



October 2015

Area Delimited by City Of Edmond -
Residential Property Type

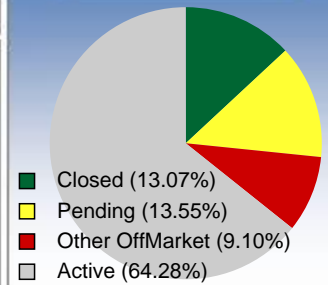


Absorption: Last 12 months, an Average of **329** Sales/Month

Active Inventory as of October 31, 2015 = **1,357**

	OCTOBER		
	2014	2015	+/- %
Closed Listings	352	276	-21.59%
Pending Listings	317	286	-9.78%
New Listings	460	523	13.70%
Median List Price	229,450	250,000	8.96%
Median Sale Price	223,464	249,950	11.85%
Median Percent of List Price to Selling Price	98.91%	98.63%	-0.28%
Median Days on Market to Sale	23.00	28.50	23.91%
End of Month Inventory	1,217	1,357	11.50%
Months Supply of Inventory	3.67	4.13	12.46%

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 **11.50%** to 1,357 existing homes available for sale. Over the last 12 months this area has had an average of 329 closed sales per month. This represents an unsold inventory index of **4.13** 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 **11.85%** in October 2015 to \$249,950 versus the previous year at \$223,464.

Median Days on Market Lengthens

The median number of **28.50** days that homes spent on the market before selling increased by 5.50 days or **23.91%** in October 2015 compared to last year's same month at **23.00** DOM.

Sales Success for October 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 523 New Listings in October 2015, up **13.70%** from last year at 460. Furthermore, there were 276 Closed Listings this month versus last year at 352, a **-21.59%** decrease.

Closed versus Listed trends yielded a **52.8%** ratio, down from last year's October 2015 at **76.5%**, a **31.04%** 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

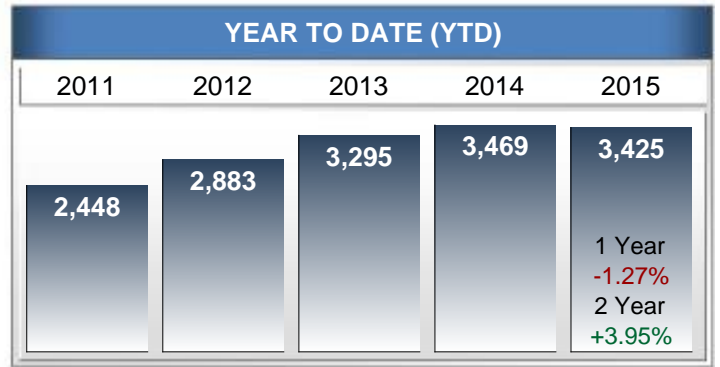
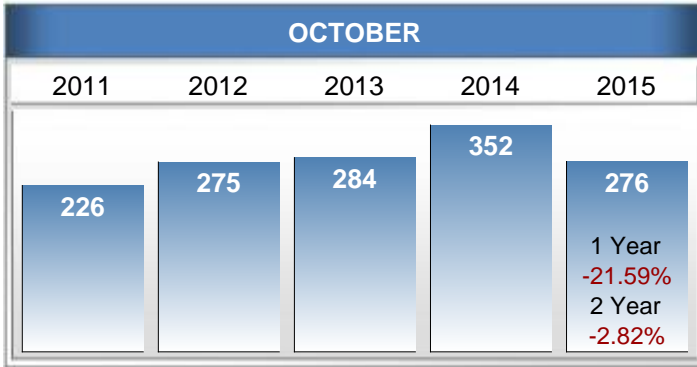
Closed Sales as of Nov 05, 2015



Closed Listings

Report Produced on: Nov 06, 2015

Area Delimited by 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	19	6.88%	15.0	2	15	2	0		
\$125,001 - \$150,000	26	9.42%	10.5	0	25	1	0		
\$150,001 - \$200,000	49	17.75%	22.0	3	39	7	0		
\$200,001 - \$300,000	78	28.26%	36.5	1	33	42	2		
\$300,001 - \$350,000	36	13.04%	24.5	0	11	23	2		
\$350,001 - \$500,000	37	13.41%	36.0	0	9	25	3		
\$500,001 and up	31	11.23%	55.0	0	2	18	11		
Total Closed Units:				276	28.5	6	134	118	18
Total Closed Volume:				80,608,875		902.50K	28.08M	41.64M	9.99M
Median Closed Price:				\$249,950		\$152,500	\$182,000	\$323,853	\$567,500



Monthly Inventory Analysis

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October 2015

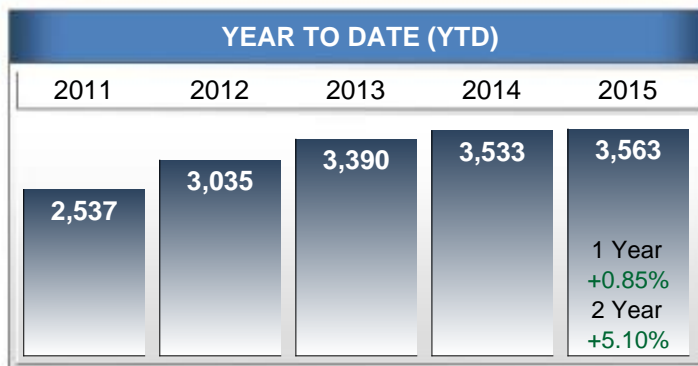
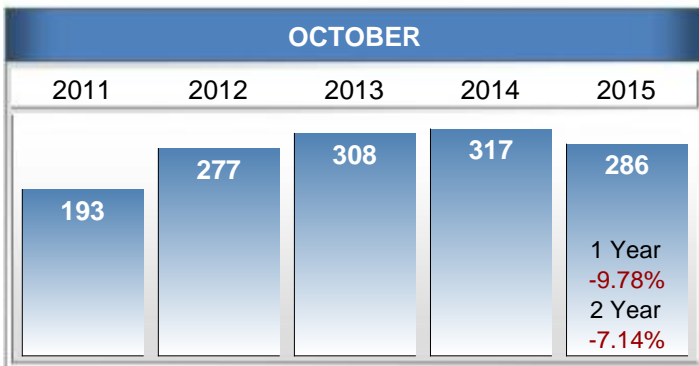
Pending Listings as of Nov 05, 2015



Pending Listings

Report Produced on: Nov 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr OCT AVG = 276	3 MONTHS
High Apr 2015 = 436	AUG 383
Low Dec 2011 = 191	SEP 310 -19.06%
<i>Pending Listing</i> this month at 286 , above the 5 yr OCT average of 276	OCT 286 -7.74%

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	22	7.69%	12.0	9	11	2	0	
\$125,001 - \$150,000	25	8.74%	17.0	1	22	2	0	
\$150,001 - \$200,000	59	20.63%	21.0	0	45	14	0	
\$200,001 - \$250,000	53	18.53%	23.0	3	25	25	0	
\$250,001 - \$325,000	60	20.98%	49.0	0	20	39	1	
\$325,001 - \$450,000	37	12.94%	38.0	0	12	24	1	
\$450,001 and up	30	10.49%	50.0	0	4	24	2	
Total Pending Units: 286				28.5	13	139	130	4
Total Pending Volume: 76,911,808					1.75M	30.00M	42.79M	2.37M
Median Listing Price: \$239,500					\$115,000	\$190,000	\$292,400	\$602,470



