



May 2015

Area Delimited by City Of Edmond -
Residential Property Type

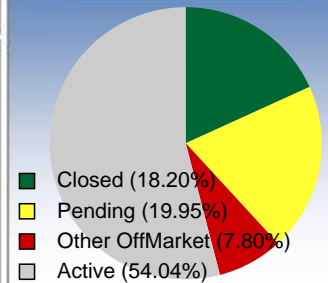


Absorption: Last 12 months, an Average of **329** Sales/Month

Active Inventory as of May 31, 2015 = **1,143**

	MAY		
	2014	2015	+/- %
Closed Listings	426	385	-9.62%
Pending Listings	414	422	1.93%
New Listings	555	545	-1.80%
Median List Price	236,631	242,500	2.48%
Median Sale Price	234,043	239,900	2.50%
Median Percent of List Price to Selling Price	99.20%	99.33%	0.14%
Median Days on Market to Sale	17.00	16.00	-5.88%
End of Month Inventory	1,136	1,143	0.62%
Months Supply of Inventory	3.56	3.47	-2.57%

Market Activity



Report Produced on: Jun 10, 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 May 2015 rose **0.62%** to 1,143 existing homes available for sale. Over the last 12 months this area has had an average of 329 closed sales per month. This represents an unsold inventory index of **3.47** 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 **2.50%** in May 2015 to \$239,900 versus the previous year at \$234,043.

Median Days on Market Shortens

The median number of **16.00** days that homes spent on the market before selling decreased by 1.00 days or **5.88%** in May 2015 compared to last year's same month at **17.00** DOM.

Sales Success for May 2015 is Positive

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

There were 545 New Listings in May 2015, down **1.80%** from last year at 555. Furthermore, there were 385 Closed Listings this month versus last year at 426, a **-9.62%** decrease.

Closed versus Listed trends yielded a **70.6%** ratio, down from last year's May 2015 at **76.8%**, a **7.97%** 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

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May 2015

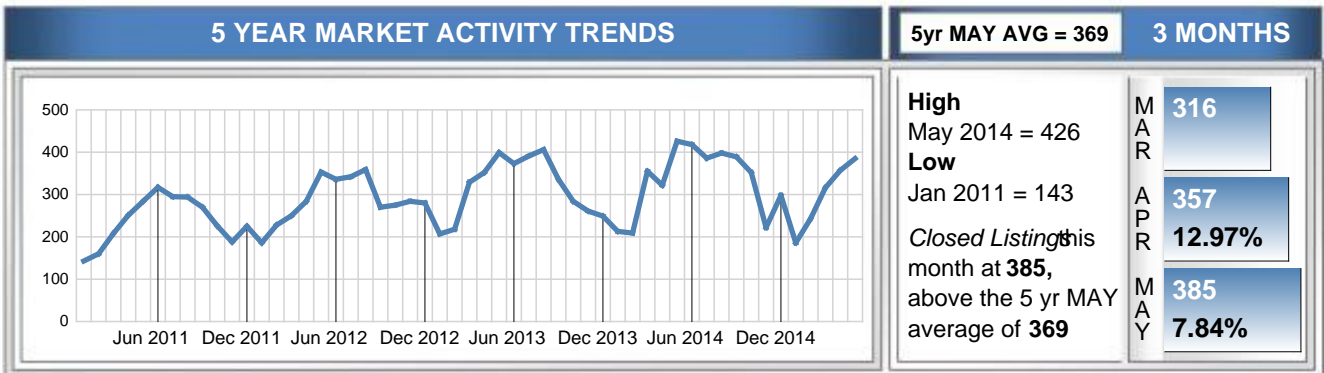
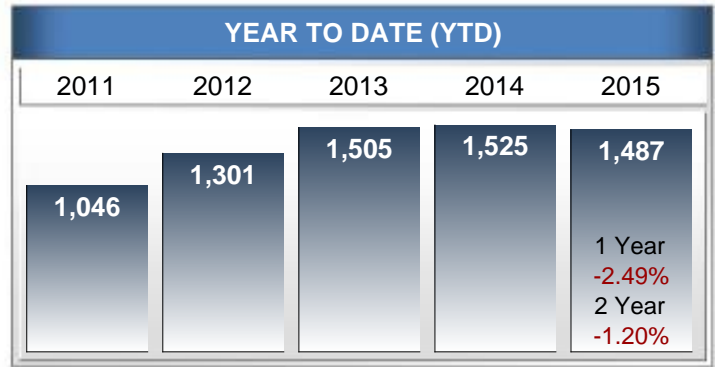
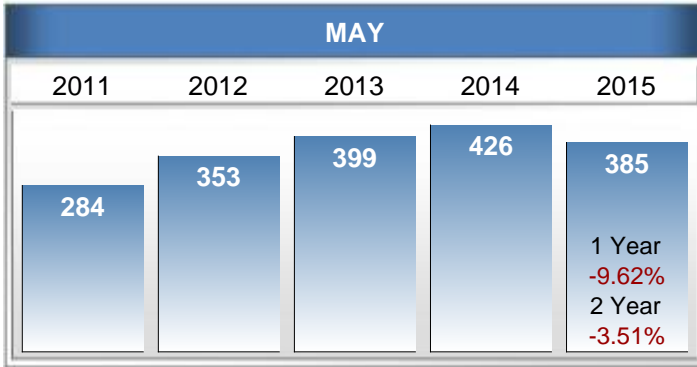
Closed Sales as of Jun 09, 2015



Closed Listings

Report Produced on: Jun 10, 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	19	4.94%	17.0	4	14	1	0
\$125,001 - \$175,000	68	17.66%	6.0	3	56	9	0
\$175,001 - \$200,000	50	12.99%	10.5	1	34	15	0
\$200,001 - \$275,000	96	24.94%	15.5	5	45	44	2
\$275,001 - \$350,000	66	17.14%	21.5	1	32	30	3
\$350,001 - \$450,000	47	12.21%	42.0	0	9	32	6
\$450,001 and up	39	10.13%	51.0	0	3	26	10
Total Closed Units: 385				14	193	157	21
Total Closed Volume: 108,723,967				2.46M	42.37M	52.32M	11.57M
Median Closed Price: \$239,900				\$164,816	\$193,000	\$299,900	\$405,000



Monthly Inventory Analysis

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May 2015

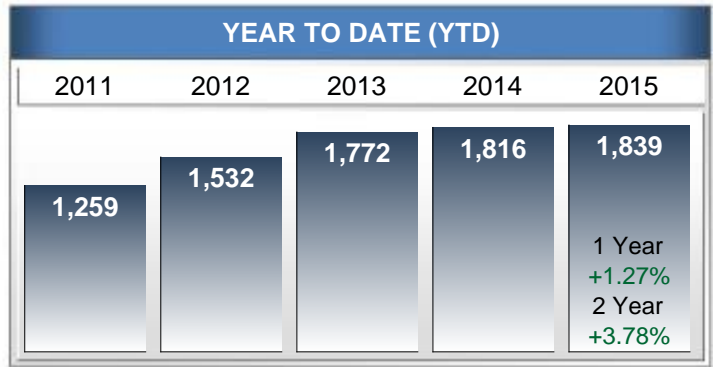
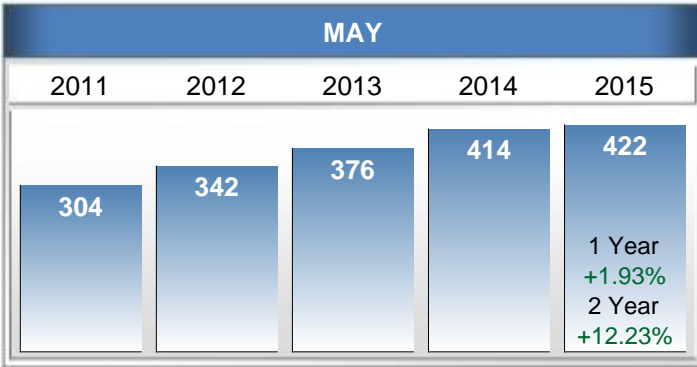
Pending Listings as of Jun 09, 2015



