



# July 2015

Area Delimited by County Of Logan -  
Residential Property Type

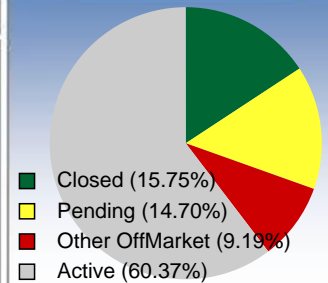


**Absorption:** Last 12 months, an Average of **63** Sales/Month

**Active Inventory** as of July 31, 2015 = **230**

	JULY		
	2014	2015	+/- %
Closed Listings	65	60	-7.69%
Pending Listings	71	56	-21.13%
New Listings	90	110	22.22%
Median List Price	214,900	209,100	-2.70%
Median Sale Price	215,000	206,000	-4.19%
Median Percent of List Price to Selling Price	99.54%	99.70%	0.15%
Median Days on Market to Sale	29.00	28.00	-3.45%
End of Month Inventory	231	230	-0.43%
Months Supply of Inventory	3.98	3.63	-8.81%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Aug 10, 2015

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 July 2015 decreased **0.43%** to 230 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **3.63** 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 **4.19%** in July 2015 to \$206,000 versus the previous year at \$215,000.

### Median Days on Market Shortens

The median number of **28.00** days that homes spent on the market before selling decreased by 1.00 days or **3.45%** in July 2015 compared to last year's same month at **29.00** DOM.

### Sales Success for July 2015 is Positive

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

There were 110 New Listings in July 2015, up **22.22%** from last year at 90. Furthermore, there were 60 Closed Listings this month versus last year at 65, a **-7.69%** decrease.

Closed versus Listed trends yielded a **54.5%** ratio, down from last year's July 2015 at **72.2%**, a **24.48%** downswing. 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:** Non Member  
**Phone:** 405-840-1493  
**Email:** bgaither@okcmar.org



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## July 2015

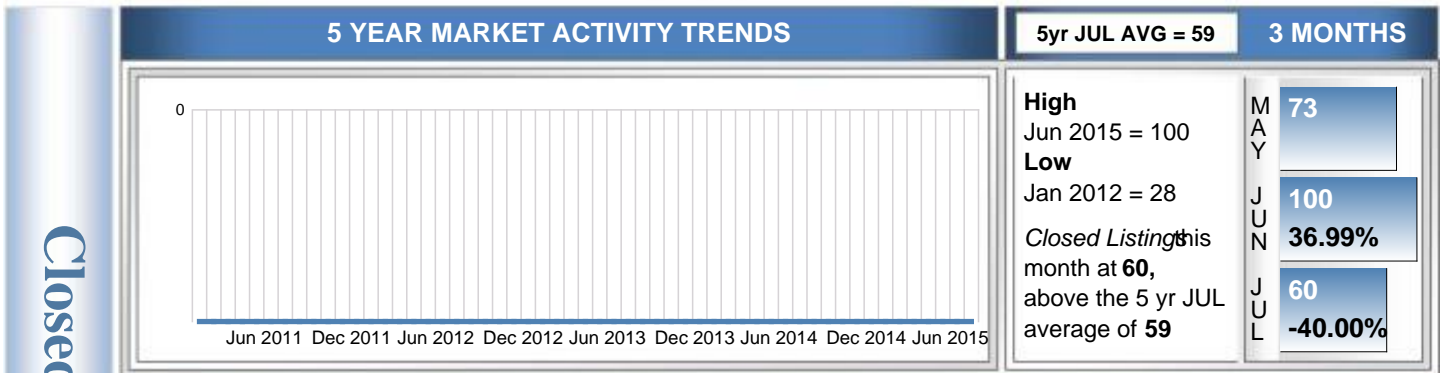
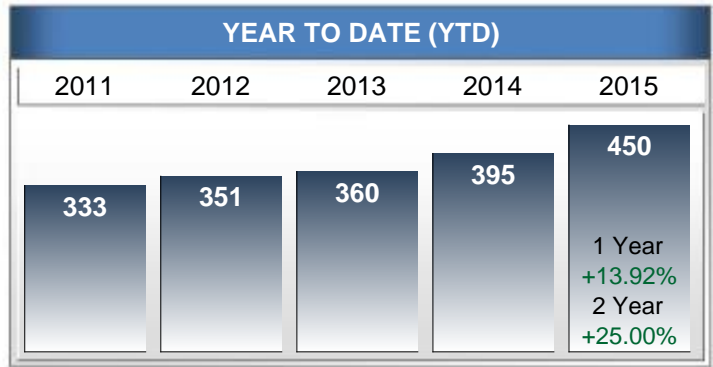
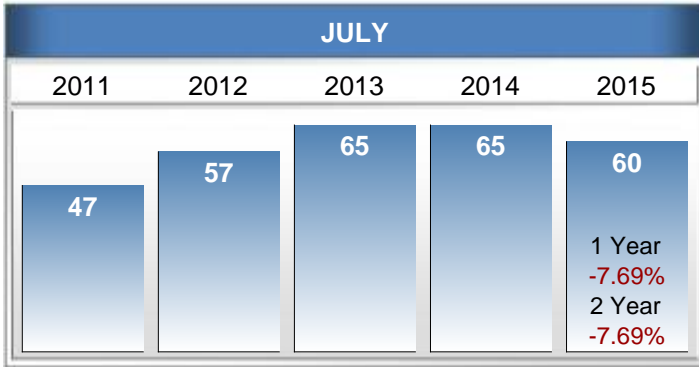
Closed Sales as of Aug 10, 2015



### Closed Listings

Report Produced on: Aug 10, 2015

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+
\$75,000 and less	6	10.00%	12.5	6	0	0	0
\$75,001 - \$125,000	5	8.33%	28.0	1	4	0	0
\$125,001 - \$175,000	9	15.00%	35.0	0	7	2	0
\$175,001 - \$275,000	18	30.00%	36.0	0	10	7	1
\$275,001 - \$300,000	4	6.67%	58.0	0	0	2	2
\$300,001 - \$400,000	9	15.00%	53.0	0	1	8	0
\$400,001 and up	9	15.00%	6.0	0	1	8	0
<b>Total Closed Units:</b> 60				7	23	27	3
<b>Total Closed Volume:</b> 13,953,866				350.70K	4.21M	8.54M	854.00K
<b>Median Closed Price:</b> \$206,000				\$49,900	\$177,000	\$305,000	\$289,000

Closed Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## July 2015

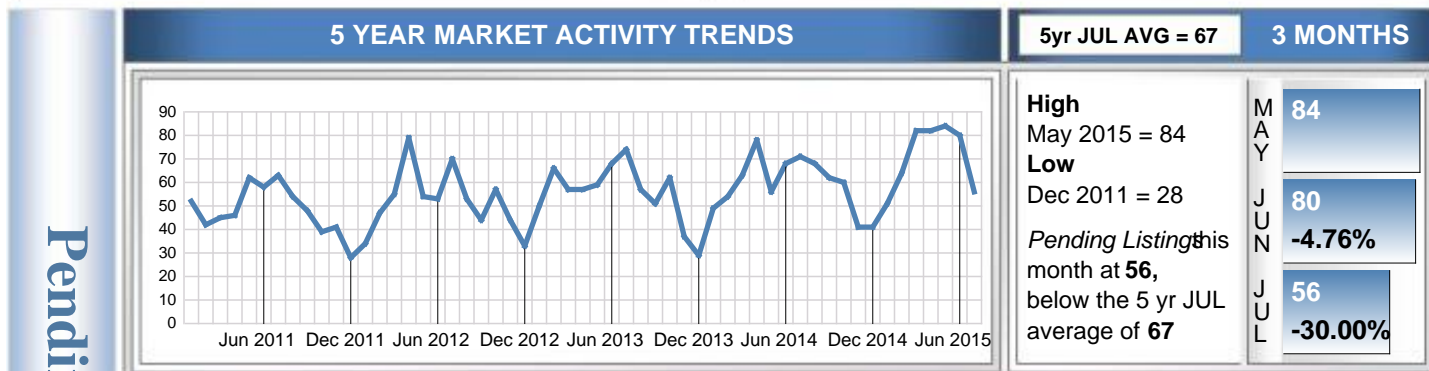
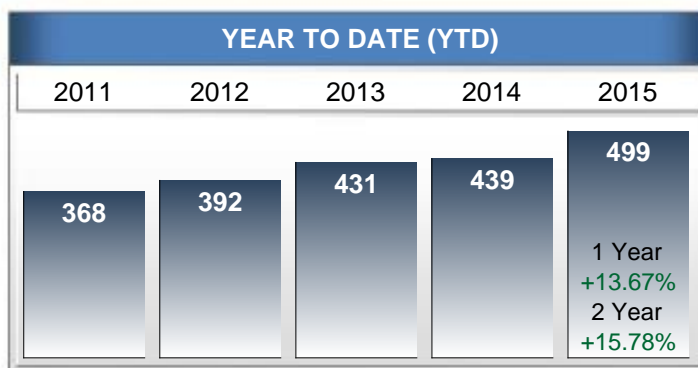
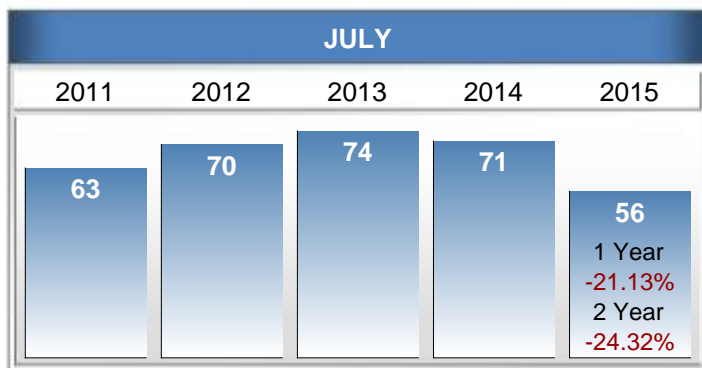
Pending Listings as of Aug 10, 2015



