



# April 2015

Area Delimited by Zipcode 73044 - Residential Property Type

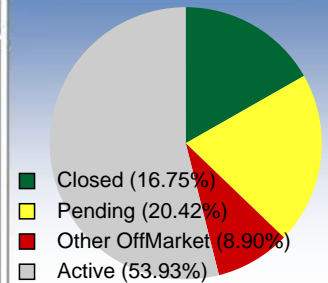


**Absorption:** Last 12 months, an Average of **26** Sales/Month

**Active Inventory** as of April 30, 2015 = **103**

	APRIL		
	2014	2015	+/- %
Closed Listings	24	32	33.33%
Pending Listings	29	39	34.48%
New Listings	51	41	-19.61%
Median List Price	119,000	180,995	52.10%
Median Sale Price	130,000	178,950	37.65%
Median Percent of List Price to Selling Price	100.00%	99.06%	-0.94%
Median Days on Market to Sale	39.00	56.00	43.59%
End of Month Inventory	105	103	-1.90%
Months Supply of Inventory	4.29	3.92	-8.44%

## 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) Decreases

The total housing inventory at the end of April 2015 decreased **1.90%** to 103 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 **3.92** 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 **37.65%** in April 2015 to \$178,950 versus the previous year at \$130,000.

### Median Days on Market Lengthens

The median number of **56.00** days that homes spent on the market before selling increased by 17.00 days or **43.59%** in April 2015 compared to last year's same month at **39.00** 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 strong this month.

There were 41 New Listings in April 2015, down **19.61%** from last year at 51. Furthermore, there were 32 Closed Listings this month versus last year at 24, a **33.33%** increase.

Closed versus Listed trends yielded a **78.0%** ratio, up from last year's April 2015 at **47.1%**, a **65.85%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

## What's in this Issue

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

## 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

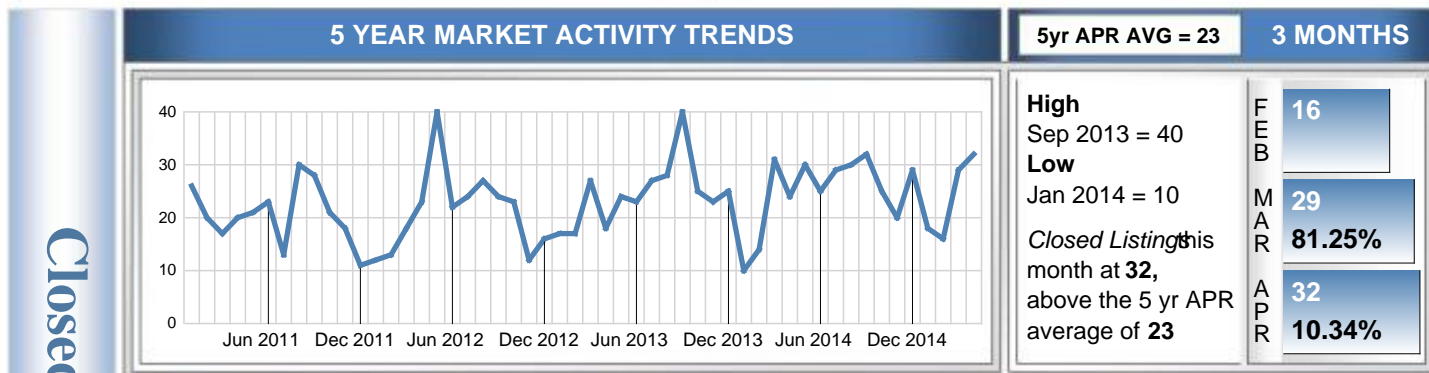
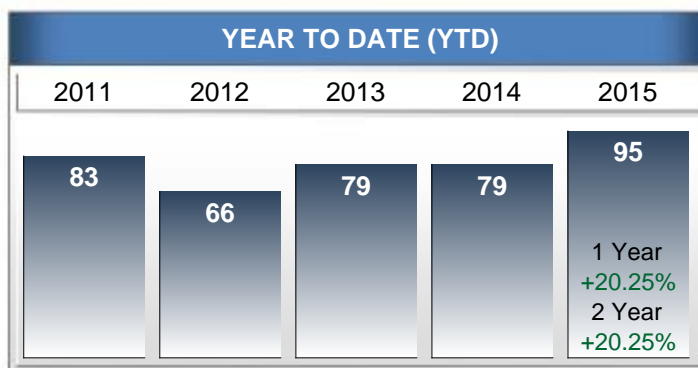
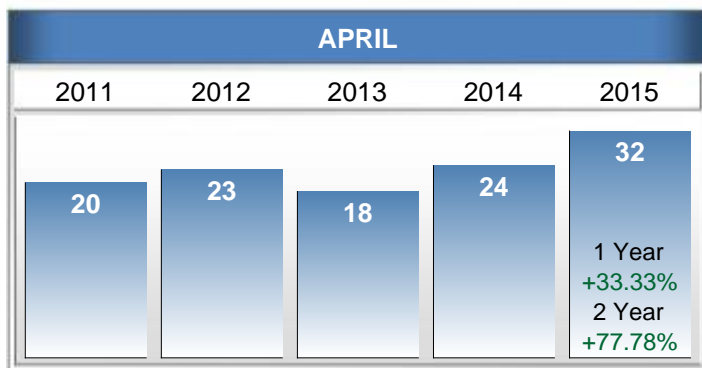
Closed Sales as of May 06, 2015



### Closed Listings

Report Produced on: May 07, 2015

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	2	6.25%	105.0	1	1	0	0
\$75,001 - \$100,000	5	15.63%	53.0	2	3	0	0
\$100,001 - \$150,000	4	12.50%	82.5	1	2	1	0
\$150,001 - \$200,000	7	21.88%	29.0	0	4	3	0
\$200,001 - \$225,000	6	18.75%	26.5	0	4	2	0
\$225,001 - \$250,000	4	12.50%	85.5	0	2	2	0
\$250,001 and up	4	12.50%	104.0	0	2	1	1
<b>Total Closed Units:</b>	<b>32</b>		<b>56.0</b>	<b>4</b>	<b>18</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume:</b>	<b>6,813,745</b>			<b>339.50K</b>	<b>4.33M</b>	<b>1.79M</b>	<b>355.00K</b>
<b>Median Closed Price:</b>	<b>\$178,950</b>			<b>\$91,000</b>	<b>\$169,950</b>	<b>\$201,000</b>	<b>\$355,000</b>

Closed Listings

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Contact an experienced REALTOR



# Monthly Inventory Analysis

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## April 2015

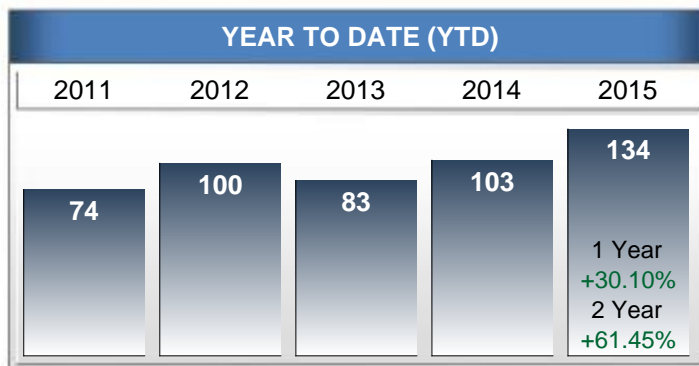
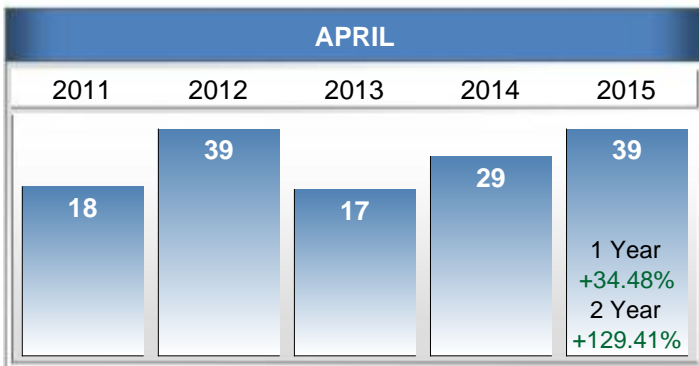
Pending Listings as of May 06, 2015



