



# August 2015

Area Delimited by Zipcode 73044 - Residential  
Property Type

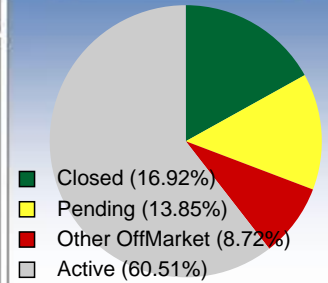


**Absorption:** Last 12 months, an Average of **29** Sales/Month

**Active Inventory** as of August 31, 2015 = **118**

	AUGUST		
	2014	2015	+/- %
Closed Listings	30	33	10.00%
Pending Listings	31	27	-12.90%
New Listings	35	39	11.43%
Median List Price	189,450	157,750	-16.73%
Median Sale Price	189,500	157,750	-16.75%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	54.00	13.00	-75.93%
End of Month Inventory	116	118	1.72%
Months Supply of Inventory	4.55	4.07	-10.55%

## 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 **1.72%** to 118 existing homes available for sale. Over the last 12 months this area has had an average of 29 closed sales per month. This represents an unsold inventory index of **4.07** 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 **16.75%** in August 2015 to \$157,750 versus the previous year at \$189,500.

### Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 41.00 days or **75.93%** in August 2015 compared to last year's same month at **54.00** DOM.

### Sales Success for August 2015 is Positive

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

There were 39 New Listings in August 2015, up **11.43%** from last year at 35. Furthermore, there were 33 Closed Listings this month versus last year at 30, a **10.00%** increase.

Closed versus Listed trends yielded a **84.6%** ratio, down from last year's August 2015 at **85.7%**, a **1.28%** downswing. This will certainly create pressure on an increasing 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:**  
**Phone:** 405-840-1493  
**Email:** bgaither@okcmar.org



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## August 2015

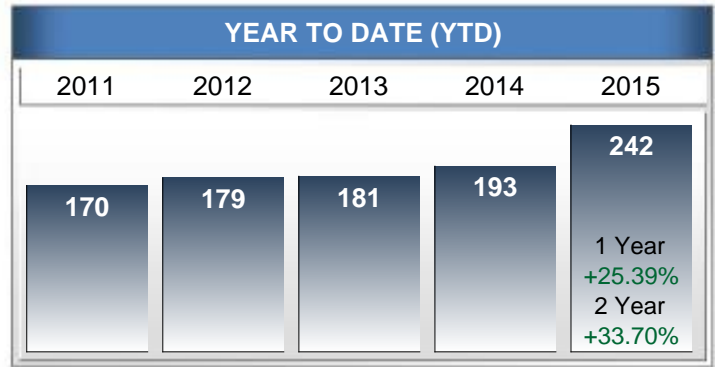
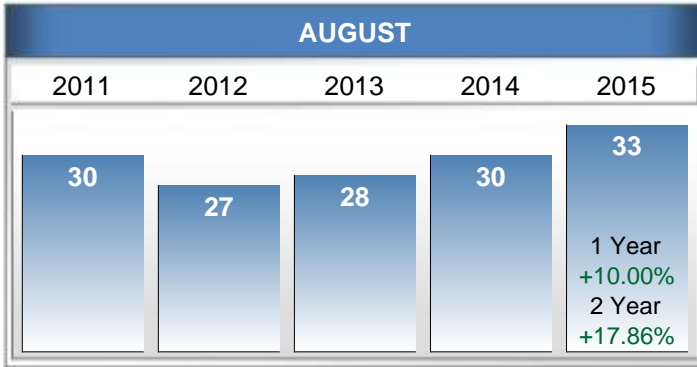
Closed Sales as of Sep 13, 2015



### Closed Listings

Report Produced on: Sep 14, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Listings

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5yr AUG AVG = 30		3 MONTHS	
<b>High</b>	Jun 2015 = 44	JUN	44
<b>Low</b>	Jan 2014 = 10	JUL	32
Closed Listing this month at <b>33</b> , above the 5 yr AUG average of <b>30</b>		AUG	33
			<b>-27.27%</b>
			<b>3.13%</b>

#### 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	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	5	15.15%	13.0	4	1	0	0
\$75,001 - \$125,000	7	21.21%	32.0	2	5	0	0
\$125,001 - \$150,000	4	12.12%	8.0	0	4	0	0
\$150,001 - \$175,000	7	21.21%	14.0	0	4	3	0
\$175,001 - \$200,000	3	9.09%	12.0	0	2	1	0
\$200,001 and up	7	21.21%	9.0	0	5	1	1
<b>Total Closed Units:</b>	<b>33</b>		<b>13.0</b>	<b>6</b>	<b>21</b>	<b>5</b>	<b>1</b>
<b>Total Closed Volume:</b>	<b>4,875,149</b>			<b>342.90K</b>	<b>3.23M</b>	<b>926.90K</b>	<b>379.90K</b>
<b>Median Closed Price:</b>	<b>\$157,750</b>			<b>\$48,750</b>	<b>\$157,750</b>	<b>\$175,000</b>	<b>\$379,900</b>



# Monthly Inventory Analysis

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## August 2015

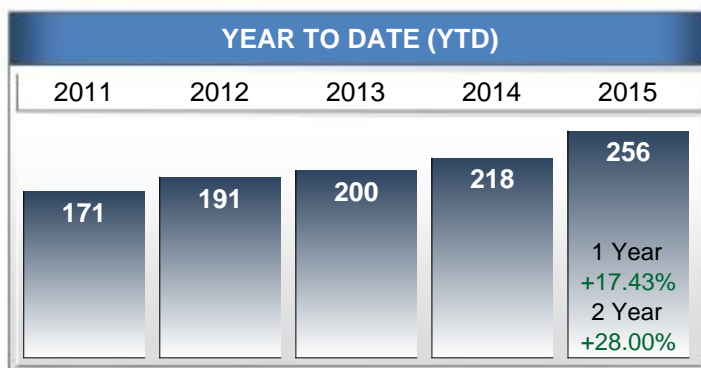
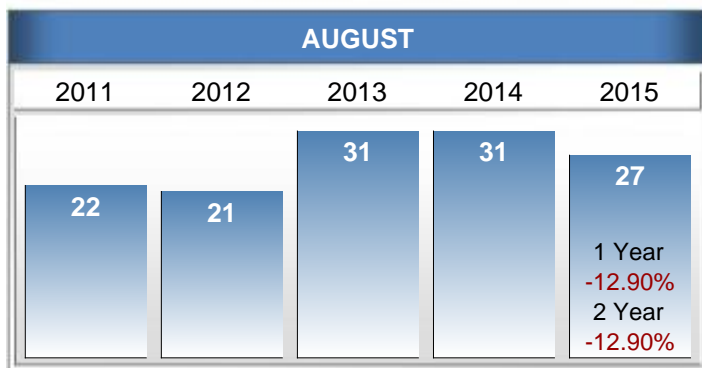
Pending Listings as of Sep 13, 2015



### Pending Listings

Report Produced on: Sep 14, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



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



<b>5yr AUG AVG = 26</b>	<b>3 MONTHS</b>										
<b>High</b> Mar 2015 = 40 <b>Low</b> Dec 2013 = 9 <i>Pending Listing</i> this month at 27, above the 5 yr AUG average of 26	<table border="1"> <tr> <td>JUN</td> <td>38</td> </tr> <tr> <td>JUL</td> <td>26</td> </tr> <tr> <td>AUG</td> <td>27</td> </tr> <tr> <td colspan="2">-31.58%</td> </tr> <tr> <td colspan="2">3.85%</td> </tr> </table>	JUN	38	JUL	26	AUG	27	-31.58%		3.85%	
JUN	38										
JUL	26										
AUG	27										
-31.58%											
3.85%											

