



# January 2015

Area Delimited by County Of Logan -  
Residential Property Type

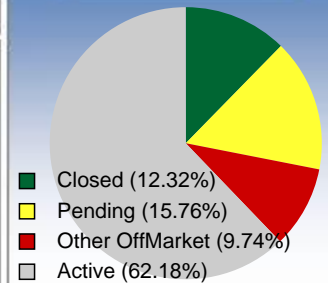


**Absorption:** Last 12 months, an Average of **60** Sales/Month

**Active Inventory** as of January 31, 2015 = **217**

	JANUARY		
	2014	2015	+/- %
Closed Listings	32	43	34.38%
Pending Listings	49	55	12.24%
New Listings	67	75	11.94%
Median List Price	186,000	229,300	23.28%
Median Sale Price	185,000	227,000	22.70%
Median Percent of List Price to Selling Price	98.64%	98.79%	0.16%
Median Days on Market to Sale	48.00	57.00	18.75%
End of Month Inventory	227	217	-4.41%
Months Supply of Inventory	4.13	3.64	-12.02%

## 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 **4.41%** to 217 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.64** 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 **22.70%** in January 2015 to \$227,000 versus the previous year at \$185,000.

### Median Days on Market Lengthens

The median number of **57.00** days that homes spent on the market before selling increased 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 increasing, the Listed versus Closed Ratio finished strong this month.

There were 75 New Listings in January 2015, up **11.94%** from last year at 67. Furthermore, there were 43 Closed Listings this month versus last year at 32, a **34.38%** increase.

Closed versus Listed trends yielded a **57.3%** ratio, up from last year's January 2015 at **47.8%**, a **20.04%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

## What's in this Issue

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

## 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

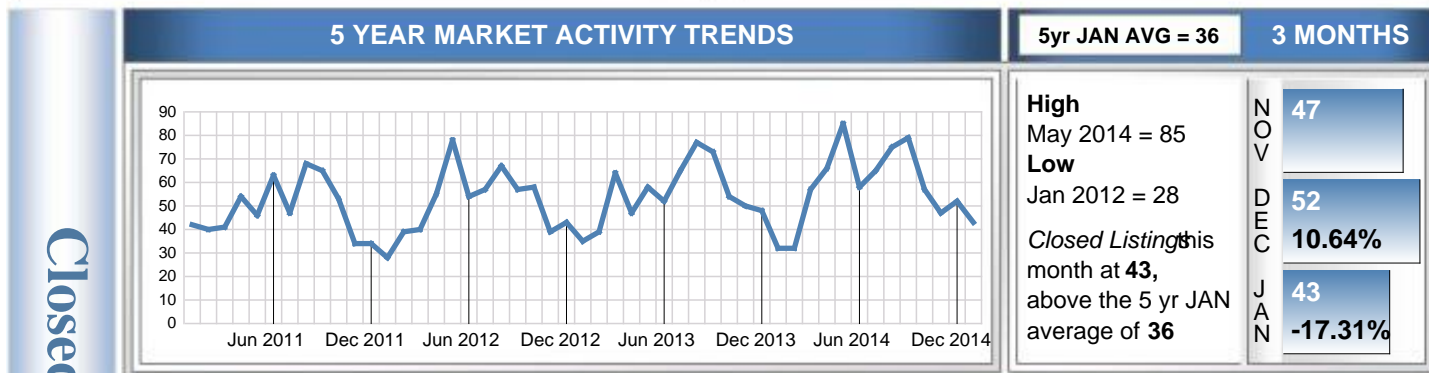
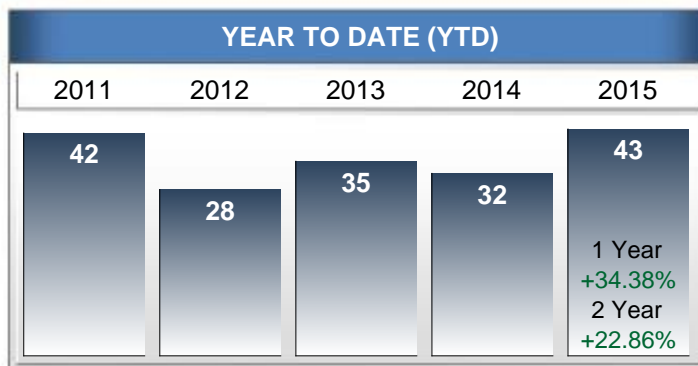
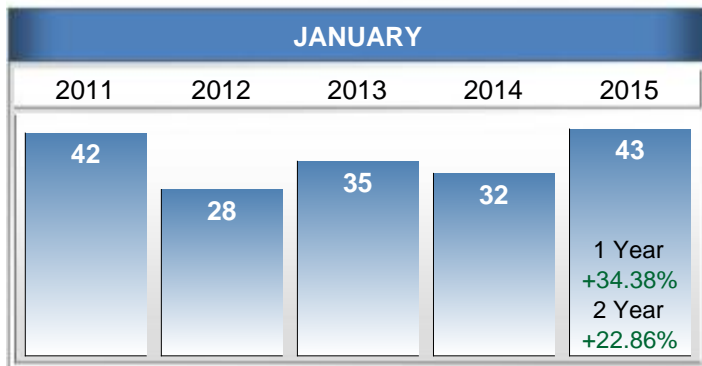
Closed Sales as of Feb 05, 2015



### Closed Listings

Report Produced on: Feb 06, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	4	9.30%	135.0	2	2	0	0
\$75,001 - \$150,000	5	11.63%	57.0	1	3	1	0
\$150,001 - \$175,000	4	9.30%	36.0	0	4	0	0
\$175,001 - \$225,000	7	16.28%	65.0	0	3	4	0
\$225,001 - \$275,000	10	23.26%	105.0	0	3	7	0
\$275,001 - \$375,000	8	18.60%	48.0	0	1	7	0
\$375,001 and up	5	11.63%	29.0	1	1	3	0
<b>Total Closed Units:</b>	<b>43</b>		<b>57.0</b>	<b>4</b>	<b>17</b>	<b>22</b>	<b>0.00B</b>
<b>Total Closed Volume:</b>	<b>10,283,718</b>			<b>1.05M</b>	<b>3.08M</b>	<b>6.15M</b>	<b>\$0</b>
<b>Median Closed Price:</b>	<b>\$227,000</b>			<b>\$78,063</b>	<b>\$166,000</b>	<b>\$259,939</b>	

Closed Listings

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Contact an experienced REALTOR



