



August 2015

Area Delimited by County Of Logan -
Residential Property Type

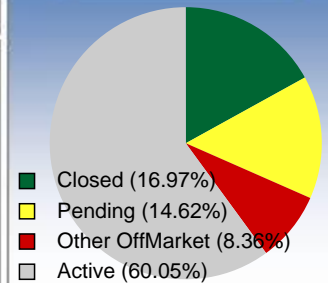


Absorption: Last 12 months, an Average of **63** Sales/Month

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

	AUGUST		
	2014	2015	+/- %
Closed Listings	75	65	-13.33%
Pending Listings	68	56	-17.65%
New Listings	86	83	-3.49%
Median List Price	214,900	199,999	-6.93%
Median Sale Price	223,000	199,999	-10.31%
Median Percent of List Price to Selling Price	100.00%	99.10%	-0.91%
Median Days on Market to Sale	25.00	18.00	-28.00%
End of Month Inventory	226	230	1.77%
Months Supply of Inventory	3.90	3.64	-6.69%

Market Activity



Monthly Inventory Analysis

Report Produced on: Sep 14, 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 August 2015 rose **1.77%** to 230 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **3.64** 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 **10.31%** in August 2015 to \$199,999 versus the previous year at \$223,000.

Median Days on Market Shortens

The median number of **18.00** days that homes spent on the market before selling decreased by 7.00 days or **28.00%** in August 2015 compared to last year's same month at **25.00** 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 83 New Listings in August 2015, down **3.49%** from last year at 86. Furthermore, there were 65 Closed Listings this month versus last year at 75, a **-13.33%** decrease.

Closed versus Listed trends yielded a **78.3%** ratio, down from last year's August 2015 at **87.2%**, a **10.20%** 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

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August 2015

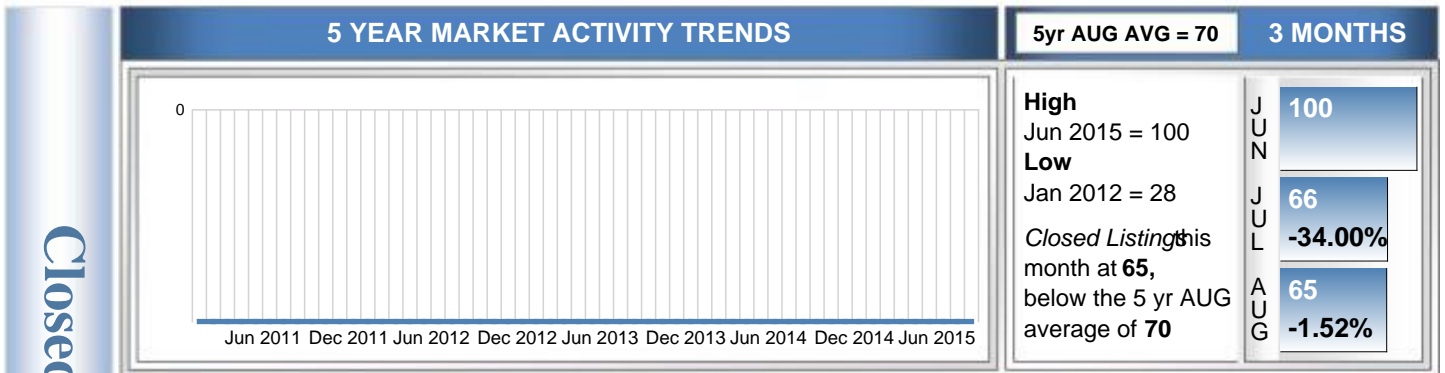
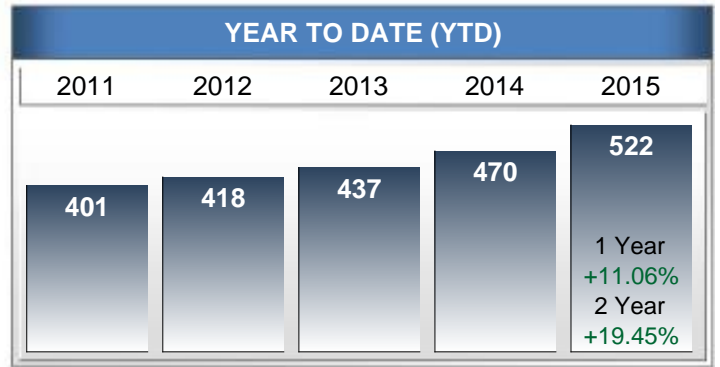
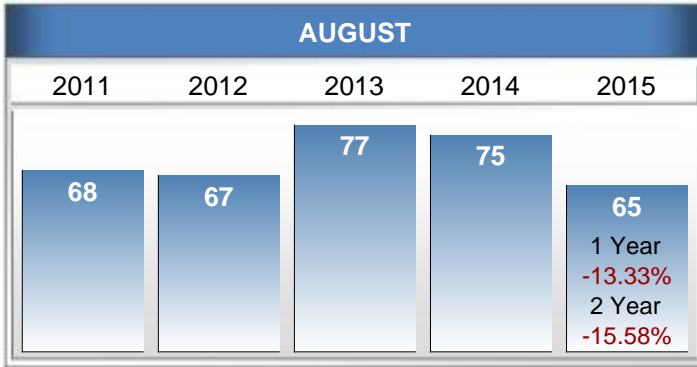
Closed Sales as of Sep 13, 2015



Closed Listings

Report Produced on: Sep 14, 2015

Area Delimited by County Of Logan - Residential Property Type



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$50,000 and less	5	7.69%	13.0	4	1	0	0	
\$50,001 - \$100,000	8	12.31%	22.5	3	5	0	0	
\$100,001 - \$150,000	8	12.31%	25.5	0	7	1	0	
\$150,001 - \$225,000	19	29.23%	15.0	1	12	6	0	
\$225,001 - \$300,000	9	13.85%	24.0	0	2	7	0	
\$300,001 - \$400,000	11	16.92%	9.0	0	0	9	2	
\$400,001 and up	5	7.69%	44.0	0	0	4	1	
Total Closed Units: 65				18.0	8	27	27	3
Total Closed Volume: 14,283,964					616.50K	4.13M	8.38M	1.16M
Median Closed Price: \$199,999					\$61,800	\$157,750	\$299,000	\$379,900

Closed Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

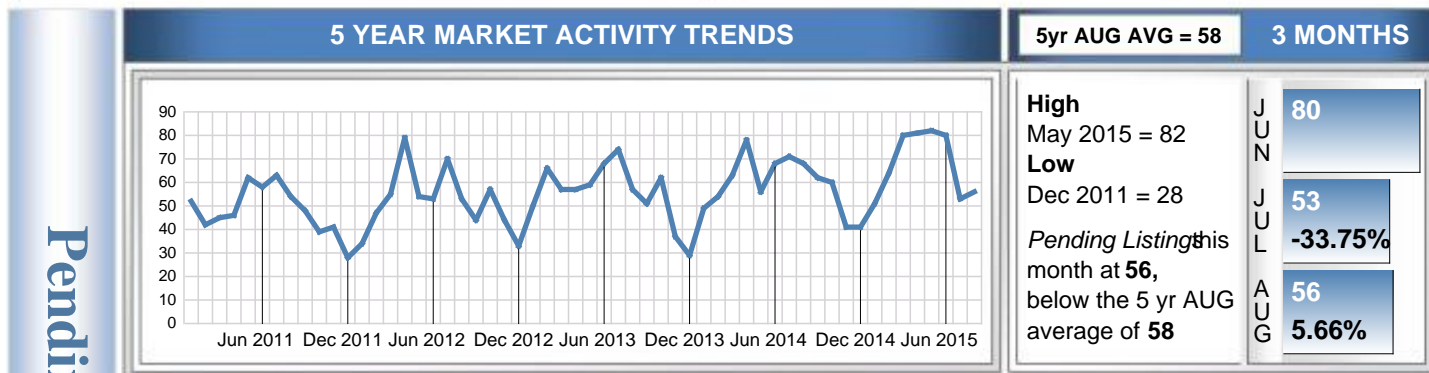
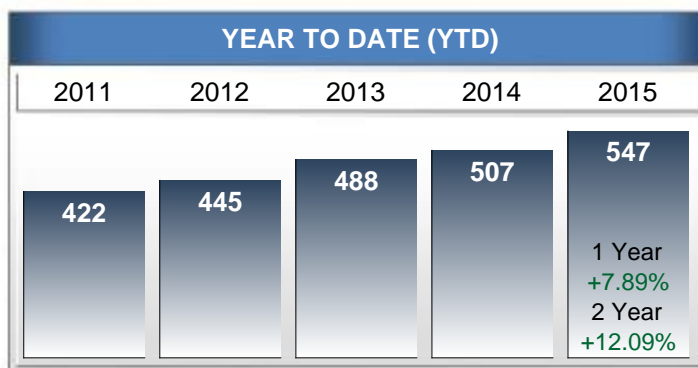
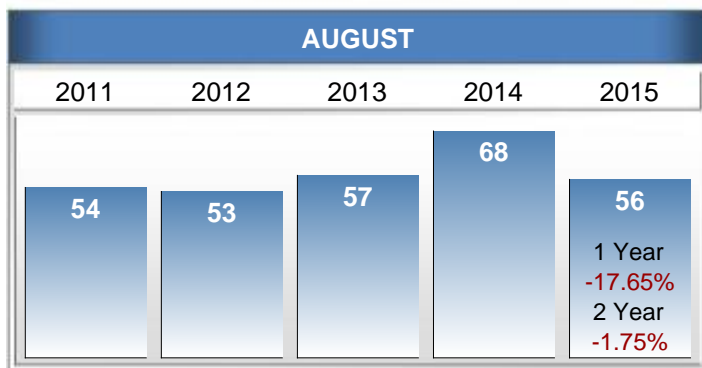
Pending Listings as of Sep 13, 2015



