



March 2015

Area Delimited by Zipcode 73044 - Residential Property Type

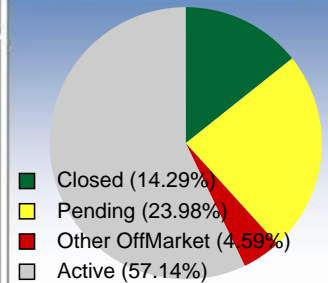


Absorption: Last 12 months, an Average of **26** Sales/Month

Active Inventory as of March 31, 2015 = **112**

	MARCH		
	2014	2015	+/- %
Closed Listings	31	28	-9.68%
Pending Listings	23	47	104.35%
New Listings	35	59	68.57%
Median List Price	174,900	167,450	-4.26%
Median Sale Price	168,500	166,750	-1.04%
Median Percent of List Price to Selling Price	100.00%	99.16%	-0.84%
Median Days on Market to Sale	60.00	32.50	-45.83%
End of Month Inventory	97	112	15.46%
Months Supply of Inventory	4.04	4.39	8.67%

Market Activity



Report Produced on: Apr 03, 2015

Monthly Inventory Analysis

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 March 2015 rose **15.46%** to 112 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 **4.39** 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 **1.04%** in March 2015 to \$166,750 versus the previous year at \$168,500.

Median Days on Market Shortens

The median number of **32.50** days that homes spent on the market before selling decreased by 27.50 days or **45.83%** in March 2015 compared to last year's same month at **60.00** DOM.

Sales Success for March 2015 is Positive

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

There were 59 New Listings in March 2015, up **68.57%** from last year at 35. Furthermore, there were 28 Closed Listings this month versus last year at 31, a **-9.68%** decrease.

Closed versus Listed trends yielded a **47.5%** ratio, down from last year's March 2015 at **88.6%**, a **46.42%** downswing. 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



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Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

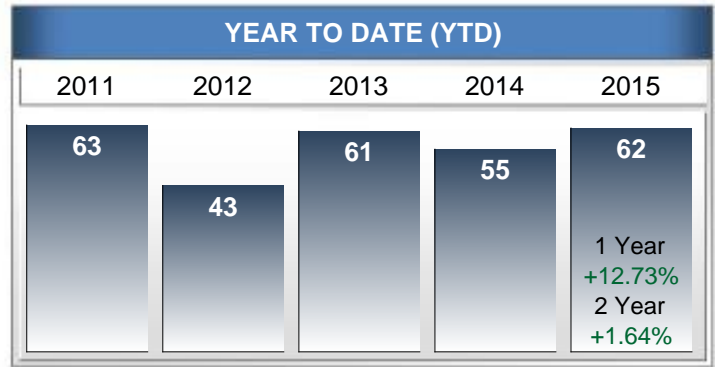
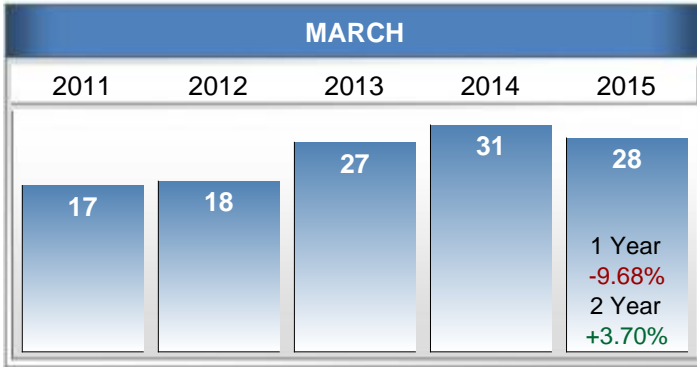
Closed Sales as of Apr 02, 2015



Closed Listings

Report Produced on: Apr 03, 2015

Area Delimited by 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	2	7.14%	61.5	0	0	2	0
\$50,001 - \$100,000	3	10.71%	129.0	2	1	0	0
\$100,001 - \$150,000	5	17.86%	9.0	0	4	1	0
\$150,001 - \$175,000	4	14.29%	20.5	0	4	0	0
\$175,001 - \$225,000	7	25.00%	33.0	0	4	3	0
\$225,001 - \$225,000	0	0.00%	33.0	0	0	0	0
\$225,001 and up	7	25.00%	35.0	0	3	3	1
Total Closed Units:	28		32.5	2	16	9	1
Total Closed Volume:	5,090,765			129.50K	2.73M	1.99M	241.25K
Median Closed Price:	\$166,750			\$64,750	\$155,950	\$179,000	\$241,250



Monthly Inventory Analysis

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March 2015

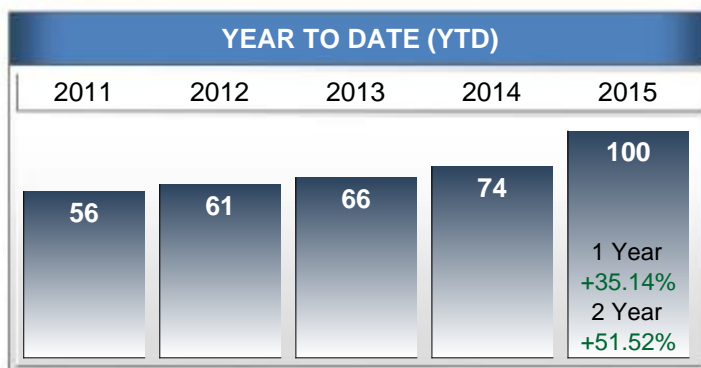
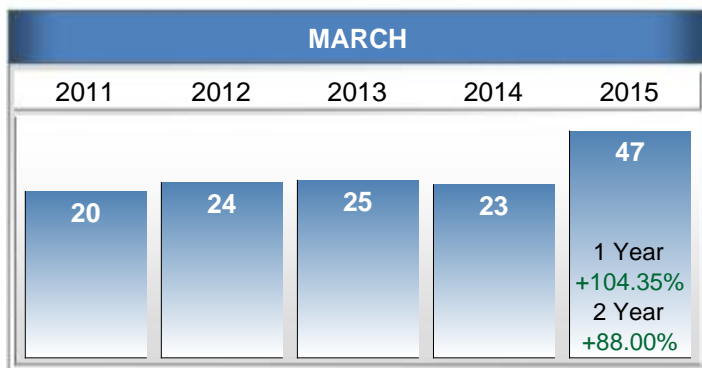
Pending Listings as of Apr 02, 2015



Pending Listings

Report Produced on: Apr 03, 2015

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	4	8.51%	63.5	3	0	1	0
\$50,001 - \$75,000	4	8.51%	66.5	3	1	0	0
\$75,001 - \$125,000	9	19.15%	64.0	4	3	2	0
\$125,001 - \$175,000	9	19.15%	17.0	0	7	1	1
\$175,001 - \$200,000	6	12.77%	9.5	0	2	4	0
\$200,001 - \$250,000	10	21.28%	47.0	0	7	3	0
\$250,001 and up	5	10.64%	20.0	0	2	2	1
Total Pending Units:				10	22	13	2
Total Pending Volume:				676.40K	3.89M	2.62M	525.00K
Median Listing Price:				\$69,750	\$179,950	\$184,990	\$262,500

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 Contact an experienced REALTOR



