



# November 2015

Area Delimited by Zipcode 73044 - Residential Property Type

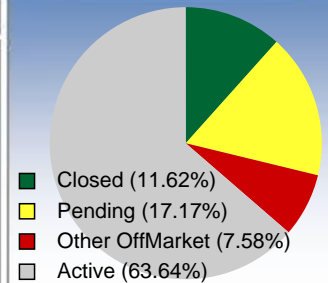


**Absorption:** Last 12 months, an Average of **29** Sales/Month

**Active Inventory** as of November 30, 2015 = **126**

	NOVEMBER		
	2014	2015	+/- %
Closed Listings	20	23	15.00%
Pending Listings	23	34	47.83%
New Listings	30	29	-3.33%
Median List Price	152,400	159,900	4.92%
Median Sale Price	146,000	150,000	2.74%
Median Percent of List Price to Selling Price	97.77%	100.00%	2.28%
Median Days on Market to Sale	59.50	71.00	19.33%
End of Month Inventory	112	126	12.50%
Months Supply of Inventory	4.56	4.38	-3.80%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Dec 09, 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 November 2015 rose **12.50%** to 126 existing homes available for sale. Over the last 12 months this area has had an average of 29 closed sales per month. This represents an unsold inventory index of **4.38** 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 **2.74%** in November 2015 to \$150,000 versus the previous year at \$146,000.

### Median Days on Market Lengthens

The median number of **71.00** days that homes spent on the market before selling increased by 11.50 days or **19.33%** in November 2015 compared to last year's same month at **59.50** DOM.

### Sales Success for November 2015 is Positive

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

There were 29 New Listings in November 2015, down **3.33%** from last year at 30. Furthermore, there were 23 Closed Listings this month versus last year at 20, a **15.00%** increase.

Closed versus Listed trends yielded a **79.3%** ratio, up from last year's November 2015 at **66.7%**, a **18.97%** upswing. 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®

## November 2015

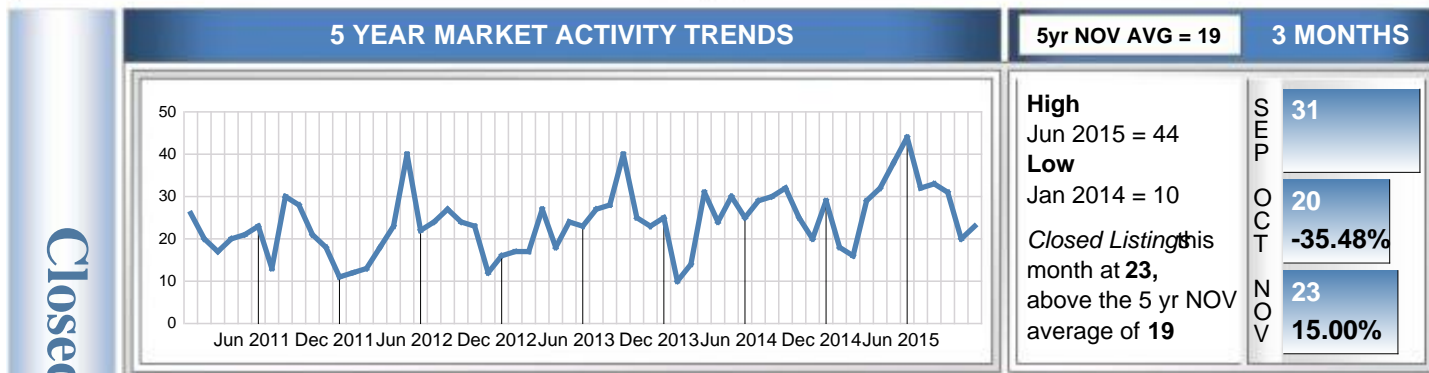
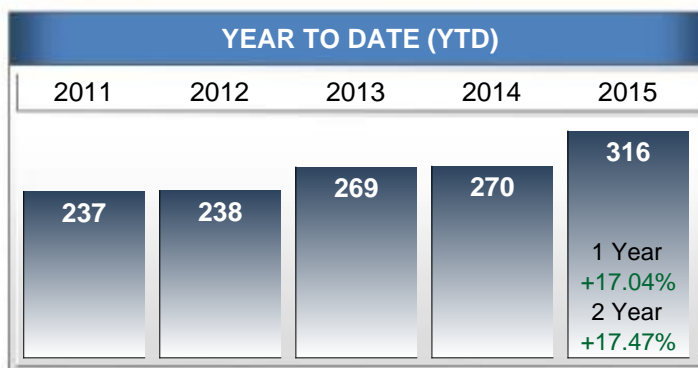
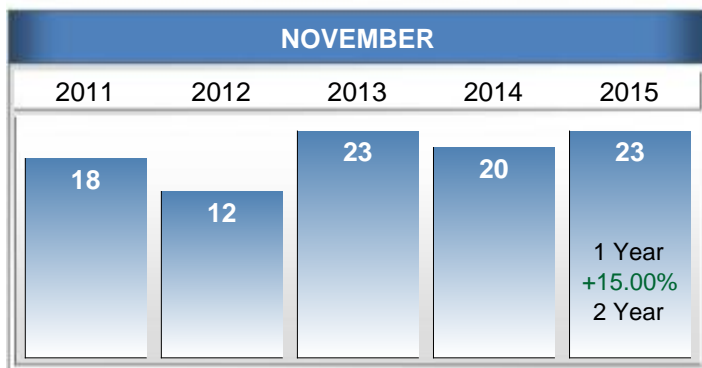
Closed Sales as of Dec 08, 2015



### Closed Listings

Report Produced on: Dec 09, 2015

Area Delimited by Zipcode 73044 - 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+
\$60,000 and less	2	8.70%	33.5	2	0	0	0
\$60,001 \$90,000	3	13.04%	71.0	1	2	0	0
\$90,001 \$130,000	4	17.39%	45.0	0	4	0	0
\$130,001 \$170,000	5	21.74%	88.0	0	4	1	0
\$170,001 \$220,000	3	13.04%	114.0	0	2	1	0
\$220,001 \$240,000	3	13.04%	135.0	0	0	3	0
\$240,001 and up	3	13.04%	136.0	0	3	0	0
Total Closed Units: 23				71.0			
Total Closed Volume: 3,645,102				134.05K	2.48M	1.03M	0.00B
Median Closed Price: \$150,000				\$36,552	\$146,000	\$228,500	\$0

Closed Listings

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Contact an experienced REALTOR



# Monthly Inventory Analysis

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## November 2015

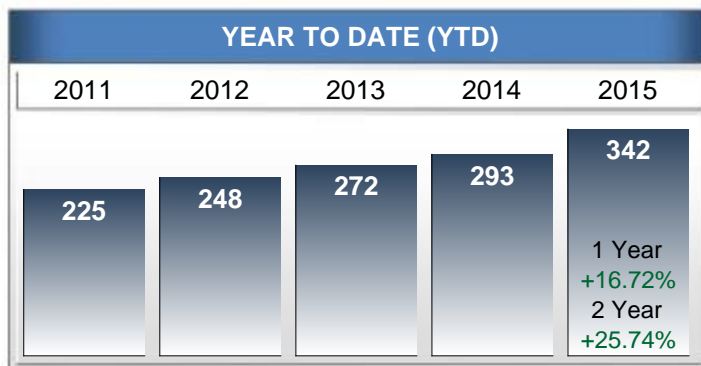
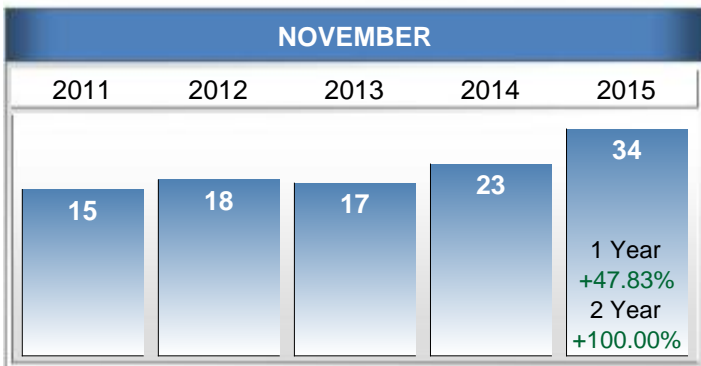
Pending Listings as of Dec 08, 2015



