



March 2015

Area Delimited by County Of Logan -
Residential Property Type

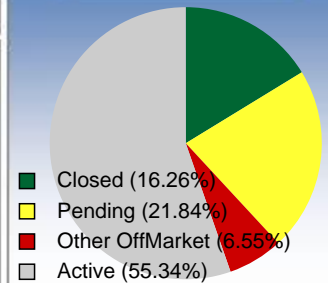


Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of March 31, 2015 = **228**

	MARCH		
	2014	2015	+/- %
Closed Listings	57	67	17.54%
Pending Listings	63	90	42.86%
New Listings	80	116	45.00%
Median List Price	199,900	199,900	0.00%
Median Sale Price	198,000	189,900	-4.09%
Median Percent of List Price to Selling Price	100.00%	99.89%	-0.11%
Median Days on Market to Sale	48.00	28.00	-41.67%
End of Month Inventory	210	228	8.57%
Months Supply of Inventory	3.91	3.74	-4.20%

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 **8.57%** to 228 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **3.74** 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 **4.09%** in March 2015 to \$189,900 versus the previous year at \$198,000.

Median Days on Market Shortens

The median number of **28.00** days that homes spent on the market before selling decreased by 20.00 days or **41.67%** in March 2015 compared to last year's same month at **48.00** 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 116 New Listings in March 2015, up **45.00%** from last year at 80. Furthermore, there were 67 Closed Listings this month versus last year at 57, a **17.54%** increase.

Closed versus Listed trends yielded a **57.8%** ratio, down from last year's March 2015 at **71.3%**, a **18.94%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

What's in this Issue

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

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

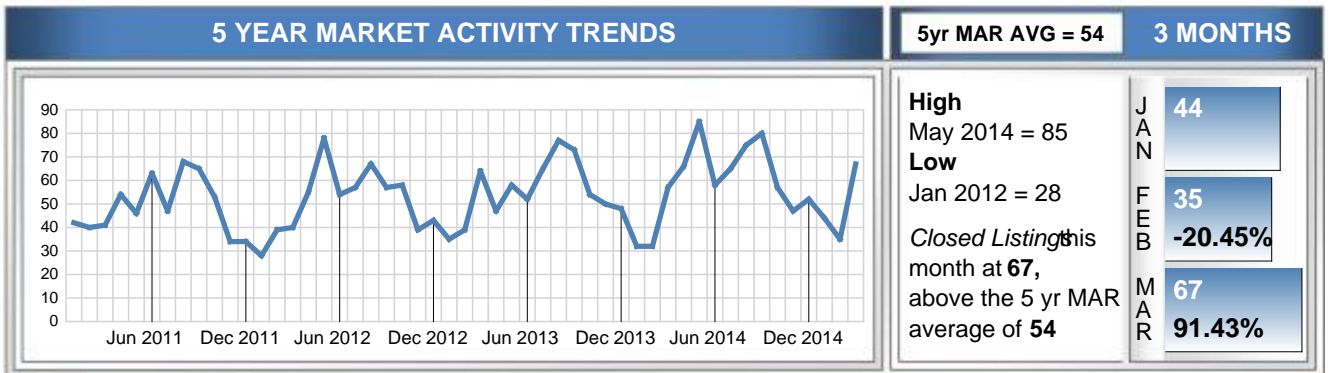
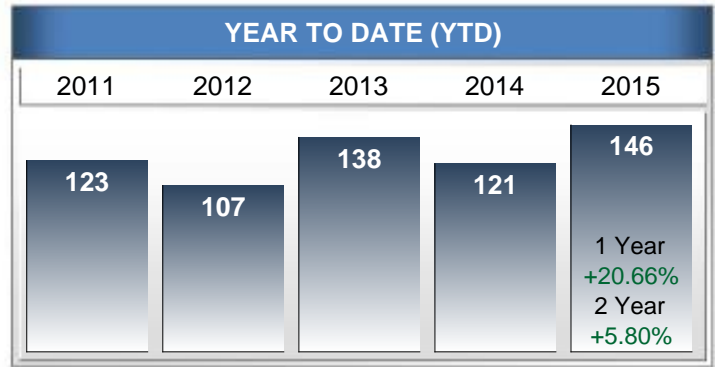
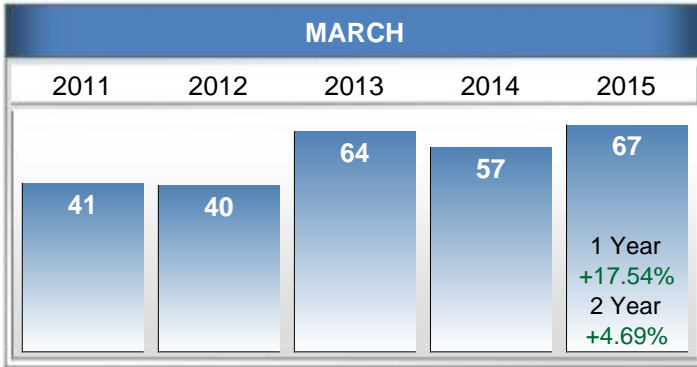
Closed Sales as of Apr 02, 2015



Closed Listings

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Listings

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

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	4	5.97%	84.5	1	1	2	0
\$50,001 - \$100,000	10	14.93%	132.5	2	7	1	0
\$100,001 - \$150,000	7	10.45%	21.0	1	5	1	0
\$150,001 - \$225,000	17	25.37%	29.0	1	11	5	0
\$225,001 - \$300,000	13	19.40%	11.0	0	3	9	1
\$300,001 - \$400,000	9	13.43%	1.0	0	3	4	2
\$400,001 and up	7	10.45%	23.0	0	0	7	0
Total Closed Units:	67		28.0	5	30	29	3
Total Closed Volume:	14,283,569			417.40K	4.90M	8.03M	931.88K
Median Closed Price:	\$189,900			\$73,500	\$154,200	\$265,277	\$337,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

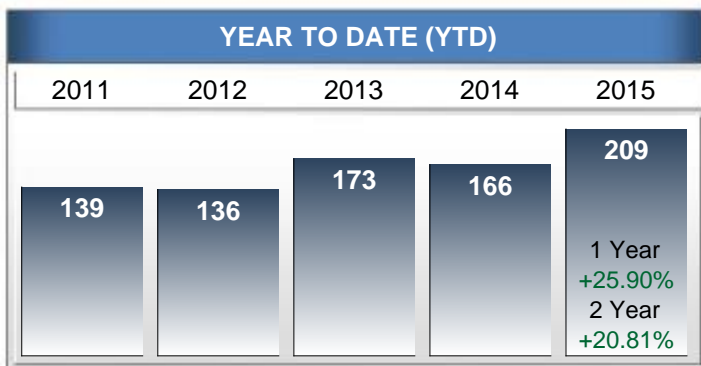
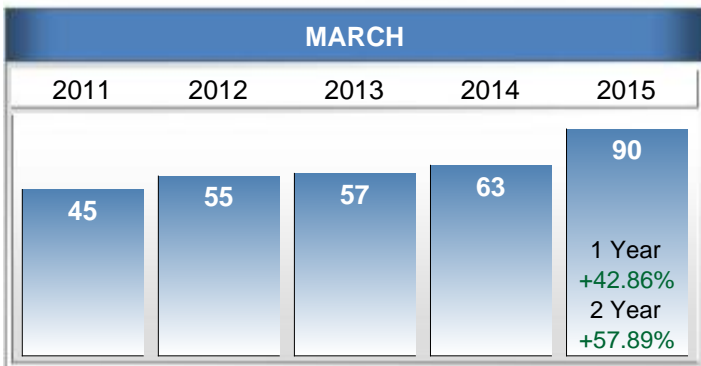
Pending Listings as of Apr 02, 2015