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## January 2015

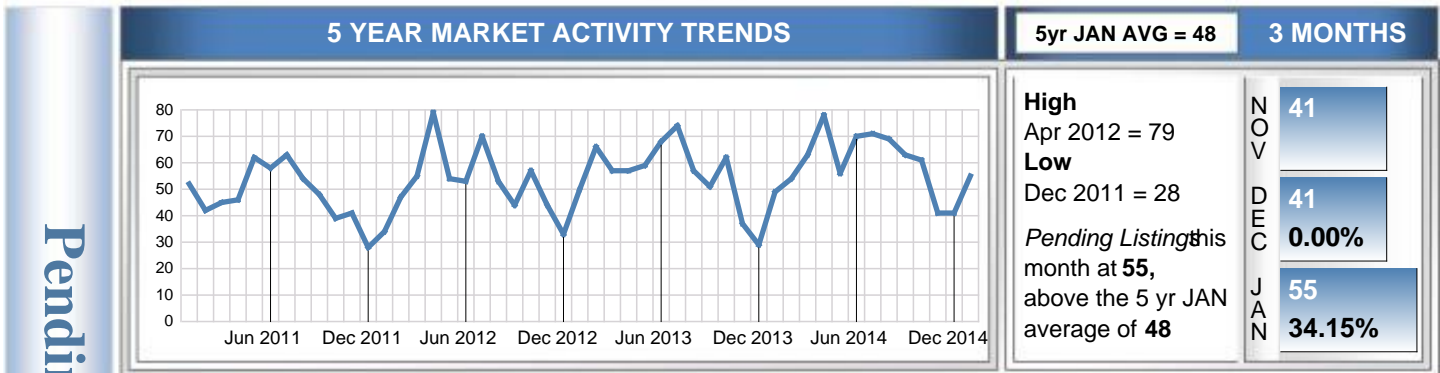
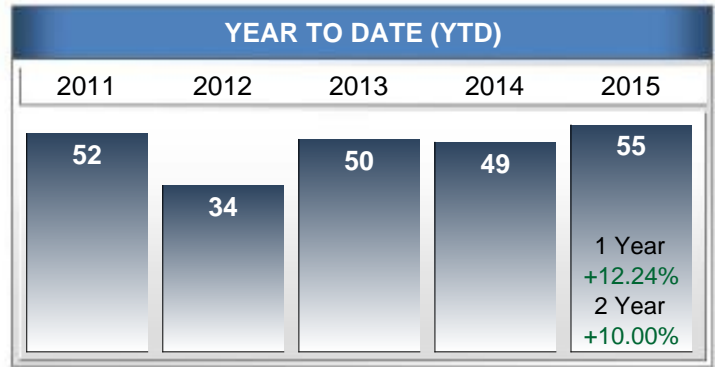
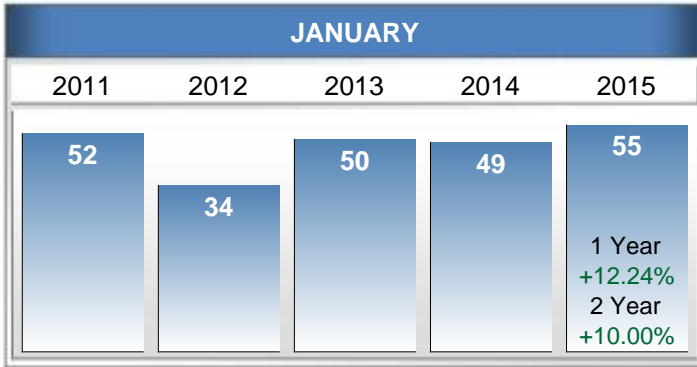
Pending Listings as of Feb 05, 2015



### Pending Listings

Report Produced on: Feb 06, 2015

Area Delimited by County Of Logan - Residential Property Type



#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$75,000 and less	4	7.27%	112.5	1	3	0	0	
\$75,001 - \$125,000	8	14.55%	62.5	1	5	2	0	
\$125,001 - \$150,000	4	7.27%	40.0	0	4	0	0	
\$150,001 - \$225,000	17	30.91%	50.0	0	9	7	1	
\$225,001 - \$250,000	7	12.73%	31.0	0	1	6	0	
\$250,001 - \$375,000	9	16.36%	9.0	0	0	7	2	
\$375,001 and up	6	10.91%	63.5	0	1	4	1	
Total Pending Units: 55				50.0	2	23	26	4
Total Pending Volume: 12,076,239					119.90K	3.56M	6.98M	1.42M
Median Listing Price: \$205,000					\$59,950	\$149,000	\$236,200	\$276,950

Pending Listings

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# Monthly Inventory Analysis

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## January 2015

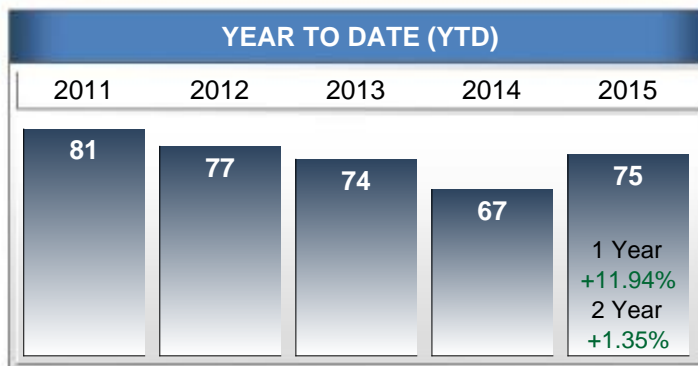
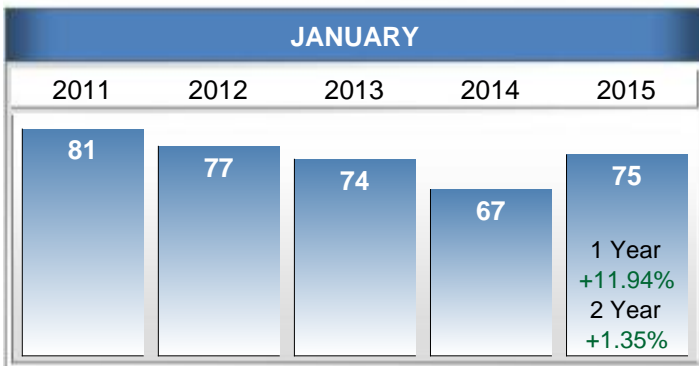
New Listings as of Feb 05, 2015



### New Listings

Report Produced on: Feb 06, 2015

Area Delimited by 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+
\$75,000 and less	5	6.67%	3	2	0	0
\$75,001 - \$150,000	9	12.00%	2	6	1	0
\$150,001 - \$225,000	15	20.00%	0	9	6	0
\$225,001 - \$275,000	16	21.33%	0	4	11	1
\$275,001 - \$325,000	11	14.67%	0	2	6	3
\$325,001 - \$425,000	9	12.00%	0	2	7	0
\$425,001 and up	10	13.33%	0	2	8	0
Total New Listed Units:			5	27	39	4
Total New Listed Volume:			304.80K	5.90M	12.03M	1.15M
Median New Listed Listing Price:			\$69,900	\$179,900	\$289,900	\$297,500



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## January 2015

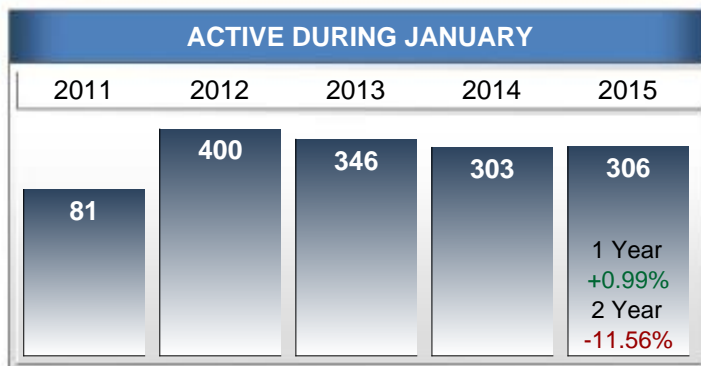
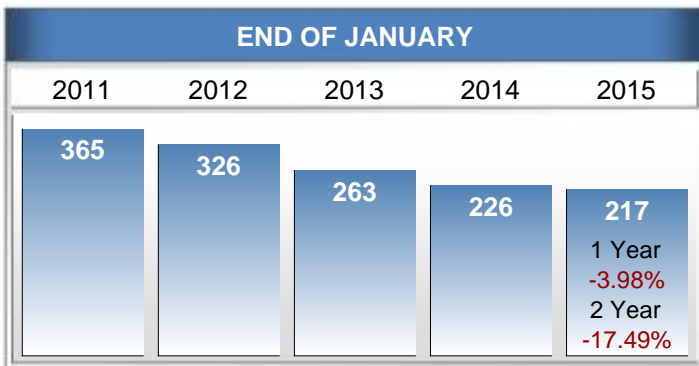
Active Inventory as of Feb 05, 2015



### Active Inventory

Report Produced on: Feb 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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**5yr JAN AVG = 279**      **3 MONTHS**

**High**  
Jun 2011 = 412

**Low**  
Apr 2014 = 204

*Inventory this month at 217, below the 5 yr JAN average of 279*

N	230
O	
V	
D	231
E	<b>0.43%</b>
C	
J	217
A	<b>-6.06%</b>
N	

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	18	8.29%	66.5	9	7	2	0		
\$75,001 - \$100,000	29	13.36%	116.0	5	18	5	1		
\$100,001 - \$175,000	35	16.13%	88.0	2	21	11	1		
\$175,001 - \$225,000	27	12.44%	75.0	1	18	7	1		
\$225,001 - \$325,000	55	25.35%	67.0	1	22	24	8		
\$325,001 - \$425,000	27	12.44%	80.0	1	6	18	2		
\$425,001 and up	26	11.98%	79.0	0	7	19	0		
Total Active Inventory by Units:				217	81.0	19	99	86	13
Total Active Inventory by Volume:				56,401,111		2.02M	24.18M	26.69M	3.51M
Median Active Inventory Listing Price:				\$225,000		\$79,900	\$179,900	\$297,500	\$290,000



