0
\$225,001 - \$225,000	0	0.00%	135.0	0.0	0.0	0.0	0.0
\$225,001 and up	5	27.78%	31.0	1.0	93.0	92.0	0.0
Median Closed DOM:	59.5			7.0	57.0	100.0	0.0
Total Closed Units:	18			3	9	6	
Total Closed Volume:	3,450,371			969.72K	1.26M	1.22M	0.00B



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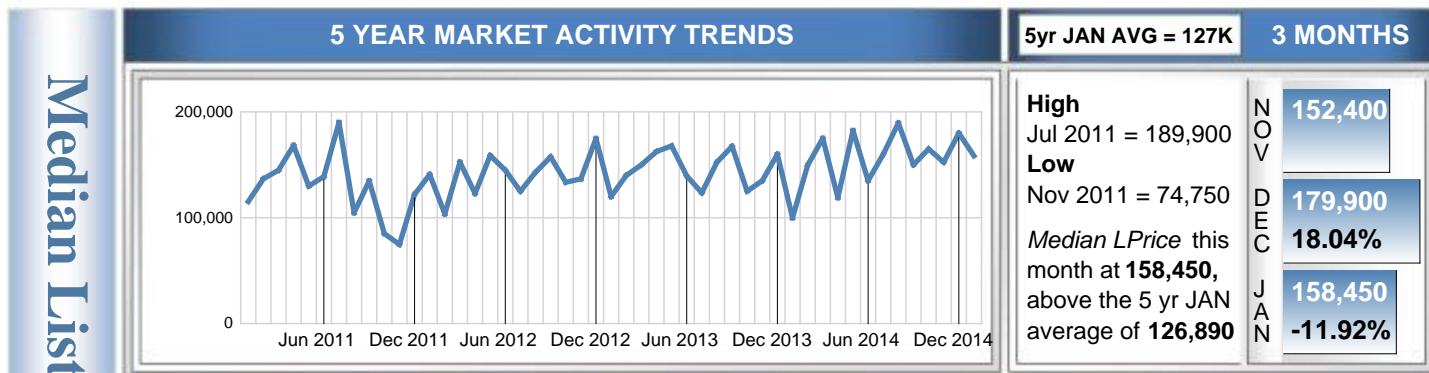
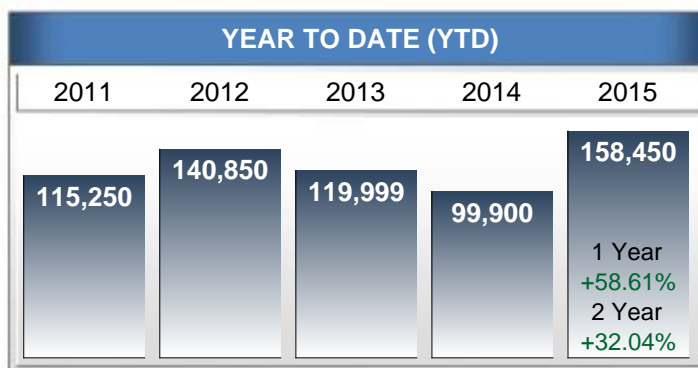
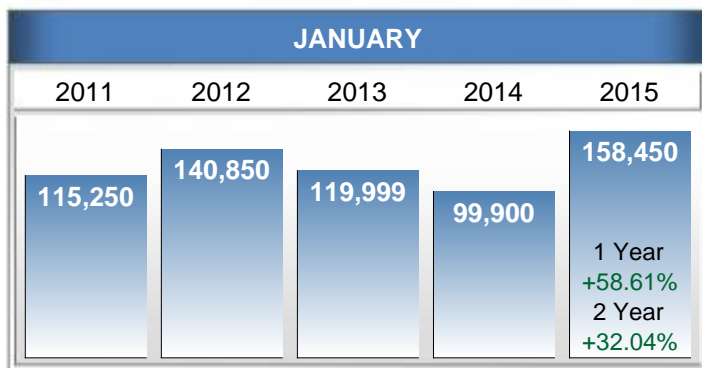
Closed Sales as of Feb 05, 2015



Median List Price at Closing

Report Produced on: Feb 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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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+
\$50,000 and less	0		0.00%	31	0	0	0	0
\$50,001 - \$75,000	4		22.22%	63,000	70,000	59,500	0	0
\$75,001 - \$125,000	1		5.56%	93,000	0	93,000	0	0
\$125,001 - \$200,000	5		27.78%	155,000	0	156,000	141,100	0
\$200,001 - \$225,000	3		16.67%	219,900	0	0	219,900	0
\$225,001 - \$225,000	0		0.00%	219,900	0	0	0	0
\$225,001 and up	5		27.78%	235,000	925,000	238,950	230,350	0
Median List Price:		\$158,450			\$74,000	\$155,000	\$220,550	\$0
Total Closed Units:		18			3	9	6	
Total List Volume:		3,605,200			1.07M	1.29M	1.25M	0.00B



