



August 2015

Area Delimited by City Of Edmond -
Residential Property Type

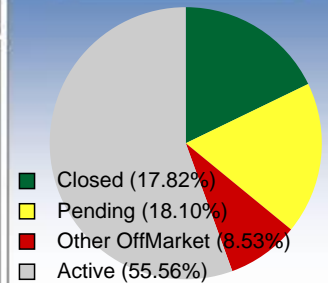


Absorption: Last 12 months, an Average of **336** Sales/Month

Active Inventory as of August 31, 2015 = **1,225**

	AUGUST		
	2014	2015	+/- %
Closed Listings	398	393	-1.26%
Pending Listings	370	399	7.84%
New Listings	523	538	2.87%
Median List Price	229,900	255,000	10.92%
Median Sale Price	228,700	249,000	8.88%
Median Percent of List Price to Selling Price	98.99%	99.62%	0.64%
Median Days on Market to Sale	20.50	20.00	-2.44%
End of Month Inventory	1,217	1,225	0.66%
Months Supply of Inventory	3.79	3.65	-3.59%

Market Activity



Report Produced on: Sep 14, 2015

Monthly Inventory Analysis

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 August 2015 rose **0.66%** to 1,225 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 **3.65** 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 **8.88%** in August 2015 to \$249,000 versus the previous year at \$228,700.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 0.50 days or **2.44%** in August 2015 compared to last year's same month at **20.50** DOM.

Sales Success for August 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 538 New Listings in August 2015, up **2.87%** from last year at 523. Furthermore, there were 393 Closed Listings this month versus last year at 398, a **-1.26%** decrease.

Closed versus Listed trends yielded a **73.0%** ratio, down from last year's August 2015 at **76.1%**, a **4.01%** 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:
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

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

August 2015

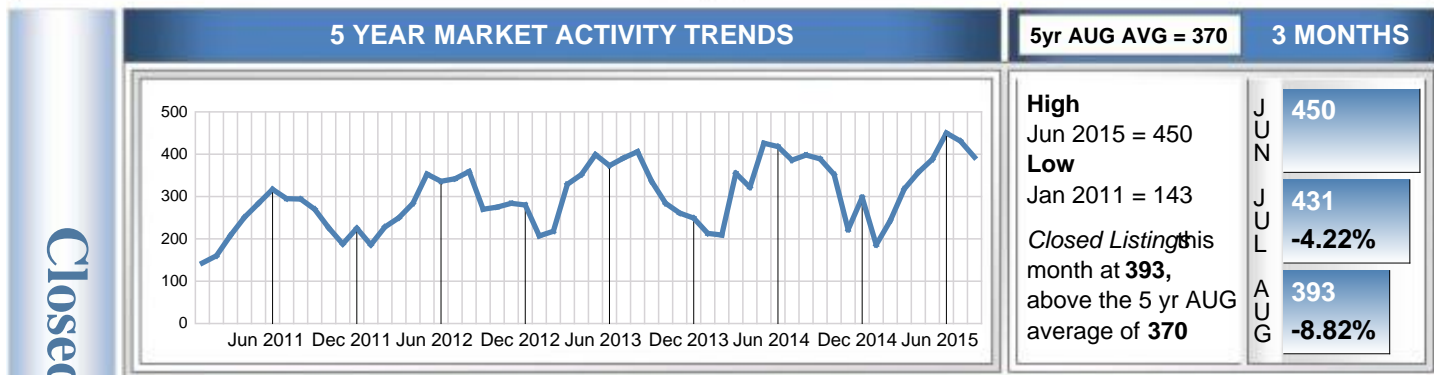
Closed Sales as of Sep 13, 2015



Report Produced on: Sep 14, 2015

Closed Listings

Area Delimited by City Of Edmond - 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+		
\$125,000 and less	28	7.12%	12.5	13	14	1	0		
\$125,001 - \$150,000	30	7.63%	6.5	0	29	1	0		
\$150,001 - \$200,000	90	22.90%	13.0	3	58	29	0		
\$200,001 - \$275,000	74	18.83%	21.0	3	27	42	2		
\$275,001 - \$325,000	66	16.79%	33.0	1	25	39	1		
\$325,001 - \$400,000	55	13.99%	36.0	0	19	33	3		
\$400,001 and up	50	12.72%	41.5	0	3	37	10		
Total Closed Units:				393	20.0	20	175	182	16
Total Closed Volume:				108,560,943		2.85M	37.65M	60.47M	7.59M
Median Closed Price:				\$249,000		\$114,250	\$190,000	\$305,500	\$474,450

Closed Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

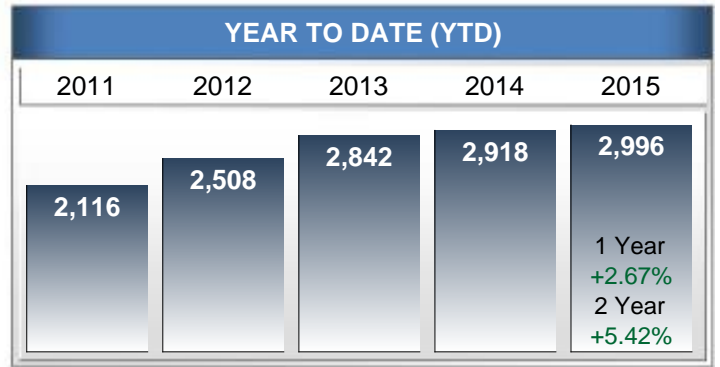
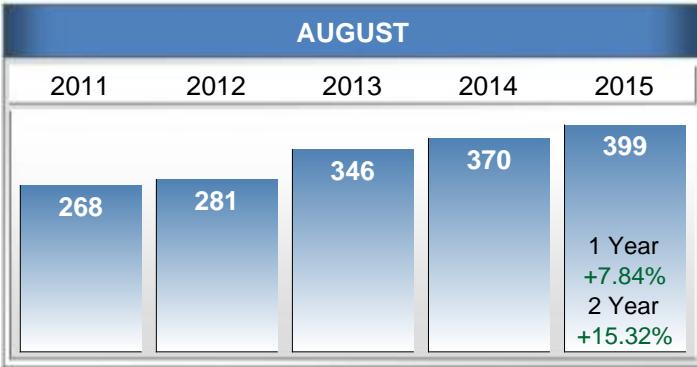
Pending Listings as of Sep 13, 2015



Pending Listings

Report Produced on: Sep 14, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr AUG AVG = 333	3 MONTHS						
High Apr 2015 = 437 Low Dec 2011 = 191 Pending Listings this month at 399 , above the 5 yr AUG average of 333	<table border="1"> <tr> <td>JUN</td> <td>427</td> </tr> <tr> <td>JUL</td> <td>368</td> </tr> <tr> <td>AUG</td> <td>399</td> </tr> </table> <p>-13.82% 8.42%</p>	JUN	427	JUL	368	AUG	399
JUN	427						
JUL	368						
AUG	399						

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	35	8.77%	15.0	18	15	2	0	
\$125,001 - \$150,000	35	8.77%	8.0	4	31	0	0	
\$150,001 - \$175,000	33	8.27%	26.0	2	24	7	0	
\$175,001 - \$275,000	137	34.34%	22.0	1	78	58	0	
\$275,001 - \$325,000	60	15.04%	26.5	1	26	31	2	
\$325,001 - \$450,000	58	14.54%	32.0	1	20	33	4	
\$450,001 and up	41	10.28%	55.0	0	3	23	15	
Total Pending Units: 399				25.0	27	197	154	21
Total Pending Volume: 111,585,128					3.66M	43.53M	49.93M	14.47M
Median Listing Price: \$244,900					\$115,000	\$199,792	\$289,700	\$512,500