# Monthly Inventory Analysis

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## January 2015

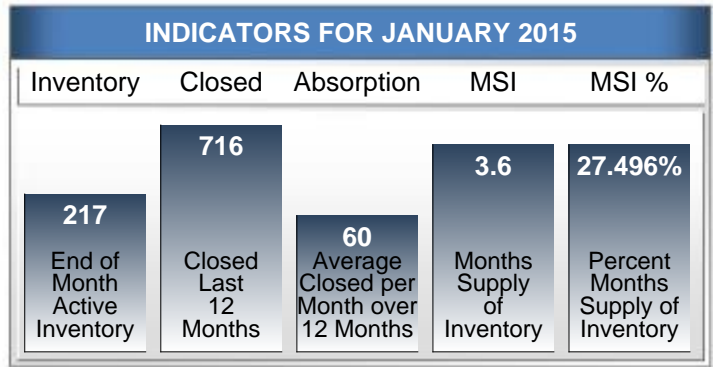
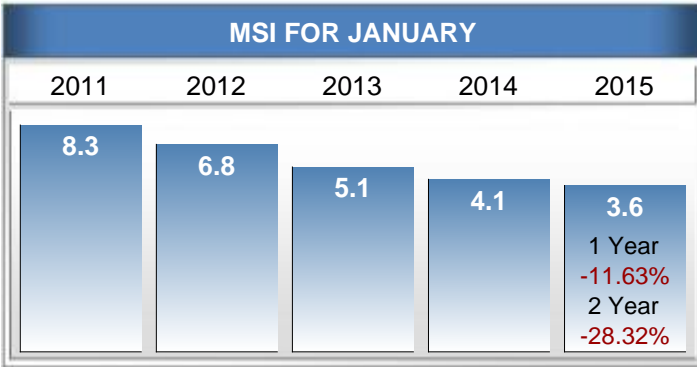
Active Inventory as of Feb 05, 2015



### Months Supply of Inventory

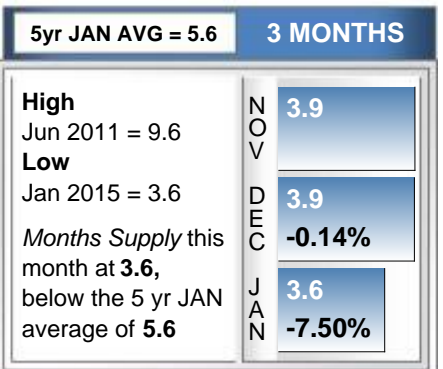
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Area Delimited by County Of Logan - Residential Property Type



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	18		8.29%	2.1	3.4	1.4	2.0	0.0
\$75,001 - \$100,000	29		13.36%	9.9	15.0	8.3	15.0	12.0
\$100,001 - \$175,000	35		16.13%	3.3	12.0	2.6	5.3	4.0
\$175,001 - \$225,000	27		12.44%	2.6	12.0	3.4	1.5	4.0
\$225,001 - \$325,000	55		25.35%	2.9	0.0	4.1	2.0	6.0
\$325,001 - \$425,000	27		12.44%	4.2	12.0	2.8	4.7	4.8
\$425,001 and up	26		11.98%	11.1	0.0	42.0	9.9	0.0
MSI:		3.6			5.6	3.5	3.3	5.2
Total Active Inventory:		217			19	99	86	13



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## January 2015

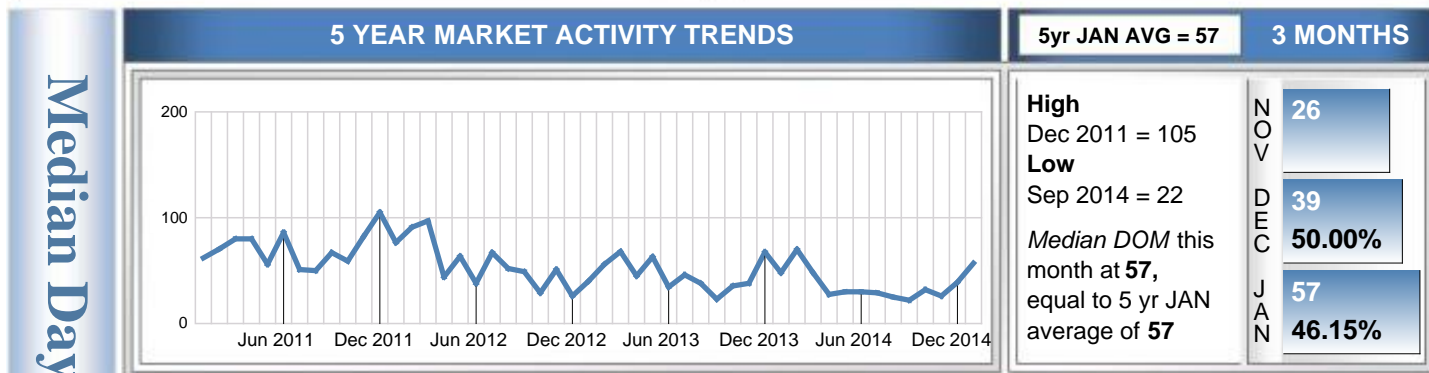
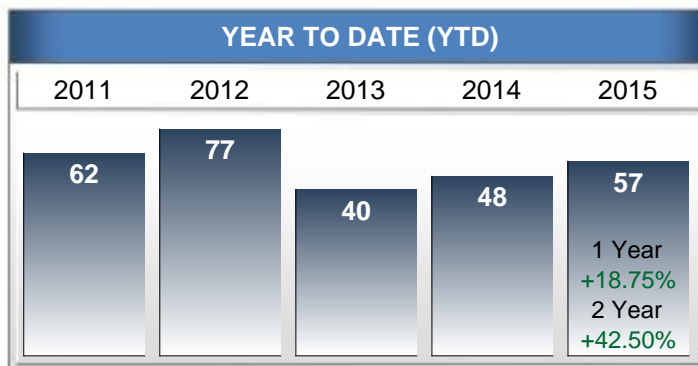
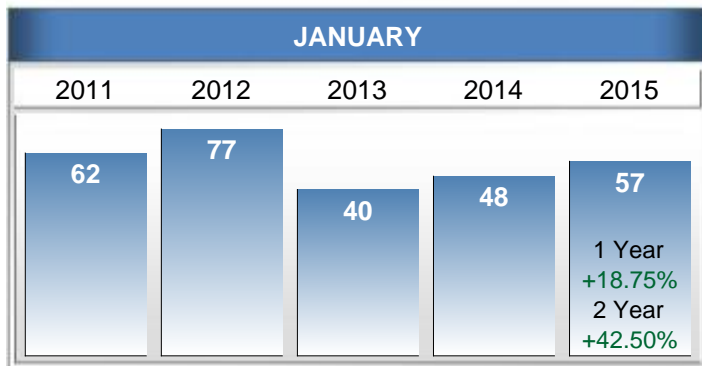
Closed Sales as of Feb 05, 2015



### Median Days on Market to Sale

Report Produced on: Feb 06, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	4		9.30%	135.0	69.0	245.0	0.0	0.0
\$75,001 - \$150,000	5		11.63%	57.0	171.0	57.0	62.0	0.0
\$150,001 - \$175,000	4		9.30%	36.0	0.0	36.0	0.0	0.0
\$175,001 - \$225,000	7		16.28%	65.0	0.0	14.0	100.0	0.0
\$225,001 - \$275,000	10		23.26%	105.0	0.0	81.0	129.0	0.0
\$275,001 - \$375,000	8		18.60%	48.0	0.0	79.0	34.0	0.0
\$375,001 and up	5		11.63%	29.0	1.0	91.0	29.0	0.0
Median Closed DOM: 57.0 Total Closed Units: 43 Total Closed Volume: 10,283,718					69.0	57.0	58.5	0.0
					4	17	22	
					1.05M	3.08M	6.15M	0.00B



