



February 2015

Area Delimited by Zipcode 73044 - Residential
Property Type

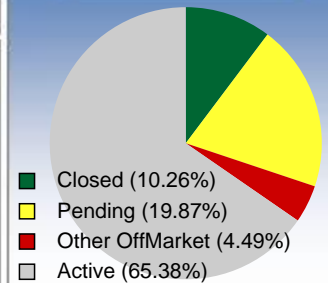


Absorption: Last 12 months, an Average of **26** Sales/Month

Active Inventory as of February 28, 2015 = **102**

	FEBRUARY		
	2014	2015	+/- %
Closed Listings	14	16	14.29%
Pending Listings	31	31	0.00%
New Listings	28	29	3.57%
Median List Price	149,495	152,450	1.98%
Median Sale Price	148,250	152,450	2.83%
Median Percent of List Price to Selling Price	99.86%	99.34%	-0.52%
Median Days on Market to Sale	60.00	87.50	45.83%
End of Month Inventory	97	102	5.15%
Months Supply of Inventory	4.10	3.96	-3.35%

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) Increases

The total housing inventory at the end of February 2015 rose **5.15%** to 102 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 **3.96** 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 **2.83%** in February 2015 to \$152,450 versus the previous year at \$148,250.

Median Days on Market Lengthens

The median number of **87.50** days that homes spent on the market before selling increased by 27.50 days or **45.83%** in February 2015 compared to last year's same month at **60.00** DOM.

Sales Success for February 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 29 New Listings in February 2015, up **3.57%** from last year at 28. Furthermore, there were 16 Closed Listings this month versus last year at 14, a **14.29%** increase.

Closed versus Listed trends yielded a **55.2%** ratio, up from last year's February 2015 at **50.0%**, a **10.34%** upswing. This will certainly create pressure on an increasing 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

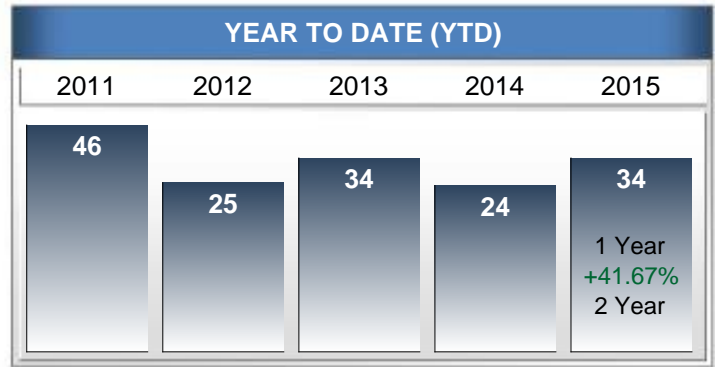
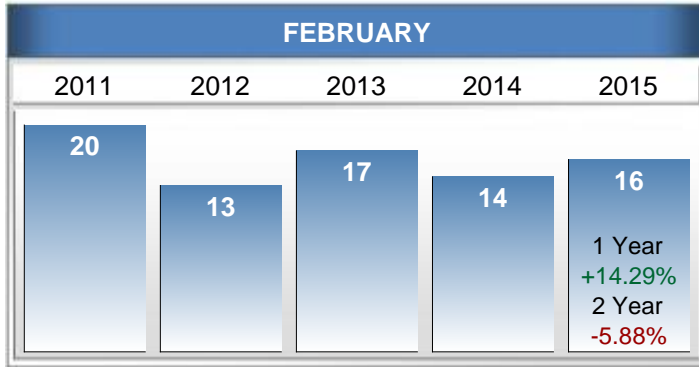
Closed Sales as of Mar 05, 2015



Closed Listings

Report Produced on: Mar 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Listings

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CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	1	6.25%	201.0	1	0	0	0
\$50,001 - \$50,000	0	0.00%	201.0	0	0	0	0
\$50,001 - \$125,000	6	37.50%	84.5	0	6	0	0
\$125,001 - \$175,000	3	18.75%	2.0	0	3	0	0
\$175,001 - \$200,000	1	6.25%	74.0	0	1	0	0
\$200,001 - \$225,000	3	18.75%	129.0	0	0	2	1
\$225,001 and up	2	12.50%	61.5	0	1	1	0
Total Closed Units:	16		87.5	1	11	3	1
Total Closed Volume:	2,350,722			33.00K	1.43M	658.40K	224.70K
Median Closed Price:	\$152,450			\$33,000	\$125,000	\$215,500	\$224,700



Monthly Inventory Analysis

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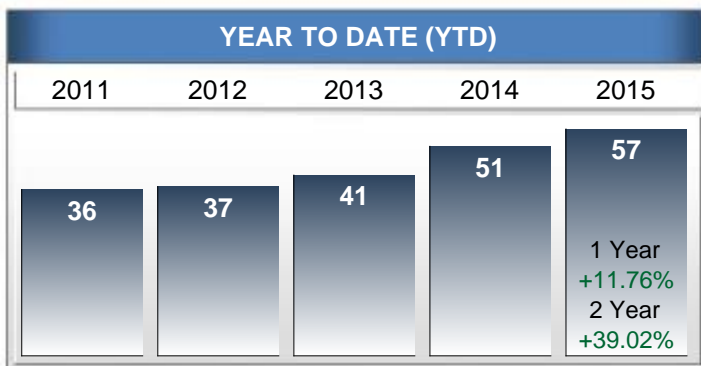
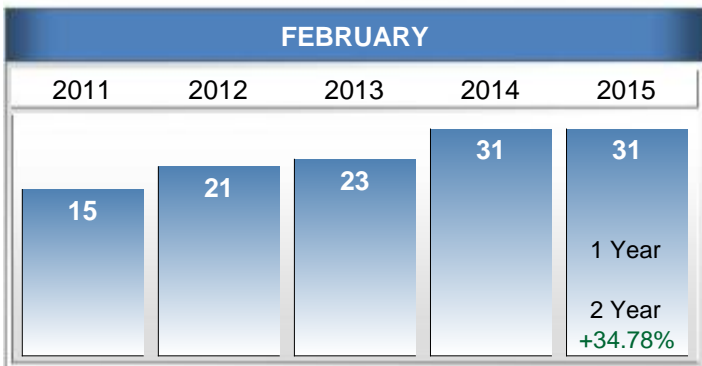
Pending Listings as of Mar 05, 2015



Pending Listings

Report Produced on: Mar 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr FEB AVG = 24 **3 MONTHS**

High
Apr 2012 = 39

Low
Dec 2013 = 9

Pending Listing this month at **31**, above the 5 yr FEB average of **24**

DEC	15
JAN	26
FEB	31

73.33%

19.23%

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	3	9.68%	46.0	1	0	2	0
\$75,001 - \$100,000	3	9.68%	151.0	0	3	0	0
\$100,001 - \$150,000	4	12.90%	54.0	1	1	2	0
\$150,001 - \$175,000	6	19.35%	25.5	0	4	2	0
\$175,001 - \$225,000	6	19.35%	56.0	0	5	1	0
\$225,001 - \$225,000	0	0.00%	56.0	0	0	0	0
\$225,001 and up	9	29.03%	35.0	0	6	1	2
Total Pending Units:	31		33.0	2	19	8	2
Total Pending Volume:	6,581,299			189.90K	4.83M	1.06M	502.90K
Median Listing Price:	\$175,000			\$94,950	\$179,900	\$143,250	\$251,450



