



# September 2015

Area Delimited by County Of Logan -  
Residential Property Type

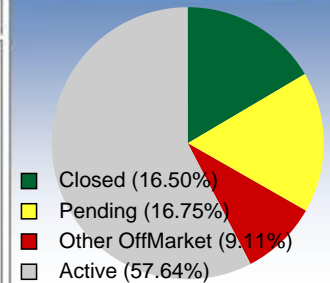


**Absorption:** Last 12 months, an Average of **62** Sales/Month

**Active Inventory** as of September 30, 2015 = **234**

	SEPTEMBER		
	2014	2015	+/- %
Closed Listings	80	67	-16.25%
Pending Listings	62	68	9.68%
New Listings	82	103	25.61%
Median List Price	212,000	215,000	1.42%
Median Sale Price	209,250	210,000	0.36%
Median Percent of List Price to Selling Price	98.98%	98.75%	-0.23%
Median Days on Market to Sale	21.00	19.00	-9.52%
End of Month Inventory	228	234	2.63%
Months Supply of Inventory	3.90	3.77	-3.29%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Oct 07, 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 September 2015 rose **2.63%** to 234 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.77** 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 **0.36%** in September 2015 to \$210,000 versus the previous year at \$209,250.

### Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 2.00 days or **9.52%** 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 decreasing, the Listed versus Closed Ratio finished weak this month.

There were 103 New Listings in September 2015, up **25.61%** from last year at 82. Furthermore, there were 67 Closed Listings this month versus last year at 80, a **-16.25%** decrease.

Closed versus Listed trends yielded a **65.0%** ratio, down from last year's September 2015 at **97.6%**, a **33.33%** 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®

## September 2015

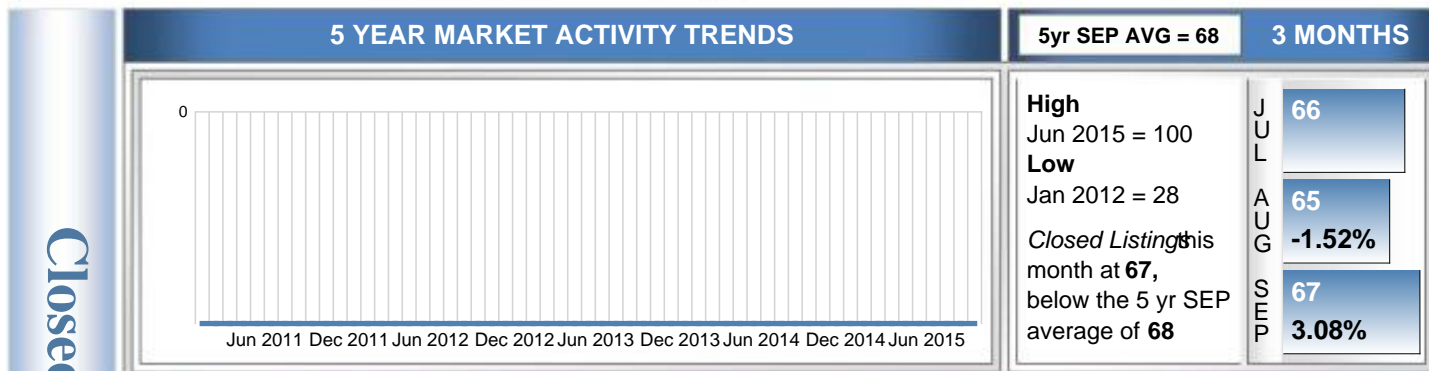
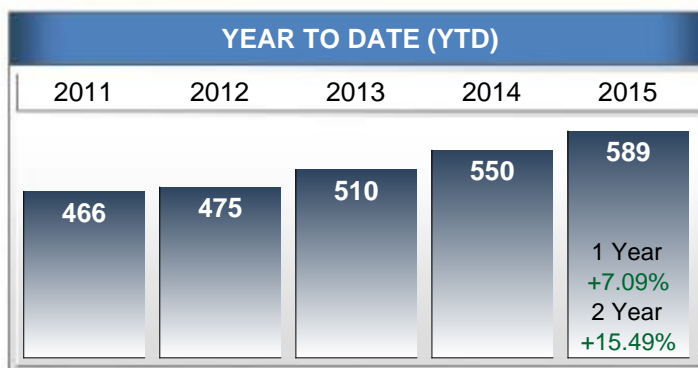
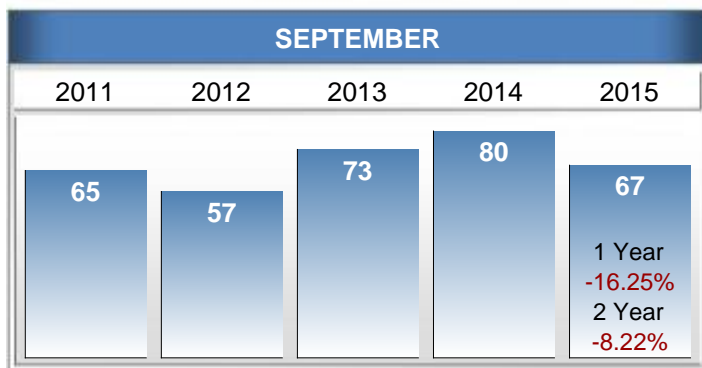
Closed Sales as of Oct 06, 2015



### Closed Listings

Report Produced on: Oct 07, 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+
\$75,000 and less	7	10.45%	12.0	1	6	0	0
\$75,001 - \$125,000	6	8.96%	117.5	1	4	1	0
\$125,001 - \$150,000	10	14.93%	30.5	0	8	1	1
\$150,001 - \$225,000	13	19.40%	12.0	0	9	3	1
\$225,001 - \$300,000	13	19.40%	22.0	0	9	4	0
\$300,001 - \$375,000	11	16.42%	7.0	0	2	7	2
\$375,001 and up	7	10.45%	21.0	0	3	4	0
<b>Total Closed Units:</b>	<b>67</b>		<b>19.0</b>	<b>2</b>	<b>41</b>	<b>20</b>	<b>4</b>
<b>Total Closed Volume:</b>	<b>14,593,333</b>			<b>133.00K</b>	<b>7.46M</b>	<b>6.00M</b>	<b>997.84K</b>
<b>Median Closed Price:</b>	<b>\$210,000</b>			<b>\$66,500</b>	<b>\$165,000</b>	<b>\$307,990</b>	<b>\$250,450</b>

Closed Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2015

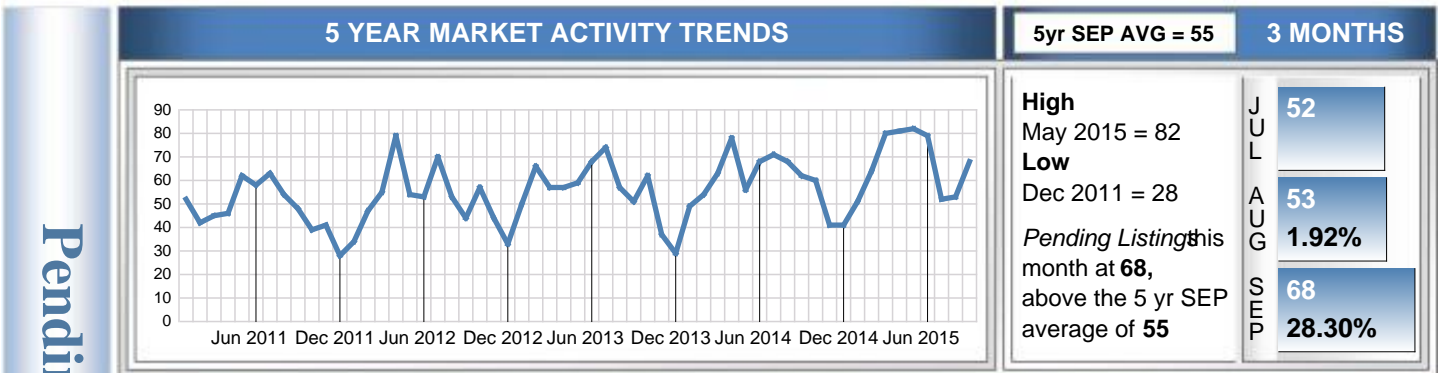
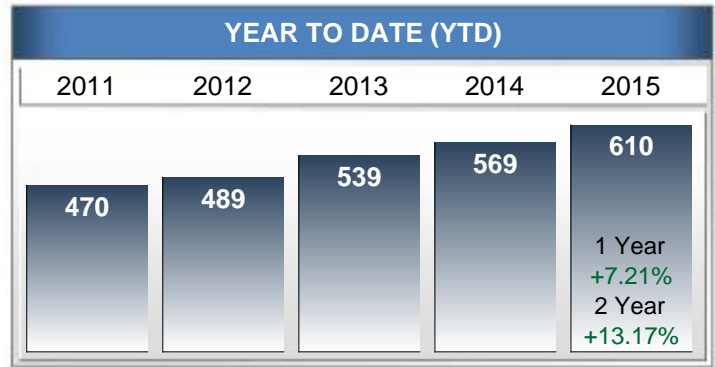
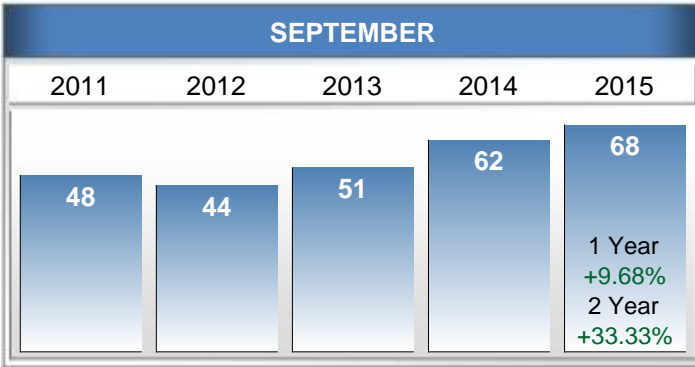
Pending Listings as of Oct 06, 2015



