



May 2015

Area Delimited by Zipcode 73044 - Residential Property Type

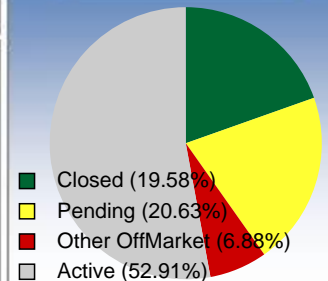


Absorption: Last 12 months, an Average of 27 Sales/Month

Active Inventory as of May 31, 2015 = 100

	MAY		
	2014	2015	+/- %
Closed Listings	30	37	23.33%
Pending Listings	27	39	44.44%
New Listings	45	44	-2.22%
Median List Price	182,250	164,800	-9.57%
Median Sale Price	182,250	155,321	-14.78%
Median Percent of List Price to Selling Price	99.23%	98.18%	-1.06%
Median Days on Market to Sale	27.00	21.00	-22.22%
End of Month Inventory	120	100	-16.67%
Months Supply of Inventory	4.80	3.73	-22.36%

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) Decreases

The total housing inventory at the end of May 2015 decreased **16.67%** to 100 existing homes available for sale. Over the last 12 months this area has had an average of 27 closed sales per month. This represents an unsold inventory index of **3.73** 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 **14.78%** in May 2015 to \$155,321 versus the previous year at \$182,250.

Median Days on Market Shortens

The median number of **21.00** days that homes spent on the market before selling decreased by 6.00 days or **22.22%** in May 2015 compared to last year's same month at **27.00** DOM.

Sales Success for May 2015 is Positive

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

There were 44 New Listings in May 2015, down **2.22%** from last year at 45. Furthermore, there were 37 Closed Listings this month versus last year at 30, a **23.33%** increase.

Closed versus Listed trends yielded a **84.1%** ratio, up from last year's May 2015 at **66.7%**, a **26.14%** 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

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®

May 2015

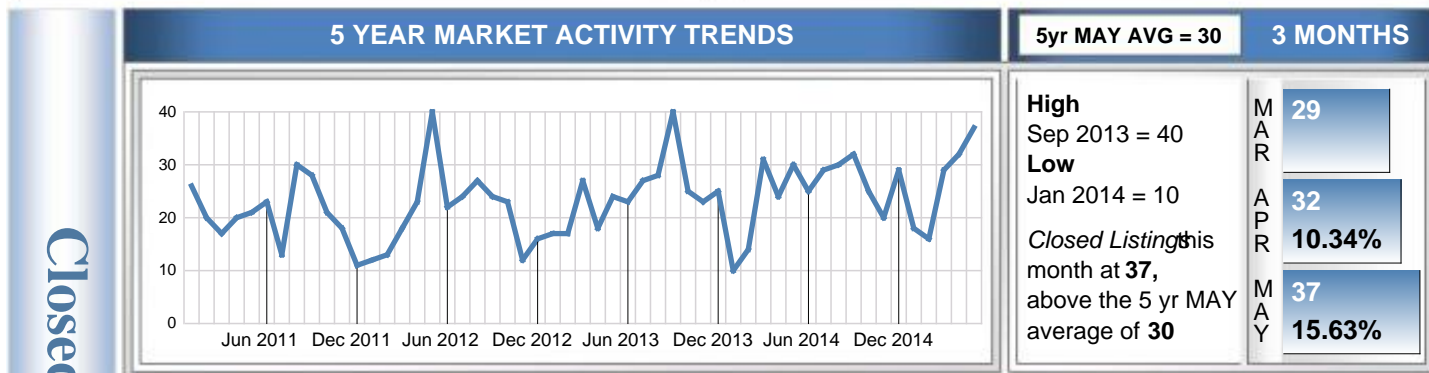
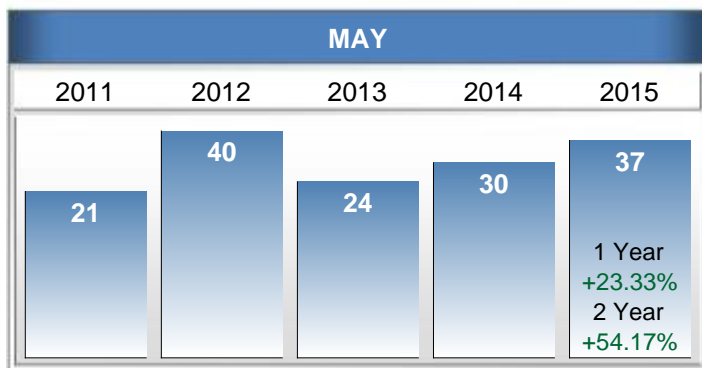
Closed Sales as of Jun 09, 2015



Report Produced on: Jun 10, 2015

Closed Listings

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+
\$25,000 and less	1	2.70%	363.0	0	0	1	0
\$25,001 - \$75,000	5	13.51%	38.0	5	0	0	0
\$75,001 - \$125,000	5	13.51%	77.0	1	3	1	0
\$125,001 - \$175,000	11	29.73%	21.0	0	8	3	0
\$175,001 - \$200,000	4	10.81%	9.5	0	3	1	0
\$200,001 - \$225,000	4	10.81%	18.0	0	3	1	0
\$225,001 and up	7	18.92%	15.0	0	5	0	2
Total Closed Units:	37		21.0	6	22	7	2
Total Closed Volume:	5,899,295			335.05K	4.09M	986.82K	487.20K
Median Closed Price:	\$155,321			\$56,000	\$170,250	\$162,000	\$243,600

Closed Listings

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

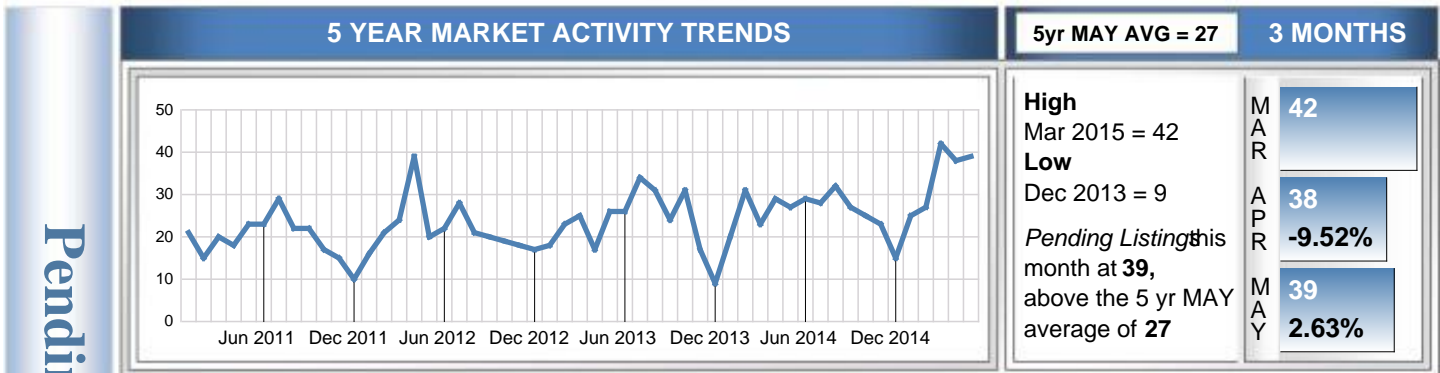
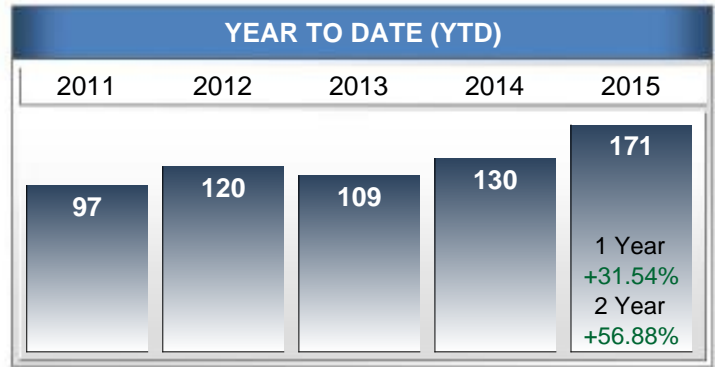
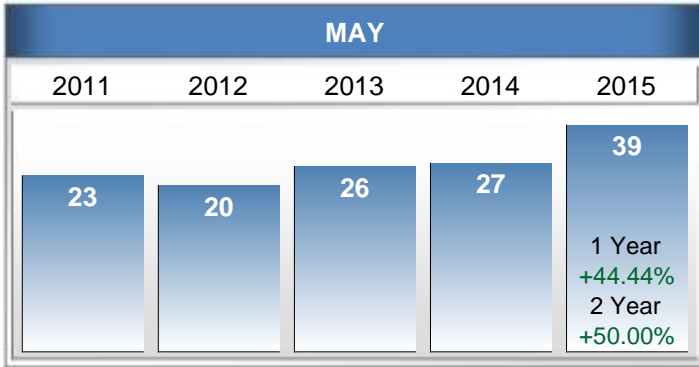
Pending Listings as of Jun 09, 2015



