



April 2015

Area Delimited by City Of Edmond -
Residential Property Type

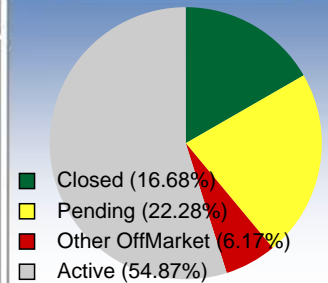


Absorption: Last 12 months, an Average of **332** Sales/Month

Active Inventory as of April 30, 2015 = **1,138**

	APRIL		
	2014	2015	+/- %
Closed Listings	322	346	7.45%
Pending Listings	434	462	6.45%
New Listings	534	614	14.98%
Median List Price	242,400	253,495	4.58%
Median Sale Price	239,950	250,125	4.24%
Median Percent of List Price to Selling Price	99.71%	99.72%	0.01%
Median Days on Market to Sale	17.50	31.00	77.14%
End of Month Inventory	1,091	1,138	4.31%
Months Supply of Inventory	3.45	3.43	-0.44%

Market Activity



Monthly Inventory Analysis

Report Produced on: May 07, 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 April 2015 rose **4.31%** to 1,138 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 **3.43** 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 **4.24%** in April 2015 to \$250,125 versus the previous year at \$239,950.

Median Days on Market Lengthens

The median number of **31.00** days that homes spent on the market before selling increased by 13.50 days or **77.14%** in April 2015 compared to last year's same month at **17.50** DOM.

Sales Success for April 2015 is Positive

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

There were 614 New Listings in April 2015, up **14.98%** from last year at 534. Furthermore, there were 346 Closed Listings this month versus last year at 322, a **7.45%** increase.

Closed versus Listed trends yielded a **56.4%** ratio, down from last year's April 2015 at **60.3%**, a **6.55%** 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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2015

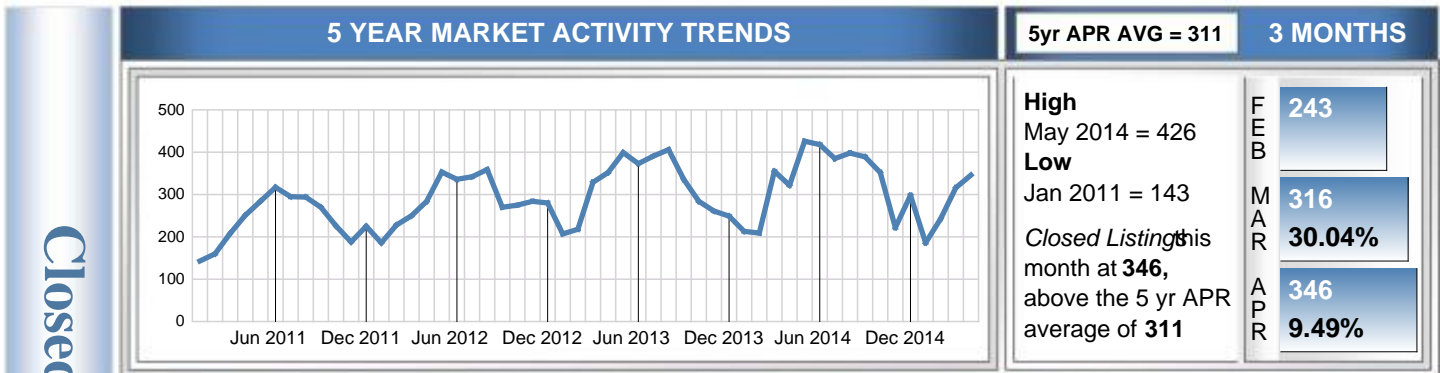
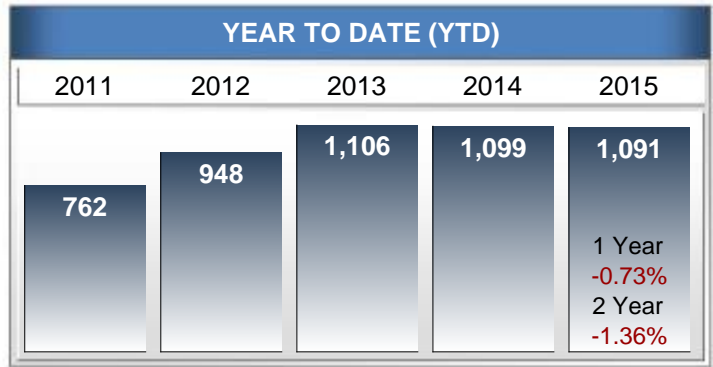
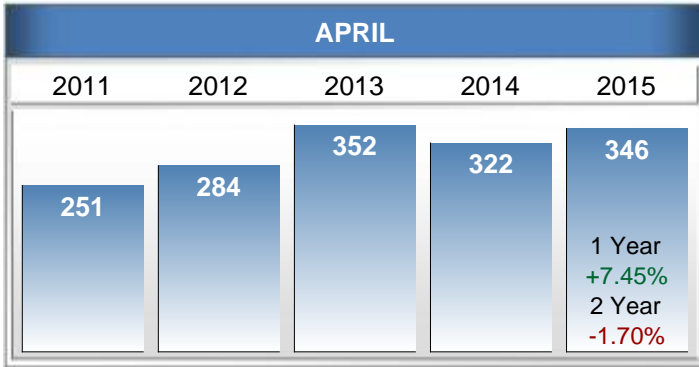
Closed Sales as of May 06, 2015



Closed Listings

Report Produced on: May 07, 2015

Area Delimited by City Of Edmond - 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+		
\$125,000 and less	24	6.94%	11.5	2	21	1	0		
\$125,001 - \$150,000	26	7.51%	4.5	3	23	0	0		
\$150,001 - \$200,000	74	21.39%	20.0	1	63	10	0		
\$200,001 - \$275,000	73	21.10%	42.0	2	33	37	1		
\$275,001 - \$350,000	71	20.52%	56.0	1	23	45	2		
\$350,001 - \$425,000	35	10.12%	42.0	0	13	19	3		
\$425,001 and up	43	12.43%	41.0	1	3	35	4		
Total Closed Units:				346	31.0	10	179	147	10
Total Closed Volume:				97,688,805		2.16M	39.31M	51.69M	4.53M
Median Closed Price:				\$250,125		\$169,057	\$190,000	\$315,900	\$386,470