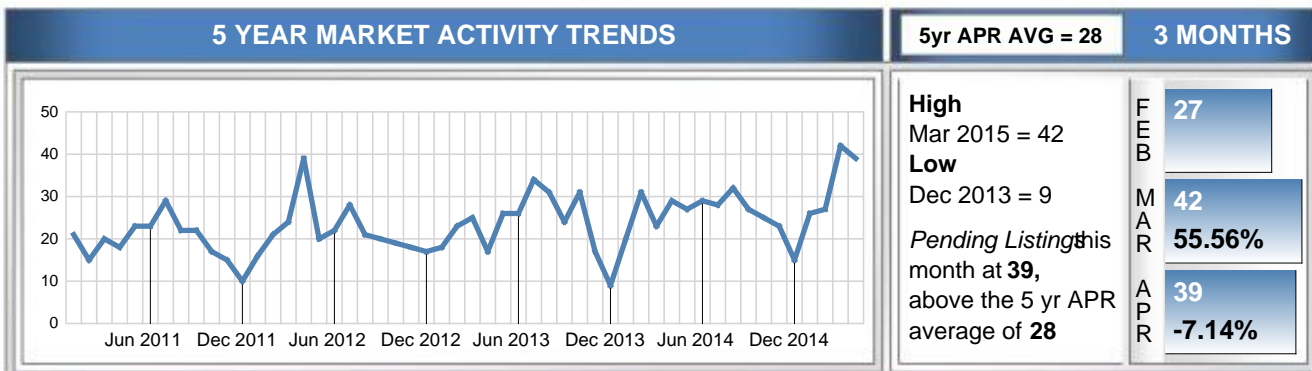
### Pending Listings

Report Produced on: May 07, 2015

Area Delimited by Zipcode 73044 - 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+		
\$50,000 and less	1	2.56%	2.0	0	0	1	0		
\$50,001 - \$75,000	3	7.69%	10.0	1	1	1	0		
\$75,001 - \$125,000	7	17.95%	53.0	3	3	0	1		
\$125,001 - \$175,000	12	30.77%	39.0	0	8	4	0		
\$175,001 - \$200,000	6	15.38%	21.5	0	5	1	0		
\$200,001 - \$225,000	3	7.69%	11.0	0	1	2	0		
\$225,001 and up	7	17.95%	13.0	0	6	1	0		
Total Pending Units:				39	23.0	4	24	10	1
Total Pending Volume:				6,390,608		298.80K	4.44M	1.56M	90.00K
Median Listing Price:				\$158,900		\$77,900	\$173,500	\$157,450	\$90,000



# Monthly Inventory Analysis

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## April 2015

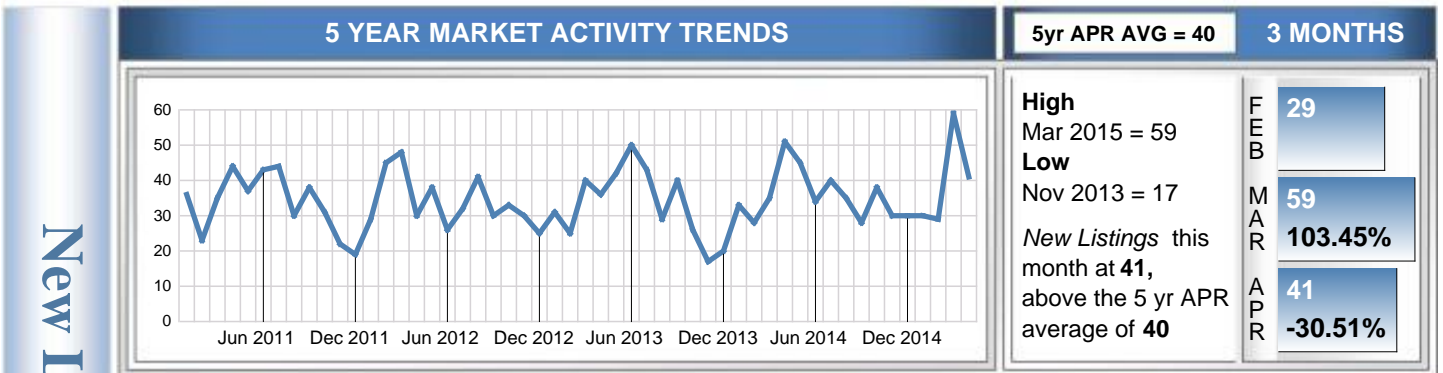
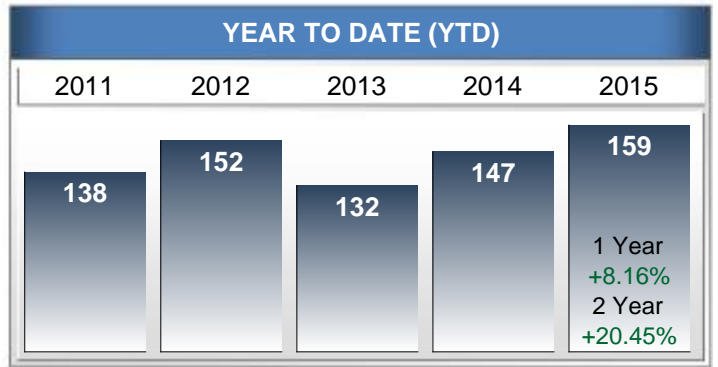
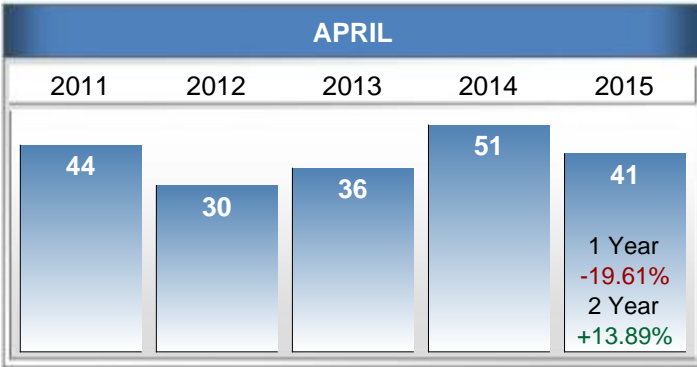
New Listings as of May 06, 2015



### New Listings

Report Produced on: May 07, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

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#### 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	4.88%	0	0	2	0
\$50,001 - \$100,000	7	17.07%	4	3	0	0
\$100,001 - \$125,000	4	9.76%	0	4	0	0
\$125,001 - \$175,000	9	21.95%	1	6	2	0
\$175,001 - \$200,000	8	19.51%	0	5	3	0
\$200,001 - \$225,000	3	7.32%	0	2	1	0
\$225,001 and up	8	19.51%	0	6	2	0
Total New Listed Units:			5	26	10	
Total New Listed Volume:			413.39K	4.50M	1.62M	0.00B
Median New Listed Listing Price:			\$75,900	\$176,658	\$182,400	\$0



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## April 2015

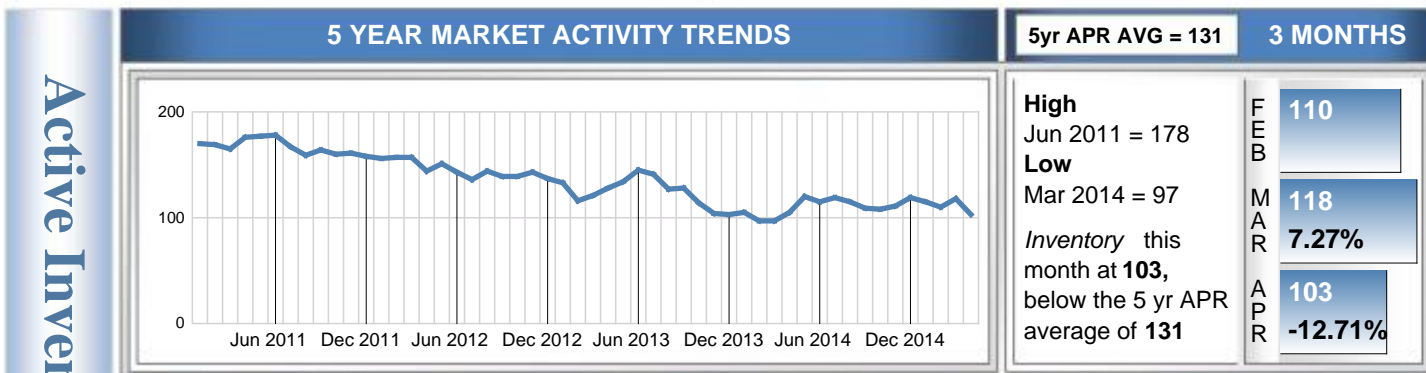
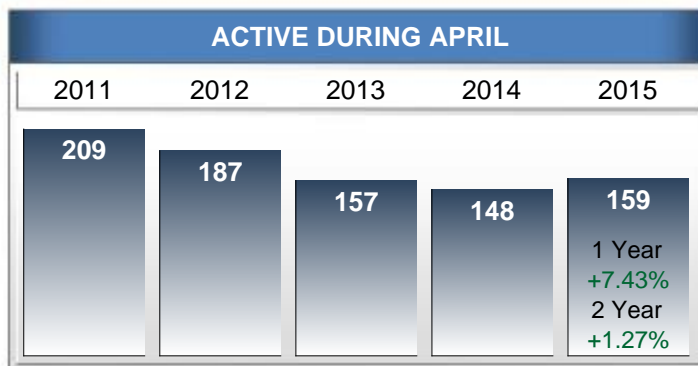
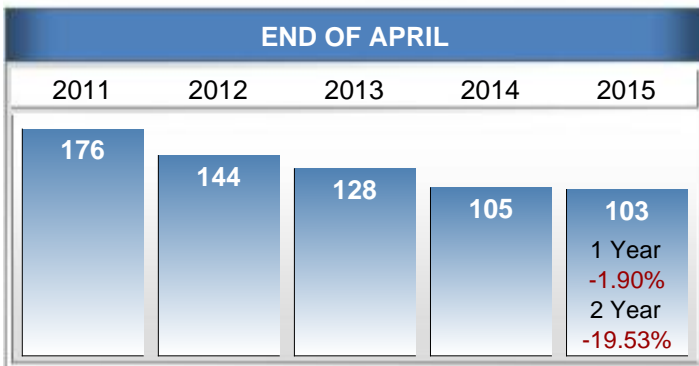
Active Inventory as of May 06, 2015