Monthly Inventory Analysis

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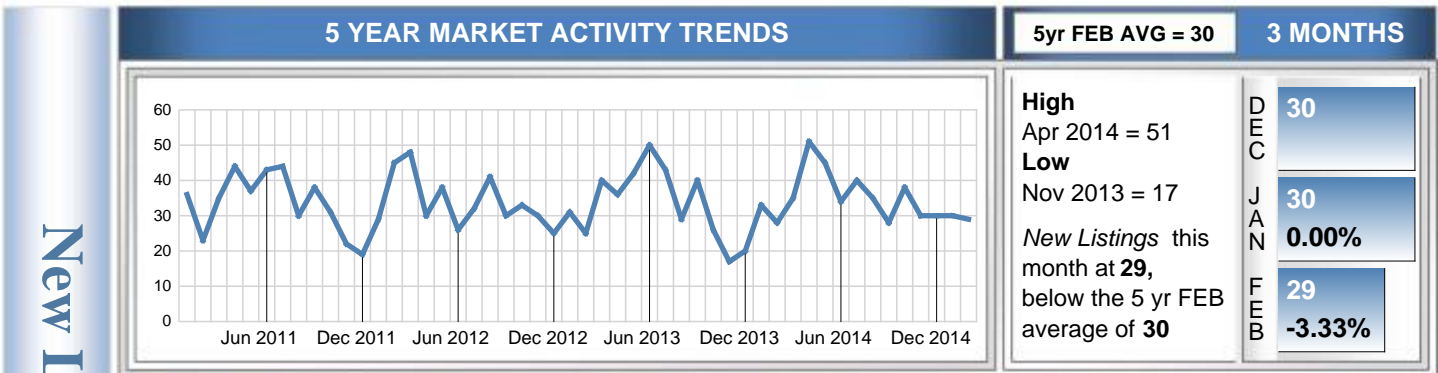
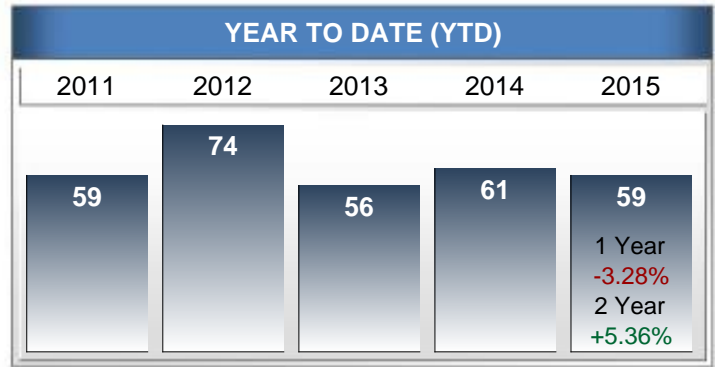
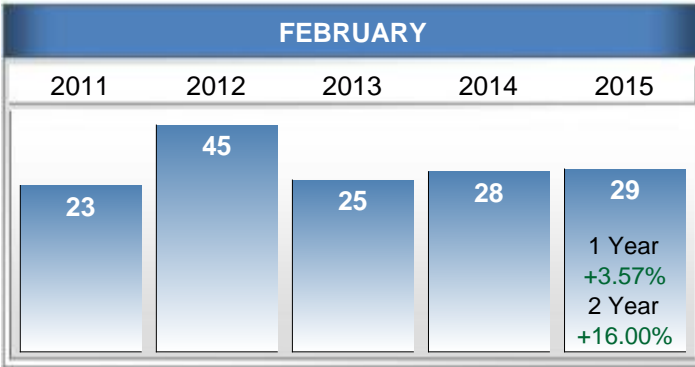
New Listings as of Mar 05, 2015



New Listings

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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+
\$50,000 and less	2	6.90%	1	0	1	0
\$50,001 - \$100,000	4	13.79%	1	3	0	0
\$100,001 - \$125,000	4	13.79%	0	4	0	0
\$125,001 - \$175,000	6	20.69%	1	4	1	0
\$175,001 - \$225,000	5	17.24%	0	2	3	0
\$225,001 - \$250,000	4	13.79%	0	2	2	0
\$250,001 and up	4	13.79%	0	1	1	2
Total New Listed Units:			3	16	8	2
Total New Listed Volume:			221.50K	2.46M	1.46M	645.90K
Median New Listed Listing Price:			\$69,500	\$143,750	\$187,500	\$322,950



Monthly Inventory Analysis

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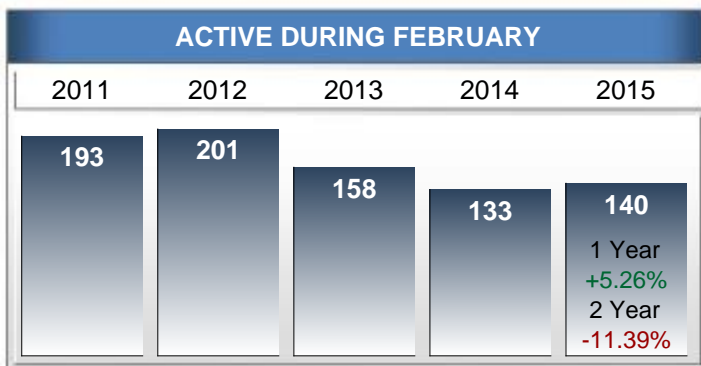
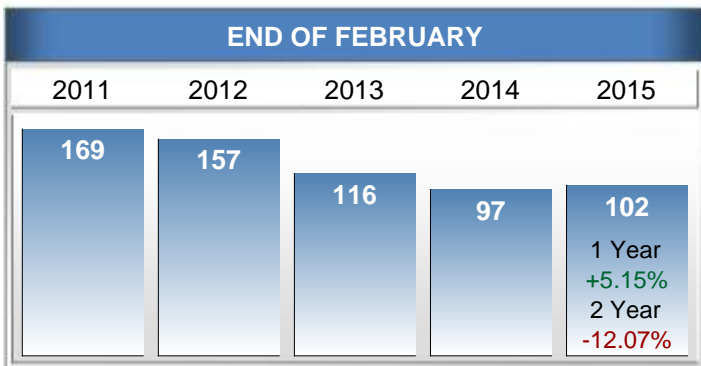
Active Inventory as of Mar 05, 2015



Active Inventory

Report Produced on: Mar 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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Contact an experienced REALTOR



5yr FEB AVG = 128 **3 MONTHS**

High
Jun 2011 = 178

Low
Mar 2014 = 97

Inventory this month at **102**, below the 5 yr FEB average of **128**

D E C	117
J A N	111
F E B	102

-5.13% (Jan vs Feb)
-8.11% (Feb vs 5yr Avg)

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	5.88%	94.5	3	2	1	0		
\$50,001 - \$75,000	9	8.82%	82.0	5	4	0	0		
\$75,001 - \$125,000	22	21.57%	119.5	4	16	1	1		
\$125,001 - \$200,000	26	25.49%	133.5	1	18	6	1		
\$200,001 - \$225,000	7	6.86%	74.0	0	2	4	1		
\$225,001 - \$275,000	20	19.61%	56.0	0	11	8	1		
\$275,001 and up	12	11.76%	68.0	0	4	4	4		
Total Active Inventory by Units:				102	84.0	13	57	24	8
Total Active Inventory by Volume:				22,014,973		882.28K	12.74M	5.84M	2.55M
Median Active Inventory Listing Price:				\$169,250		\$69,500	\$149,900	\$221,605	\$263,200