Pending Listings

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - 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+		
\$25,000 and less	1	2.56%	136.0	0	1	0	0		
\$25,001 - \$75,000	6	15.38%	67.0	3	3	0	0		
\$75,001 - \$100,000	3	7.69%	5.0	1	2	0	0		
\$100,001 - \$175,000	14	35.90%	31.5	2	9	3	0		
\$175,001 - \$225,000	7	17.95%	64.0	0	4	3	0		
\$225,001 - \$225,000	0	0.00%	64.0	0	0	0	0		
\$225,001 and up	8	20.51%	71.0	0	4	2	2		
Total Pending Units:				39	54.0	6	23	8	2
Total Pending Volume:				6,742,264		495.96K	3.72M	1.92M	606.70K
Median Listing Price:				\$159,900		\$72,495	\$159,500	\$199,004	\$303,350



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

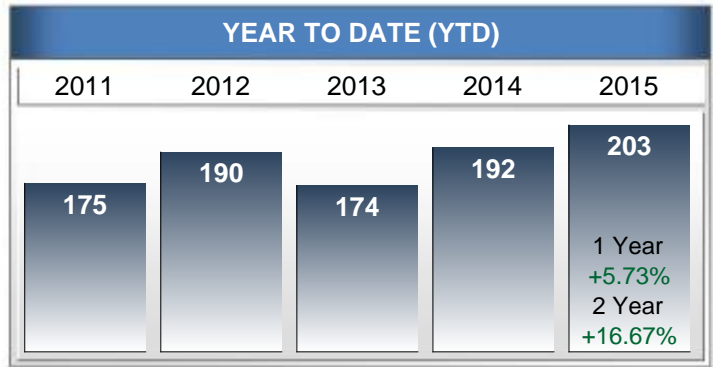
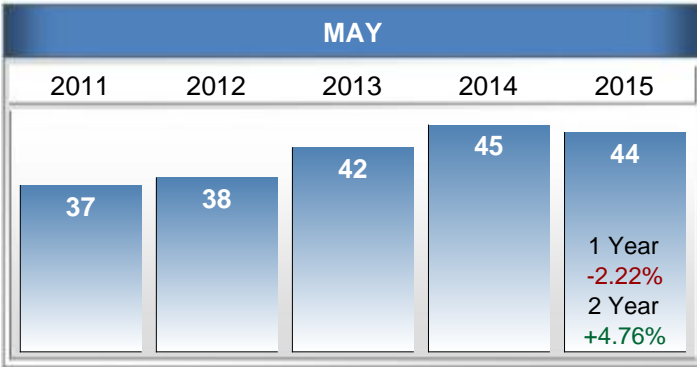
New Listings as of Jun 09, 2015



New Listings

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

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



5yr MAY AVG = 41	3 MONTHS										
High Mar 2015 = 59 Low Nov 2013 = 17 <i>New Listings</i> this month at 44 , above the 5 yr MAY average of 41	<table border="1"> <tr> <td>MAR</td> <td>59</td> </tr> <tr> <td>APR</td> <td>41</td> </tr> <tr> <td>MAY</td> <td>44</td> </tr> <tr> <td colspan="2">-30.51%</td> </tr> <tr> <td colspan="2">7.32%</td> </tr> </table>	MAR	59	APR	41	MAY	44	-30.51%		7.32%	
MAR	59										
APR	41										
MAY	44										
-30.51%											
7.32%											

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	3	6.82%	2	1	0	0
\$75,001 - \$75,000	0	0.00%	0	0	0	0
\$75,001 - \$150,000	12	27.27%	3	8	1	0
\$150,001 - \$175,000	7	15.91%	0	4	2	1
\$175,001 - \$225,000	11	25.00%	0	9	2	0
\$225,001 - \$250,000	5	11.36%	0	2	3	0
\$250,001 and up	6	13.64%	0	1	3	2
Total New Listed Units:			5	25	11	3
Total New Listed Volume:			392.20K	4.03M	2.72M	771.80K
Median New Listed Listing Price:			\$87,900	\$175,000	\$226,800	\$289,899



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

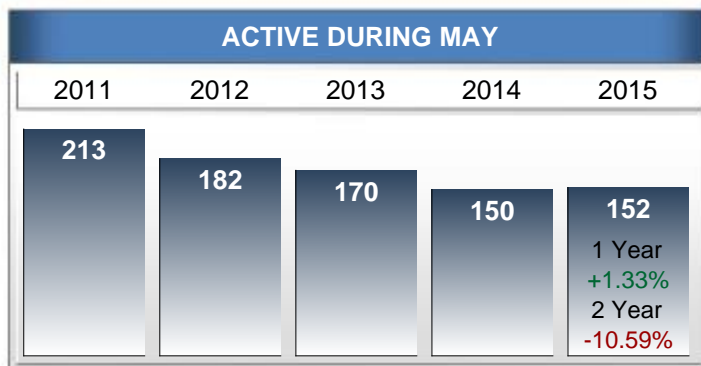
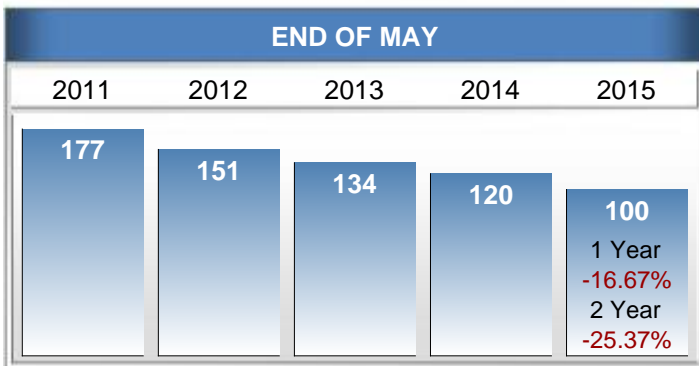
Active Inventory as of Jun 09, 2015



Active Inventory

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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



5yr MAY AVG = 136 **3 MONTHS**

High
Jun 2011 = 178

Low
Mar 2014 = 97

Inventory this month at **100**, below the 5 yr MAY average of **136**

MAR	121
APR	108
MAY	100
	-10.74%
	-7.41%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	8	8.00%	85.0	4	3	1	0		
\$75,001 - \$100,000	14	14.00%	39.5	2	10	2	0		
\$100,001 - \$150,000	13	13.00%	80.0	1	11	1	0		
\$150,001 - \$200,000	26	26.00%	38.5	0	20	4	2		
\$200,001 - \$225,000	9	9.00%	55.0	0	6	2	1		
\$225,001 - \$325,000	19	19.00%	36.0	0	10	7	2		
\$325,001 and up	11	11.00%	100.0	0	4	5	2		
Total Active Inventory by Units:				100	55.0	7	64	22	7
Total Active Inventory by Volume:				22,447,001		469,20K	14.82M	5.33M	1.83M
Median Active Inventory Listing Price:				\$184,670		\$69,900	\$176,708	\$226,150	\$285,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