### Pending Listings

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - Residential Property Type



#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	4	5.88%	39.0	0	4	0	0
\$50,001 - \$75,000	6	8.82%	19.0	2	4	0	0
\$75,001 - \$150,000	13	19.12%	14.0	1	10	2	0
\$150,001 - \$200,000	13	19.12%	39.0	0	10	3	0
\$200,001 - \$275,000	14	20.59%	22.5	0	9	5	0
\$275,001 - \$300,000	10	14.71%	67.5	1	3	5	1
\$300,001 and up	8	11.76%	33.5	0	2	6	0
Total Pending Units: 68				27.0			
Total Pending Volume: 13,375,807				494.50K    6.94M    5.66M    279.00K			
Median Listing Price: \$199,639				\$72,250    \$154,500    \$282,900    \$279,000			

Pending Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2015

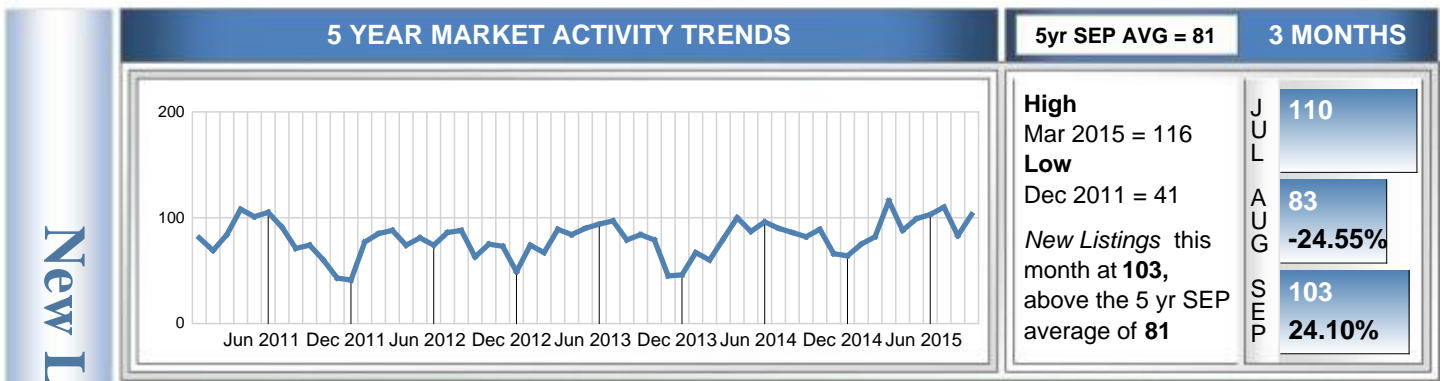
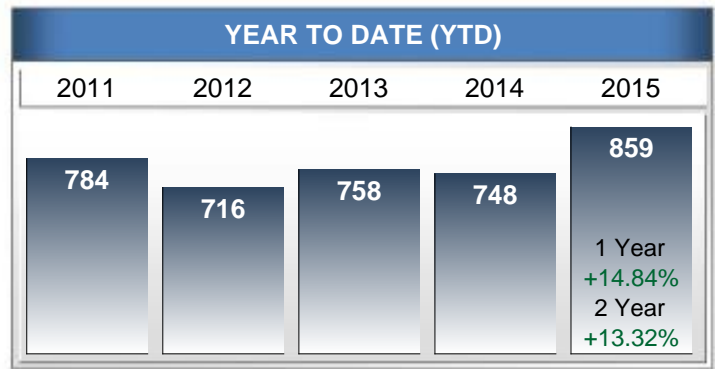
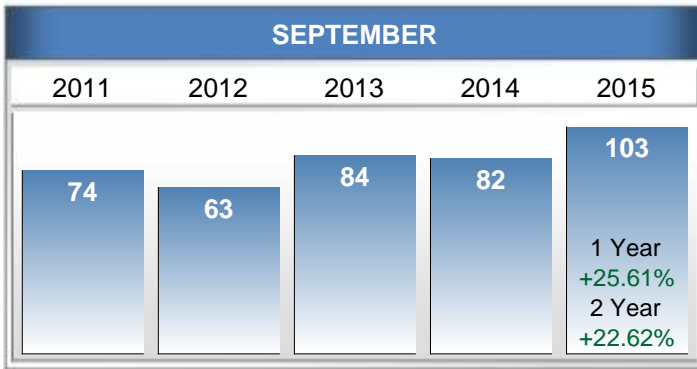
New Listings as of Oct 06, 2015



### New Listings

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - Residential Property Type



New Listings

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Contact an experienced REALTOR

#### 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	9	8.74%	5	2	1	1
\$50,001 - \$75,000	8	7.77%	2	5	1	0
\$75,001 - \$125,000	16	15.53%	2	11	3	0
\$125,001 - \$250,000	32	31.07%	2	23	6	1
\$250,001 - \$275,000	6	5.83%	0	5	0	1
\$275,001 - \$350,000	20	19.42%	0	4	15	1
\$350,001 and up	12	11.65%	0	2	9	1
Total New Listed Units:			11	52	35	5
Total New Listed Volume:			787.90K	9.60M	10.16M	1.52M
Median New Listed Listing Price:			\$55,000	\$161,250	\$289,900	\$259,900



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2015

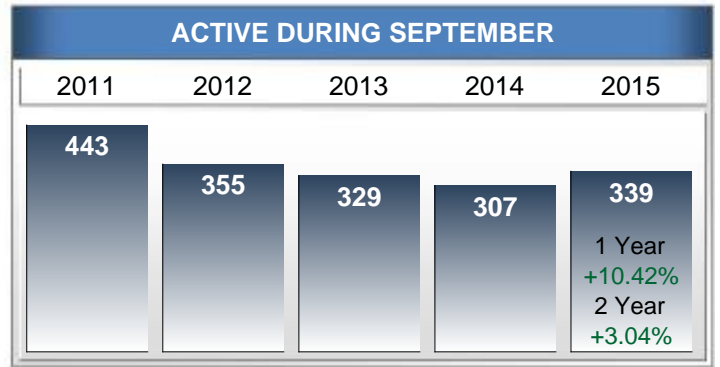
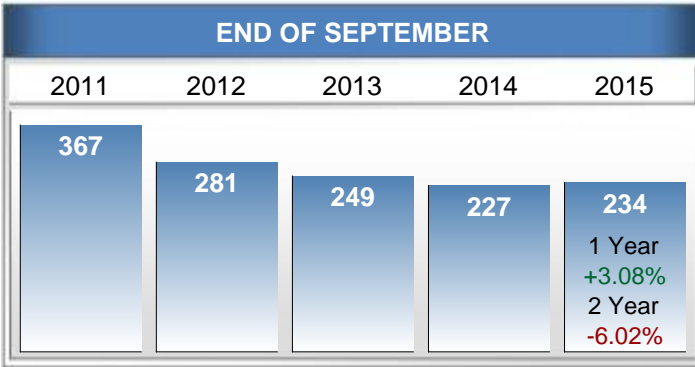
Active Inventory as of Oct 06, 2015