### Pending Listings

Report Produced on: Dec 09, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



**Pending Listings**  
  
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<b>5yr NOV AVG = 21</b>	<b>3 MONTHS</b>										
<b>High</b> Mar 2015 = 40 <b>Low</b> Dec 2013 = 9 <i>Pending Listing</i> this month at <b>34</b> , above the 5 yr NOV average of <b>21</b>	<table border="1"> <tr> <td>S E P</td> <td>29</td> </tr> <tr> <td>O C T</td> <td>27</td> </tr> <tr> <td></td> <td><b>-6.90%</b></td> </tr> <tr> <td>N O V</td> <td>34</td> </tr> <tr> <td></td> <td><b>25.93%</b></td> </tr> </table>	S E P	29	O C T	27		<b>-6.90%</b>	N O V	34		<b>25.93%</b>
S E P	29										
O C T	27										
	<b>-6.90%</b>										
N O V	34										
	<b>25.93%</b>										

#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	2	5.88%	34.0	2	0	0	0
\$30,001 - \$70,000	5	14.71%	37.0	2	2	1	0
\$70,001 - \$120,000	5	14.71%	59.0	0	3	2	0
\$120,001 - \$170,000	9	26.47%	21.0	0	7	2	0
\$170,001 - \$220,000	5	14.71%	91.0	0	4	0	1
\$220,001 - \$250,000	4	11.76%	22.0	1	2	1	0
\$250,001 and up	4	11.76%	39.0	0	1	1	2
<b>Total Pending Units:</b>	<b>34</b>		<b>24.5</b>	<b>5</b>	<b>19</b>	<b>7</b>	<b>3</b>
<b>Total Pending Volume:</b>	<b>5,335,377</b>			<b>385.70K</b>	<b>3.04M</b>	<b>1.05M</b>	<b>864.40K</b>
<b>Median Listing Price:</b>	<b>\$149,250</b>			<b>\$44,600</b>	<b>\$150,000</b>	<b>\$139,900</b>	<b>\$259,900</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## November 2015

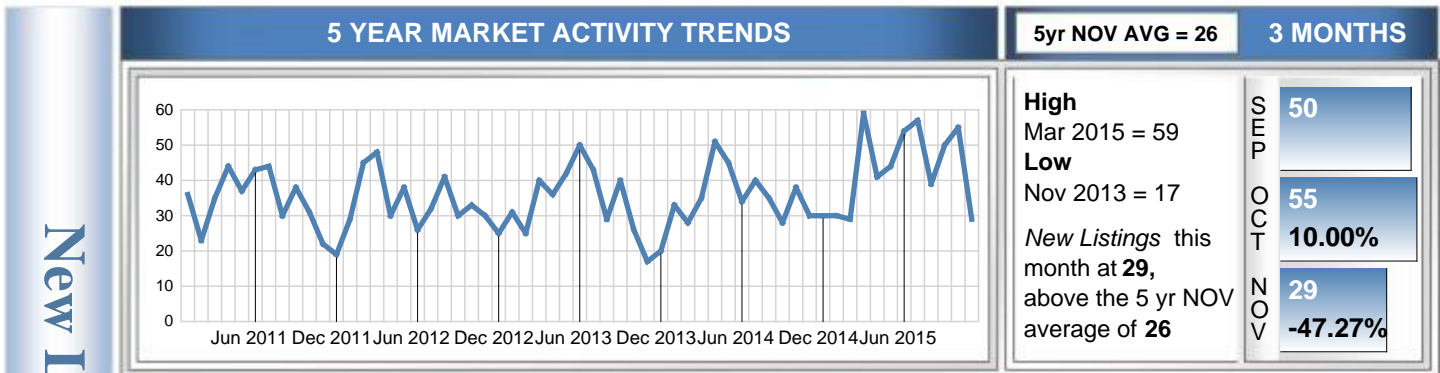
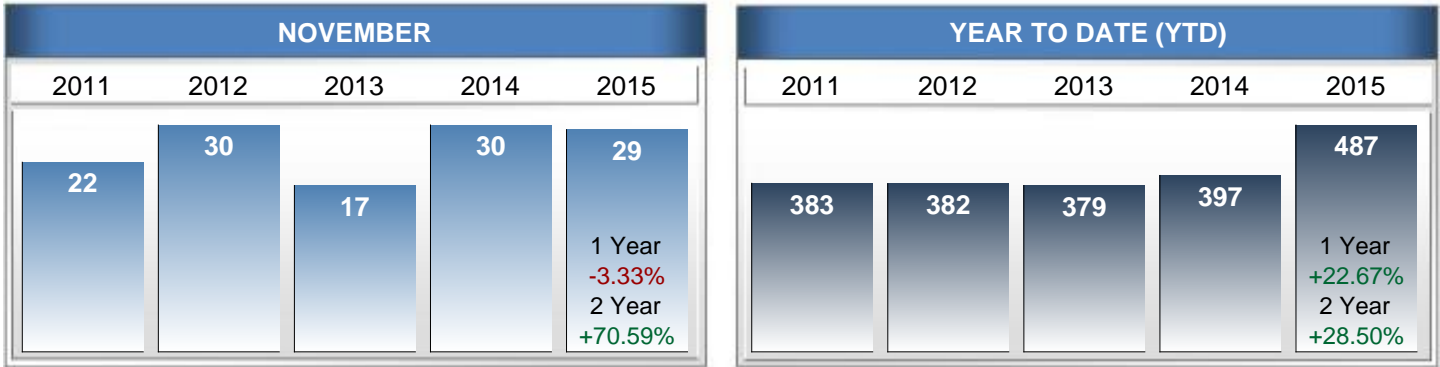
New Listings as of Dec 08, 2015



### New Listings

Report Produced on: Dec 09, 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+
\$50,000 and less	2	6.90%	1	1	0	0
\$50,001 - \$100,000	3	10.34%	1	1	1	0
\$100,001 - \$150,000	5	17.24%	0	5	0	0
\$150,001 - \$225,000	8	27.59%	0	5	3	0
\$225,001 - \$250,000	3	10.34%	1	1	1	0
\$250,001 - \$375,000	5	17.24%	0	0	3	2
\$375,001 and up	3	10.34%	1	1	0	1
Total New Listed Units:			4	14	8	3
Total New Listed Volume:			715.90K	2.36M	1.84M	1.01M
Median New Listed Listing Price:			\$159,950	\$165,889	\$232,000	\$274,700

New Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## November 2015

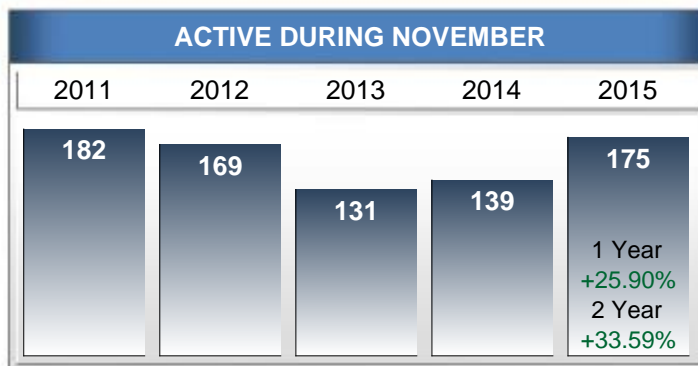
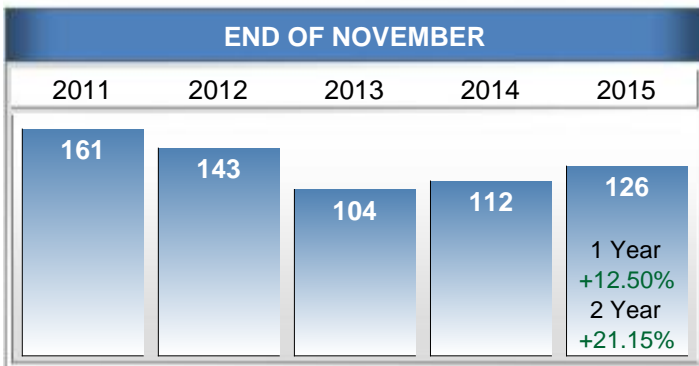
Active Inventory as of Dec 08, 2015