Monthly Inventory Analysis

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March 2015

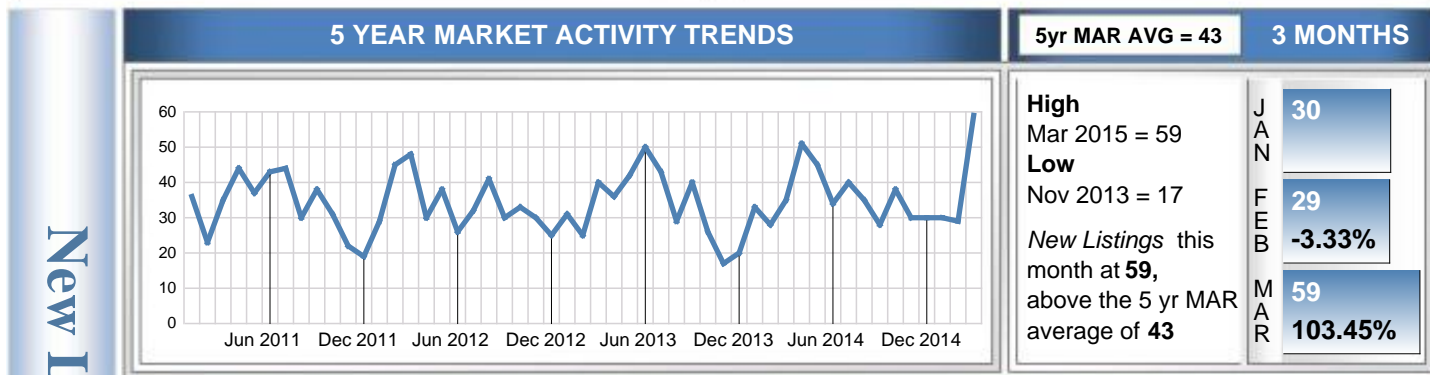
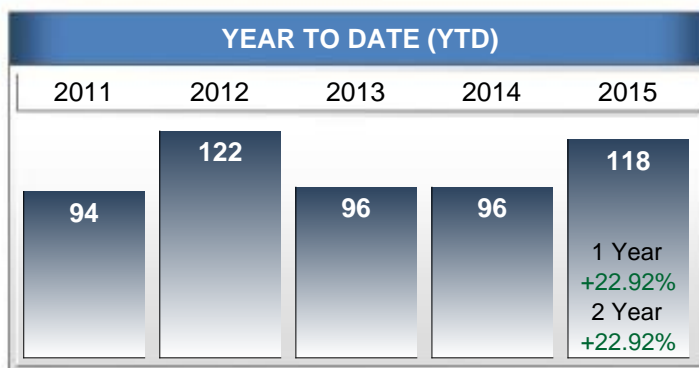
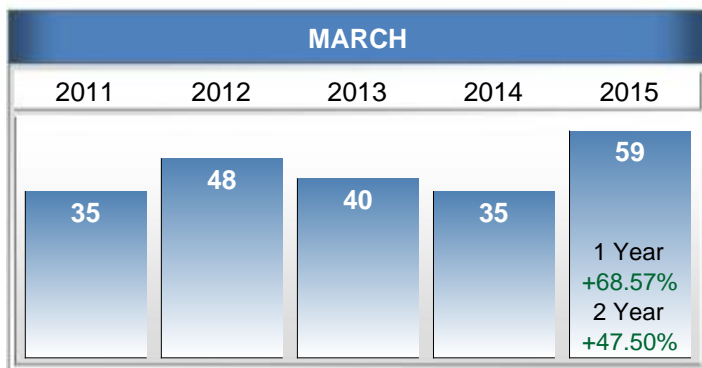
New Listings as of Apr 02, 2015



New Listings

Report Produced on: Apr 03, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



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	4	6.78%	3	0	1	0
\$75,001 - \$125,000	7	11.86%	2	4	1	0
\$125,001 - \$150,000	5	8.47%	0	4	1	0
\$150,001 - \$200,000	17	28.81%	0	12	5	0
\$200,001 - \$225,000	7	11.86%	0	4	2	1
\$225,001 - \$375,000	13	22.03%	0	11	1	1
\$375,001 and up	6	10.17%	0	4	2	0
Total New Listed Units:			5	39	13	2
Total New Listed Volume:			329.40K	8.76M	2.64M	584.90K
Median New Listed Listing Price:			\$70,000	\$199,000	\$177,900	\$292,450

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Monthly Inventory Analysis

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March 2015

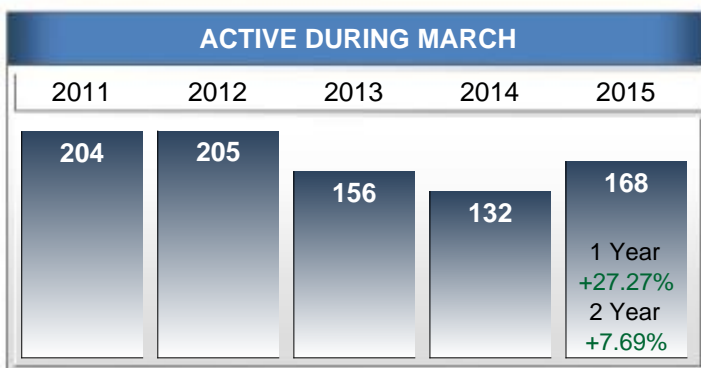
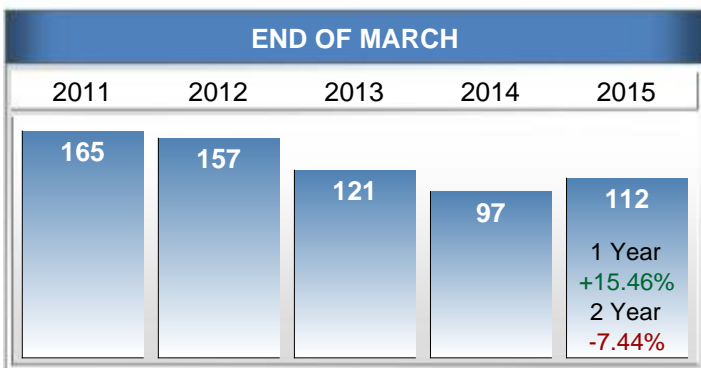
Active Inventory as of Apr 02, 2015



Active Inventory

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Active Inventory

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5yr MAR AVG = 130 **3 MONTHS**

High
Jun 2011 = 178

Low
Mar 2014 = 97

Inventory this month at **112**, below the 5 yr MAR average of **130**

JAN	114
FEB	109
MAR	112

-4.39% (Feb to Mar)
2.75% (Mar to current)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	10	8.93%	94.0	4	5	1	0		
\$75,001 - \$100,000	12	10.71%	156.5	1	9	1	1		
\$100,001 - \$125,000	9	8.04%	49.0	1	8	0	0		
\$125,001 - \$200,000	36	32.14%	47.5	1	27	7	1		
\$200,001 - \$225,000	8	7.14%	54.5	0	2	4	2		
\$225,001 - \$375,000	26	23.21%	52.5	0	16	6	4		
\$375,001 and up	11	9.82%	29.0	0	6	4	1		
Total Active Inventory by Units:				112	52.5	7	73	23	9
Total Active Inventory by Volume:				25,518,995		522.51K	17.19M	5.53M	2.28M
Median Active Inventory Listing Price:				\$176,000		\$69,900	\$170,000	\$224,900	\$231,400