### Active Inventory

Report Produced on: May 07, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	5	4.85%	132.0	1	3	1	0
\$50,001 - \$100,000	17	16.50%	101.0	6	10	1	0
\$100,001 - \$125,000	10	9.71%	40.0	1	9	0	0
\$125,001 - \$200,000	30	29.13%	35.0	1	21	7	1
\$200,001 - \$225,000	9	8.74%	57.0	0	5	3	1
\$225,001 - \$325,000	20	19.42%	59.0	0	13	5	2
\$325,001 and up	12	11.65%	83.0	0	5	5	2
Total Active Inventory by Units:				9	66	22	6
Total Active Inventory by Volume:				662.86K	15.27M	5.31M	1.66M
Median Active Inventory Listing Price:				\$69,900	\$159,950	\$215,409	\$258,350





# Monthly Inventory Analysis

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## April 2015

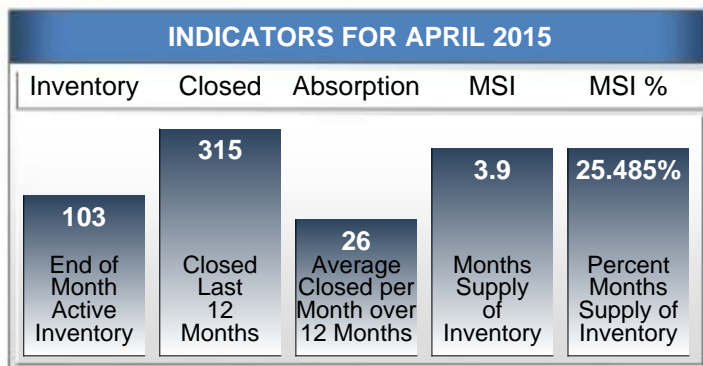
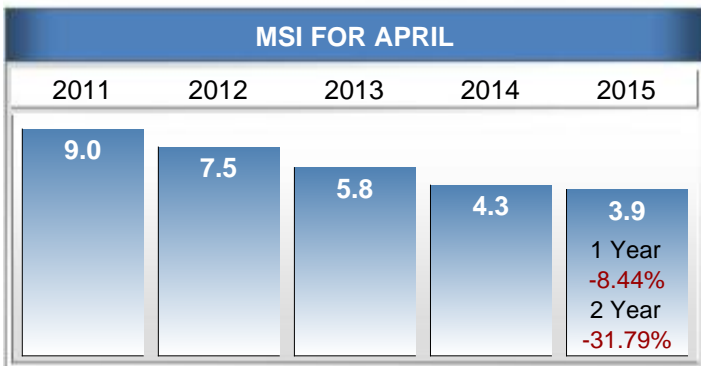
Active Inventory as of May 06, 2015



### Months Supply of Inventory

Report Produced on: May 07, 2015

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Months Supply

Ready to Buy or Sell Real Estate?  
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**5yr APR AVG = 6.1**     **3 MONTHS**

**High**  
Jun 2011 = 10.3

**Low**  
Apr 2015 = 3.9

Months Supply this month at **3.9**, below the 5 yr APR average of **6.1**

FEB	4.3
MAR	4.6
APR	3.9
APR	-14.93%

#### 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	5		4.85%	1.8	1.2	2.3	1.5	0.0
\$50,001 - \$100,000	17		16.50%	3.8	4.8	3.6	2.4	0.0
\$100,001 - \$125,000	10		9.71%	6.3	12.0	7.7	0.0	0.0
\$125,001 - \$200,000	30		29.13%	3.7	12.0	3.7	3.2	6.0
\$200,001 - \$225,000	9		8.74%	2.2	0.0	2.4	1.6	12.0
\$225,001 - \$325,000	20		19.42%	5.2	0.0	6.0	3.5	8.0
\$325,001 and up	12		11.65%	9.6	0.0	8.6	12.0	12.0
MSI:		3.9			3.9	4.2	3.0	8.0
Total Active Inventory:		103			9	66	22	6



# Monthly Inventory Analysis

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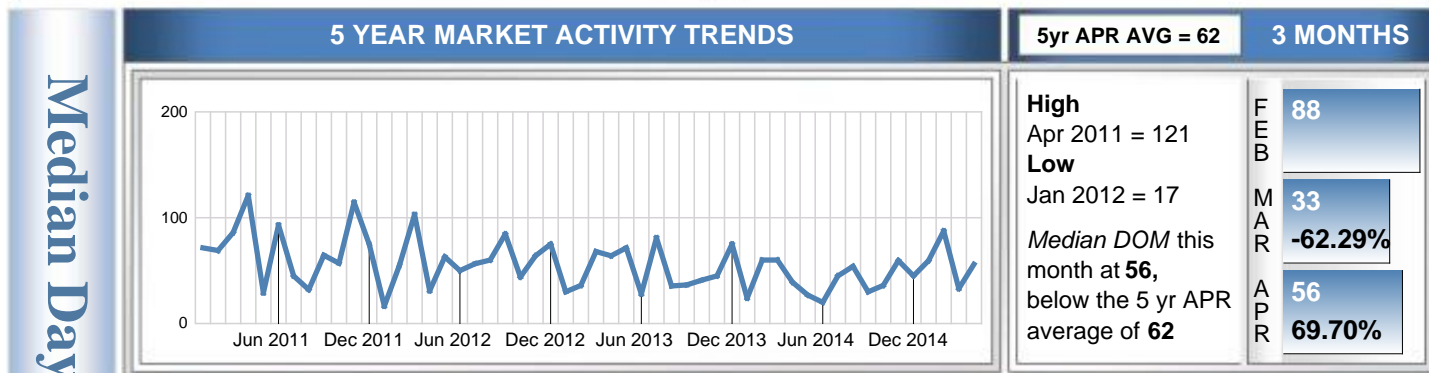
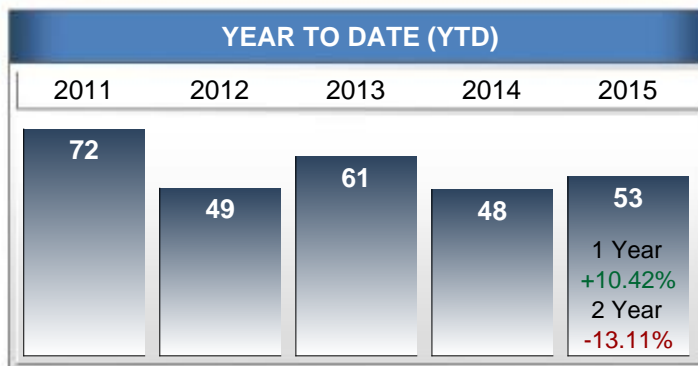
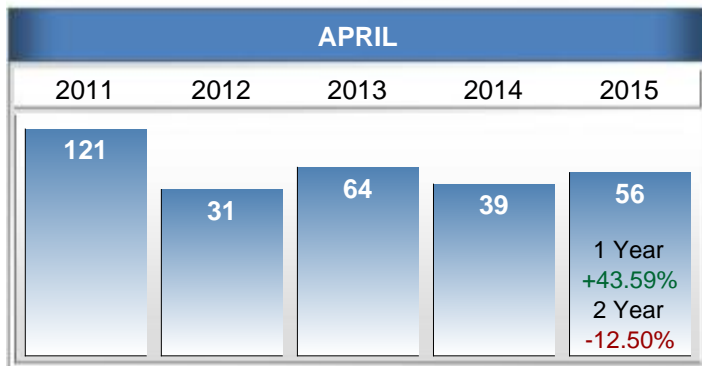
Closed Sales as of May 06, 2015