Pending Listings

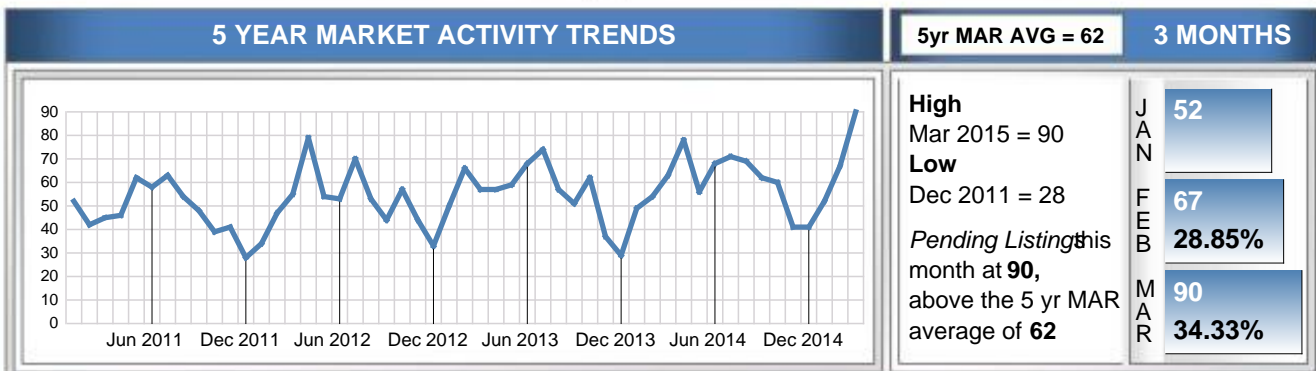
Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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



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	5	5.56%	55.0	4	0	1	0
\$50,001 - \$100,000	12	13.33%	74.0	8	3	1	0
\$100,001 - \$175,000	15	16.67%	17.0	0	10	4	1
\$175,001 - \$225,000	19	21.11%	22.0	0	10	9	0
\$225,001 - \$300,000	19	21.11%	15.0	0	7	11	1
\$300,001 - \$375,000	11	12.22%	16.0	0	2	7	2
\$375,001 and up	9	10.00%	93.0	0	1	7	1
Total Pending Units:	90		23.5	12	33	40	5
Total Pending Volume:	19,682,567			746.40K	6.49M	10.91M	1.53M
Median Listing Price:	\$212,500			\$67,250	\$189,000	\$258,000	\$322,200



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

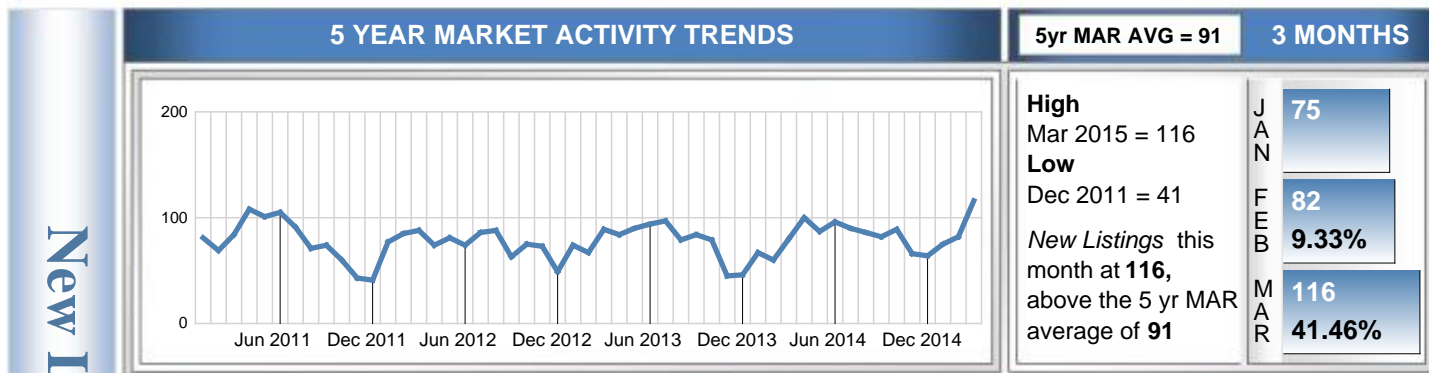
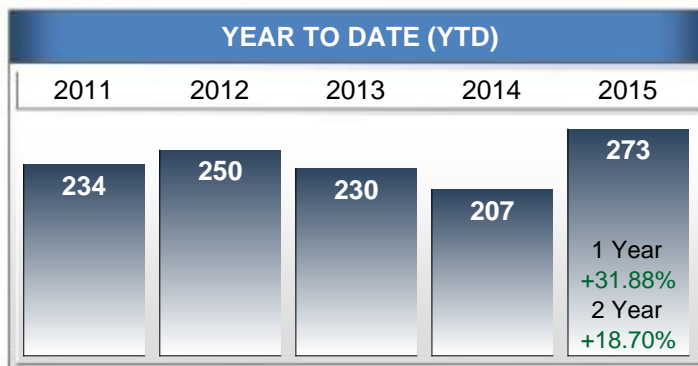
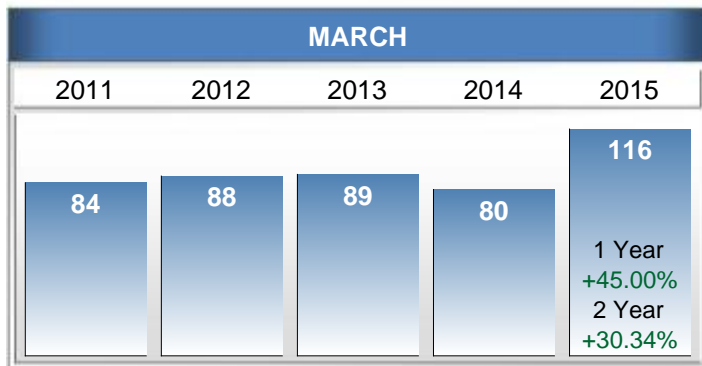
New Listings as of Apr 02, 2015



New Listings

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



New Listings

Ready to Buy or Sell Real Estate?
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+
\$75,000 and less	10	8.62%	4	5	1	0
\$75,001 - \$125,000	12	10.34%	3	8	1	0
\$125,001 - \$175,000	17	14.66%	0	14	3	0
\$175,001 - \$275,000	35	30.17%	0	22	12	1
\$275,001 - \$300,000	11	9.48%	0	4	7	0
\$300,001 - \$375,000	17	14.66%	0	4	12	1
\$375,001 and up	14	12.07%	0	5	9	0
Total New Listed Units:			7	62	45	2
Total New Listed Volume:			502.40K	13.07M	13.33M	584.90K
Median New Listed Listing Price:			\$70,000	\$195,750	\$299,240	\$292,450



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

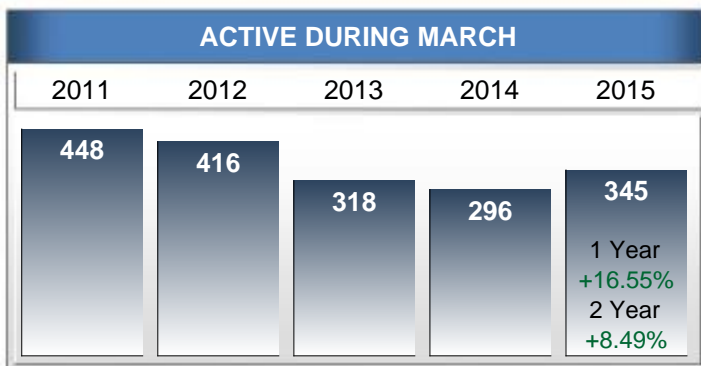
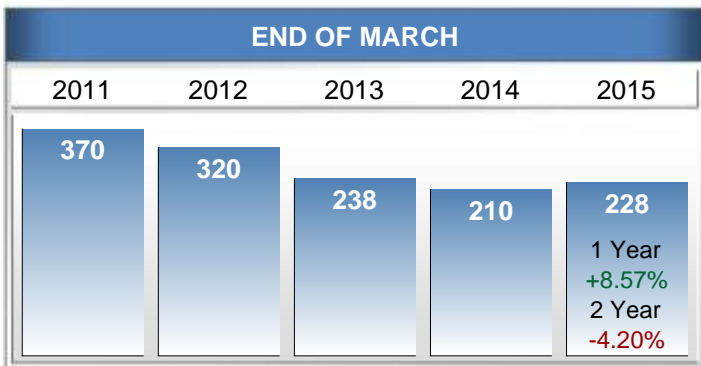
Active Inventory as of Apr 02, 2015



