



July 2015

Area Delimited by City Of Edmond -
Residential Property Type

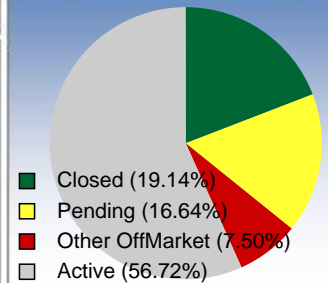


Absorption: Last 12 months, an Average of **336** Sales/Month

Active Inventory as of July 31, 2015 = **1,271**

	JULY		
	2014	2015	+/- %
Closed Listings	386	429	11.14%
Pending Listings	374	373	-0.27%
New Listings	495	617	24.65%
Median List Price	227,745	251,300	10.34%
Median Sale Price	225,000	250,000	11.11%
Median Percent of List Price to Selling Price	99.07%	99.15%	0.09%
Median Days on Market to Sale	22.00	19.00	-13.64%
End of Month Inventory	1,197	1,271	6.18%
Months Supply of Inventory	3.72	3.79	1.94%

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) Increases

The total housing inventory at the end of July 2015 rose **6.18%** to 1,271 existing homes available for sale. Over the last 12 months this area has had an average of 336 closed sales per month. This represents an unsold inventory index of **3.79** 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 **11.11%** in July 2015 to \$250,000 versus the previous year at \$225,000.

Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 3.00 days or **13.64%** in July 2015 compared to last year's same month at **22.00** DOM.

Sales Success for July 2015 is Positive

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

There were 617 New Listings in July 2015, up **24.65%** from last year at 495. Furthermore, there were 429 Closed Listings this month versus last year at 386, a **11.14%** increase.

Closed versus Listed trends yielded a **69.5%** ratio, down from last year's July 2015 at **78.0%**, a **10.84%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office: Non Member
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

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July 2015

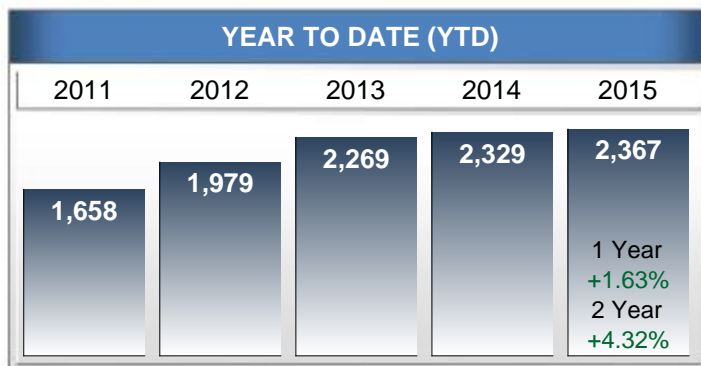
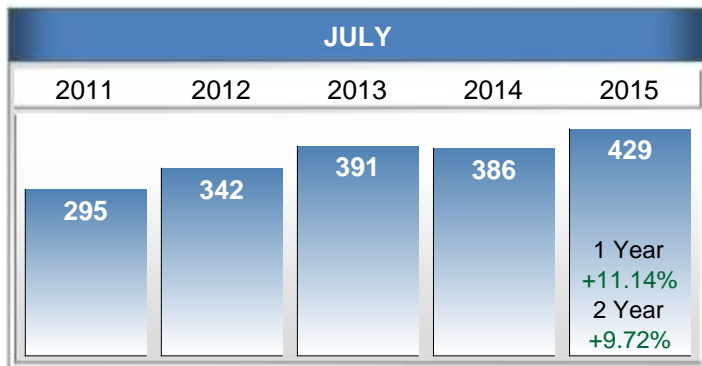
Closed Sales as of Aug 10, 2015



Closed Listings

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Closed Listings
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5yr JUL AVG = 369 **3 MONTHS**

High
Jun 2015 = 449

Low
Jan 2011 = 143

Closed Listings this month at **429**, above the 5 yr JUL average of **369**

MAY	386
JUN	449
JUL	429
JUL	-4.45%

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	25	5.83%	5.0	11	13	1	0
\$125,001 - \$175,000	61	14.22%	9.0	3	54	4	0
\$175,001 - \$200,000	52	12.12%	10.0	3	32	17	0
\$200,001 - \$300,000	129	30.07%	19.0	4	63	59	3
\$300,001 - \$350,000	53	12.35%	26.0	0	20	30	3
\$350,001 - \$475,000	70	16.32%	26.5	0	17	47	6
\$475,001 and up	39	9.09%	46.0	0	8	18	13
Total Closed Units:				21	207	176	25
Total Closed Volume:				3.01M	49.33M	58.97M	14.14M
Median Closed Price:				\$125,000	\$205,000	\$308,000	\$480,000



Monthly Inventory Analysis

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July 2015

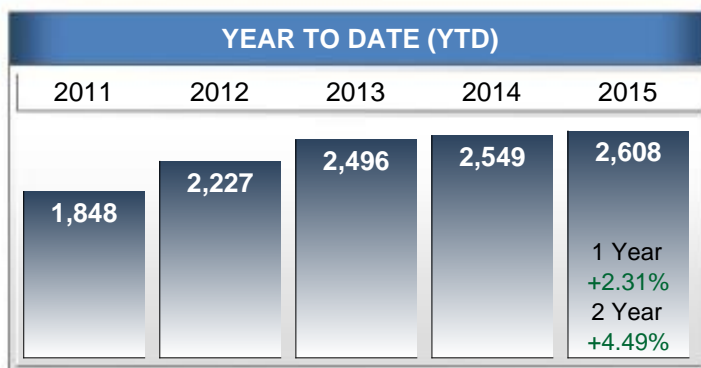
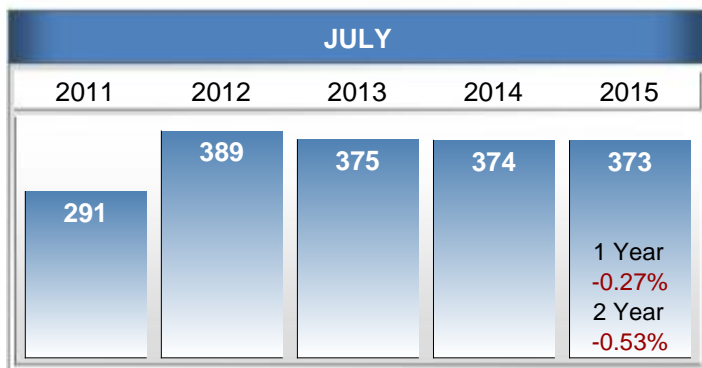
Pending Listings as of Aug 10, 2015



Pending Listings

Report Produced on: Aug 10, 2015

Area Delimited by City Of Edmond - 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+		
\$125,000 and less	22	5.90%	15.0	8	14	0	0		
\$125,001 - \$150,000	26	6.97%	5.0	1	24	1	0		
\$150,001 - \$200,000	86	23.06%	14.0	2	59	25	0		
\$200,001 - \$275,000	78	20.91%	18.5	6	38	32	2		
\$275,001 - \$350,000	73	19.57%	38.0	2	21	49	1		
\$350,001 - \$425,000	50	13.40%	36.0	0	15	32	3		
\$425,001 and up	38	10.19%	36.0	0	4	25	9		
Total Pending Units:				373	20.0	19	175	164	15
Total Pending Volume:				104,588,078		3.28M	38.30M	55.77M	7.23M
Median Listing Price:				\$244,900		\$162,500	\$189,900	\$318,000	\$499,500