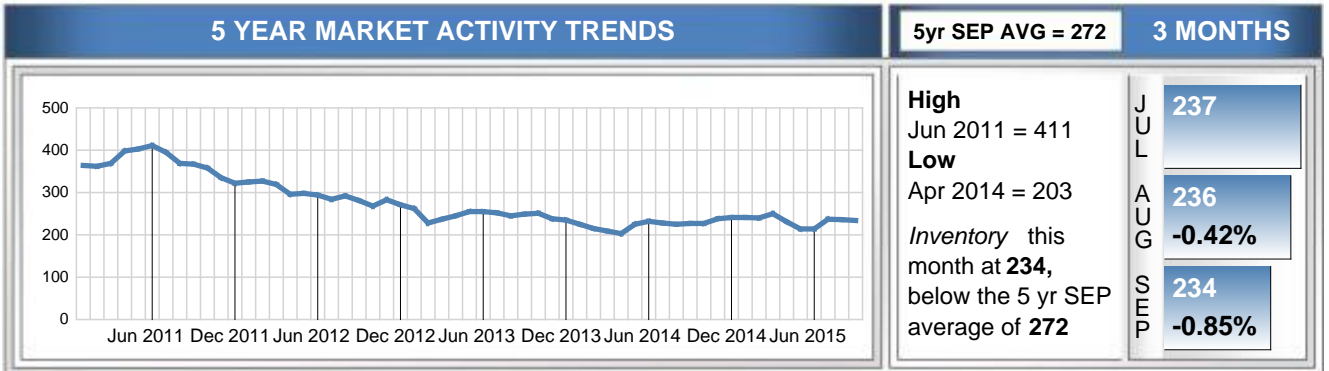
### Active Inventory

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - 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+		
\$75,000 and less	21	8.97%	24.0	6	11	2	2		
\$75,001 - \$125,000	27	11.54%	47.0	3	18	6	0		
\$125,001 - \$175,000	32	13.68%	66.5	3	24	3	2		
\$175,001 - \$250,000	55	23.50%	67.0	2	26	23	4		
\$250,001 - \$325,000	48	20.51%	49.5	0	21	23	4		
\$325,001 - \$425,000	26	11.11%	55.0	0	9	12	5		
\$425,001 and up	25	10.68%	60.0	0	3	20	2		
Total Active Inventory by Units:				234	56.5	14	112	89	19
Total Active Inventory by Volume:				61,966,071		1.39M	25.39M	29.81M	5.38M
Median Active Inventory Listing Price:				\$238,700		\$90,000	\$194,500	\$295,000	\$260,000

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Contact an experienced REALTOR



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2015

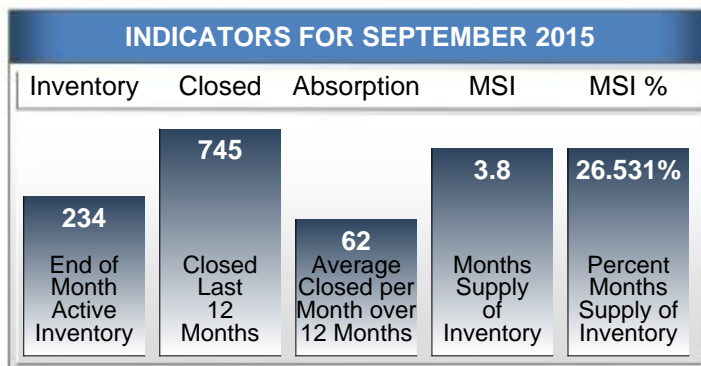
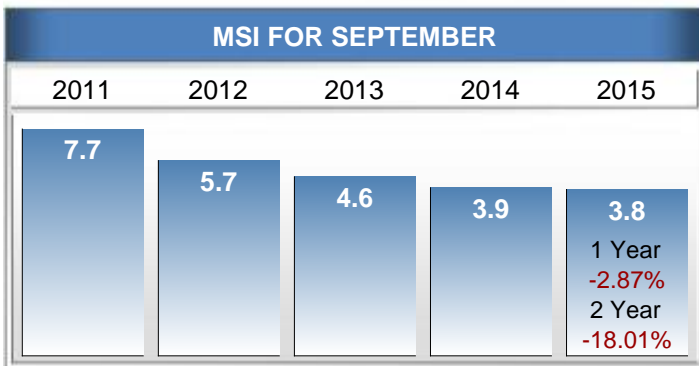
Active Inventory as of Oct 06, 2015



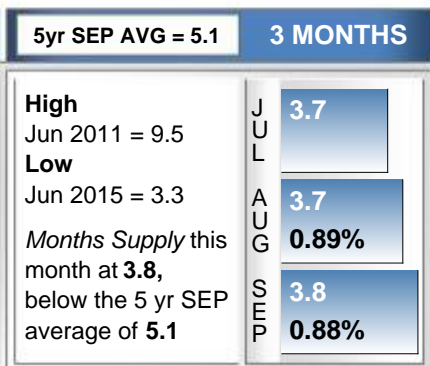
### Months Supply of Inventory

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - 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	21	8.97%	2.6	1.8	2.7	3.0	0.0
\$75,001 - \$125,000	27	11.54%	4.0	2.6	3.9	6.5	0.0
\$125,001 - \$175,000	32	13.68%	3.3	18.0	3.1	1.9	6.0
\$175,001 - \$250,000	55	23.50%	3.4	8.0	3.3	3.0	12.0
\$250,001 - \$325,000	48	20.51%	4.5	0.0	7.9	3.4	3.4
\$325,001 - \$425,000	26	11.11%	3.8	0.0	4.7	3.1	4.6
\$425,001 and up	25	10.68%	6.8	0.0	12.0	6.0	0.0
MSI:			3.8	2.8	3.8	3.6	6.5
Total Active Inventory:			234	14	112	89	19



# Monthly Inventory Analysis

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## September 2015

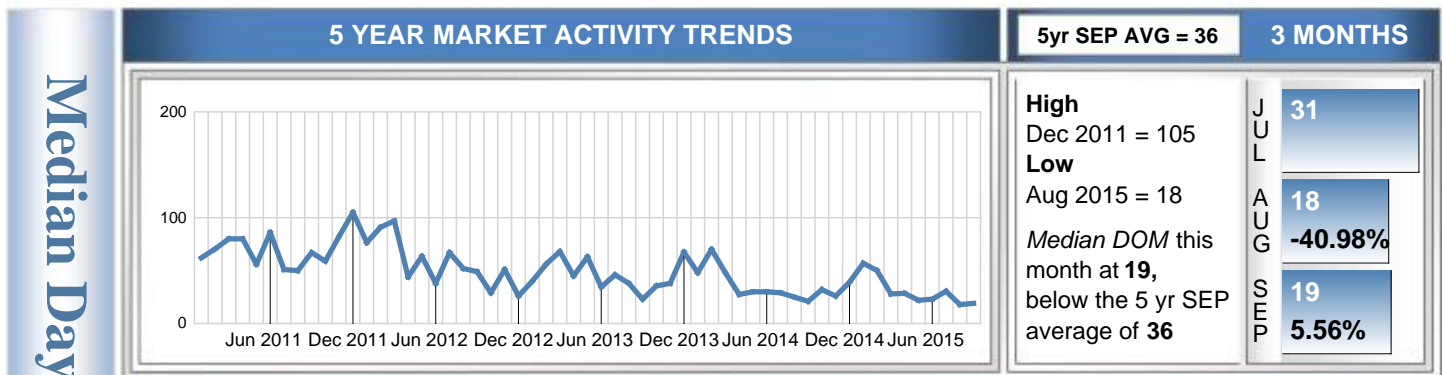
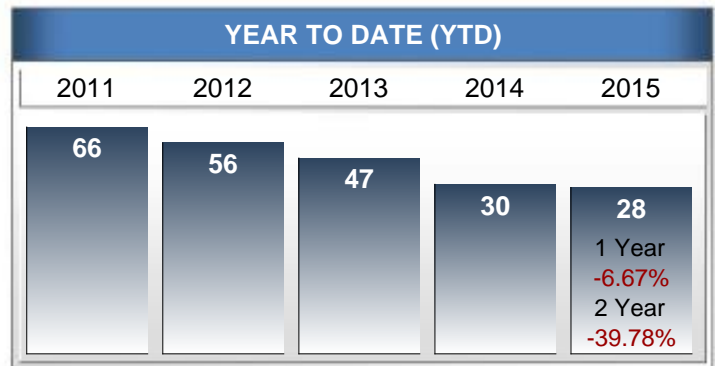
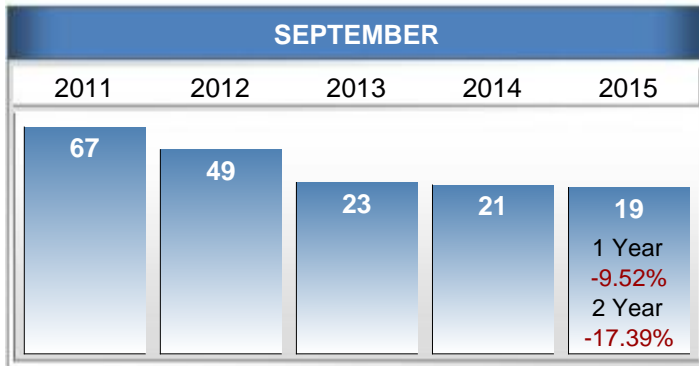
Closed Sales as of Oct 06, 2015



