



June 2015

Area Delimited by City Of Edmond -
Residential Property Type

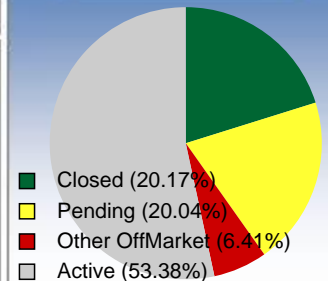


Absorption: Last 12 months, an Average of **332** Sales/Month

Active Inventory as of June 30, 2015 = **1,183**

	JUNE		
	2014	2015	+/- %
Closed Listings	418	447	6.94%
Pending Listings	359	444	23.68%
New Listings	501	585	16.77%
Median List Price	231,796	244,750	5.59%
Median Sale Price	229,875	239,000	3.97%
Median Percent of List Price to Selling Price	99.39%	99.37%	-0.02%
Median Days on Market to Sale	19.00	22.00	15.79%
End of Month Inventory	1,181	1,183	0.17%
Months Supply of Inventory	3.66	3.57	-2.60%

Market Activity



Report Produced on: Jul 13, 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 June 2015 rose **0.17%** to 1,183 existing homes available for sale. Over the last 12 months this area has had an average of 332 closed sales per month. This represents an unsold inventory index of **3.57** 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 **3.97%** in June 2015 to \$239,000 versus the previous year at \$229,875.

Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 3.00 days or **15.79%** in June 2015 compared to last year's same month at **19.00** DOM.

Sales Success for June 2015 is Positive

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

There were 585 New Listings in June 2015, up **16.77%** from last year at 501. Furthermore, there were 447 Closed Listings this month versus last year at 418, a **6.94%** increase.

Closed versus Listed trends yielded a **76.4%** ratio, down from last year's June 2015 at **83.4%**, a **8.42%** downswing. This will certainly create pressure on an increasing 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®

June 2015

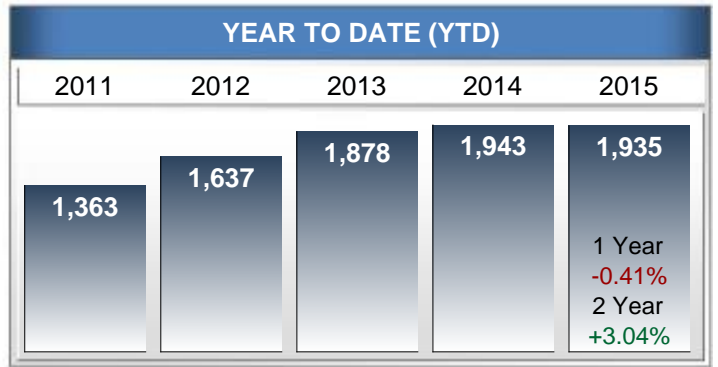
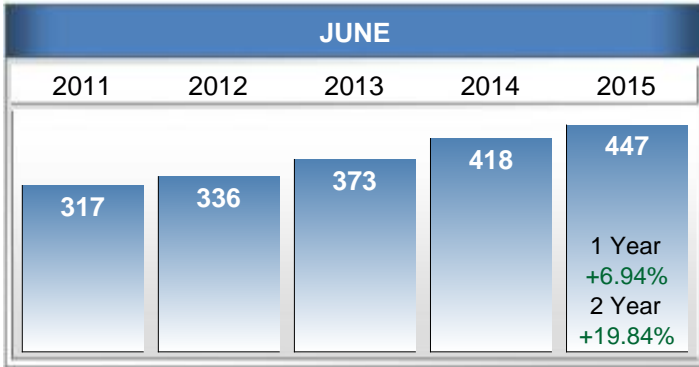
Closed Sales as of Jul 12, 2015



Closed Listings

Report Produced on: Jul 13, 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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

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	17	3.80%	13.0	2	15	0	0	
\$125,001 - \$150,000	39	8.72%	5.0	2	33	3	1	
\$150,001 - \$200,000	106	23.71%	15.0	2	84	19	1	
\$200,001 - \$275,000	107	23.94%	20.0	1	54	52	0	
\$275,001 - \$350,000	71	15.88%	32.0	0	25	42	4	
\$350,001 - \$475,000	61	13.65%	24.0	0	13	46	2	
\$475,001 and up	46	10.29%	40.0	0	3	32	11	
Total Closed Units: 447				22.0	7	227	194	19
Total Closed Volume: 130,964,216					1.11M	48.21M	70.47M	11.17M
Median Closed Price: \$239,000					\$144,256	\$189,500	\$300,000	\$580,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

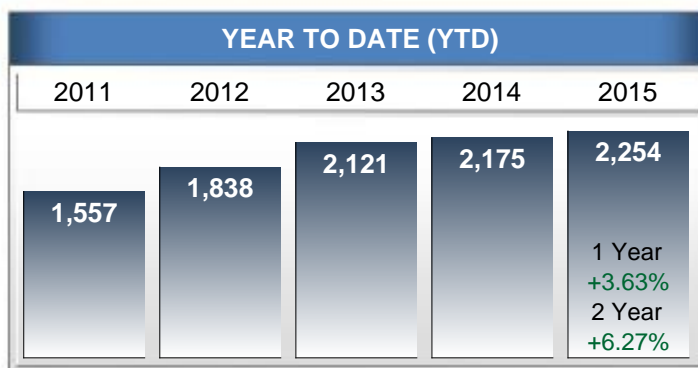
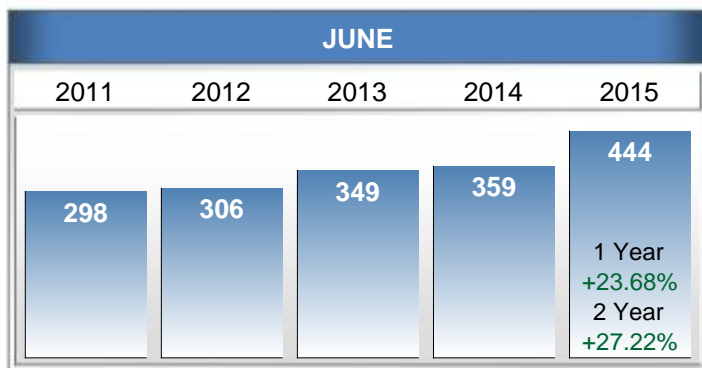
Pending Listings as of Jul 12, 2015



Pending Listings

Report Produced on: Jul 13, 2015

Area Delimited by City Of Edmond - Residential Property Type



5yr JUN AVG = 351 **3 MONTHS**

High
Jun 2015 = 444

Low
Dec 2011 = 191

Pending Listing this month at **444**, above the 5 yr JUN average of **351**

A	438
P	
R	
M	404
A	-7.76%
Y	
J	444
U	9.90%
N	

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+	
\$125,000 and less	28	6.31%	15.0	13	13	2	0	
\$125,001 - \$175,000	60	13.51%	7.5	2	55	3	0	
\$175,001 - \$200,000	59	13.29%	16.0	1	32	26	0	
\$200,001 - \$275,000	111	25.00%	14.0	5	57	48	1	
\$275,001 - \$350,000	76	17.12%	25.5	1	27	45	3	
\$350,001 - \$425,000	54	12.16%	26.5	0	15	31	8	
\$425,001 and up	56	12.61%	41.5	0	8	37	11	
Total Pending Units: 444				19.5	22	207	192	23
Total Pending Volume: 131,838,807					3.21M	47.91M	68.16M	12.56M
Median Listing Price: \$253,211					\$117,250	\$208,500	\$312,700	\$420,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