Pending Listings

Report Produced on: Sep 14, 2015

Area Delimited by County Of Logan - 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+		
\$75,000 and less	3	5.36%	43.0	0	3	0	0		
\$75,001 - \$125,000	8	14.29%	36.5	2	5	1	0		
\$125,001 - \$150,000	5	8.93%	47.0	0	5	0	0		
\$150,001 - \$250,000	15	26.79%	21.0	0	9	4	2		
\$250,001 - \$300,000	10	17.86%	25.5	0	5	5	0		
\$300,001 - \$375,000	8	14.29%	39.5	0	1	5	2		
\$375,001 and up	7	12.50%	42.0	0	2	5	0		
Total Pending Units:				56	37.0	2	30	20	4
Total Pending Volume:				12,931,595		176.00K	5.52M	6.22M	1.01M
Median Listing Price:				\$215,000		\$88,000	\$165,526	\$309,450	\$254,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

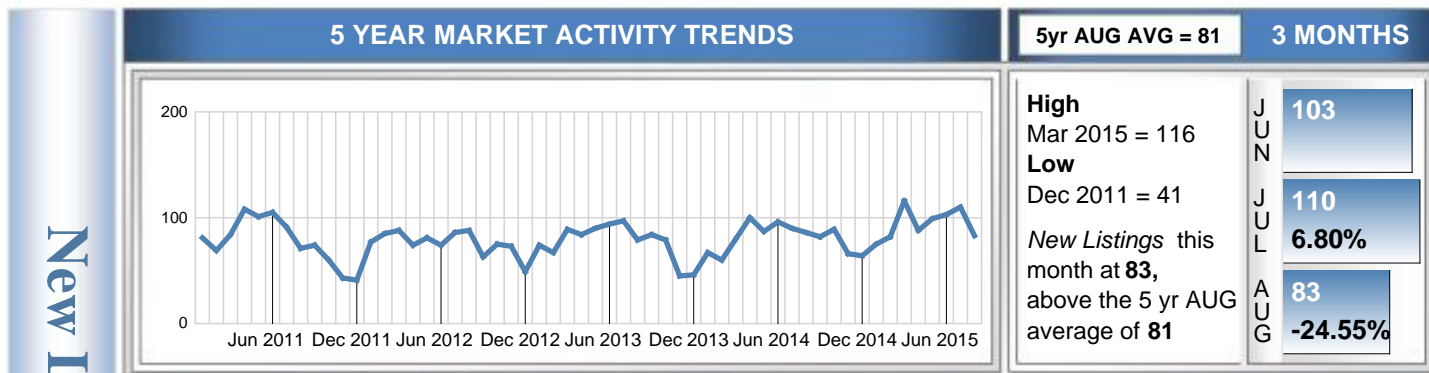
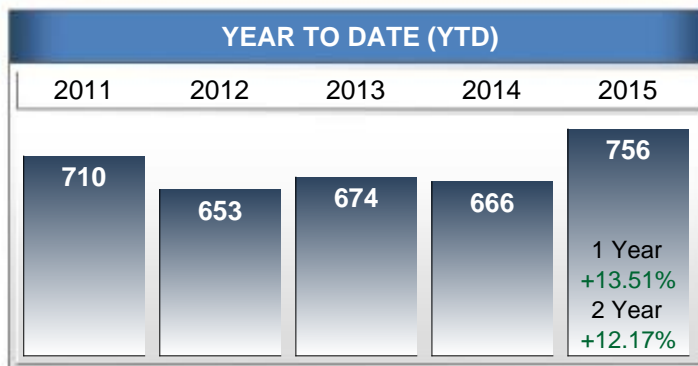
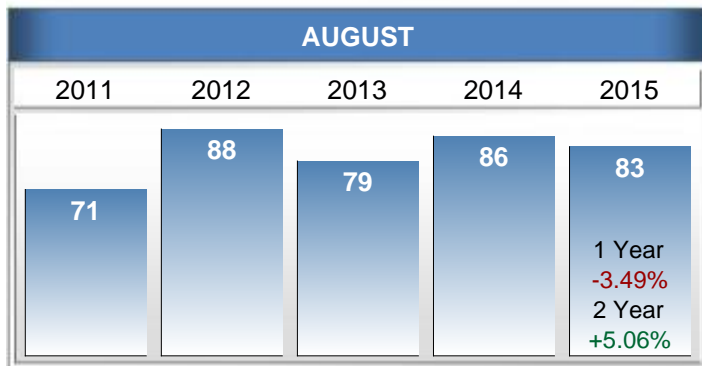
New Listings as of Sep 13, 2015



New Listings

Report Produced on: Sep 14, 2015

Area Delimited by County Of Logan - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	7	8.43%	0	6	0	1
\$75,001 - \$150,000	11	13.25%	0	10	1	0
\$150,001 - \$175,000	10	12.05%	3	6	1	0
\$175,001 - \$275,000	22	26.51%	0	10	11	1
\$275,001 - \$325,000	13	15.66%	0	9	3	1
\$325,001 - \$425,000	13	15.66%	0	1	8	4
\$425,001 and up	7	8.43%	0	0	6	1
Total New Listed Units:			3	42	30	8
Total New Listed Volume:			504.80K	7.58M	9.54M	2.54M
Median New Listed Listing Price:			\$174,900	\$175,000	\$297,500	\$352,450

New Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

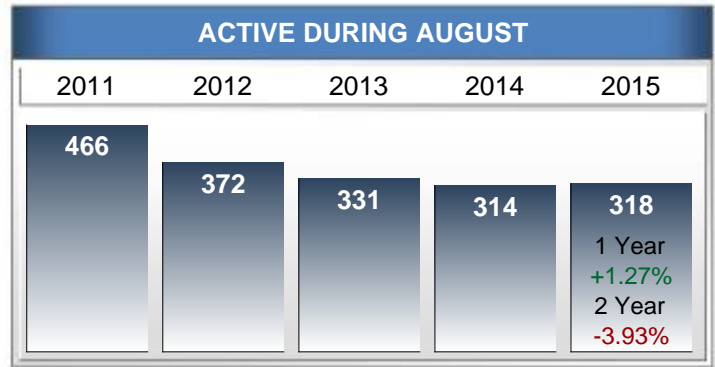
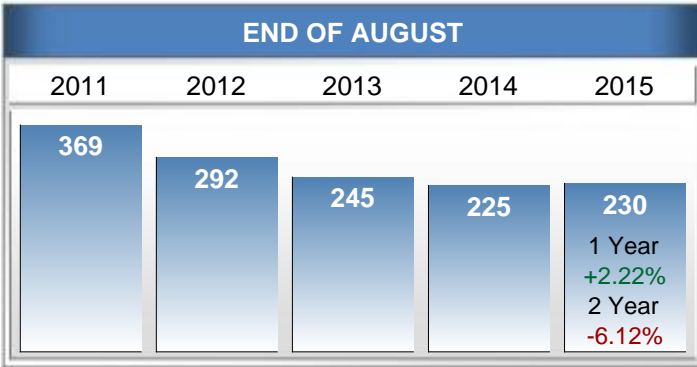
Active Inventory as of Sep 13, 2015



