



May 2015

Area Delimited by County Of Logan -
Residential Property Type

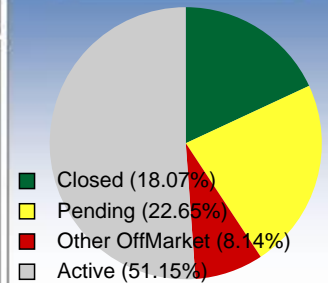


Absorption: Last 12 months, an Average of **60** Sales/Month

Active Inventory as of May 31, 2015 = **201**

	MAY		
	2014	2015	+/- %
Closed Listings	85	71	-16.47%
Pending Listings	56	89	58.93%
New Listings	87	99	13.79%
Median List Price	247,800	219,000	-11.62%
Median Sale Price	242,700	210,000	-13.47%
Median Percent of List Price to Selling Price	99.38%	98.77%	-0.61%
Median Days on Market to Sale	30.00	21.00	-30.00%
End of Month Inventory	226	201	-11.06%
Months Supply of Inventory	3.92	3.34	-14.88%

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 **11.06%** to 201 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.34** 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 **13.47%** in May 2015 to \$210,000 versus the previous year at \$242,700.

Median Days on Market Shortens

The median number of **21.00** days that homes spent on the market before selling decreased by 9.00 days or **30.00%** in May 2015 compared to last year's same month at **30.00** DOM.

Sales Success for May 2015 is Positive

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

There were 99 New Listings in May 2015, up **13.79%** from last year at 87. Furthermore, there were 71 Closed Listings this month versus last year at 85, a **-16.47%** decrease.

Closed versus Listed trends yielded a **71.7%** ratio, down from last year's May 2015 at **97.7%**, a **26.60%** downswing. This will certainly create pressure on a decreasing 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®

May 2015

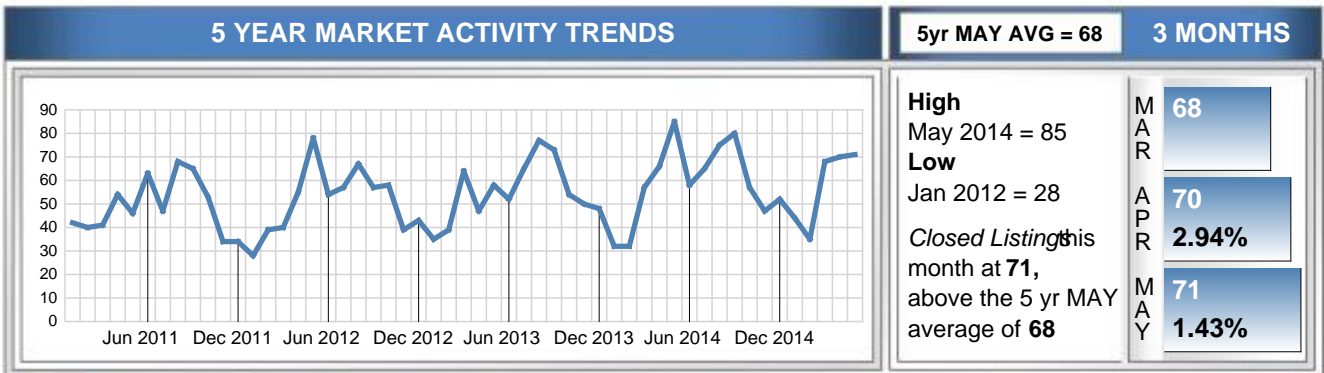
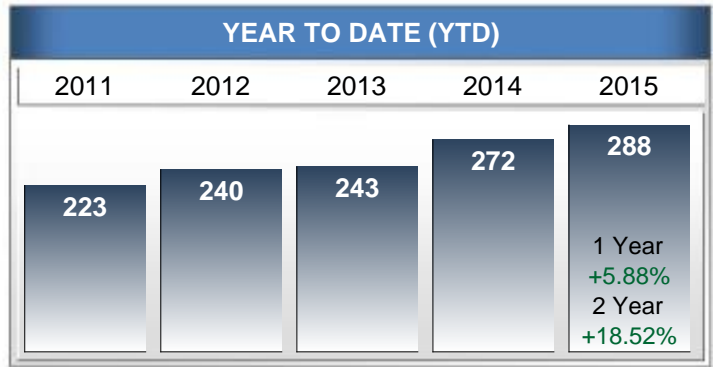
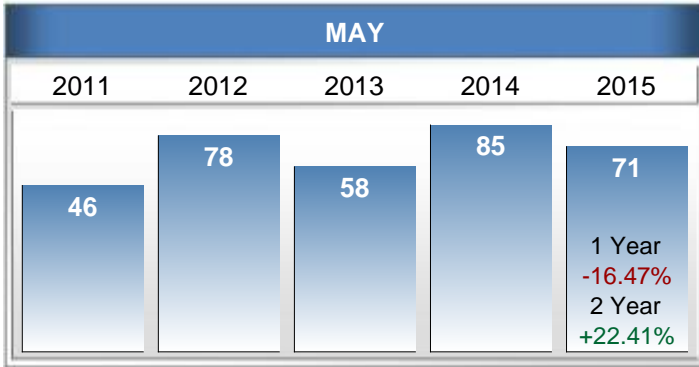
Closed Sales as of Jun 09, 2015



Closed Listings

Report Produced on: Jun 10, 2015

Area Delimited by County Of Logan - 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+
\$50,000 and less	5	7.04%	38.0	3	1	1	0
\$50,001 - \$125,000	9	12.68%	41.0	4	3	2	0
\$125,001 - \$150,000	6	8.45%	26.5	0	4	2	0
\$150,001 - \$225,000	20	28.17%	14.0	0	14	6	0
\$225,001 - \$275,000	15	21.13%	14.0	0	8	5	2
\$275,001 - \$325,000	7	9.86%	40.0	0	2	4	1
\$325,001 and up	9	12.68%	3.0	0	2	6	1
Total Closed Units: 71				7	34	26	4
Total Closed Volume: 14,898,701				398.05K	6.75M	6.57M	1.18M
Median Closed Price: \$210,000				\$63,000	\$187,750	\$238,500	\$291,350



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

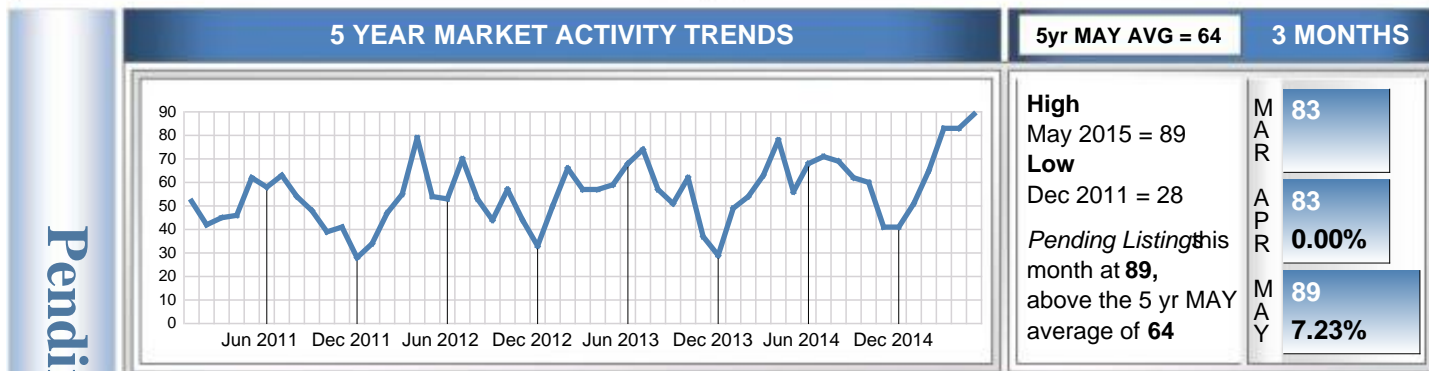
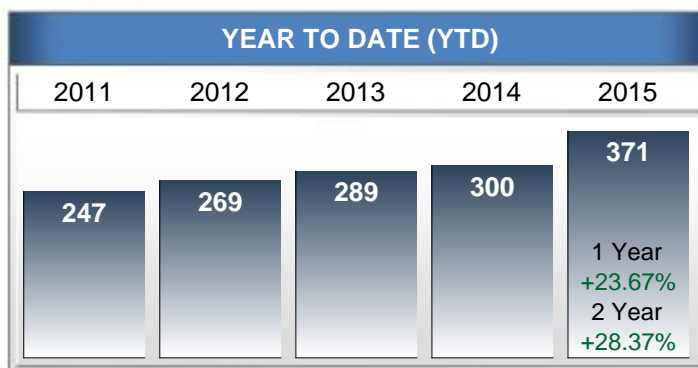
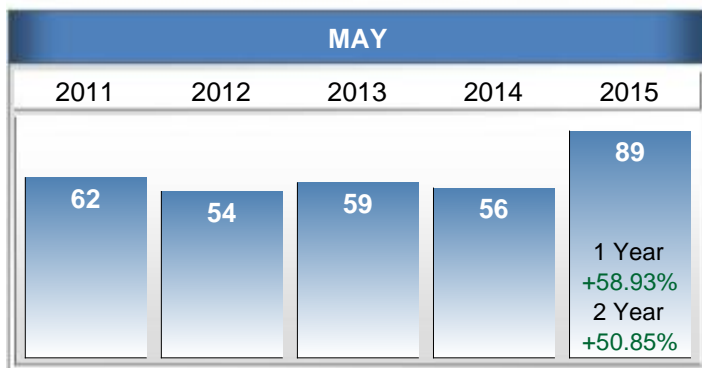
Pending Listings as of Jun 09, 2015



