



February 2015

Area Delimited by City Of Edmond -
Residential Property Type

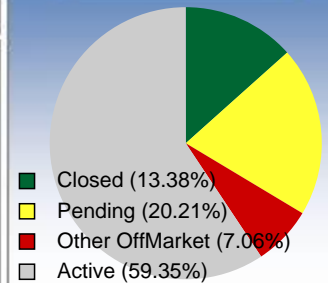


Absorption: Last 12 months, an Average of **332** Sales/Month

Active Inventory as of February 28, 2015 = **1,051**

	FEBRUARY		
	2014	2015	+/- %
Closed Listings	209	237	13.40%
Pending Listings	300	358	19.33%
New Listings	392	400	2.04%
Median List Price	219,900	209,900	-4.55%
Median Sale Price	220,000	209,900	-4.59%
Median Percent of List Price to Selling Price	98.90%	100.00%	1.11%
Median Days on Market to Sale	40.00	35.00	-12.50%
End of Month Inventory	1,095	1,051	-4.02%
Months Supply of Inventory	3.46	3.16	-8.47%

Market Activity



Monthly Inventory Analysis

Report Produced on: Mar 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 February 2015 decreased **4.02%** to 1,051 existing homes available for sale. Over the last 12 months this area has had an average of 332 closed sales per month. This represents an unsold inventory index of **3.16** 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 **4.59%** in February 2015 to \$209,900 versus the previous year at \$220,000.

Median Days on Market Shortens

The median number of **35.00** days that homes spent on the market before selling decreased by 5.00 days or **12.50%** in February 2015 compared to last year's same month at **40.00** DOM.

Sales Success for February 2015 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 400 New Listings in February 2015, up **2.04%** from last year at 392. Furthermore, there were 237 Closed Listings this month versus last year at 209, a **13.40%** increase.

Closed versus Listed trends yielded a **59.3%** ratio, up from last year's February 2015 at **53.3%**, a **11.13%** upswing. 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®

February 2015

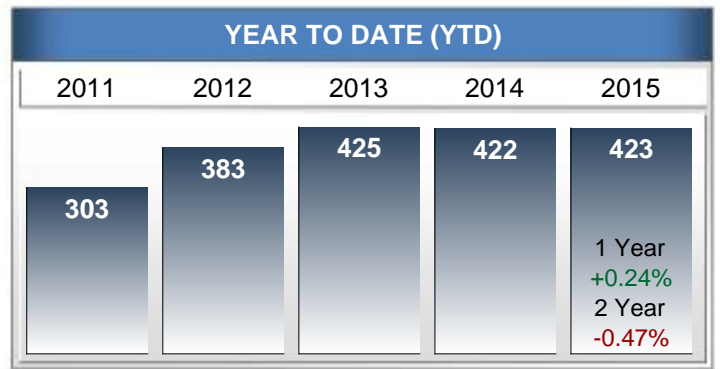
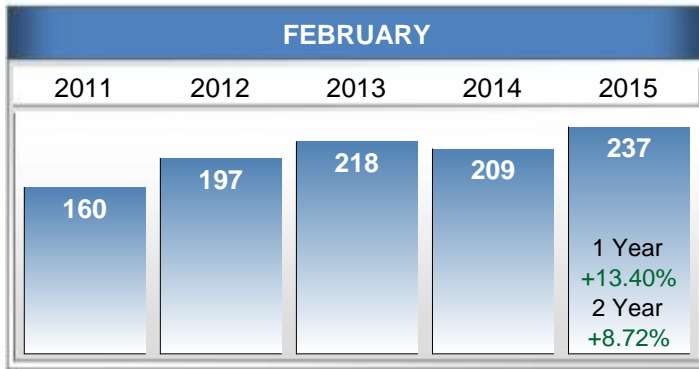
Closed Sales as of Mar 05, 2015



Closed Listings

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Area Delimited by City Of Edmond - Residential Property Type



5yr FEB AVG = 204 **3 MONTHS**

High
May 2014 = 426

Low
Jan 2011 = 143

Closed Listing this month at **237**, above the 5 yr FEB average of **204**

D E C	297
J A N	186
F E B	237
	-37.37%
	27.42%

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+
\$125,000 and less	16	6.75%	9.5	2	12	2	0
\$125,001 - \$150,000	37	15.61%	25.0	2	34	1	0
\$150,001 - \$175,000	32	13.50%	11.5	0	29	3	0
\$175,001 - \$250,000	63	26.58%	30.0	3	35	25	0
\$250,001 - \$300,000	25	10.55%	32.0	0	11	11	3
\$300,001 - \$400,000	33	13.92%	58.0	1	9	20	3
\$400,001 and up	31	13.08%	66.0	1	3	21	6
Total Closed Units: 237				9	133	83	12
Total Closed Volume: 63,475,285				1.87M	28.17M	26.99M	6.45M
Median Closed Price: \$209,900				\$196,386	\$169,829	\$294,900	\$472,450



Monthly Inventory Analysis

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February 2015

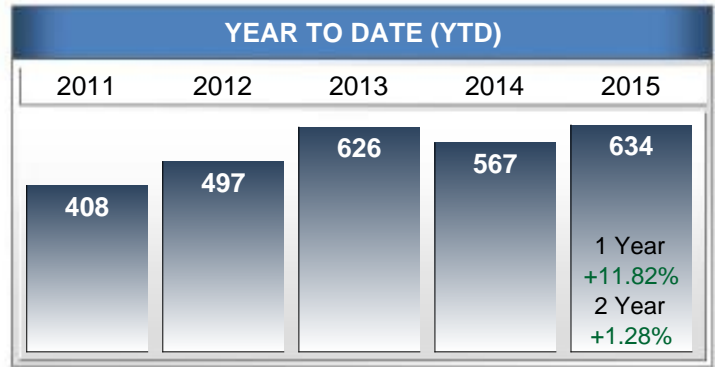
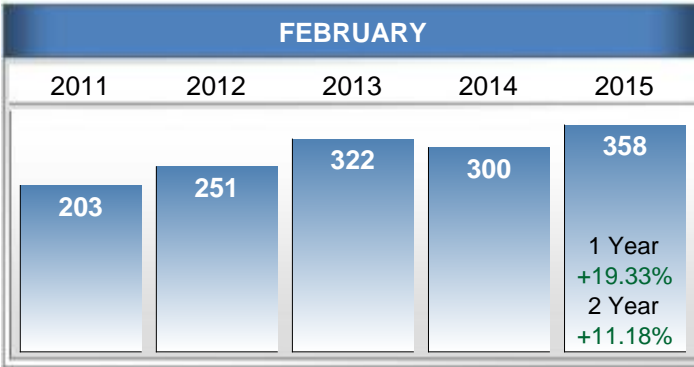
Pending Listings as of Mar 05, 2015



Pending Listings

Report Produced on: Mar 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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5yr FEB AVG = 287 **3 MONTHS**

High
Apr 2014 = 435

Low
Dec 2011 = 191

Pending Listing this month at **358**, above the 5 yr FEB average of **287**

D E C	238
J A N	276
F E B	358

15.97%

29.71%

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	35	9.78%	23.0	5	24	6	0	
\$125,001 - \$150,000	41	11.45%	24.0	1	36	4	0	
\$150,001 - \$175,000	36	10.06%	20.0	0	28	8	0	
\$175,001 - \$275,000	108	30.17%	19.5	5	57	44	2	
\$275,001 - \$325,000	40	11.17%	51.5	0	17	22	1	
\$325,001 - \$450,000	63	17.60%	50.0	0	17	41	5	
\$450,001 and up	35	9.78%	43.0	1	2	28	4	
Total Pending Units: 358				28.0	12	181	153	12
Total Pending Volume: 95,451,493					2.33M	36.00M	52.11M	5.01M
Median Listing Price: \$227,000					\$176,066	\$177,000	\$299,900	\$365,745