Monthly Inventory Analysis

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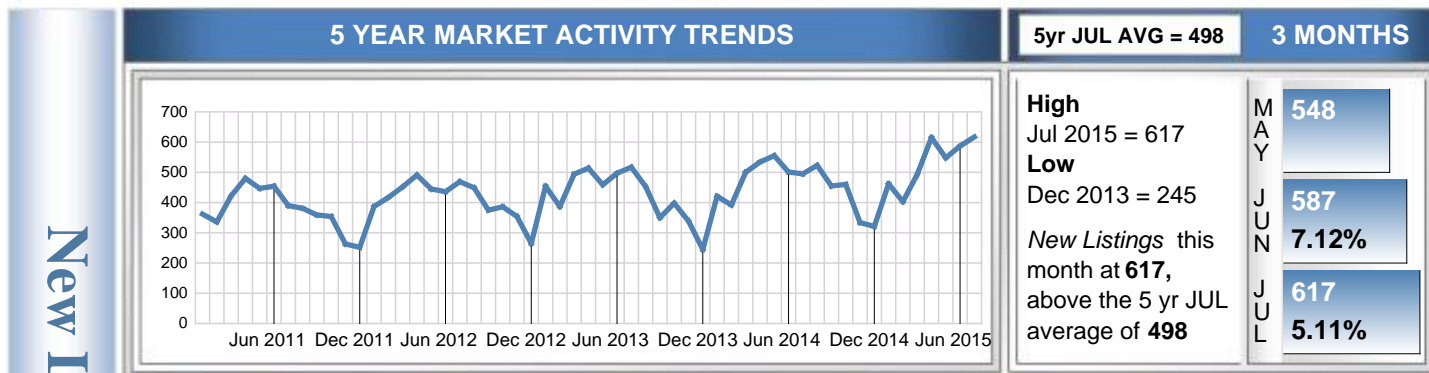
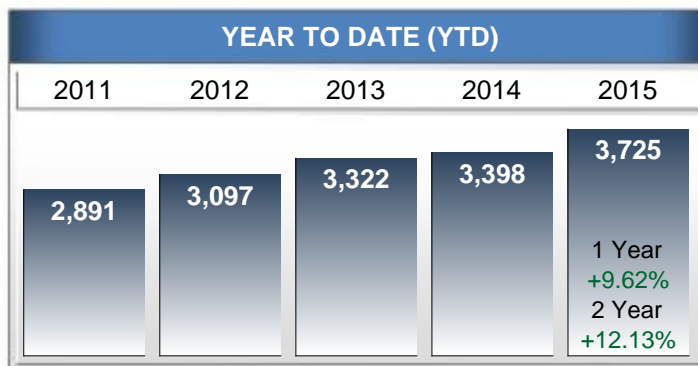
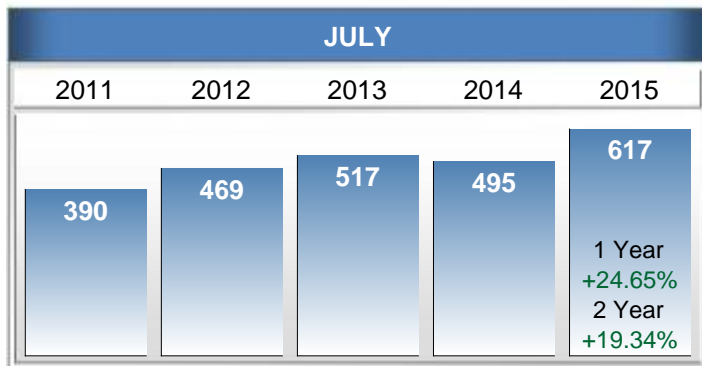
New Listings as of Aug 10, 2015



New Listings

Report Produced on: Aug 10, 2015

Area Delimited by City Of Edmond - 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+
\$150,000 and less	59	9.56%	11	46	2	0
\$150,001 - \$175,000	45	7.29%	2	33	10	0
\$175,001 - \$225,000	100	16.21%	9	62	29	0
\$225,001 - \$325,000	177	28.69%	12	67	94	4
\$325,001 - \$425,000	95	15.40%	1	28	58	8
\$425,001 - \$525,000	68	11.02%	1	9	48	10
\$525,001 and up	73	11.83%	0	5	38	30
Total New Listed Units:			36	250	279	52
Total New Listed Volume:			7.10M	59.26M	106.60M	36.57M
Median New Listed Listing Price:			\$211,900	\$210,000	\$332,900	\$574,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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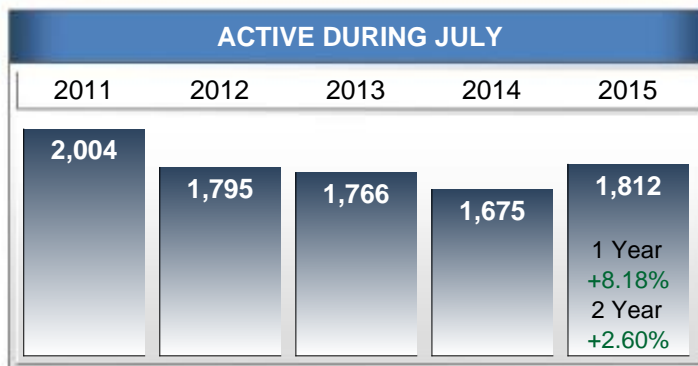
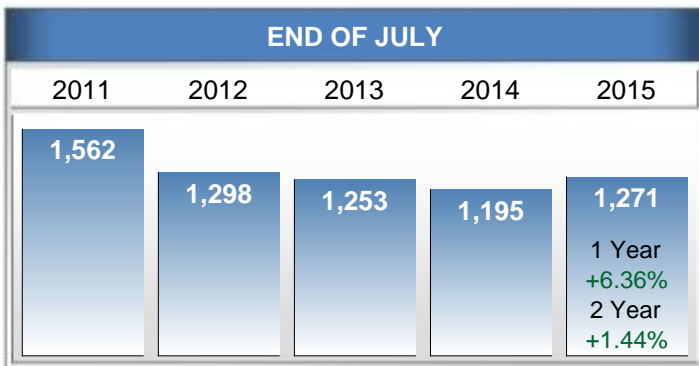
Active Inventory as of Aug 10, 2015



Active Inventory

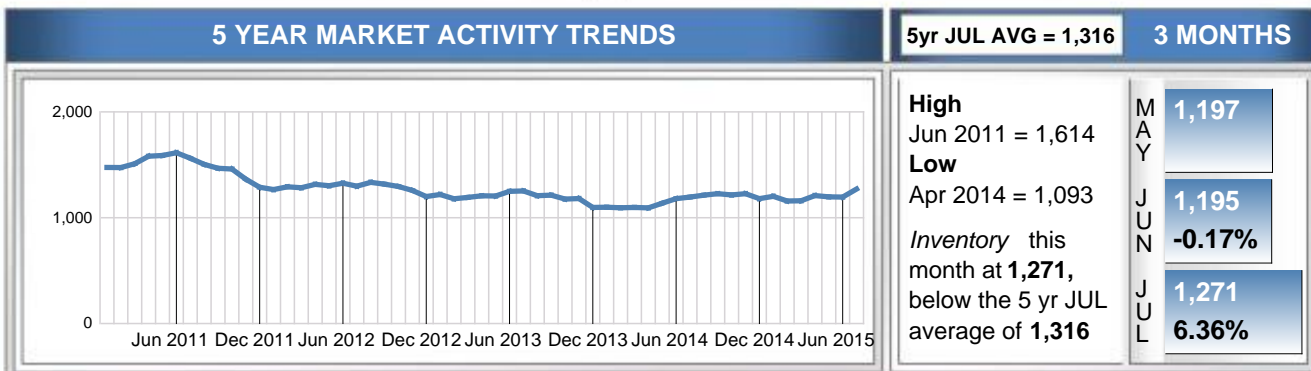
Report Produced on: Aug 10, 2015

Area Delimited by City Of Edmond - 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+		
\$175,000 and less	109	8.58%	33.0	15	81	12	1		
\$175,001 - \$200,000	96	7.55%	41.5	0	73	23	0		
\$200,001 - \$275,000	249	19.59%	43.0	16	132	100	1		
\$275,001 - \$375,000	302	23.76%	53.0	5	116	168	13		
\$375,001 - \$475,000	199	15.66%	60.0	1	43	143	12		
\$475,001 - \$675,000	178	14.00%	57.0	1	21	121	35		
\$675,001 and up	138	10.86%	80.0	0	10	62	66		
Total Active Inventory by Units:				1,271	51.0	38	476	629	128
Total Active Inventory by Volume:				536,731,366		8.24M	143.41M	274.56M	110.52M
Median Active Inventory Listing Price:				\$329,500		\$217,500	\$244,900	\$387,680	\$691,475



