



# June 2015

Area Delimited by County Of Logan -  
Residential Property Type

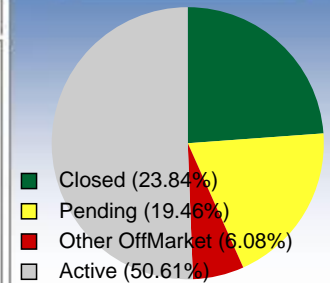


**Absorption:** Last 12 months, an Average of **64** Sales/Month

**Active Inventory** as of June 30, 2015 = **208**

	JUNE		
	2014	2015	+/- %
Closed Listings	58	98	68.97%
Pending Listings	68	80	17.65%
New Listings	96	103	7.29%
Median List Price	222,495	199,450	-10.36%
Median Sale Price	220,000	196,951	-10.48%
Median Percent of List Price to Selling Price	98.34%	98.75%	0.41%
Median Days on Market to Sale	30.00	21.50	-28.33%
End of Month Inventory	234	208	-11.11%
Months Supply of Inventory	4.03	3.27	-18.91%

## 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 **11.11%** to 208 existing homes available for sale. Over the last 12 months this area has had an average of 64 closed sales per month. This represents an unsold inventory index of **3.27** 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 **10.48%** in June 2015 to \$196,951 versus the previous year at \$220,000.

### Median Days on Market Shortens

The median number of **21.50** days that homes spent on the market before selling decreased by 8.50 days or **28.33%** in June 2015 compared to last year's same month at **30.00** 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 103 New Listings in June 2015, up **7.29%** from last year at 96. Furthermore, there were 98 Closed Listings this month versus last year at 58, a **68.97%** increase.

Closed versus Listed trends yielded a **95.1%** ratio, up from last year's June 2015 at **60.4%**, a **57.48%** 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

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<b>Pending Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
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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:** bgaiter@okcmar.org



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2015

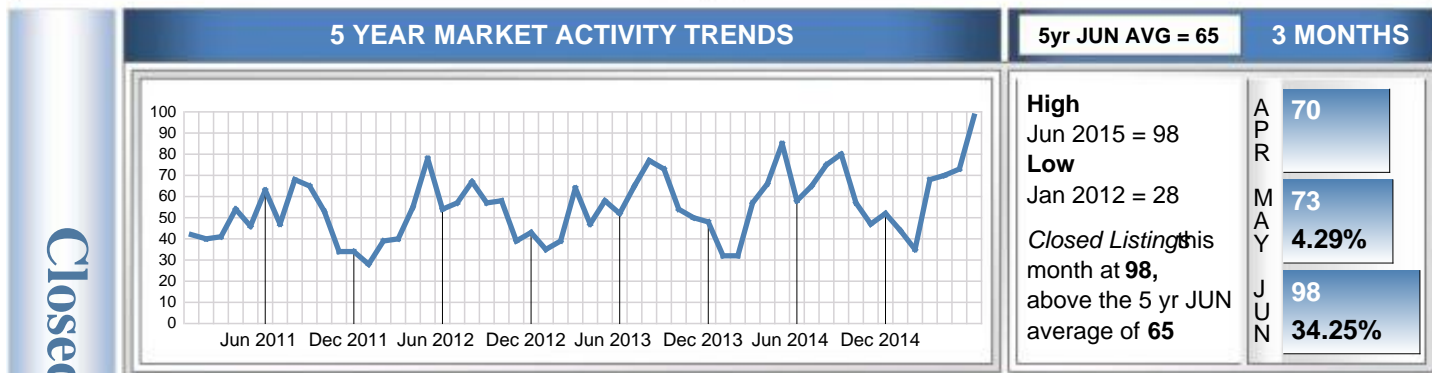
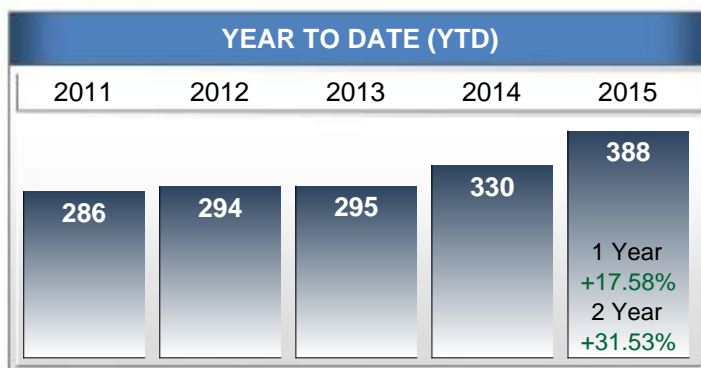
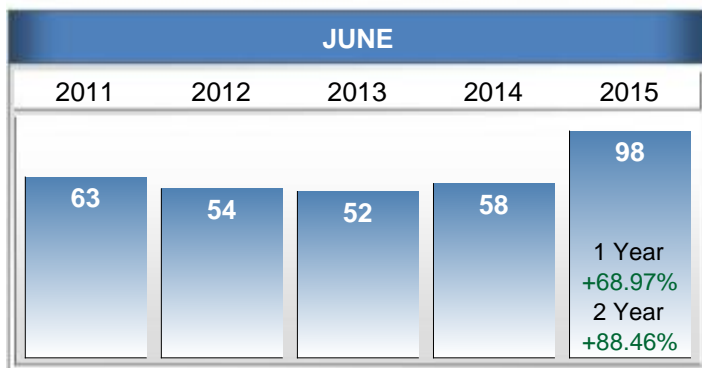
Closed Sales as of Jul 12, 2015



Report Produced on: Jul 13, 2015

### Closed Listings

Area Delimited by County Of Logan - 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+
\$50,000 and less	10	10.20%	30.5	4	5	1	0
\$50,001 - \$75,000	7	7.14%	12.0	3	3	1	0
\$75,001 - \$125,000	12	12.24%	27.5	3	8	1	0
\$125,001 - \$225,000	28	28.57%	12.5	2	15	10	1
\$225,001 - \$300,000	18	18.37%	50.0	0	9	7	2
\$300,001 - \$375,000	12	12.24%	9.5	0	1	9	2
\$375,001 and up	11	11.22%	38.0	0	0	11	0
<b>Total Closed Units:</b>	<b>98</b>		<b>21.5</b>	<b>12</b>	<b>41</b>	<b>40</b>	<b>5</b>
<b>Total Closed Volume:</b>	<b>21,151,010</b>			<b>932.45K</b>	<b>6.39M</b>	<b>12.41M</b>	<b>1.42M</b>
<b>Median Closed Price:</b>	<b>\$196,951</b>			<b>\$65,000</b>	<b>\$155,000</b>	<b>\$300,590</b>	<b>\$291,000</b>

Closed Listings

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# Monthly Inventory Analysis

