



September 2015

Area Delimited by City Of Edmond -
Residential Property Type

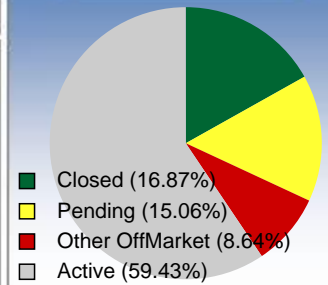


Absorption: Last 12 months, an Average of **334** Sales/Month

Active Inventory as of September 30, 2015 = **1,279**

	SEPTEMBER		
	2014	2015	+/- %
Closed Listings	389	363	-6.68%
Pending Listings	298	324	8.72%
New Listings	455	542	19.12%
Median List Price	229,900	240,990	4.82%
Median Sale Price	225,000	239,000	6.22%
Median Percent of List Price to Selling Price	98.89%	99.31%	0.42%
Median Days on Market to Sale	21.00	24.00	14.29%
End of Month Inventory	1,236	1,279	3.48%
Months Supply of Inventory	3.79	3.83	0.97%

Market Activity



Report Produced on: Oct 07, 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 September 2015 rose **3.48%** to 1,279 existing homes available for sale. Over the last 12 months this area has had an average of 334 closed sales per month. This represents an unsold inventory index of **3.83** 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 **6.22%** in September 2015 to \$239,000 versus the previous year at \$225,000.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 3.00 days or **14.29%** in September 2015 compared to last year's same month at **21.00** DOM.

Sales Success for September 2015 is Positive

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

There were 542 New Listings in September 2015, up **19.12%** from last year at 455. Furthermore, there were 363 Closed Listings this month versus last year at 389, a **-6.68%** decrease.

Closed versus Listed trends yielded a **67.0%** ratio, down from last year's September 2015 at **85.5%**, a **21.66%** 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



September 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

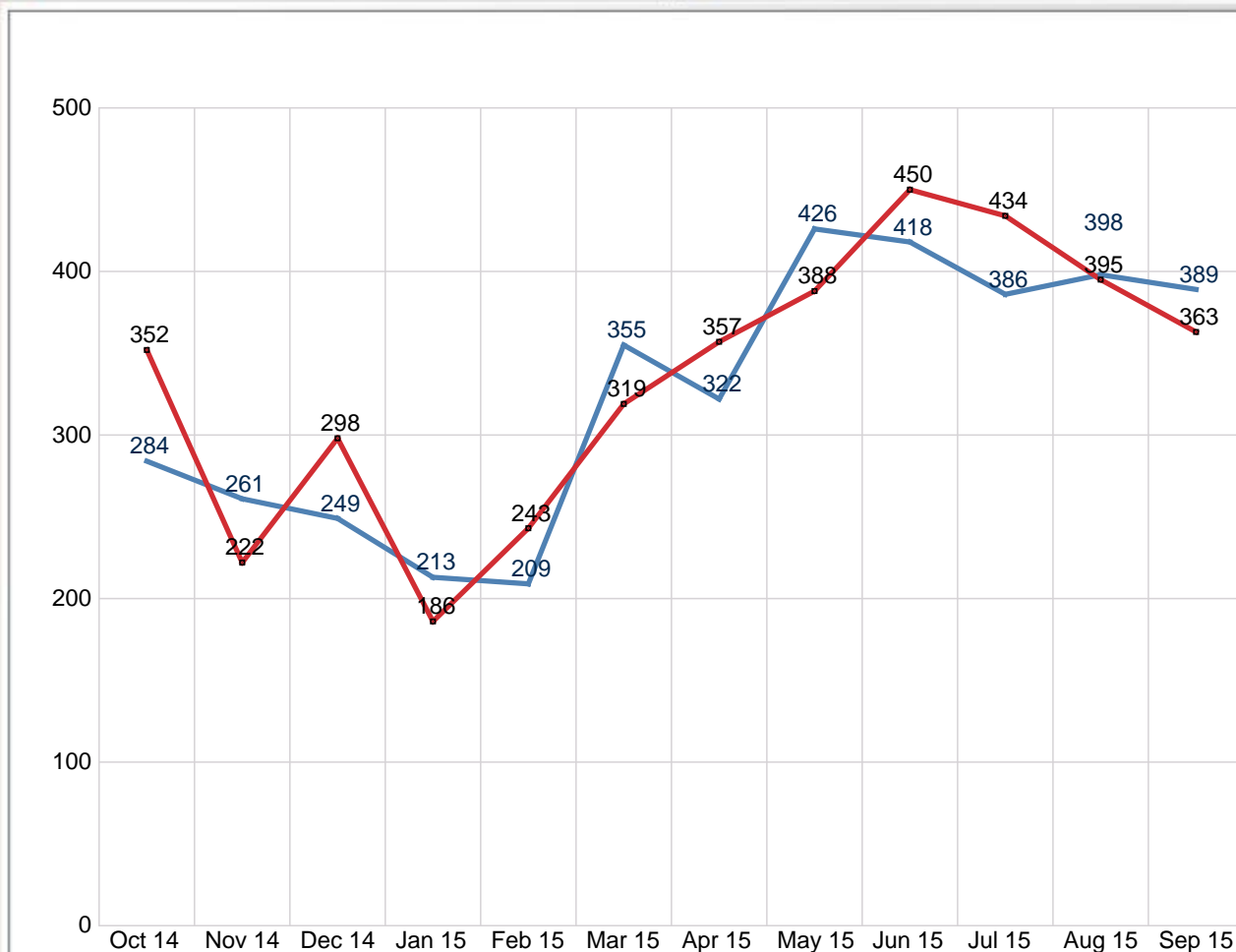
Report Produced on: Oct 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

SEPTEMBER

2014	2015
389	363
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-6.68%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2014	Jan - Sep 2015
3,116	3,135
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.61%</div>	

12 MONTH COMPARATIVE

Oct 13 - Sep 14	Oct 14 - Sep 15
3,910	4,007
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">2.48%</div>	