### Median Days on Market to Sale

Report Produced on: May 07, 2015

Area Delimited by 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+
\$75,000 and less	2	6.25%	105.0	115.0	95.0	0.0	0.0
\$75,001 - \$100,000	5	15.63%	53.0	151.5	30.0	0.0	0.0
\$100,001 - \$150,000	4	12.50%	82.5	101.0	68.0	64.0	0.0
\$150,001 - \$200,000	7	21.88%	29.0	0.0	80.0	24.0	0.0
\$200,001 - \$225,000	6	18.75%	26.5	0.0	49.0	23.0	0.0
\$225,001 - \$250,000	4	12.50%	85.5	0.0	85.5	78.5	0.0
\$250,001 and up	4	12.50%	104.0	0.0	104.0	20.0	279.0
Median Closed DOM:	56.0			108.0	69.5	29.0	279.0
Total Closed Units:	32			4	18	9	1
Total Closed Volume:	6,813,745			339.50K	4.33M	1.79M	355.00K



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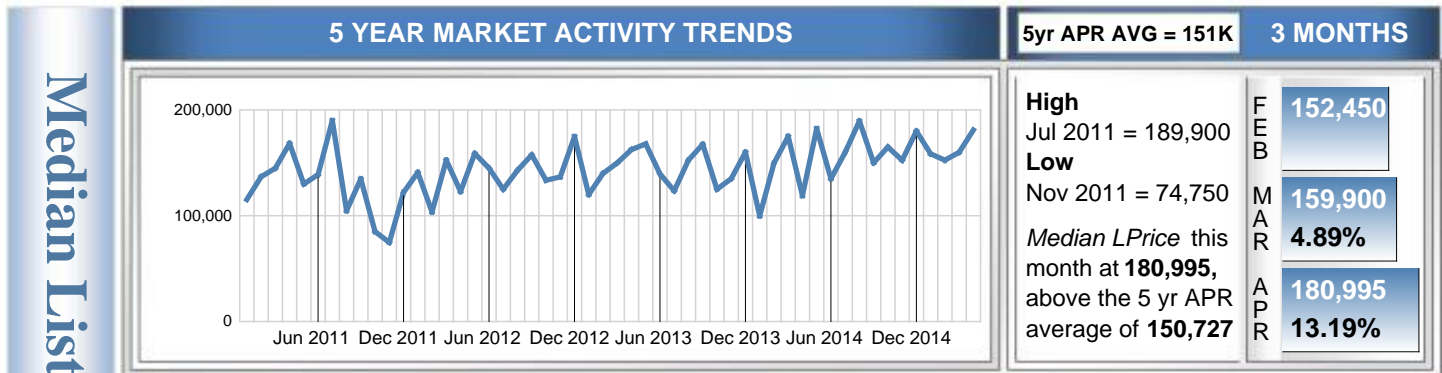
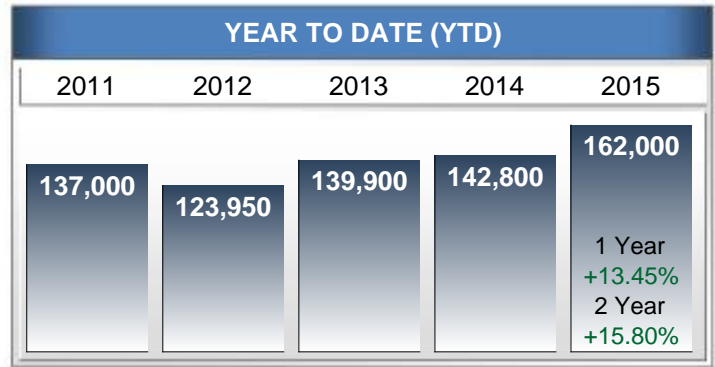
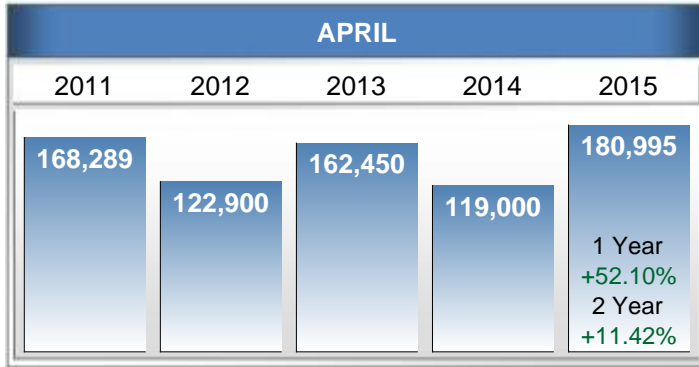
Closed Sales as of May 06, 2015



### Median List Price at Closing

Report Produced on: May 07, 2015

Area Delimited by 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+
\$75,000 and less	2		6.25%	59,900	49,900	69,900	0	0
\$75,001 - \$100,000	5		15.63%	89,900	88,500	89,900	0	0
\$100,001 - \$150,000	4		12.50%	119,000	115,000	131,000	112,500	0
\$150,001 - \$200,000	7		21.88%	174,900	0	167,400	184,990	0
\$200,001 - \$225,000	6		18.75%	222,988	0	222,988	215,950	0
\$225,001 - \$250,000	4		12.50%	230,900	0	228,677	233,073	0
\$250,001 and up	4		12.50%	410,000	0	962,500	266,700	370,000
Median List Price:	\$180,995				\$88,500	\$175,950	\$207,000	\$370,000
Total Closed Units:	32				4	18	9	1
Total List Volume:	7,053,964				341.90K	4.53M	1.81M	370.00K





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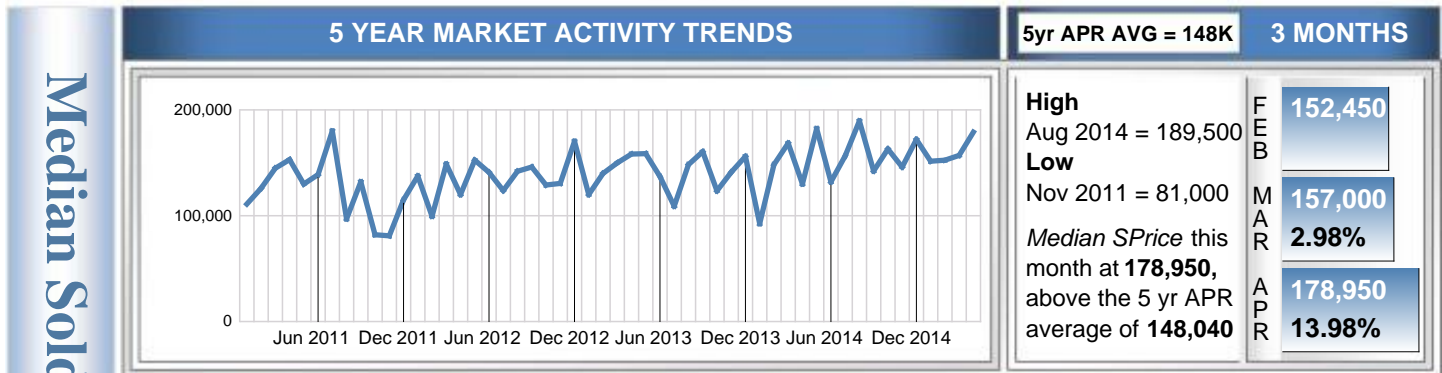
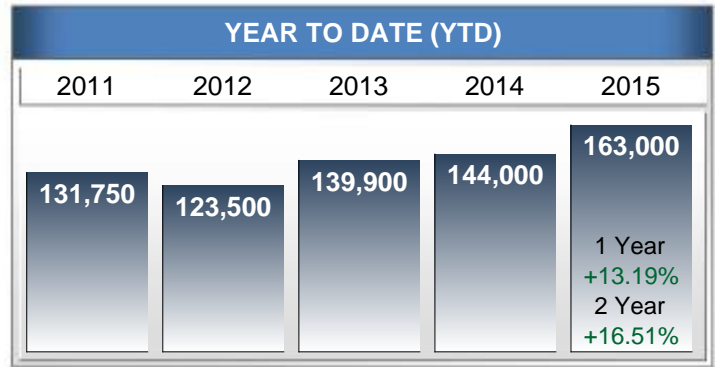
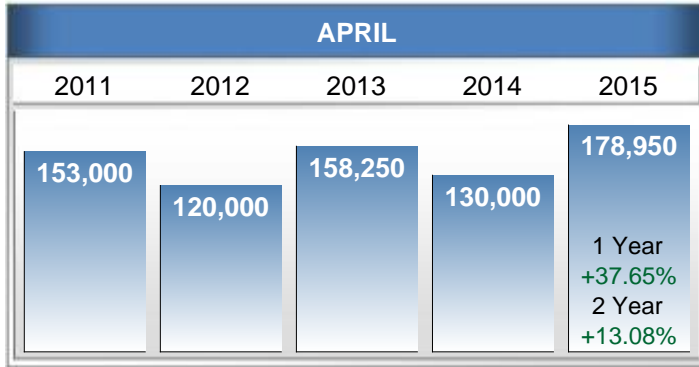
Closed Sales as of May 06, 2015



