



July 2015

Area Delimited by Zipcode 73044 - Residential Property Type

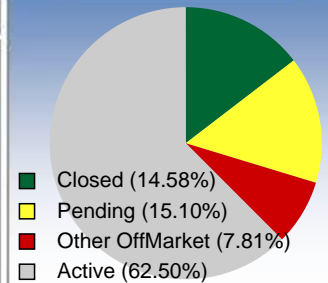


Absorption: Last 12 months, an Average of **28** Sales/Month

Active Inventory as of July 31, 2015 = **120**

	JULY		
	2014	2015	+/- %
Closed Listings	29	28	-3.45%
Pending Listings	28	29	3.57%
New Listings	40	57	42.50%
Median List Price	159,900	171,248	7.10%
Median Sale Price	156,500	170,000	8.63%
Median Percent of List Price to Selling Price	99.05%	99.61%	0.57%
Median Days on Market to Sale	45.00	26.50	-41.11%
End of Month Inventory	119	120	0.84%
Months Supply of Inventory	4.70	4.22	-10.10%

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 **0.84%** to 120 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 **4.22** 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 **8.63%** in July 2015 to \$170,000 versus the previous year at \$156,500.

Median Days on Market Shortens

The median number of **26.50** days that homes spent on the market before selling decreased by 18.50 days or **41.11%** in July 2015 compared to last year's same month at **45.00** 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 57 New Listings in July 2015, up **42.50%** from last year at 40. Furthermore, there were 28 Closed Listings this month versus last year at 29, a **-3.45%** decrease.

Closed versus Listed trends yielded a **49.1%** ratio, down from last year's July 2015 at **72.5%**, a **32.24%** 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

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2015

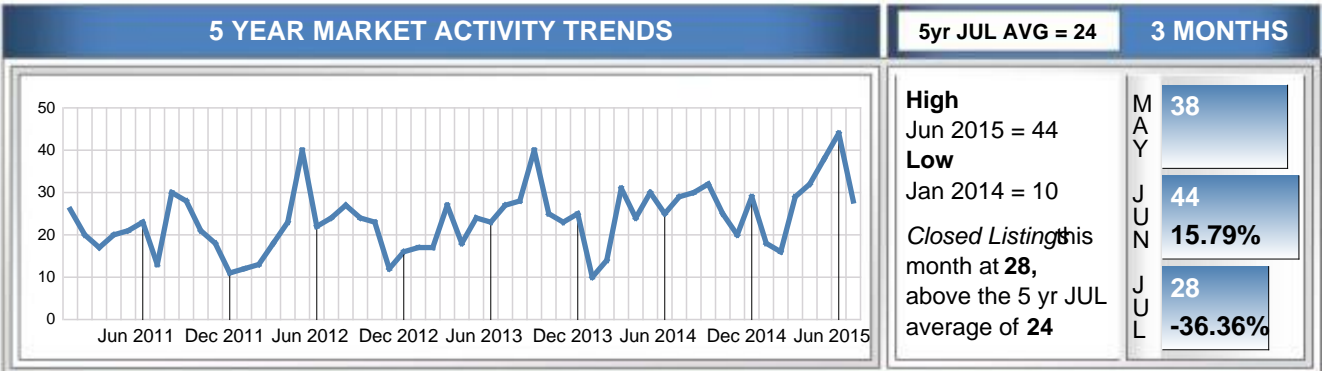
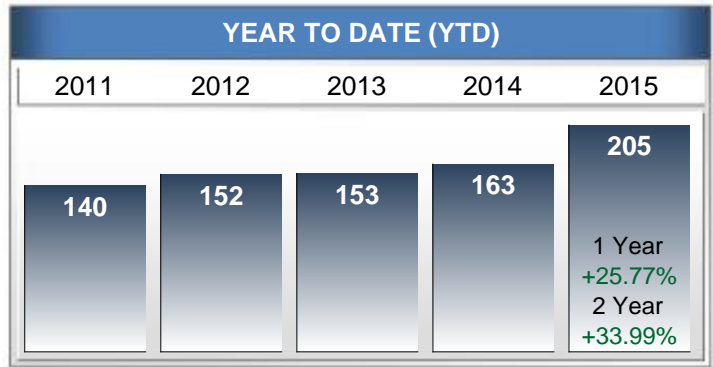
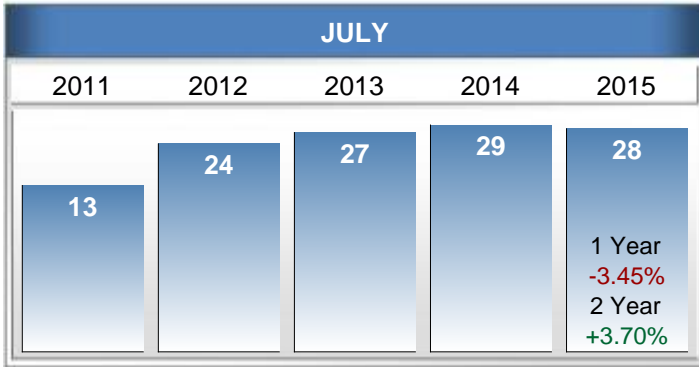
Closed Sales as of Aug 10, 2015



Closed Listings

Report Produced on: Aug 10, 2015

Area Delimited by 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+
\$25,000 and less	1	3.57%	105.0	1	0	0	0
\$25,001 - \$75,000	4	14.29%	5.5	4	0	0	0
\$75,001 - \$150,000	5	17.86%	25.0	0	5	0	0
\$150,001 - \$175,000	5	17.86%	35.0	0	3	2	0
\$175,001 - \$200,000	3	10.71%	20.0	0	2	1	0
\$200,001 - \$275,000	8	28.57%	123.5	0	4	3	1
\$275,001 and up	2	7.14%	12.5	0	0	1	1
Total Closed Units:	28		26.5	5	14	7	2
Total Closed Volume:	4,823,508			203.20K	2.29M	1.76M	565.00K
Median Closed Price:	\$170,000			\$49,900	\$168,500	\$207,000	\$282,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2015

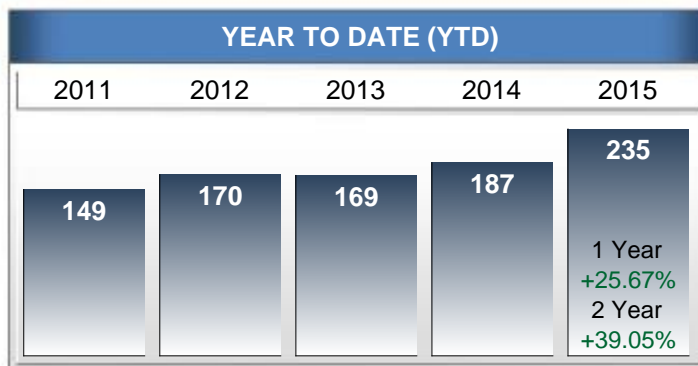
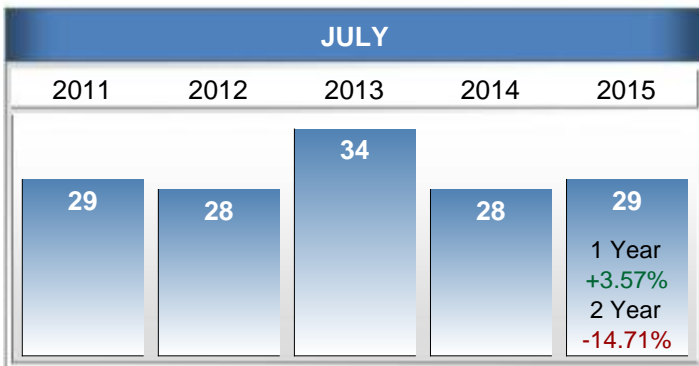
Pending Listings as of Aug 10, 2015



Pending Listings

Report Produced on: Aug 10, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr JUL AVG = 30	3 MONTHS								
High Mar 2015 = 41 Low Dec 2013 = 9 <i>Pending Listing</i> this month at 29 , below the 5 yr JUL average of 30	<table border="1"> <tr> <td>MAY</td> <td>37</td> </tr> <tr> <td>JUN</td> <td>38</td> </tr> <tr> <td>JUL</td> <td>29</td> </tr> <tr> <td colspan="2"> 2.70% -23.68% </td> </tr> </table>	MAY	37	JUN	38	JUL	29	2.70% -23.68%	
MAY	37								
JUN	38								
JUL	29								
2.70% -23.68%									

