



# June 2015

Area Delimited by Zipcode 73044 - Residential Property Type

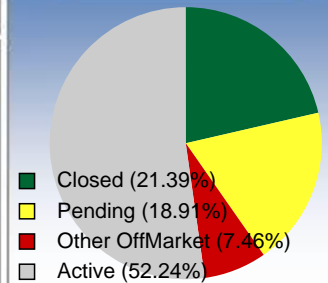


**Absorption:** Last 12 months, an Average of **28** Sales/Month

**Active Inventory** as of June 30, 2015 = **105**

	JUNE		
	2014	2015	+/- %
Closed Listings	25	43	72.00%
Pending Listings	29	38	31.03%
New Listings	34	54	58.82%
Median List Price	135,000	129,500	-4.07%
Median Sale Price	132,000	123,000	-6.82%
Median Percent of List Price to Selling Price	97.67%	98.43%	0.78%
Median Days on Market to Sale	20.00	19.00	-5.00%
End of Month Inventory	116	105	-9.48%
Months Supply of Inventory	4.61	3.70	-19.84%

## 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) Decreases

The total housing inventory at the end of June 2015 decreased **9.48%** to 105 existing homes available for sale. Over the last 12 months this area has had an average of 28 closed sales per month. This represents an unsold inventory index of **3.70** 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 **6.82%** in June 2015 to \$123,000 versus the previous year at \$132,000.

### Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 1.00 days or **5.00%** in June 2015 compared to last year's same month at **20.00** DOM.

### Sales Success for June 2015 is Positive

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

There were 54 New Listings in June 2015, up **58.82%** from last year at 34. Furthermore, there were 43 Closed Listings this month versus last year at 25, a **72.00%** increase.

Closed versus Listed trends yielded a **79.6%** ratio, up from last year's June 2015 at **73.5%**, a **8.30%** 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

<b>Closed Listings</b>	<b>1</b>
<b>Pending Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
<b>Months Supply of Inventory</b>	<b>5</b>
<b>Median Days on Market to Sale</b>	<b>6</b>
<b>Median List Price at Closing</b>	<b>7</b>
<b>Median Sale Price at Closing</b>	<b>8</b>
<b>Median Percent of List Price to Selling Price</b>	<b>9</b>
<b>Market Summary</b>	<b>10</b>

## 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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## June 2015

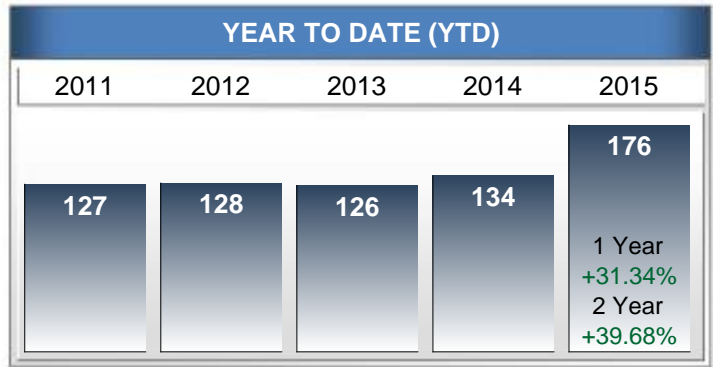
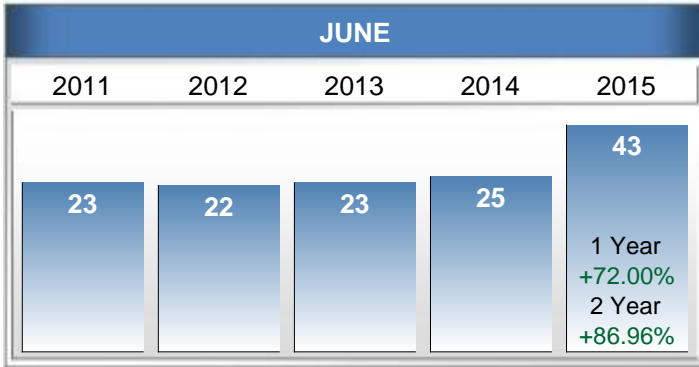
Closed Sales as of Jul 12, 2015



### Closed Listings

Report Produced on: Jul 13, 2015

Area Delimited by Zipcode 73044 - 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+
\$30,000 and less	2	4.65%	76.0	0	2	0	0
\$30,001 - \$70,000	8	18.60%	18.5	4	2	2	0
\$70,001 - \$100,000	7	16.28%	12.0	2	5	0	0
\$100,001 - \$150,000	9	20.93%	27.0	2	4	3	0
\$150,001 - \$190,000	7	16.28%	54.0	0	6	1	0
\$190,001 - \$230,000	4	9.30%	11.0	0	2	2	0
\$230,001 and up	6	13.95%	39.0	0	5	0	1
<b>Total Closed Units:</b>	<b>43</b>		<b>19.0</b>	<b>8</b>	<b>26</b>	<b>8</b>	<b>1</b>
<b>Total Closed Volume:</b>	<b>5,781,594</b>			<b>608.45K</b>	<b>3.73M</b>	<b>1.09M</b>	<b>360.00K</b>
<b>Median Closed Price:</b>	<b>\$123,000</b>			<b>\$72,950</b>	<b>\$144,500</b>	<b>\$136,350</b>	<b>\$360,000</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2015

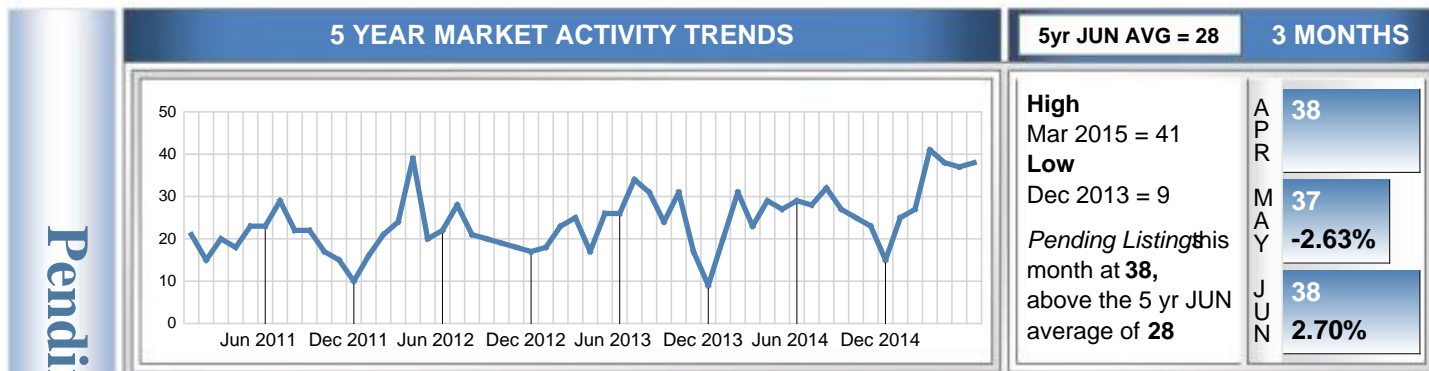
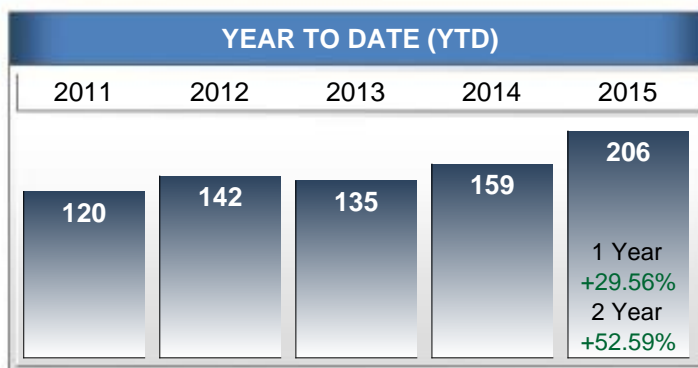
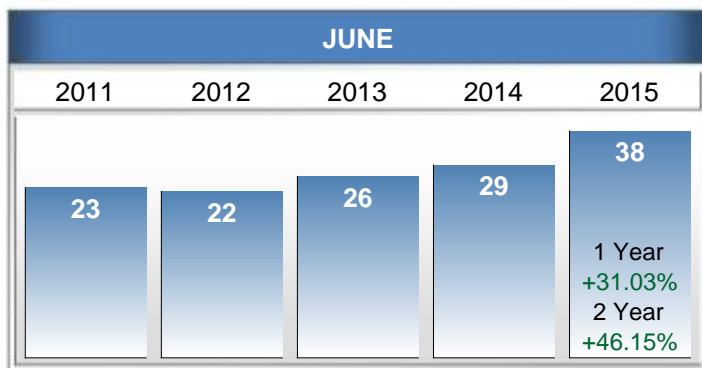
Pending Listings as of Jul 12, 2015