Active Inventory

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory



5yr MAR AVG = 273 **3 MONTHS**

High
Jun 2011 = 412

Low
Apr 2014 = 204

Inventory this month at **228**, below the 5 yr MAR average of **273**

JAN	234
FEB	229
MAR	228

-2.14% (Feb vs Mar)
-0.44% (Mar vs MAR Avg)

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	7.89%	82.0	5	12	1	0		
\$75,001 - \$100,000	24	10.53%	150.5	4	15	4	1		
\$100,001 - \$150,000	30	13.16%	49.5	3	21	5	1		
\$150,001 - \$275,000	68	29.82%	52.5	1	45	19	3		
\$275,001 - \$325,000	30	13.16%	36.0	0	11	13	6		
\$325,001 - \$425,000	28	12.28%	47.0	1	7	15	5		
\$425,001 and up	30	13.16%	62.5	0	10	20	0		
Total Active Inventory by Units:				228	55.0	14	121	77	16
Total Active Inventory by Volume:				59,494,214		1.56M	28.14M	25.24M	4.56M
Median Active Inventory Listing Price:				\$226,150		\$79,950	\$170,335	\$312,900	\$294,450



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

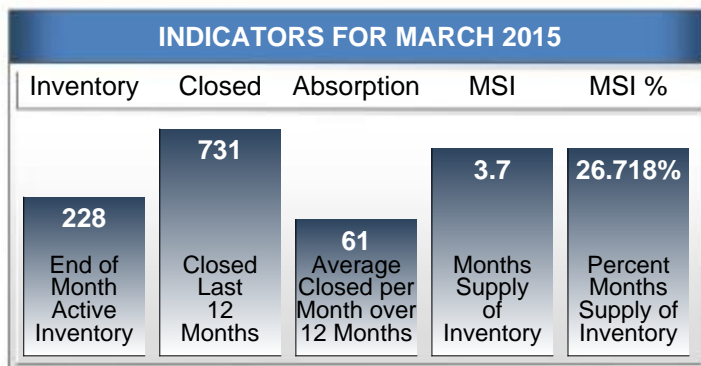
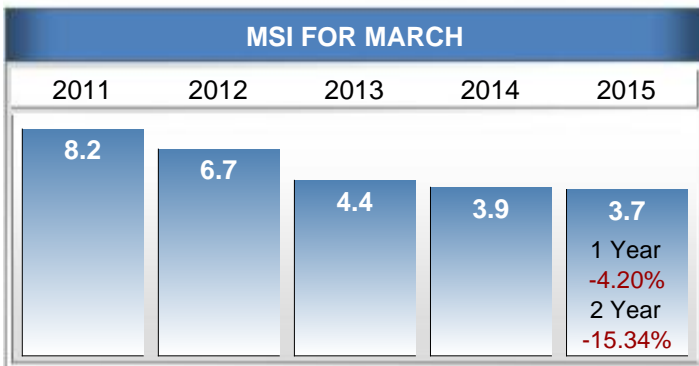
Active Inventory as of Apr 02, 2015



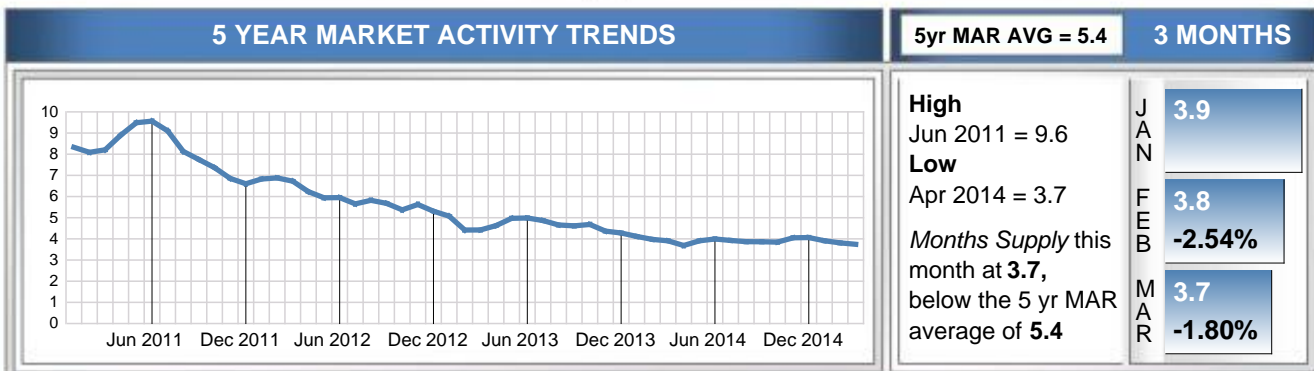
Months Supply of Inventory

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



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



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	7.89%	2.1	1.9	2.4	0.9	0.0	
\$75,001 - \$100,000	24	10.53%	7.8	8.0	6.9	12.0	12.0	
\$100,001 - \$150,000	30	13.16%	5.0	12.0	4.3	6.7	12.0	
\$150,001 - \$275,000	68	29.82%	2.6	6.0	3.8	1.5	3.0	
\$275,001 - \$325,000	30	13.16%	3.8	0.0	5.5	2.6	7.2	
\$325,001 - \$425,000	28	12.28%	4.0	12.0	3.1	3.8	7.5	
\$425,001 and up	30	13.16%	12.0	0.0	60.0	9.6	0.0	
MSI:	3.7			3.8	4.2	3.0	5.6	
Total Active Inventory:	228			14	121	77	16	



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

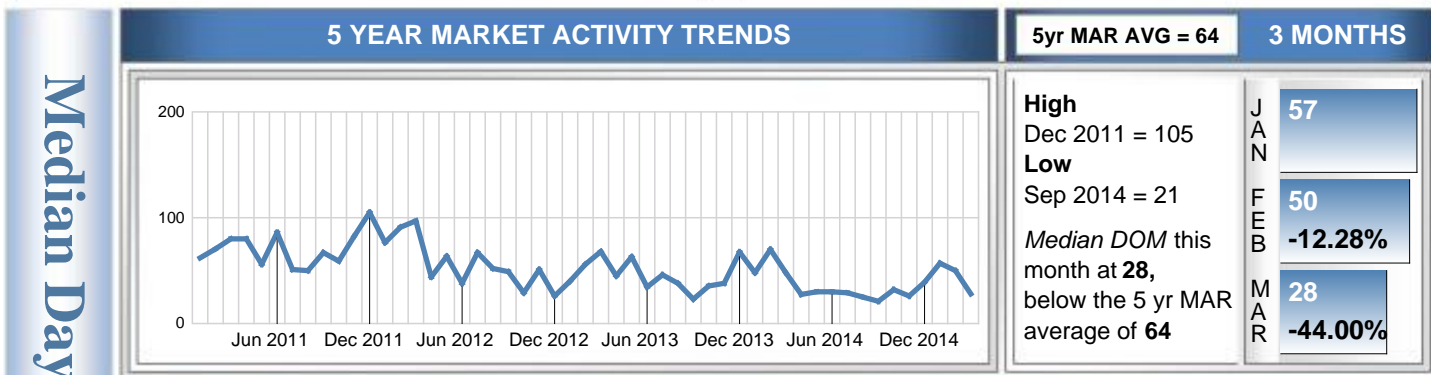
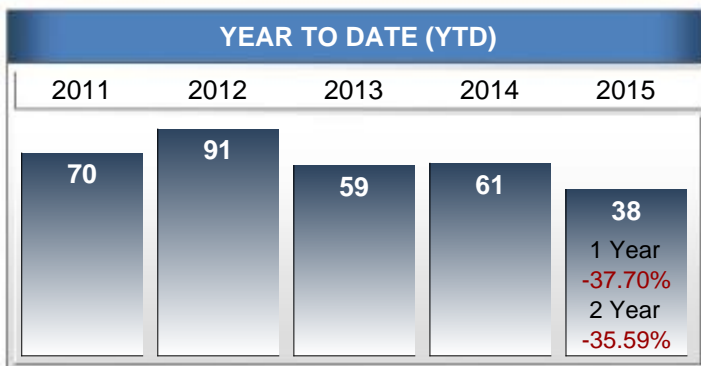
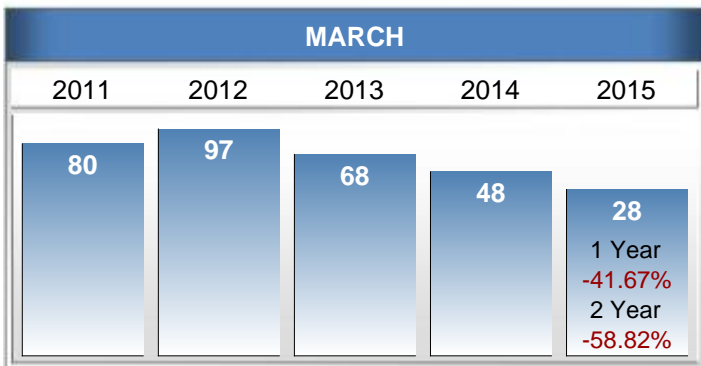
Closed Sales as of Apr 02, 2015