### Median Sold Price at Closing

Report Produced on: May 07, 2015

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	2		6.25%	53,750	42,500	65,000	0	0
\$75,001 - \$100,000	5		15.63%	87,000	91,000	85,000	0	0
\$100,001 - \$150,000	4		12.50%	113,500	115,000	125,250	108,000	0
\$150,001 - \$200,000	7		21.88%	165,000	0	161,651	183,000	0
\$200,001 - \$225,000	6		18.75%	216,000	0	216,000	211,950	0
\$225,001 - \$250,000	4		12.50%	229,777	0	228,677	231,250	0
\$250,001 and up	4		12.50%	402,500	0	887,500	266,700	355,000
Median Closed Price:	\$178,950				\$91,000	\$169,950	\$201,000	\$355,000
Total Closed Units:	32				4	18	9	1
Total Closed Volume:	6,813,745				339.50K	4.33M	1.79M	355.00K



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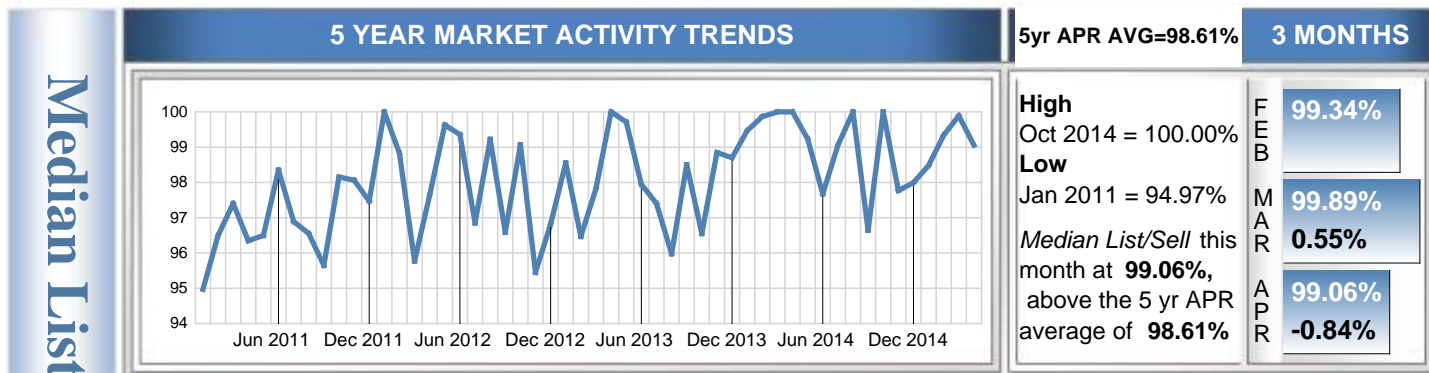
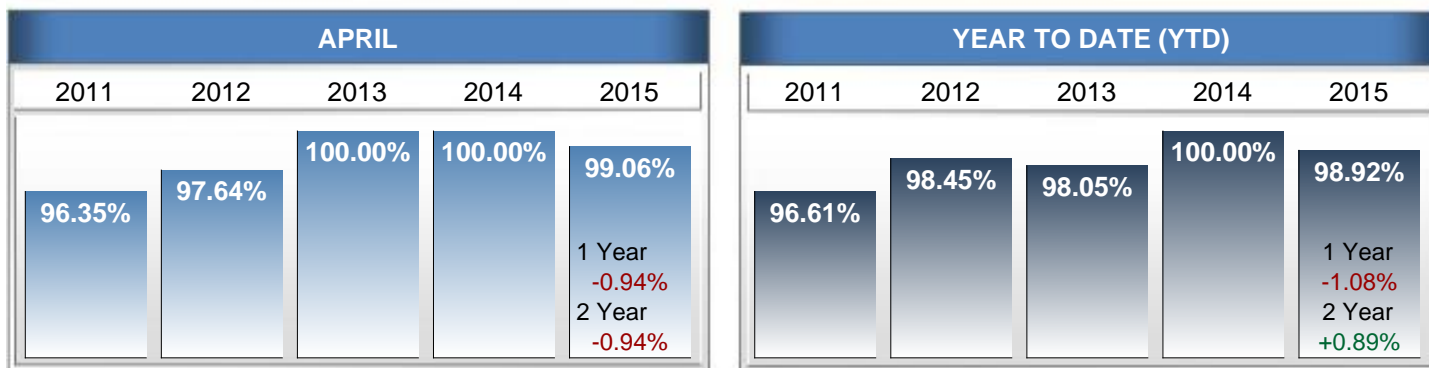
Closed Sales as of May 06, 2015



### Median Percent of List Price to Selling Price

Report Produced on: May 07, 2015

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	2	6.25%	89.08%	85.17%	92.99%	0.00%	0.00%
\$75,001 - \$100,000	5	15.63%	100.00%	102.78%	94.55%	0.00%	0.00%
\$100,001 - \$150,000	4	12.50%	97.82%	100.00%	95.35%	96.00%	0.00%
\$150,001 - \$200,000	7	21.88%	99.00%	0.00%	98.30%	100.00%	0.00%
\$200,001 - \$225,000	6	18.75%	99.04%	0.00%	99.37%	98.11%	0.00%
\$225,001 - \$250,000	4	12.50%	100.00%	0.00%	100.00%	99.22%	0.00%
\$250,001 and up	4	12.50%	97.97%	0.00%	94.92%	100.00%	95.95%
Median List/Sell Ratio:	99.06%			100.00%	98.98%	99.11%	95.95%
Total Closed Units:	32			4	18	9	1
Total Closed Volume:	6,813,745			339.50K	4.33M	1.79M	355.00K

Median List/Sell Price

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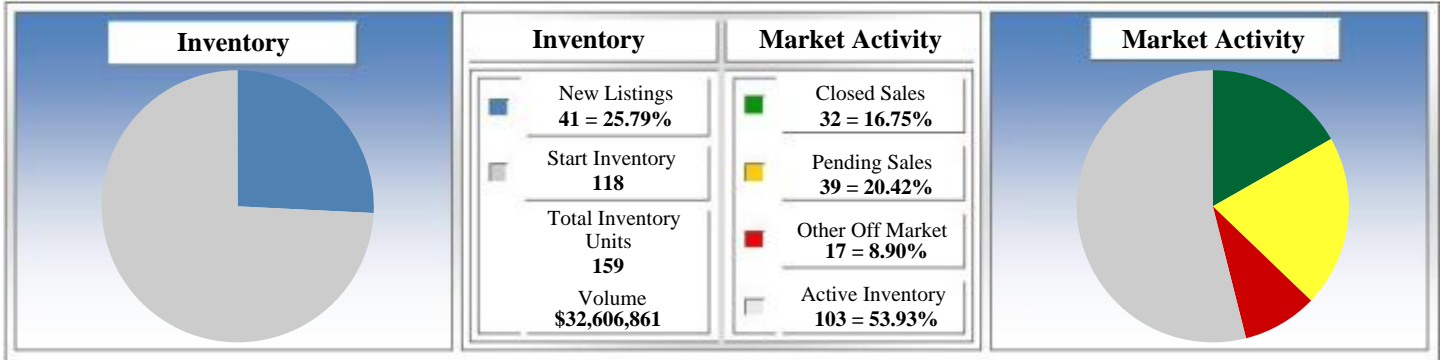
Inventory as of May 06, 2015