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

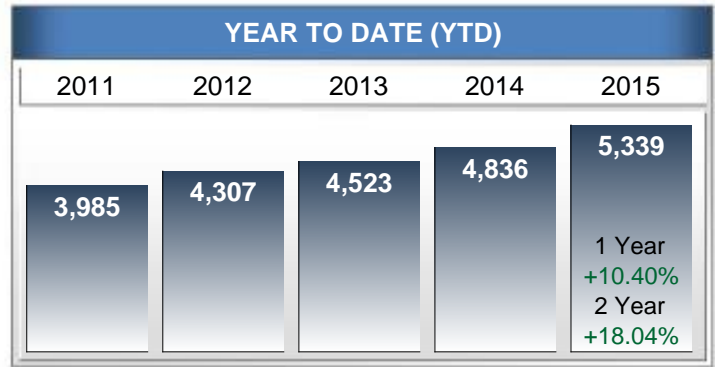
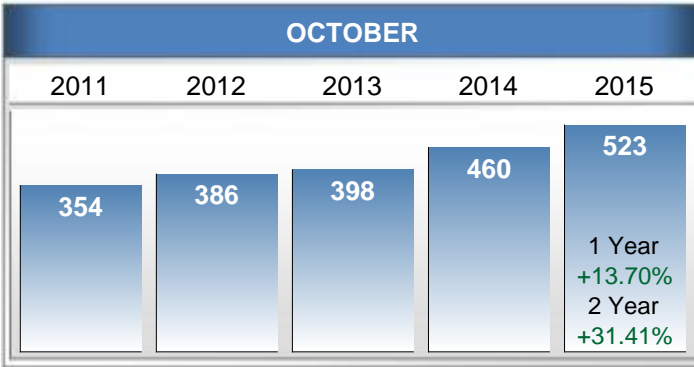
New Listings as of Nov 05, 2015



New Listings

Report Produced on: Nov 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



New Listings
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5yr OCT AVG = 424	3 MONTHS										
High Jul 2015 = 619 Low Dec 2013 = 245 New Listings this month at 523 , above the 5 yr OCT average of 424	<table border="1"> <tr> <td>AUG</td> <td>540</td> </tr> <tr> <td>SEP</td> <td>545</td> </tr> <tr> <td>OCT</td> <td>523</td> </tr> <tr> <td colspan="2">0.93%</td> </tr> <tr> <td colspan="2">-4.04%</td> </tr> </table>	AUG	540	SEP	545	OCT	523	0.93%		-4.04%	
AUG	540										
SEP	545										
OCT	523										
0.93%											
-4.04%											

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	50	9.56%	7	43	0	0
\$150,001 - \$175,000	36	6.88%	0	27	9	0
\$175,001 - \$225,000	95	18.16%	3	61	30	1
\$225,001 - \$325,000	120	22.94%	4	48	65	3
\$325,001 - \$425,000	105	20.08%	0	45	57	3
\$425,001 - \$550,000	57	10.90%	0	10	42	5
\$550,001 and up	60	11.47%	0	7	36	17
Total New Listed Units:			14	241	239	29
Total New Listed Volume:			2.51M	60.40M	94.27M	19.83M
Median New Listed Listing Price:			\$178,700	\$215,500	\$349,900	\$599,000



Monthly Inventory Analysis

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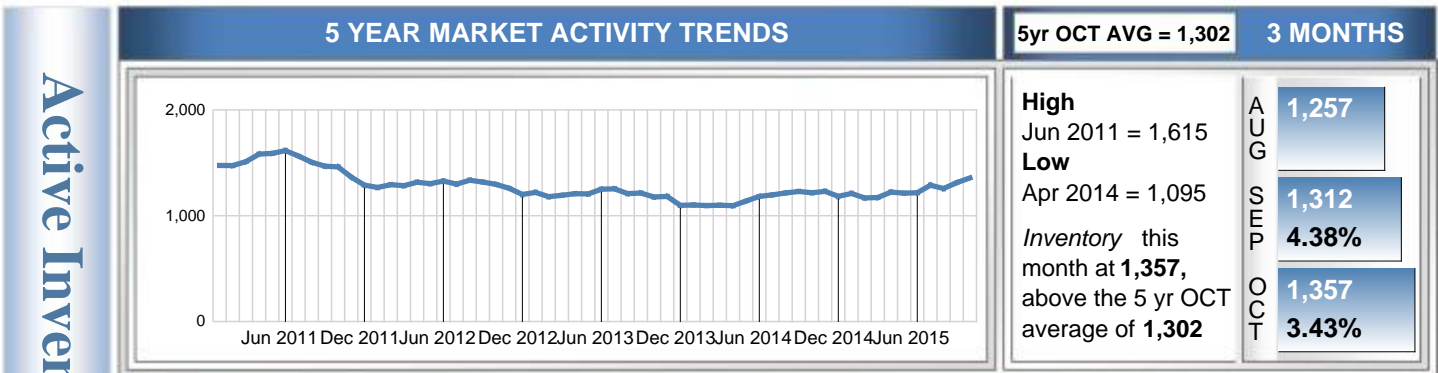
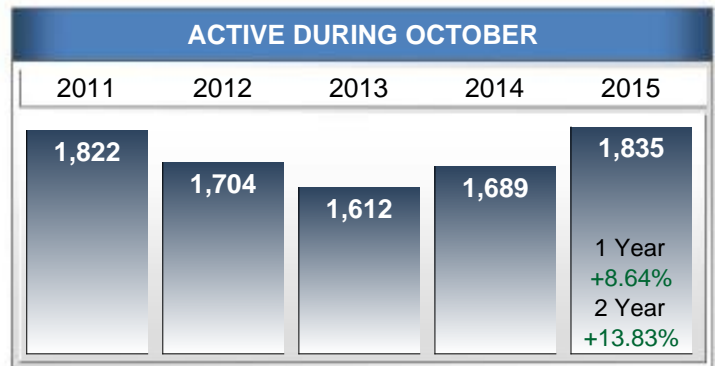
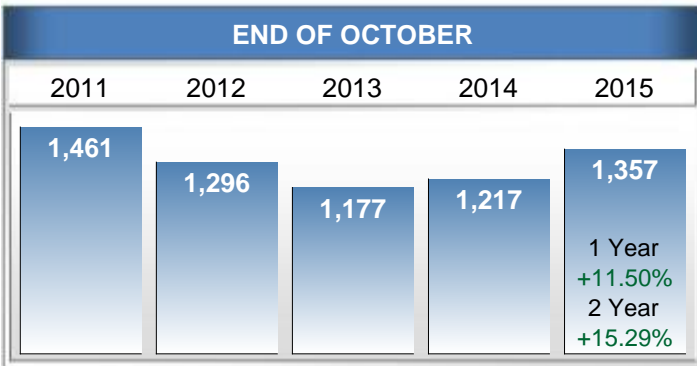
Active Inventory as of Nov 05, 2015



Active Inventory

Report Produced on: Nov 06, 2015

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$175,000 and less	121	8.92%	39.0	10	96	14	1		
\$175,001 - \$200,000	117	8.62%	50.0	1	91	24	1		
\$200,001 - \$275,000	259	19.09%	53.0	6	158	93	2		
\$275,001 - \$375,000	346	25.50%	57.0	3	137	197	9		
\$375,001 - \$475,000	203	14.96%	60.0	1	47	143	12		
\$475,001 - \$675,000	172	12.68%	60.5	3	23	116	30		
\$675,001 and up	139	10.24%	94.0	0	7	72	60		
Total Active Inventory by Units:				1,357	58.0	24	559	659	115
Total Active Inventory by Volume:				553,838,957		5.89M	162.36M	286.28M	99.30M
Median Active Inventory Listing Price:				\$319,990		\$220,900	\$246,999	\$379,000	\$699,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

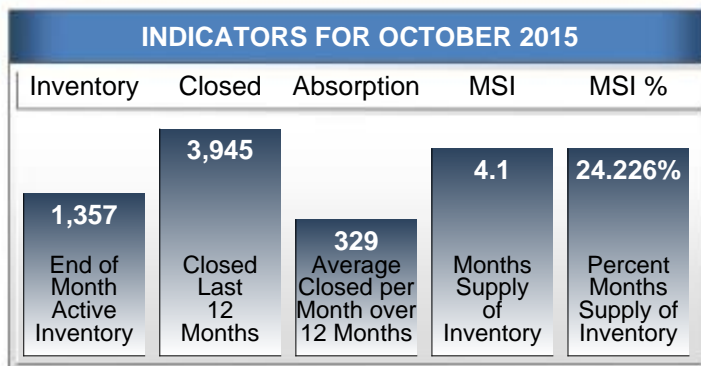
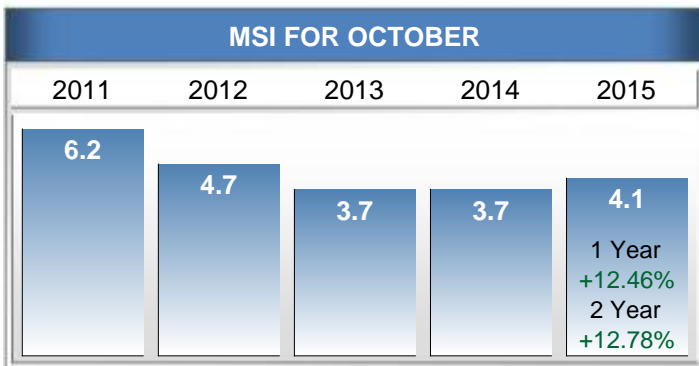
Active Inventory as of Nov 05, 2015