Median Days on Market to Sale

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - 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+
\$50,000 and less	4			5.97%	84.5	55.0	140.0	61.5	0.0
\$50,001 - \$100,000	10			14.93%	132.5	87.5	137.0	136.0	0.0
\$100,001 - \$150,000	7			10.45%	21.0	135.0	9.0	52.0	0.0
\$150,001 - \$225,000	17			25.37%	29.0	1.0	29.0	33.0	0.0
\$225,001 - \$300,000	13			19.40%	11.0	0.0	97.0	5.0	32.0
\$300,001 - \$400,000	9			13.43%	1.0	0.0	3.0	1.0	1.0
\$400,001 and up	7			10.45%	23.0	0.0	0.0	23.0	0.0
Median Closed DOM:	28.0					55.0	34.0	9.0	1.0
Total Closed Units:	67					5	30	29	3
Total Closed Volume:	14,283,569					417.40K	4.90M	8.03M	931.88K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

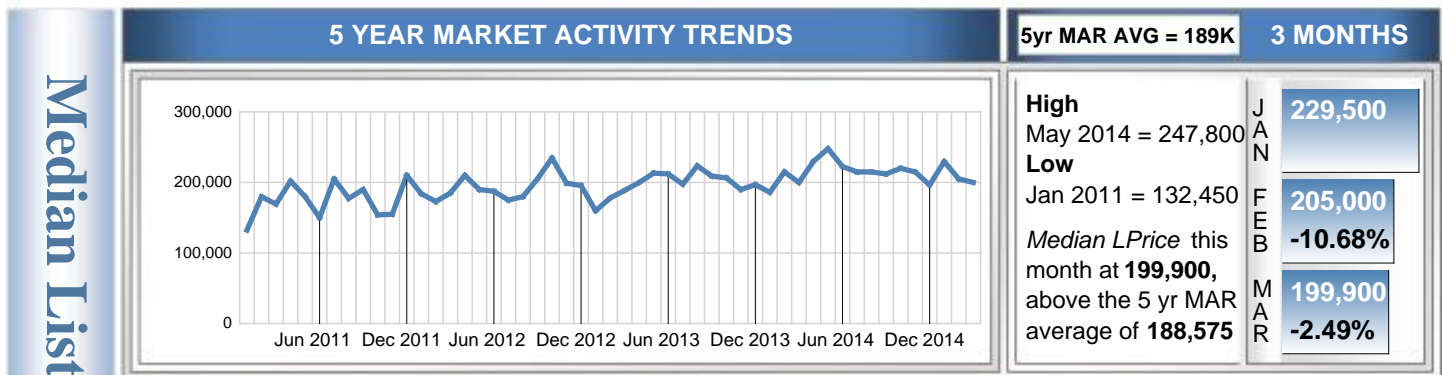
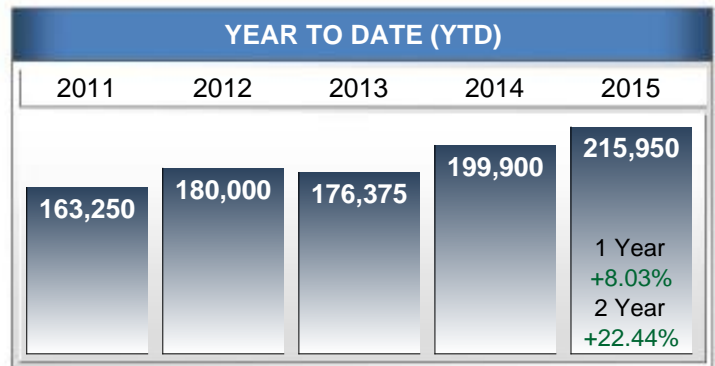
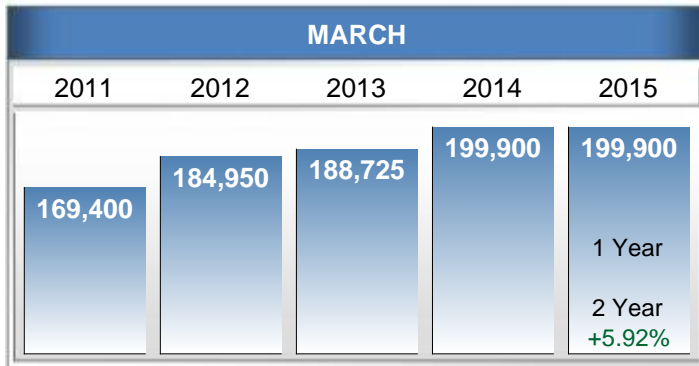
Closed Sales as of Apr 02, 2015



Median List Price at Closing

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



Median List Price

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

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	4		5.97%	24,250	7,000	20,000	36,250	0
\$50,001 - \$100,000	10		14.93%	83,650	74,900	84,950	82,400	0
\$100,001 - \$150,000	6		8.96%	122,500	109,900	123,500	125,000	0
\$150,001 - \$225,000	16		23.88%	175,000	0	171,950	185,500	0
\$225,001 - \$300,000	18		26.87%	251,370	0	234,900	263,020	249,500
\$300,001 - \$400,000	6		8.96%	338,923	0	354,900	356,670	336,473
\$400,001 and up	7		10.45%	434,680	0	0	434,680	0
Median List Price:		\$199,900			\$74,900	\$157,400	\$269,540	\$335,000
Total Closed Units:		67			5	30	29	3
Total List Volume:		14,369,338			345.80K	5.01M	8.10M	922.45K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