September 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

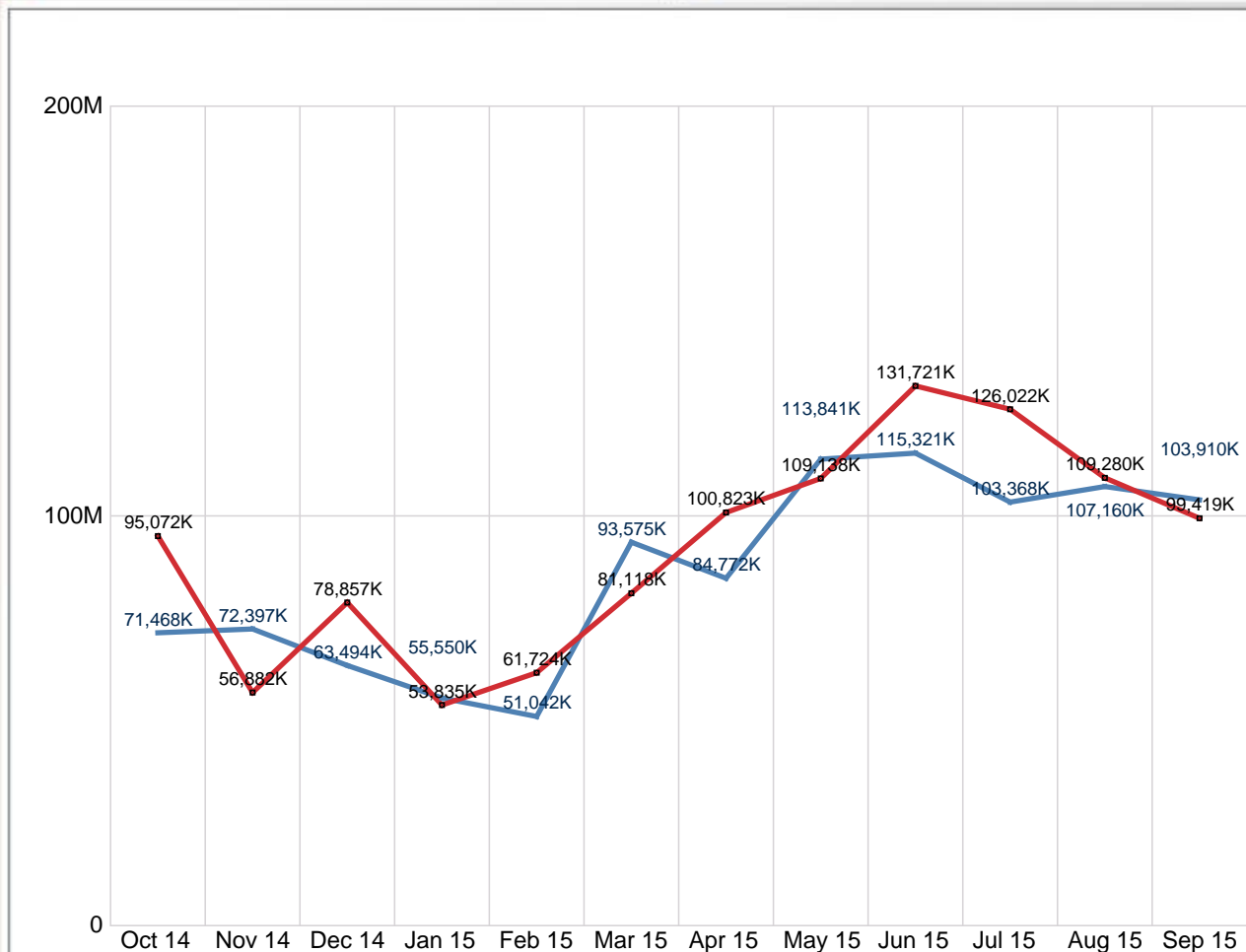
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Market Trends

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Comparative Analysis

SEPTEMBER

2014	2015
104M	99M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.32%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2014	Jan - Sep 2015
829M	873M
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">5.38%</div>	

12 MONTH COMPARATIVE

Oct 13 - Sep 14	Oct 14 - Sep 15
1.04B	1.10B
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">6.56%</div>	



September 2015

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Closed Sales by Average Days on Market

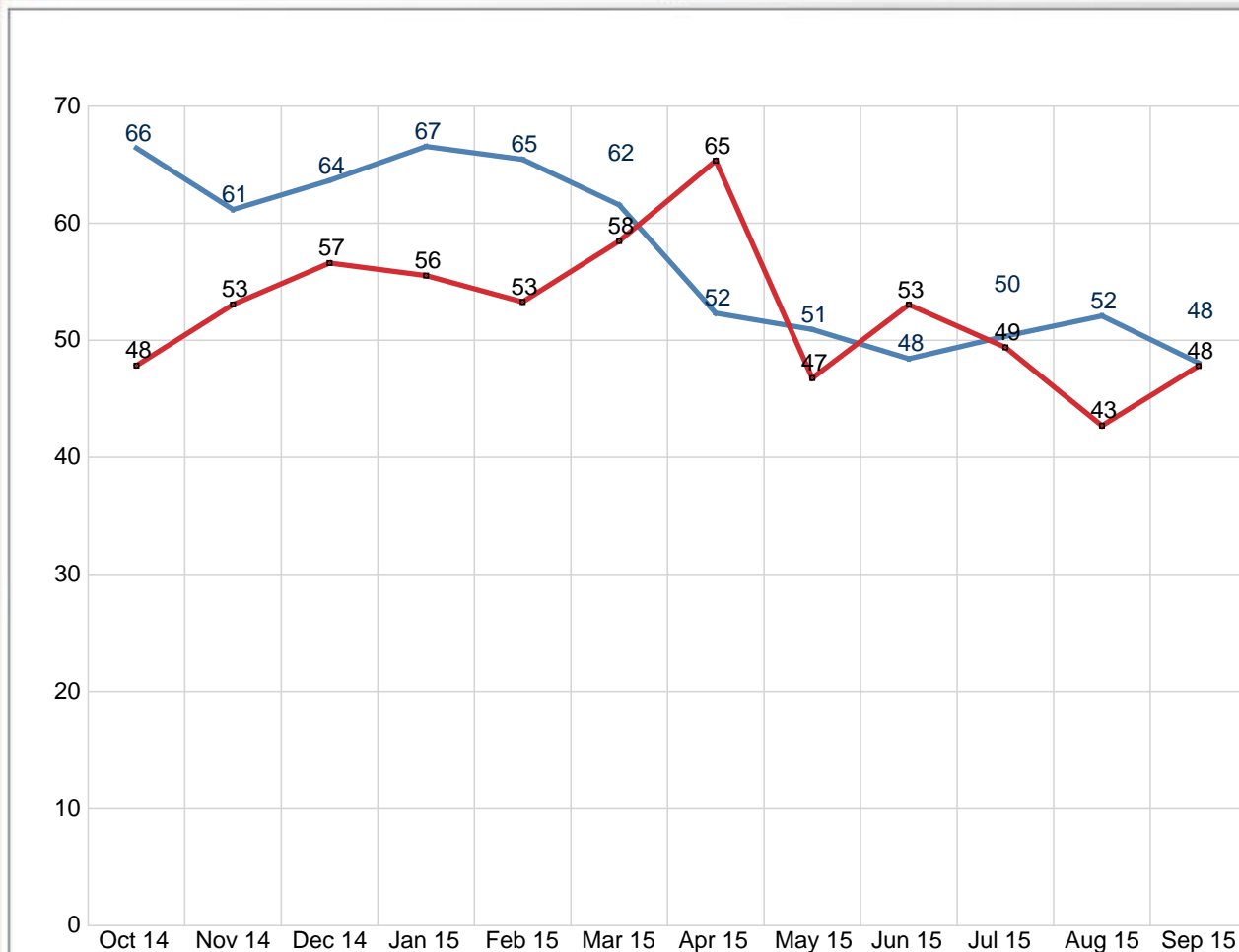
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Market Trends

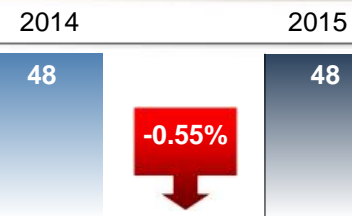
Ready to Buy or Sell Real Estate?
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Comparative Analysis

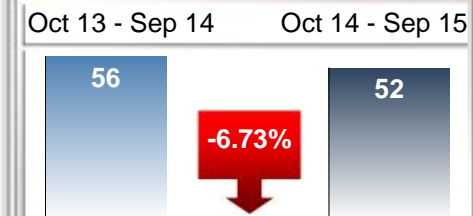
SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2015

