



March 2015

Area Delimited by City Of Edmond -
Residential Property Type

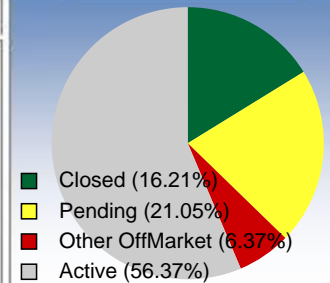


Absorption: Last 12 months, an Average of **329** Sales/Month

Active Inventory as of March 31, 2015 = **1,071**

	MARCH		
	2014	2015	+/- %
Closed Listings	355	308	-13.24%
Pending Listings	401	400	-0.25%
New Listings	500	493	-1.40%
Median List Price	219,900	222,000	0.95%
Median Sale Price	215,000	221,188	2.88%
Median Percent of List Price to Selling Price	99.00%	99.39%	0.39%
Median Days on Market to Sale	28.00	23.50	-16.07%
End of Month Inventory	1,095	1,071	-2.19%
Months Supply of Inventory	3.43	3.26	-5.14%

Market Activity



Monthly Inventory Analysis

Report Produced on: Apr 03, 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 March 2015 decreased **2.19%** to 1,071 existing homes available for sale. Over the last 12 months this area has had an average of 329 closed sales per month. This represents an unsold inventory index of **3.26** 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 **2.88%** in March 2015 to \$221,188 versus the previous year at \$215,000.

Median Days on Market Shortens

The median number of **23.50** days that homes spent on the market before selling decreased by 4.50 days or **16.07%** in March 2015 compared to last year's same month at **28.00** DOM.

Sales Success for March 2015 is Positive

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

There were 493 New Listings in March 2015, down **1.40%** from last year at 500. Furthermore, there were 308 Closed Listings this month versus last year at 355, a **-13.24%** decrease.

Closed versus Listed trends yielded a **62.5%** ratio, down from last year's March 2015 at **71.0%**, a **12.01%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office: OKC Metro Assn of REALTORS
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

March 2015

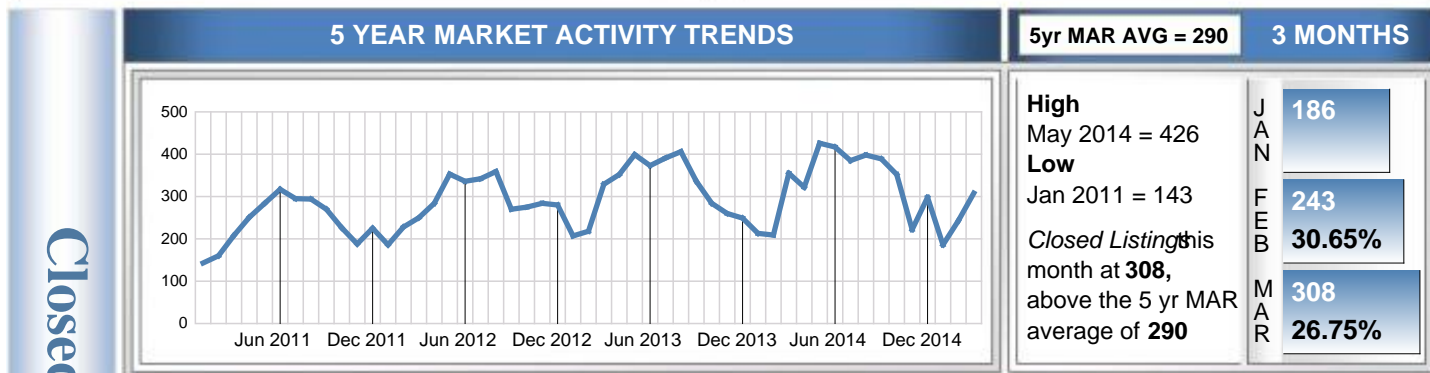
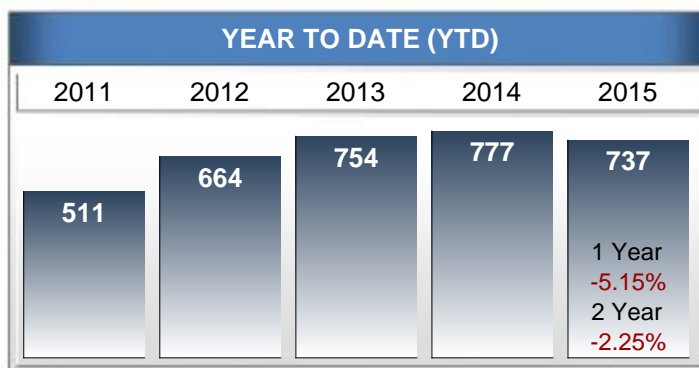
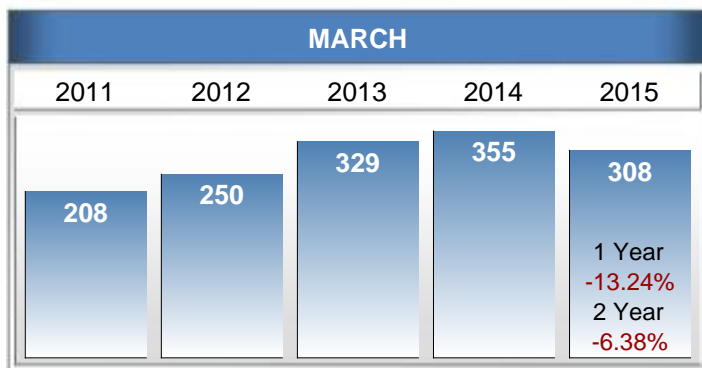
Closed Sales as of Apr 02, 2015



Closed Listings

Report Produced on: Apr 03, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	30	9.74%	28.0	4	23	3	0
\$125,001 - \$150,000	30	9.74%	23.5	0	27	2	1
\$150,001 - \$175,000	35	11.36%	16.0	1	29	5	0
\$175,001 - \$250,000	90	29.22%	19.5	2	54	32	2
\$250,001 - \$325,000	48	15.58%	45.5	1	9	36	2
\$325,001 - \$400,000	39	12.66%	28.0	0	16	17	6
\$400,001 and up	36	11.69%	41.0	0	2	30	4
Total Closed Units:	308		23.5	8	160	125	15
Total Closed Volume:	77,848,328			1.23M	30.81M	40.45M	5.36M
Median Closed Price:	\$221,188			\$143,750	\$175,750	\$289,900	\$348,000

Closed Listings

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

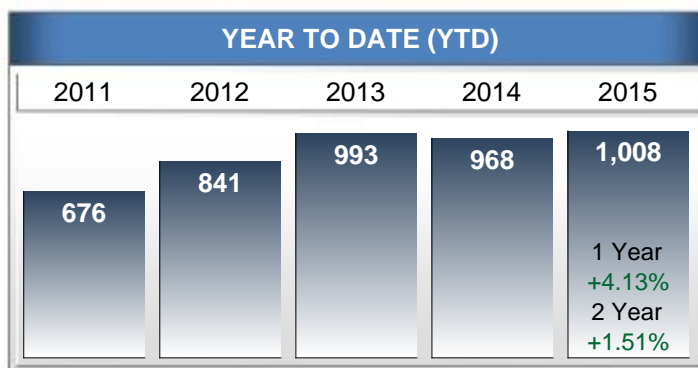
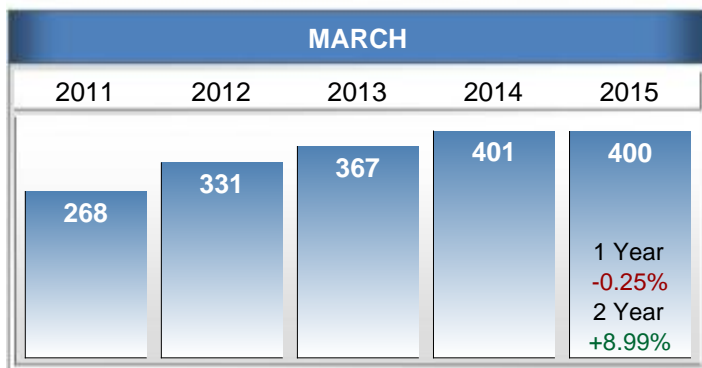
Pending Listings as of Apr 02, 2015