Monthly Inventory Analysis

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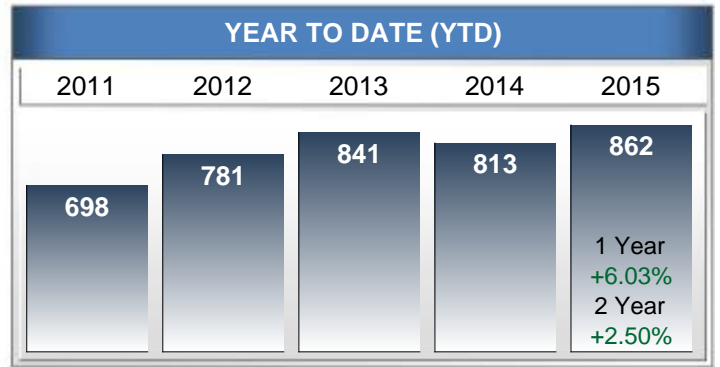
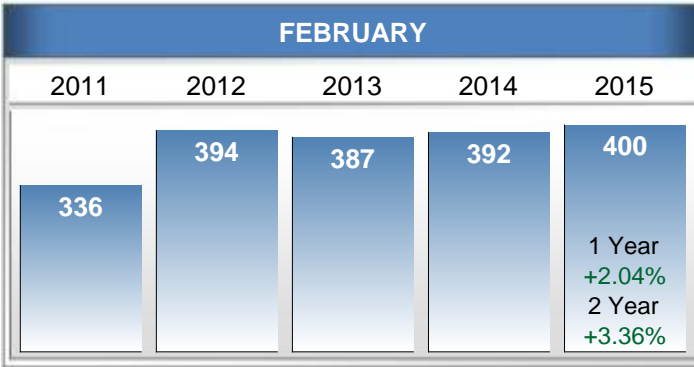
New Listings as of Mar 05, 2015



New Listings

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Area Delimited by City Of Edmond - Residential Property Type



New Listings
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5yr FEB AVG = 382 **3 MONTHS**

High
May 2014 = 555

Low
Dec 2013 = 245

New Listings this month at **400**, above the 5 yr FEB average of **382**

D E C	322
J A N	462
F E B	400
	-13.42%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	29	7.25%	4	23	2	0
\$125,001 - \$175,000	61	15.25%	4	49	8	0
\$175,001 - \$200,000	39	9.75%	0	31	8	0
\$200,001 - \$325,000	123	30.75%	6	53	60	4
\$325,001 - \$400,000	59	14.75%	1	25	28	5
\$400,001 - \$525,000	46	11.50%	0	10	31	5
\$525,001 and up	43	10.75%	0	2	28	13
Total New Listed Units:			15	193	165	27
Total New Listed Volume:			2.86M	44.16M	66.75M	21.73M
Median New Listed Listing Price:			\$172,900	\$197,330	\$349,500	\$525,000



Monthly Inventory Analysis

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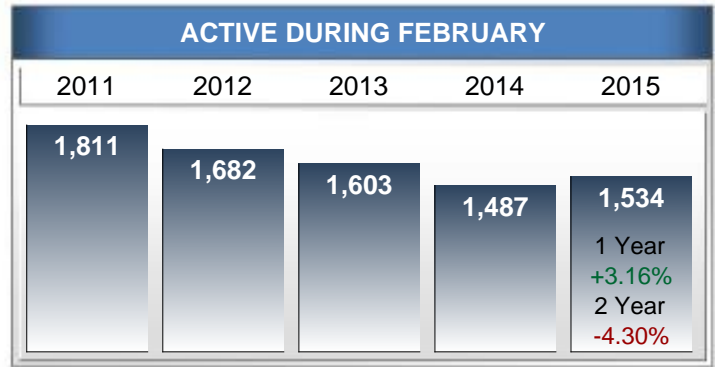
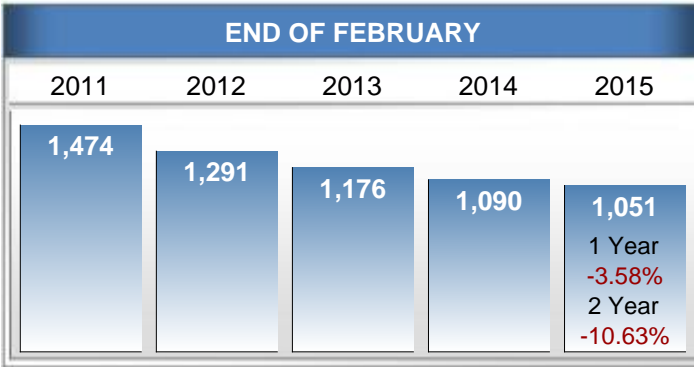
Active Inventory as of Mar 05, 2015



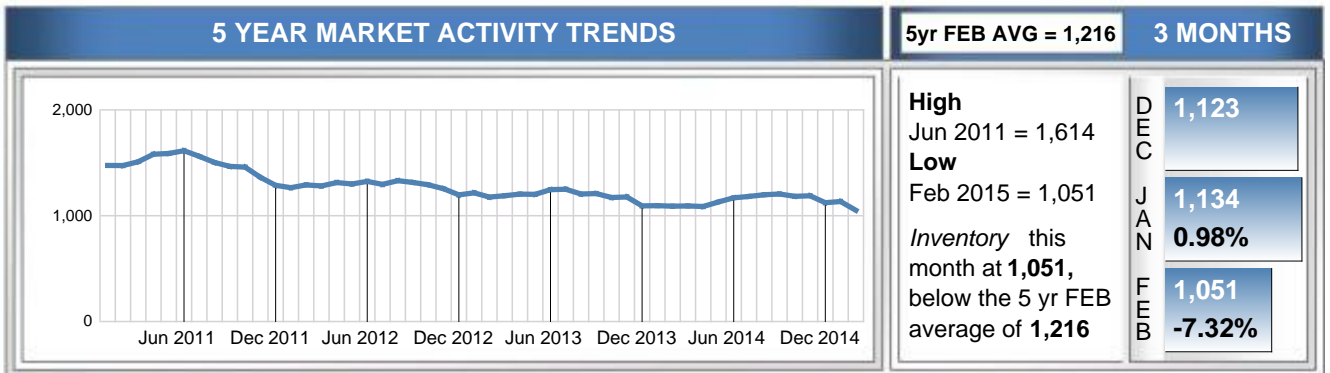
Active Inventory

Report Produced on: Mar 06, 2015

Area Delimited by City Of Edmond - 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+		
\$175,000 and less	94	8.94%	24.5	10	70	14	0		
\$175,001 - \$200,000	72	6.85%	48.0	2	58	12	0		
\$200,001 - \$275,000	193	18.36%	78.0	5	100	87	1		
\$275,001 - \$375,000	259	24.64%	72.0	3	118	122	16		
\$375,001 - \$475,000	176	16.75%	68.0	1	43	122	10		
\$475,001 - \$675,000	150	14.27%	50.0	0	20	100	30		
\$675,001 and up	107	10.18%	89.0	0	10	56	41		
Total Active Inventory by Units:				1,051	68.0	21	419	513	98
Total Active Inventory by Volume:				446,662,435		4.12M	135.23M	229.38M	77.93M
Median Active Inventory Listing Price:				\$339,500		\$199,500	\$262,000	\$389,900	\$583,930