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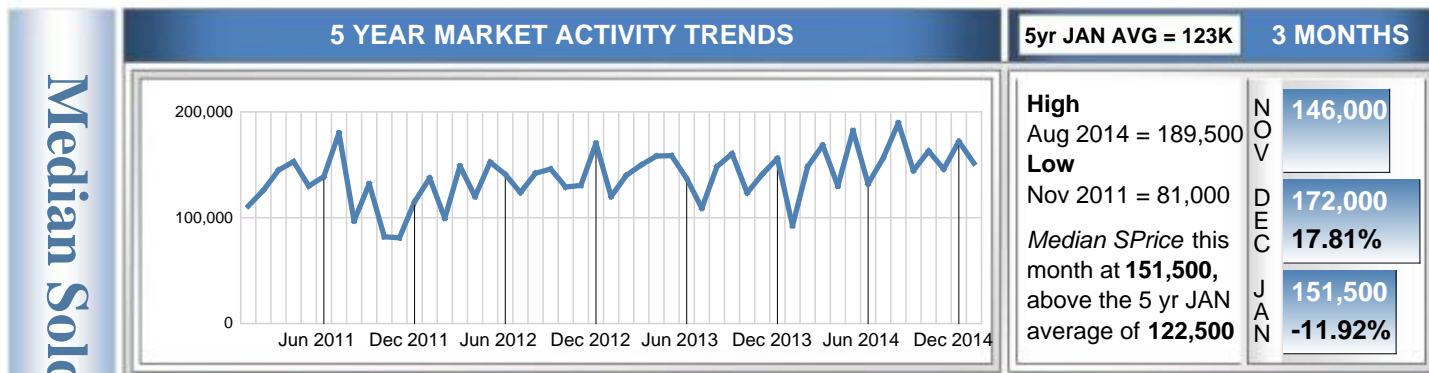
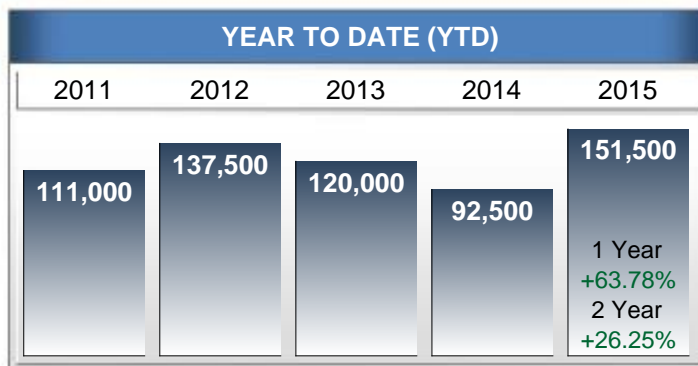
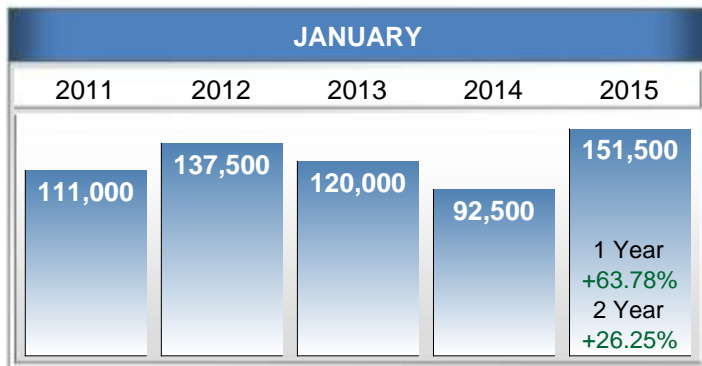
Closed Sales as of Feb 05, 2015



Median Sold Price at Closing

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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+
\$50,000 and less	0		0.00%	235,000	0	0	0	0
\$50,001 - \$75,000	4		22.22%	62,750	68,750	58,250	0	0
\$75,001 - \$125,000	2		11.11%	108,150	0	91,400	124,900	0
\$125,001 - \$200,000	4		22.22%	147,000	0	147,000	0	0
\$200,001 - \$225,000	3		16.67%	217,000	0	0	217,000	0
\$225,001 - \$225,000	0		0.00%	217,000	0	0	0	0
\$225,001 and up	5		27.78%	230,400	832,221	236,000	228,325	0
Median Closed Price:	\$151,500				\$71,000	\$143,000	\$219,100	\$0
Total Closed Units:	18				3	9	6	
Total Closed Volume:	3,450,371				969.72K	1.26M	1.22M	0.00B



