



April 2015

Area Delimited by County Of Logan -
Residential Property Type

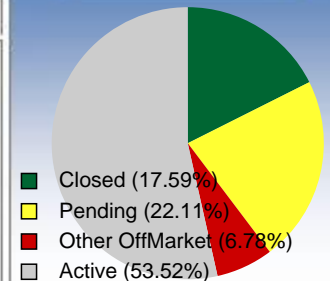


Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of April 30, 2015 = **213**

	APRIL		
	2014	2015	+/- %
Closed Listings	66	70	6.06%
Pending Listings	78	88	12.82%
New Listings	100	88	-12.00%
Median List Price	229,735	222,988	-2.94%
Median Sale Price	222,500	220,950	-0.70%
Median Percent of List Price to Selling Price	100.00%	99.74%	-0.26%
Median Days on Market to Sale	27.50	28.50	3.64%
End of Month Inventory	204	213	4.41%
Months Supply of Inventory	3.69	3.47	-5.80%

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 **4.41%** to 213 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 **3.47** 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 **0.70%** in April 2015 to \$220,950 versus the previous year at \$222,500.

Median Days on Market Lengthens

The median number of **28.50** days that homes spent on the market before selling increased by 1.00 days or **3.64%** in April 2015 compared to last year's same month at **27.50** DOM.

Sales Success for April 2015 is Positive

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

There were 88 New Listings in April 2015, down **12.00%** from last year at 100. Furthermore, there were 70 Closed Listings this month versus last year at 66, a **6.06%** increase.

Closed versus Listed trends yielded a **79.5%** ratio, up from last year's April 2015 at **66.0%**, a **20.52%** upswing. 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

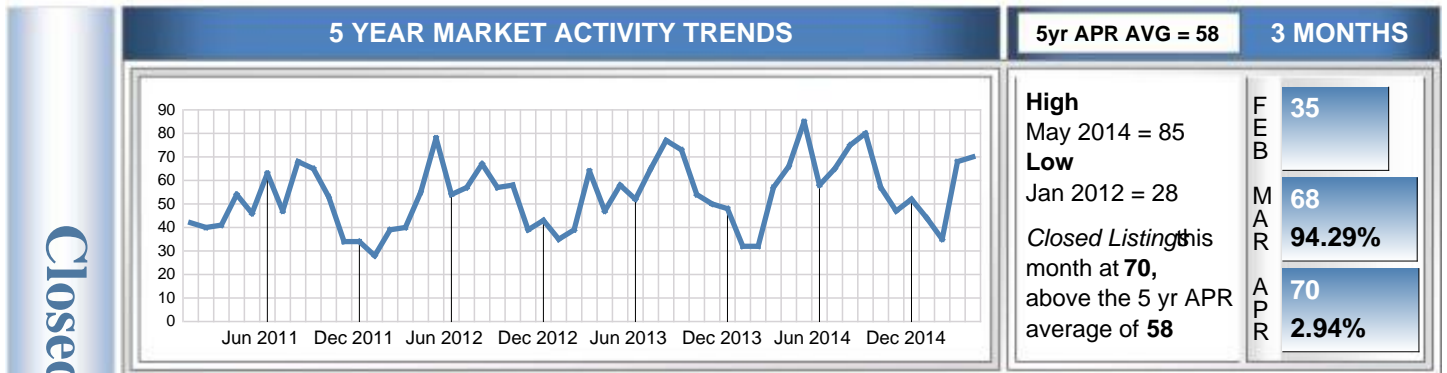
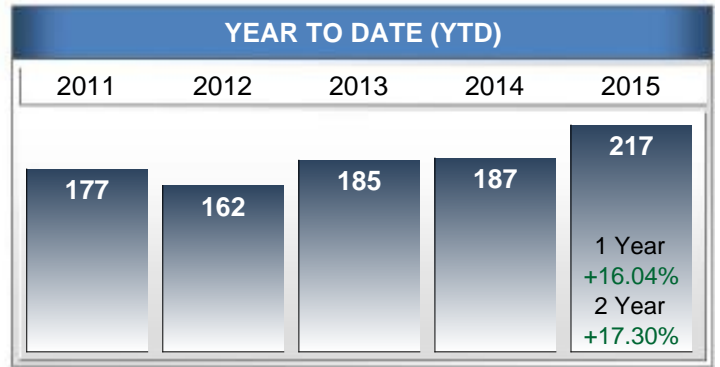
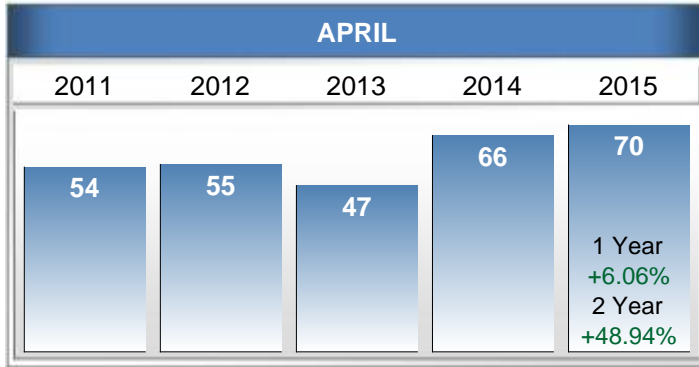
Closed Sales as of May 06, 2015



Closed Listings

Report Produced on: May 07, 2015

Area Delimited by County Of Logan - 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	4	5.71%	105.0	1	3	0	0
\$75,001 - \$125,000	9	12.86%	64.0	3	5	1	0
\$125,001 - \$175,000	9	12.86%	20.0	0	8	1	0
\$175,001 - \$225,000	17	24.29%	22.0	0	9	8	0
\$225,001 - \$300,000	14	20.00%	49.0	0	4	9	1
\$300,001 - \$425,000	10	14.29%	21.0	0	5	3	2
\$425,001 and up	7	10.00%	21.0	0	2	5	0
Total Closed Units:	70		28.5	4	36	27	3
Total Closed Volume:	17,125,037			339.50K	8.13M	7.61M	1.04M
Median Closed Price:	\$220,950			\$91,000	\$182,500	\$265,000	\$355,000

Closed Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2015

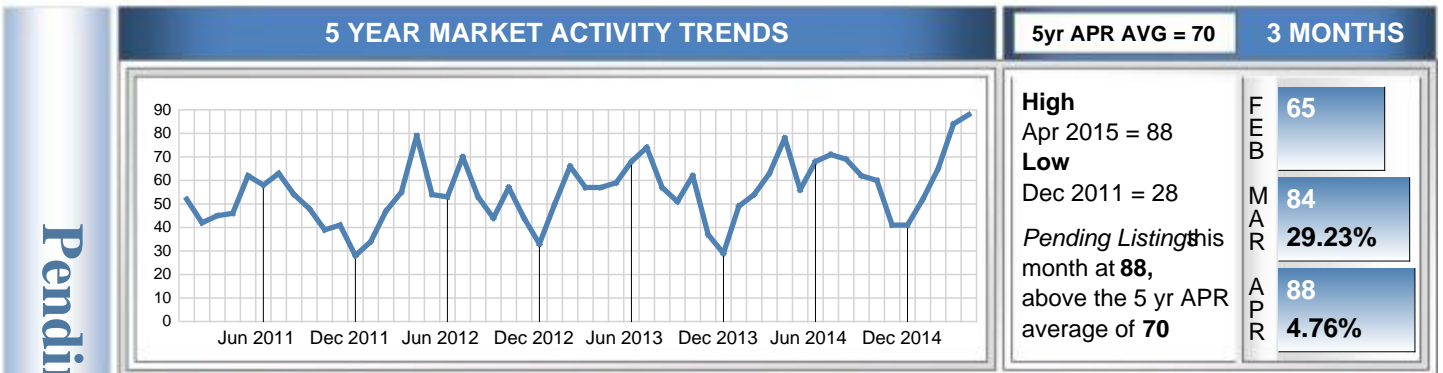
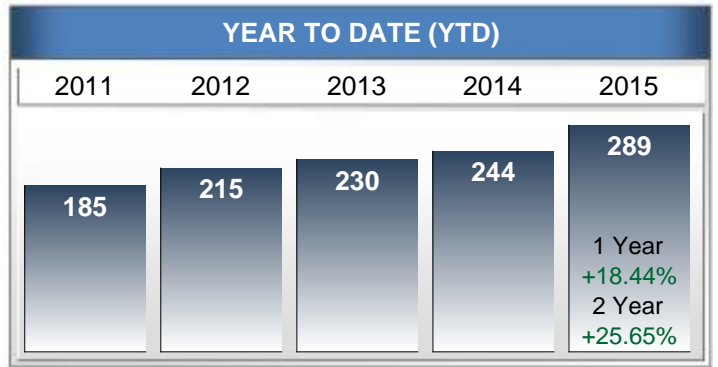
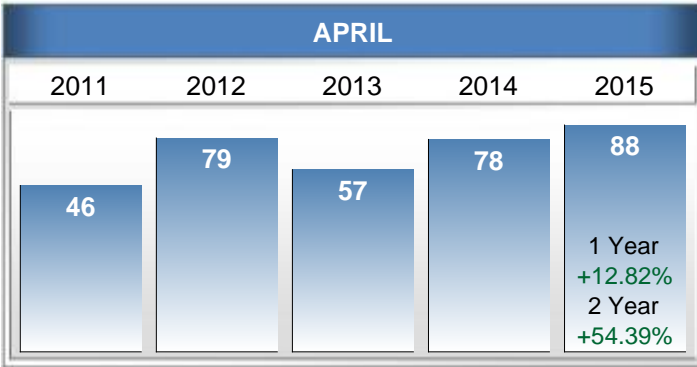
Pending Listings as of May 06, 2015