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	0	0.00%	12.5	0	0	0	0	
\$25,001 - \$75,000	4	13.79%	123.0	1	3	0	0	
\$75,001 - \$125,000	4	13.79%	20.0	0	4	0	0	
\$125,001 - \$175,000	10	34.48%	12.0	0	9	1	0	
\$175,001 - \$225,000	4	13.79%	22.5	0	3	1	0	
\$225,001 - \$325,000	5	17.24%	31.0	0	4	1	0	
\$325,001 and up	2	6.90%	160.0	0	1	0	1	
Total Pending Units: 29 Total Pending Volume: 4,973,349 Median Listing Price: \$154,600				19.0	1	24	3	1
					34.80K	3.98M	576.00K	379.90K
					\$34,800	\$154,300	\$199,999	\$379,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2015

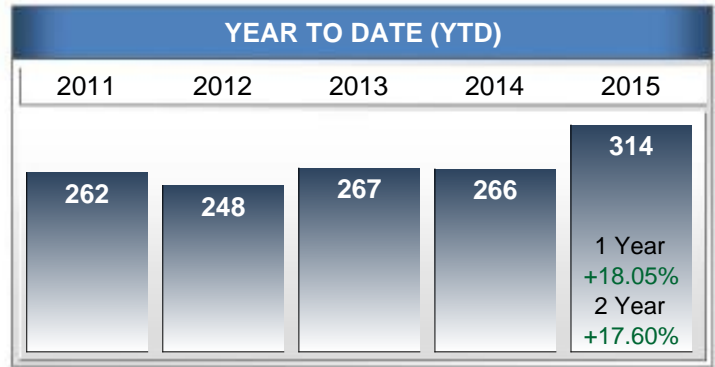
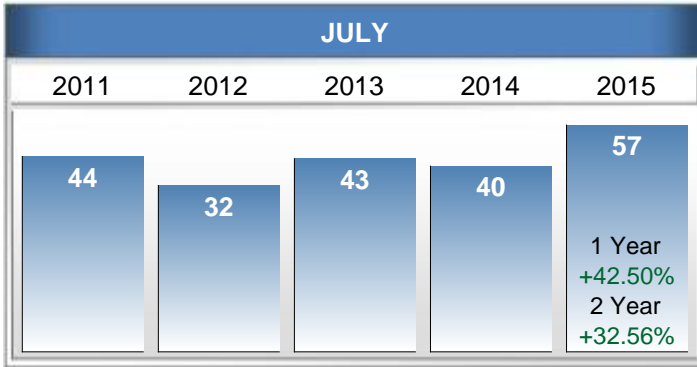
New Listings as of Aug 10, 2015



New Listings

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Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

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5yr JUL AVG = 43 **3 MONTHS**

High
Mar 2015 = 59

Low
Nov 2013 = 17

New Listings this month at **57**, above the 5 yr JUL average of **43**

MAY	44
JUN	54
JUL	57

22.73% (JUN vs JUL)
5.56% (JUL vs 5yr Avg)

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	4	7.02%	1	3	0	0
\$75,001 - \$125,000	6	10.53%	2	3	1	0
\$125,001 - \$150,000	8	14.04%	0	6	1	1
\$150,001 - \$225,000	13	22.81%	0	9	3	1
\$225,001 - \$225,000	0	0.00%	0	0	0	0
\$225,001 - \$325,000	20	35.09%	1	13	5	1
\$325,001 and up	6	10.53%	0	3	2	1
Total New Listed Units:	57		4	37	12	4
Total New Listed Volume:	12,080,249		459.00K	7.35M	2.84M	1.43M
Median New Listed Listing Price:	\$199,999		\$78,450	\$163,000	\$228,200	\$217,400



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2015

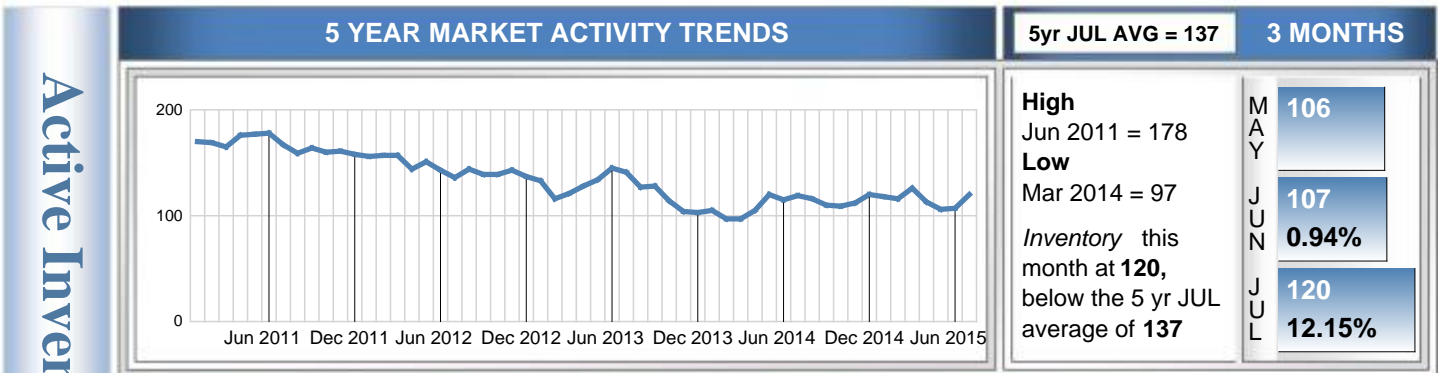
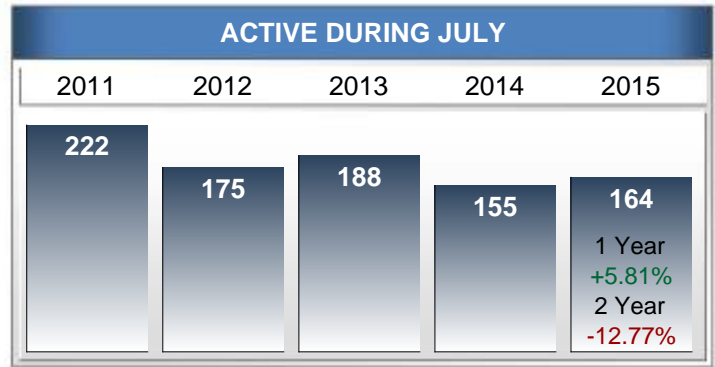
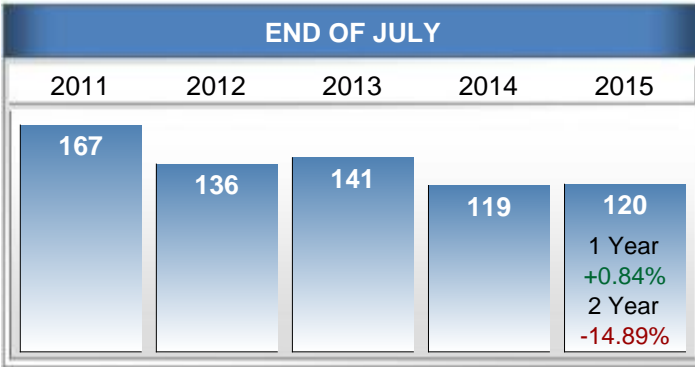
Active Inventory as of Aug 10, 2015