Monthly Inventory Analysis

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February 2015

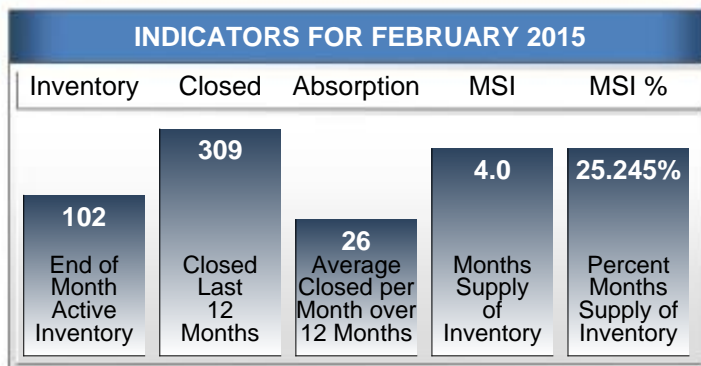
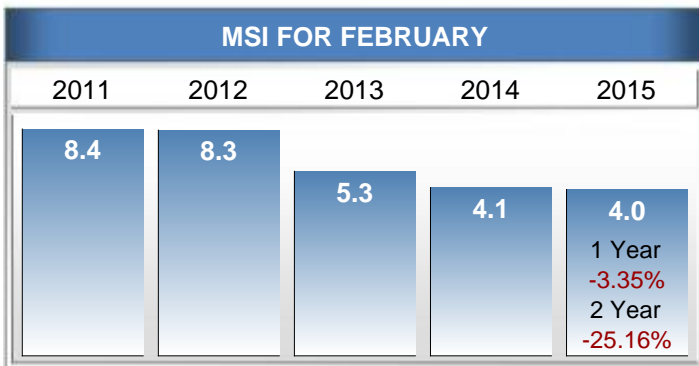
Active Inventory as of Mar 05, 2015



Months Supply of Inventory

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Months Supply

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5yr FEB AVG = 6.0 **3 MONTHS**

High
Jun 2011 = 10.3
Low
Feb 2015 = 4.0

Months Supply this month at **4.0**, below the 5 yr FEB average of **6.0**

DEC	4.7
JAN	4.3
FEB	4.0
	-8.70%

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		5.88%	2.0	2.8	1.4	2.0	0.0
\$50,001 - \$75,000	9		8.82%	3.2	6.0	2.3	0.0	0.0
\$75,001 - \$125,000	22		21.57%	6.6	16.0	6.0	3.0	12.0
\$125,001 - \$200,000	26		25.49%	3.1	6.0	3.1	2.8	4.0
\$200,001 - \$225,000	7		6.86%	1.8	0.0	1.0	2.1	12.0
\$225,001 - \$275,000	20		19.61%	7.3	0.0	6.6	8.0	12.0
\$275,001 and up	12		11.76%	7.6	0.0	4.8	8.0	24.0
MSI:		4.0			5.4	3.6	3.6	12.0
Total Active Inventory:		102			13	57	24	8



Monthly Inventory Analysis

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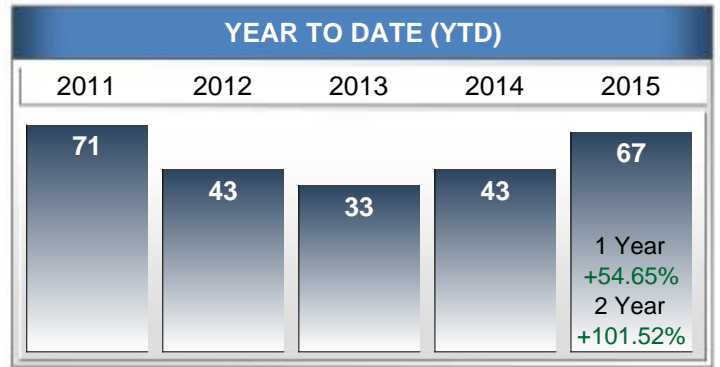
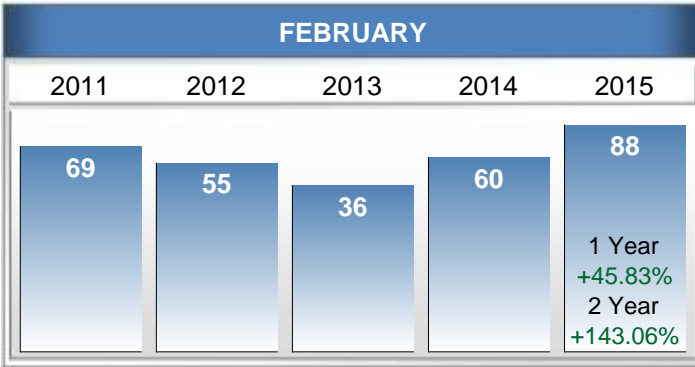
Closed Sales as of Mar 05, 2015



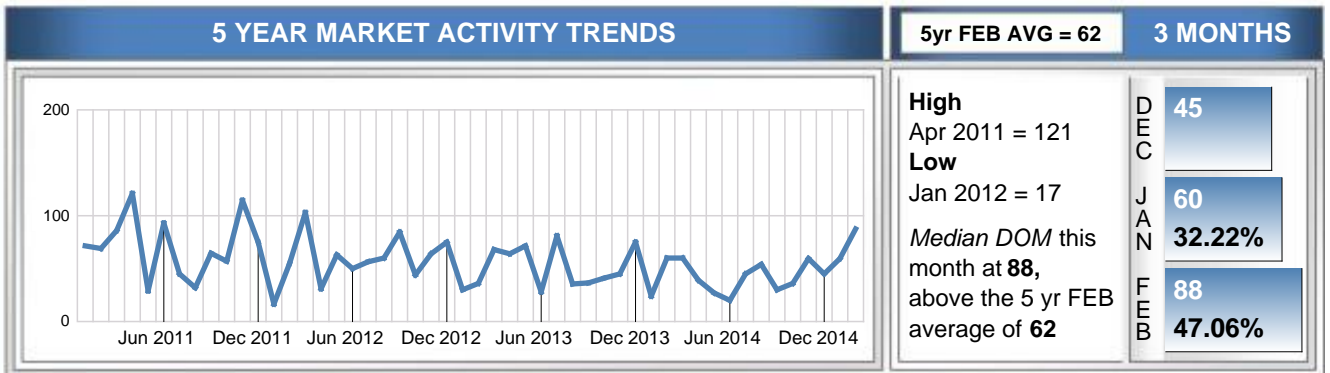
Median Days on Market to Sale

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Median Days on Market



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	1	6.25%	201.0	201.0	0.0	0.0	0.0
\$50,001 - \$50,000	0	0.00%	201.0	0.0	0.0	0.0	0.0
\$50,001 - \$125,000	6	37.50%	84.5	0.0	84.5	0.0	0.0
\$125,001 - \$175,000	3	18.75%	2.0	0.0	2.0	0.0	0.0
\$175,001 - \$200,000	1	6.25%	74.0	0.0	74.0	0.0	0.0
\$200,001 - \$225,000	3	18.75%	129.0	0.0	0.0	128.0	129.0
\$225,001 and up	2	12.50%	61.5	0.0	10.0	113.0	0.0
Median Closed DOM:				201.0	35.0	113.0	129.0
Total Closed Units:					1	11	3
Total Closed Volume:				33.00K	1.43M	658.40K	224.70K