Pending Listings

Report Produced on: Apr 03, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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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	19	4.75%	13.0	1	16	2	0	
\$125,001 - \$175,000	62	15.50%	5.0	1	55	5	1	
\$175,001 - \$200,000	63	15.75%	28.0	2	53	8	0	
\$200,001 - \$275,000	93	23.25%	35.0	1	41	49	2	
\$275,001 - \$325,000	57	14.25%	48.0	0	17	36	4	
\$325,001 - \$450,000	66	16.50%	42.0	0	17	43	6	
\$450,001 and up	40	10.00%	57.0	0	6	29	5	
Total Pending Units: 400 Total Pending Volume: 116,022,751 Median Listing Price: \$241,250				28.0	5	205	172	18
					805.15K	48.35M	58.41M	8.46M
					\$179,000	\$190,000	\$305,070	\$369,945



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

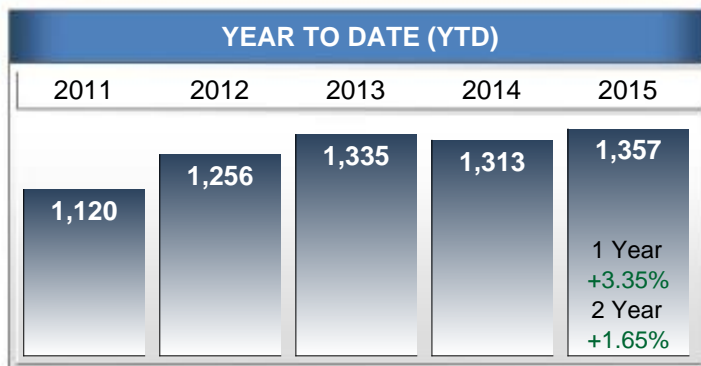
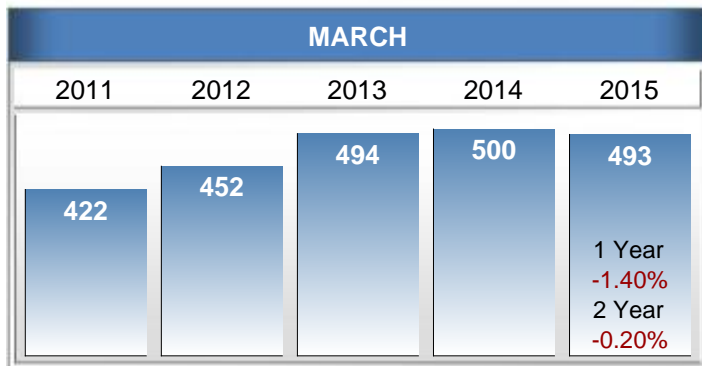
New Listings as of Apr 02, 2015



New Listings

Report Produced on: Apr 03, 2015

Area Delimited by City Of Edmond - Residential Property Type



New Listings
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5yr MAR AVG = 472 **3 MONTHS**

High
May 2014 = 555

Low
Dec 2013 = 245

New Listings this month at **493**, above the 5 yr MAR average of **472**

JAN	462
FEB	402
MAR	493
-12.99%	
22.64%	

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	42	8.52%	5	35	1	1
\$150,001 - \$175,000	34	6.90%	0	30	4	0
\$175,001 - \$225,000	106	21.50%	2	72	31	1
\$225,001 - \$300,000	98	19.88%	1	47	48	2
\$300,001 - \$375,000	96	19.47%	0	44	51	1
\$375,001 - \$525,000	66	13.39%	0	14	48	4
\$525,001 and up	51	10.34%	1	4	27	19
Total New Listed Units:			9	246	210	28
Total New Listed Volume:			1.81M	59.39M	78.21M	16.60M
Median New Listed Listing Price:			\$114,000	\$216,950	\$329,400	\$611,800



Monthly Inventory Analysis

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March 2015

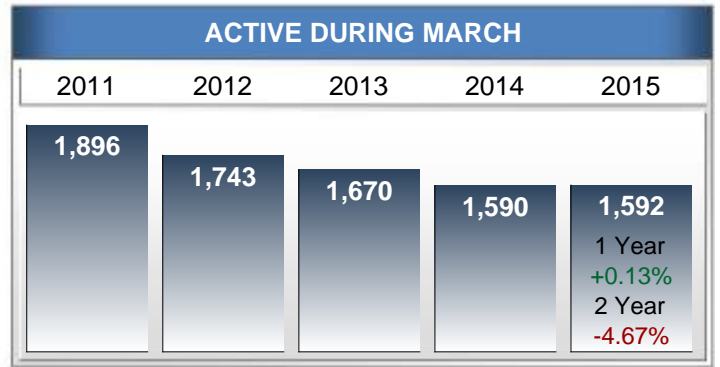
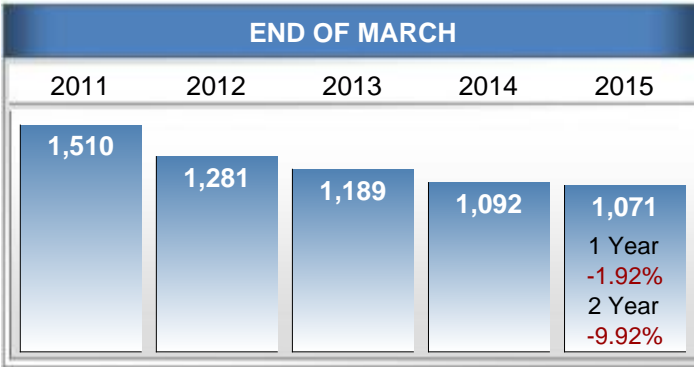
Active Inventory as of Apr 02, 2015