Pending Listings

Report Produced on: May 07, 2015

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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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+
\$75,000 and less	8	9.09%	21.0	2	4	2	0
\$75,001 - \$125,000	11	12.50%	53.0	3	6	1	1
\$125,001 - \$150,000	10	11.36%	49.5	0	6	4	0
\$150,001 - \$225,000	23	26.14%	17.0	1	15	7	0
\$225,001 - \$275,000	12	13.64%	13.5	0	6	6	0
\$275,001 - \$400,000	16	18.18%	16.5	0	3	12	1
\$400,001 and up	8	9.09%	51.5	0	1	6	1
Total Pending Units:	88		22.0	6	41	38	3
Total Pending Volume:	18,854,735			557.70K	7.15M	10.32M	829.98K
Median Listing Price:	\$199,000			\$77,900	\$170,000	\$252,450	\$299,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2015

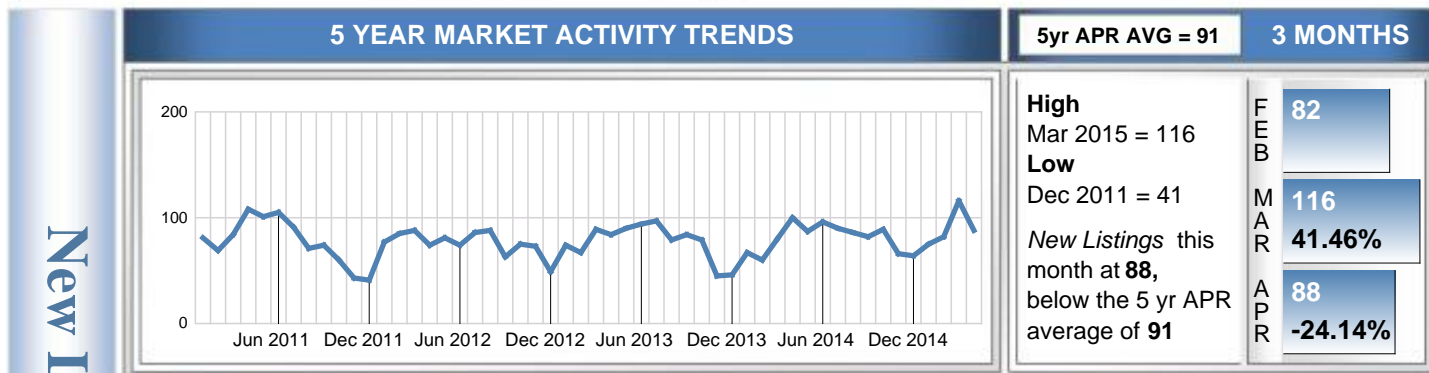
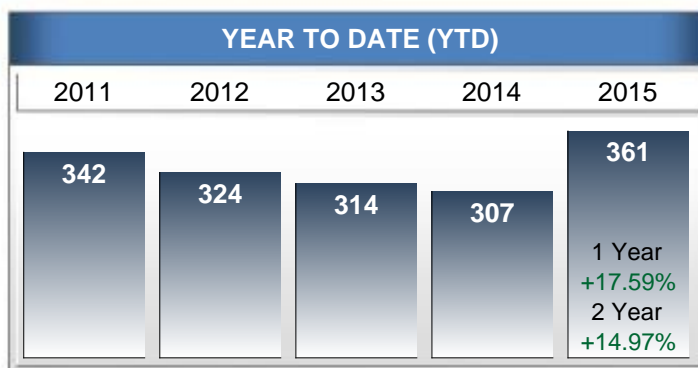
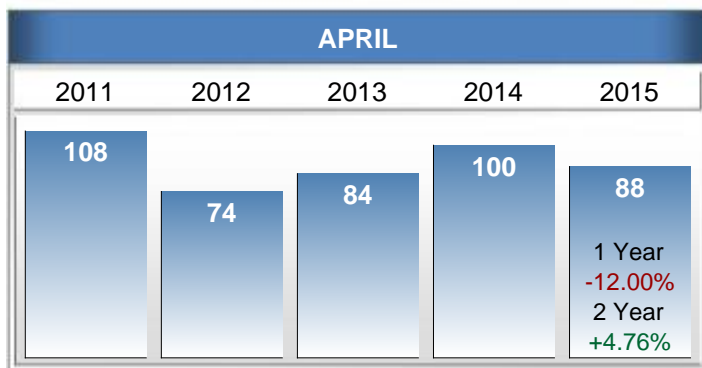
New Listings as of May 06, 2015



New Listings

Report Produced on: May 07, 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	8	9.09%	4	2	2	0
\$75,001 - \$125,000	9	10.23%	2	7	0	0
\$125,001 - \$175,000	14	15.91%	1	9	2	2
\$175,001 - \$225,000	18	20.45%	1	10	7	0
\$225,001 - \$300,000	18	20.45%	0	9	8	1
\$300,001 - \$425,000	12	13.64%	1	2	9	0
\$425,001 and up	9	10.23%	0	2	6	1
Total New Listed Units:			9	41	34	4
Total New Listed Volume:			1.11M	8.03M	10.12M	1.07M
Median New Listed Listing Price:			\$75,900	\$180,684	\$297,000	\$232,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2015

