



October 2015

Area Delimited by Zipcode 73044 - Residential
Property Type

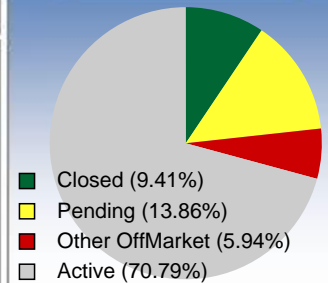


Absorption: Last 12 months, an Average of **28** Sales/Month

Active Inventory as of October 31, 2015 = **143**

	OCTOBER		
	2014	2015	+/- %
Closed Listings	25	19	-24.00%
Pending Listings	25	28	12.00%
New Listings	38	54	42.11%
Median List Price	164,900	200,000	21.29%
Median Sale Price	163,000	197,000	20.86%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	36.00	27.00	-25.00%
End of Month Inventory	110	143	30.00%
Months Supply of Inventory	4.43	5.03	13.61%

Market Activity



Monthly Inventory Analysis

Report Produced on: Nov 06, 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 October 2015 rose **30.00%** to 143 existing homes available for sale. Over the last 12 months this area has had an average of 28 closed sales per month. This represents an unsold inventory index of **5.03** 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 **20.86%** in October 2015 to \$197,000 versus the previous year at \$163,000.

Median Days on Market Shortens

The median number of **27.00** days that homes spent on the market before selling decreased by 9.00 days or **25.00%** in October 2015 compared to last year's same month at **36.00** DOM.

Sales Success for October 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 54 New Listings in October 2015, up **42.11%** from last year at 38. Furthermore, there were 19 Closed Listings this month versus last year at 25, a **-24.00%** decrease.

Closed versus Listed trends yielded a **35.2%** ratio, down from last year's October 2015 at **65.8%**, a **46.52%** 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

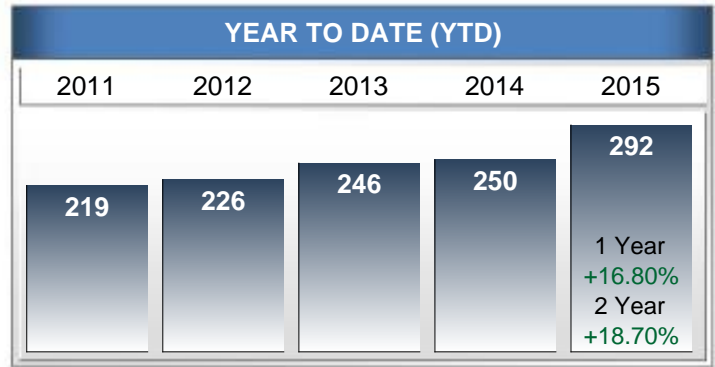
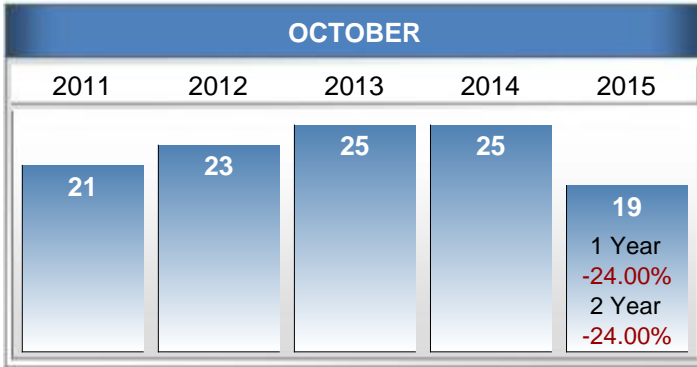
Closed Sales as of Nov 05, 2015



Closed Listings

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Listings

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5yr OCT AVG = 23	3 MONTHS										
High Jun 2015 = 44 Low Jan 2014 = 10 <i>Closed Listing</i> this month at 19 , below the 5 yr OCT average of 23	<table border="1"> <tr> <td>AUG</td> <td>33</td> </tr> <tr> <td>SEP</td> <td>31</td> </tr> <tr> <td>OCT</td> <td>19</td> </tr> <tr> <td colspan="2">-6.06%</td> </tr> <tr> <td colspan="2">-38.71%</td> </tr> </table>	AUG	33	SEP	31	OCT	19	-6.06%		-38.71%	
AUG	33										
SEP	31										
OCT	19										
-6.06%											
-38.71%											

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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$150,000	4	21.05%	19.0	1	3	0	0
\$150,001 - \$175,000	3	15.79%	73.0	0	3	0	0
\$175,001 - \$200,000	3	15.79%	21.0	0	3	0	0
\$200,001 - \$200,000	0	0.00%	21.0	0	0	0	0
\$200,001 - \$250,000	7	36.84%	15.0	0	4	3	0
\$250,001 and up	2	10.53%	62.0	0	1	1	0
Total Closed Units:	19		27.0	1	14	4	0.00B
Total Closed Volume:	3,575,900			76.00K	2.50M	995.70K	0.00B
Median Closed Price:	\$197,000			\$76,000	\$192,200	\$220,000	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

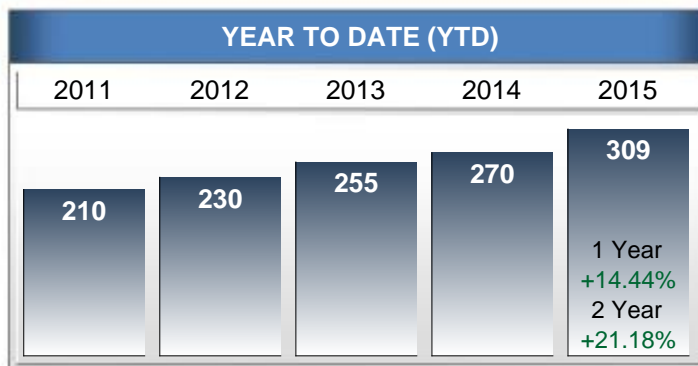
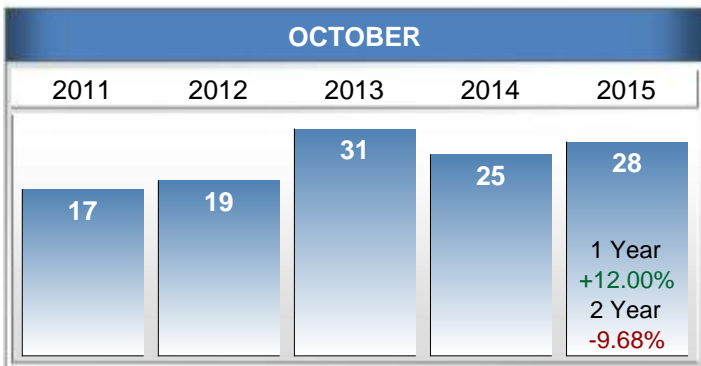
Pending Listings as of Nov 05, 2015



Pending Listings

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr OCT AVG = 24	3 MONTHS								
High Mar 2015 = 40 Low Dec 2013 = 9 <i>Pending Listing</i> this month at 28 , above the 5 yr OCT average of 24	<table border="1"> <tr> <td>AUG</td> <td>25</td> </tr> <tr> <td>SEP</td> <td>29</td> </tr> <tr> <td>OCT</td> <td>28</td> </tr> <tr> <td colspan="2"> 16.00% -3.45% </td> </tr> </table>	AUG	25	SEP	29	OCT	28	16.00% -3.45%	
AUG	25								
SEP	29								
OCT	28								
16.00% -3.45%									

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	0	0.00%	62.0	0	0	0	0
\$25,001 - \$125,000	5	17.86%	11.0	2	3	0	0
\$125,001 - \$150,000	4	14.29%	53.0	0	4	0	0
\$150,001 - \$200,000	7	25.00%	10.0	0	5	2	0
\$200,001 - \$225,000	3	10.71%	16.0	0	2	1	0
\$225,001 - \$250,000	6	21.43%	82.0	0	2	4	0
\$250,001 and up	3	10.71%	146.0	0	2	0	1
Total Pending Units:	28		30.5	2	18	7	1
Total Pending Volume:	7,764,400			61.00K	5.95M	1.49M	260.00K
Median Listing Price:	\$186,700			\$30,500	\$163,950	\$225,900	\$260,000