Monthly Inventory Analysis

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August 2015

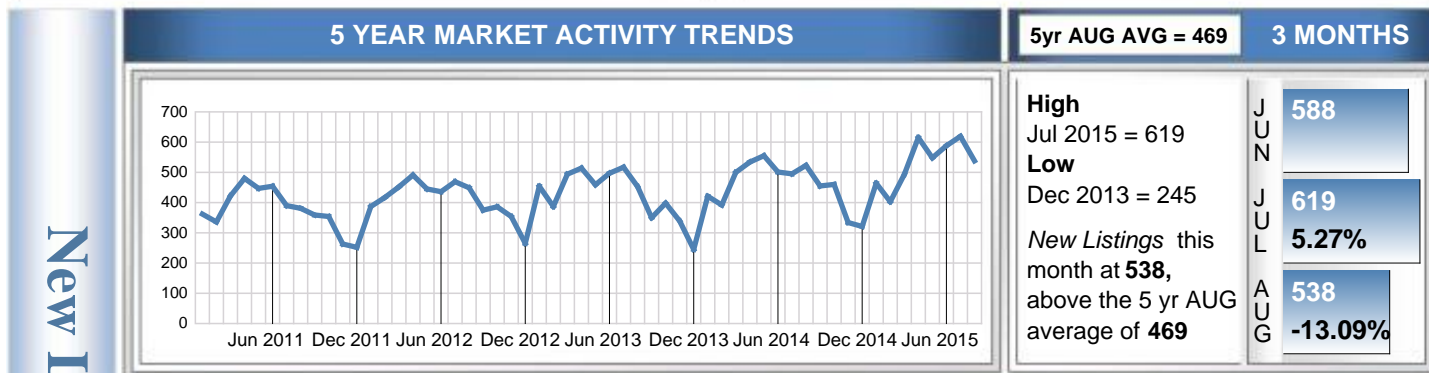
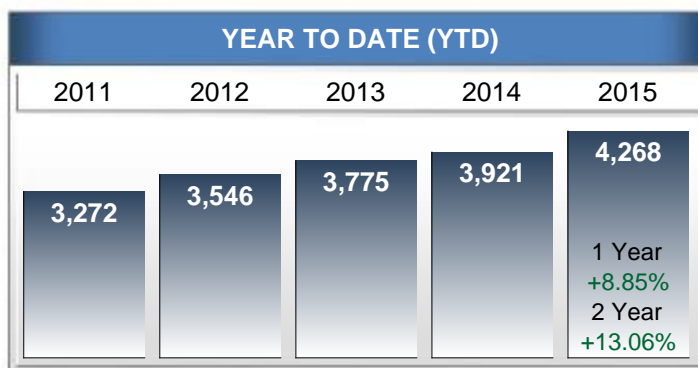
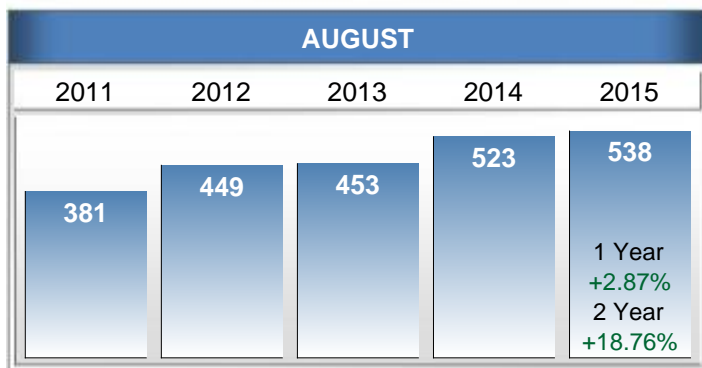
New Listings as of Sep 13, 2015



New Listings

Report Produced on: Sep 14, 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+	
\$125,000 and less	24	4.46%	10	14	0	0	
\$125,001 - \$175,000	81	15.06%	7	63	11	0	
\$175,001 - \$225,000	95	17.66%	2	68	25	0	
\$225,001 - \$300,000	109	20.26%	2	51	55	1	
\$300,001 - \$375,000	105	19.52%	3	41	55	6	
\$375,001 - \$475,000	61	11.34%	1	6	47	7	
\$475,001 and up	63	11.71%	1	3	46	13	
Total New Listed Units:			538	26	246	239	27
Total New Listed Volume:			171,768,196	5.14M	56.13M	92.69M	17.80M
Median New Listed Listing Price:			\$274,524	\$152,450	\$209,250	\$329,900	\$465,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

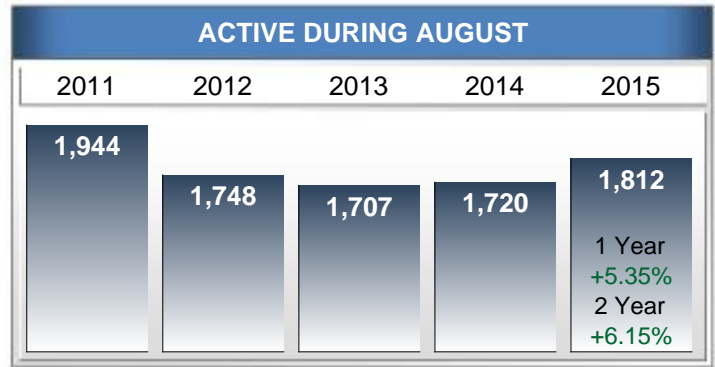
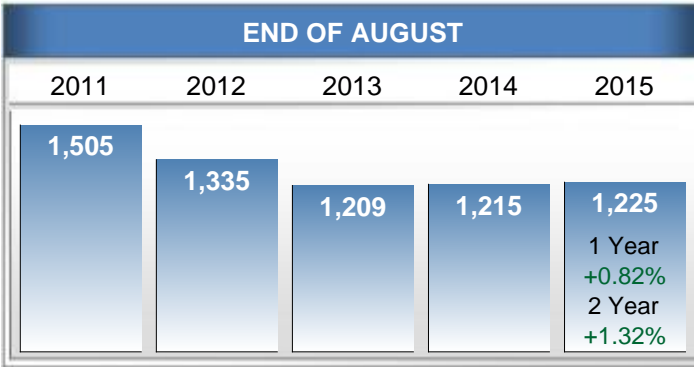
Active Inventory as of Sep 13, 2015