Monthly Inventory Analysis

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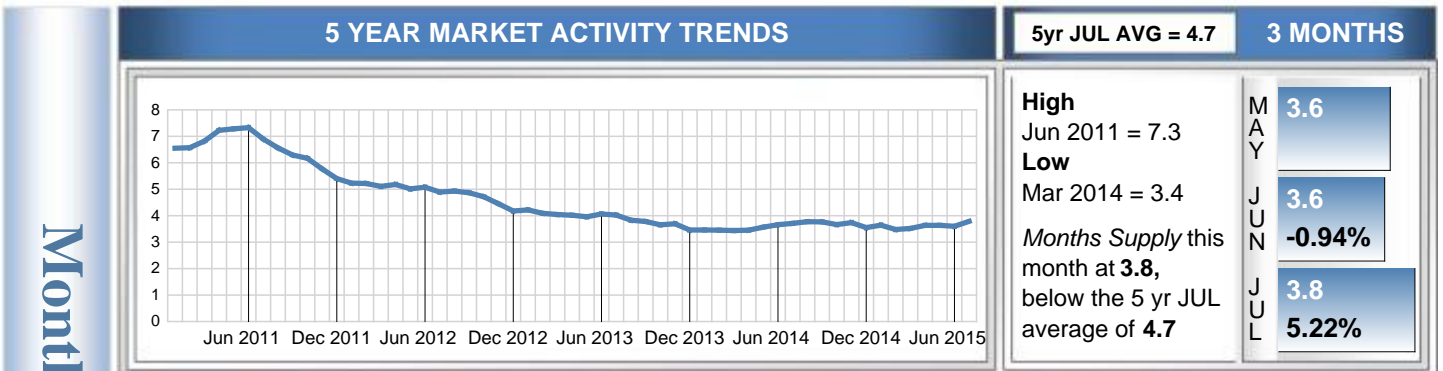
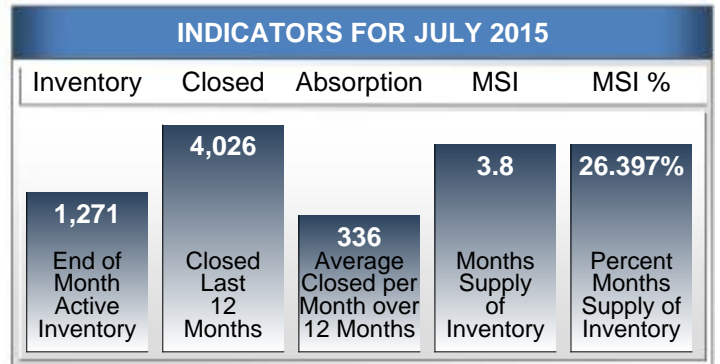
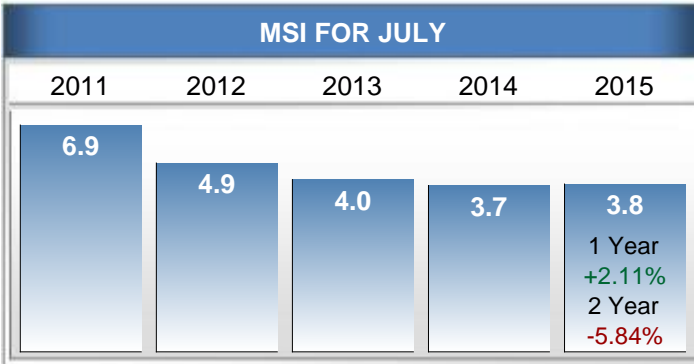
Active Inventory as of Aug 10, 2015



Months Supply of Inventory

Report Produced on: Aug 10, 2015

Area Delimited by City Of Edmond - 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+
\$175,000 and less	109	8.58%	1.2	1.8	1.1	1.3	2.0
\$175,001 - \$200,000	96	7.55%	2.4	0.0	2.6	2.2	0.0
\$200,001 - \$275,000	249	19.59%	3.2	4.9	3.7	2.7	0.9
\$275,001 - \$375,000	302	23.76%	4.5	12.0	5.1	4.2	3.0
\$375,001 - \$475,000	199	15.66%	6.6	12.0	7.5	6.4	5.8
\$475,001 - \$675,000	178	14.00%	9.5	12.0	8.7	9.3	10.8
\$675,001 and up	138	10.86%	14.4	0.0	13.3	11.8	18.4
MSI:	3.8			2.8	2.8	4.6	8.4
Total Active Inventory:	1,271			38	476	629	128



Monthly Inventory Analysis

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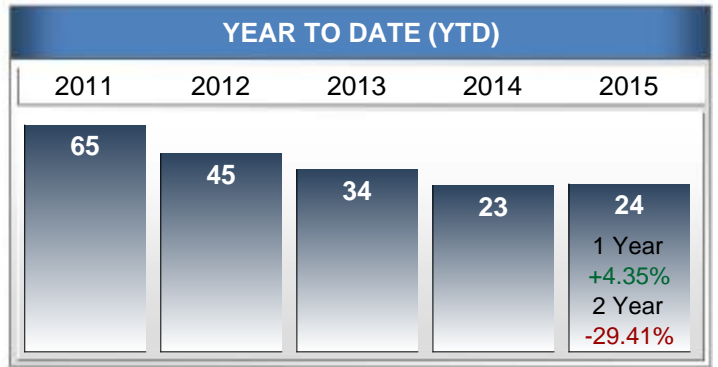
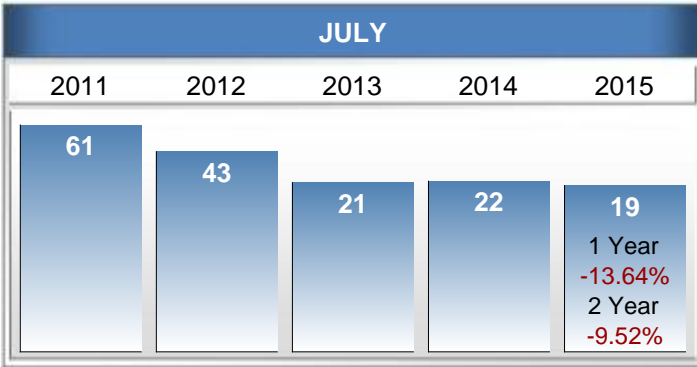
Closed Sales as of Aug 10, 2015



Median Days on Market to Sale

Report Produced on: Aug 10, 2015

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market



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	25	5.83%	5.0	17.0	5.0	4.0	0.0
\$125,001 - \$175,000	61	14.22%	9.0	5.0	7.5	31.5	0.0
\$175,001 - \$200,000	52	12.12%	10.0	1.0	14.5	7.0	0.0
\$200,001 - \$300,000	129	30.07%	19.0	30.5	8.0	25.0	41.0
\$300,001 - \$350,000	53	12.35%	26.0	0.0	46.0	20.5	22.0
\$350,001 - \$475,000	70	16.32%	26.5	0.0	8.0	35.0	23.0
\$475,001 and up	39	9.09%	46.0	0.0	46.0	18.0	72.0
Median Closed DOM:	19.0			11.0	13.0	24.0	41.0
Total Closed Units:	429			21	207	176	25
Total Closed Volume:	125,445,117			3.01M	49.33M	58.97M	14.14M