### Active Inventory

Report Produced on: Dec 09, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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**5yr NOV AVG = 129**      **3 MONTHS**

**High**  
Jun 2011 = 178

**Low**  
Mar 2014 = 97

*Inventory* this month at **126**, below the 5 yr NOV average of **129**

SEP	129
OCT	146
NOV	126
	<b>-13.70%</b>

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	11	8.73%	85.0	3	7	0	1		
\$75,001 - \$125,000	16	12.70%	109.0	2	12	2	0		
\$125,001 - \$175,000	11	8.73%	124.0	0	8	2	1		
\$175,001 - \$225,000	37	29.37%	54.0	1	20	11	5		
\$225,001 - \$250,000	19	15.08%	67.0	1	10	6	2		
\$250,001 - \$300,000	18	14.29%	58.0	0	7	9	2		
\$300,001 and up	14	11.11%	71.0	1	3	5	5		
Total Active Inventory by Units:				126	68.0	8	67	35	16
Total Active Inventory by Volume:				26,553,934		1.12M	12.23M	8.80M	4.41M
Median Active Inventory Listing Price:				\$209,950		\$87,500	\$195,264	\$239,900	\$236,200



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## November 2015

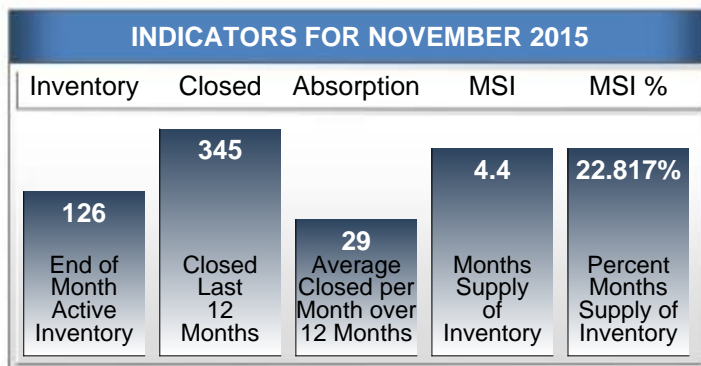
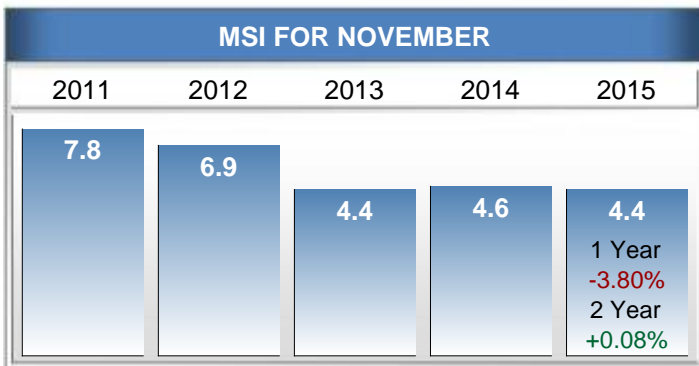
Active Inventory as of Dec 08, 2015



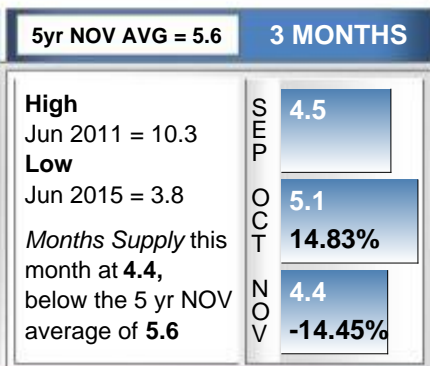
### Months Supply of Inventory

Report Produced on: Dec 09, 2015

Area Delimited by Zipcode 73044 - 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	11	8.73%	2.3	1.3	3.7	0.0	0.0
\$75,001 - \$125,000	16	12.70%	3.4	2.2	3.7	4.0	0.0
\$125,001 - \$175,000	11	8.73%	1.6	0.0	1.4	1.7	12.0
\$175,001 - \$225,000	37	29.37%	5.4	12.0	5.3	3.9	30.0
\$225,001 - \$250,000	19	15.08%	6.3	0.0	5.2	6.5	12.0
\$250,001 - \$300,000	18	14.29%	24.0	0.0	16.8	108.0	8.0
\$300,001 and up	14	11.11%	8.4	12.0	3.6	12.0	15.0
MSI:			4.4	2.3	3.8	5.5	16.0
Total Active Inventory:			126	8	67	35	16



# Monthly Inventory Analysis

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## November 2015

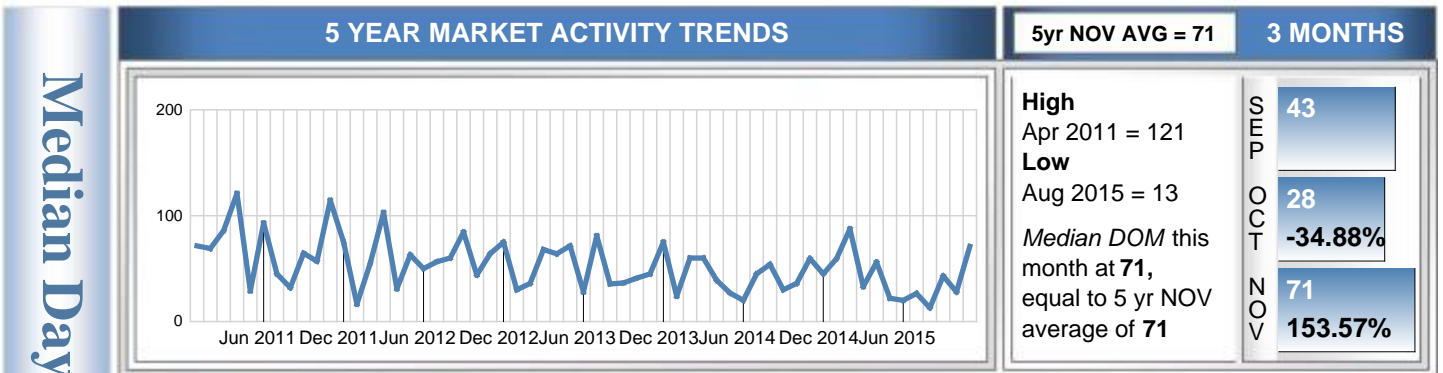
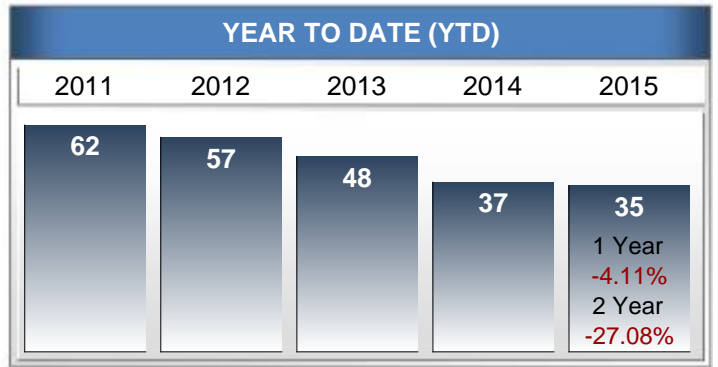
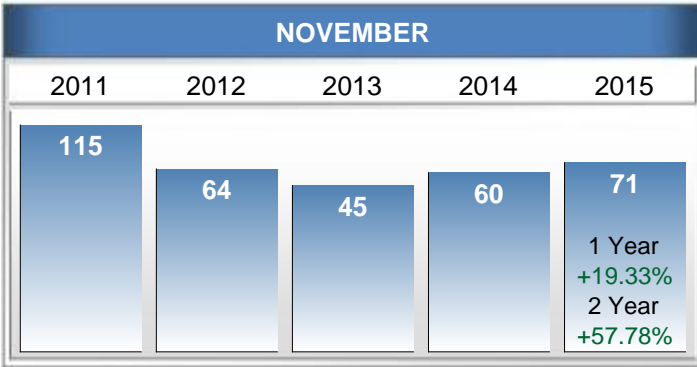
Closed Sales as of Dec 08, 2015