Months Supply of Inventory

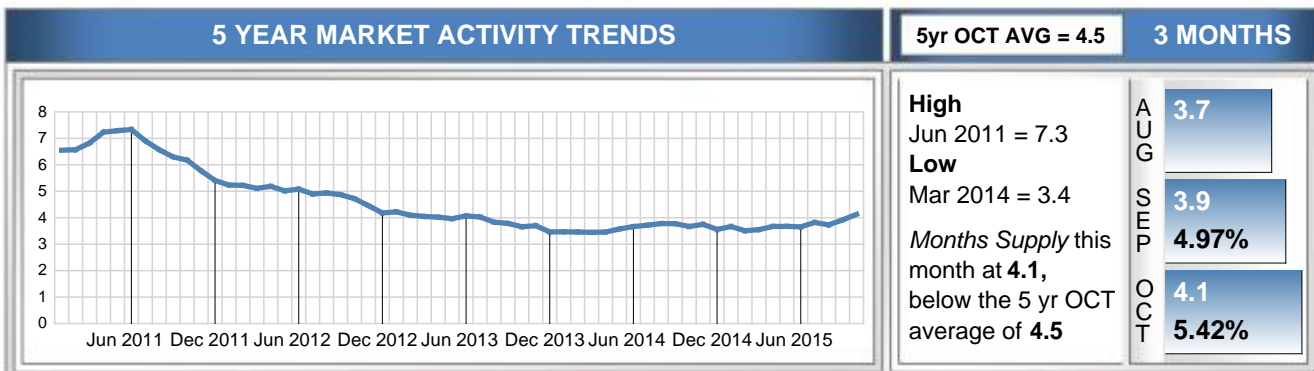
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Area Delimited by City Of Edmond - Residential Property Type



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	121	8.92%	1.4	1.1	1.4	1.7	4.0
\$175,001 - \$200,000	117	8.62%	3.2	0.9	3.6	2.4	6.0
\$200,001 - \$275,000	259	19.09%	3.5	2.1	4.5	2.6	1.8
\$275,001 - \$375,000	346	25.50%	5.0	5.1	5.8	4.8	2.4
\$375,001 - \$475,000	203	14.96%	6.4	12.0	7.6	6.2	4.8
\$475,001 - \$675,000	172	12.68%	9.0	36.0	9.9	9.0	7.8
\$675,001 and up	139	10.24%	15.4	0.0	8.4	16.6	15.7
MSI:	4.1			1.8	3.4	4.8	7.5
Total Active Inventory:	1,357			24	559	659	115



Monthly Inventory Analysis

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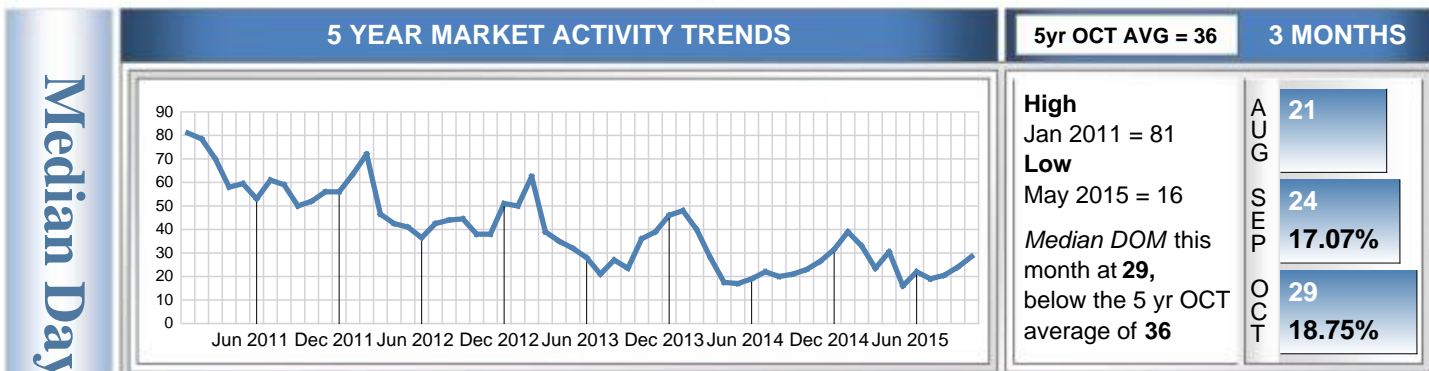
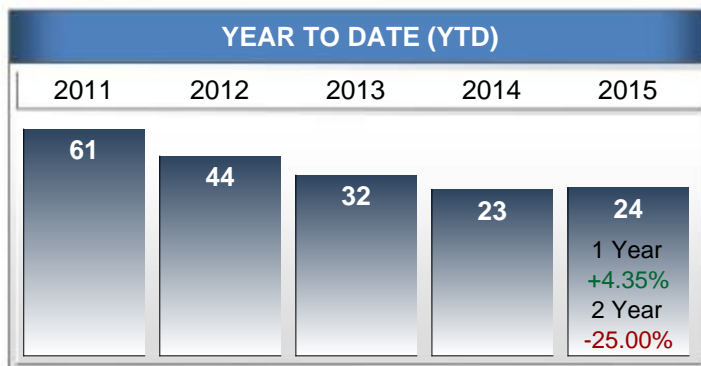
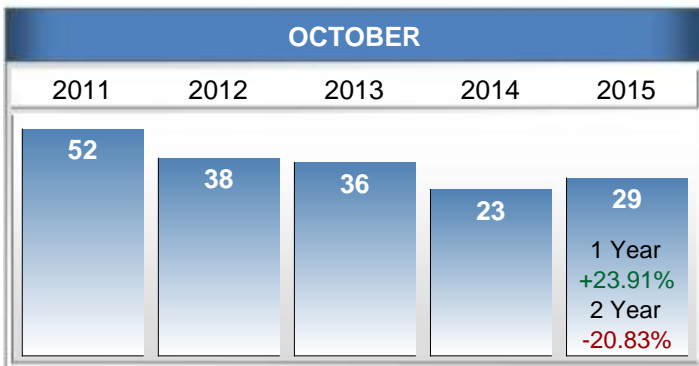
Closed Sales as of Nov 05, 2015



Median Days on Market to Sale

Report Produced on: Nov 06, 2015

Area Delimited by 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	19	6.88%	15.0	7.0	15.0	56.5	0.0		
\$125,001 - \$150,000	26	9.42%	10.5	0.0	10.0	46.0	0.0		
\$150,001 - \$200,000	49	17.75%	22.0	19.0	22.0	30.0	0.0		
\$200,001 - \$300,000	78	28.26%	36.5	16.0	41.0	28.5	60.0		
\$300,001 - \$350,000	36	13.04%	24.5	0.0	8.0	27.0	113.0		
\$350,001 - \$500,000	37	13.41%	36.0	0.0	17.0	39.0	26.0		
\$500,001 and up	31	11.23%	55.0	0.0	90.5	50.5	55.0		
Median Closed DOM:	28.5			14.0	20.0	31.0	57.0		
Total Closed Units:	276			6	134	118	18		
Total Closed Volume:	80,608,875			902.50K	28.08M	41.64M	9.99M		