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

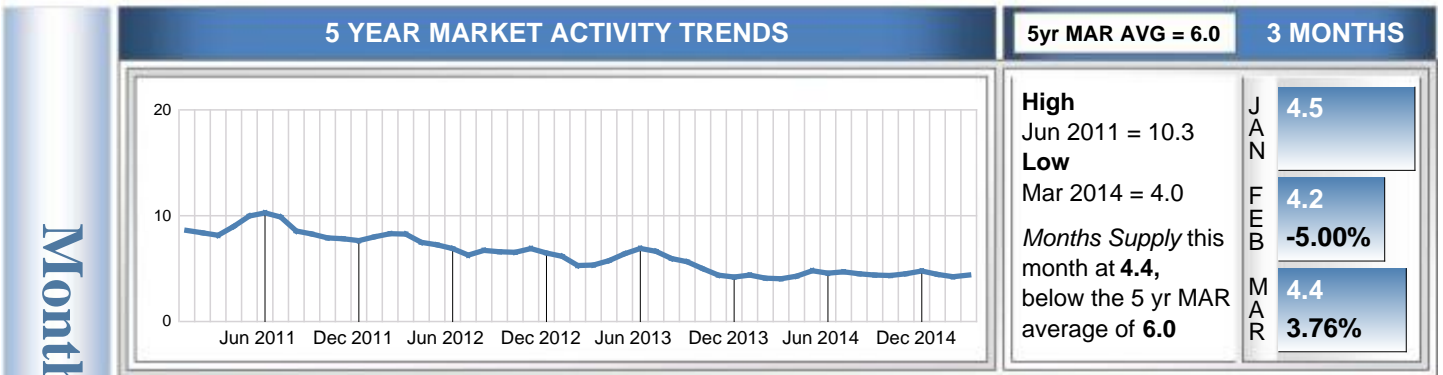
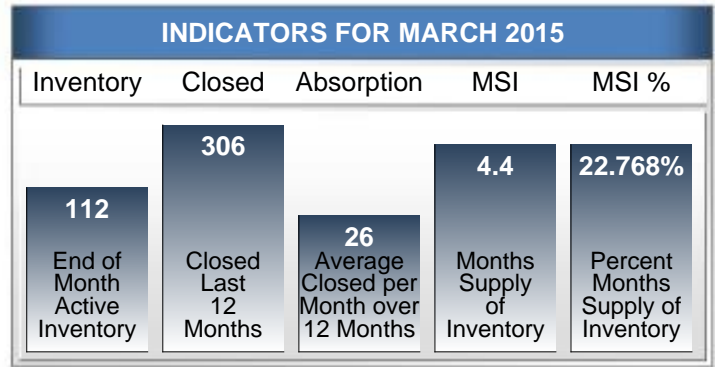
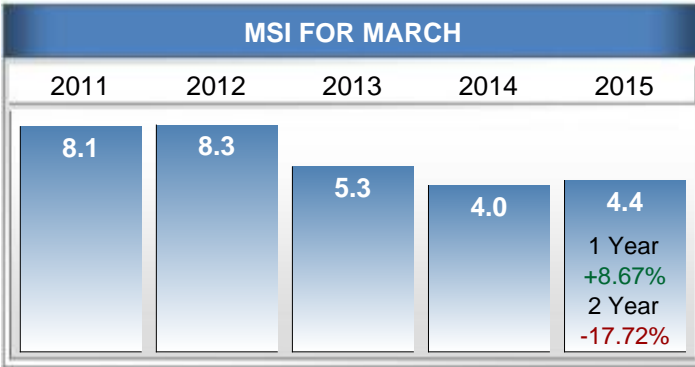
Active Inventory as of Apr 02, 2015



Months Supply of Inventory

Report Produced on: Apr 03, 2015

Area Delimited by Zipcode 73044 - 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	10		8.93%	1.7	2.2	1.7	1.1	0.0	
\$75,001 - \$100,000	12		10.71%	7.6	4.0	8.3	6.0	12.0	
\$100,001 - \$125,000	9		8.04%	5.4	0.0	5.6	0.0	0.0	
\$125,001 - \$200,000	36		32.14%	4.5	6.0	4.8	3.2	6.0	
\$200,001 - \$225,000	8		7.14%	2.1	0.0	1.0	2.3	24.0	
\$225,001 - \$375,000	26		23.21%	6.5	0.0	6.6	4.8	12.0	
\$375,001 and up	11		9.82%	16.5	0.0	24.0	12.0	0.0	
MSI:					4.4	3.0	4.7	3.4	13.5
Total Active Inventory:					112	7	73	23	9



Monthly Inventory Analysis

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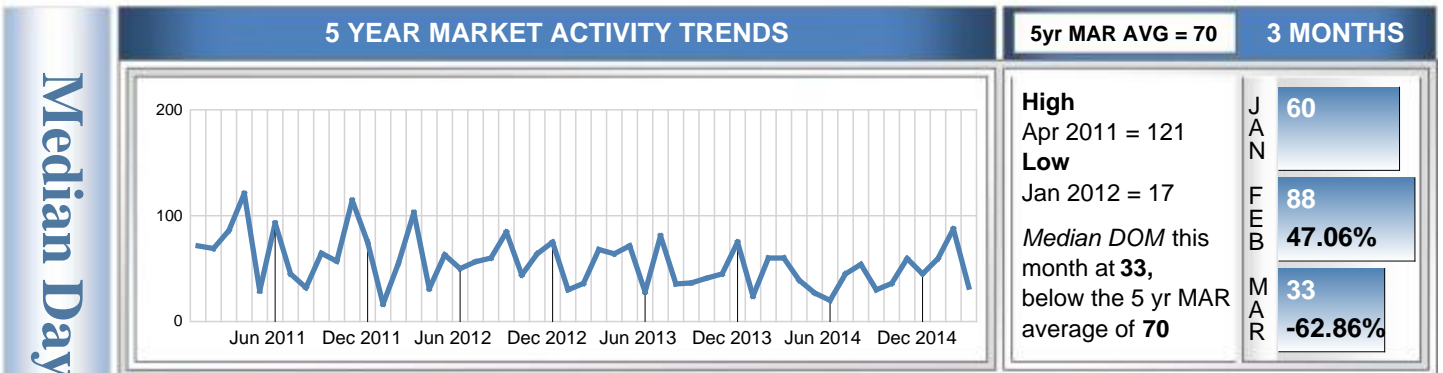
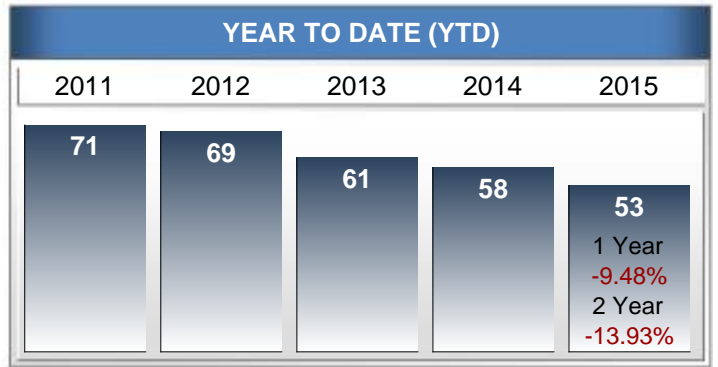
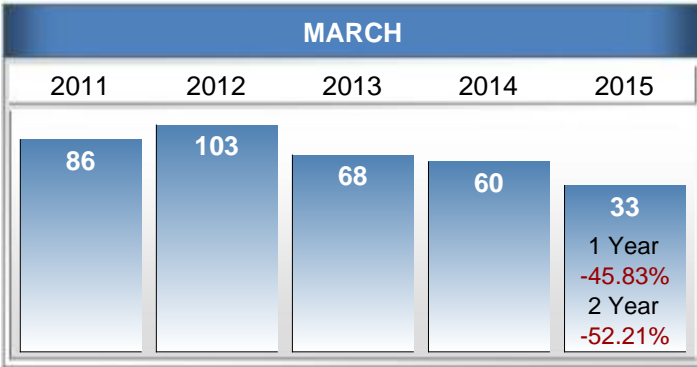
Closed Sales as of Apr 02, 2015



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	2			7.14%	61.5	0.0	0.0	61.5	0.0
\$50,001 - \$100,000	3			10.71%	129.0	87.5	357.0	0.0	0.0
\$100,001 - \$150,000	5			17.86%	9.0	0.0	7.0	52.0	0.0
\$150,001 - \$175,000	4			14.29%	20.5	0.0	20.5	0.0	0.0
\$175,001 - \$225,000	7			25.00%	33.0	0.0	63.0	10.0	0.0
\$225,001 - \$225,000	0			0.00%	33.0	0.0	0.0	0.0	0.0
\$225,001 and up	7			25.00%	35.0	0.0	97.0	13.0	32.0
Median Closed DOM:					32.5	87.5	31.0	13.0	32.0
Total Closed Units:					28	2	16	9	1
Total Closed Volume:					5,090,765	129.50K	2.73M	1.99M	241.25K