### Pending Listings

Report Produced on: Jul 13, 2015

Area Delimited by 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	2.63%	105.0	1	0	0	0
\$25,001 - \$50,000	5	13.16%	6.0	3	2	0	0
\$50,001 - \$125,000	8	21.05%	20.5	4	4	0	0
\$125,001 - \$175,000	8	21.05%	15.5	0	6	2	0
\$175,001 - \$200,000	5	13.16%	40.0	0	3	2	0
\$200,001 - \$225,000	6	15.79%	13.0	0	3	3	0
\$225,001 and up	5	13.16%	24.0	0	3	0	2
Total Pending Units: 38				8	21	7	2
Total Pending Volume: 5,665,292				438.80K	3.29M	1.36M	574.90K
Median Listing Price: \$164,250				\$51,200	\$164,900	\$198,800	\$287,450



# Monthly Inventory Analysis

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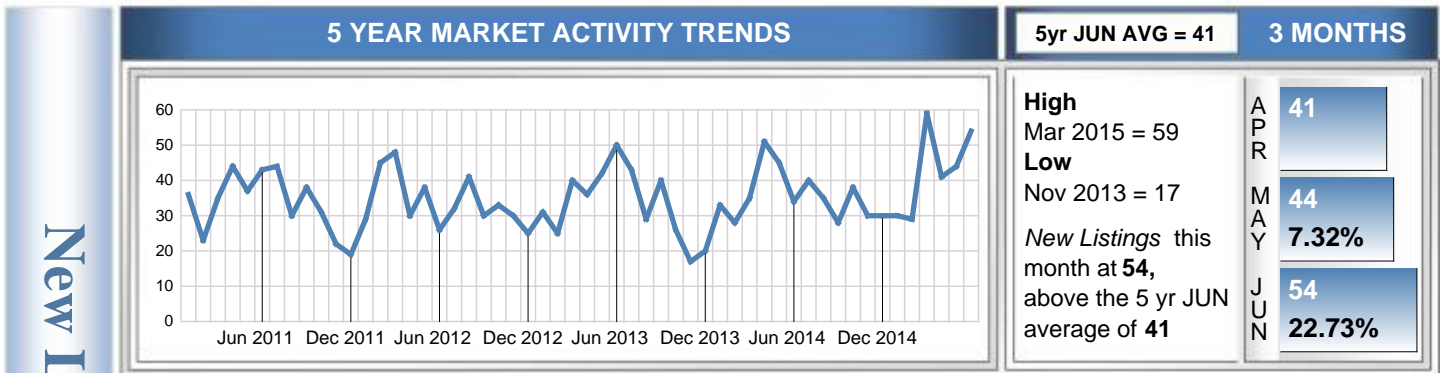
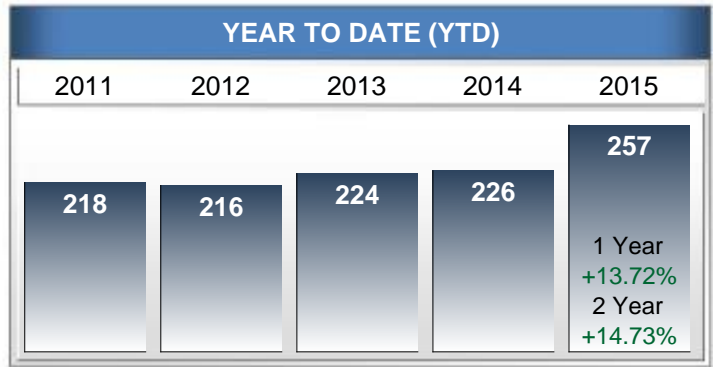
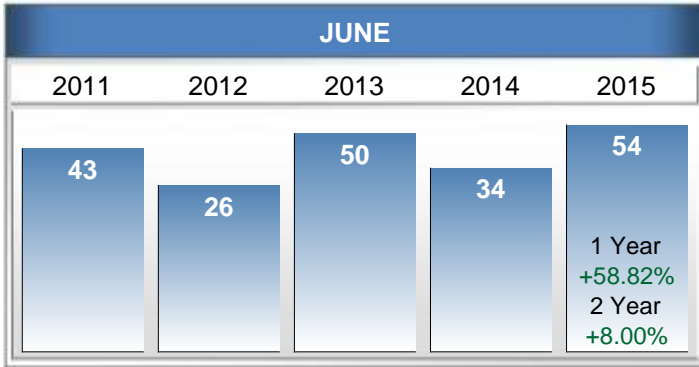
New Listings as of Jul 12, 2015



### New Listings

Report Produced on: Jul 13, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	6	11.11%	4	1	0	1
\$50,001 - \$75,000	5	9.26%	2	3	0	0
\$75,001 - \$125,000	7	12.96%	2	5	0	0
\$125,001 - \$200,000	15	27.78%	0	13	2	0
\$200,001 - \$225,000	7	12.96%	0	4	3	0
\$225,001 - \$275,000	8	14.81%	0	7	0	1
\$275,001 and up	6	11.11%	0	2	3	1
<b>Total New Listed Units:</b>	54		8	35	8	3
<b>Total New Listed Volume:</b>	8,998,443		512.70K	5.88M	1.94M	661.40K
<b>Median New Listed Listing Price:</b>	\$161,950		\$54,950	\$164,000	\$222,450	\$254,900

New Listings

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

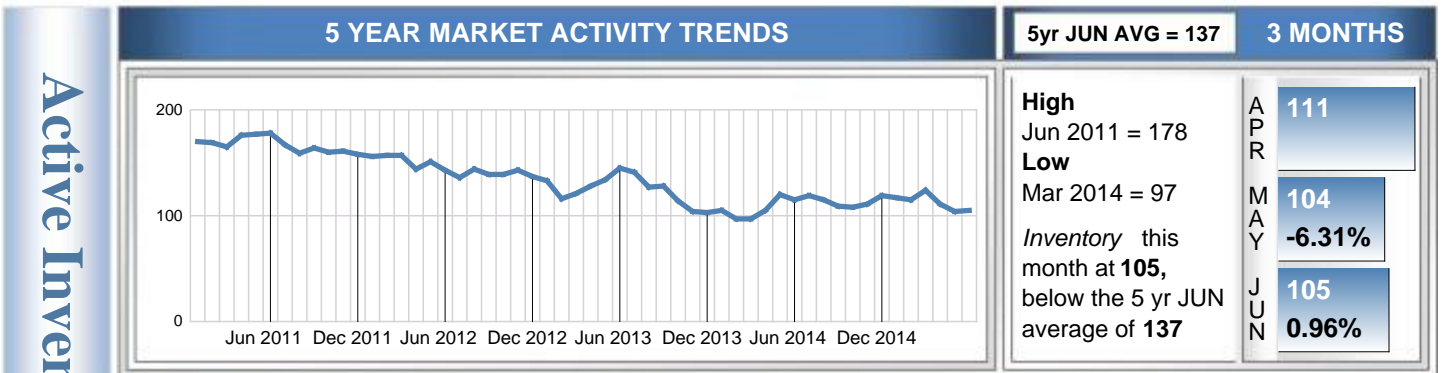
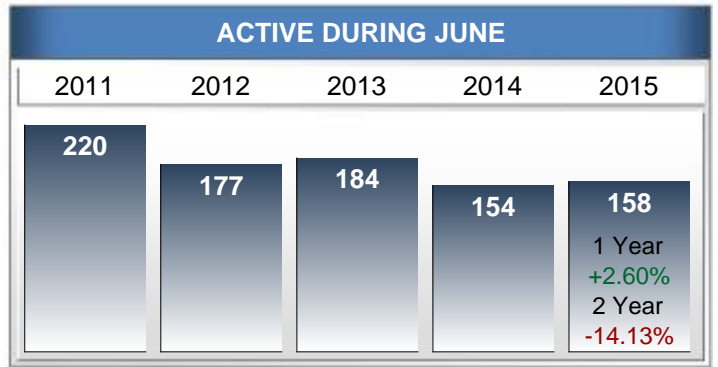
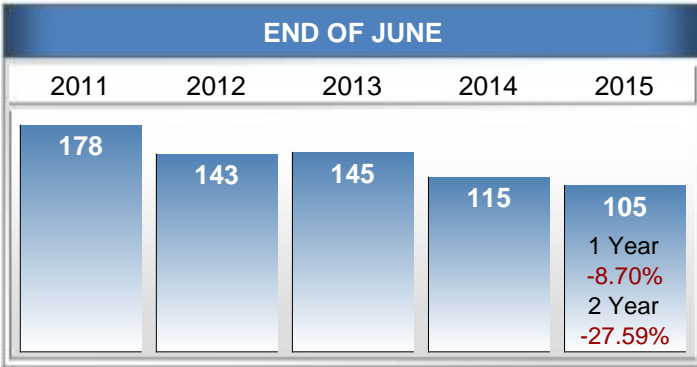
Active Inventory as of Jul 12, 2015