### Median Days on Market to Sale

Report Produced on: Dec 09, 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+
\$60,000 and less	2			8.70%	33.5	33.5	0.0	0.0	0.0
\$60,001 \$90,000	3			13.04%	71.0	71.0	69.5	0.0	0.0
\$90,001 \$130,000	4			17.39%	45.0	0.0	45.0	0.0	0.0
\$130,001 \$170,000	5			21.74%	88.0	0.0	91.5	2.0	0.0
\$170,001 \$220,000	3			13.04%	114.0	0.0	109.0	114.0	0.0
\$220,001 \$240,000	3			13.04%	135.0	0.0	0.0	135.0	0.0
\$240,001 and up	3			13.04%	136.0	0.0	136.0	0.0	0.0
Median Closed DOM:		71.0				56.0	77.0	114.0	0.0
Total Closed Units:		23				3	15	5	
Total Closed Volume:		3,645,102				134.05K	2.48M	1.03M	0.00B



# Monthly Inventory Analysis

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

## November 2015

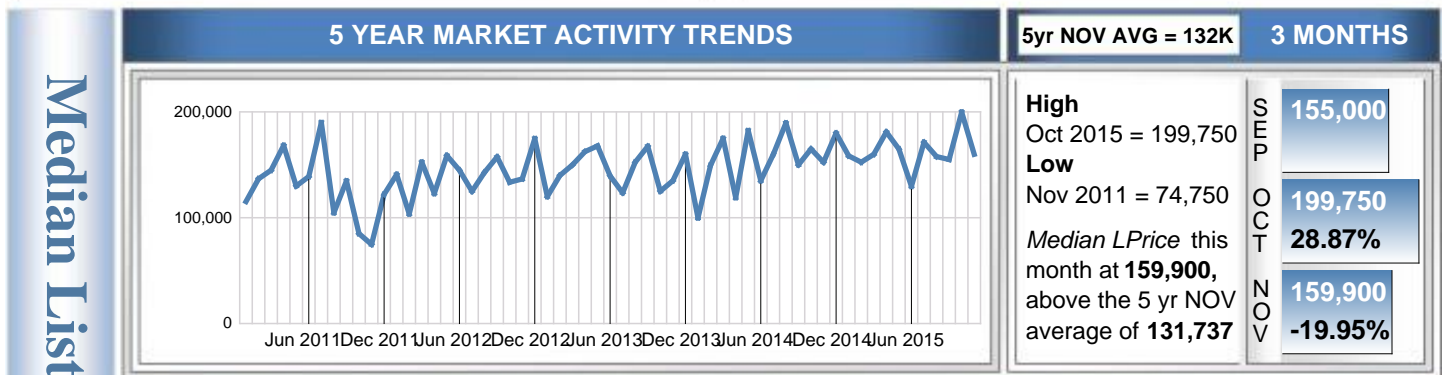
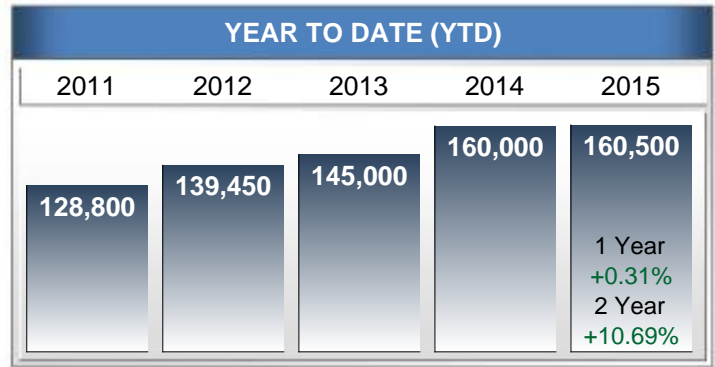
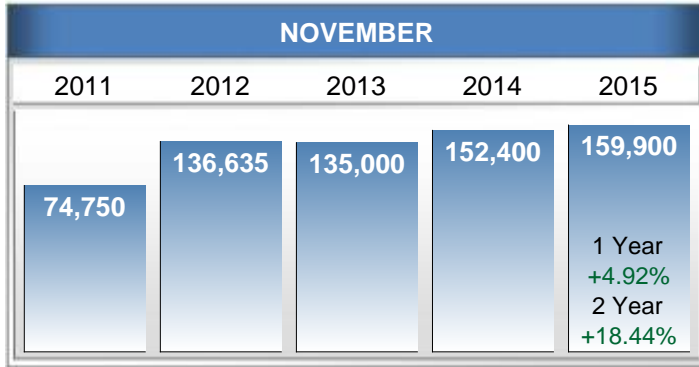
Closed Sales as of Dec 08, 2015



### Median List Price at Closing

Report Produced on: Dec 09, 2015

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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#### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2		8.70%	30,500	30,500	0	0	0
\$50,001 - \$75,000	2		8.70%	68,750	65,000	72,500	0	0
\$75,001 - \$125,000	4		17.39%	109,750	0	109,750	0	0
\$125,001 - \$175,000	6		26.09%	153,700	0	147,500	159,900	0
\$175,001 - \$225,000	3		13.04%	185,000	0	183,750	185,000	0
\$225,001 - \$225,000	0		0.00%	185,000	0	0	0	0
\$225,001 and up	6		26.09%	239,700	0	285,895	229,000	0
Median List Price:		\$159,900			\$35,000	\$147,500	\$228,500	\$0
Total Closed Units:		23			3	15	5	
Total List Volume:		3,684,895			126.00K	2.53M	1.03M	0.00B





# Monthly Inventory Analysis

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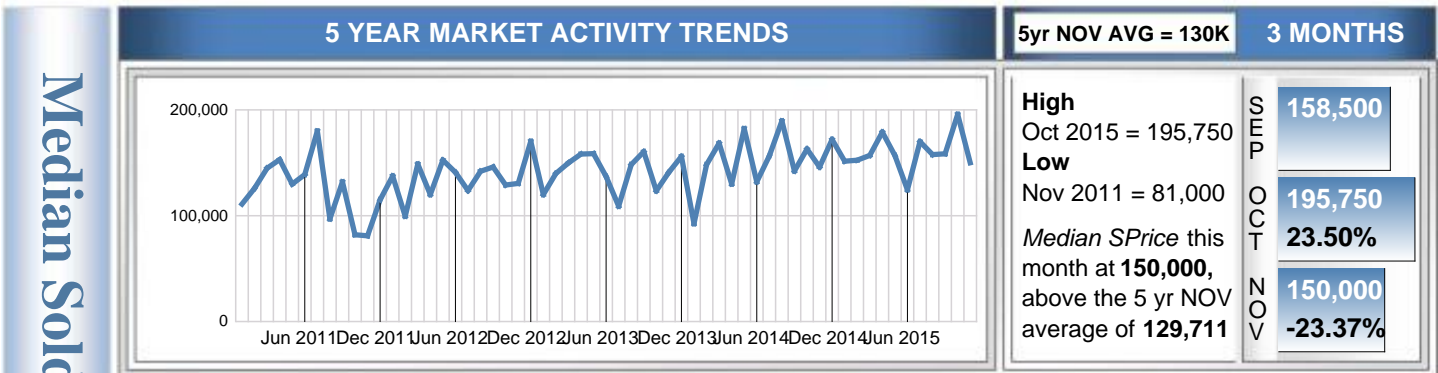
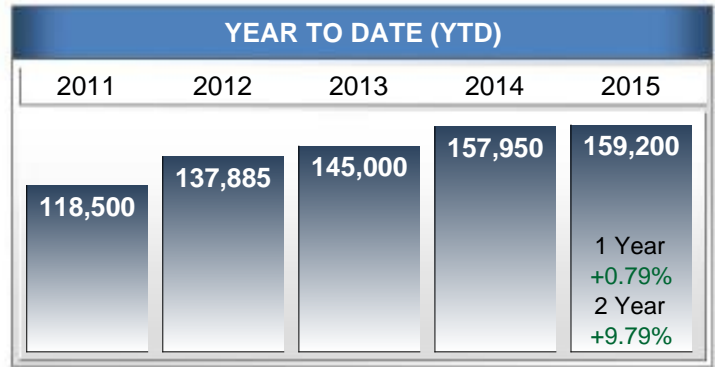
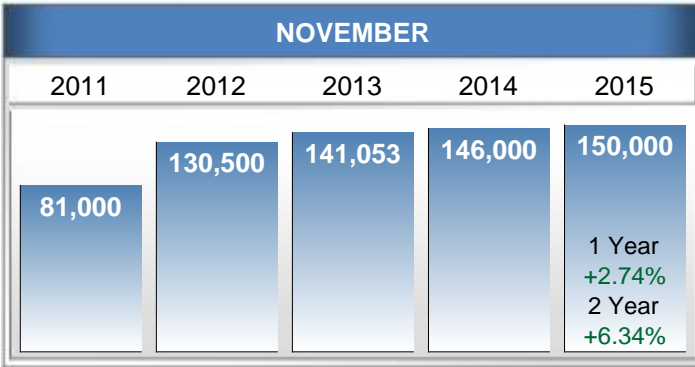
Closed Sales as of Dec 08, 2015