Monthly Inventory Analysis

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April 2015

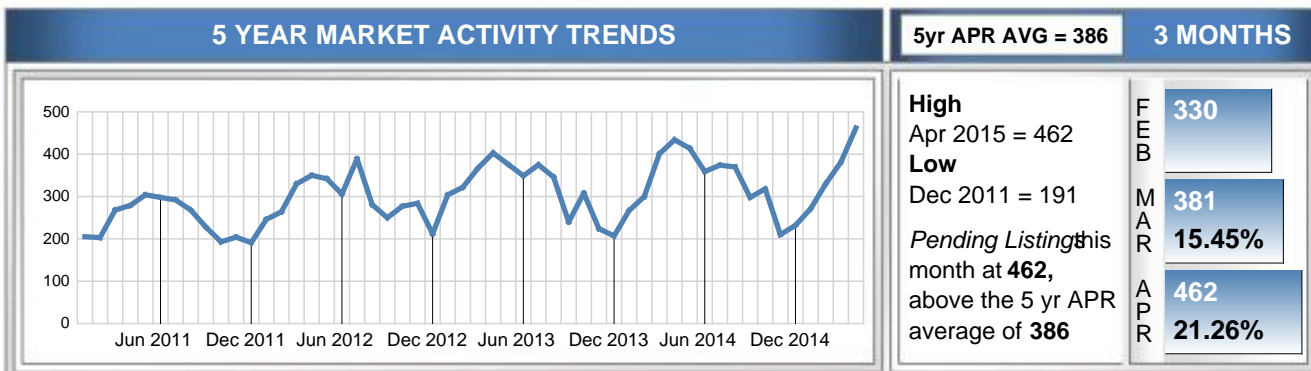
Pending Listings as of May 06, 2015



Pending Listings

Report Produced on: May 07, 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	25	5.41%	4.0	6	19	0	0	
\$125,001 - \$150,000	45	9.74%	5.0	4	39	2	0	
\$150,001 - \$200,000	94	20.35%	15.0	1	73	20	0	
\$200,001 - \$275,000	103	22.29%	15.0	4	45	53	1	
\$275,001 - \$350,000	82	17.75%	26.0	2	34	44	2	
\$350,001 - \$475,000	69	14.94%	29.0	0	12	53	4	
\$475,001 and up	44	9.52%	39.5	0	10	23	11	
Total Pending Units: 462				18.0	17	232	195	18
Total Pending Volume: 133,522,502					2.98M	54.07M	65.39M	11.09M
Median Listing Price: \$248,250					\$137,132	\$188,900	\$310,000	\$597,245



Monthly Inventory Analysis

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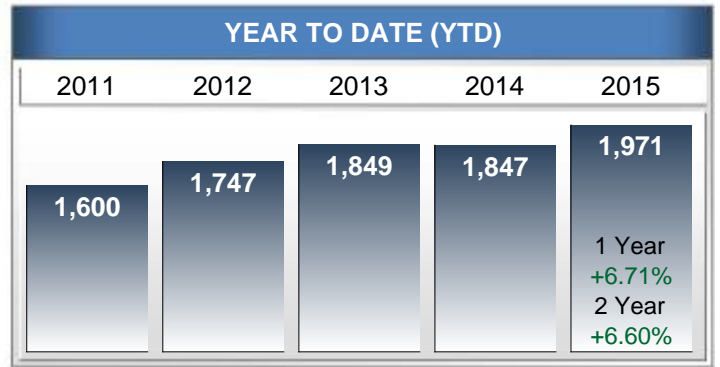
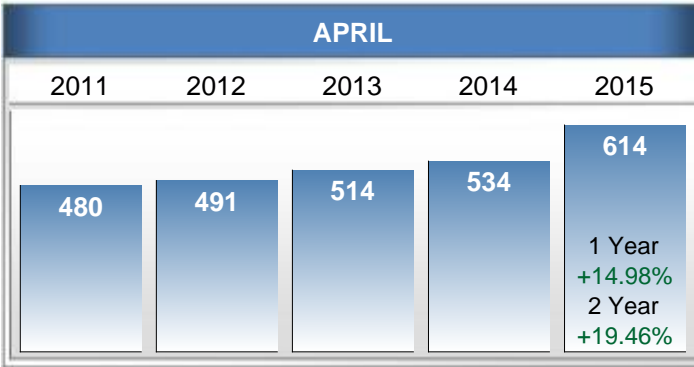
New Listings as of May 06, 2015



New Listings

Report Produced on: May 07, 2015

Area Delimited by City Of Edmond - Residential Property Type



New Listings

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5yr APR AVG = 527 **3 MONTHS**

High
Apr 2015 = 614

Low
Dec 2013 = 245

New Listings this month at **614**, above the 5 yr APR average of **527**

FEB	402
MAR	493
APR	614
22.64%	
24.54%	

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	56	9.12%	6	50	0	0
\$150,001 - \$175,000	47	7.65%	0	43	2	2
\$175,001 - \$225,000	98	15.96%	5	65	28	0
\$225,001 - \$325,000	176	28.66%	5	70	97	4
\$325,001 - \$400,000	91	14.82%	1	28	56	6
\$400,001 - \$575,000	80	13.03%	1	14	58	7
\$575,001 and up	66	10.75%	1	5	32	28
Total New Listed Units:			19	275	273	47
Total New Listed Volume:			4.55M	66.42M	104.36M	38.74M
Median New Listed Listing Price:			\$211,500	\$205,000	\$339,900	\$695,000



Monthly Inventory Analysis

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April 2015

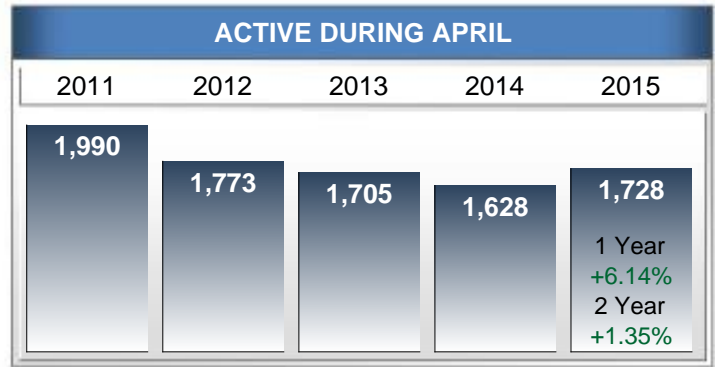
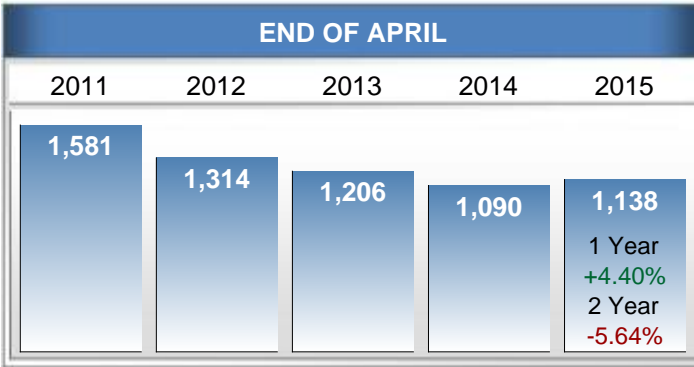
Active Inventory as of May 06, 2015



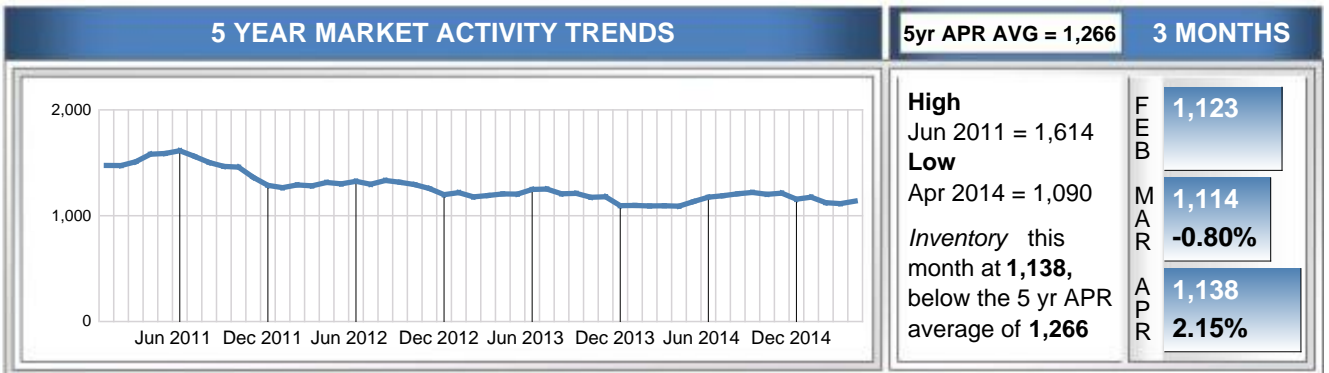
Active Inventory

Report Produced on: May 07, 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	76	6.68%	50.0	9	62	3	2		
\$175,001 - \$225,000	159	13.97%	41.0	6	106	47	0		
\$225,001 - \$275,000	140	12.30%	31.5	5	70	64	1		
\$275,001 - \$375,000	280	24.60%	49.0	2	127	140	11		
\$375,001 - \$500,000	225	19.77%	69.0	1	52	154	18		
\$500,001 - \$675,000	127	11.16%	71.0	1	12	88	26		
\$675,001 and up	131	11.51%	70.0	0	12	62	57		
Total Active Inventory by Units:				1,138	51.5	24	441	558	115
Total Active Inventory by Volume:				493,188,365		5.43M	142.33M	251.38M	94.06M
Median Active Inventory Listing Price:				\$339,945		\$204,250	\$266,500	\$395,000	\$660,000