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Closed Sales by Average Asked per Sold Ratio

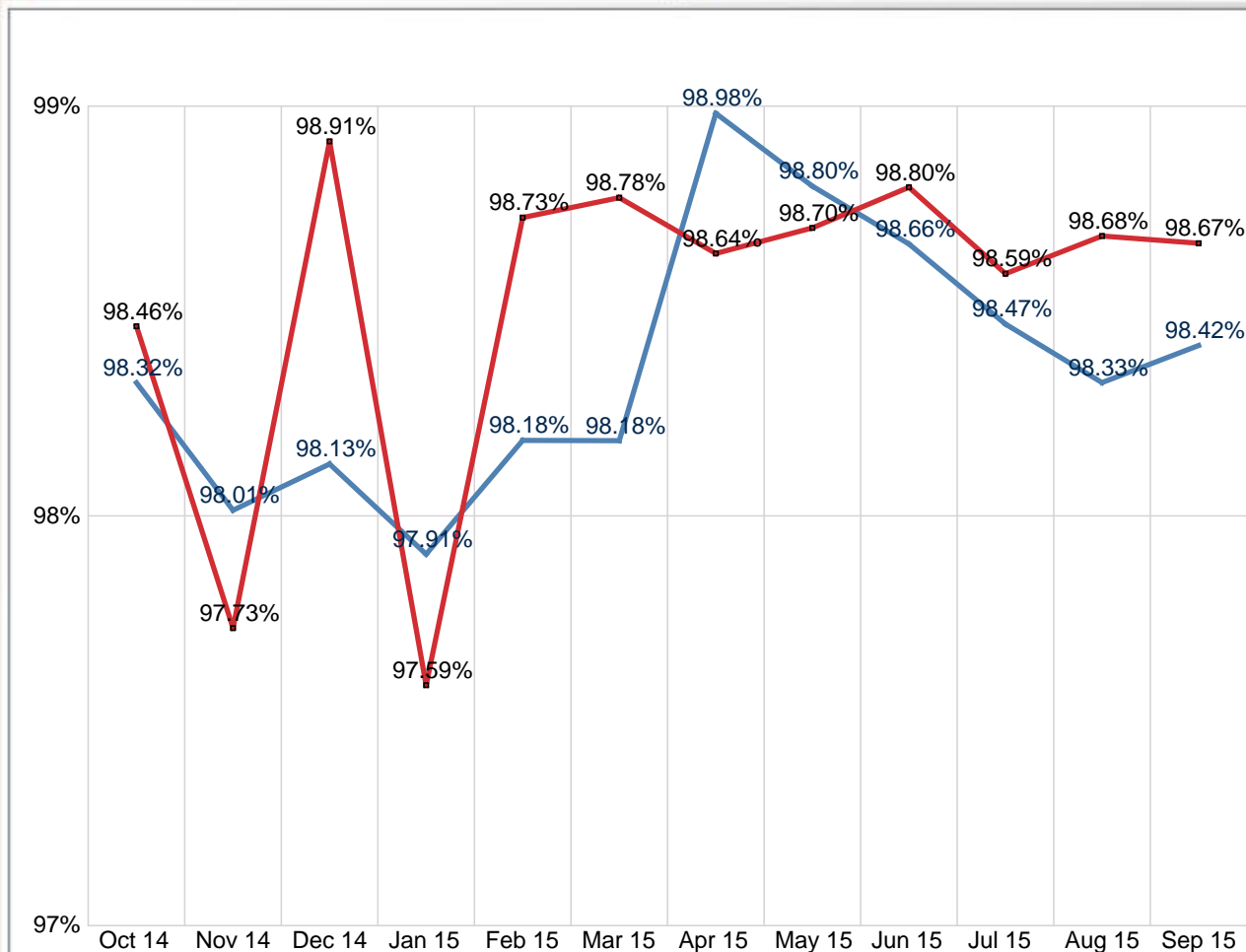
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Market Trends

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■ October 2014 - September 2015 (Current Year with Values)
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Comparative Analysis

SEPTEMBER

2014	2015
98.42%	98.67%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">0.25%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2014	Jan - Sep 2015
98.48%	98.63%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">0.15%</div>	

12 MONTH COMPARATIVE

Oct 13 - Sep 14	Oct 14 - Sep 15
98.41%	98.59%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">0.18%</div>	



September 2015

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Closed Sales by Average Sold Price

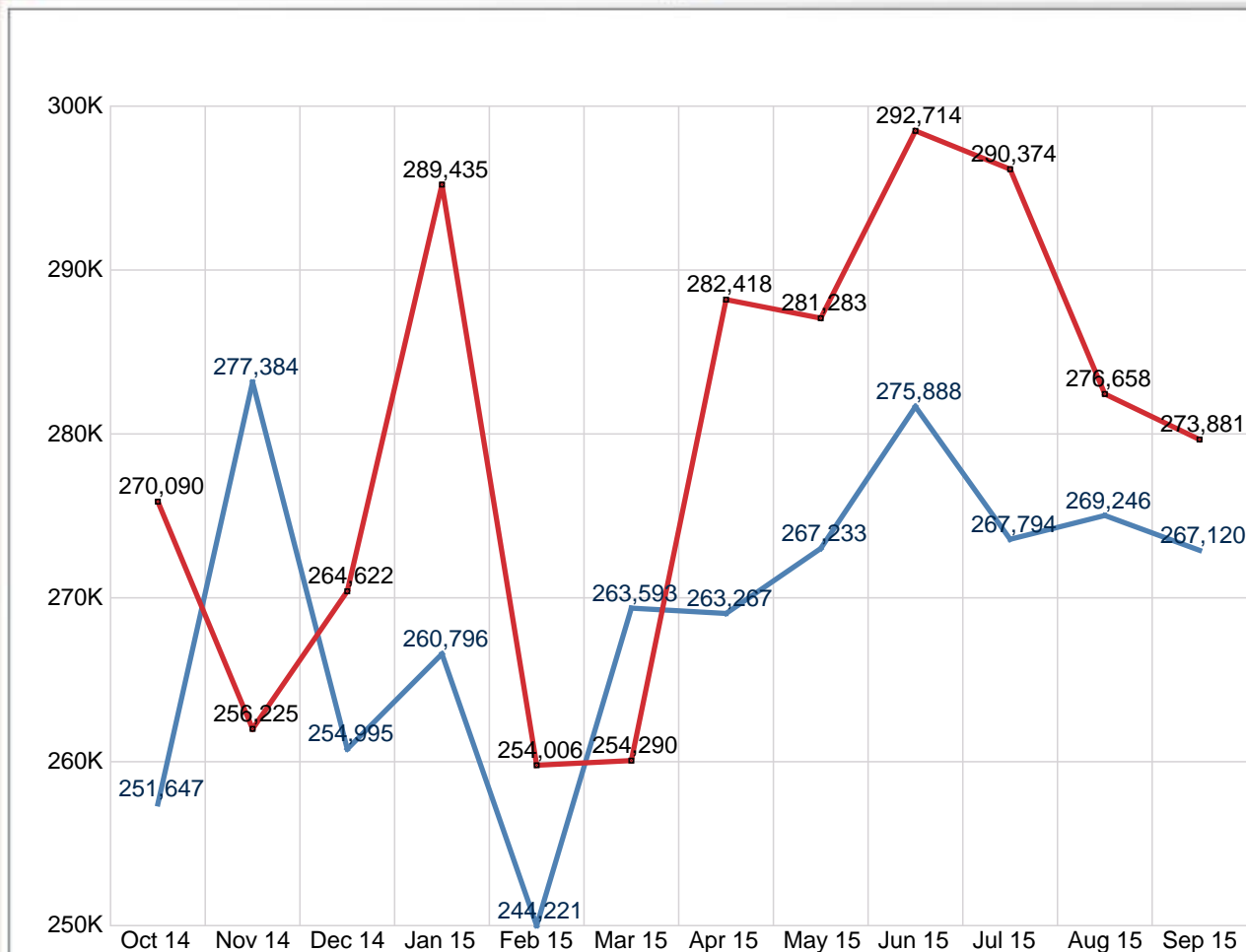
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Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