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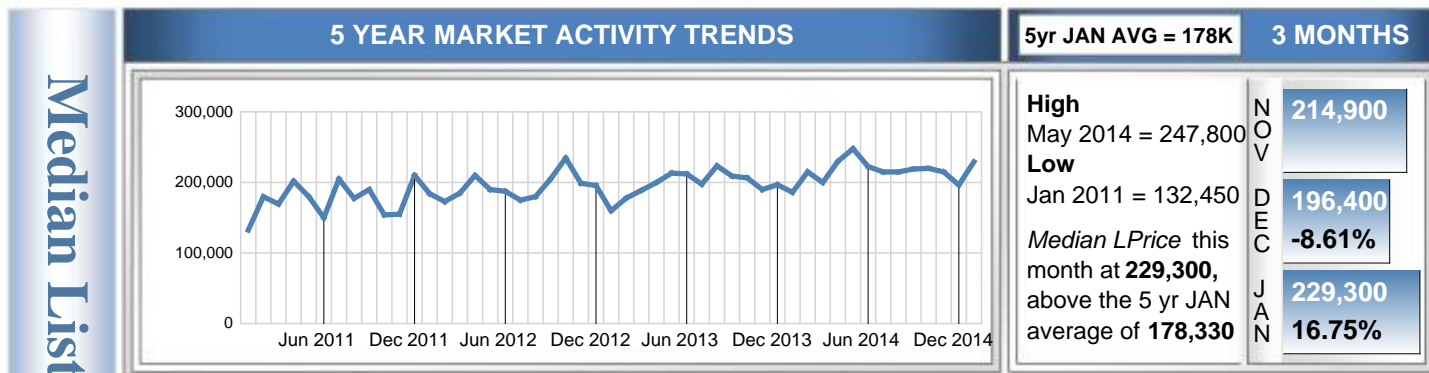
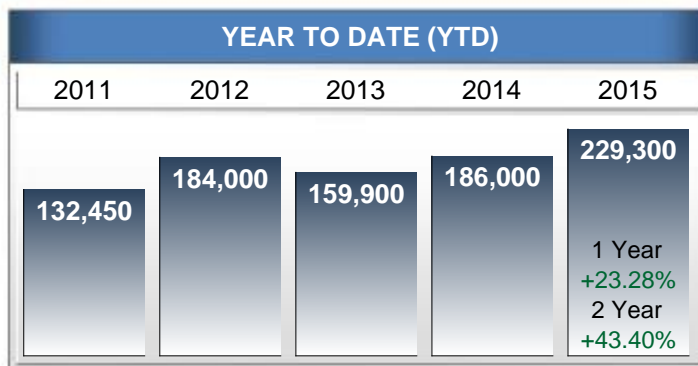
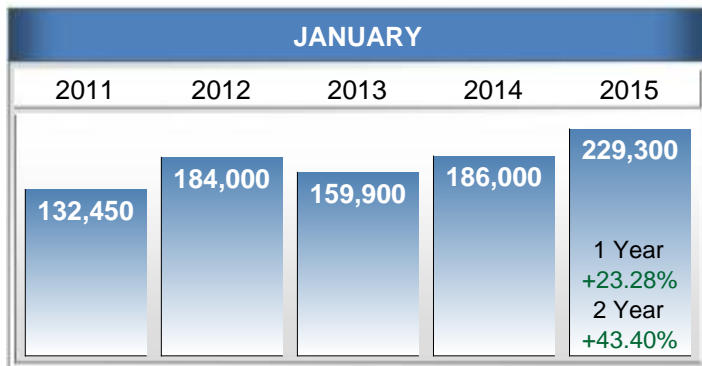
Closed Sales as of Feb 05, 2015



### Median List Price at Closing

Report Produced on: Feb 06, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	4		9.30%	63,000	70,000	59,500	0	0
\$75,001 - \$150,000	4		9.30%	111,750	85,125	111,750	141,100	0
\$150,001 - \$175,000	6		13.95%	159,900	0	159,900	168,000	0
\$175,001 - \$225,000	6		13.95%	201,500	0	197,900	219,900	0
\$225,001 - \$275,000	10		23.26%	240,750	0	248,000	235,000	0
\$275,001 - \$375,000	7		16.28%	299,900	0	286,900	314,950	0
\$375,001 and up	6		13.95%	423,090	925,000	397,180	417,000	0
Median List Price:		\$229,300			\$79,563	\$170,000	\$261,849	\$0
Total Closed Units:		43			4	17	22	
Total List Volume:		10,488,022			1.15M	3.14M	6.20M	0.00B





# Monthly Inventory Analysis

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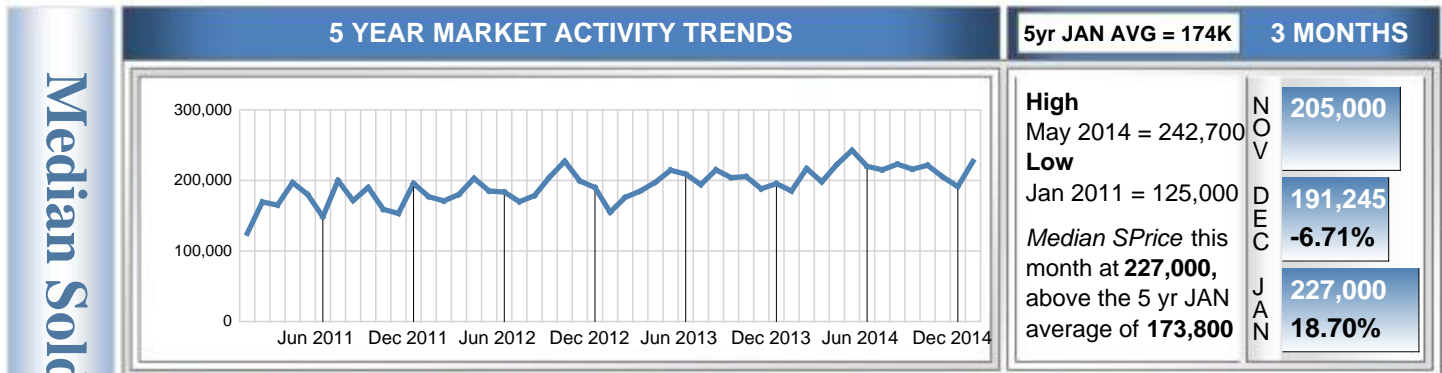
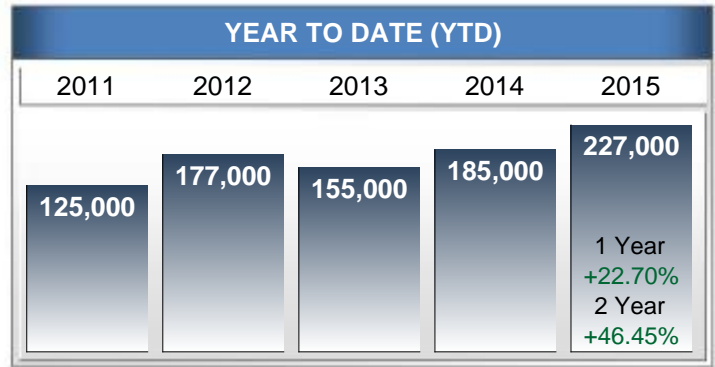
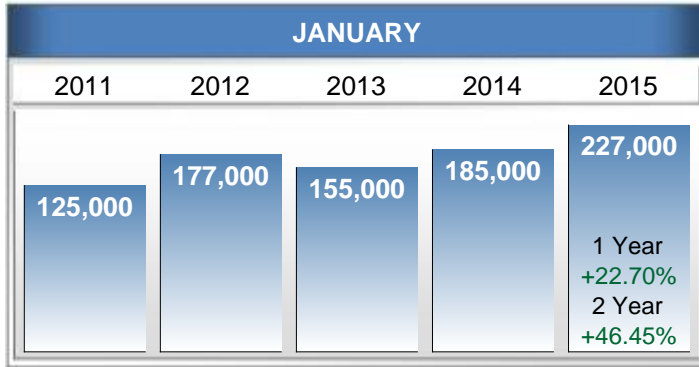
Closed Sales as of Feb 05, 2015



