



October 2015

Area Delimited by County Of Logan -
Residential Property Type

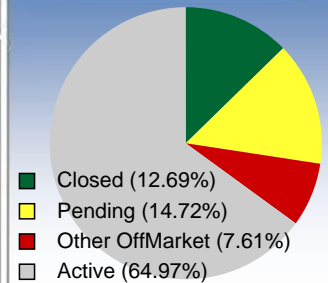


Absorption: Last 12 months, an Average of **62** Sales/Month

Active Inventory as of October 31, 2015 = **256**

	OCTOBER		
	2014	2015	+/- %
Closed Listings	57	50	-12.28%
Pending Listings	60	58	-3.33%
New Listings	89	104	16.85%
Median List Price	219,900	214,500	-2.46%
Median Sale Price	221,427	214,500	-3.13%
Median Percent of List Price to Selling Price	100.00%	99.83%	-0.17%
Median Days on Market to Sale	32.00	32.00	0.00%
End of Month Inventory	229	256	11.79%
Months Supply of Inventory	3.89	4.16	6.80%

Market Activity



Report Produced on: Nov 06, 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 October 2015 rose **11.79%** to 256 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 **4.16** 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 **3.13%** in October 2015 to \$214,500 versus the previous year at \$221,427.

Median Days on Market Shortens

The median number of **32.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in October 2015 compared to last year's same month at **32.00** DOM.

Sales Success for October 2015 is Positive

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

There were 104 New Listings in October 2015, up **16.85%** from last year at 89. Furthermore, there were 50 Closed Listings this month versus last year at 57, a **-12.28%** decrease.

Closed versus Listed trends yielded a **48.1%** ratio, down from last year's October 2015 at **64.0%**, a **24.93%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office:
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

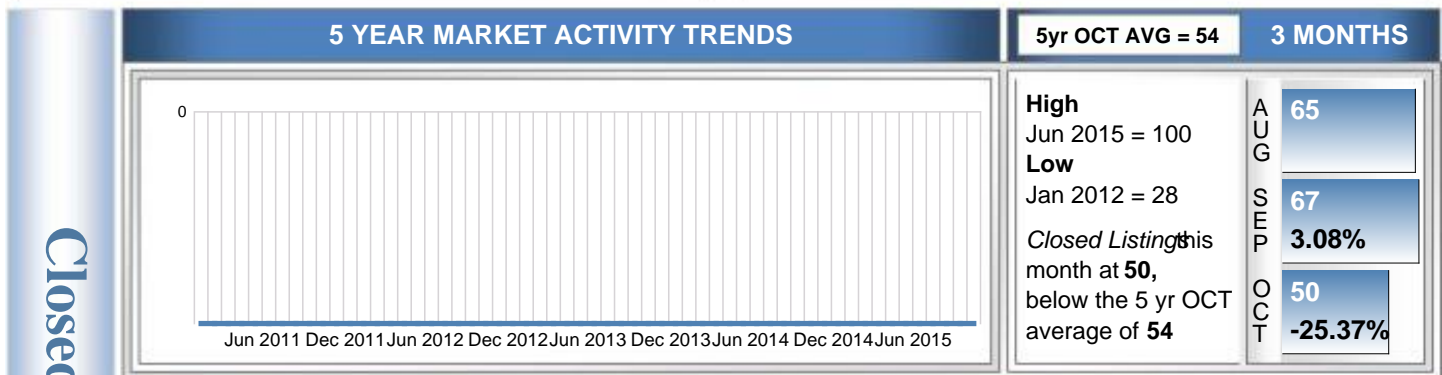
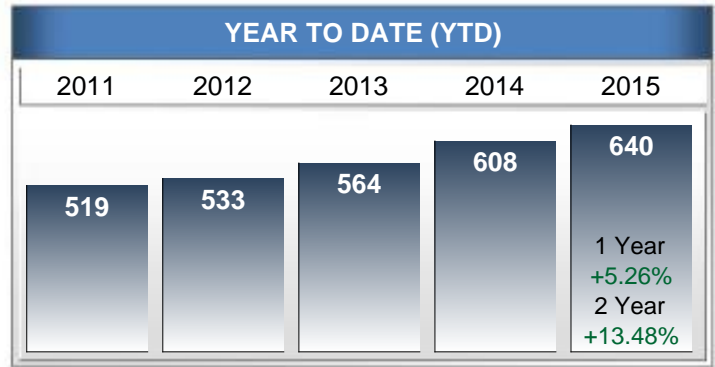
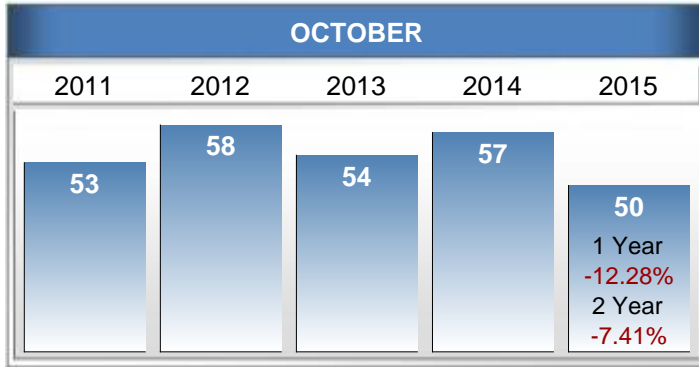
Closed Sales as of Nov 05, 2015



Closed Listings

Report Produced on: Nov 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Listings

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Contact an experienced REALTOR

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	3	6.00%	64.0	0	2	1	0
\$75,001 - \$150,000	8	16.00%	36.0	1	6	1	0
\$150,001 - \$175,000	4	8.00%	63.5	0	4	0	0
\$175,001 - \$250,000	14	28.00%	18.0	0	11	3	0
\$250,001 - \$325,000	8	16.00%	52.5	1	3	3	1
\$325,001 - \$400,000	8	16.00%	34.0	0	1	7	0
\$400,001 and up	5	10.00%	39.0	0	1	4	0
Total Closed Units:	50		32.0	2	28	19	1
Total Closed Volume:	11,822,292			351.00K	5.21M	5.99M	268.00K
Median Closed Price:	\$214,500			\$175,500	\$195,750	\$330,000	\$268,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

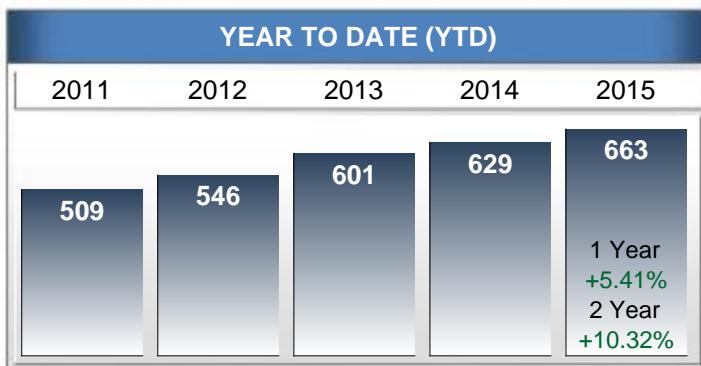
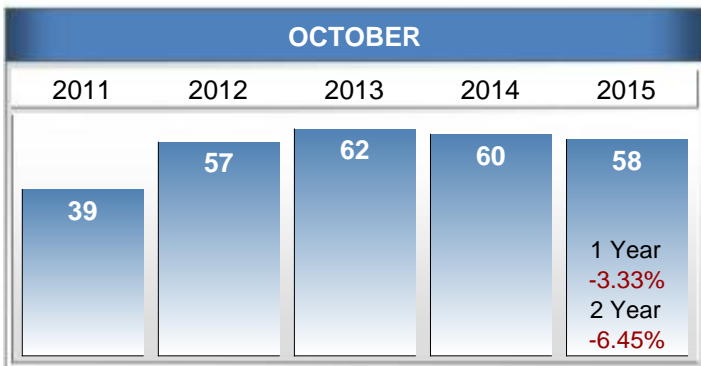
Pending Listings as of Nov 05, 2015



Pending Listings

Report Produced on: Nov 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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 Contact an experienced REALTOR