### Pending Listings

Report Produced on: Aug 10, 2015

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

Ready to Buy or Sell Real Estate?  
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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	8.93%	53.0	1	4	0	0
\$50,001 - \$75,000	4	7.14%	38.0	1	3	0	0
\$75,001 - \$150,000	11	19.64%	15.0	0	10	1	0
\$150,001 - \$225,000	13	23.21%	14.0	1	10	2	0
\$225,001 - \$300,000	11	19.64%	31.0	0	6	5	0
\$300,001 - \$400,000	8	14.29%	13.0	0	2	5	1
\$400,001 and up	4	7.14%	50.0	0	0	3	1
Total Pending Units:				3	35	16	2
Total Pending Volume:				308.40K	5.59M	4.86M	791.90K
Median Listing Price:				\$74,600	\$154,000	\$302,450	\$395,950



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## July 2015

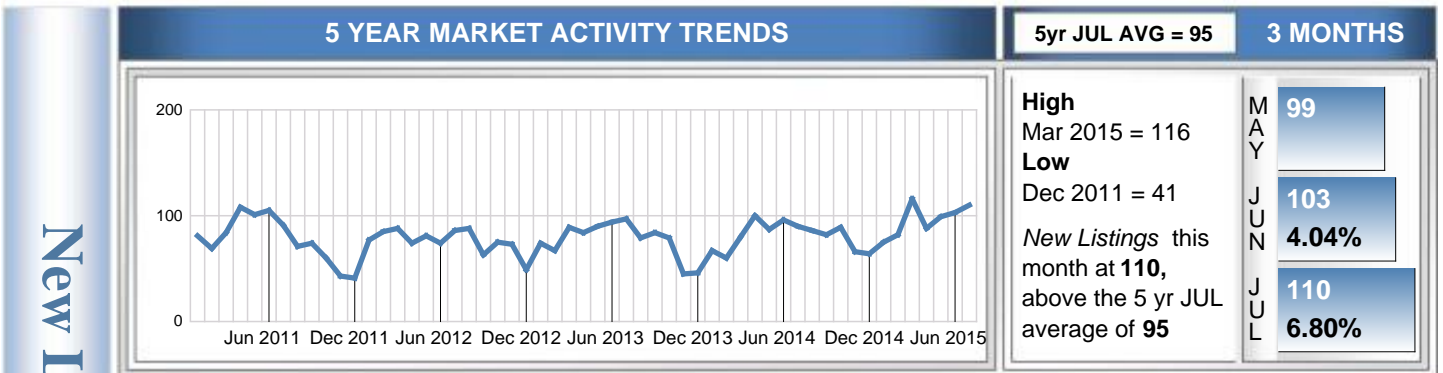
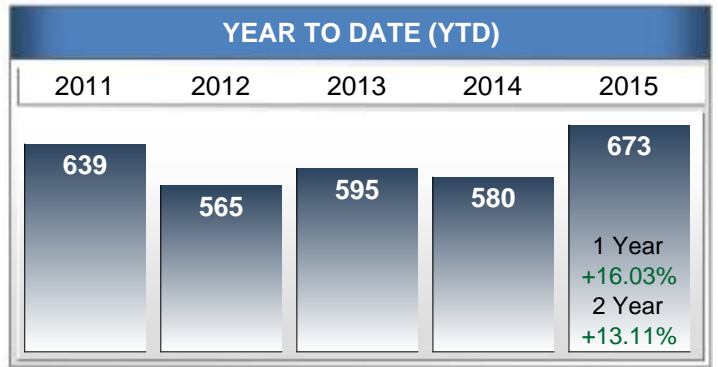
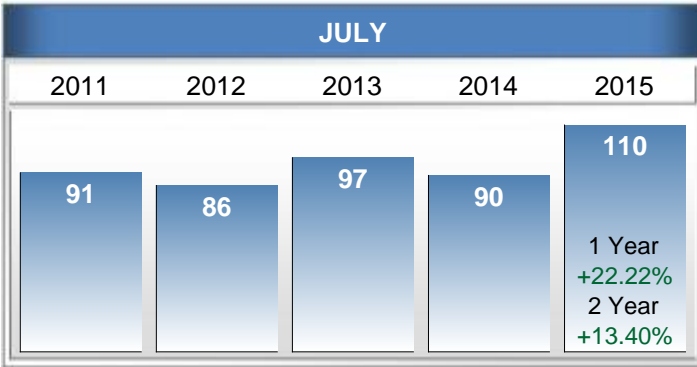
New Listings as of Aug 10, 2015



### New Listings

Report Produced on: Aug 10, 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+
\$75,000 and less	7	6.36%	2	5	0	0
\$75,001 - \$125,000	11	10.00%	2	4	5	0
\$125,001 - \$175,000	19	17.27%	0	16	2	1
\$175,001 - \$250,000	26	23.64%	1	14	9	2
\$250,001 - \$300,000	21	19.09%	0	8	13	0
\$300,001 - \$350,000	16	14.55%	0	4	9	3
\$350,001 and up	10	9.09%	0	2	6	2
Total New Listed Units:			5	53	44	8
Total New Listed Volume:			533.60K	10.65M	12.31M	2.99M
Median New Listed Listing Price:			\$77,000	\$195,000	\$277,400	\$329,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## July 2015

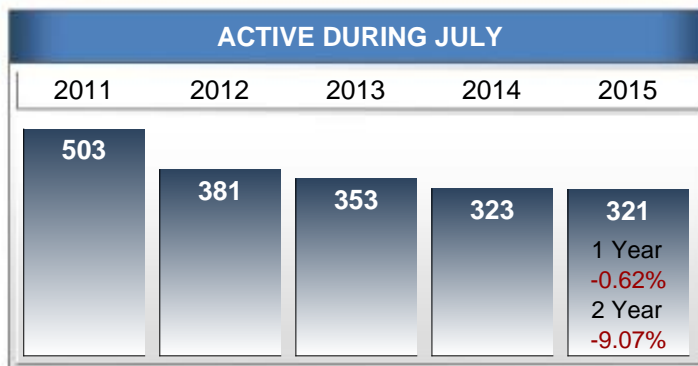
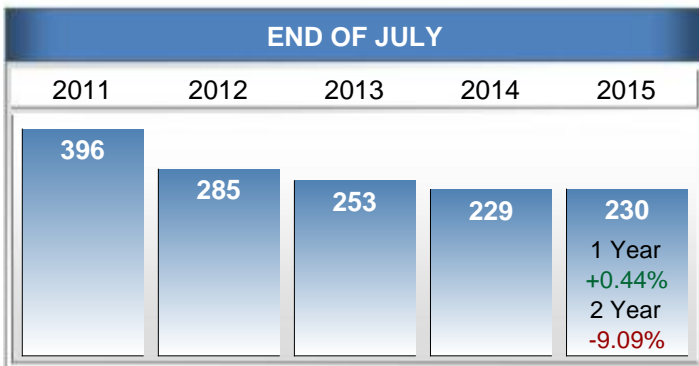
Active Inventory as of Aug 10, 2015