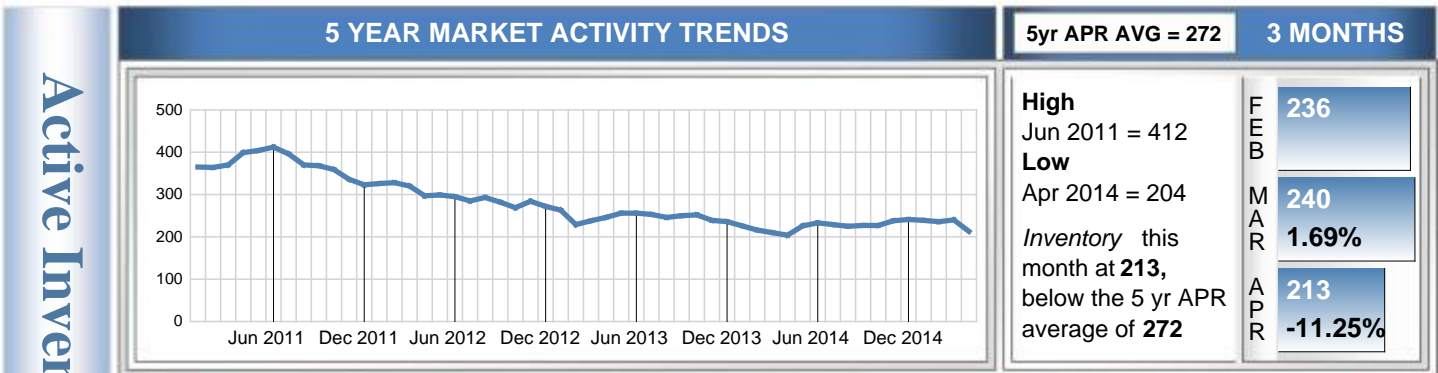
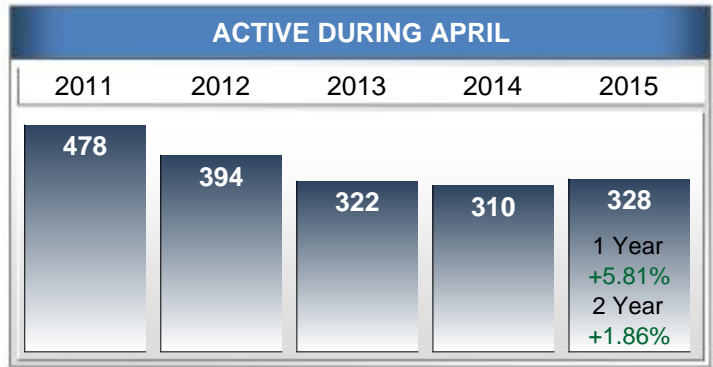
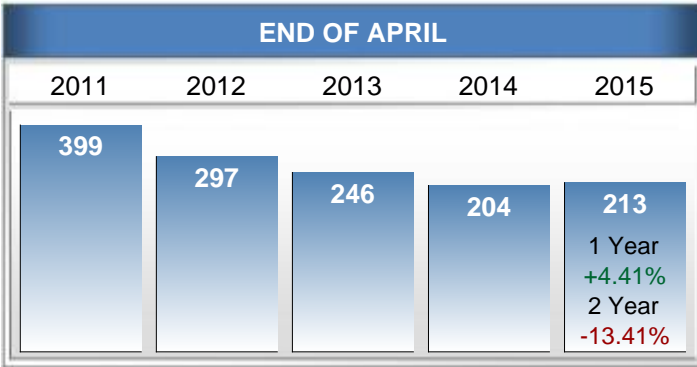
Active Inventory as of May 06, 2015



Active Inventory

Report Produced on: May 07, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	17	7.98%	72.0	7	9	1	0		
\$75,001 - \$100,000	18	8.45%	125.0	5	11	2	0		
\$100,001 - \$175,000	44	20.66%	42.0	3	34	4	3		
\$175,001 - \$275,000	45	21.13%	59.0	1	28	14	2		
\$275,001 - \$350,000	40	18.78%	59.0	0	13	21	6		
\$350,001 - \$450,000	30	14.08%	60.0	2	7	18	3		
\$450,001 and up	19	8.92%	86.0	0	4	15	0		
Total Active Inventory by Units:				213	63.0	18	106	75	14
Total Active Inventory by Volume:				57,582,588		2.12M	25.51M	26.00M	3.95M
Median Active Inventory Listing Price:				\$231,700		\$81,950	\$174,950	\$326,900	\$290,450



Monthly Inventory Analysis

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April 2015

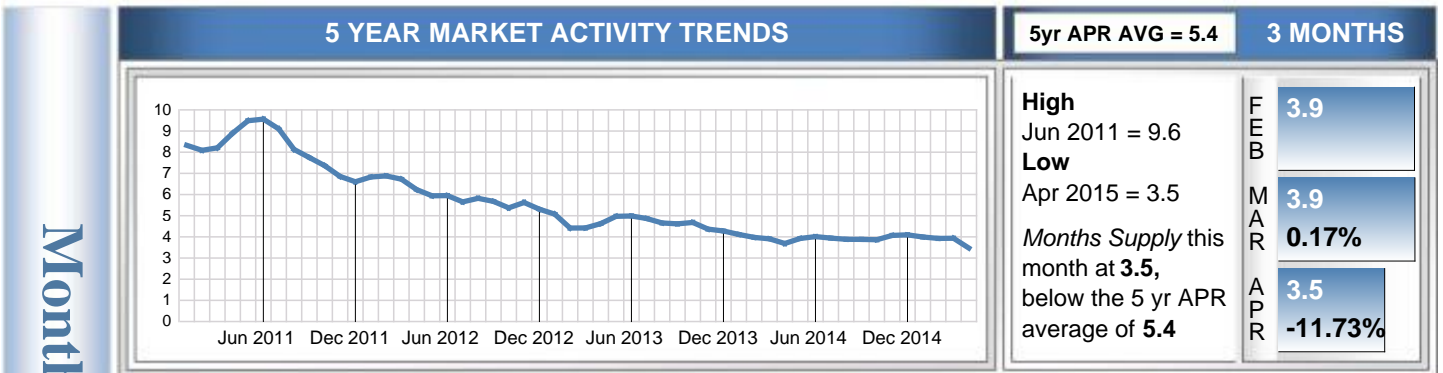
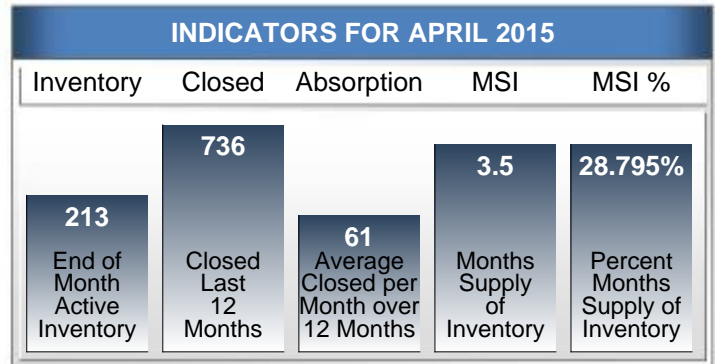
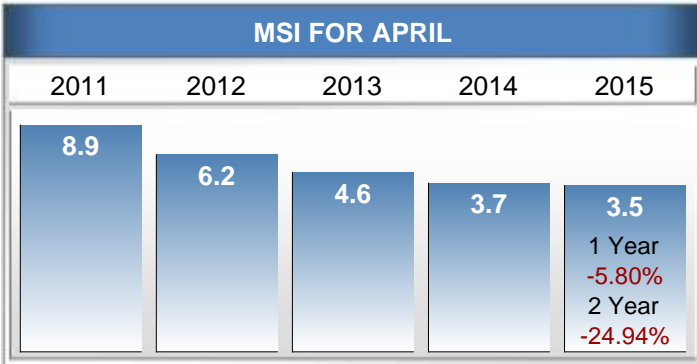
Active Inventory as of May 06, 2015



Months Supply of Inventory

Report Produced on: May 07, 2015

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	17		7.98%	2.0	2.9	1.8	1.0	0.0
\$75,001 - \$100,000	18		8.45%	5.4	7.5	4.9	6.0	0.0
\$100,001 - \$175,000	44		20.66%	4.1	9.0	4.0	2.3	12.0
\$175,001 - \$275,000	45		21.13%	2.2	12.0	3.1	1.2	3.0
\$275,001 - \$350,000	40		18.78%	3.9	0.0	4.2	3.5	5.5
\$350,001 - \$450,000	30		14.08%	5.1	24.0	4.4	4.9	5.1
\$450,001 and up	19		8.92%	11.4	0.0	24.0	12.0	0.0
MSI:				3.5	4.9	3.6	3.0	4.9
Total Active Inventory:				213	18	106	75	14