Pending Listings

Report Produced on: Jun 10, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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5yr MAY AVG = 372 **3 MONTHS**

High
Apr 2015 = 444

Low
Dec 2011 = 191

Pending Listing this month at **422**, above the 5 yr MAY average of **372**

MAR	374
APR	444
MAY	422
18.72%	
-4.95%	

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	19	4.50%	13.0	0	19	0	0
\$125,001 - \$175,000	76	18.01%	6.0	2	66	7	1
\$175,001 - \$200,000	50	11.85%	15.0	1	35	14	0
\$200,001 - \$275,000	101	23.93%	23.0	6	49	45	1
\$275,001 - \$350,000	74	17.54%	38.0	0	36	34	4
\$350,001 - \$475,000	54	12.80%	21.5	0	10	42	2
\$475,001 and up	48	11.37%	52.0	0	4	33	11
Total Pending Units: 422				9	219	175	19
Total Pending Volume: 126,031,653				1.79M	48.02M	64.84M	11.39M
Median Listing Price: \$244,900				\$208,900	\$194,900	\$310,000	\$495,000



Monthly Inventory Analysis

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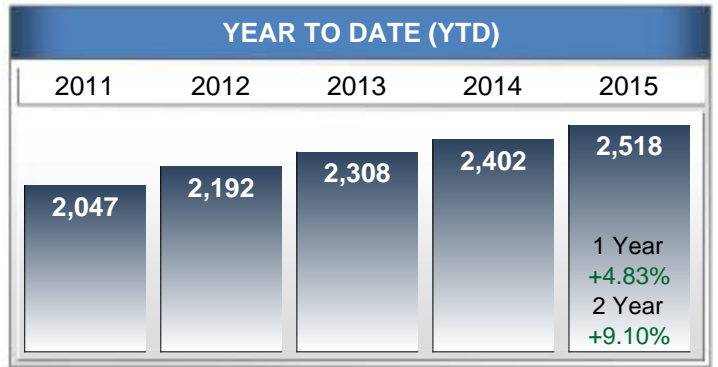
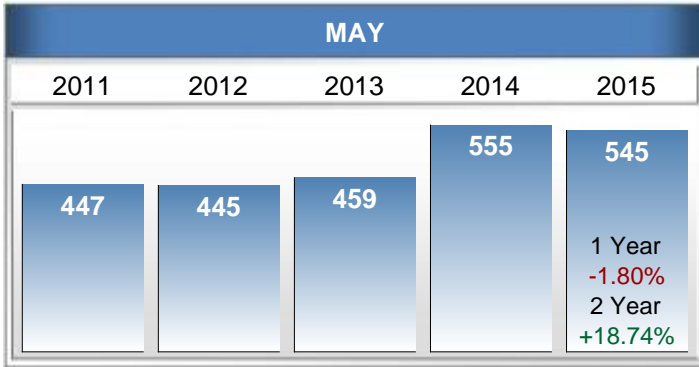
New Listings as of Jun 09, 2015



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+
\$150,000 and less	56	10.28%	10	44	2	0
\$150,001 - \$175,000	49	8.99%	2	39	8	0
\$175,001 - \$225,000	89	16.33%	2	54	33	0
\$225,001 - \$325,000	132	24.22%	3	53	75	1
\$325,001 - \$425,000	97	17.80%	1	27	64	5
\$425,001 - \$550,000	67	12.29%	0	11	50	6
\$550,001 and up	55	10.09%	0	4	33	18
Total New Listed Units:			18	232	265	30
Total New Listed Volume:			3.10M	55.60M	102.60M	25.50M
Median New Listed Listing Price:			\$137,850	\$197,450	\$348,900	\$717,500

New Listings

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Monthly Inventory Analysis

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May 2015

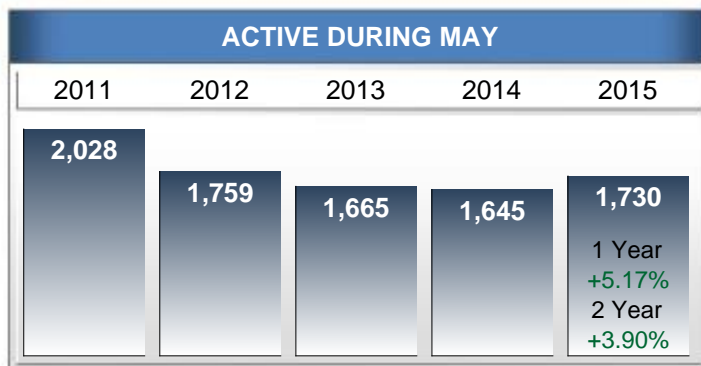
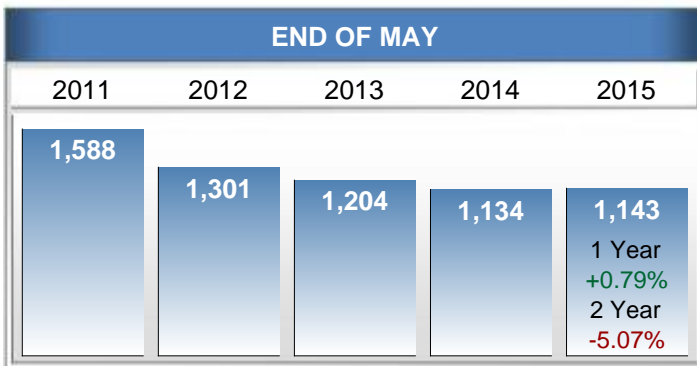
Active Inventory as of Jun 09, 2015



Active Inventory

Report Produced on: Jun 10, 2015

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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5yr MAY AVG = 1,274 **3 MONTHS**

High
Jun 2011 = 1,614

Low
Apr 2014 = 1,090

Inventory this month at **1,143**, below the 5 yr MAY average of **1,274**

MAR	1,143
APR	1,185
MAY	1,143

3.67%

-3.54%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$175,000 and less	83	7.26%	24.0	16	57	9	1		
\$175,001 - \$225,000	148	12.95%	49.5	2	100	46	0		
\$225,001 - \$275,000	126	11.02%	44.0	5	63	56	2		
\$275,001 - \$375,000	287	25.11%	55.0	4	124	151	8		
\$375,001 - \$500,000	240	21.00%	52.0	1	55	167	17		
\$500,001 - \$675,000	131	11.46%	72.0	1	14	91	25		
\$675,001 and up	128	11.20%	55.5	0	12	59	57		
Total Active Inventory by Units:				1,143	52.0	29	425	579	110
Total Active Inventory by Volume:				501,649,470		6.08M	140.35M	260.56M	94.66M
Median Active Inventory Listing Price:				\$346,900		\$172,900	\$271,900	\$398,500	\$695,450