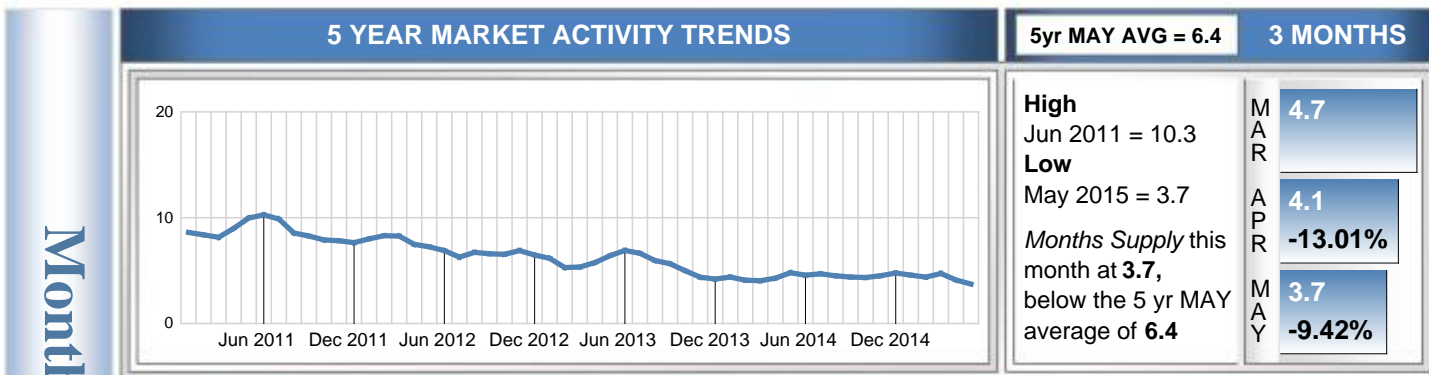
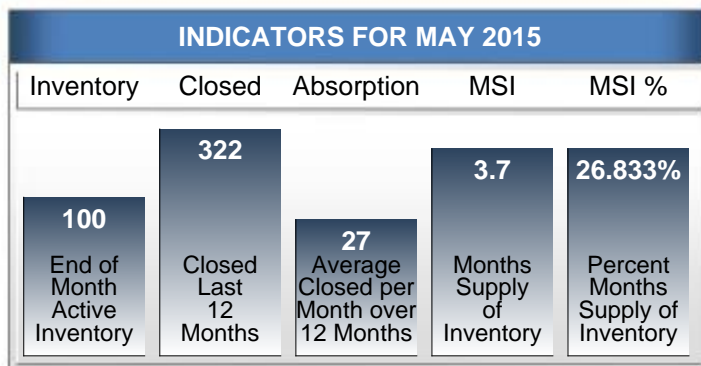
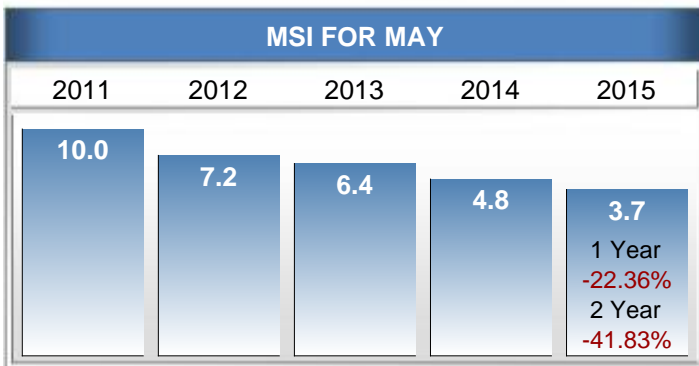
Active Inventory as of Jun 09, 2015



Months Supply of Inventory

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - 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	8	8.00%	1.4	1.9	1.1	1.2	0.0
\$75,001 - \$100,000	14	14.00%	7.0	4.0	8.6	8.0	0.0
\$100,001 - \$150,000	13	13.00%	3.5	12.0	3.5	2.0	0.0
\$150,001 - \$200,000	26	26.00%	4.1	0.0	5.0	1.8	24.0
\$200,001 - \$225,000	9	9.00%	2.3	0.0	3.0	1.0	12.0
\$225,001 - \$325,000	19	19.00%	4.9	0.0	4.6	5.3	4.8
\$325,001 and up	11	11.00%	9.4	0.0	6.9	15.0	12.0
MSI:			3.7	2.5	4.0	3.0	8.4
Total Active Inventory:			100	7	64	22	7



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

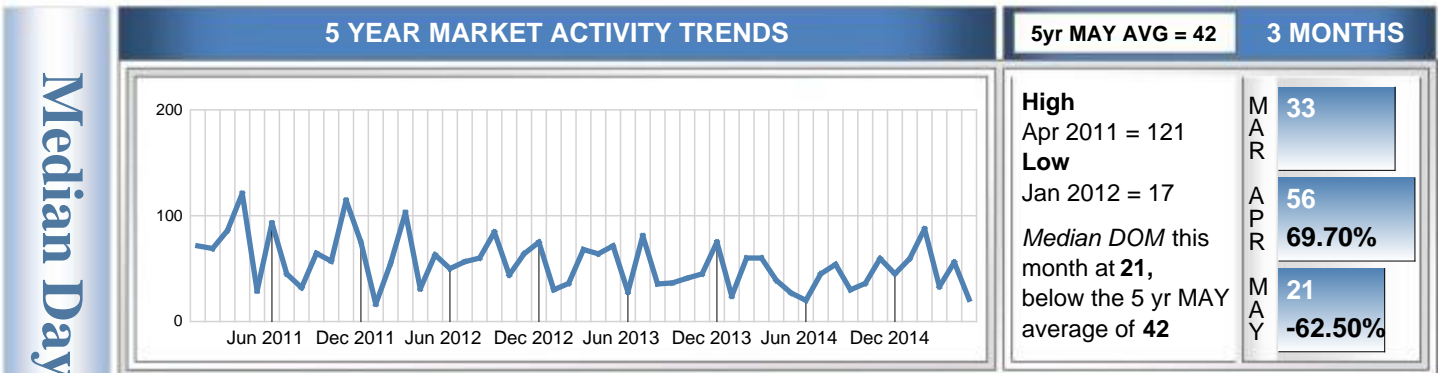
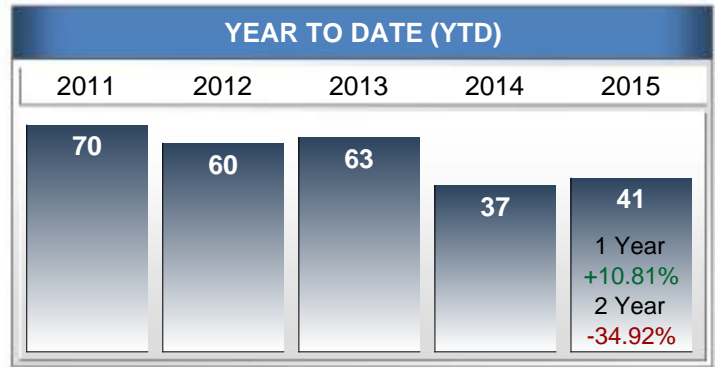
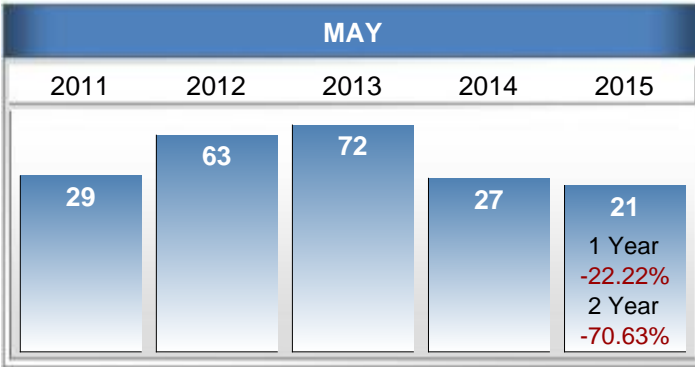
Closed Sales as of Jun 09, 2015