Monthly Inventory Analysis

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April 2015

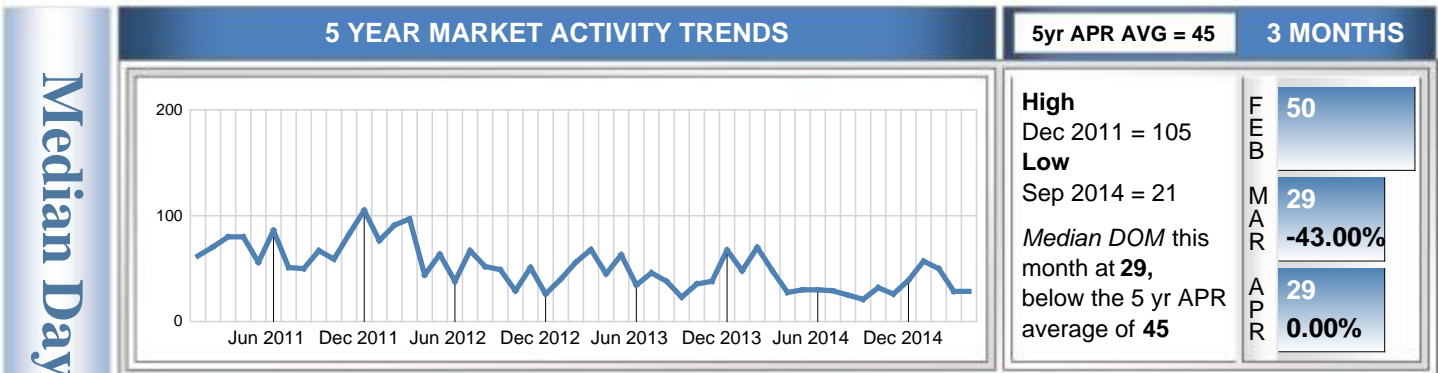
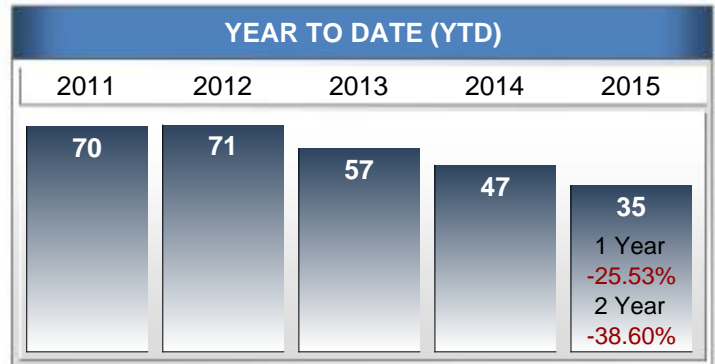
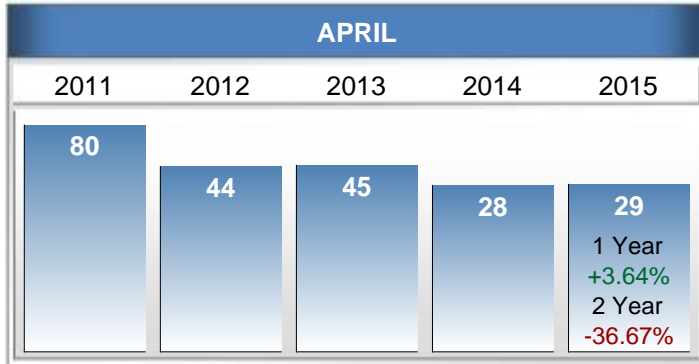
Closed Sales as of May 06, 2015



Median Days on Market to Sale

Report Produced on: May 07, 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+
\$75,000 and less	4	5.71%	105.0	115.0	95.0	0.0	0.0
\$75,001 - \$125,000	9	12.86%	64.0	101.0	30.0	64.0	0.0
\$125,001 - \$175,000	9	12.86%	20.0	0.0	18.0	29.0	0.0
\$175,001 - \$225,000	17	24.29%	22.0	0.0	22.0	21.5	0.0
\$225,001 - \$300,000	14	20.00%	49.0	0.0	62.5	39.0	57.0
\$300,001 - \$425,000	10	14.29%	21.0	0.0	16.0	9.0	296.5
\$425,001 and up	7	10.00%	21.0	0.0	104.0	16.0	0.0
Median Closed DOM:	28.5			108.0	25.5	24.0	279.0
Total Closed Units:	70			4	36	27	3
Total Closed Volume:	17,125,037			339.50K	8.13M	7.61M	1.04M



Monthly Inventory Analysis

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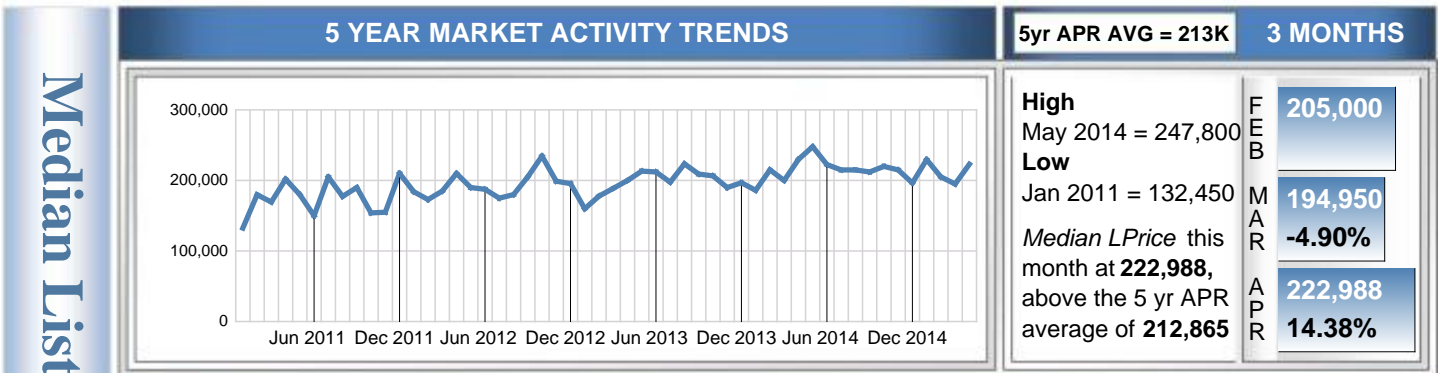
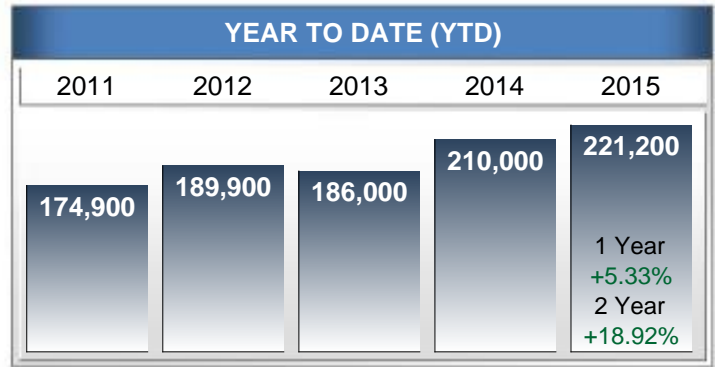
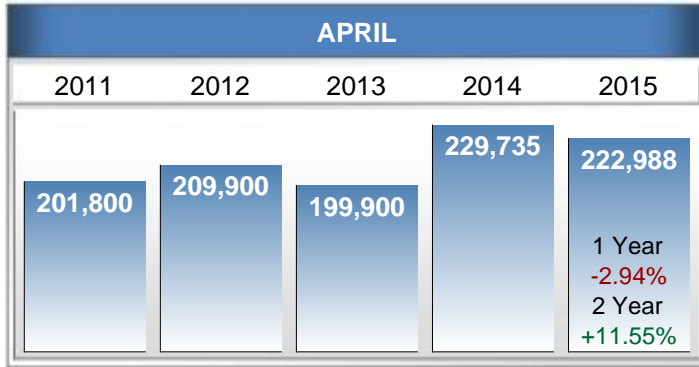
Closed Sales as of May 06, 2015



Median List Price at Closing

Report Produced on: May 07, 2015

Area Delimited by 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+
\$75,000 and less	4		5.71%	48,450	49,900	47,000	0	0
\$75,001 - \$125,000	9		12.86%	98,000	90,000	98,000	112,500	0
\$125,001 - \$175,000	8		11.43%	151,850	0	145,000	160,000	0
\$175,001 - \$225,000	17		24.29%	207,000	0	198,450	209,999	0
\$225,001 - \$300,000	17		24.29%	269,900	0	279,999	266,700	295,000
\$300,001 - \$425,000	8		11.43%	354,445	0	344,445	338,250	379,970
\$425,001 and up	7		10.00%	450,000	0	962,500	444,900	0
Median List Price:	\$222,988				\$88,500	\$184,495	\$265,500	\$370,000
Total Closed Units:	70				4	36	27	3
Total List Volume:	17,346,794				341.90K	8.33M	7.62M	1.05M