### Active Inventory

Report Produced on: Aug 10, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

Ready to Buy or Sell Real Estate?  
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**5yr JUL AVG = 279**      **3 MONTHS**

**High**  
Jun 2011 = 412

**Low**  
Apr 2014 = 204

*Inventory* this month at **230**, below the 5 yr JUL average of **279**

MAY	213
JUN	211
JUL	230
<b>-0.94%</b>	
<b>9.00%</b>	

#### 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	7.39%	58.0	4	11	1	1		
\$75,001 - \$125,000	28	12.17%	49.0	6	17	5	0		
\$125,001 - \$175,000	37	16.09%	46.0	0	30	4	3		
\$175,001 - \$275,000	62	26.96%	29.5	1	33	25	3		
\$275,001 - \$325,000	31	13.48%	50.0	1	8	19	3		
\$325,001 - \$425,000	31	13.48%	50.0	0	11	17	3		
\$425,001 and up	24	10.43%	69.0	0	3	19	2		
Total Active Inventory by Units:				230	45.5	12	113	90	15
Total Active Inventory by Volume:				63,477,710		1.35M	26.10M	31.49M	4.54M
Median Active Inventory Listing Price:				\$239,250		\$81,950	\$174,900	\$303,475	\$285,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## July 2015

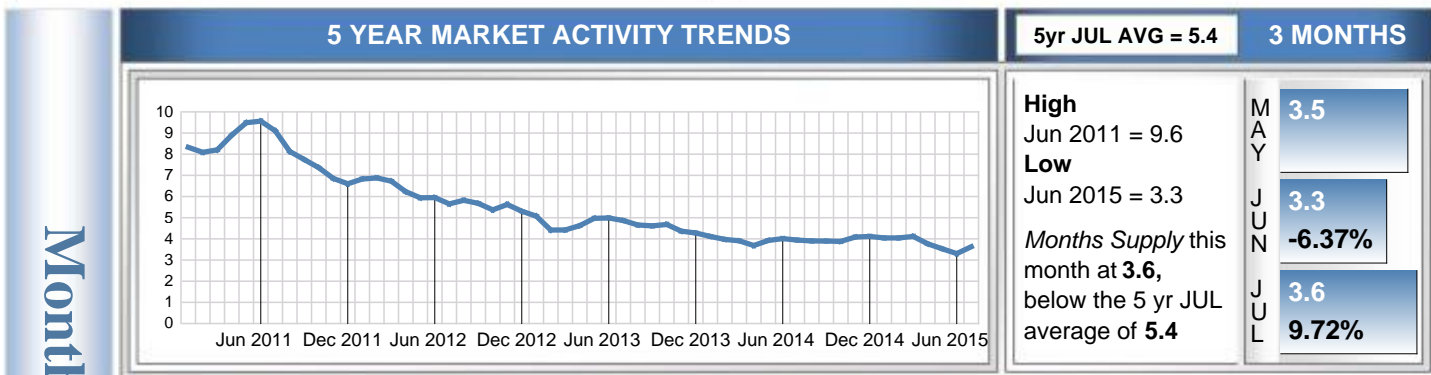
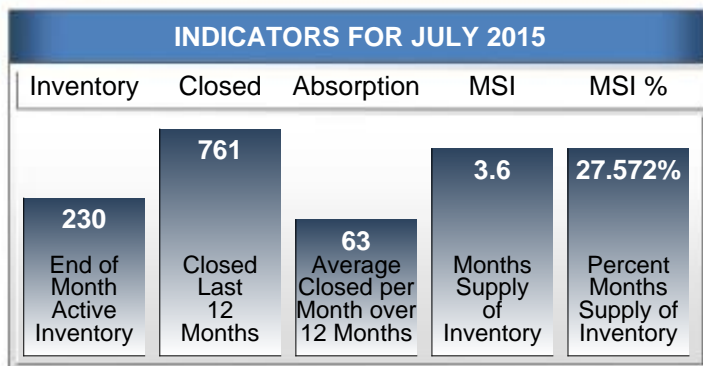
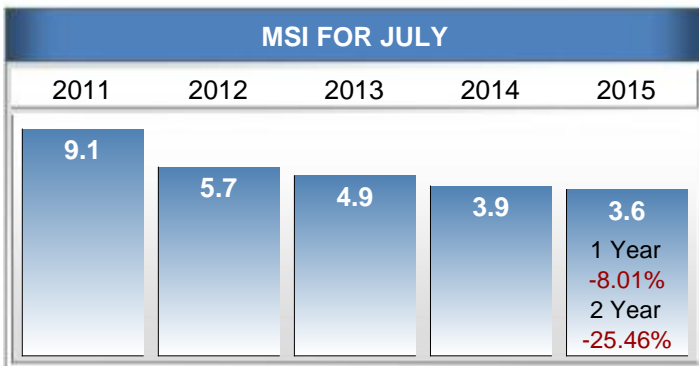
Active Inventory as of Aug 10, 2015



### Months Supply of Inventory

Report Produced on: Aug 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	17	7.39%	1.9	1.1	2.4	1.0	0.0
\$75,001 - \$125,000	28	12.17%	4.5	4.8	4.3	5.5	0.0
\$125,001 - \$175,000	37	16.09%	4.1	0.0	4.2	2.7	12.0
\$175,001 - \$275,000	62	26.96%	3.0	6.0	3.6	2.3	4.0
\$275,001 - \$325,000	31	13.48%	3.8	0.0	3.8	3.7	3.3
\$325,001 - \$425,000	31	13.48%	4.7	0.0	5.3	4.7	3.3
\$425,001 and up	24	10.43%	6.5	0.0	9.0	6.0	24.0
MSI:			3.6	2.3	3.9	3.5	5.1
Total Active Inventory:			230	12	113	90	15



# Monthly Inventory Analysis

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## July 2015

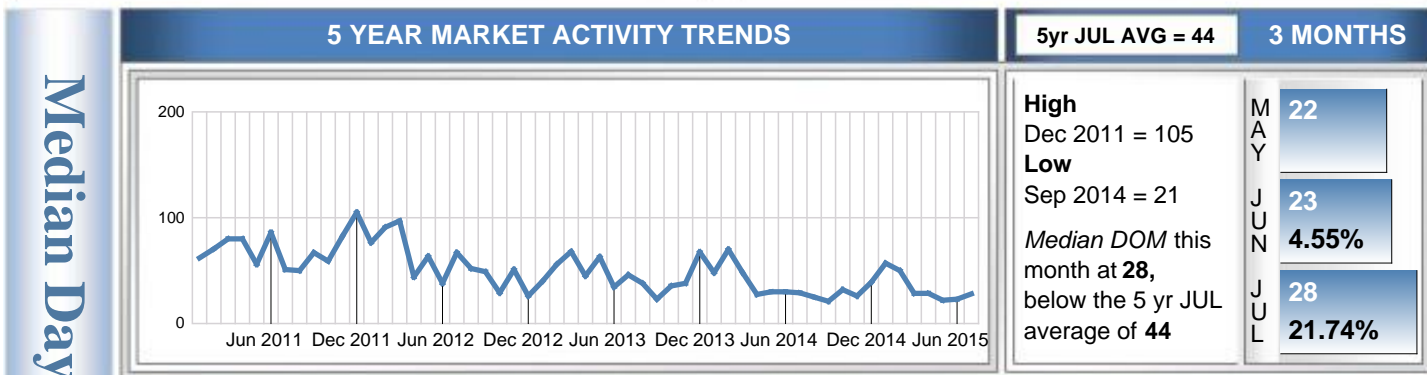
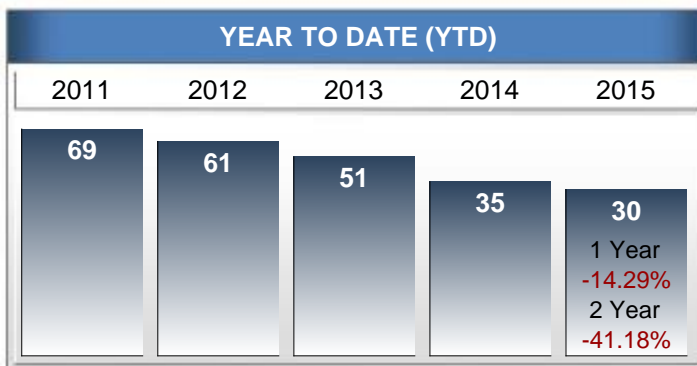
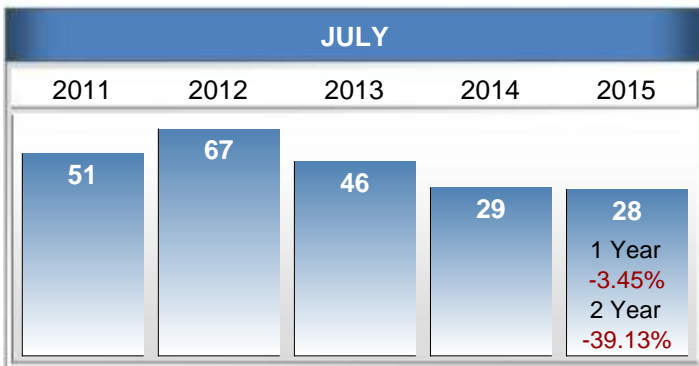
Closed Sales as of Aug 10, 2015