Pending Listings

Report Produced on: Jun 10, 2015

Area Delimited by County Of Logan - 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	5	5.62%	136.0	2	3	0	0
\$50,001 - \$100,000	10	11.24%	30.5	5	5	0	0
\$100,001 - \$150,000	13	14.61%	34.0	2	9	1	1
\$150,001 - \$250,000	26	29.21%	64.0	0	14	11	1
\$250,001 - \$325,000	14	15.73%	69.0	0	7	6	1
\$325,001 - \$450,000	11	12.36%	21.0	0	1	9	1
\$450,001 and up	10	11.24%	31.0	0	1	9	0
Total Pending Units:	89		43.0	9	40	36	4
Total Pending Volume:	21,802,988			643.26K	7.29M	12.83M	1.04M
Median Listing Price:	\$225,000			\$58,800	\$159,900	\$327,456	\$261,350



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

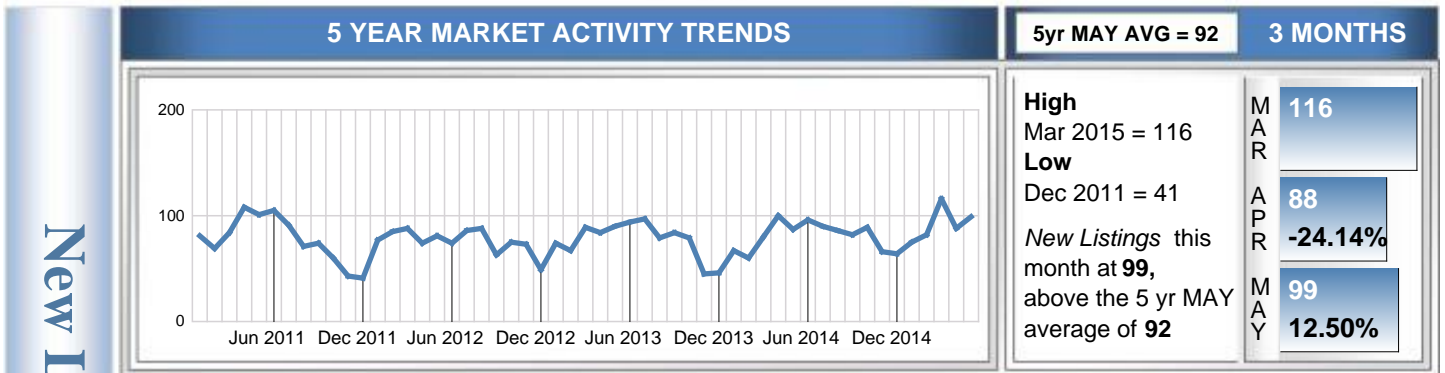
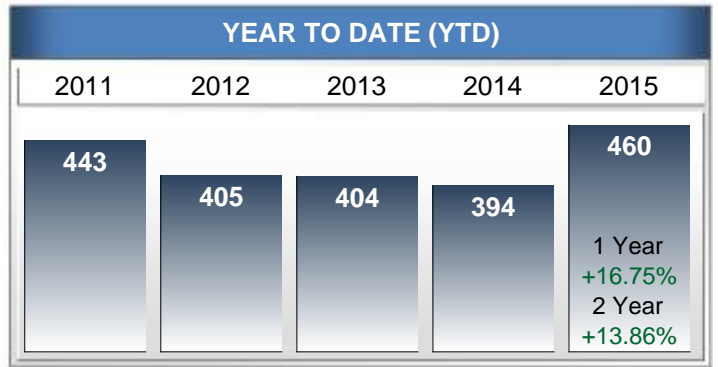
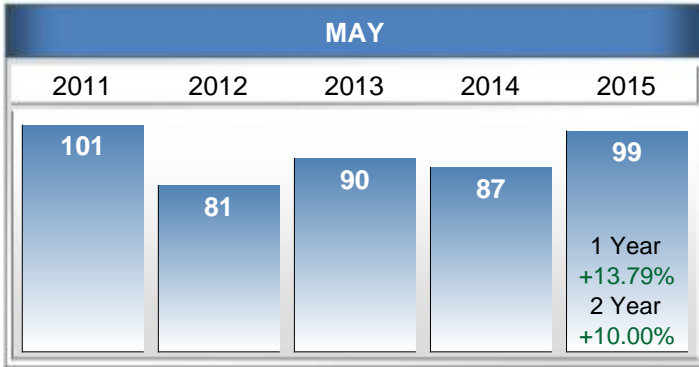
New Listings as of Jun 09, 2015



New Listings

Report Produced on: Jun 10, 2015

Area Delimited by County Of Logan - Residential Property Type



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	6	6.06%	4	2	0	0
\$75,001 - \$125,000	14	14.14%	3	10	1	0
\$125,001 - \$175,000	11	11.11%	0	8	2	1
\$175,001 - \$275,000	30	30.30%	0	18	12	0
\$275,001 - \$325,000	12	12.12%	0	4	7	1
\$325,001 - \$425,000	14	14.14%	0	3	10	1
\$425,001 and up	12	12.12%	0	0	12	0
Total New Listed Units:			7	45	44	3
Total New Listed Volume:			465.70K	8.46M	17.50M	771.80K
Median New Listed Listing Price:			\$52,400	\$180,000	\$324,706	\$289,899

New Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

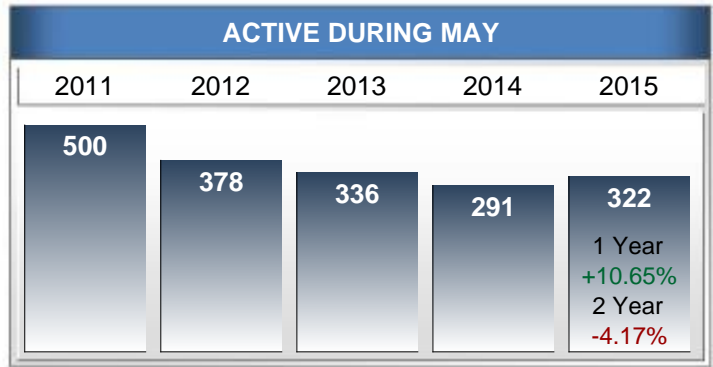
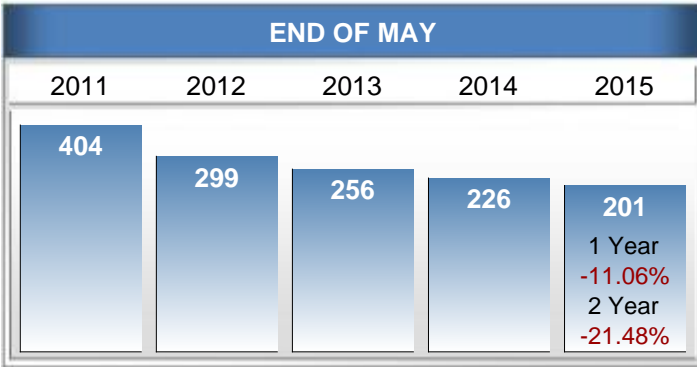
Active Inventory as of Jun 09, 2015