### Active Inventory

Report Produced on: Jul 13, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

Ready to Buy or Sell Real Estate?  
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#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	10	9.52%	52.5	3	5	1	1		
\$75,001 - \$100,000	10	9.52%	59.0	1	8	1	0		
\$100,001 - \$150,000	20	19.05%	58.5	2	17	1	0		
\$150,001 - \$200,000	22	20.95%	66.5	0	18	3	1		
\$200,001 - \$250,000	20	19.05%	50.0	0	12	8	0		
\$250,001 - \$325,000	11	10.48%	28.0	0	7	2	2		
\$325,001 and up	12	11.43%	115.0	0	4	6	2		
Total Active Inventory by Units:				105	54.0	6	71	22	6
Total Active Inventory by Volume:				23,610,216		471.20K	15.99M	5.65M	1.50M
Median Active Inventory Listing Price:				\$179,000		\$79,450	\$168,000	\$227,950	\$276,950



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2015

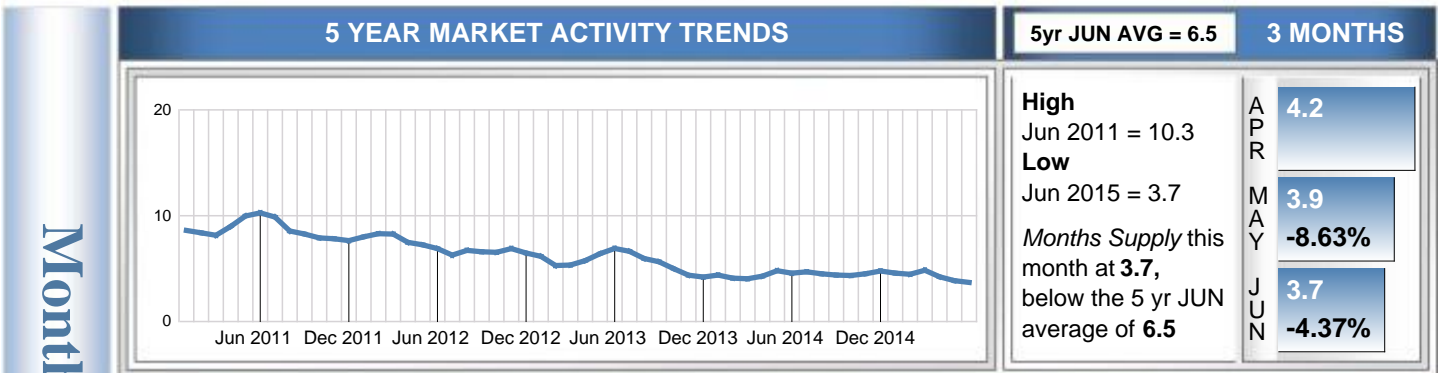
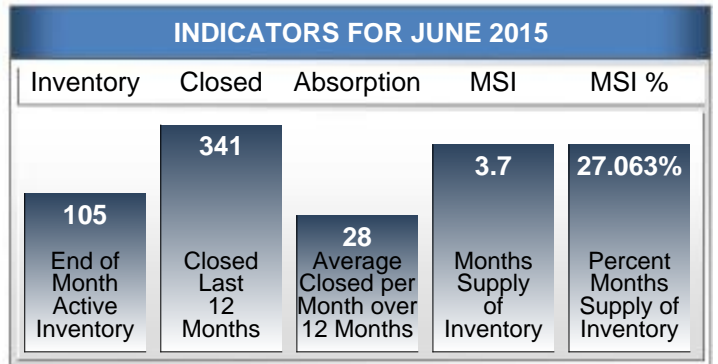
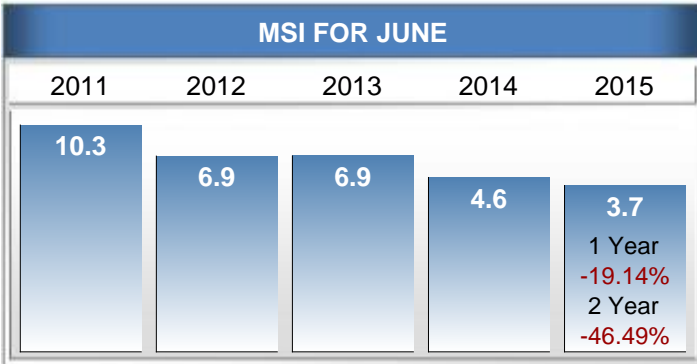
Active Inventory as of Jul 12, 2015



### Months Supply of Inventory

Report Produced on: Jul 13, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Months Supply

Ready to Buy or Sell Real Estate?  
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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+
\$75,000 and less	10	9.52%	1.7	1.3	1.8	1.1	0.0
\$75,001 - \$100,000	10	9.52%	4.3	1.5	6.0	4.0	0.0
\$100,001 - \$150,000	20	19.05%	4.8	8.0	5.4	1.3	0.0
\$150,001 - \$200,000	22	20.95%	3.3	0.0	4.2	1.4	12.0
\$200,001 - \$250,000	20	19.05%	3.0	0.0	3.3	2.8	0.0
\$250,001 - \$325,000	11	10.48%	8.8	0.0	9.3	8.0	8.0
\$325,001 and up	12	11.43%	9.6	0.0	6.9	18.0	8.0
MSI:			3.7	1.8	4.3	2.9	6.5
Total Active Inventory:			105	6	71	22	6



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2015

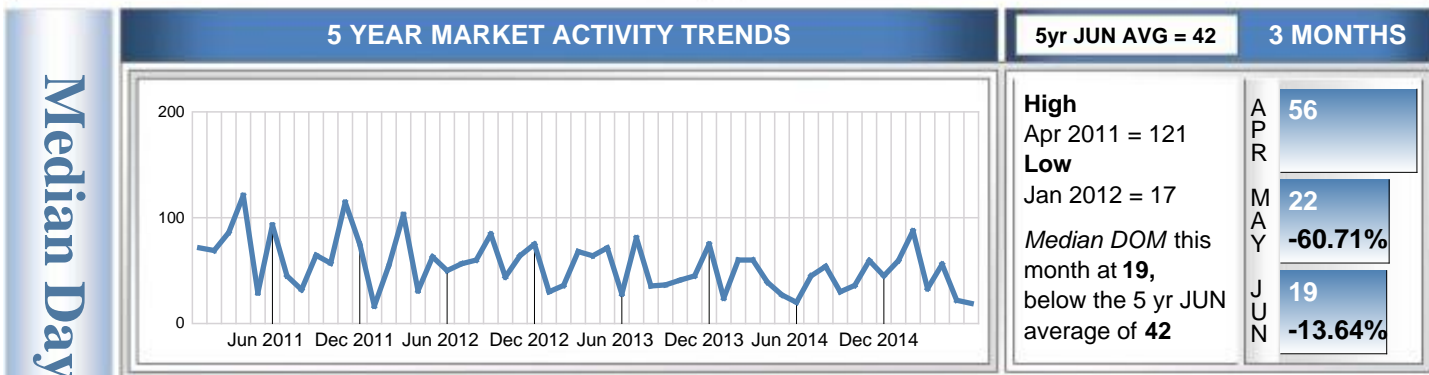
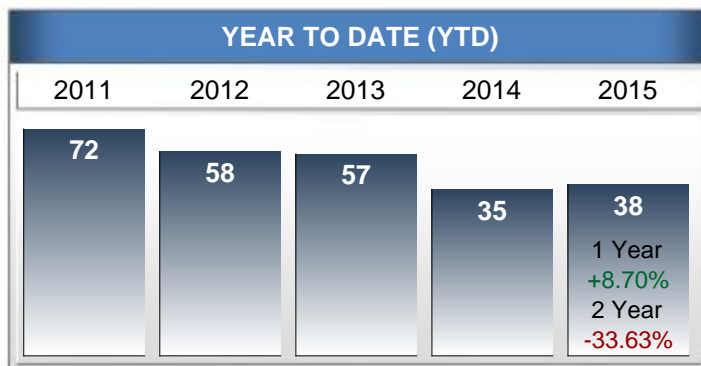
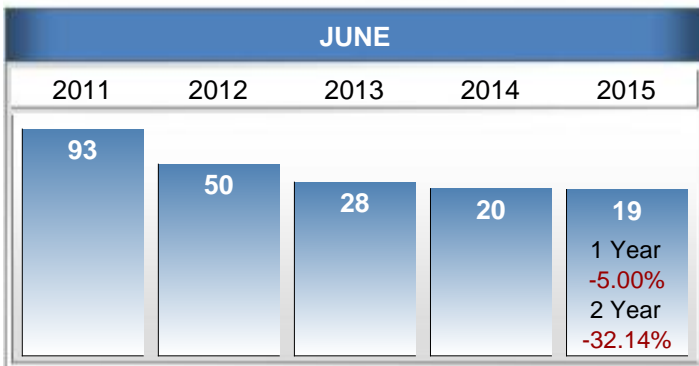
Closed Sales as of Jul 12, 2015