Monthly Inventory Analysis

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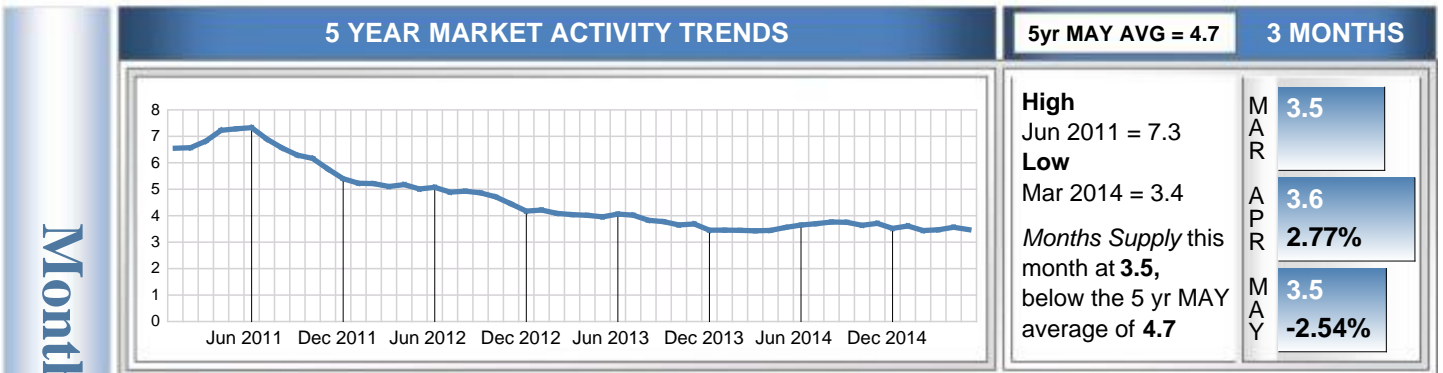
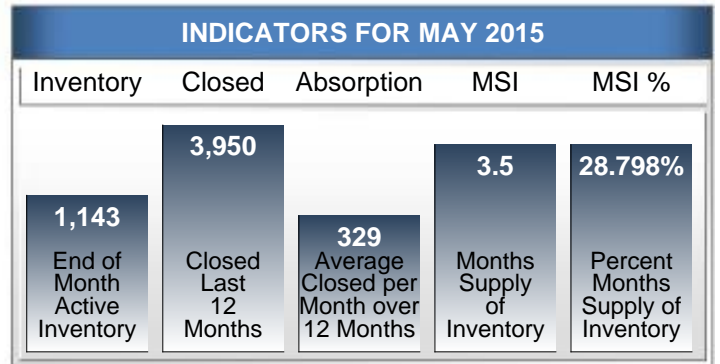
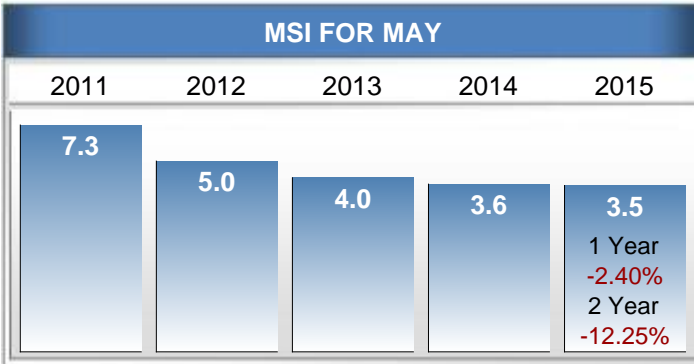
Active Inventory as of Jun 09, 2015



Months Supply of Inventory

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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	83		7.26%	0.9	1.8	0.8	0.9	2.4
\$175,001 - \$225,000	148		12.95%	2.2	0.5	2.4	2.1	0.0
\$225,001 - \$275,000	126		11.02%	2.7	6.7	3.4	2.2	2.0
\$275,001 - \$375,000	287		25.11%	4.5	4.4	5.8	4.0	1.9
\$375,001 - \$500,000	240		21.00%	7.3	6.0	9.7	6.8	6.4
\$500,001 - \$675,000	131		11.46%	9.4	3.0	8.8	9.8	9.1
\$675,001 and up	128		11.20%	14.2	0.0	14.4	12.0	17.5
MSI:		3.5			1.9	2.6	4.3	7.5
Total Active Inventory:		1,143			29	425	579	110



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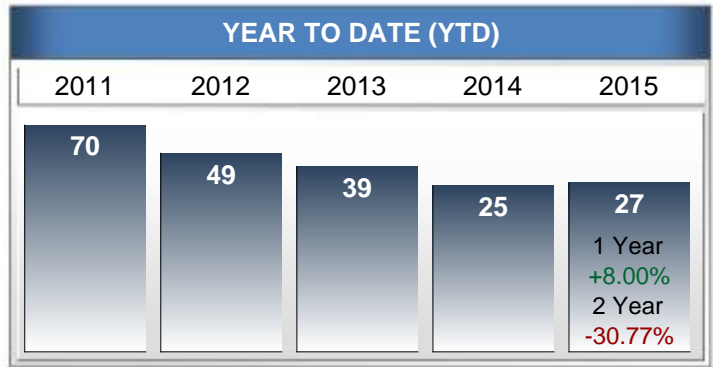
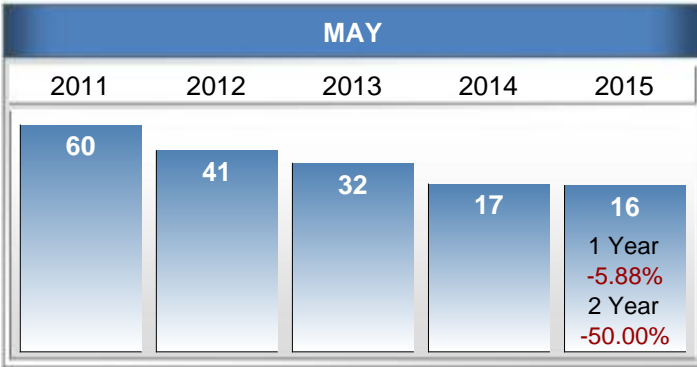
Closed Sales as of Jun 09, 2015



Median Days on Market to Sale

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Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market



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	19		4.94%	17.0	47.5	9.5	176.0	0.0
\$125,001 - \$175,000	68		17.66%	6.0	6.0	6.0	8.0	0.0
\$175,001 - \$200,000	50		12.99%	10.5	84.0	10.0	11.0	0.0
\$200,001 - \$275,000	96		24.94%	15.5	13.0	18.0	13.0	34.5
\$275,001 - \$350,000	66		17.14%	21.5	39.0	26.0	12.0	38.0
\$350,001 - \$450,000	47		12.21%	42.0	0.0	53.0	41.5	36.0
\$450,001 and up	39		10.13%	51.0	0.0	76.0	41.5	51.0
Median Closed DOM:	16.0				41.5	14.0	18.0	43.0
Total Closed Units:	385				14	193	157	21
Total Closed Volume:	108,723,967				2.46M	42.37M	52.32M	11.57M