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

February 2015

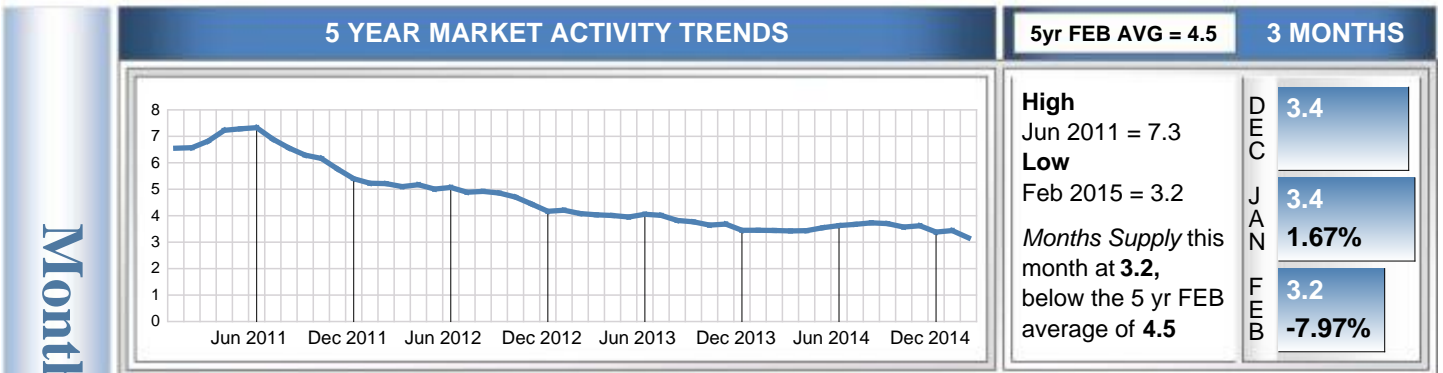
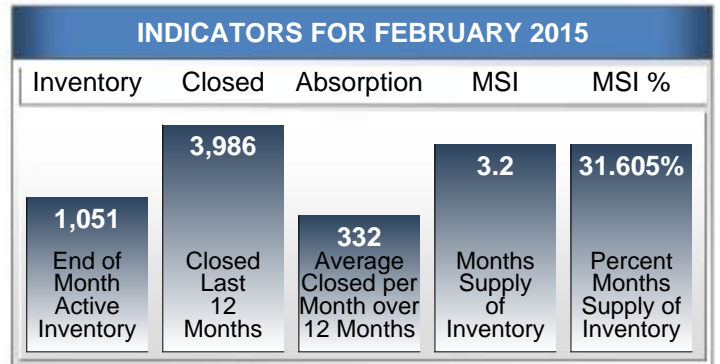
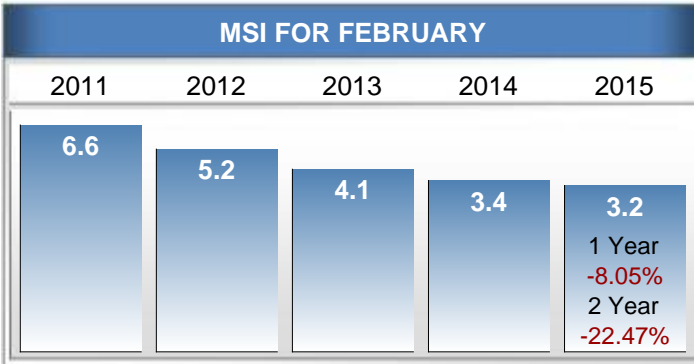
Active Inventory as of Mar 05, 2015



Months Supply of Inventory

Report Produced on: Mar 06, 2015

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+
\$175,000 and less	94		8.94%	0.9	1.0	0.9	1.3	0.0
\$175,001 - \$200,000	72		6.85%	1.9	1.5	2.2	1.2	0.0
\$200,001 - \$275,000	193		18.36%	2.6	1.7	3.0	2.3	0.9
\$275,001 - \$375,000	259		24.64%	4.2	2.4	6.1	3.2	4.2
\$375,001 - \$475,000	176		16.75%	6.1	3.0	7.7	6.0	4.1
\$475,001 - \$675,000	150		14.27%	8.8	0.0	10.0	9.1	8.4
\$675,001 and up	107		10.18%	11.5	0.0	8.6	11.6	12.3
MSI:		3.2			1.3	2.5	3.8	6.5
Total Active Inventory:		1,051			21	419	513	98



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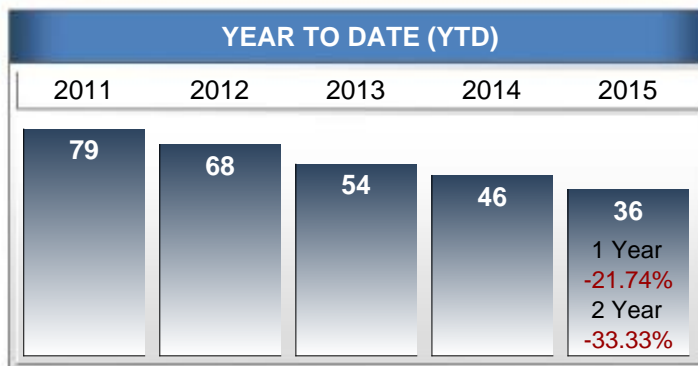
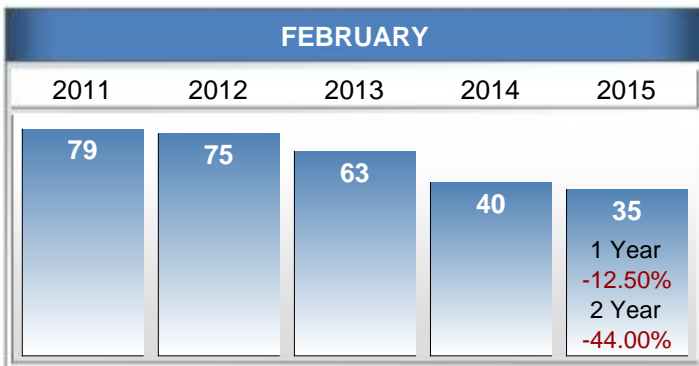
Closed Sales as of Mar 05, 2015



Median Days on Market to Sale

Report Produced on: Mar 06, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	16			6.75%	9.5	82.5	6.5	26.0	0.0
\$125,001 - \$150,000	37			15.61%	25.0	1.0	27.0	46.0	0.0
\$150,001 - \$175,000	32			13.50%	11.5	0.0	10.0	20.0	0.0
\$175,001 - \$250,000	63			26.58%	30.0	1.0	38.0	30.0	0.0
\$250,001 - \$300,000	25			10.55%	32.0	0.0	41.0	28.0	66.0
\$300,001 - \$400,000	33			13.92%	58.0	50.0	59.0	69.0	36.0
\$400,001 and up	31			13.08%	66.0	28.0	72.0	68.0	38.0
Median Closed DOM:	35.0					24.0	23.0	42.0	45.0
Total Closed Units:	237					9	133	83	12
Total Closed Volume:	63,475,285					1.87M	28.17M	26.99M	6.45M