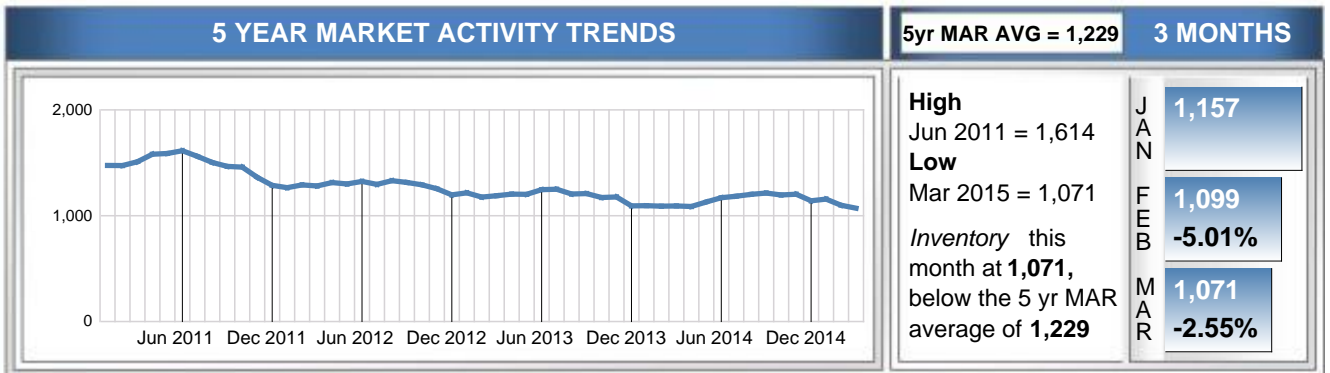
Active Inventory

Report Produced on: Apr 03, 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	83	7.75%	42.0	12	60	11	0
\$175,001 - \$225,000	150	14.01%	46.0	3	99	48	0
\$225,001 - \$275,000	121	11.30%	43.0	3	62	55	1
\$275,001 - \$375,000	270	25.21%	49.5	4	133	124	9
\$375,001 - \$475,000	182	16.99%	76.0	0	47	126	9
\$475,001 - \$675,000	151	14.10%	64.0	1	17	102	31
\$675,001 and up	114	10.64%	84.5	0	12	58	44
Total Active Inventory by Units:				23	430	524	94
Total Active Inventory by Volume:				4.90M	141.08M	234.98M	75.78M
Median Active Inventory Listing Price:				\$172,900	\$272,700	\$391,450	\$624,950

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

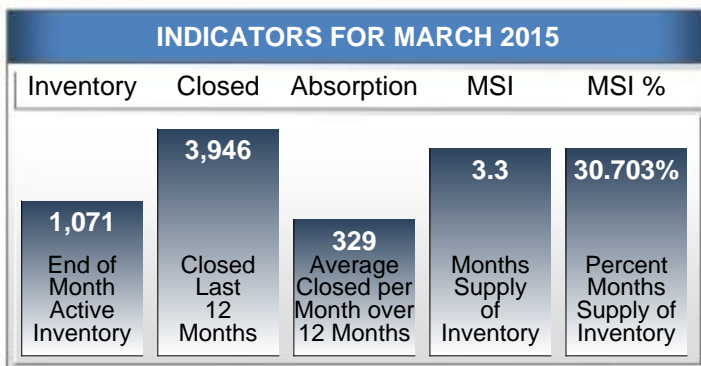
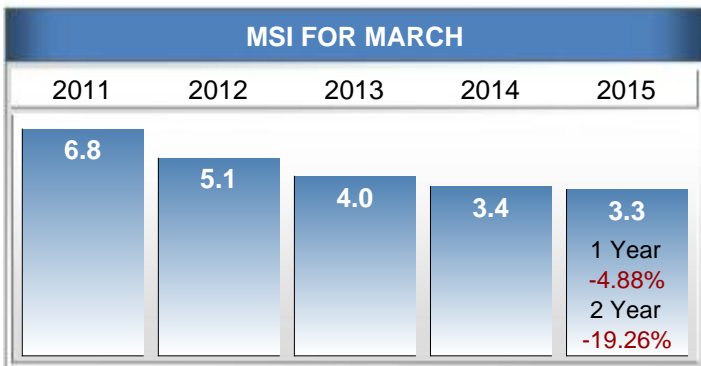
Active Inventory as of Apr 02, 2015



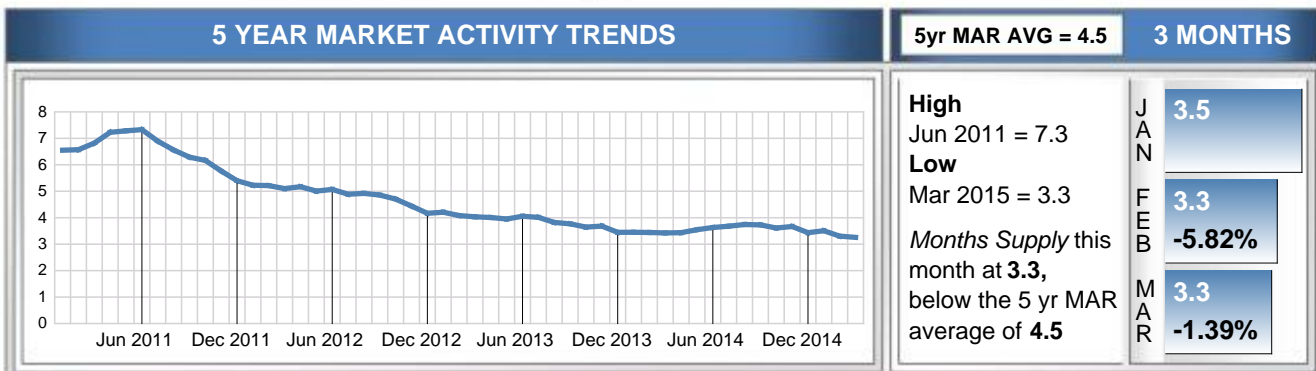
Months Supply of Inventory

Report Produced on: Apr 03, 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	83		7.75%	0.8	1.2	0.8	1.0	0.0
\$175,001 - \$225,000	150		14.01%	2.3	0.9	2.5	2.1	0.0
\$225,001 - \$275,000	121		11.30%	2.6	6.0	3.3	2.1	1.0
\$275,001 - \$375,000	270		25.21%	4.3	3.4	6.9	3.3	2.1
\$375,001 - \$475,000	182		16.99%	6.4	0.0	8.7	6.2	3.9
\$475,001 - \$675,000	151		14.10%	8.9	3.0	9.3	9.0	8.9
\$675,001 and up	114		10.64%	12.8	0.0	13.1	11.6	14.7
MSI:	3.3				1.5	2.6	3.9	6.2
Total Active Inventory:	1,071				23	430	524	94



Monthly Inventory Analysis

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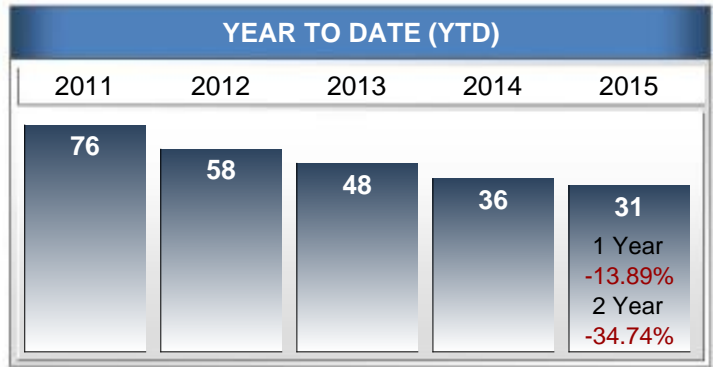
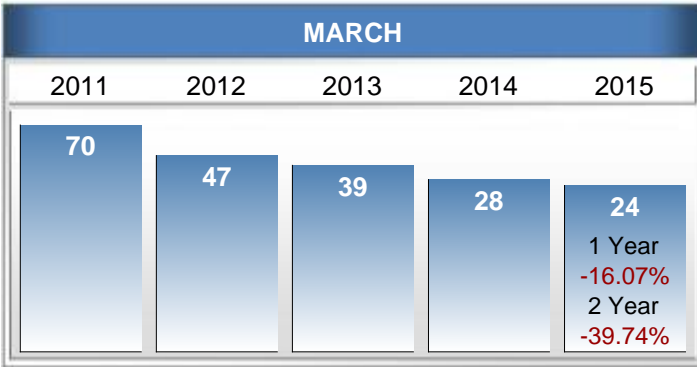
Closed Sales as of Apr 02, 2015