### Median Days on Market to Sale

Report Produced on: Jul 13, 2015

Area Delimited by 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+
\$30,000 and less	2			4.65%	76.0	0.0	76.0	0.0	0.0
\$30,001 - \$70,000	8			18.60%	18.5	18.5	416.0	6.0	0.0
\$70,001 - \$100,000	7			16.28%	12.0	2.5	19.0	0.0	0.0
\$100,001 - \$150,000	9			20.93%	27.0	17.5	30.5	36.0	0.0
\$150,001 - \$190,000	7			16.28%	54.0	0.0	54.5	2.0	0.0
\$190,001 - \$230,000	4			9.30%	11.0	0.0	11.0	58.5	0.0
\$230,001 and up	6			13.95%	39.0	0.0	10.0	0.0	68.0
Median Closed DOM:	19.0					12.0	41.5	11.5	68.0
Total Closed Units:	43					8	26	8	1
Total Closed Volume:	5,781,594					608.45K	3.73M	1.09M	360.00K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2015

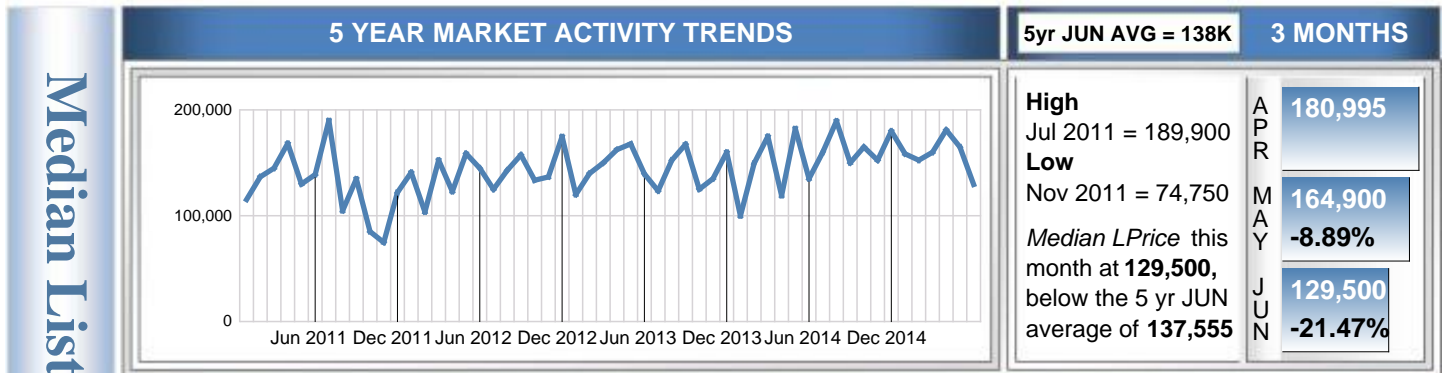
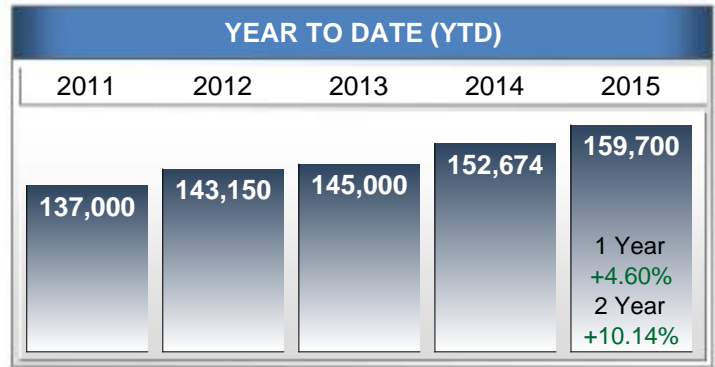
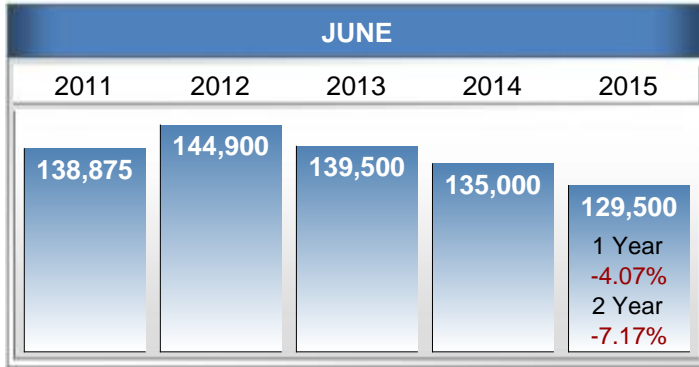
Closed Sales as of Jul 12, 2015



### Median List Price at Closing

Report Produced on: Jul 13, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?  
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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+
\$30,000 and less	1	2.33%	14,900	0	14,900	0	0
\$30,001 - \$70,000	9	20.93%	52,500	54,990	54,950	50,550	0
\$70,001 - \$100,000	5	11.63%	83,500	83,500	88,650	0	0
\$100,001 - \$150,000	11	25.58%	124,900	125,950	118,450	129,900	0
\$150,001 - \$190,000	7	16.28%	174,900	0	172,450	179,900	0
\$190,001 - \$230,000	3	6.98%	205,000	0	215,000	194,900	0
\$230,001 and up	7	16.28%	236,000	0	236,000	231,700	375,000
Median List Price:	\$129,500			\$79,700	\$147,200	\$138,300	\$375,000
Total Closed Units:	43			8	26	8	1
Total List Volume:	5,988,207			648.79K	3.85M	1.11M	375.00K





# Monthly Inventory Analysis

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

## June 2015

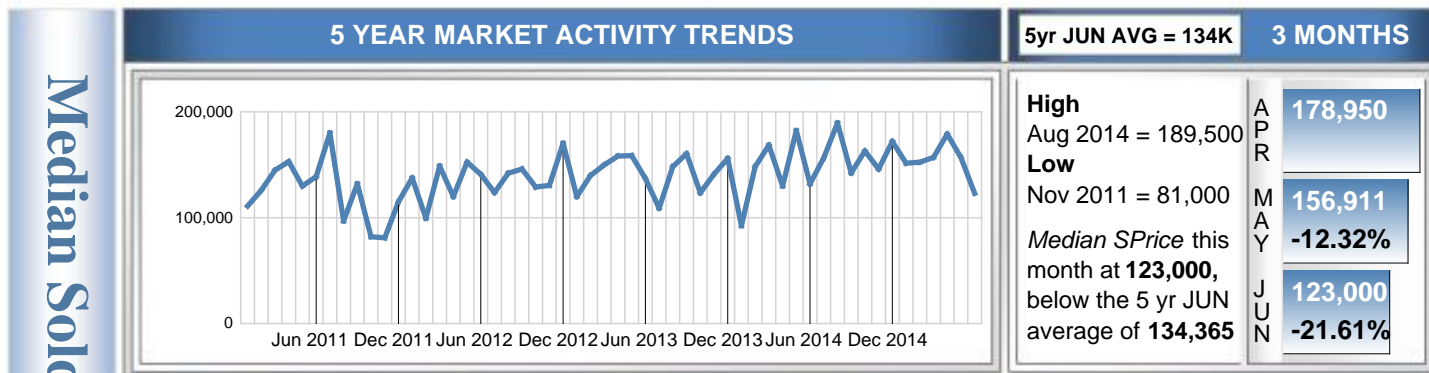
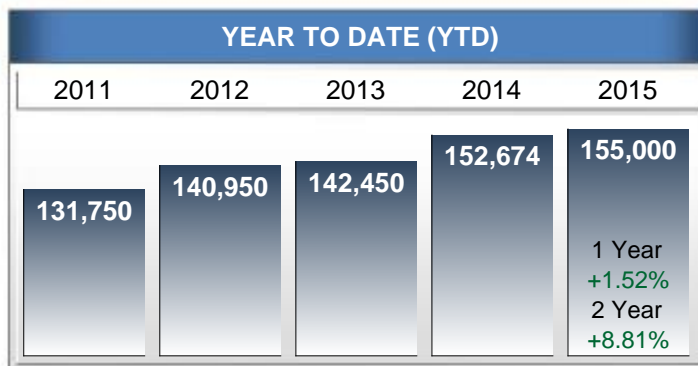
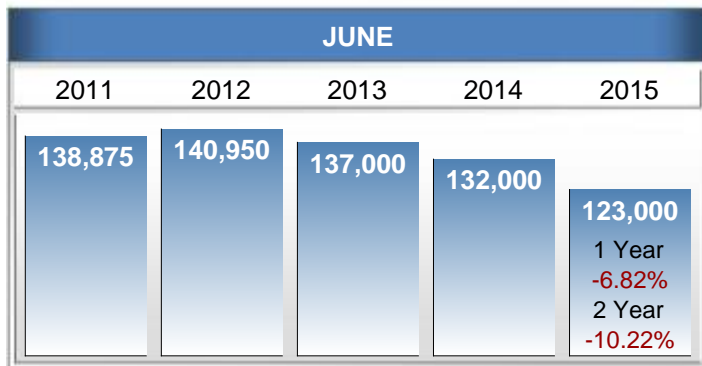
Closed Sales as of Jul 12, 2015