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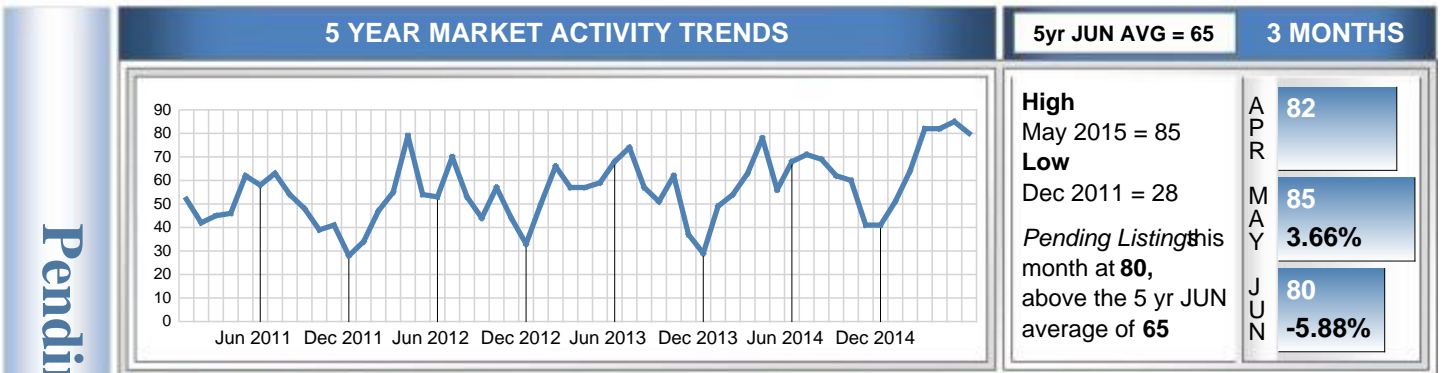
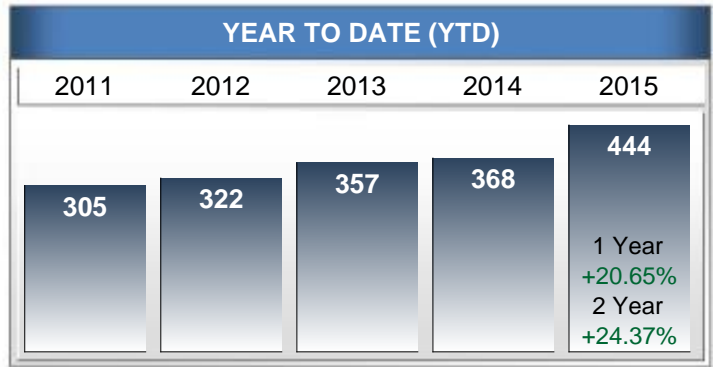
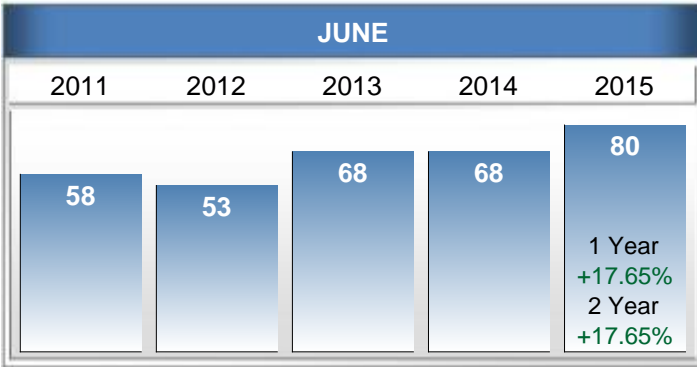
Pending Listings as of Jul 12, 2015



### Pending Listings

Report Produced on: Jul 13, 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	7	8.75%	11.0	5	2	0	0
\$50,001 - \$100,000	11	13.75%	28.0	5	6	0	0
\$100,001 - \$175,000	12	15.00%	27.5	0	9	3	0
\$175,001 - \$225,000	21	26.25%	17.0	0	12	9	0
\$225,001 - \$300,000	11	13.75%	24.0	0	4	4	3
\$300,001 - \$350,000	8	10.00%	63.0	0	0	8	0
\$350,001 and up	10	12.50%	18.0	0	1	7	2
<b>Total Pending Units:</b>				10	34	31	5
<b>Total Pending Volume:</b>				588.80K	5.79M	8.77M	1.60M
<b>Median Listing Price:</b>				\$51,200	\$176,750	\$284,500	\$289,900



# Monthly Inventory Analysis

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## June 2015

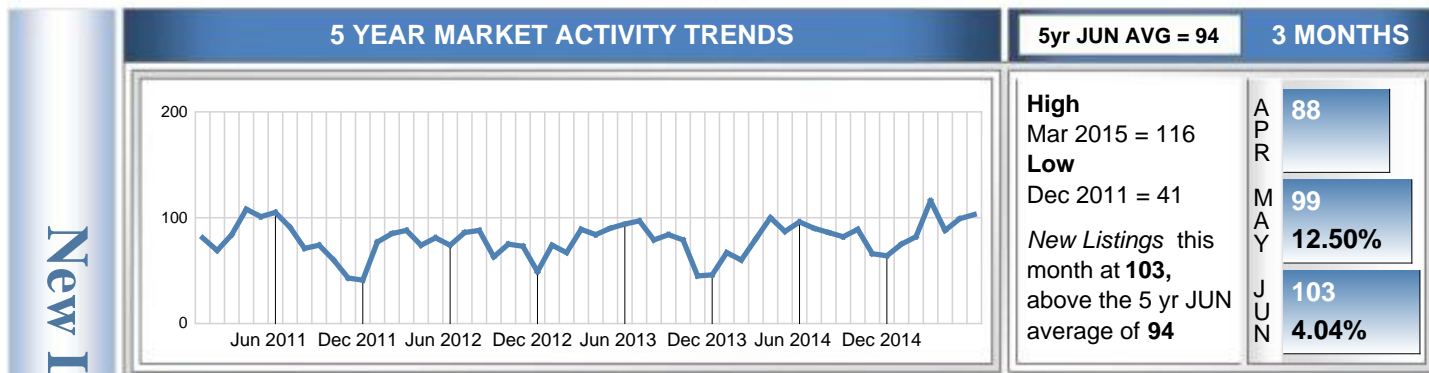
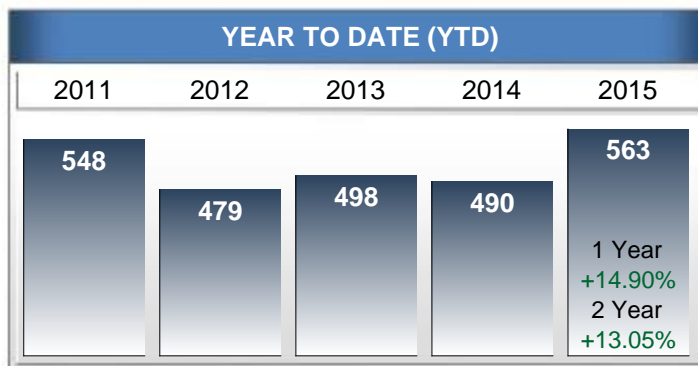
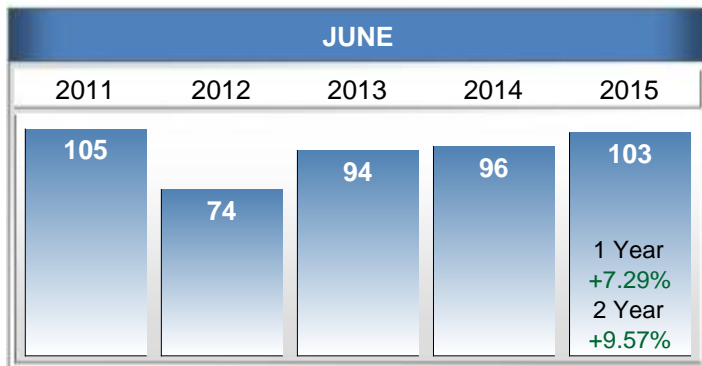
New Listings as of Jul 12, 2015



### New Listings

Report Produced on: Jul 13, 2015

Area Delimited by County Of Logan - Residential Property Type



New Listings

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#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$50,000 and less	6	5.83%	4	1	0	1	
\$50,001 - \$100,000	13	12.62%	3	10	0	0	
\$100,001 - \$150,000	18	17.48%	2	16	0	0	
\$150,001 - \$225,000	22	21.36%	1	13	8	0	
\$225,001 - \$300,000	16	15.53%	0	11	4	1	
\$300,001 - \$375,000	15	14.56%	0	2	12	1	
\$375,001 and up	13	12.62%	0	2	9	2	
Total New Listed Units:			10	55	33	5	
Total New Listed Volume:			23,418,548	830.70K	9.75M	11.41M	1.43M
Median New Listed Listing Price:			\$216,300	\$67,400	\$154,600	\$329,000	\$355,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2015

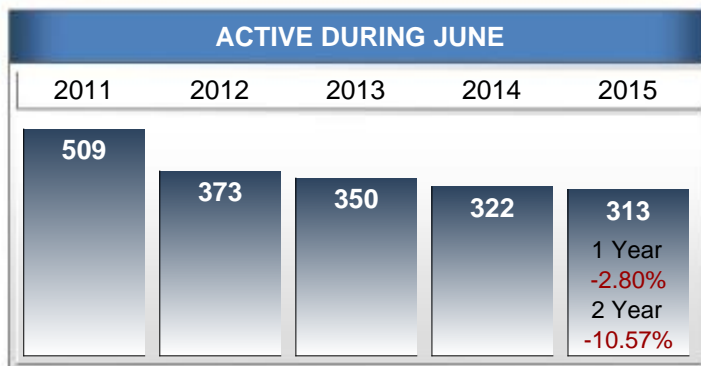
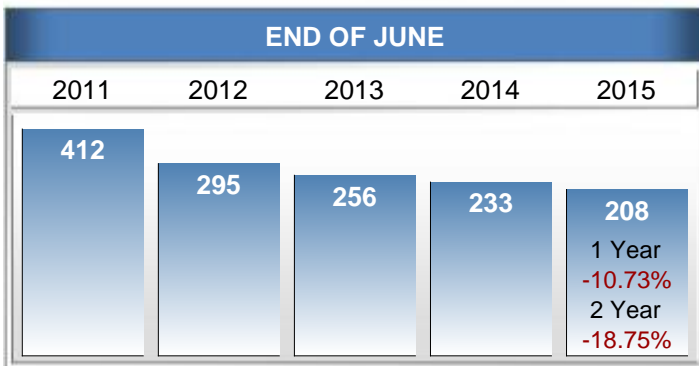
Active Inventory as of Jul 12, 2015