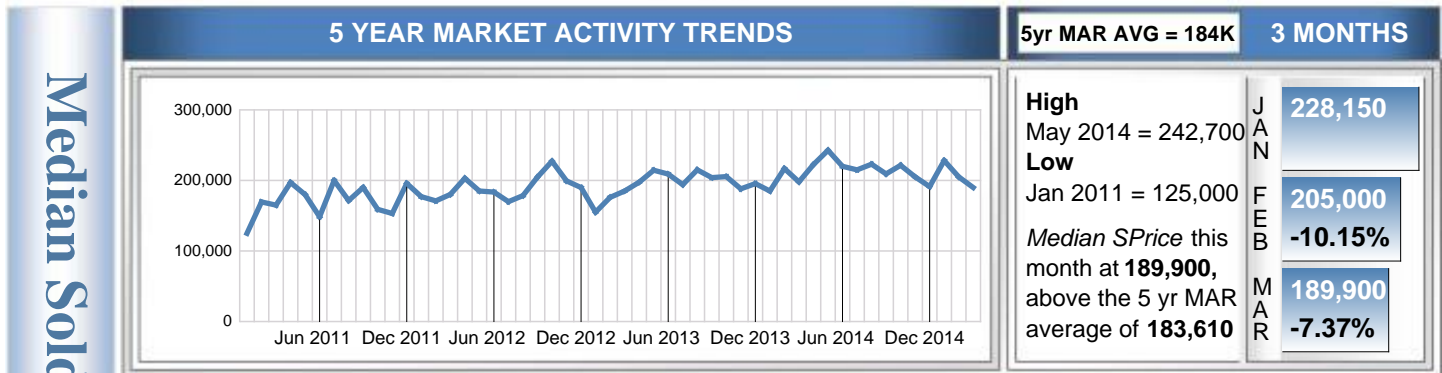
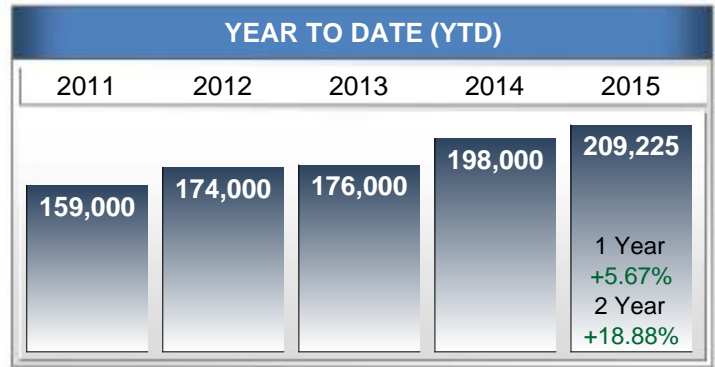
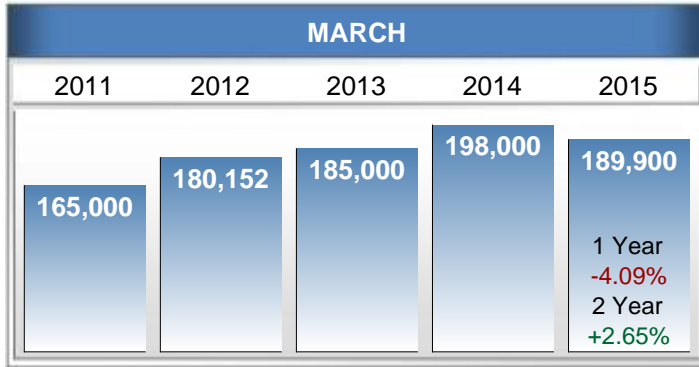
Closed Sales as of Apr 02, 2015



Median Sold Price at Closing

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - 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\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	4		5.97%	17,500	6,500	15,000	27,589	0
\$50,001 - \$100,000	10		14.93%	77,500	64,750	78,000	82,000	0
\$100,001 - \$150,000	7		10.45%	121,000	108,900	125,000	117,000	0
\$150,001 - \$225,000	17		25.37%	179,000	172,500	173,000	180,000	0
\$225,001 - \$300,000	13		19.40%	241,250	0	234,900	258,000	241,250
\$300,001 - \$400,000	9		13.43%	340,000	0	340,000	338,600	345,316
\$400,001 and up	7		10.45%	434,680	0	0	434,680	0
Median Closed Price:		\$189,900			\$73,500	\$154,200	\$265,277	\$337,000
Total Closed Units:		67			5	30	29	3
Total Closed Volume:		14,283,569			417.40K	4.90M	8.03M	931.88K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

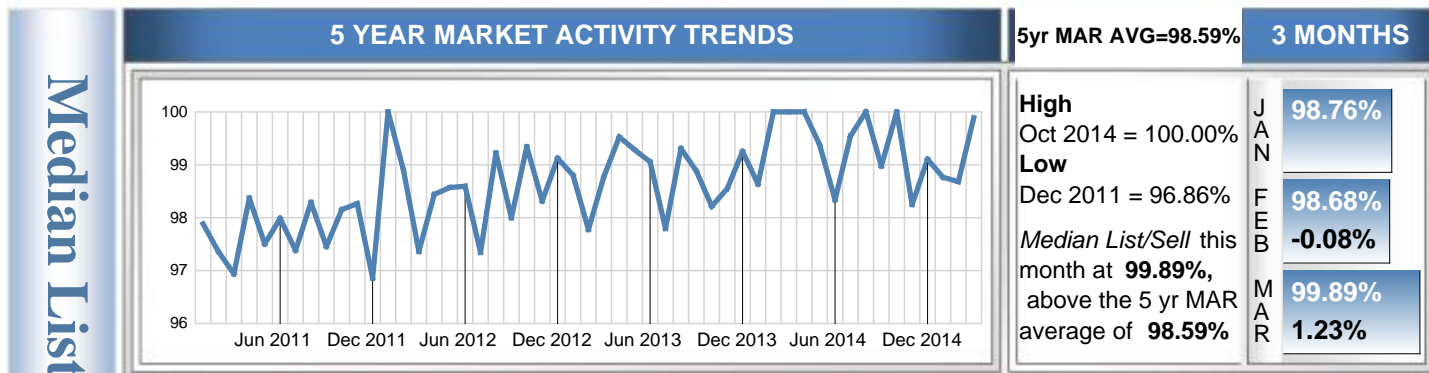
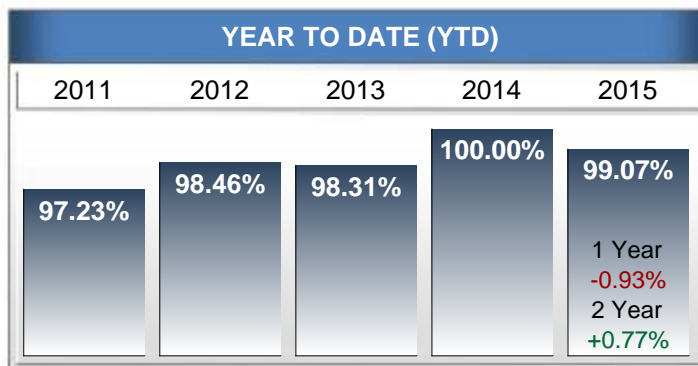
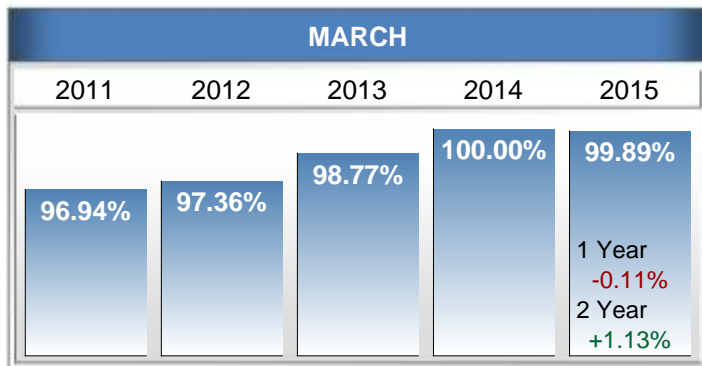
Closed Sales as of Apr 02, 2015



Median Percent of List Price to Selling Price

Report Produced on: Apr 03, 2015

Area Delimited by County Of Logan - Residential Property Type



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	4	5.97%	77.47%	92.86%	75.00%	75.06%	0.00%
\$50,001 - \$100,000	10	14.93%	94.41%	92.14%	90.69%	99.51%	0.00%
\$100,001 - \$150,000	7	10.45%	99.09%	99.09%	99.29%	93.60%	0.00%
\$150,001 - \$225,000	17	25.37%	100.00%	193.82%	100.00%	96.58%	0.00%
\$225,001 - \$300,000	13	19.40%	100.00%	0.00%	100.00%	100.00%	96.69%
\$300,001 - \$400,000	9	13.43%	104.64%	0.00%	100.03%	111.74%	102.62%
\$400,001 and up	7	10.45%	97.99%	0.00%	0.00%	97.99%	0.00%
Median List/Sell Ratio:	99.89%			98.13%	100.00%	99.00%	100.60%
Total Closed Units:	67			5	30	29	3
Total Closed Volume:	14,283,569			417.40K	4.90M	8.03M	931.88K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