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2015

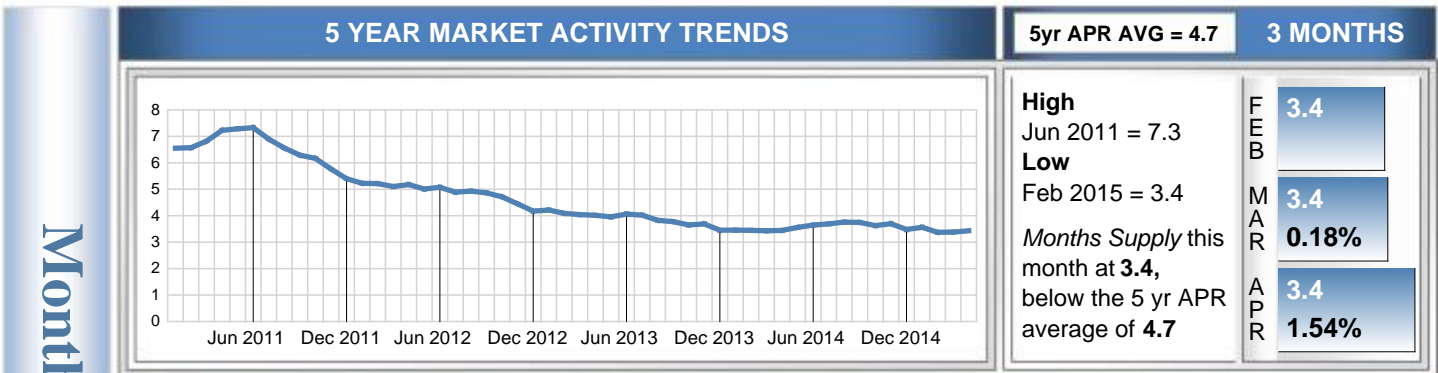
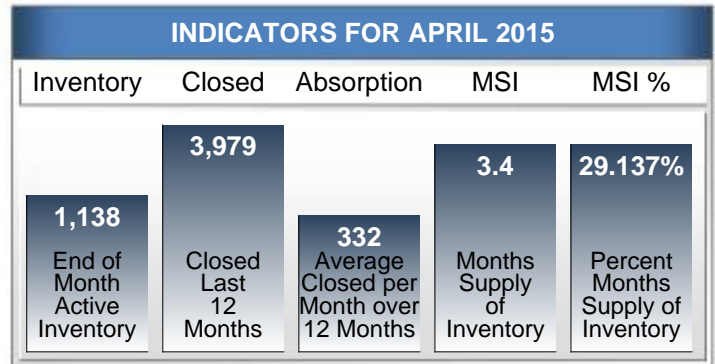
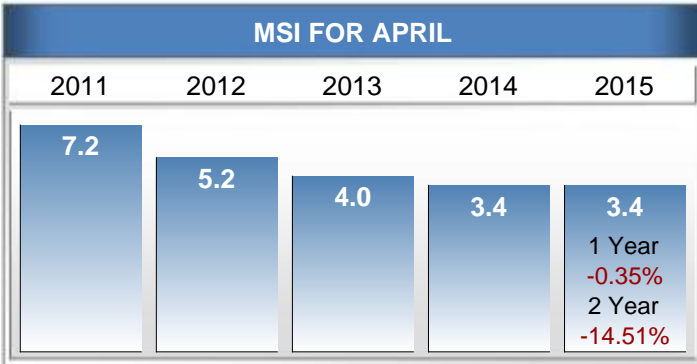
Active Inventory as of May 06, 2015



Months Supply of Inventory

Report Produced on: May 07, 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	76		6.68%	0.8	0.9	0.8	0.3	4.0
\$175,001 - \$225,000	159		13.97%	2.4	1.7	2.6	2.1	0.0
\$225,001 - \$275,000	140		12.30%	3.1	8.6	3.8	2.5	1.1
\$275,001 - \$375,000	280		24.60%	4.4	1.7	6.1	3.6	2.7
\$375,001 - \$500,000	225		19.77%	6.7	3.0	9.3	6.2	6.4
\$500,001 - \$675,000	127		11.16%	9.6	2.4	9.0	10.3	8.9
\$675,001 and up	131		11.51%	14.4	0.0	13.1	11.6	20.1
MSI:		3.4			1.5	2.7	4.1	7.9
Total Active Inventory:		1,138			24	441	558	115



Monthly Inventory Analysis

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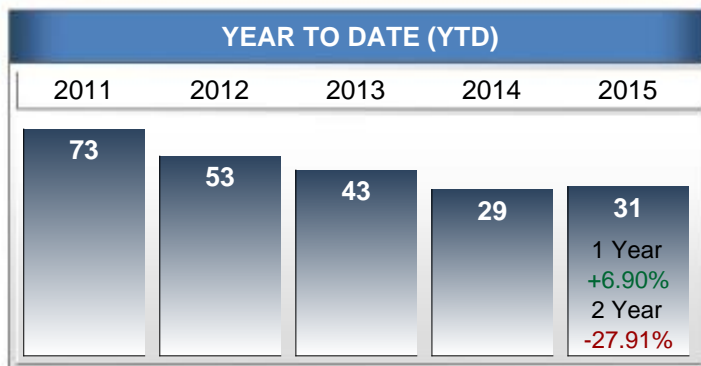
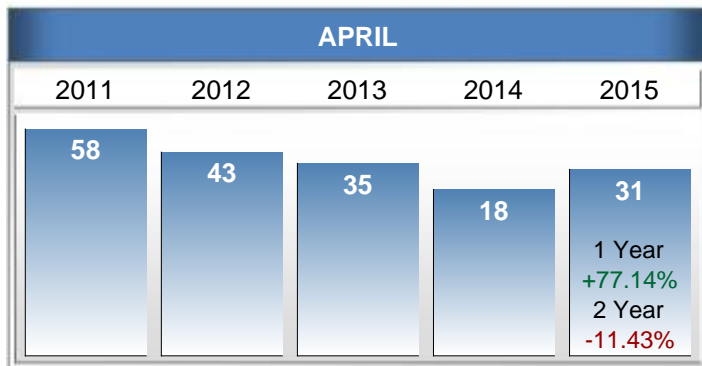
Closed Sales as of May 06, 2015