Monthly Inventory Analysis

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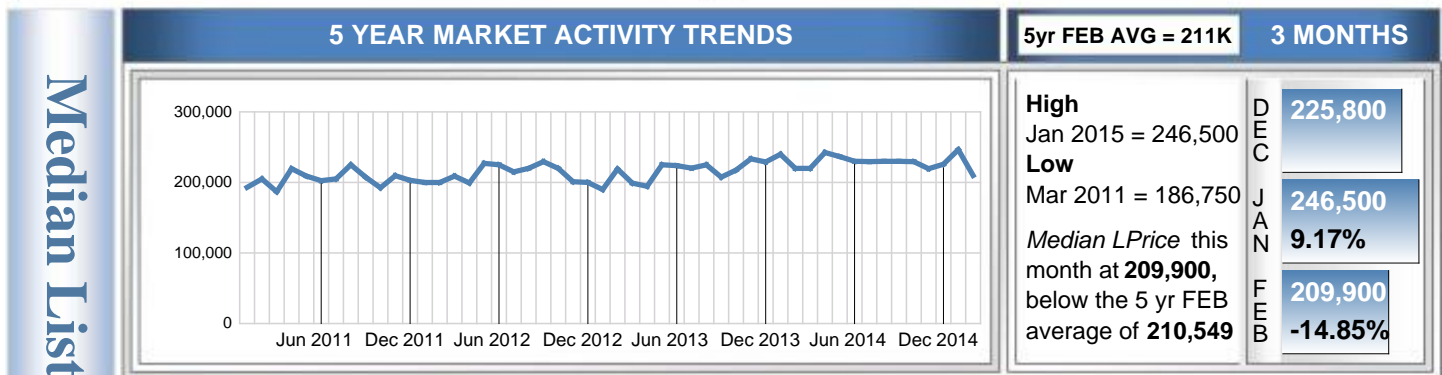
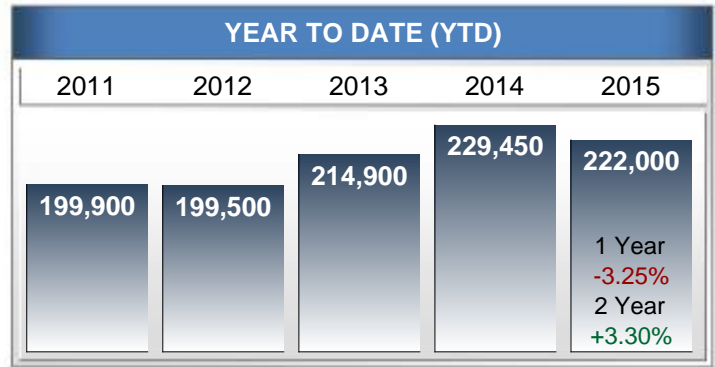
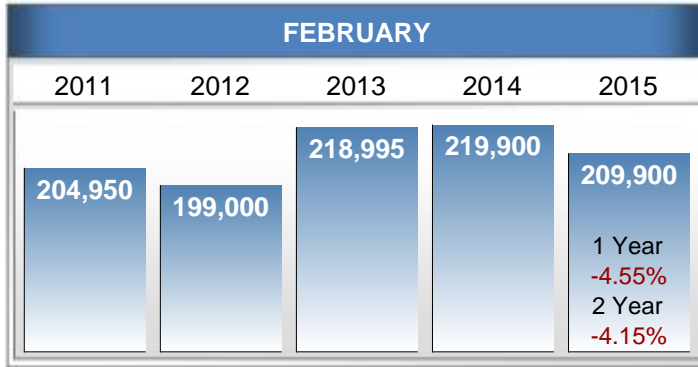
Closed Sales as of Mar 05, 2015



Median List Price at Closing

Report Produced on: Mar 06, 2015

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	16		6.75%	112,250	88,950	113,750	85,300	0
\$125,001 \$150,000	37		15.61%	143,334	143,288	143,215	149,700	0
\$150,001 \$175,000	31		13.08%	168,500	0	166,374	169,900	0
\$175,001 \$250,000	63		26.58%	208,000	201,950	200,636	219,900	0
\$250,001 \$300,000	25		10.55%	283,820	259,900	286,810	284,000	265,000
\$300,001 \$400,000	36		15.19%	339,950	309,000	335,000	349,780	335,000
\$400,001 and up	29		12.24%	570,000	447,900	502,450	466,500	735,000
Median List Price:	\$209,900				\$194,000	\$169,900	\$294,900	\$487,450
Total Closed Units:	237				9	133	83	12
Total List Volume:	61,485,277				1.89M	25.65M	27.37M	6.59M



Monthly Inventory Analysis

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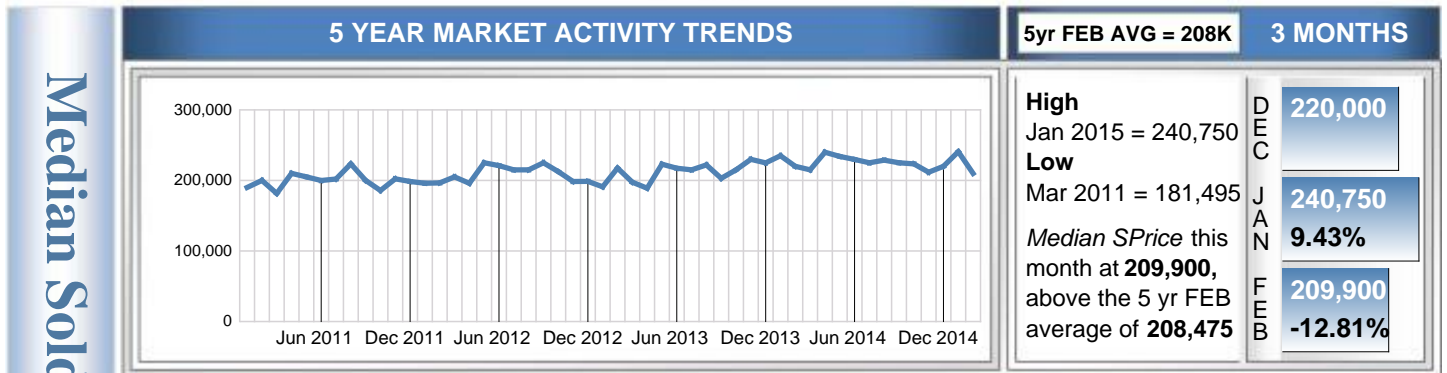
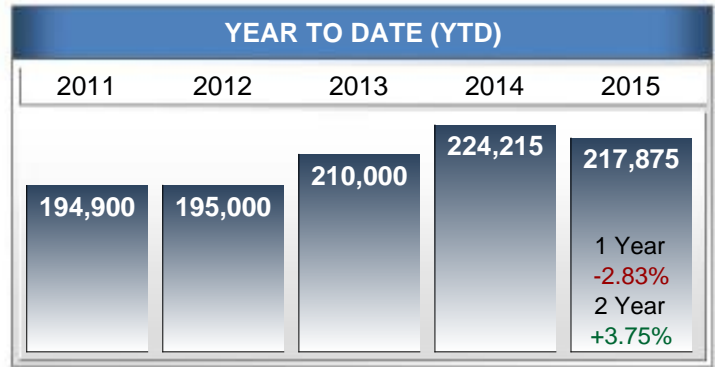
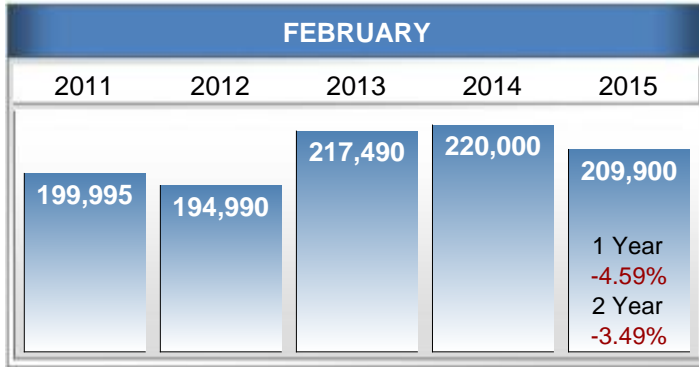
Closed Sales as of Mar 05, 2015