### Median Days on Market to Sale

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - 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+
\$75,000 and less	7		10.45%	12.0	1.0	12.0	0.0	0.0
\$75,001 - \$125,000	6		8.96%	117.5	124.0	77.5	111.0	0.0
\$125,001 - \$150,000	10		14.93%	30.5	0.0	30.5	1.0	98.0
\$150,001 - \$225,000	13		19.40%	12.0	0.0	11.0	12.0	39.0
\$225,001 - \$300,000	13		19.40%	22.0	0.0	22.0	32.0	0.0
\$300,001 - \$375,000	11		16.42%	7.0	0.0	13.0	1.0	17.0
\$375,001 and up	7		10.45%	21.0	0.0	103.0	1.5	0.0
Median Closed DOM:	19.0				62.5	19.0	11.5	36.0
Total Closed Units:	67				2	41	20	4
Total Closed Volume:	14,593,333				133.00K	7.46M	6.00M	997.84K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2015

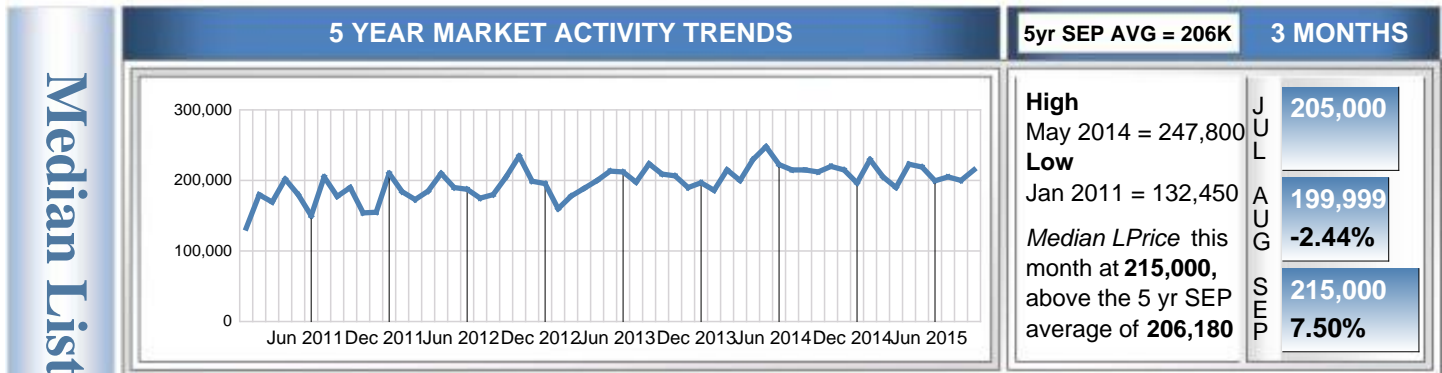
Closed Sales as of Oct 06, 2015



### Median List Price at Closing

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - Residential Property Type



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+
\$75,000 and less	7		10.45%	55,000	55,000	56,433	0	0
\$75,001 - \$125,000	5		7.46%	99,000	99,000	101,750	0	0
\$125,001 - \$150,000	10		14.93%	134,950	0	134,950	136,750	0
\$150,001 - \$225,000	14		20.90%	187,450	0	175,000	215,500	170,950
\$225,001 - \$300,000	17		25.37%	274,000	0	255,000	276,276	0
\$300,001 - \$375,000	7		10.45%	344,900	0	334,950	349,900	334,970
\$375,001 and up	7		10.45%	414,900	0	398,500	459,477	0
Median List Price:	\$215,000				\$77,000	\$163,000	\$279,226	\$254,950
Total Closed Units:	67				2	41	20	4
Total List Volume:	14,785,043				154.00K	7.67M	5.95M	1.01M

Median List Price

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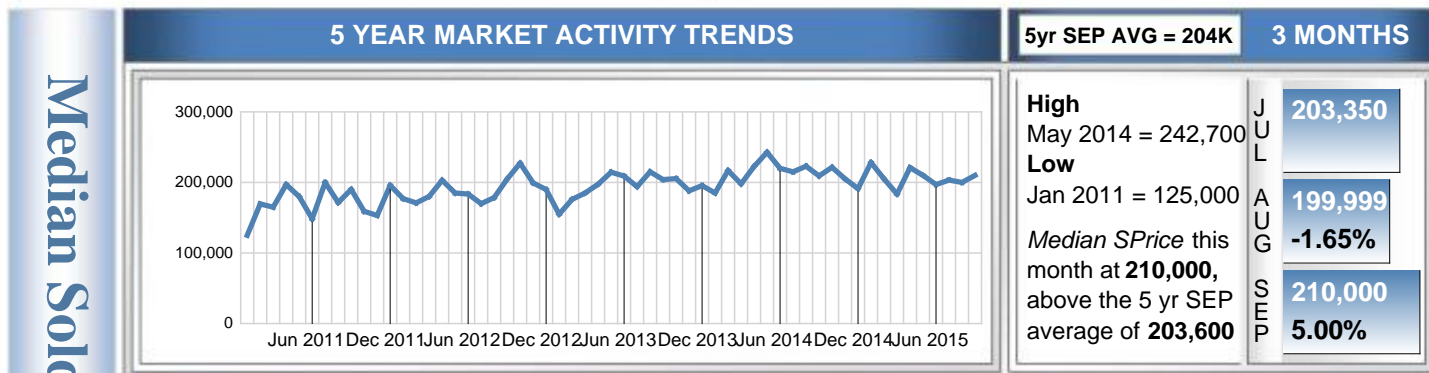
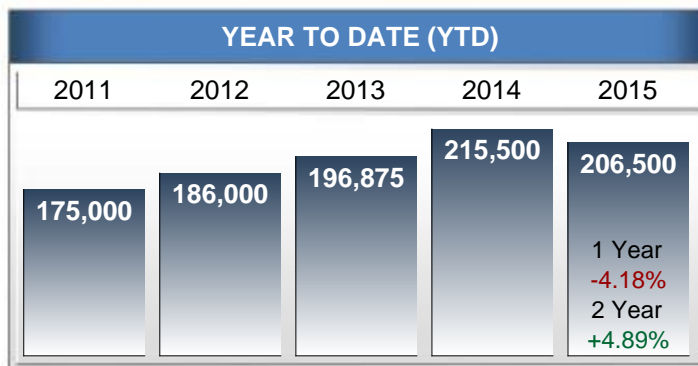
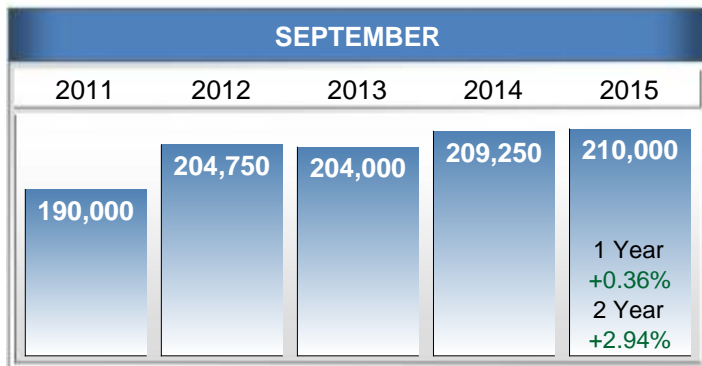
Closed Sales as of Oct 06, 2015