#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	3	11.11%	43.0	0	3	0	0
\$75,001 - \$100,000	3	11.11%	40.0	2	1	0	0
\$100,001 - \$125,000	3	11.11%	148.0	0	3	0	0
\$125,001 - \$150,000	3	11.11%	47.0	0	3	0	0
\$150,001 - \$200,000	8	29.63%	64.5	0	5	1	2
\$200,001 - \$250,000	4	14.81%	11.0	0	3	1	0
\$250,001 and up	3	11.11%	29.0	0	2	1	0
<b>Total Pending Units:</b>	<b>27</b>		<b>40.0</b>	<b>2</b>	<b>20</b>	<b>3</b>	<b>2</b>
<b>Total Pending Volume:</b>	<b>4,389,364</b>			<b>176.00K</b>	<b>3.12M</b>	<b>755.00K</b>	<b>341.90K</b>
<b>Median Listing Price:</b>	<b>\$155,000</b>			<b>\$88,000</b>	<b>\$145,350</b>	<b>\$215,000</b>	<b>\$170,950</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## August 2015

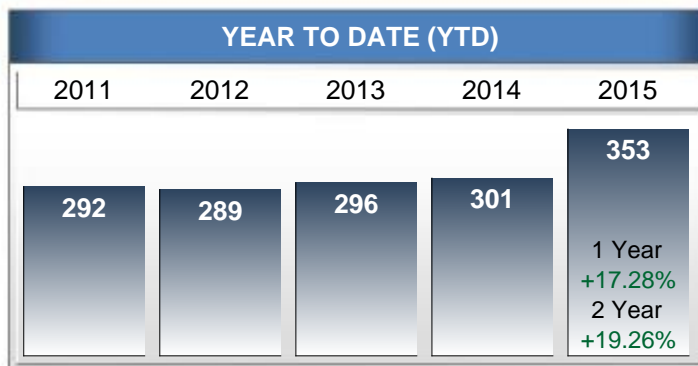
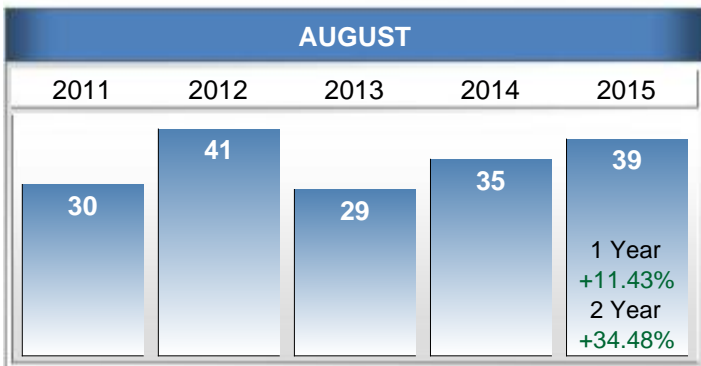
New Listings as of Sep 13, 2015



### New Listings

Report Produced on: Sep 14, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings  
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**5yr AUG AVG = 35**      **3 MONTHS**

**High**  
Mar 2015 = 59  
**Low**  
Nov 2013 = 17

*New Listings* this month at **39**, above the 5 yr AUG average of **35**

JUN	54
JUL	57
AUG	39
<b>5.56%</b>	
<b>-31.58%</b>	

#### 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	3	7.69%	0	3	0	0
\$50,001 - \$100,000	5	12.82%	0	5	0	0
\$100,001 - \$150,000	5	12.82%	0	4	1	0
\$150,001 - \$200,000	9	23.08%	0	6	3	0
\$200,001 - \$225,000	7	17.95%	0	4	2	1
\$225,001 - \$275,000	4	10.26%	0	2	2	0
\$275,001 and up	6	15.38%	0	2	2	2
Total New Listed Units:			26	10	3	
Total New Listed Volume:			0.00B	4.05M	2.24M	1.02M
Median New Listed Listing Price:			\$0	\$159,900	\$221,950	\$385,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## August 2015

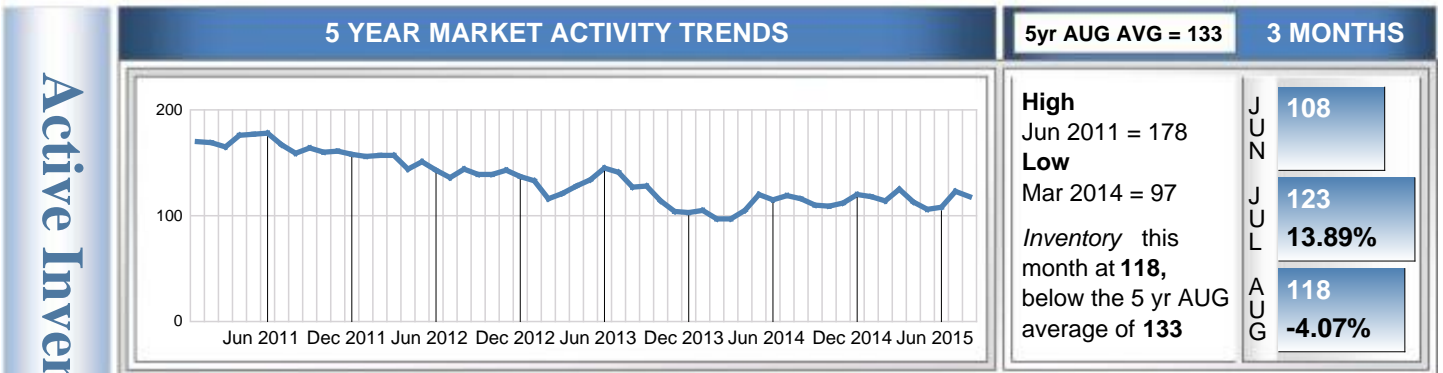
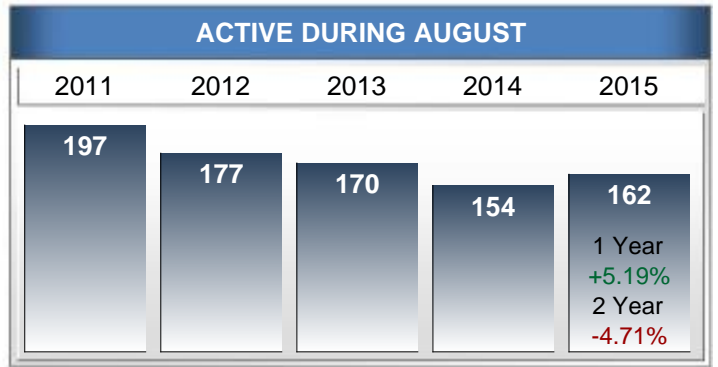
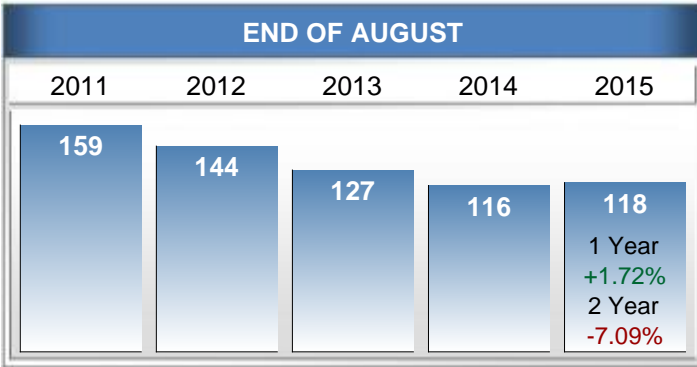
Active Inventory as of Sep 13, 2015



### Active Inventory

Report Produced on: Sep 14, 2015

Area Delimited by 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	9	7.63%	47.0	1	6	1	1	
\$75,001 - \$125,000	15	12.71%	69.0	3	10	1	1	
\$125,001 - \$150,000	15	12.71%	56.0	0	12	2	1	
\$150,001 - \$225,000	30	25.42%	44.0	0	20	9	1	
\$225,001 - \$250,000	22	18.64%	58.0	1	10	9	2	
\$250,001 - \$300,000	13	11.02%	53.0	0	10	2	1	
\$300,001 and up	14	11.86%	70.0	0	4	7	3	
Total Active Inventory by Units:			118	56.0	5	72	31	10
Total Active Inventory by Volume:			26,801,835		561.50K	15.84M	7.60M	2.81M
Median Active Inventory Listing Price:			\$202,450		\$84,000	\$170,975	\$228,500	\$246,894