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

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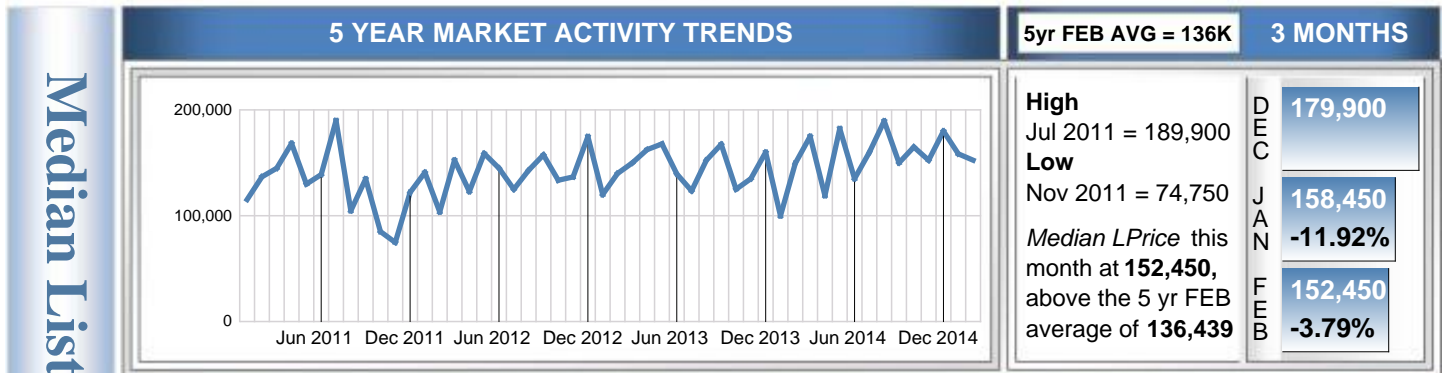
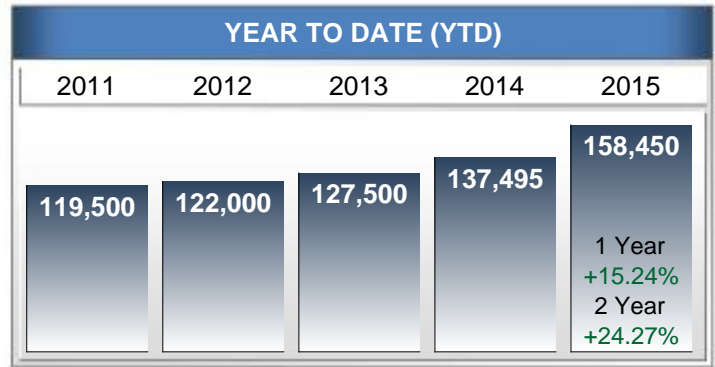
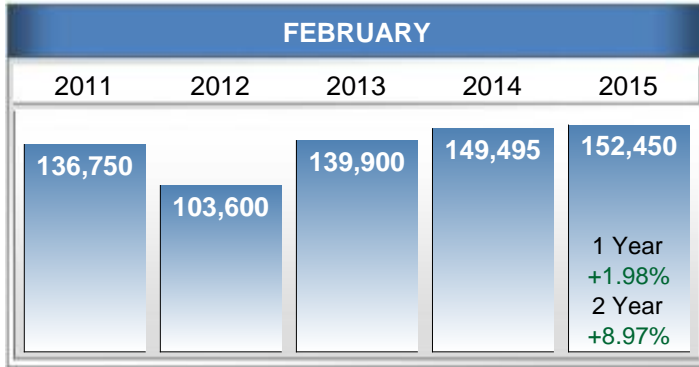
Closed Sales as of Mar 05, 2015



Median List Price at Closing

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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	1		6.25%	39,900	39,900	0	0	0
\$50,001 \$50,000	0		0.00%	39,900	0	0	0	0
\$50,001 \$125,000	5		31.25%	69,900	0	69,900	0	0
\$125,001 \$175,000	4		25.00%	152,450	0	152,450	0	0
\$175,001 \$200,000	1		6.25%	183,900	0	183,900	0	0
\$200,001 \$225,000	3		18.75%	222,400	0	0	217,200	223,700
\$225,001 and up	2		12.50%	234,950	0	235,000	234,900	0
Median List Price:		\$152,450			\$39,900	\$129,900	\$222,400	\$223,700
Total Closed Units:		16			1	11	3	1
Total List Volume:		2,405,800			39.90K	1.47M	669.30K	223.70K



Monthly Inventory Analysis

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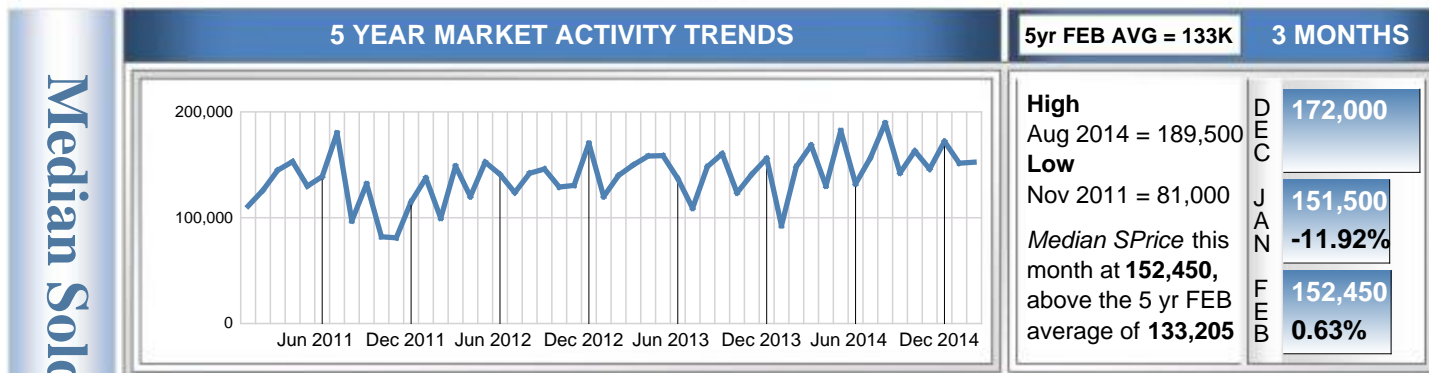
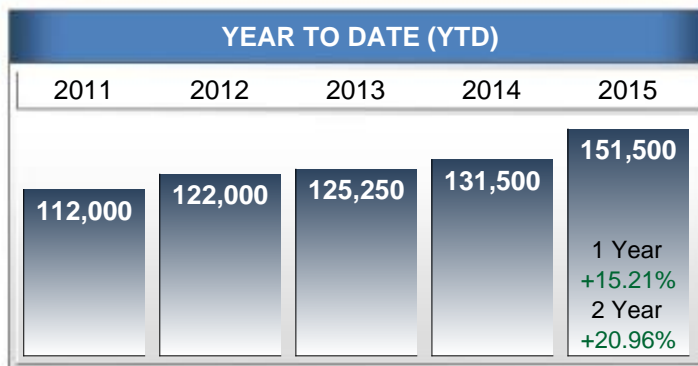
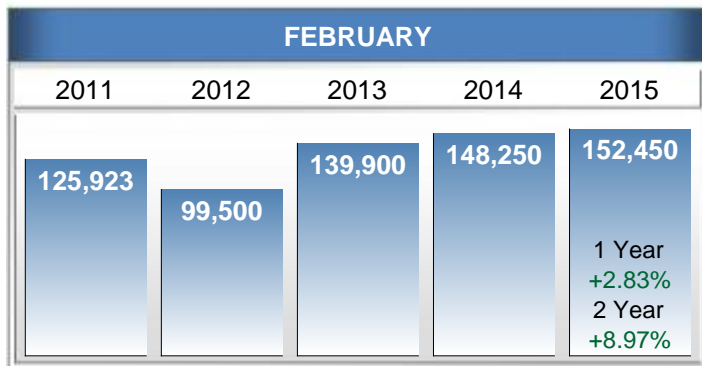
Closed Sales as of Mar 05, 2015



Median Sold Price at Closing

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Area Delimited by Zipcode 73044 - 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\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	1		6.25%	33,000	33,000	0	0	0
\$50,001 - \$50,000	0		0.00%	33,000	0	0	0	0
\$50,001 - \$125,000	6		37.50%	87,750	0	87,750	0	0
\$125,001 - \$175,000	3		18.75%	162,000	0	162,000	0	0
\$175,001 - \$200,000	1		6.25%	183,900	0	183,900	0	0
\$200,001 - \$225,000	3		18.75%	215,500	0	0	214,250	224,700
\$225,001 and up	2		12.50%	230,900	0	231,900	229,900	0
Median Closed Price:	\$152,450				\$33,000	\$125,000	\$215,500	\$224,700
Total Closed Units:	16				1	11	3	1
Total Closed Volume:	2,350,722				33.00K	1.43M	658.40K	224.70K