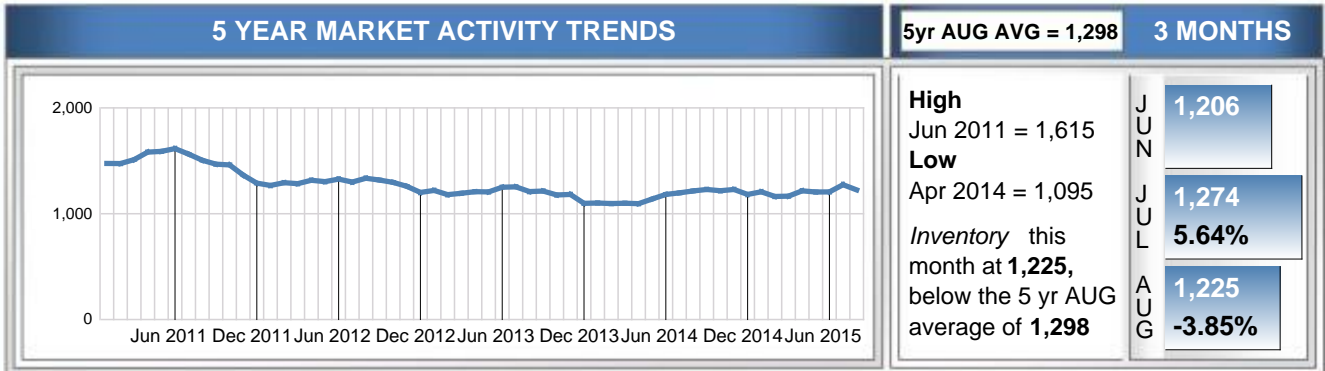
Active Inventory

Report Produced on: Sep 14, 2015

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$175,000 and less	103	8.41%	26.0	7	83	12	1		
\$175,001 - \$200,000	93	7.59%	48.0	2	71	20	0		
\$200,001 - \$275,000	242	19.76%	46.0	12	134	94	2		
\$275,001 - \$375,000	299	24.41%	49.0	6	112	168	13		
\$375,001 - \$475,000	190	15.51%	59.5	2	39	137	12		
\$475,001 - \$675,000	166	13.55%	60.0	2	17	119	28		
\$675,001 and up	132	10.78%	80.0	0	9	67	56		
Total Active Inventory by Units:				1,225	50.0	31	465	617	112
Total Active Inventory by Volume:				512,636,952		8.10M	138.17M	272.50M	93.87M
Median Active Inventory Listing Price:				\$327,900		\$232,900	\$244,900	\$389,999	\$685,000

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

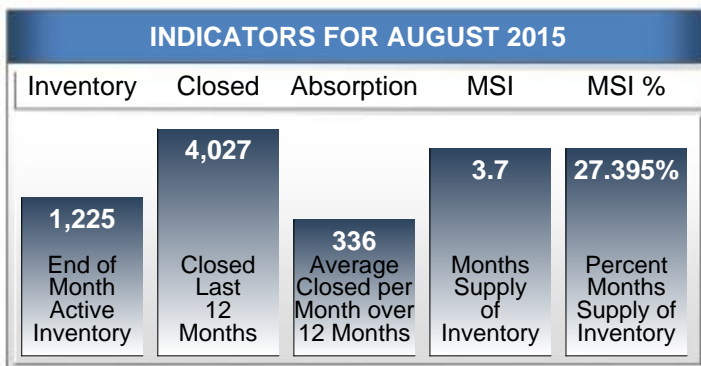
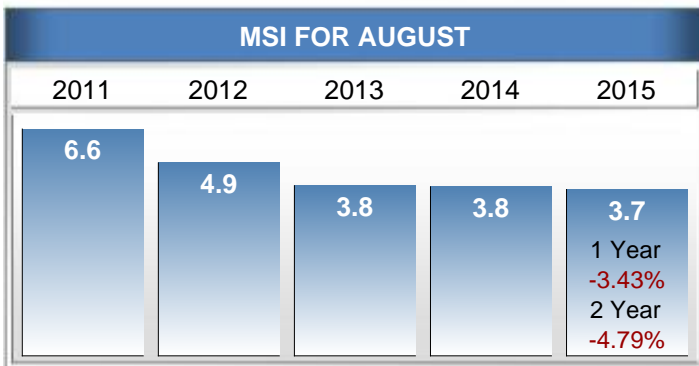
Active Inventory as of Sep 13, 2015



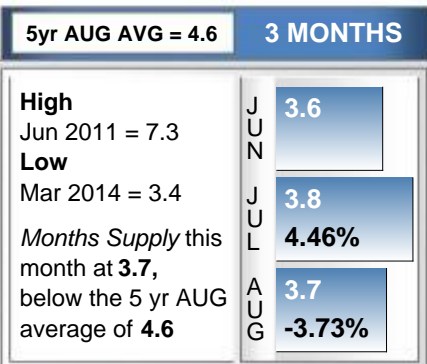
Months Supply of Inventory

Report Produced on: Sep 14, 2015

Area Delimited by City Of Edmond - 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+
\$175,000 and less	103	8.41%	1.1	0.8	1.1	1.3	4.0
\$175,001 - \$200,000	93	7.59%	2.3	1.7	2.6	1.8	0.0
\$200,001 - \$275,000	242	19.76%	3.2	3.7	3.9	2.6	1.8
\$275,001 - \$375,000	299	24.41%	4.3	14.4	4.6	4.1	3.2
\$375,001 - \$475,000	190	15.51%	6.0	24.0	6.6	5.9	5.3
\$475,001 - \$675,000	166	13.55%	8.9	24.0	7.8	9.1	8.4
\$675,001 and up	132	10.78%	14.0	0.0	10.8	13.0	16.4
MSI:			3.7	2.2	2.8	4.4	7.7
Total Active Inventory:			1,225	31	465	617	112



Monthly Inventory Analysis

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August 2015

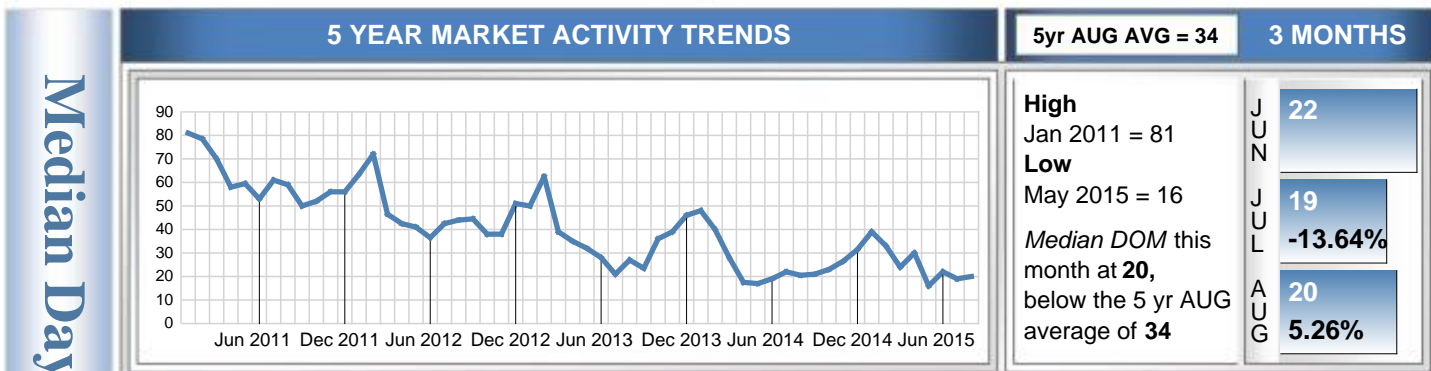
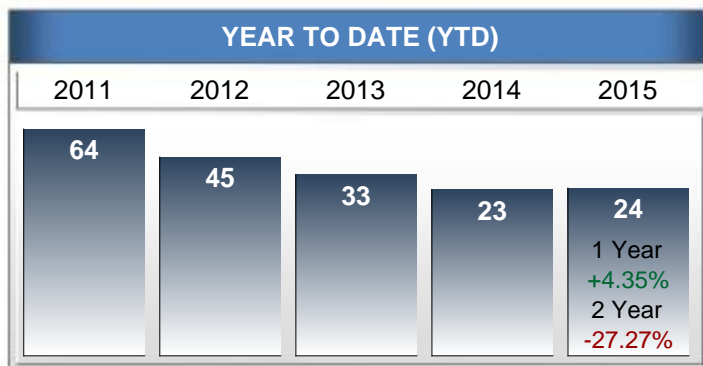
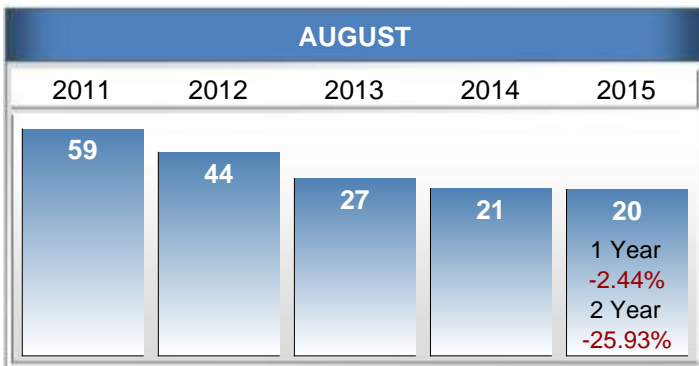
Closed Sales as of Sep 13, 2015