Monthly Inventory Analysis

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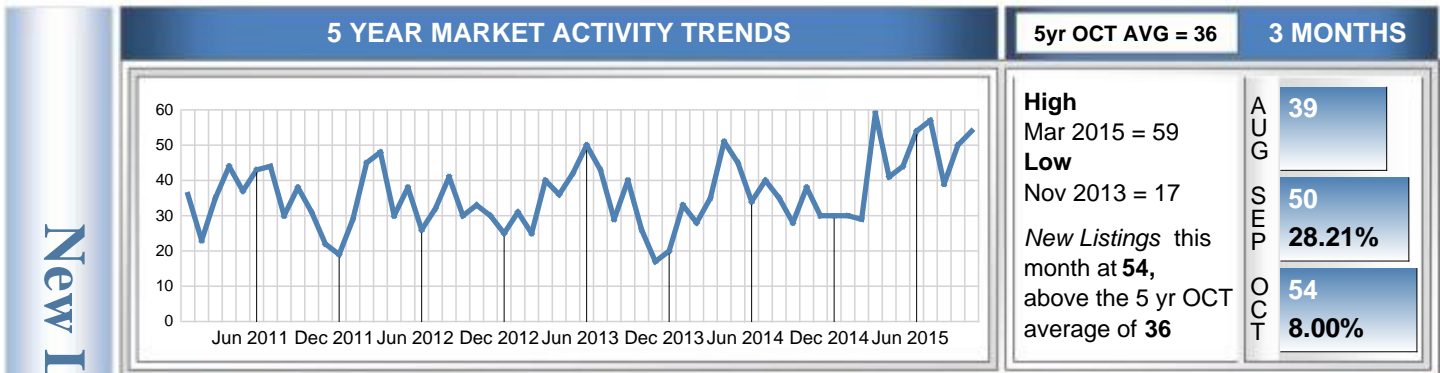
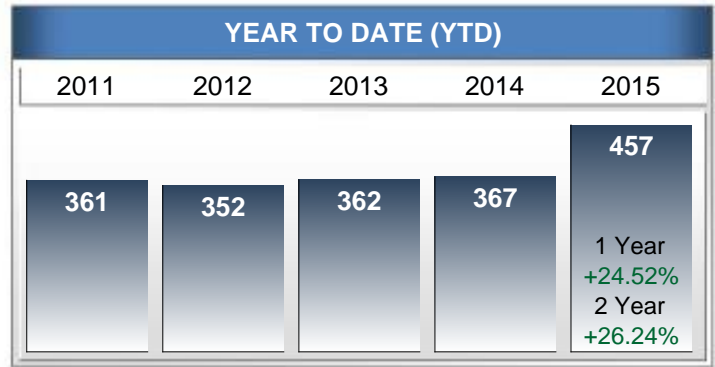
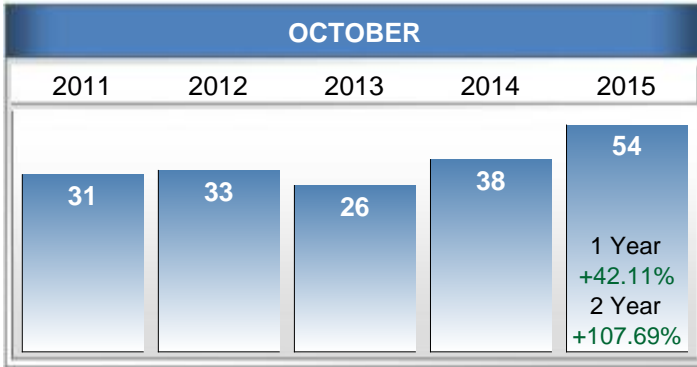
New Listings as of Nov 05, 2015



New Listings

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - 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	5	9.26%	1	4	0	0
\$125,001 - \$175,000	9	16.67%	0	7	2	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$200,000	10	18.52%	0	5	3	2
\$200,001 - \$225,000	13	24.07%	0	6	5	2
\$225,001 - \$250,000	8	14.81%	0	3	4	1
\$250,001 and up	9	16.67%	0	4	4	1
Total New Listed Units:			1	29	18	6
Total New Listed Volume:			30.00K	5.62M	3.98M	1.38M
Median New Listed Listing Price:			\$30,000	\$199,900	\$217,500	\$209,700

New Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

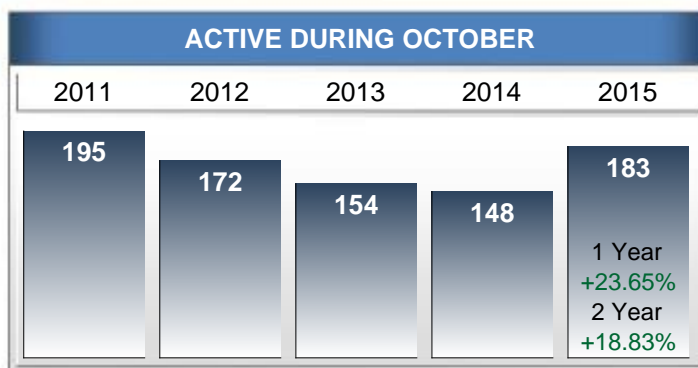
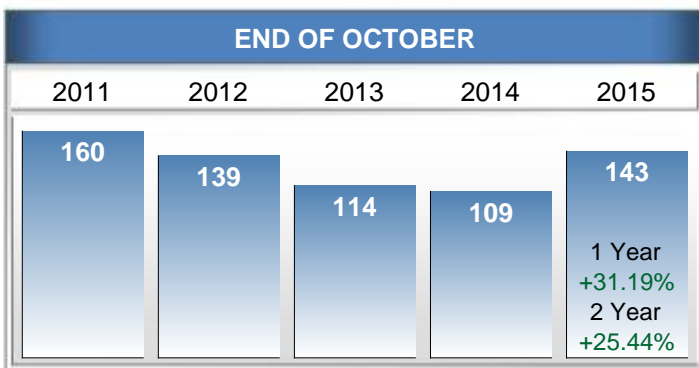
Active Inventory as of Nov 05, 2015



Active Inventory

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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5yr OCT AVG = 133 **3 MONTHS**

High
Jun 2011 = 178

Low
Mar 2014 = 97

Inventory this month at **143**, above the 5 yr OCT average of **133**

AUG	123
SEP	129
OCT	143
4.88%	
10.85%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	13	9.09%	60.0	5	7	0	1		
\$75,001 - \$125,000	20	13.99%	55.5	3	14	3	0		
\$125,001 - \$175,000	21	14.69%	85.0	0	17	3	1		
\$175,001 - \$225,000	35	24.48%	30.0	1	18	10	6		
\$225,001 - \$250,000	21	14.69%	52.0	1	12	6	2		
\$250,001 - \$300,000	18	12.59%	38.5	0	10	7	1		
\$300,001 and up	15	10.49%	71.0	0	4	6	5		
Total Active Inventory by Units:				143	53.0	10	82	35	16
Total Active Inventory by Volume:				28,584,933		891.00K	14.92M	8.51M	4.27M
Median Active Inventory Listing Price:				\$199,990		\$73,750	\$194,450	\$233,900	\$224,600