Median Sold Price at Closing

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	16		6.75%	109,750	88,950	113,625	85,252	0
\$125,001 - \$150,000	37		15.61%	141,549	143,288	141,450	139,783	0
\$150,001 - \$175,000	32		13.50%	166,028	0	166,000	170,000	0
\$175,001 - \$250,000	63		26.58%	205,000	209,900	201,307	216,000	0
\$250,001 - \$300,000	25		10.55%	280,000	0	285,000	280,000	262,500
\$300,001 - \$400,000	33		13.92%	336,000	302,000	344,900	342,890	329,990
\$400,001 and up	31		13.08%	550,000	445,000	550,000	441,000	732,500
Median Closed Price:	\$209,900				\$196,386	\$169,829	\$294,900	\$472,450
Total Closed Units:	237				9	133	83	12
Total Closed Volume:	63,475,285				1.87M	28.17M	26.99M	6.45M



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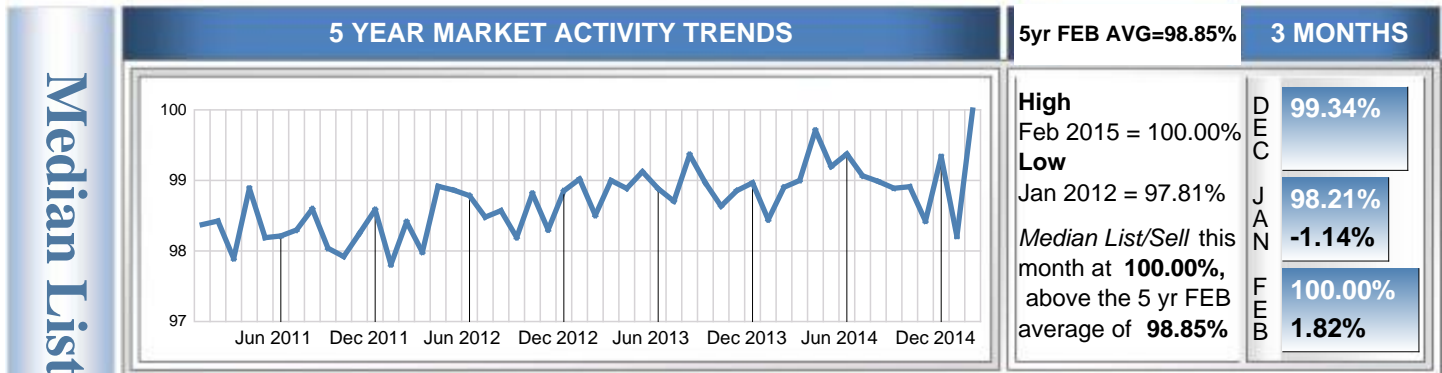
Closed Sales as of Mar 05, 2015



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	16	6.75%	100.00%	100.00%	100.00%	102.24%	0.00%
\$125,001 - \$150,000	37	15.61%	100.00%	100.00%	100.00%	93.38%	0.00%
\$150,001 - \$175,000	32	13.50%	100.00%	0.00%	100.00%	98.57%	0.00%
\$175,001 - \$250,000	63	26.58%	99.97%	100.00%	100.00%	98.72%	0.00%
\$250,001 - \$300,000	25	10.55%	99.06%	0.00%	100.00%	98.11%	99.06%
\$300,001 - \$400,000	33	13.92%	100.00%	97.73%	100.00%	100.00%	100.00%
\$400,001 and up	31	13.08%	98.40%	99.35%	95.65%	98.35%	99.33%
Median List/Sell Ratio:	100.00%			100.00%	100.00%	98.68%	99.53%
Total Closed Units:	237			9	133	83	12
Total Closed Volume:	63,475,285			1.87M	28.17M	26.99M	6.45M

Median List/Sell Price

Ready to Buy or Sell Real Estate?
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Inventory as of Mar 05, 2015



Market Summary

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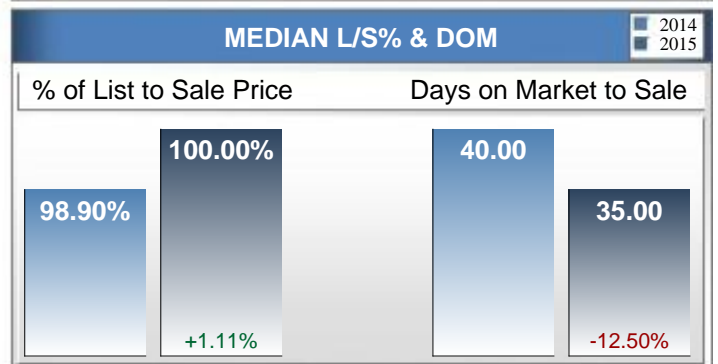
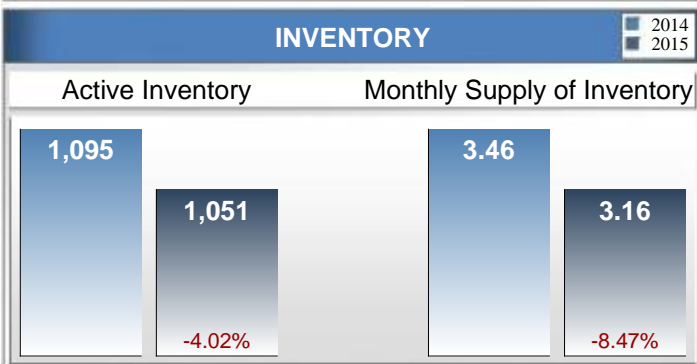
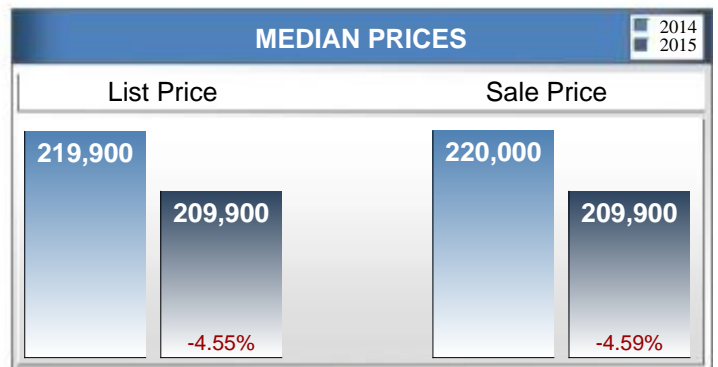
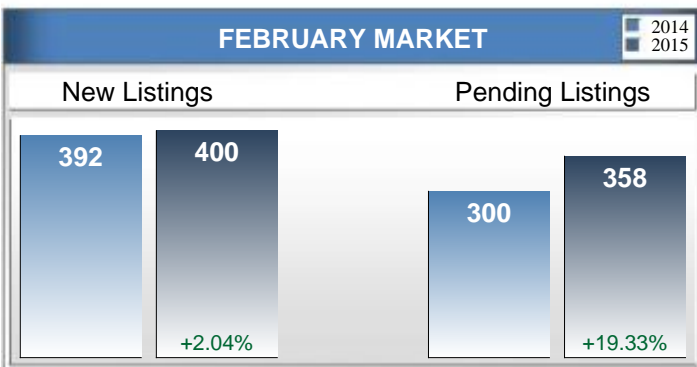
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Absorption: Last 12 months, an Average of 332 Sales/Month