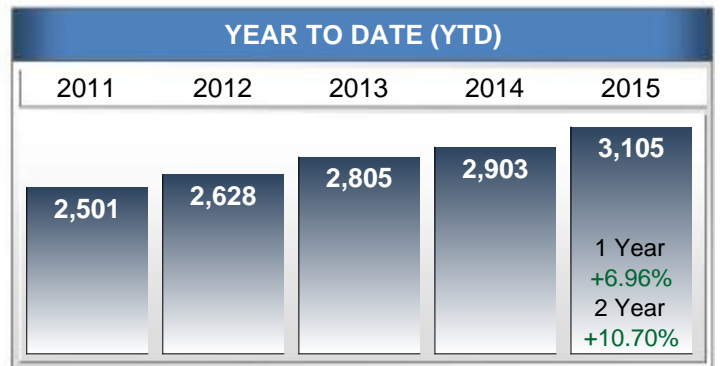
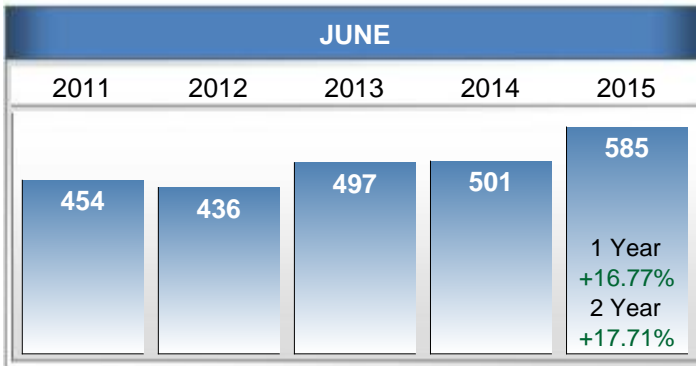
New Listings as of Jul 12, 2015



Report Produced on: Jul 13, 2015

New Listings

Area Delimited by City Of Edmond - Residential Property Type



New Listings

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



5yr JUN AVG = 495 **3 MONTHS**

High
Apr 2015 = 615

Low
Dec 2013 = 245

New Listings this month at **585**, above the 5 yr JUN average of **495**

A P R	615
M A Y	547
J U N	585
-11.06%	
6.95%	

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	29	4.96%	10	18	1	0
\$125,001 - \$175,000	85	14.53%	4	71	10	0
\$175,001 - \$200,000	66	11.28%	0	42	24	0
\$200,001 - \$300,000	166	28.38%	6	90	67	3
\$300,001 - \$375,000	97	16.58%	1	33	59	4
\$375,001 - \$525,000	84	14.36%	0	20	56	8
\$525,001 and up	58	9.91%	0	7	31	20
Total New Listed Units:		585	21	281	248	35
Total New Listed Volume:		182,159,085	3.47M	66.88M	89.64M	22.17M
Median New Listed Listing Price:		\$259,900	\$126,900	\$209,900	\$325,000	\$575,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

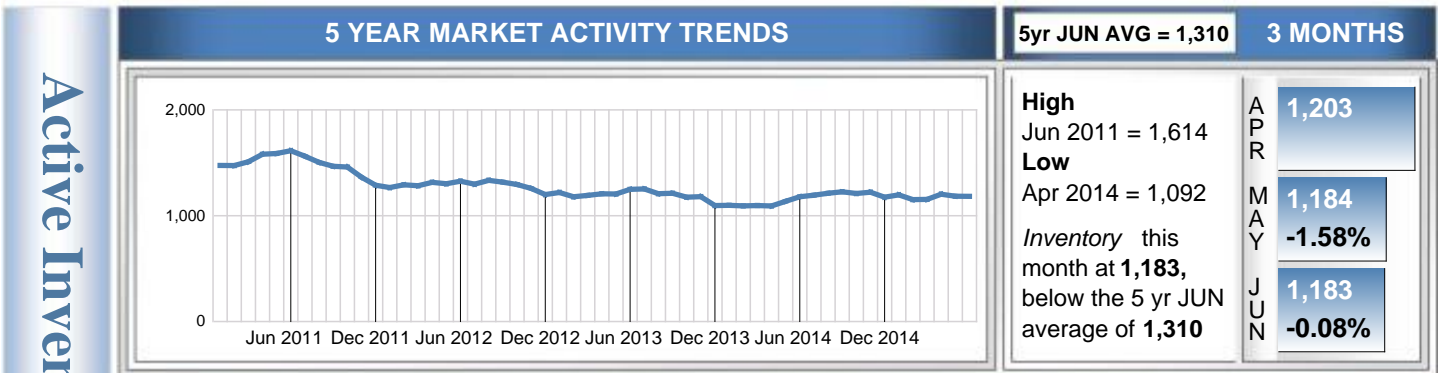
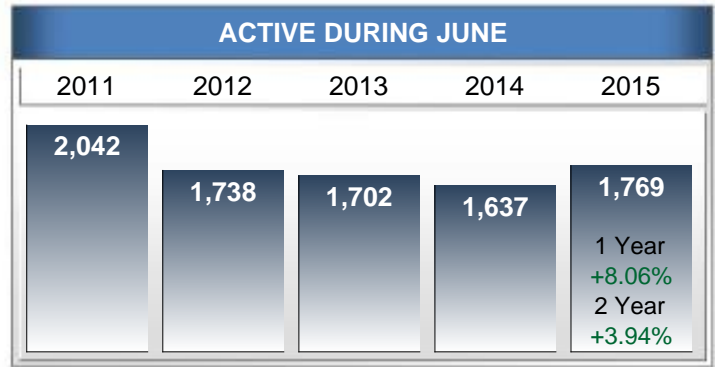
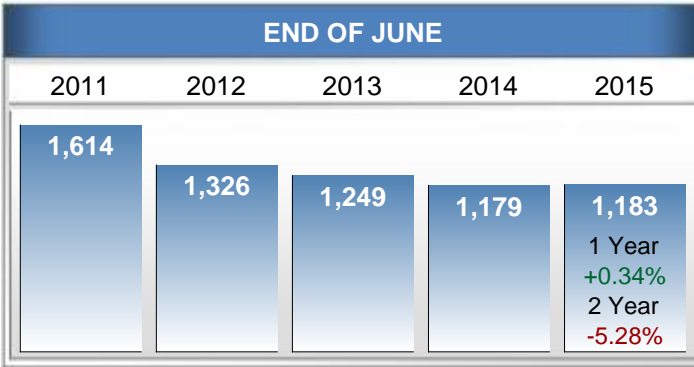
Active Inventory as of Jul 12, 2015



Report Produced on: Jul 13, 2015

Active Inventory

Area Delimited by City Of Edmond - 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+		
\$175,000 and less	114	9.64%	28.5	15	82	16	1		
\$175,001 - \$200,000	84	7.10%	47.0	1	63	20	0		
\$200,001 - \$275,000	200	16.91%	53.0	3	116	78	3		
\$275,001 - \$375,000	296	25.02%	55.0	6	124	159	7		
\$375,001 - \$475,000	197	16.65%	62.0	0	44	143	10		
\$475,001 - \$675,000	161	13.61%	75.0	1	18	111	31		
\$675,001 and up	131	11.07%	69.0	0	13	62	56		
Total Active Inventory by Units:				1,183	56.0	26	460	589	108
Total Active Inventory by Volume:				503,165,709		5.40M	144.93M	260.22M	92.62M
Median Active Inventory Listing Price:				\$334,900		\$135,250	\$254,900	\$389,900	\$692,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