Active Inventory

Report Produced on: Aug 10, 2015

Area Delimited by 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	11	9.17%	46.0	3	6	1	1		
\$75,001 - \$100,000	12	10.00%	90.0	5	6	1	0		
\$100,001 - \$150,000	22	18.33%	36.5	0	19	2	1		
\$150,001 - \$225,000	29	24.17%	74.0	0	20	7	2		
\$225,001 - \$225,000	0	0.00%	74.0	0	0	0	0		
\$225,001 - \$300,000	31	25.83%	29.0	1	18	9	3		
\$300,001 and up	15	12.50%	57.0	0	6	7	2		
Total Active Inventory by Units:				120	45.5	9	75	27	9
Total Active Inventory by Volume:				27,104,404		879.40K	17.11M	6.59M	2.52M
Median Active Inventory Listing Price:				\$186,400		\$79,900	\$164,500	\$228,500	\$244,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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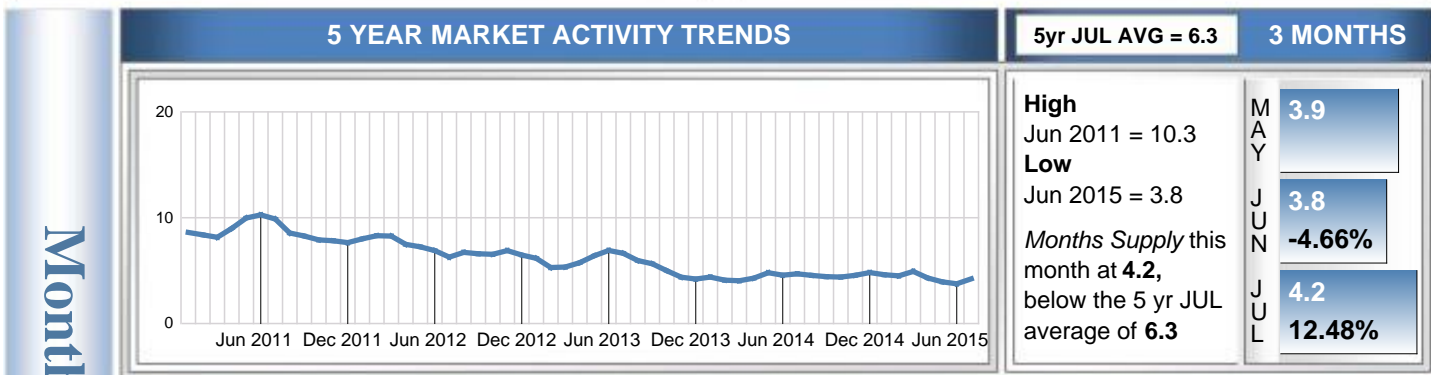
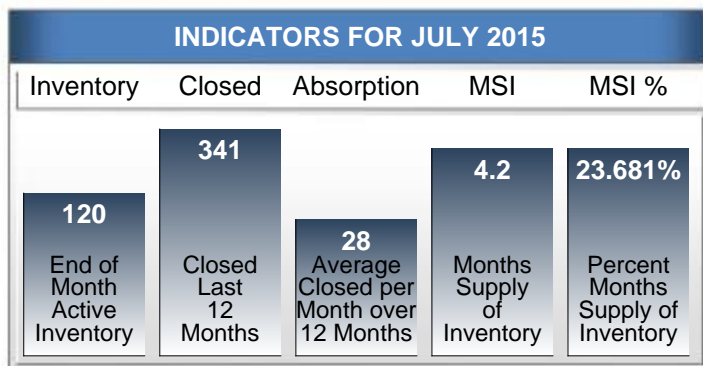
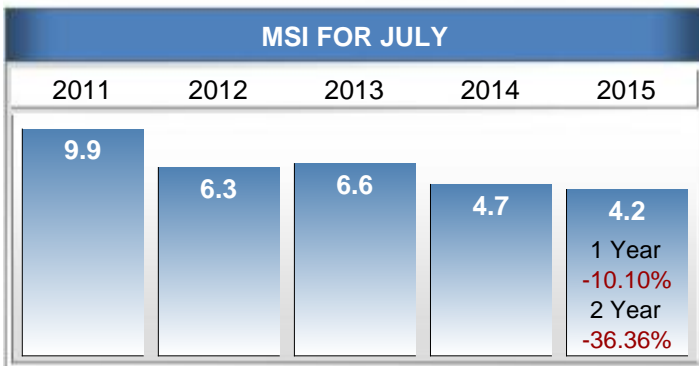
Active Inventory as of Aug 10, 2015



Months Supply of Inventory

Report Produced on: Aug 10, 2015

Area Delimited by Zipcode 73044 - 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	11	9.17%	1.8	1.2	2.4	1.1	0.0
\$75,001 - \$100,000	12	10.00%	5.3	7.5	4.2	6.0	0.0
\$100,001 - \$150,000	22	18.33%	5.4	0.0	6.2	2.7	0.0
\$150,001 - \$225,000	29	24.17%	2.8	0.0	3.2	1.7	12.0
\$225,001 - \$225,000	0	0.00%	0.0	0.0	0.0	0.0	0.0
\$225,001 - \$300,000	31	25.83%	7.4	0.0	8.0	6.8	5.1
\$300,001 and up	15	12.50%	10.6	0.0	9.0	16.8	8.0
MSI:	4.2			2.5	4.7	3.5	9.0
Total Active Inventory:	120			9	75	27	9



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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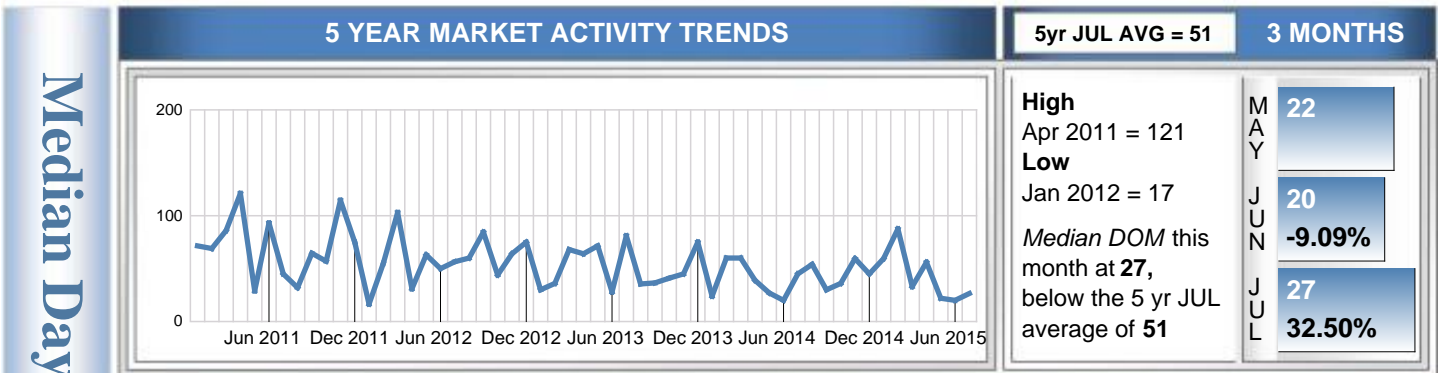
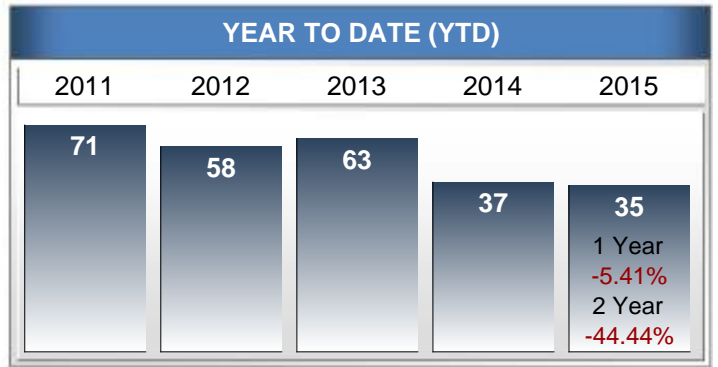
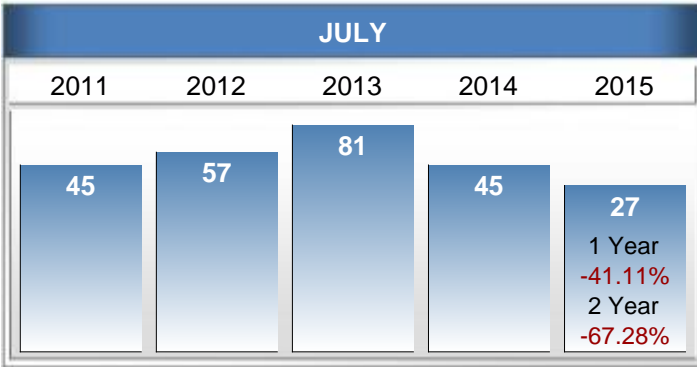
Closed Sales as of Aug 10, 2015