### Active Inventory

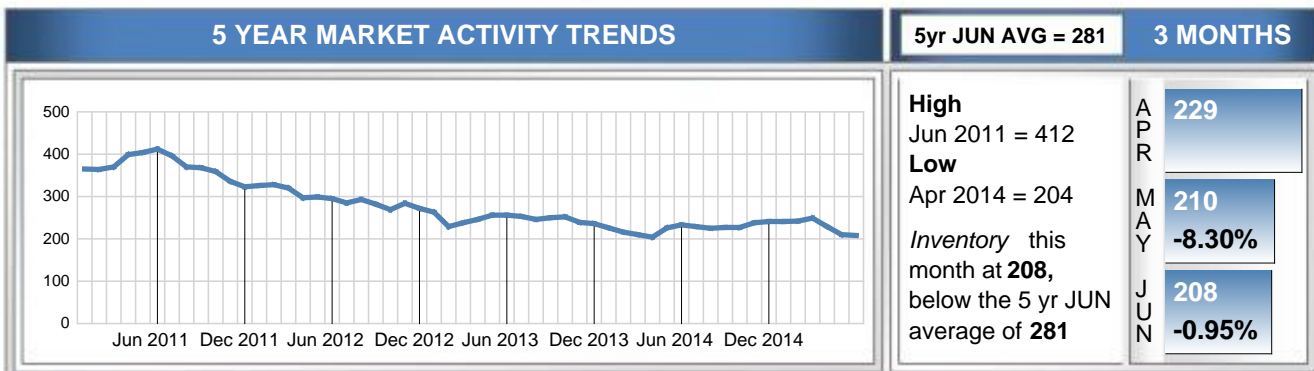
Report Produced on: Jul 13, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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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	17	8.17%	68.0	3	12	1	1		
\$75,001 - \$125,000	26	12.50%	54.5	5	19	2	0		
\$125,001 - \$175,000	33	15.87%	50.0	0	28	3	2		
\$175,001 - \$275,000	47	22.60%	47.0	1	30	15	1		
\$275,001 - \$350,000	37	17.79%	65.0	1	13	19	4		
\$350,001 - \$425,000	27	12.98%	67.0	0	8	16	3		
\$425,001 and up	21	10.10%	62.0	0	4	17	0		
Total Active Inventory by Units:				208	52.5	10	114	73	11
Total Active Inventory by Volume:				59,274,814		1.16M	26.51M	28.54M	3.06M
Median Active Inventory Listing Price:				\$234,900		\$94,000	\$173,450	\$329,500	\$299,000



# Monthly Inventory Analysis

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## June 2015

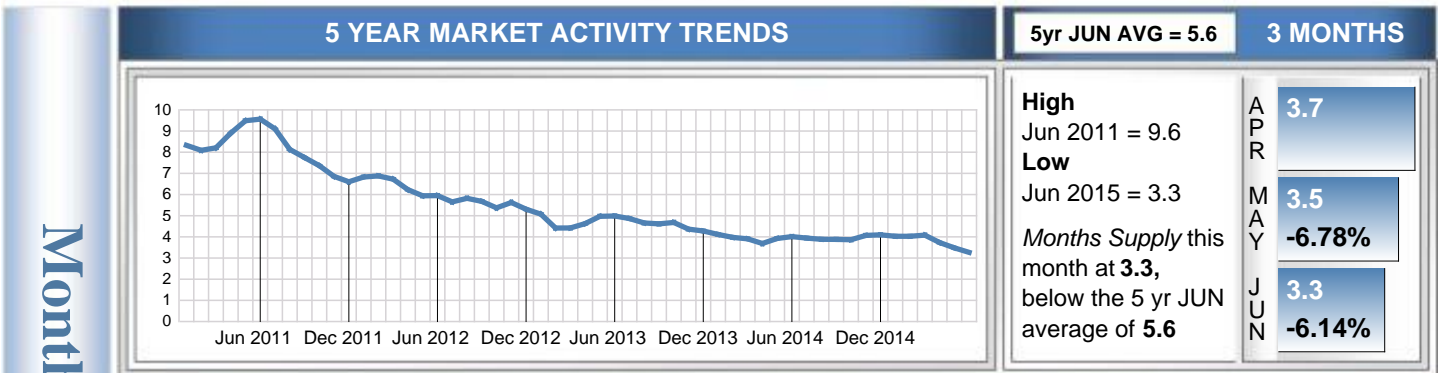
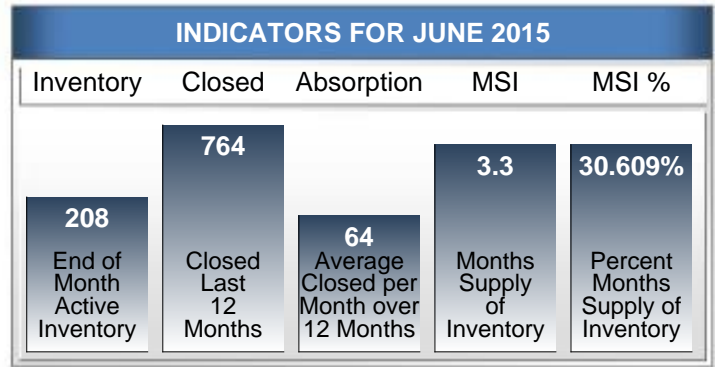
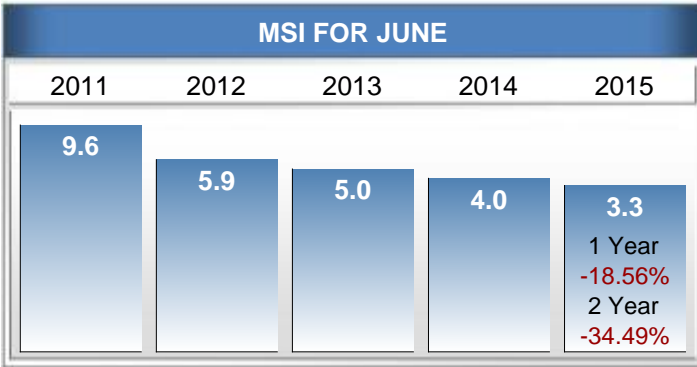
Active Inventory as of Jul 12, 2015



### Months Supply of Inventory

Report Produced on: Jul 13, 2015

Area Delimited by County Of Logan - Residential Property Type



Months Supply

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#### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	17	8.17%	1.8	0.9	2.5	1.0	0.0
\$75,001 - \$125,000	26	12.50%	4.0	4.3	4.5	2.0	0.0
\$125,001 - \$175,000	33	15.87%	3.7	0.0	4.1	1.7	8.0
\$175,001 - \$275,000	47	22.60%	2.2	6.0	3.2	1.4	1.5
\$275,001 - \$350,000	37	17.79%	3.7	0.0	4.2	3.4	3.4
\$350,001 - \$425,000	27	12.98%	5.8	0.0	6.4	5.8	5.1
\$425,001 and up	21	10.10%	6.1	0.0	12.0	5.8	0.0
MSI:	3.3			2.0	3.8	2.8	3.9
Total Active Inventory:	208			10	114	73	11