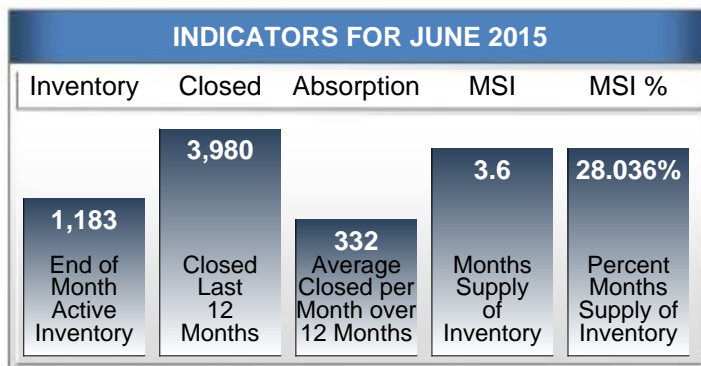
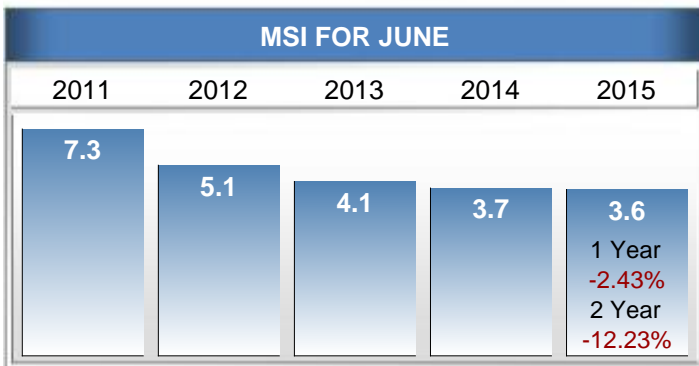
Active Inventory as of Jul 12, 2015



Months Supply of Inventory

Report Produced on: Jul 13, 2015

Area Delimited by City Of Edmond - Residential Property Type



Months Supply

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



5yr JUN AVG = 4.7 **3 MONTHS**

High
Jun 2011 = 7.3

Low
Mar 2014 = 3.4

Months Supply this month at **3.6**, below the 5 yr JUN average of **4.7**

A P R	3.6
M A Y	3.6
J U N	3.6
	-0.58%
	-0.81%

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	114		9.64%	1.2	1.8	1.1	1.6	2.0
\$175,001 - \$200,000	84		7.10%	2.2	0.8	2.3	2.0	0.0
\$200,001 - \$275,000	200		16.91%	2.6	1.0	3.4	2.1	2.8
\$275,001 - \$375,000	296		25.02%	4.5	10.3	5.7	4.1	1.6
\$375,001 - \$475,000	197		16.65%	6.9	0.0	8.1	6.8	5.2
\$475,001 - \$675,000	161		13.61%	8.6	3.0	9.4	8.4	9.5
\$675,001 and up	131		11.07%	13.8	0.0	19.5	11.4	16.4
MSI:	3.6				1.9	2.7	4.3	7.3
Total Active Inventory:	1,183				26	460	589	108



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

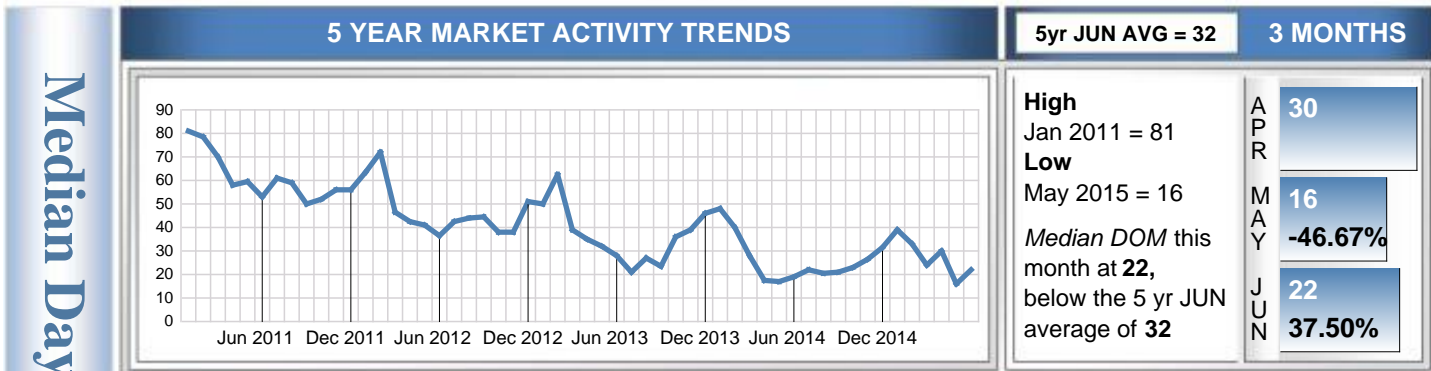
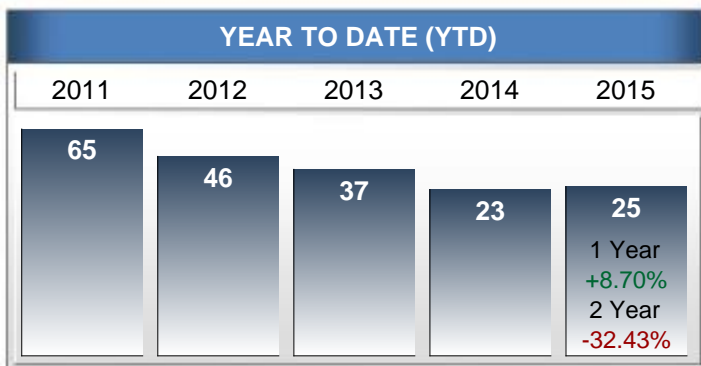
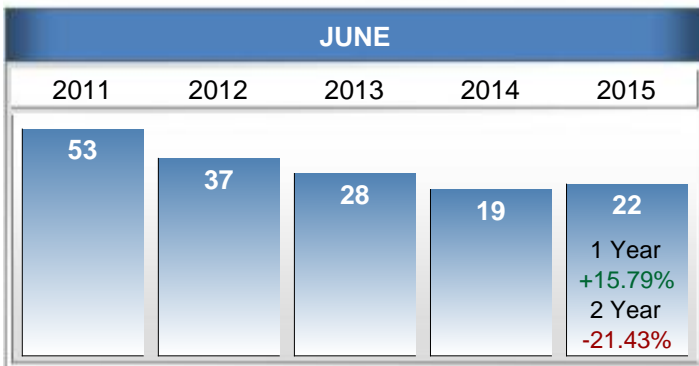
Closed Sales as of Jul 12, 2015



Median Days on Market to Sale

Report Produced on: Jul 13, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	17		3.80%	13.0	22.0	13.0	0.0	0.0
\$125,001 - \$150,000	39		8.72%	5.0	3.5	4.0	64.0	52.0
\$150,001 - \$200,000	106		23.71%	15.0	11.0	15.0	18.0	70.0
\$200,001 - \$275,000	107		23.94%	20.0	40.0	21.5	19.5	0.0
\$275,001 - \$350,000	71		15.88%	32.0	0.0	58.0	27.0	3.0
\$350,001 - \$475,000	61		13.65%	24.0	0.0	26.0	21.5	100.0
\$475,001 and up	46		10.29%	40.0	0.0	25.0	48.5	52.0
Median Closed DOM:	22.0				10.0	17.0	27.0	52.0
Total Closed Units:	447				7	227	194	19
Total Closed Volume:	130,964,216				1.11M	48.21M	70.47M	11.17M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