### Median Sold Price at Closing

Report Produced on: Feb 06, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	4		9.30%	62,750	68,750	58,250	0	0
\$75,001 - \$150,000	5		11.63%	124,900	85,125	130,000	124,900	0
\$150,001 - \$175,000	4		9.30%	152,500	0	152,500	0	0
\$175,001 - \$225,000	7		16.28%	198,000	0	195,000	211,000	0
\$225,001 - \$275,000	10		23.26%	237,700	0	245,000	230,400	0
\$275,001 - \$375,000	8		18.60%	303,500	0	278,500	315,000	0
\$375,001 and up	5		11.63%	449,000	832,221	397,180	449,000	0
Median Closed Price:	\$227,000				\$78,063	\$166,000	\$259,939	\$0
Total Closed Units:	43				4	17	22	
Total Closed Volume:	10,283,718				1.05M	3.08M	6.15M	0.00B



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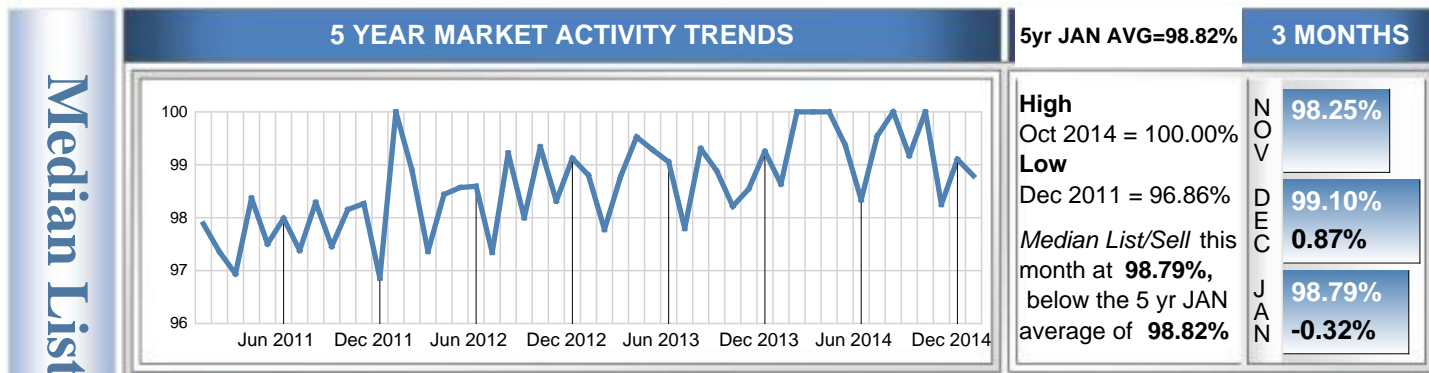
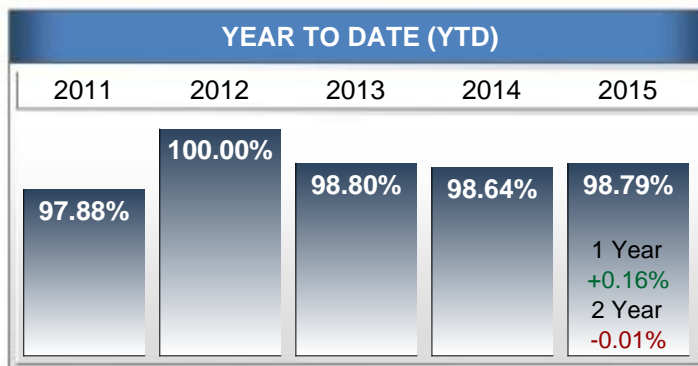
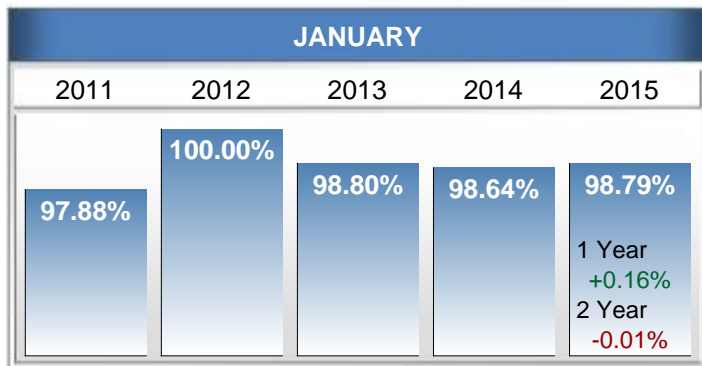
Closed Sales as of Feb 05, 2015



### Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



#### 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+
\$75,000 and less	4	9.30%	97.97%	98.35%	97.92%	0.00%	0.00%
\$75,001 - \$150,000	5	11.63%	98.28%	100.00%	98.28%	88.52%	0.00%
\$150,001 - \$175,000	4	9.30%	96.91%	0.00%	96.91%	0.00%	0.00%
\$175,001 - \$225,000	7	16.28%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$275,000	10	23.26%	99.40%	0.00%	98.74%	100.00%	0.00%
\$275,001 - \$375,000	8	18.60%	98.19%	0.00%	97.07%	98.85%	0.00%
\$375,001 and up	5	11.63%	100.00%	89.97%	100.00%	100.00%	0.00%
Median List/Sell Ratio: 98.79%				97.97%	98.28%	100.00%	0.00%
Total Closed Units: 43					4	17	22
Total Closed Volume: 10,283,718					1.05M	3.08M	6.15M

Ready to Buy or Sell Real Estate?  
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## January 2015

Inventory as of Feb 05, 2015



### Market Summary

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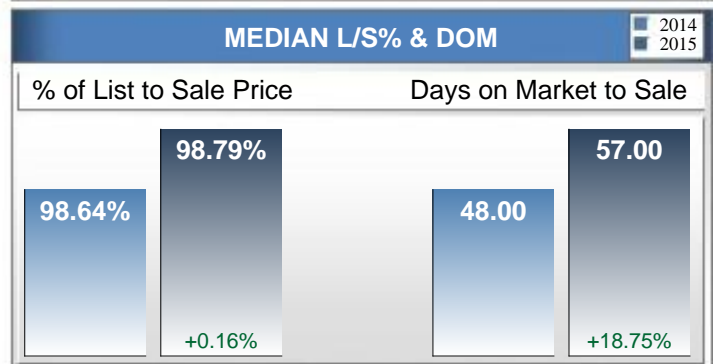
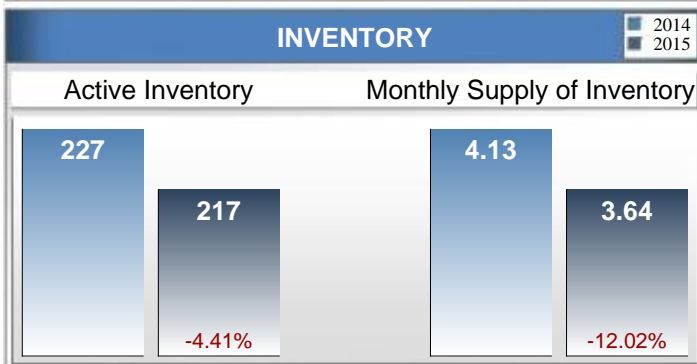
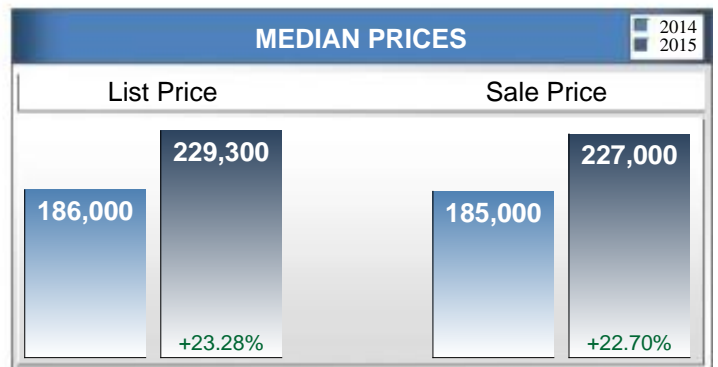
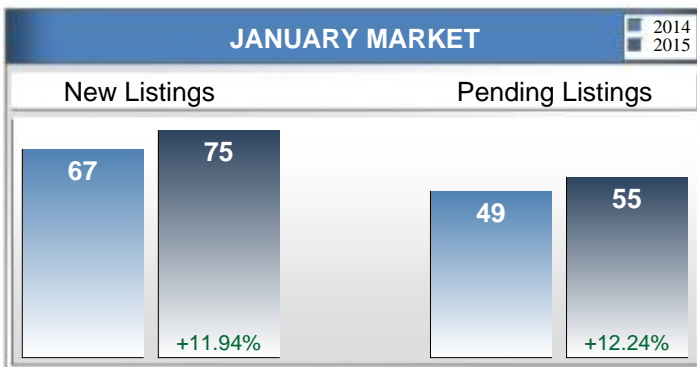
Area Delimited by County Of Logan - Residential Property Type