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

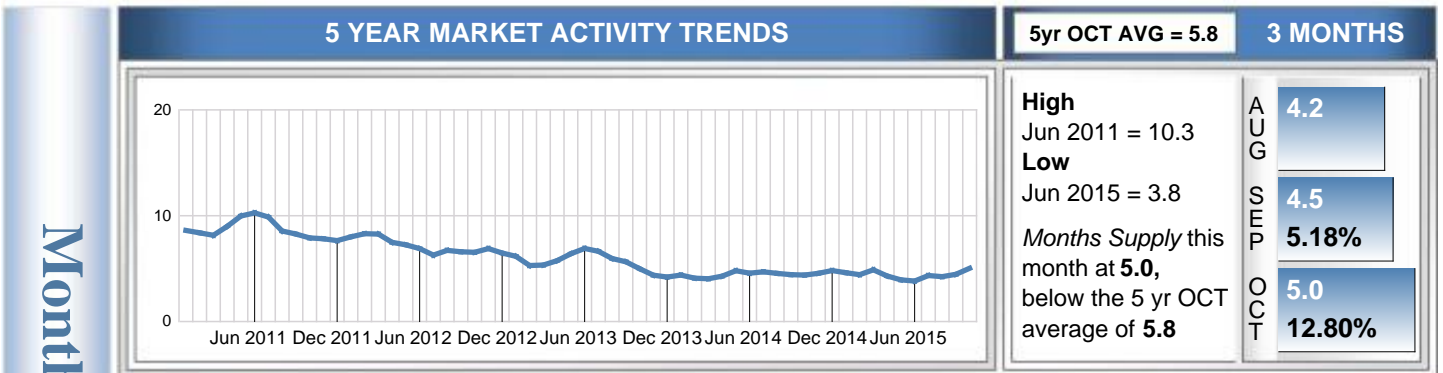
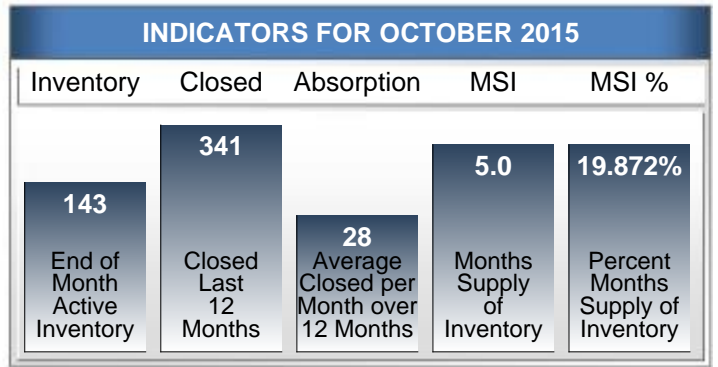
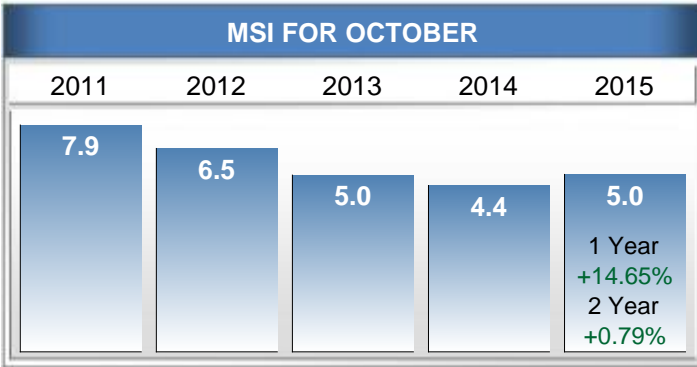
Active Inventory as of Nov 05, 2015



Months Supply of Inventory

Report Produced on: Nov 06, 2015

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Months Supply

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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	13	9.09%	2.7	2.2	3.5	0.0	0.0
\$75,001 - \$125,000	20	13.99%	4.3	3.3	4.4	5.1	0.0
\$125,001 - \$175,000	21	14.69%	3.0	0.0	3.0	2.6	12.0
\$175,001 - \$225,000	35	24.48%	5.2	12.0	5.0	3.4	36.0
\$225,001 - \$250,000	21	14.69%	7.4	0.0	6.0	9.0	12.0
\$250,001 - \$300,000	18	12.59%	21.6	0.0	24.0	42.0	4.0
\$300,001 and up	15	10.49%	9.5	0.0	5.3	14.4	15.0
MSI:			5.0	2.9	4.7	5.5	16.0
Total Active Inventory:			143	10	82	35	16



Monthly Inventory Analysis

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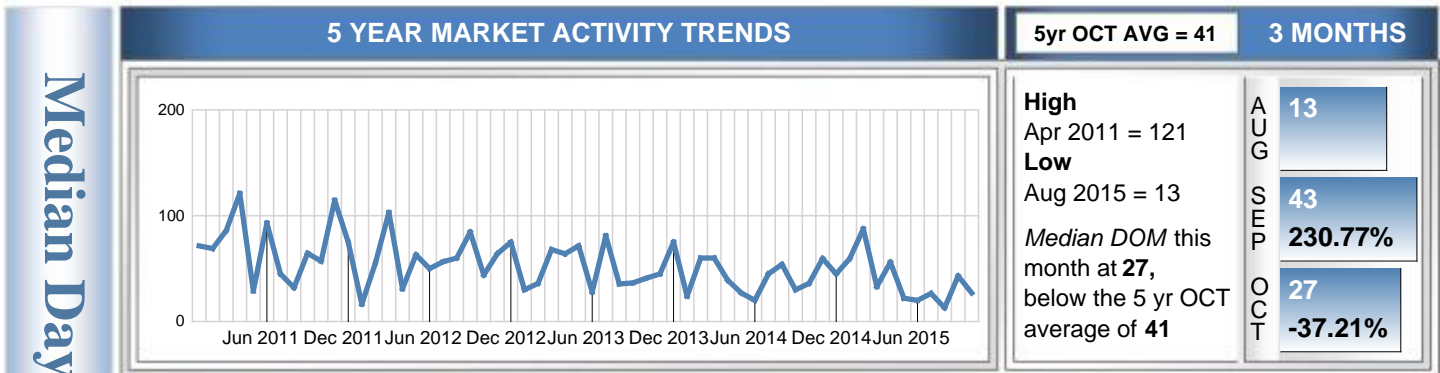
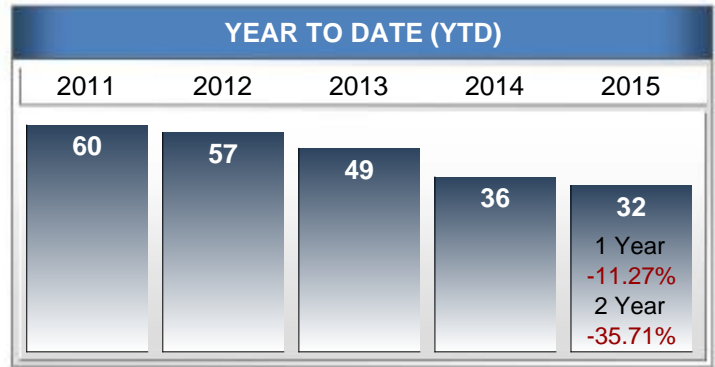
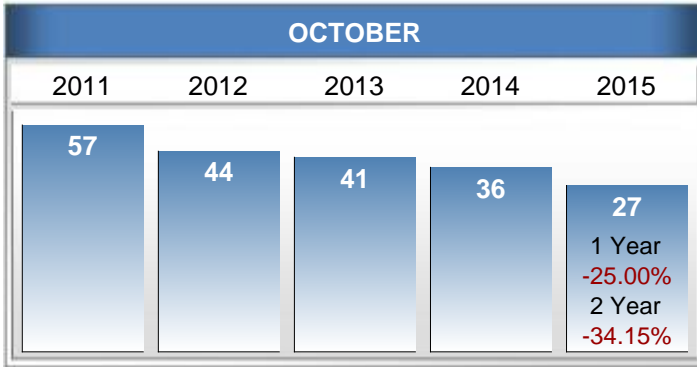
Closed Sales as of Nov 05, 2015



Median Days on Market to Sale

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - 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	0	0.00%	71.0	0.0	0.0	0.0	0.0
\$75,001 - \$150,000	4	21.05%	19.0	55.0	11.0	0.0	0.0
\$150,001 - \$175,000	3	15.79%	73.0	0.0	73.0	0.0	0.0
\$175,001 - \$200,000	3	15.79%	21.0	0.0	21.0	0.0	0.0
\$200,001 - \$200,000	0	0.00%	21.0	0.0	0.0	0.0	0.0
\$200,001 - \$250,000	7	36.84%	15.0	0.0	11.0	133.0	0.0
\$250,001 and up	2	10.53%	62.0	0.0	29.0	95.0	0.0
Median Closed DOM:	27.0			55.0	21.0	114.0	0.0
Total Closed Units:	19			1	14	4	
Total Closed Volume:	3,575,900			76.00K	2.50M	995.70K	0.00B