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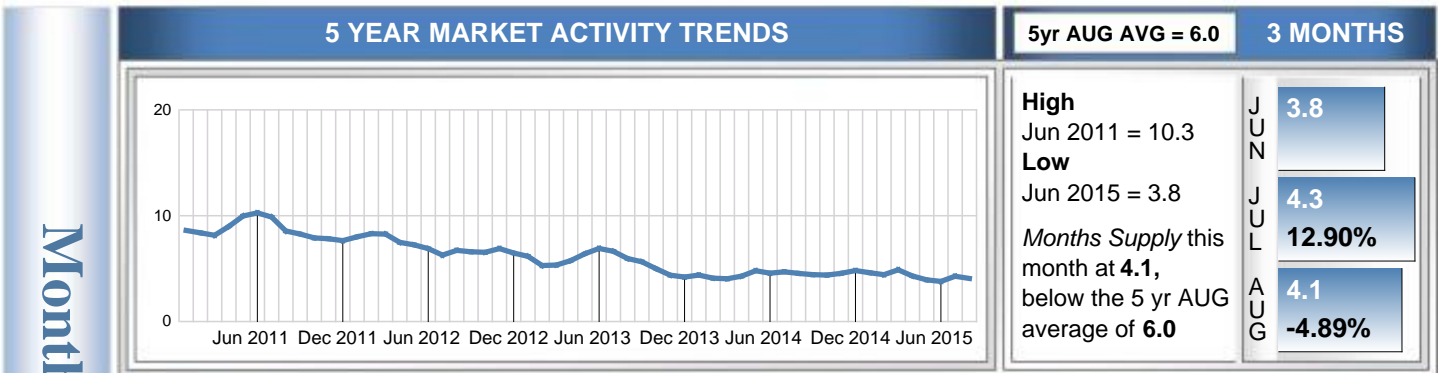
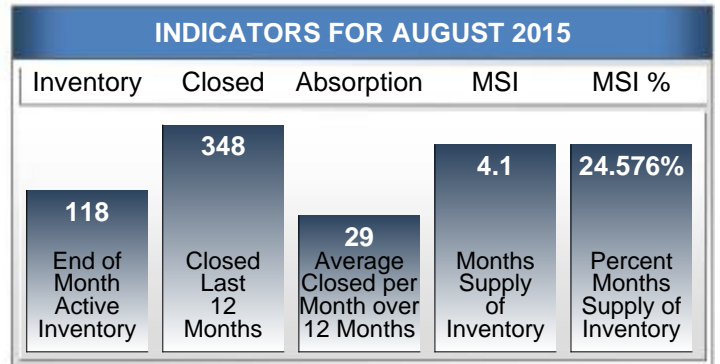
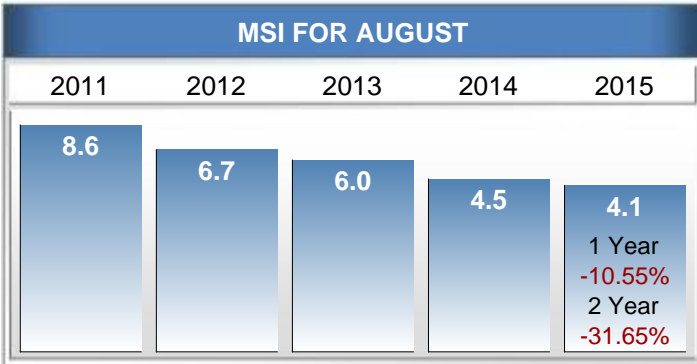
Active Inventory as of Sep 13, 2015



### Months Supply of Inventory

Report Produced on: Sep 14, 2015

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	9	7.63%	1.5	0.4	2.5	1.2	0.0
\$75,001 - \$125,000	15	12.71%	3.3	3.6	3.2	1.7	0.0
\$125,001 - \$150,000	15	12.71%	6.0	0.0	5.8	6.0	0.0
\$150,001 - \$225,000	30	25.42%	2.8	0.0	3.2	2.2	6.0
\$225,001 - \$250,000	22	18.64%	7.8	0.0	6.0	9.0	12.0
\$250,001 - \$300,000	13	11.02%	12.0	0.0	24.0	8.0	2.4
\$300,001 and up	14	11.86%	9.9	0.0	5.3	28.0	9.0
MSI:	4.1			1.3	4.3	4.2	9.2
Total Active Inventory:	118			5	72	31	10



# Monthly Inventory Analysis

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## August 2015

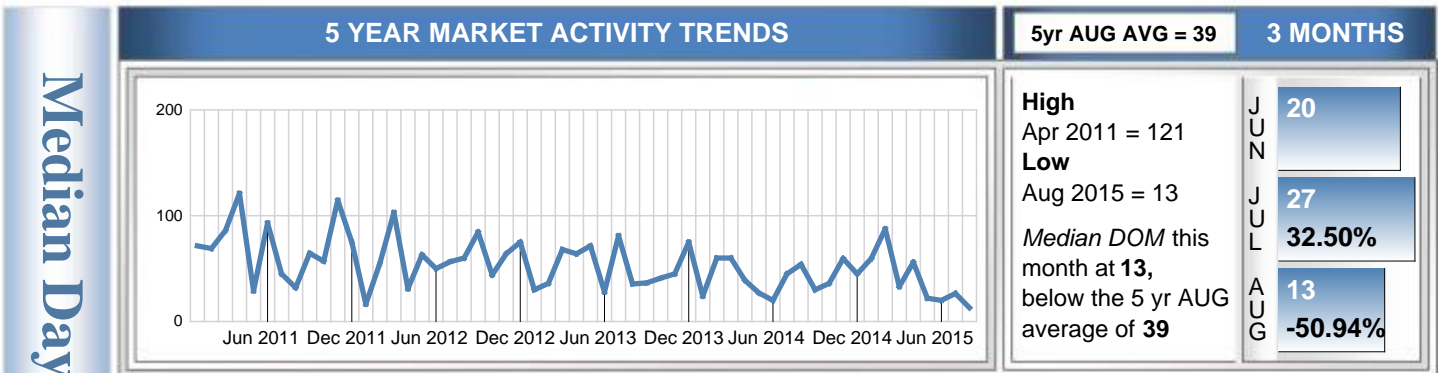
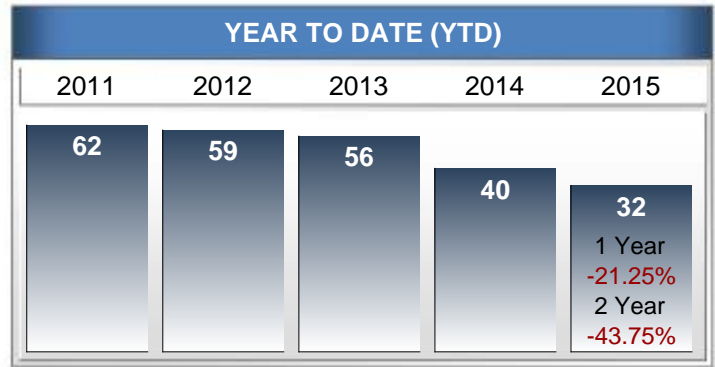
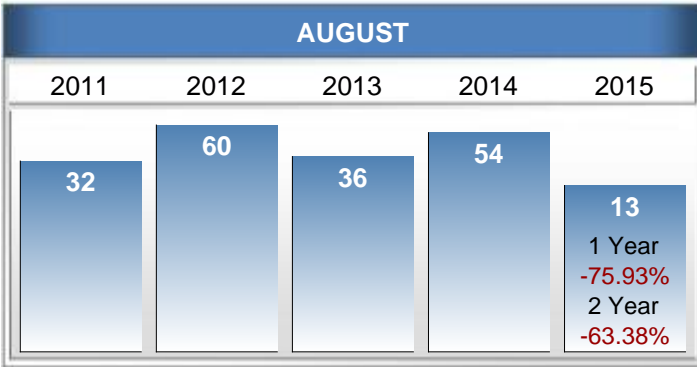
Closed Sales as of Sep 13, 2015