Monthly Inventory Analysis

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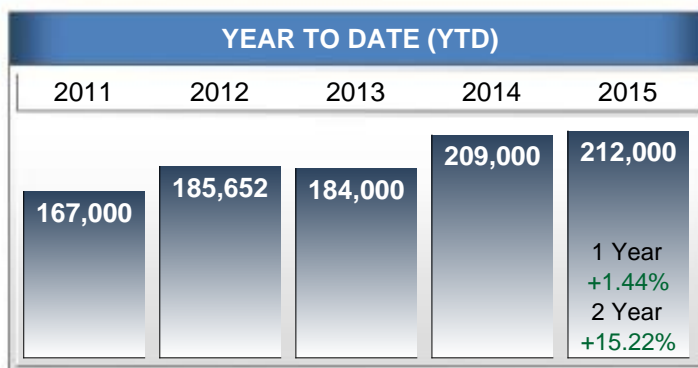
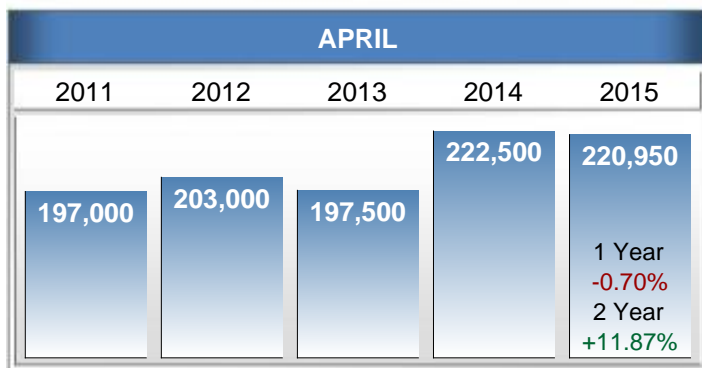
Closed Sales as of May 06, 2015



Median Sold Price at Closing

Report Produced on: May 07, 2015

Area Delimited by 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\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	4		5.71%	43,250	42,500	44,000	0	0
\$75,001 - \$125,000	9		12.86%	95,000	95,000	90,500	108,000	0
\$125,001 - \$175,000	9		12.86%	154,900	0	149,950	163,000	0
\$175,001 - \$225,000	17		24.29%	210,000	0	210,000	209,000	0
\$225,001 - \$300,000	14		20.00%	270,850	0	252,277	266,700	300,000
\$300,001 - \$425,000	10		14.29%	352,057	0	349,114	331,076	372,470
\$425,001 and up	7		10.00%	450,000	0	887,500	440,000	0
Median Closed Price:	\$220,950				\$91,000	\$182,500	\$265,000	\$355,000
Total Closed Units:	70				4	36	27	3
Total Closed Volume:	17,125,037				339.50K	8.13M	7.61M	1.04M



Monthly Inventory Analysis

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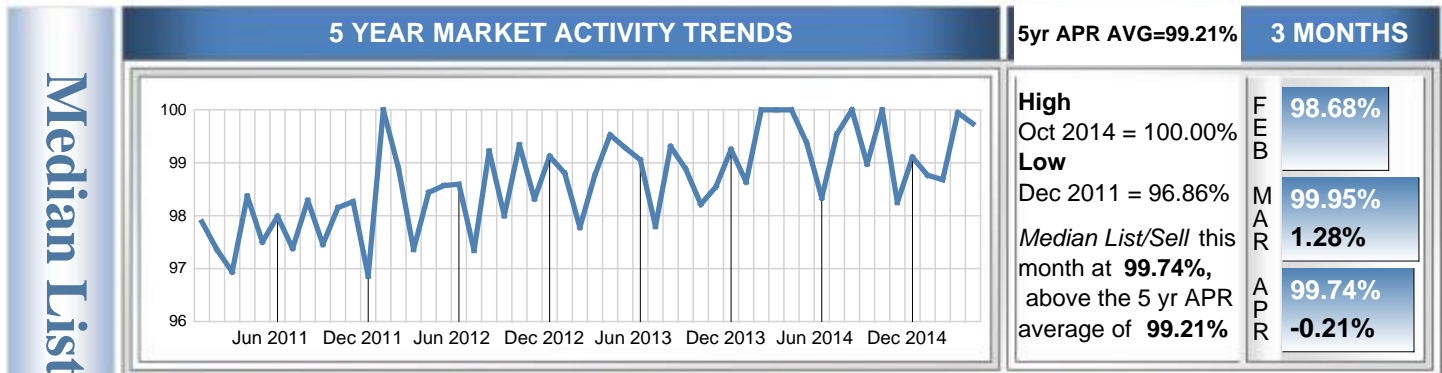
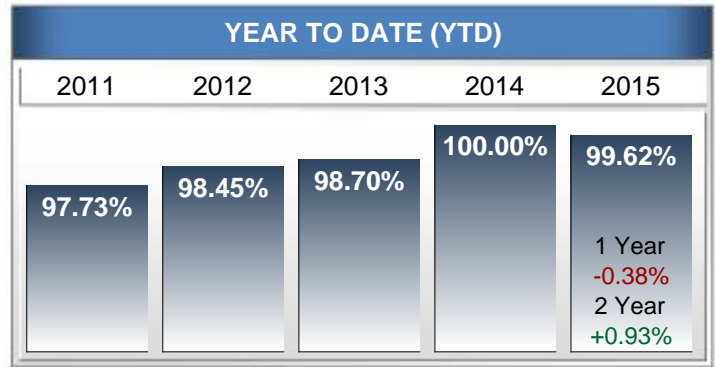
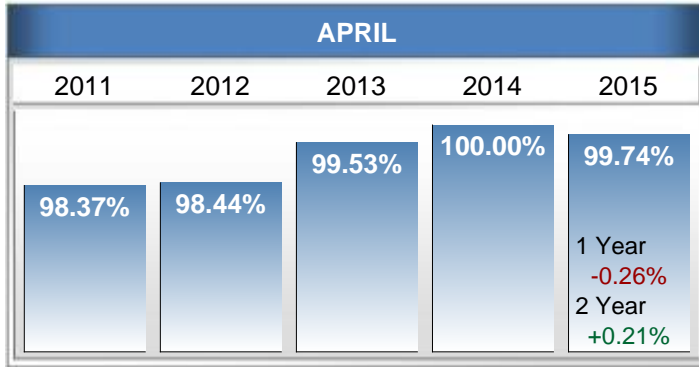
Closed Sales as of May 06, 2015



Median Percent of List Price to Selling Price

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Area Delimited by 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+
\$75,000 and less	4	5.71%	89.08%	85.17%	92.99%	0.00%	0.00%
\$75,001 - \$125,000	9	12.86%	100.00%	100.00%	94.55%	96.00%	0.00%
\$125,001 - \$175,000	9	12.86%	99.64%	0.00%	99.32%	101.88%	0.00%
\$175,001 - \$225,000	17	24.29%	99.11%	0.00%	100.00%	98.76%	0.00%
\$225,001 - \$300,000	14	20.00%	100.00%	0.00%	100.00%	100.00%	101.69%
\$300,001 - \$425,000	10	14.29%	99.46%	0.00%	98.92%	102.15%	97.97%
\$425,001 and up	7	10.00%	99.62%	0.00%	94.92%	99.62%	0.00%
Median List/Sell Ratio:	99.74%			100.00%	99.32%	99.70%	100.00%
Total Closed Units:	70			4	36	27	3
Total Closed Volume:	17,125,037			339.50K	8.13M	7.61M	1.04M