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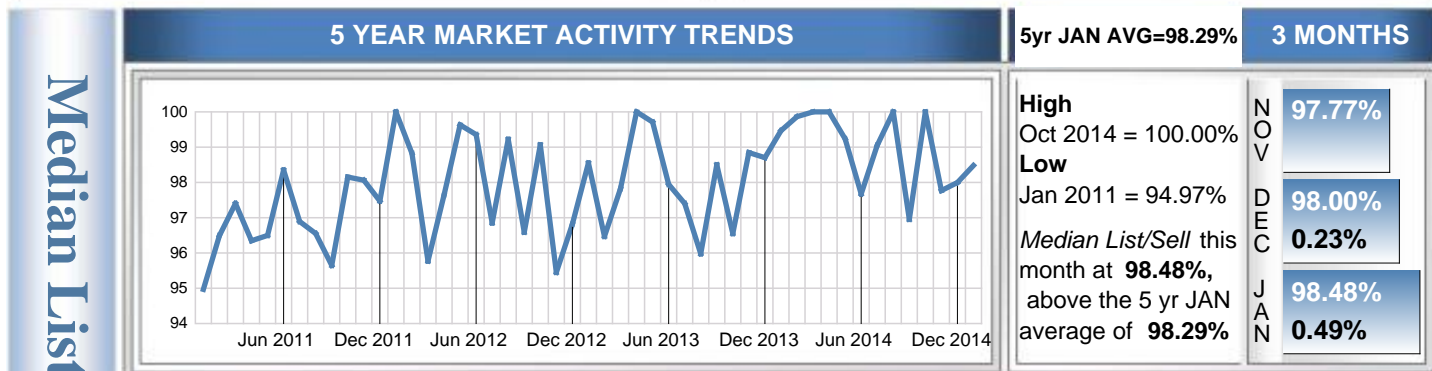
Closed Sales as of Feb 05, 2015



Median Percent of List Price to Selling 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+
\$50,000 and less	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	4	22.22%	97.97%	98.35%	97.92%	0.00%	0.00%
\$75,001 - \$125,000	2	11.11%	93.40%	0.00%	98.28%	88.52%	0.00%
\$125,001 - \$200,000	4	22.22%	97.12%	0.00%	97.12%	0.00%	0.00%
\$200,001 - \$225,000	3	16.67%	100.00%	0.00%	0.00%	100.00%	0.00%
\$225,001 - \$225,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 and up	5	27.78%	98.74%	89.97%	98.76%	99.18%	0.00%
Median List/Sell Ratio: 98.48%				95.95%	98.28%	99.34%	0.00%
Total Closed Units: 18					3	9	6
Total Closed Volume: 3,450,371				969.72K	1.26M	1.22M	0.00B

Median List/Sell Price

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Monthly Inventory Analysis

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Inventory as of Feb 05, 2015



Market Summary

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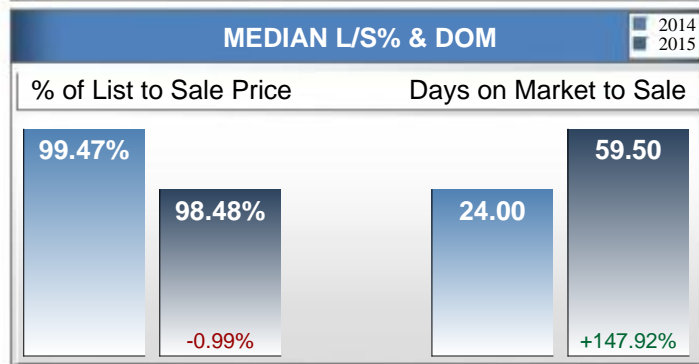
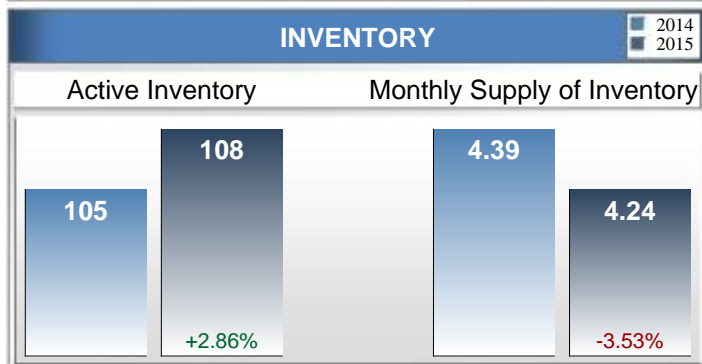
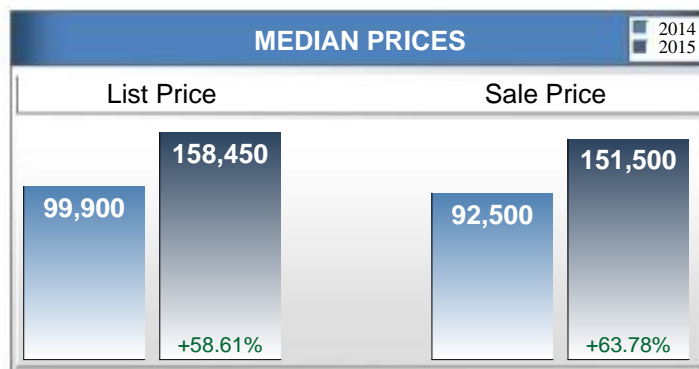
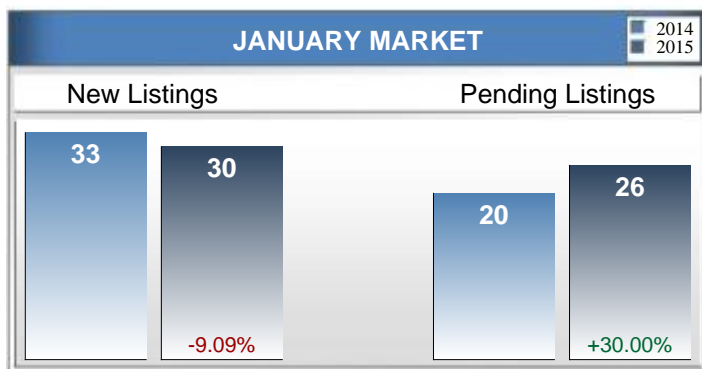
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Absorption: Last 12 months, an Average of 26 Sales/Month