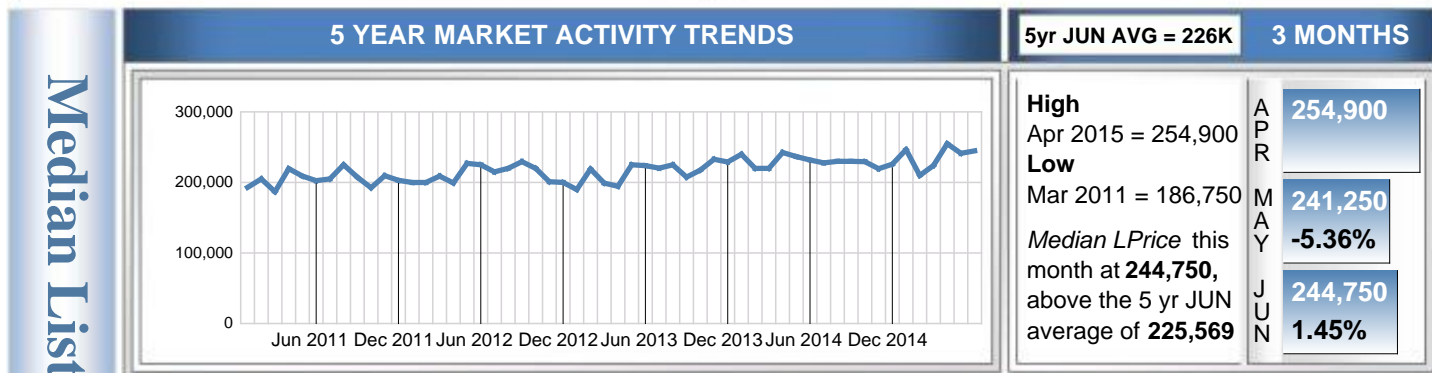
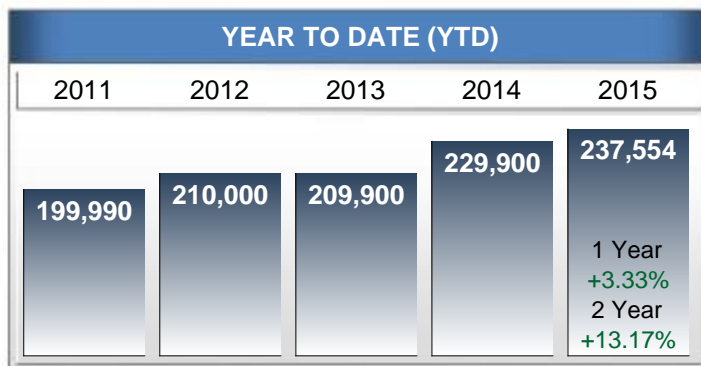
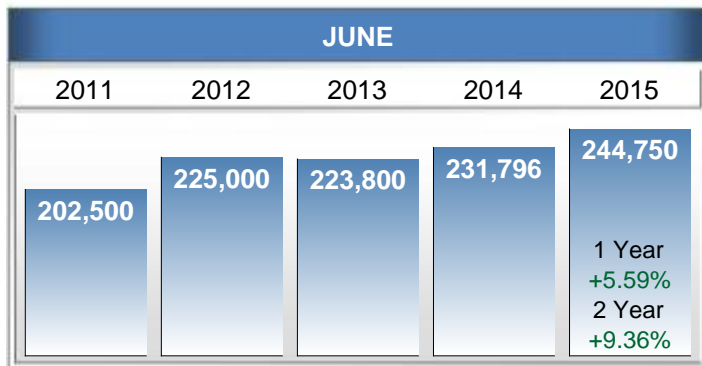
Closed Sales as of Jul 12, 2015



Median List Price at Closing

Report Produced on: Jul 13, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	19		4.25%	110,000	101,950	110,000	0	0
\$125,001 - \$150,000	39		8.72%	139,000	140,628	139,000	138,900	144,990
\$150,001 - \$200,000	101		22.60%	178,500	194,250	174,496	182,750	0
\$200,001 - \$275,000	104		23.27%	234,850	249,000	234,700	237,900	220,000
\$275,001 - \$350,000	76		17.00%	299,950	0	309,000	299,900	299,900
\$350,001 - \$475,000	61		13.65%	399,900	0	399,900	397,500	409,900
\$475,001 and up	47		10.51%	610,000	0	550,000	595,370	750,000
Median List Price:		\$244,750			\$144,256	\$192,000	\$304,720	\$599,990
Total Closed Units:		447			7	227	194	19
Total List Volume:		133,466,162			1.12M	48.78M	72.06M	11.51M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

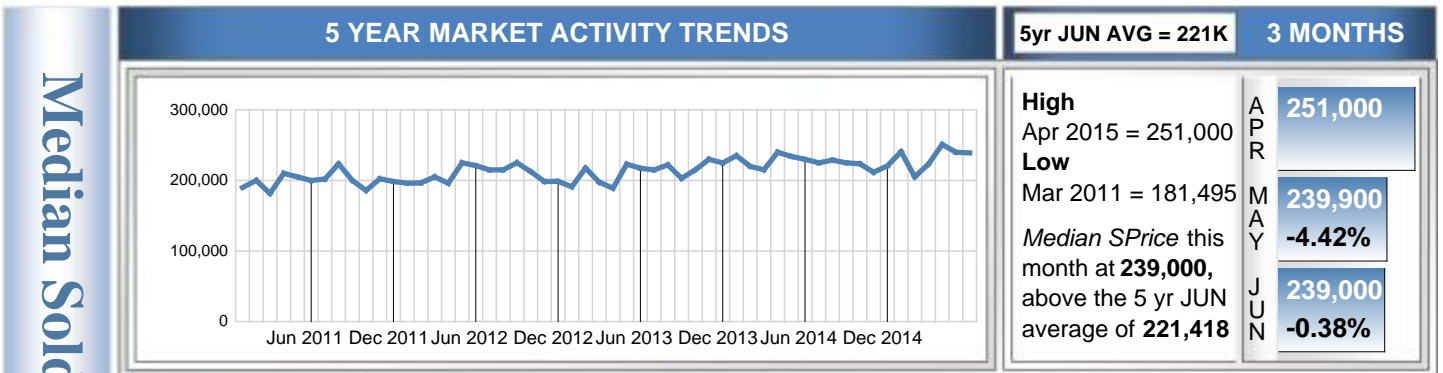
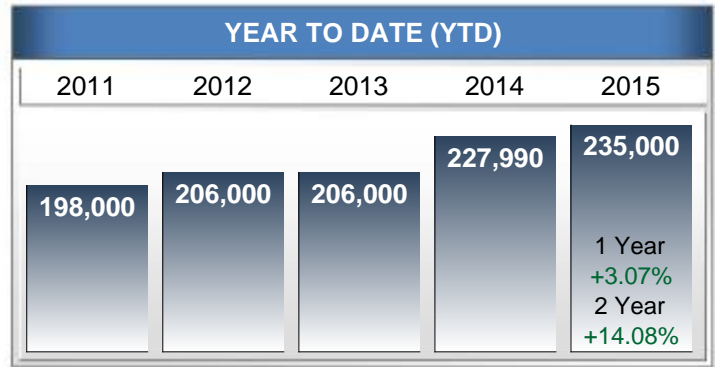
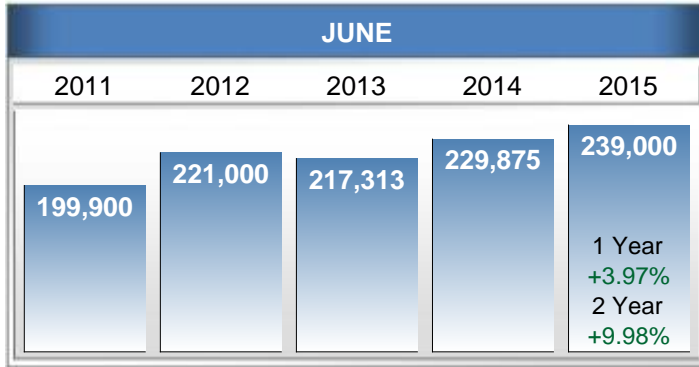
Closed Sales as of Jul 12, 2015