Monthly Inventory Analysis

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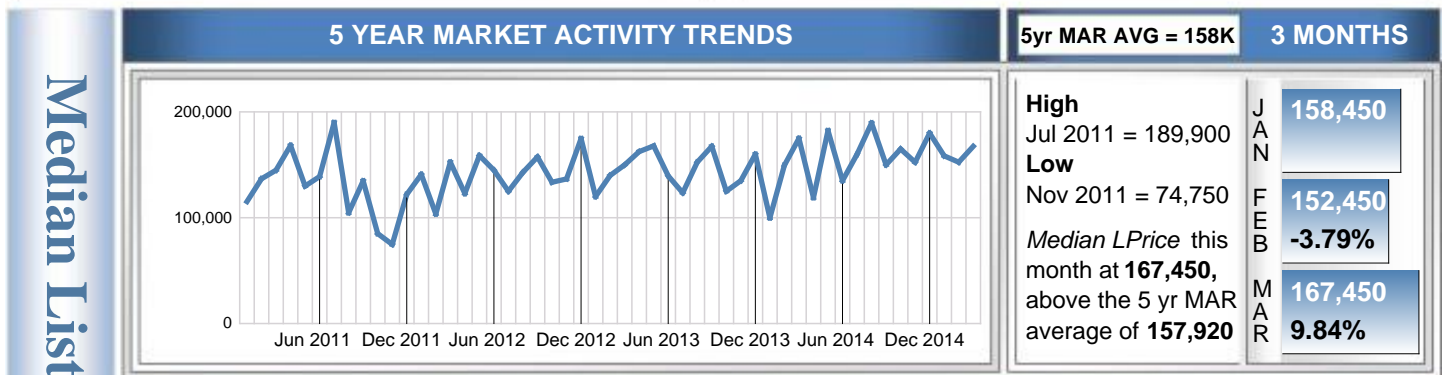
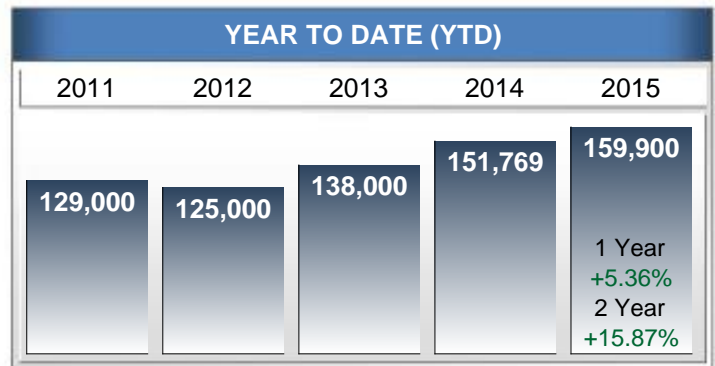
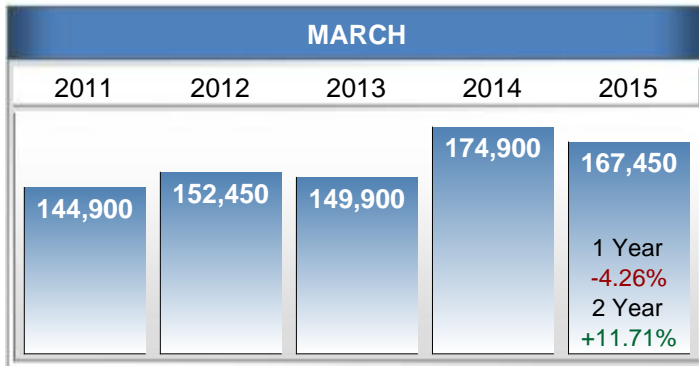
Closed Sales as of Apr 02, 2015



Median List Price at Closing

Report Produced on: Apr 03, 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	2		7.14%	36,250	0	0	36,250	0
\$50,001 - \$100,000	3		10.71%	74,900	69,950	84,900	0	0
\$100,001 - \$150,000	4		14.29%	126,000	0	127,000	125,000	0
\$150,001 - \$175,000	6		21.43%	154,900	0	154,900	175,000	0
\$175,001 - \$225,000	5		17.86%	190,000	0	204,500	185,500	0
\$225,001 - \$225,000	0		0.00%	190,000	0	0	0	0
\$225,001 and up	8		28.57%	237,450	0	232,400	495,000	249,500
Median List Price:		\$167,450			\$69,950	\$157,400	\$181,000	\$249,500
Total Closed Units:		28			2	16	9	1
Total List Volume:		5,220,367			139.90K	2.78M	2.05M	249.50K



Monthly Inventory Analysis

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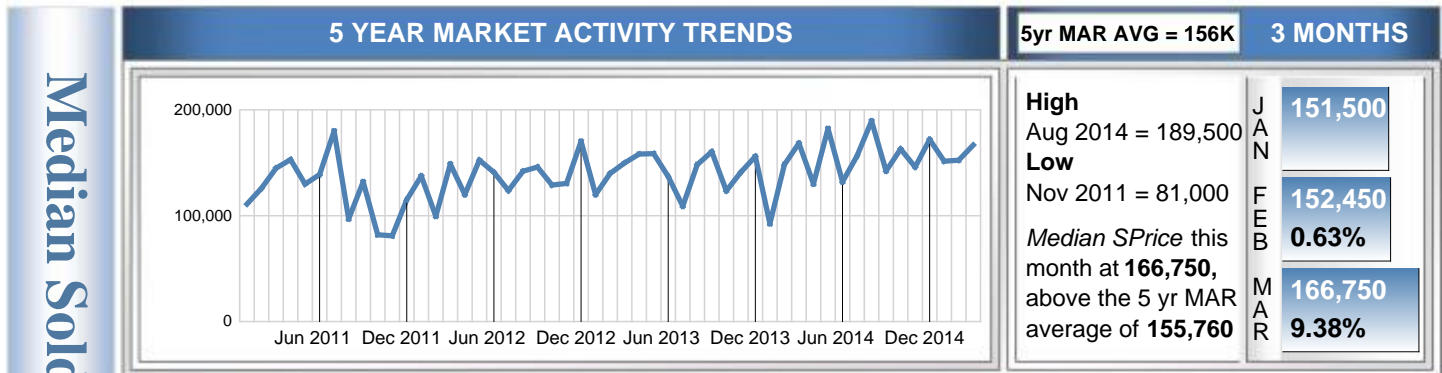
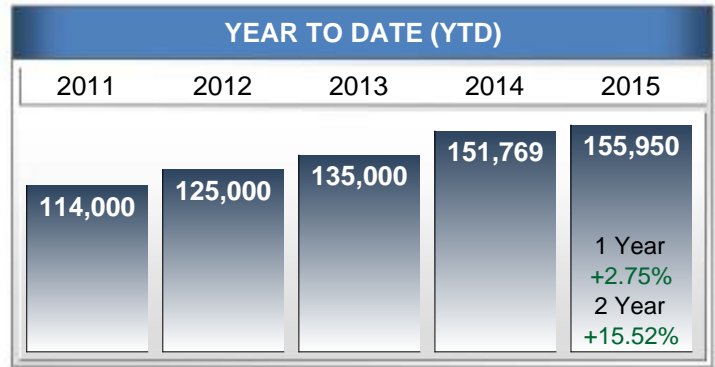
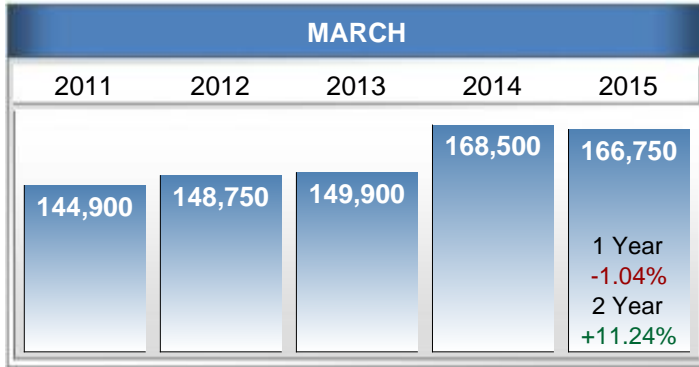
Closed Sales as of Apr 02, 2015