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



Monthly Inventory Analysis

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

July 2015

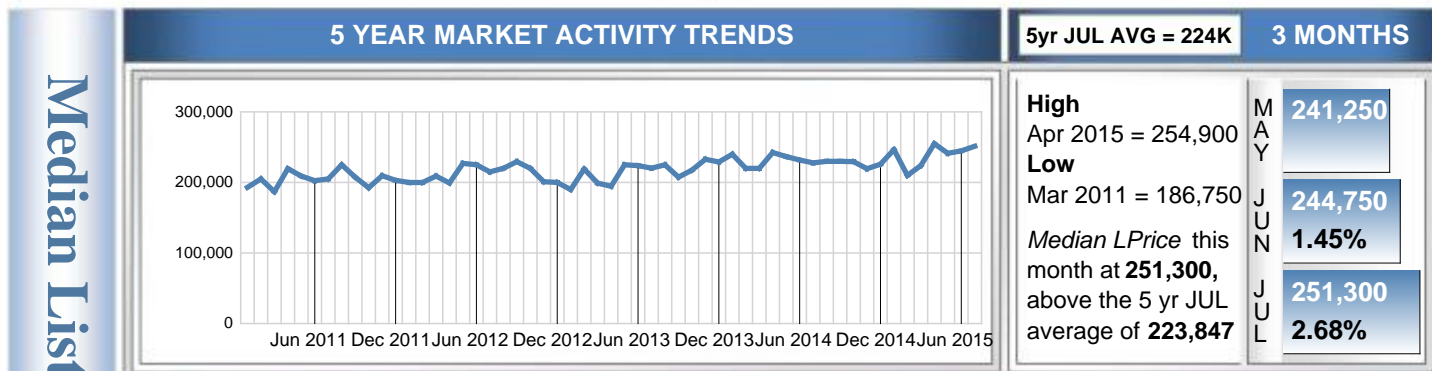
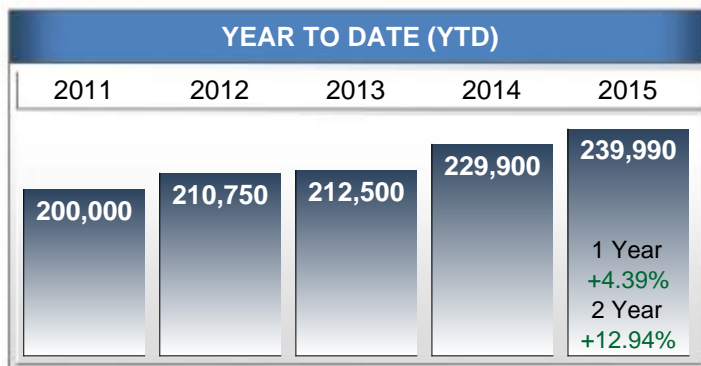
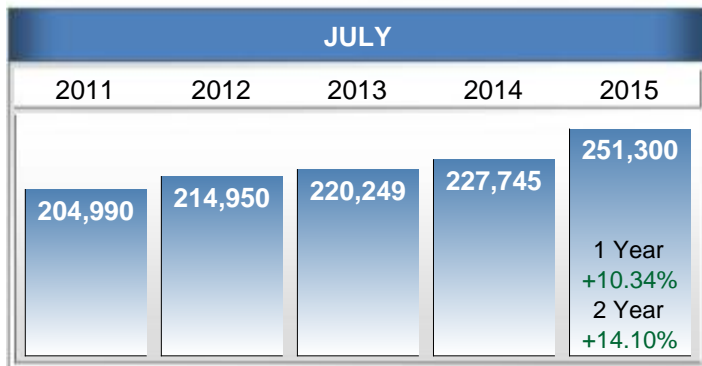
Closed Sales as of Aug 10, 2015



Median List Price at Closing

Report Produced on: Aug 10, 2015

Area Delimited by City Of Edmond - Residential Property Type



Median List Price

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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	23		5.36%	109,900	97,000	112,950	119,900	0
\$125,001 - \$175,000	59		13.75%	154,000	136,621	154,350	165,000	0
\$175,001 - \$200,000	53		12.35%	188,870	179,000	187,500	189,900	0
\$200,001 - \$300,000	133		31.00%	245,000	219,500	236,500	249,950	289,450
\$300,001 - \$350,000	49		11.42%	329,900	0	324,900	329,445	342,750
\$350,001 - \$475,000	70		16.32%	399,450	0	394,210	410,000	409,900
\$475,001 and up	42		9.79%	600,000	0	599,000	602,500	710,000
Median List Price:		\$251,300			\$129,900	\$209,900	\$318,000	\$491,900
Total Closed Units:		429			21	207	176	25
Total List Volume:		127,312,263			3.07M	50.00M	59.72M	14.52M



Monthly Inventory Analysis

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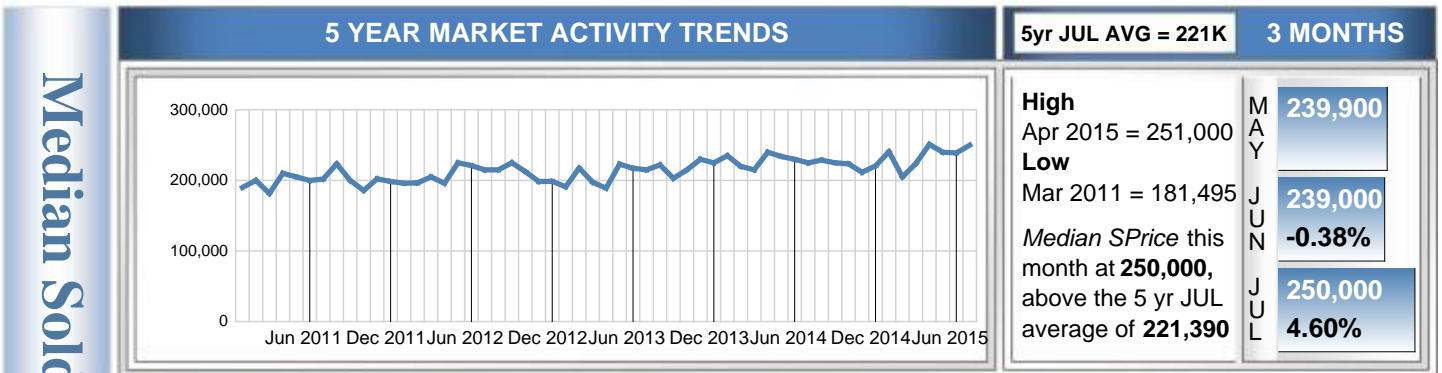
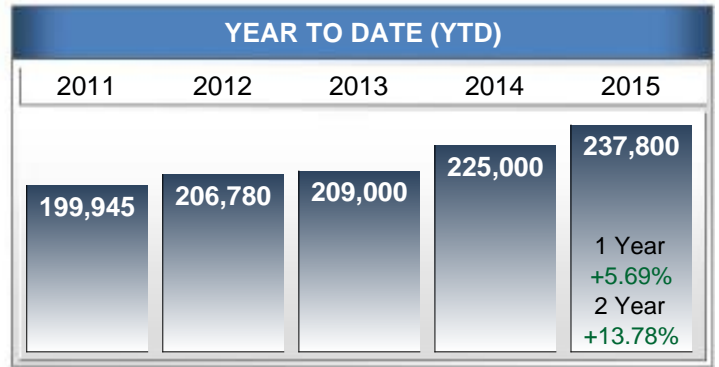
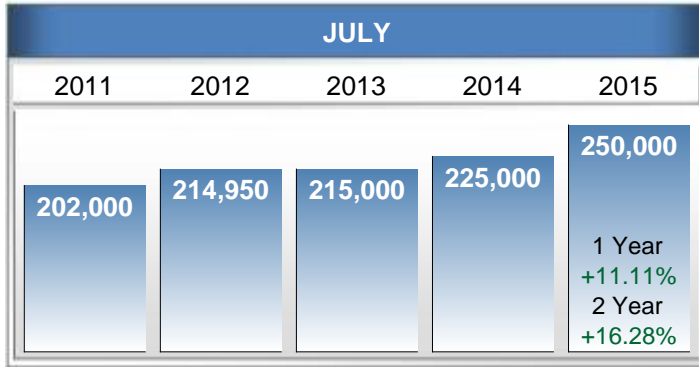
Closed Sales as of Aug 10, 2015