Active Inventory as of February 28, 2015 = 1,051

	FEBRUARY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	209	237	13.40%	422	423	0.24%
Pending Sales	300	358	19.33%	567	634	11.82%
New Listings	392	400	2.04%	813	862	6.03%
Median List Price	219,900	209,900	-4.55%	229,450	222,000	-3.25%
Median Sale Price	220,000	209,900	-4.59%	224,215	217,875	-2.83%
Median Percent of List Price to Selling Price	98.90%	100.00%	1.11%	98.68%	99.22%	0.55%
Median Days on Market to Sale	40.00	35.00	-12.50%	46.00	36.00	-21.74%
Monthly Inventory	1,095	1,051	-4.02%	1,095	1,051	-4.02%
Months Supply of Inventory	3.46	3.16	-8.47%	3.46	3.16	-8.47%





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Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

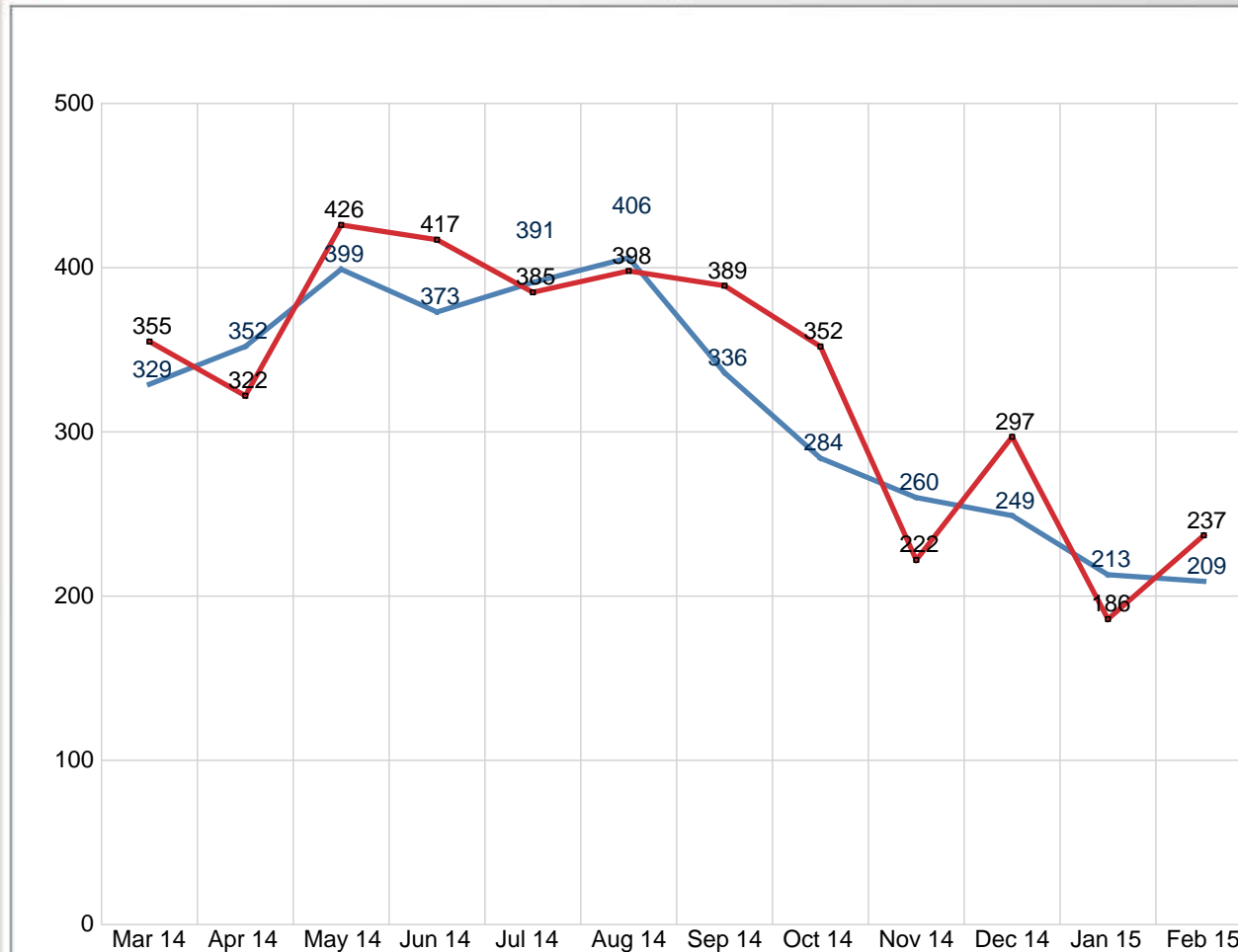
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ March 2014 - February 2015 (Current Year with Values)
 ■ March 2013 - February 2014 (Previous Year)