### Median Sold Price at Closing

Report Produced on: Jul 13, 2015

Area Delimited by Zipcode 73044 - 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+
\$30,000 and less	2		4.65%	18,825	0	18,825	0	0
\$30,001 - \$70,000	8		18.60%	46,375	48,000	46,375	48,751	0
\$70,001 - \$100,000	7		16.28%	85,000	82,950	85,000	0	0
\$100,001 - \$150,000	9		20.93%	123,000	121,750	117,750	126,000	0
\$150,001 - \$190,000	7		16.28%	174,900	0	171,200	179,900	0
\$190,001 - \$230,000	4		9.30%	215,875	0	215,875	210,300	0
\$230,001 and up	6		13.95%	243,000	0	236,000	0	360,000
Median Closed Price:	\$123,000				\$72,950	\$144,500	\$136,350	\$360,000
Total Closed Units:	43				8	26	8	1
Total Closed Volume:	5,781,594				608.45K	3.73M	1.09M	360.00K



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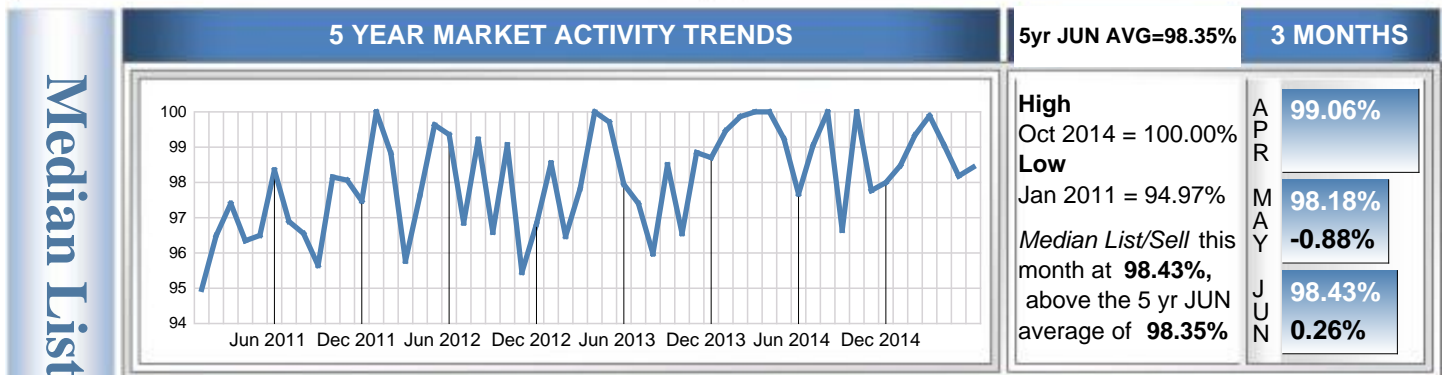
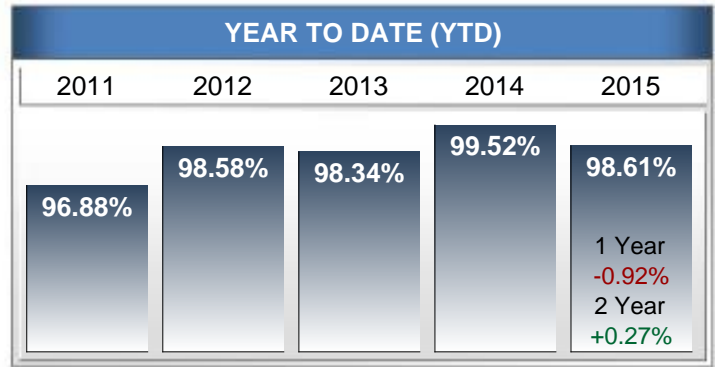
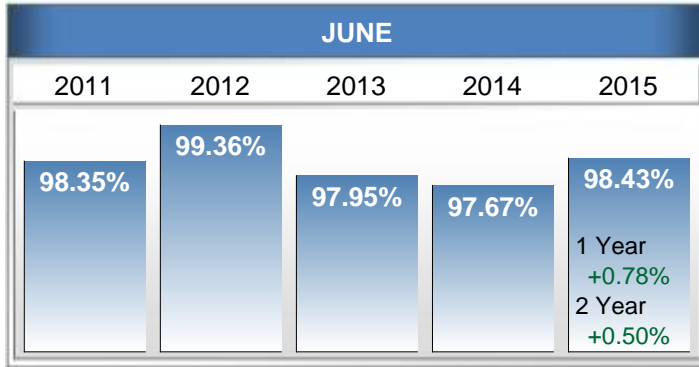
Closed Sales as of Jul 12, 2015



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



**Median List/Sell Price**  
  
 Ready to Buy or Sell Real Estate?  
 Contact an experienced REALTOR

#### MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	2	4.65%	64.05%	0.00%	64.05%	0.00%	0.00%
\$30,001 - \$70,000	8	18.60%	89.52%	91.08%	86.13%	95.57%	0.00%
\$70,001 - \$100,000	7	16.28%	100.00%	100.00%	95.24%	0.00%	0.00%
\$100,001 - \$150,000	9	20.93%	98.68%	96.74%	99.71%	97.30%	0.00%
\$150,001 - \$190,000	7	16.28%	98.71%	0.00%	98.62%	100.00%	0.00%
\$190,001 - \$230,000	4	9.30%	98.89%	0.00%	100.54%	98.71%	0.00%
\$230,001 and up	6	13.95%	99.12%	0.00%	100.00%	0.00%	96.00%
Median List/Sell Ratio:	98.43%			97.88%	98.61%	98.71%	96.00%
Total Closed Units:	43			8	26	8	1
Total Closed Volume:	5,781,594			608.45K	3.73M	1.09M	360.00K



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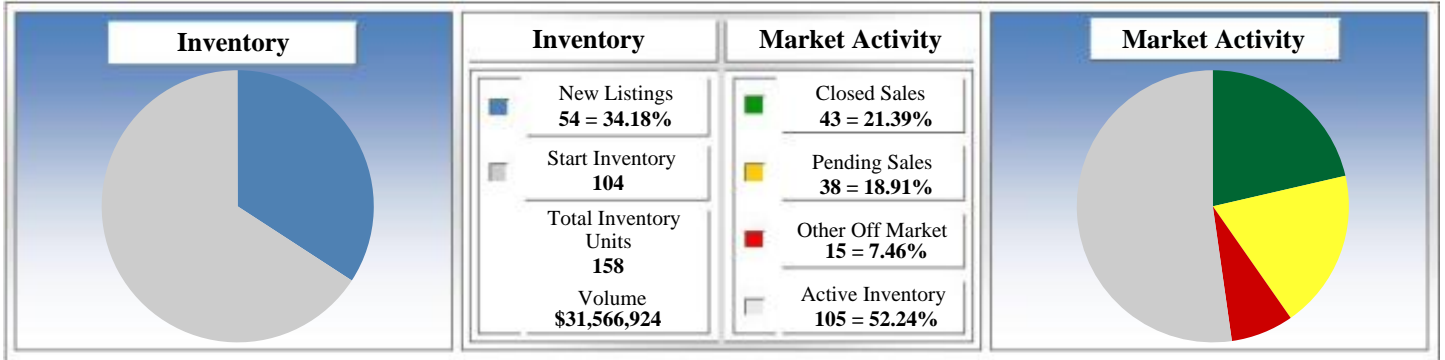
Inventory as of Jul 12, 2015