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Monthly Inventory Analysis

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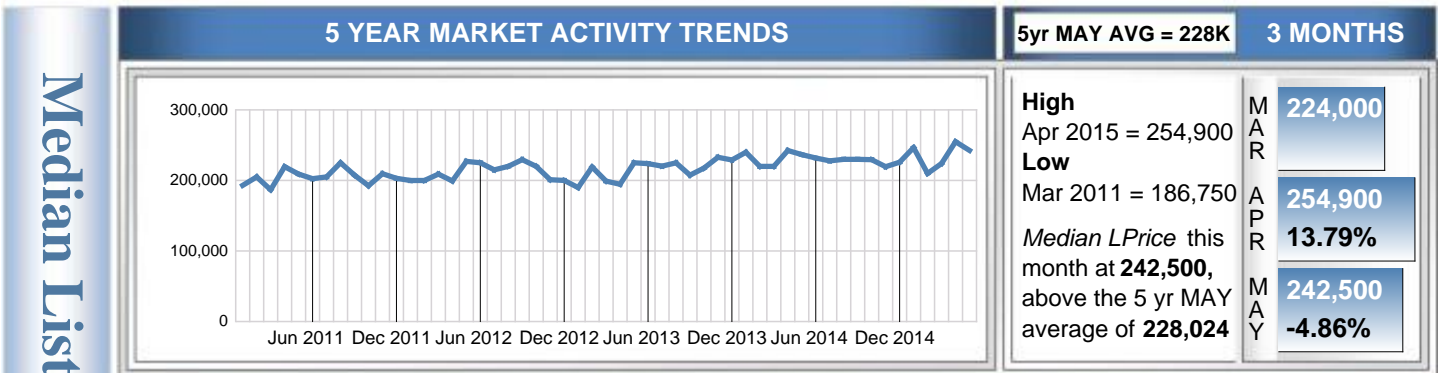
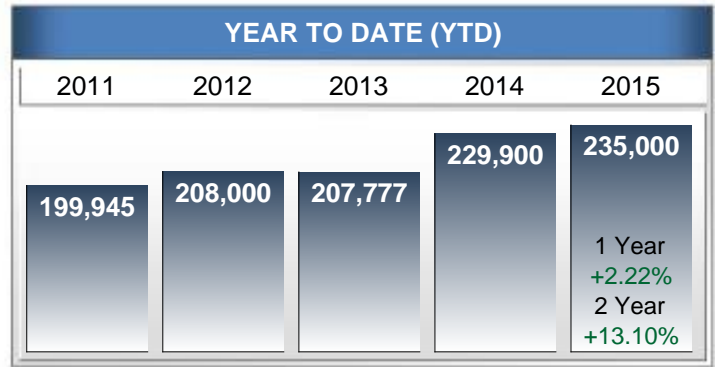
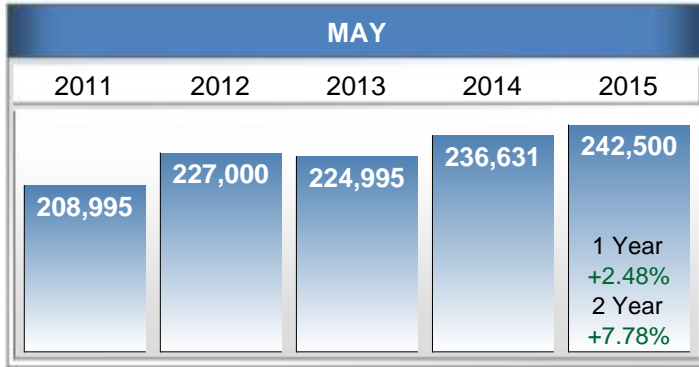
Closed Sales as of Jun 09, 2015



Median List Price at Closing

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	15		3.90%	104,900	104,400	103,500	119,000	0
\$125,001 - \$175,000	69		17.92%	149,625	135,000	149,625	154,900	0
\$175,001 - \$200,000	52		13.51%	189,000	199,750	184,900	189,950	0
\$200,001 - \$275,000	93		24.16%	235,000	229,900	232,500	240,700	260,000
\$275,001 - \$350,000	69		17.92%	310,000	319,900	305,500	325,000	290,000
\$350,001 - \$450,000	42		10.91%	390,250	0	417,158	387,900	375,000
\$450,001 and up	45		11.69%	594,500	0	539,950	575,000	736,500
Median List Price:		\$242,500			\$168,441	\$195,000	\$299,900	\$430,500
Total Closed Units:		385			14	193	157	21
Total List Volume:		110,268,252			2.52M	42.99M	53.11M	11.65M



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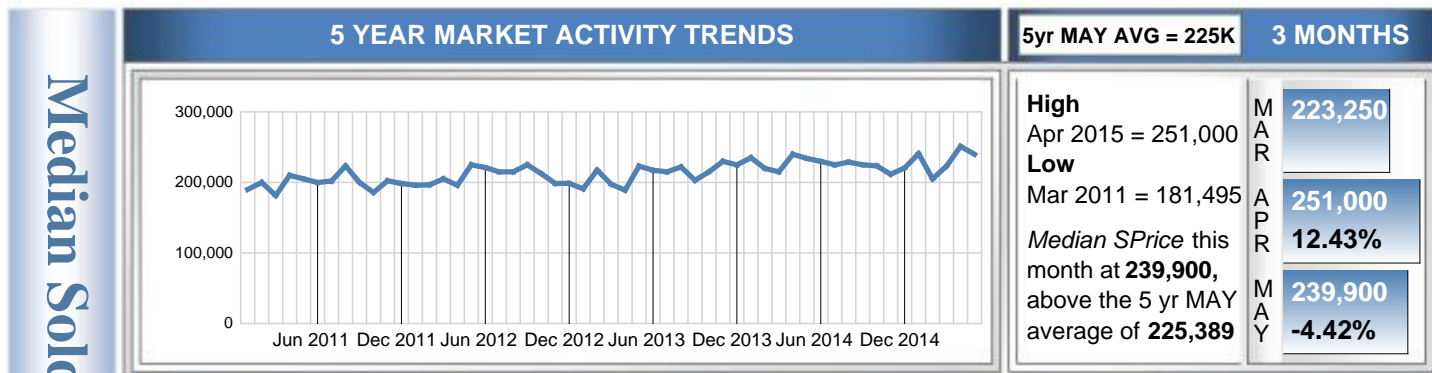
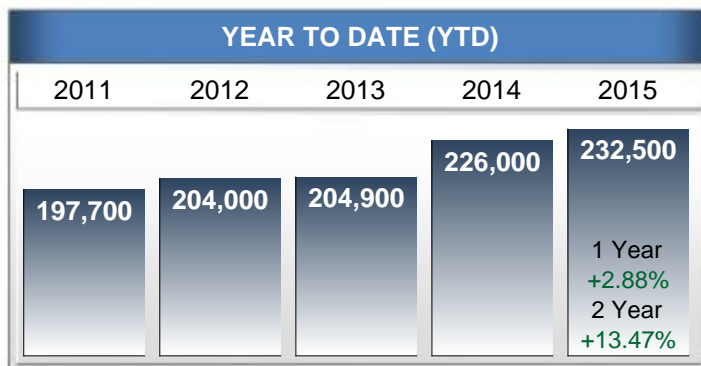
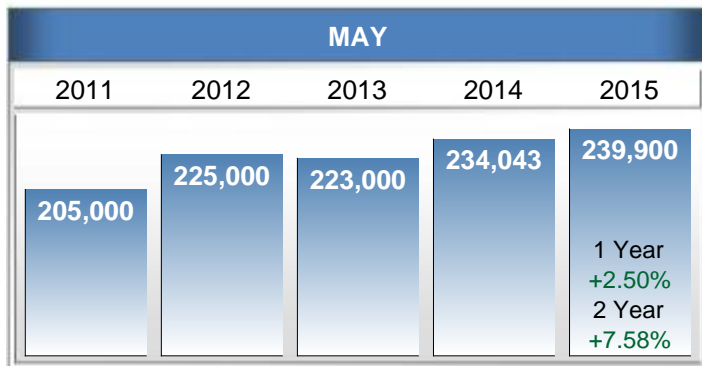
Closed Sales as of Jun 09, 2015



Median Sold Price at Closing

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Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