5yr OCT AVG = 55	3 MONTHS										
High May 2015 = 82 Low Dec 2011 = 28 <i>Pending Listing</i> this month at 58 , above the 5 yr OCT average of 55	<table border="1"> <tr> <td>AUG</td> <td>53</td> </tr> <tr> <td>SEP</td> <td>63</td> </tr> <tr> <td>OCT</td> <td>58</td> </tr> <tr> <td colspan="2" style="text-align: center;">18.87%</td> </tr> <tr> <td colspan="2" style="text-align: center;">-7.94%</td> </tr> </table>	AUG	53	SEP	63	OCT	58	18.87%		-7.94%	
AUG	53										
SEP	63										
OCT	58										
18.87%											
-7.94%											

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	5	8.62%	11.0	3	2	0	0	
\$50,001 - \$125,000	7	12.07%	29.0	1	4	2	0	
\$125,001 - \$175,000	8	13.79%	53.0	0	7	1	0	
\$175,001 - \$225,000	10	17.24%	9.0	0	7	3	0	
\$225,001 - \$275,000	13	22.41%	77.0	0	4	8	1	
\$275,001 - \$450,000	9	15.52%	52.0	0	4	4	1	
\$450,001 and up	6	10.34%	41.5	0	1	5	0	
Total Pending Units: 58 Total Pending Volume: 15,369,655 Median Listing Price: \$224,950				42.5	4	29	23	2
					190.90K	8.16M	6.47M	550.00K
					\$32,500	\$199,900	\$249,900	\$275,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

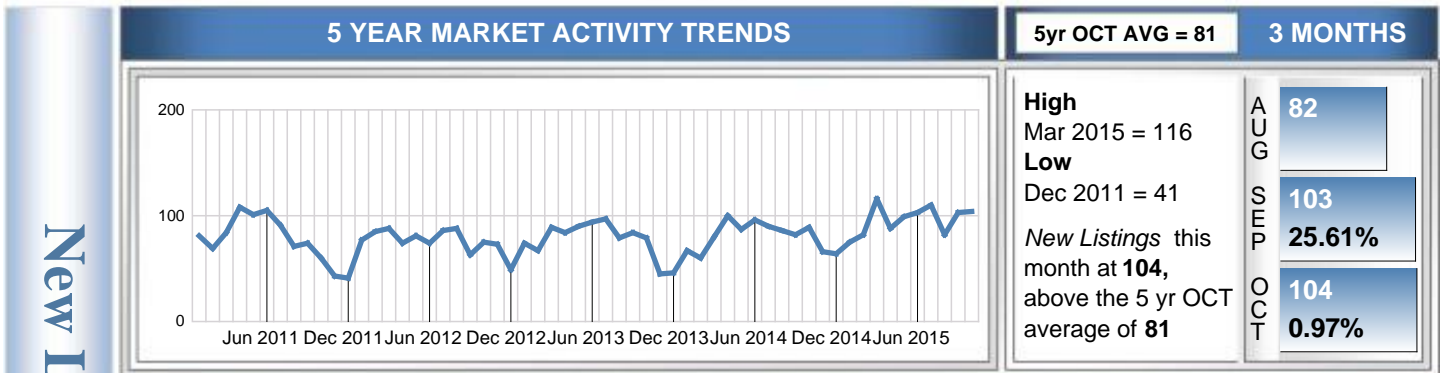
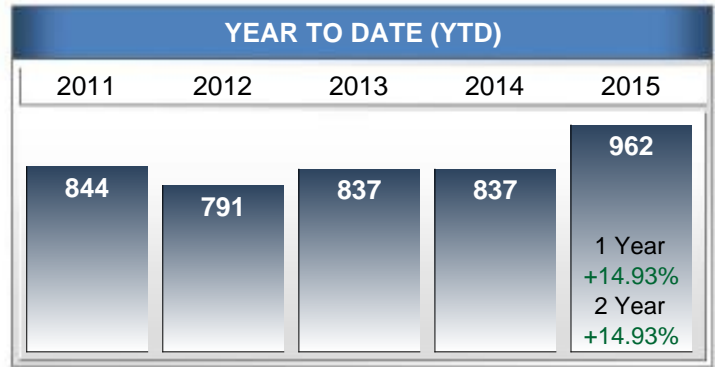
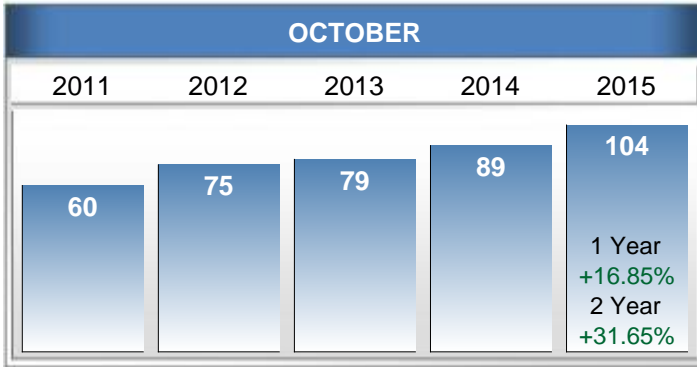
New Listings as of Nov 05, 2015



New Listings

Report Produced on: Nov 06, 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+
\$125,000 and less	10	9.62%	3	7	0	0
\$125,001 - \$175,000	10	9.62%	0	8	2	0
\$175,001 - \$200,000	11	10.58%	0	6	3	2
\$200,001 - \$275,000	33	31.73%	0	15	15	3
\$275,001 - \$325,000	16	15.38%	0	4	11	1
\$325,001 - \$425,000	11	10.58%	0	7	3	1
\$425,001 and up	13	12.50%	0	2	11	0
Total New Listed Units:			3	49	45	7
Total New Listed Volume:			159.90K	11.24M	14.31M	1.71M
Median New Listed Listing Price:			\$30,000	\$218,900	\$289,800	\$213,500

New Listings

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

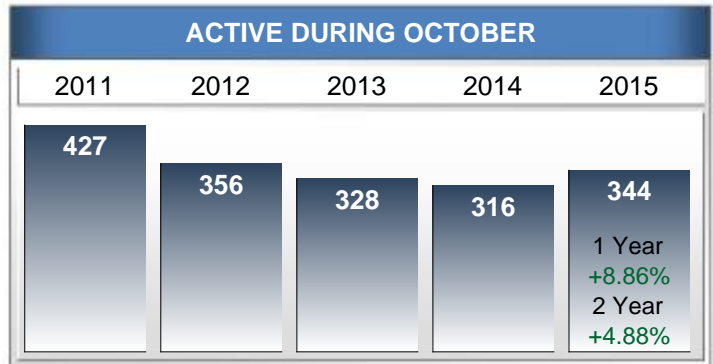
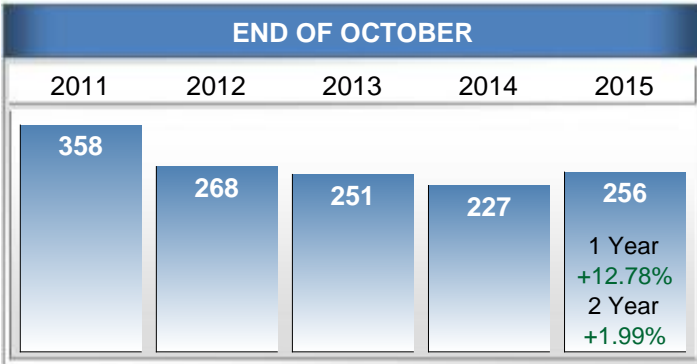
Active Inventory as of Nov 05, 2015



Active Inventory

Report Produced on: Nov 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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



5yr OCT AVG = 272	3 MONTHS										
High Jun 2011 = 411 Low Apr 2014 = 203 <i>Inventory</i> this month at 256 , below the 5 yr OCT average of 272	<table border="1"> <tr> <td>AUG</td> <td>235</td> </tr> <tr> <td>SEP</td> <td>240</td> </tr> <tr> <td>OCT</td> <td>256</td> </tr> <tr> <td colspan="2">2.13%</td> </tr> <tr> <td colspan="2">6.67%</td> </tr> </table>	AUG	235	SEP	240	OCT	256	2.13%		6.67%	
AUG	235										
SEP	240										
OCT	256										
2.13%											
6.67%											