### Median Days on Market to Sale

Report Produced on: Aug 10, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	6		10.00%	12.5	12.5	0.0	0.0	0.0
\$75,001 - \$125,000	5		8.33%	28.0	108.0	26.5	0.0	0.0
\$125,001 - \$175,000	9		15.00%	35.0	0.0	34.0	51.5	0.0
\$175,001 - \$275,000	18		30.00%	36.0	0.0	21.5	57.0	195.0
\$275,001 - \$300,000	4		6.67%	58.0	0.0	0.0	48.0	80.5
\$300,001 - \$400,000	9		15.00%	53.0	0.0	53.0	71.0	0.0
\$400,001 and up	9		15.00%	6.0	0.0	8.0	5.5	0.0
Median Closed DOM:				28.0	19.0	25.0	42.0	137.0
Total Closed Units:				60	7	23	27	3
Total Closed Volume:				13,953,866	350.70K	4.21M	8.54M	854.00K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## July 2015

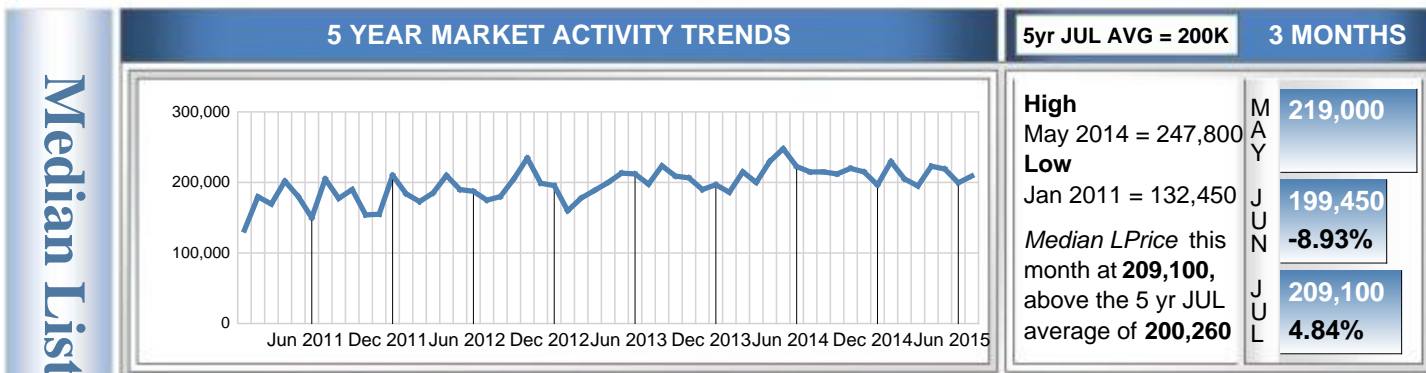
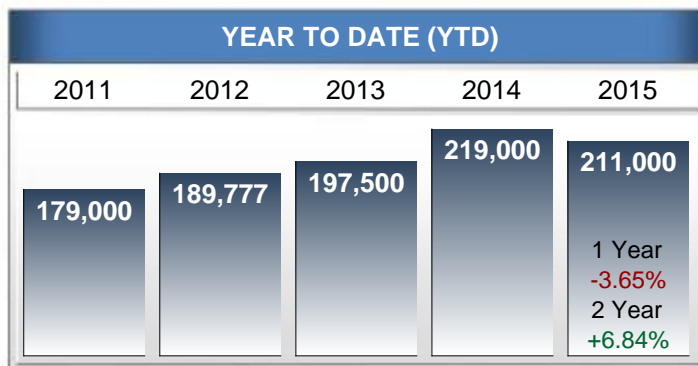
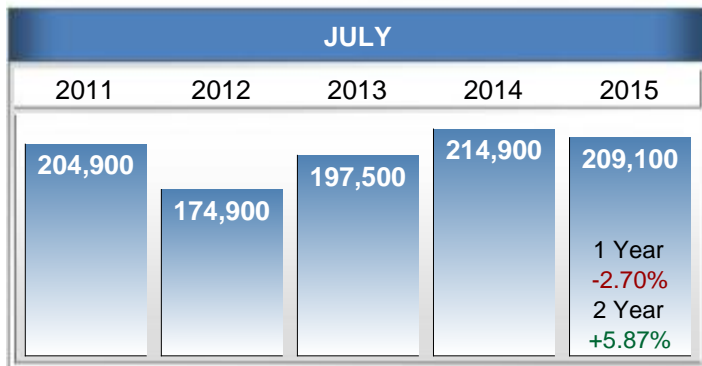
Closed Sales as of Aug 10, 2015



### Median List Price at Closing

Report Produced on: Aug 10, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	6		10.00%	49,950	49,950	0	0	0
\$75,001 - \$125,000	5		8.33%	92,000	100,000	90,000	0	0
\$125,001 - \$175,000	8		13.33%	162,500	0	159,300	164,248	0
\$175,001 - \$275,000	18		30.00%	205,000	0	205,000	205,000	0
\$275,001 - \$300,000	6		10.00%	287,450	0	0	284,500	289,899
\$300,001 - \$400,000	8		13.33%	316,000	0	306,000	321,000	0
\$400,001 and up	9		15.00%	435,000	0	420,000	437,450	0
Median List Price:		\$209,100			\$50,000	\$179,000	\$305,210	\$289,899
Total Closed Units:		60			7	23	27	3
Total List Volume:		14,088,415			364.20K	4.28M	8.58M	864.80K