Monthly Inventory Analysis

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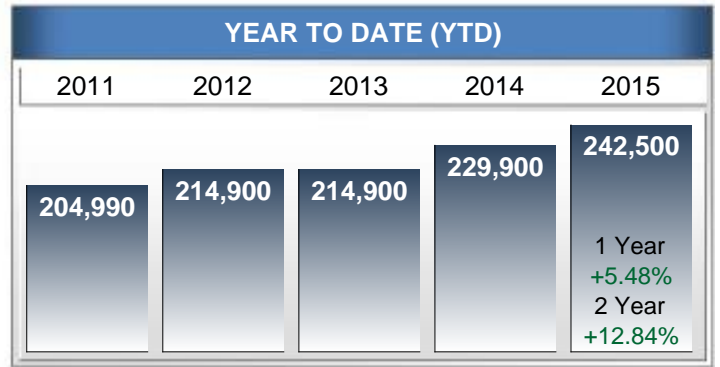
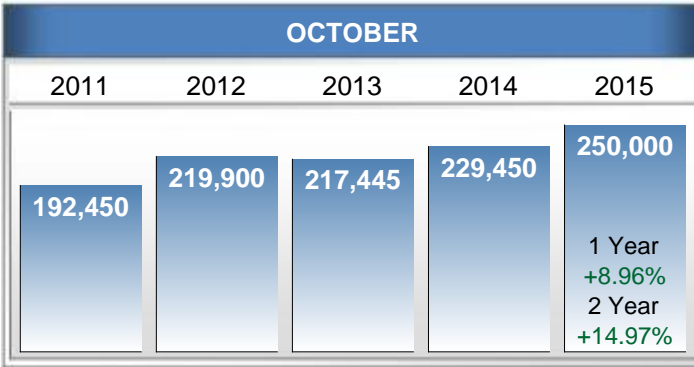
Closed Sales as of Nov 05, 2015



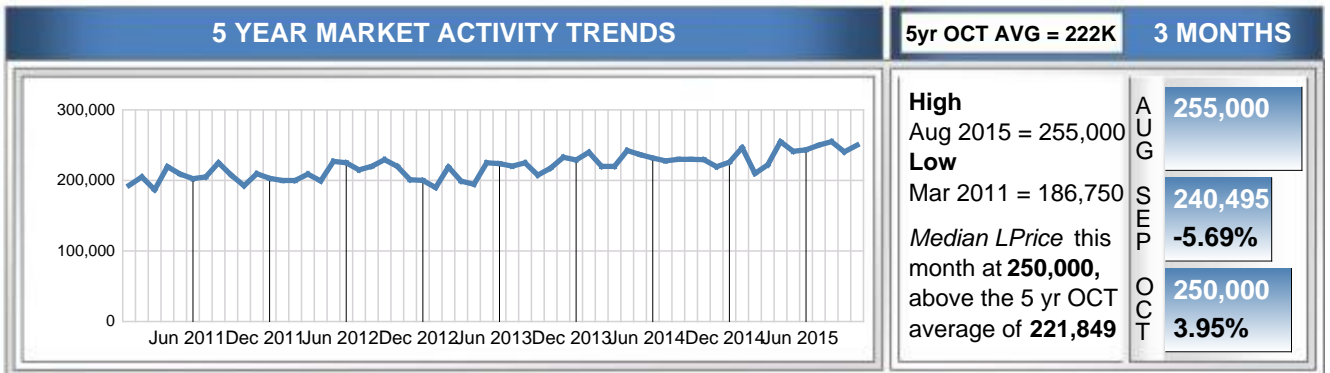
Median List Price at Closing

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	15		5.43%	106,000	95,750	111,700	78,500	0
\$125,001 - \$150,000	27		9.78%	141,000	0	140,450	144,900	0
\$150,001 - \$200,000	51		18.48%	174,500	159,000	172,900	189,000	0
\$200,001 - \$300,000	80		28.99%	247,950	222,000	235,900	254,450	289,495
\$300,001 - \$350,000	36		13.04%	329,900	0	327,648	330,450	339,500
\$350,001 - \$500,000	36		13.04%	414,950	0	404,900	414,900	450,000
\$500,001 and up	31		11.23%	639,000	0	699,000	599,700	675,000
Median List Price:		\$250,000			\$157,000	\$183,950	\$324,853	\$584,950
Total Closed Units:		276			6	134	118	18
Total List Volume:		82,634,971			927.40K	28.50M	42.80M	10.41M

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



Monthly Inventory Analysis

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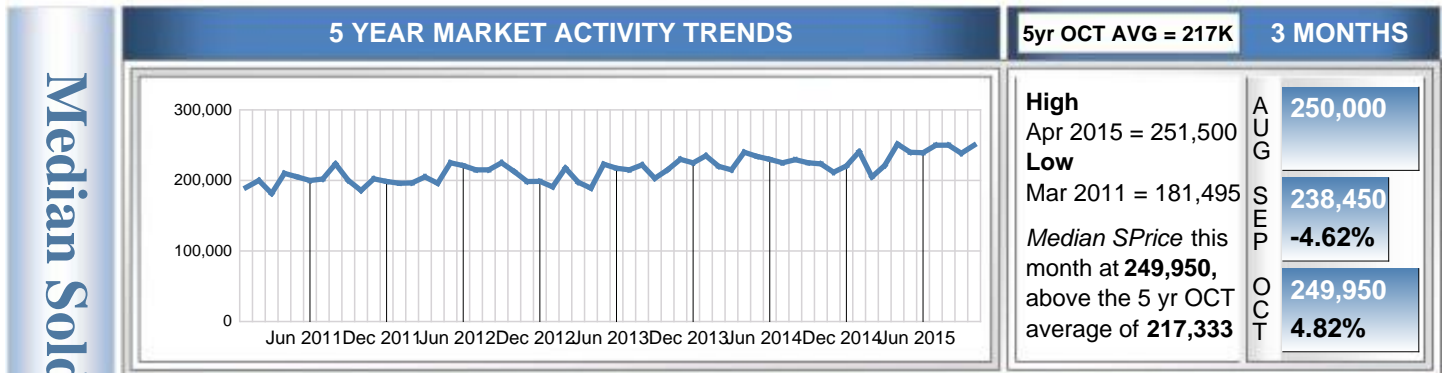
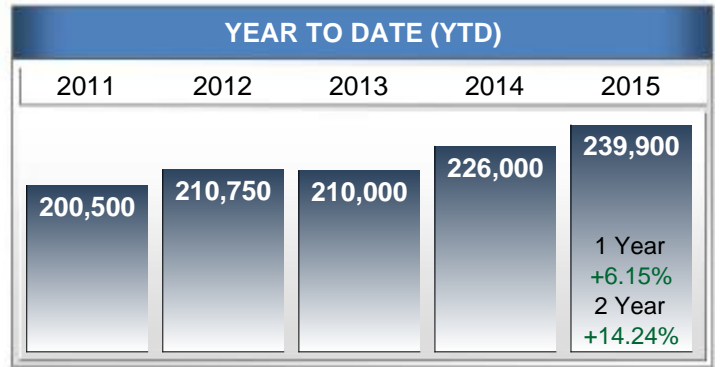
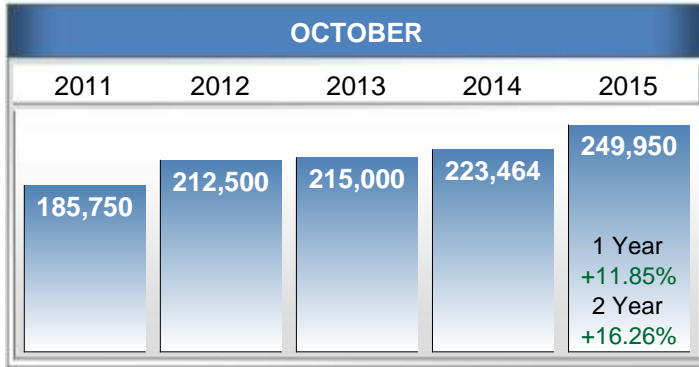
Closed Sales as of Nov 05, 2015