SEPTEMBER

2014	2015
267,120	273,881
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.53%	

YEAR TO DATE (YTD)

Jan - Sep 2014	Jan - Sep 2015
265,898	278,495
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.74%	

12 MONTH COMPARATIVE

Oct 13 - Sep 14	Oct 14 - Sep 15
264,936	275,491
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.98%	



Monthly Inventory Analysis

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

September 2015

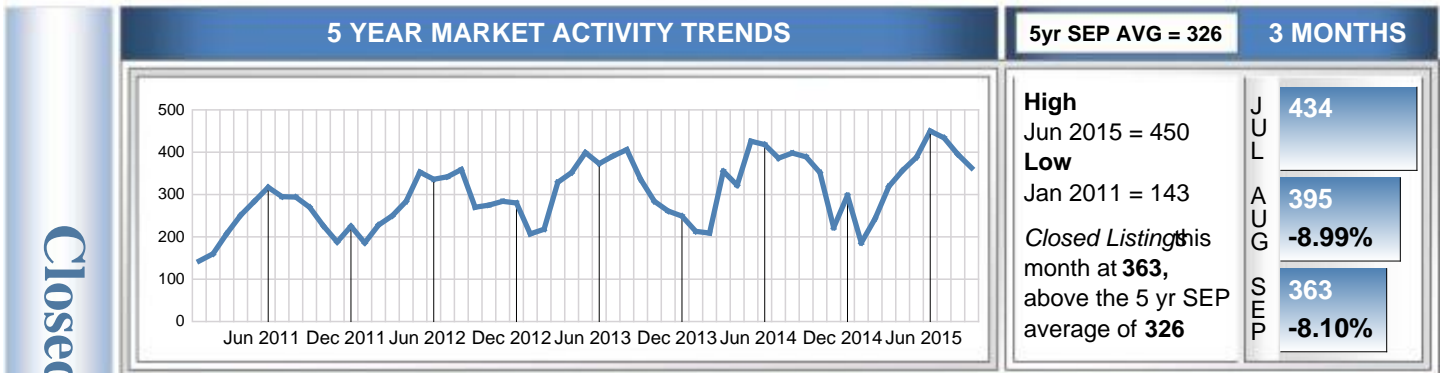
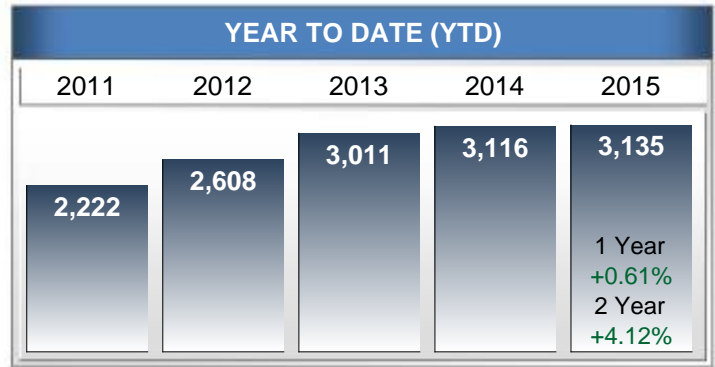
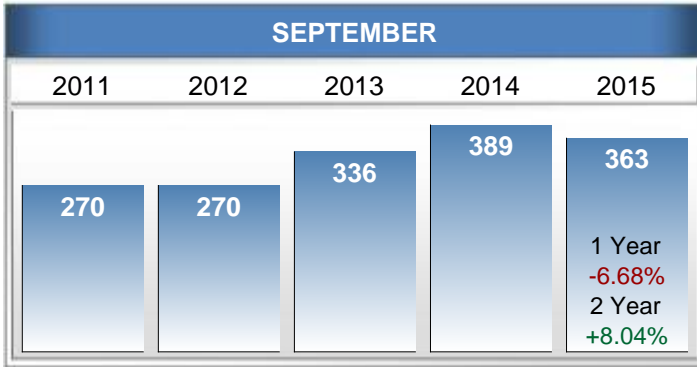
Closed Sales as of Oct 06, 2015



Closed Listings

Report Produced on: Oct 07, 2015

Area Delimited by City Of Edmond - 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+	
\$125,000 and less	30	8.26%	21.5	12	17	1	0	
\$125,001 - \$150,000	29	7.99%	6.0	4	24	1	0	
\$150,001 - \$200,000	72	19.83%	26.0	0	53	19	0	
\$200,001 - \$250,000	63	17.36%	21.0	1	42	20	0	
\$250,001 - \$325,000	76	20.94%	24.5	3	22	50	1	
\$325,001 - \$450,000	55	15.15%	29.0	0	17	35	3	
\$450,001 and up	38	10.47%	68.5	0	5	23	10	
Total Closed Units: 363				24.0	20	180	149	14
Total Closed Volume: 99,418,845					2.85M	39.29M	49.07M	8.21M
Median Closed Price: \$239,000					\$120,900	\$194,550	\$290,000	\$520,387



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2015

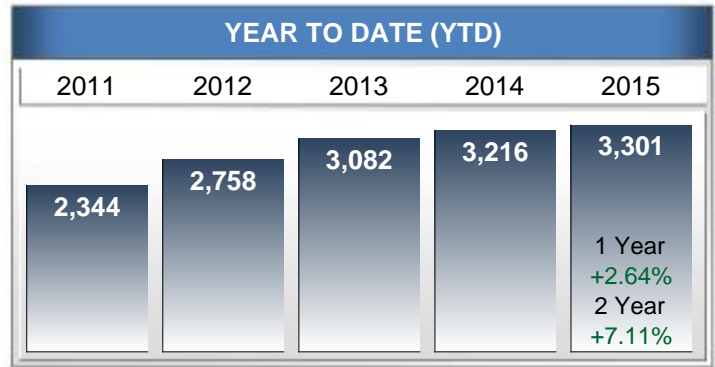
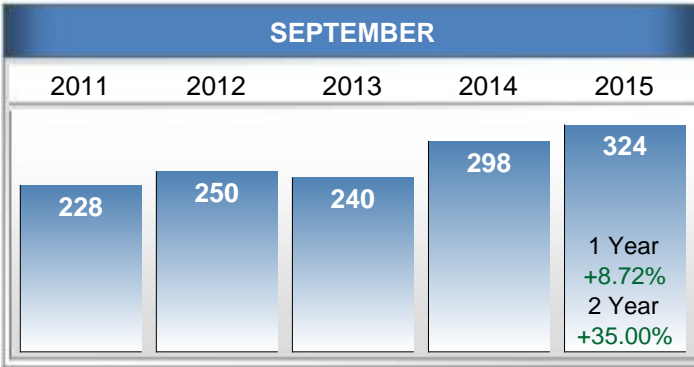
Pending Listings as of Oct 06, 2015