Median Days on Market to Sale

Report Produced on: Apr 03, 2015

Area Delimited by City Of Edmond - Residential Property Type



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+
\$125,000 and less	30	9.74%	28.0	22.0	33.0	64.0	0.0
\$125,001 - \$150,000	30	9.74%	23.5	0.0	26.0	56.0	6.0
\$150,001 - \$175,000	35	11.36%	16.0	1.0	15.0	50.0	0.0
\$175,001 - \$250,000	90	29.22%	19.5	3.0	21.5	12.5	27.5
\$250,001 - \$325,000	48	15.58%	45.5	10.0	105.0	25.5	64.5
\$325,001 - \$400,000	39	12.66%	28.0	0.0	42.0	27.0	15.5
\$400,001 and up	36	11.69%	41.0	0.0	63.0	41.0	69.5
Median Closed DOM:	23.5			15.0	23.5	28.0	23.0
Total Closed Units:	308			8	160	125	15
Total Closed Volume:	77,848,328			1.23M	30.81M	40.45M	5.36M

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

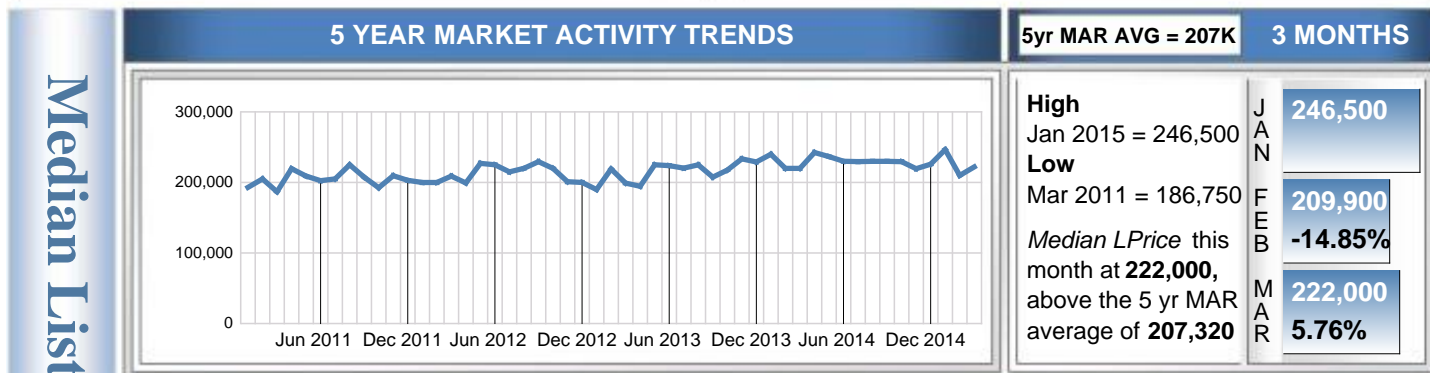
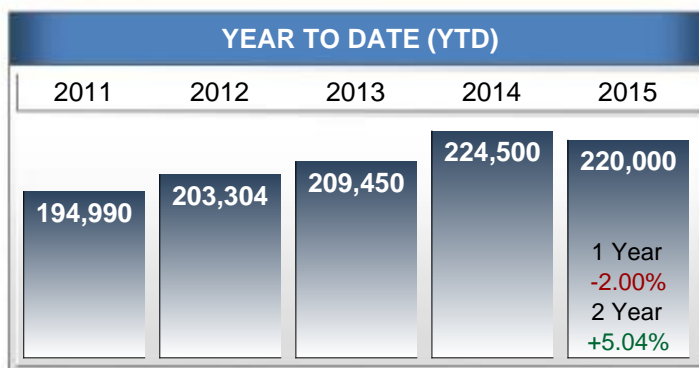
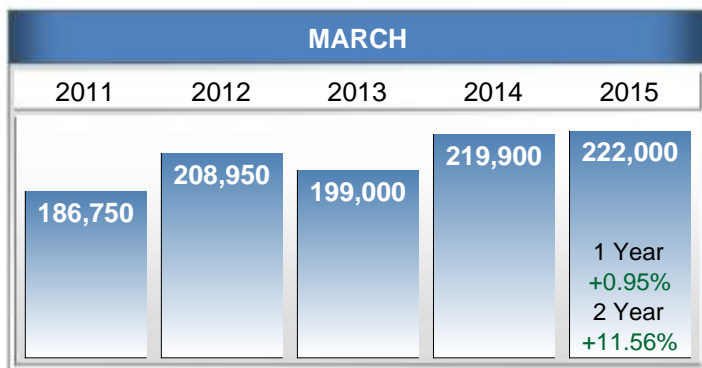
Closed Sales as of Apr 02, 2015



Median List Price at Closing

Report Produced on: Apr 03, 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	29		9.42%	108,000	89,000	108,000	111,000	0
\$125,001 - \$150,000	30		9.74%	140,650	0	139,900	139,200	150,000
\$150,001 - \$175,000	37		12.01%	164,933	0	164,917	174,500	0
\$175,001 - \$250,000	84		27.27%	209,900	209,750	200,583	216,450	244,500
\$250,001 - \$325,000	57		18.51%	284,900	299,000	286,900	280,000	272,450
\$325,001 - \$400,000	35		11.36%	350,000	0	345,000	362,000	349,500
\$400,001 and up	36		11.69%	506,350	0	2,516,096	506,350	511,650
Median List Price:		\$222,000			\$114,450	\$175,250	\$285,500	\$339,500
Total Closed Units:		308			8	160	125	15
Total List Volume:		82,983,740			1.18M	35.26M	41.13M	5.40M



Monthly Inventory Analysis

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March 2015

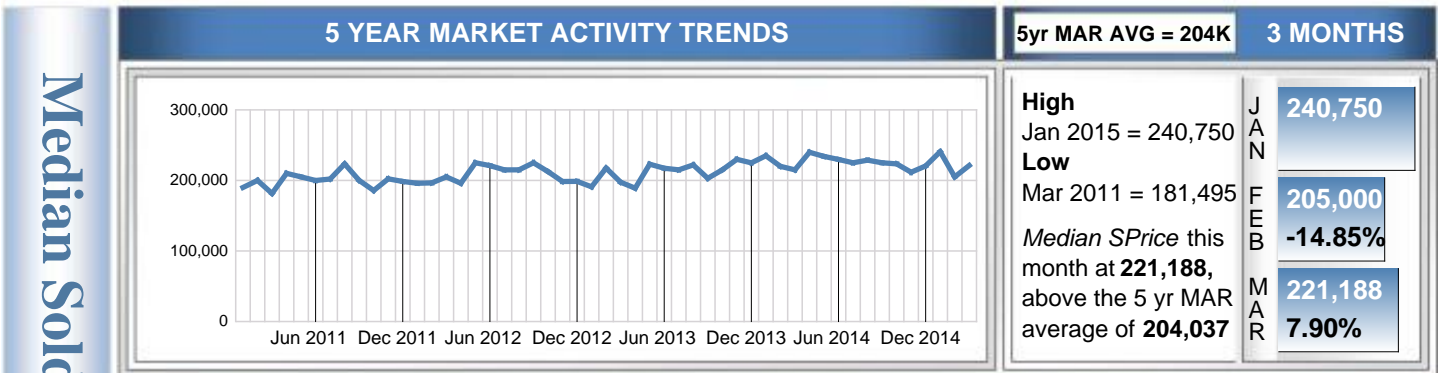
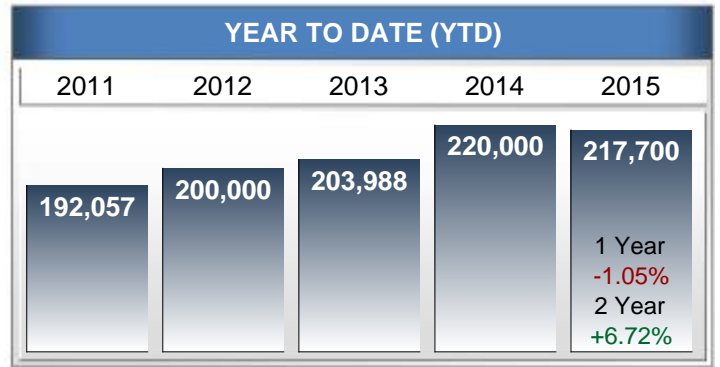
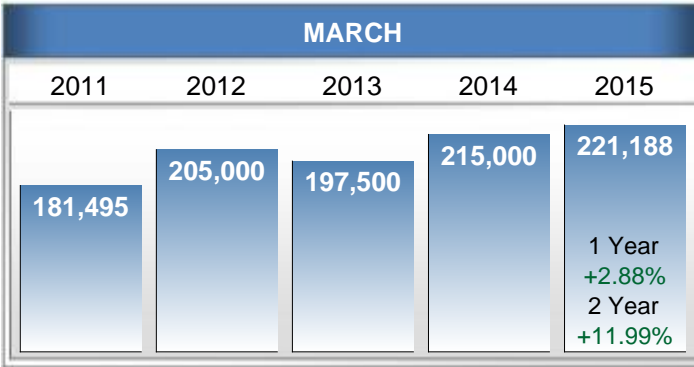
Closed Sales as of Apr 02, 2015