Median Sold Price at Closing

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Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

Ready to Buy or Sell Real Estate?
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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+
\$125,000 and less	25		5.83%	112,000	100,000	114,000	118,000	0
\$125,001 - \$175,000	61		14.22%	152,000	143,241	151,484	166,250	0
\$175,001 - \$200,000	52		12.12%	188,185	191,736	189,435	184,700	0
\$200,001 - \$300,000	129		30.07%	242,000	219,250	234,250	249,000	261,000
\$300,001 - \$350,000	53		12.35%	325,000	0	327,450	325,000	317,000
\$350,001 - \$475,000	70		16.32%	410,769	0	390,000	412,000	405,219
\$475,001 and up	39		9.09%	604,000	0	597,000	597,750	705,000
Median Closed Price:	\$250,000				\$125,000	\$205,000	\$308,000	\$480,000
Total Closed Units:	429				21	207	176	25
Total Closed Volume:	125,445,117				3.01M	49.33M	58.97M	14.14M



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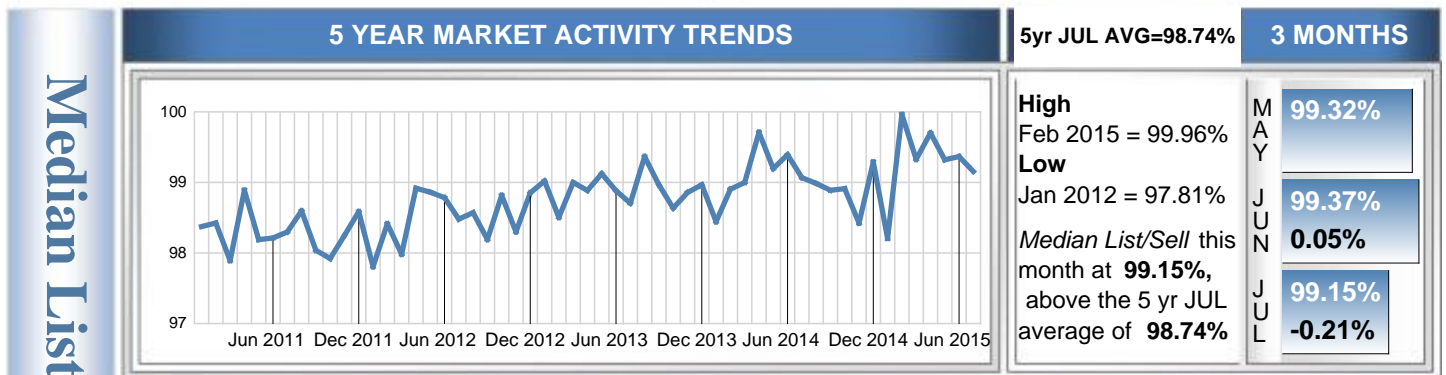
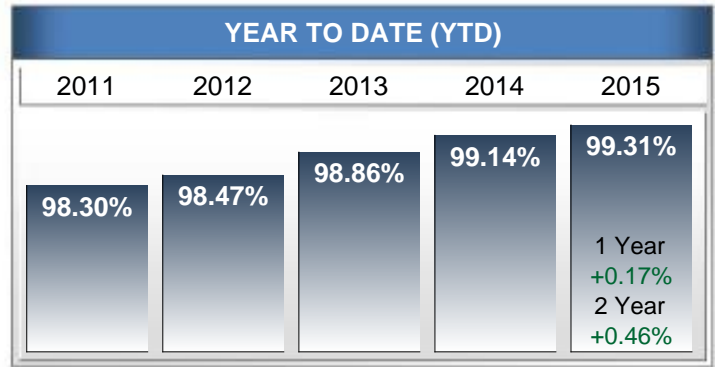
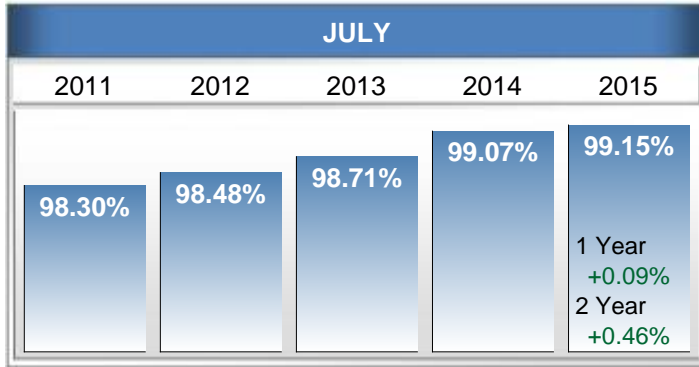
Closed Sales as of Aug 10, 2015



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - Residential Property Type



Median List/Sell Price

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

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$125,000 and less	25	5.83%	98.42%	100.00%	96.74%	98.42%	0.00%	
\$125,001 - \$175,000	61	14.22%	98.32%	98.46%	98.33%	97.21%	0.00%	
\$175,001 - \$200,000	52	12.12%	99.35%	93.58%	100.00%	97.69%	0.00%	
\$200,001 - \$300,000	129	30.07%	99.60%	99.72%	99.51%	99.91%	96.04%	
\$300,001 - \$350,000	53	12.35%	100.00%	0.00%	100.00%	98.57%	98.71%	
\$350,001 - \$475,000	70	16.32%	100.00%	0.00%	100.00%	99.81%	100.00%	
\$475,001 and up	39	9.09%	98.19%	0.00%	98.47%	98.22%	96.97%	
Median List/Sell Ratio: 99.15%				100.00%	99.52%	98.97%	98.71%	
Total Closed Units: 429					21	207	176	25
Total Closed Volume: 125,445,117					3.01M	49.33M	58.97M	14.14M



Monthly Inventory Analysis

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Inventory as of Aug 10, 2015