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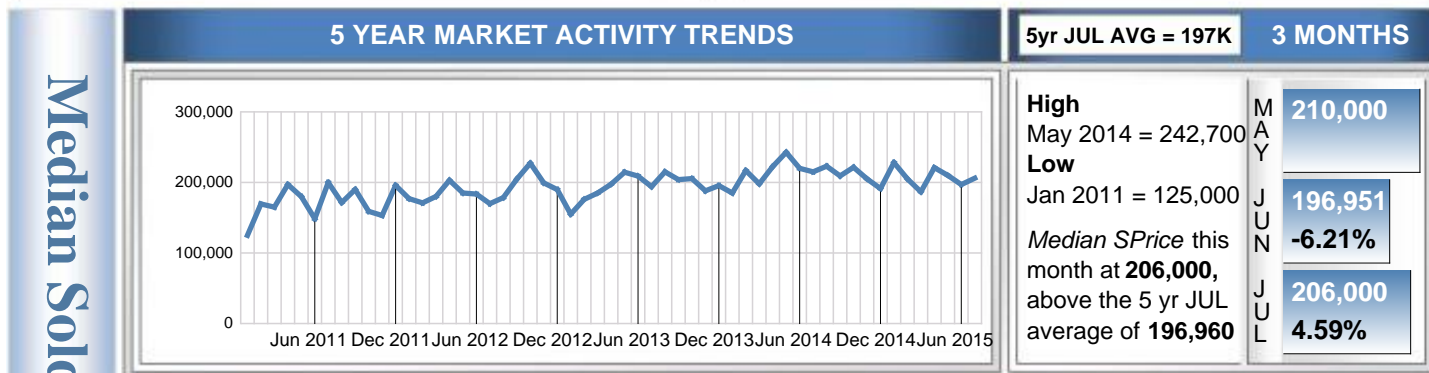
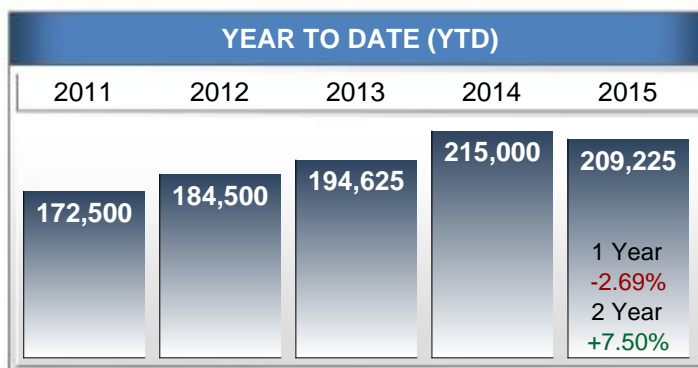
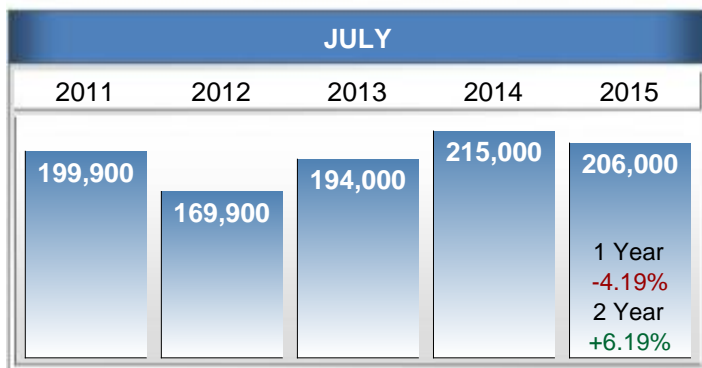
Closed Sales as of Aug 10, 2015



### Median Sold Price at Closing

Report Produced on: Aug 10, 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+
\$75,000 and less	6		10.00%	48,700	48,700	0	0	0
\$75,001 - \$125,000	5		8.33%	95,000	100,000	92,000	0	0
\$125,001 - \$175,000	9		15.00%	161,500	0	161,500	161,000	0
\$175,001 - \$275,000	18		30.00%	205,000	0	203,350	205,000	275,000
\$275,001 - \$300,000	4		6.67%	283,500	0	0	277,250	289,500
\$300,001 - \$400,000	9		15.00%	306,000	0	306,000	309,105	0
\$400,001 and up	9		15.00%	426,000	0	420,000	428,000	0
Median Closed Price:	\$206,000				\$49,900	\$177,000	\$305,000	\$289,000
Total Closed Units:	60				7	23	27	3
Total Closed Volume:	13,953,866				350.70K	4.21M	8.54M	854.00K



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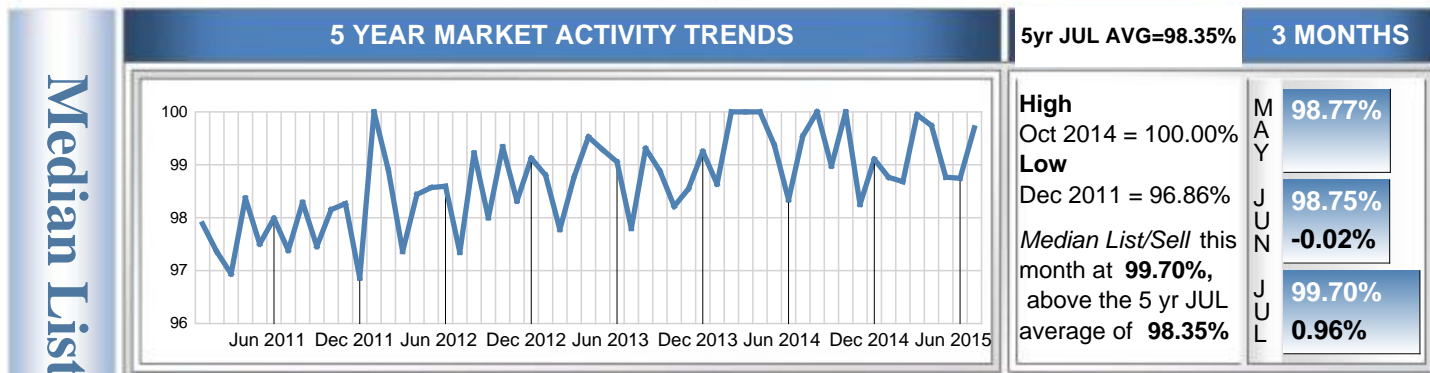
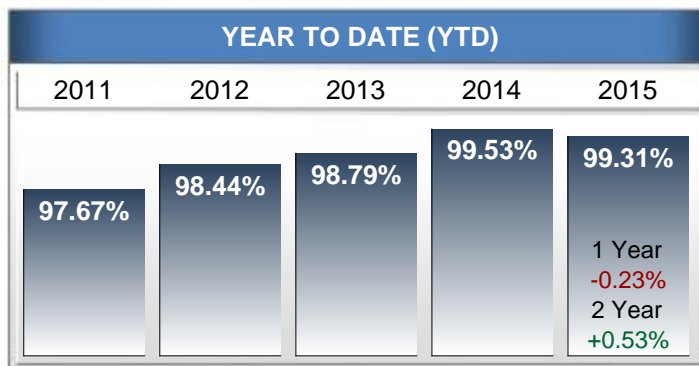
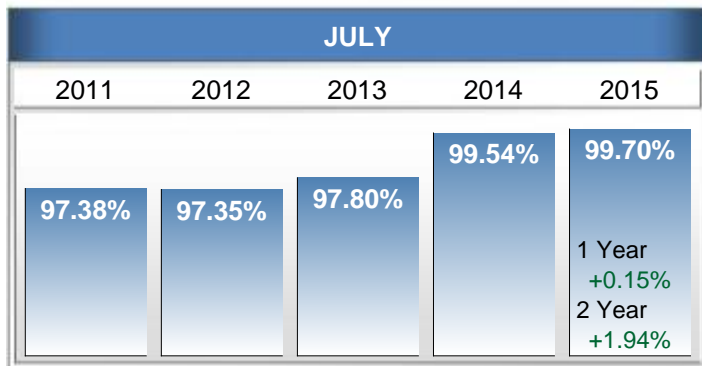
Closed Sales as of Aug 10, 2015



### 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

Ready to Buy or Sell Real Estate?  
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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+
\$75,000 and less	6	10.00%	97.50%	97.50%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	5	8.33%	96.74%	100.00%	95.23%	0.00%	0.00%
\$125,001 - \$175,000	9	15.00%	97.94%	0.00%	97.94%	97.99%	0.00%
\$175,001 - \$275,000	18	30.00%	99.86%	0.00%	99.24%	100.00%	96.49%
\$275,001 - \$300,000	4	6.67%	98.85%	0.00%	0.00%	97.60%	99.86%
\$300,001 - \$400,000	9	15.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$400,001 and up	9	15.00%	100.00%	0.00%	100.00%	99.64%	0.00%
Median List/Sell Ratio:	99.70%			100.00%	98.86%	100.00%	99.69%
Total Closed Units:	60			7	23	27	3
Total Closed Volume:	13,953,866			350.70K	4.21M	8.54M	854.00K