Median Sold Price at Closing

Report Produced on: Apr 03, 2015

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	30		9.74%	100,250	86,500	103,000	95,000	0
\$125,001 - \$150,000	30		9.74%	139,500	0	139,000	136,000	150,000
\$150,001 - \$175,000	35		11.36%	160,500	172,500	160,000	169,000	0
\$175,001 - \$250,000	90		29.22%	205,000	206,250	199,925	218,013	233,875
\$250,001 - \$325,000	48		15.58%	285,970	290,000	282,500	286,075	268,500
\$325,001 - \$400,000	39		12.66%	348,000	0	342,495	355,990	350,816
\$400,001 and up	36		11.69%	490,000	0	434,300	490,000	511,650
Median Closed Price:	\$221,188				\$143,750	\$175,750	\$289,900	\$348,000
Total Closed Units:	308				8	160	125	15
Total Closed Volume:	77,848,328				1.23M	30.81M	40.45M	5.36M



Monthly Inventory Analysis

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March 2015

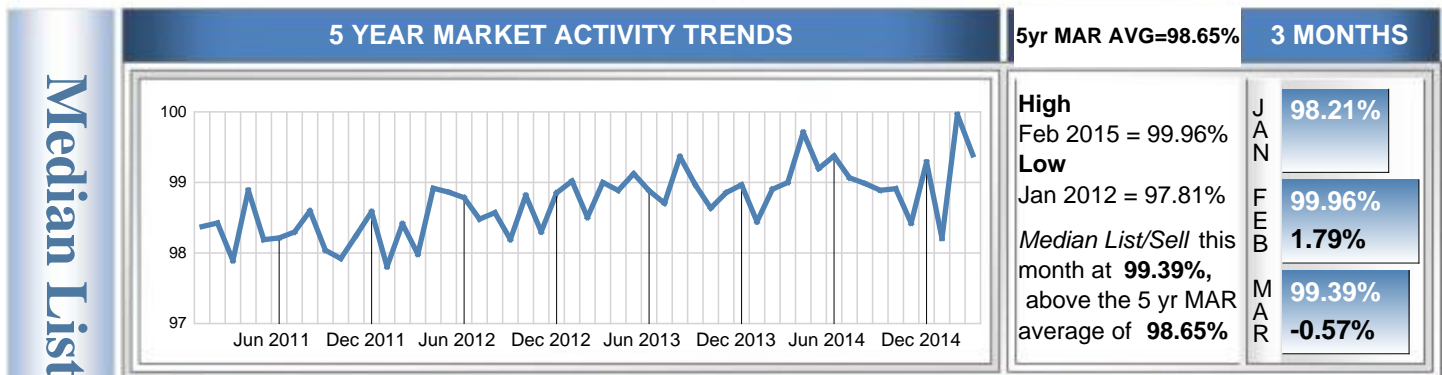
Closed Sales as of Apr 02, 2015



Median Percent of List Price to Selling Price

Report Produced on: Apr 03, 2015

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	30	9.74%	95.02%	93.53%	95.74%	89.95%	0.00%
\$125,001 - \$150,000	30	9.74%	98.78%	0.00%	98.54%	97.68%	100.00%
\$150,001 - \$175,000	35	11.36%	100.00%	93.82%	100.00%	100.00%	0.00%
\$175,001 - \$250,000	90	29.22%	100.00%	98.35%	100.00%	99.11%	95.63%
\$250,001 - \$325,000	48	15.58%	100.00%	96.99%	99.33%	100.00%	98.48%
\$325,001 - \$400,000	39	12.66%	99.55%	0.00%	100.00%	99.16%	98.90%
\$400,001 and up	36	11.69%	98.33%	0.00%	54.81%	98.00%	100.00%
Median List/Sell Ratio:	99.39%			96.81%	99.72%	99.03%	100.00%
Total Closed Units:	308			8	160	125	15
Total Closed Volume:	77,848,328			1.23M	30.81M	40.45M	5.36M

Median List/Sell Price

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

Inventory as of Apr 02, 2015



Market Summary

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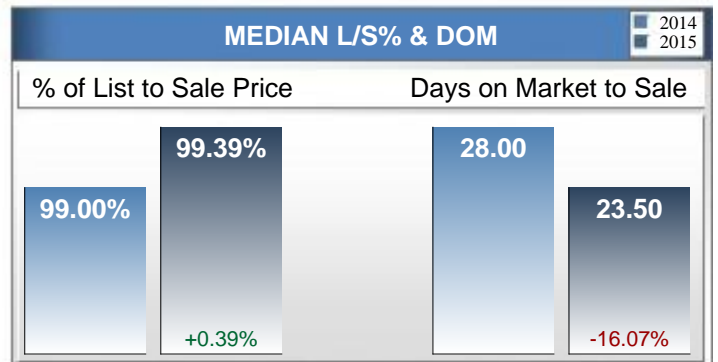
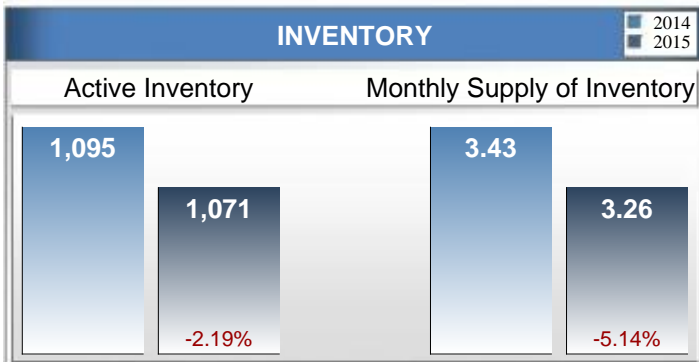
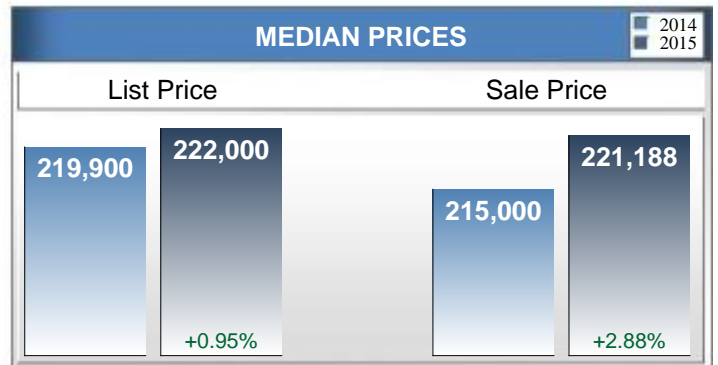
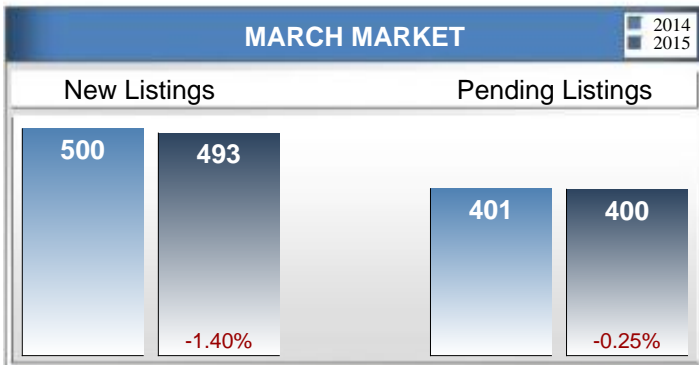
Area Delimited by City Of Edmond - Residential Property Type