Median Days on Market to Sale

Report Produced on: May 07, 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	24			6.94%	11.5	18.0	7.0	50.0	0.0
\$125,001 - \$150,000	26			7.51%	4.5	24.0	4.0	0.0	0.0
\$150,001 - \$200,000	74			21.39%	20.0	57.0	20.0	18.5	0.0
\$200,001 - \$275,000	73			21.10%	42.0	48.5	56.0	42.0	18.0
\$275,001 - \$350,000	71			20.52%	56.0	1.0	56.0	56.0	116.5
\$350,001 - \$425,000	35			10.12%	42.0	0.0	42.0	48.0	129.0
\$425,001 and up	43			12.43%	41.0	52.0	14.0	55.0	51.5
Median Closed DOM:	31.0					30.5	24.0	50.0	78.5
Total Closed Units:	346					10	179	147	10
Total Closed Volume:	97,688,805					2.16M	39.31M	51.69M	4.53M



Monthly Inventory Analysis

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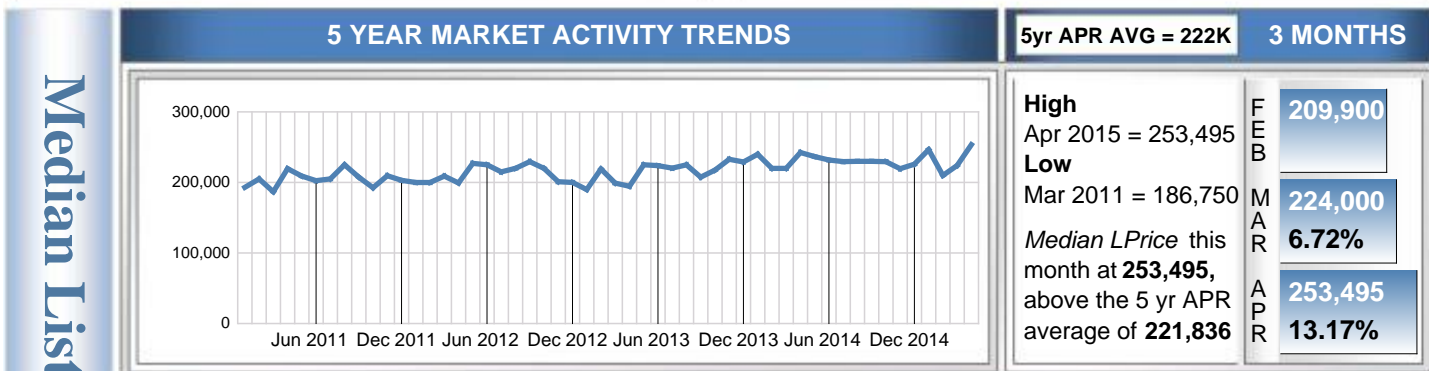
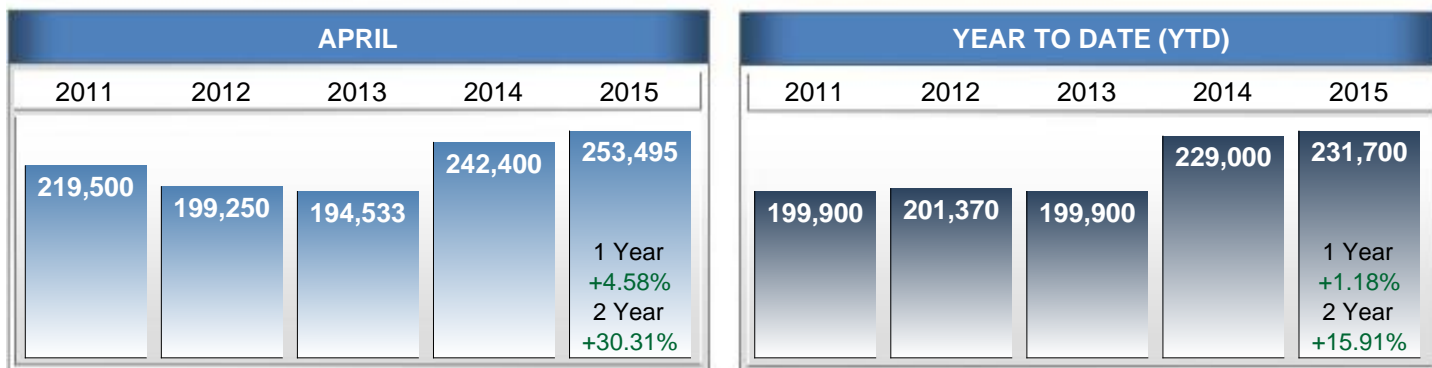
Closed Sales as of May 06, 2015



Median List Price at Closing

Report Produced on: May 07, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	22		6.36%	113,250	106,950	112,500	125,000	0
\$125,001 - \$150,000	26		7.51%	139,700	139,472	139,900	0	0
\$150,001 - \$200,000	72		20.81%	179,945	194,900	179,990	172,450	0
\$200,001 - \$275,000	77		22.25%	235,000	231,200	233,231	237,450	217,000
\$275,001 - \$350,000	68		19.65%	310,200	321,000	314,900	309,900	294,950
\$350,001 - \$425,000	36		10.40%	384,700	0	373,851	389,900	384,970
\$425,001 and up	45		13.01%	539,000	559,000	657,700	519,950	675,000
Median List Price:	\$253,495				\$169,776	\$192,500	\$318,500	\$384,970
Total Closed Units:	346				10	179	147	10
Total List Volume:	99,387,958				2.17M	39.78M	52.80M	4.63M



Monthly Inventory Analysis

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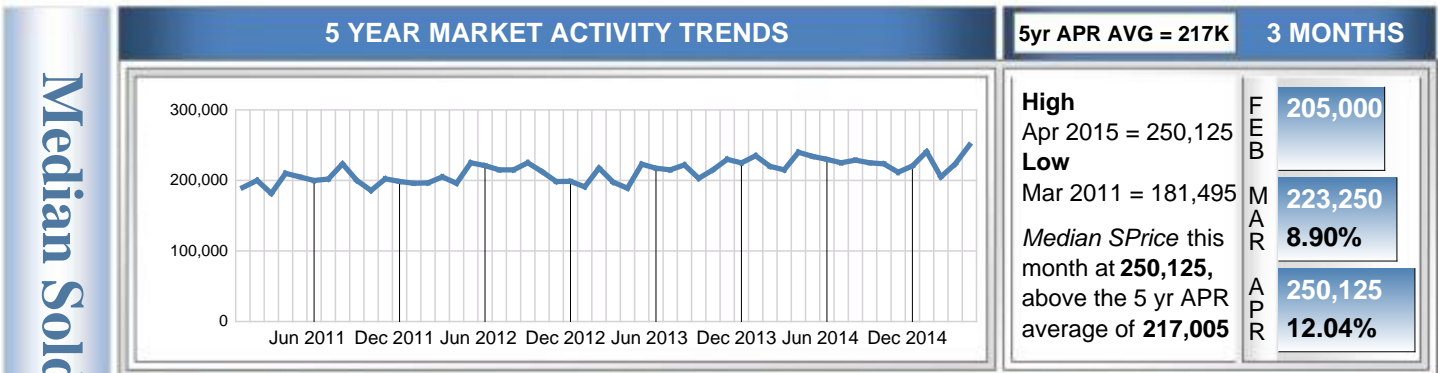
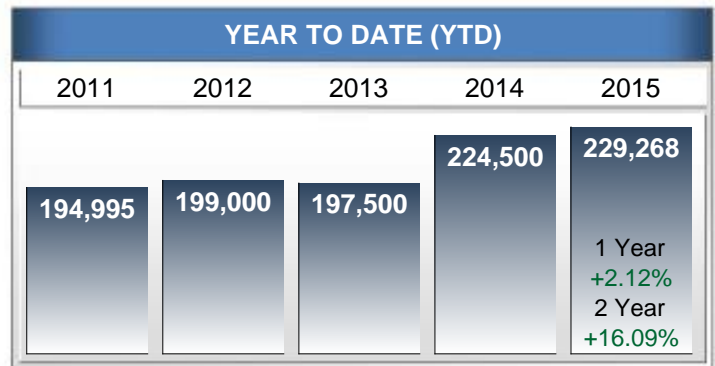
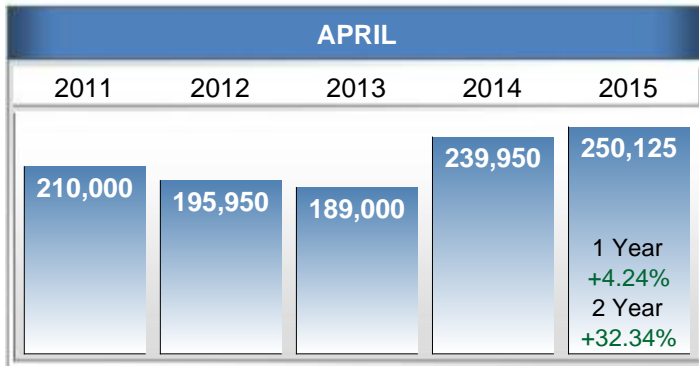
Closed Sales as of May 06, 2015