Median Days on Market to Sale

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1	2.70%	363.0	0.0	0.0	363.0	0.0
\$25,001 - \$75,000	5	13.51%	38.0	38.0	0.0	0.0	0.0
\$75,001 - \$125,000	5	13.51%	77.0	441.0	77.0	1.0	0.0
\$125,001 - \$175,000	11	29.73%	21.0	0.0	24.5	21.0	0.0
\$175,001 - \$200,000	4	10.81%	9.5	0.0	7.0	12.0	0.0
\$200,001 - \$225,000	4	10.81%	18.0	0.0	13.0	61.0	0.0
\$225,001 and up	7	18.92%	15.0	0.0	15.0	0.0	77.0
Median Closed DOM:	21.0			39.5	14.0	21.0	77.0
Total Closed Units:	37			6	22	7	2
Total Closed Volume:	5,899,295			335.05K	4.09M	986.82K	487.20K



Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

May 2015

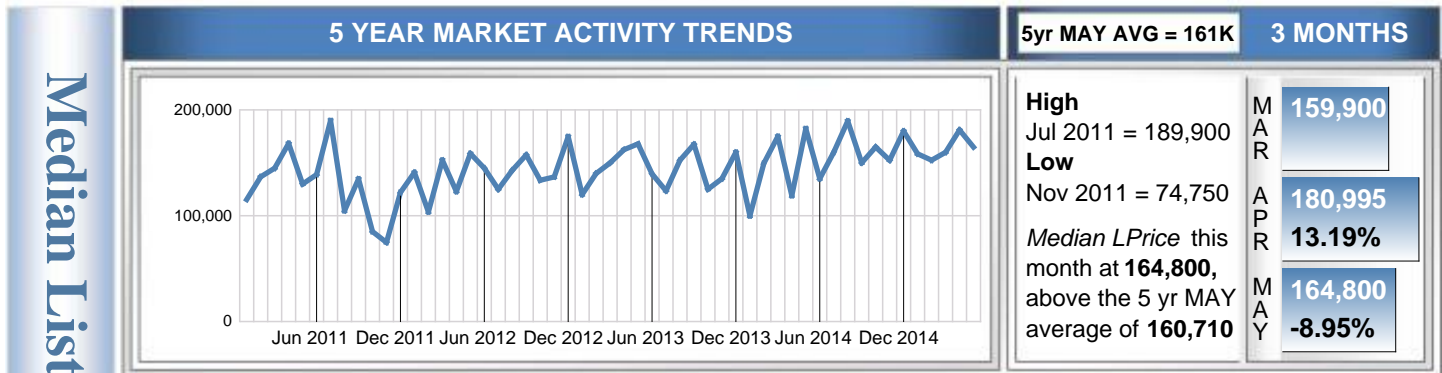
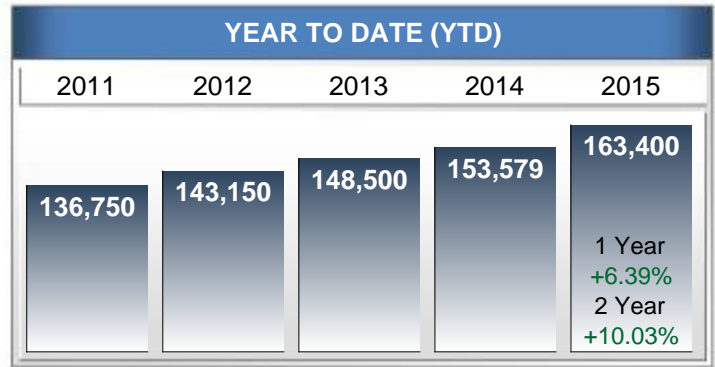
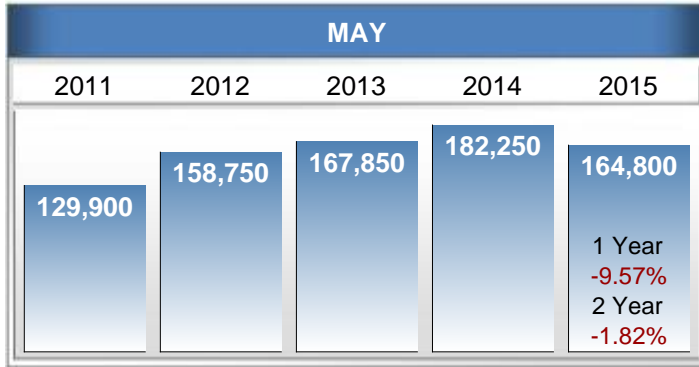
Closed Sales as of Jun 09, 2015



Median List Price at Closing

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1	2.70%	14,500	0	0	14,500	0
\$25,001 - \$75,000	4	10.81%	59,786	59,786	0	0	0
\$75,001 - \$125,000	6	16.22%	89,450	82,950	120,000	89,000	0
\$125,001 - \$175,000	10	27.03%	154,200	0	151,750	157,450	0
\$175,001 - \$200,000	5	13.51%	184,900	0	185,000	177,900	0
\$200,001 - \$225,000	3	8.11%	219,000	0	211,950	225,000	0
\$225,001 and up	8	21.62%	236,250	0	236,250	0	242,550
Median List Price:	\$164,800			\$69,750	\$174,950	\$165,000	\$242,550
Total Closed Units:	37			6	22	7	2
Total List Volume:	6,056,871			385.97K	4.19M	999.20K	485.10K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

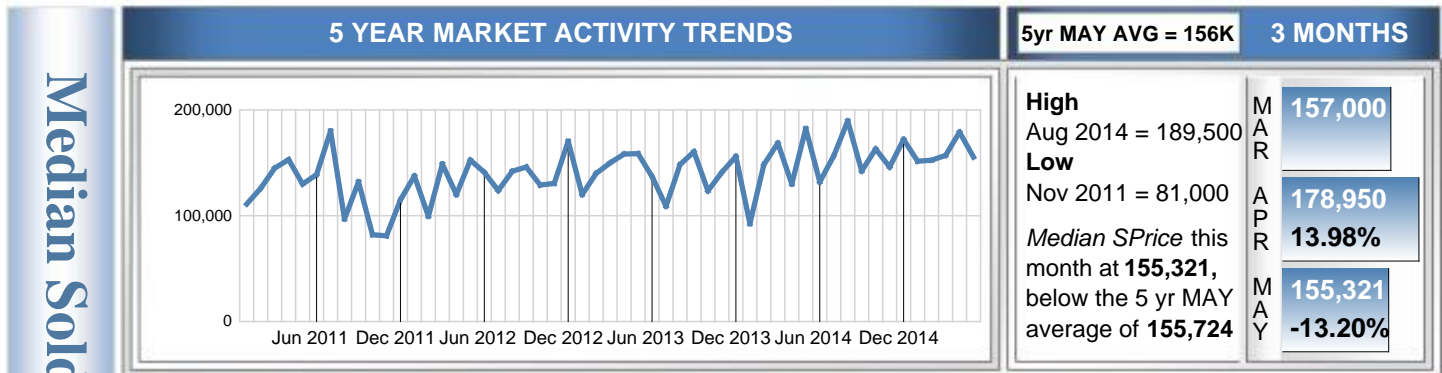
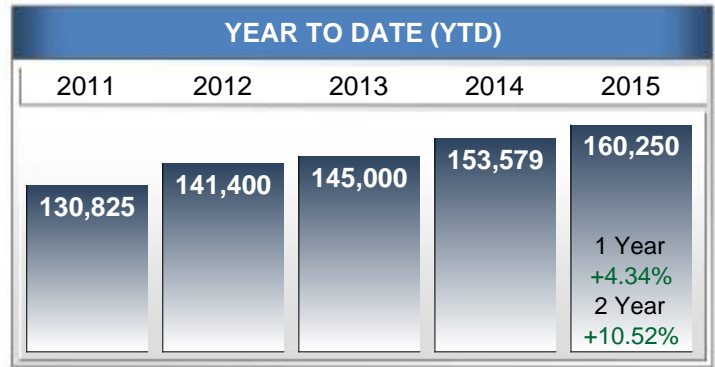
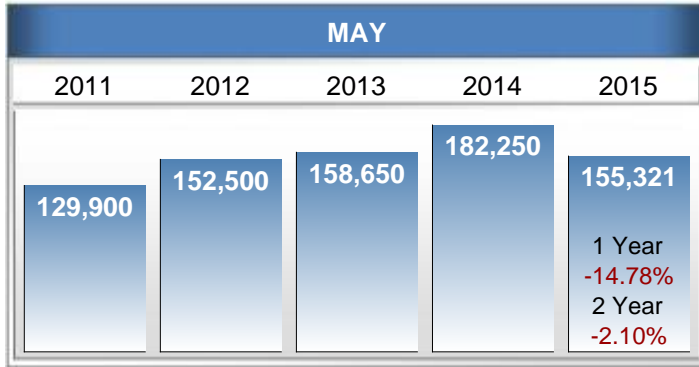
Closed Sales as of Jun 09, 2015