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	7.03%	75.0	5	11	0	2
\$75,001 - \$125,000	29	11.33%	53.0	3	21	5	0
\$125,001 - \$175,000	29	11.33%	58.0	2	22	3	2
\$175,001 - \$275,000	84	32.81%	39.5	2	45	28	9
\$275,001 - \$300,000	22	8.59%	45.5	0	6	16	0
\$300,001 - \$400,000	48	18.75%	53.0	0	19	23	6
\$400,001 and up	26	10.16%	40.0	0	4	20	2
Total Active Inventory by Units:				12	128	95	21
Total Active Inventory by Volume:				1.22M	27.09M	32.11M	5.63M
Median Active Inventory Listing Price:				\$87,500	\$199,900	\$296,900	\$229,700



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

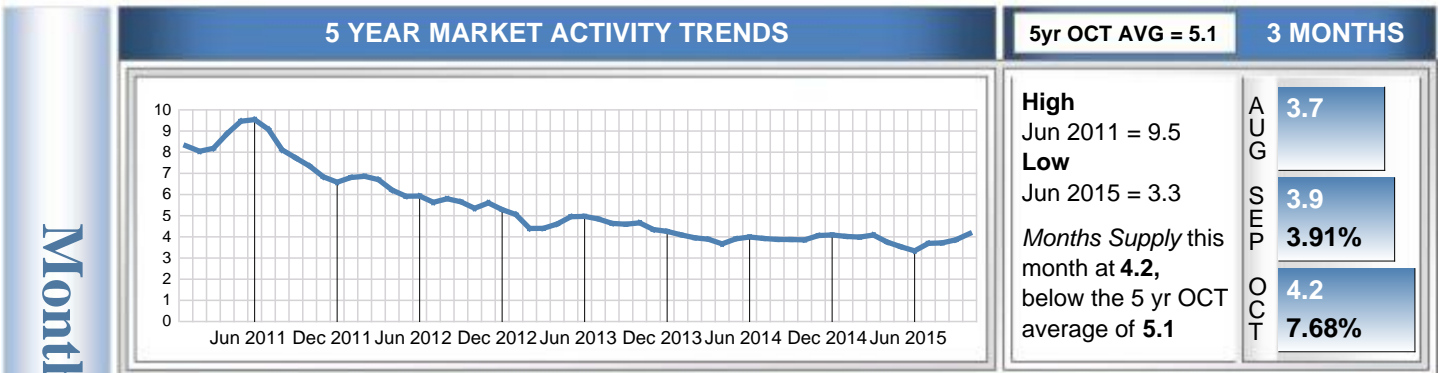
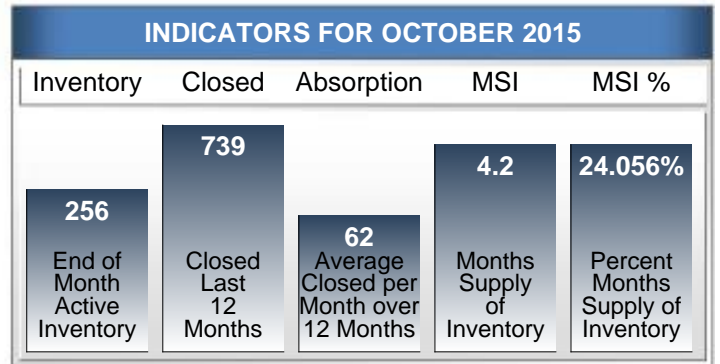
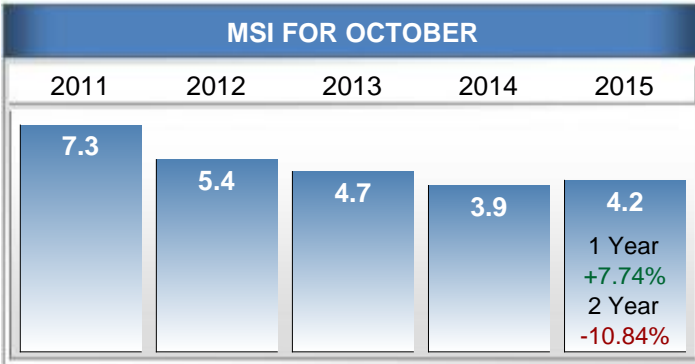
Active Inventory as of Nov 05, 2015



Months Supply of Inventory

Report Produced on: Nov 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Months Supply

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

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		7.03%	2.5	1.6	3.1	0.0	0.0
\$75,001 - \$125,000	29		11.33%	4.1	2.4	4.3	5.0	0.0
\$125,001 - \$175,000	29		11.33%	3.0	12.0	2.8	2.1	8.0
\$175,001 - \$275,000	84		32.81%	4.3	6.0	4.7	3.2	13.5
\$275,001 - \$300,000	22		8.59%	6.1	0.0	8.0	6.9	0.0
\$300,001 - \$400,000	48		18.75%	5.1	0.0	8.8	3.8	5.1
\$400,001 and up	26		10.16%	5.0	0.0	6.9	4.5	24.0
MSI:				4.2	2.4	4.4	3.9	7.9
Total Active Inventory:				256	12	128	95	21



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

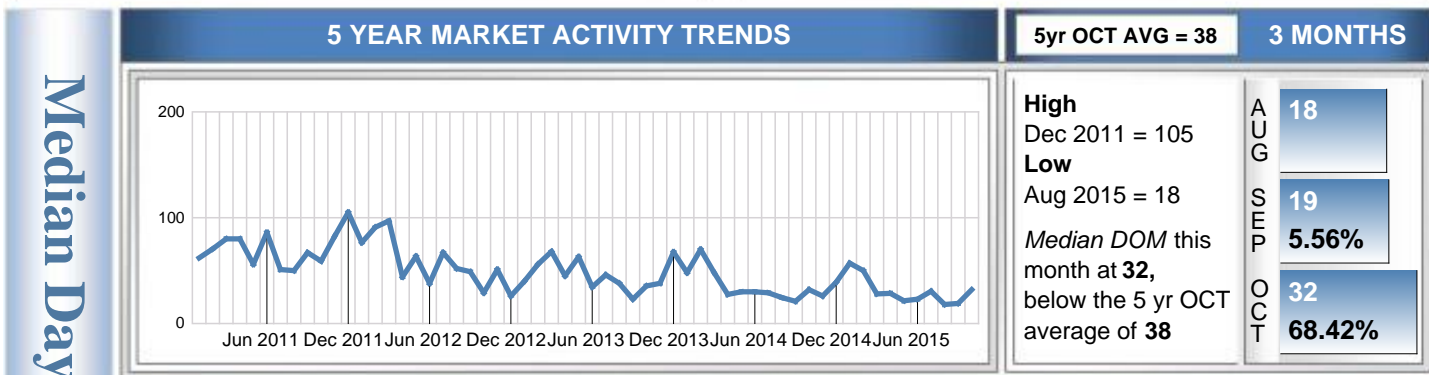
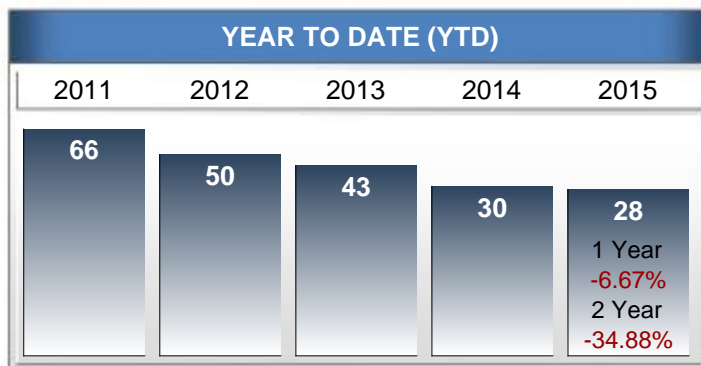
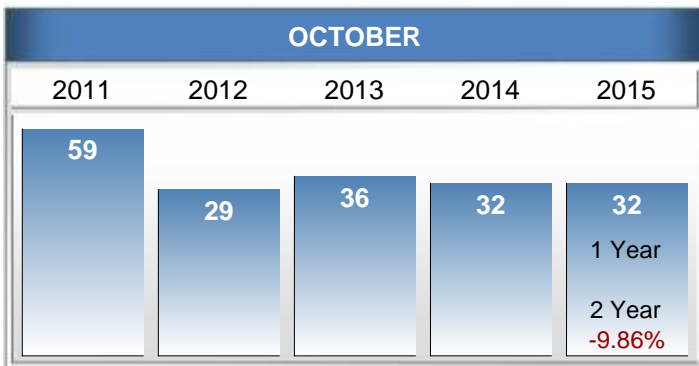
Closed Sales as of Nov 05, 2015