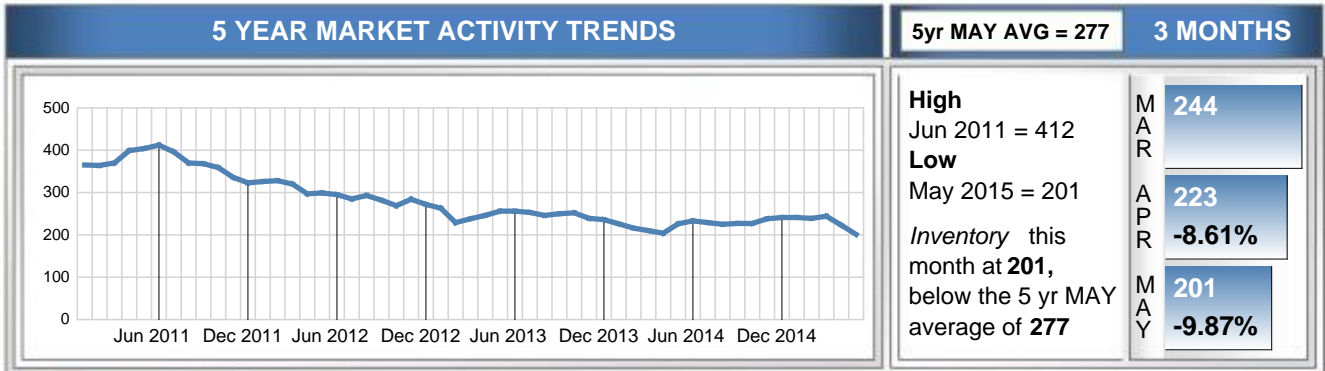
Active Inventory

Report Produced on: Jun 10, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	14	6.97%	69.0	5	8	1	0		
\$75,001 - \$125,000	28	13.93%	79.5	6	18	4	0		
\$125,001 - \$175,000	24	11.94%	44.5	0	18	3	3		
\$175,001 - \$275,000	54	26.87%	42.0	1	35	17	1		
\$275,001 - \$325,000	25	12.44%	45.0	0	8	13	4		
\$325,001 - \$425,000	34	16.92%	69.0	1	11	17	5		
\$425,001 and up	22	10.95%	77.0	0	5	17	0		
Total Active Inventory by Units:				201	55.0	13	103	72	13
Total Active Inventory by Volume:				56,531,195		1.39M	25.24M	26.26M	3.65M
Median Active Inventory Listing Price:				\$226,800		\$84,000	\$185,000	\$310,920	\$289,899

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

May 2015

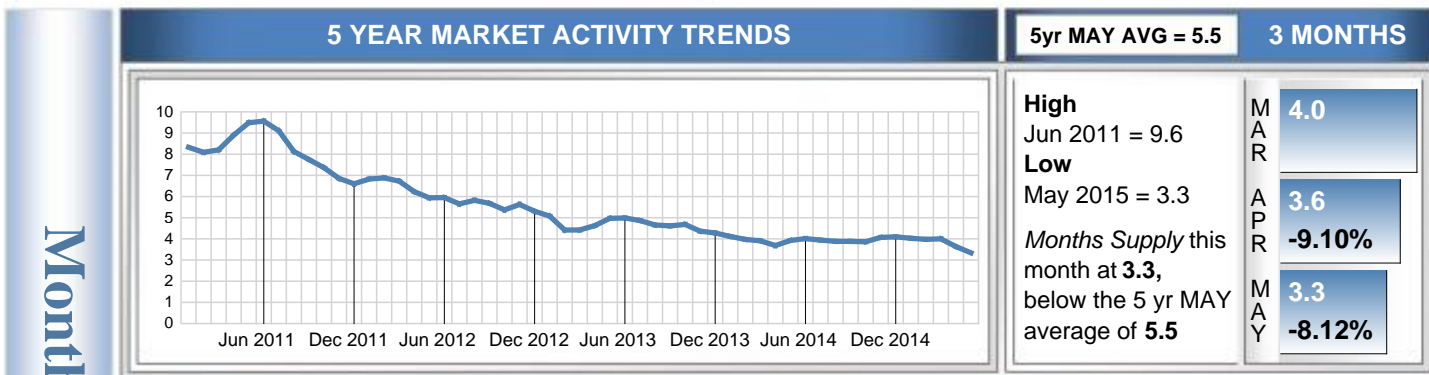
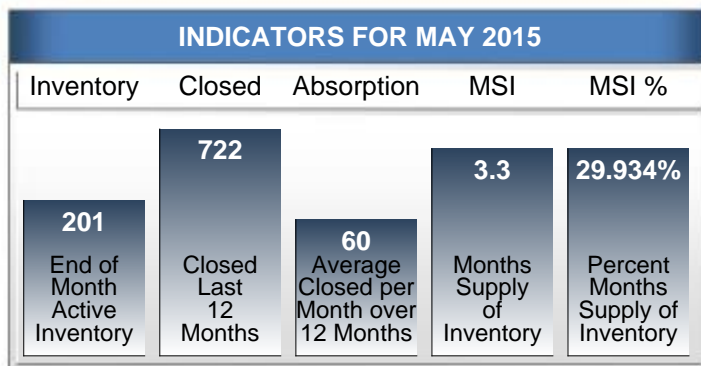
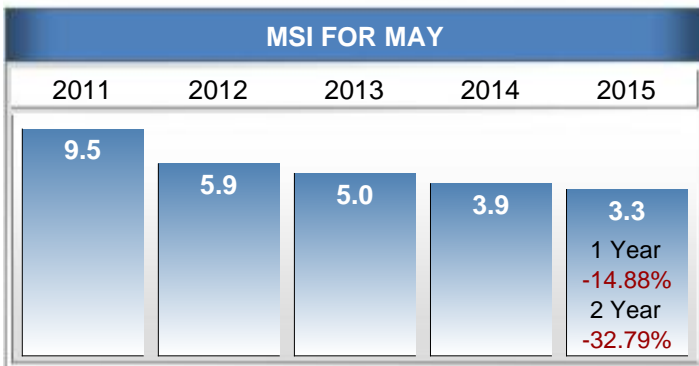
Active Inventory as of Jun 09, 2015



Months Supply of Inventory

Report Produced on: Jun 10, 2015

Area Delimited by 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	14	6.97%	1.6	1.7	1.7	1.1	0.0	
\$75,001 - \$125,000	28	13.93%	4.7	6.5	4.4	4.4	0.0	
\$125,001 - \$175,000	24	11.94%	2.9	0.0	2.8	2.0	18.0	
\$175,001 - \$275,000	54	26.87%	2.6	12.0	3.8	1.6	1.5	
\$275,001 - \$325,000	25	12.44%	3.4	0.0	3.8	2.9	4.8	
\$325,001 - \$425,000	34	16.92%	5.1	12.0	4.9	4.7	6.7	
\$425,001 and up	22	10.95%	8.0	0.0	15.0	7.6	0.0	
MSI:	3.3			3.1	3.6	3.0	5.0	
Total Active Inventory:	201			13	103	72	13	