Active Inventory as of January 31, 2015 = 108

	JANUARY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	10	18	80.00%	10	18	80.00%
Pending Sales	20	26	30.00%	20	26	30.00%
New Listings	33	30	-9.09%	33	30	-9.09%
Median List Price	99,900	158,450	58.61%	99,900	158,450	58.61%
Median Sale Price	92,500	151,500	63.78%	92,500	151,500	63.78%
Median Percent of List Price to Selling Price	99.47%	98.48%	-0.99%	99.47%	98.48%	-0.99%
Median Days on Market to Sale	24.00	59.50	147.92%	24.00	59.50	147.92%
Monthly Inventory	105	108	2.86%	105	108	2.86%
Months Supply of Inventory	4.39	4.24	-3.53%	4.39	4.24	-3.53%





January 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

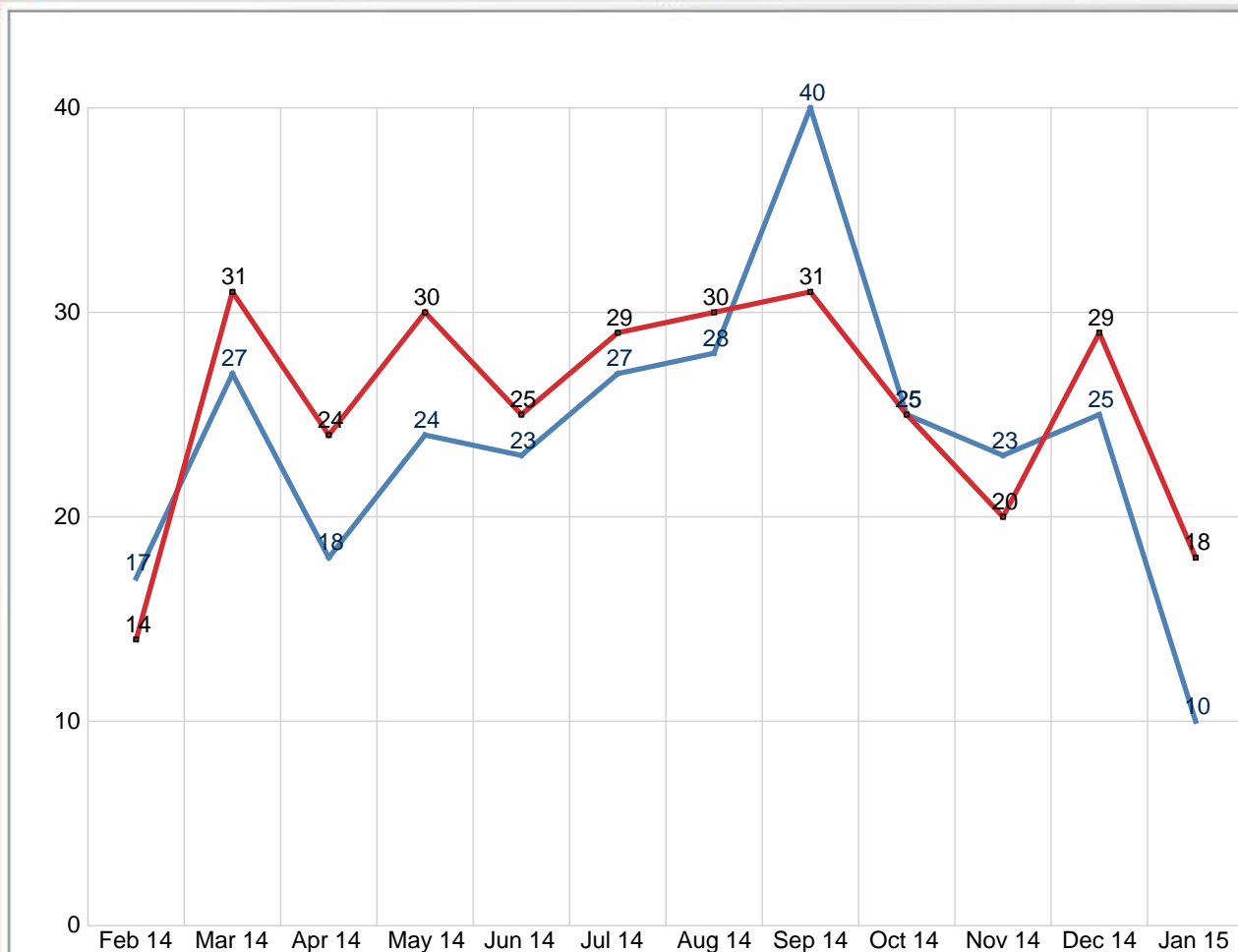
Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