Median Sold Price at Closing

Report Produced on: Apr 03, 2015

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\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2		7.14%	27,589	0	0	27,589	0
\$50,001 - \$100,000	3		10.71%	73,500	64,750	77,000	0	0
\$100,001 - \$150,000	5		17.86%	125,000	0	132,500	117,000	0
\$150,001 - \$175,000	4		14.29%	154,200	0	154,200	0	0
\$175,001 - \$225,000	7		25.00%	183,500	0	205,000	179,000	0
\$225,001 - \$225,000	0		0.00%	183,500	0	0	0	0
\$225,001 and up	7		25.00%	240,720	0	234,900	495,000	241,250
Median Closed Price:	\$166,750				\$64,750	\$155,950	\$179,000	\$241,250
Total Closed Units:	28				2	16	9	1
Total Closed Volume:	5,090,765				129.50K	2.73M	1.99M	241.25K



Monthly Inventory Analysis

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

March 2015

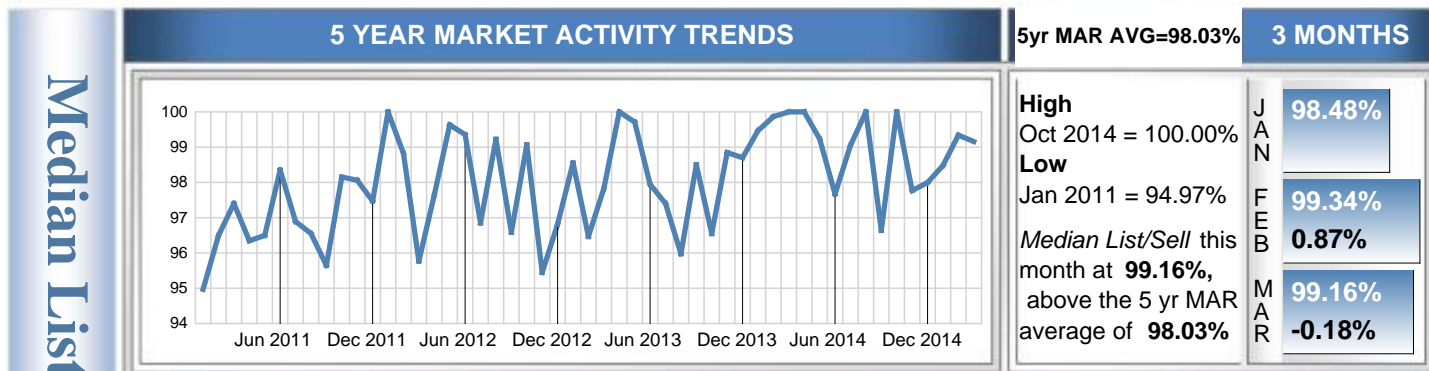
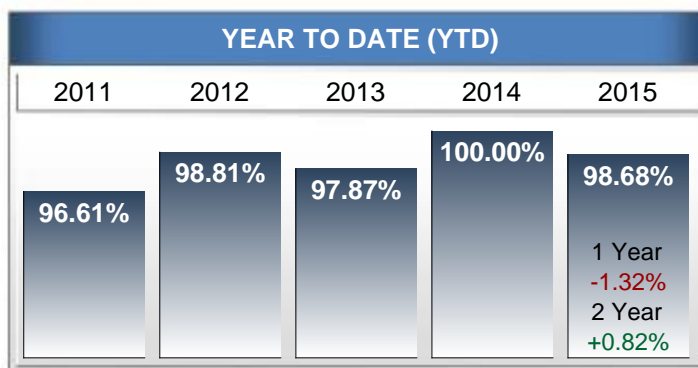
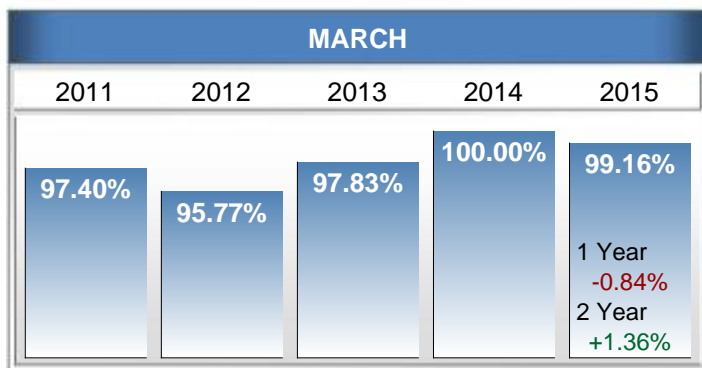
Closed Sales as of Apr 02, 2015



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



Median List/Sell 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	2	7.14%	75.06%	0.00%	0.00%	75.06%	0.00%
\$50,001 - \$100,000	3	10.71%	90.69%	92.14%	90.69%	0.00%	0.00%
\$100,001 - \$150,000	5	17.86%	98.43%	0.00%	99.55%	93.60%	0.00%
\$150,001 - \$175,000	4	14.29%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	7	25.00%	100.00%	0.00%	100.00%	97.51%	0.00%
\$225,001 - \$225,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 and up	7	25.00%	100.00%	0.00%	100.00%	100.00%	96.69%
Median List/Sell Ratio:	99.16%			92.14%	100.00%	96.58%	96.69%
Total Closed Units:	28			2	16	9	1
Total Closed Volume:	5,090,765			129.50K	2.73M	1.99M	241.25K



Monthly Inventory Analysis

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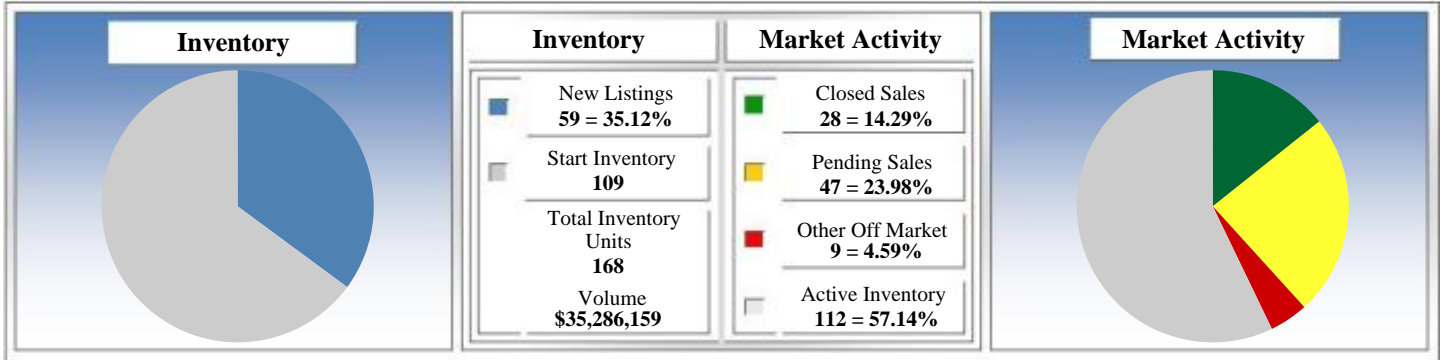
Inventory as of Apr 02, 2015