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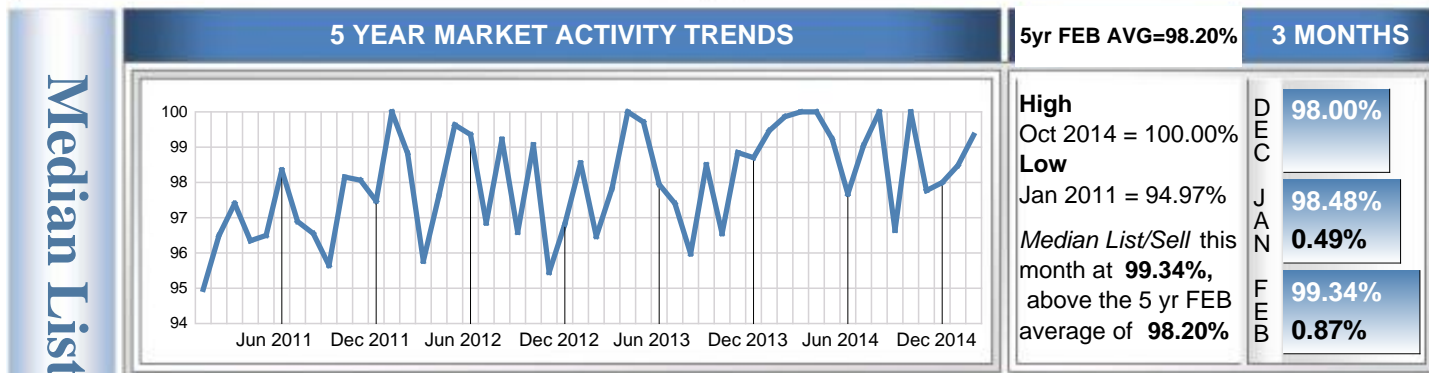
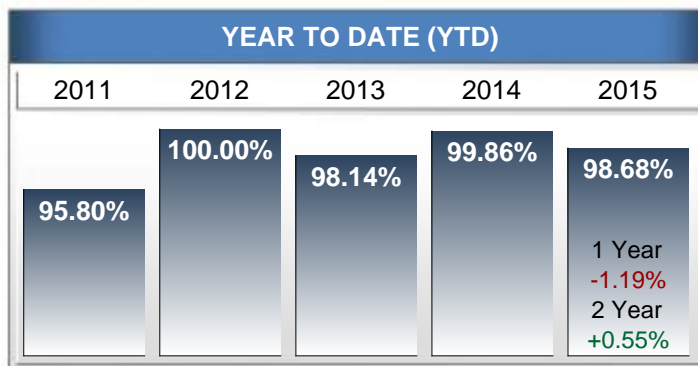
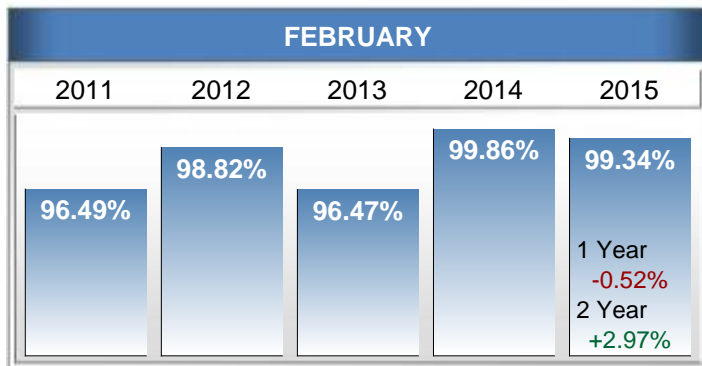
Closed Sales as of Mar 05, 2015



Median Percent of List Price to Selling Price

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Median List/Sell Price

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

MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	1	6.25%	82.71%	82.71%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	82.71%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$125,000	6	37.50%	93.35%	0.00%	93.35%	0.00%	0.00%
\$125,001 - \$175,000	3	18.75%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	1	6.25%	100.00%	0.00%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	3	18.75%	100.45%	0.00%	0.00%	98.68%	100.45%
\$225,001 and up	2	12.50%	98.28%	0.00%	98.68%	97.87%	0.00%
Median List/Sell Ratio: 99.34%				82.71%	100.00%	97.87%	100.45%
Total Closed Units: 16					1	11	3
Total Closed Volume: 2,350,722					33.00K	1.43M	658.40K



Monthly Inventory Analysis

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Inventory as of Mar 05, 2015



Market Summary

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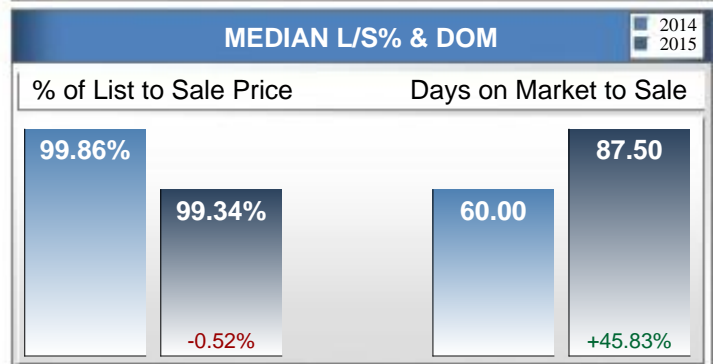
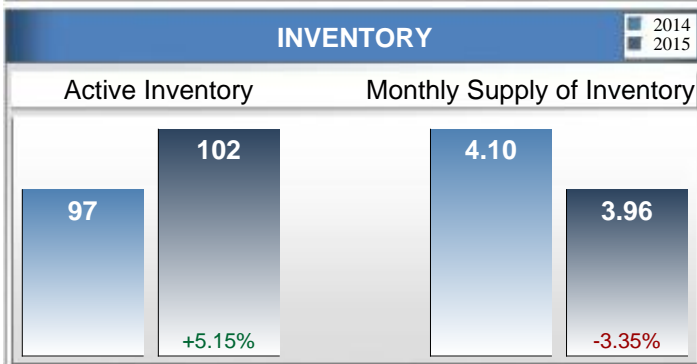
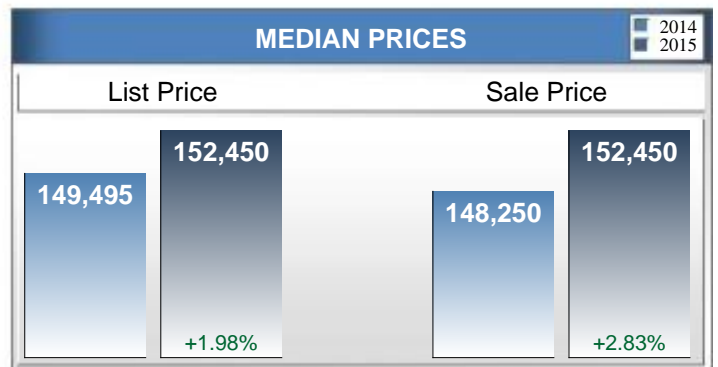
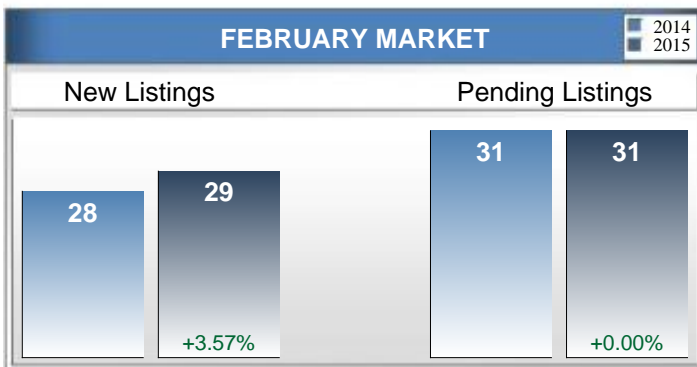
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of February 28, 2015 = 102