### Median Sold Price at Closing

Report Produced on: Dec 09, 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+
\$60,000 and less	2		8.70%	35,776	35,776	0	0	0
\$60,001 \$90,000	3		13.04%	67,000	62,500	69,500	0	0
\$90,001 \$130,000	4		17.39%	113,125	0	113,125	0	0
\$130,001 \$170,000	5		21.74%	150,000	0	148,000	159,900	0
\$170,001 \$220,000	3		13.04%	185,000	0	183,500	185,000	0
\$220,001 \$240,000	3		13.04%	229,500	0	0	229,500	0
\$240,001 and up	3		13.04%	280,000	0	280,000	0	0
Median Closed Price:	\$150,000				\$36,552	\$146,000	\$228,500	\$0
Total Closed Units:	23				3	15	5	
Total Closed Volume:	3,645,102				134.05K	2.48M	1.03M	0.00B



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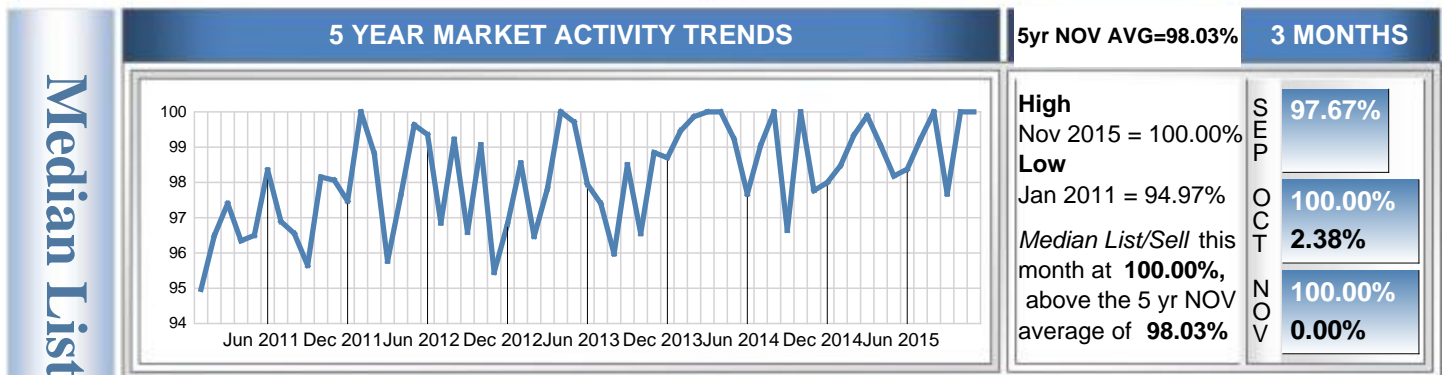
Closed Sales as of Dec 08, 2015



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - 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+
\$60,000 and less	2	8.70%	120.29%	120.29%	0.00%	0.00%	0.00%
\$60,001 \$90,000	3	13.04%	94.86%	96.15%	93.64%	0.00%	0.00%
\$90,001 \$130,000	4	17.39%	100.00%	0.00%	100.00%	0.00%	0.00%
\$130,001 \$170,000	5	21.74%	98.98%	0.00%	97.23%	100.00%	0.00%
\$170,001 \$220,000	3	13.04%	100.00%	0.00%	99.87%	100.00%	0.00%
\$220,001 \$240,000	3	13.04%	100.00%	0.00%	0.00%	100.00%	0.00%
\$240,001 and up	3	13.04%	99.24%	0.00%	99.24%	0.00%	0.00%
Median List/Sell Ratio:	100.00%			100.00%	99.24%	100.00%	0.00%
Total Closed Units:	23			3	15	5	
Total Closed Volume:	3,645,102			134.05K	2.48M	1.03M	0.00B

Median List/Sell Price

Ready to Buy or Sell Real Estate?  
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# Monthly Inventory Analysis

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## November 2015

Inventory as of Dec 08, 2015



### Market Summary

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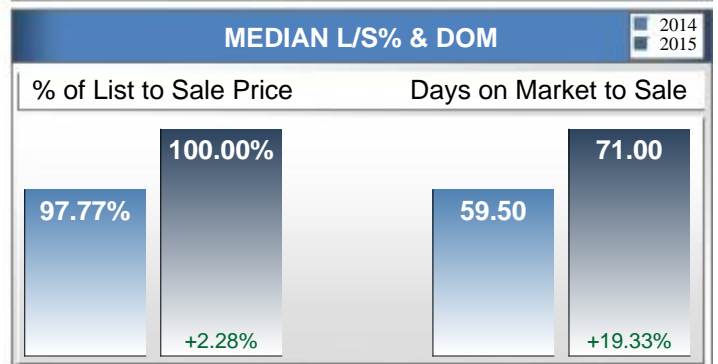
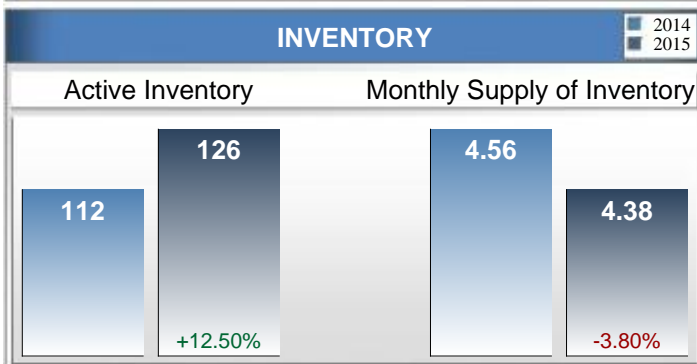
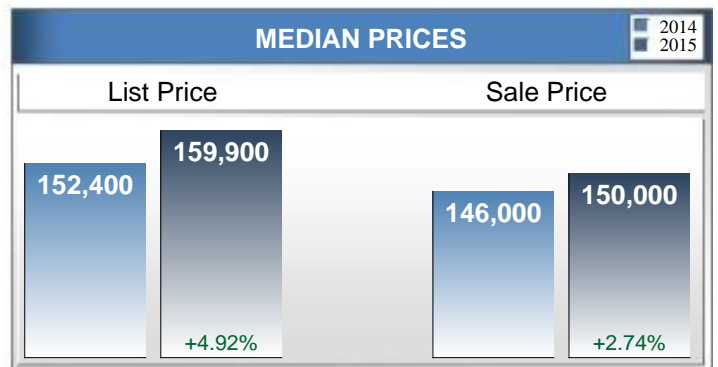
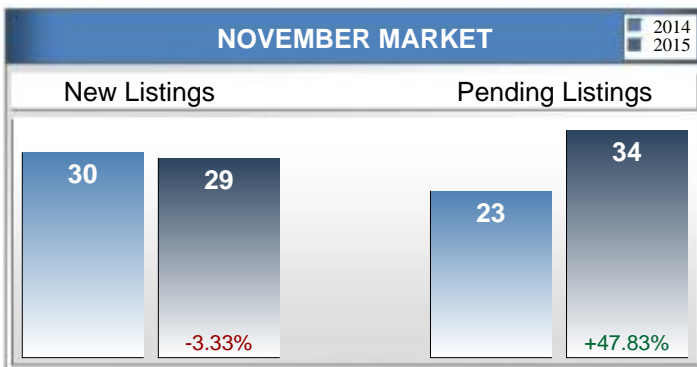
Area Delimited by Zipcode 73044 - Residential Property Type