Median Days on Market to Sale

Report Produced on: Aug 10, 2015

Area Delimited by 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+
\$25,000 and less	1		3.57%	105.0	105.0	0.0	0.0	0.0
\$25,001 - \$75,000	4		14.29%	5.5	5.5	0.0	0.0	0.0
\$75,001 - \$150,000	5		17.86%	25.0	0.0	25.0	0.0	0.0
\$150,001 - \$175,000	5		17.86%	35.0	0.0	20.0	51.5	0.0
\$175,001 - \$200,000	3		10.71%	20.0	0.0	17.5	57.0	0.0
\$200,001 - \$275,000	8		28.57%	123.5	0.0	80.0	144.0	195.0
\$275,001 and up	2		7.14%	12.5	0.0	0.0	1.0	24.0
Median Closed DOM:	26.5				6.0	22.5	57.0	109.5
Total Closed Units:	28				5	14	7	2
Total Closed Volume:	4,823,508				203.20K	2.29M	1.76M	565.00K



Monthly Inventory Analysis

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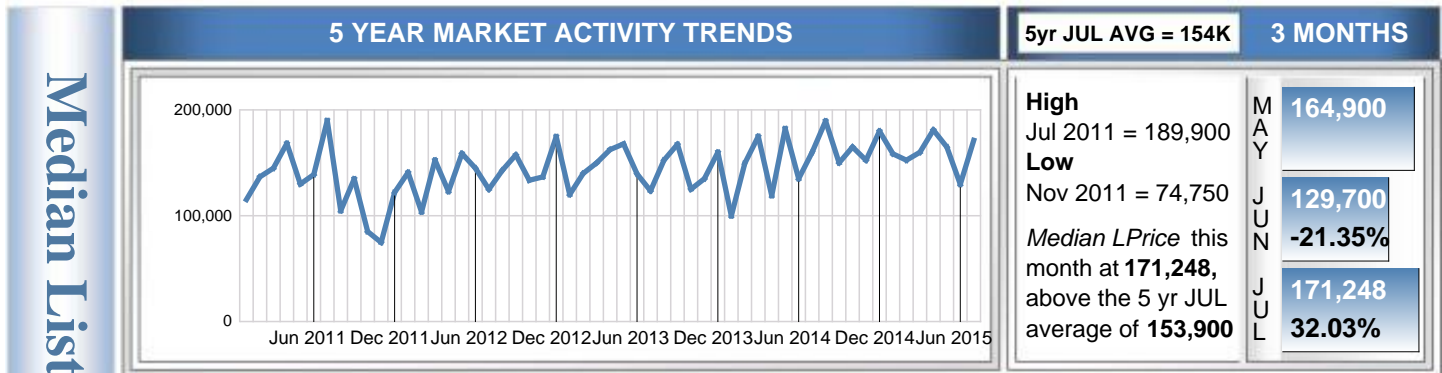
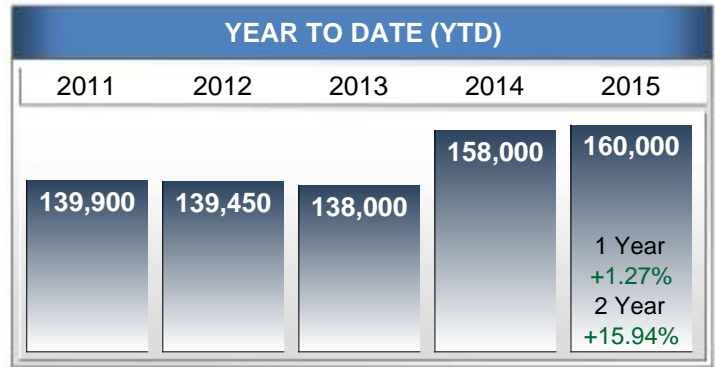
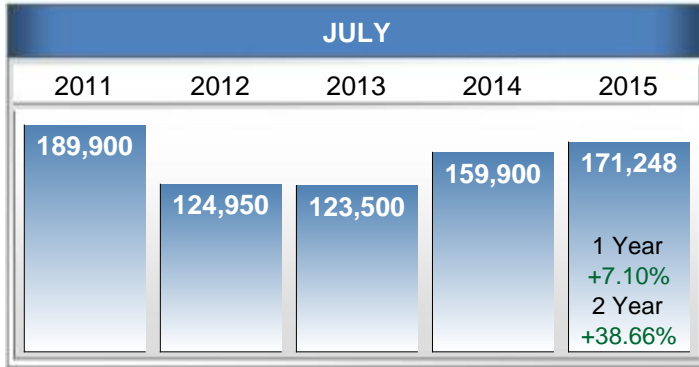
Closed Sales as of Aug 10, 2015



Median List Price at Closing

Report Produced on: Aug 10, 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+
\$25,000 and less	1		3.57%	7,000	7,000	0	0	0
\$25,001 - \$75,000	4		14.29%	51,150	51,150	0	0	0
\$75,001 - \$150,000	4		14.29%	98,950	0	98,950	0	0
\$150,001 - \$175,000	6		21.43%	164,450	0	164,450	164,248	0
\$175,001 - \$200,000	3		10.71%	180,684	0	179,592	198,800	0
\$200,001 - \$275,000	7		25.00%	220,000	0	222,450	213,108	0
\$275,001 and up	3		10.71%	289,899	0	0	600,000	287,450
Median List Price:		\$171,248			\$49,900	\$169,950	\$205,700	\$287,450
Total Closed Units:		28			5	14	7	2
Total List Volume:		4,903,086			214.20K	2.35M	1.77M	574.90K



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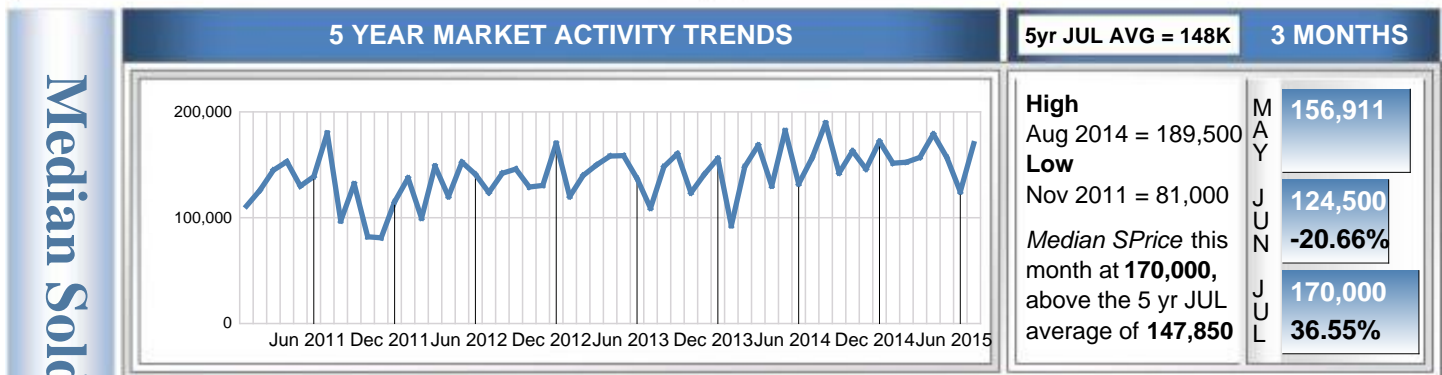
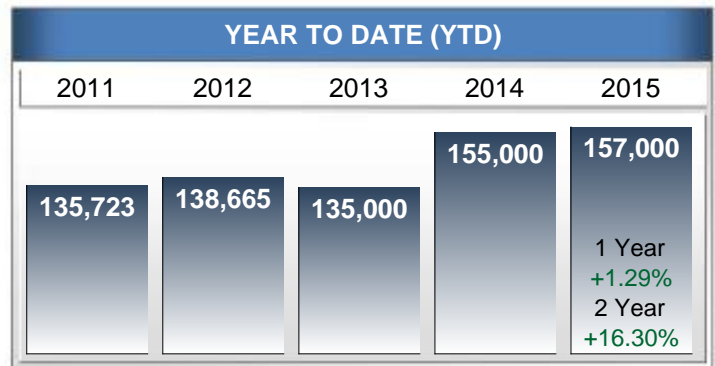
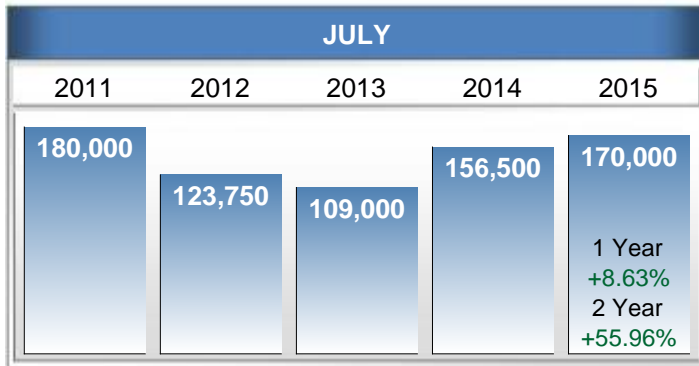
Closed Sales as of Aug 10, 2015