### Median Sold Price at Closing

Report Produced on: Oct 07, 2015

Area Delimited by County Of Logan - 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\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	7		10.45%	52,000	55,000	49,983	0	0
\$75,001 - \$125,000	6		8.96%	95,000	78,000	95,000	121,000	0
\$125,001 - \$150,000	10		14.93%	134,500	0	132,000	147,500	147,000
\$150,001 - \$225,000	13		19.40%	184,900	0	172,000	205,000	184,900
\$225,001 - \$300,000	13		19.40%	261,000	0	245,000	264,875	0
\$300,001 - \$375,000	11		16.42%	325,001	0	316,250	325,001	332,970
\$375,001 and up	7		10.45%	409,000	0	385,000	442,999	0
Median Closed Price:	\$210,000				\$66,500	\$165,000	\$307,990	\$250,450
Total Closed Units:	67				2	41	20	4
Total Closed Volume:	14,593,333				133.00K	7.46M	6.00M	997.84K



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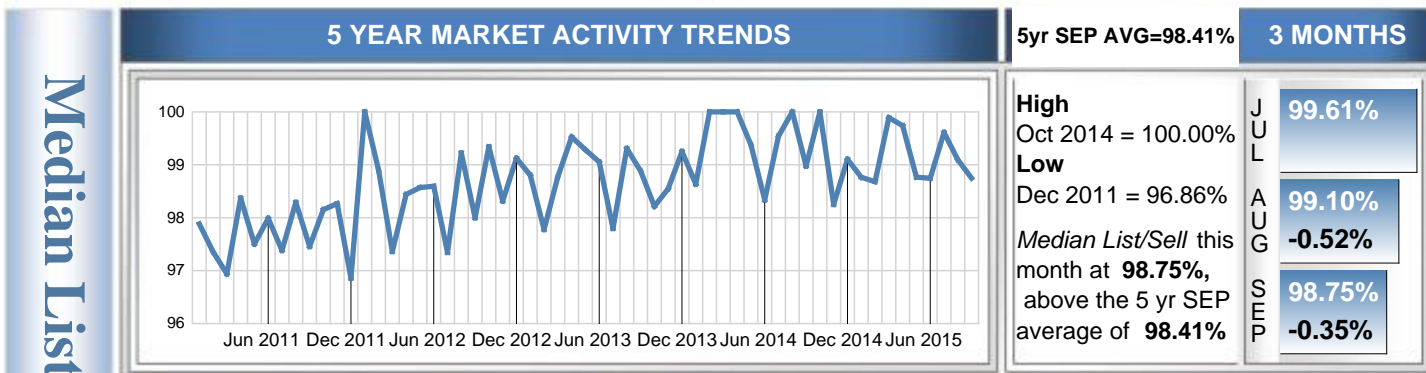
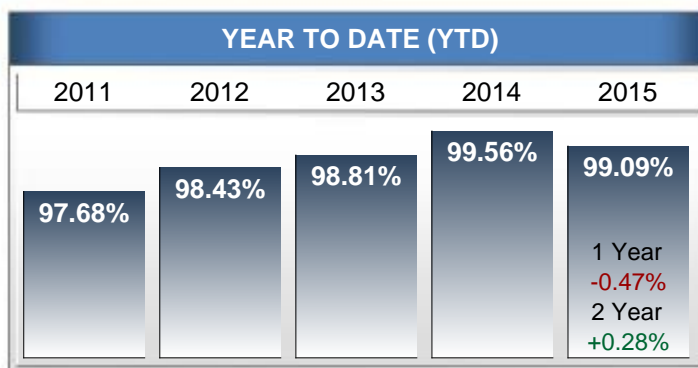
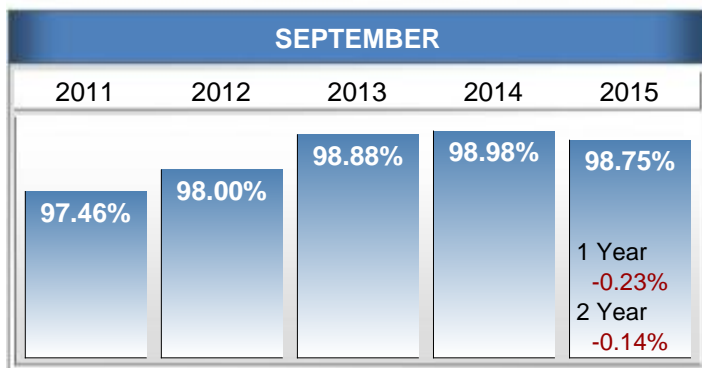
Closed Sales as of Oct 06, 2015



### Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - 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+
\$75,000 and less	7	10.45%	100.00%	100.00%	97.86%	0.00%	0.00%
\$75,001 - \$125,000	6	8.96%	93.67%	78.79%	95.65%	96.03%	0.00%
\$125,001 - \$150,000	10	14.93%	98.52%	0.00%	98.52%	100.00%	96.71%
\$150,001 - \$225,000	13	19.40%	98.92%	0.00%	100.00%	95.13%	97.37%
\$225,001 - \$300,000	13	19.40%	98.04%	0.00%	98.04%	98.35%	0.00%
\$300,001 - \$375,000	11	16.42%	100.00%	0.00%	94.38%	110.57%	99.38%
\$375,001 and up	7	10.45%	98.58%	0.00%	97.87%	99.24%	0.00%
Median List/Sell Ratio:	98.75%			89.39%	98.29%	99.95%	98.06%
Total Closed Units:	67			2	41	20	4
Total Closed Volume:	14,593,333			133.00K	7.46M	6.00M	997.84K