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MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	19		4.94%	110,000	102,250	115,050	111,000	0
\$125,001 - \$175,000	68		17.66%	151,000	135,000	150,500	165,000	0
\$175,001 - \$200,000	50		12.99%	185,170	192,500	183,058	190,000	0
\$200,001 - \$275,000	96		24.94%	234,450	218,500	232,000	239,238	261,000
\$275,001 - \$350,000	66		17.14%	313,500	310,303	307,000	323,750	290,000
\$350,001 - \$450,000	47		12.21%	395,000	0	405,000	393,750	374,050
\$450,001 and up	39		10.13%	595,000	0	600,000	575,000	729,000
Median Closed Price:	\$239,900				\$164,816	\$193,000	\$299,900	\$405,000
Total Closed Units:	385				14	193	157	21
Total Closed Volume:	108,723,967				2.46M	42.37M	52.32M	11.57M



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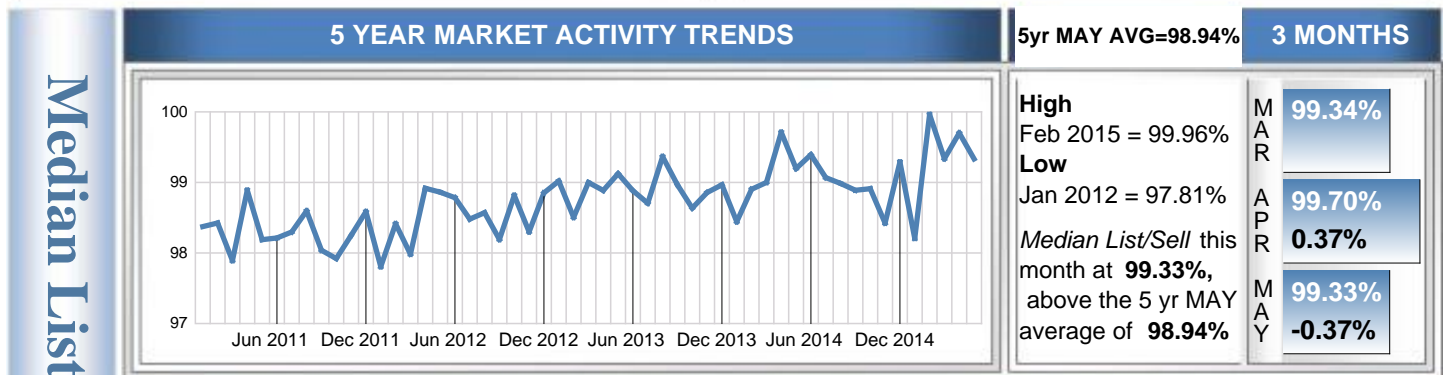
Closed Sales as of Jun 09, 2015



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	19	4.94%	98.48%	96.39%	98.70%	93.28%	0.00%
\$125,001 - \$175,000	68	17.66%	99.51%	100.00%	99.66%	98.77%	0.00%
\$175,001 - \$200,000	50	12.99%	99.22%	96.37%	99.83%	98.49%	0.00%
\$200,001 - \$275,000	96	24.94%	100.00%	100.00%	100.00%	99.98%	96.82%
\$275,001 - \$350,000	66	17.14%	100.00%	97.00%	100.00%	99.00%	100.00%
\$350,001 - \$450,000	47	12.21%	97.75%	0.00%	96.39%	97.81%	99.40%
\$450,001 and up	39	10.13%	99.22%	0.00%	93.02%	99.65%	99.58%
Median List/Sell Ratio:	99.33%			97.23%	99.72%	98.98%	100.00%
Total Closed Units:	385			14	193	157	21
Total Closed Volume:	108,723,967			2.46M	42.37M	52.32M	11.57M

Median List/Sell Price

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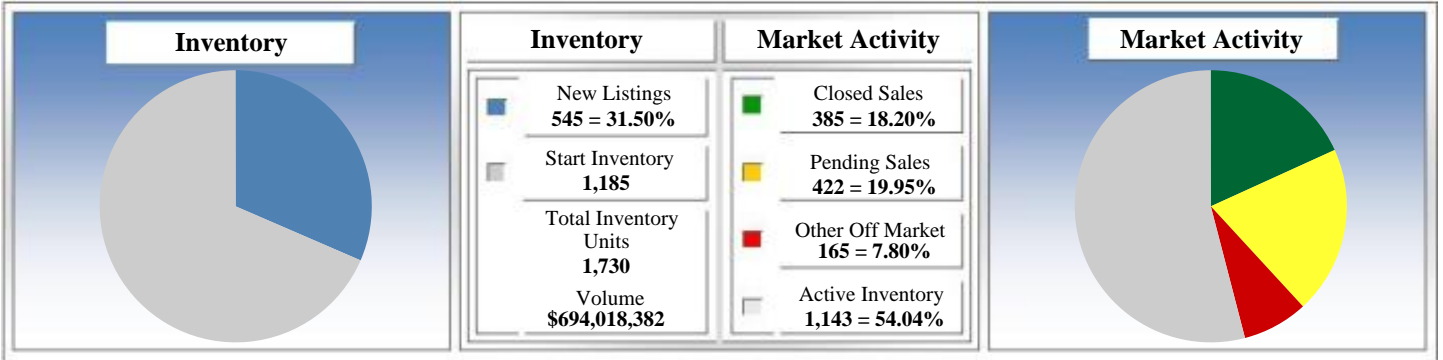
Inventory as of Jun 09, 2015



Market Summary

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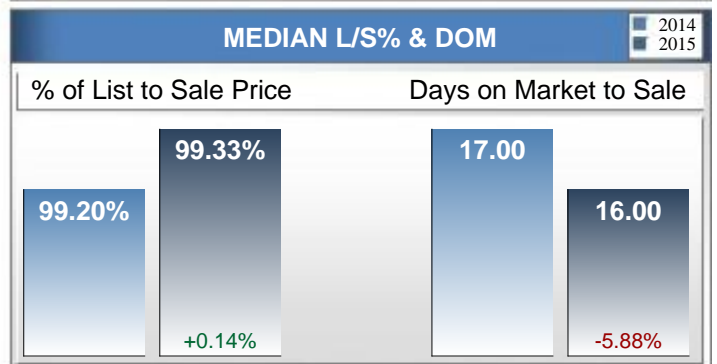
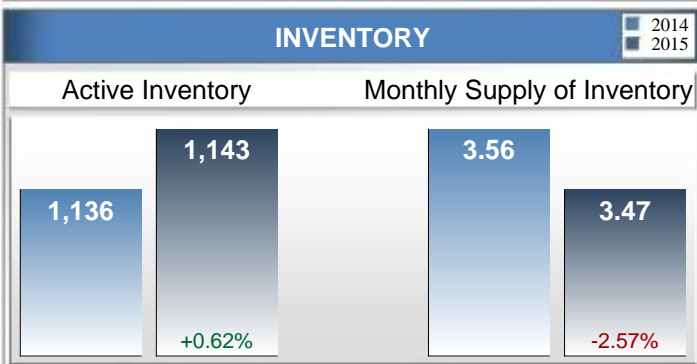
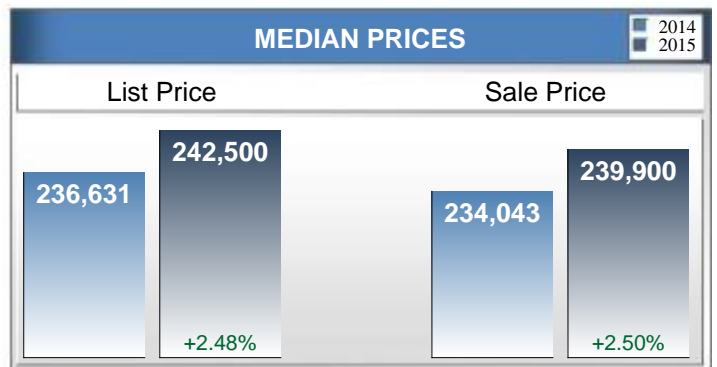
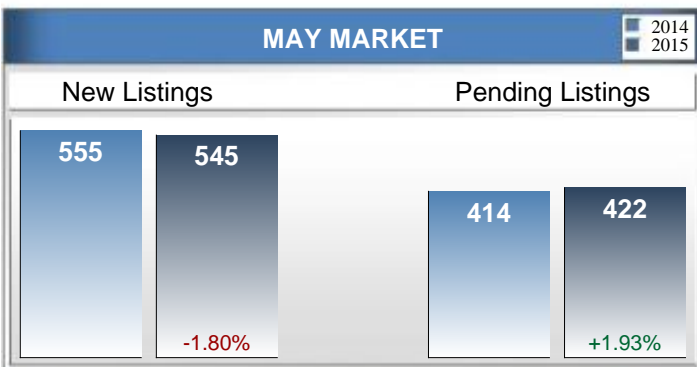
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Absorption: Last 12 months, an Average of 329 Sales/Month