Pending Listings

Report Produced on: Oct 07, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr SEP AVG = 268 **3 MONTHS**

High
Apr 2015 = 437

Low
Dec 2011 = 191

Pending Listing this month at **324**, above the 5 yr SEP average of **268**

JUL	365
AUG	385
SEP	324
5.48%	
-15.84%	

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	17	5.25%	16.0	3	14	0	0	
\$125,001 - \$150,000	32	9.88%	9.0	5	27	0	0	
\$150,001 - \$175,000	39	12.04%	16.0	2	34	3	0	
\$175,001 - \$275,000	114	35.19%	21.0	3	76	35	0	
\$275,001 - \$350,000	49	15.12%	27.0	0	12	34	3	
\$350,001 - \$500,000	40	12.35%	34.0	0	11	27	2	
\$500,001 and up	33	10.19%	66.0	0	3	18	12	
Total Pending Units: 324				23.5	13	177	117	17
Total Pending Volume: 92,772,601					2.00M	37.32M	42.05M	11.40M
Median Listing Price: \$230,000					\$149,295	\$190,900	\$318,750	\$669,900



Monthly Inventory Analysis

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September 2015

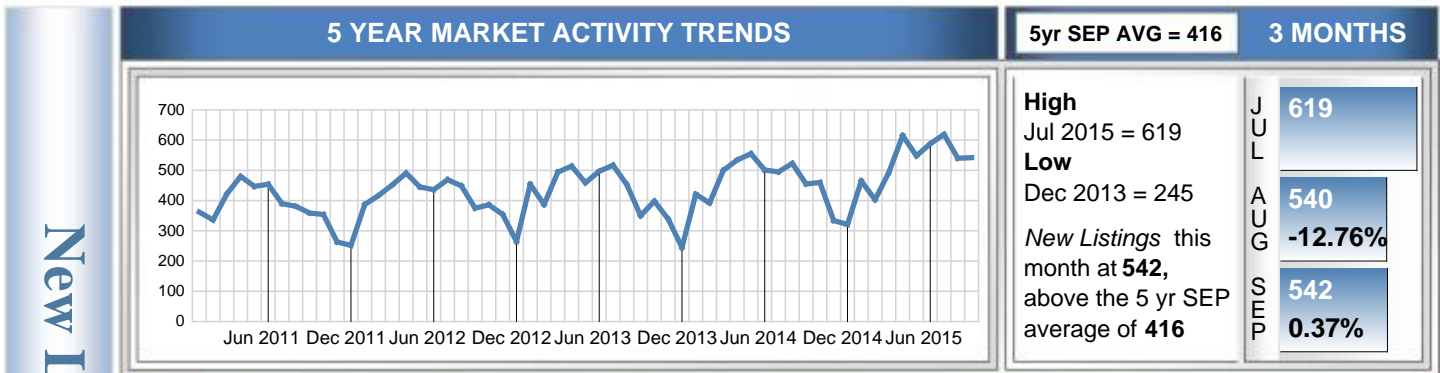
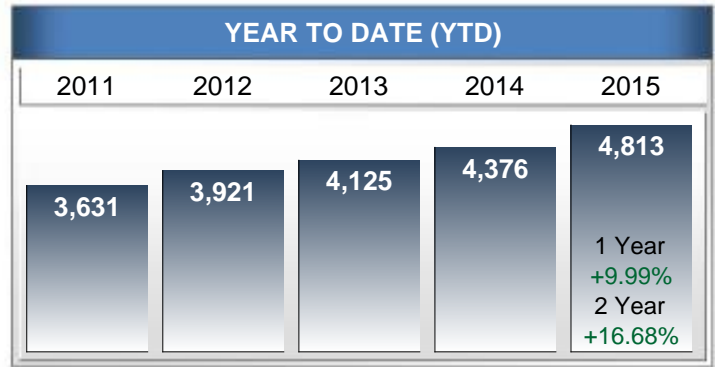
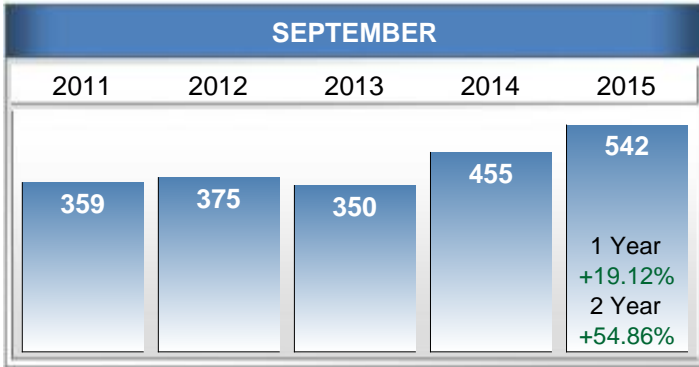
New Listings as of Oct 06, 2015



New Listings

Report Produced on: Oct 07, 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	23	4.24%	10	12	1	0
\$125,001 - \$175,000	88	16.24%	7	75	6	0
\$175,001 - \$225,000	90	16.61%	1	71	18	0
\$225,001 - \$275,000	101	18.63%	1	53	47	0
\$275,001 - \$375,000	119	21.96%	0	41	76	2
\$375,001 - \$525,000	63	11.62%	0	10	47	6
\$525,001 and up	58	10.70%	2	5	36	15
Total New Listed Units:			21	267	231	23
Total New Listed Volume:			3.69M	60.74M	84.71M	18.39M
Median New Listed Listing Price:			\$140,551	\$209,386	\$321,200	\$629,000



Monthly Inventory Analysis

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September 2015

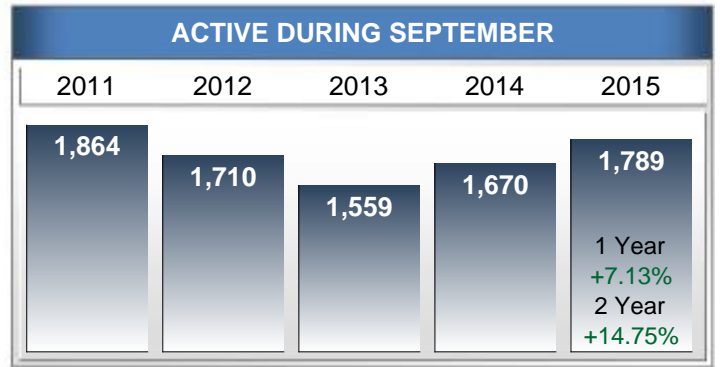
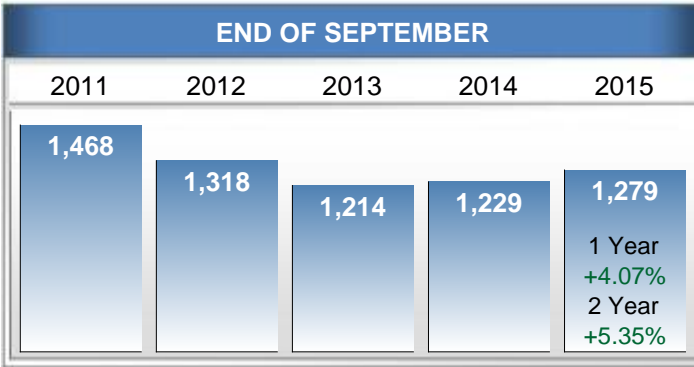
Active Inventory as of Oct 06, 2015