# Monthly Inventory Analysis

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## September 2015

Inventory as of Oct 06, 2015



### Market Summary

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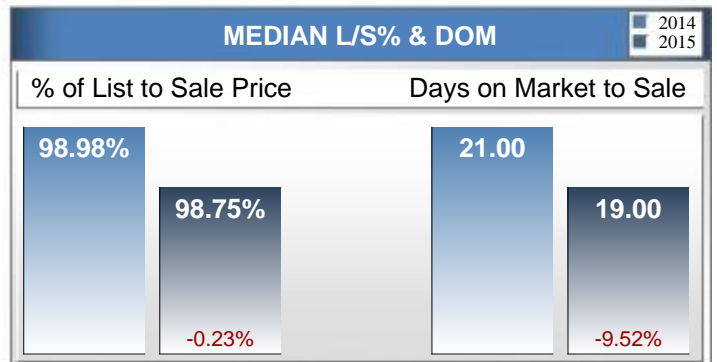
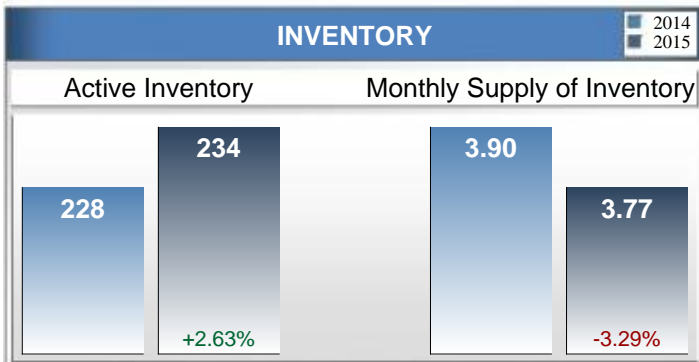
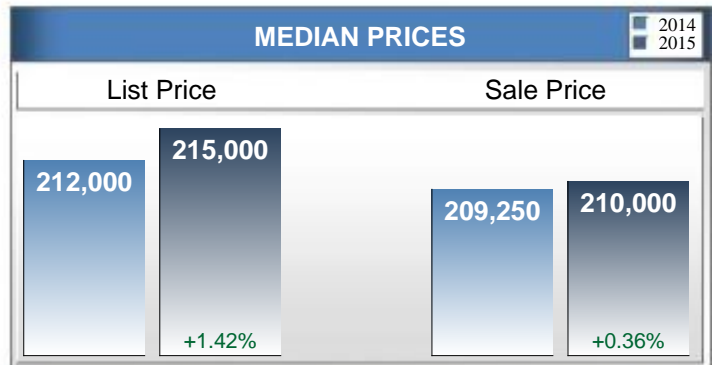
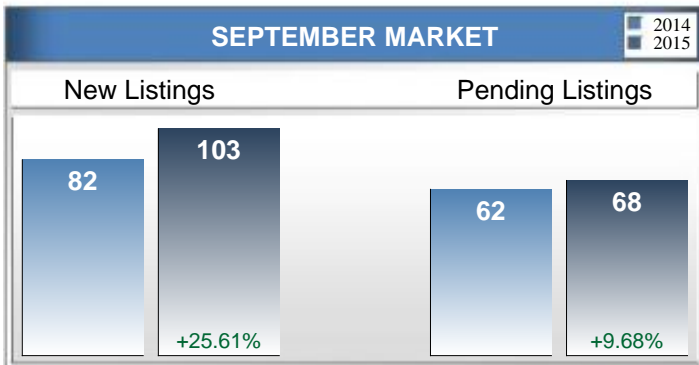
Area Delimited by County Of Logan - Residential Property Type



**Absorption:** Last 12 months, an Average of 62 Sales/Month

**Active Inventory** as of September 30, 2015 = 234

	SEPTEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	80	67	-16.25%	550	589	7.09%
Pending Sales	62	68	9.68%	569	610	7.21%
New Listings	82	103	25.61%	748	859	14.84%
Median List Price	212,000	215,000	1.42%	218,750	209,999	-4.00%
Median Sale Price	209,250	210,000	0.36%	215,500	206,500	-4.18%
Median Percent of List Price to Selling Price	98.98%	98.75%	-0.23%	99.56%	99.09%	-0.47%
Median Days on Market to Sale	21.00	19.00	-9.52%	30.00	28.00	-6.67%
Monthly Inventory	228	234	2.63%	228	234	2.63%
Months Supply of Inventory	3.90	3.77	-3.29%	3.90	3.77	-3.29%





# September 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

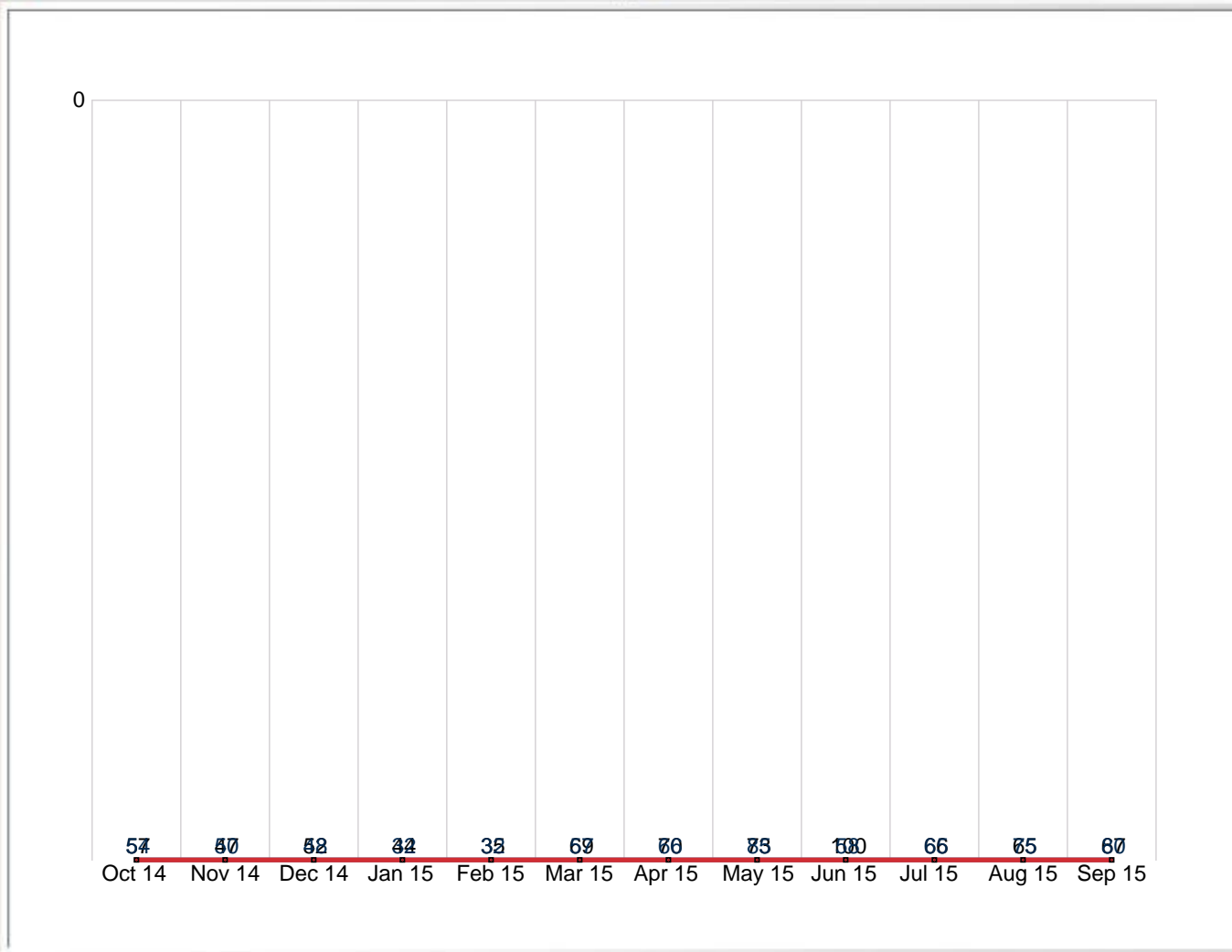
Report Produced on: Oct 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

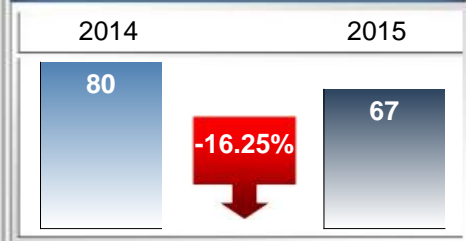
Ready to Buy or Sell Real Estate?  
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October 2014 - September 2015 (Current Year with Values)    October 2013 - September 2014 (Previous Year)

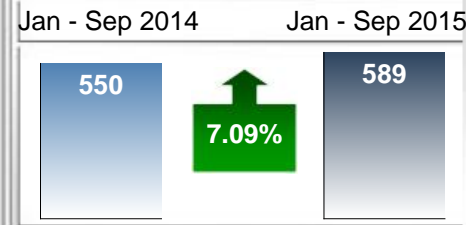


### Comparative Analysis

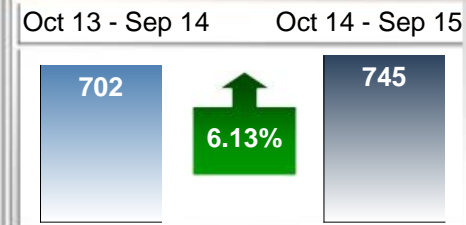
#### SEPTEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# September 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