**Absorption:** Last 12 months, an Average of 60 Sales/Month

**Active Inventory** as of January 31, 2015 = 217

	JANUARY			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	32	43	34.38%	32	43	34.38%
Pending Sales	49	55	12.24%	49	55	12.24%
New Listings	67	75	11.94%	67	75	11.94%
Median List Price	186,000	229,300	23.28%	186,000	229,300	23.28%
Median Sale Price	185,000	227,000	22.70%	185,000	227,000	22.70%
Median Percent of List Price to Selling Price	98.64%	98.79%	0.16%	98.64%	98.79%	0.16%
Median Days on Market to Sale	48.00	57.00	18.75%	48.00	57.00	18.75%
Monthly Inventory	227	217	-4.41%	227	217	-4.41%
Months Supply of Inventory	4.13	3.64	-12.02%	4.13	3.64	-12.02%





# January 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

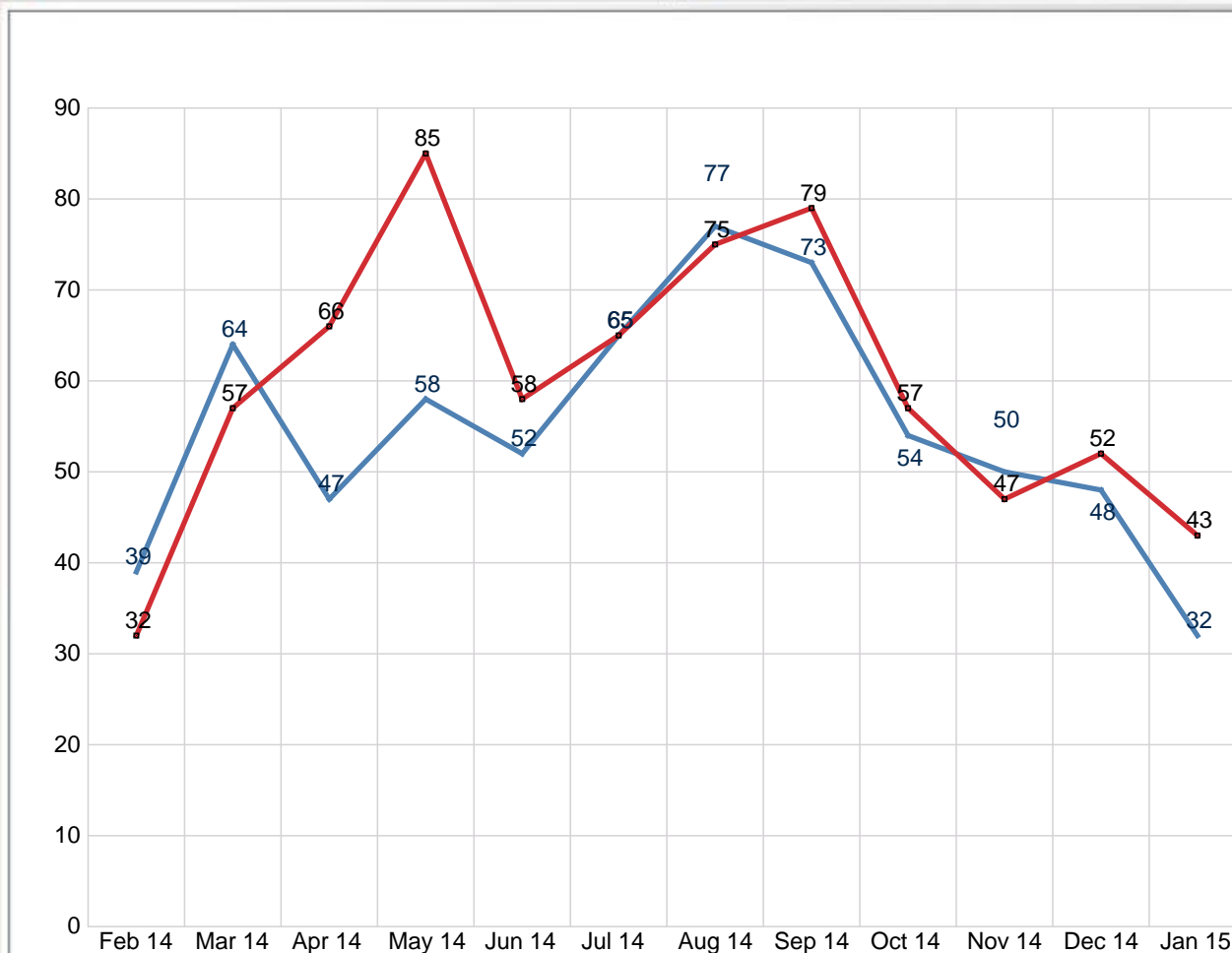
Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

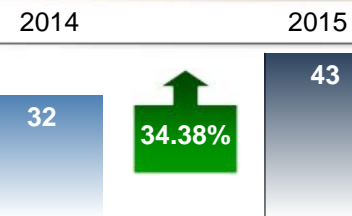
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■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)

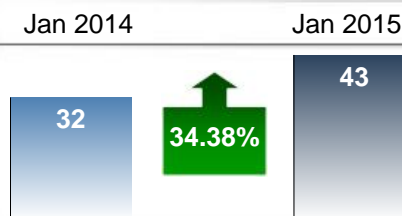


### Comparative Analysis

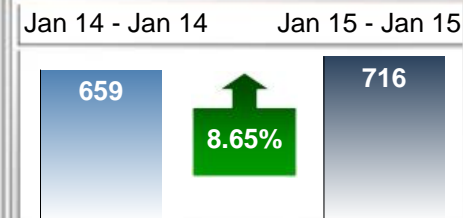
#### JANUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# January 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