Median Days on Market to Sale

Report Produced on: Nov 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

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

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	3		6.00%	64.0	0.0	101.5	16.0	0.0
\$75,001 - \$150,000	8		16.00%	36.0	55.0	21.0	45.0	0.0
\$150,001 - \$175,000	4		8.00%	63.5	0.0	63.5	0.0	0.0
\$175,001 - \$250,000	14		28.00%	18.0	0.0	15.0	133.0	0.0
\$250,001 - \$325,000	8		16.00%	52.5	281.0	29.0	20.0	100.0
\$325,001 - \$400,000	8		16.00%	34.0	0.0	1.0	47.0	0.0
\$400,001 and up	5		10.00%	39.0	0.0	17.0	40.5	0.0
Median Closed DOM:	32.0				168.0	21.0	42.0	100.0
Total Closed Units:	50				2	28	19	1
Total Closed Volume:	11,822,292				351.00K	5.21M	5.99M	268.00K



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

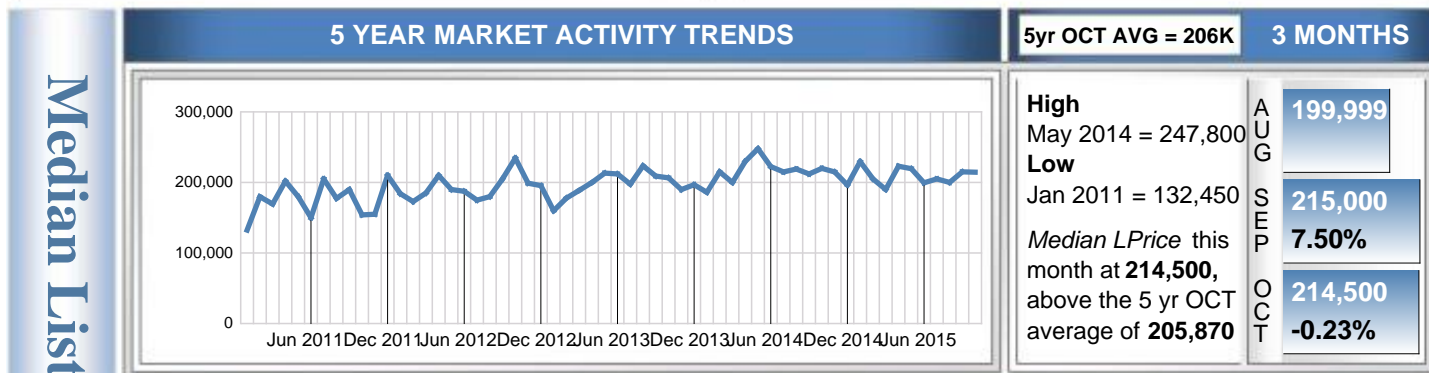
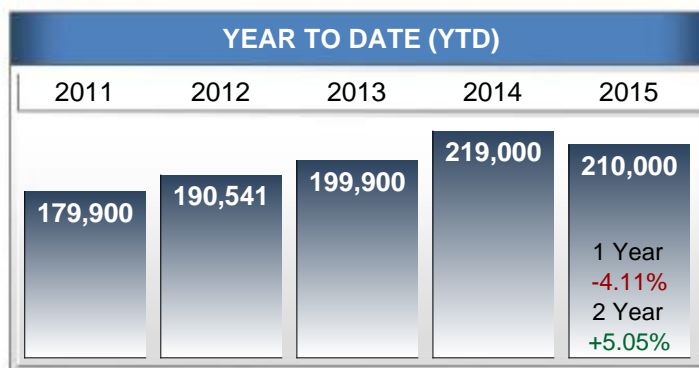
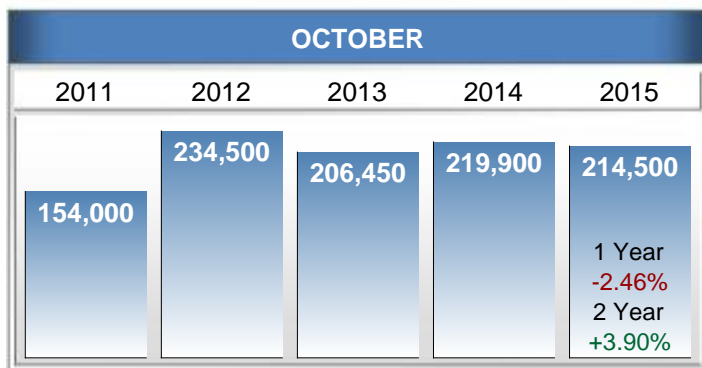
Closed Sales as of Nov 05, 2015



Median List Price at Closing

Report Produced on: Nov 06, 2015

Area Delimited by County Of Logan - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?
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+
\$75,000 and less	2		4.00%	27,040	0	27,040	0	0
\$75,001 - \$150,000	9		18.00%	92,000	77,000	102,500	85,250	0
\$150,001 - \$175,000	3		6.00%	154,000	0	154,000	0	0
\$175,001 - \$250,000	15		30.00%	209,777	0	207,339	219,000	0
\$250,001 - \$325,000	9		18.00%	289,900	295,000	265,900	304,450	279,000
\$325,001 - \$400,000	7		14.00%	344,900	0	349,413	341,950	0
\$400,001 and up	5		10.00%	459,900	0	419,900	479,900	0
Median List Price:		\$214,500			\$186,000	\$199,639	\$332,179	\$279,000
Total Closed Units:		50			2	28	19	1
Total List Volume:		11,976,436			372.00K	5.28M	6.04M	279.00K



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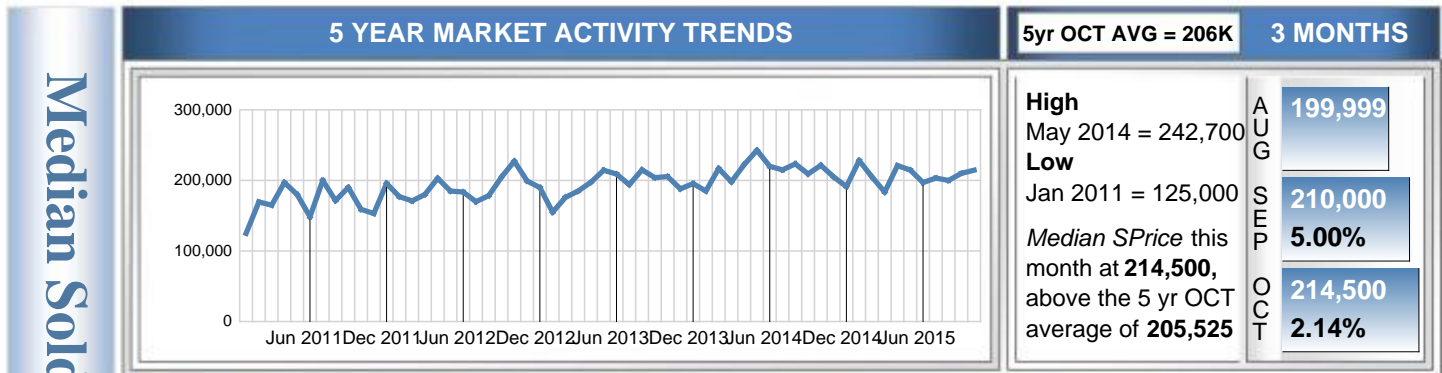
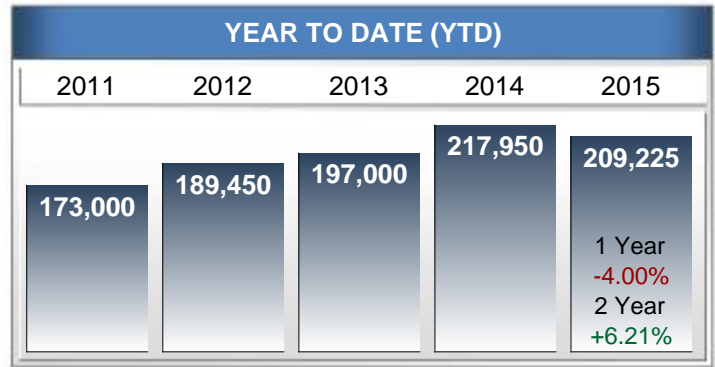
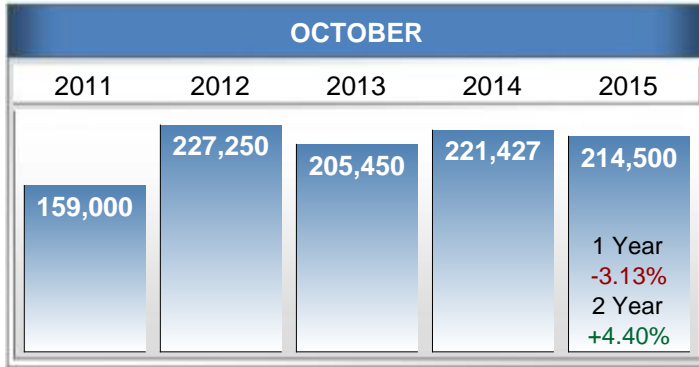
Closed Sales as of Nov 05, 2015