### Market Summary

Report Produced on: Jul 13, 2015

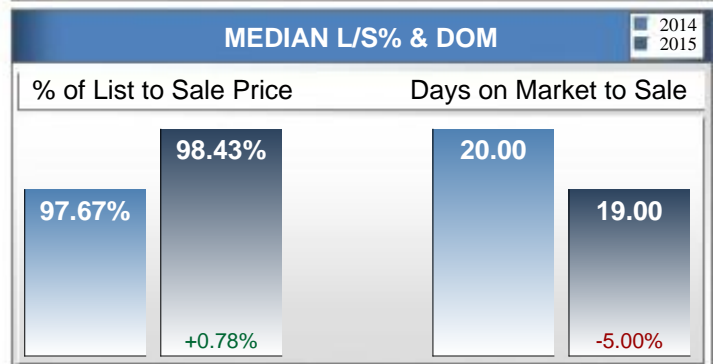
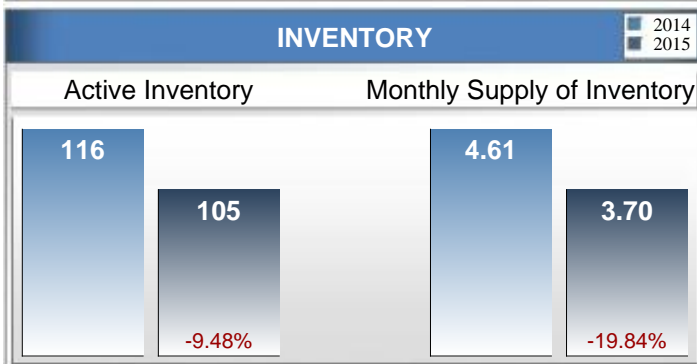
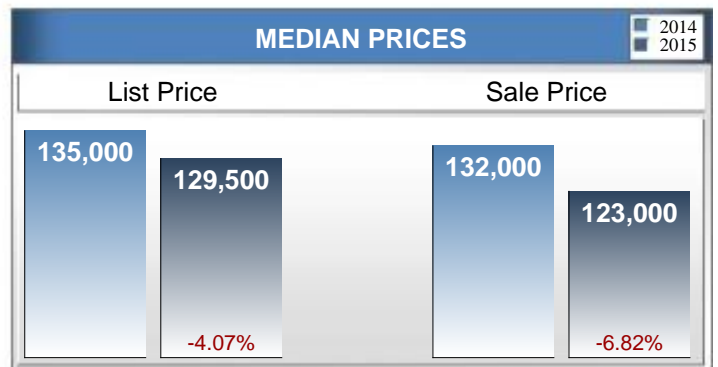
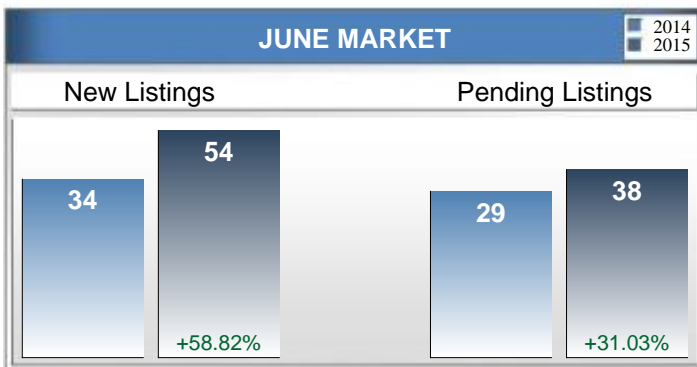
Area Delimited by Zipcode 73044 - Residential Property Type



**Absorption:** Last 12 months, an Average of 28 Sales/Month

**Active Inventory** as of June 30, 2015 = 105

	JUNE			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	25	43	72.00%	134	176	31.34%
Pending Sales	29	38	31.03%	159	206	29.56%
New Listings	34	54	58.82%	226	257	13.72%
Median List Price	135,000	129,500	-4.07%	152,674	159,700	4.60%
Median Sale Price	132,000	123,000	-6.82%	152,674	155,000	1.52%
Median Percent of List Price to Selling Price	97.67%	98.43%	0.78%	99.52%	98.61%	-0.92%
Median Days on Market to Sale	20.00	19.00	-5.00%	34.50	37.50	8.70%
Monthly Inventory	116	105	-9.48%	116	105	-9.48%
Months Supply of Inventory	4.61	3.70	-19.84%	4.61	3.70	-19.84%





# June 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

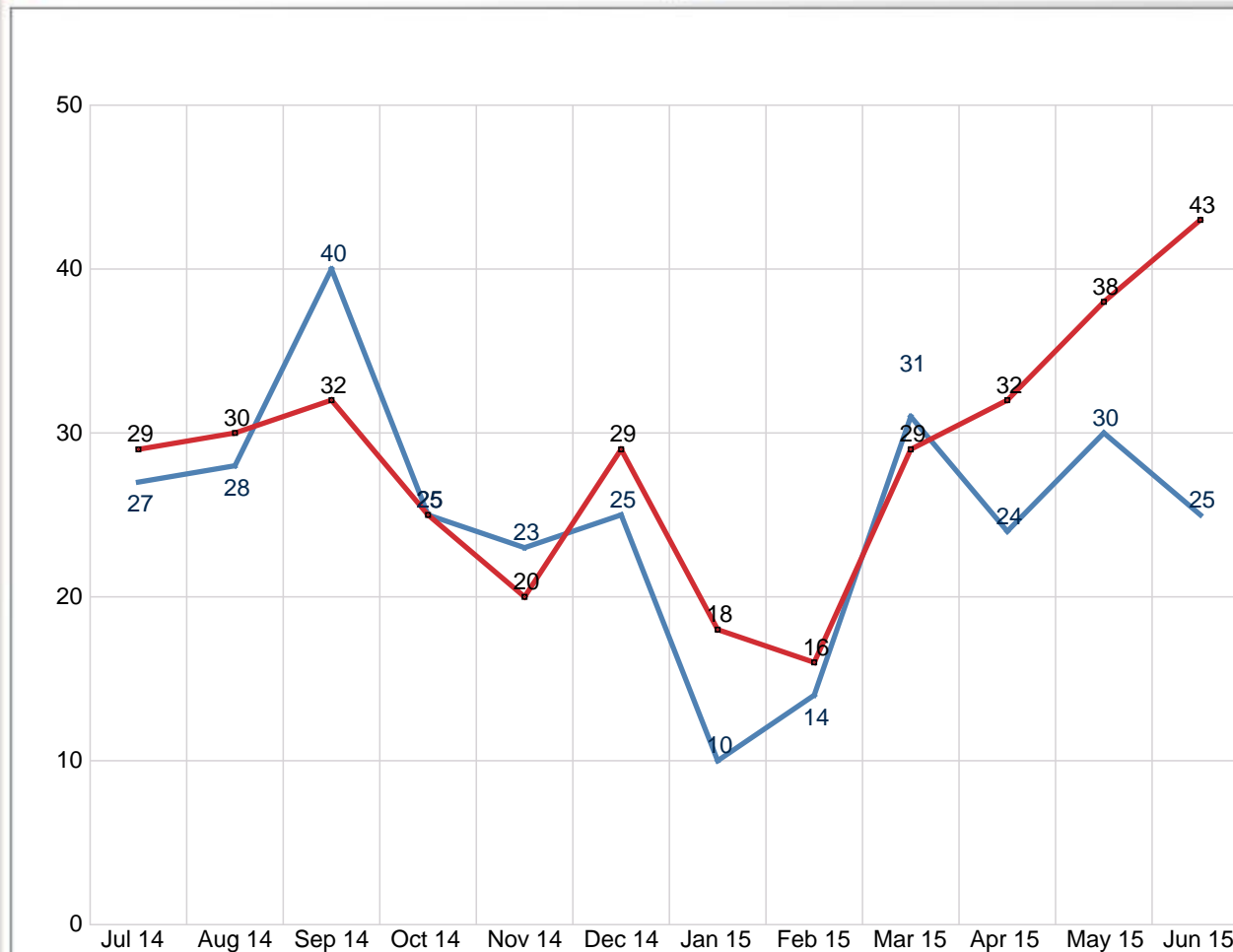
Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

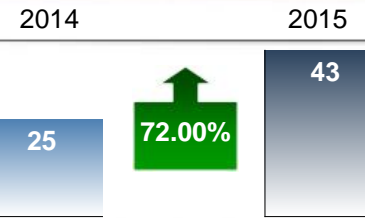
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■ July 2014 - June 2015 (Current Year with Values)
 ■ July 2013 - June 2014 (Previous Year)