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## July 2015

Inventory as of Aug 10, 2015



### Market Summary

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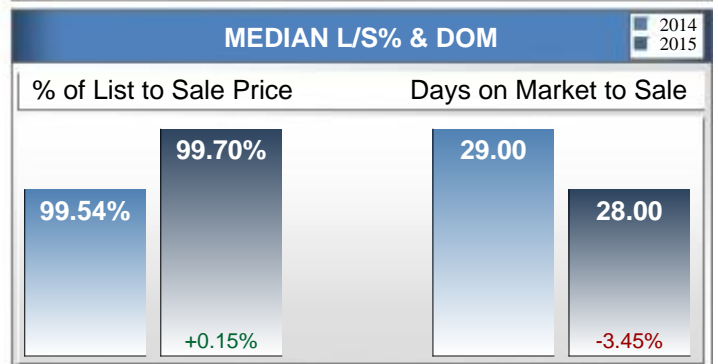
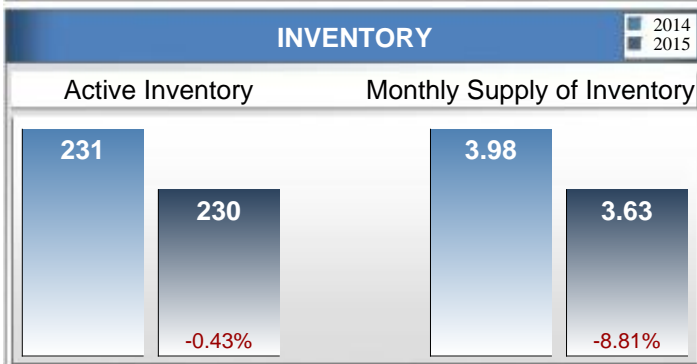
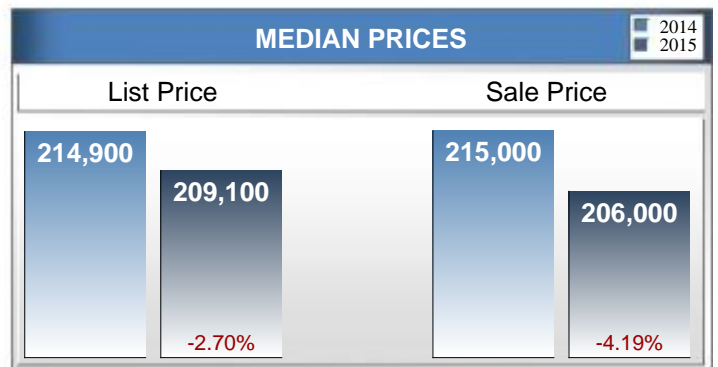
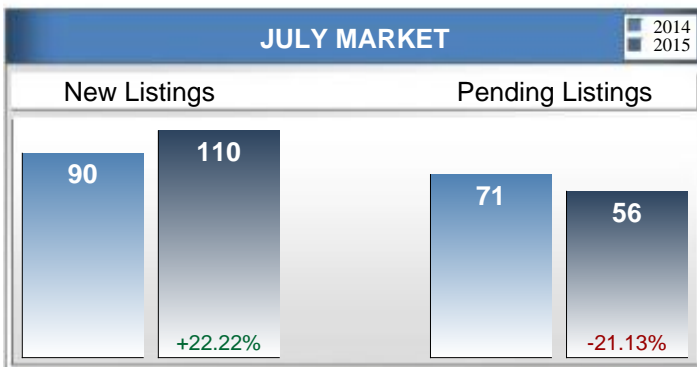
Area Delimited by County Of Logan - Residential Property Type



**Absorption:** Last 12 months, an Average of 63 Sales/Month

**Active Inventory** as of July 31, 2015 = 230

	JULY			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	65	60	-7.69%	395	450	13.92%
Pending Sales	71	56	-21.13%	439	499	13.67%
New Listings	90	110	22.22%	580	673	16.03%
Median List Price	214,900	209,100	-2.70%	219,000	211,000	-3.65%
Median Sale Price	215,000	206,000	-4.19%	215,000	209,225	-2.69%
Median Percent of List Price to Selling Price	99.54%	99.70%	0.15%	99.53%	99.31%	-0.23%
Median Days on Market to Sale	29.00	28.00	-3.45%	35.00	30.00	-14.29%
Monthly Inventory	231	230	-0.43%	231	230	-0.43%
Months Supply of Inventory	3.98	3.63	-8.81%	3.98	3.63	-8.81%





# July 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

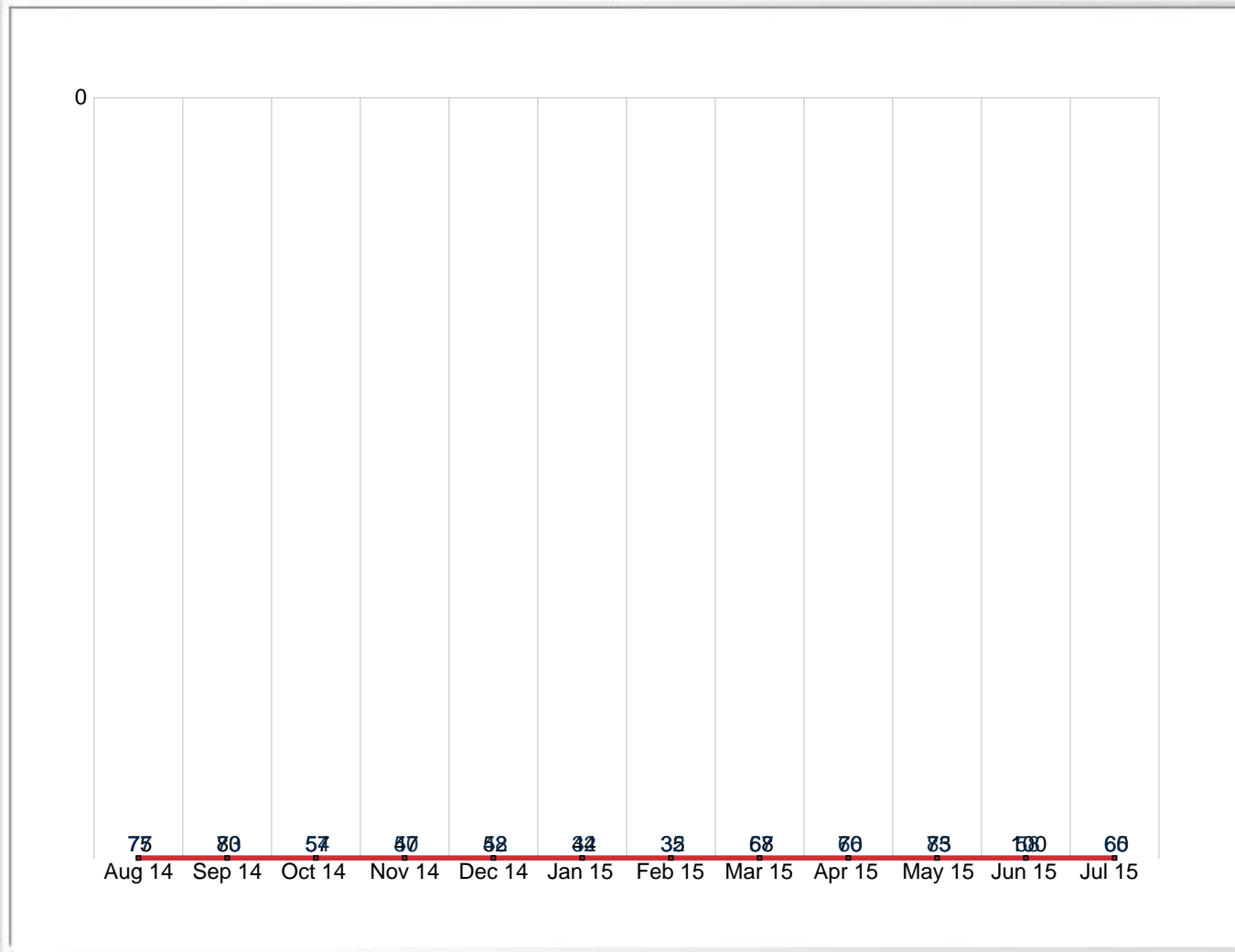
Report Produced on: Aug 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

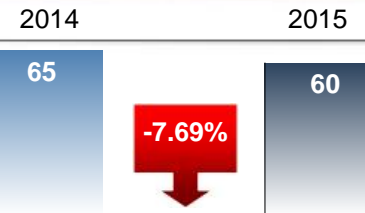
Ready to Buy or Sell Real Estate?  
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■ August 2014 - July 2015 (Current Year with Values)
 ■ August 2013 - July 2014 (Previous Year)

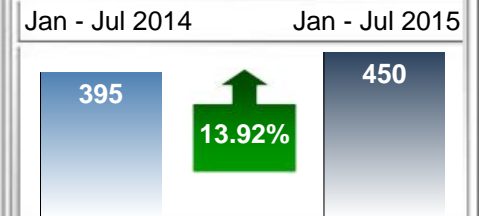


### Comparative Analysis

#### JULY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# July 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