Median Sold Price at Closing

Report Produced on: Nov 06, 2015

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+
\$75,000 and less	3		6.00%	26,300	0	26,200	73,500	0
\$75,001 - \$150,000	8		16.00%	87,900	76,000	93,700	85,000	0
\$150,001 - \$175,000	4		8.00%	154,500	0	154,500	0	0
\$175,001 - \$250,000	14		28.00%	209,889	0	209,777	219,000	0
\$250,001 - \$325,000	8		16.00%	277,450	275,000	265,000	289,900	268,000
\$325,001 - \$400,000	8		16.00%	346,625	0	359,821	343,250	0
\$400,001 and up	5		10.00%	444,000	0	417,500	458,800	0
Median Closed Price:	\$214,500				\$175,500	\$195,750	\$330,000	\$268,000
Total Closed Units:	50				2	28	19	1
Total Closed Volume:	11,822,292				351.00K	5.21M	5.99M	268.00K



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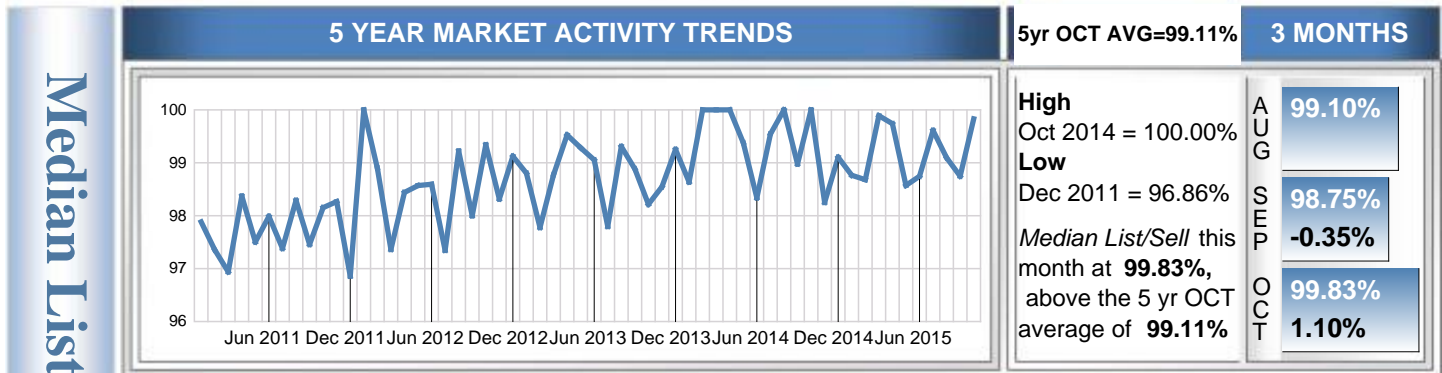
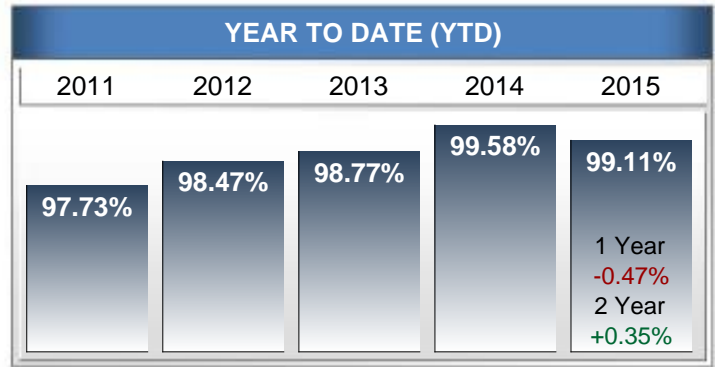
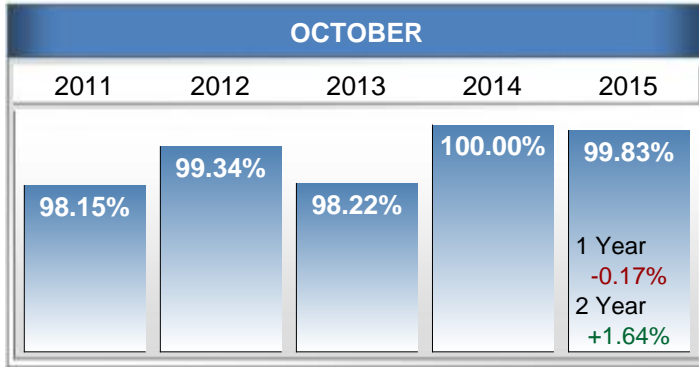
Closed Sales as of Nov 05, 2015



Median Percent of List Price to Selling Price

Report Produced on: Nov 06, 2015

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+
\$75,000 and less	3	6.00%	94.00%	0.00%	97.00%	93.63%	0.00%
\$75,001 - \$150,000	8	16.00%	98.61%	98.70%	98.61%	92.39%	0.00%
\$150,001 - \$175,000	4	8.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$250,000	14	28.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	8	16.00%	99.30%	93.22%	100.00%	98.94%	96.06%
\$325,001 - \$400,000	8	16.00%	101.49%	0.00%	102.98%	100.00%	0.00%
\$400,001 and up	5	10.00%	99.43%	0.00%	99.43%	98.27%	0.00%
Median List/Sell Ratio:	99.83%			95.96%	100.00%	98.94%	96.06%
Total Closed Units:	50			2	28	19	1
Total Closed Volume:	11,822,292			351.00K	5.21M	5.99M	268.00K