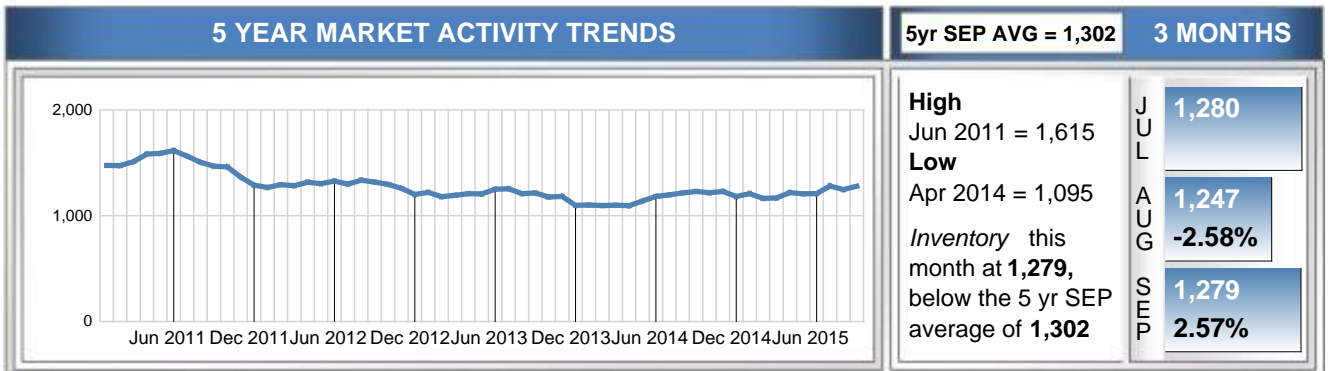
Active Inventory

Report Produced on: Oct 07, 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	115	8.99%	34.0	13	85	16	1		
\$175,001 - \$200,000	102	7.97%	44.5	1	74	27	0		
\$200,001 - \$250,000	171	13.37%	40.0	10	101	59	1		
\$250,001 - \$350,000	362	28.30%	47.5	3	161	190	8		
\$350,001 - \$475,000	236	18.45%	64.0	3	56	161	16		
\$475,001 - \$675,000	163	12.74%	63.0	4	20	117	22		
\$675,001 and up	130	10.16%	87.0	0	7	67	56		
Total Active Inventory by Units:				1,279	55.0	34	504	637	104
Total Active Inventory by Volume:				521,624,633		8.51M	148.06M	273.25M	91.81M
Median Active Inventory Listing Price:				\$315,000		\$220,950	\$247,990	\$369,900	\$727,450

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Monthly Inventory Analysis

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September 2015

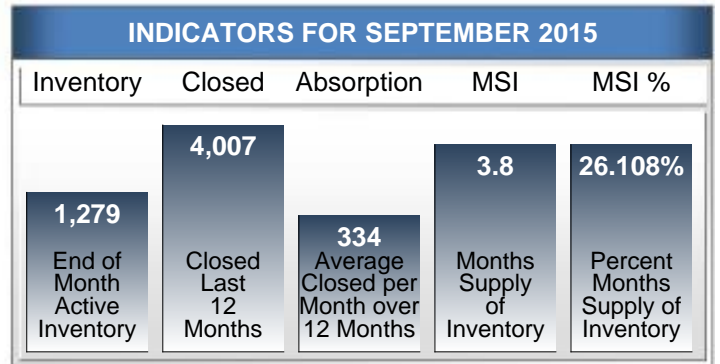
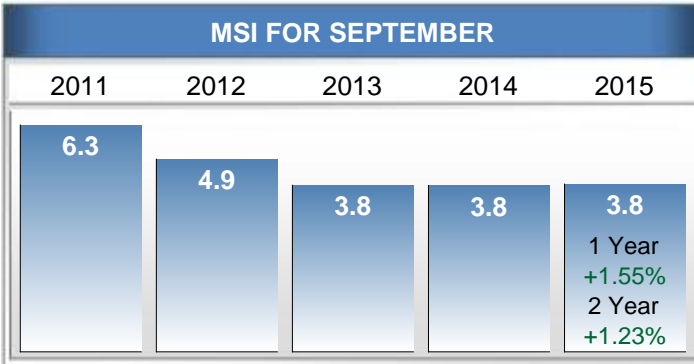
Active Inventory as of Oct 06, 2015



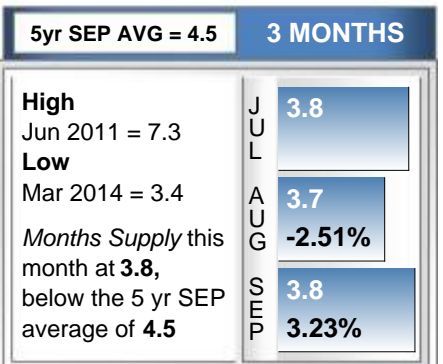
Months Supply of Inventory

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Area Delimited by City Of Edmond - Residential Property Type



Months Supply
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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$175,000 and less	115		8.99%	1.3	1.4	1.2	1.8	4.0
\$175,001 - \$200,000	102		7.97%	2.6	1.0	2.7	2.6	0.0
\$200,001 - \$250,000	171		13.37%	3.2	3.4	3.7	2.5	2.0
\$250,001 - \$350,000	362		28.30%	4.6	3.0	5.6	4.1	2.3
\$350,001 - \$475,000	236		18.45%	5.3	36.0	5.9	5.1	4.6
\$475,001 - \$675,000	163		12.74%	8.9	48.0	8.9	9.2	6.4
\$675,001 and up	130		10.16%	14.1	0.0	9.3	14.1	14.9
MSI:		3.8			2.4	3.0	4.6	6.9
Total Active Inventory:		1,279			34	504	637	104



Monthly Inventory Analysis

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September 2015

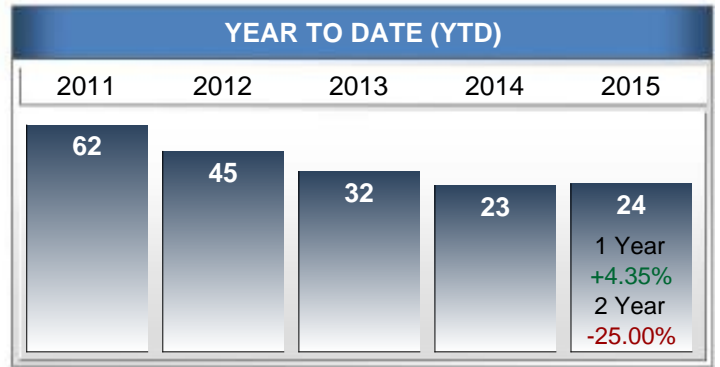
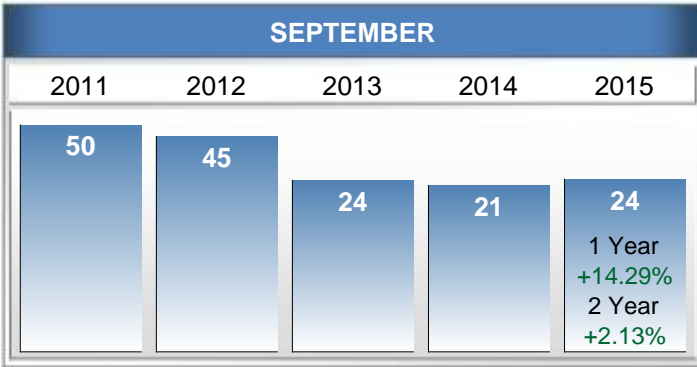
Closed Sales as of Oct 06, 2015