**Absorption:** Last 12 months, an Average of 29 Sales/Month

**Active Inventory** as of November 30, 2015 = 126

	NOVEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	20	23	15.00%	270	316	17.04%
Pending Sales	23	34	47.83%	293	342	16.72%
New Listings	30	29	-3.33%	397	487	22.67%
Median List Price	152,400	159,900	4.92%	160,000	160,500	0.31%
Median Sale Price	146,000	150,000	2.74%	157,950	159,200	0.79%
Median Percent of List Price to Selling Price	97.77%	100.00%	2.28%	99.39%	98.94%	-0.45%
Median Days on Market to Sale	59.50	71.00	19.33%	36.50	35.00	-4.11%
Monthly Inventory	112	126	12.50%	112	126	12.50%
Months Supply of Inventory	4.56	4.38	-3.80%	4.56	4.38	-3.80%





# November 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

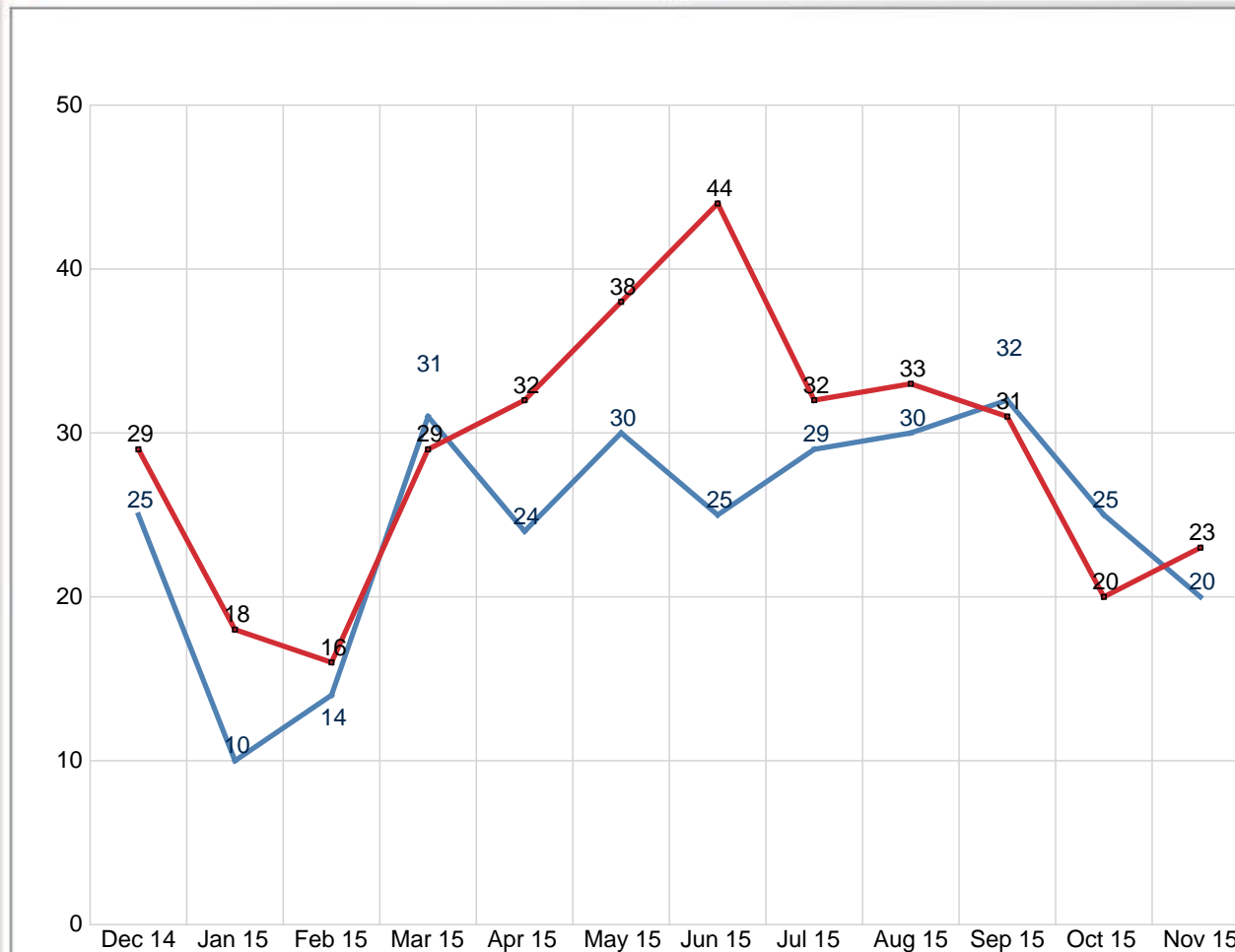
Report Produced on: Dec 09, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

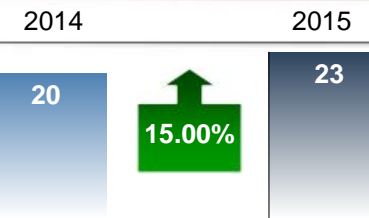
Ready to Buy or Sell Real Estate?  
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■ December 2014 - November 2015 (Current Year with Values)
 ■ December 2013 - November 2014 (Previous Year)

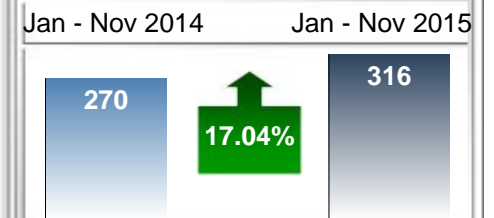


### Comparative Analysis

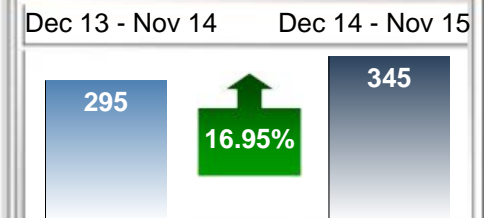
#### NOVEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# November 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