Median Sold Price at Closing

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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+
\$25,000 and less	1		3.57%	6,000	6,000	0	0	0
\$25,001 - \$75,000	4		14.29%	51,150	51,150	0	0	0
\$75,001 - \$150,000	5		17.86%	103,000	0	103,000	0	0
\$150,001 - \$175,000	5		17.86%	164,000	0	164,000	161,000	0
\$175,001 - \$200,000	3		10.71%	181,700	0	180,850	198,800	0
\$200,001 - \$275,000	8		28.57%	216,554	0	216,250	213,108	275,000
\$275,001 and up	2		7.14%	445,000	0	0	600,000	290,000
Median Closed Price:	\$170,000				\$49,900	\$168,500	\$207,000	\$282,500
Total Closed Units:	28				5	14	7	2
Total Closed Volume:	4,823,508				203.20K	2.29M	1.76M	565.00K



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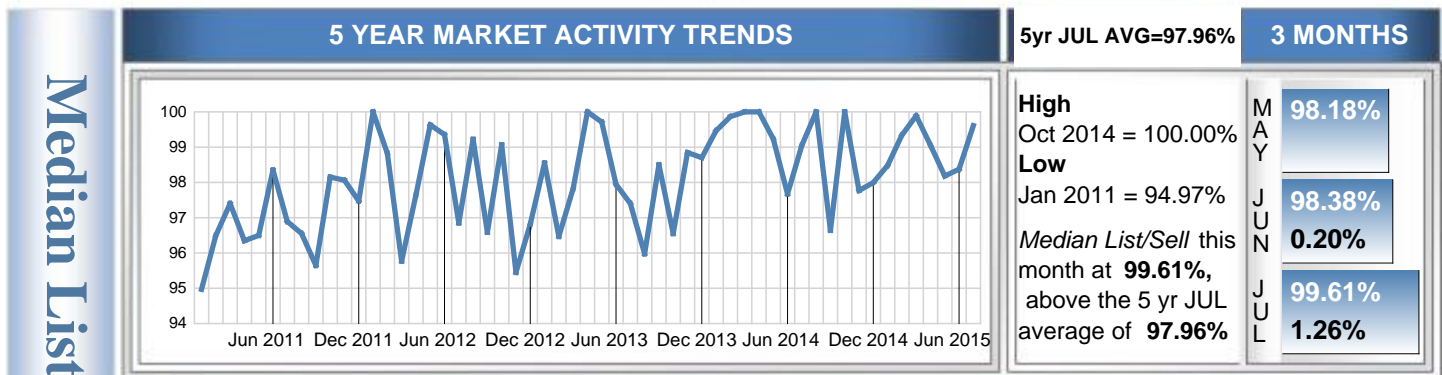
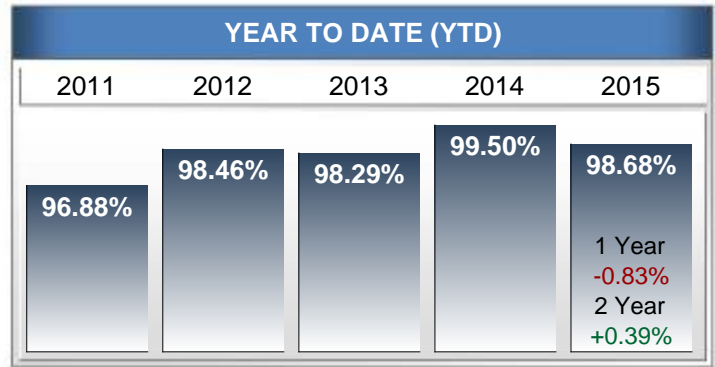
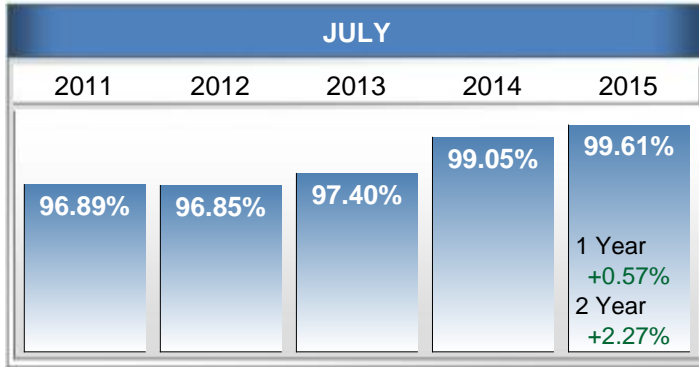
Closed Sales as of Aug 10, 2015



Median Percent of List Price to Selling Price

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Area Delimited by 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+
\$25,000 and less	1	3.57%	85.71%	85.71%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	4	14.29%	100.00%	100.00%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	5	17.86%	95.73%	0.00%	95.73%	0.00%	0.00%
\$150,001 - \$175,000	5	17.86%	98.86%	0.00%	98.86%	97.99%	0.00%
\$175,001 - \$200,000	3	10.71%	100.00%	0.00%	100.71%	100.00%	0.00%
\$200,001 - \$275,000	8	28.57%	98.86%	0.00%	97.39%	100.00%	96.49%
\$275,001 and up	2	7.14%	100.02%	0.00%	0.00%	100.00%	100.03%
Median List/Sell Ratio:	99.61%			100.00%	98.03%	100.00%	98.26%
Total Closed Units:	28			5	14	7	2
Total Closed Volume:	4,823,508			203.20K	2.29M	1.76M	565.00K