### Market Summary

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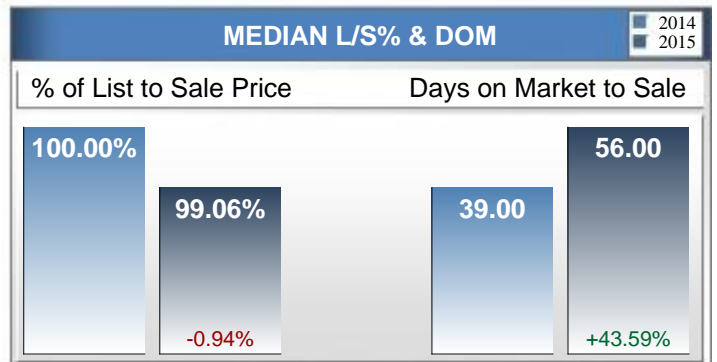
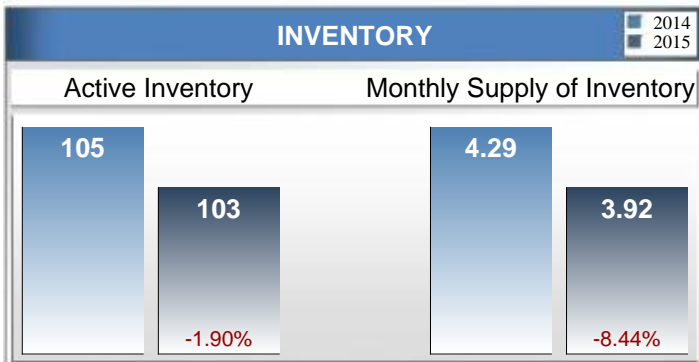
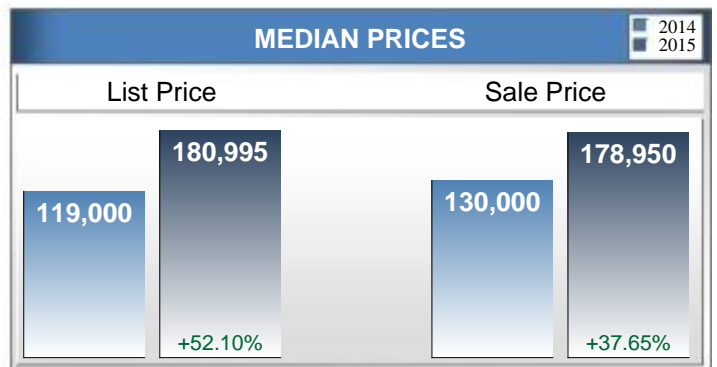
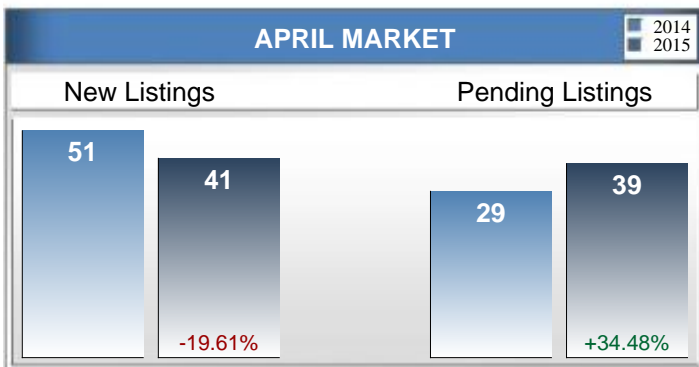
Area Delimited by Zipcode 73044 - Residential Property Type



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

**Active Inventory** as of April 30, 2015 = 103

	APRIL			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	24	32	33.33%	79	95	20.25%
Pending Sales	29	39	34.48%	103	134	30.10%
New Listings	51	41	-19.61%	147	159	8.16%
Median List Price	119,000	180,995	52.10%	142,800	162,000	13.45%
Median Sale Price	130,000	178,950	37.65%	144,000	163,000	13.19%
Median Percent of List Price to Selling Price	100.00%	99.06%	-0.94%	100.00%	98.92%	-1.08%
Median Days on Market to Sale	39.00	56.00	43.59%	48.00	53.00	10.42%
Monthly Inventory	105	103	-1.90%	105	103	-1.90%
Months Supply of Inventory	4.29	3.92	-8.44%	4.29	3.92	-8.44%





# April 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

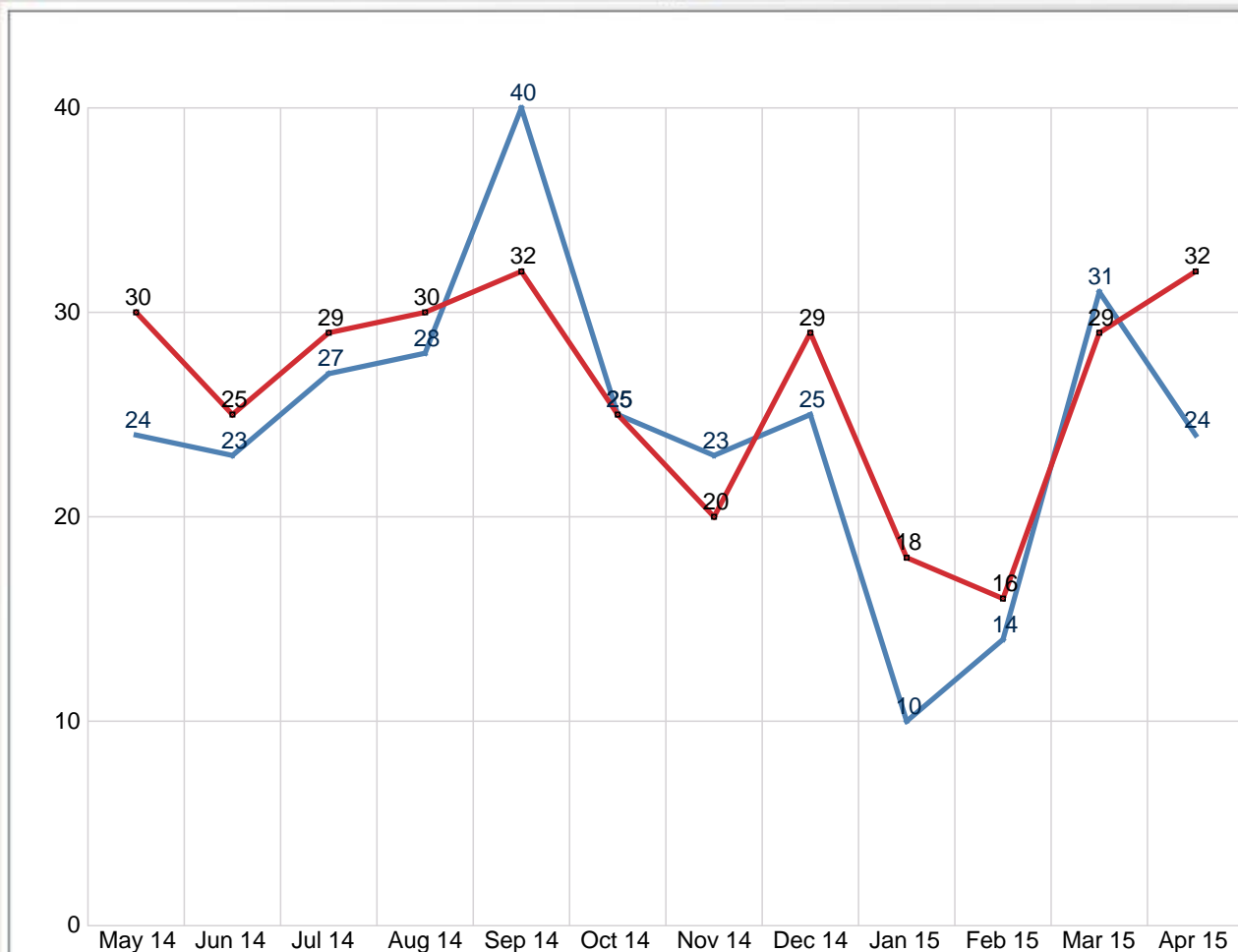
Report Produced on: May 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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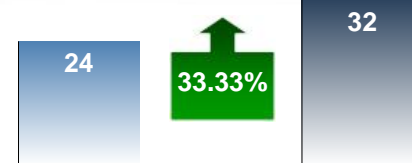
■ May 2014 - April 2015 (Current Year with Values)
 ■ May 2013 - April 2014 (Previous Year)



### Comparative Analysis

#### APRIL

2014      2015



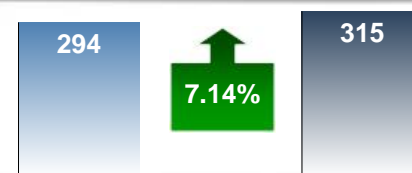
#### YEAR TO DATE (YTD)