Monthly Inventory Analysis

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October 2015

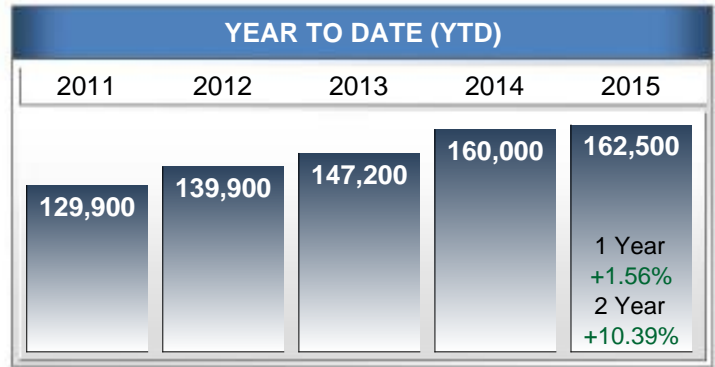
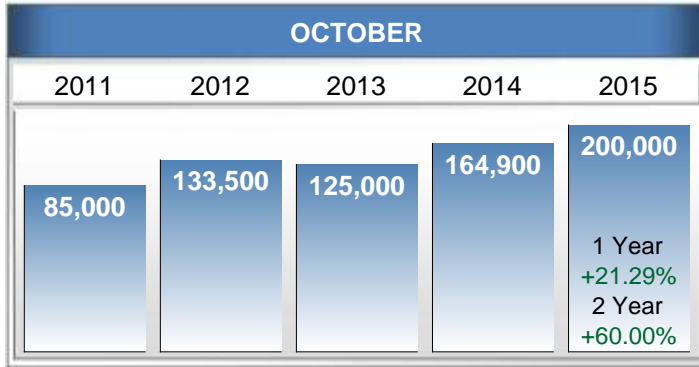
Closed Sales as of Nov 05, 2015



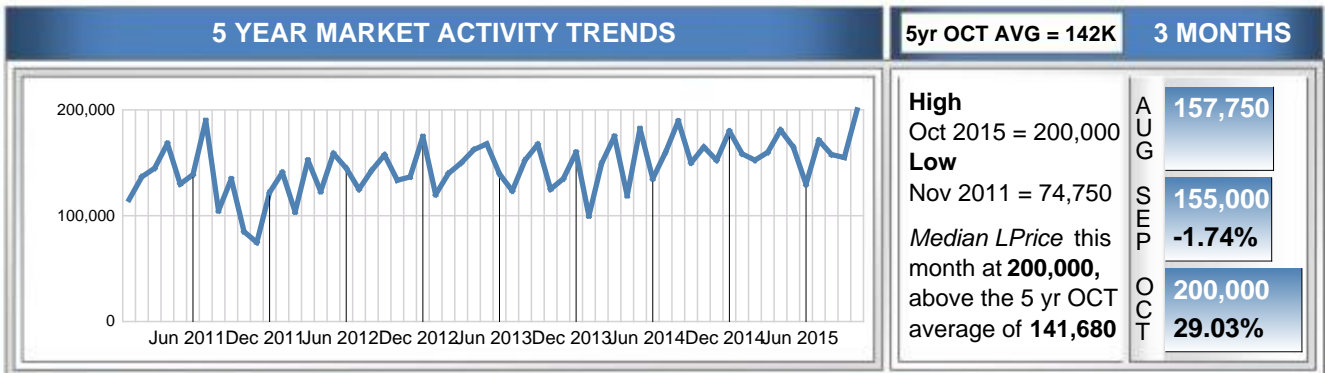
Median List Price at Closing

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price



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	0		0.00%	62	0	0	0	0
\$75,001 - \$150,000	4		21.05%	95,450	77,000	105,000	0	0
\$150,001 - \$175,000	2		10.53%	154,500	0	154,500	0	0
\$175,001 - \$200,000	4		21.05%	198,750	0	198,750	0	0
\$200,001 - \$200,000	0		0.00%	198,750	0	0	0	0
\$200,001 - \$250,000	7		36.84%	210,000	0	210,000	219,000	0
\$250,001 and up	2		10.53%	292,950	0	265,900	320,000	0
Median List Price:		\$200,000			\$77,000	\$198,750	\$222,850	\$0
Total Closed Units:		19			1	14	4	
Total List Volume:		3,621,500			77.00K	2.57M	971.40K	0.00B

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Monthly Inventory Analysis

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

October 2015

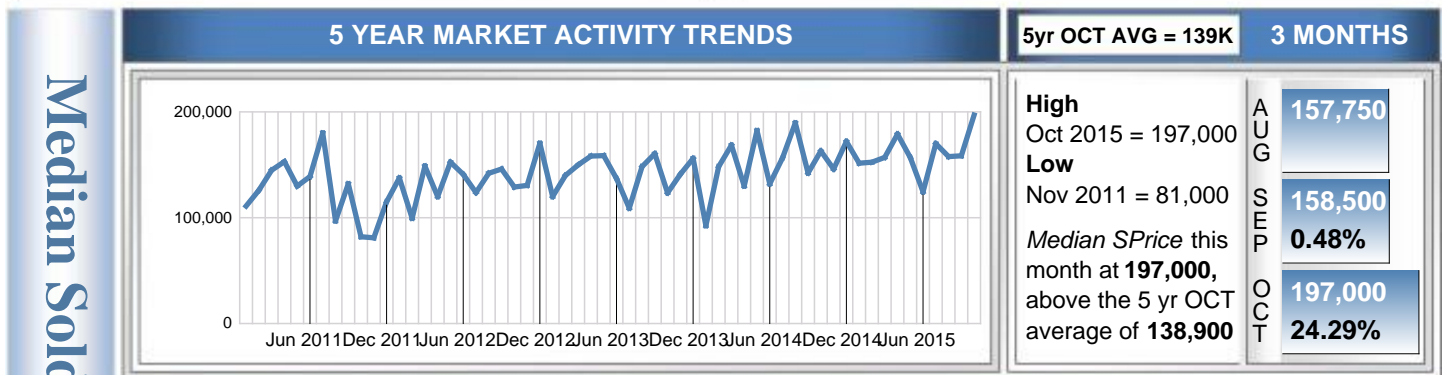
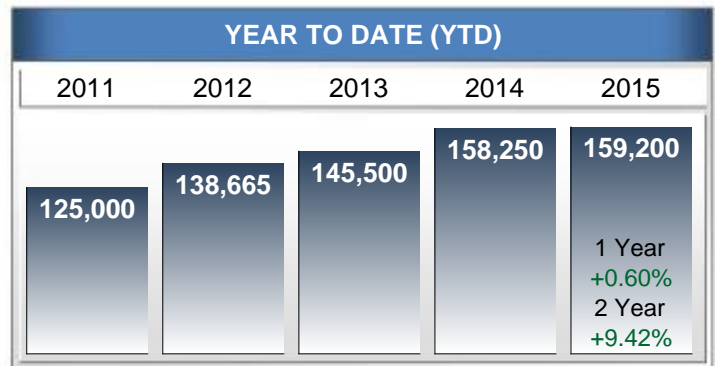
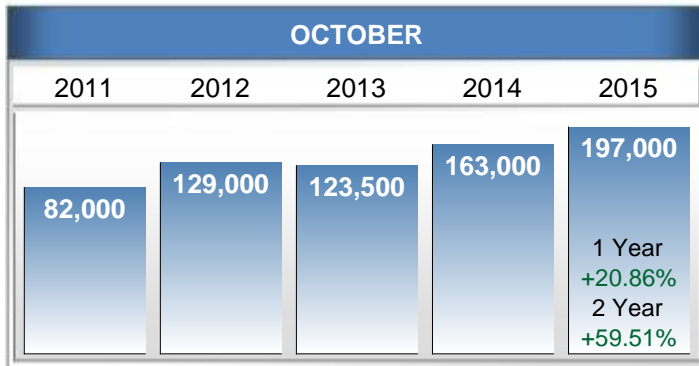
Closed Sales as of Nov 05, 2015