Market Summary

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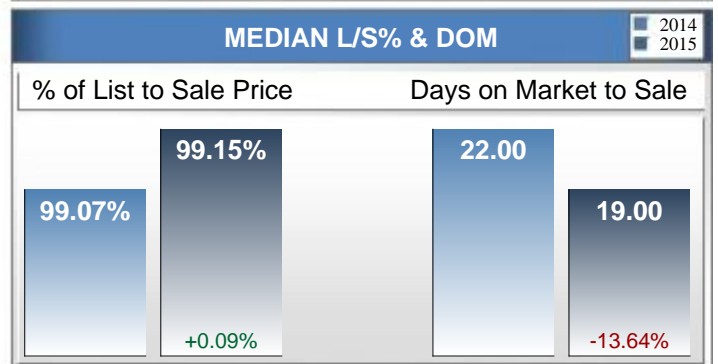
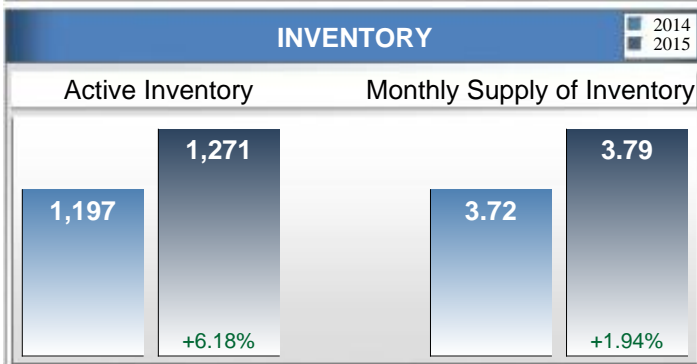
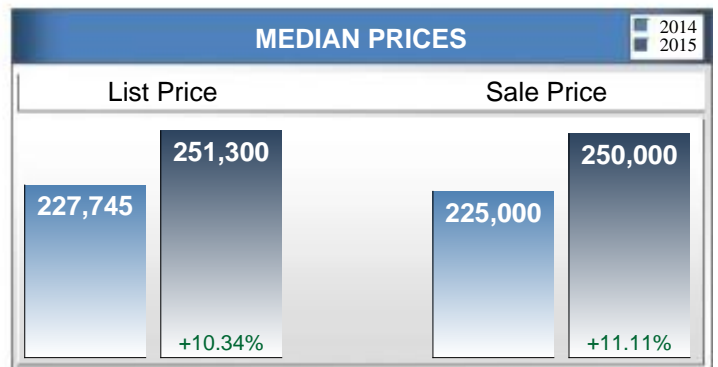
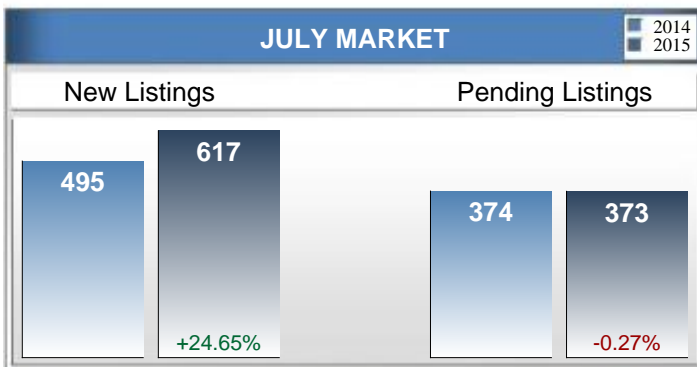
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Absorption: Last 12 months, an Average of 336 Sales/Month

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Closed Sales	386	429	11.14%	2,329	2,367	1.63%
Pending Sales	374	373	-0.27%	2,549	2,608	2.31%
New Listings	495	617	24.65%	3,398	3,725	9.62%
Median List Price	227,745	251,300	10.34%	229,900	239,990	4.39%
Median Sale Price	225,000	250,000	11.11%	225,000	237,800	5.69%
Median Percent of List Price to Selling Price	99.07%	99.15%	0.09%	99.14%	99.31%	0.17%
Median Days on Market to Sale	22.00	19.00	-13.64%	23.00	24.00	4.35%
Monthly Inventory	1,197	1,271	6.18%	1,197	1,271	6.18%
Months Supply of Inventory	3.72	3.79	1.94%	3.72	3.79	1.94%





July 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

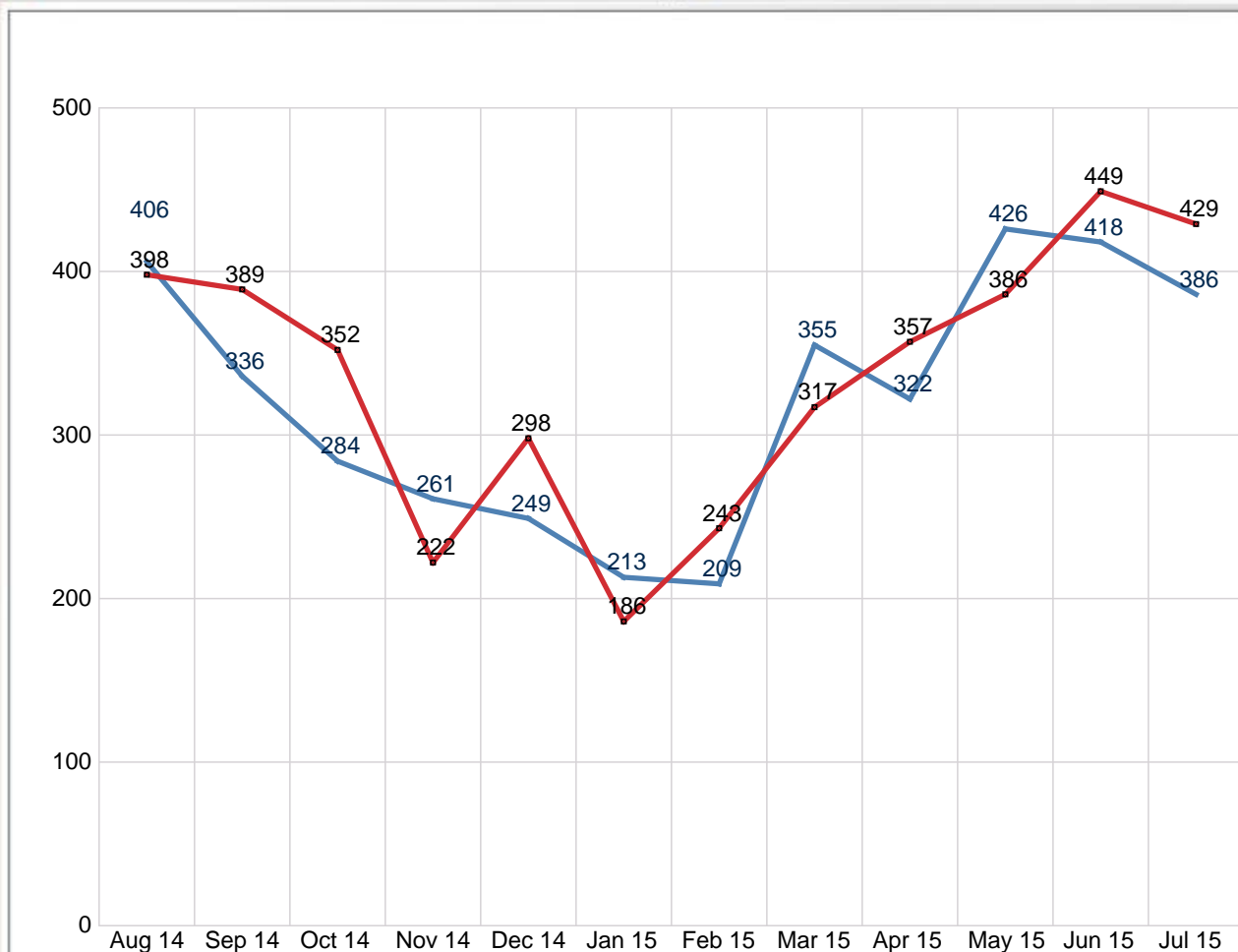
Report Produced on: Aug 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

JULY

2014	2015
386	429
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">11.14%</div>	

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
2,329	2,367
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">1.63%</div>	

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
3,865	4,026
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">4.17%</div>	