Active Inventory as of May 31, 2015 = 1,143

	MAY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	426	385	-9.62%	1,525	1,487	-2.49%
Pending Sales	414	422	1.93%	1,816	1,839	1.27%
New Listings	555	545	-1.80%	2,402	2,518	4.83%
Median List Price	236,631	242,500	2.48%	229,900	235,000	2.22%
Median Sale Price	234,043	239,900	2.50%	226,000	232,500	2.88%
Median Percent of List Price to Selling Price	99.20%	99.33%	0.14%	99.10%	99.34%	0.24%
Median Days on Market to Sale	17.00	16.00	-5.88%	25.00	27.00	8.00%
Monthly Inventory	1,136	1,143	0.62%	1,136	1,143	0.62%
Months Supply of Inventory	3.56	3.47	-2.57%	3.56	3.47	-2.57%





May 2015

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Closed Sales by Units

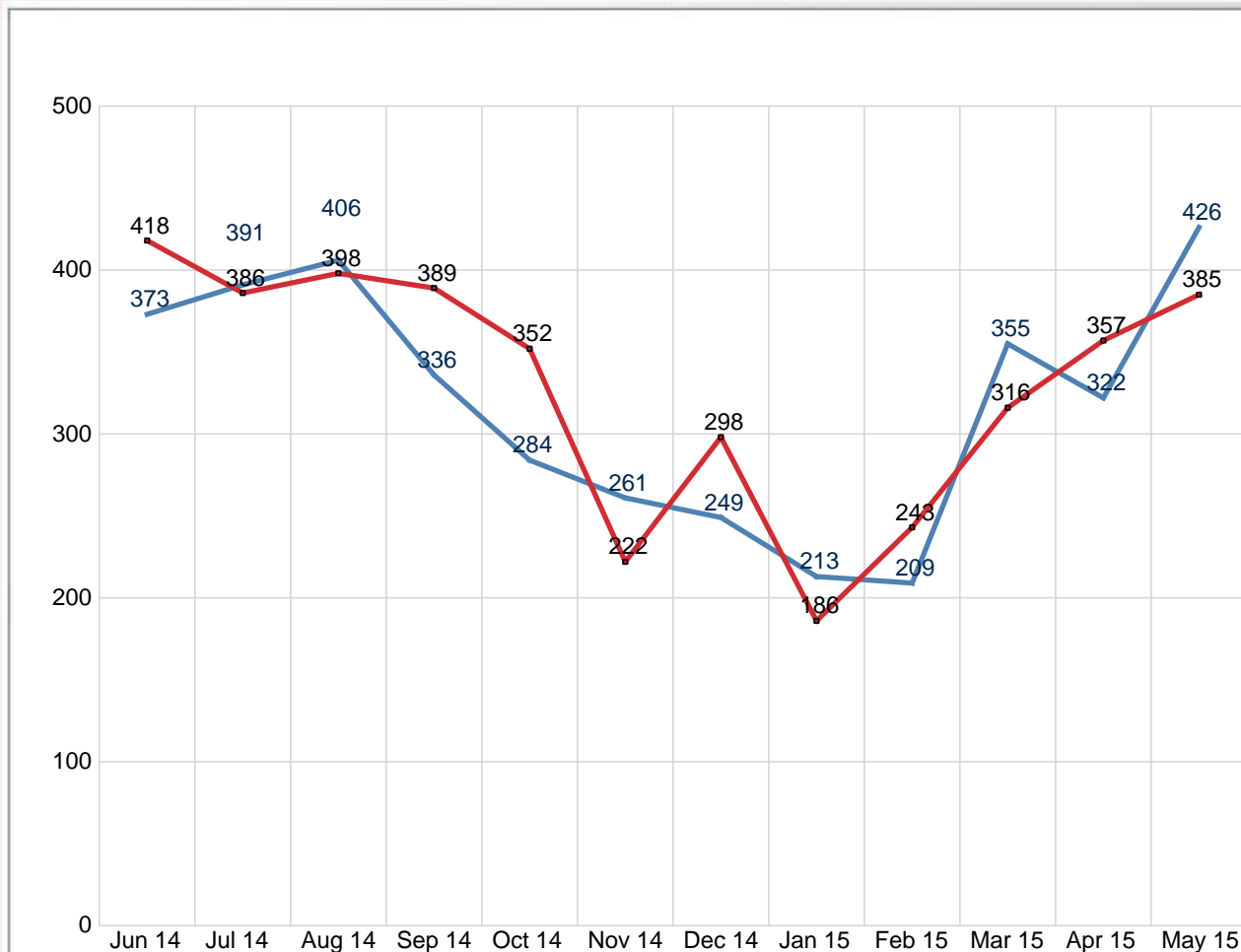
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Market Trends

Ready to Buy or Sell Real Estate?
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■ June 2014 - May 2015 (Current Year with Values)
 ■ June 2013 - May 2014 (Previous Year)



Comparative Analysis

MAY

2014	2015
426	385
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.62%</div>	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
1,525	1,487
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.49%</div>	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
3,825	3,950
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">3.27%</div>	