Median Sold Price at Closing

Report Produced on: Nov 06, 2015

Area Delimited by City Of Edmond - 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			%	MSS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	19		6.88%	105,000	93,750	109,900	36,841	0
\$125,001 - \$150,000	26		9.42%	141,000	0	141,000	147,900	0
\$150,001 - \$200,000	49		17.75%	174,900	153,000	174,900	188,000	0
\$200,001 - \$300,000	78		28.26%	245,450	215,000	230,000	255,450	283,950
\$300,001 - \$350,000	36		13.04%	324,853	0	320,000	330,000	309,313
\$350,001 - \$500,000	37		13.41%	412,000	0	389,900	412,000	425,000
\$500,001 and up	31		11.23%	635,000	0	697,000	587,450	652,000
Median Closed Price:	\$249,950				\$152,500	\$182,000	\$323,853	\$567,500
Total Closed Units:	276				6	134	118	18
Total Closed Volume:	80,608,875				902.50K	28.08M	41.64M	9.99M



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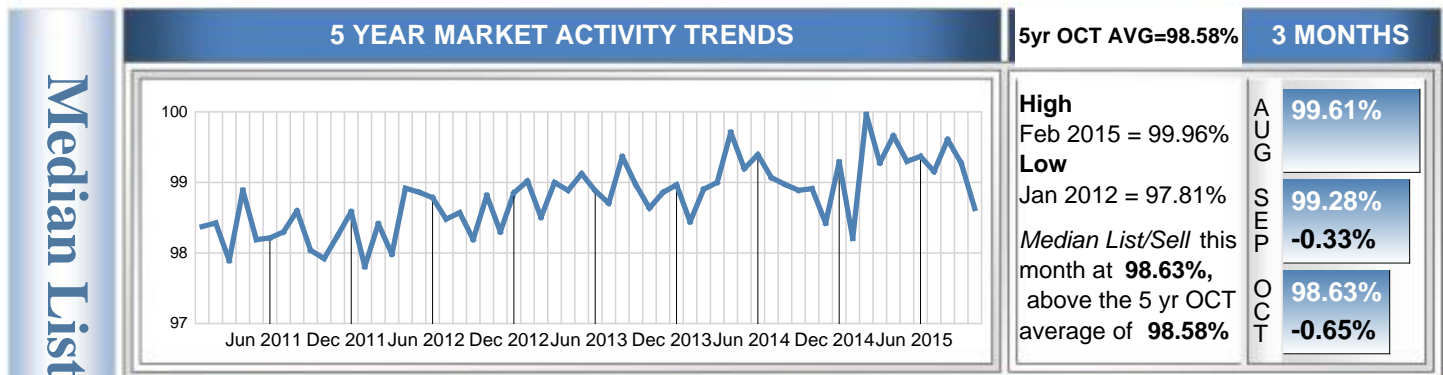
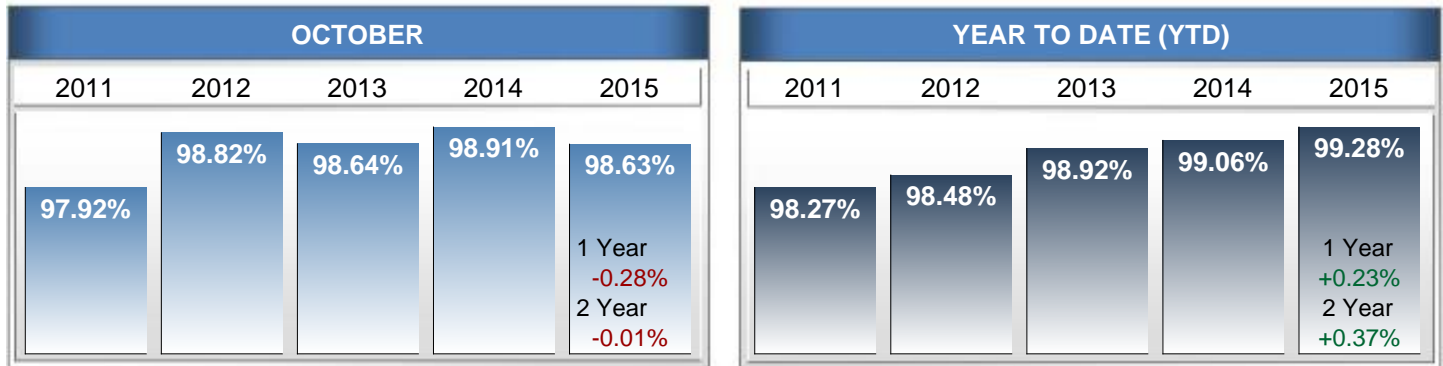
Closed Sales as of Nov 05, 2015



Median Percent of List Price to Selling Price

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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	19	6.88%	95.40%	97.70%	96.30%	46.86%	0.00%
\$125,001 - \$150,000	26	9.42%	98.61%	0.00%	98.59%	102.07%	0.00%
\$150,001 - \$200,000	49	17.75%	98.92%	97.55%	100.00%	97.50%	0.00%
\$200,001 - \$300,000	78	28.26%	99.08%	96.85%	99.38%	99.08%	98.01%
\$300,001 - \$350,000	36	13.04%	98.53%	0.00%	99.31%	98.54%	91.20%
\$350,001 - \$500,000	37	13.41%	100.00%	0.00%	100.00%	99.49%	94.44%
\$500,001 and up	31	11.23%	97.65%	0.00%	99.67%	97.74%	96.56%
Median List/Sell Ratio: 98.63%				97.20%	99.30%	98.53%	96.41%
Total Closed Units: 276					6	134	118
Total Closed Volume: 80,608,875				902.50K	28.08M	41.64M	9.99M

Median List/Sell Price
 Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

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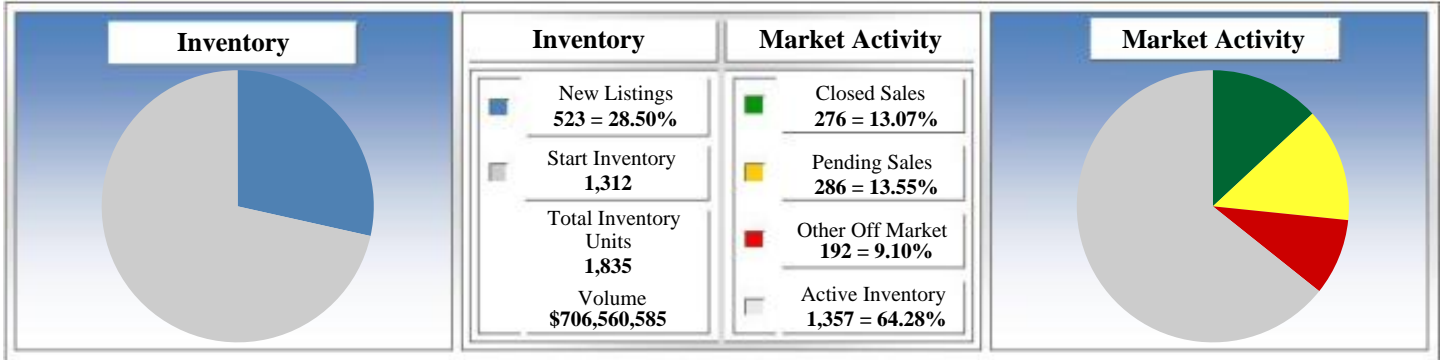
Inventory as of Nov 05, 2015