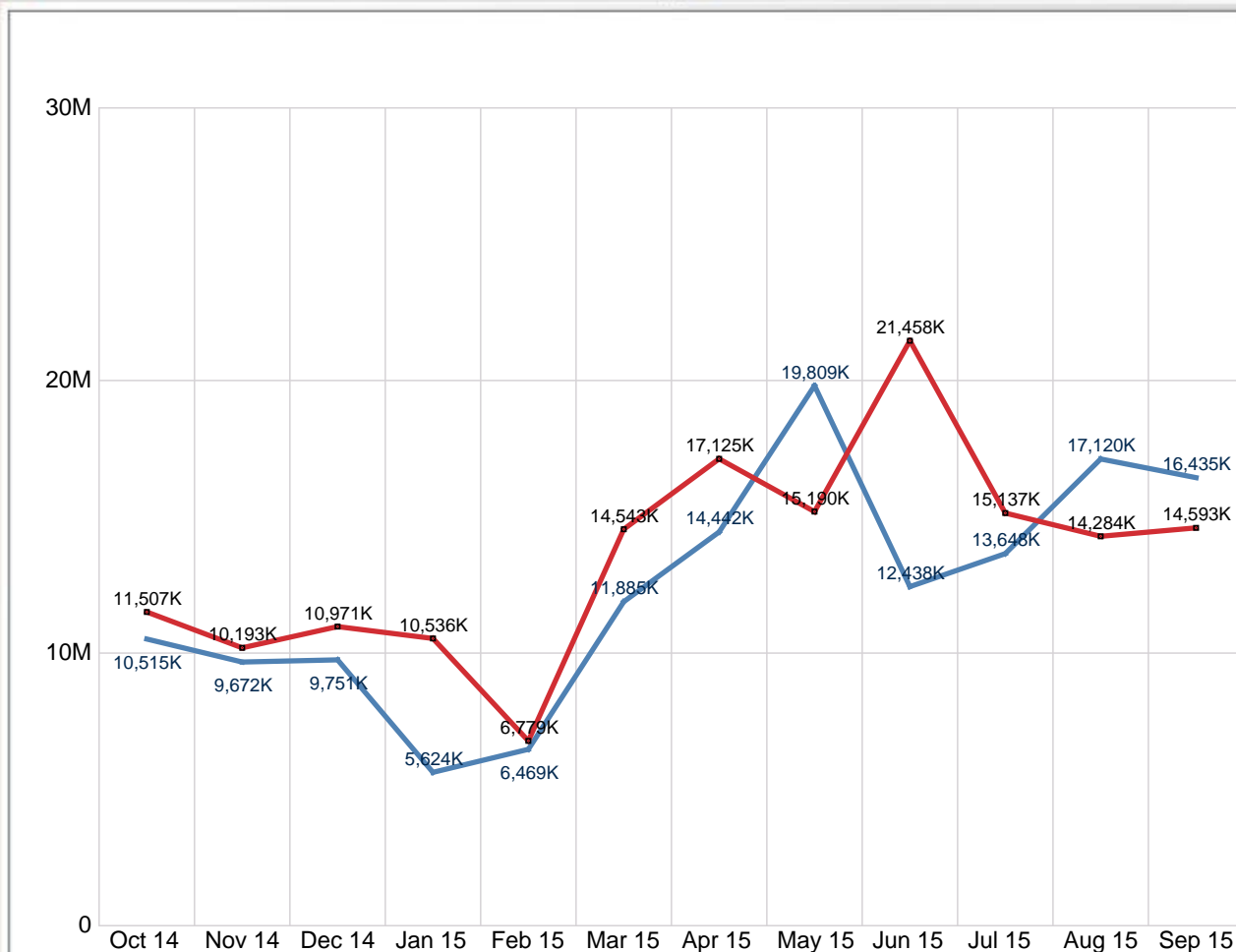
Report Produced on: Oct 07, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ October 2013 - September 2014 (Previous Year)



### Comparative Analysis

#### SEPTEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# September 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

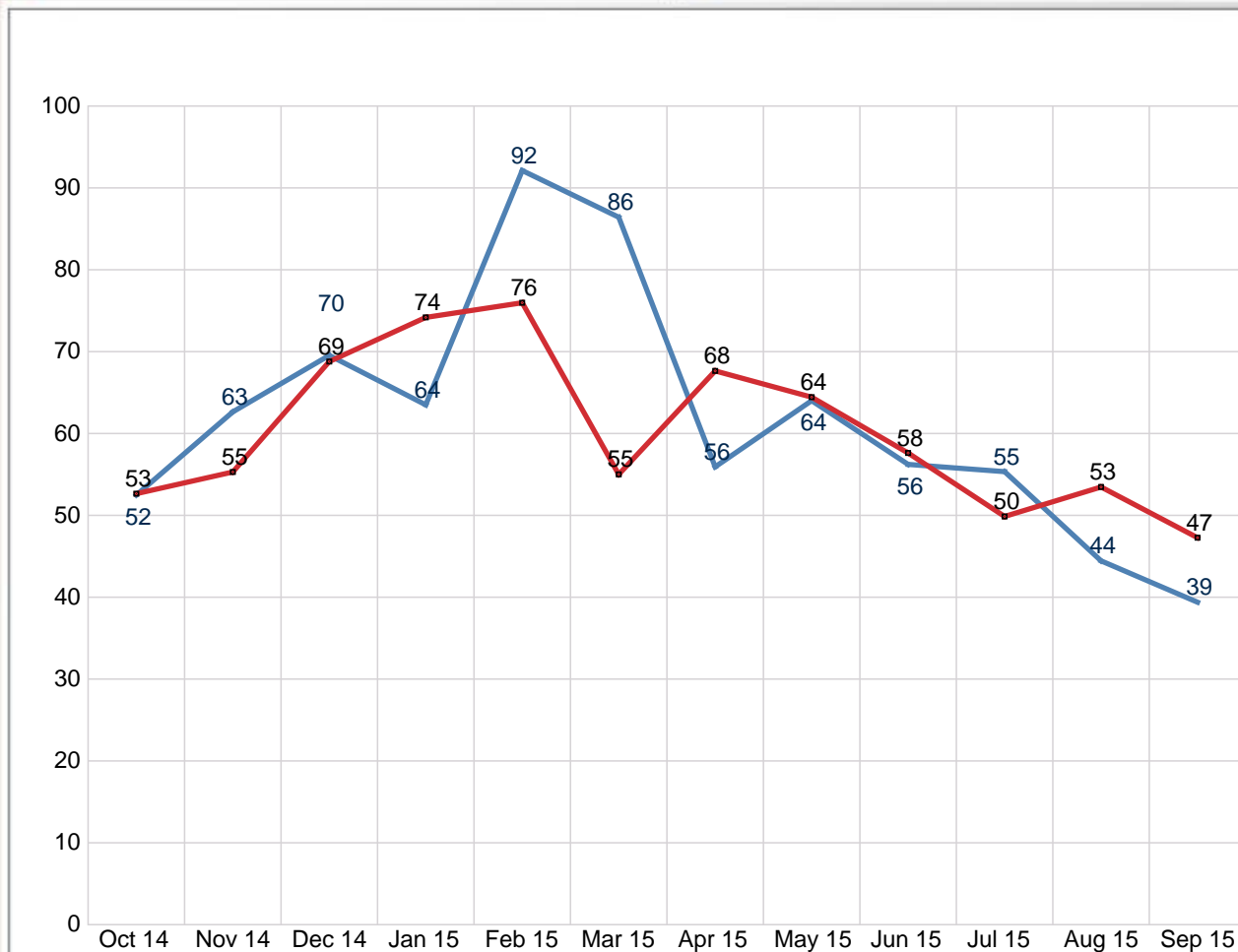
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 07, 2015

Market Trends

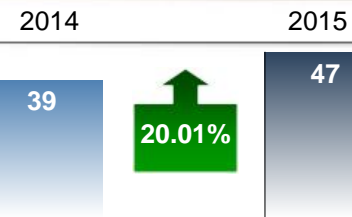
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■ October 2014 - September 2015 (Current Year with Values)
 ■ October 2013 - September 2014 (Previous Year)



### Comparative Analysis

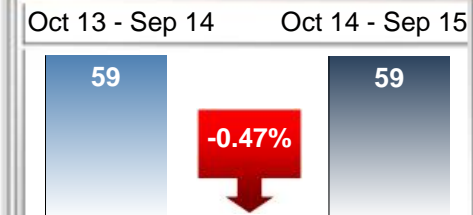
#### SEPTEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# September 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