Monthly Inventory Analysis

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July 2015

Inventory as of Aug 10, 2015



Market Summary

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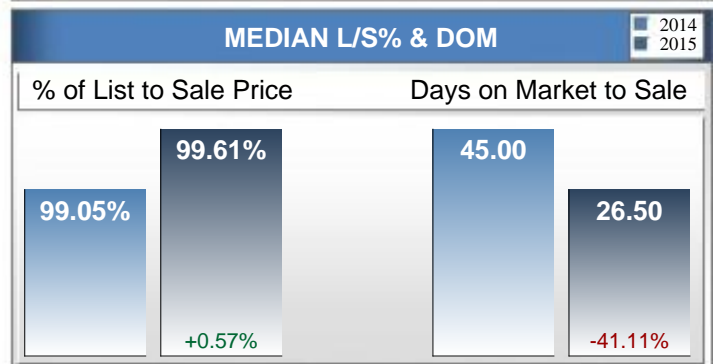
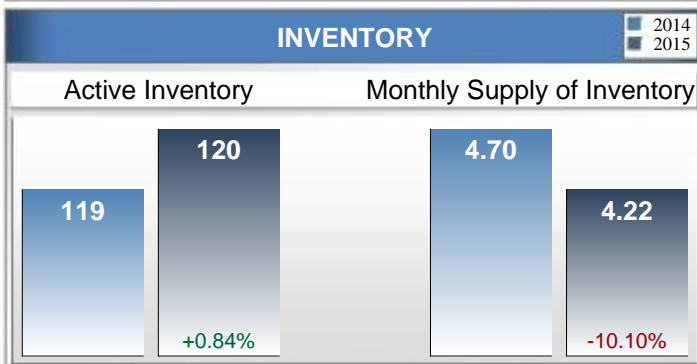
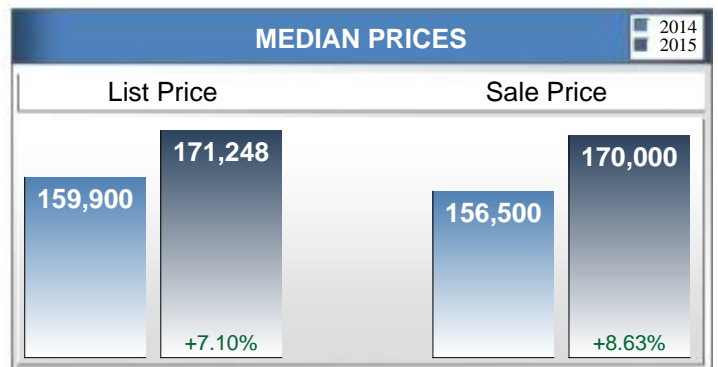
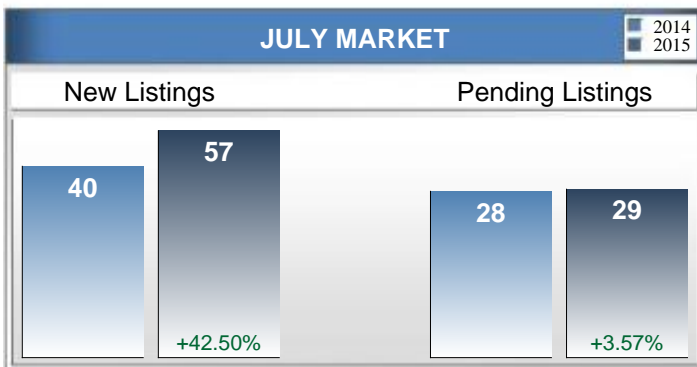
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of July 31, 2015 = 120

	JULY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	29	28	-3.45%	163	205	25.77%
Pending Sales	28	29	3.57%	187	235	25.67%
New Listings	40	57	42.50%	266	314	18.05%
Median List Price	159,900	171,248	7.10%	158,000	160,000	1.27%
Median Sale Price	156,500	170,000	8.63%	155,000	157,000	1.29%
Median Percent of List Price to Selling Price	99.05%	99.61%	0.57%	99.51%	98.68%	-0.83%
Median Days on Market to Sale	45.00	26.50	-41.11%	37.00	35.00	-5.41%
Monthly Inventory	119	120	0.84%	119	120	0.84%
Months Supply of Inventory	4.70	4.22	-10.10%	4.70	4.22	-10.10%





July 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

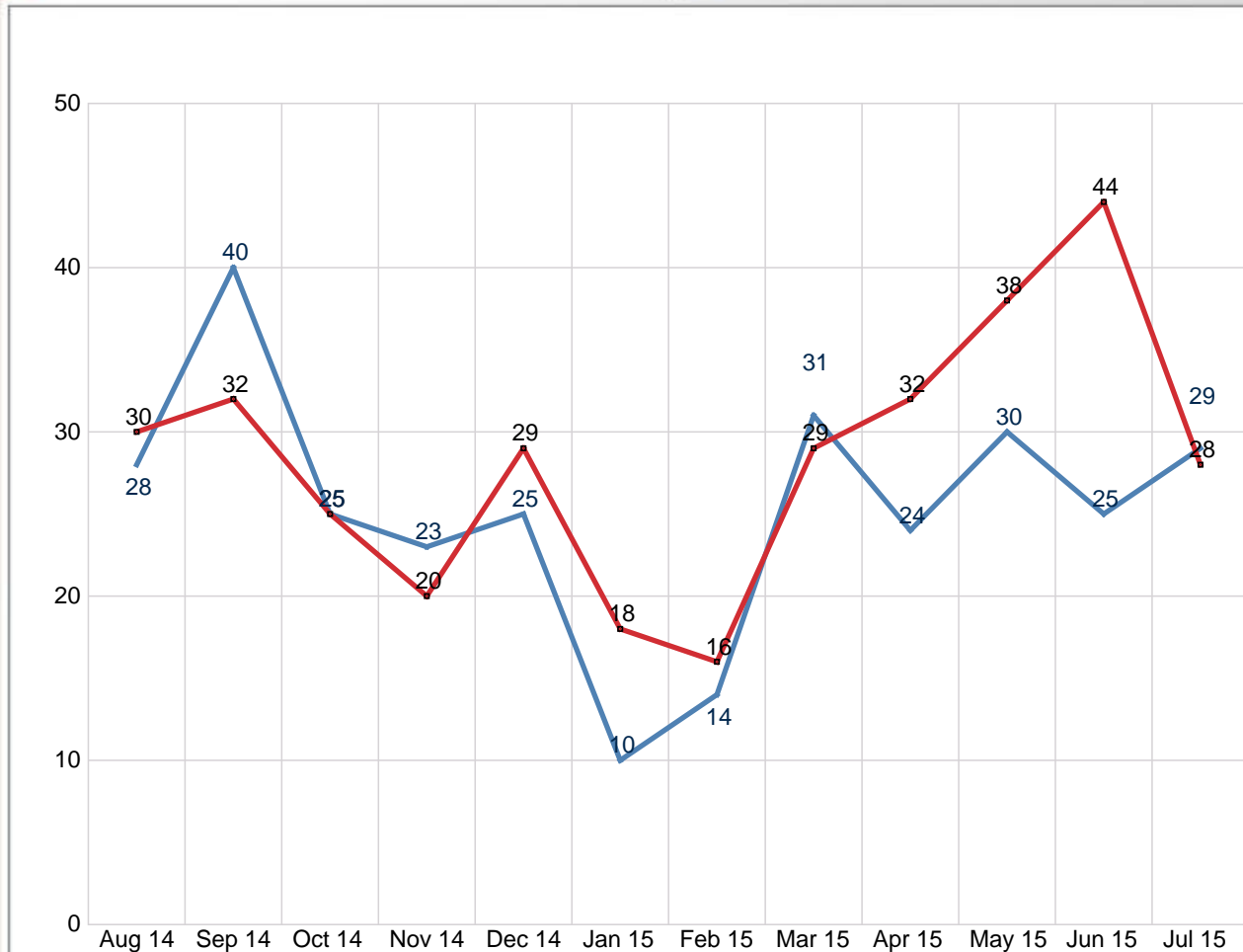
Report Produced on: Aug 10, 2015

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
29	28
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.45%</div>	

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
163	205
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">25.77%</div>	

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
304	341
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">12.17%</div>	