Report Produced on: Aug 10, 2015

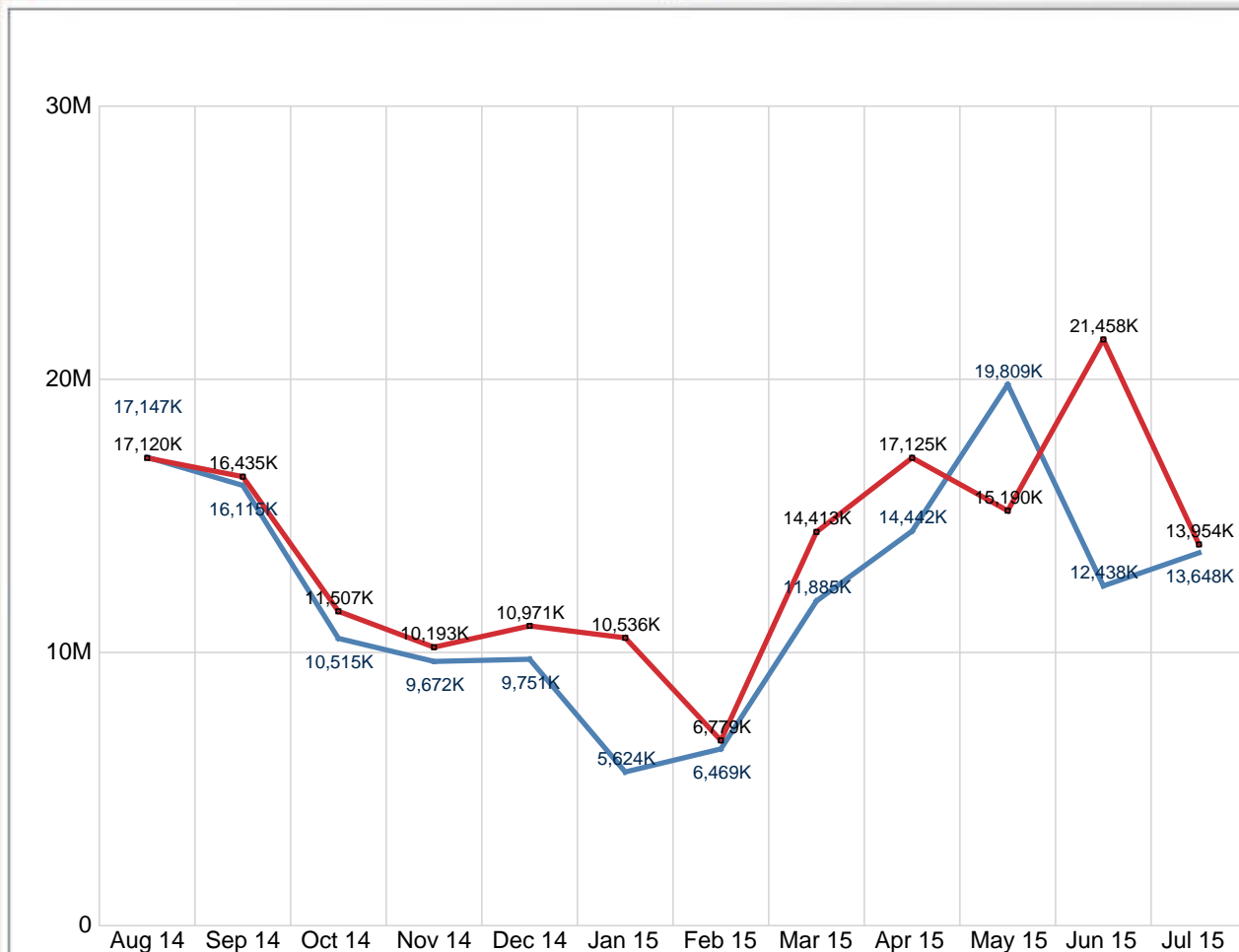
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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■ August 2013 - July 2014 (Previous Year)



### Comparative Analysis

#### JULY

2014	2015
14M	14M
↑ 2.24%	

#### YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
84M	99M
↑ 17.95%	

#### 12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
148M	166M
↑ 12.31%	



# July 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

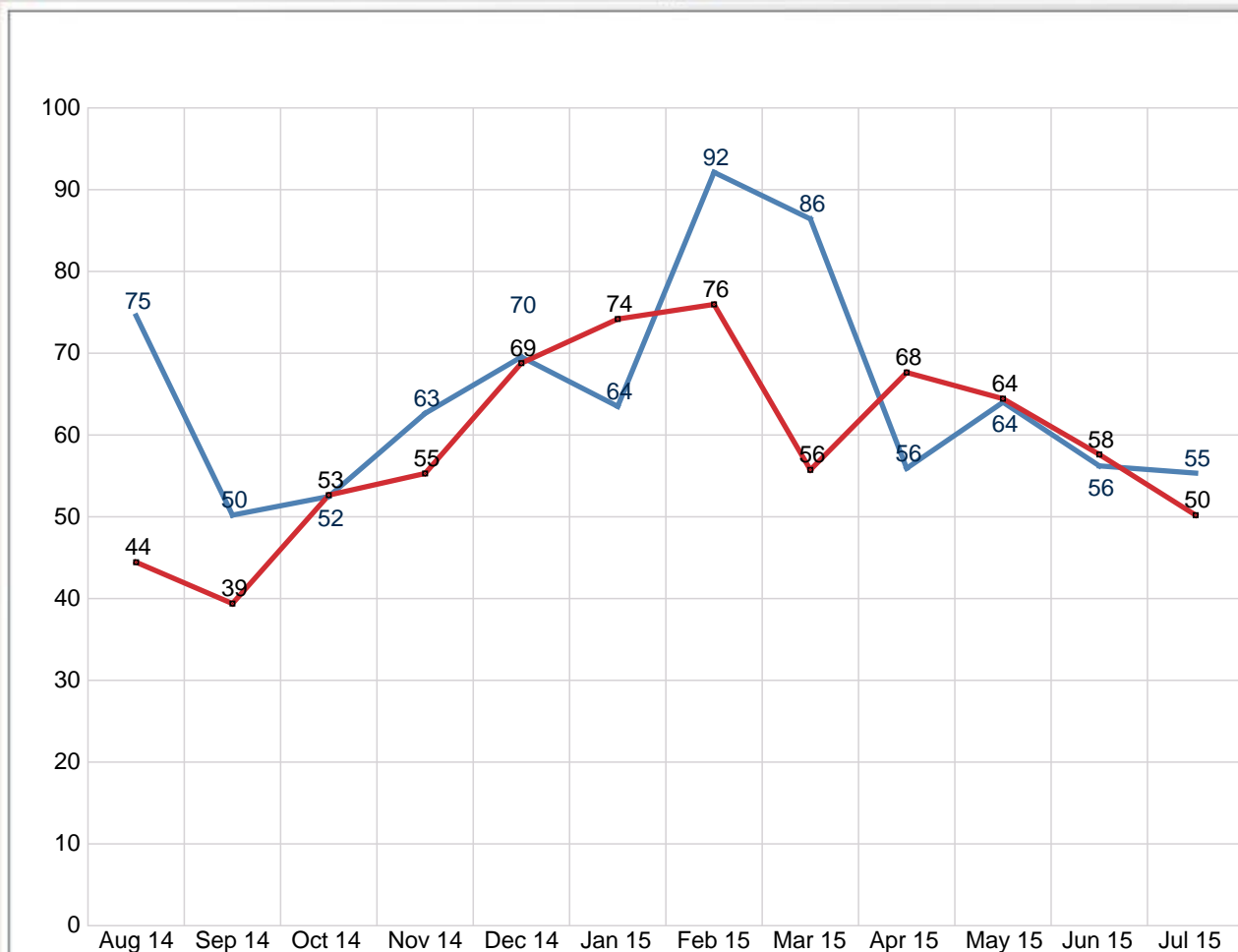
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Aug 10, 2015

Market Trends

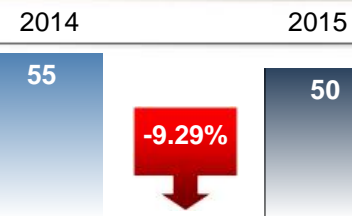
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■ August 2014 - July 2015 (Current Year with Values)
 ■ August 2013 - July 2014 (Previous Year)



### Comparative Analysis

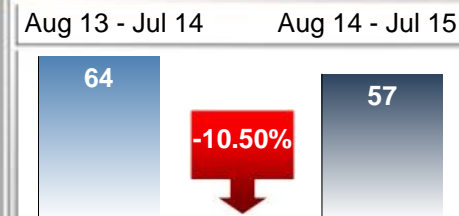
#### JULY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# July 2015