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New Listings	500	493	-1.40%	1,313	1,357	3.35%
Median List Price	219,900	222,000	0.95%	224,500	220,000	-2.00%
Median Sale Price	215,000	221,188	2.88%	220,000	217,700	-1.05%
Median Percent of List Price to Selling Price	99.00%	99.39%	0.39%	98.82%	99.27%	0.45%
Median Days on Market to Sale	28.00	23.50	-16.07%	36.00	31.00	-13.89%
Monthly Inventory	1,095	1,071	-2.19%	1,095	1,071	-2.19%
Months Supply of Inventory	3.43	3.26	-5.14%	3.43	3.26	-5.14%





March 2015

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Closed Sales by Units

Report Produced on: Apr 03, 2015

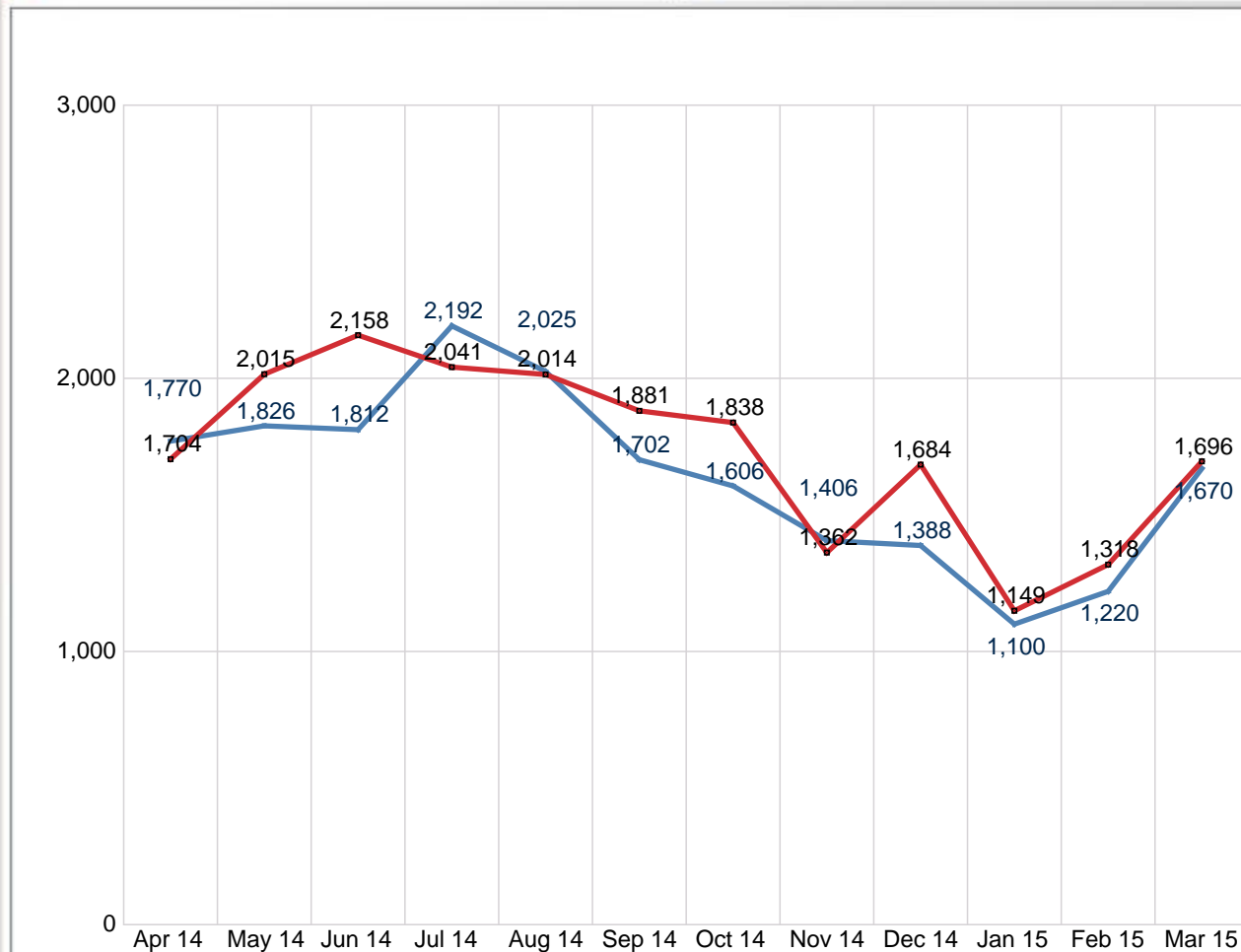
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2013 - March 2014 (Previous Year)



Comparative Analysis

MARCH

2014	2015
1,670	1,696
↑ 1.56%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
3,990	4,163
↑ 4.34%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
19,717	20,860
↑ 5.80%	