Median Days on Market to Sale

Report Produced on: Sep 14, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	28	7.12%	12.5	8.0	27.5	236.0	0.0
\$125,001 - \$150,000	30	7.63%	6.5	0.0	6.0	154.0	0.0
\$150,001 - \$200,000	90	22.90%	13.0	3.0	23.0	12.0	0.0
\$200,001 - \$275,000	74	18.83%	21.0	1.0	16.0	28.0	17.0
\$275,001 - \$325,000	66	16.79%	33.0	18.0	46.0	20.0	64.0
\$325,001 - \$400,000	55	13.99%	36.0	0.0	25.0	38.0	40.0
\$400,001 and up	50	12.72%	41.5	0.0	26.0	46.0	26.0
Median Closed DOM:	20.0			3.0	19.0	25.5	38.0
Total Closed Units:	393			20	175	182	16
Total Closed Volume:	108,560,943			2.85M	37.65M	60.47M	7.59M



Monthly Inventory Analysis

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August 2015

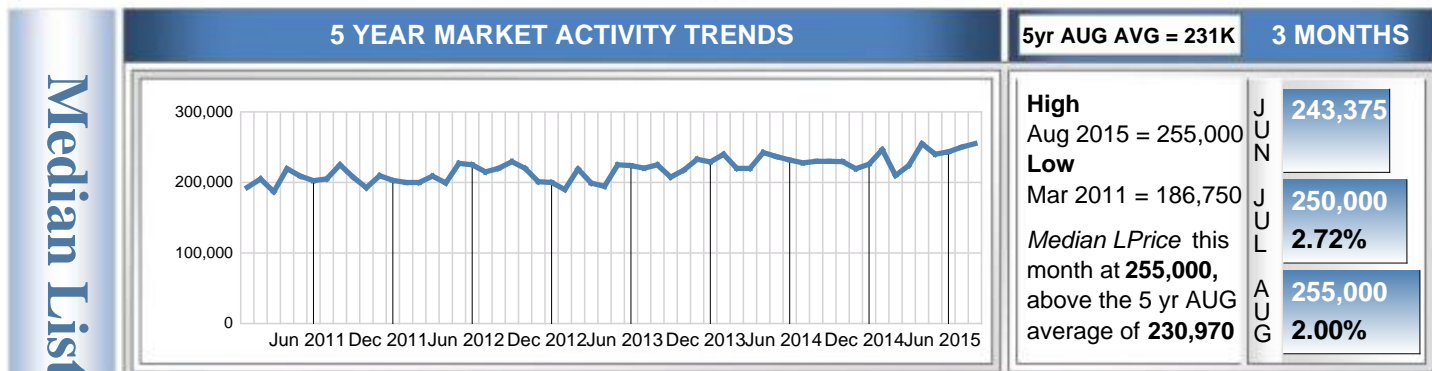
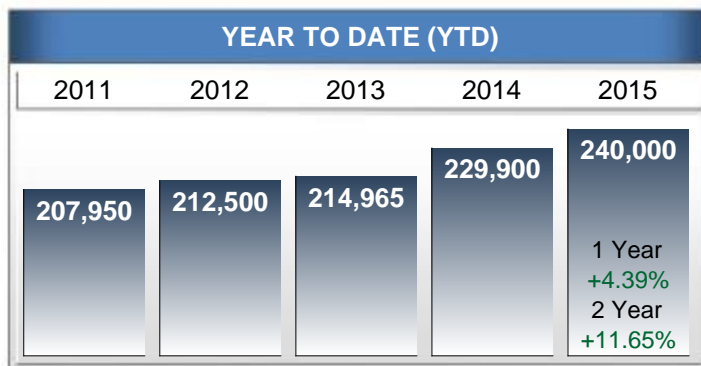
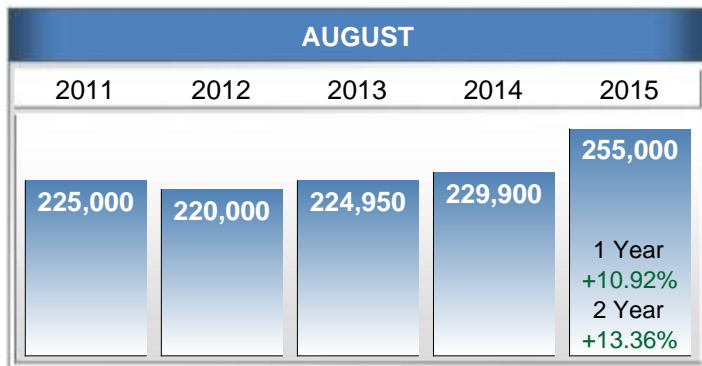
Closed Sales as of Sep 13, 2015



Median List Price at Closing

Report Produced on: Sep 14, 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	28	7.12%	110,000	110,000	111,250	107,000	0
\$125,001 - \$150,000	27	6.87%	139,900	0	139,900	0	0
\$150,001 - \$200,000	95	24.17%	174,900	162,500	172,000	182,500	0
\$200,001 - \$275,000	69	17.56%	229,990	220,900	226,950	242,400	266,325
\$275,001 - \$325,000	66	16.79%	305,000	0	302,044	310,870	319,900
\$325,001 - \$400,000	56	14.25%	360,000	329,900	360,000	362,900	369,900
\$400,001 and up	52	13.23%	499,000	0	410,000	485,000	516,950
Median List Price:	\$255,000			\$115,000	\$189,500	\$312,120	\$484,450
Total Closed Units:	393			20	175	182	16
Total List Volume:	109,996,334			2.89M	38.05M	61.35M	7.70M