Inventory as of Apr 02, 2015



Market Summary

Report Produced on: Apr 03, 2015

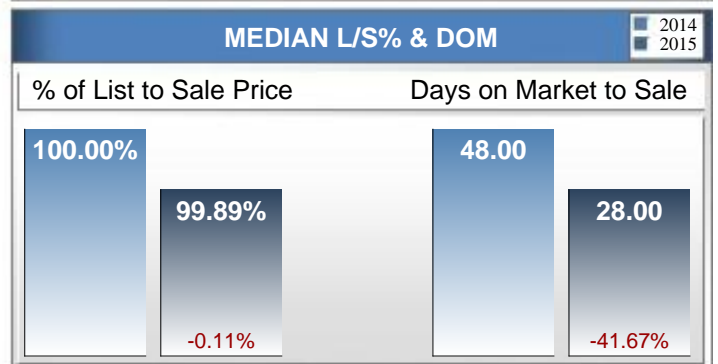
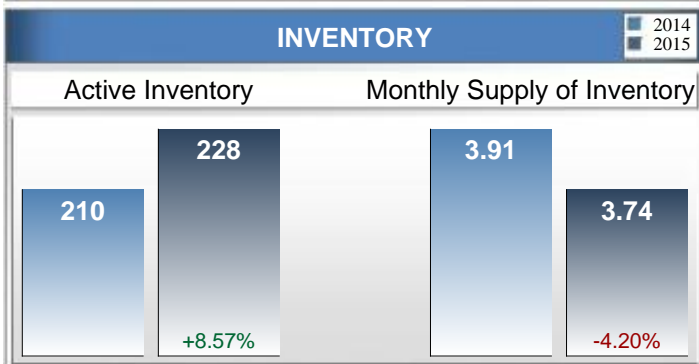
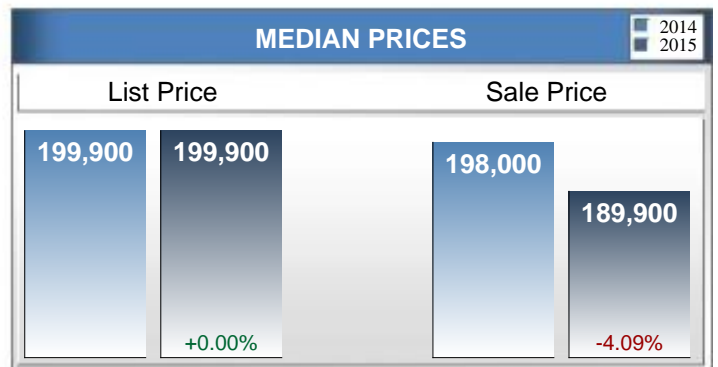
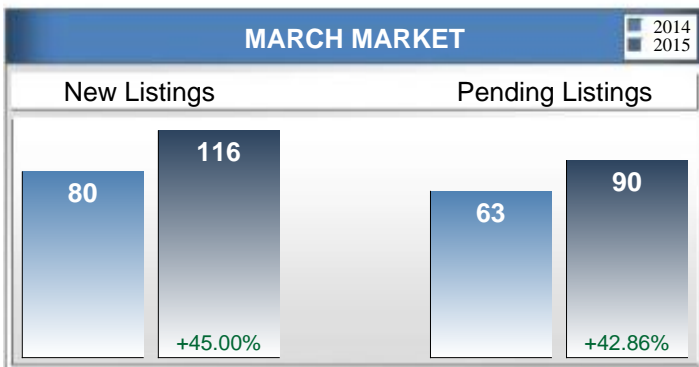
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of March 31, 2015 = **228**

	MARCH			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	57	67	17.54%	121	146	20.66%
Pending Sales	63	90	42.86%	166	209	25.90%
New Listings	80	116	45.00%	207	273	31.88%
Median List Price	199,900	199,900	0.00%	199,900	215,950	8.03%
Median Sale Price	198,000	189,900	-4.09%	198,000	209,225	5.67%
Median Percent of List Price to Selling Price	100.00%	99.89%	-0.11%	100.00%	99.07%	-0.93%
Median Days on Market to Sale	48.00	28.00	-41.67%	61.00	38.00	-37.70%
Monthly Inventory	210	228	8.57%	210	228	8.57%
Months Supply of Inventory	3.91	3.74	-4.20%	3.91	3.74	-4.20%





March 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

Report Produced on: Apr 03, 2015

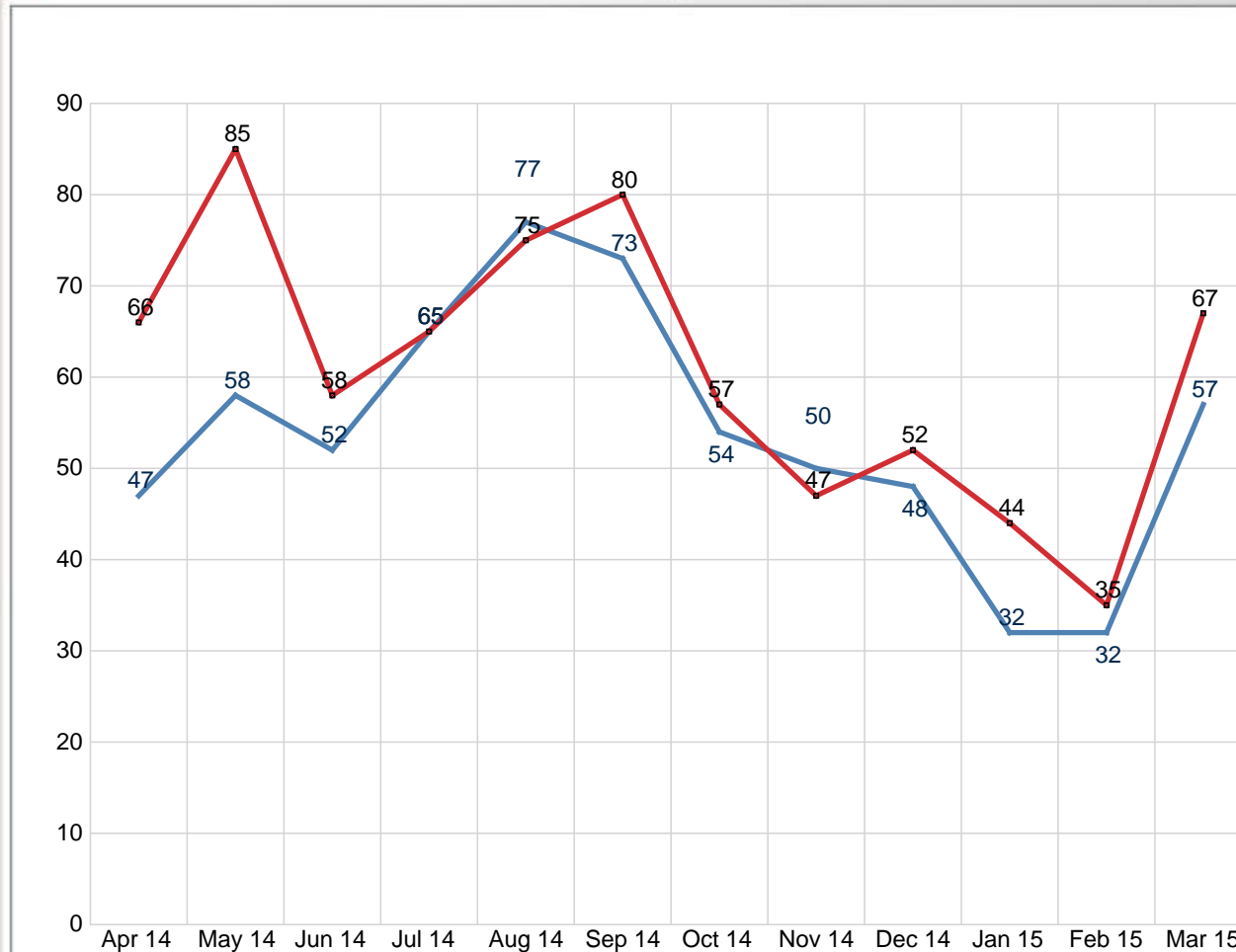
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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)

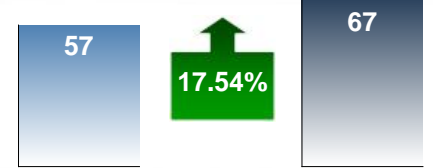


Comparative Analysis

MARCH

2014

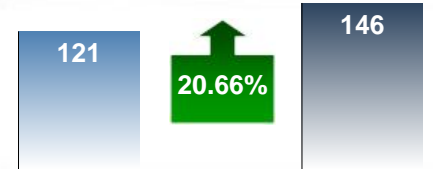
2015



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 County Of Logan - Residential Property Type