Median Sold Price at Closing

Report Produced on: Jul 13, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	17		3.80%	104,500	99,800	104,500	0	0
\$125,001 - \$150,000	39		8.72%	135,000	140,628	135,000	138,900	133,000
\$150,001 - \$200,000	106		23.71%	173,500	193,626	171,125	182,000	200,000
\$200,001 - \$275,000	107		23.94%	234,393	245,000	234,000	236,450	0
\$275,001 - \$350,000	71		15.88%	300,000	0	301,000	299,450	307,250
\$350,001 - \$475,000	61		13.65%	395,000	0	391,900	393,750	413,600
\$475,001 and up	46		10.29%	614,803	0	540,000	597,635	725,000
Median Closed Price:	\$239,000				\$144,256	\$189,500	\$300,000	\$580,000
Total Closed Units:	447				7	227	194	19
Total Closed Volume:	130,964,216				1.11M	48.21M	70.47M	11.17M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

June 2015

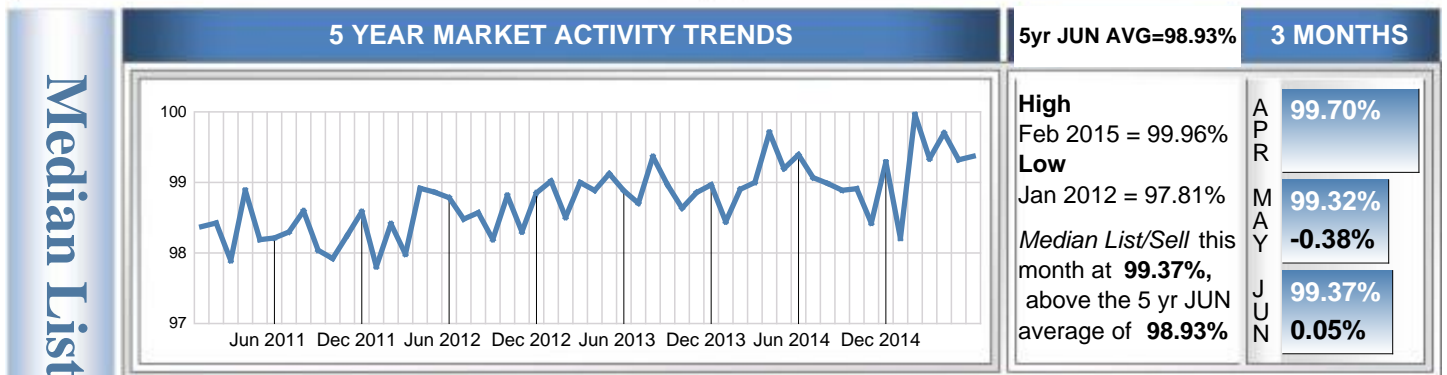
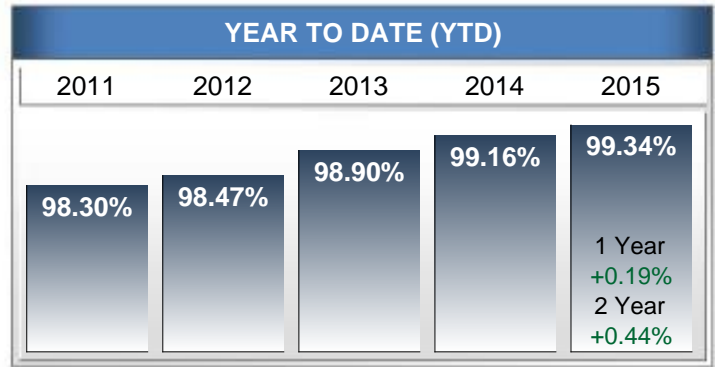
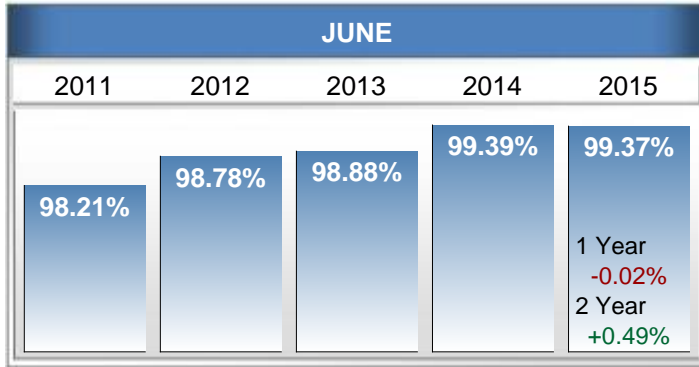
Closed Sales as of Jul 12, 2015



Median Percent of List Price to Selling Price

Report Produced on: Jul 13, 2015

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	17	3.80%	98.64%	97.77%	98.64%	0.00%	0.00%
\$125,001 - \$150,000	39	8.72%	99.70%	100.00%	99.28%	100.00%	91.73%
\$150,001 - \$200,000	106	23.71%	99.72%	99.67%	99.86%	99.72%	90.91%
\$200,001 - \$275,000	107	23.94%	99.45%	98.39%	99.36%	99.82%	0.00%
\$275,001 - \$350,000	71	15.88%	100.00%	0.00%	99.18%	100.00%	99.92%
\$350,001 - \$475,000	61	13.65%	98.89%	0.00%	98.78%	98.92%	99.40%
\$475,001 and up	46	10.29%	98.09%	0.00%	98.18%	98.02%	98.28%
Median List/Sell Ratio:	99.37%			99.34%	99.28%	99.68%	98.36%
Total Closed Units:	447			7	227	194	19
Total Closed Volume:	130,964,216			1.11M	48.21M	70.47M	11.17M

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®

June 2015

Inventory as of Jul 12, 2015



Market Summary

Report Produced on: Jul 13, 2015

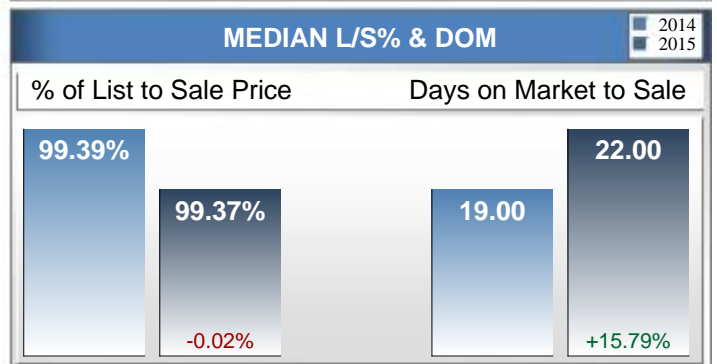
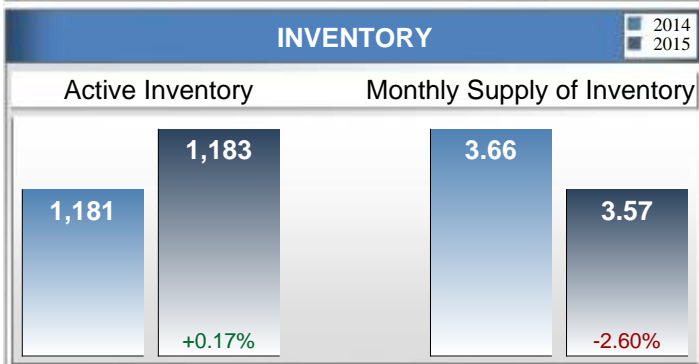
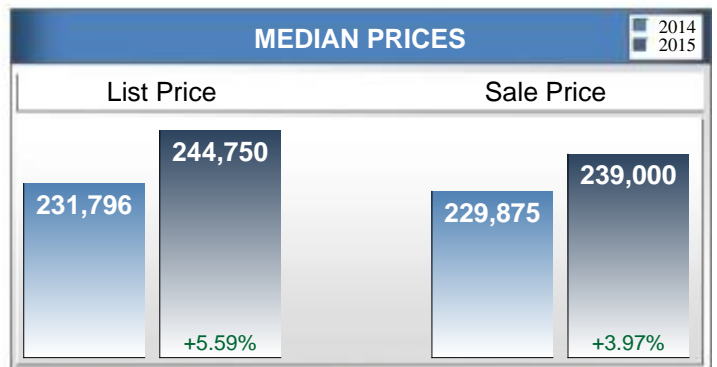
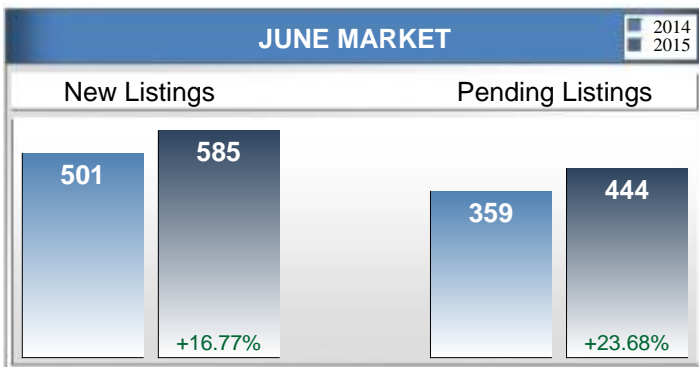
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 332 Sales/Month