### Median Days on Market to Sale

Report Produced on: Sep 14, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?  
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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+
\$25,000 and less	0			0.00%	70.0	0.0	0.0	0.0	0.0
\$25,001 - \$75,000	5			15.15%	13.0	8.5	349.0	0.0	0.0
\$75,001 - \$125,000	7			21.21%	32.0	30.0	32.0	0.0	0.0
\$125,001 - \$150,000	4			12.12%	8.0	0.0	8.0	0.0	0.0
\$150,001 - \$175,000	7			21.21%	14.0	0.0	12.5	40.0	0.0
\$175,001 - \$200,000	3			9.09%	12.0	0.0	52.5	12.0	0.0
\$200,001 and up	7			21.21%	9.0	0.0	31.0	9.0	9.0
Median Closed DOM:					13.0	13.0	14.0	13.0	9.0
Total Closed Units:					33	6	21	5	1
Total Closed Volume:					4,875,149	342.90K	3.23M	926.90K	379.90K



# Monthly Inventory Analysis

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

## August 2015

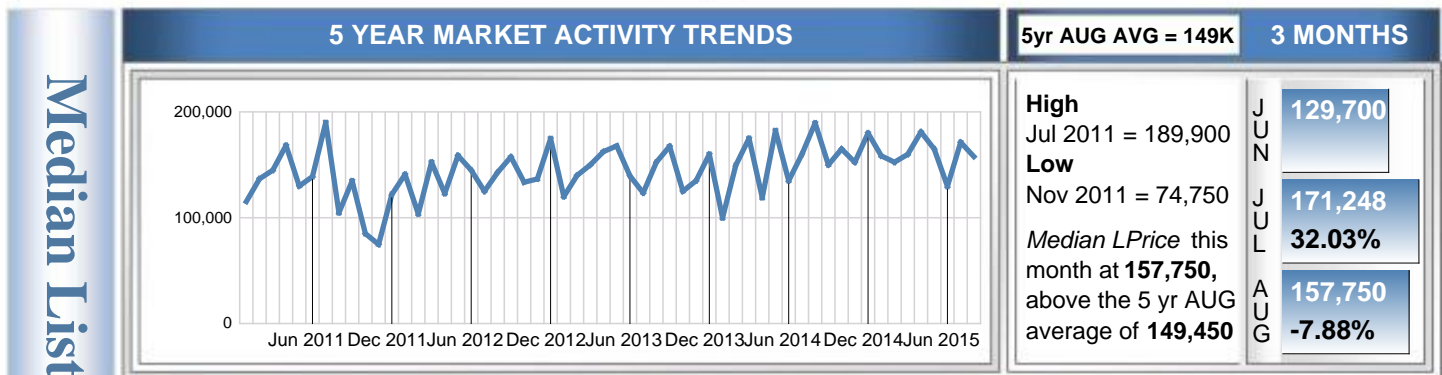
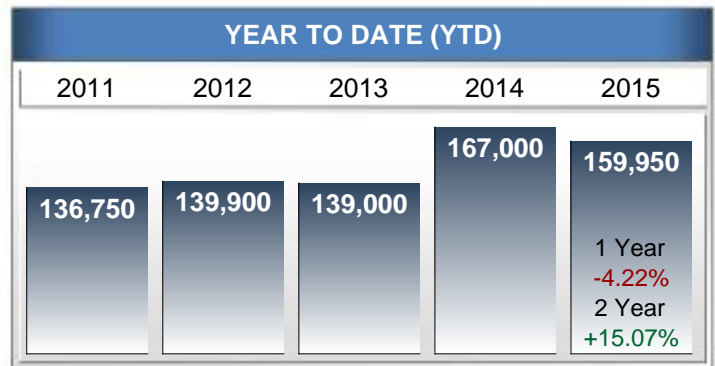
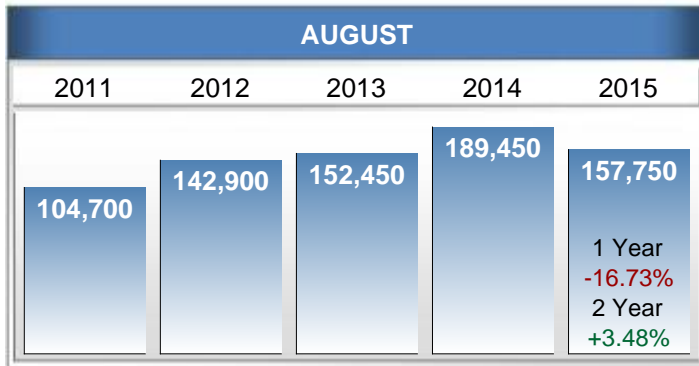
Closed Sales as of Sep 13, 2015



### Median List Price at Closing

Report Produced on: Sep 14, 2015

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	0		0.00%	9	0	0	0	0
\$25,001 - \$75,000	5		15.15%	49,000	49,500	44,900	0	0
\$75,001 - \$125,000	7		21.21%	99,000	84,800	99,900	0	0
\$125,001 - \$150,000	4		12.12%	134,950	0	134,950	0	0
\$150,001 - \$175,000	6		18.18%	166,500	0	166,250	169,500	0
\$175,001 - \$200,000	4		12.12%	188,850	0	188,850	193,500	0
\$200,001 and up	7		21.21%	225,000	0	225,000	219,900	379,900
Median List Price:	\$157,750				\$50,000	\$157,750	\$187,000	\$379,900
Total Closed Units:	33				6	21	5	1
Total List Volume:	4,955,999				353.40K	3.28M	945.90K	379.90K





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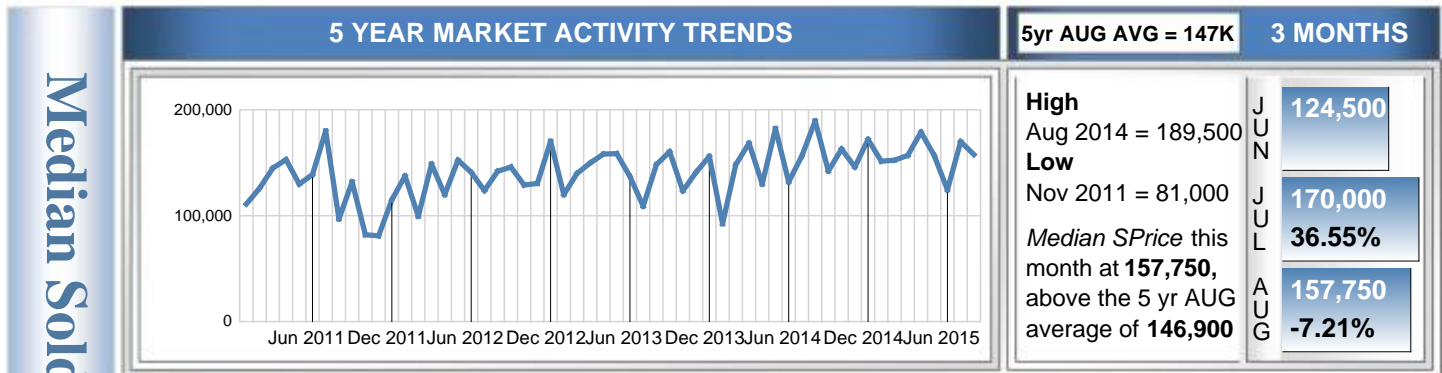
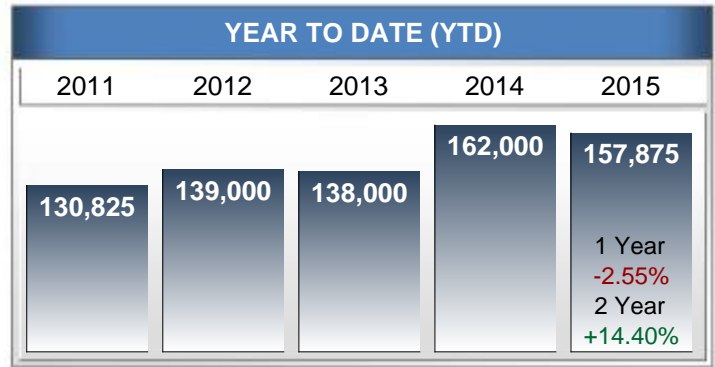
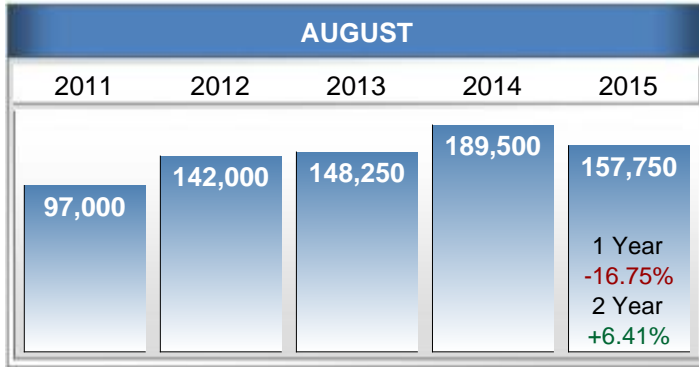
Closed Sales as of Sep 13, 2015