# Monthly Inventory Analysis

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## June 2015

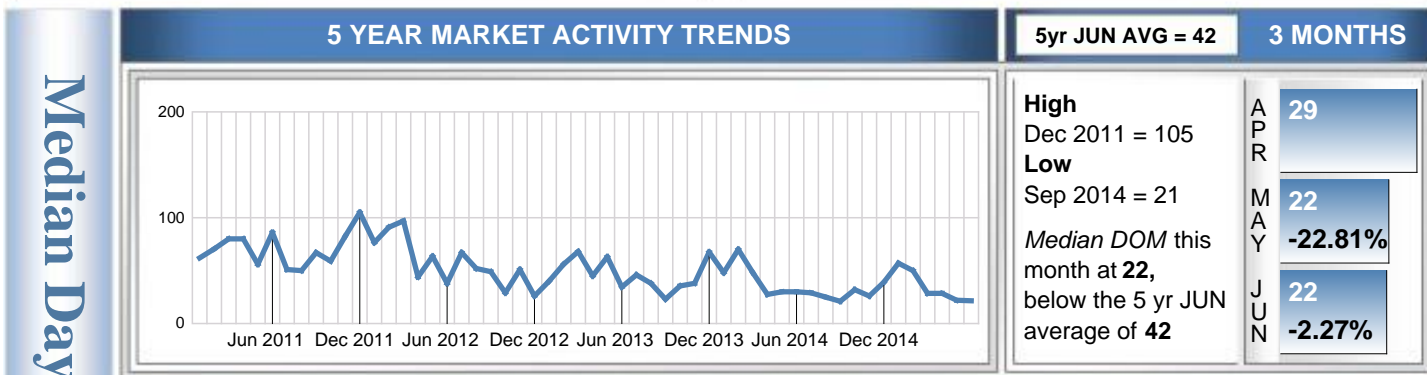
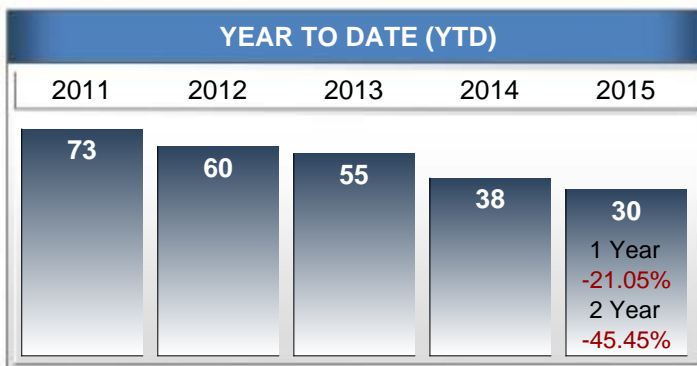
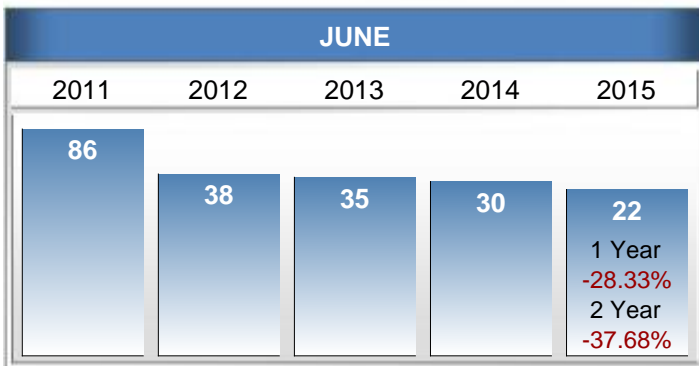
Closed Sales as of Jul 12, 2015



### Median Days on Market to Sale

Report Produced on: Jul 13, 2015

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

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#### 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	10			10.20%	30.5	18.5	185.0	2.0	0.0
\$50,001 - \$75,000	7			7.14%	12.0	20.0	12.0	10.0	0.0
\$75,001 - \$125,000	12			12.24%	27.5	3.0	41.5	36.0	0.0
\$125,001 - \$225,000	28			28.57%	12.5	19.5	19.0	4.5	52.0
\$225,001 - \$300,000	18			18.37%	50.0	0.0	74.0	25.0	93.5
\$300,001 - \$375,000	12			12.24%	9.5	0.0	15.0	4.0	34.5
\$375,001 and up	11			11.22%	38.0	0.0	0.0	38.0	0.0
Median Closed DOM:					21.5	14.0	43.0	21.5	68.0
Total Closed Units:					98	12	41	40	5
Total Closed Volume:					21,151,010	932.45K	6.39M	12.41M	1.42M



# Monthly Inventory Analysis

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## June 2015

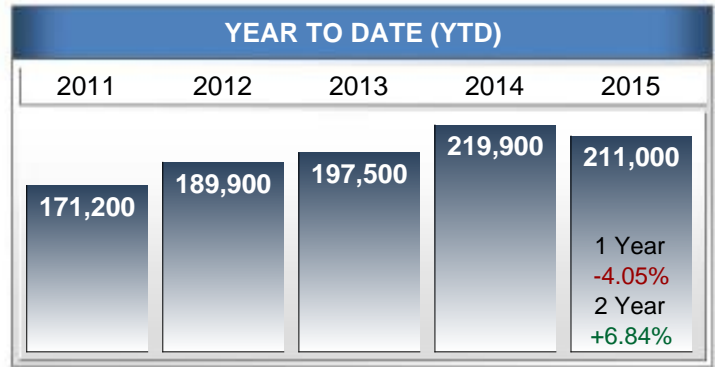
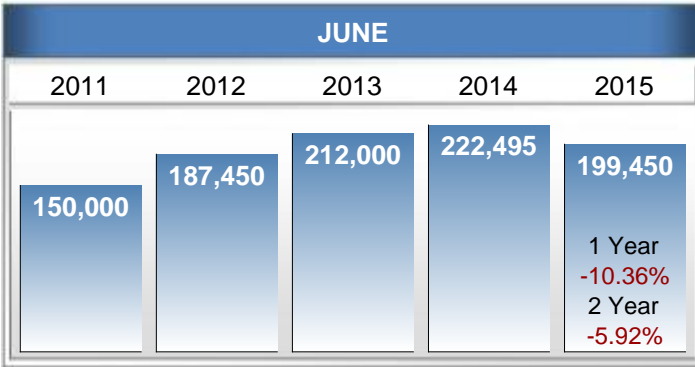
Closed Sales as of Jul 12, 2015



### Median List Price at Closing

Report Produced on: Jul 13, 2015

Area Delimited by County Of Logan - Residential Property Type



Median List Price



#### 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	7	7.14%	33,000	28,250	34,950	48,600	0
\$50,001 - \$75,000	7	7.14%	59,500	59,150	67,450	52,500	0
\$75,001 - \$125,000	15	15.31%	94,800	86,750	105,000	0	0
\$125,001 - \$225,000	27	27.55%	174,900	169,000	172,450	187,400	144,990
\$225,001 - \$300,000	19	19.39%	279,900	0	279,000	266,500	295,000
\$300,001 - \$375,000	12	12.24%	347,500	0	369,500	329,995	365,000
\$375,001 and up	11	11.22%	475,000	0	0	475,000	0
Median List Price:	\$199,450			\$67,900	\$159,500	\$301,970	\$299,000
Total Closed Units:	98			12	41	40	5
Total List Volume:	21,502,052			989.99K	6.55M	12.50M	1.46M

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





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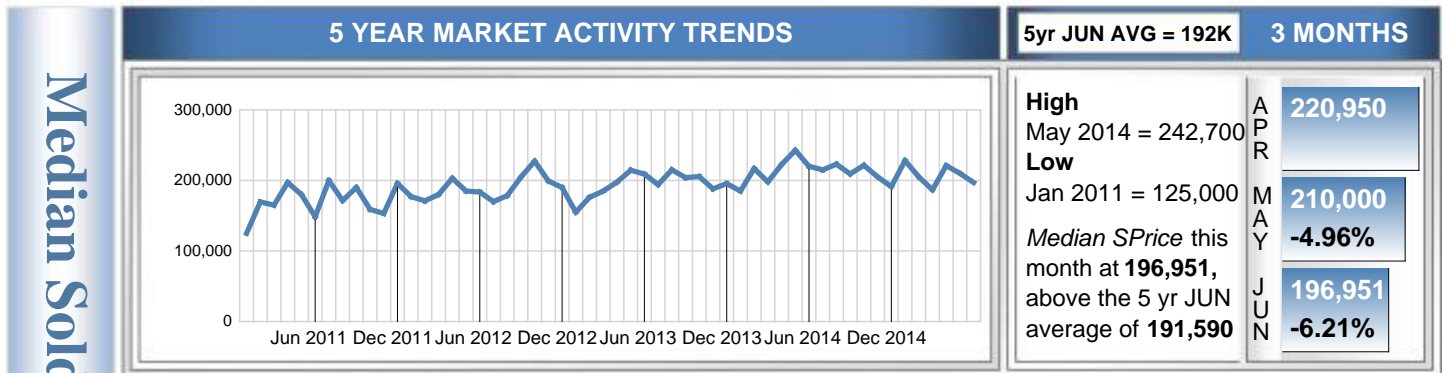
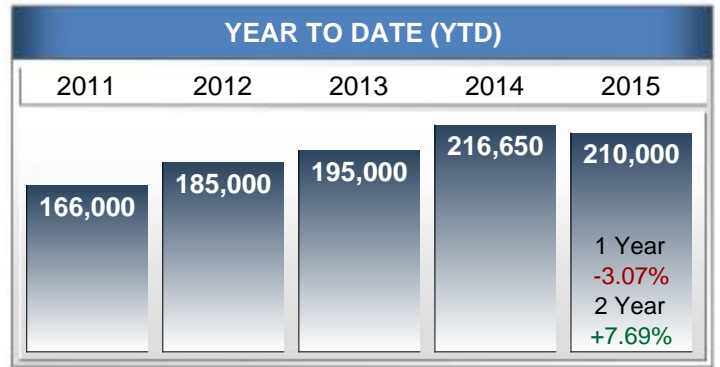
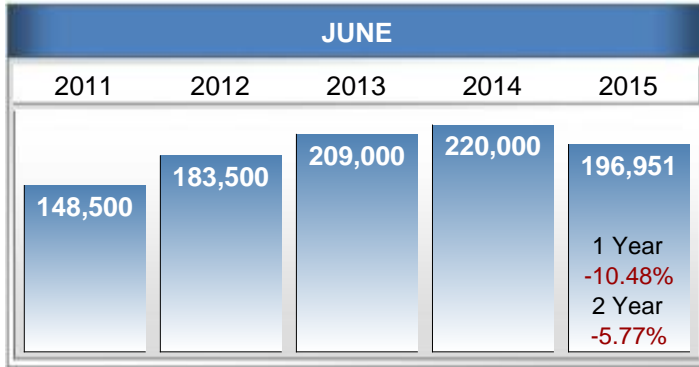
Closed Sales as of Jul 12, 2015