Market Summary

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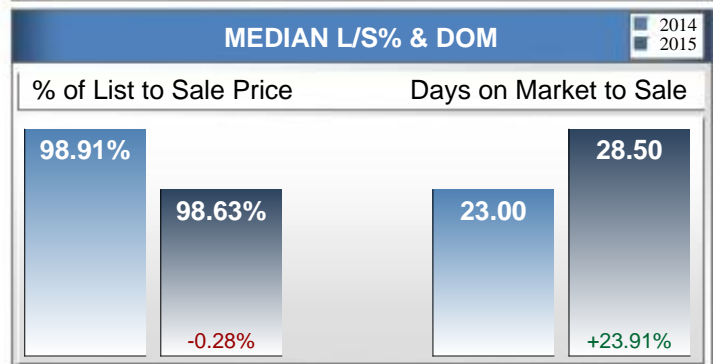
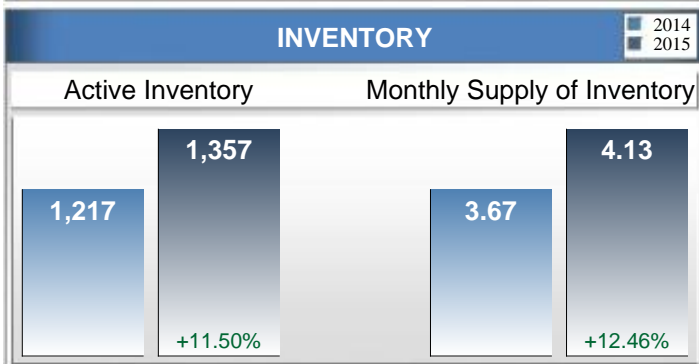
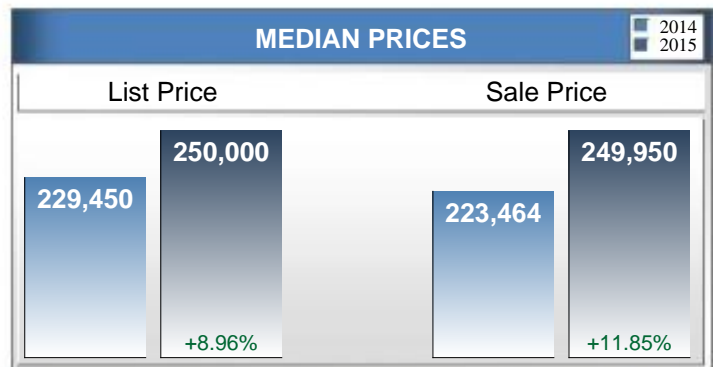
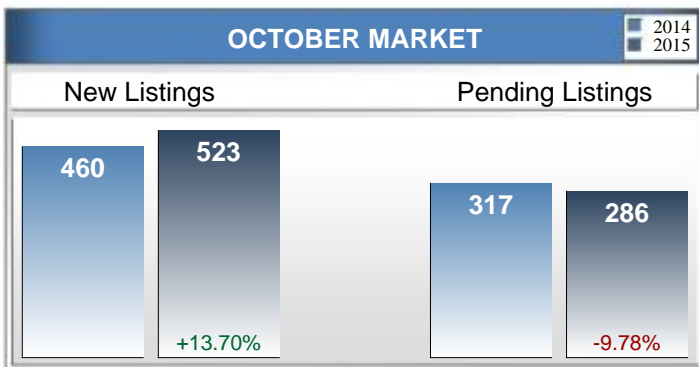
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Absorption: Last 12 months, an Average of 329 Sales/Month

Active Inventory as of October 31, 2015 = 1,357

	OCTOBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	352	276	-21.59%	3,469	3,425	-1.27%
Pending Sales	317	286	-9.78%	3,533	3,563	0.85%
New Listings	460	523	13.70%	4,836	5,339	10.40%
Median List Price	229,450	250,000	8.96%	229,900	242,500	5.48%
Median Sale Price	223,464	249,950	11.85%	226,000	239,900	6.15%
Median Percent of List Price to Selling Price	98.91%	98.63%	-0.28%	99.06%	99.28%	0.23%
Median Days on Market to Sale	23.00	28.50	23.91%	23.00	24.00	4.35%
Monthly Inventory	1,217	1,357	11.50%	1,217	1,357	11.50%
Months Supply of Inventory	3.67	4.13	12.46%	3.67	4.13	12.46%





October 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

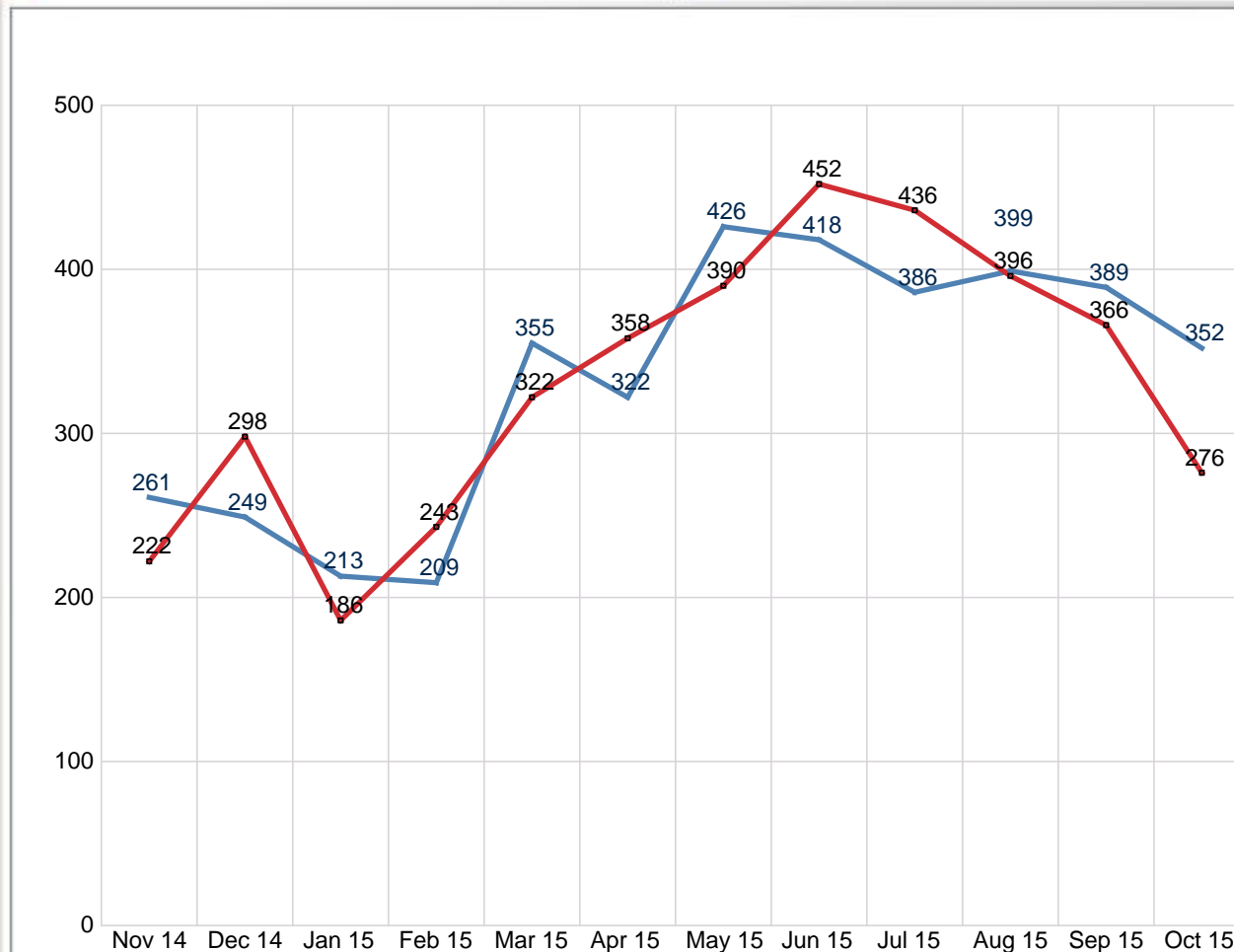
Report Produced on: Nov 06, 2015

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

2014	2015
352	276
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-21.59%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
3,469	3,425
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.27%</div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
3,979	3,945
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.85%</div>	