Median Sold Price at Closing

Report Produced on: Jun 10, 2015

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1		2.70%	13,924	0	0	13,924	0
\$25,001 - \$75,000	5		13.51%	41,000	41,000	0	0	0
\$75,001 - \$125,000	5		13.51%	89,000	82,000	120,000	89,000	0
\$125,001 - \$175,000	11		29.73%	155,000	0	151,300	162,000	0
\$175,001 - \$200,000	4		10.81%	183,500	0	185,000	177,900	0
\$200,001 - \$225,000	4		10.81%	219,750	0	219,500	225,000	0
\$225,001 and up	7		18.92%	238,000	0	238,000	0	243,600
Median Closed Price:	\$155,321				\$56,000	\$170,250	\$162,000	\$243,600
Total Closed Units:	37				6	22	7	2
Total Closed Volume:	5,899,295				335.05K	4.09M	986.82K	487.20K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

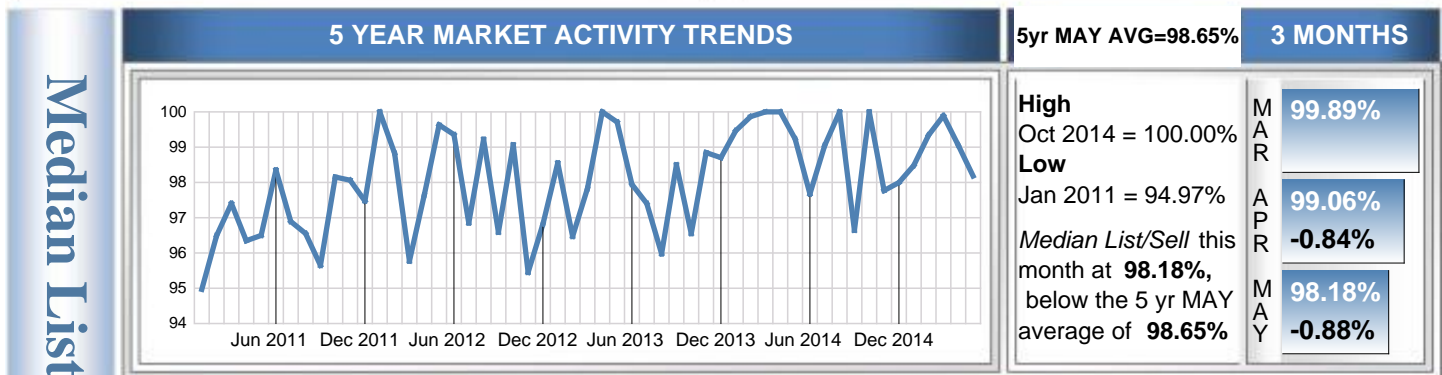
Closed Sales as of Jun 09, 2015



Median Percent of List Price to Selling Price

Report Produced on: Jun 10, 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+
\$25,000 and less	1	2.70%	96.03%	0.00%	0.00%	96.03%	0.00%
\$25,001 - \$75,000	5	13.51%	90.74%	90.74%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	5	13.51%	96.08%	95.35%	96.08%	100.00%	0.00%
\$125,001 - \$175,000	11	29.73%	97.75%	0.00%	96.90%	98.18%	0.00%
\$175,001 - \$200,000	4	10.81%	99.19%	0.00%	98.38%	100.00%	0.00%
\$200,001 - \$225,000	4	10.81%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 and up	7	18.92%	99.75%	0.00%	99.75%	0.00%	100.32%
Median List/Sell Ratio:	98.18%			93.04%	97.99%	98.37%	100.32%
Total Closed Units:	37			6	22	7	2
Total Closed Volume:	5,899,295			335.05K	4.09M	986.82K	487.20K

Median List/Sell Price

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

Inventory as of Jun 09, 2015



Market Summary

Report Produced on: Jun 10, 2015

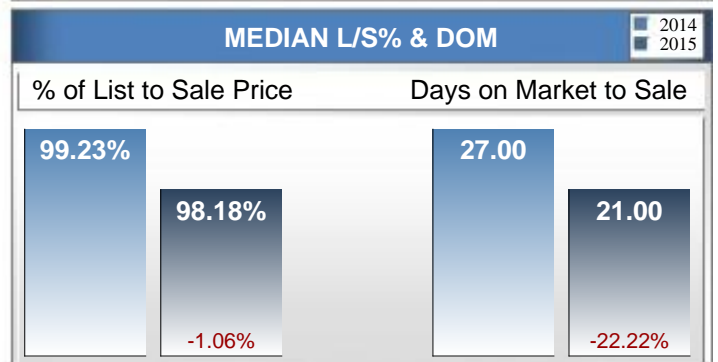
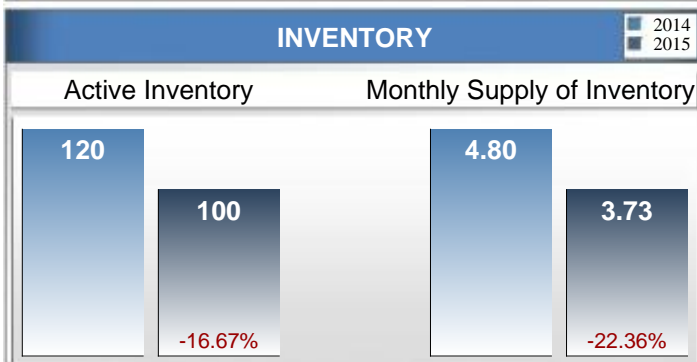
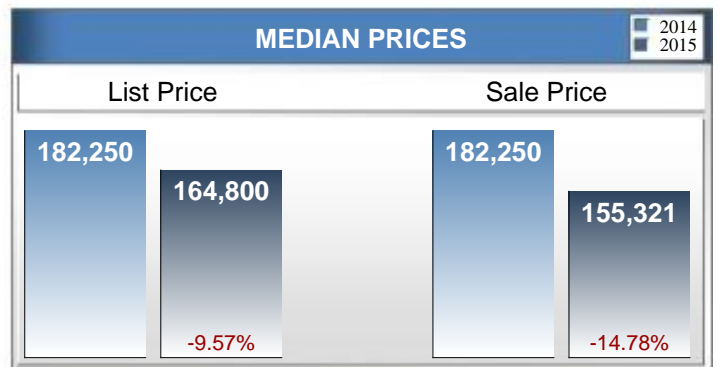
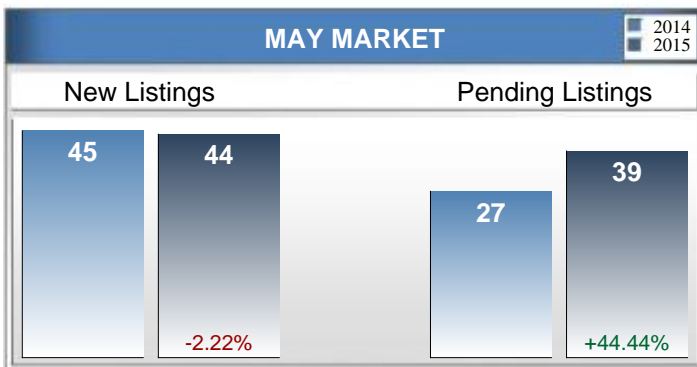
Area Delimited by Zipcode 73044 - Residential Property Type