Closed Sales by Volume

Report Produced on: Apr 03, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

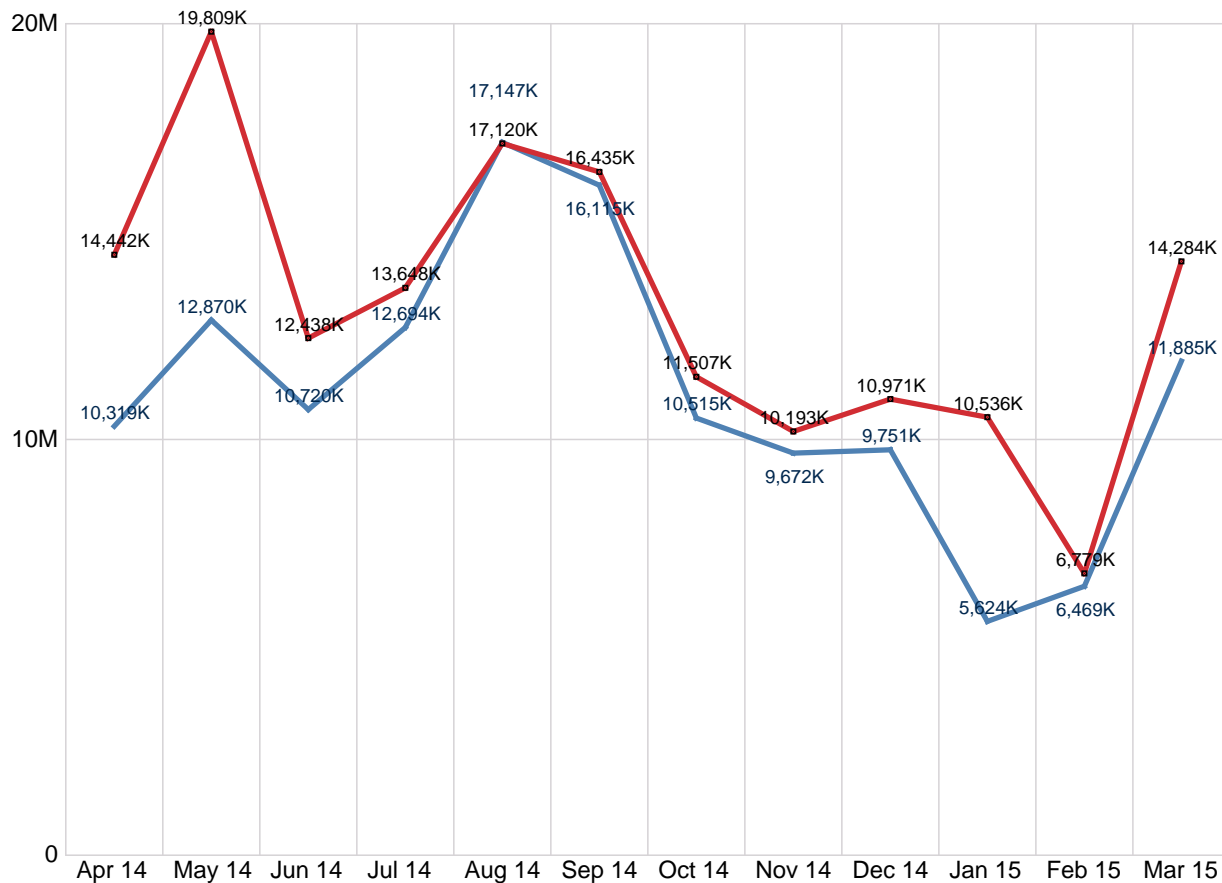
April 2014 - March 2015 (Current Year with Values)

April 2013 - March 2014 (Previous Year)

Comparative Analysis

Market Trends

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



MARCH

2014

2015

12M



14M

YEAR TO DATE (YTD)

Jan - Mar 2014

Jan - Mar 2015

24M



32M

12 MONTH COMPARATIVE

Apr 13 - Mar 14

Apr 14 - Mar 15

134M



158M



March 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®

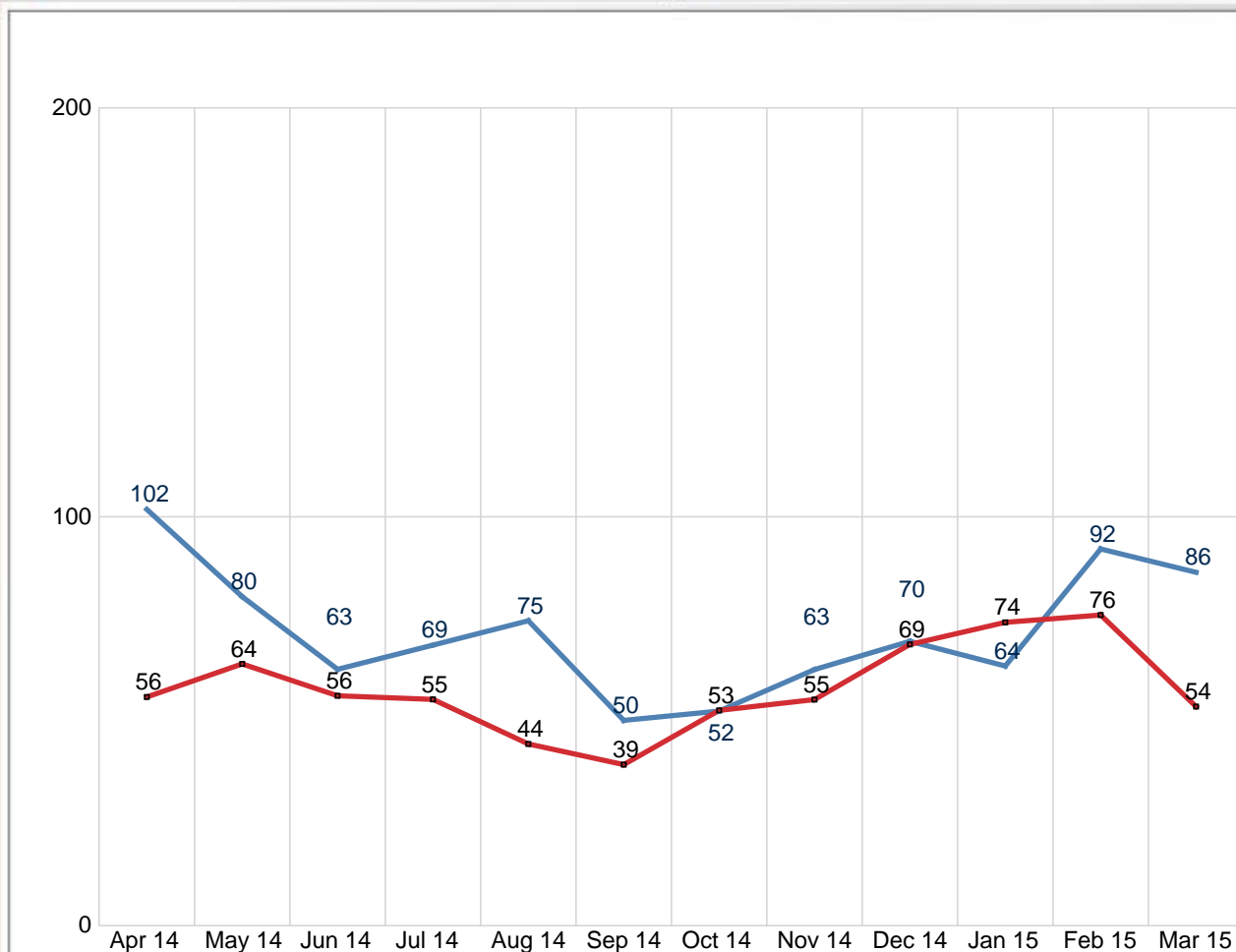
Report Produced on: Apr 03, 2015

Market Trends

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

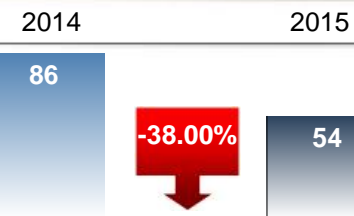
■ April 2014 - March 2015 (Current Year with Values)

■ April 2013 - March 2014 (Previous Year)