Monthly Inventory Analysis

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October 2015

Inventory as of Nov 05, 2015



Market Summary

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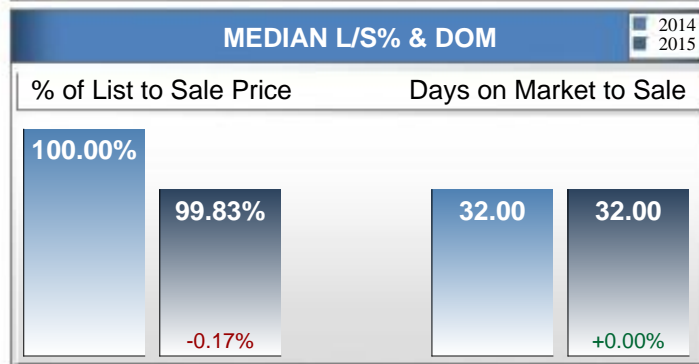
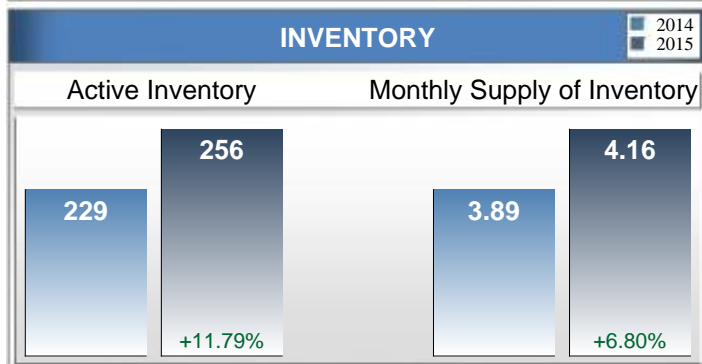
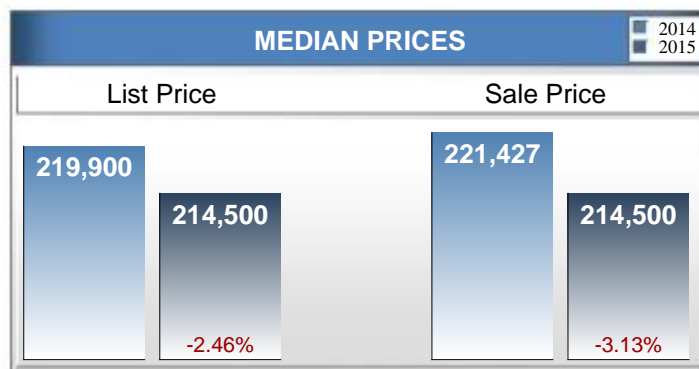
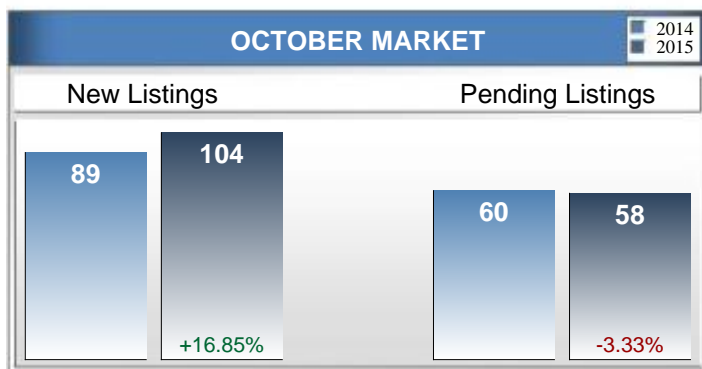
Area Delimited by County Of Logan - Residential Property Type



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

Active Inventory as of October 31, 2015 = 256

	OCTOBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	57	50	-12.28%	608	640	5.26%
Pending Sales	60	58	-3.33%	629	663	5.41%
New Listings	89	104	16.85%	837	962	14.93%
Median List Price	219,900	214,500	-2.46%	219,000	210,000	-4.11%
Median Sale Price	221,427	214,500	-3.13%	217,950	209,225	-4.00%
Median Percent of List Price to Selling Price	100.00%	99.83%	-0.17%	99.58%	99.11%	-0.47%
Median Days on Market to Sale	32.00	32.00	0.00%	30.00	28.00	-6.67%
Monthly Inventory	229	256	11.79%	229	256	11.79%
Months Supply of Inventory	3.89	4.16	6.80%	3.89	4.16	6.80%





October 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

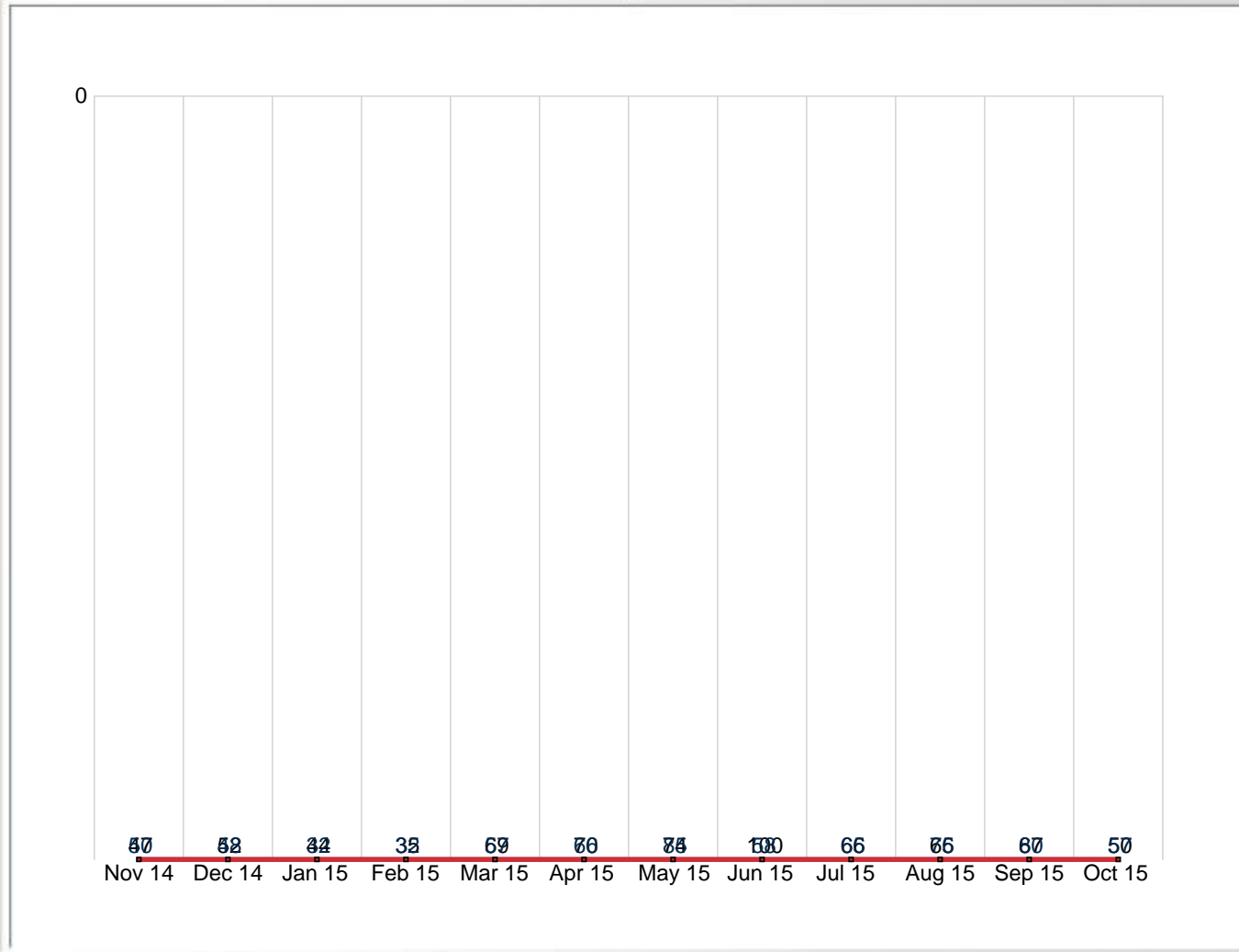
Report Produced on: Nov 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

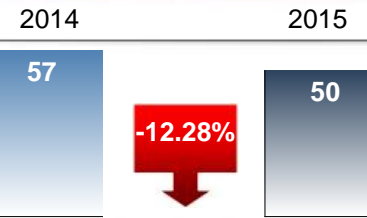
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

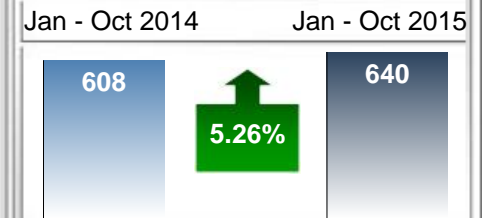


Comparative Analysis

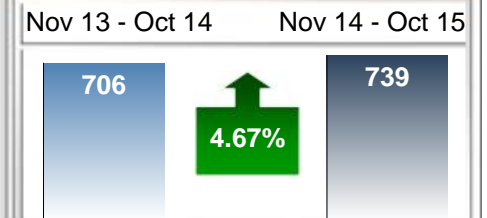
OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