Monthly Inventory Analysis

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May 2015

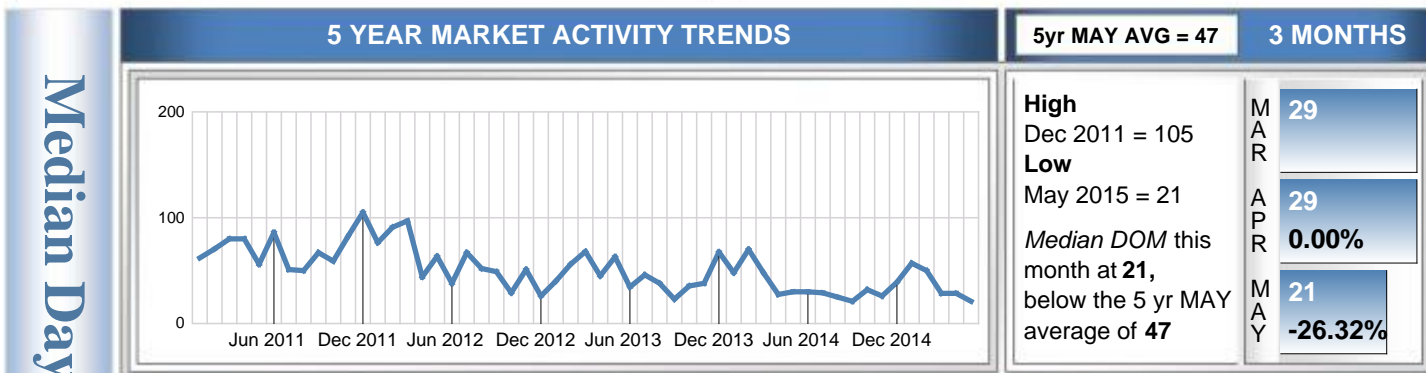
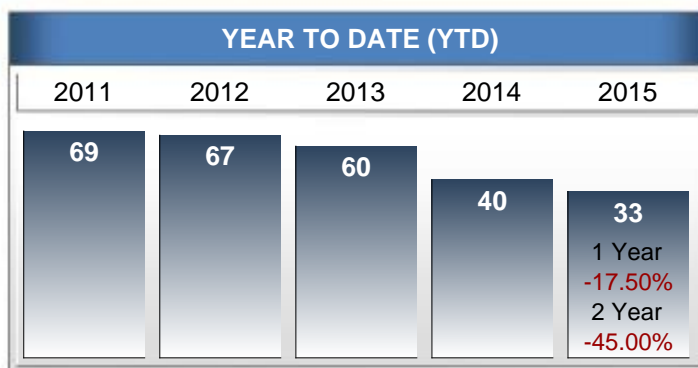
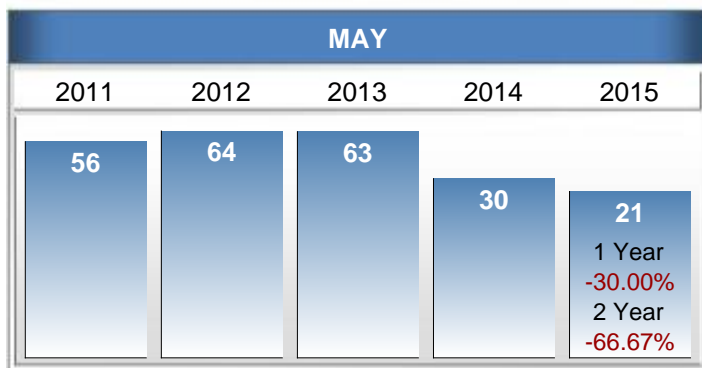
Closed Sales as of Jun 09, 2015



Median Days on Market to Sale

Report Produced on: Jun 10, 2015

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

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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+
\$50,000 and less	5			7.04%	38.0	38.0	27.0	363.0	0.0
\$50,001 - \$125,000	9			12.68%	41.0	21.0	77.0	88.5	0.0
\$125,001 - \$150,000	6			8.45%	26.5	0.0	26.5	149.0	0.0
\$150,001 - \$225,000	20			28.17%	14.0	0.0	14.0	16.5	0.0
\$225,001 - \$275,000	15			21.13%	14.0	0.0	14.5	9.0	77.0
\$275,001 - \$325,000	7			9.86%	40.0	0.0	24.0	60.0	48.0
\$325,001 and up	9			12.68%	3.0	0.0	24.5	45.0	1.0
Median Closed DOM:	21.0					38.0	15.0	24.5	27.5
Total Closed Units:	71					7	34	26	4
Total Closed Volume:	14,898,701					398.05K	6.75M	6.57M	1.18M



Monthly Inventory Analysis

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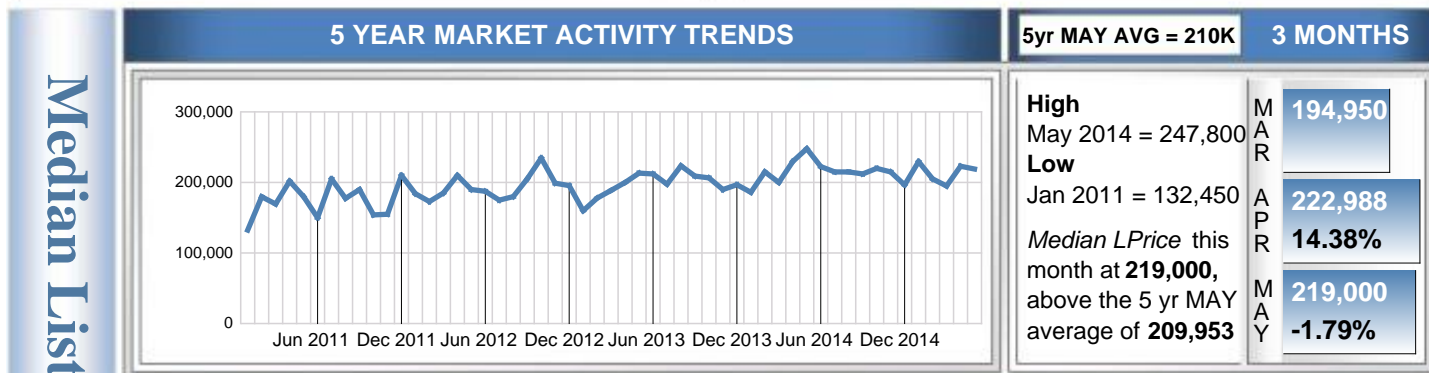
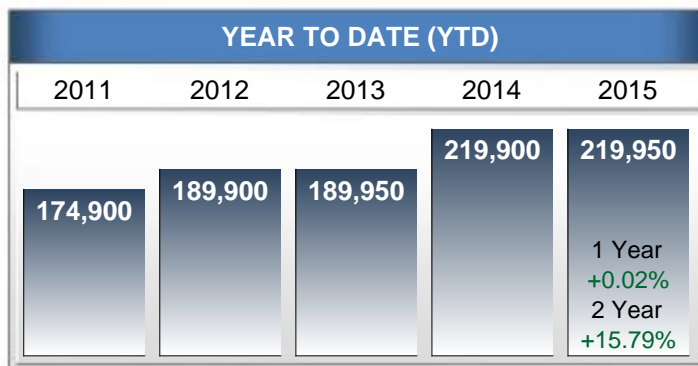
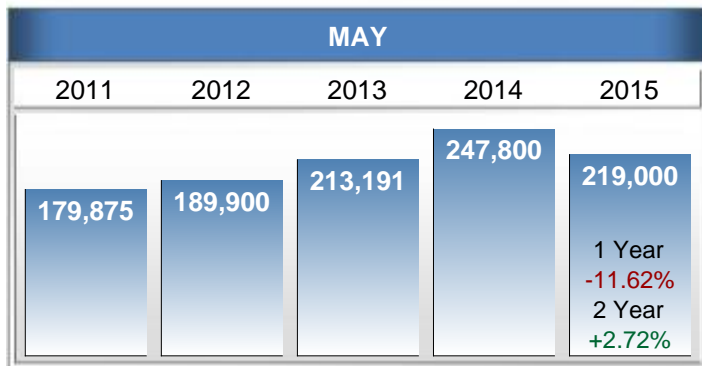
Closed Sales as of Jun 09, 2015



Median List Price at Closing

Report Produced on: Jun 10, 2015

Area Delimited by County Of Logan - 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+
\$50,000 and less	3		4.23%	29,900	30,500	29,900	14,500	0
\$50,001 - \$125,000	11		15.49%	86,000	69,750	120,000	104,000	0
\$125,001 - \$150,000	6		8.45%	144,750	0	143,200	147,700	0
\$150,001 - \$225,000	19		26.76%	184,900	0	184,900	198,950	0
\$225,001 - \$275,000	16		22.54%	236,250	0	235,500	242,500	242,550
\$275,001 - \$325,000	8		11.27%	299,407	0	306,000	292,677	322,200
\$325,001 and up	8		11.27%	407,933	0	429,900	407,933	338,040
Median List Price:	\$219,000				\$69,500	\$192,000	\$238,700	\$287,800
Total Closed Units:	71				7	34	26	4
Total List Volume:	14,992,169				448.97K	6.85M	6.55M	1.15M