Monthly Inventory Analysis

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August 2015

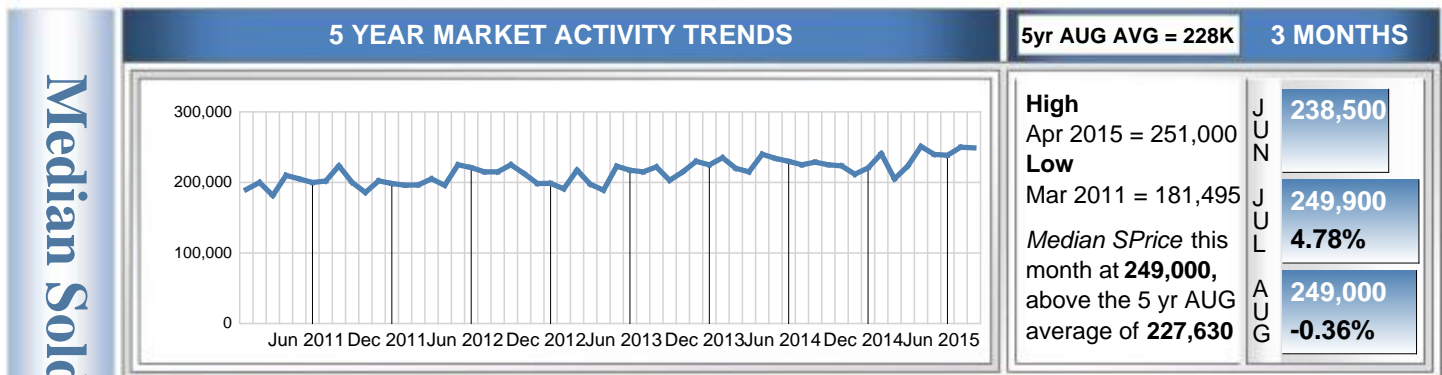
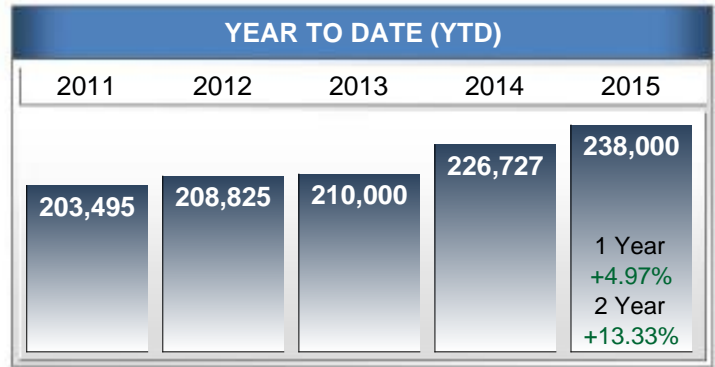
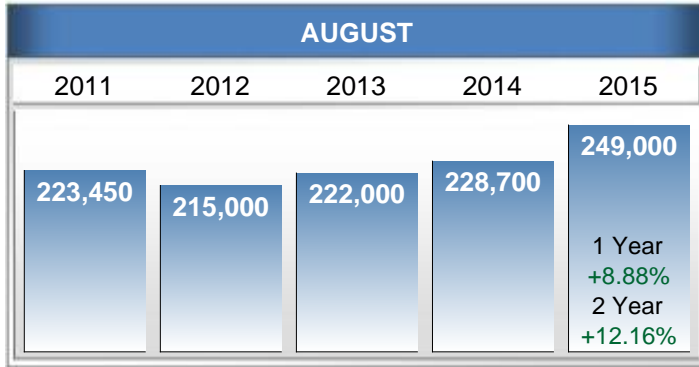
Closed Sales as of Sep 13, 2015



Median Sold Price at Closing

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Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

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 Contact an experienced REALTOR

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	28		7.12%	109,000	110,000	104,750	109,000	0
\$125,001 - \$150,000	30		7.63%	138,700	0	137,500	140,000	0
\$150,001 - \$200,000	90		22.90%	174,000	162,000	174,250	174,900	0
\$200,001 - \$275,000	74		18.83%	233,250	210,000	225,000	241,000	261,450
\$275,001 - \$325,000	66		16.79%	303,105	324,900	300,000	307,500	292,500
\$325,001 - \$400,000	55		13.99%	359,900	0	349,750	364,600	355,000
\$400,001 and up	50		12.72%	481,500	0	410,000	474,800	516,000
Median Closed Price:	\$249,000				\$114,250	\$190,000	\$305,500	\$474,450
Total Closed Units:	393				20	175	182	16
Total Closed Volume:	108,560,943				2.85M	37.65M	60.47M	7.59M



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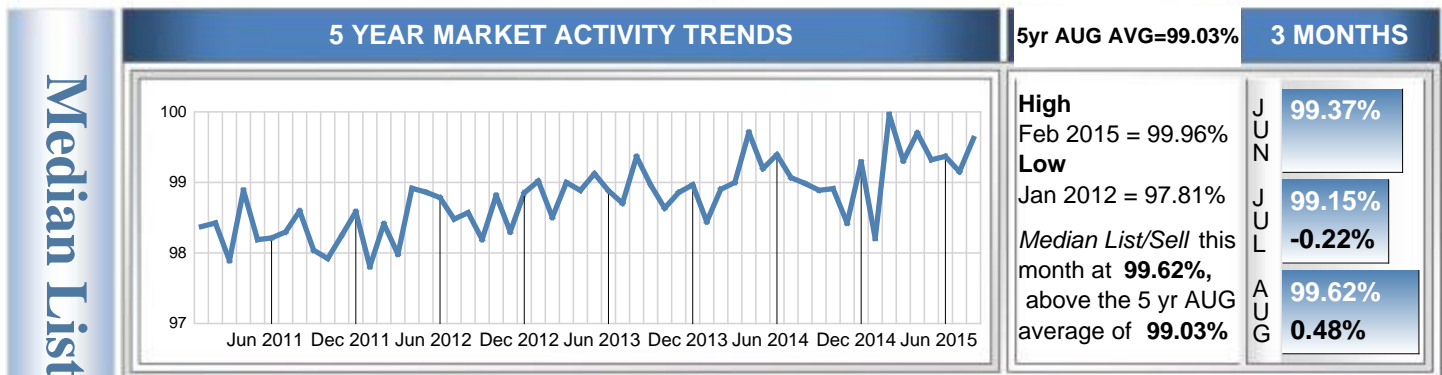
Closed Sales as of Sep 13, 2015



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	28	7.12%	98.40%	98.70%	97.65%	101.87%	0.00%
\$125,001 - \$150,000	30	7.63%	98.17%	0.00%	98.28%	87.50%	0.00%
\$150,001 - \$200,000	90	22.90%	100.00%	99.69%	100.00%	98.97%	0.00%
\$200,001 - \$275,000	74	18.83%	99.48%	100.00%	98.82%	99.83%	98.11%
\$275,001 - \$325,000	66	16.79%	100.00%	98.48%	100.00%	98.88%	91.43%
\$325,001 - \$400,000	55	13.99%	100.00%	0.00%	99.35%	100.00%	98.59%
\$400,001 and up	50	12.72%	98.92%	0.00%	100.00%	98.35%	99.82%
Median List/Sell Ratio:	99.62%			99.38%	99.75%	99.29%	98.78%
Total Closed Units:	393			20	175	182	16
Total Closed Volume:	108,560,943			2.85M	37.65M	60.47M	7.59M

Median List/Sell Price

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

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Inventory as of Sep 13, 2015