	FEBRUARY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	14	16	14.29%	24	34	41.67%
Pending Sales	31	31	0.00%	51	57	11.76%
New Listings	28	29	3.57%	61	59	-3.28%
Median List Price	149,495	152,450	1.98%	137,495	158,450	15.24%
Median Sale Price	148,250	152,450	2.83%	131,500	151,500	15.21%
Median Percent of List Price to Selling Price	99.86%	99.34%	-0.52%	99.86%	98.68%	-1.19%
Median Days on Market to Sale	60.00	87.50	45.83%	43.00	66.50	54.65%
Monthly Inventory	97	102	5.15%	97	102	5.15%
Months Supply of Inventory	4.10	3.96	-3.35%	4.10	3.96	-3.35%





February 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

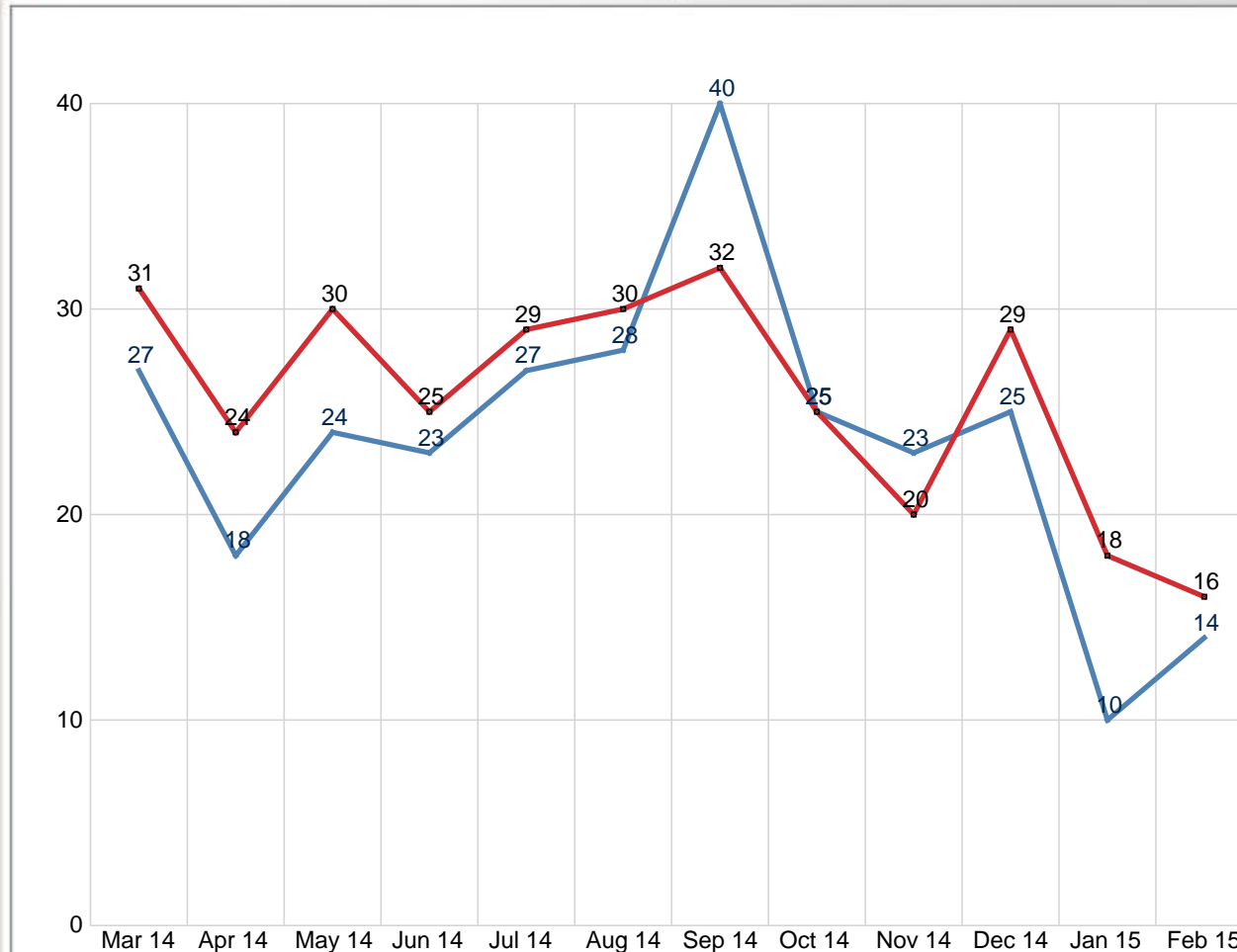
Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

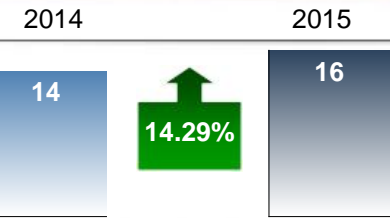
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■ March 2014 - February 2015 (Current Year with Values)
 ■ March 2013 - February 2014 (Previous Year)

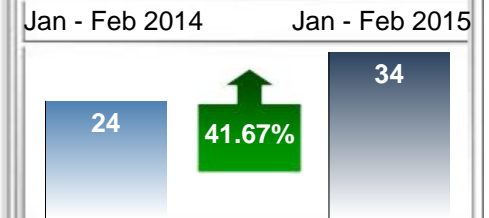


Comparative Analysis

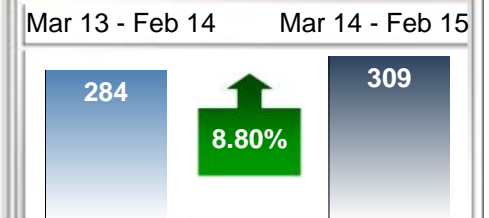
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

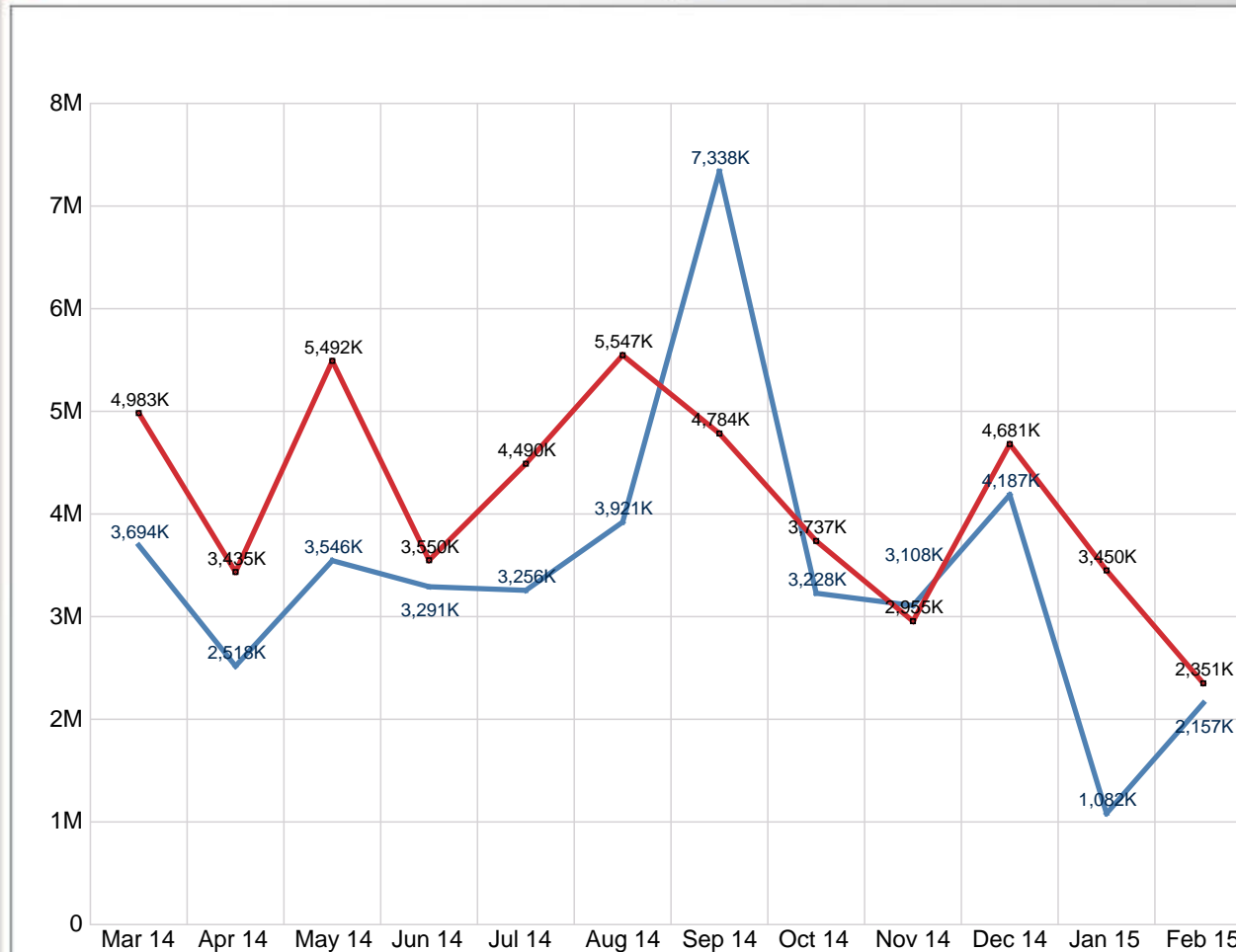
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Market Trends