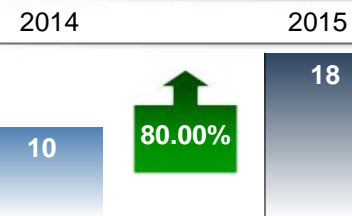
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■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)

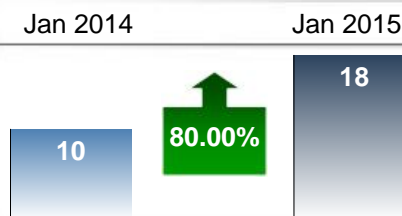


Comparative Analysis

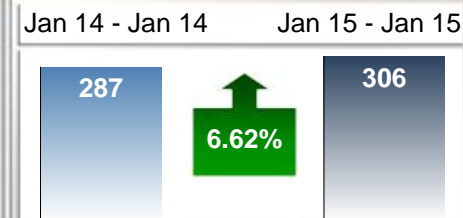
JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

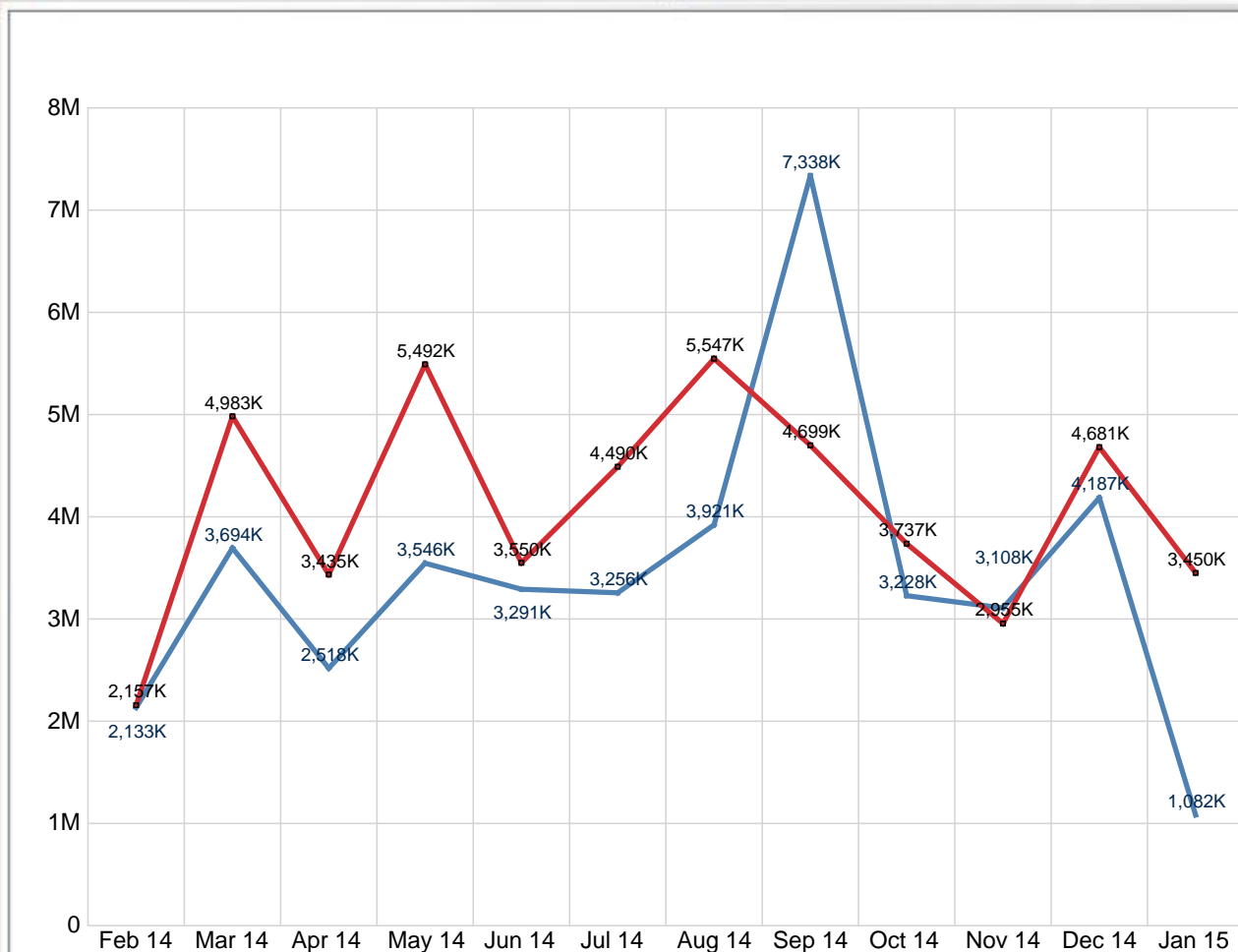
Report Produced on: Feb 06, 2015

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Market Trends