Comparative Analysis

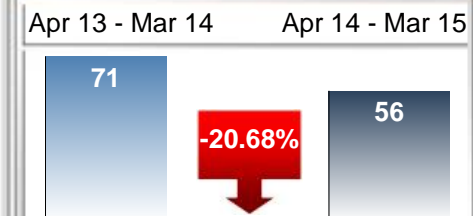
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

Report Produced on: Apr 03, 2015

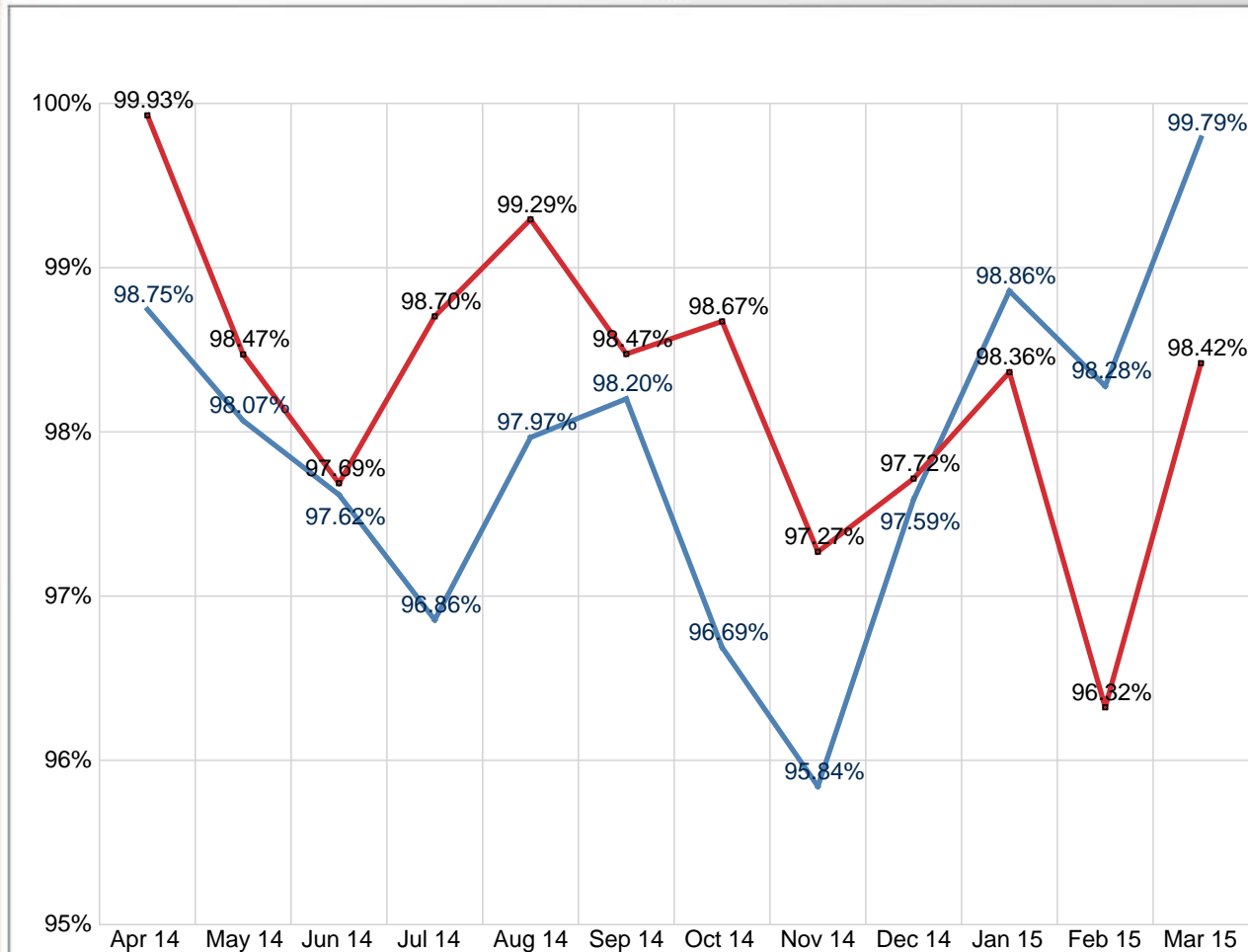
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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
99.79%	98.42%
-1.37%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
99.14%	97.90%
-1.25%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
97.84%	98.42%
0.59%	



March 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

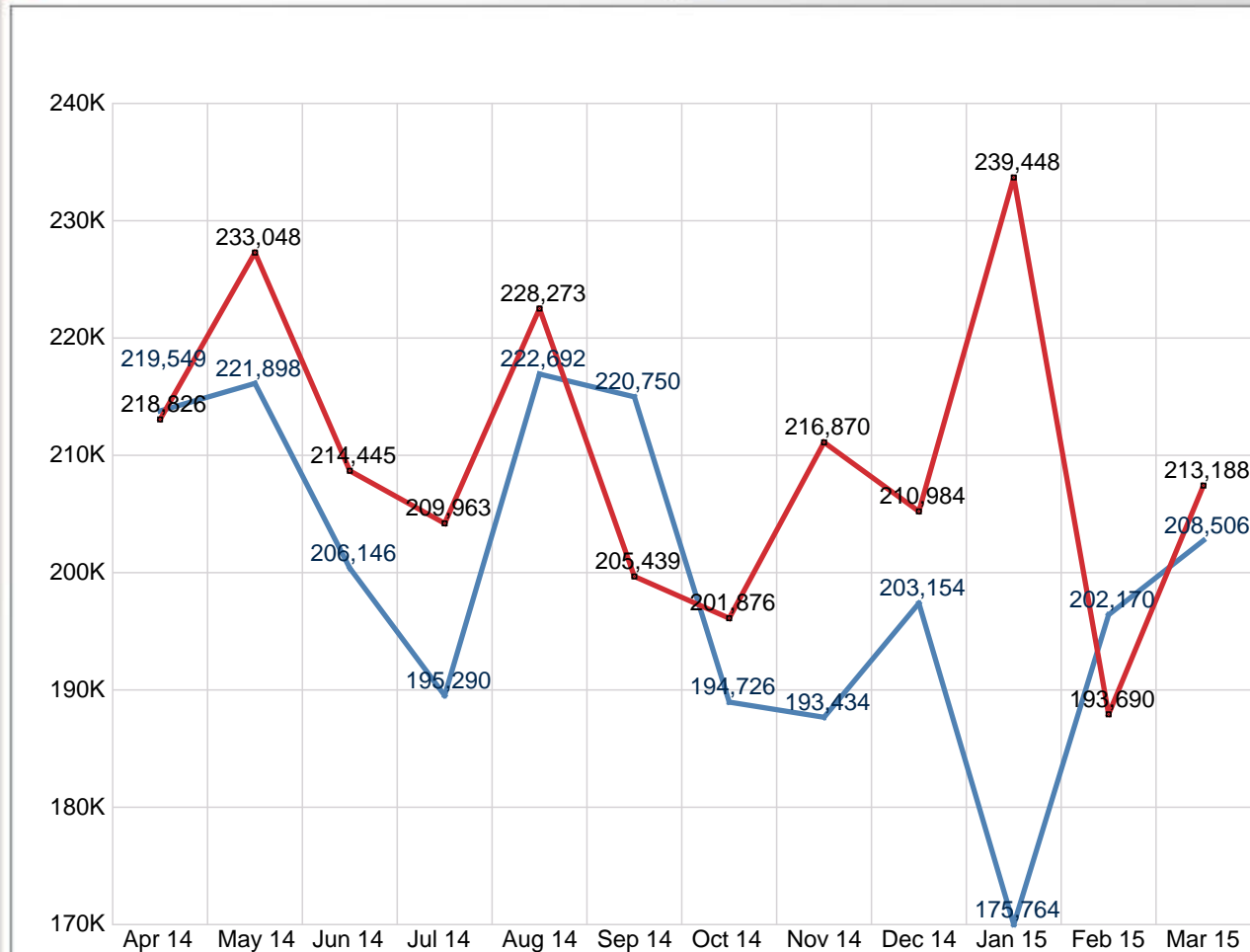
Report Produced on: Apr 03, 2015

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	2015
208,506	213,188
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">2.25%</div>	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
198,171	216,428
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">9.21%</div>	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
207,413	216,364
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">4.32%</div>	