March 2015

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



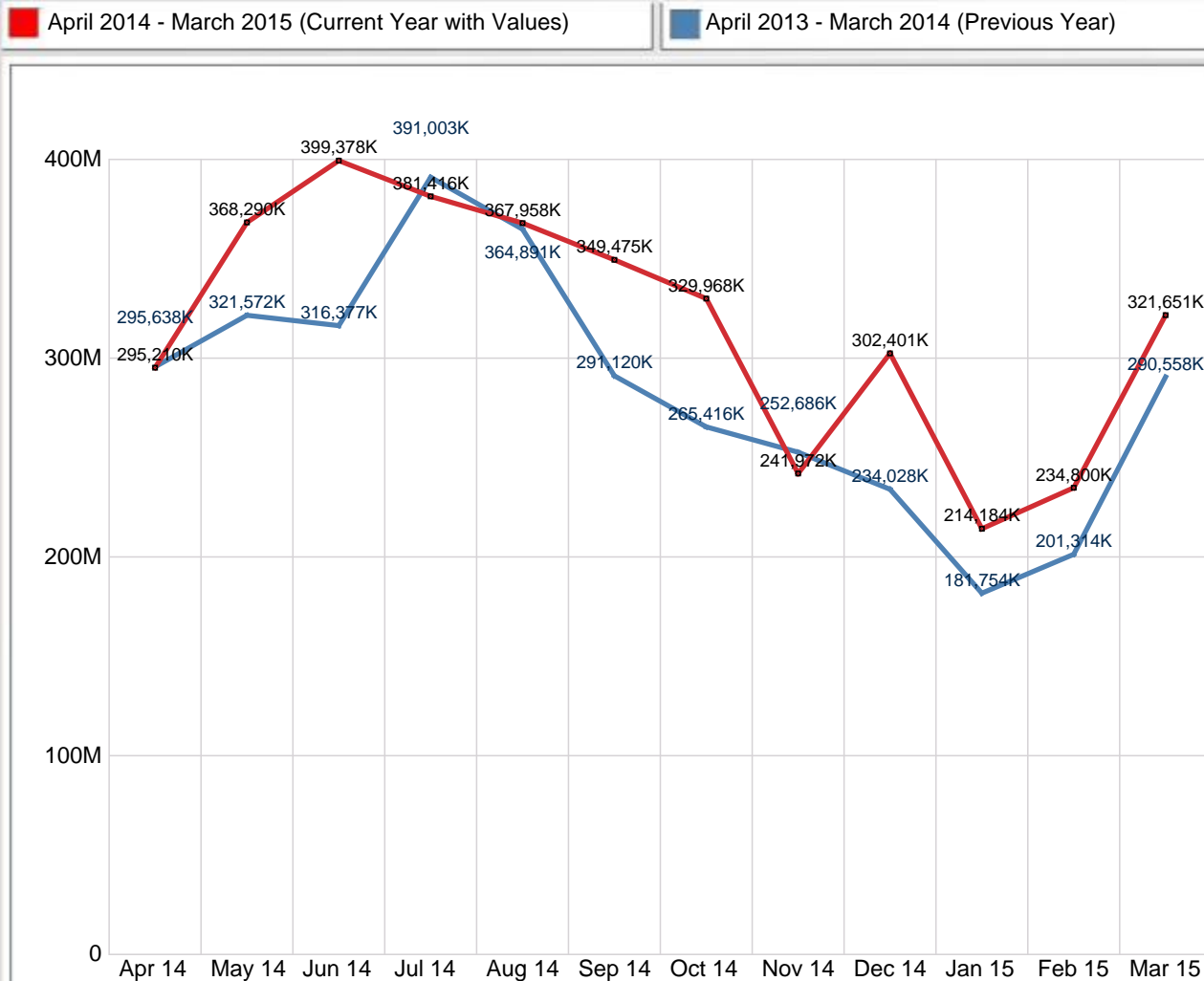
Closed Sales by Volume

Report Produced on: Apr 03, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

MARCH

2014	2015
291M	322M
↑ 10.70%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
674M	771M
↑ 14.40%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
3.41B	3.81B
↑ 11.75%	



March 2015

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

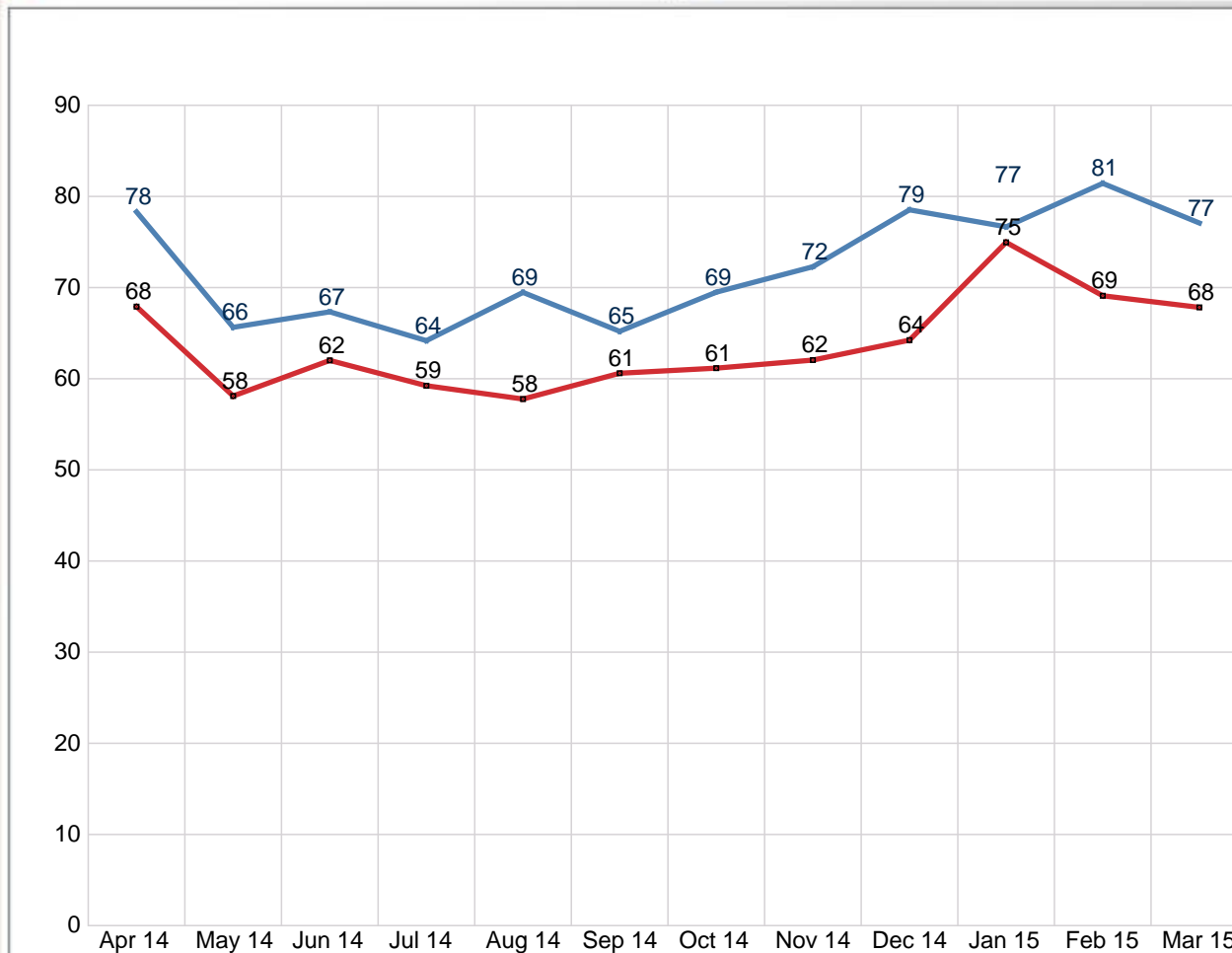
Report Produced on: Apr 03, 2015

Market Trends

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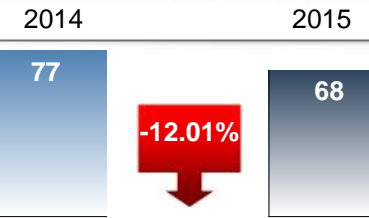
■ April 2014 - March 2015 (Current Year with Values)

■ April 2013 - March 2014 (Previous Year)



Comparative Analysis

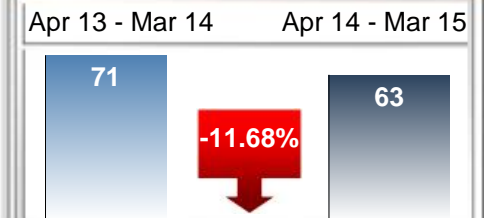
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2015