Area Delimited by County Of Logan - Residential Property Type



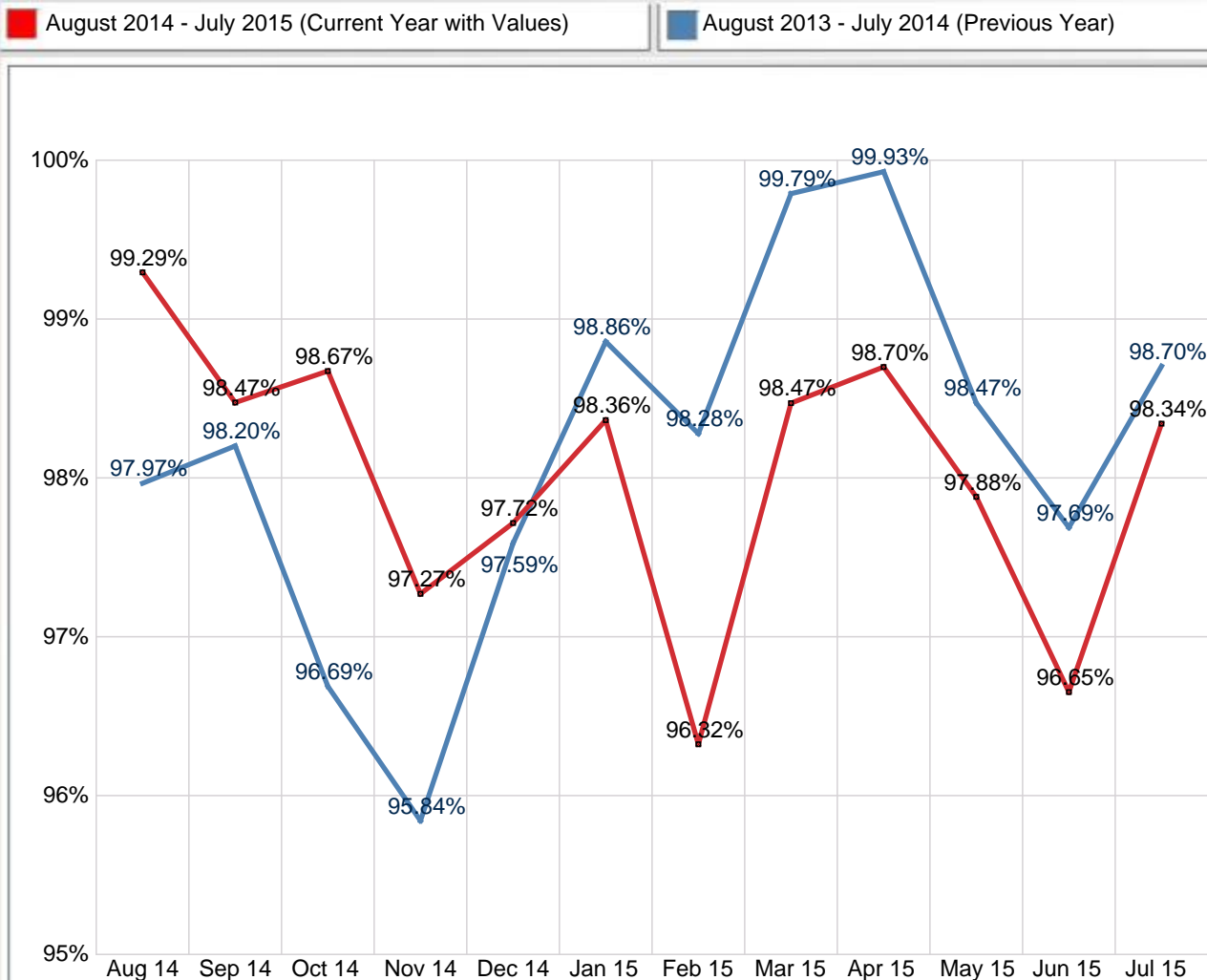
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Aug 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JULY

2014	2015
98.70%	98.34%
-0.37%	

#### YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
98.84%	97.81%
-1.04%	

#### 12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
98.21%	98.05%
-0.16%	



# July 2015

Area Delimited by County Of Logan - Residential Property Type



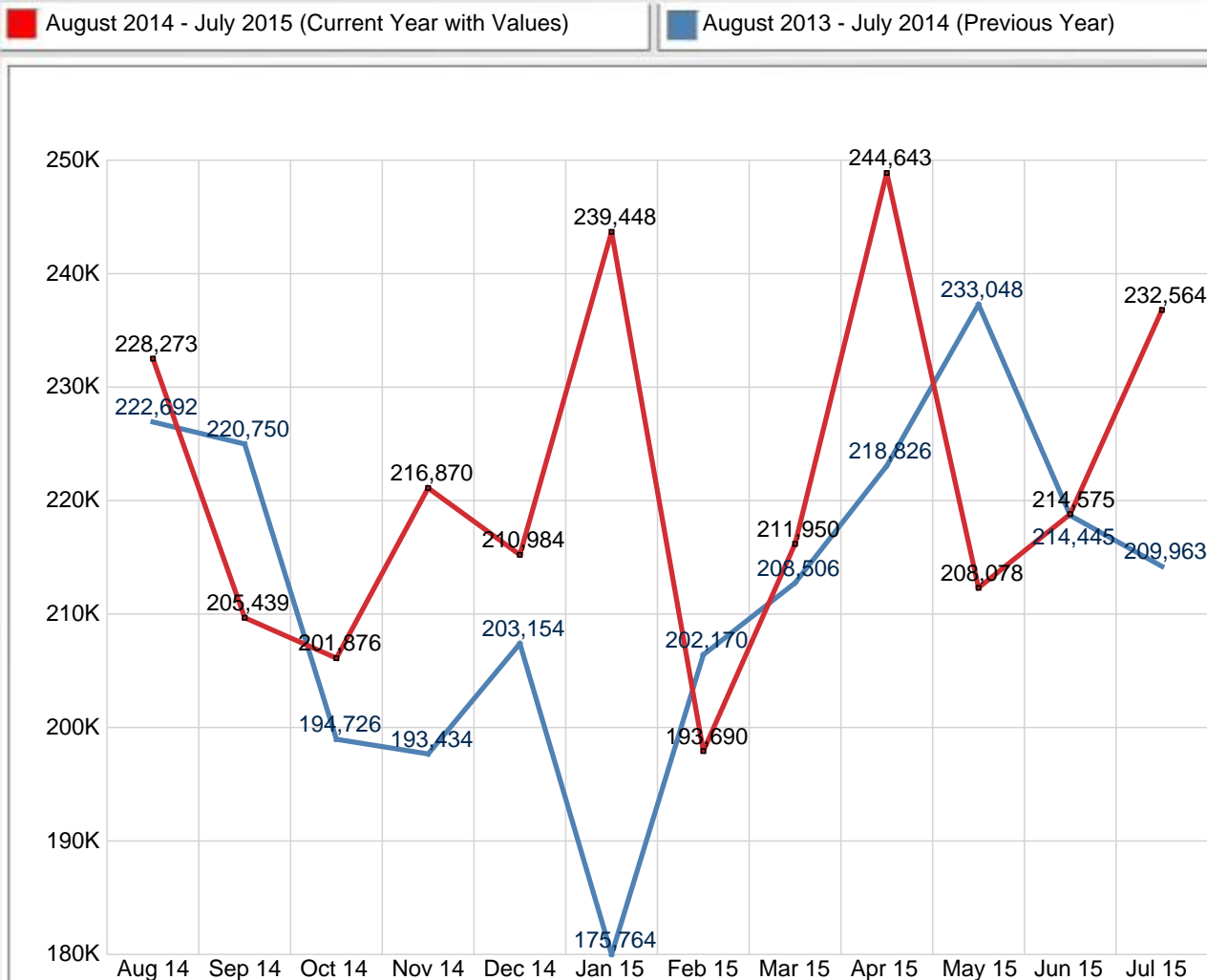
## Closed Sales by Average Sold Price

Report Produced on: Aug 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JULY

2014	2015
209,963	232,564
↑ 10.76%	

#### YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
213,457	221,008
↑ 3.54%	

#### 12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
211,644	217,714
↑ 2.87%	