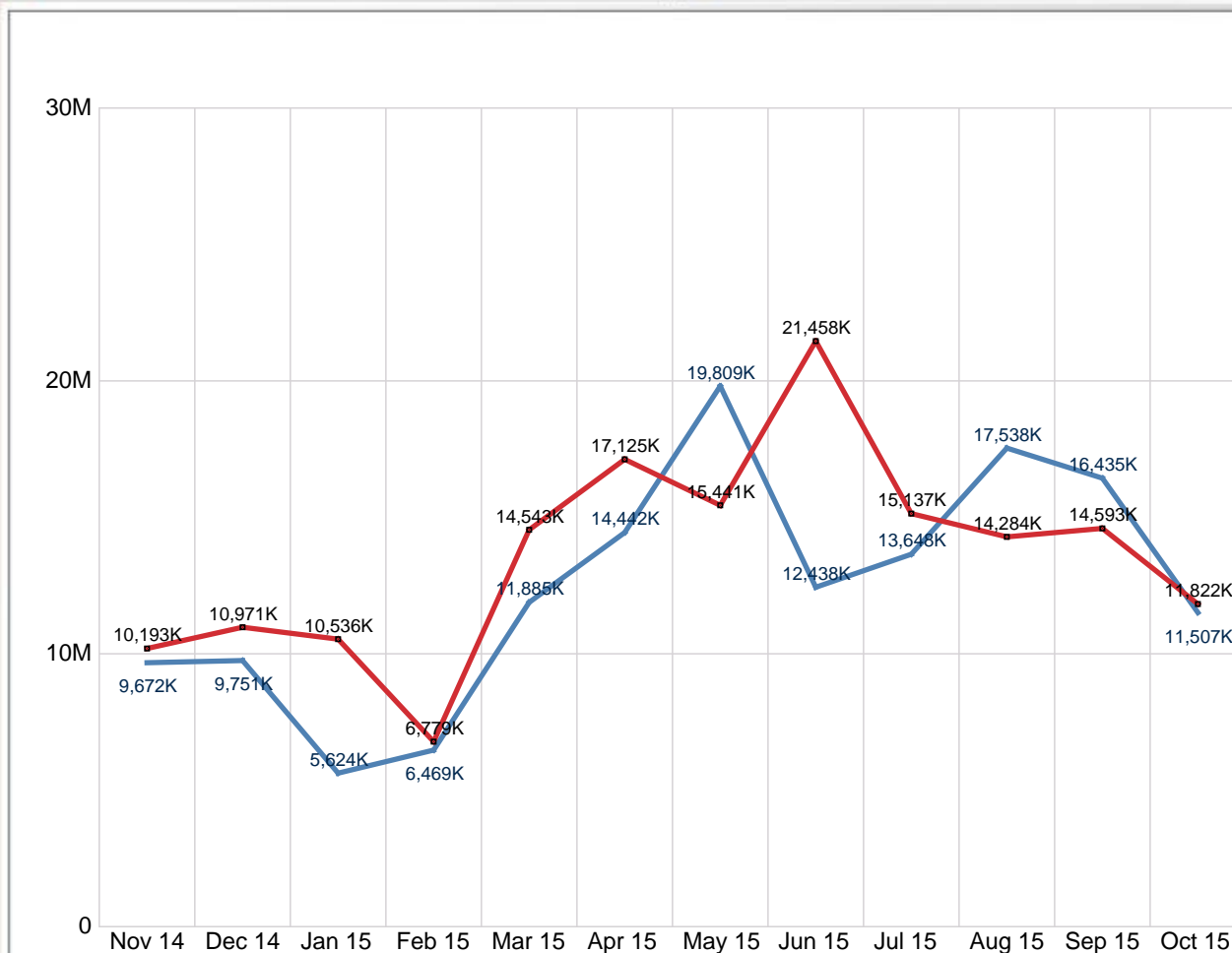
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Comparative Analysis

OCTOBER

2014	2015
12M	12M
<div style="display: flex; align-items: center; justify-content: center;"> ↑ 2.74% </div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
130M	142M
<div style="display: flex; align-items: center; justify-content: center;"> ↑ 9.18% </div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
149M	163M
<div style="display: flex; align-items: center; justify-content: center;"> ↑ 9.16% </div>	



October 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

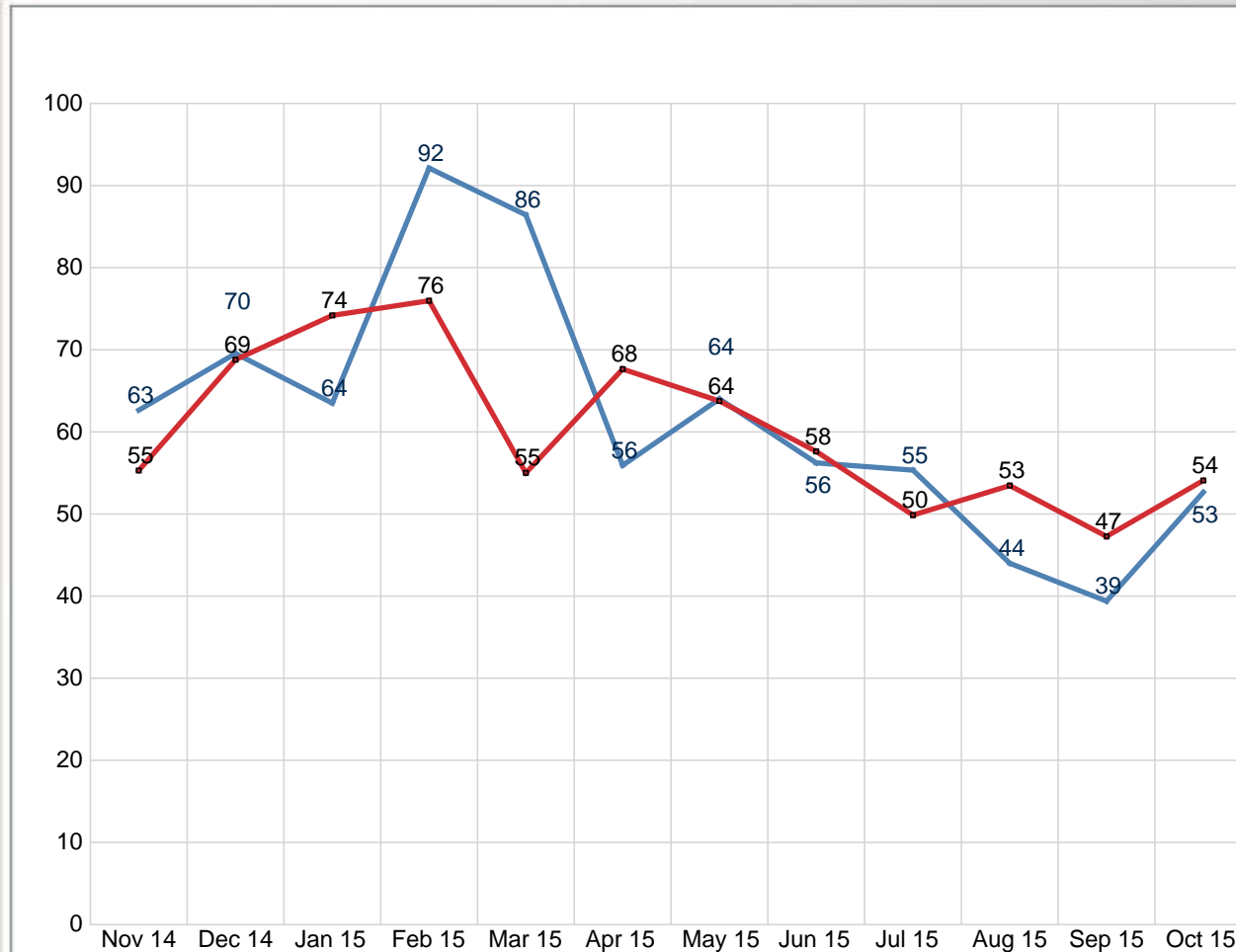
Report Produced on: Nov 06, 2015

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Comparative Analysis

OCTOBER

2014	2015
53	54
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">2.72%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
58	59
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.85%</div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
59	59
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> <div style="color: red; font-weight: bold;">-0.17%</div>	