July 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

Report Produced on: Aug 10, 2015

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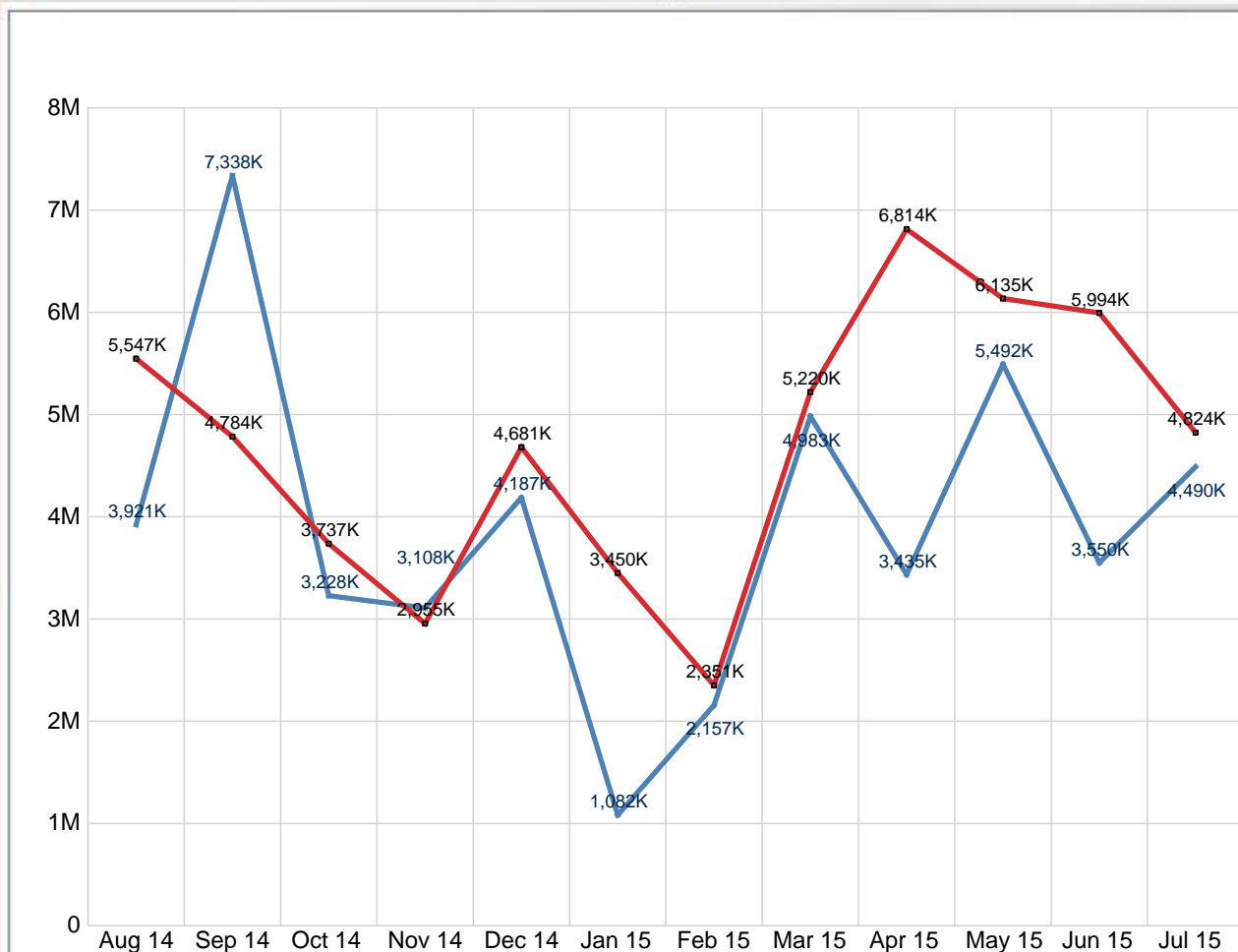
■ August 2014 - July 2015 (Current Year with Values)

■ August 2013 - July 2014 (Previous Year)

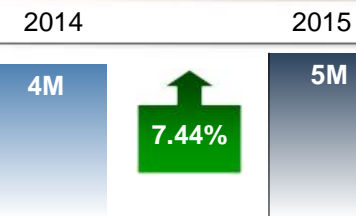
Comparative Analysis

Market Trends

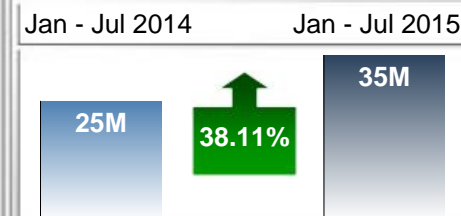
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JULY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





July 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

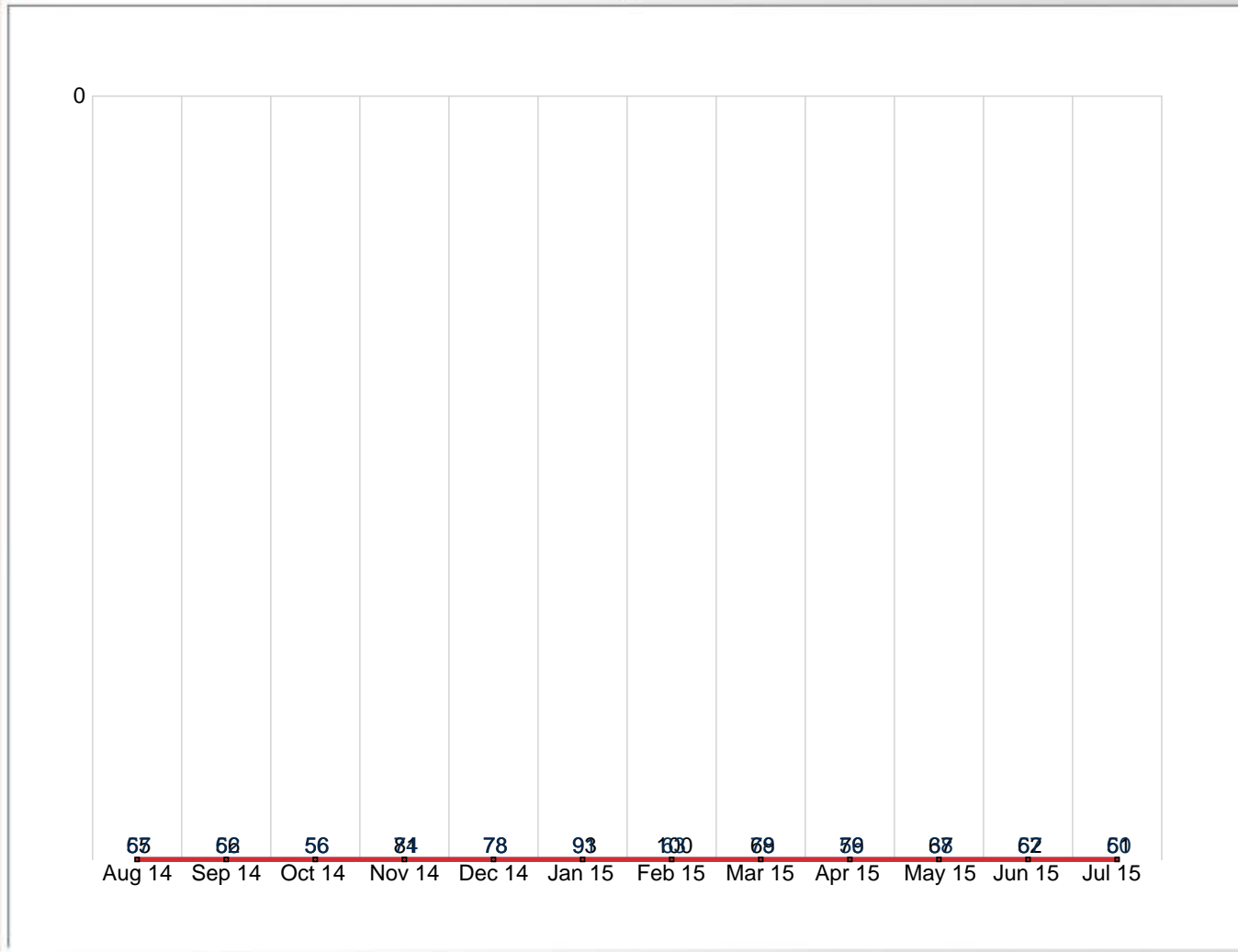
Report Produced on: Aug 10, 2015

Market Trends

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Comparative Analysis

JULY

2014

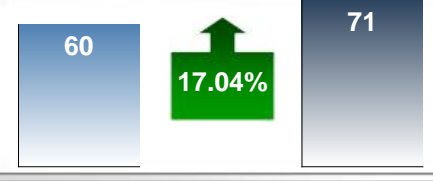
2015



YEAR TO DATE (YTD)