July 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

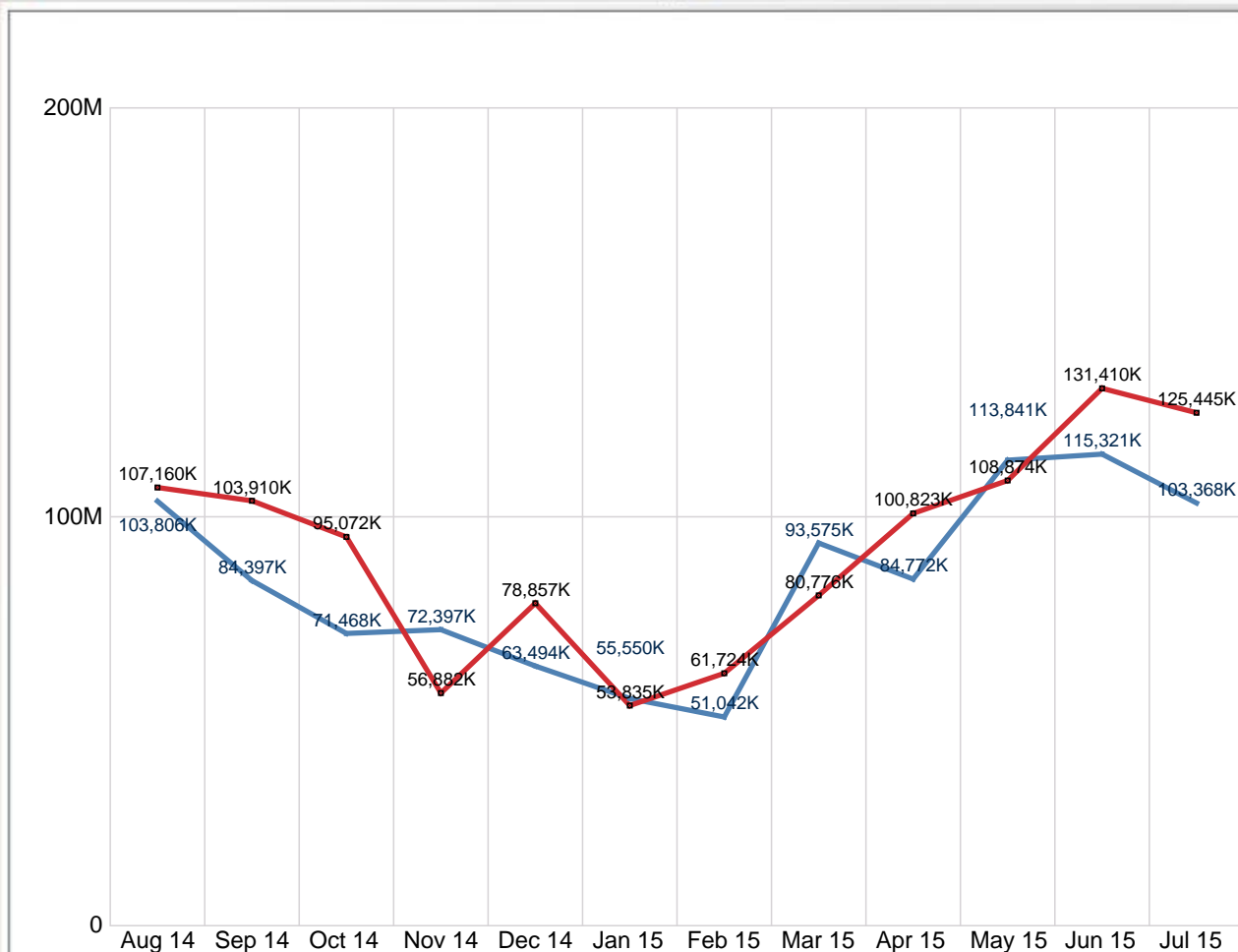
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Comparative Analysis

JULY

2014	2015
103M	125M
<div style="color: green; font-size: 2em;">↑</div> 21.36%	

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
617M	663M
<div style="color: green; font-size: 2em;">↑</div> 7.36%	

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
1.01B	1.10B
<div style="color: green; font-size: 2em;">↑</div> 9.06%	



July 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®

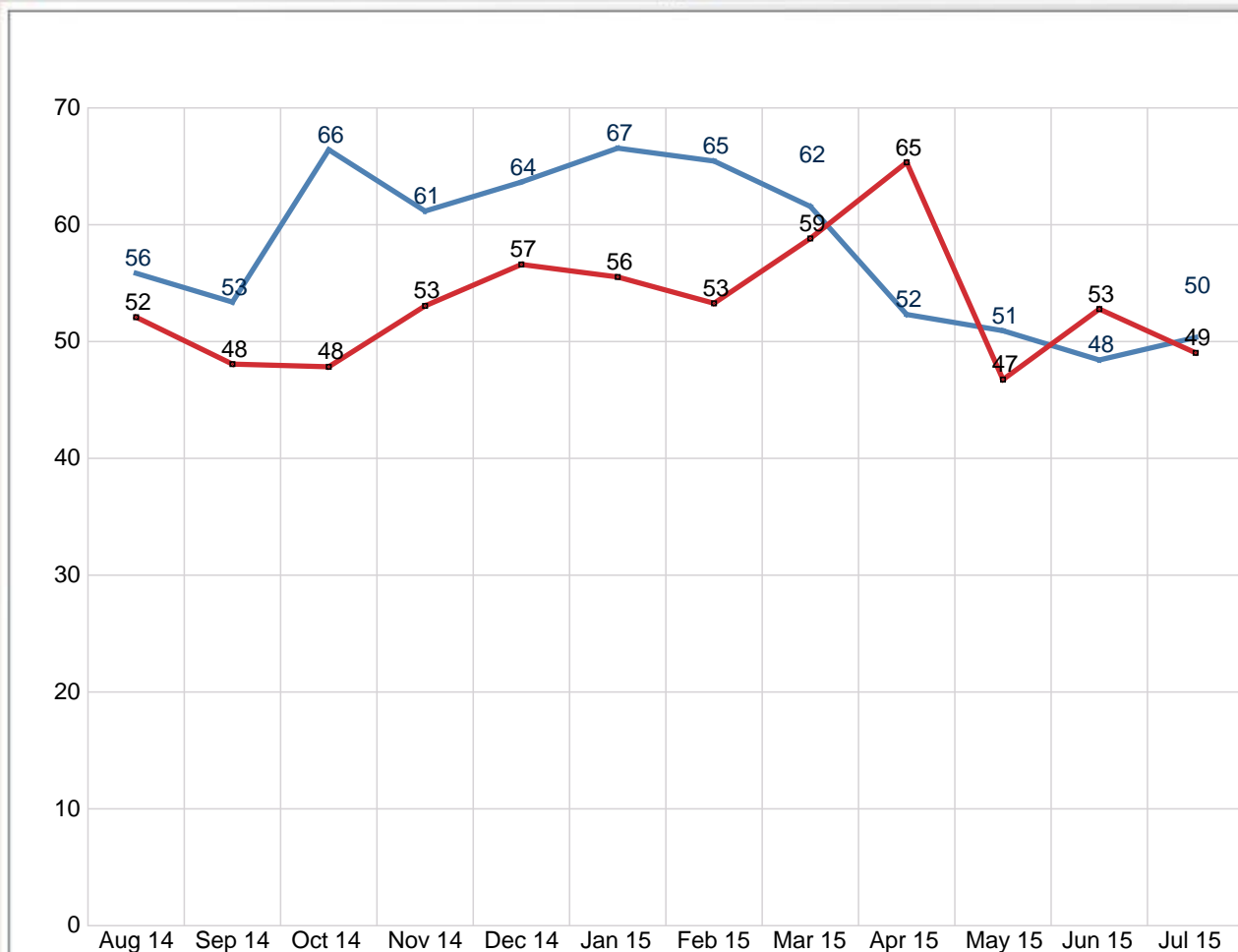
Report Produced on: Aug 10, 2015

Market Trends

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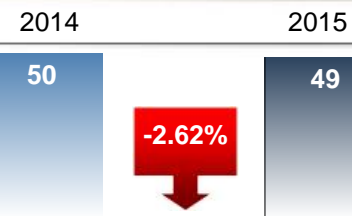
■ August 2014 - July 2015 (Current Year with Values)

■ August 2013 - July 2014 (Previous Year)



Comparative Analysis

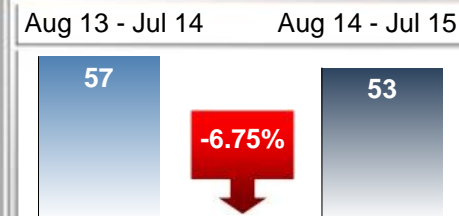
JULY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