### Median Sold Price at Closing

Report Produced on: Jul 13, 2015

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\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	10		10.20%	34,275	35,275	27,750	35,500	0
\$50,001 - \$75,000	7		7.14%	70,000	60,000	74,000	62,001	0
\$75,001 - \$125,000	12		12.24%	95,000	90,000	95,000	115,000	0
\$125,001 - \$225,000	28		28.57%	177,400	166,251	167,500	197,400	133,000
\$225,001 - \$300,000	18		18.37%	275,000	0	268,000	275,000	290,500
\$300,001 - \$375,000	12		12.24%	351,000	0	365,000	340,000	351,000
\$375,001 and up	11		11.22%	475,000	0	0	475,000	0
Median Closed Price:	\$196,951				\$65,000	\$155,000	\$300,590	\$291,000
Total Closed Units:	98				12	41	40	5
Total Closed Volume:	21,151,010				932.45K	6.39M	12.41M	1.42M



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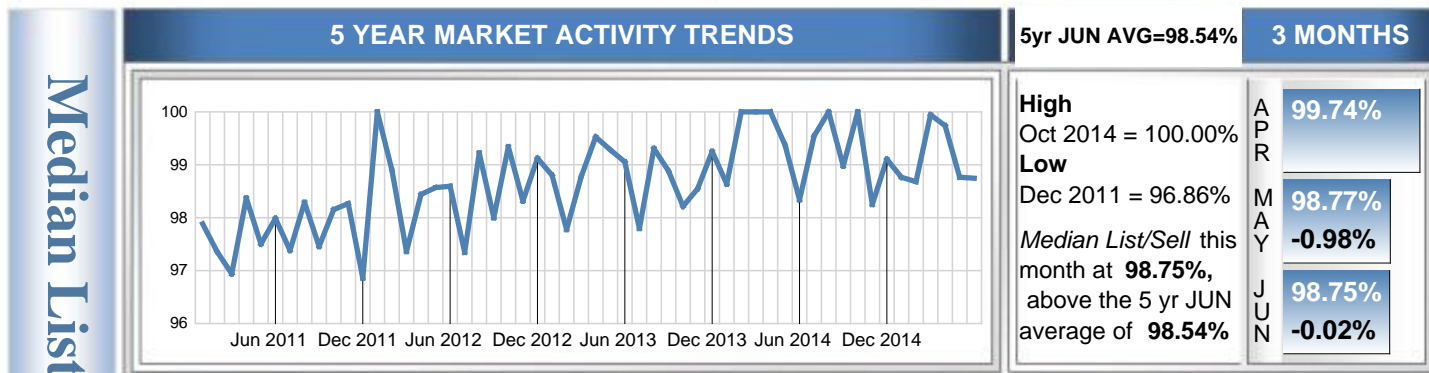
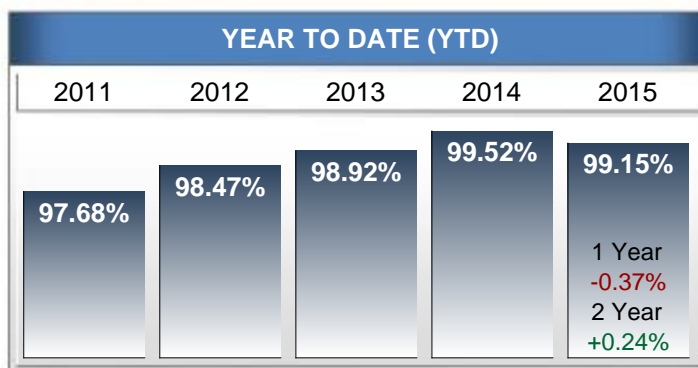
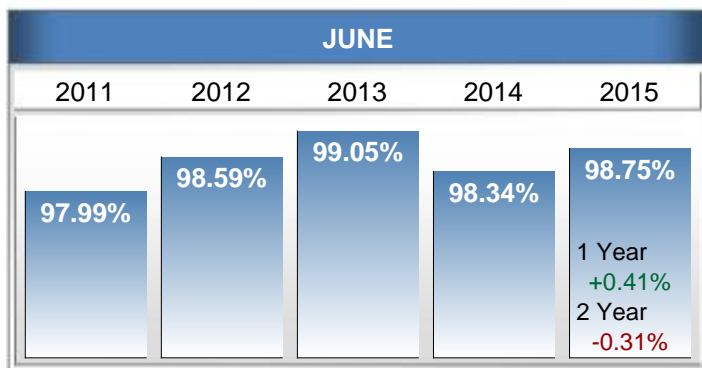
Closed Sales as of Jul 12, 2015



### Median Percent of List Price to Selling Price

Report Produced on: Jul 13, 2015

Area Delimited by County Of Logan - 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+
\$50,000 and less	10	10.20%	76.79%	80.82%	77.04%	73.05%	0.00%
\$50,001 - \$75,000	7	7.14%	98.32%	98.32%	92.47%	118.10%	0.00%
\$75,001 - \$125,000	12	12.24%	99.34%	100.00%	99.34%	88.53%	0.00%
\$125,001 - \$225,000	28	28.57%	99.33%	98.02%	98.71%	100.00%	91.73%
\$225,001 - \$300,000	18	18.37%	100.00%	0.00%	100.00%	98.66%	98.49%
\$300,001 - \$375,000	12	12.24%	99.18%	0.00%	98.78%	100.00%	96.17%
\$375,001 and up	11	11.22%	99.20%	0.00%	0.00%	99.20%	0.00%
Median List/Sell Ratio: 98.75%				97.88%	98.71%	99.79%	96.34%
Total Closed Units: 98				12	41	40	5
Total Closed Volume: 21,151,010				932.45K	6.39M	12.41M	1.42M

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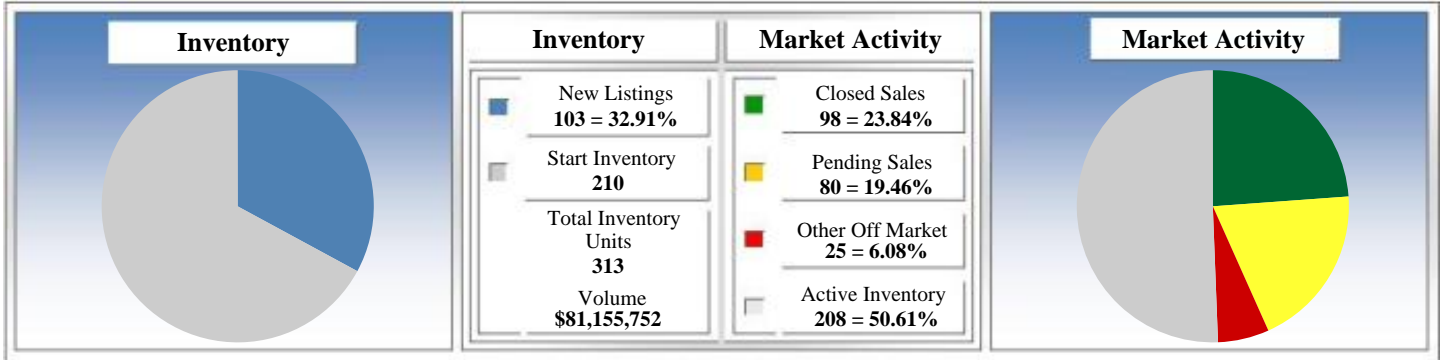
Inventory as of Jul 12, 2015