Active Inventory

Report Produced on: Sep 14, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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5yr AUG AVG =	3 MONTHS
272	
High Jun 2011 = 411	JUN 213
Low Apr 2014 = 203	JUL 235
<i>Inventory</i> this month at 230, below the 5 yr AUG average of 272	AUG 230
	AUG -2.13%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	18	7.83%	48.0	1	14	1	2		
\$75,001 - \$125,000	22	9.57%	68.0	3	15	3	1		
\$125,001 - \$200,000	46	20.00%	48.5	2	34	8	2		
\$200,001 - \$275,000	57	24.78%	56.0	1	27	25	4		
\$275,001 - \$325,000	36	15.65%	51.0	1	15	18	2		
\$325,001 - \$425,000	25	10.87%	45.0	0	5	15	5		
\$425,001 and up	26	11.30%	68.0	0	3	20	3		
Total Active Inventory by Units:				230	56.0	8	113	90	19
Total Active Inventory by Volume:				62,817,331		1.19M	24.61M	31.37M	5.65M
Median Active Inventory Listing Price:				\$239,950		\$127,250	\$184,000	\$297,375	\$279,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

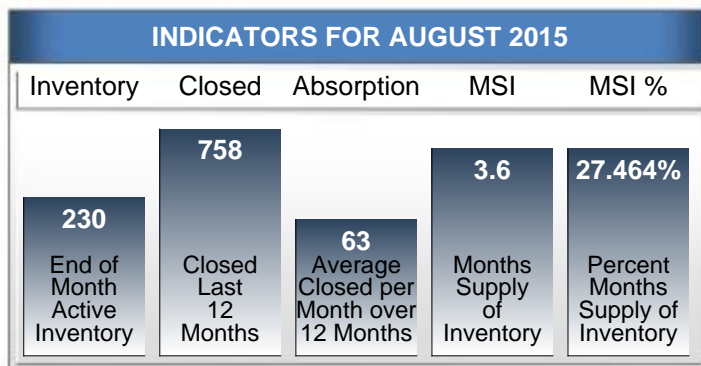
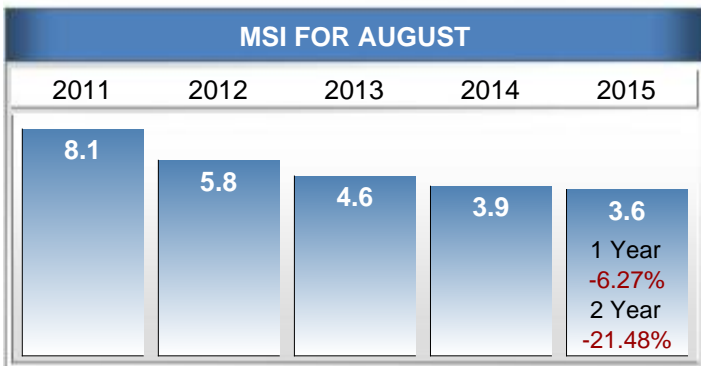
Active Inventory as of Sep 13, 2015



Months Supply of Inventory

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Months Supply
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5yr AUG AVG = 5.2	3 MONTHS
High Jun 2011 = 9.5	JUN 3.3
Low Jun 2015 = 3.3	JUL 3.7
Months Supply this month at 3.6, below the 5 yr AUG average of 5.2	AUG 3.6
	AUG -0.84%

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	18	7.83%	2.0	0.3	3.4	1.2	0.0
\$75,001 - \$125,000	22	9.57%	3.2	2.6	3.2	3.0	0.0
\$125,001 - \$200,000	46	20.00%	3.1	4.8	3.3	2.2	8.0
\$200,001 - \$275,000	57	24.78%	3.9	0.0	4.8	3.0	6.0
\$275,001 - \$325,000	36	15.65%	4.6	0.0	8.2	3.5	2.4
\$325,001 - \$425,000	25	10.87%	3.7	0.0	2.6	4.0	4.6
\$425,001 and up	26	11.30%	7.1	0.0	9.0	6.2	0.0
MSI:			3.6	1.5	3.9	3.5	6.7
Total Active Inventory:			230	8	113	90	19



Monthly Inventory Analysis

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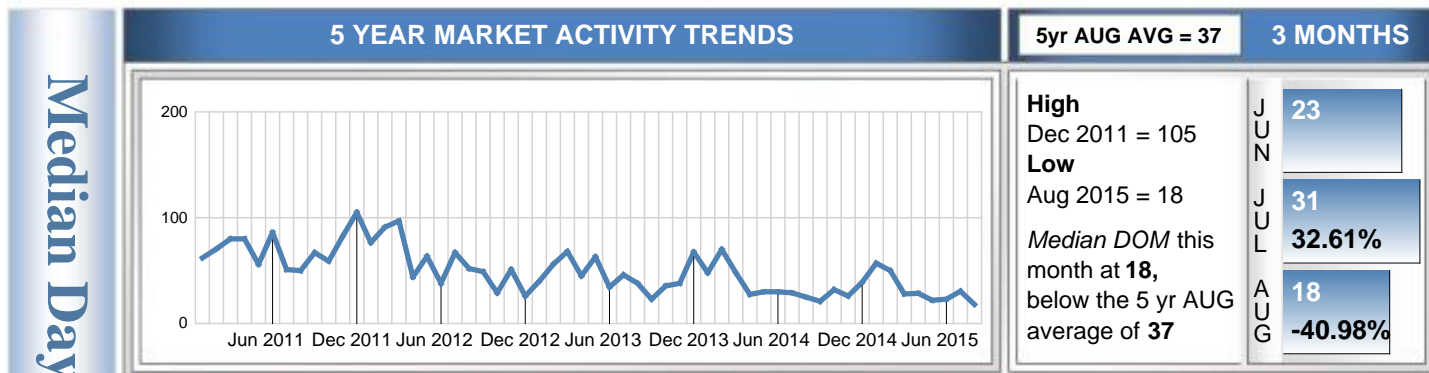
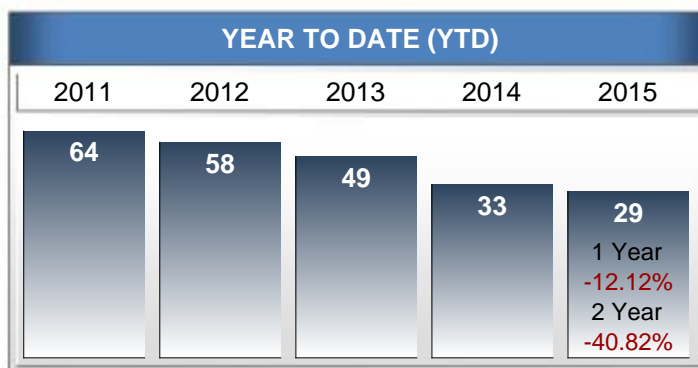
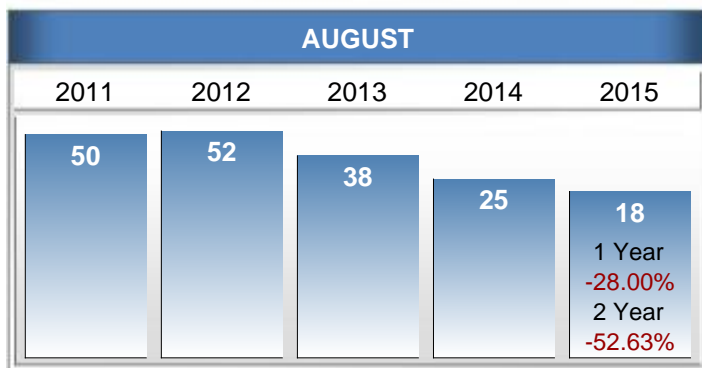
Closed Sales as of Sep 13, 2015