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



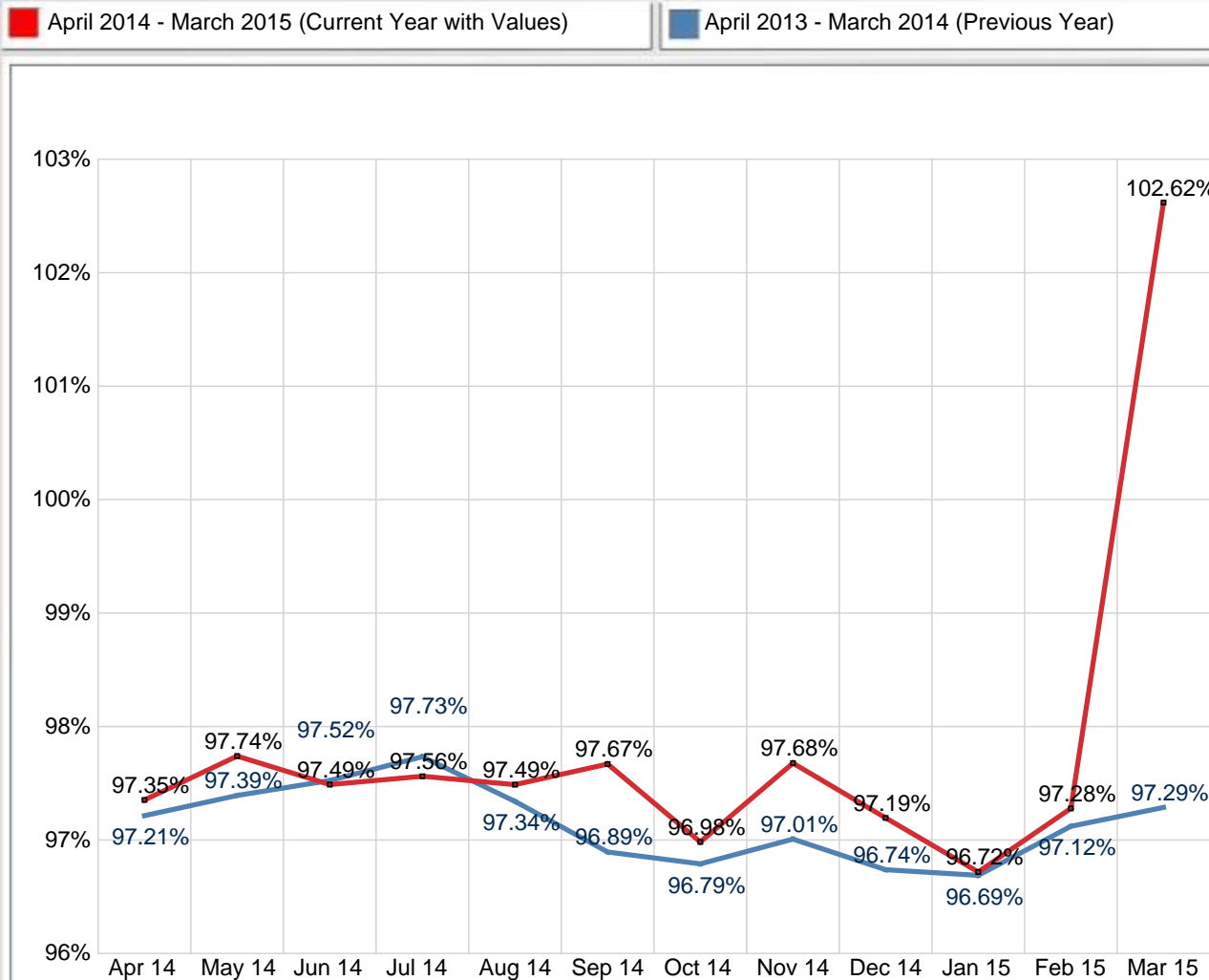
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Apr 03, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

MARCH

2014	2015
97.29%	102.62%
↑ 5.48%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
97.07%	99.30%
↑ 2.30%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
97.19%	97.83%
↑ 0.66%	



March 2015

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Closed Sales by Average Sold Price

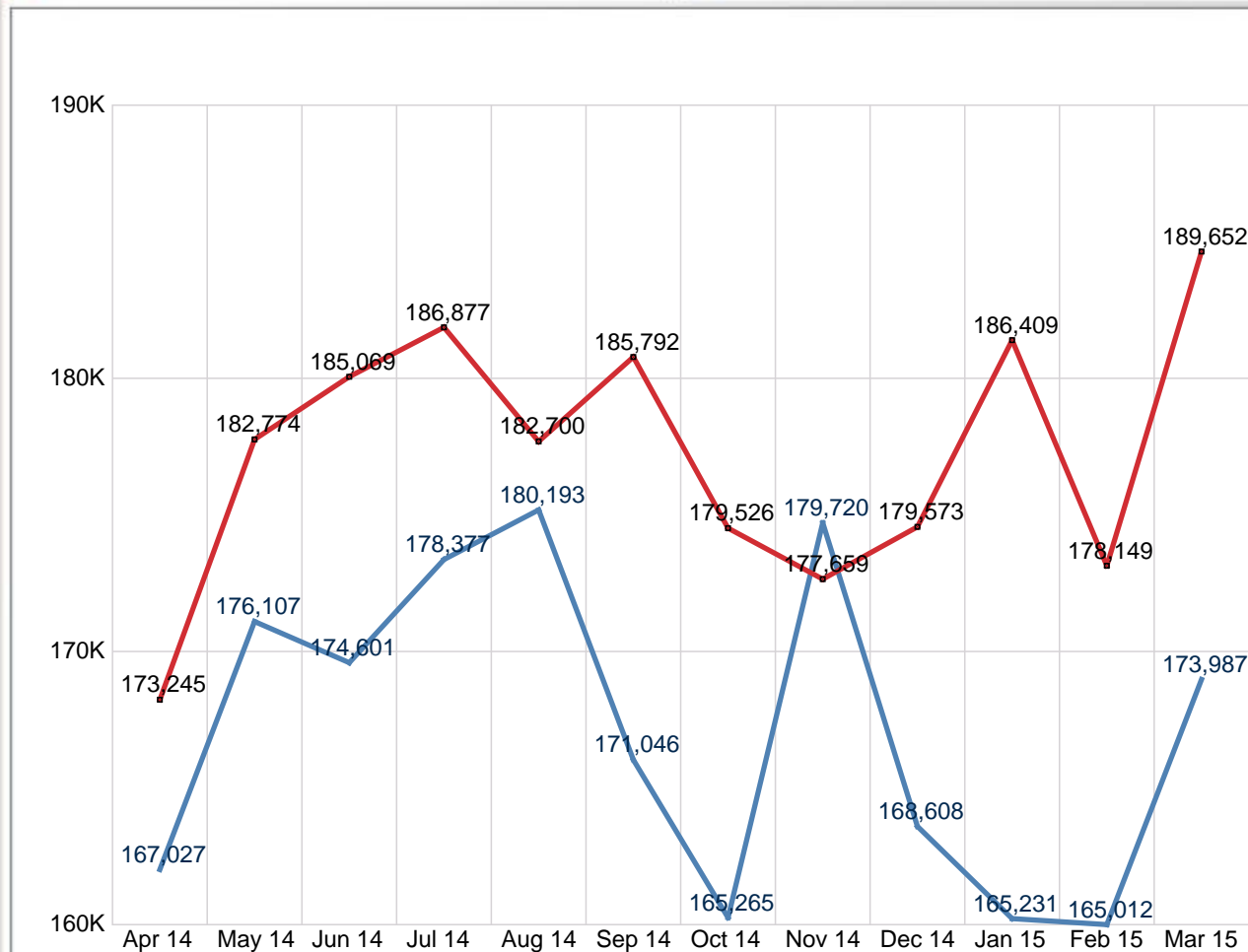
Report Produced on: Apr 03, 2015

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Market Trends

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



Comparative Analysis

MARCH

2014	2015
173,987	189,652
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 9.00%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
168,829	185,115
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 9.65%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
172,762	182,488
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.63%	