Median Sold Price at Closing

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median Sold Price

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MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	0		0.00%	292,950	0	0	0	0
\$75,001 - \$150,000	4		21.05%	82,950	76,000	85,900	0	0
\$150,001 - \$175,000	3		15.79%	155,000	0	155,000	0	0
\$175,001 - \$200,000	3		15.79%	194,500	0	194,500	0	0
\$200,001 - \$200,000	0		0.00%	194,500	0	0	0	0
\$200,001 - \$250,000	7		36.84%	210,000	0	210,000	219,000	0
\$250,001 and up	2		10.53%	307,500	0	265,000	350,000	0
Median Closed Price:	\$197,000				\$76,000	\$192,200	\$220,000	\$0
Total Closed Units:	19				1	14	4	
Total Closed Volume:	3,575,900				76.00K	2.50M	995.70K	0.00B



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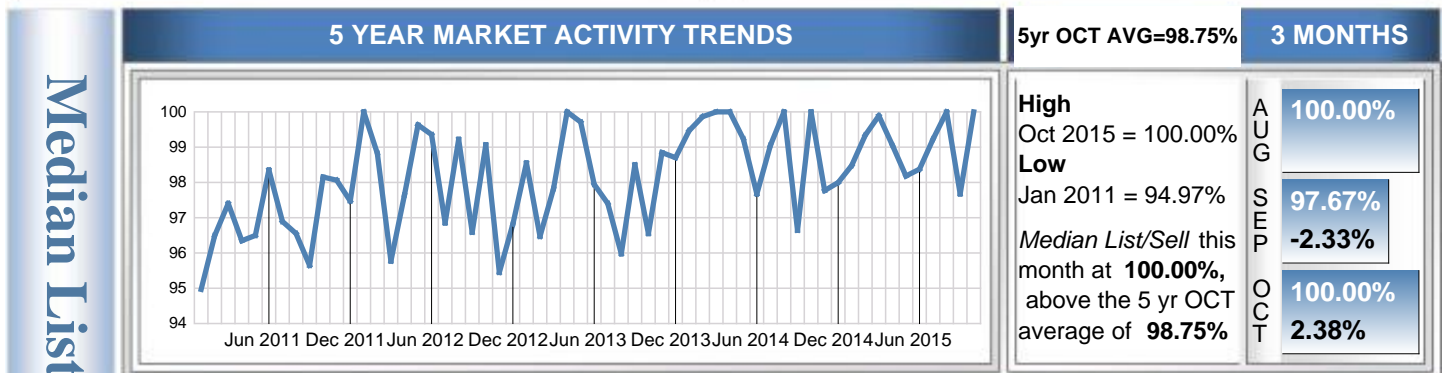
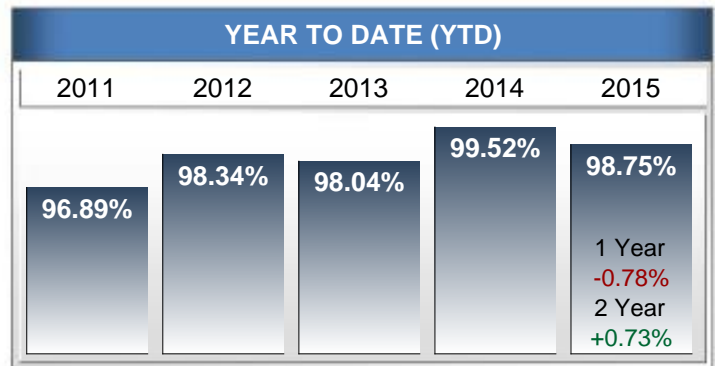
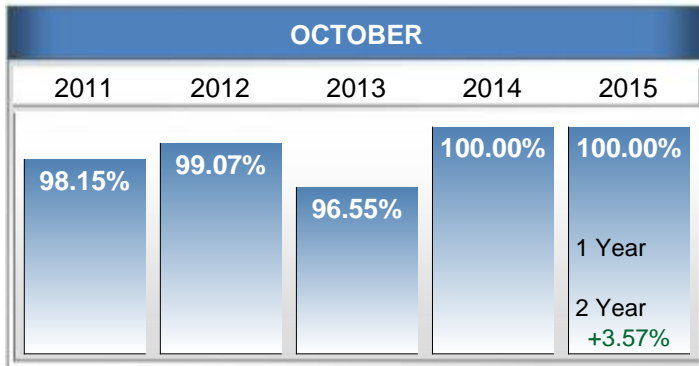
Closed Sales as of Nov 05, 2015



Median Percent of List Price to Selling Price

Report Produced on: Nov 06, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median List/Sell Price

Ready to Buy or Sell Real Estate?
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MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	0	0.00%	500.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	4	21.05%	98.66%	98.70%	98.62%	0.00%	0.00%
\$150,001 - \$175,000	3	15.79%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	3	15.79%	98.75%	0.00%	98.75%	0.00%	0.00%
\$200,001 - \$200,000	0	0.00%	98.75%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$250,000	7	36.84%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 and up	2	10.53%	104.52%	0.00%	99.66%	109.38%	0.00%
Median List/Sell Ratio:	100.00%			98.70%	100.00%	100.00%	0.00%
Total Closed Units:	19			1	14	4	
Total Closed Volume:	3,575,900			76.00K	2.50M	995.70K	0.00B



Monthly Inventory Analysis

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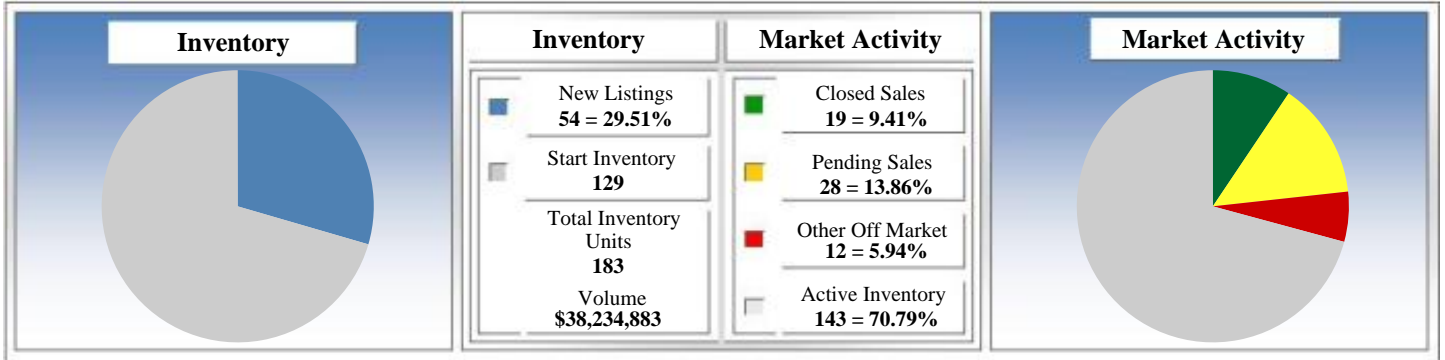
Inventory as of Nov 05, 2015