Market Summary

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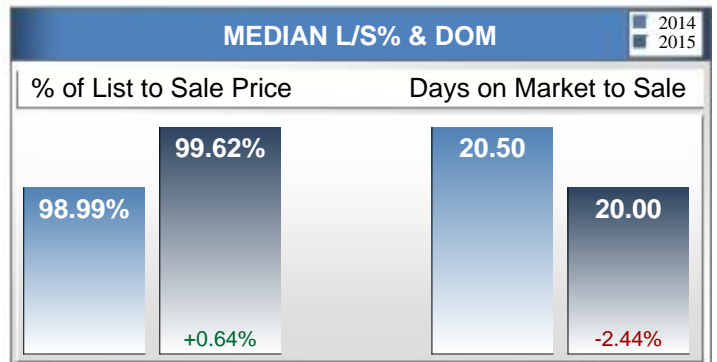
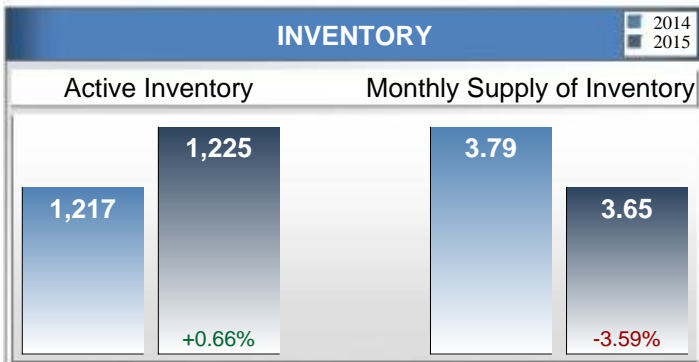
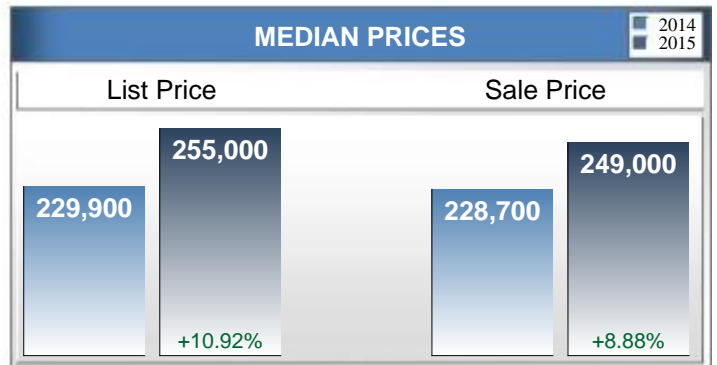
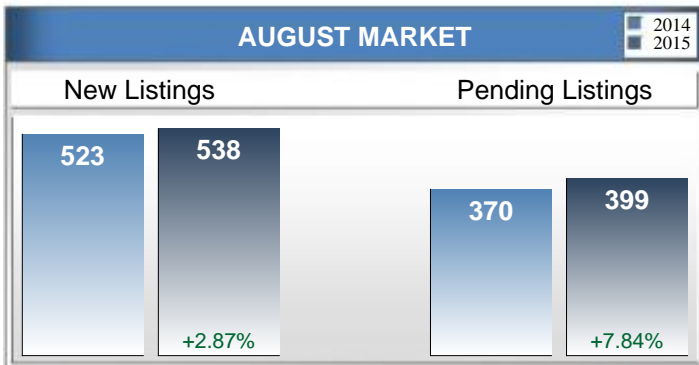
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Closed Sales	398	393	-1.26%	2,727	2,766	1.43%
Pending Sales	370	399	7.84%	2,918	2,996	2.67%
New Listings	523	538	2.87%	3,921	4,268	8.85%
Median List Price	229,900	255,000	10.92%	229,900	240,000	4.39%
Median Sale Price	228,700	249,000	8.88%	226,727	238,000	4.97%
Median Percent of List Price to Selling Price	98.99%	99.62%	0.64%	99.11%	99.34%	0.24%
Median Days on Market to Sale	20.50	20.00	-2.44%	23.00	24.00	4.35%
Monthly Inventory	1,217	1,225	0.66%	1,217	1,225	0.66%
Months Supply of Inventory	3.79	3.65	-3.59%	3.79	3.65	-3.59%





August 2015

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Closed Sales by Units

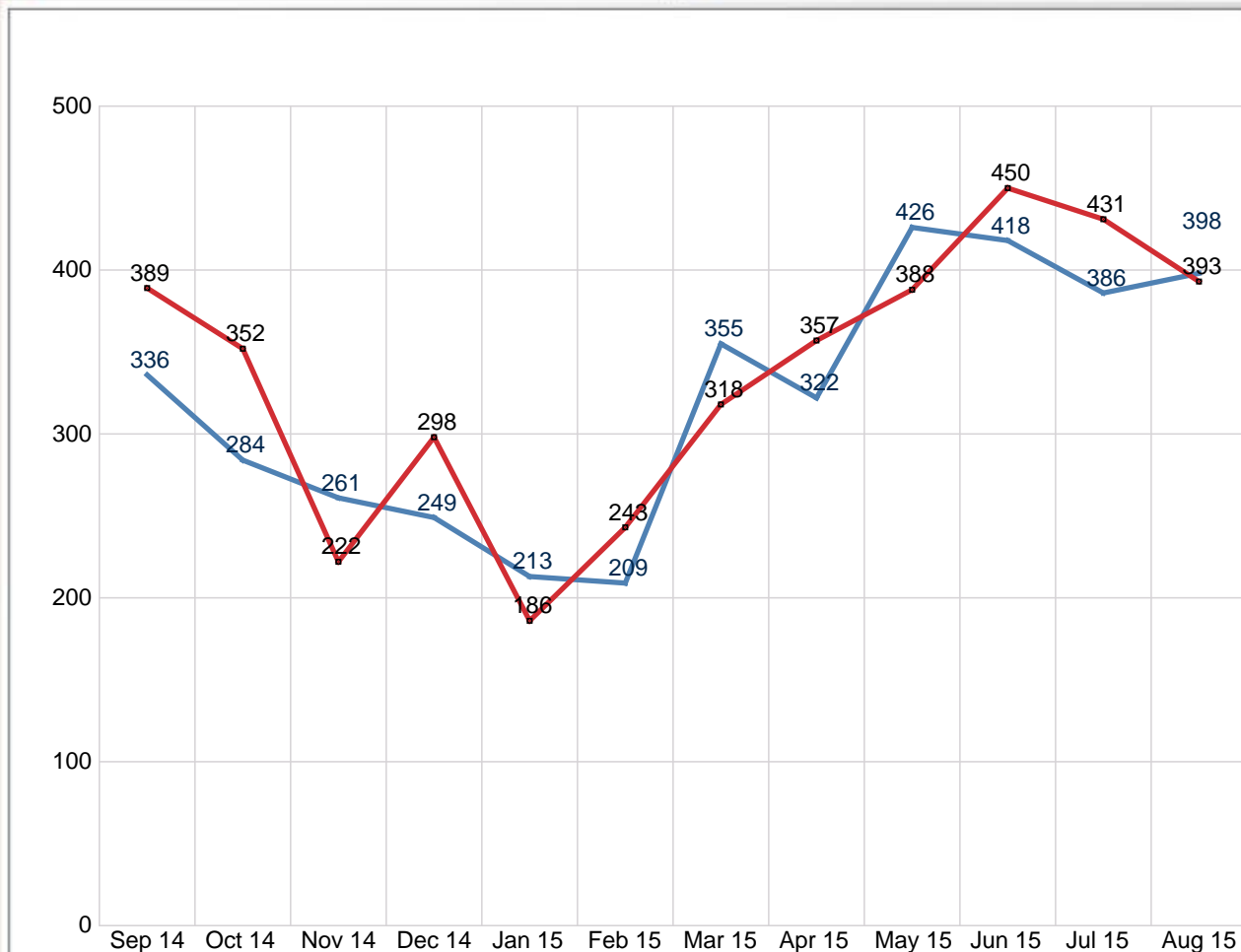
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

AUGUST

2014	2015
398	393
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.26%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
2,727	2,766
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.43%</div>	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
3,857	4,027
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">4.41%</div>	