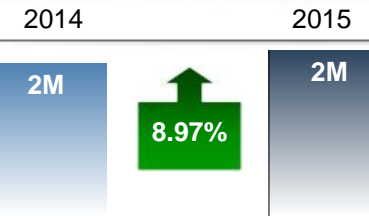
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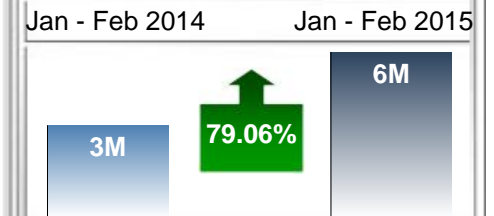


Comparative Analysis

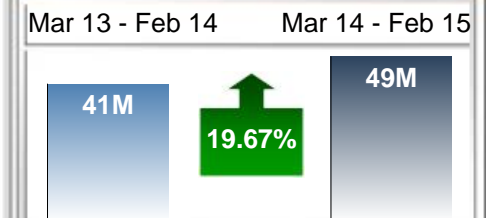
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

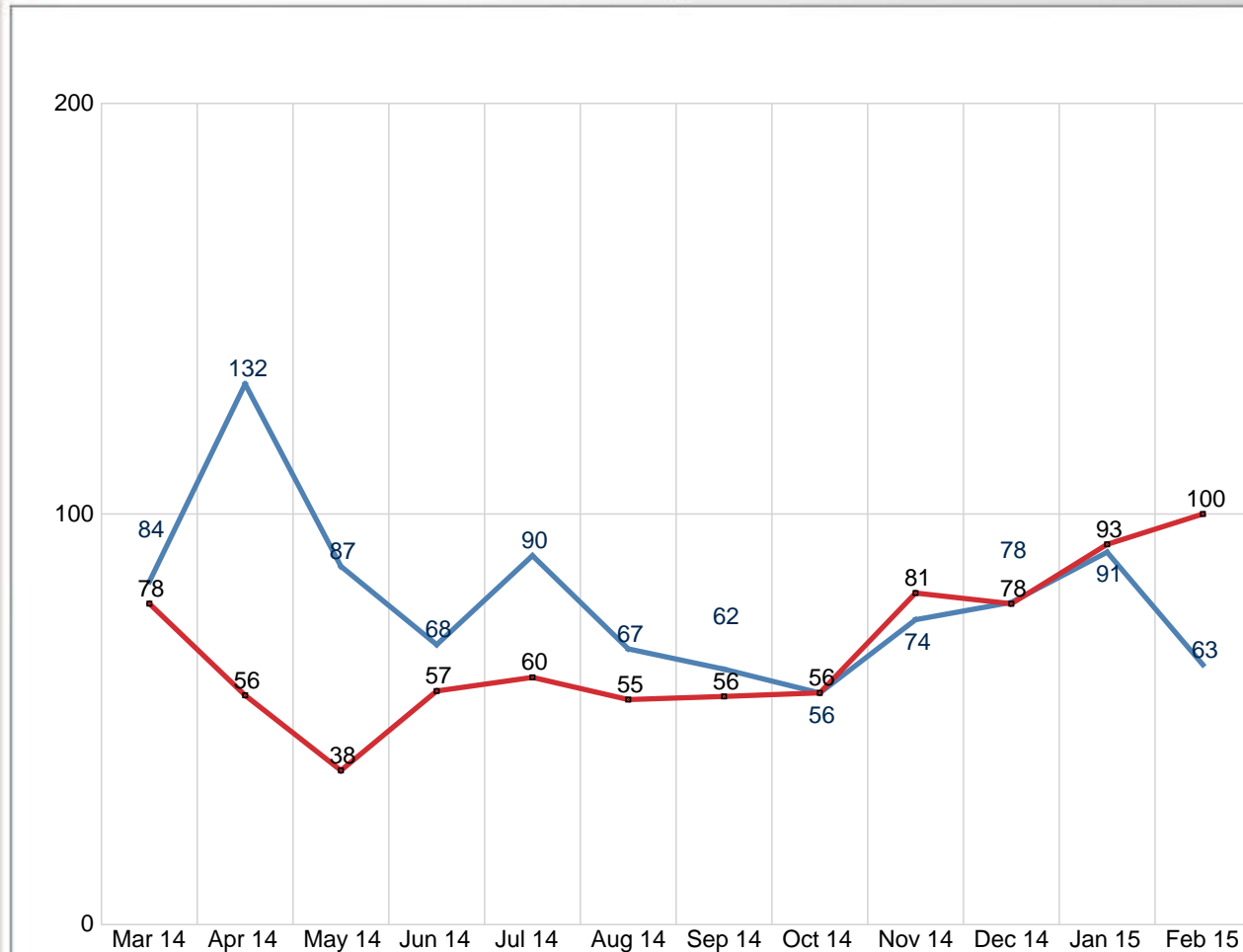
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Mar 06, 2015

Market Trends

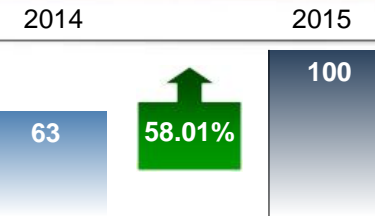
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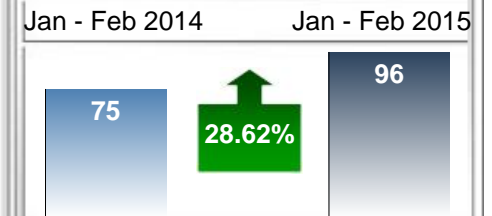


Comparative Analysis

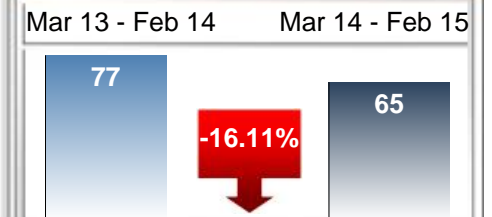
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