Market Summary

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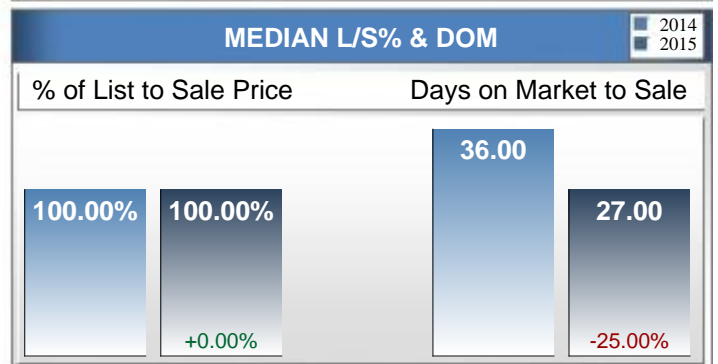
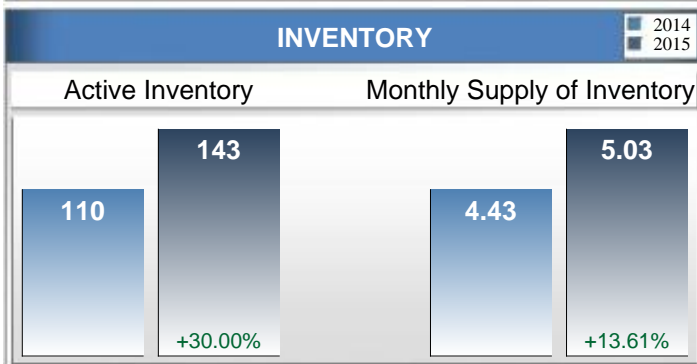
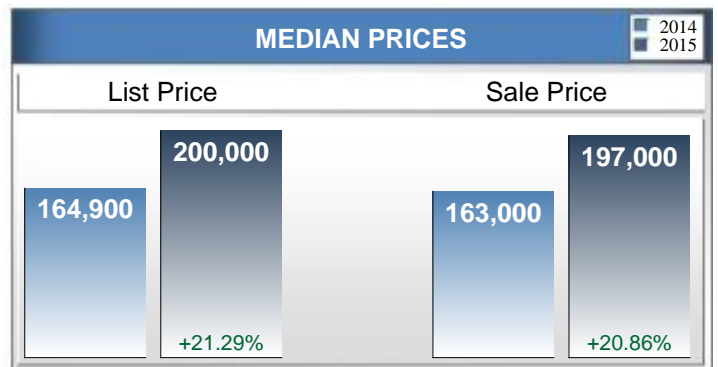
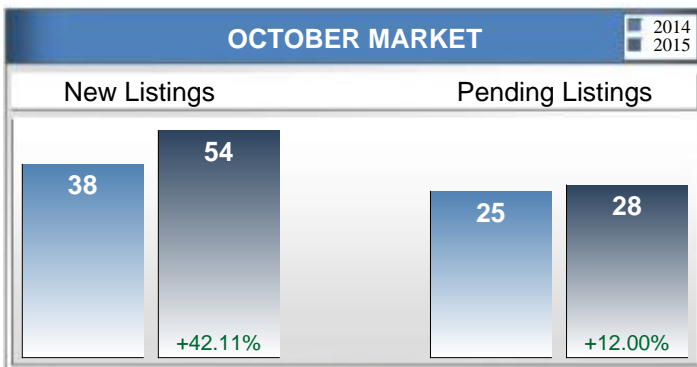
Area Delimited by Zipcode 73044 - Residential Property Type



Absorption: Last 12 months, an Average of 28 Sales/Month

Active Inventory as of October 31, 2015 = 143

	OCTOBER			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	25	19	-24.00%	250	292	16.80%
Pending Sales	25	28	12.00%	270	309	14.44%
New Listings	38	54	42.11%	367	457	24.52%
Median List Price	164,900	200,000	21.29%	160,000	162,500	1.56%
Median Sale Price	163,000	197,000	20.86%	158,250	159,200	0.60%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%	99.52%	98.75%	-0.78%
Median Days on Market to Sale	36.00	27.00	-25.00%	35.50	31.50	-11.27%
Monthly Inventory	110	143	30.00%	110	143	30.00%
Months Supply of Inventory	4.43	5.03	13.61%	4.43	5.03	13.61%





October 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

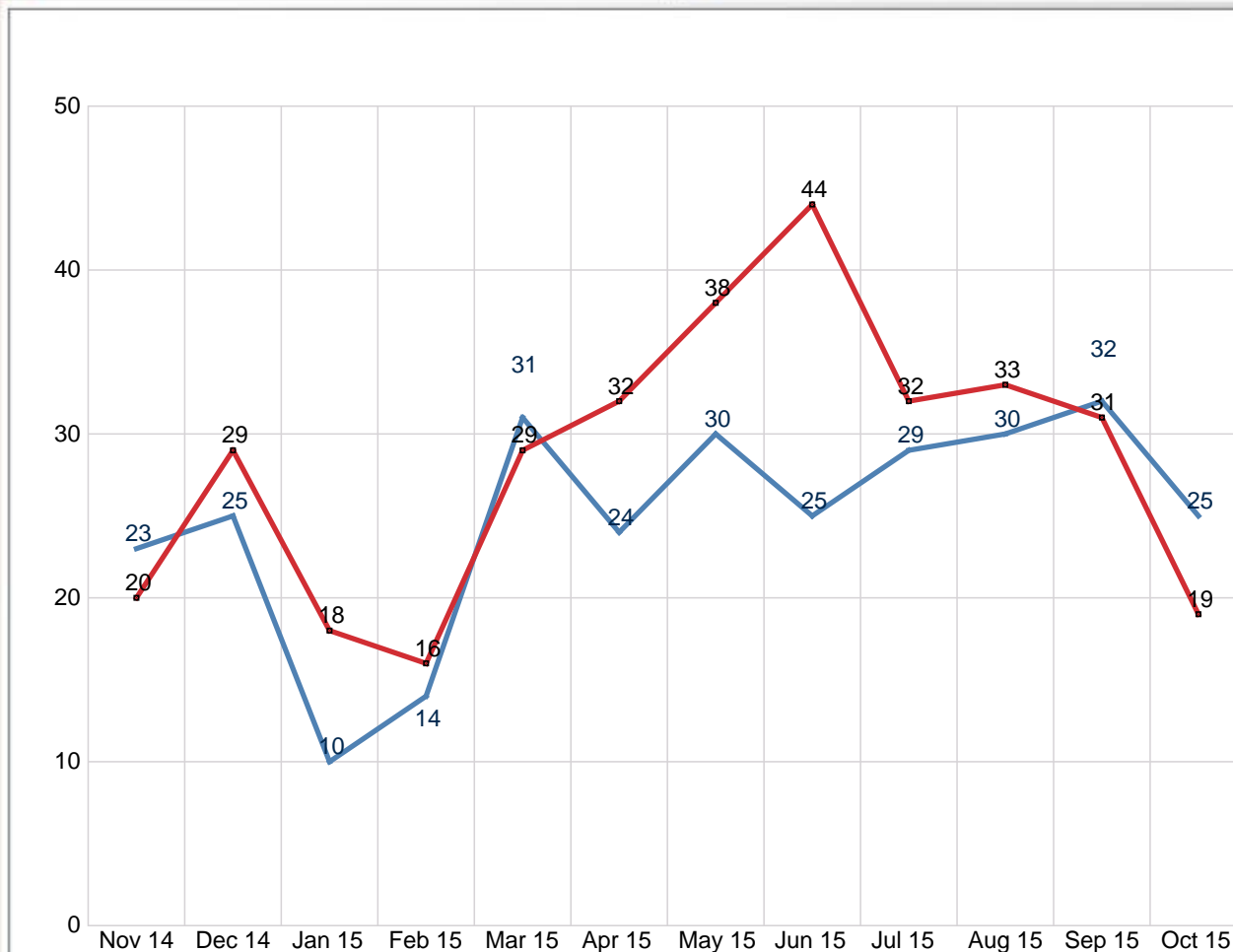
Report Produced on: Nov 06, 2015

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)