Median Days on Market to Sale

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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+
\$50,000 and less	5		7.69%	13.0	8.5	349.0	0.0	0.0
\$50,001 - \$100,000	8		12.31%	22.5	13.0	32.0	0.0	0.0
\$100,001 - \$150,000	8		12.31%	25.5	0.0	18.0	236.0	0.0
\$150,001 - \$225,000	19		29.23%	15.0	30.0	14.5	22.5	0.0
\$225,001 - \$300,000	9		13.85%	24.0	0.0	4.5	31.0	0.0
\$300,001 - \$400,000	11		16.92%	9.0	0.0	0.0	3.0	109.0
\$400,001 and up	5		7.69%	44.0	0.0	0.0	42.0	44.0
Median Closed DOM:	18.0				13.0	15.0	28.0	44.0
Total Closed Units:	65				8	27	27	3
Total Closed Volume:	14,283,964				616.50K	4.13M	8.38M	1.16M



Monthly Inventory Analysis

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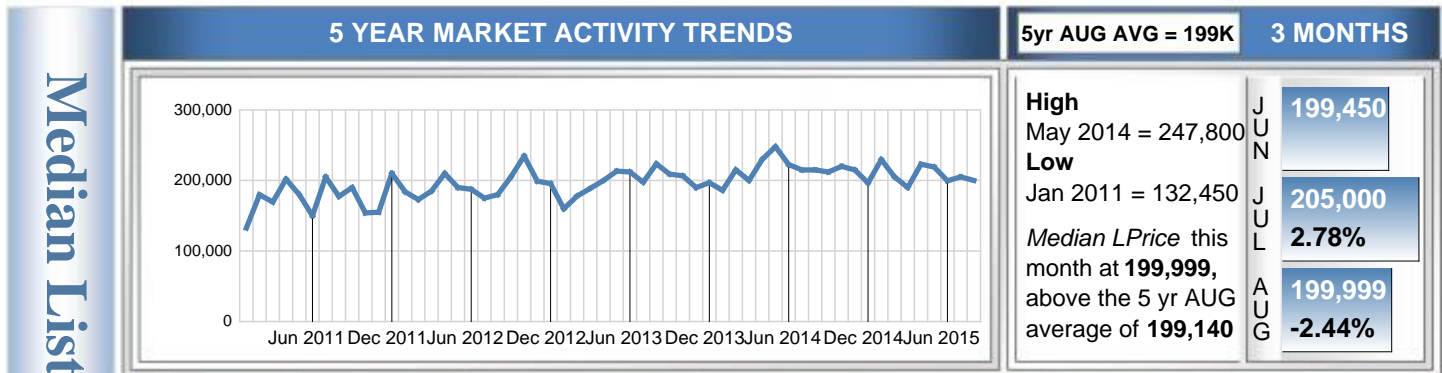
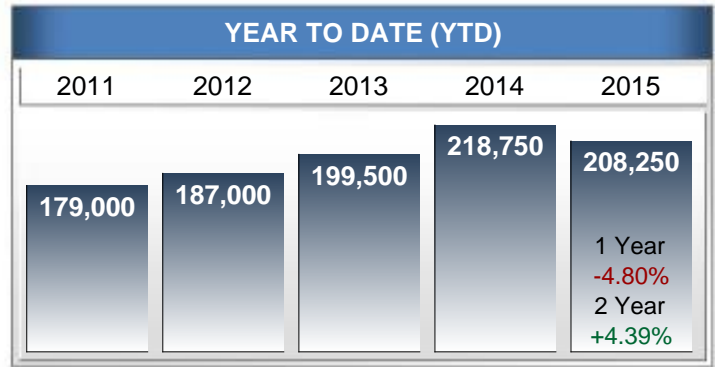
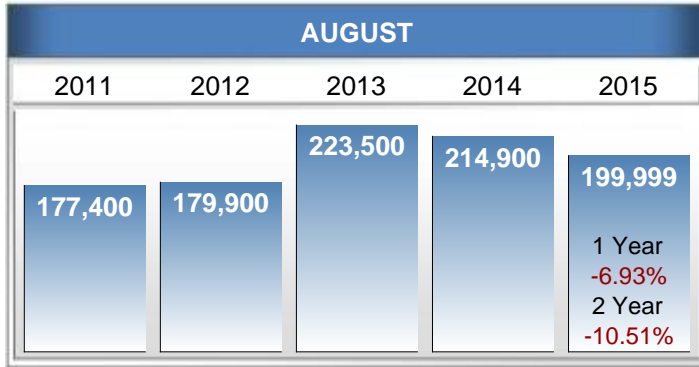
Closed Sales as of Sep 13, 2015



Median List Price at Closing

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Area Delimited by County Of Logan - Residential Property Type



Median List Price

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Contact an experienced REALTOR

MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	5		7.69%	49,000	49,500	44,900	0	0
\$50,001 - \$100,000	8		12.31%	86,700	83,700	99,000	0	0
\$100,001 - \$150,000	8		12.31%	127,200	0	129,900	107,000	0
\$150,001 - \$225,000	18		27.69%	188,850	199,000	187,700	193,500	0
\$225,001 - \$300,000	8		12.31%	257,450	0	244,500	275,000	0
\$300,001 - \$400,000	12		18.46%	319,920	0	0	319,031	379,900
\$400,001 and up	6		9.23%	437,500	0	0	450,000	412,000
Median List Price:		\$199,999			\$62,300	\$157,750	\$311,740	\$379,900
Total Closed Units:		65			8	27	27	3
Total List Volume:		14,409,526			627.00K	4.21M	8.40M	1.17M



Monthly Inventory Analysis

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August 2015

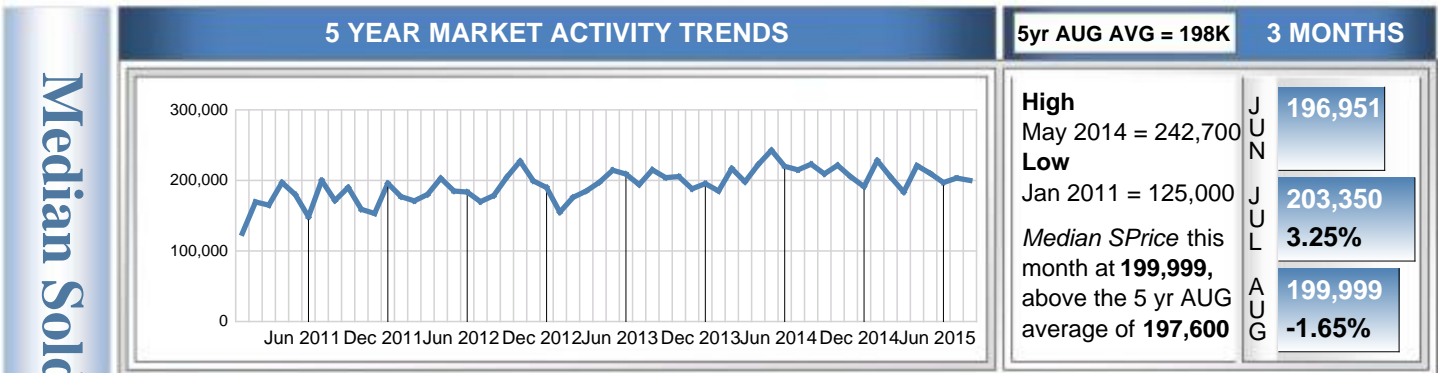
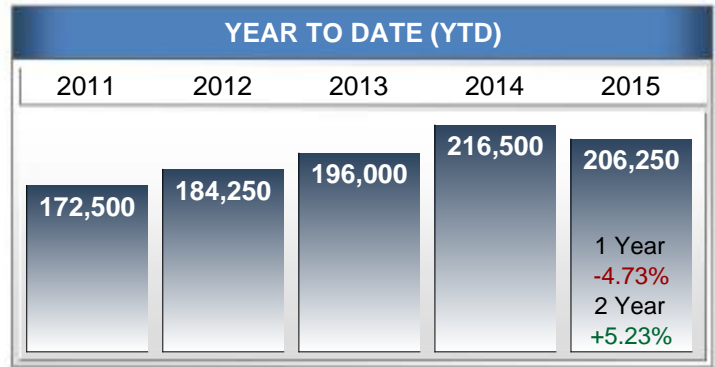
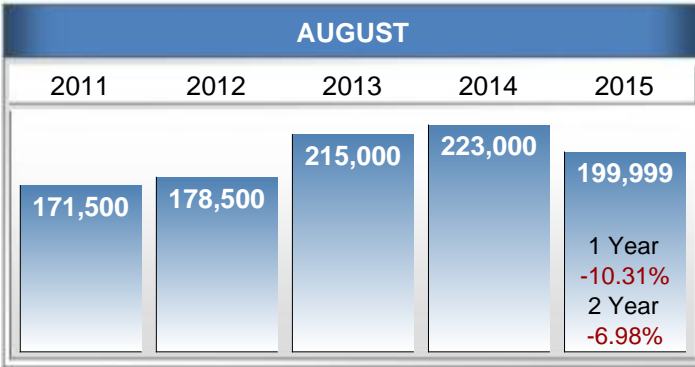
Closed Sales as of Sep 13, 2015