Median Days on Market to Sale

Report Produced on: Oct 07, 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	30	8.26%	21.5	5.0	22.0	46.0	0.0
\$125,001 - \$150,000	29	7.99%	6.0	35.0	5.5	34.0	0.0
\$150,001 - \$200,000	72	19.83%	26.0	0.0	28.0	24.0	0.0
\$200,001 - \$250,000	63	17.36%	21.0	14.0	21.5	17.5	0.0
\$250,001 - \$325,000	76	20.94%	24.5	51.0	26.5	24.5	1.0
\$325,001 - \$450,000	55	15.15%	29.0	0.0	50.0	23.0	33.0
\$450,001 and up	38	10.47%	68.5	0.0	110.0	73.0	51.0
Median Closed DOM:	24.0			11.5	22.0	25.0	35.5
Total Closed Units:	363			20	180	149	14
Total Closed Volume:	99,418,845			2.85M	39.29M	49.07M	8.21M



Monthly Inventory Analysis

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September 2015

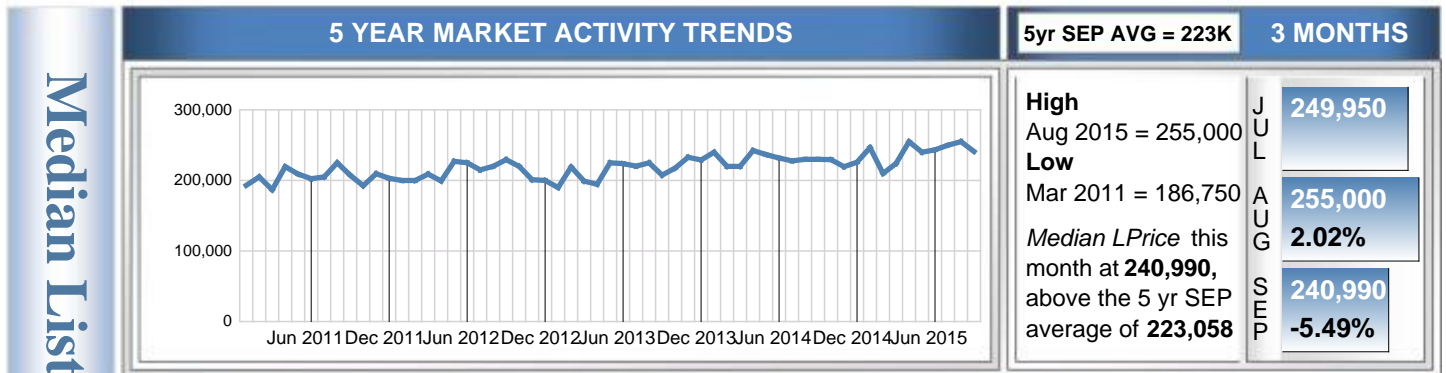
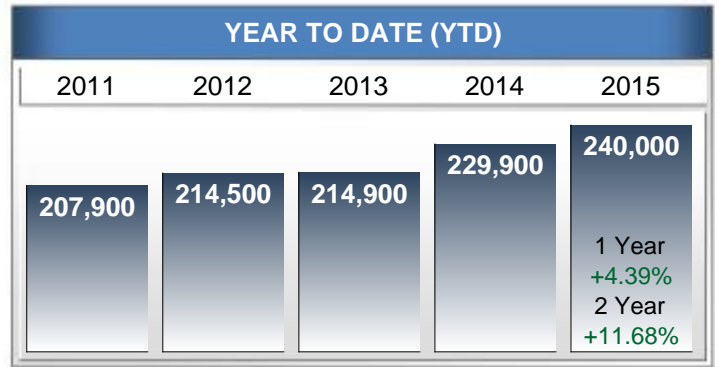
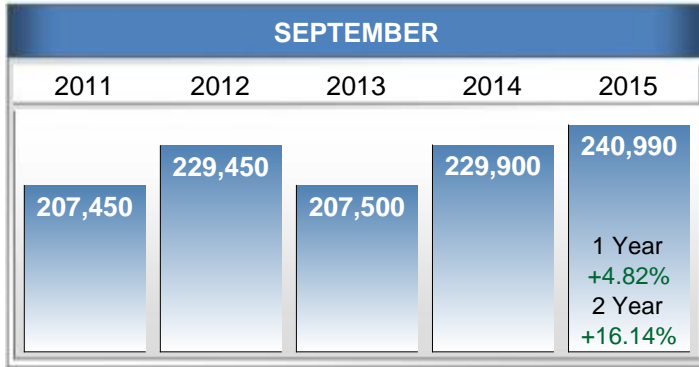
Closed Sales as of Oct 06, 2015



Median List Price at Closing

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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	27		7.44%	112,500	108,750	110,000	124,900	0
\$125,001 - \$150,000	32		8.82%	139,900	133,575	144,900	139,900	0
\$150,001 - \$200,000	71		19.56%	180,000	0	179,500	184,500	0
\$200,001 - \$250,000	64		17.63%	227,900	226,000	225,900	233,990	0
\$250,001 - \$325,000	74		20.39%	279,970	307,450	284,956	279,750	320,000
\$325,001 - \$450,000	54		14.88%	373,250	335,000	371,250	379,900	399,900
\$450,001 and up	41		11.29%	535,000	0	535,000	507,450	623,750
Median List Price:		\$240,990			\$121,900	\$196,750	\$289,500	\$525,400
Total Closed Units:		363			20	180	149	14
Total List Volume:		101,316,605			2.97M	39.65M	50.02M	8.67M