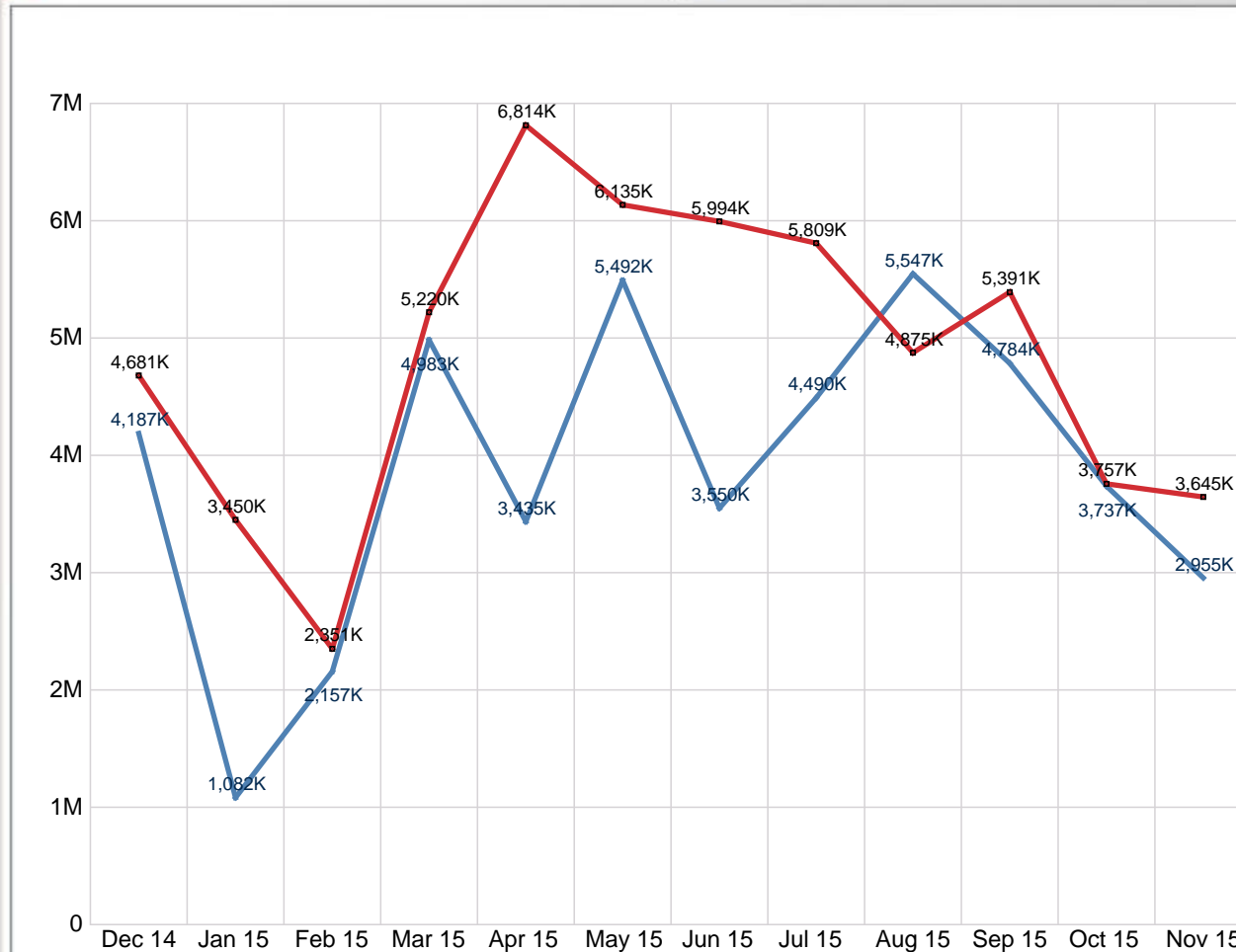
Report Produced on: Dec 09, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

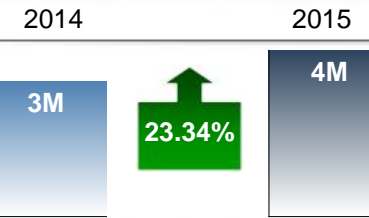
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■ December 2014 - November 2015 (Current Year with Values)
 ■ December 2013 - November 2014 (Previous Year)

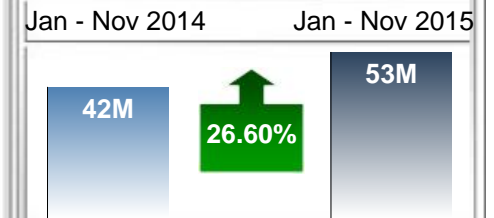


### Comparative Analysis

#### NOVEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# November 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

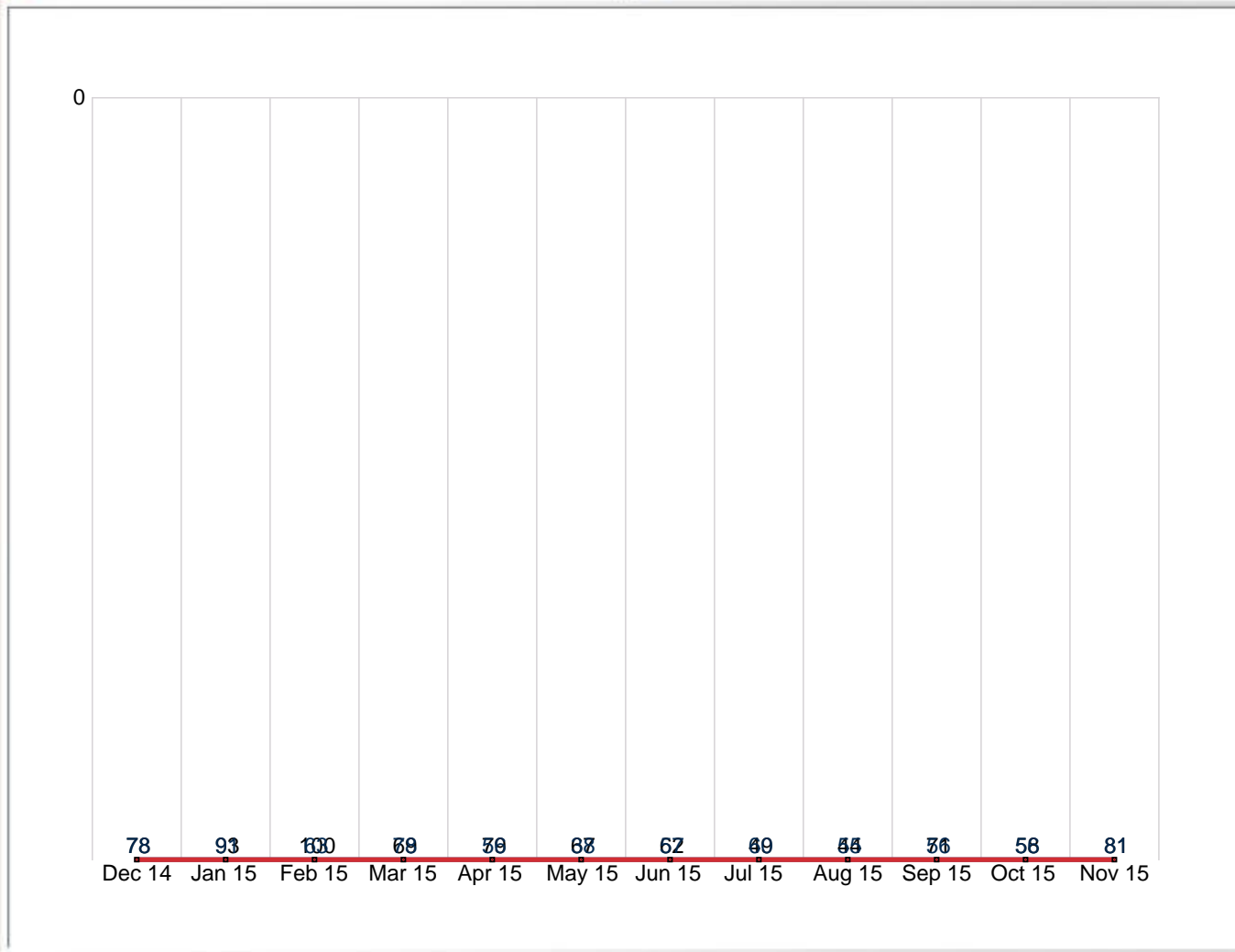
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Dec 09, 2015

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### Comparative Analysis

#### NOVEMBER

2014	2015
81	81
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.28%</div> 	

#### YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
60	67
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">11.59%</div> 	

#### 12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
62	68
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">10.28%</div> 	