Monthly Inventory Analysis

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April 2015

Inventory as of May 06, 2015



Market Summary

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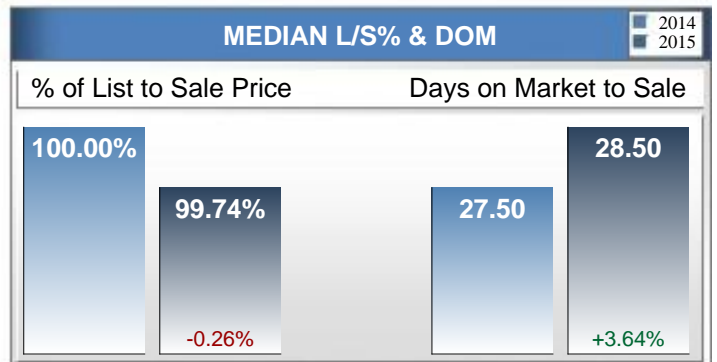
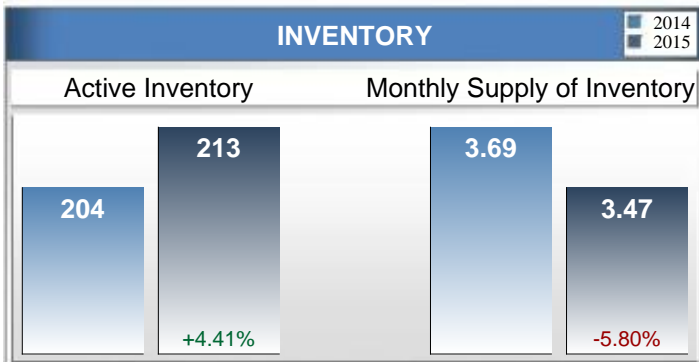
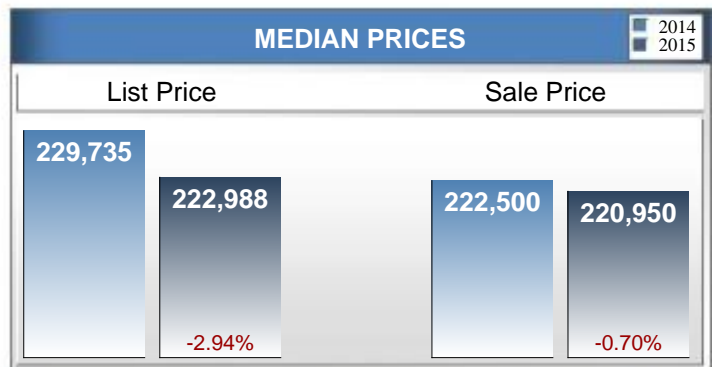
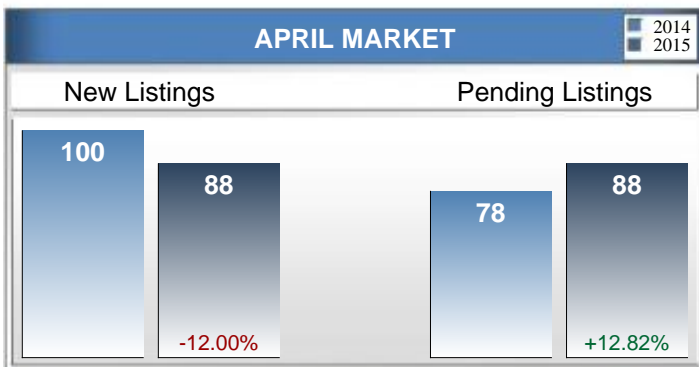
Area Delimited by County Of Logan - Residential Property Type



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

Active Inventory as of April 30, 2015 = **213**

	APRIL			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	66	70	6.06%	187	217	16.04%
Pending Sales	78	88	12.82%	244	289	18.44%
New Listings	100	88	-12.00%	307	361	17.59%
Median List Price	229,735	222,988	-2.94%	210,000	221,200	5.33%
Median Sale Price	222,500	220,950	-0.70%	209,000	212,000	1.44%
Median Percent of List Price to Selling Price	100.00%	99.74%	-0.26%	100.00%	99.62%	-0.38%
Median Days on Market to Sale	27.50	28.50	3.64%	47.00	35.00	-25.53%
Monthly Inventory	204	213	4.41%	204	213	4.41%
Months Supply of Inventory	3.69	3.47	-5.80%	3.69	3.47	-5.80%





April 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

Report Produced on: May 07, 2015

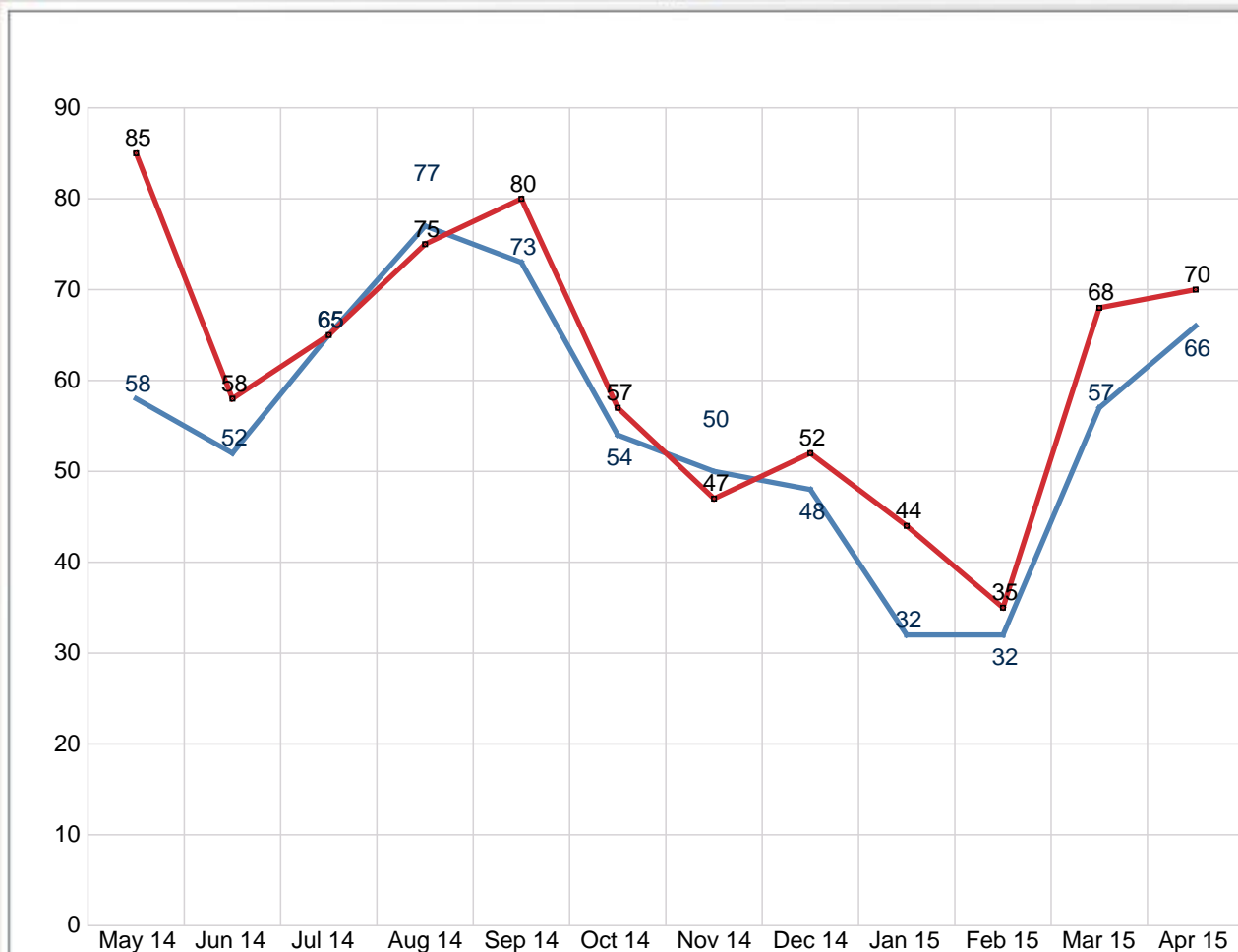
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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
66	70
↑ 6.06%	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
187	217
↑ 16.04%	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
664	736
↑ 10.84%	