Monthly Inventory Analysis

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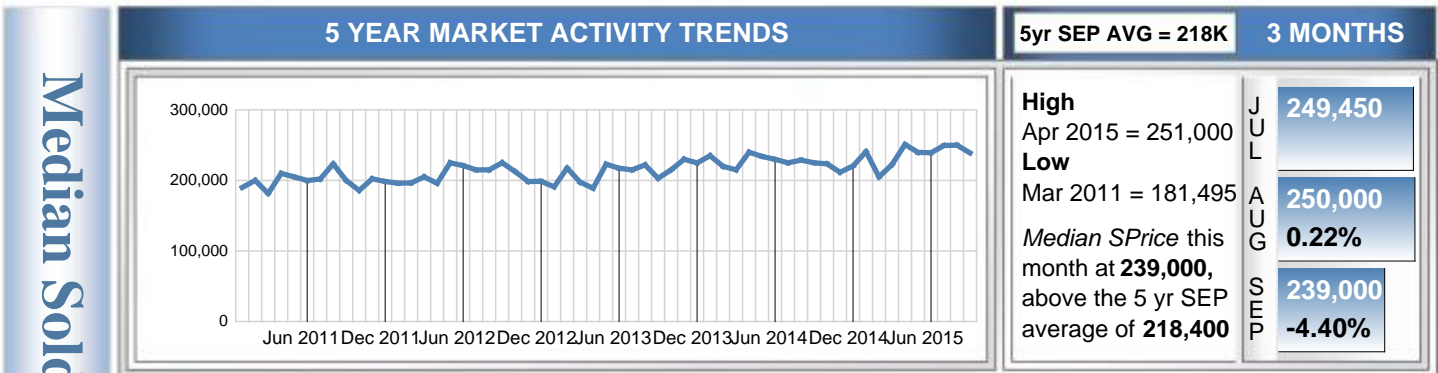
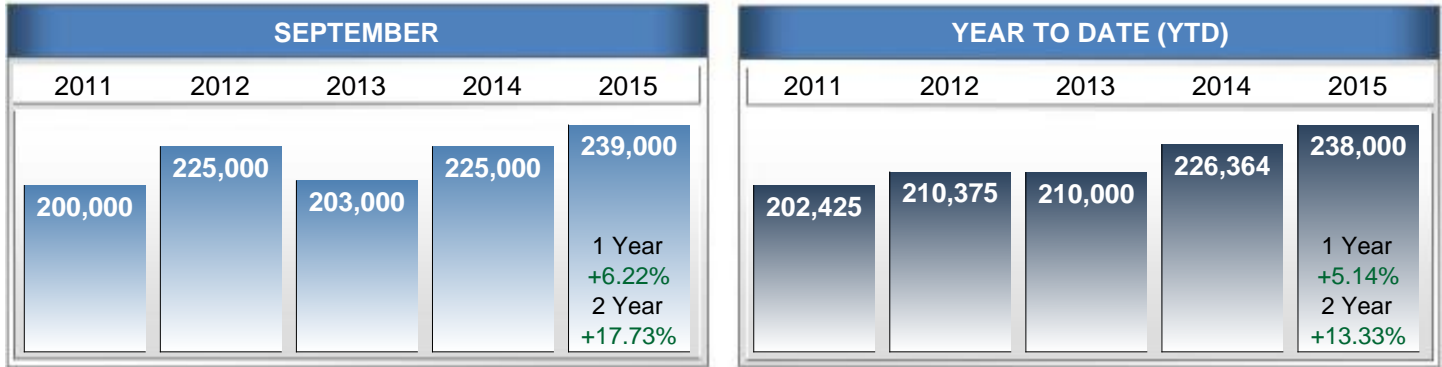
Closed Sales as of Oct 06, 2015



Median Sold Price at Closing

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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+
\$125,000 and less	30		8.26%	105,000	105,000	105,000	112,000	0
\$125,001 - \$150,000	29		7.99%	140,000	131,125	142,256	139,900	0
\$150,001 - \$200,000	72		19.83%	176,538	0	176,000	178,965	0
\$200,001 - \$250,000	63		17.36%	223,000	210,000	224,000	228,495	0
\$250,001 - \$325,000	76		20.94%	279,500	305,000	281,006	278,500	316,000
\$325,001 - \$450,000	55		15.15%	380,000	0	372,100	386,000	399,900
\$450,001 and up	38		10.47%	537,887	0	535,000	510,000	592,500
Median Closed Price:	\$239,000				\$120,900	\$194,550	\$290,000	\$520,387
Total Closed Units:	363				20	180	149	14
Total Closed Volume:	99,418,845				2.85M	39.29M	49.07M	8.21M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2015

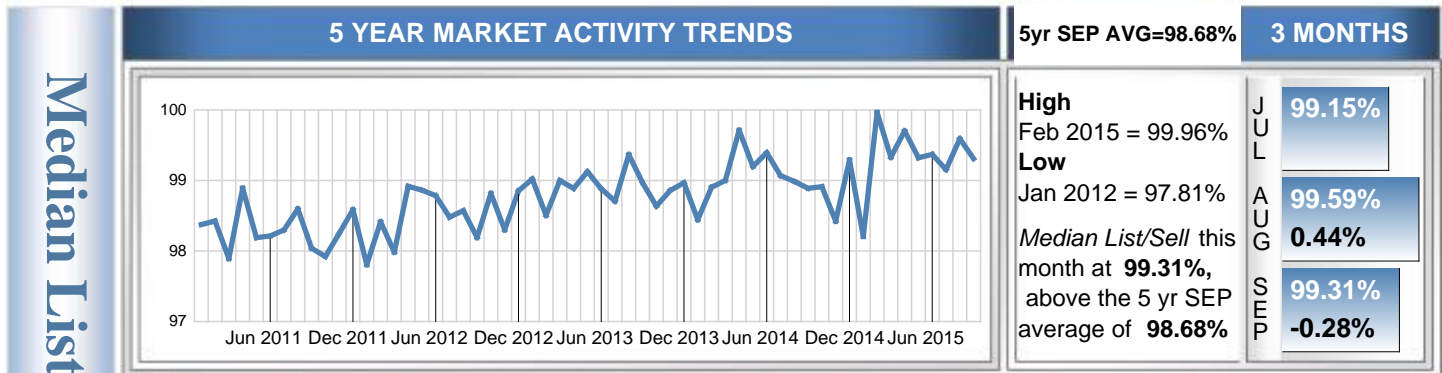
Closed Sales as of Oct 06, 2015



Median Percent of List Price to Selling Price

Report Produced on: Oct 07, 2015

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	30	8.26%	97.15%	99.19%	96.23%	89.67%	0.00%
\$125,001 - \$150,000	29	7.99%	100.00%	100.04%	99.70%	100.00%	0.00%
\$150,001 - \$200,000	72	19.83%	99.28%	0.00%	100.00%	97.42%	0.00%
\$200,001 - \$250,000	63	17.36%	99.58%	92.92%	99.91%	99.56%	0.00%
\$250,001 - \$325,000	76	20.94%	99.21%	91.04%	100.00%	99.21%	98.75%
\$325,001 - \$450,000	55	15.15%	99.46%	0.00%	98.56%	99.46%	100.00%
\$450,001 and up	38	10.47%	98.25%	0.00%	100.00%	99.02%	95.26%
Median List/Sell Ratio:	99.31%			97.92%	99.78%	99.20%	98.16%
Total Closed Units:	363			20	180	149	14
Total Closed Volume:	99,418,845			2.85M	39.29M	49.07M	8.21M

Median List/Sell Price

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2015

Inventory as of Oct 06, 2015



Market Summary

Report Produced on: Oct 07, 2015

Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 334 Sales/Month

Active Inventory as of September 30, 2015 = 1,279

	SEPTEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	389	363	-6.68%	3,116	3,135	0.61%
Pending Sales	298	324	8.72%	3,216	3,301	2.64%
New Listings	455	542	19.12%	4,376	4,813	9.99%
Median List Price	229,900	240,990	4.82%	229,900	240,000	4.39%
Median Sale Price	225,000	239,000	6.22%	226,364	238,000	5.14%
Median Percent of List Price to Selling Price	98.89%	99.31%	0.42%	99.07%	99.34%	0.28%
Median Days on Market to Sale	21.00	24.00	14.29%	23.00	24.00	4.35%
Monthly Inventory	1,236	1,279	3.48%	1,236	1,279	3.48%
Months Supply of Inventory	3.79	3.83	0.97%	3.79	3.83	0.97%