Monthly Inventory Analysis

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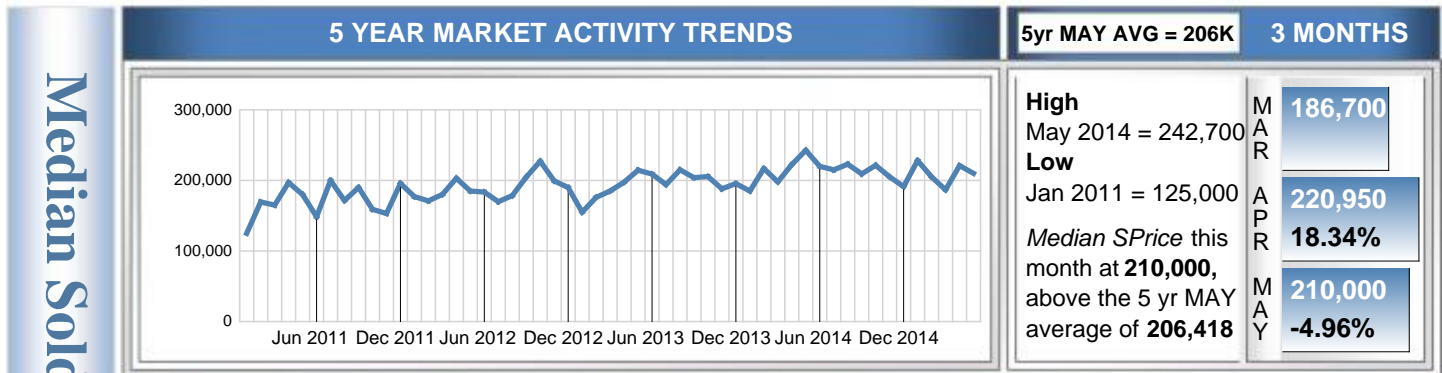
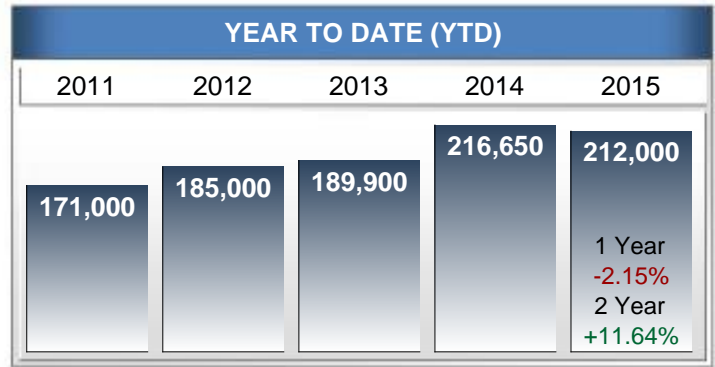
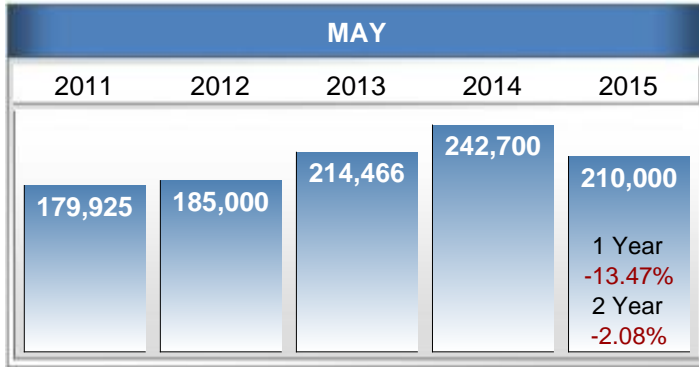
Closed Sales as of Jun 09, 2015



Median Sold Price at Closing

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Area Delimited by County Of Logan - 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\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	5		7.04%	31,050	37,500	24,000	13,924	0
\$50,001 - \$125,000	9		12.68%	83,000	71,750	120,000	100,000	0
\$125,001 - \$150,000	6		8.45%	143,500	0	140,000	144,750	0
\$150,001 - \$225,000	20		28.17%	183,500	0	183,500	193,950	0
\$225,001 - \$275,000	15		21.13%	238,000	0	236,500	245,000	243,600
\$275,001 - \$325,000	7		9.86%	314,500	0	310,250	303,907	322,200
\$325,001 and up	9		12.68%	407,500	0	367,999	412,697	370,266
Median Closed Price:	\$210,000				\$63,000	\$187,750	\$238,500	\$291,350
Total Closed Units:	71				7	34	26	4
Total Closed Volume:	14,898,701				398.05K	6.75M	6.57M	1.18M



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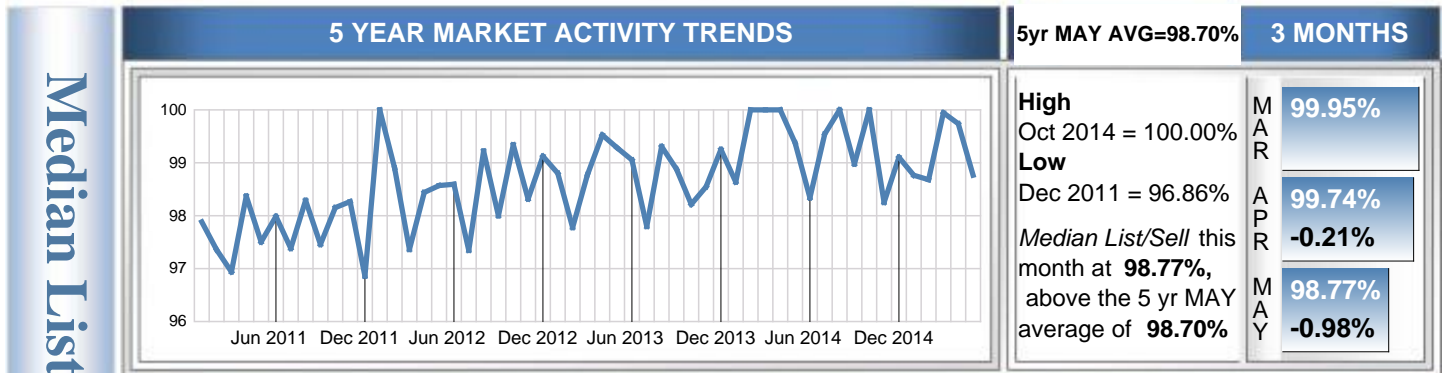
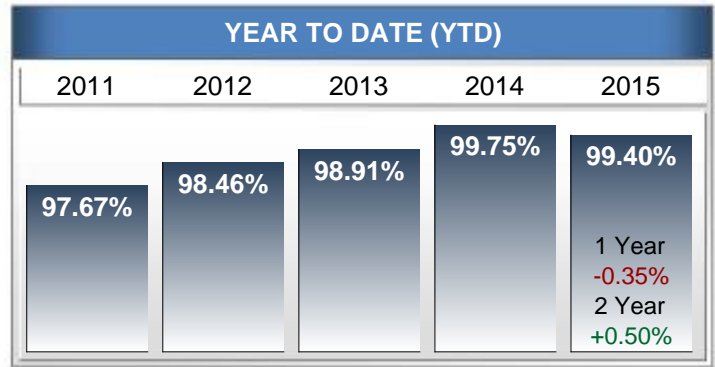
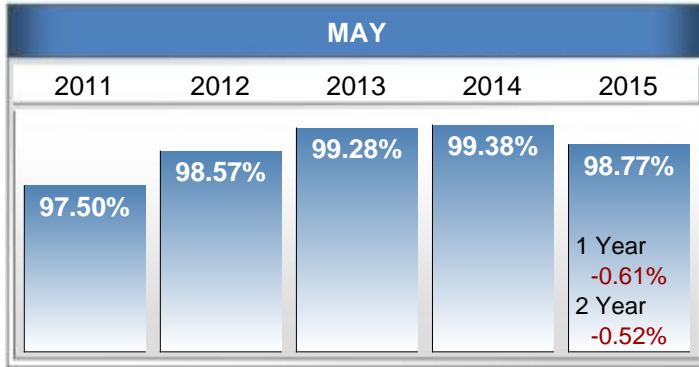
Closed Sales as of Jun 09, 2015



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

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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+
\$50,000 and less	5	7.04%	80.27%	74.89%	80.27%	96.03%	0.00%
\$50,001 - \$125,000	9	12.68%	96.08%	97.67%	96.08%	96.64%	0.00%
\$125,001 - \$150,000	6	8.45%	98.03%	0.00%	97.63%	98.03%	0.00%
\$150,001 - \$225,000	20	28.17%	97.99%	0.00%	97.65%	99.18%	0.00%
\$225,001 - \$275,000	15	21.13%	99.75%	0.00%	99.68%	100.00%	100.32%
\$275,001 - \$325,000	7	9.86%	98.90%	0.00%	99.45%	97.23%	100.00%
\$325,001 and up	9	12.68%	100.86%	0.00%	103.69%	100.43%	109.53%
Median List/Sell Ratio:	98.77%			95.35%	98.03%	100.00%	101.40%
Total Closed Units:	71			7	34	26	4
Total Closed Volume:	14,898,701			398.05K	6.75M	6.57M	1.18M



Monthly Inventory Analysis

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Inventory as of Jun 09, 2015