Absorption: Last 12 months, an Average of 27 Sales/Month

Active Inventory as of May 31, 2015 = 100

	MAY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	30	37	23.33%	109	132	21.10%
Pending Sales	27	39	44.44%	130	171	31.54%
New Listings	45	44	-2.22%	192	203	5.73%
Median List Price	182,250	164,800	-9.57%	153,579	163,400	6.39%
Median Sale Price	182,250	155,321	-14.78%	153,579	160,250	4.34%
Median Percent of List Price to Selling Price	99.23%	98.18%	-1.06%	99.75%	98.68%	-1.07%
Median Days on Market to Sale	27.00	21.00	-22.22%	37.00	41.00	10.81%
Monthly Inventory	120	100	-16.67%	120	100	-16.67%
Months Supply of Inventory	4.80	3.73	-22.36%	4.80	3.73	-22.36%





May 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

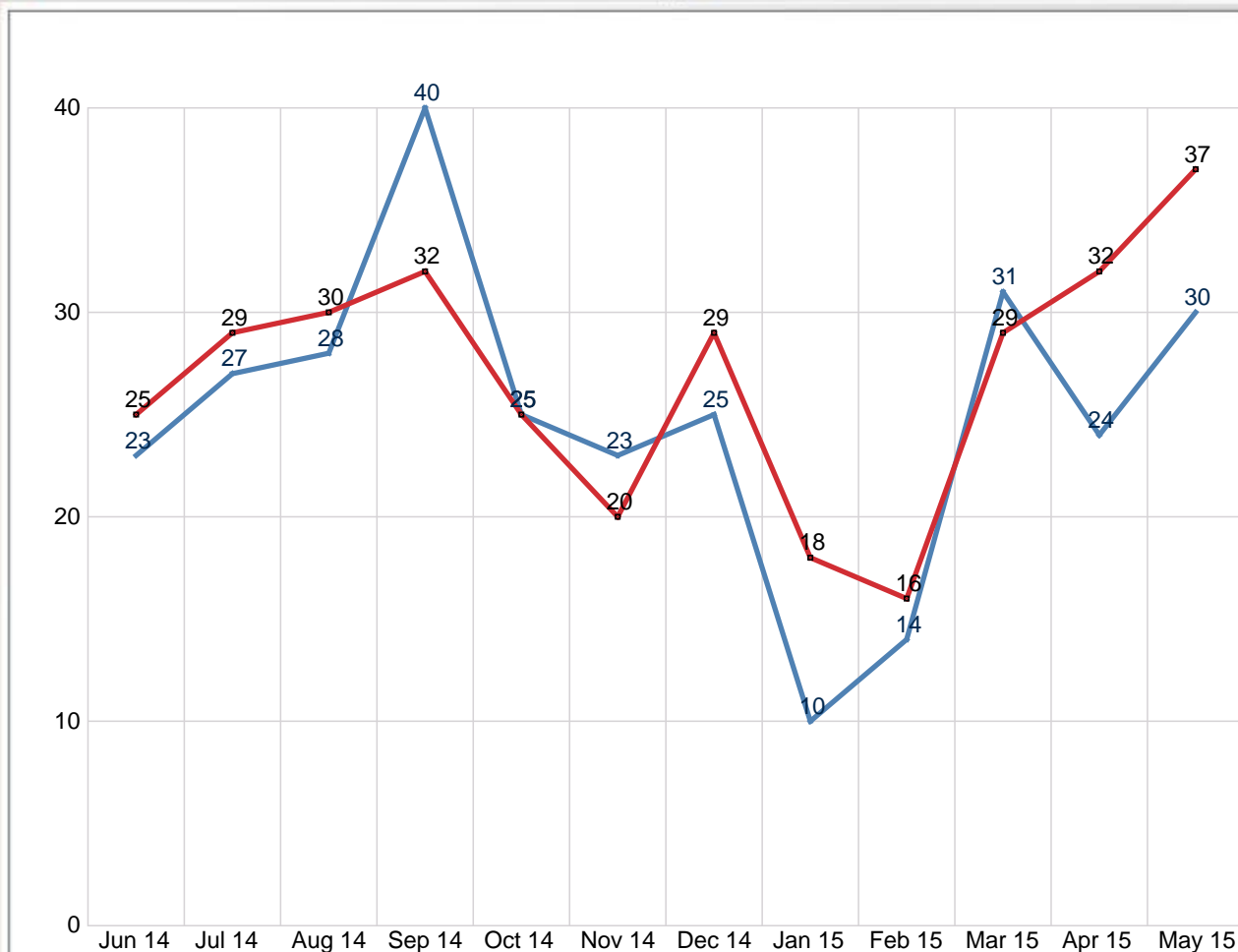
Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

MAY

2014	2015
30	37
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 23.33%	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
109	132
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 21.10%	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
300	322
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 7.33%	



May 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

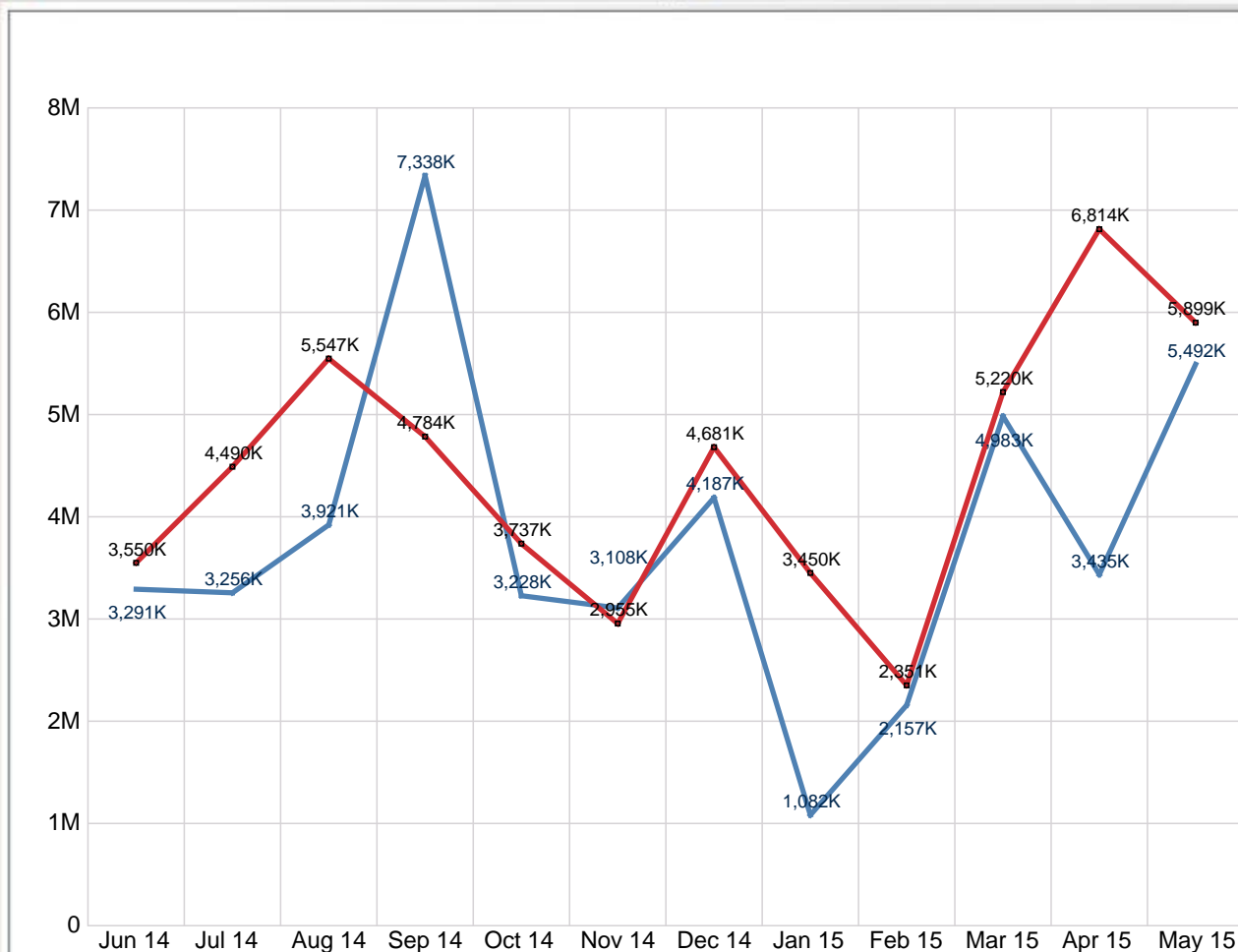
Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