Market Summary

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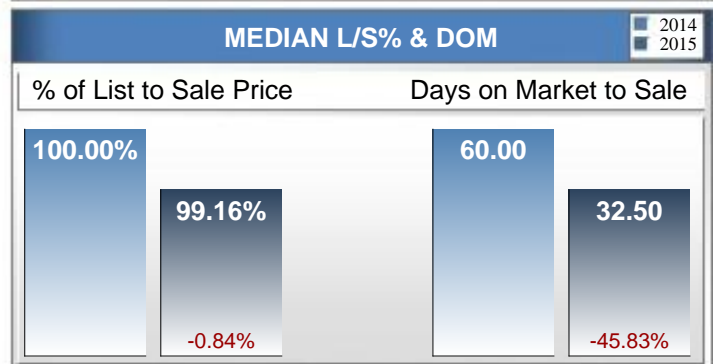
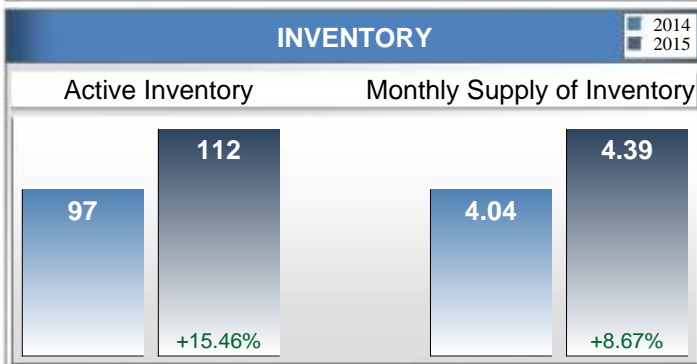
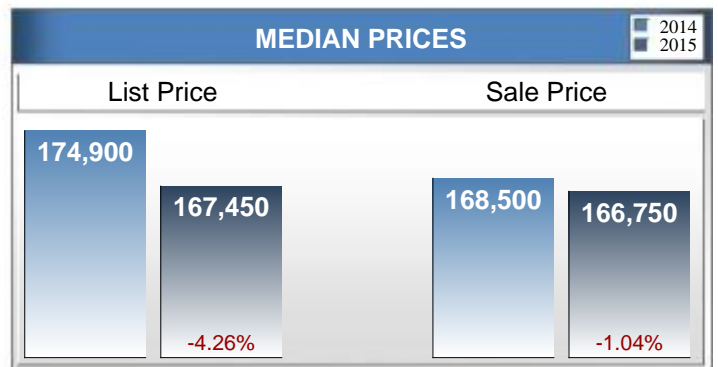
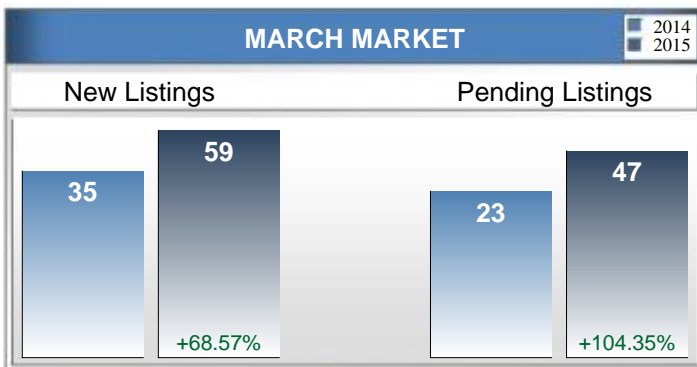
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of March 31, 2015 = 112

	MARCH			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	31	28	-9.68%	55	62	12.73%
Pending Sales	23	47	104.35%	74	100	35.14%
New Listings	35	59	68.57%	96	118	22.92%
Median List Price	174,900	167,450	-4.26%	151,769	159,900	5.36%
Median Sale Price	168,500	166,750	-1.04%	151,769	155,950	2.75%
Median Percent of List Price to Selling Price	100.00%	99.16%	-0.84%	100.00%	98.68%	-1.32%
Median Days on Market to Sale	60.00	32.50	-45.83%	58.00	52.50	-9.48%
Monthly Inventory	97	112	15.46%	97	112	15.46%
Months Supply of Inventory	4.04	4.39	8.67%	4.04	4.39	8.67%





March 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

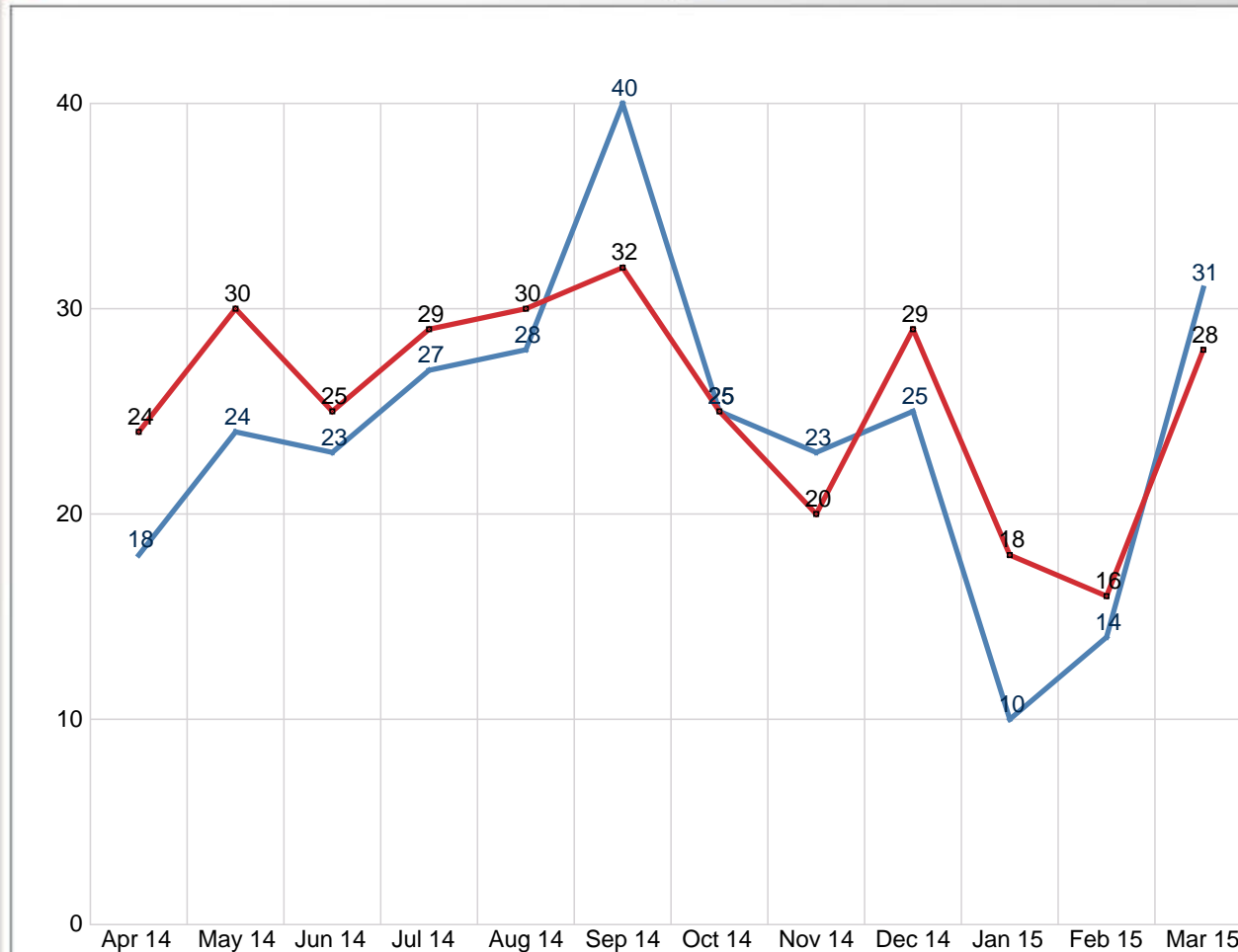
Report Produced on: Apr 03, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

MARCH

2014	2015
31	28
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.68%</div>	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
55	62
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">12.73%</div>	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
288	306
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">6.25%</div>	