May 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

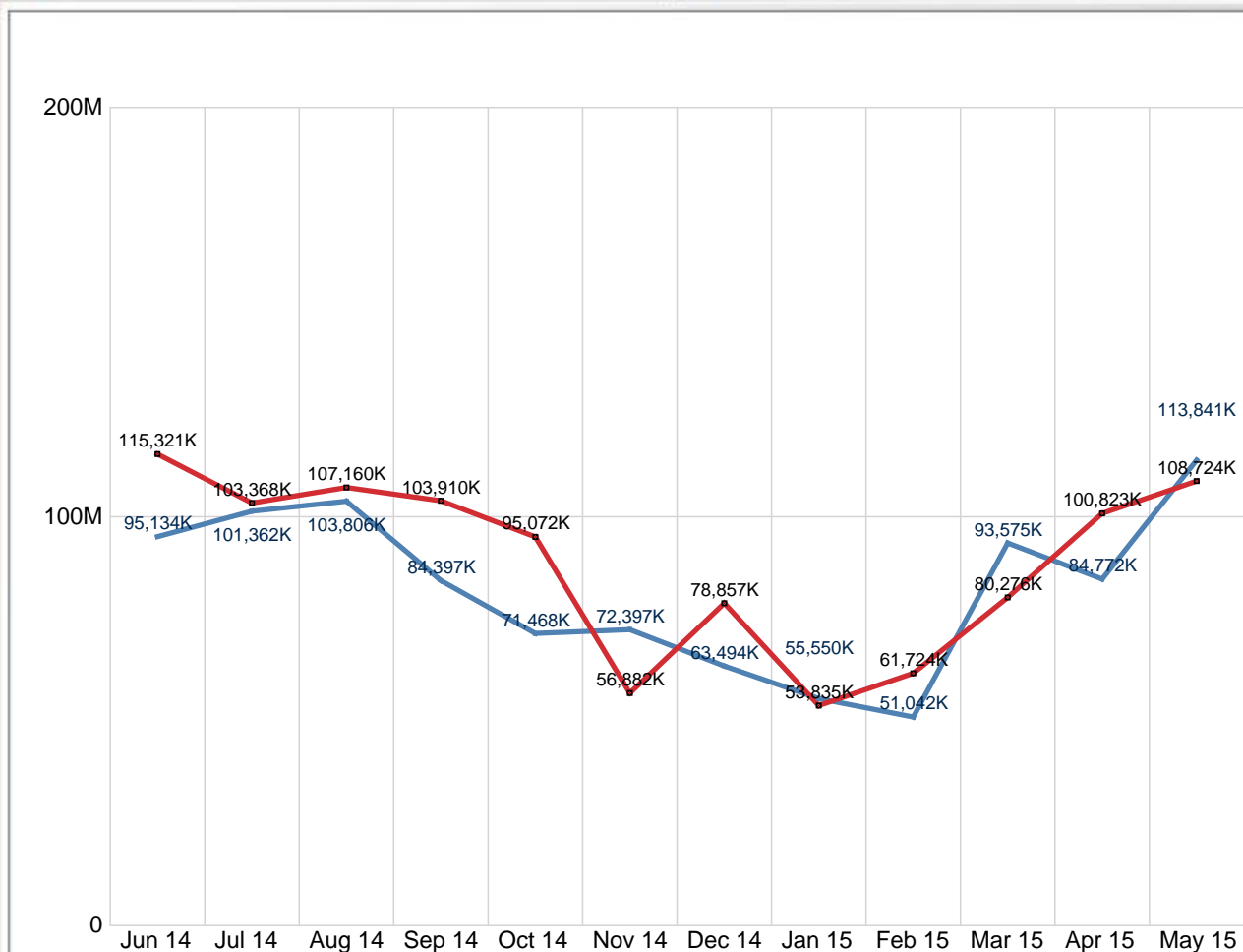
Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ June 2014 - May 2015 (Current Year with Values)
 ■ June 2013 - May 2014 (Previous Year)



Comparative Analysis

MAY

2014	2015
114M	109M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.49%</div>	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
399M	405M
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.66%</div>	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
991M	1.07B
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">7.58%</div>	



May 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®

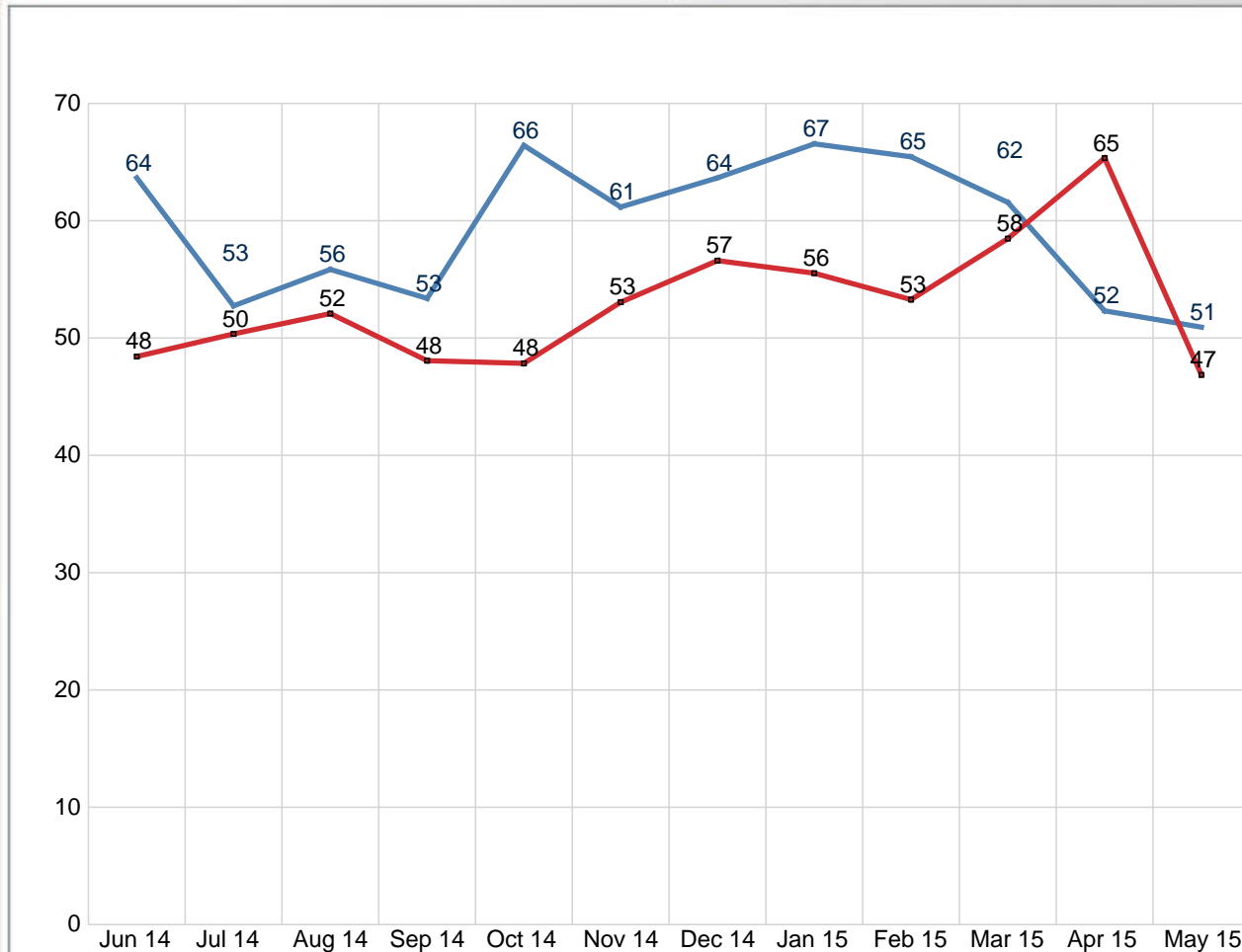
Report Produced on: Jun 10, 2015

Market Trends

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

■ June 2013 - May 2014 (Previous Year)



Comparative Analysis

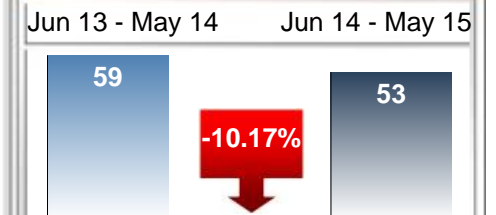
MAY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