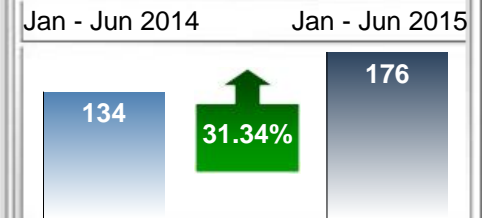


### Comparative Analysis

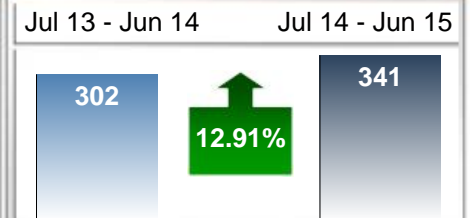
#### JUNE



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# June 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

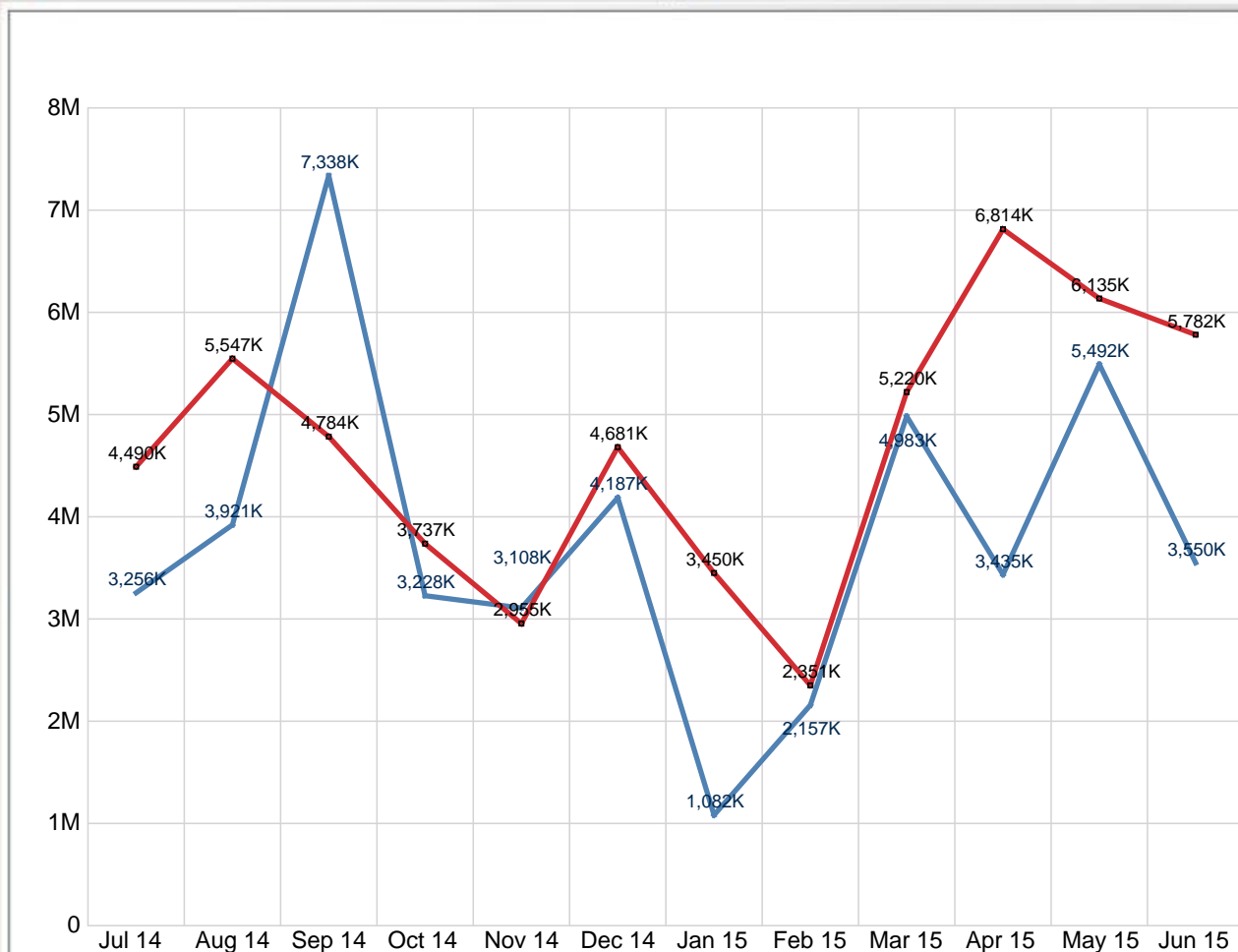
Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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 ■ July 2013 - June 2014 (Previous Year)



### Comparative Analysis

#### JUNE

2014      2015



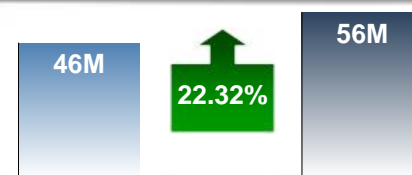
#### YEAR TO DATE (YTD)

Jan - Jun 2014      Jan - Jun 2015



#### 12 MONTH COMPARATIVE

Jul 13 - Jun 14      Jul 14 - Jun 15





# June 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

Report Produced on: Jul 13, 2015

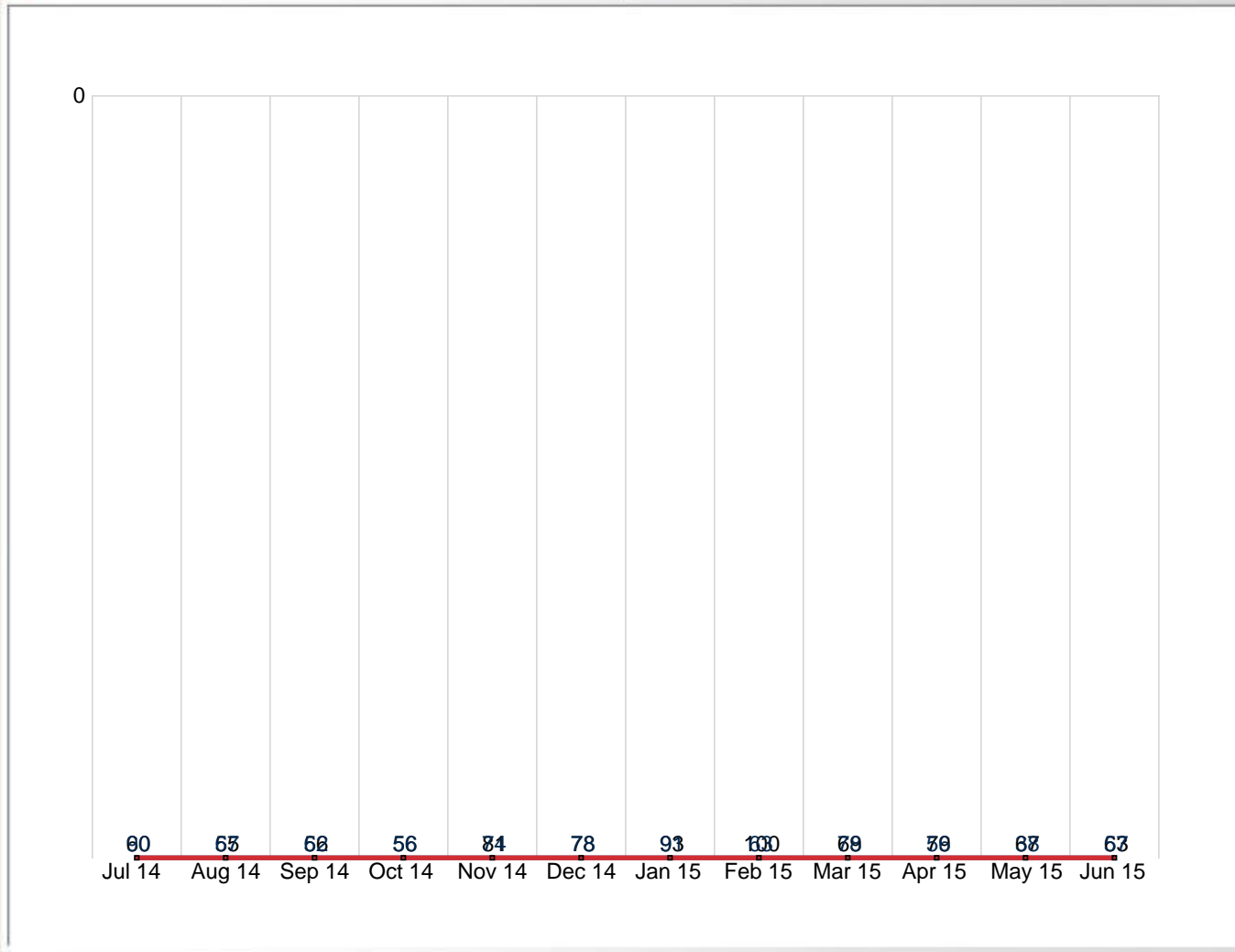
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ July 2013 - June 2014 (Previous Year)