Active Inventory as of June 30, 2015 = 1,183

	JUNE			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	418	447	6.94%	1,943	1,935	-0.41%
Pending Sales	359	444	23.68%	2,175	2,254	3.63%
New Listings	501	585	16.77%	2,903	3,105	6.96%
Median List Price	231,796	244,750	5.59%	229,900	237,554	3.33%
Median Sale Price	229,875	239,000	3.97%	227,990	235,000	3.07%
Median Percent of List Price to Selling Price	99.39%	99.37%	-0.02%	99.16%	99.34%	0.19%
Median Days on Market to Sale	19.00	22.00	15.79%	23.00	25.00	8.70%
Monthly Inventory	1,181	1,183	0.17%	1,181	1,183	0.17%
Months Supply of Inventory	3.66	3.57	-2.60%	3.66	3.57	-2.60%





June 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

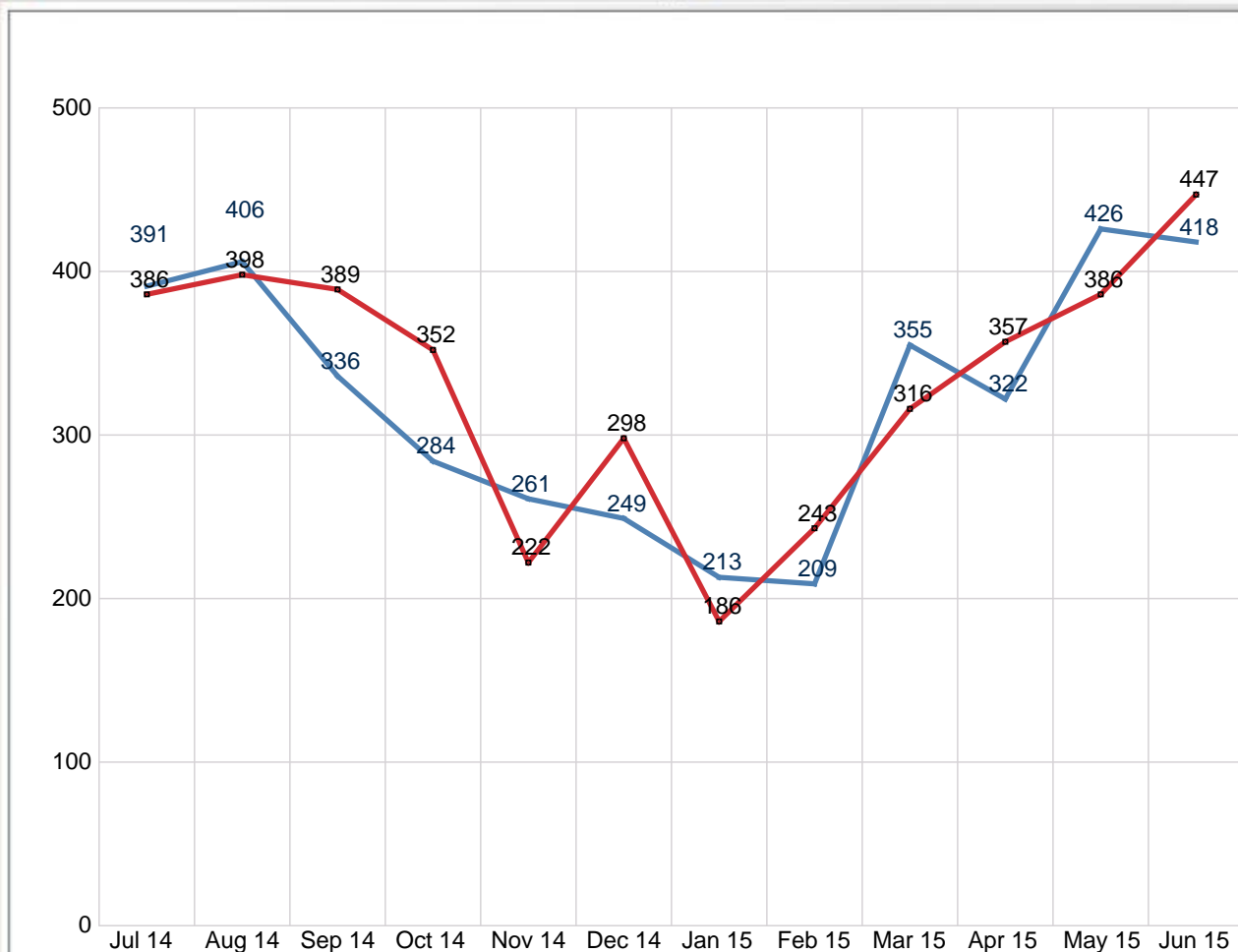
Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

JUNE

2014	2015
418	447
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 6.94%</div>	

YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
1,943	1,935
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">↓ -0.41%</div>	

12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
3,870	3,980
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 2.84%</div>	