Jan - Apr 2014      Jan - Apr 2015



#### 12 MONTH COMPARATIVE

May 13 - Apr 14      May 14 - Apr 15





# April 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

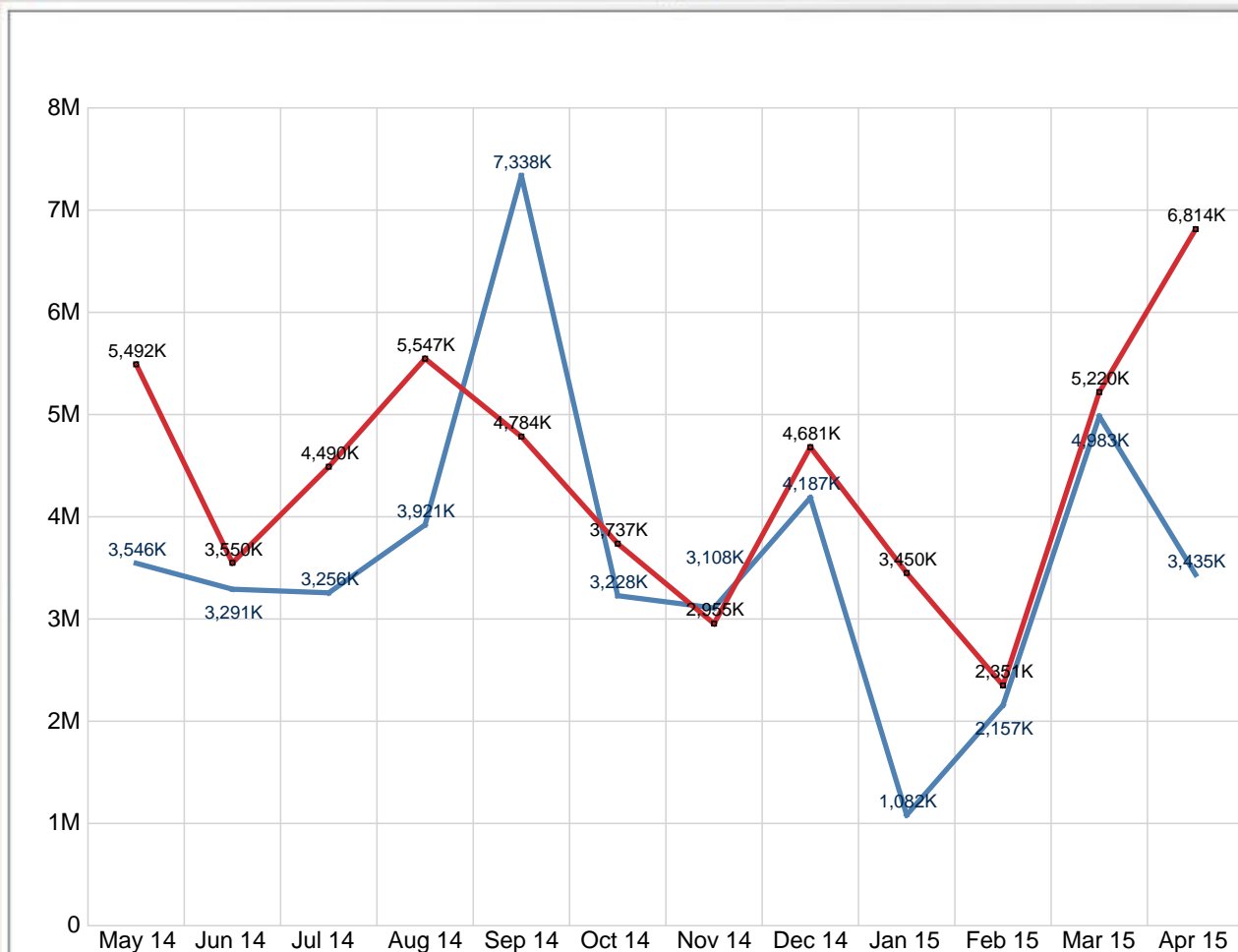
Report Produced on: May 07, 2015

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

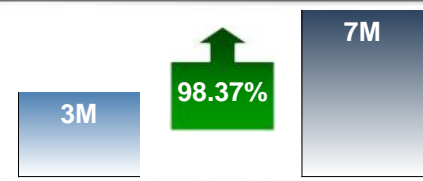


Comparative Analysis

APRIL

2014

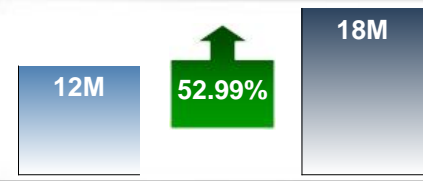
2015



YEAR TO DATE (YTD)

Jan - Apr 2014

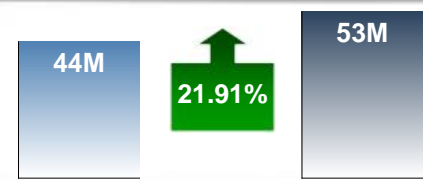
Jan - Apr 2015



12 MONTH COMPARATIVE

May 13 - Apr 14

May 14 - Apr 15







# April 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

Report Produced on: May 07, 2015

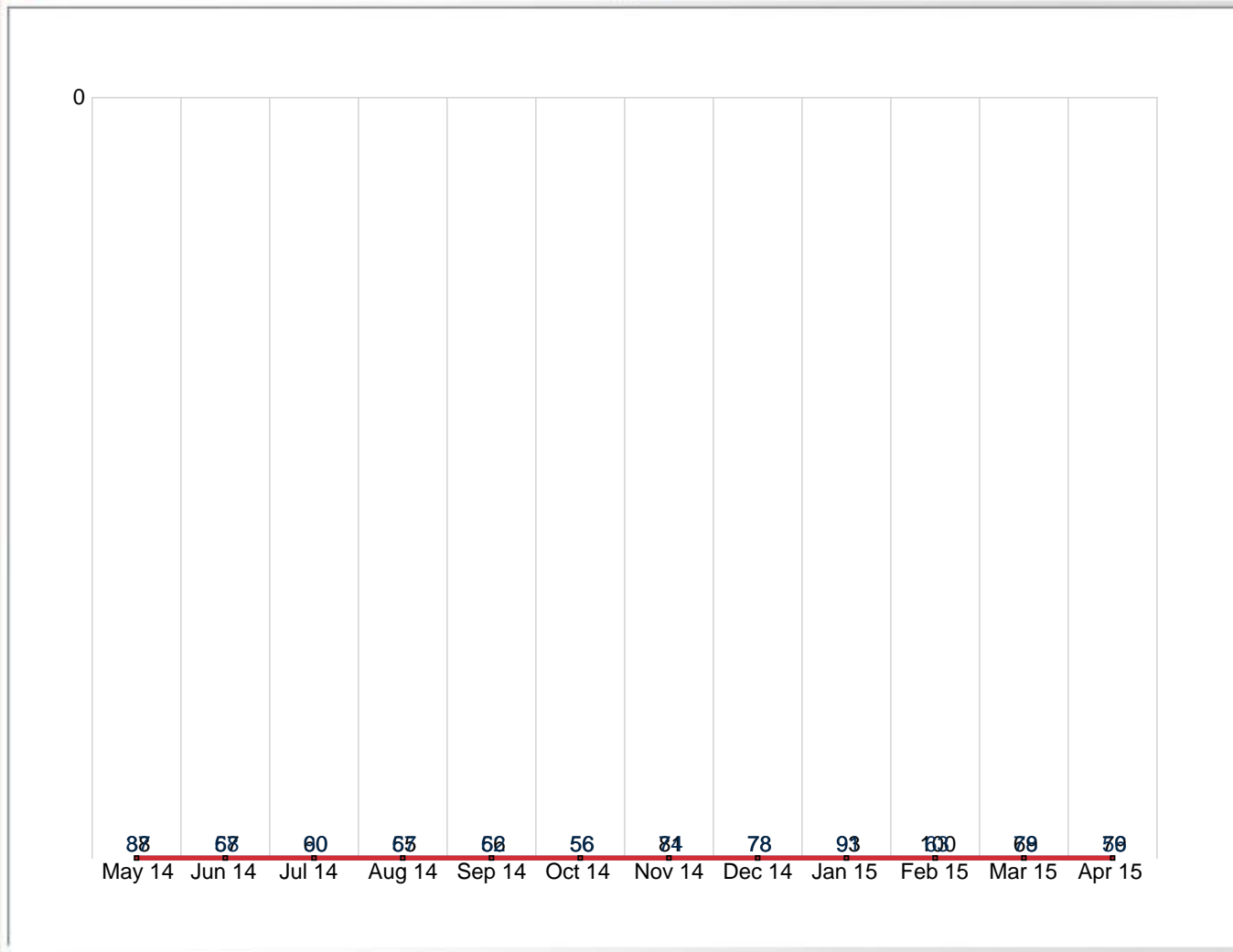
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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

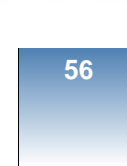
■ May 2013 - April 2014 (Previous Year)