Median Sold Price at Closing

Report Produced on: May 07, 2015

Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

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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	24		6.94%	109,950	101,250	110,000	115,000	0
\$125,001 - \$150,000	26		7.51%	139,486	139,472	139,500	0	0
\$150,001 - \$200,000	74		21.39%	179,950	193,462	182,215	173,500	0
\$200,001 - \$275,000	73		21.10%	235,000	229,950	235,000	235,000	224,000
\$275,001 - \$350,000	71		20.52%	308,795	316,000	308,795	309,900	295,250
\$350,001 - \$425,000	35		10.12%	380,000	0	364,900	384,500	383,000
\$425,001 and up	43		12.43%	521,250	570,000	610,000	515,000	575,000
Median Closed Price:	\$250,125				\$169,057	\$190,000	\$315,900	\$386,470
Total Closed Units:	346				10	179	147	10
Total Closed Volume:	97,688,805				2.16M	39.31M	51.69M	4.53M



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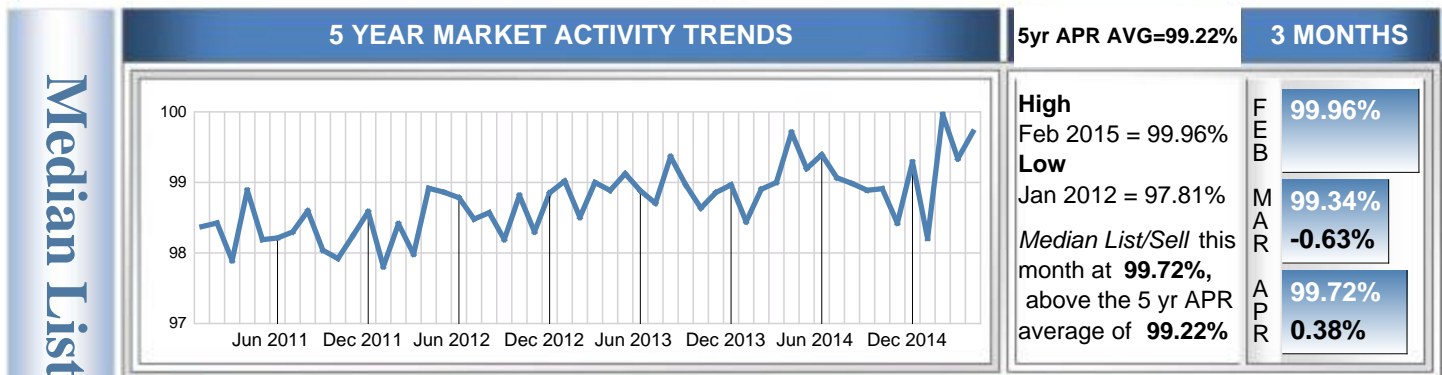
Closed Sales as of May 06, 2015



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	24	6.94%	96.16%	94.67%	96.96%	92.00%	0.00%	
\$125,001 - \$150,000	26	7.51%	99.13%	100.00%	98.96%	0.00%	0.00%	
\$150,001 - \$200,000	74	21.39%	100.00%	99.26%	100.00%	99.97%	0.00%	
\$200,001 - \$275,000	73	21.10%	100.00%	99.40%	100.00%	100.00%	103.23%	
\$275,001 - \$350,000	71	20.52%	100.00%	98.44%	100.00%	98.90%	100.10%	
\$350,001 - \$425,000	35	10.12%	98.73%	0.00%	98.72%	97.72%	100.00%	
\$425,001 and up	43	12.43%	98.90%	101.97%	94.23%	99.21%	95.34%	
Median List/Sell Ratio:				99.72%	99.03%	100.00%	99.37%	100.00%
Total Closed Units:				346	10	179	147	10
Total Closed Volume:				97,688,805	2.16M	39.31M	51.69M	4.53M



Monthly Inventory Analysis

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April 2015

Inventory as of May 06, 2015



Market Summary

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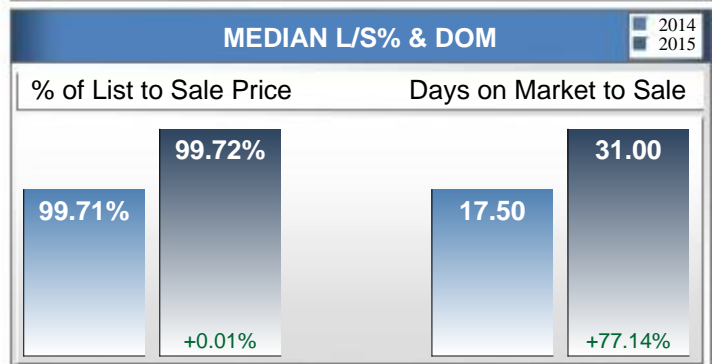
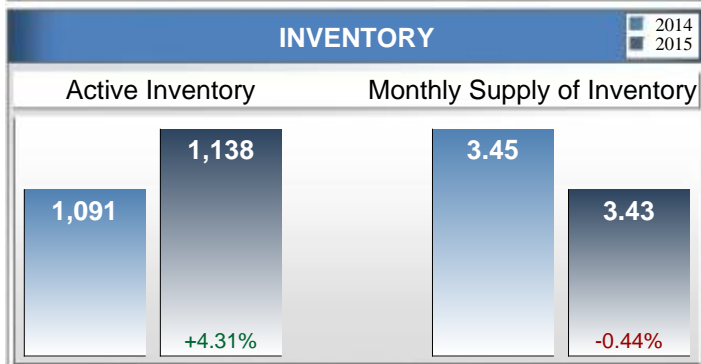
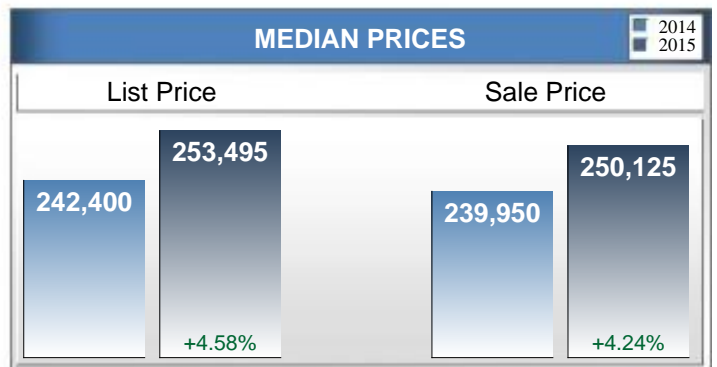
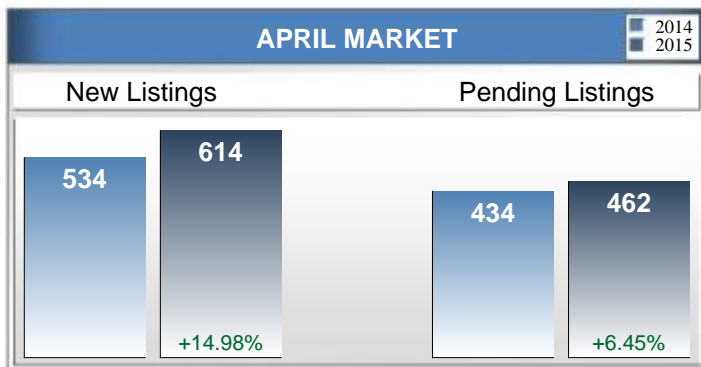
Area Delimited by City Of Edmond - Residential Property Type