Market Summary

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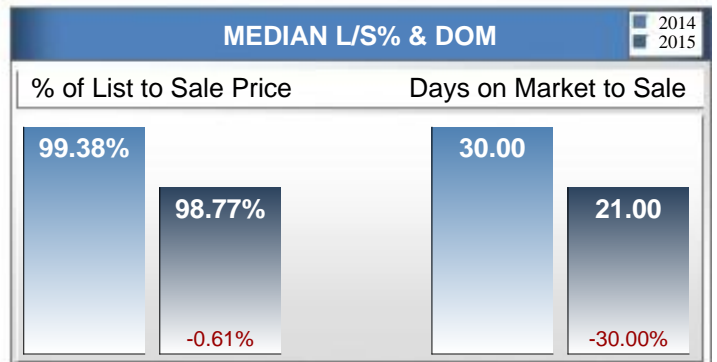
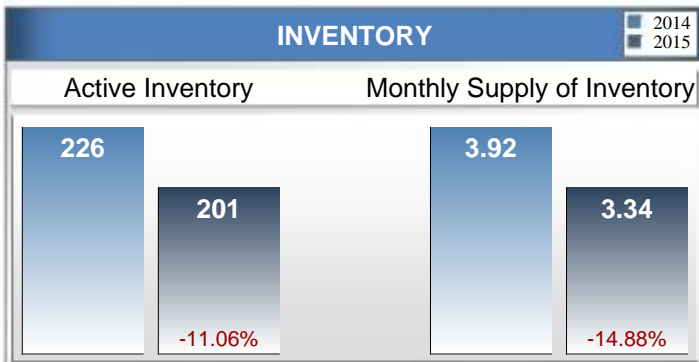
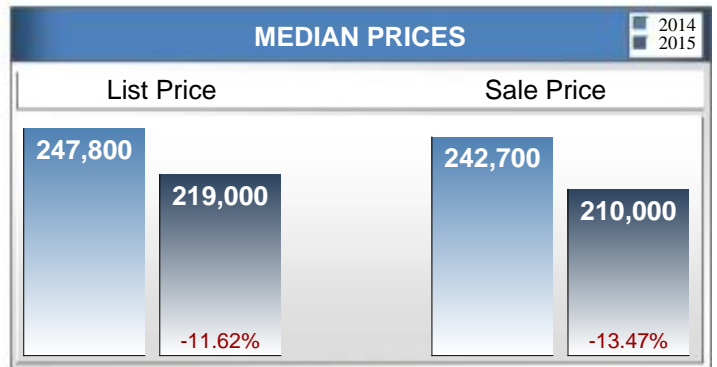
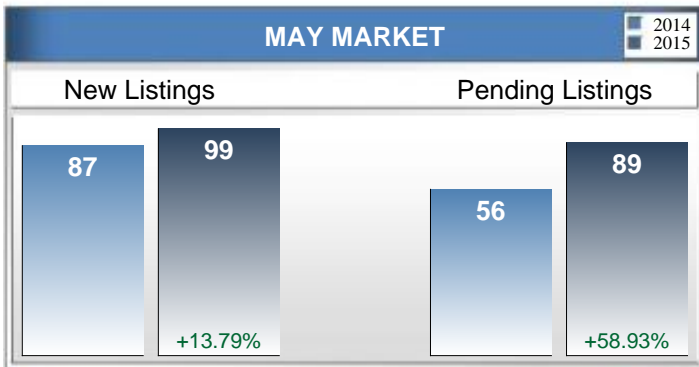
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 60 Sales/Month

Active Inventory as of May 31, 2015 = 201

	MAY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	85	71	-16.47%	272	288	5.88%
Pending Sales	56	89	58.93%	300	371	23.67%
New Listings	87	99	13.79%	394	460	16.75%
Median List Price	247,800	219,000	-11.62%	219,900	219,950	0.02%
Median Sale Price	242,700	210,000	-13.47%	216,650	212,000	-2.15%
Median Percent of List Price to Selling Price	99.38%	98.77%	-0.61%	99.75%	99.40%	-0.35%
Median Days on Market to Sale	30.00	21.00	-30.00%	40.00	33.00	-17.50%
Monthly Inventory	226	201	-11.06%	226	201	-11.06%
Months Supply of Inventory	3.92	3.34	-14.88%	3.92	3.34	-14.88%





May 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

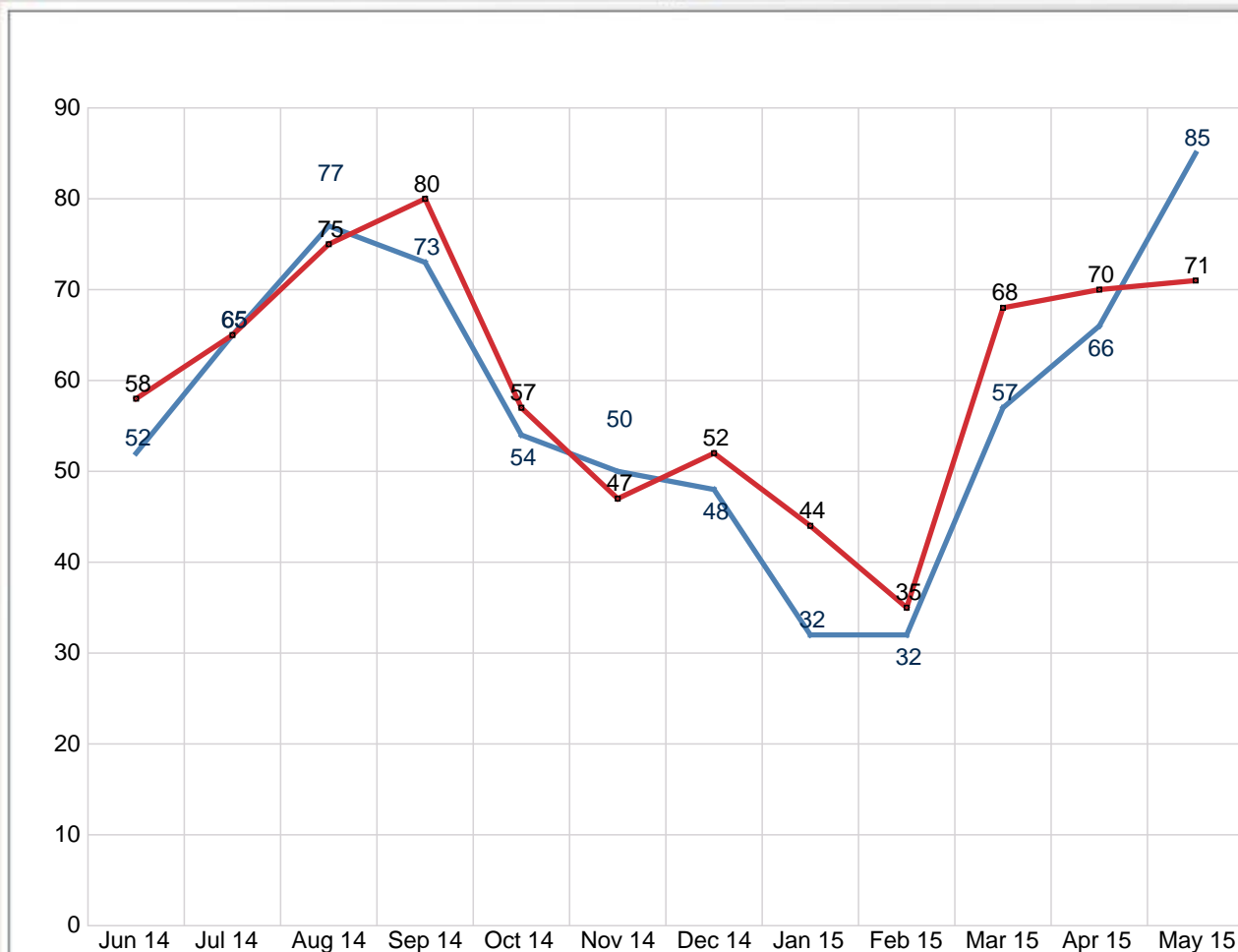
Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

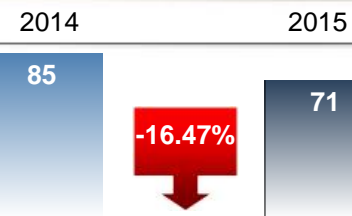
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

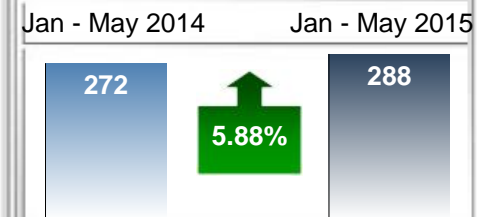


Comparative Analysis

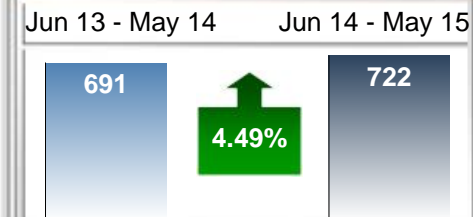
MAY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