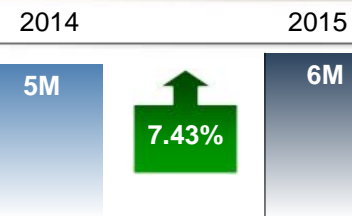
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

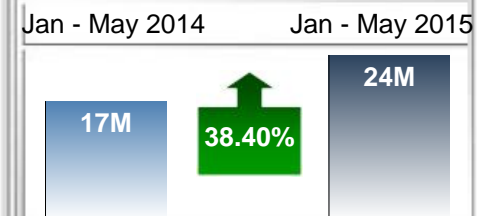


Comparative Analysis

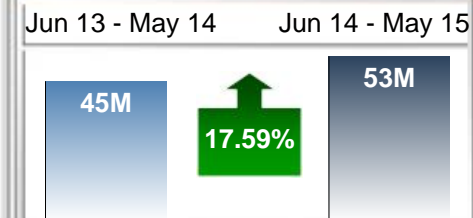
MAY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





May 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

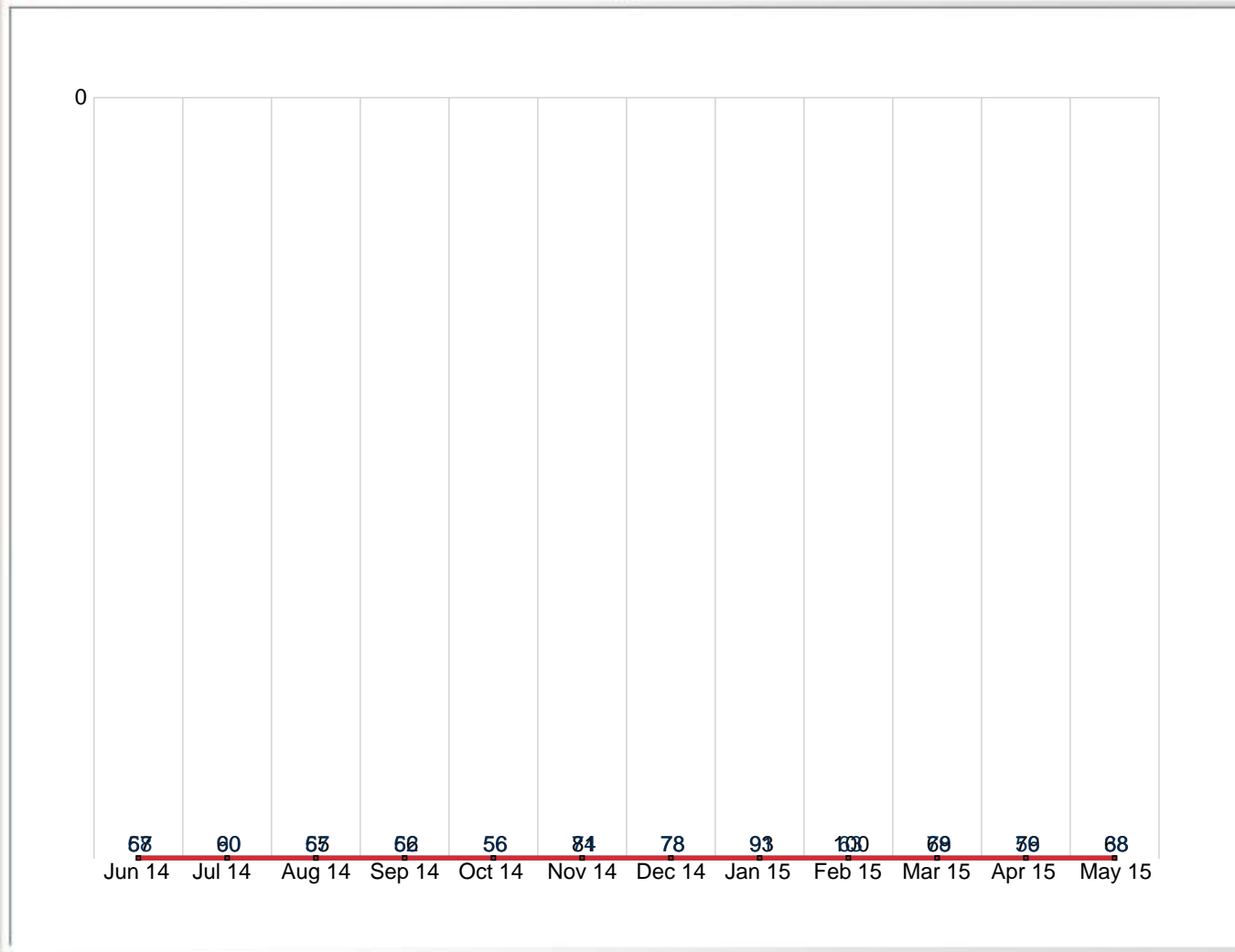
Report Produced on: Jun 10, 2015

Market Trends

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

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

■ June 2013 - May 2014 (Previous Year)

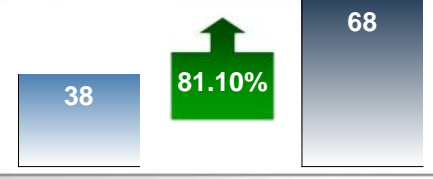


Comparative Analysis

MAY

2014

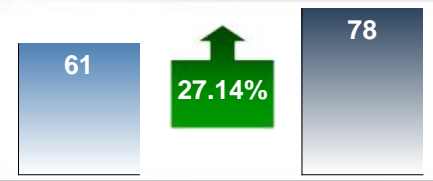
2015



YEAR TO DATE (YTD)