June 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

Report Produced on: Jul 13, 2015

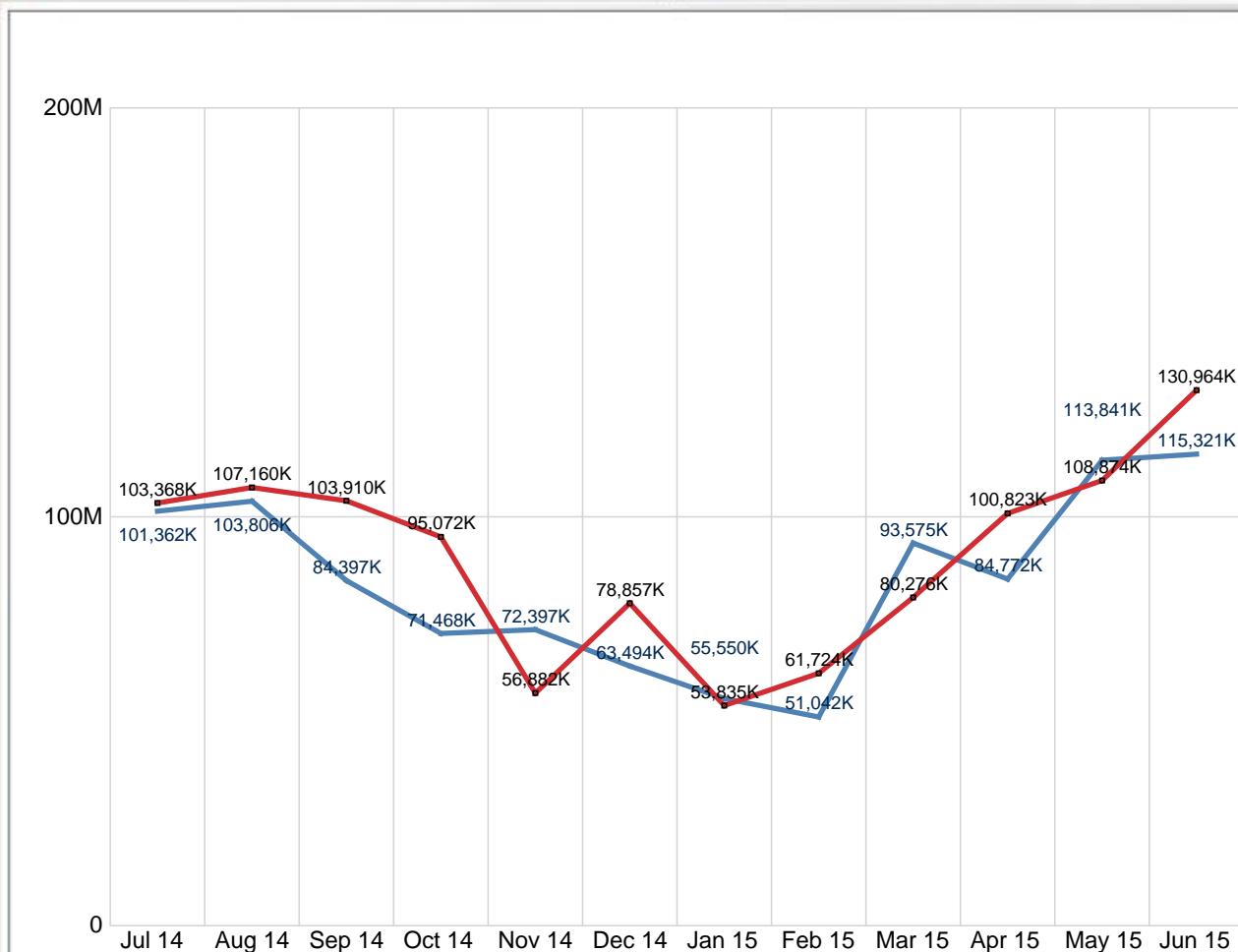
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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

■ July 2013 - June 2014 (Previous Year)



Comparative Analysis

JUNE

2014

2015

115M



131M

YEAR TO DATE (YTD)

Jan - Jun 2014

Jan - Jun 2015

514M



536M

12 MONTH COMPARATIVE

Jul 13 - Jun 14

Jul 14 - Jun 15

1.01B



1.08B



June 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

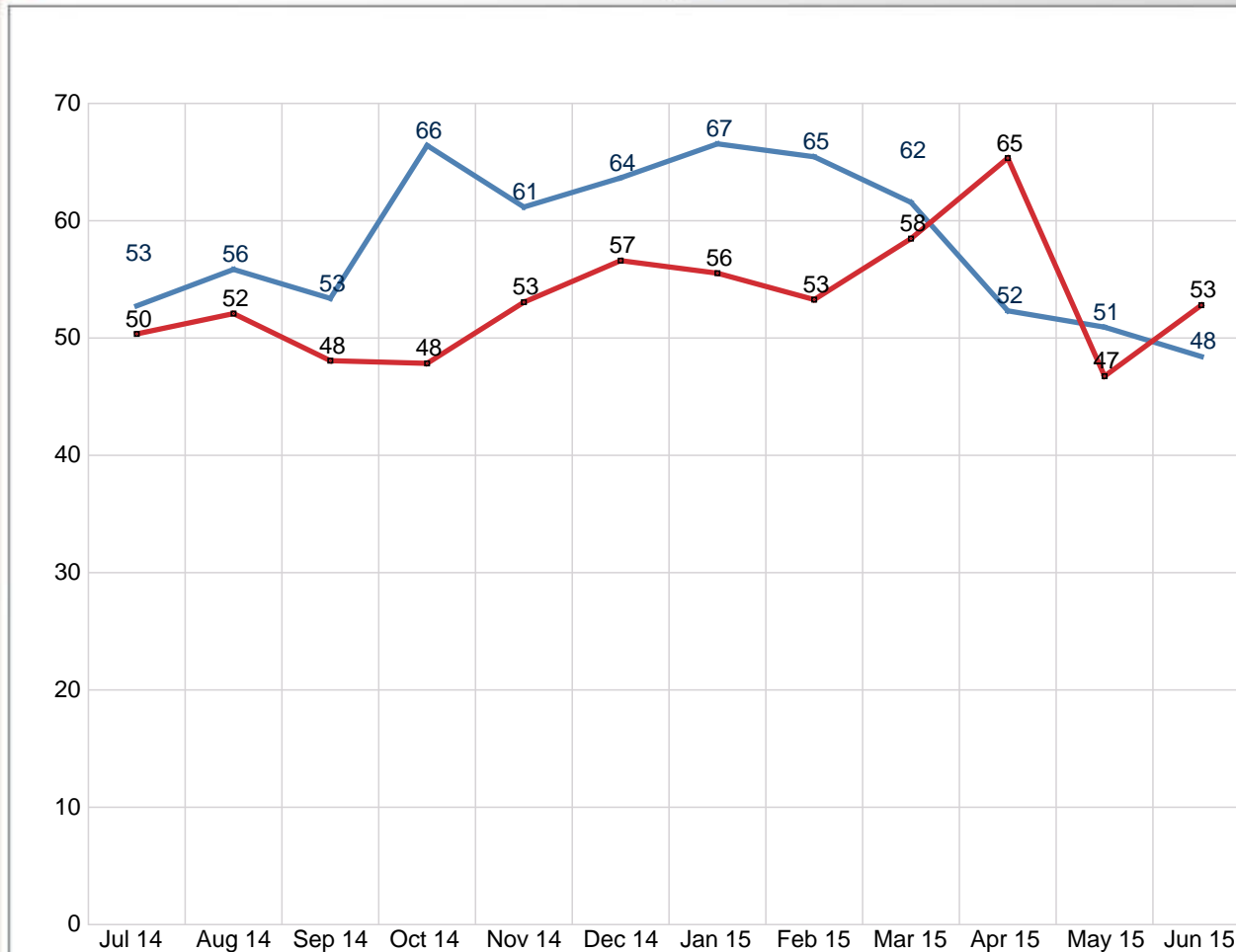
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jul 13, 2015

Market Trends

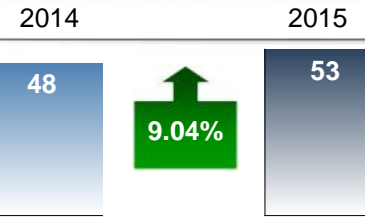
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