October 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

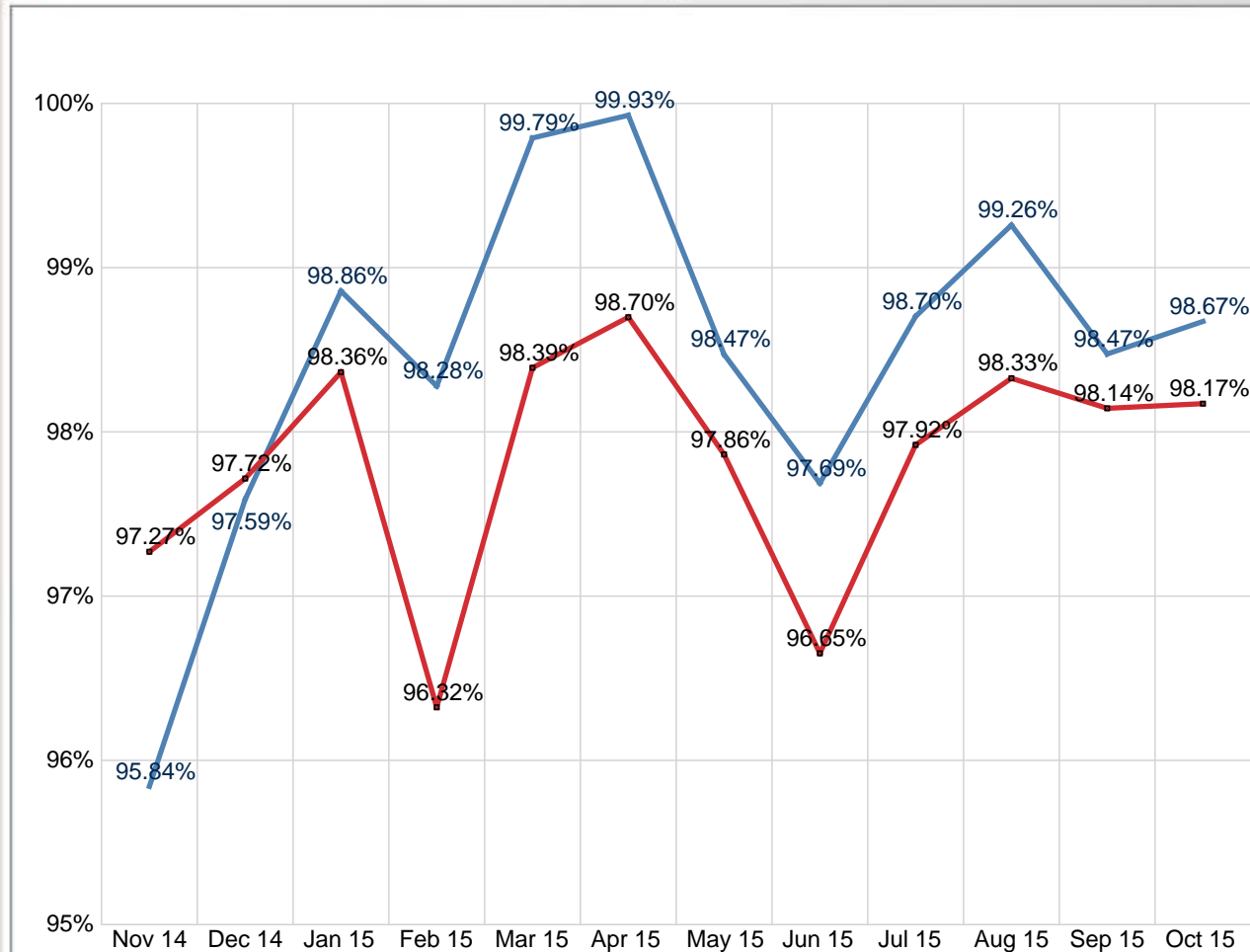
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Market Trends

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Comparative Analysis

OCTOBER

2014	2015
98.67%	98.17%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.51%</div> 	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
98.83%	97.88%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.96%</div> 	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
98.53%	97.83%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.72%</div> 	



October 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

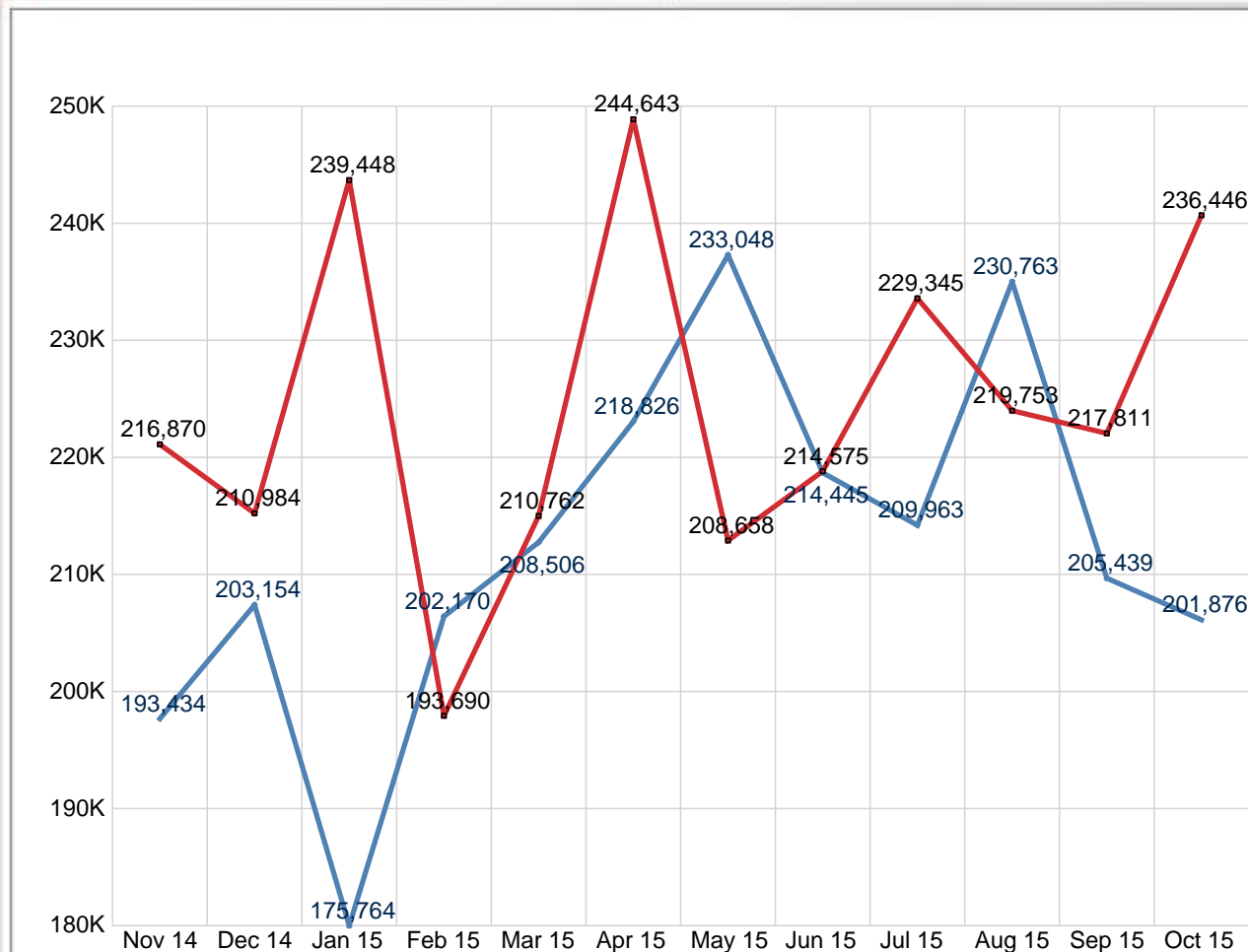
Report Produced on: Nov 06, 2015

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Market Trends

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Comparative Analysis

OCTOBER

2014	2015
201,876	236,446
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">17.12%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
213,480	221,433
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">3.73%</div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
211,358	220,407
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">4.28%</div>	