August 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

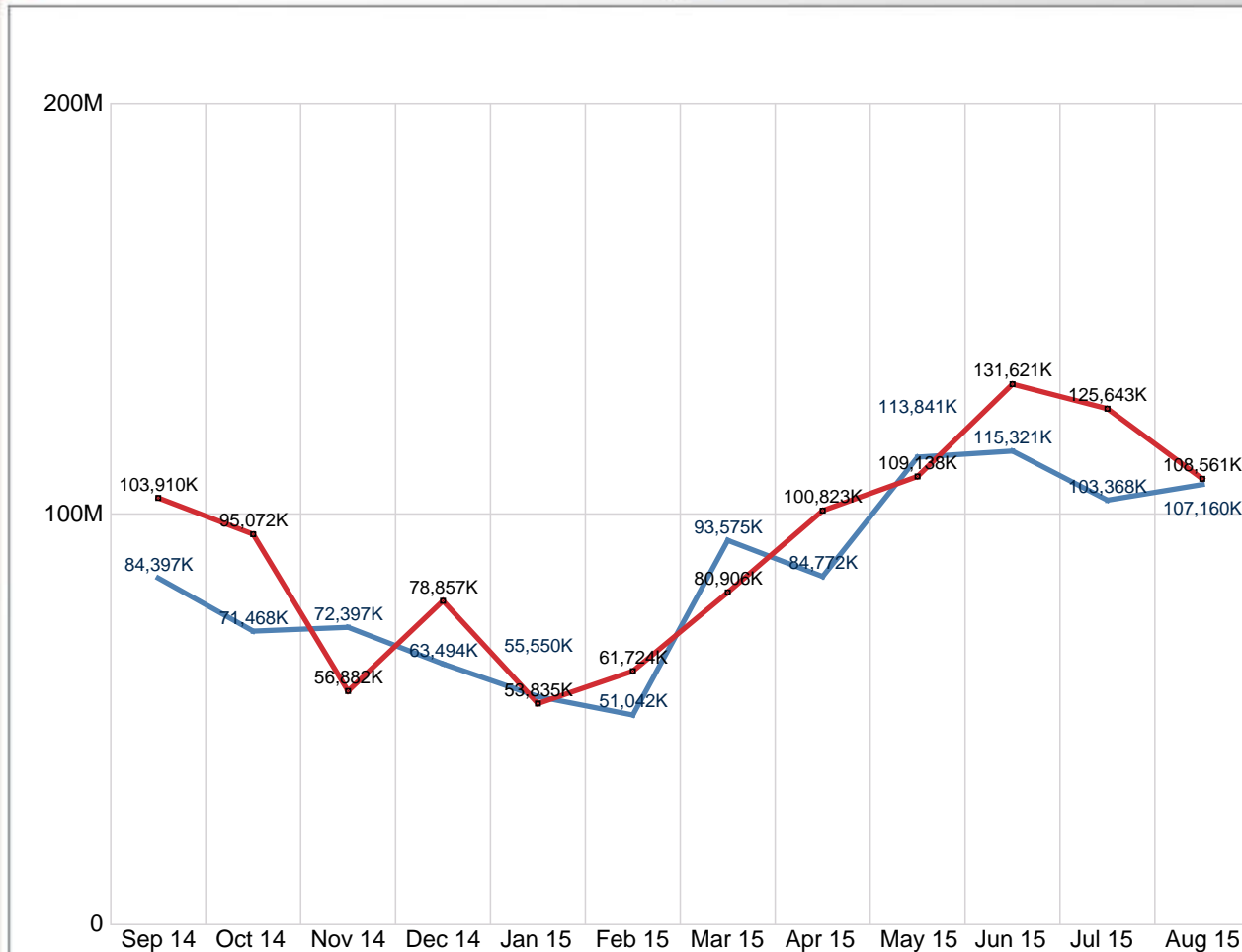
Report Produced on: Sep 14, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

AUGUST

2014	2015
107M	109M

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
725M	772M

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
1.02B	1.11B



August 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

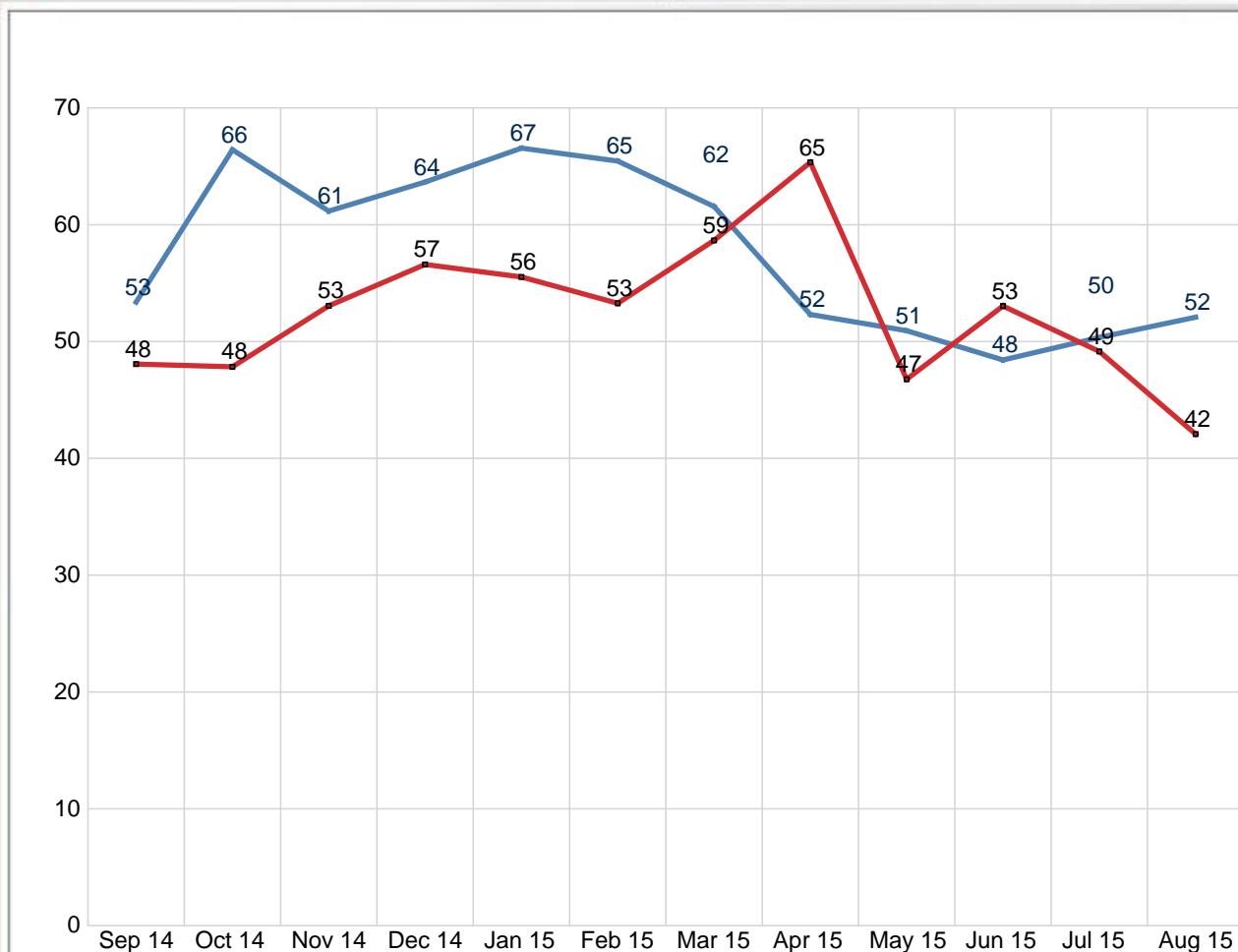
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 14, 2015

Market Trends

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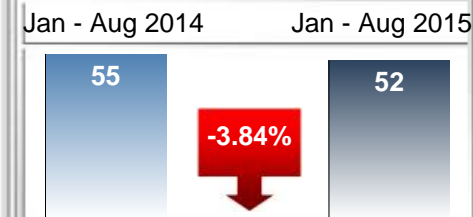


Comparative Analysis

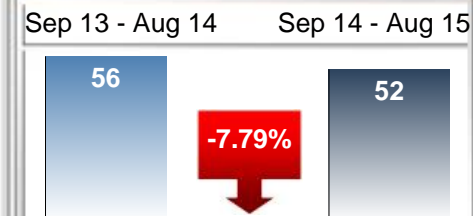
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