Median Sold Price at Closing

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Area Delimited by County Of Logan - Residential Property Type



Median Sold Price

Ready to Buy or Sell Real Estate?
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+
\$50,000 and less	5	7.69%	47,500	48,000	39,000	0	0		
\$50,001 - \$100,000	8	12.31%	85,450	85,000	86,000	0	0		
\$100,001 - \$150,000	8	12.31%	122,950	0	129,900	109,000	0		
\$150,001 - \$225,000	19	29.23%	199,000	199,000	194,500	187,500	0		
\$225,001 - \$300,000	9	13.85%	266,750	0	249,750	285,000	0		
\$300,001 - \$400,000	11	16.92%	355,597	0	0	348,820	377,900		
\$400,001 and up	5	7.69%	450,000	0	0	452,450	405,000		
Median Closed Price:	\$199,999			\$61,800	\$157,750	\$299,000	\$379,900		
Total Closed Units:	65			8	27	27	3		
Total Closed Volume:	14,283,964			616.50K	4.13M	8.38M	1.16M		



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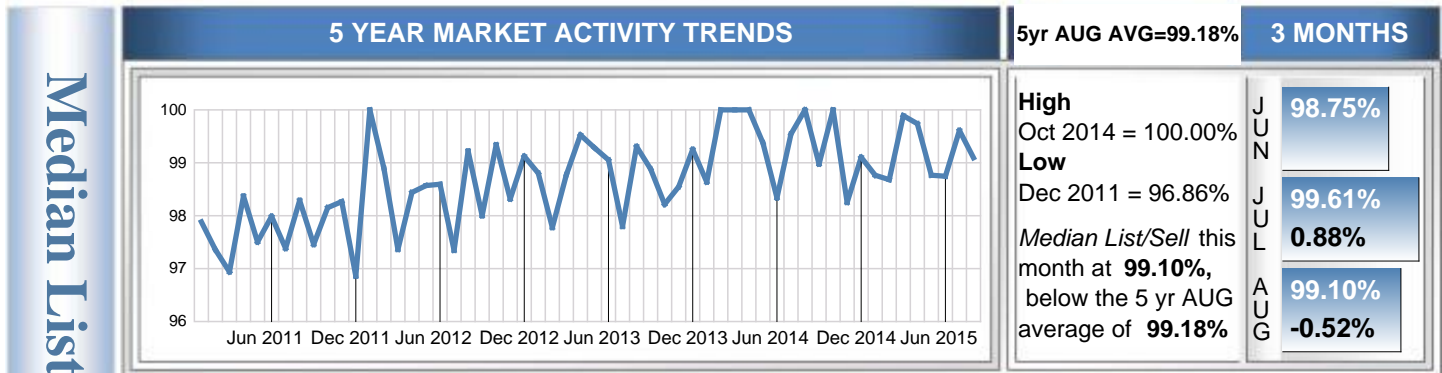
Closed Sales as of Sep 13, 2015



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - 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+
\$50,000 and less	5	7.69%	95.00%	96.00%	86.86%	0.00%	0.00%
\$50,001 - \$100,000	8	12.31%	99.80%	100.00%	95.43%	0.00%	0.00%
\$100,001 - \$150,000	8	12.31%	99.51%	0.00%	99.03%	101.87%	0.00%
\$150,001 - \$225,000	19	29.23%	100.00%	100.00%	99.70%	100.00%	0.00%
\$225,001 - \$300,000	9	13.85%	97.70%	0.00%	99.06%	97.65%	0.00%
\$300,001 - \$400,000	11	16.92%	100.00%	0.00%	0.00%	100.00%	99.47%
\$400,001 and up	5	7.69%	98.30%	0.00%	0.00%	99.01%	98.30%
Median List/Sell Ratio:	99.10%			100.00%	99.10%	98.82%	98.95%
Total Closed Units:	65			8	27	27	3
Total Closed Volume:	14,283,964			616.50K	4.13M	8.38M	1.16M

Median List/Sell Price

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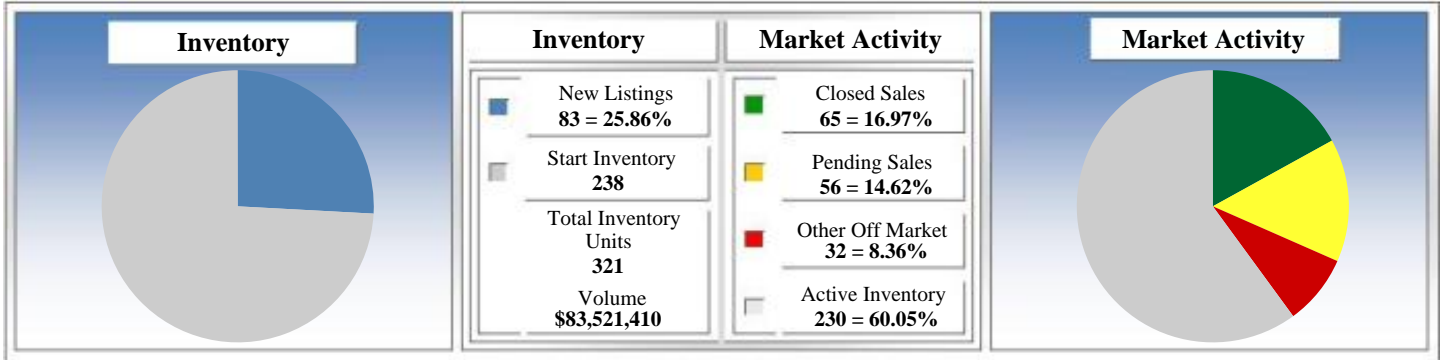
Inventory as of Sep 13, 2015