### Median Sold Price at Closing

Report Produced on: Sep 14, 2015

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	0		0.00%	225,000	0	0	0	0
\$25,001 - \$75,000	5		15.15%	47,500	48,000	39,000	0	0
\$75,001 - \$125,000	7		21.21%	86,000	85,450	99,000	0	0
\$125,001 - \$150,000	4		12.12%	135,450	0	135,450	0	0
\$150,001 - \$175,000	7		21.21%	165,000	0	164,750	174,000	0
\$175,001 - \$200,000	3		9.09%	199,000	0	194,500	199,999	0
\$200,001 and up	7		21.21%	219,900	0	219,000	219,900	379,900
Median Closed Price:	\$157,750				\$48,750	\$157,750	\$175,000	\$379,900
Total Closed Units:	33				6	21	5	1
Total Closed Volume:	4,875,149				342.90K	3.23M	926.90K	379.90K



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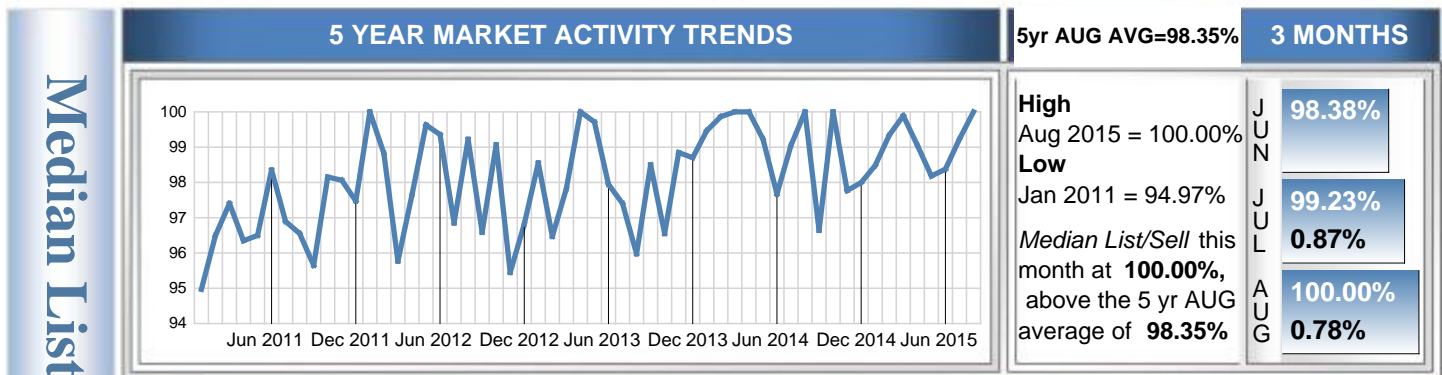
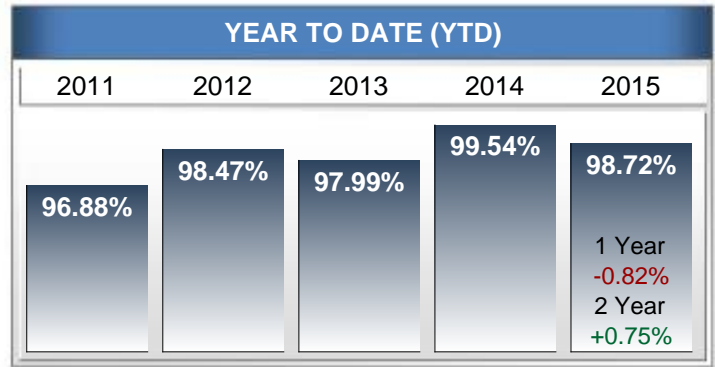
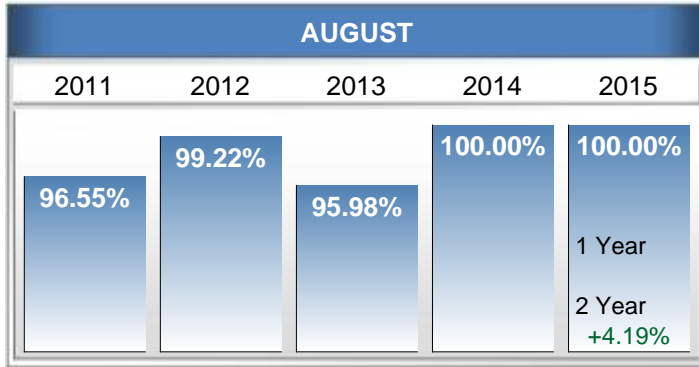
Closed Sales as of Sep 13, 2015



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	0	0.00%	90.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	5	15.15%	95.00%	96.00%	86.86%	0.00%	0.00%
\$75,001 - \$125,000	7	21.21%	99.60%	100.78%	95.43%	0.00%	0.00%
\$125,001 - \$150,000	4	12.12%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	7	21.21%	99.40%	0.00%	99.70%	95.76%	0.00%
\$175,001 - \$200,000	3	9.09%	100.00%	0.00%	103.01%	100.00%	0.00%
\$200,001 and up	7	21.21%	100.00%	0.00%	99.10%	100.00%	100.00%
Median List/Sell Ratio:	100.00%			98.50%	99.60%	100.00%	100.00%
Total Closed Units:	33			6	21	5	1
Total Closed Volume:	4,875,149			342.90K	3.23M	926.90K	379.90K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## August 2015