Comparative Analysis

FEBRUARY

2014	2015
209	237

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
422	423

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
3,801	3,986



February 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

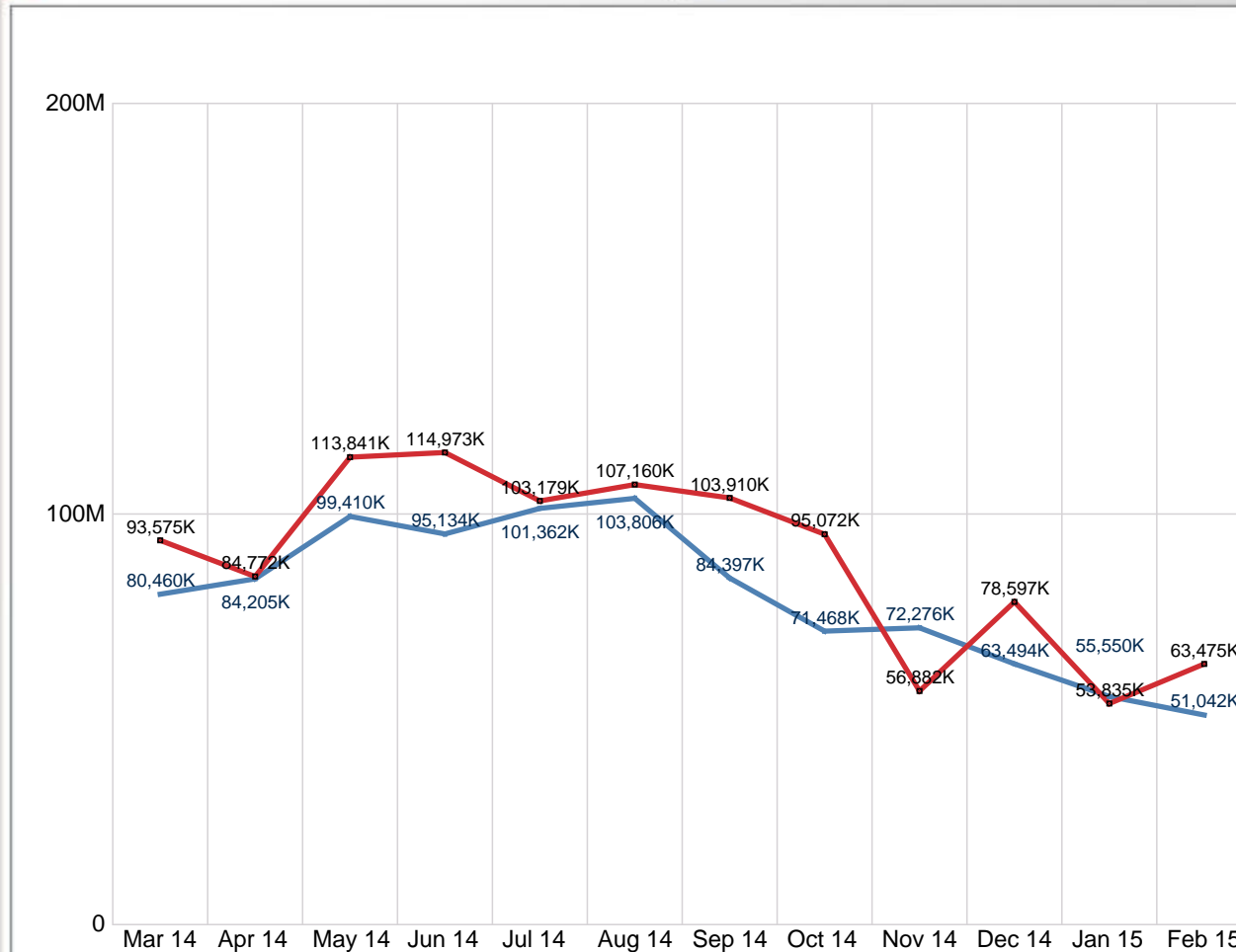
Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

FEBRUARY

2014	2015
51M	63M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 24.36%	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
107M	117M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 10.06%	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
963M	1.07B
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 11.08%	



February 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

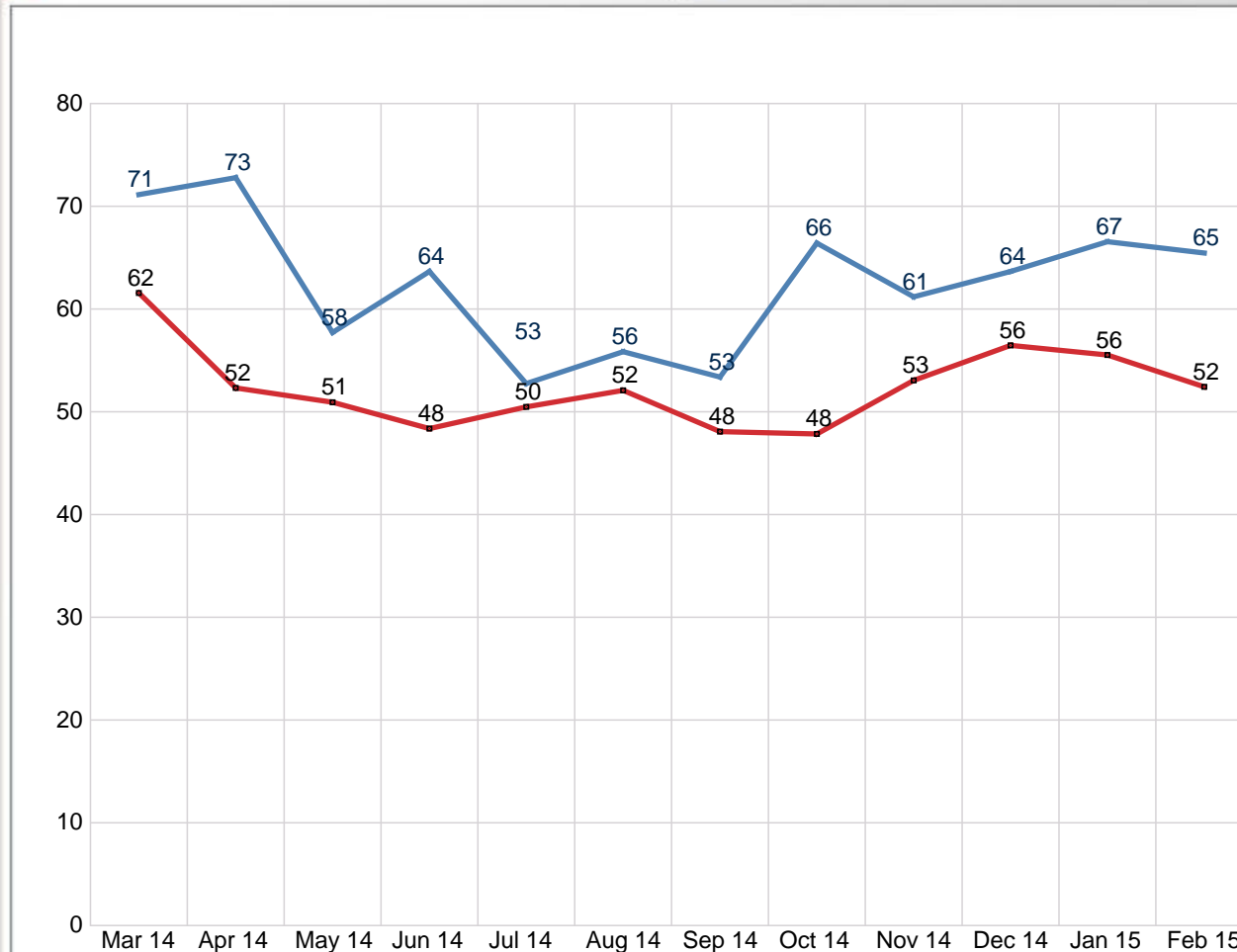
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Mar 06, 2015

Market Trends

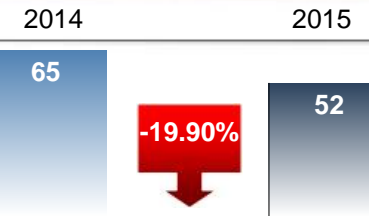
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Comparative Analysis

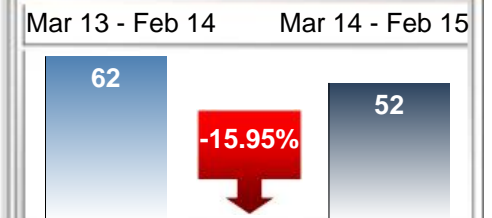
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