Market Summary

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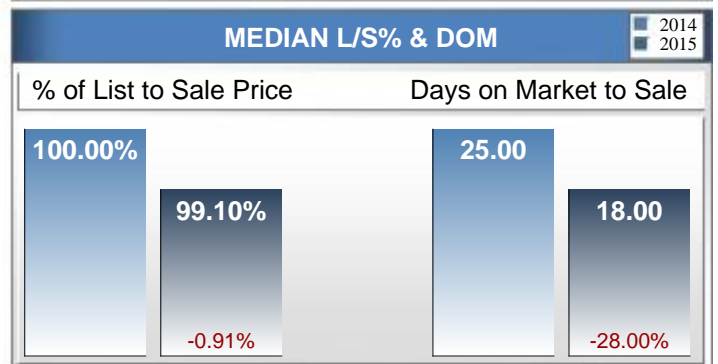
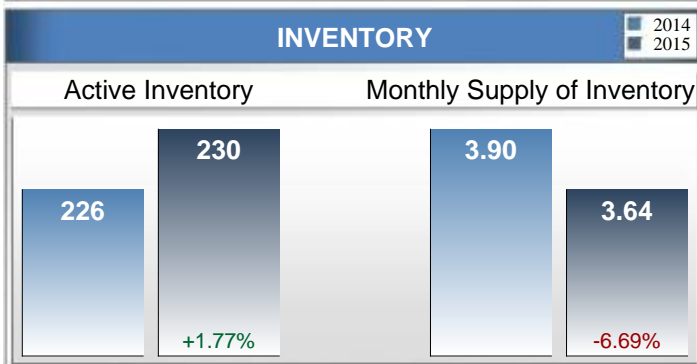
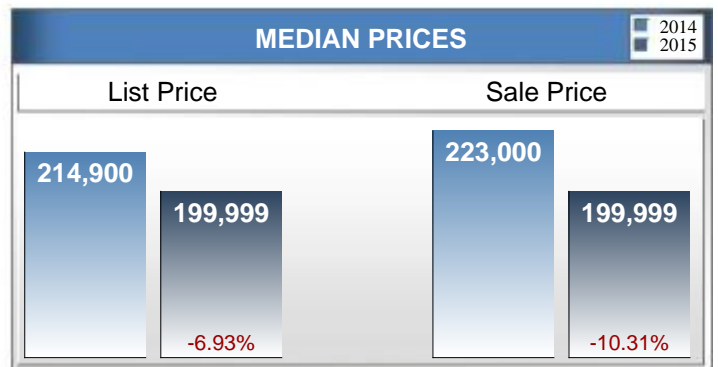
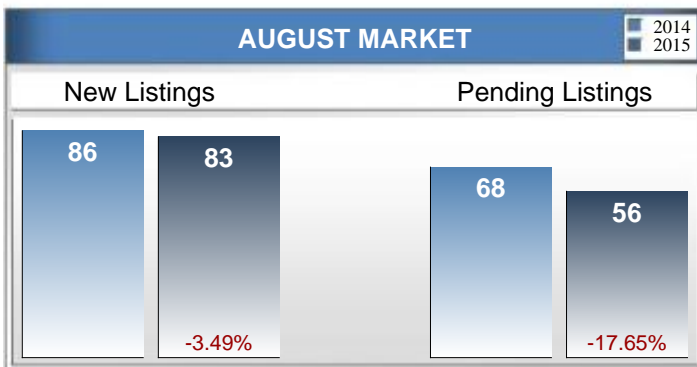
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Absorption: Last 12 months, an Average of 63 Sales/Month

Active Inventory as of August 31, 2015 = 230

	AUGUST			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	75	65	-13.33%	470	522	11.06%
Pending Sales	68	56	-17.65%	507	547	7.89%
New Listings	86	83	-3.49%	666	756	13.51%
Median List Price	214,900	199,999	-6.93%	218,750	208,250	-4.80%
Median Sale Price	223,000	199,999	-10.31%	216,500	206,250	-4.73%
Median Percent of List Price to Selling Price	100.00%	99.10%	-0.91%	99.57%	99.15%	-0.42%
Median Days on Market to Sale	25.00	18.00	-28.00%	33.00	29.00	-12.12%
Monthly Inventory	226	230	1.77%	226	230	1.77%
Months Supply of Inventory	3.90	3.64	-6.69%	3.90	3.64	-6.69%





August 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

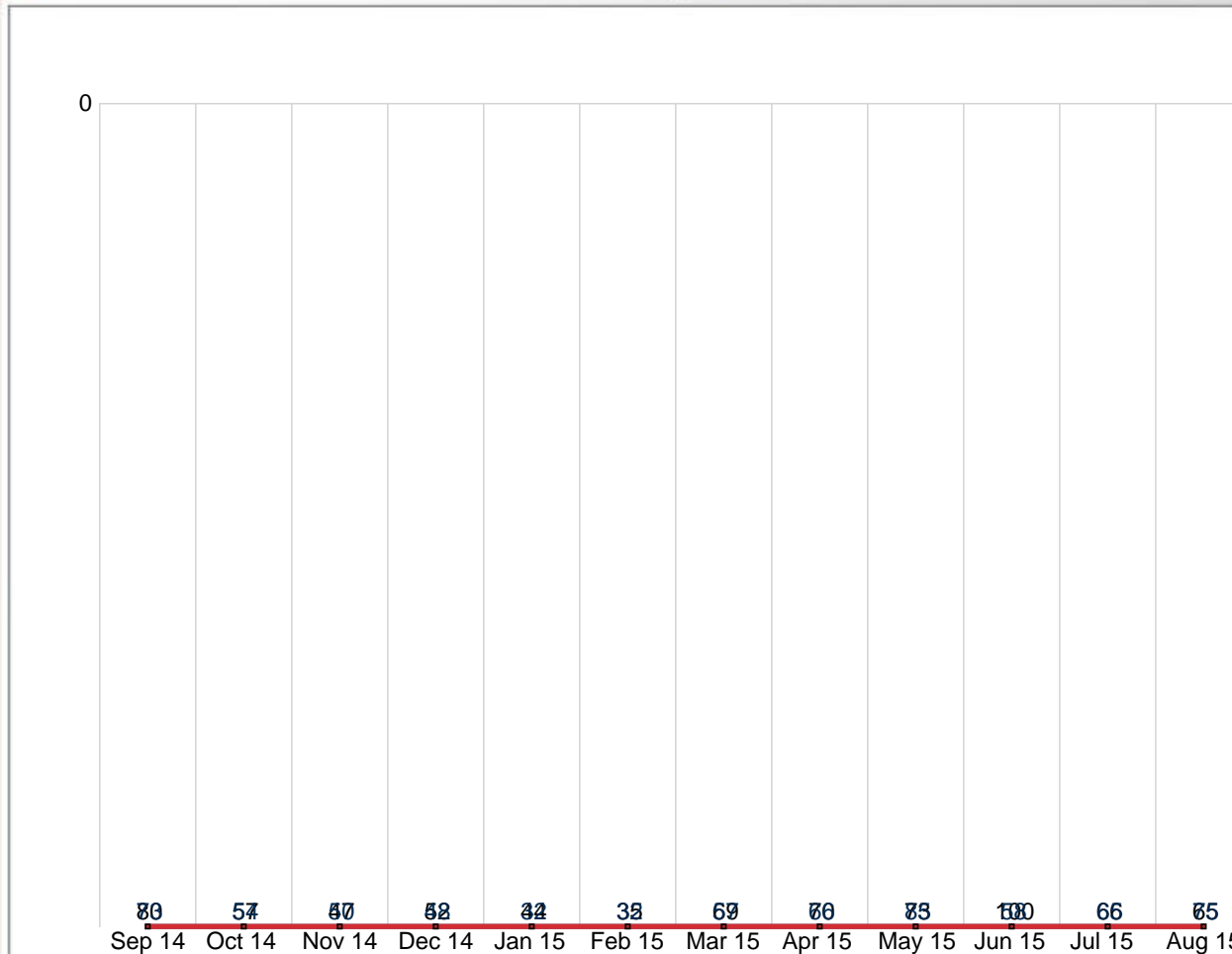
Report Produced on: Sep 14, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

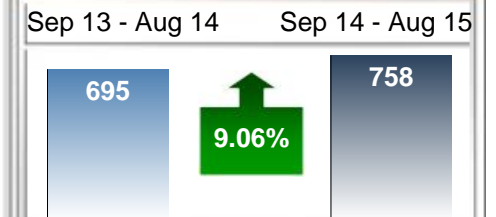
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