### Market Summary

Report Produced on: Jul 13, 2015

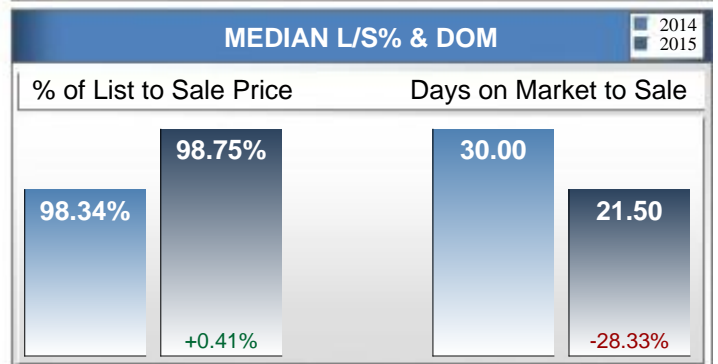
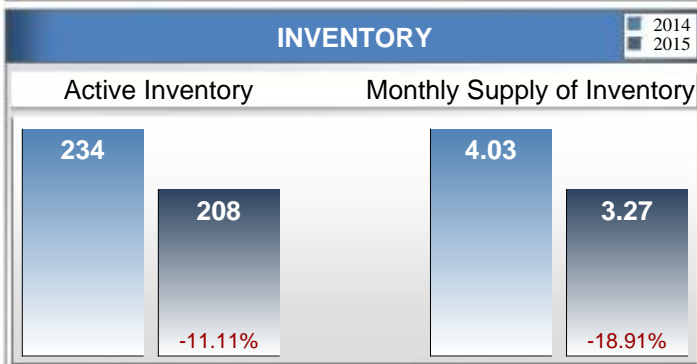
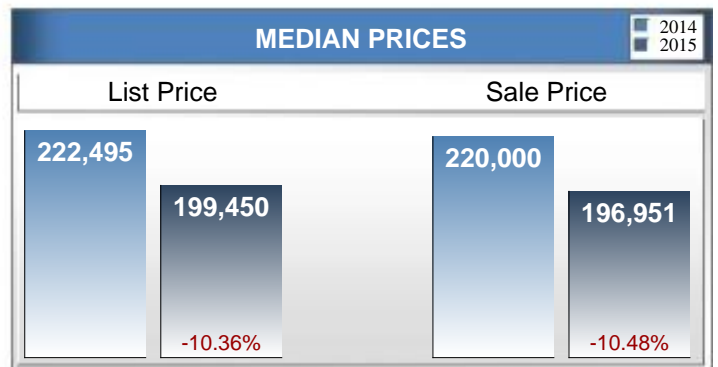
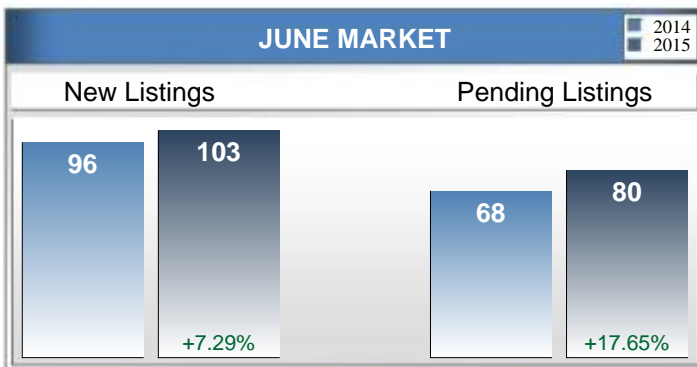
Area Delimited by County Of Logan - Residential Property Type



**Absorption:** Last 12 months, an Average of 64 Sales/Month

**Active Inventory** as of June 30, 2015 = 208

	JUNE			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	58	98	68.97%	330	388	17.58%
Pending Sales	68	80	17.65%	368	444	20.65%
New Listings	96	103	7.29%	490	563	14.90%
Median List Price	222,495	199,450	-10.36%	219,900	211,000	-4.05%
Median Sale Price	220,000	196,951	-10.48%	216,650	210,000	-3.07%
Median Percent of List Price to Selling Price	98.34%	98.75%	0.41%	99.52%	99.15%	-0.37%
Median Days on Market to Sale	30.00	21.50	-28.33%	38.00	30.00	-21.05%
Monthly Inventory	234	208	-11.11%	234	208	-11.11%
Months Supply of Inventory	4.03	3.27	-18.91%	4.03	3.27	-18.91%





# June 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

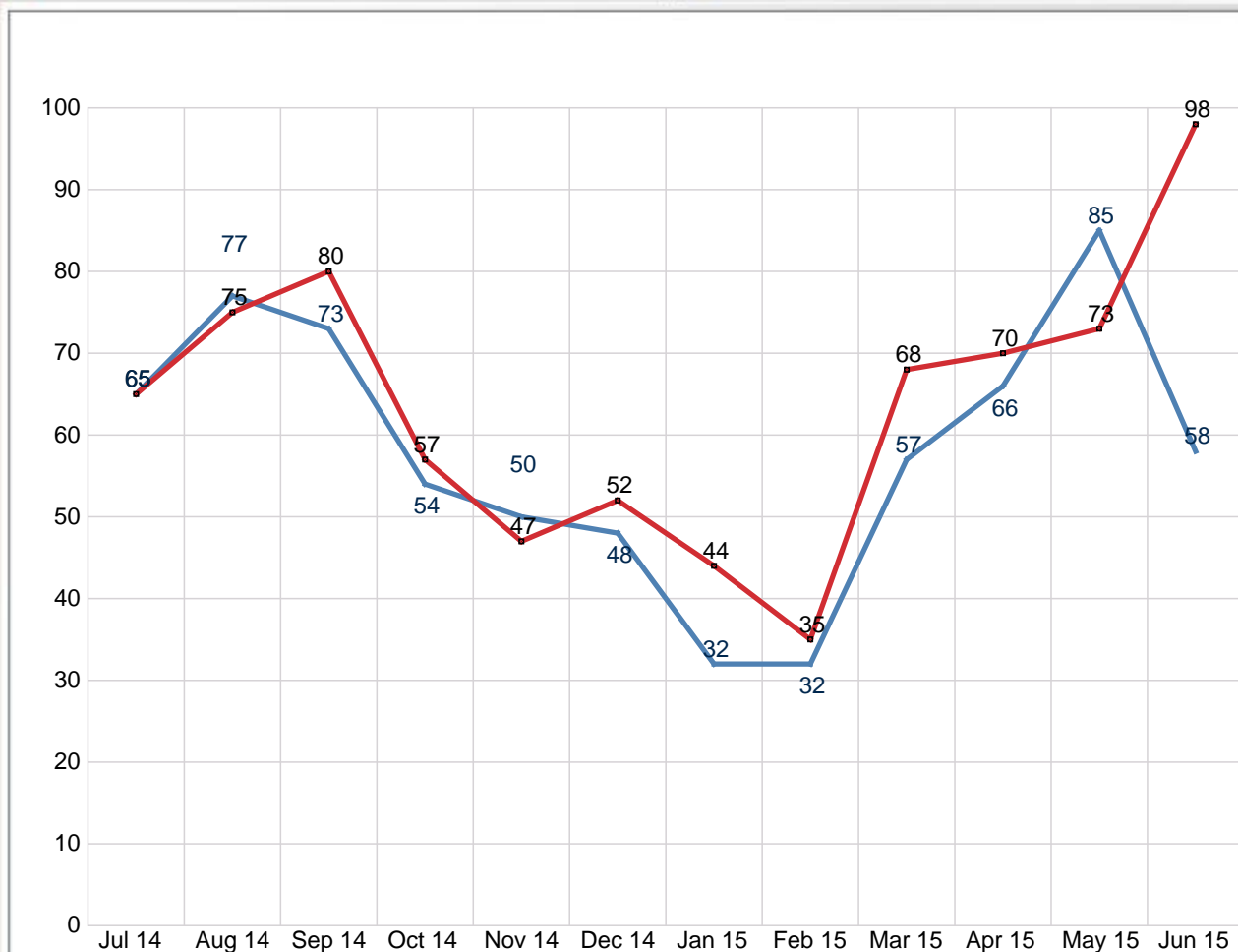
Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