Comparative Analysis

### APRIL

2014

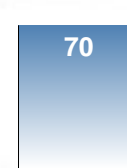


2015

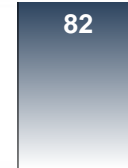


### YEAR TO DATE (YTD)

Jan - Apr 2014

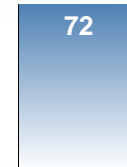


Jan - Apr 2015

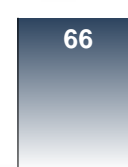


### 12 MONTH COMPARATIVE

May 13 - Apr 14



May 14 - Apr 15





# April 2015

Area Delimited by Zipcode 73044 - Residential Property Type



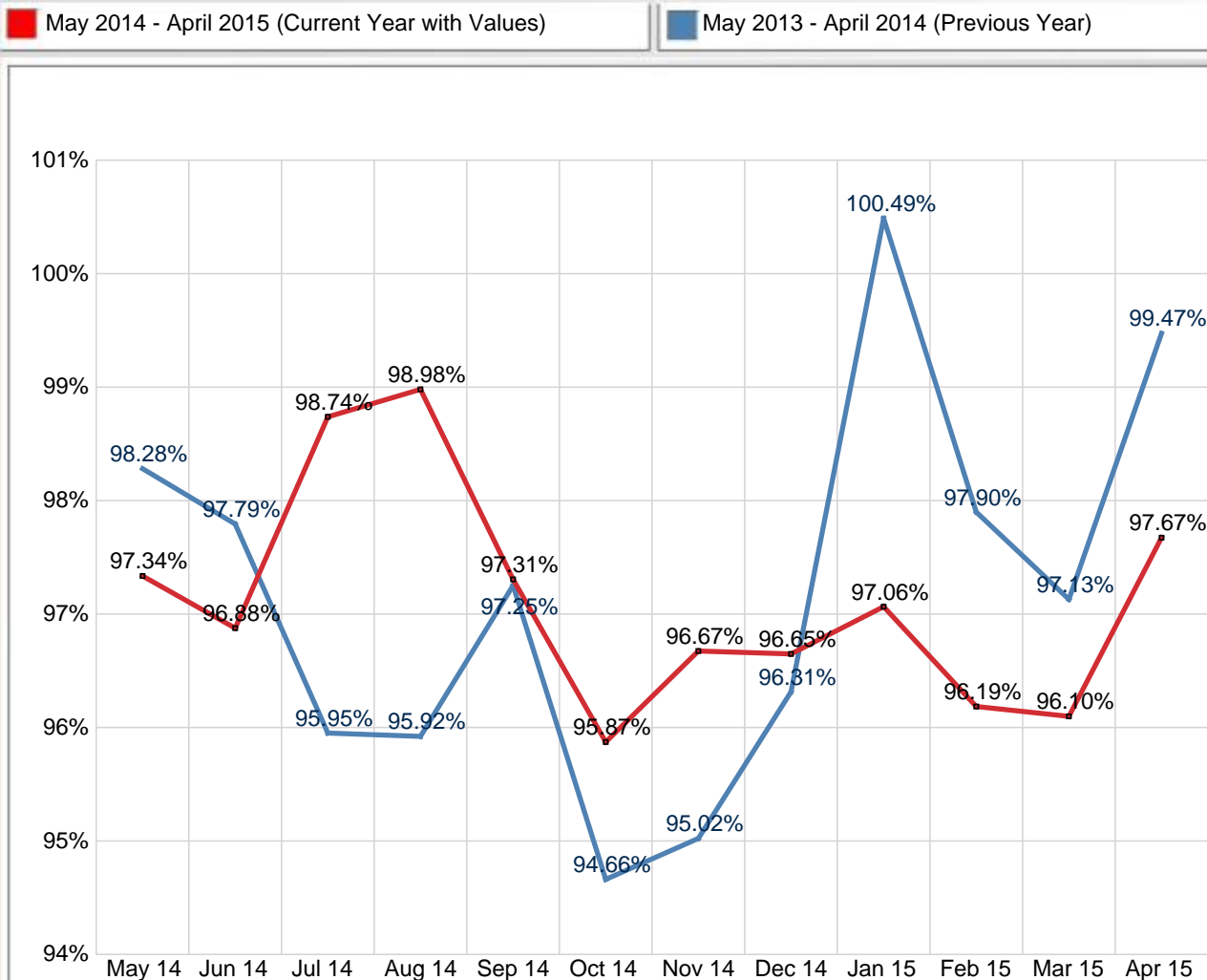
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: May 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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### Comparative Analysis

#### APRIL

2014	2015
99.47%	97.67%
-1.81%	

#### YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
98.40%	96.83%
-1.60%	

#### 12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
96.97%	97.21%
0.25%	



# April 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

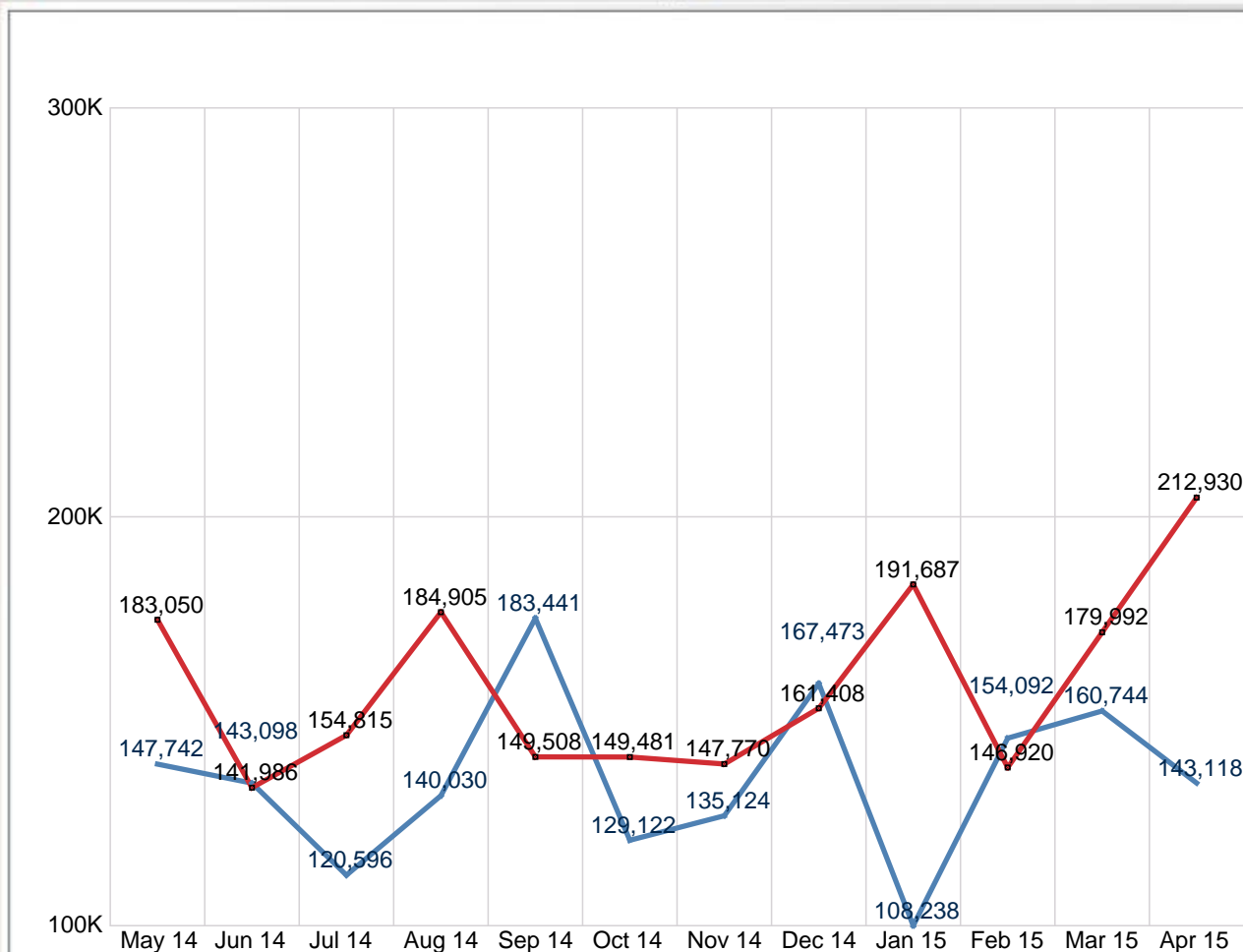
Report Produced on: May 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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



### Comparative Analysis

#### APRIL

2014	2015
143,118	212,930
<span style="color: green;">↑</span> 48.78%	

#### YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
147,564	187,733
<span style="color: green;">↑</span> 27.22%	

#### 12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
148,068	168,476
<span style="color: green;">↑</span> 13.78%	