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

Active Inventory as of April 30, 2015 = 1,138

	APRIL			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	322	346	7.45%	1,099	1,091	-0.73%
Pending Sales	434	462	6.45%	1,402	1,444	3.00%
New Listings	534	614	14.98%	1,847	1,971	6.71%
Median List Price	242,400	253,495	4.58%	229,000	231,700	1.18%
Median Sale Price	239,950	250,125	4.24%	224,500	229,268	2.12%
Median Percent of List Price to Selling Price	99.71%	99.72%	0.01%	99.06%	99.34%	0.29%
Median Days on Market to Sale	17.50	31.00	77.14%	29.00	31.00	6.90%
Monthly Inventory	1,091	1,138	4.31%	1,091	1,138	4.31%
Months Supply of Inventory	3.45	3.43	-0.44%	3.45	3.43	-0.44%





April 2015

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Closed Sales by Units

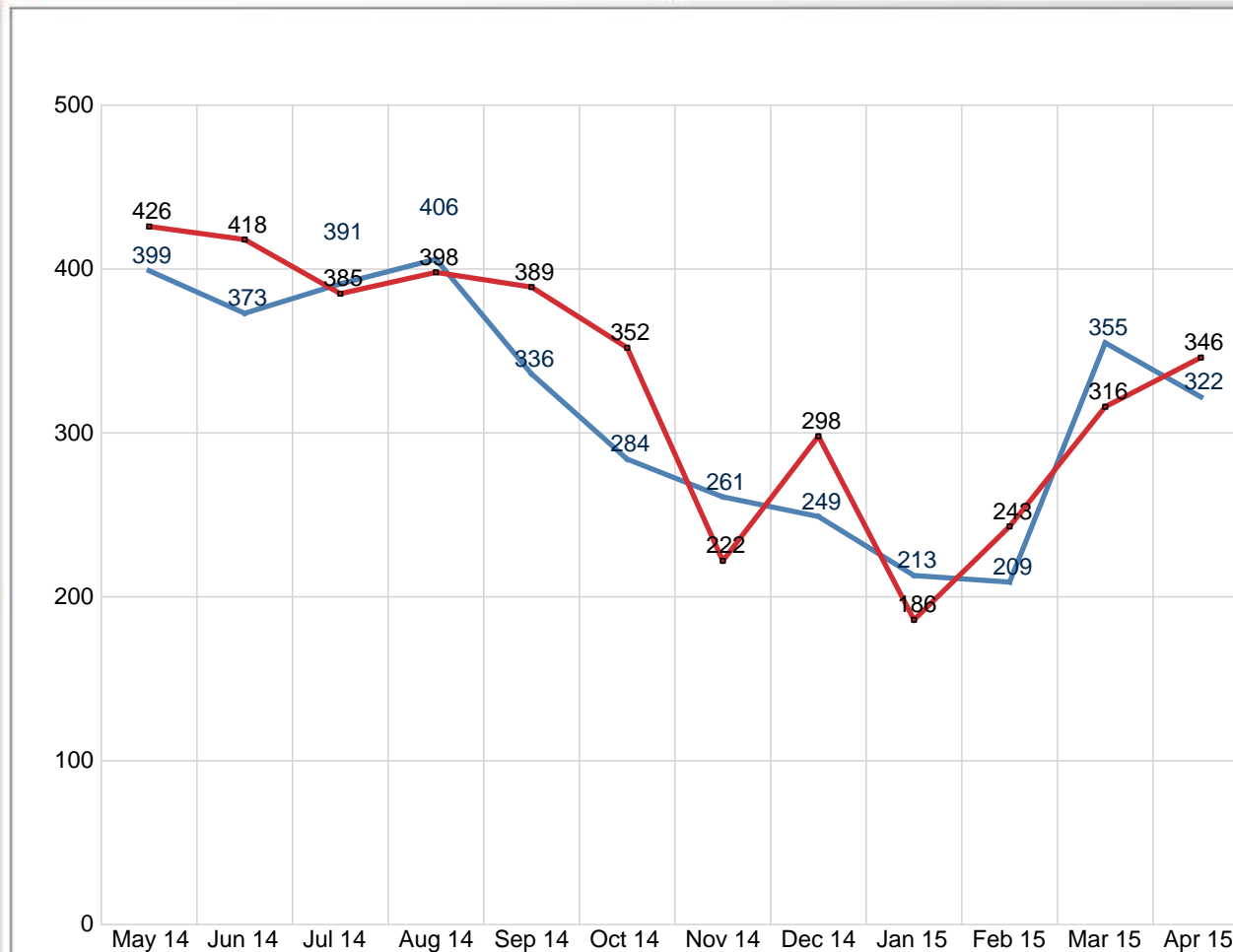
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

APRIL

2014	2015
322	346
<div style="color: green; font-size: 2em;">↑</div> 7.45%	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
1,099	1,091
<div style="color: red; font-size: 2em;">↓</div> -0.73%	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
3,798	3,979
<div style="color: green; font-size: 2em;">↑</div> 4.77%	