April 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

Report Produced on: May 07, 2015

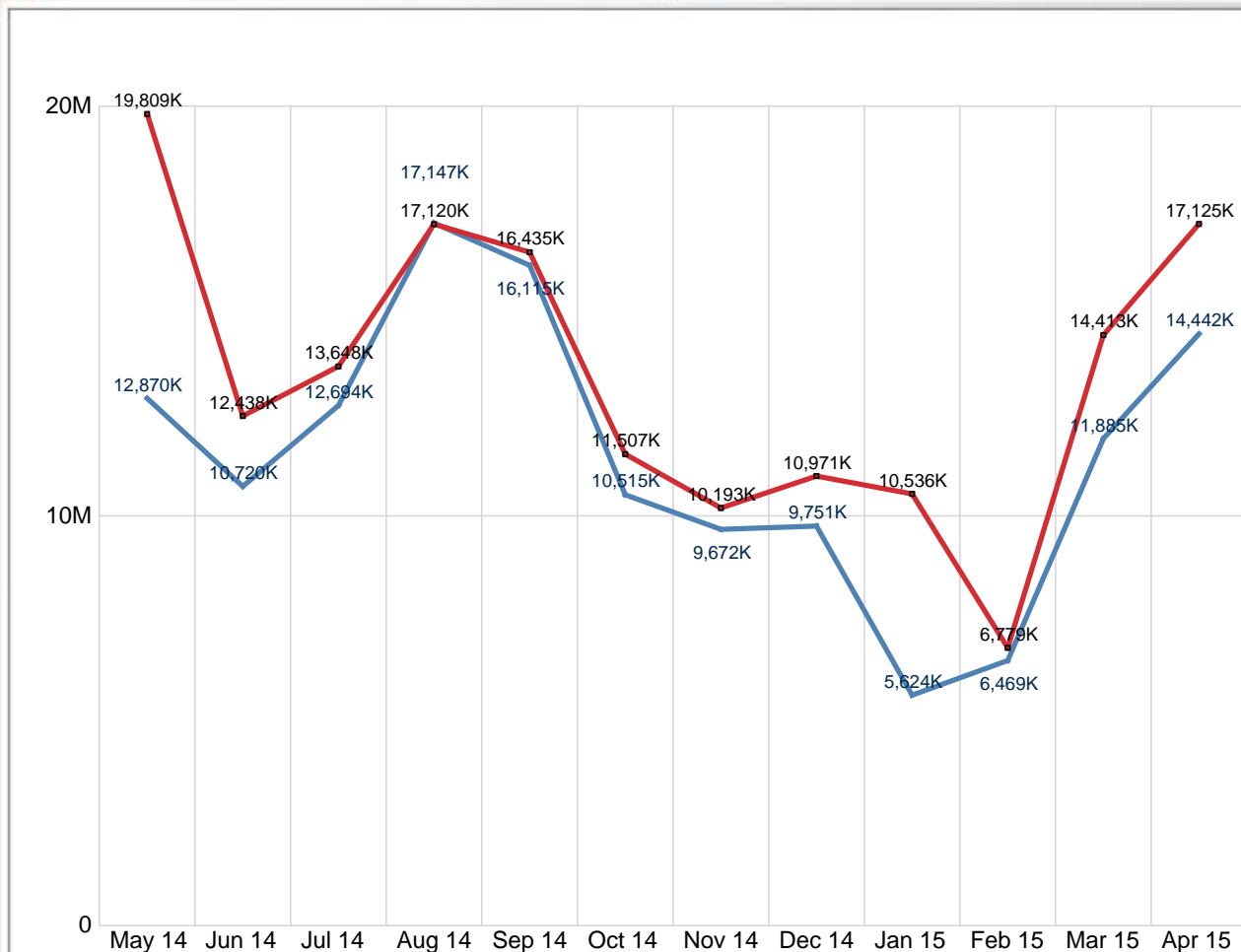
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ May 2013 - April 2014 (Previous Year)



Comparative Analysis

APRIL

2014	2015
14M	17M
↑ 18.57%	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
38M	49M
↑ 27.15%	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
138M	161M
↑ 16.73%	



April 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

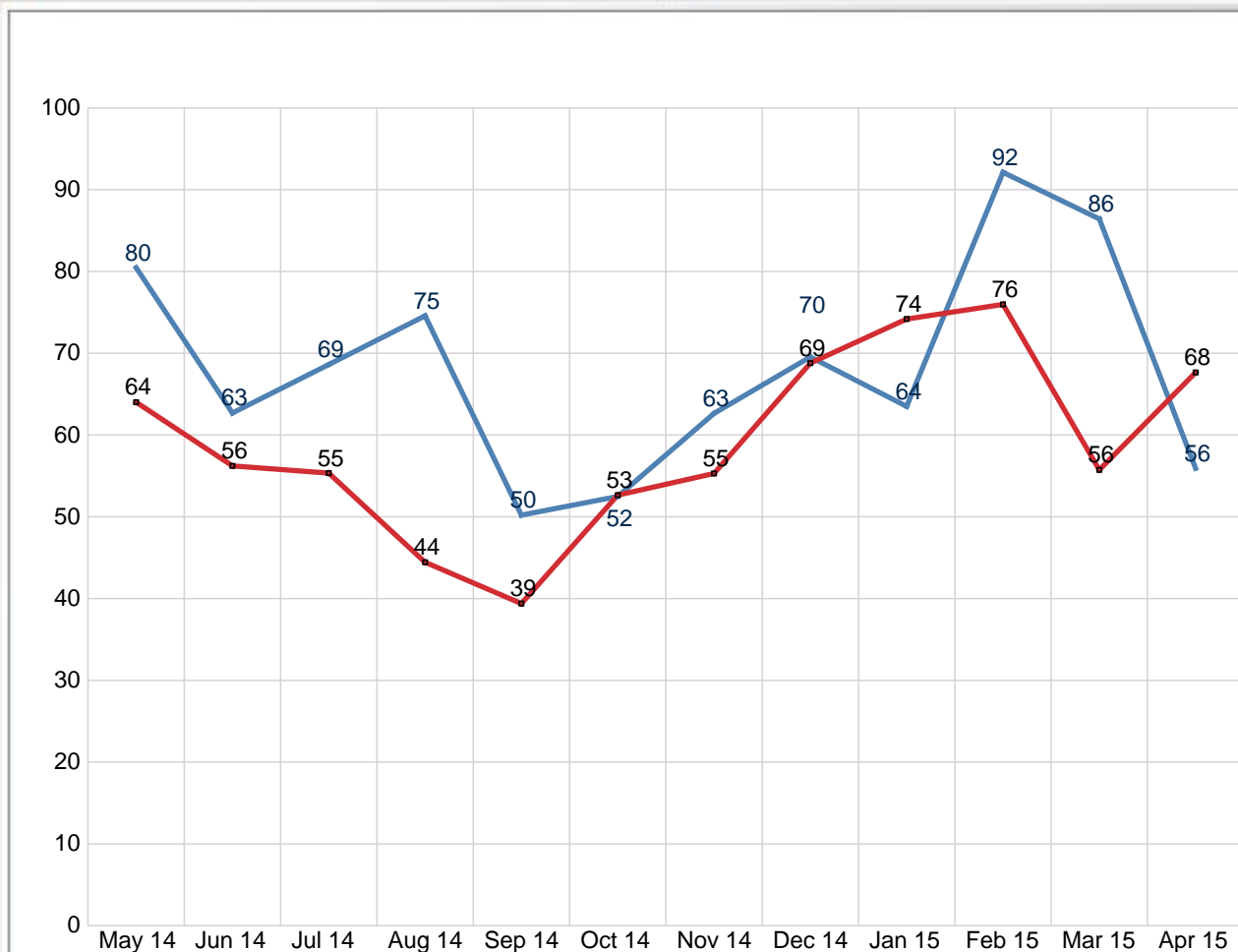
Report Produced on: May 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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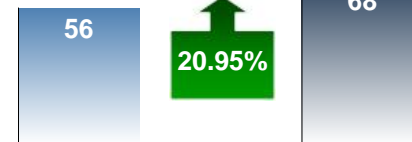
■ May 2014 - April 2015 (Current Year with Values)
 ■ May 2013 - April 2014 (Previous Year)



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 County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