May 2015

Area Delimited by County Of Logan - Residential Property Type



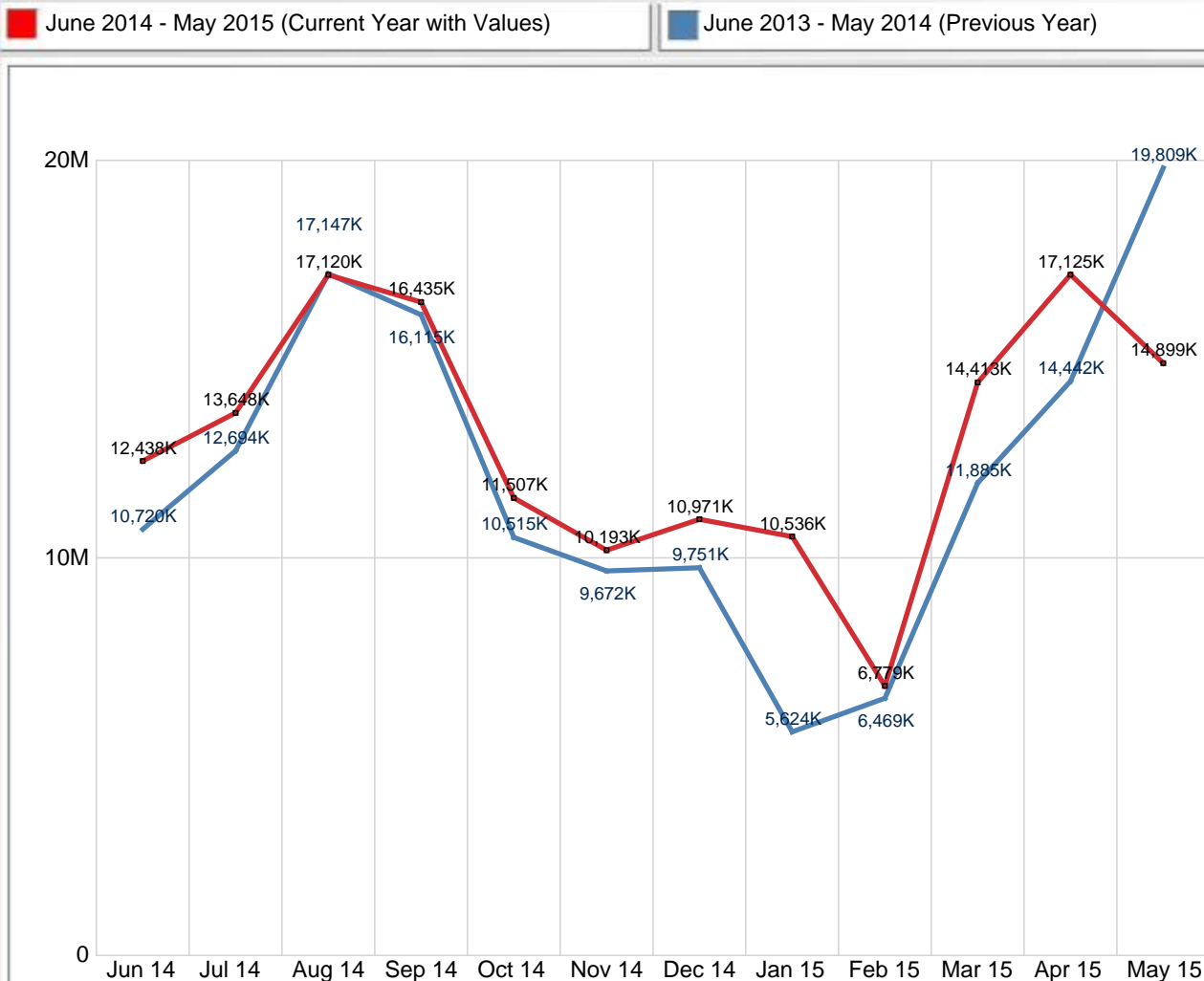
Closed Sales by Volume

Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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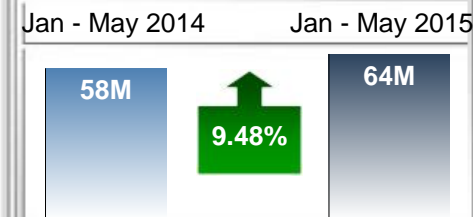


Comparative Analysis

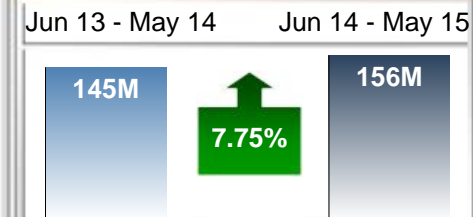
MAY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





May 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

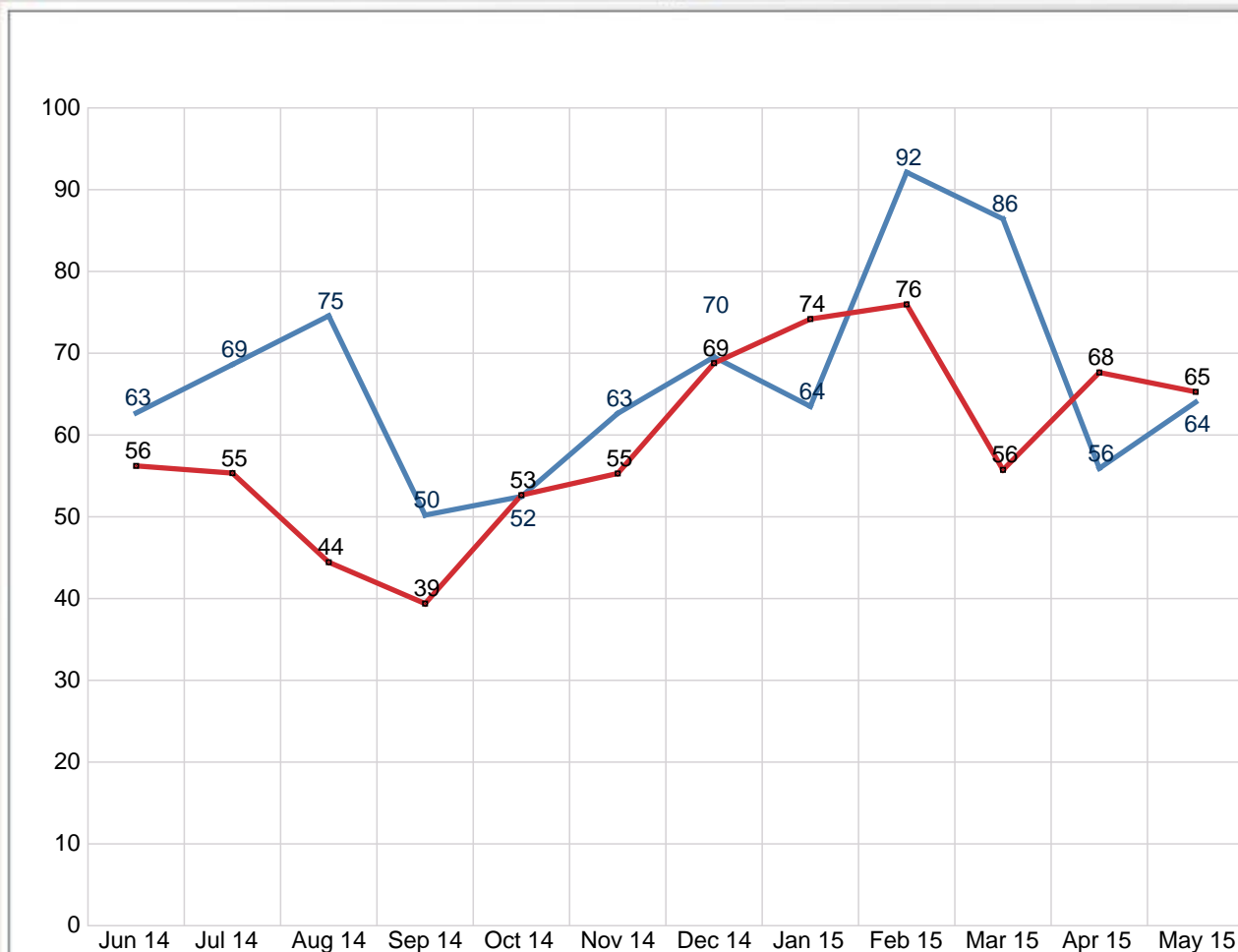
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jun 10, 2015