April 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

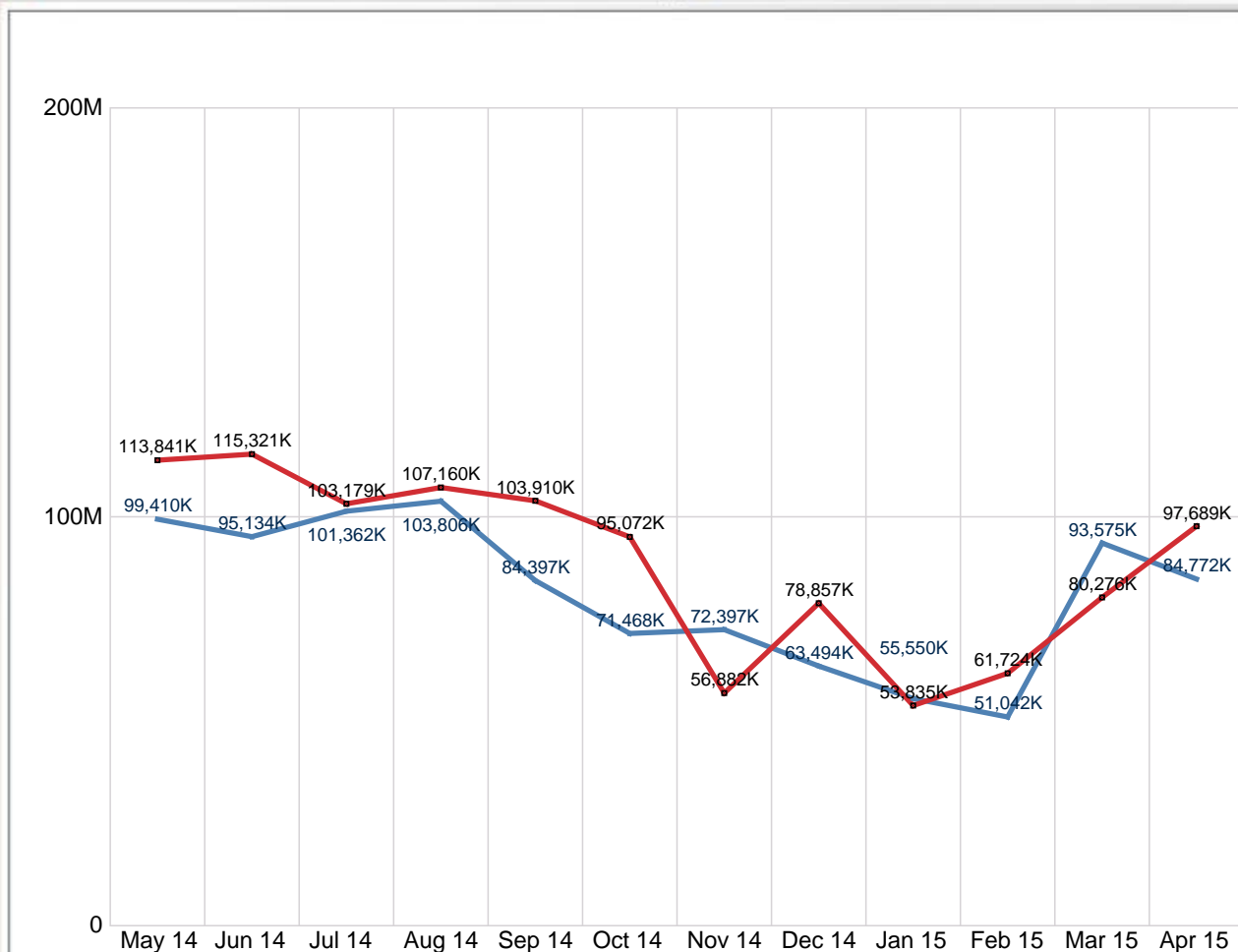
Report Produced on: May 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

APRIL

2014	2015
85M	98M

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
285M	294M

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
976M	1.07B



April 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®

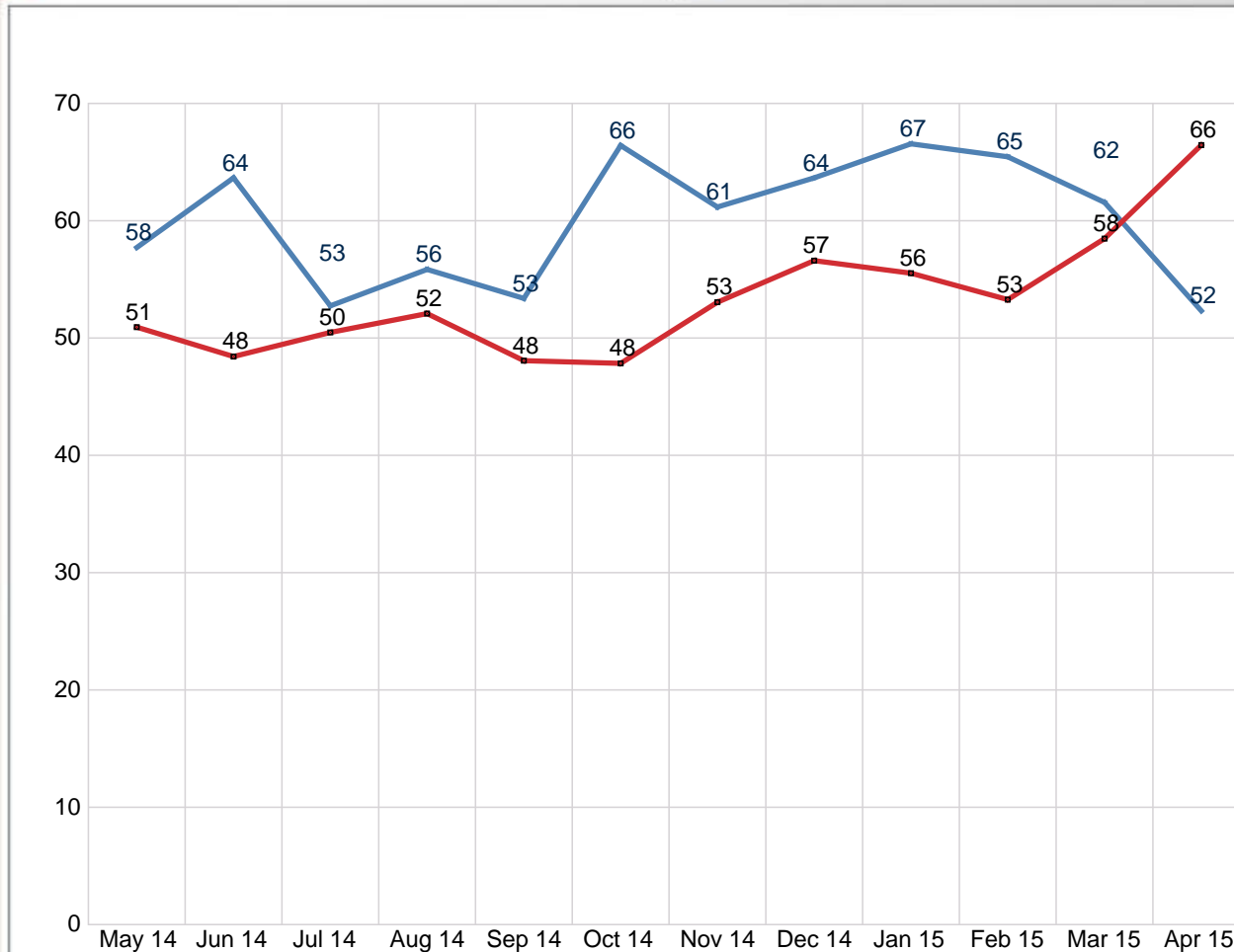
Report Produced on: May 07, 2015

Market Trends

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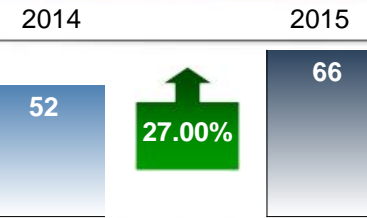
■ May 2014 - April 2015 (Current Year with Values)

■ May 2013 - April 2014 (Previous Year)



Comparative Analysis

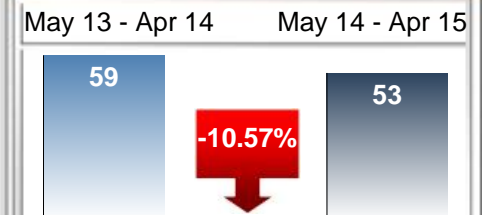
APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2015