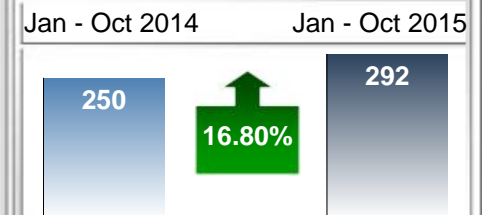


Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

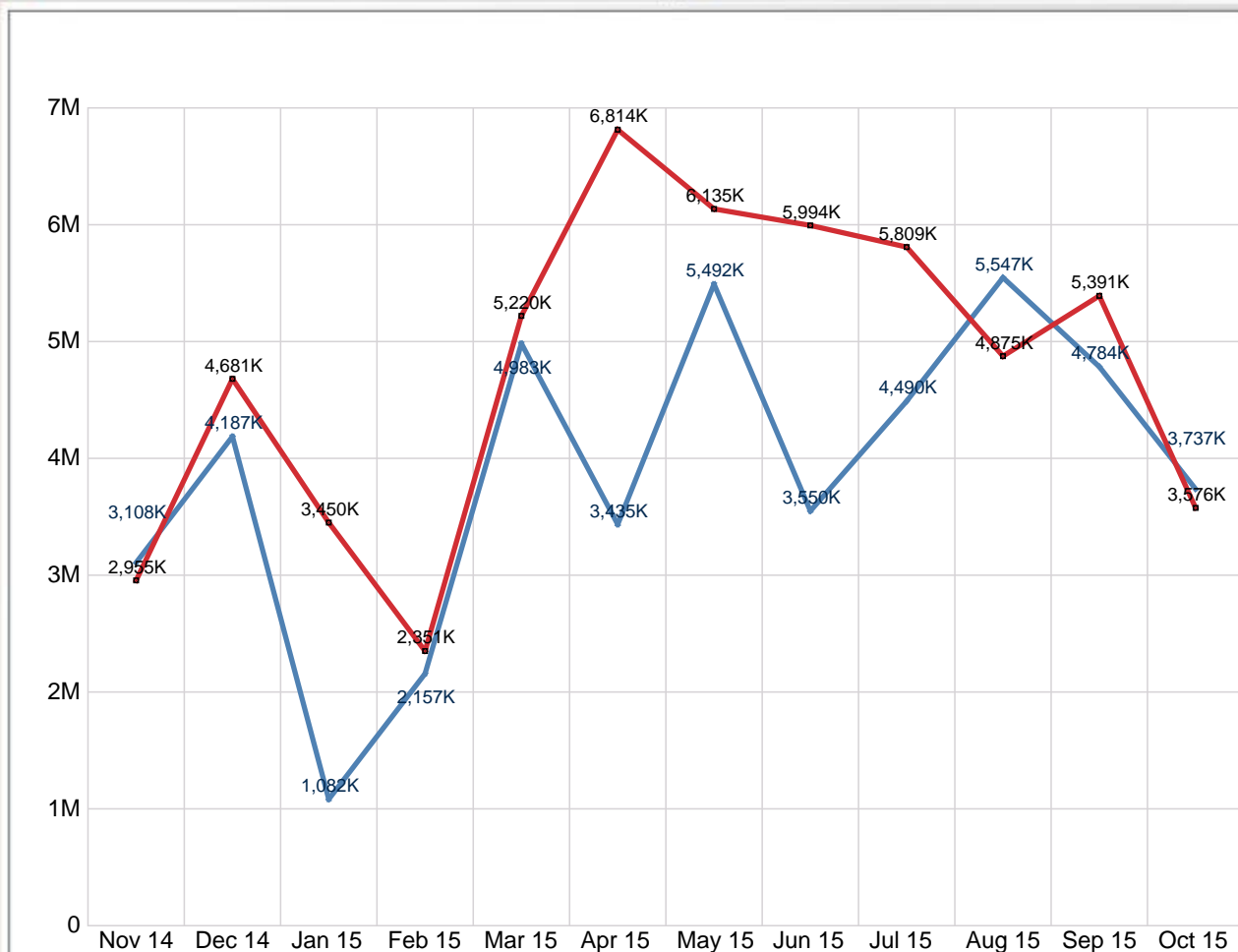
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Market Trends

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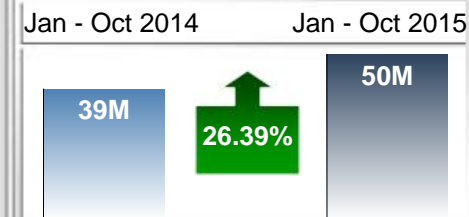


Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

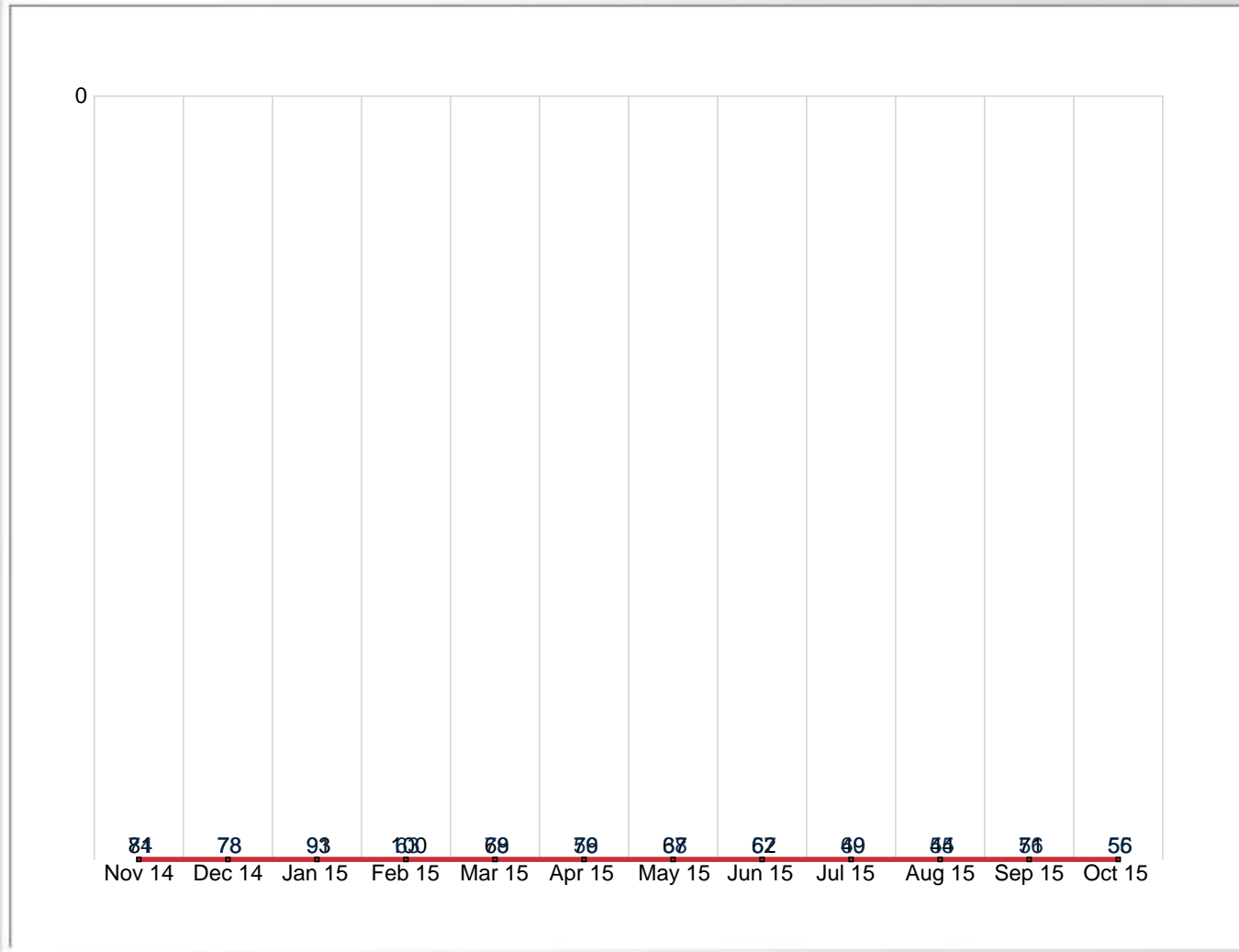
Report Produced on: Nov 06, 2015

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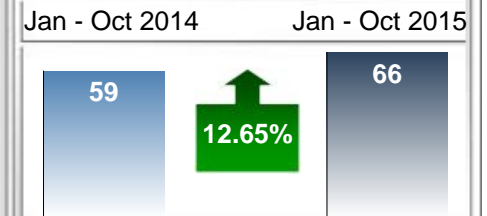


Comparative Analysis

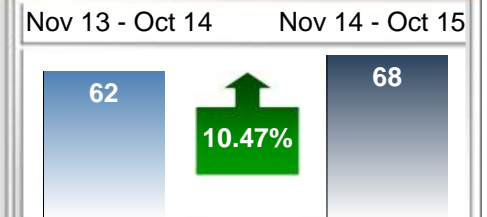
OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