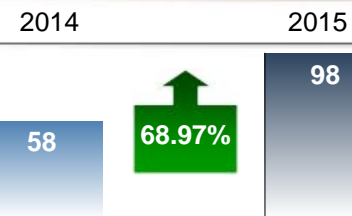
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■ July 2014 - June 2015 (Current Year with Values)
 ■ July 2013 - June 2014 (Previous Year)



### Comparative Analysis

#### JUNE



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# June 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

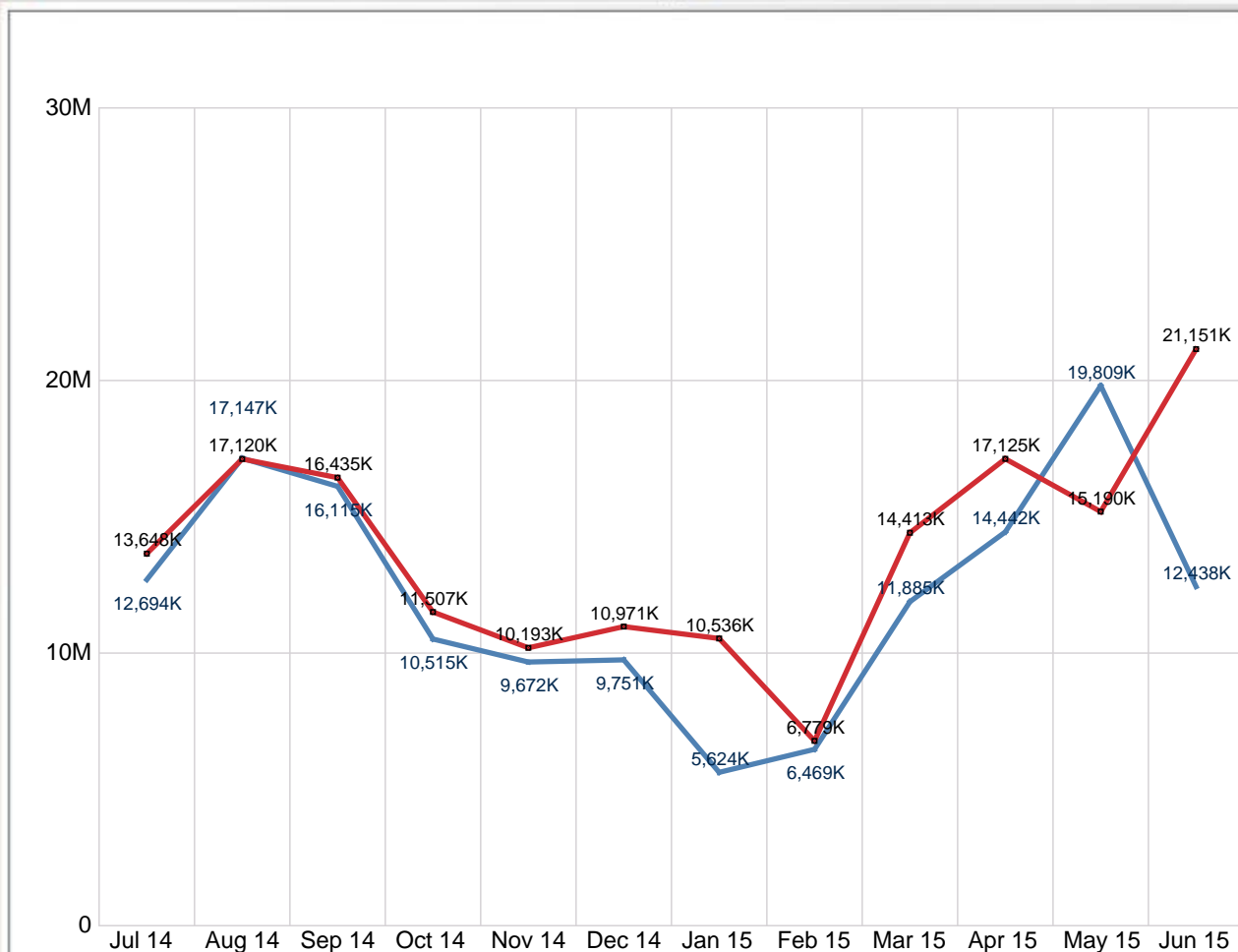
Report Produced on: Jul 13, 2015

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Market Trends

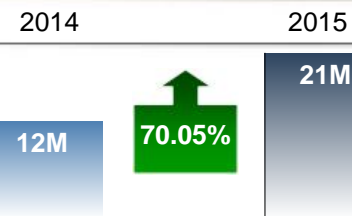
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 ■ July 2013 - June 2014 (Previous Year)



### Comparative Analysis

#### JUNE



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# June 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®