Market Trends

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



Comparative Analysis

MAY

2014	2015
64	65
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 1.98%	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
70	66
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -5.33%	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
66	58
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -12.43%	



May 2015

Area Delimited by County Of Logan - Residential Property Type



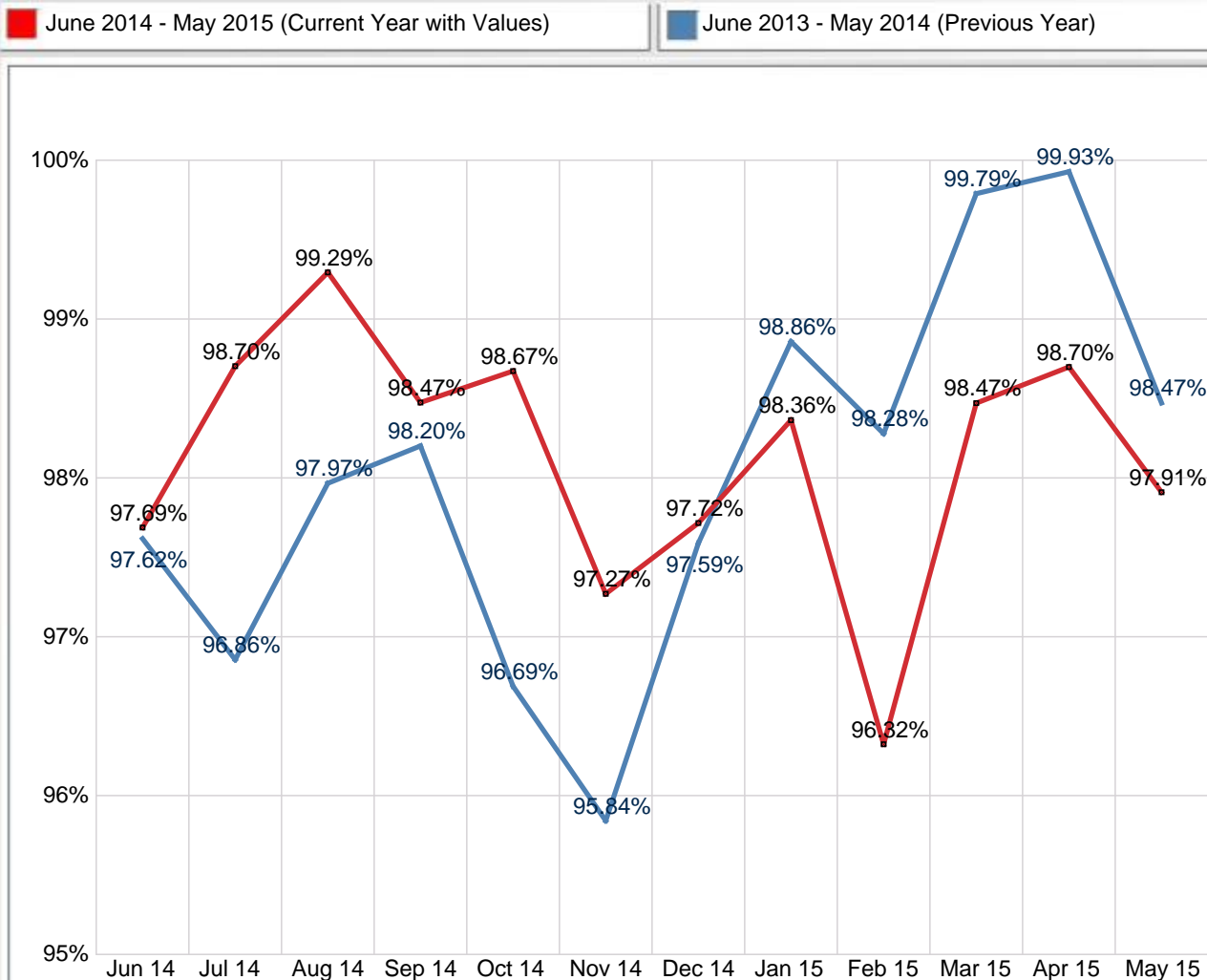
Closed Sales by Average Asked per Sold Ratio

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
98.47%	97.91%
-0.57%	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
99.12%	98.11%
-1.02%	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
98.04%	98.25%
0.22%	



May 2015

Area Delimited by County Of Logan - Residential Property Type



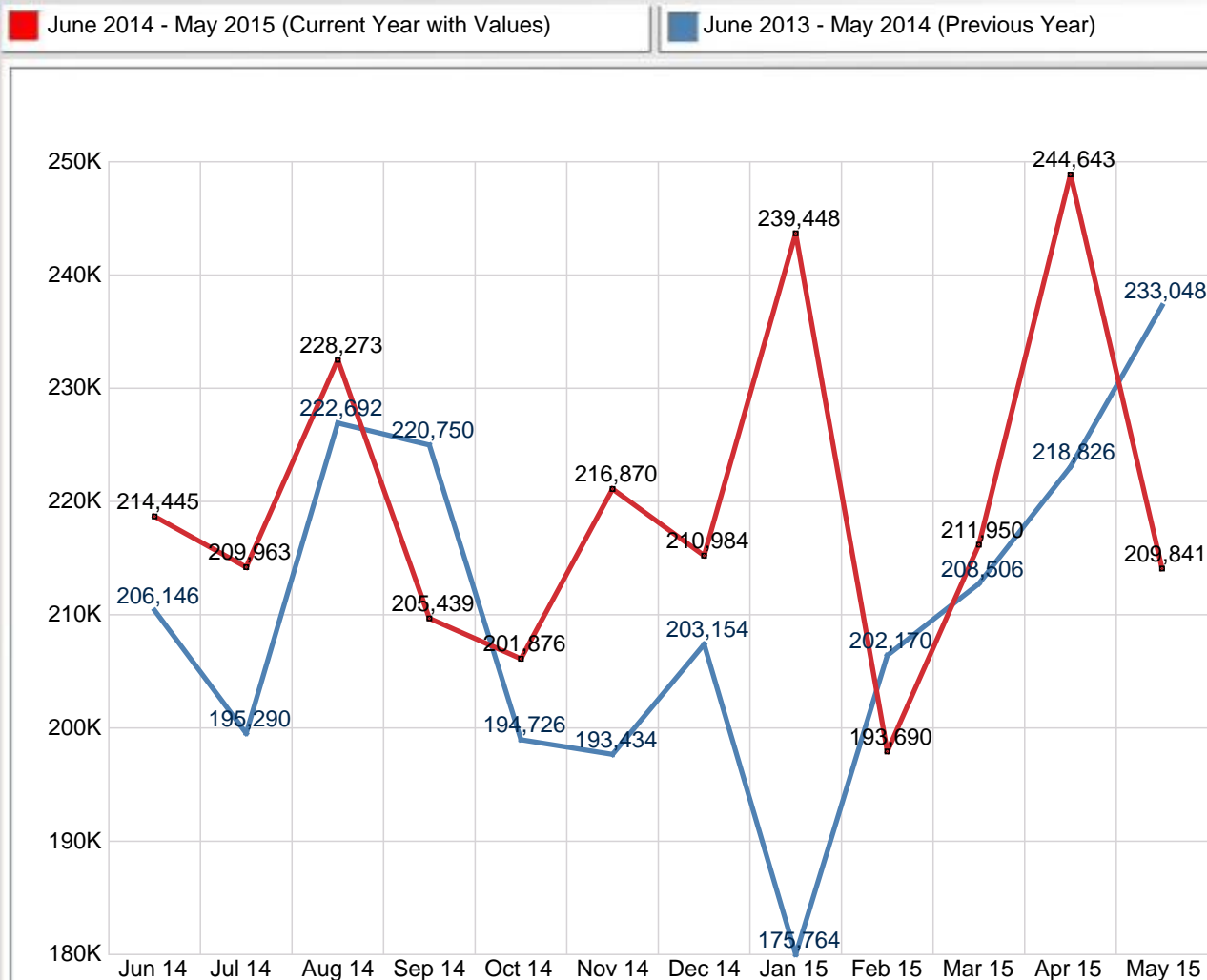
Closed Sales by Average Sold Price

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
233,048	209,841
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.96%</div>	

YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
214,082	221,358
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">3.40%</div>	

12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
209,615	216,154
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">3.12%</div>	