Inventory as of Sep 13, 2015



### Market Summary

Report Produced on: Sep 14, 2015

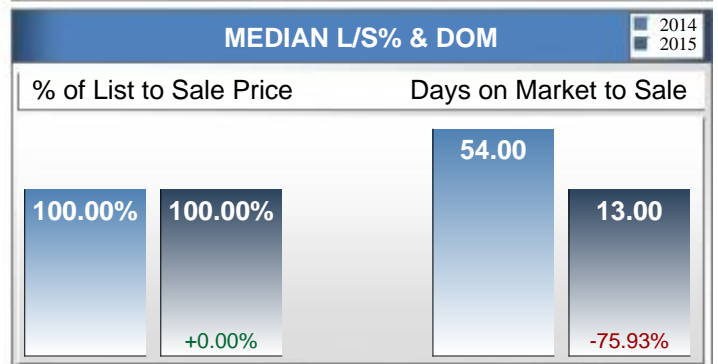
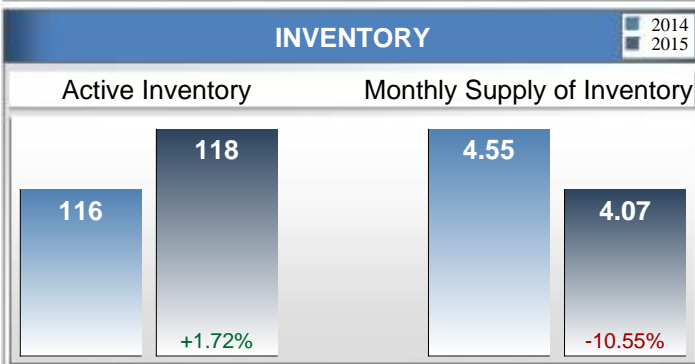
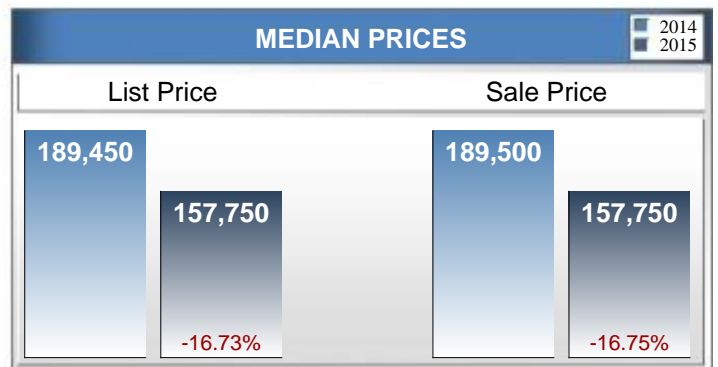
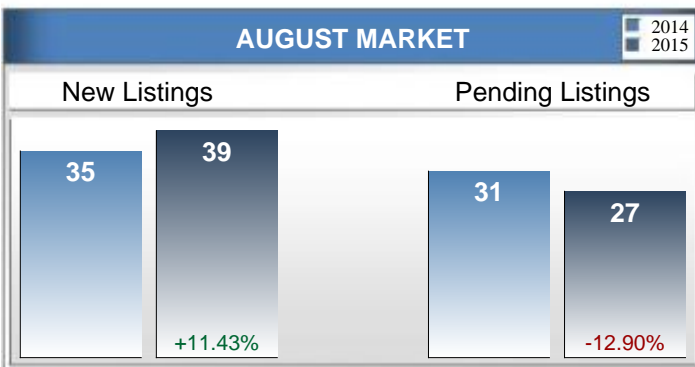
Area Delimited by Zipcode 73044 - Residential Property Type



**Absorption:** Last 12 months, an Average of 29 Sales/Month

**Active Inventory** as of August 31, 2015 = 118

	AUGUST			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	30	33	10.00%	193	242	25.39%
Pending Sales	31	27	-12.90%	218	256	17.43%
New Listings	35	39	11.43%	301	353	17.28%
Median List Price	189,450	157,750	-16.73%	167,000	159,950	-4.22%
Median Sale Price	189,500	157,750	-16.75%	162,000	157,875	-2.55%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%	99.54%	98.72%	-0.82%
Median Days on Market to Sale	54.00	13.00	-75.93%	40.00	31.50	-21.25%
Monthly Inventory	116	118	1.72%	116	118	1.72%
Months Supply of Inventory	4.55	4.07	-10.55%	4.55	4.07	-10.55%





# August 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

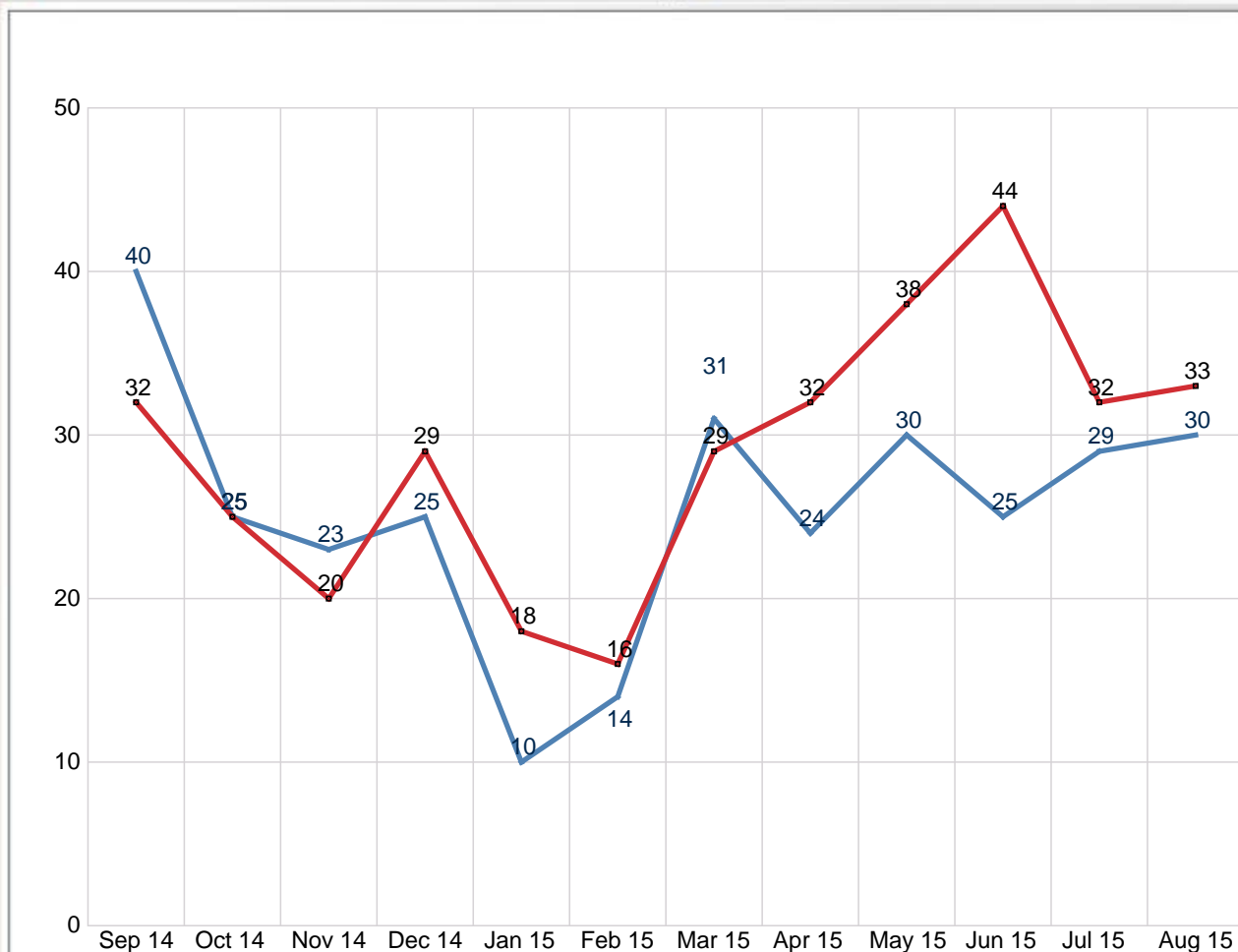
Report Produced on: Sep 14, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### AUGUST

2014	2015
30	33
<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: green;">↑</span> <span style="margin: 0 10px;">10.00%</span> </div>	

#### YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
193	242
<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: green;">↑</span> <span style="margin: 0 10px;">25.39%</span> </div>	

#### 12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
306	348
<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: green;">↑</span> <span style="margin: 0 10px;">13.73%</span> </div>	