Jan - Jul 2014

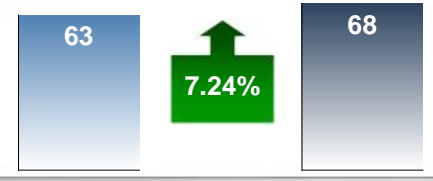
Jan - Jul 2015



12 MONTH COMPARATIVE

Aug 13 - Jul 14

Aug 14 - Jul 15





July 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

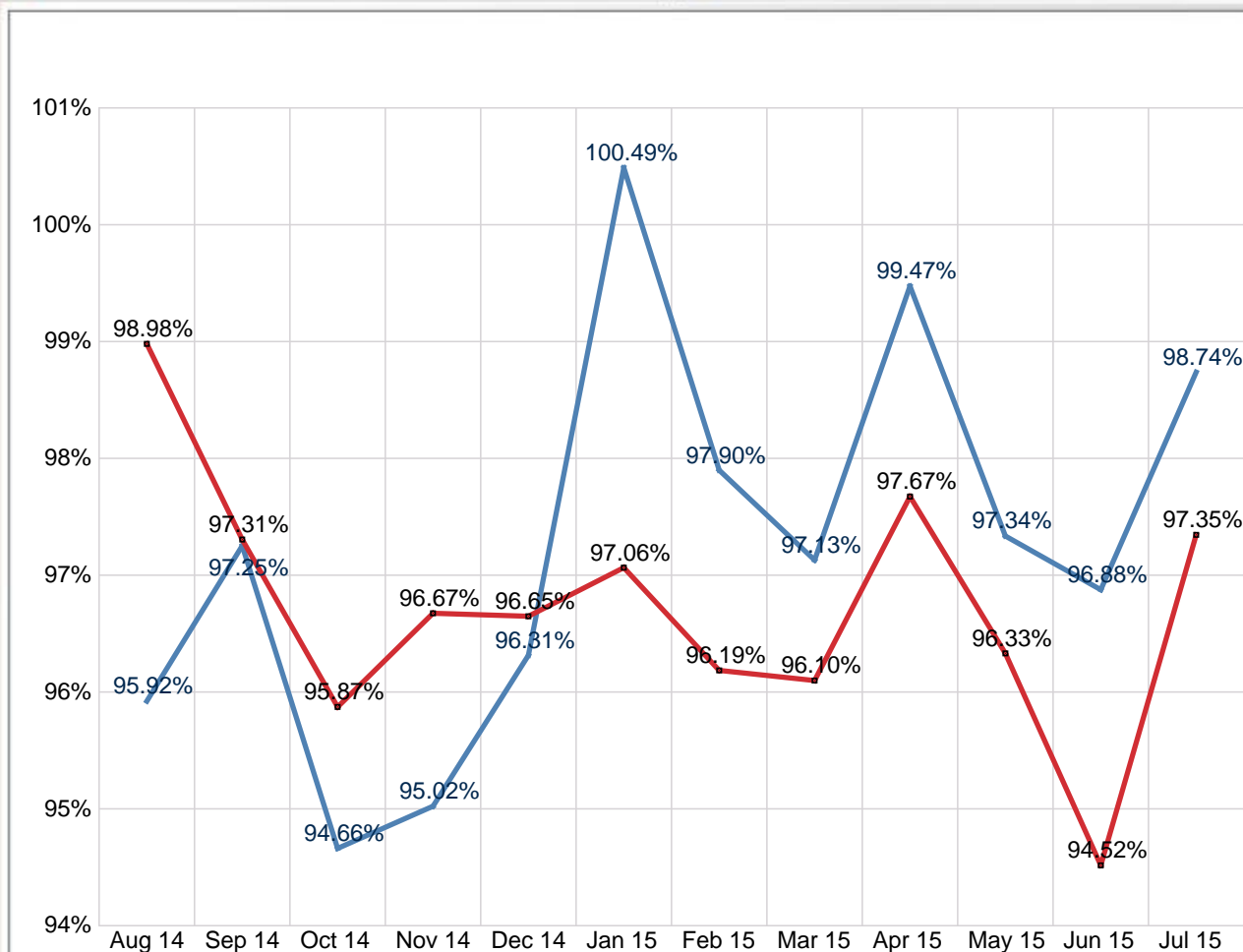
Report Produced on: Aug 10, 2015

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Market Trends

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Comparative Analysis

JULY

2014	2015
98.74%	97.35%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.41%</div> 	

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
98.03%	96.31%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.76%</div> 	

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
97.09%	96.66%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.45%</div> 	



July 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

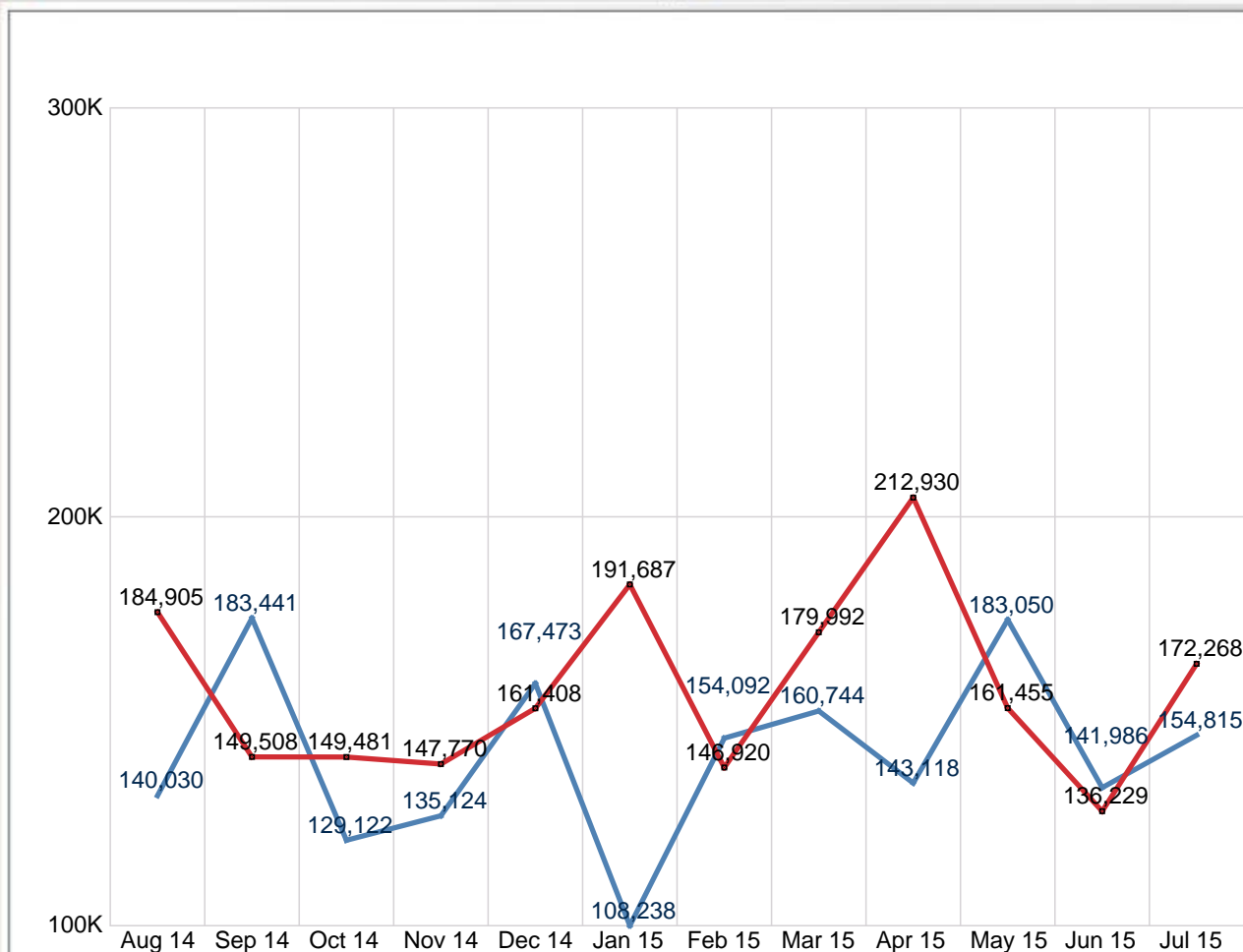
Report Produced on: Aug 10, 2015

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Market Trends

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 ■ August 2013 - July 2014 (Previous Year)



Comparative Analysis

JULY

2014	2015
154,815	172,268
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 11.27%	

YEAR TO DATE (YTD)

Jan - Jul 2014	Jan - Jul 2015
154,530	169,695
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 9.81%	

12 MONTH COMPARATIVE

Aug 13 - Jul 14	Aug 14 - Jul 15
154,505	165,666
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.22%	