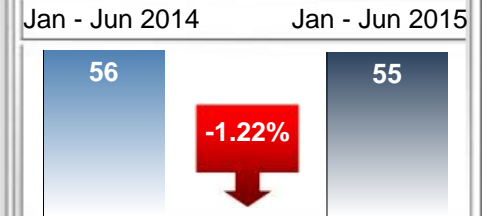


Comparative Analysis

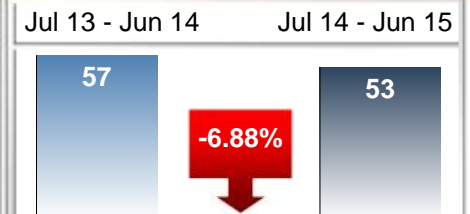
JUNE



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





June 2015

Area Delimited by City Of Edmond - Residential Property Type



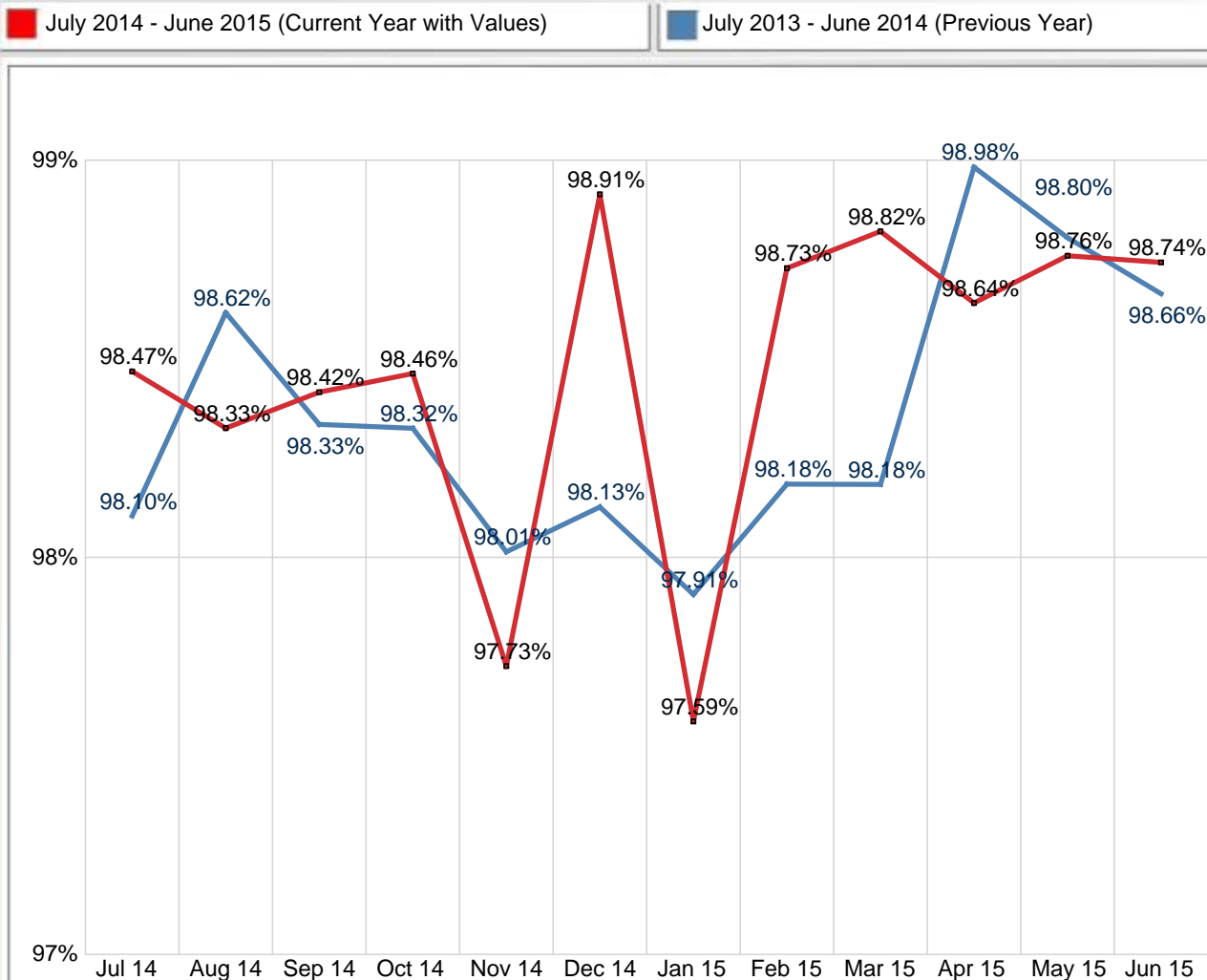
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Jul 13, 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

JUNE

2014	2015
98.66%	98.74%
↑ 0.08%	

YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
98.53%	98.63%
↑ 0.10%	

12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
98.40%	98.52%
↑ 0.12%	



June 2015

Area Delimited by City Of Edmond - Residential Property Type



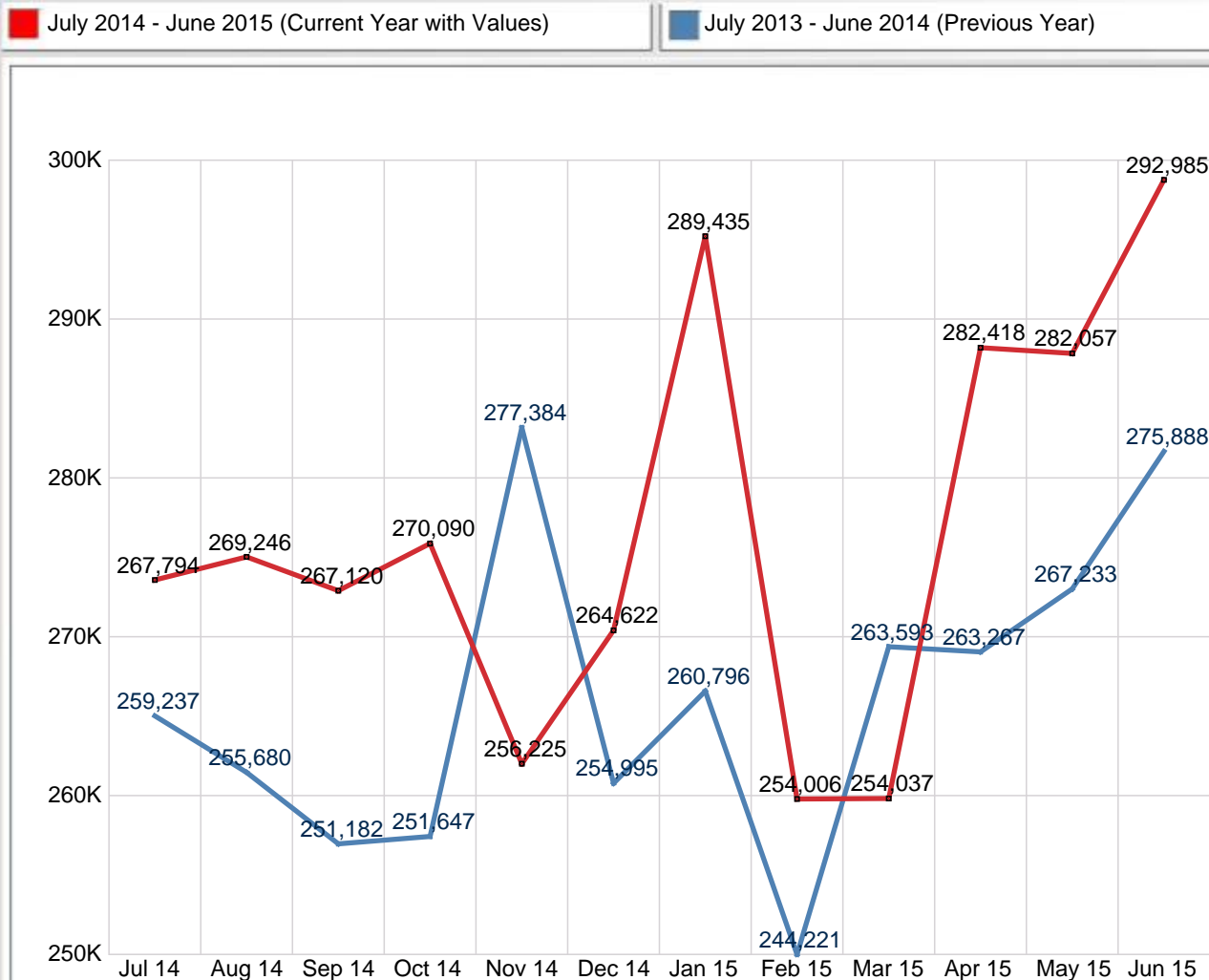
Closed Sales by Average Sold Price

Report Produced on: Jul 13, 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

JUNE

2014	2015
275,888	292,985
↑ 6.20%	

YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
264,592	277,259
↑ 4.79%	

12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
261,247	271,795
↑ 4.04%	