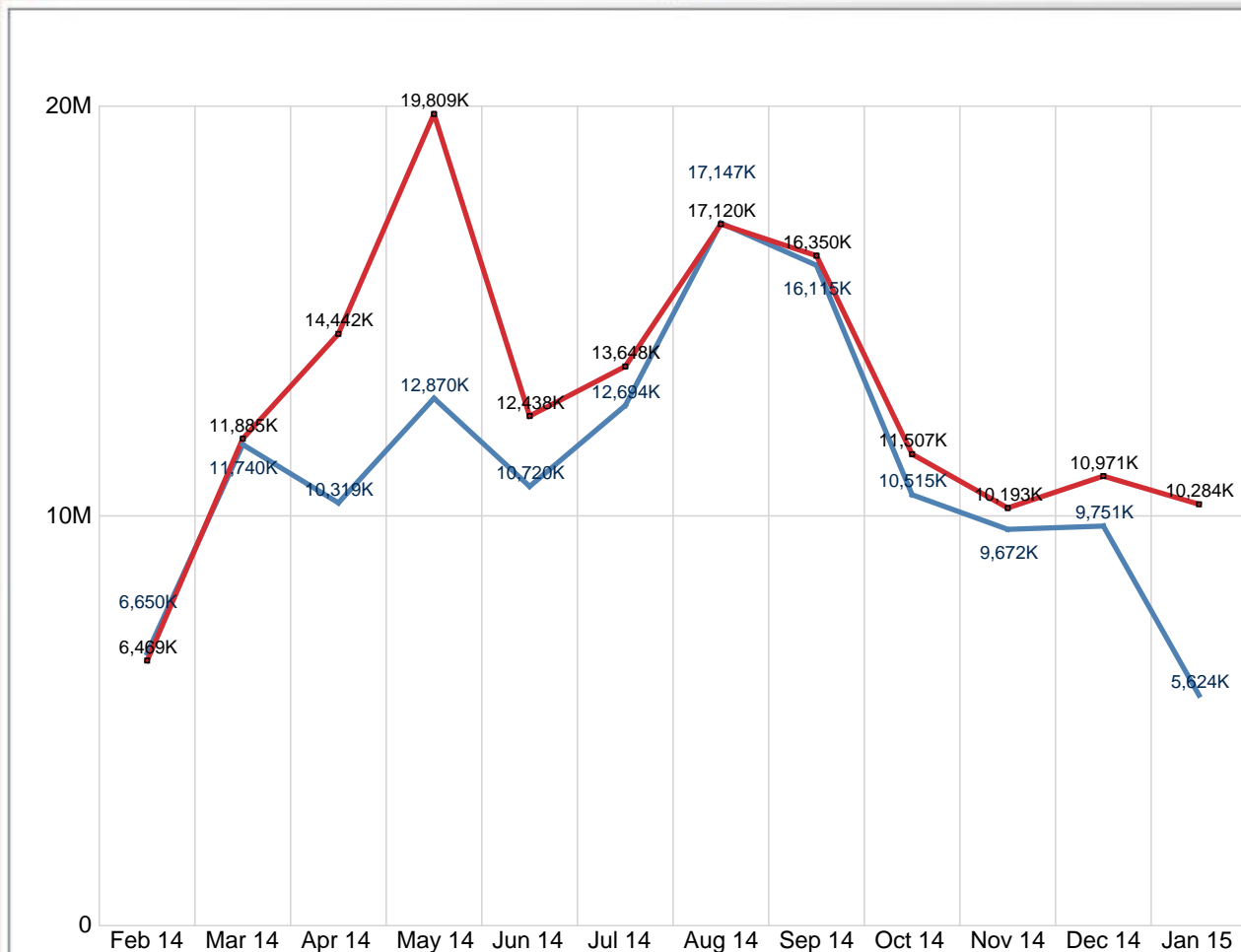
Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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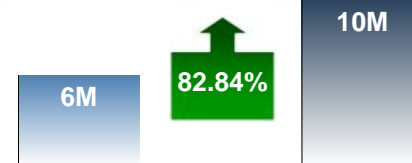
■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)



### Comparative Analysis

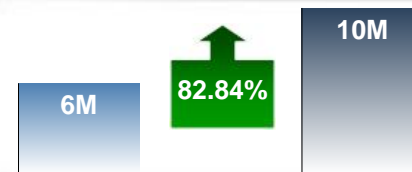
#### JANUARY

2014      2015



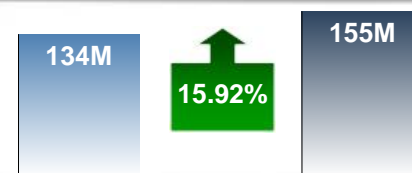
#### YEAR TO DATE (YTD)

Jan 2014      Jan 2015



#### 12 MONTH COMPARATIVE

Jan 14 - Jan 14      Jan 15 - Jan 15





# January 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

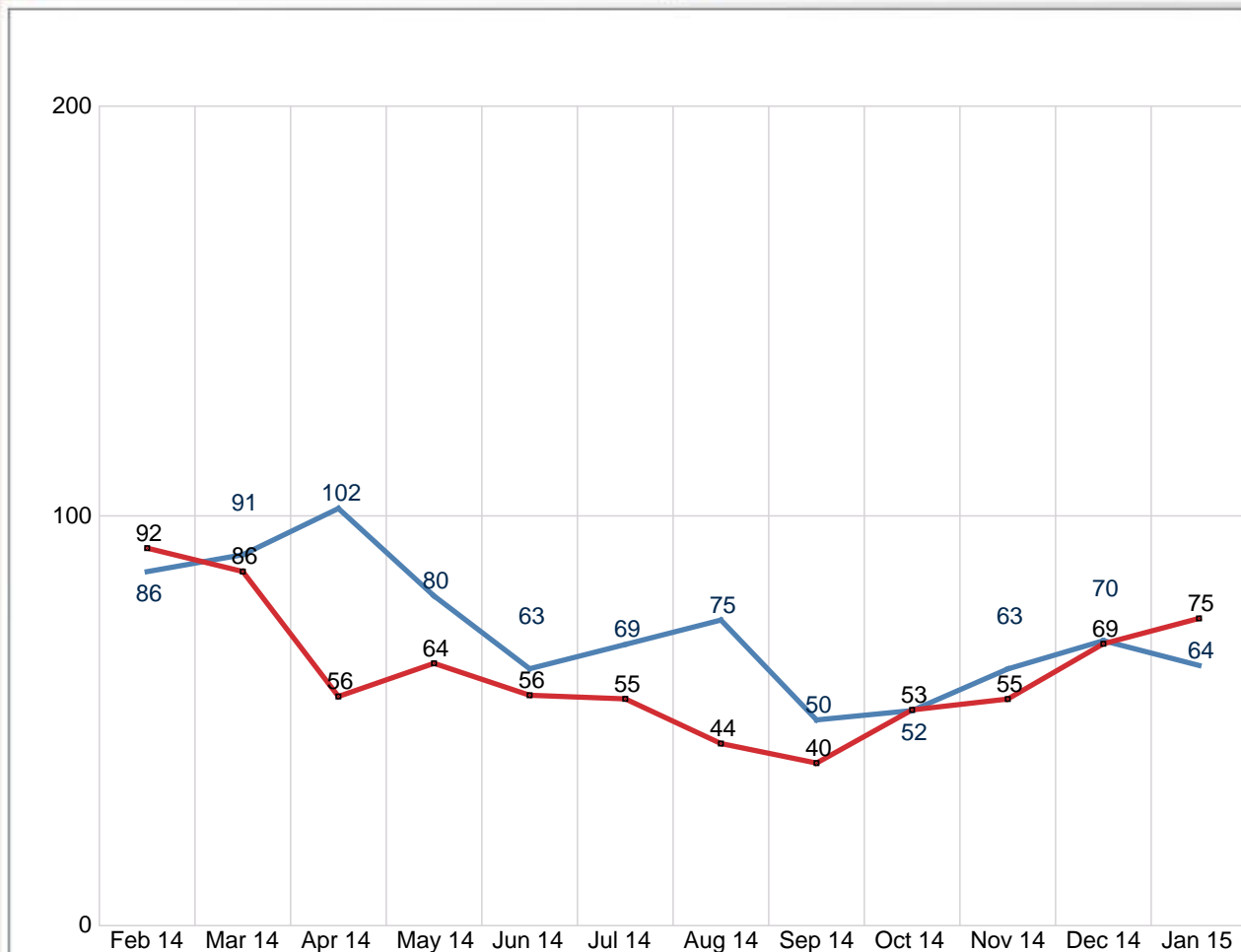
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Feb 06, 2015

Market Trends

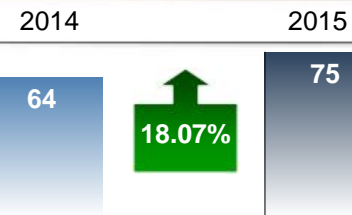
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■ January 2015 - January 2015 (Current Year with Values)
 ■ January 2014 - January 2014 (Previous Year)