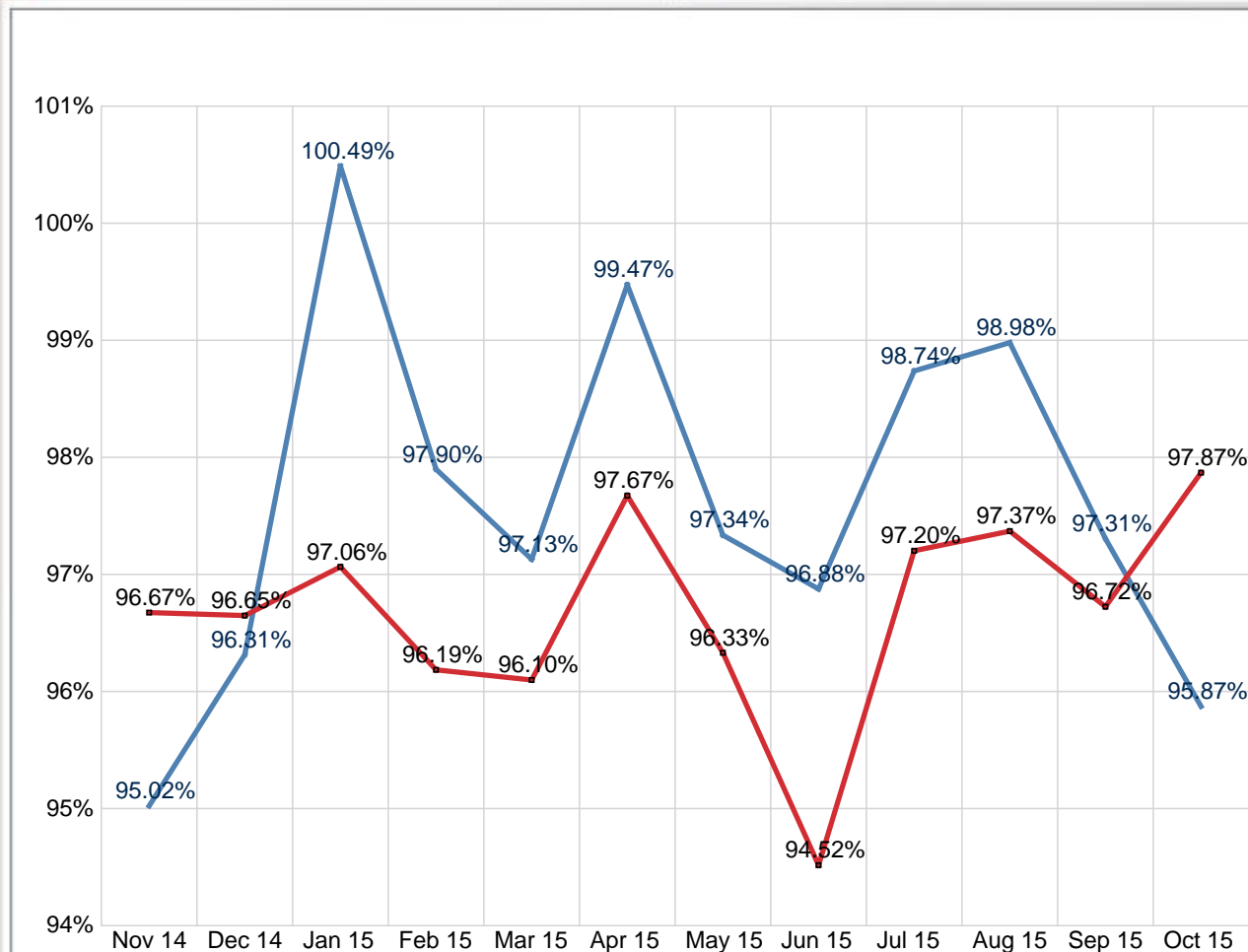
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Market Trends

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 ■ November 2013 - October 2014 (Previous Year)



Comparative Analysis

OCTOBER

2014	2015
95.87%	97.87%
<div style="color: green; font-size: 2em;">↑</div> 2.08%	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
97.84%	96.57%
<div style="color: red; font-size: 2em;">↓</div> -1.29%	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
97.49%	96.59%
<div style="color: red; font-size: 2em;">↓</div> -0.93%	



October 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

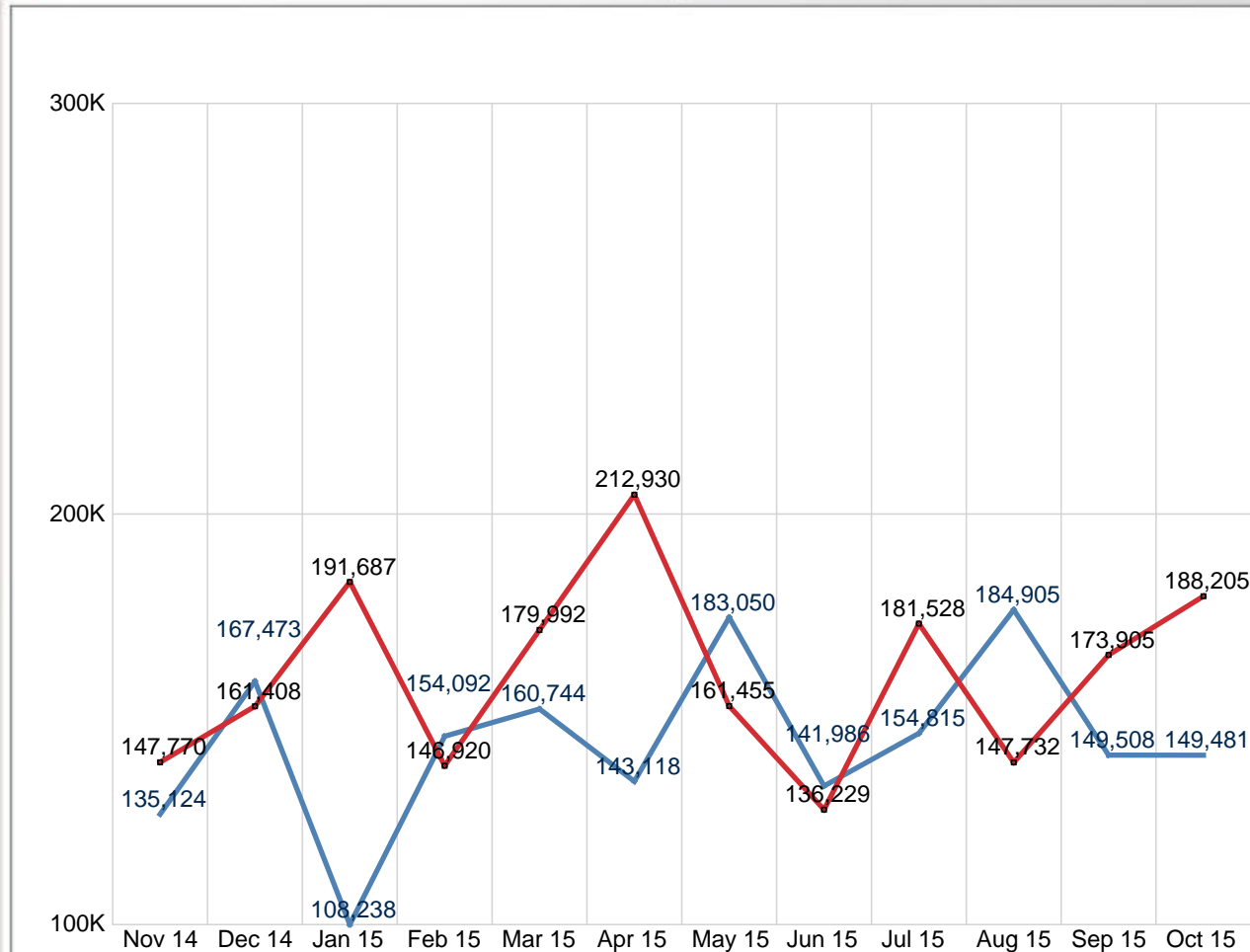
Report Produced on: Nov 06, 2015

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Market Trends

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



Comparative Analysis

OCTOBER

2014	2015
149,481	188,205
↑ 25.91%	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
157,027	169,914
↑ 8.21%	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
156,213	167,892
↑ 7.48%	