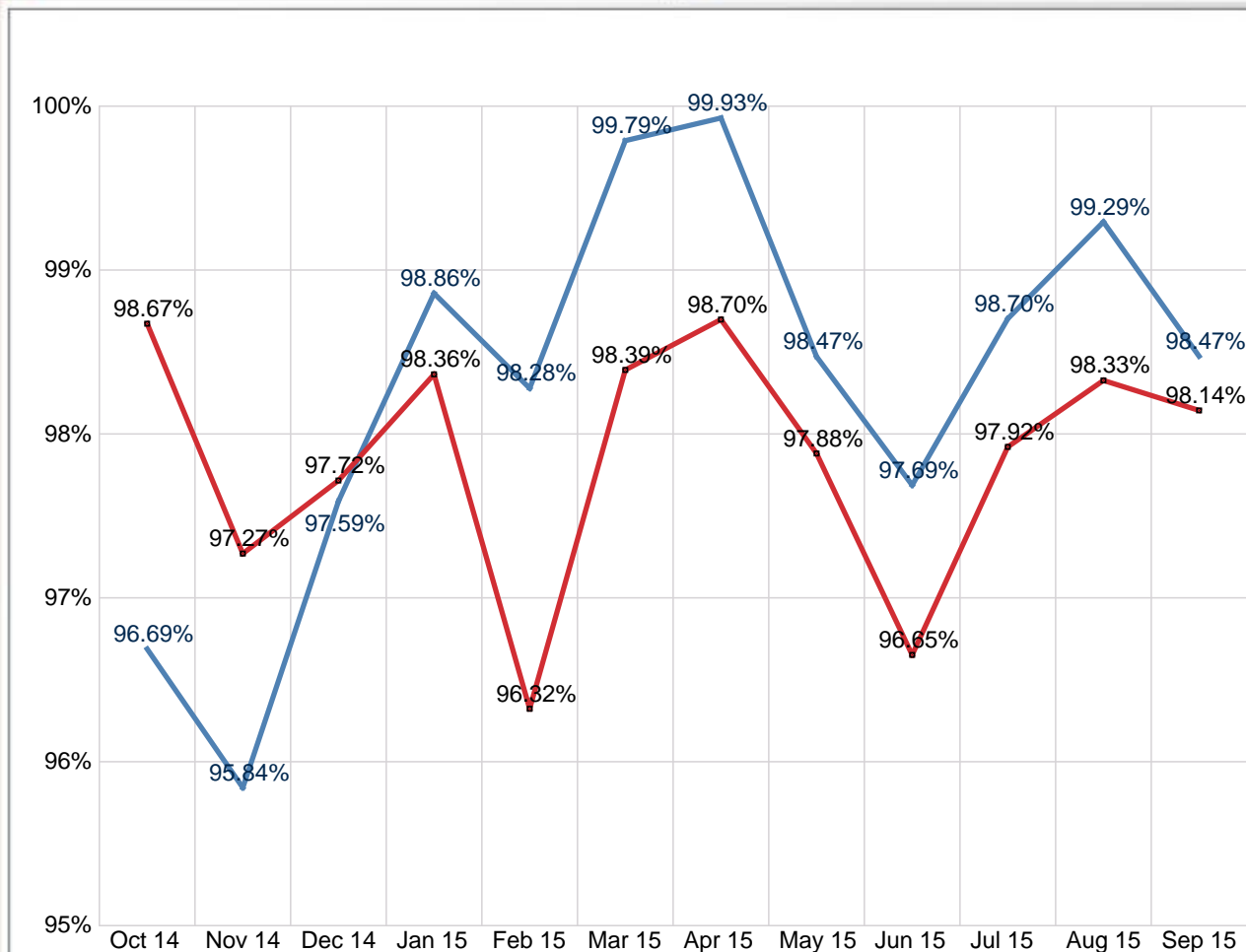
Report Produced on: Oct 07, 2015

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### Comparative Analysis

#### SEPTEMBER

2014	2015
98.47%	98.14%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.34%</div> 	

#### YEAR TO DATE (YTD)

Jan - Sep 2014	Jan - Sep 2015
98.85%	97.86%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.01%</div> 	

#### 12 MONTH COMPARATIVE

Oct 13 - Sep 14	Oct 14 - Sep 15
98.38%	97.87%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.52%</div> 	



# September 2015

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Sold Price

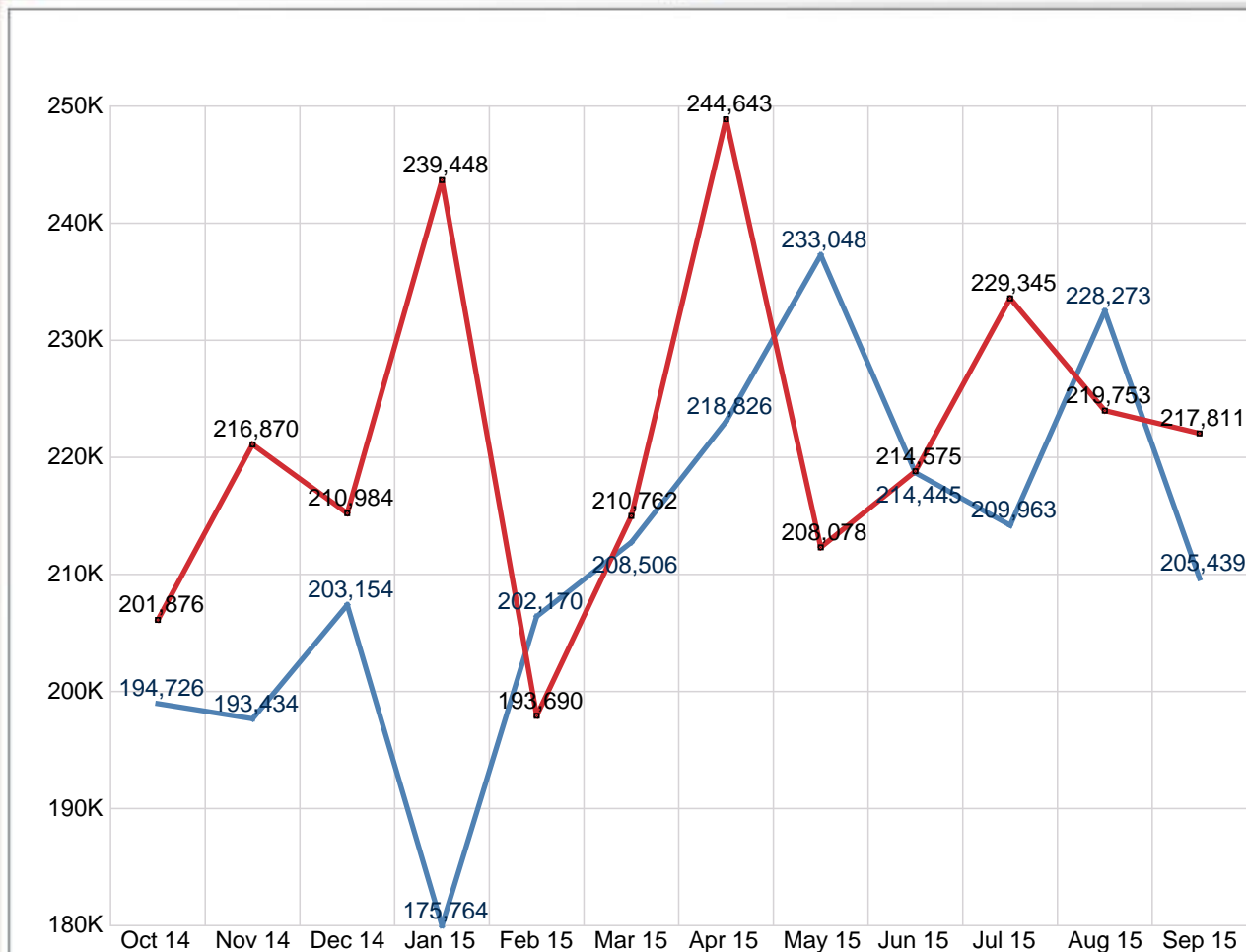
Report Produced on: Oct 07, 2015

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
205,439	217,811
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">6.02%</div>	

#### YEAR TO DATE (YTD)

Jan - Sep 2014	Jan - Sep 2015
214,311	220,108
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">2.70%</div>	

#### 12 MONTH COMPARATIVE

Oct 13 - Sep 14	Oct 14 - Sep 15
210,555	217,872
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">3.48%</div>	