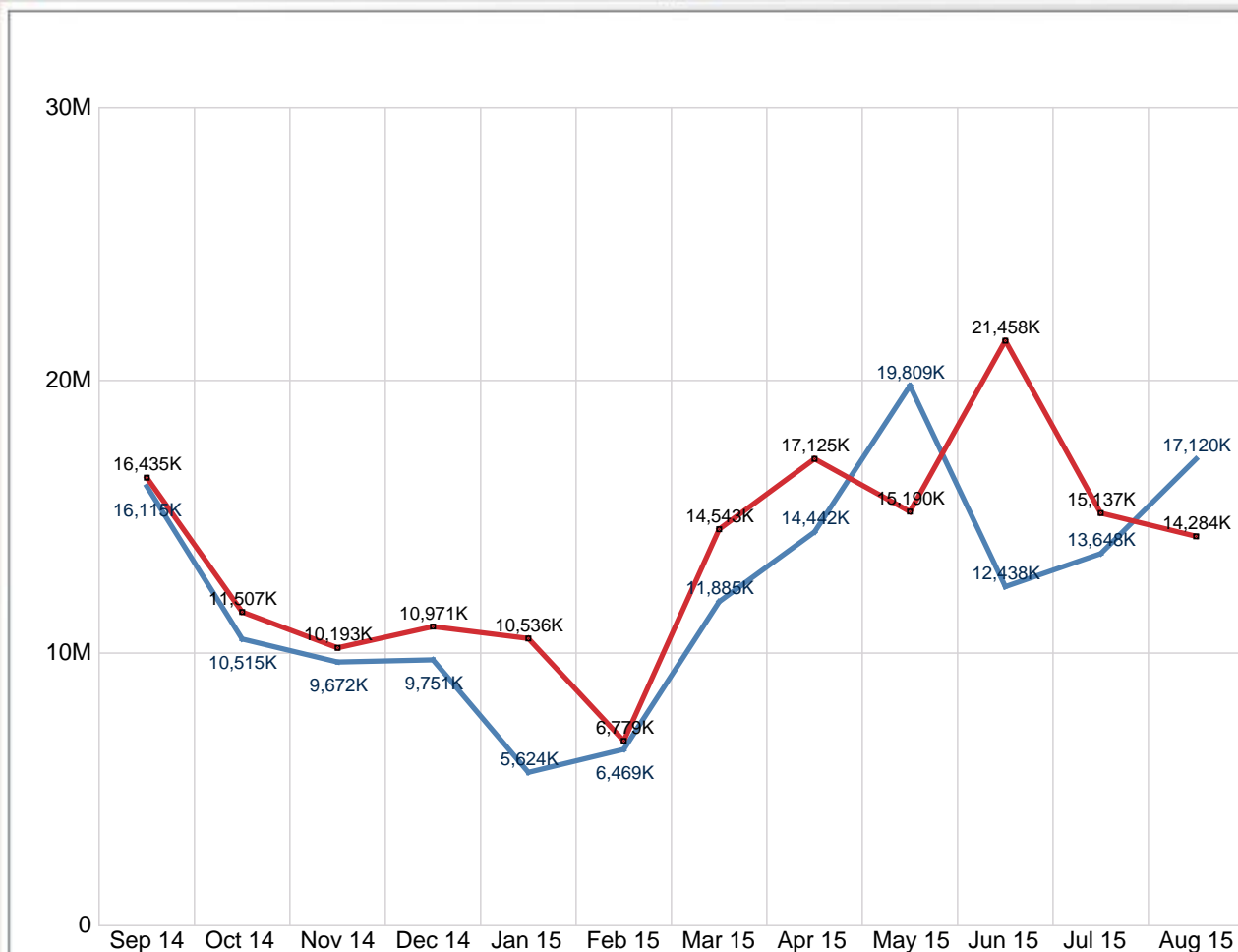
Report Produced on: Sep 14, 2015

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Market Trends

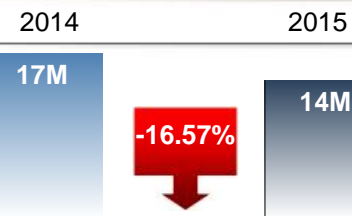
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 ■ September 2013 - August 2014 (Previous Year)



Comparative Analysis

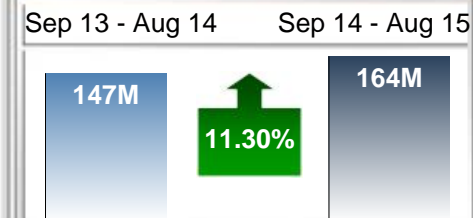
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

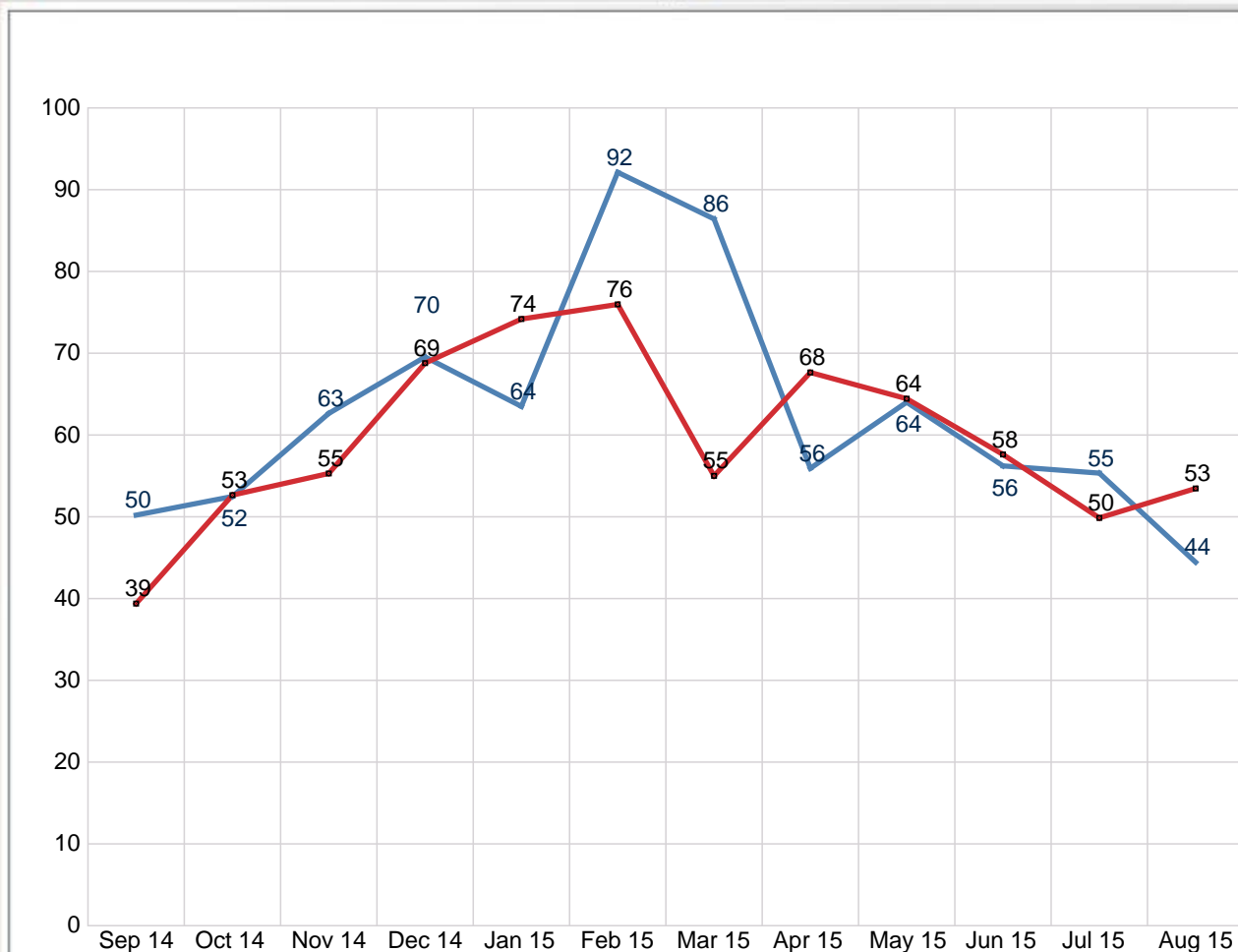
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 14, 2015

Market Trends

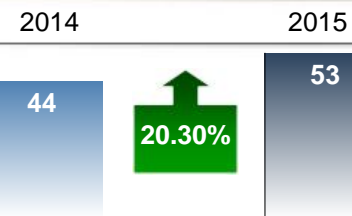
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Comparative Analysis

AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

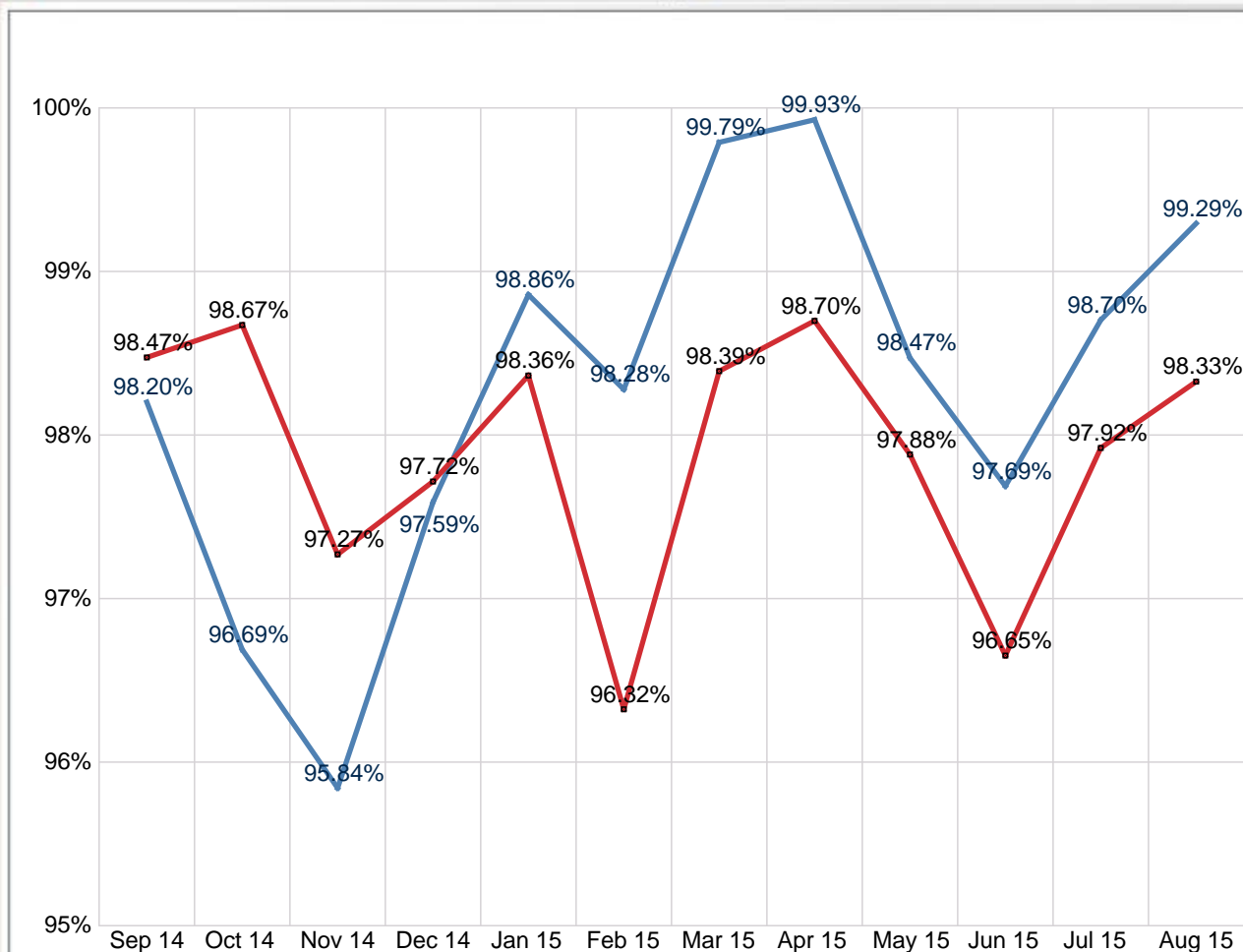
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Market Trends

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Comparative Analysis

AUGUST

2014	2015
99.29%	98.33%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.97%</div> 	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
98.92%	97.82%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.11%</div> 	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
98.35%	97.91%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.45%</div> 	



August 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

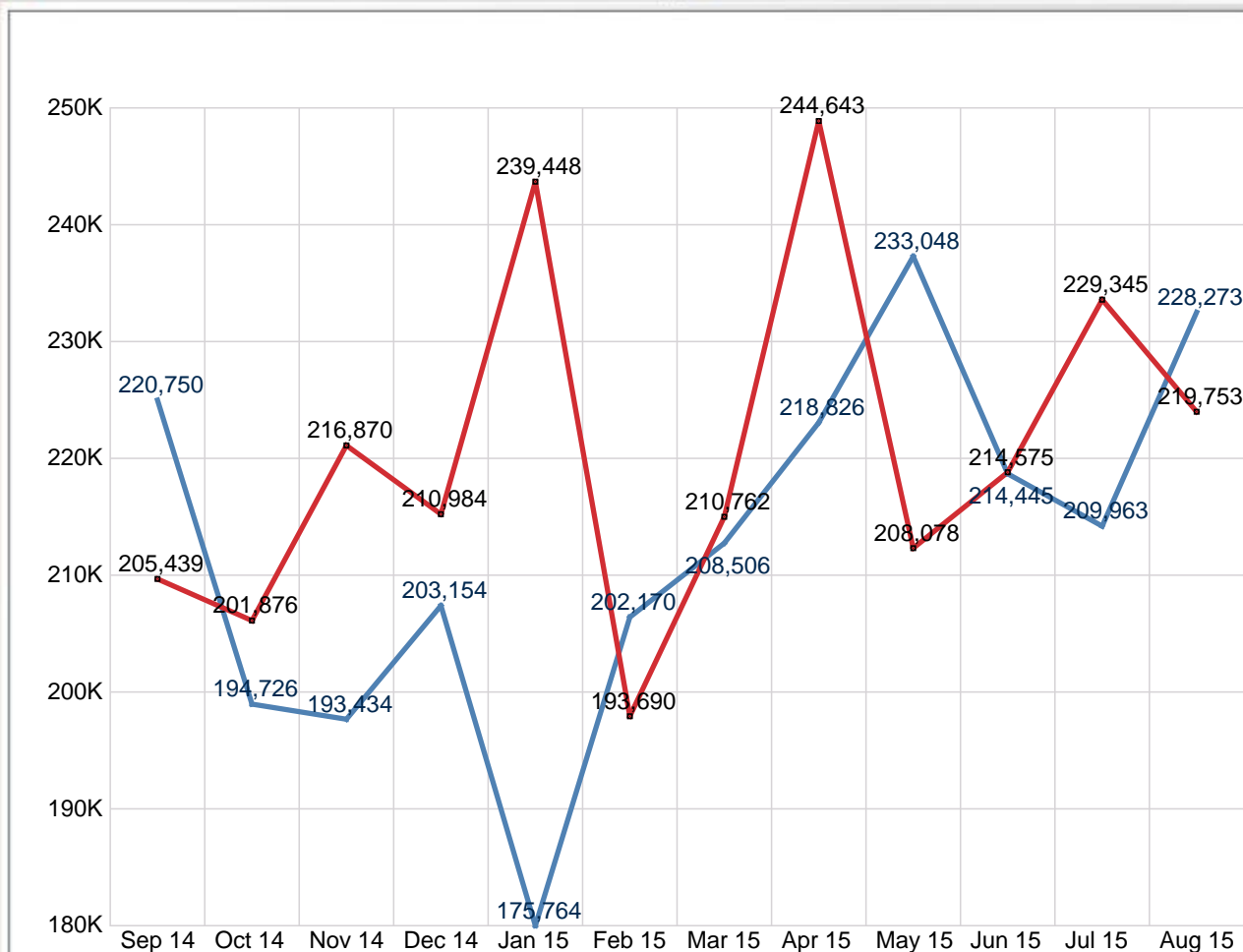
Report Produced on: Sep 14, 2015

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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
228,273	219,753
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.73%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
215,822	220,403
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">2.12%</div>	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
212,215	216,565
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">2.05%</div>	