March 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

Report Produced on: Apr 03, 2015

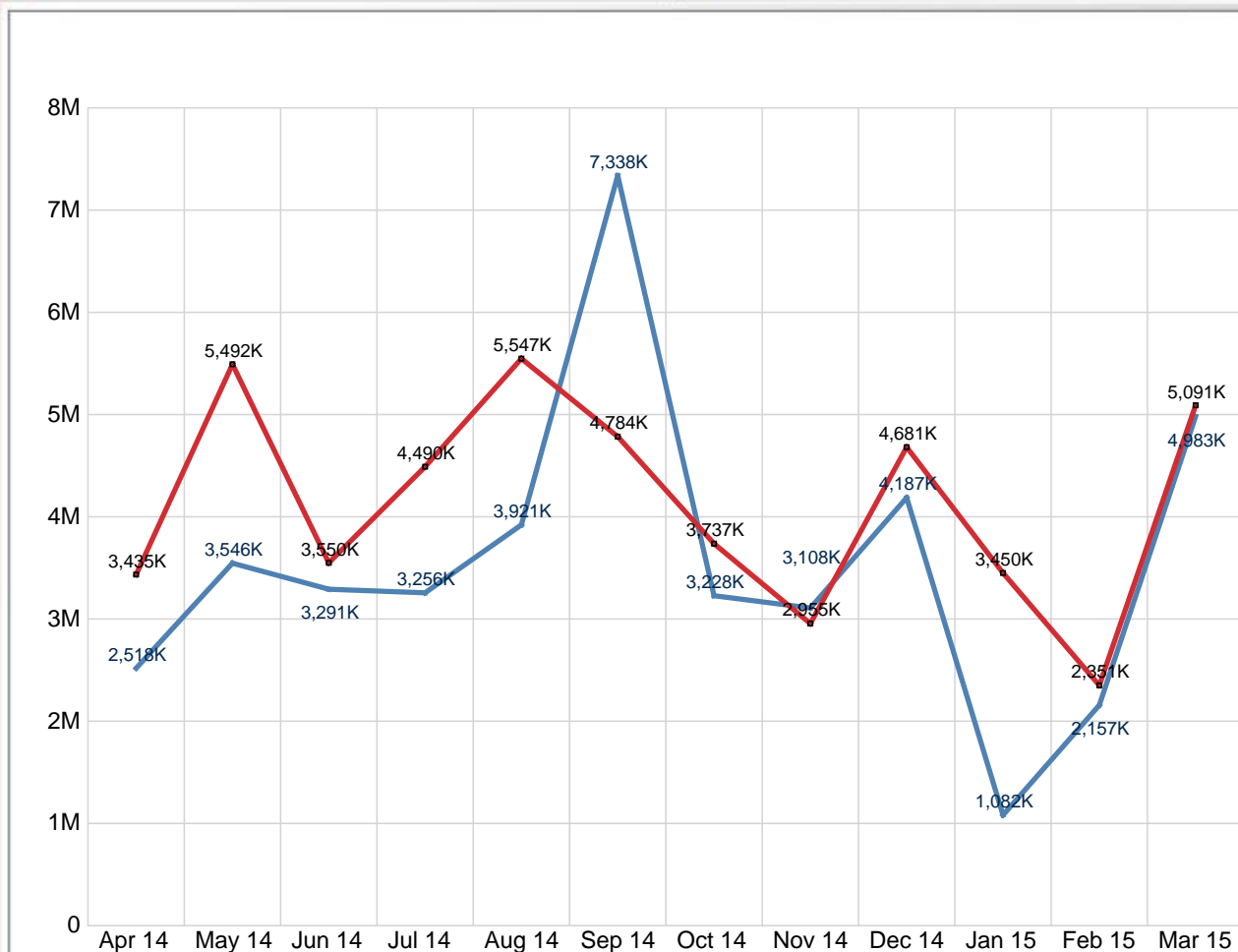
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2013 - March 2014 (Previous Year)

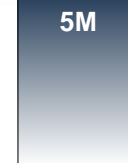


Comparative Analysis

MARCH

2014

2015



YEAR TO DATE (YTD)

Jan - Mar 2014

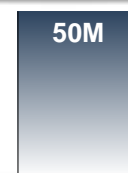
Jan - Mar 2015



12 MONTH COMPARATIVE

Apr 13 - Mar 14

Apr 14 - Mar 15





March 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®

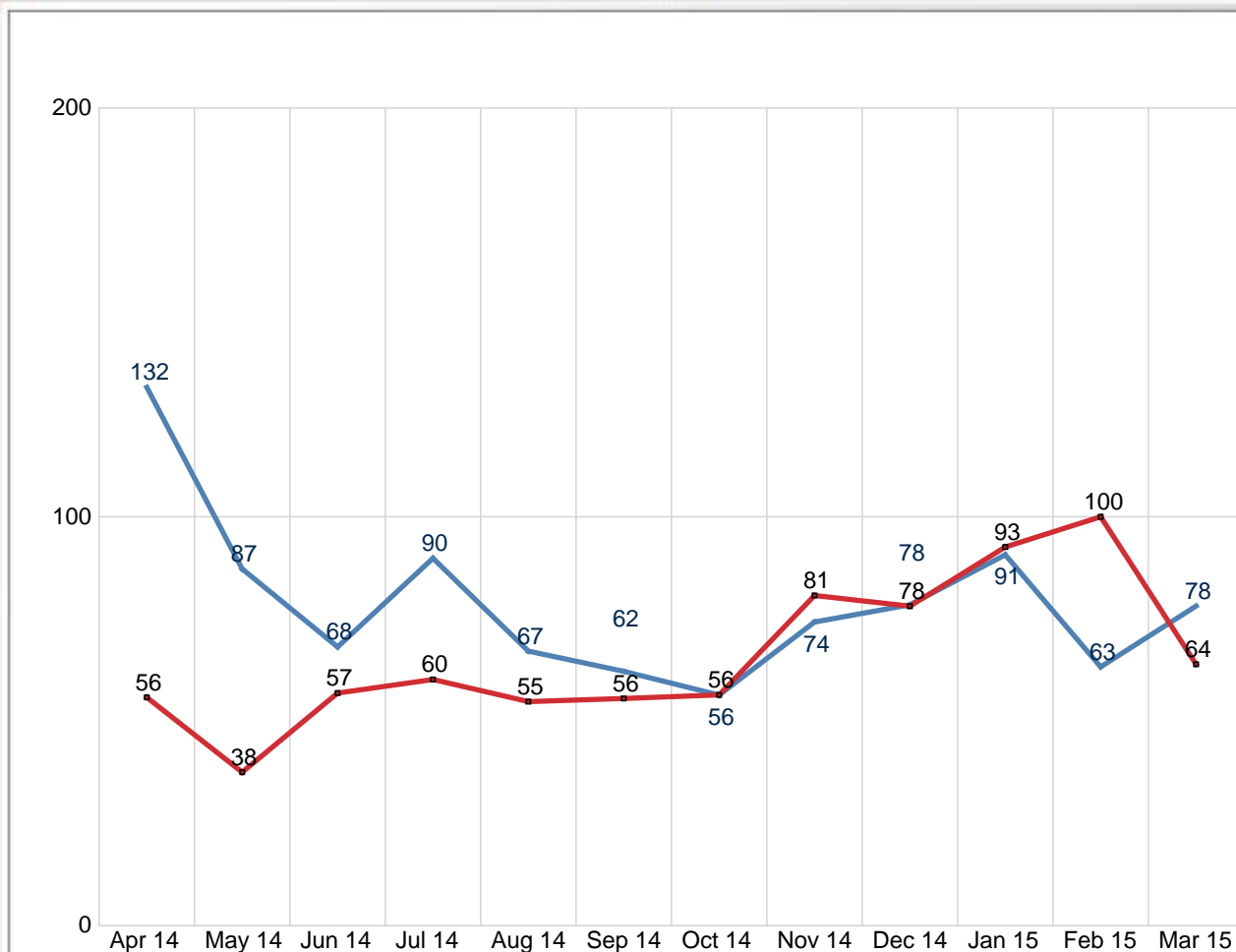
Report Produced on: Apr 03, 2015

Market Trends

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■ April 2013 - March 2014 (Previous Year)

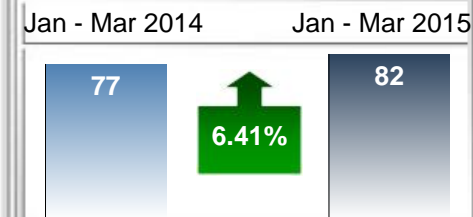


Comparative Analysis

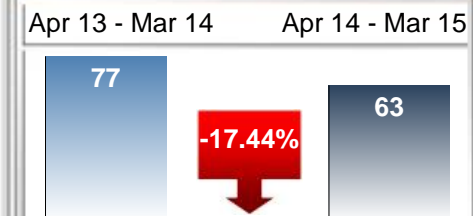
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