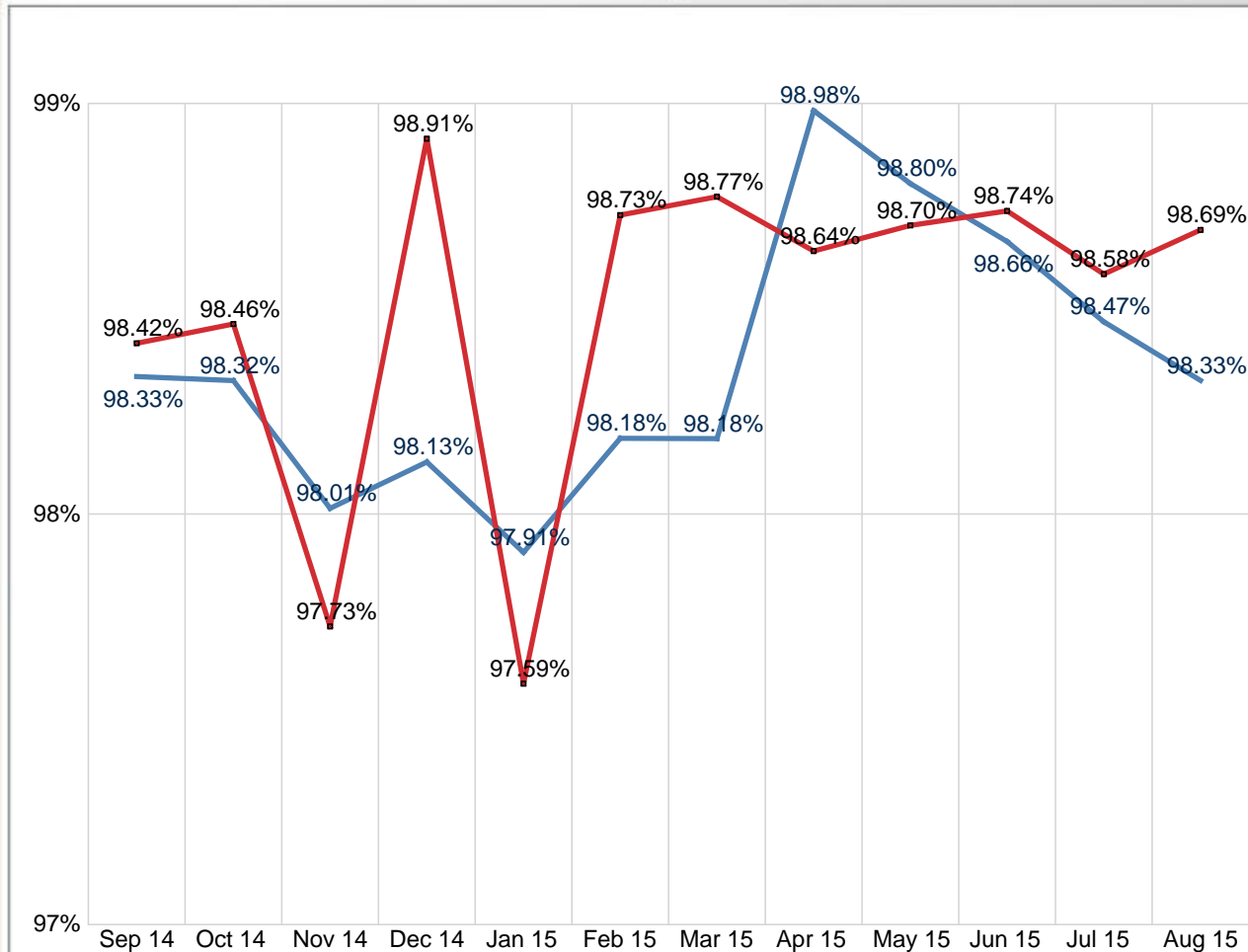
Report Produced on: Sep 14, 2015

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Market Trends

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Comparative Analysis

AUGUST

2014	2015
98.33%	98.69%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.37%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
98.49%	98.62%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.13%</div>	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
98.41%	98.56%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.15%</div>	



August 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

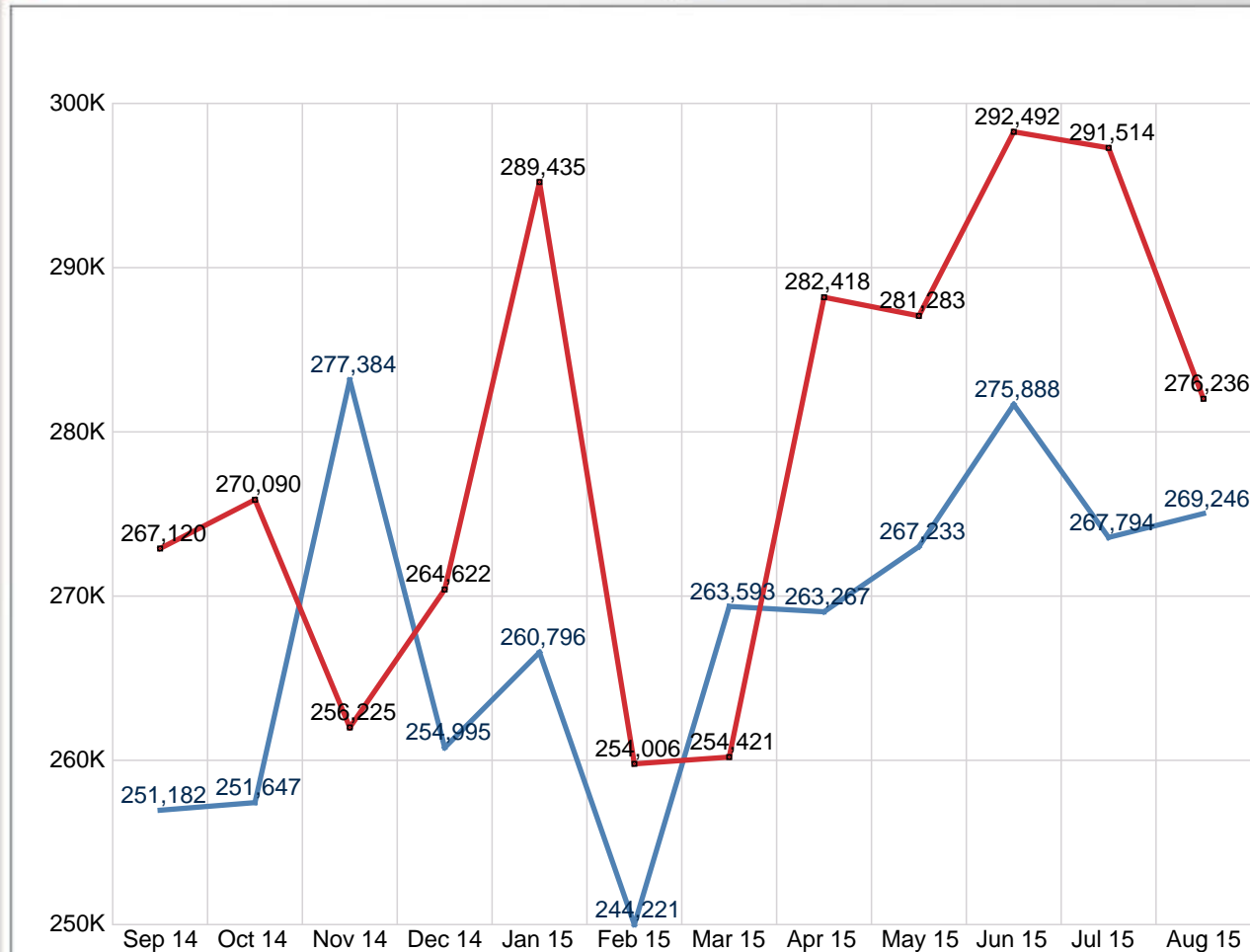
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Market Trends

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Comparative Analysis

AUGUST

2014	2015
269,246	276,236
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.60%	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
265,724	279,194
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.07%	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
263,517	274,887
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.31%	