Area Delimited by City Of Edmond - Residential Property Type



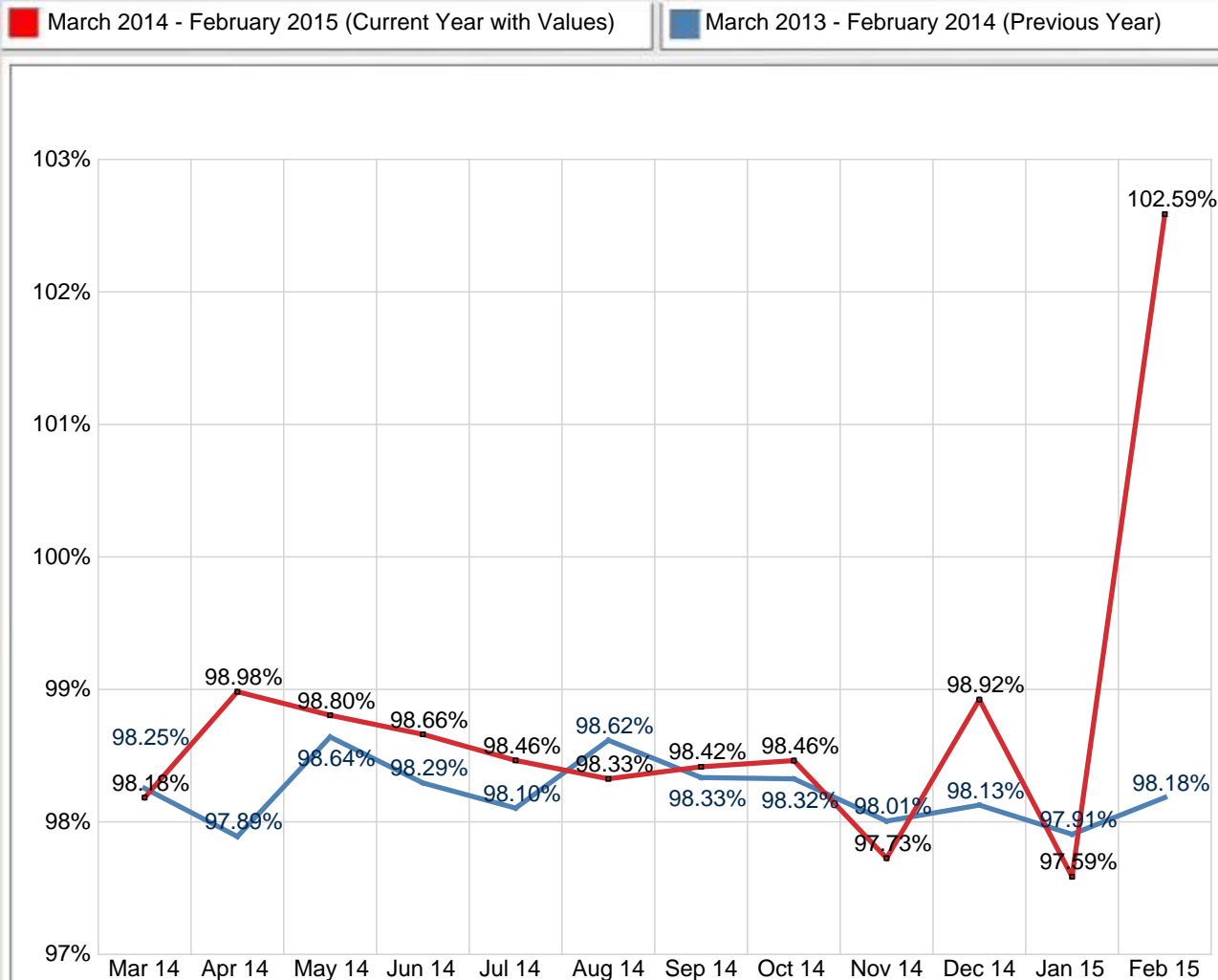
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

FEBRUARY

2014	2015
98.18%	102.59%
↑ 4.48%	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
98.04%	100.39%
↑ 2.39%	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
98.25%	98.72%
↑ 0.47%	



February 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

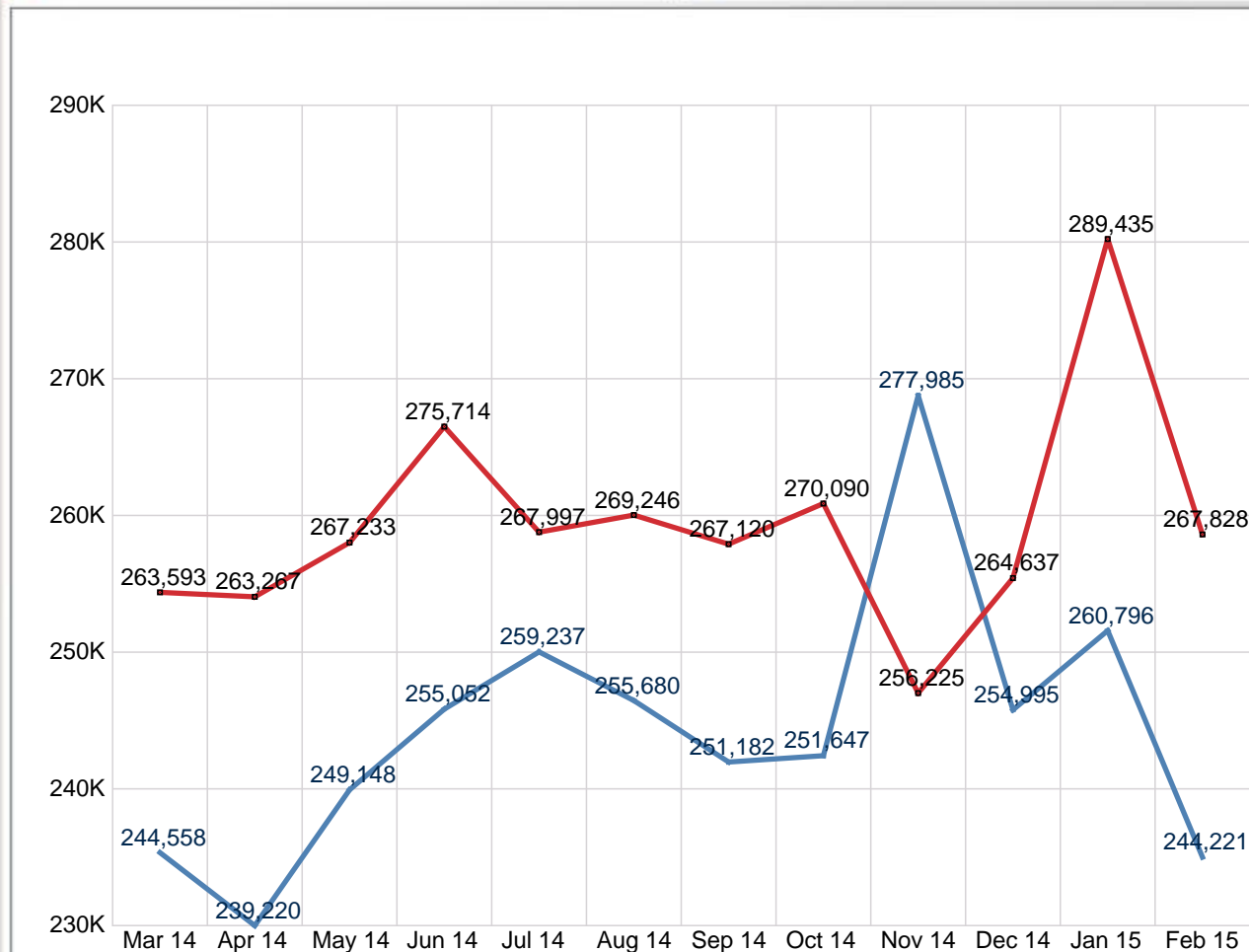
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Market Trends

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Comparative Analysis

FEBRUARY

2014	2015
244,221	267,828
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 9.67%	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
252,587	277,329
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 9.80%	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
253,250	268,257
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.93%	