# August 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

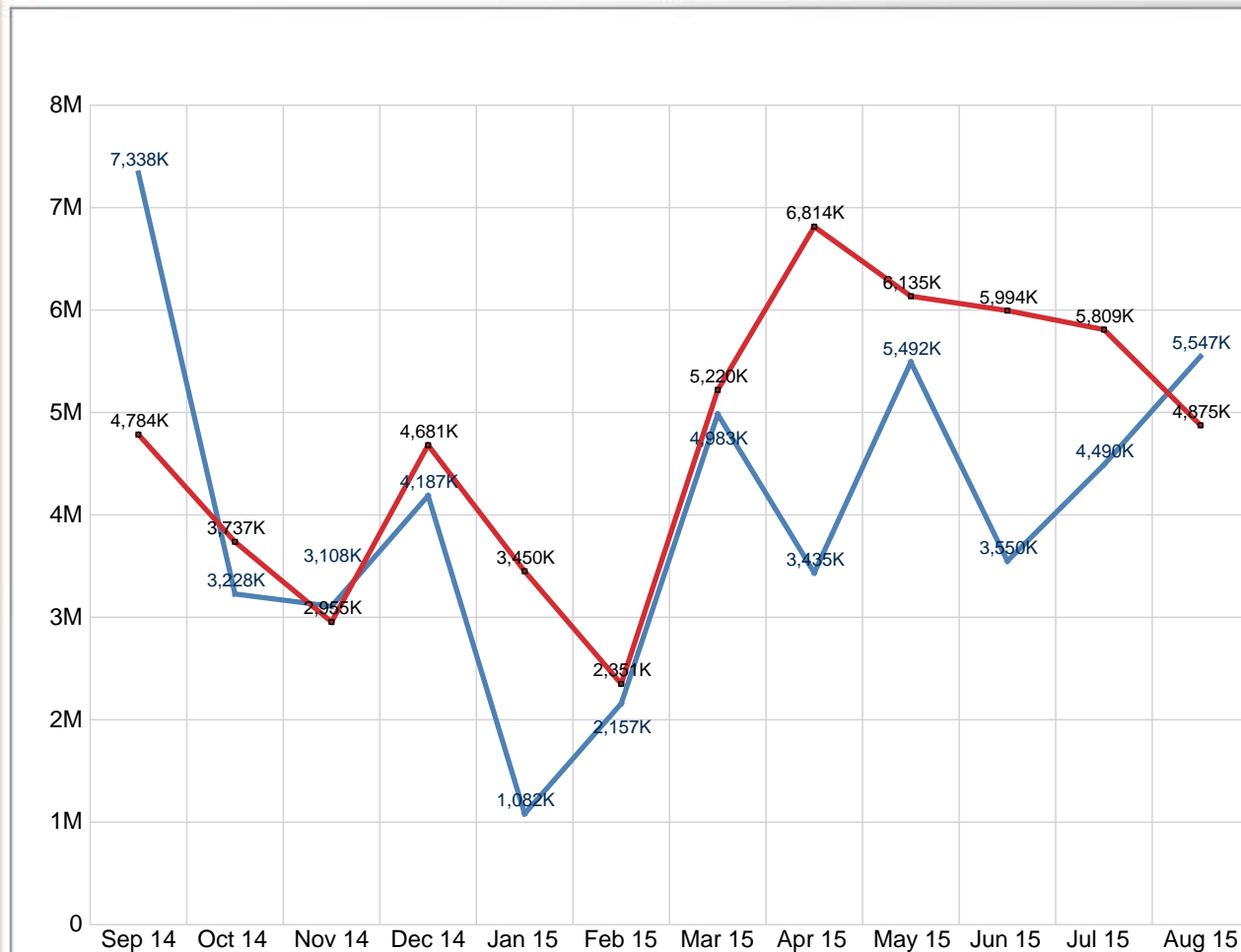
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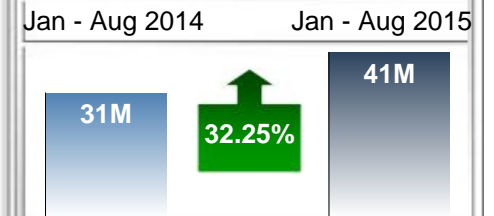


### Comparative Analysis

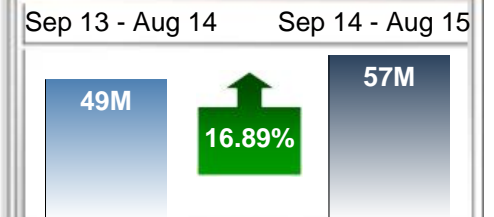
#### AUGUST



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE







# August 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

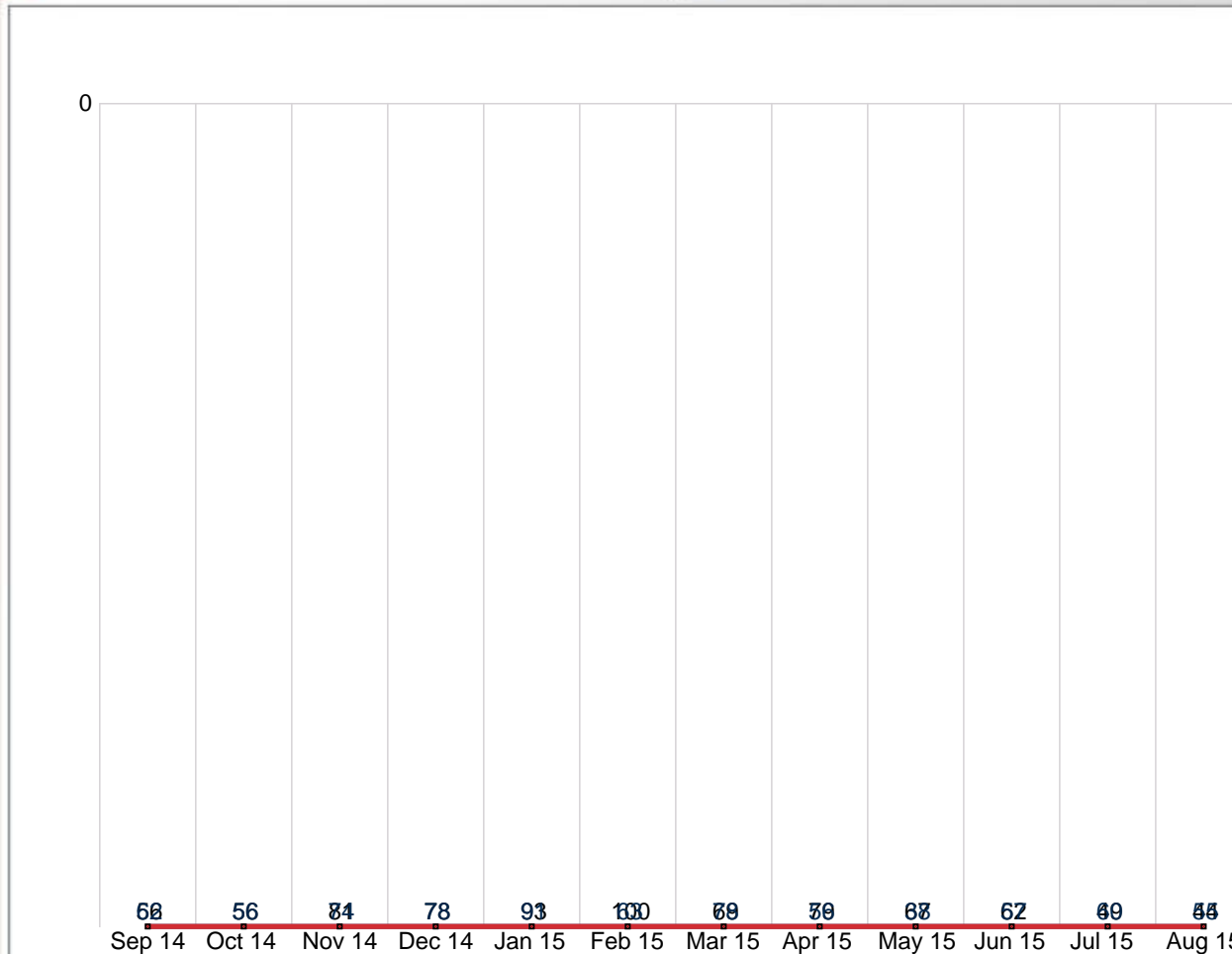
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 14, 2015