Report Produced on: May 07, 2015

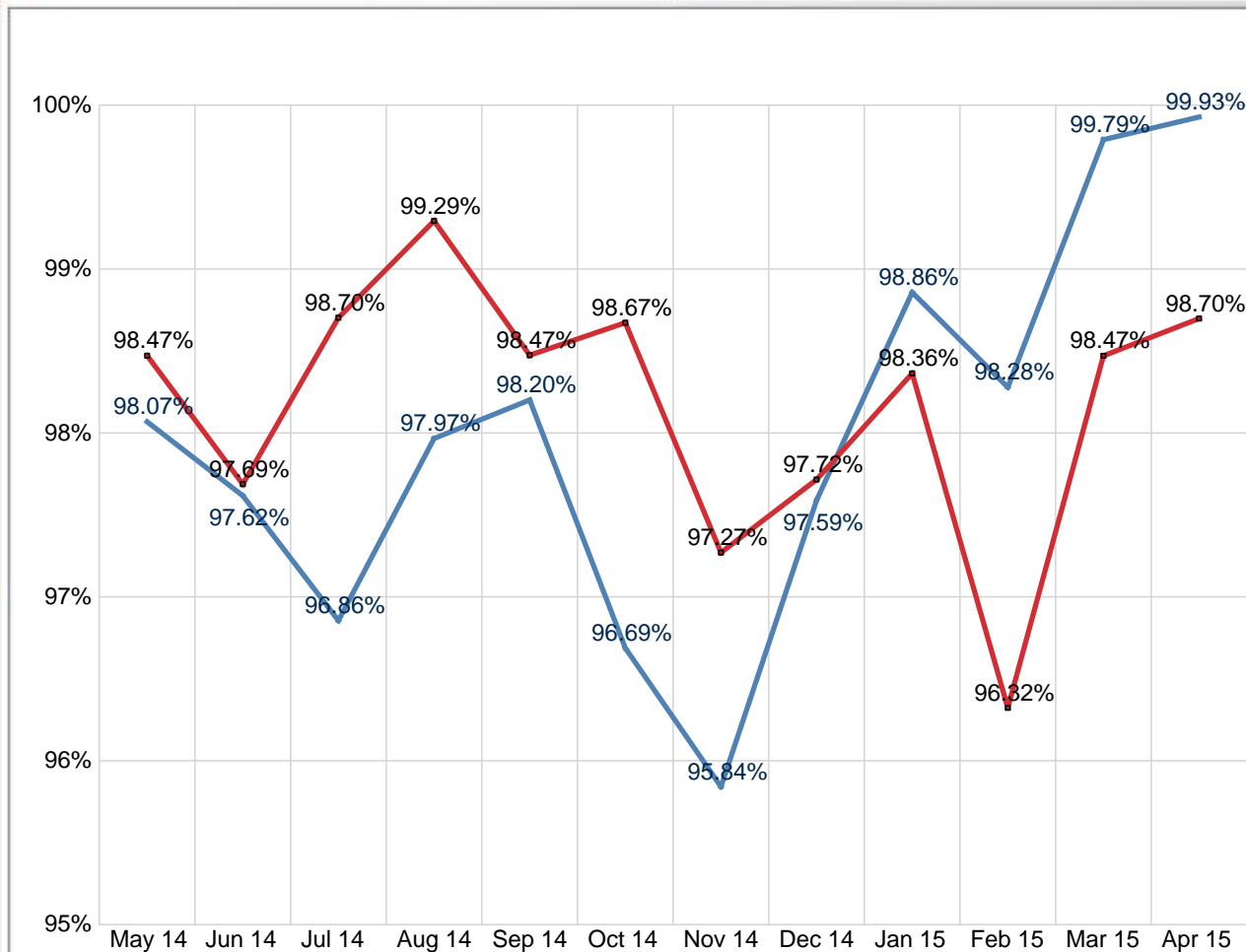
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ May 2013 - April 2014 (Previous Year)



Comparative Analysis

APRIL

2014	2015
99.93%	98.70%
-1.23%	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
99.42%	98.18%
-1.25%	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
97.98%	98.31%
0.34%	



April 2015

Area Delimited by County Of Logan - Residential Property Type



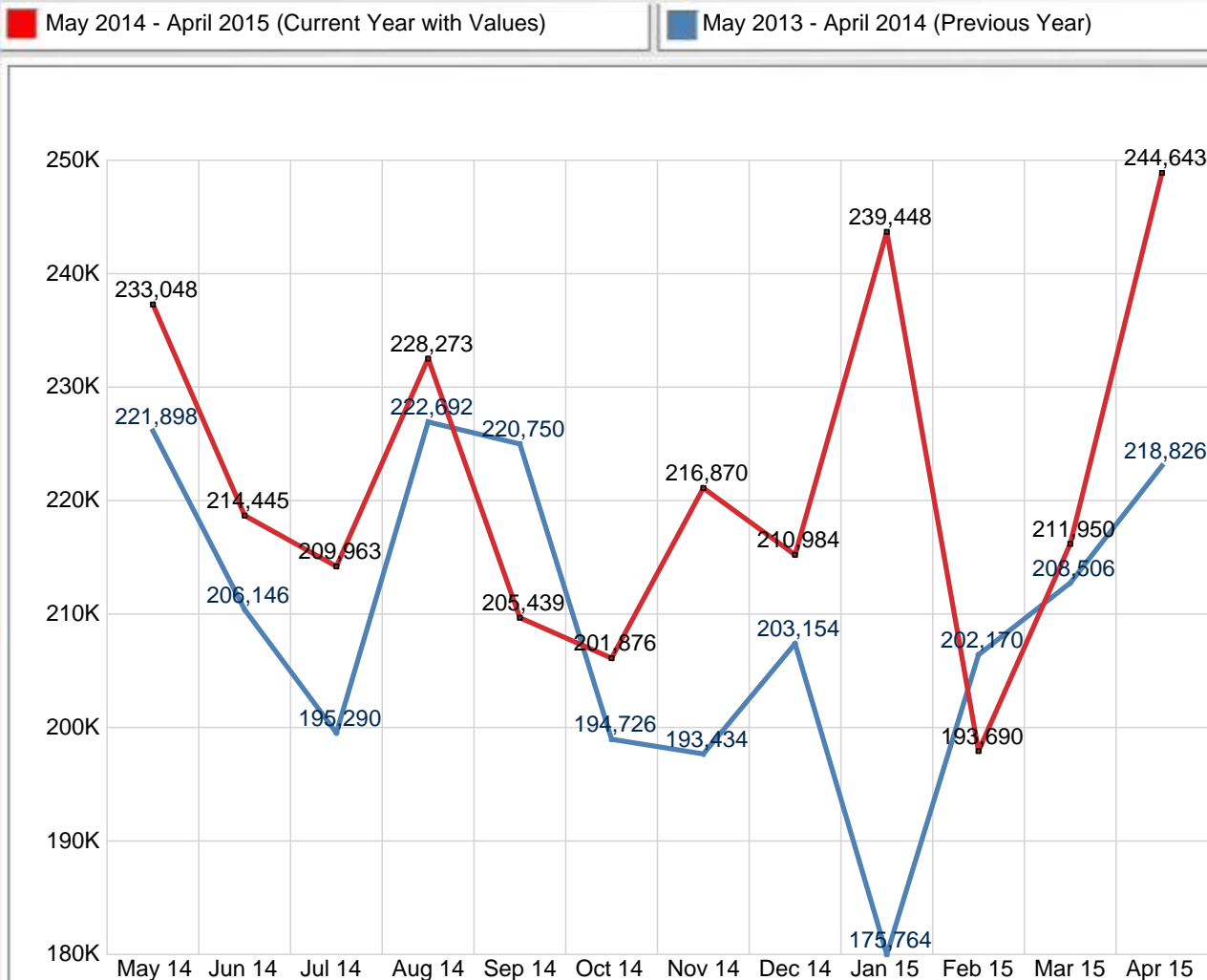
Closed Sales by Average Sold Price

Report Produced on: May 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

APRIL

2014	2015
218,826	244,643
↑ 11.80%	

YEAR TO DATE (YTD)

Jan - Apr 2014	Jan - Apr 2015
205,461	225,127
↑ 9.57%	

12 MONTH COMPARATIVE

May 13 - Apr 14	May 14 - Apr 15
207,688	218,714
↑ 5.31%	