July 2015

Area Delimited by City Of Edmond - Residential Property Type



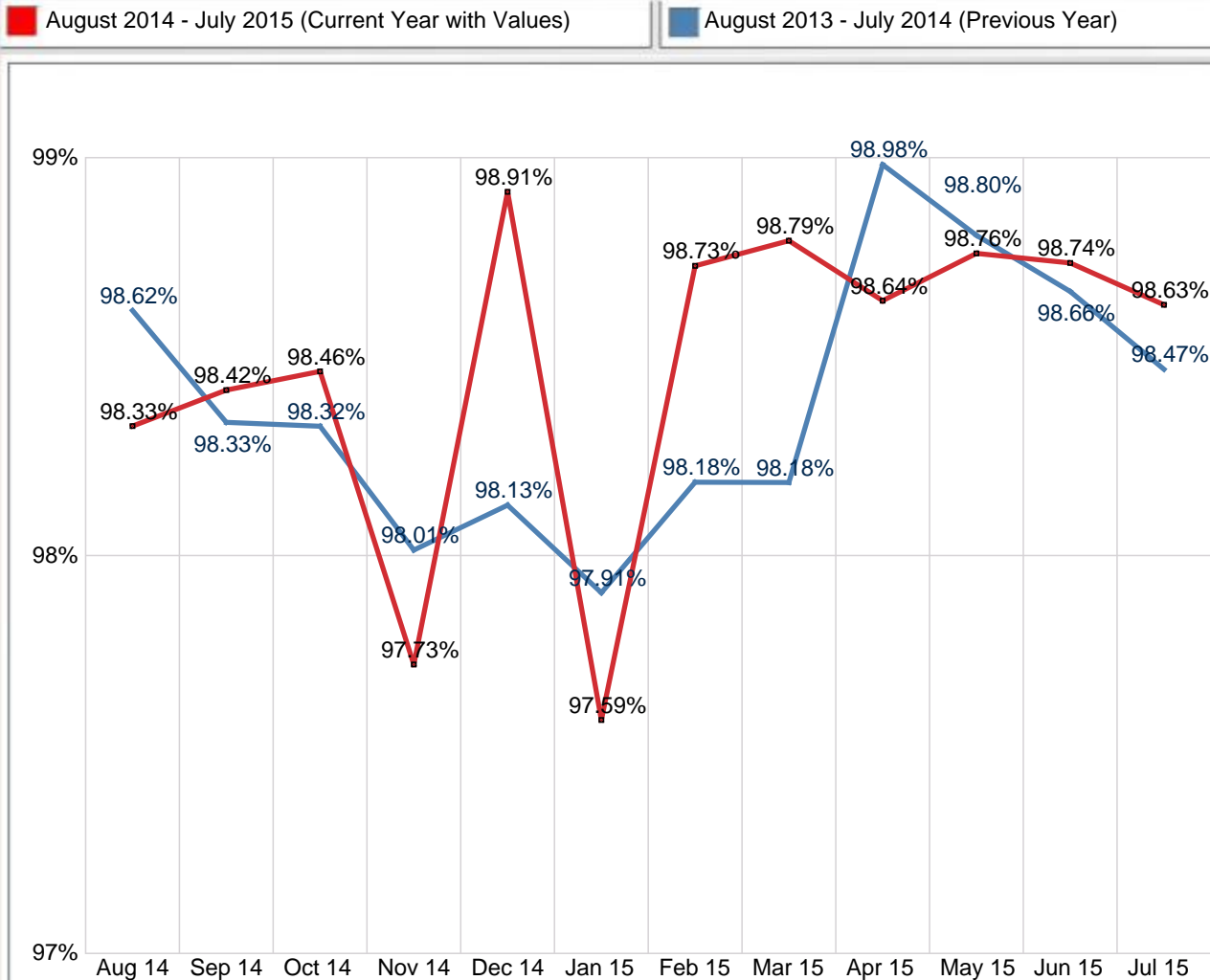
Closed Sales by Average Asked per Sold Ratio

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
98.47%	98.63%
 0.16%	

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
98.52%	98.62%
 0.11%	

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
98.44%	98.53%
 0.10%	



July 2015

Area Delimited by City Of Edmond - Residential Property Type



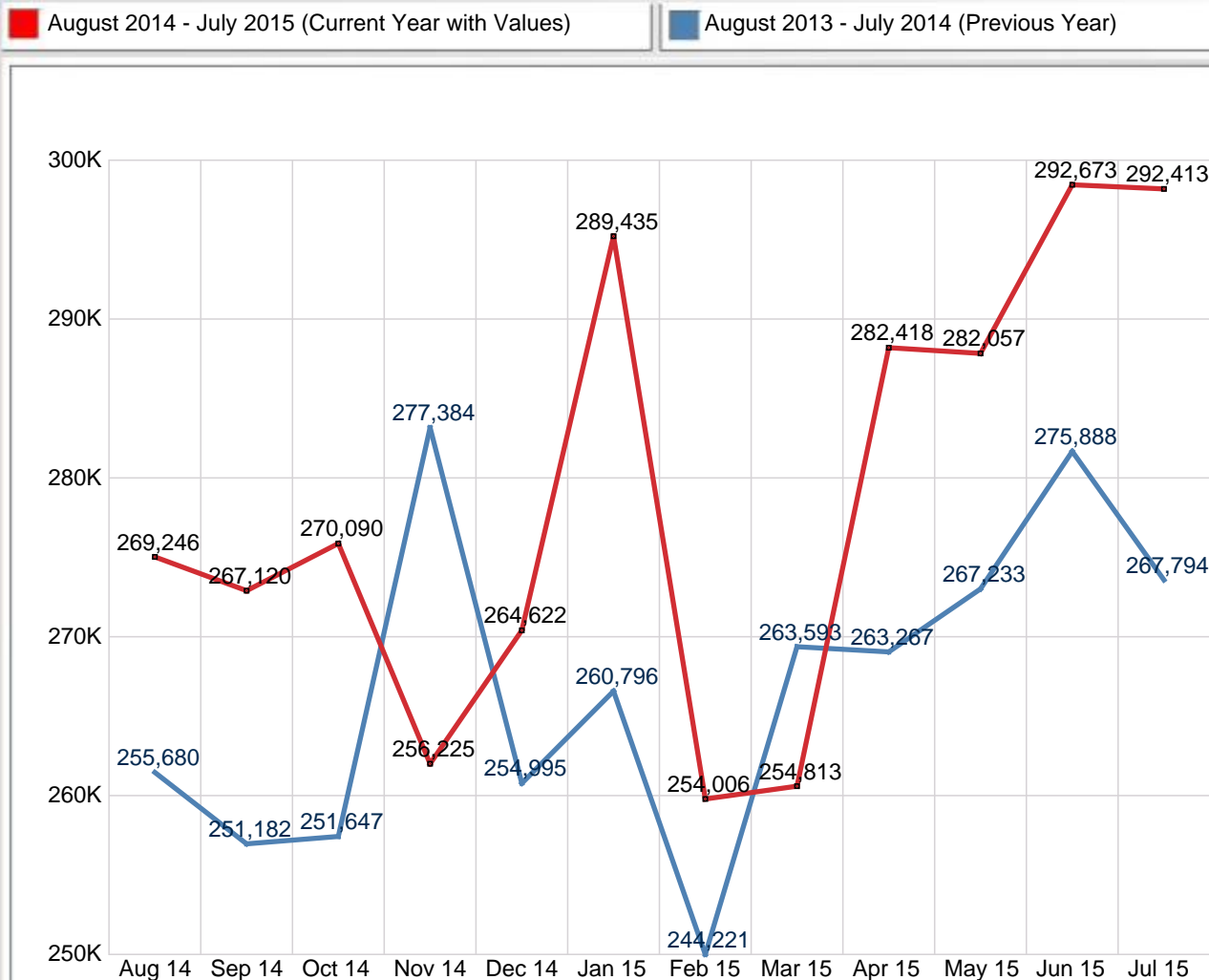
Closed Sales by Average Sold Price

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
267,794	292,413

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
265,122	280,054

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
262,104	274,408