Market Trends

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



Comparative Analysis

### AUGUST



### YEAR TO DATE (YTD)



### 12 MONTH COMPARATIVE





# August 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

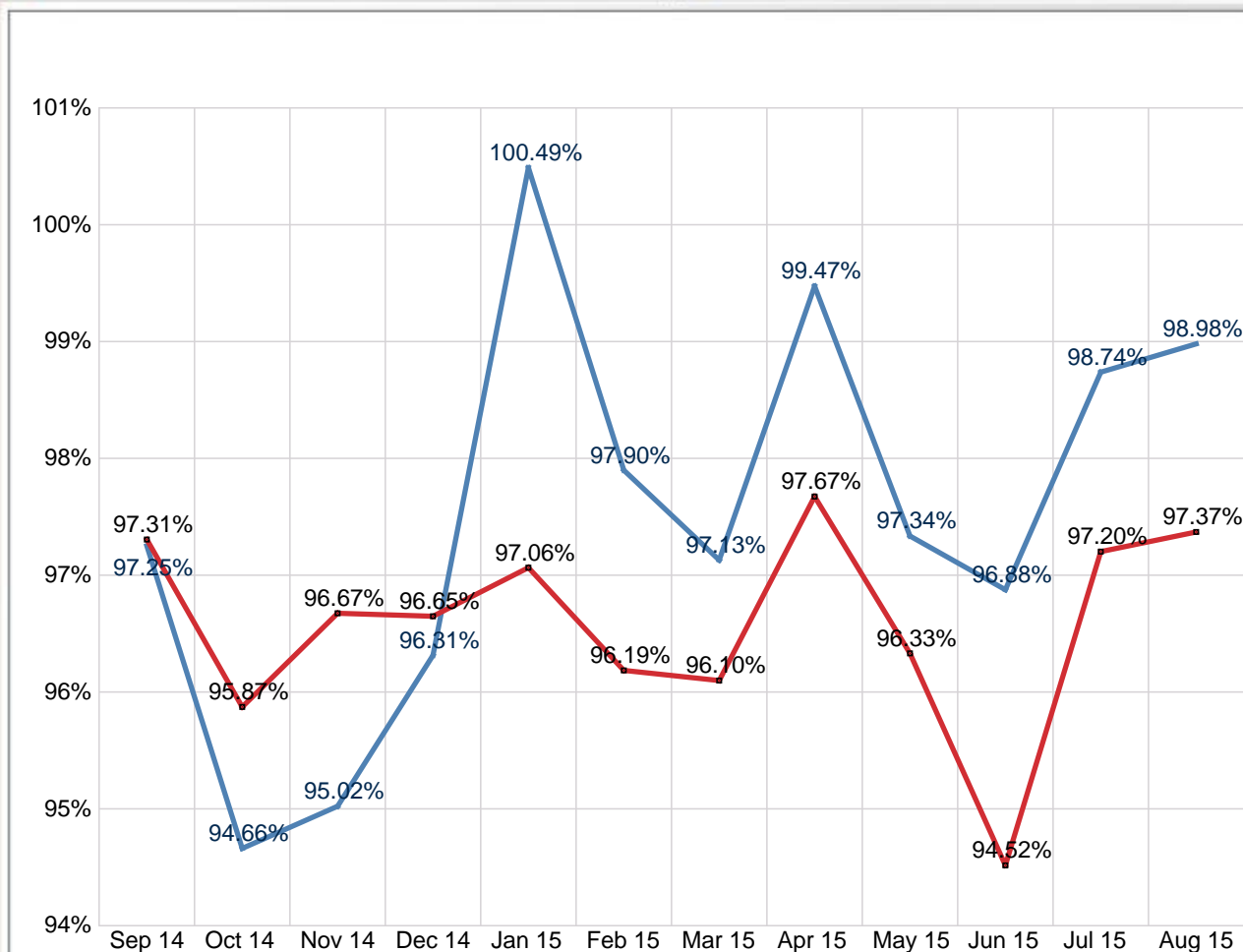
Report Produced on: Sep 14, 2015

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### Comparative Analysis

#### AUGUST

2014	2015
98.98%	97.37%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.63%</div> 	

#### YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
98.18%	96.45%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.76%</div> 	

#### 12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
97.38%	96.52%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.89%</div> 	



# August 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

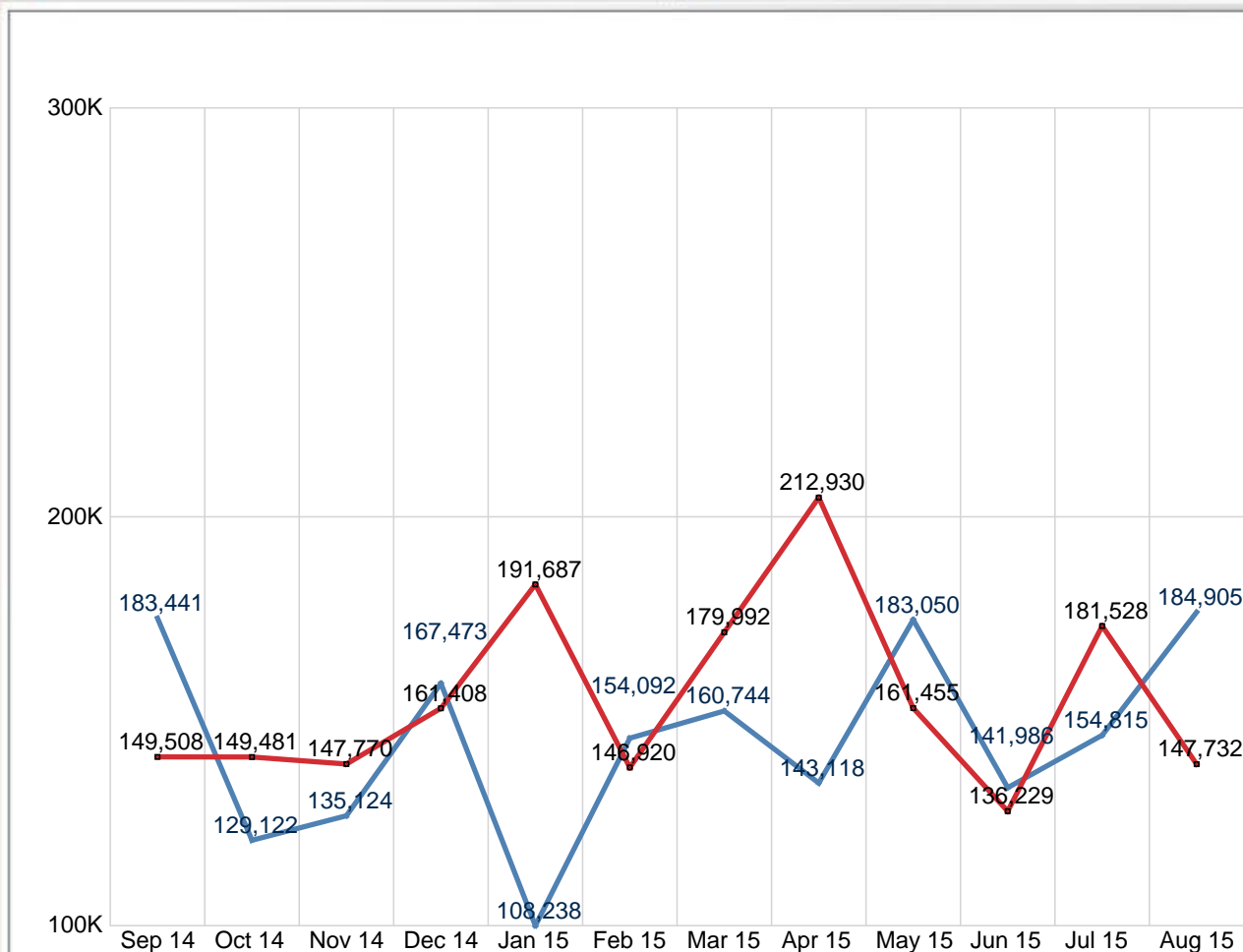
Report Produced on: Sep 14, 2015

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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
184,905	147,732
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-20.10%</div>	

#### YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
159,251	167,967
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">5.47%</div>	

#### 12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
158,810	163,234
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">2.79%</div>	