Jan - May 2014

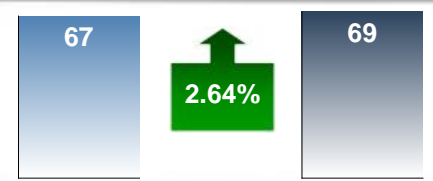
Jan - May 2015



12 MONTH COMPARATIVE

Jun 13 - May 14

Jun 14 - May 15





May 2015

Area Delimited by Zipcode 73044 - Residential Property Type



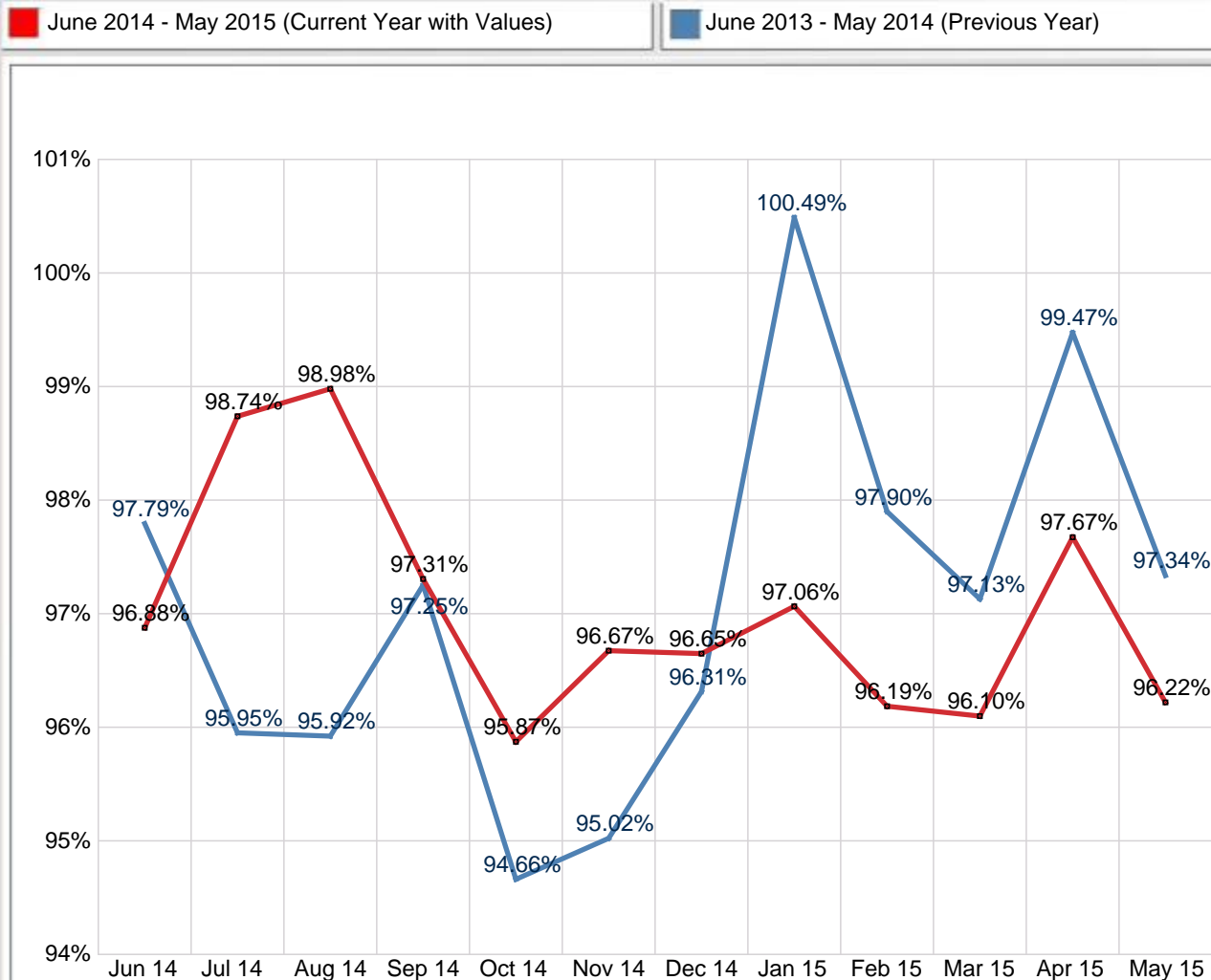
Closed Sales by Average Asked per Sold Ratio

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?
Contact an experienced REALTOR®



Comparative Analysis

MAY

2014	2015
97.34%	96.22%
-1.15%	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
98.11%	96.66%
-1.48%	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
96.90%	97.08%
0.19%	



May 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

Report Produced on: Jun 10, 2015

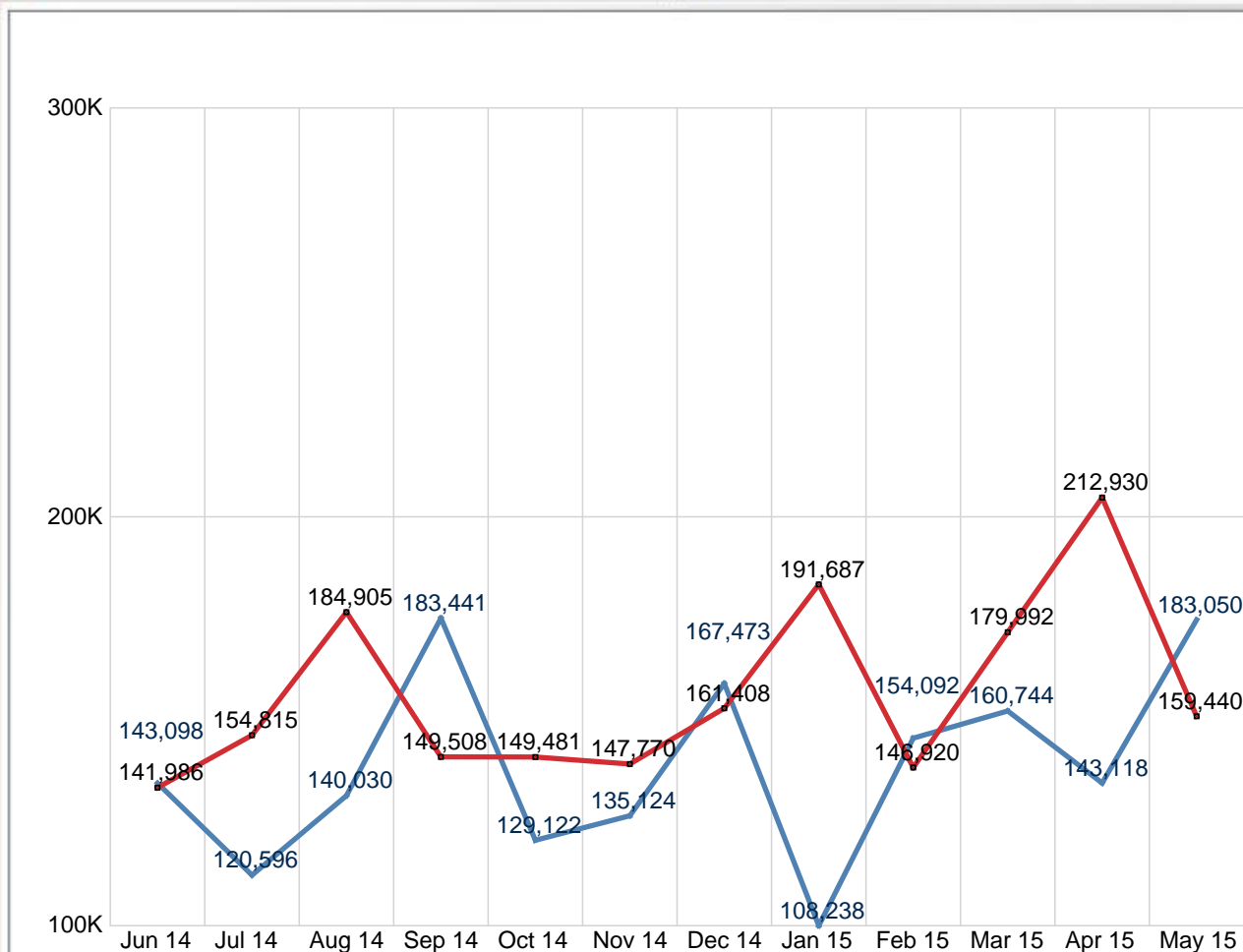
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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

■ June 2013 - May 2014 (Previous Year)



Comparative Analysis

MAY

2014	2015
183,050	159,440
-12.90%	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
157,331	179,802
14.28%	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
151,592	166,080
9.56%	