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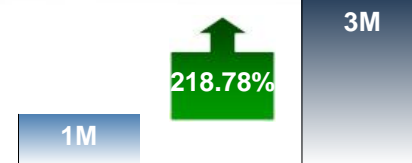
■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)



Comparative Analysis

JANUARY

2014 2015



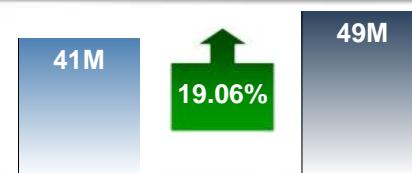
YEAR TO DATE (YTD)

Jan 2014 Jan 2015



12 MONTH COMPARATIVE

Jan 14 - Jan 14 Jan 15 - Jan 15





January 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

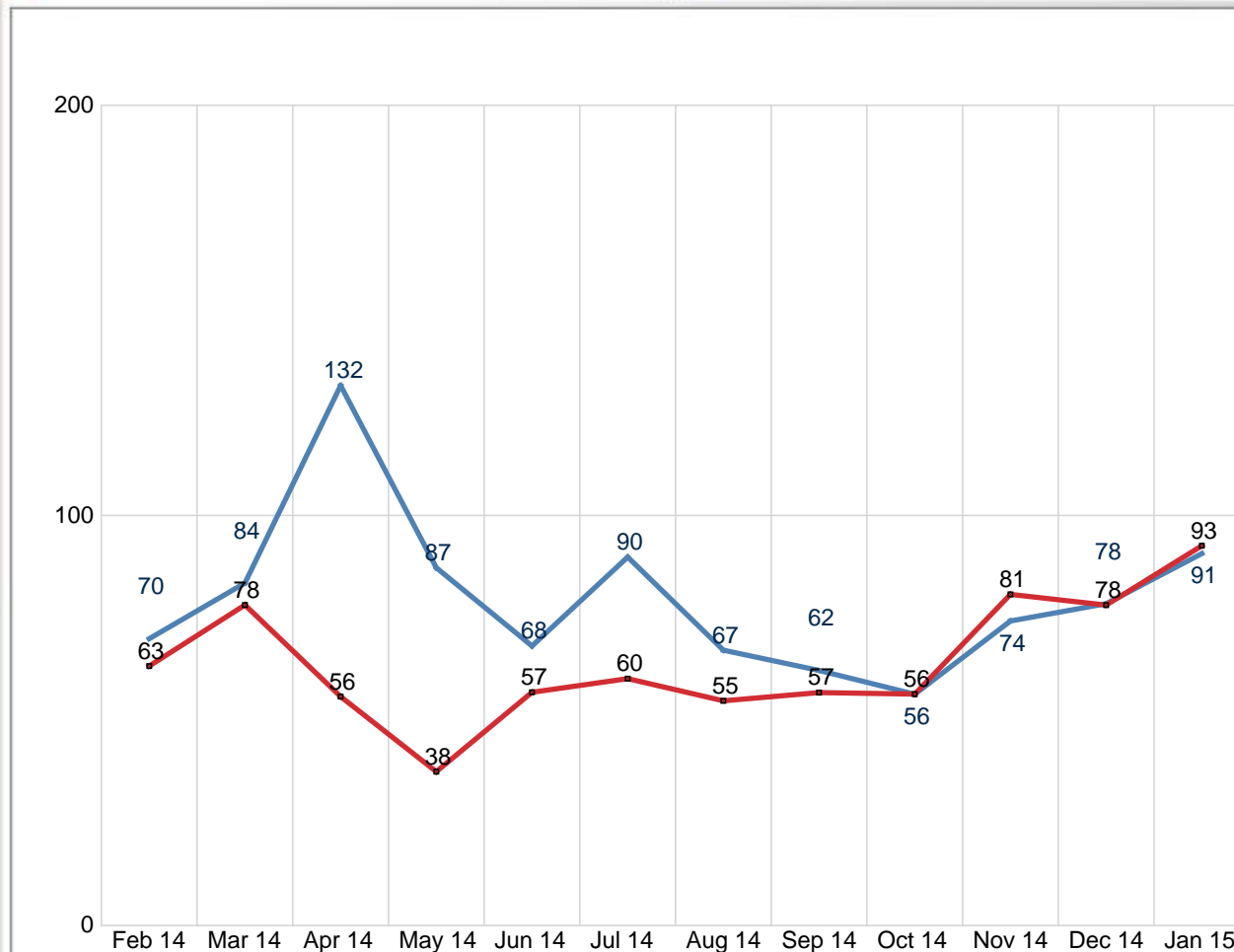
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Feb 06, 2015