October 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

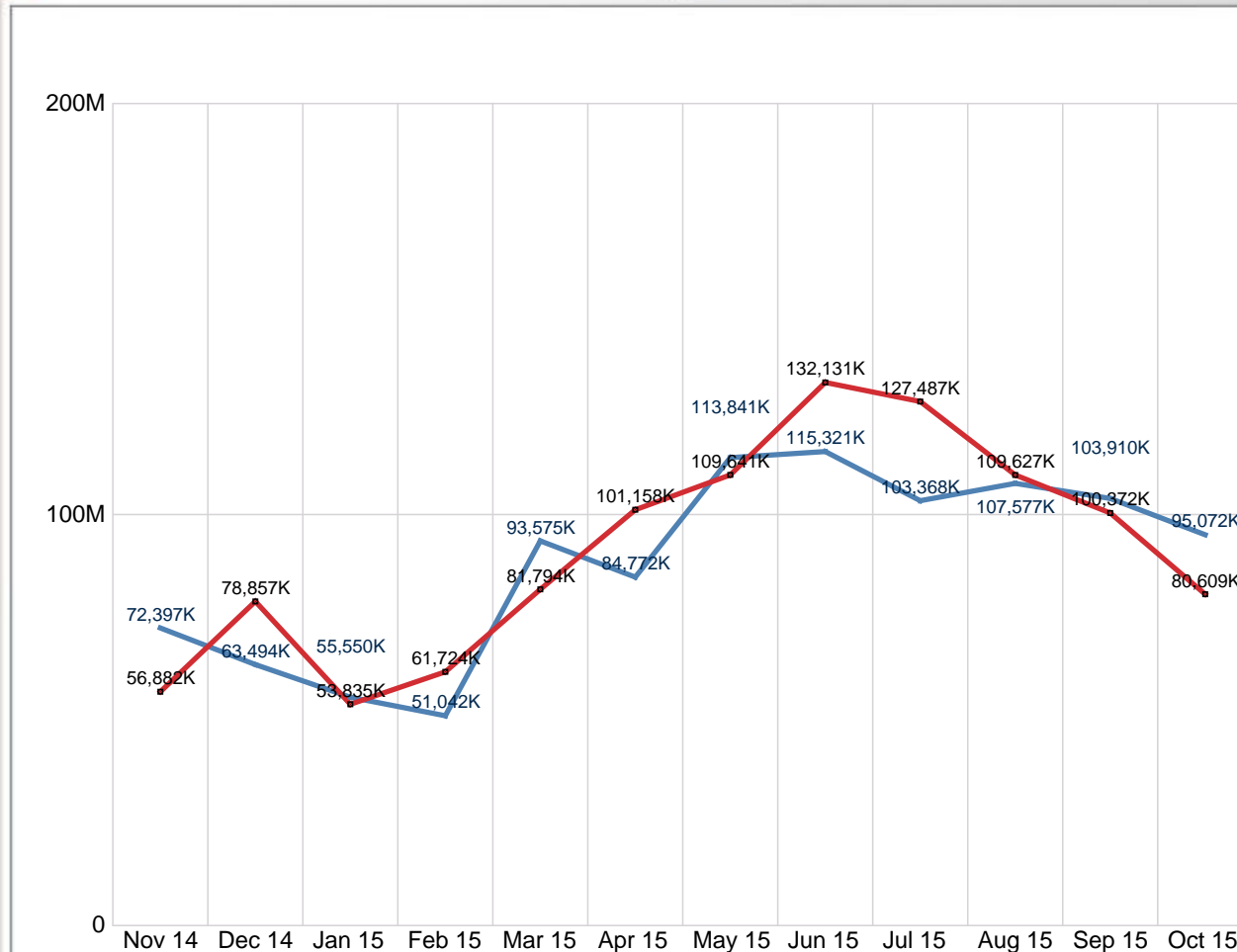
Report Produced on: Nov 06, 2015

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Market Trends

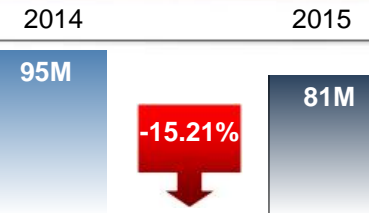
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 ■ November 2013 - October 2014 (Previous Year)

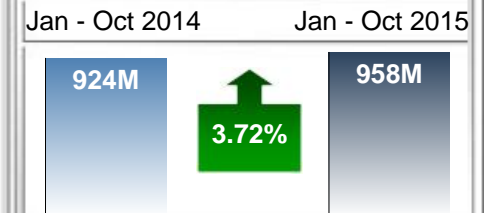


Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

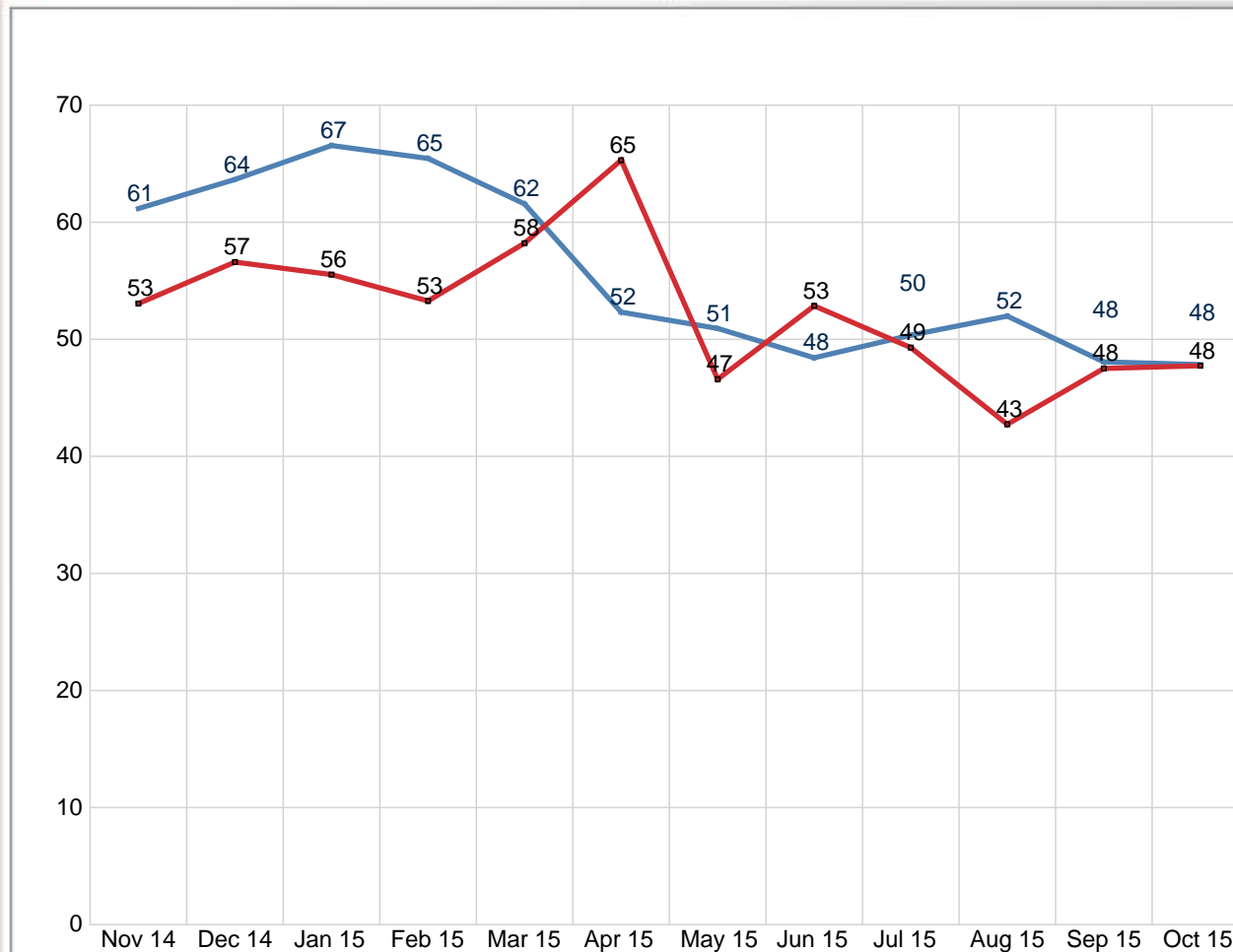
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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Market Trends

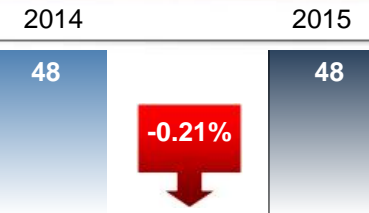
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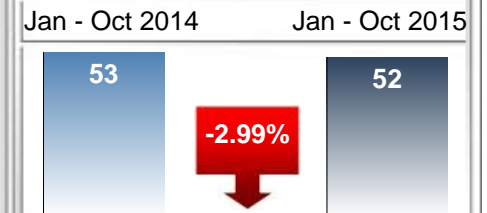


Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

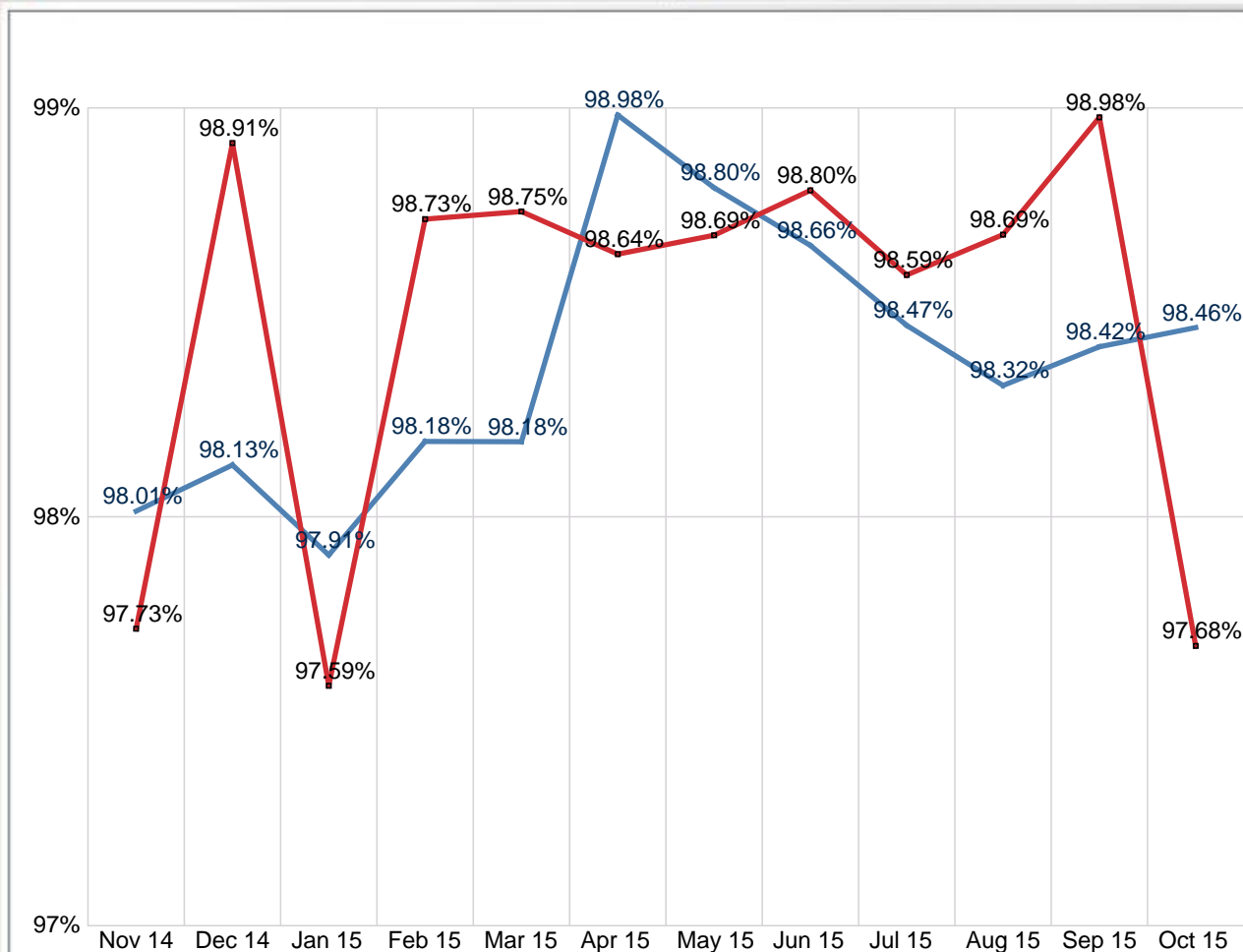
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Market Trends

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Comparative Analysis

OCTOBER

2014	2015
98.46%	97.68%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.79%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
98.48%	98.58%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.11%</div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
98.42%	98.56%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.14%</div>	



October 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

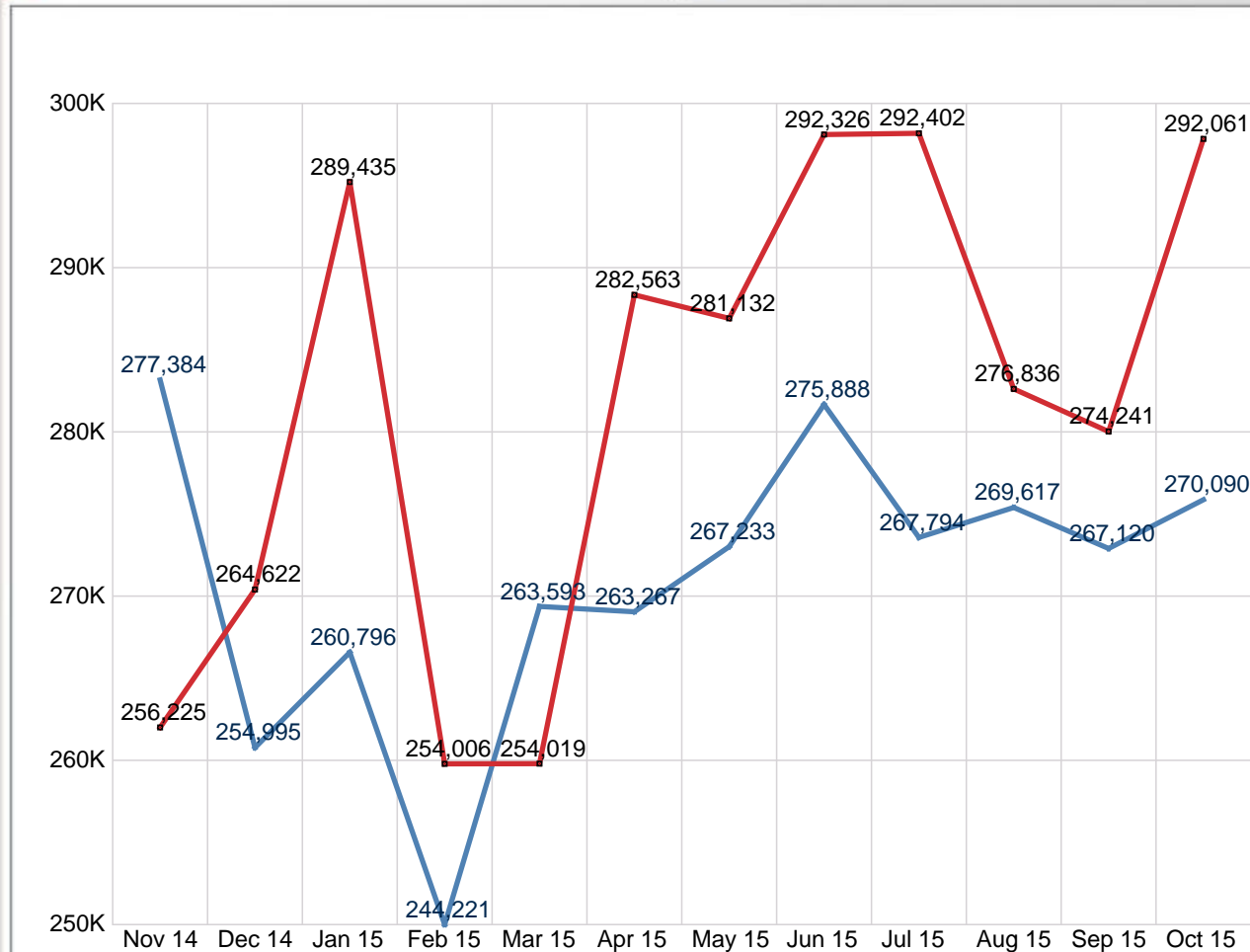
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Comparative Analysis

OCTOBER

2014	2015
270,090	292,061
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">8.13%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
266,367	279,818
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">5.05%</div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
266,378	277,343
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">4.12%</div>	