Area Delimited by City Of Edmond - Residential Property Type



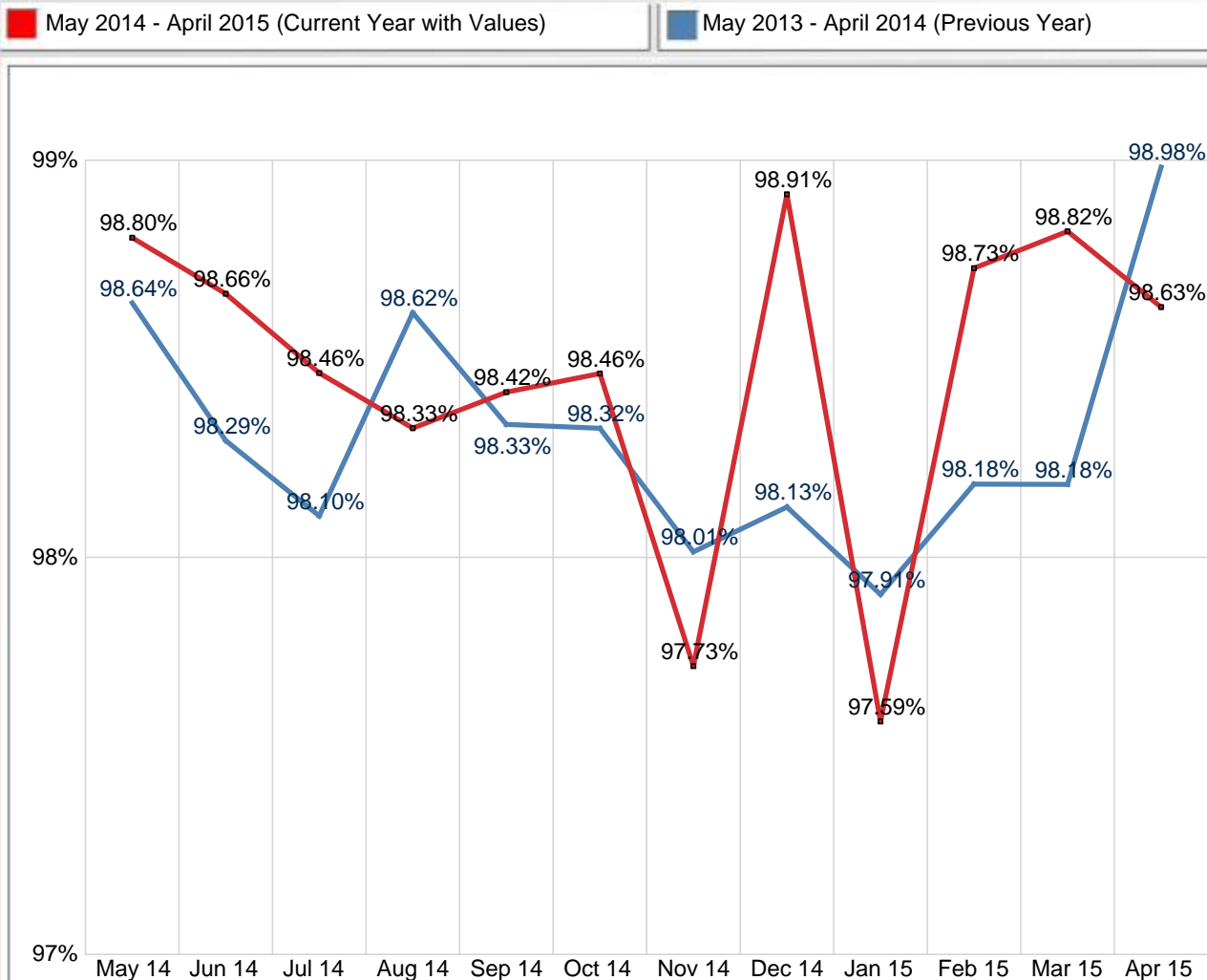
Closed Sales by Average Asked per Sold Ratio

Report Produced on: May 07, 2015

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Market Trends

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Comparative Analysis

APRIL

2014	2015
98.98%	98.63%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.36%</div>	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
98.36%	98.53%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.17%</div>	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
98.34%	98.51%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.17%</div>	



April 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

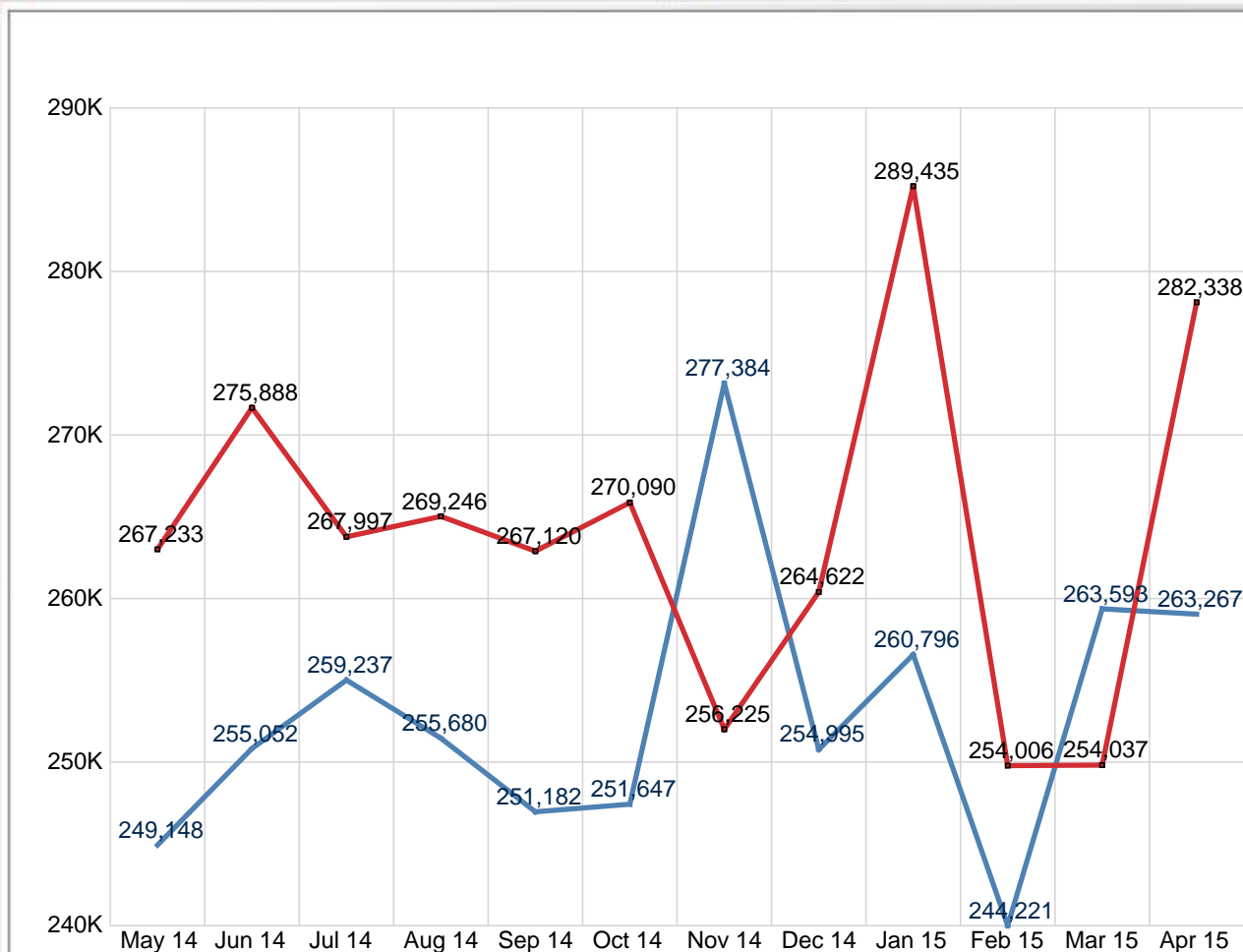
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Market Trends

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



Comparative Analysis

APRIL

2014	2015
263,267	282,338
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.24%	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
259,271	269,040
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.77%	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
257,085	268,345
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.38%	