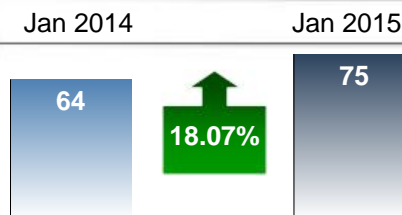


### Comparative Analysis

#### JANUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# January 2015

Area Delimited by County Of Logan - Residential Property Type



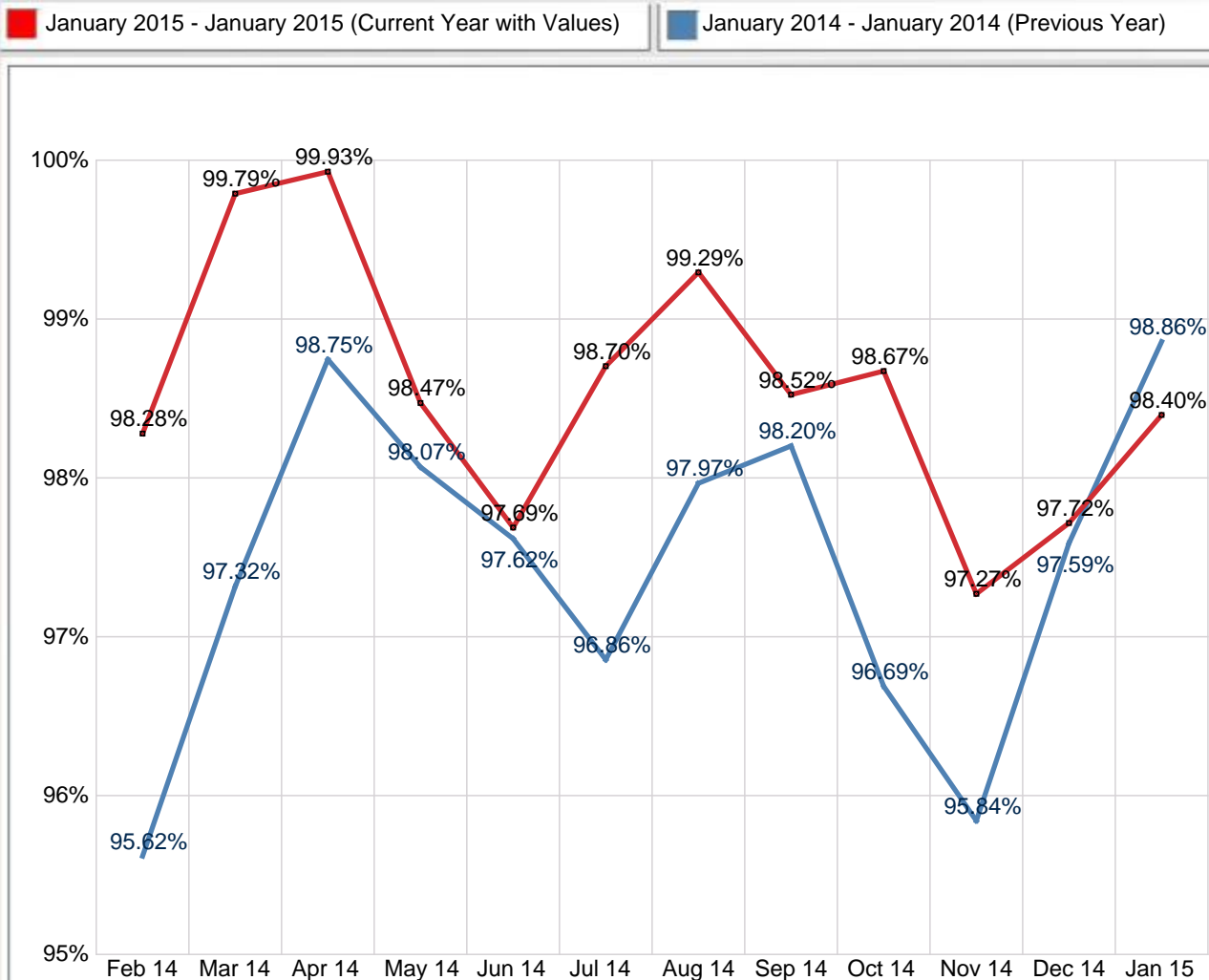
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Feb 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JANUARY

2014	2015
98.86%	98.40%
-0.47%	

#### YEAR TO DATE (YTD)

Jan 2014	Jan 2015
98.86%	98.40%
-0.47%	

#### 12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
97.47%	98.63%
1.19%	



# January 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Sold Price

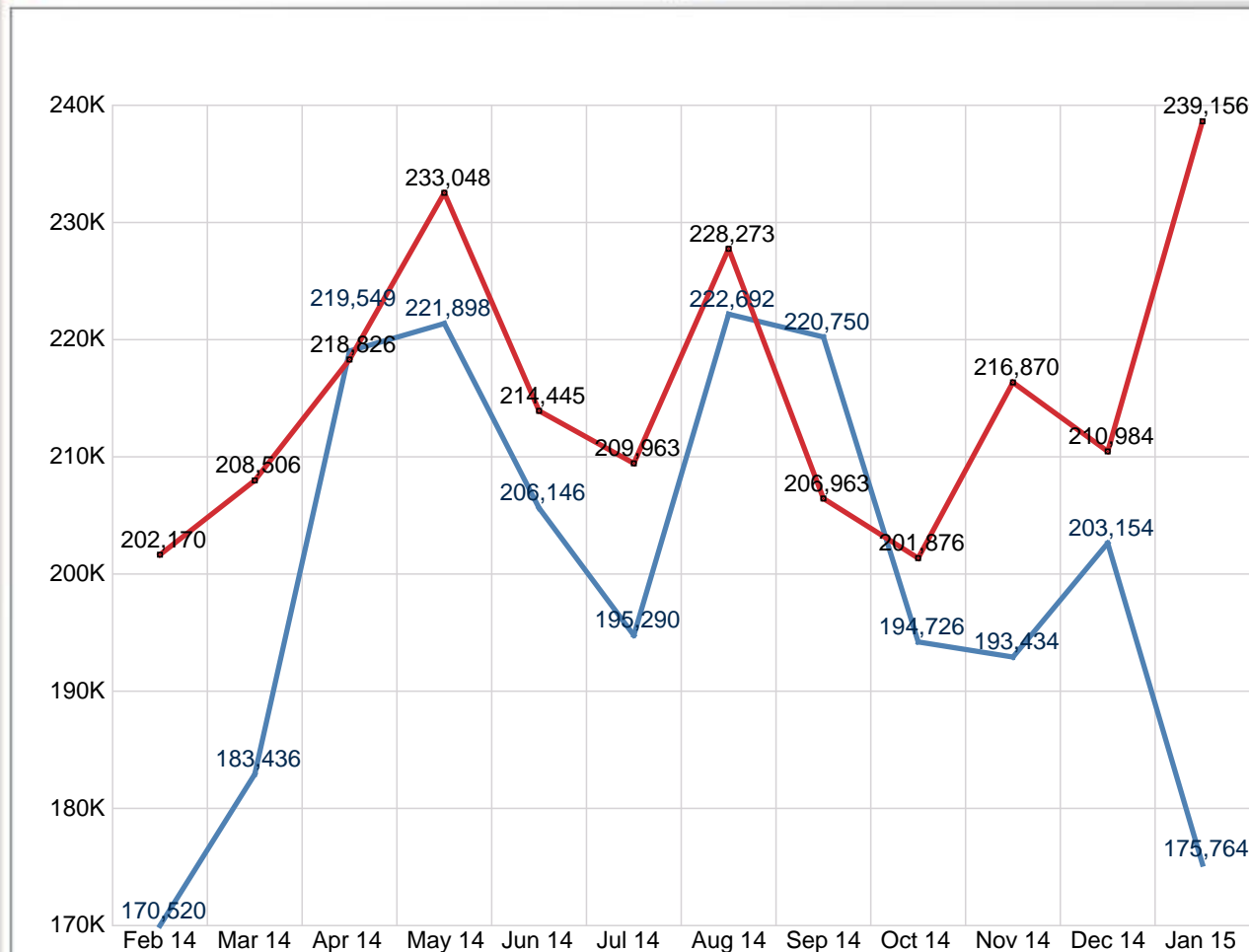
Report Produced on: Feb 06, 2015

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
175,764	239,156
<b>↑ 36.07%</b>	

#### YEAR TO DATE (YTD)

Jan 2014	Jan 2015
175,764	239,156
<b>↑ 36.07%</b>	

#### 12 MONTH COMPARATIVE

Jan 14 - Jan 14	Jan 15 - Jan 15
203,061	216,643
<b>↑ 6.69%</b>	