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
91	93
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.11%	

YEAR TO DATE (YTD)

Jan 2014	Jan 2015
91	93
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.11%	

12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
78	63
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -18.64%	



January 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

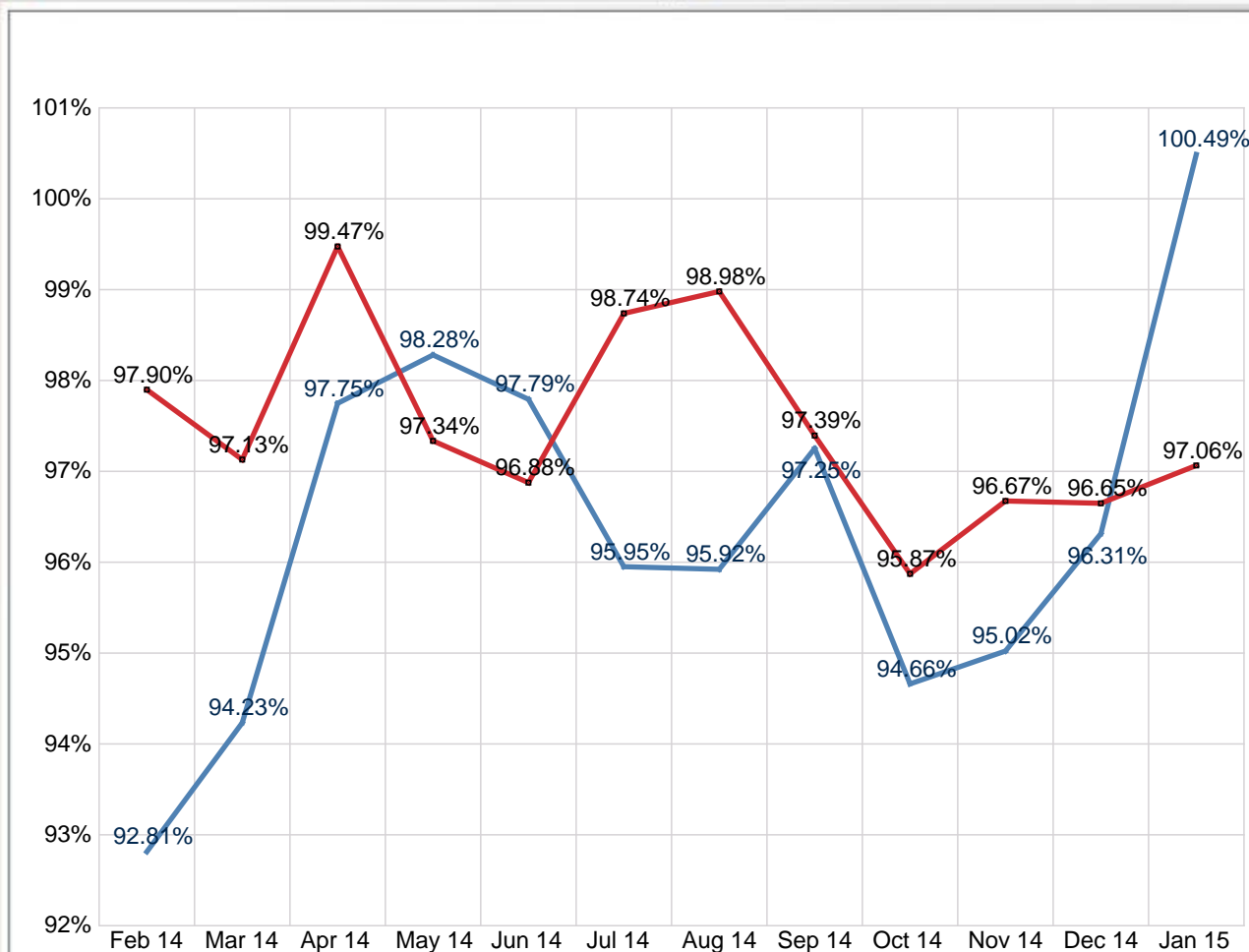
Report Produced on: Feb 06, 2015

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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
100.49%	97.06%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.41%</div> 	