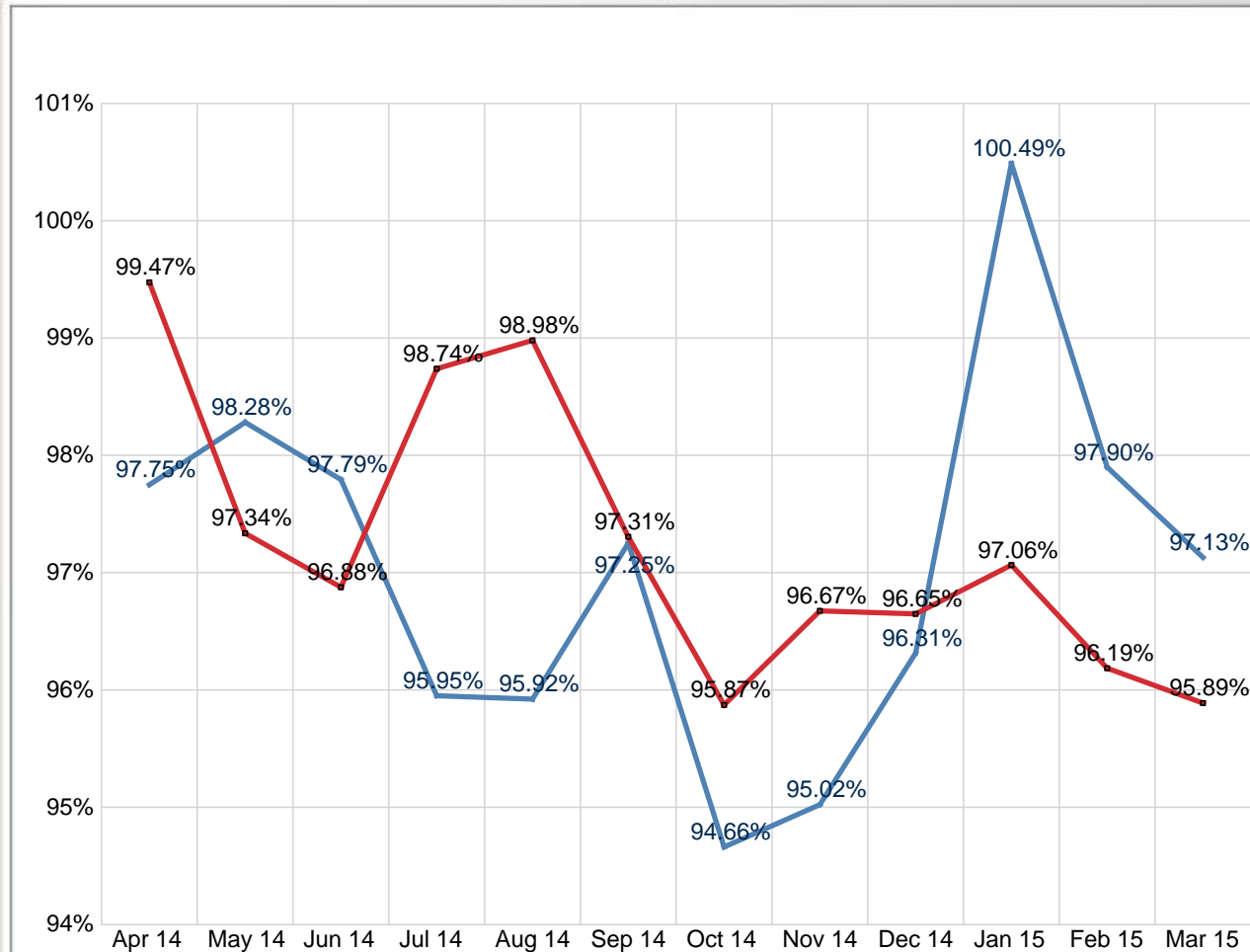
Report Produced on: Apr 03, 2015

Market Trends

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

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

■ April 2013 - March 2014 (Previous Year)



Comparative Analysis

MARCH

2014	2015
97.13%	95.89%
-1.28%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
97.94%	96.31%
-1.66%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
96.81%	97.32%
0.53%	



March 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

Report Produced on: Apr 03, 2015

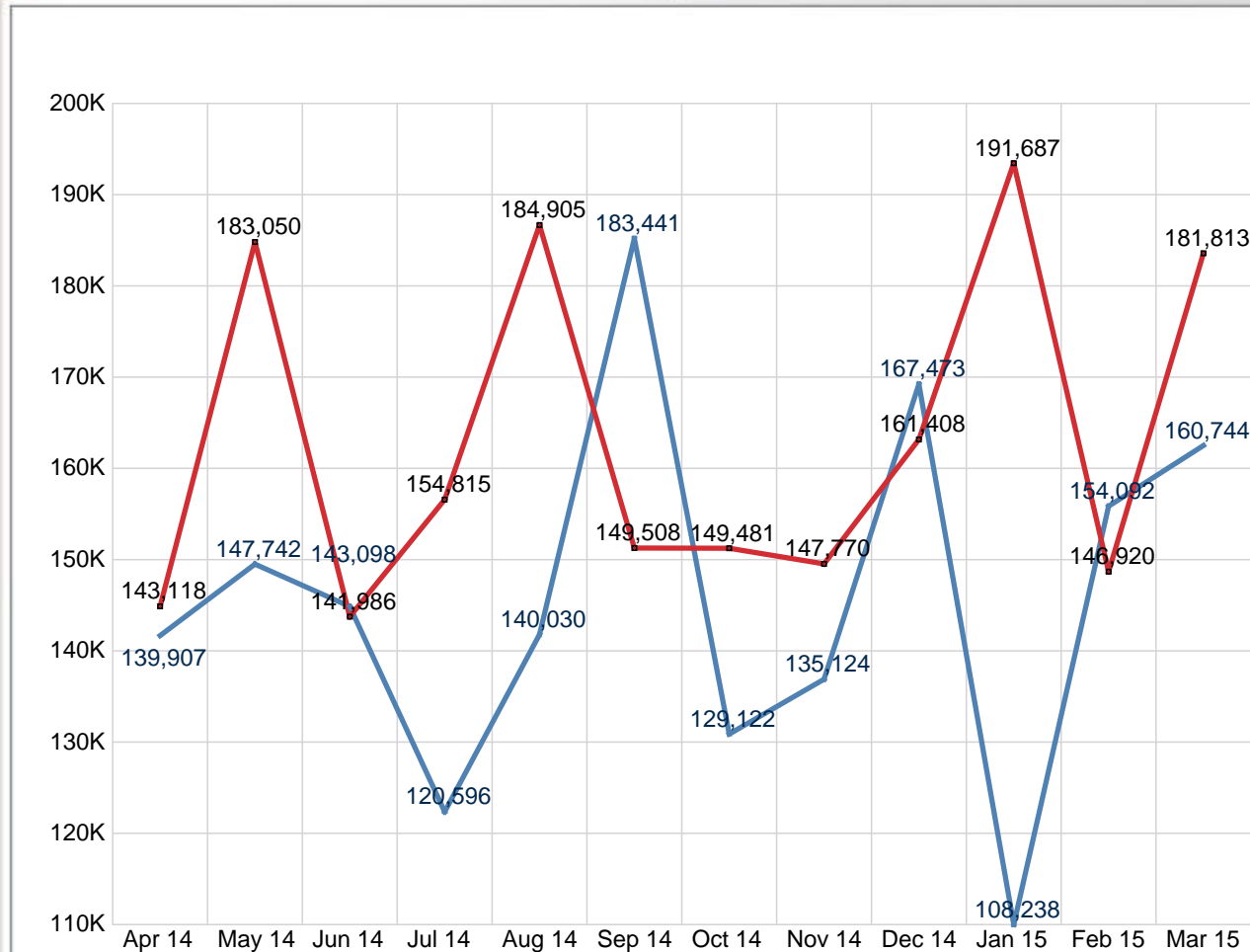
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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

■ April 2013 - March 2014 (Previous Year)



Comparative Analysis

MARCH

2014

160,744



13.11%

2015

181,813

YEAR TO DATE (YTD)

Jan - Mar 2014

149,504



17.51%

Jan - Mar 2015

175,675

12 MONTH COMPARATIVE

Apr 13 - Mar 14

147,970



9.46%

Apr 14 - Mar 15

161,968