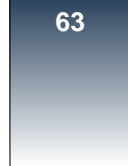


Comparative Analysis

### JUNE

2014

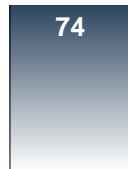
2015



### YEAR TO DATE (YTD)

Jan - Jun 2014

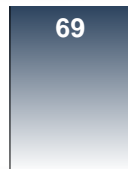
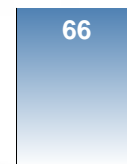
Jan - Jun 2015



### 12 MONTH COMPARATIVE

Jul 13 - Jun 14

Jul 14 - Jun 15





# June 2015

Area Delimited by Zipcode 73044 - Residential Property Type



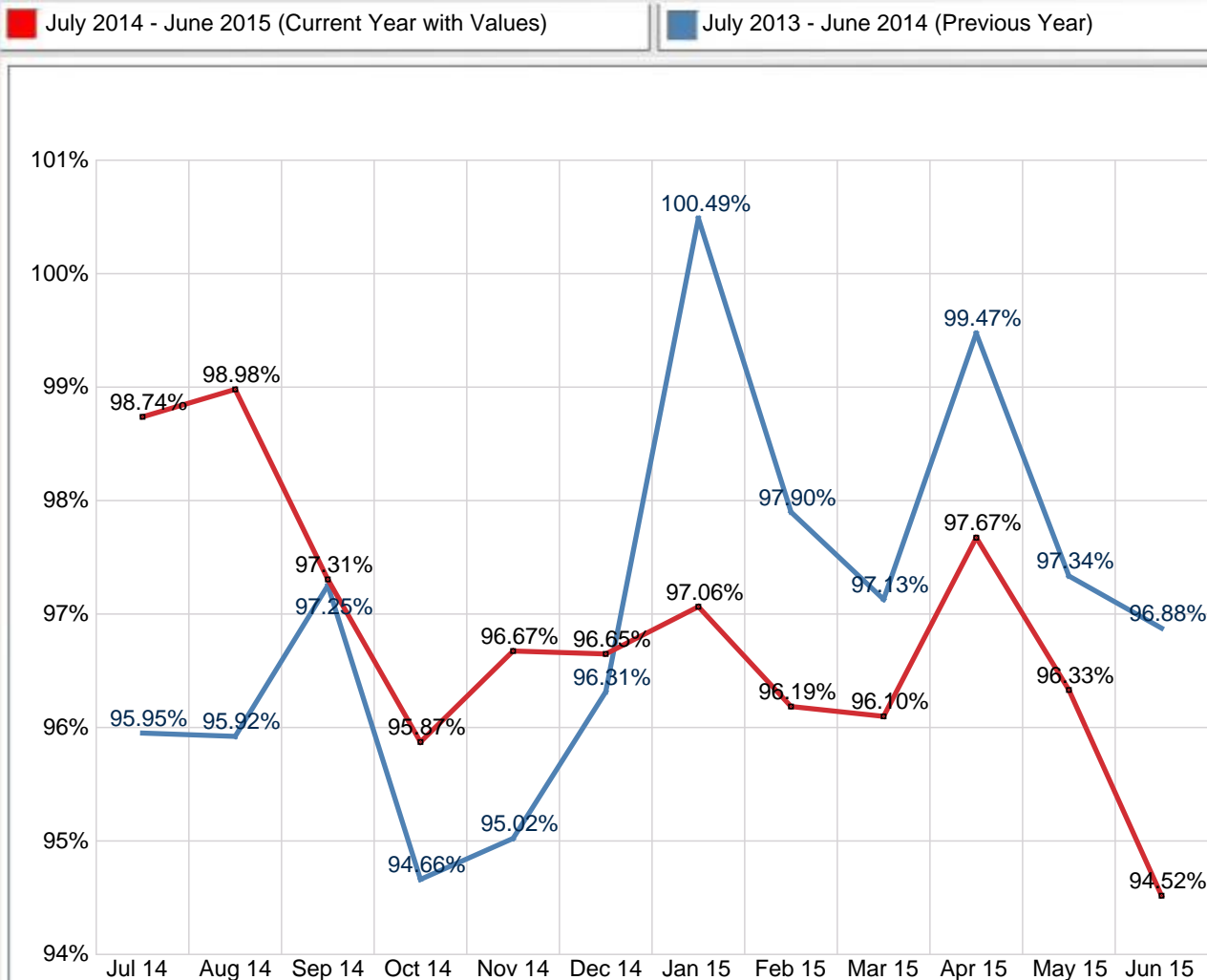
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JUNE

2014	2015
96.88%	94.52%
-2.43%	

#### YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
97.88%	96.16%
-1.76%	

#### 12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
96.83%	96.78%
-0.05%	



# June 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

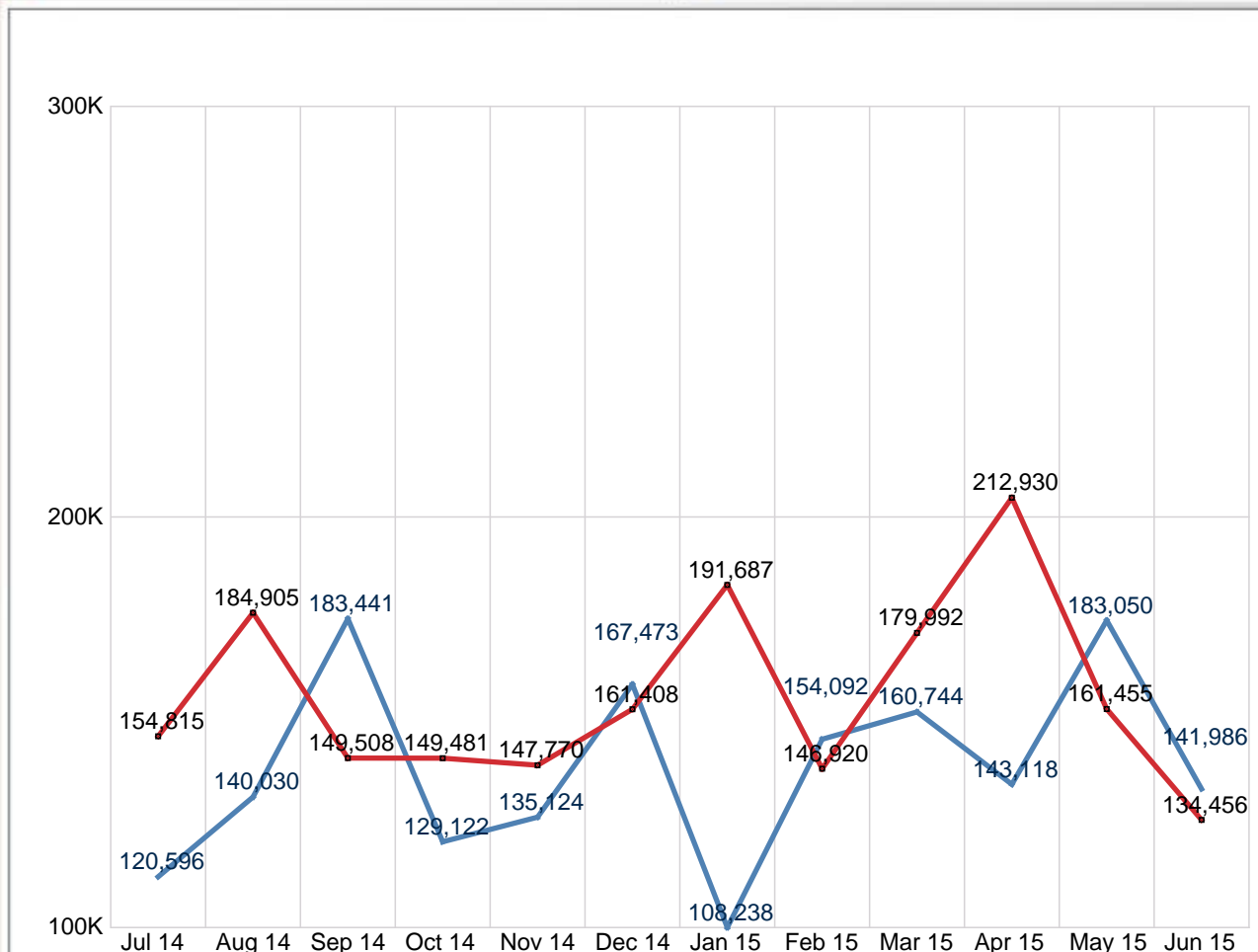
Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ July 2013 - June 2014 (Previous Year)



### Comparative Analysis

#### JUNE

2014	2015
141,986	134,456
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-5.30%</div>	

#### YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
154,468	169,043
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">9.44%</div>	

#### 12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
151,444	164,064
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">8.33%</div>	