YEAR TO DATE (YTD)

Jan 2014	Jan 2015
100.49%	97.06%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.41%</div> 	

12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
96.24%	97.53%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.34%</div> 	



January 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

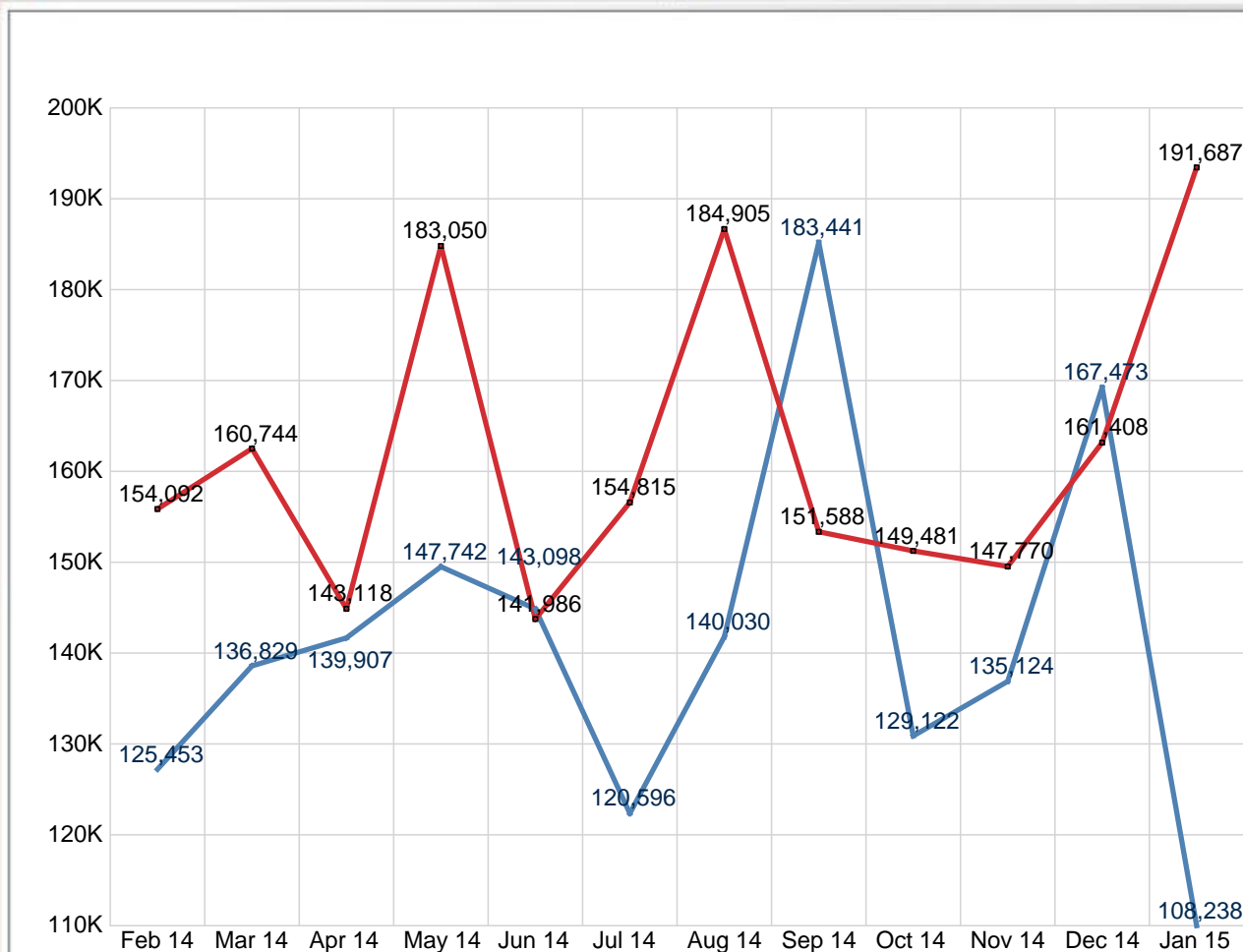
Report Produced on: Feb 06, 2015

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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
108,238	191,687
77.10%	

YEAR TO DATE (YTD)

Jan 2014	Jan 2015
108,238	191,687
77.10%	

12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
143,910	160,706
11.67%	