May 2015

Area Delimited by City Of Edmond - Residential Property Type



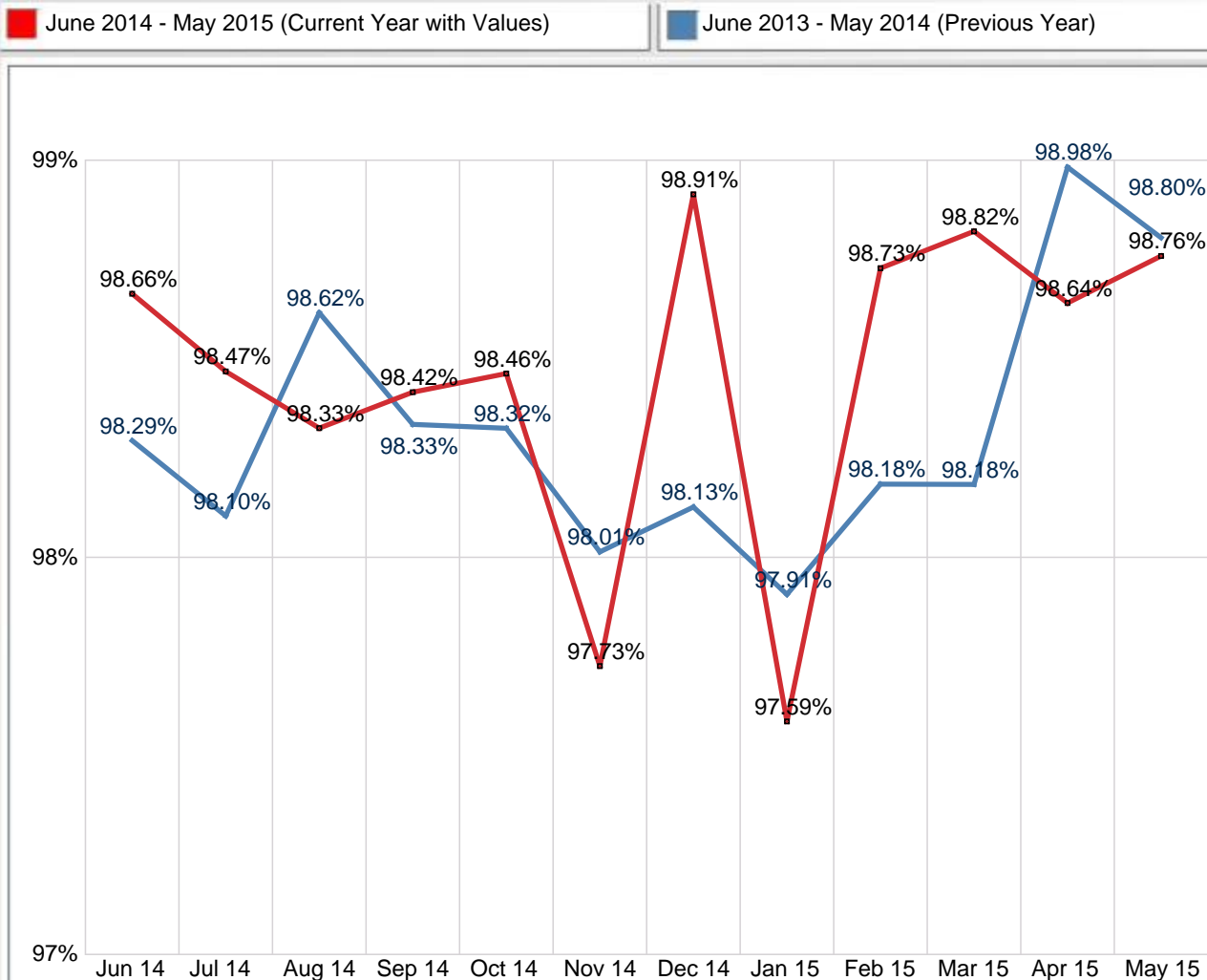
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Jun 10, 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

MAY

2014	2015
98.80%	98.76%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.05%</div>	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
98.49%	98.59%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.11%</div>	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
98.36%	98.51%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.15%</div>	



May 2015

Area Delimited by City Of Edmond - Residential Property Type



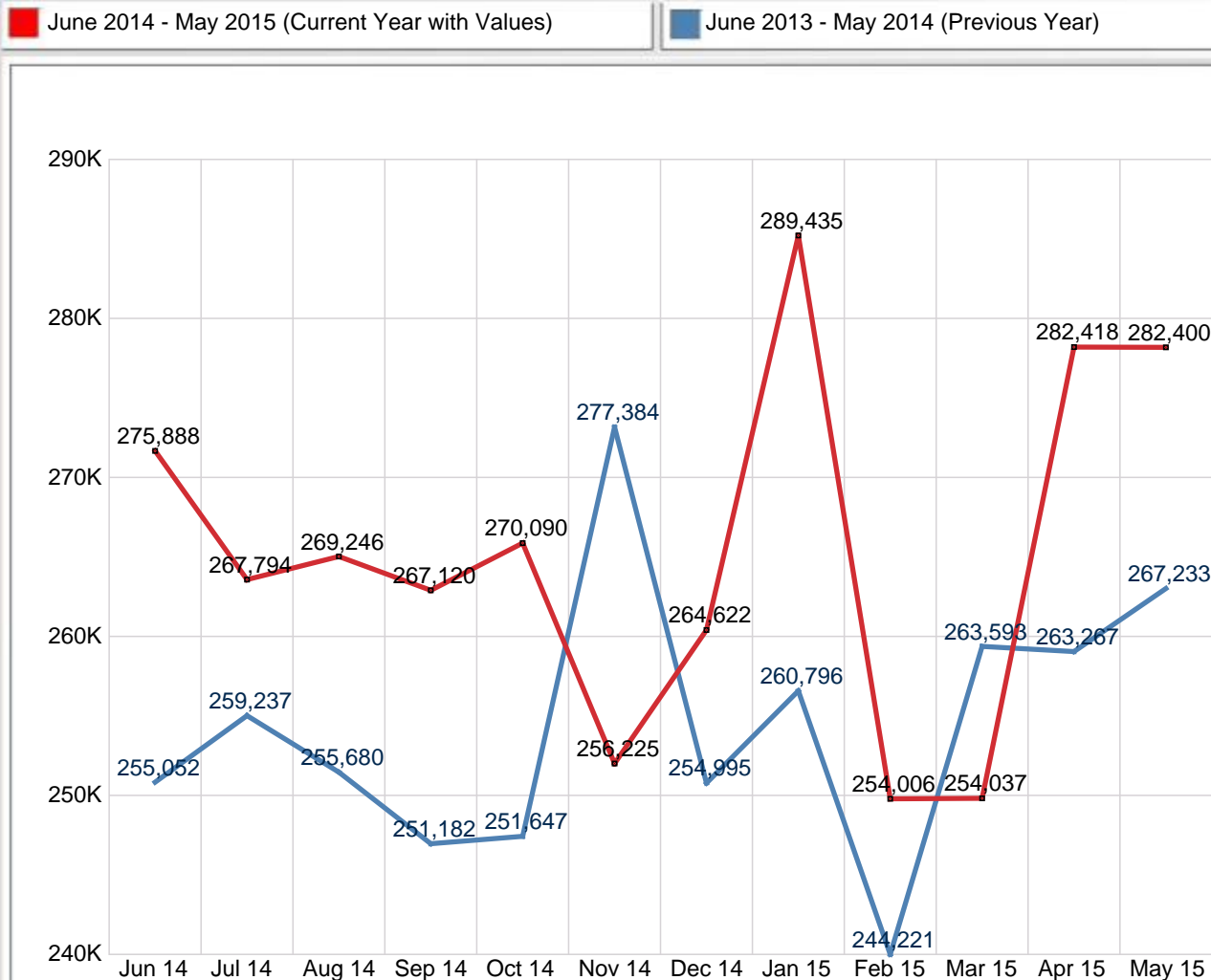
Closed Sales by Average Sold Price

Report Produced on: Jun 10, 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

MAY

2014	2015
267,233	282,400

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
261,495	272,617

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
259,043	269,861