# November 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

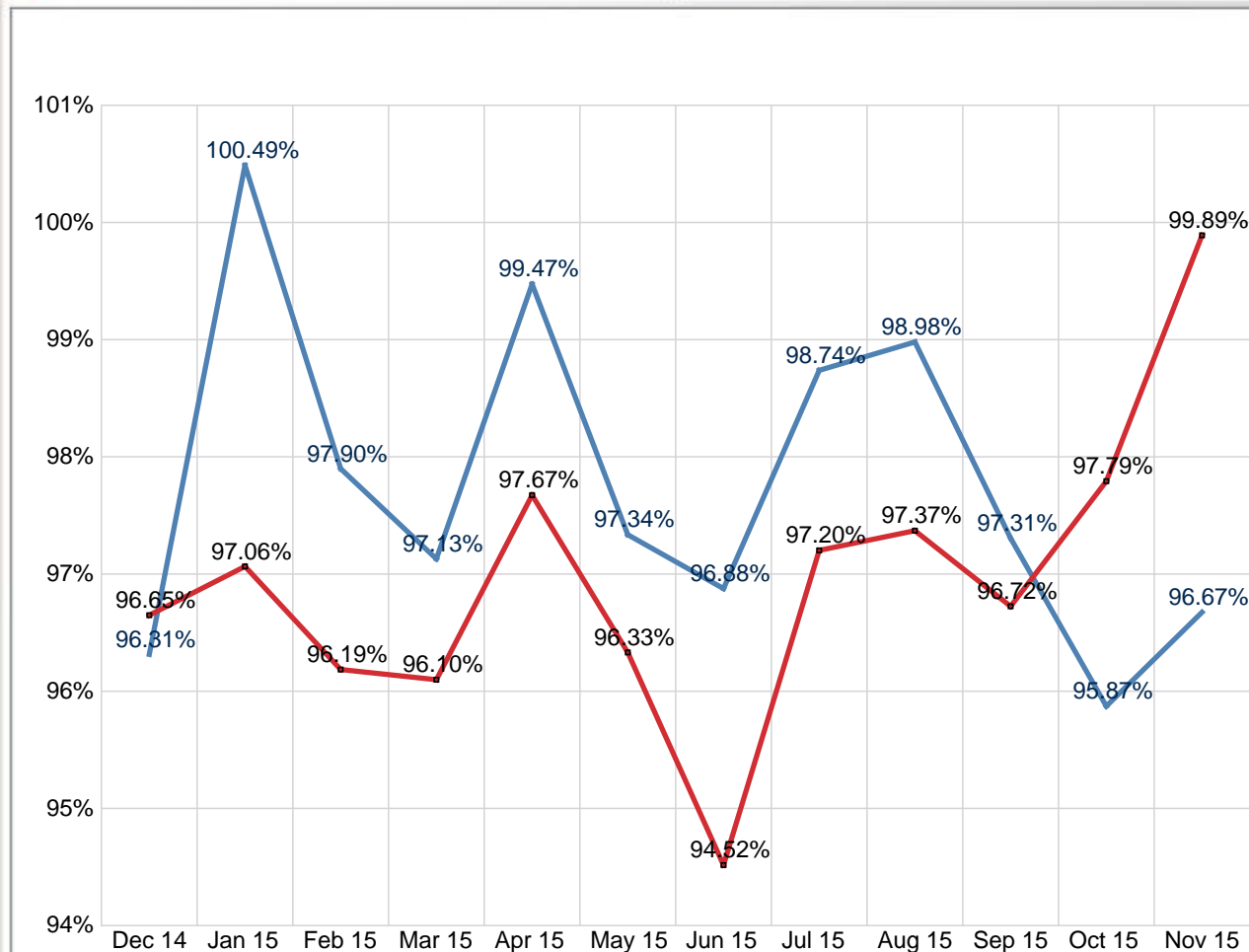
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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Market Trends

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■ December 2014 - November 2015 (Current Year with Values)
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### Comparative Analysis

#### NOVEMBER

2014	2015
96.67%	99.89%
<div style="color: green; font-size: 2em;">↑</div> <b>3.33%</b>	

#### YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
97.75%	96.81%
<div style="color: red; font-size: 2em;">↓</div> <b>-0.96%</b>	

#### 12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
97.63%	96.80%
<div style="color: red; font-size: 2em;">↓</div> <b>-0.85%</b>	



# November 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

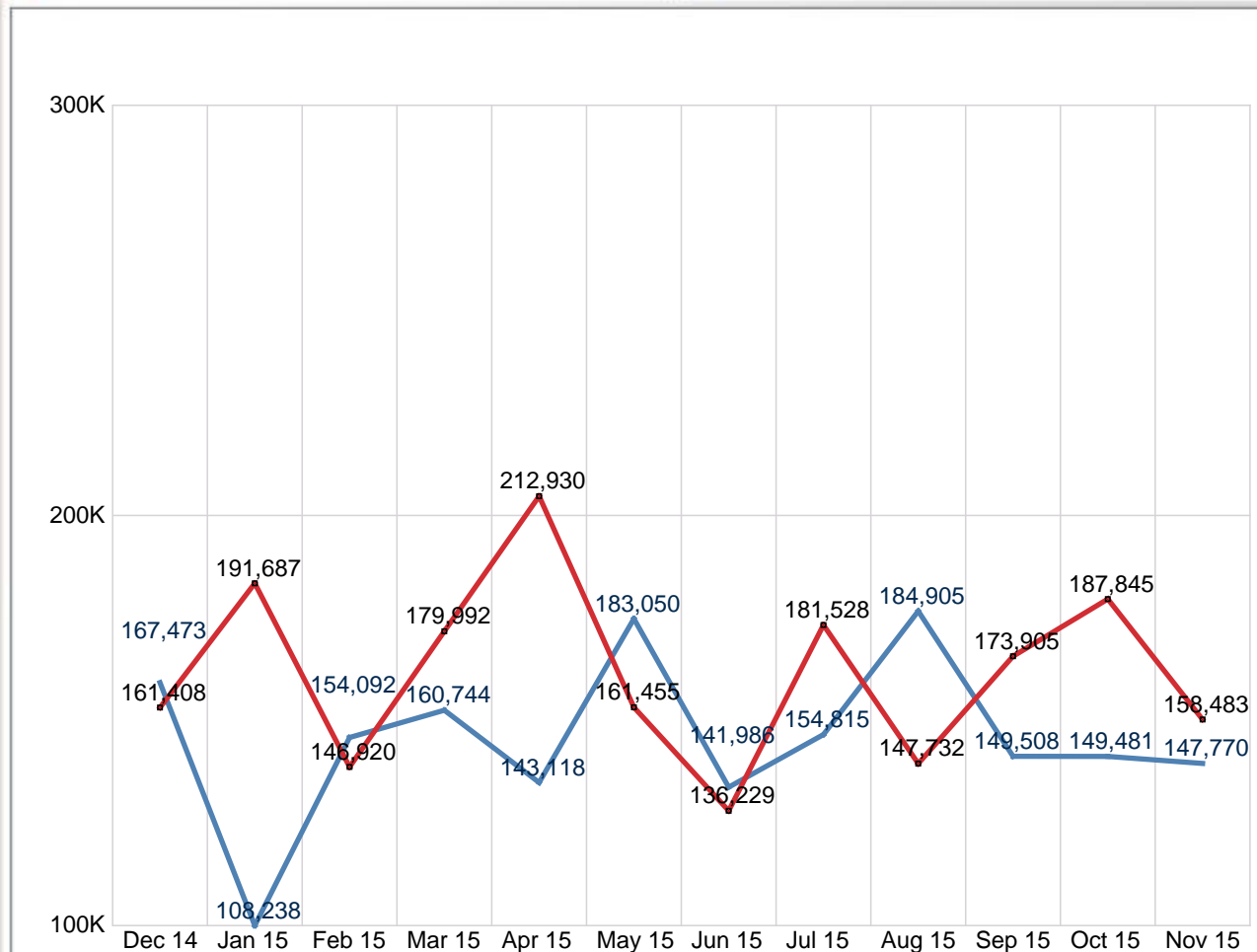
Report Produced on: Dec 09, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### NOVEMBER

2014	2015
147,770	158,483
<div style="color: green; font-size: 2em;">↑</div> 7.25%	

#### YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
156,341	169,117
<div style="color: green; font-size: 2em;">↑</div> 8.17%	

#### 12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
157,285	168,469
<div style="color: green; font-size: 2em;">↑</div> 7.11%	