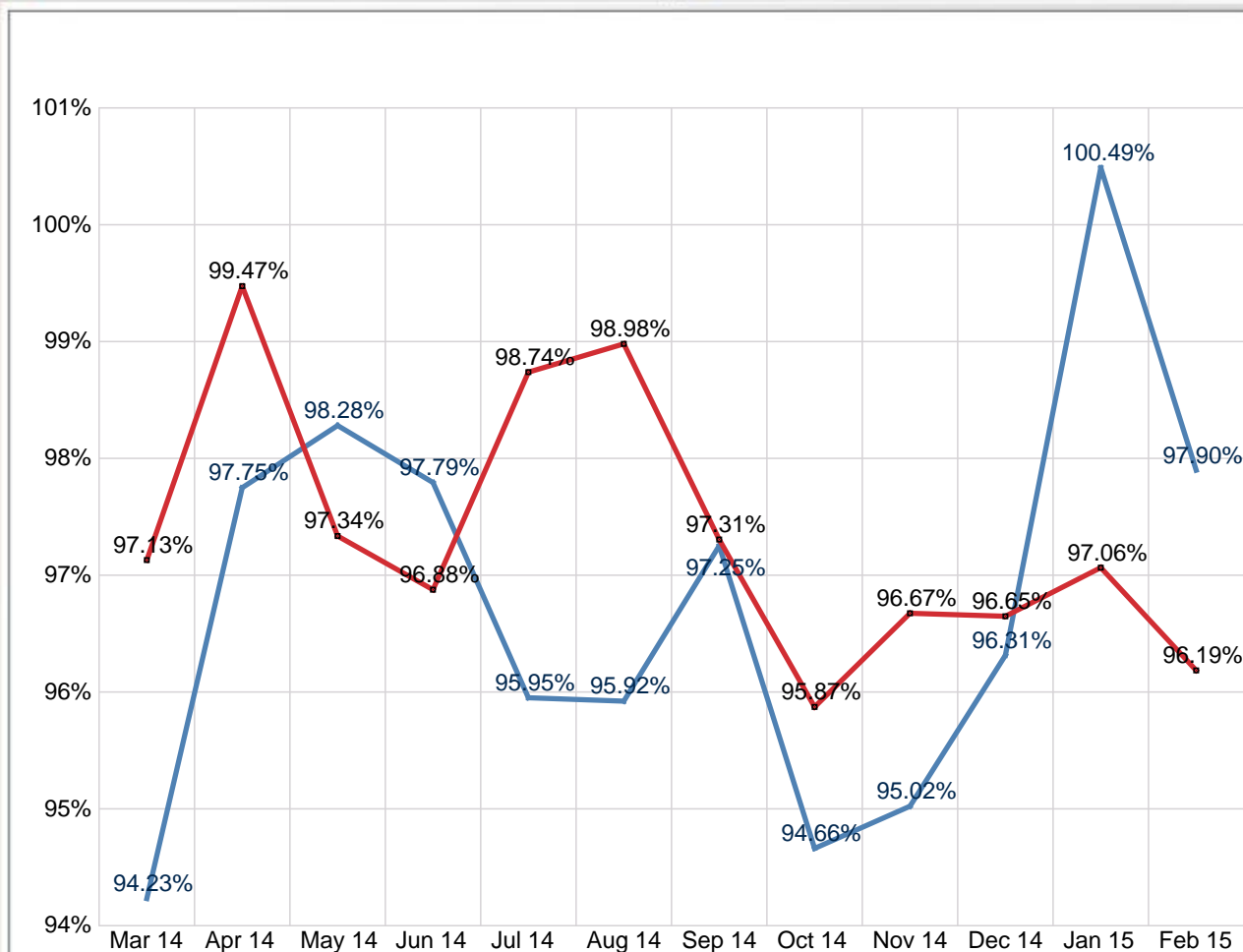
Report Produced on: Mar 06, 2015

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Market Trends

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■ March 2014 - February 2015 (Current Year with Values)
 ■ March 2013 - February 2014 (Previous Year)



Comparative Analysis

FEBRUARY

2014	2015
97.90%	96.19%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.75%</div>	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
98.98%	96.65%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.35%</div>	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
96.53%	97.43%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.94%</div>	



February 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

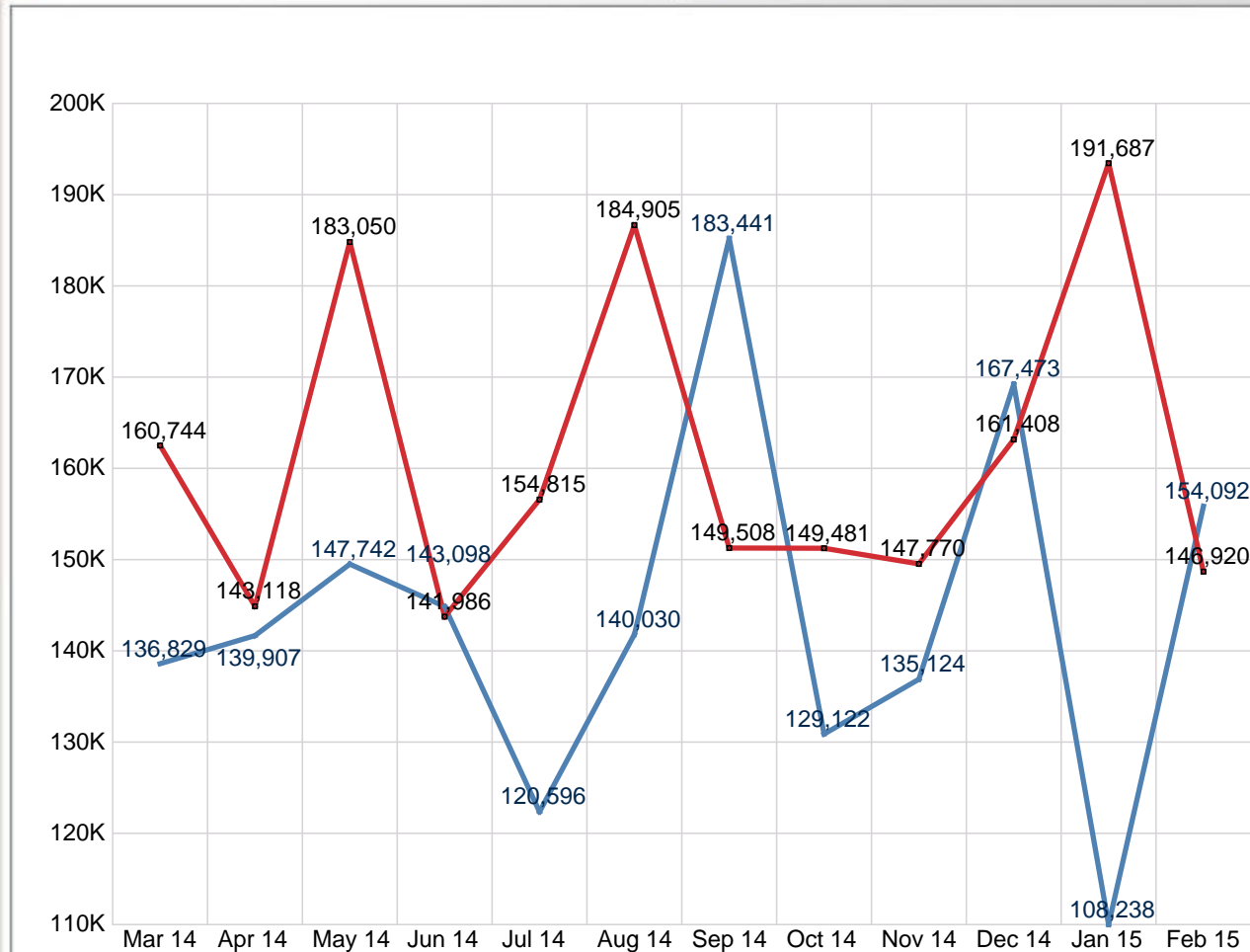
Report Produced on: Mar 06, 2015

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Market Trends

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Comparative Analysis

FEBRUARY

2014	2015
154,092	146,920
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.65%</div>	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
134,986	170,620
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">26.40%</div>	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
145,517	160,047
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">9.99%</div>	