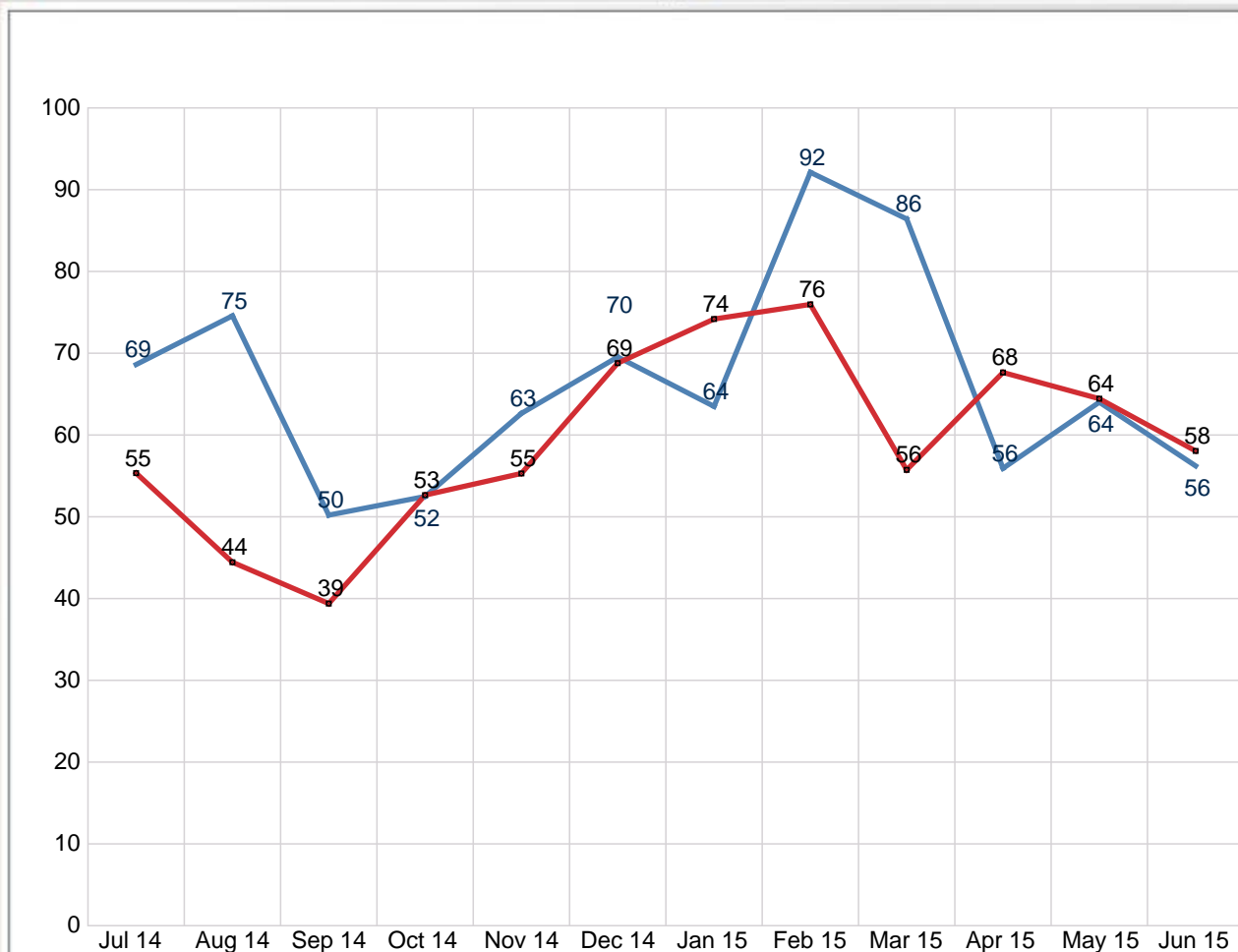
Report Produced on: Jul 13, 2015

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
56	58

#### YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
68	64

#### 12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
65	58



# June 2015

Area Delimited by County Of Logan - Residential Property Type



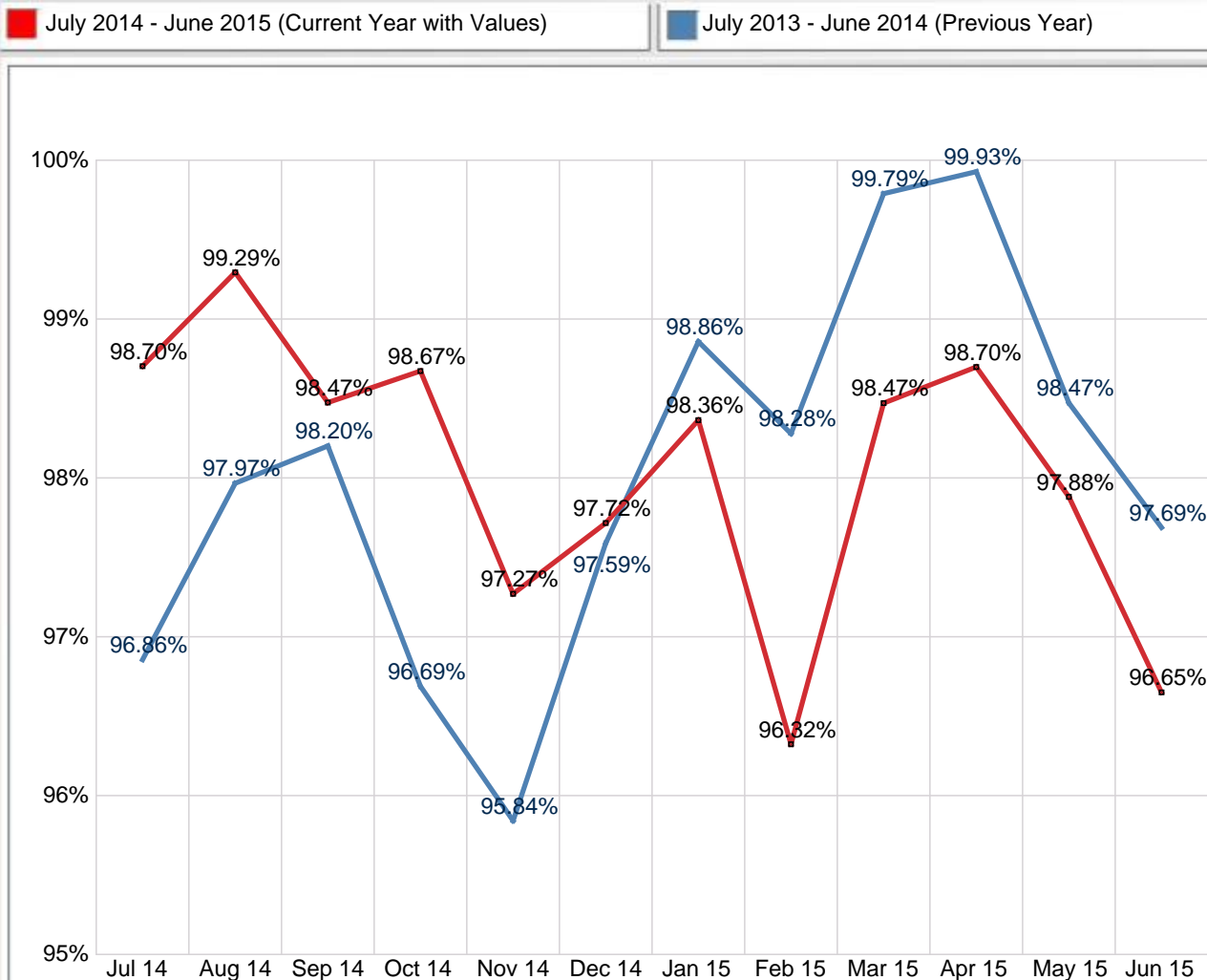
## Closed Sales by Average Asked per Sold Ratio

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
97.69%	96.65%
-1.06%	

#### YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
98.87%	97.73%
-1.15%	

#### 12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
98.04%	98.09%
0.05%	



# June 2015

Area Delimited by County Of Logan - Residential Property Type



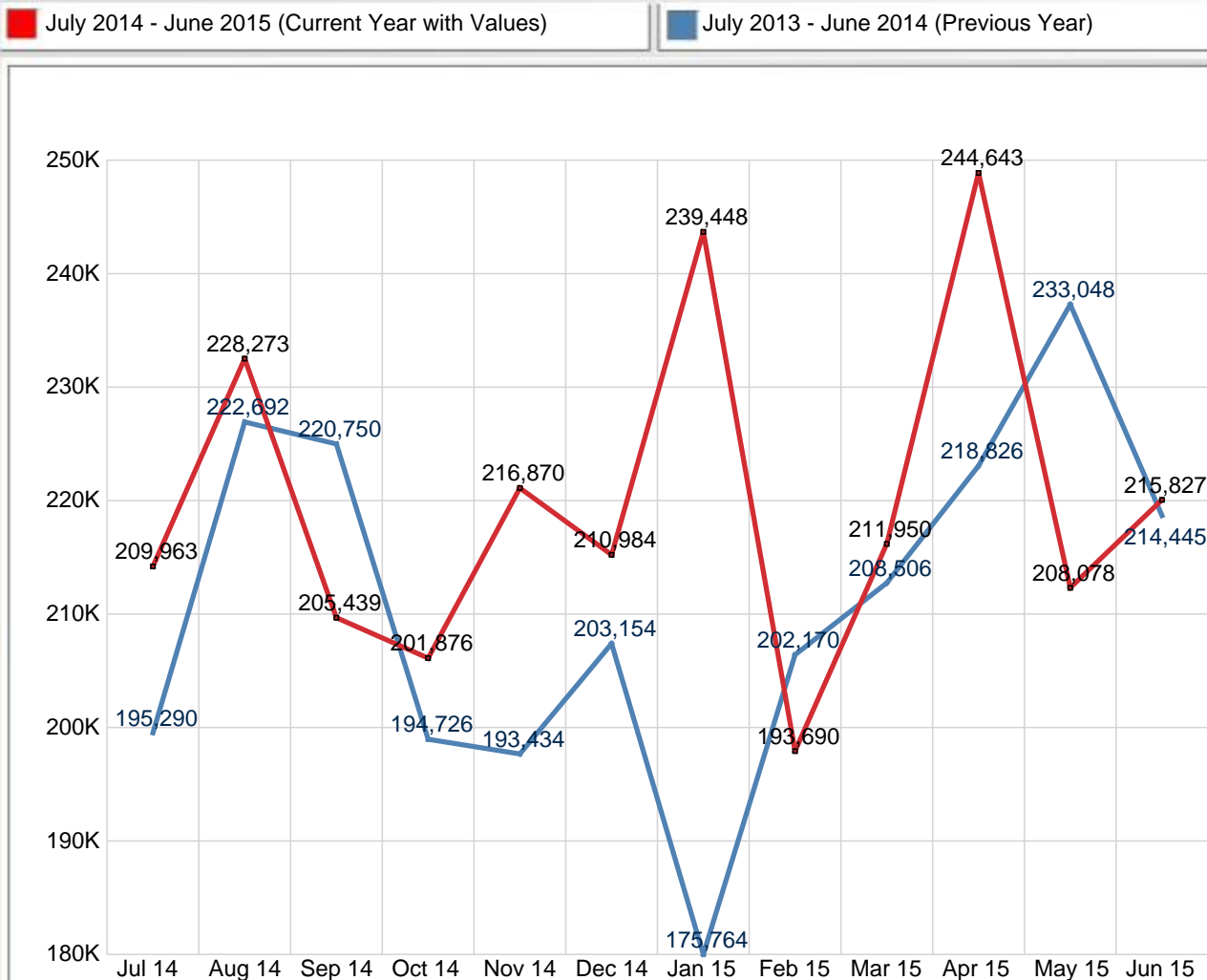
## Closed Sales by Average Sold Price

Report Produced on: Jul 13, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JUNE

2014	2015
214,445	215,827
↑ 0.64%	

#### YEAR TO DATE (YTD)

Jan - Jun 2014	Jan - Jun 2015
214,146	219,570
↑ 2.53%	

#### 12 MONTH COMPARATIVE

Jul 13 - Jun 14	Jul 14 - Jun 15
210,276	216,057
↑ 2.75%	