



November 2015

Area Delimited by City Of Edmond -
Residential Property Type

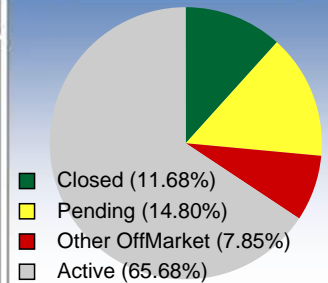


Absorption: Last 12 months, an Average of **331** Sales/Month

Active Inventory as of November 30, 2015 = **1,305**

	NOVEMBER		
	2014	2015	+/- %
Closed Listings	222	232	4.50%
Pending Listings	210	294	40.00%
New Listings	335	377	12.54%
Median List Price	219,450	239,900	9.32%
Median Sale Price	211,634	238,400	12.65%
Median Percent of List Price to Selling Price	98.42%	99.14%	0.73%
Median Days on Market to Sale	26.50	69.00	160.38%
End of Month Inventory	1,233	1,305	5.84%
Months Supply of Inventory	3.76	3.95	5.15%

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 **5.84%** to 1,305 existing homes available for sale. Over the last 12 months this area has had an average of 331 closed sales per month. This represents an unsold inventory index of **3.95** 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 **12.65%** in November 2015 to \$238,400 versus the previous year at \$211,634.

Median Days on Market Lengthens

The median number of **69.00** days that homes spent on the market before selling increased by 42.50 days or **160.38%** in November 2015 compared to last year's same month at **26.50** 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 weak this month.

There were 377 New Listings in November 2015, up **12.54%** from last year at 335. Furthermore, there were 232 Closed Listings this month versus last year at 222, a **4.50%** increase.

Closed versus Listed trends yielded a **61.5%** ratio, down from last year's November 2015 at **66.3%**, a **7.14%** 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

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November 2015

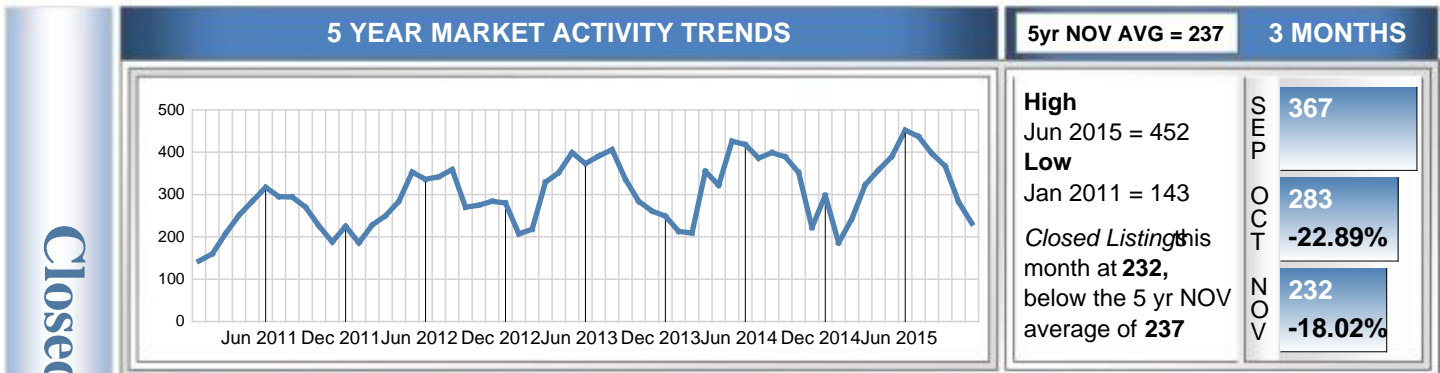
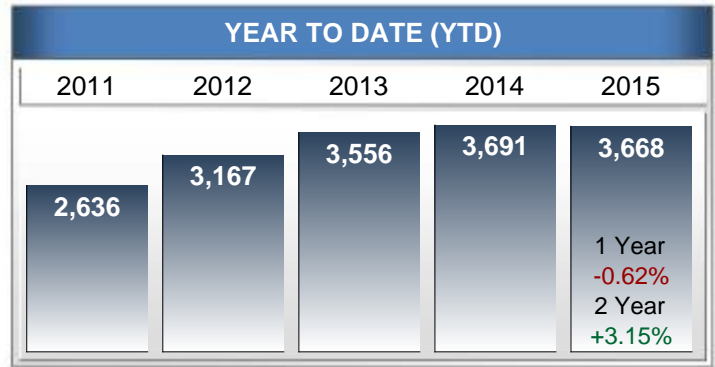
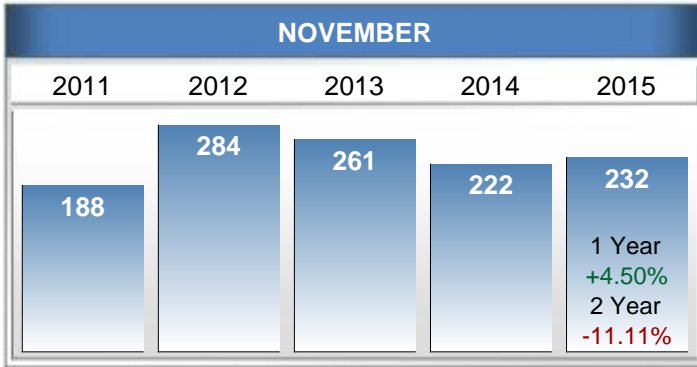
Closed Sales as of Dec 08, 2015



Closed Listings

Report Produced on: Dec 09, 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	15	6.47%	51.0	6	8	1	0
\$125,001 - \$150,000	22	9.48%	59.0	3	17	2	0
\$150,001 - \$200,000	44	18.97%	56.0	0	35	9	0
\$200,001 - \$275,000	61	26.29%	70.0	5	32	24	0
\$275,001 - \$325,000	37	15.95%	76.0	0	15	22	0
\$325,001 - \$450,000	30	12.93%	90.0	1	7	21	1
\$450,001 and up	23	9.91%	118.0	0	2	16	5
Total Closed Units: 232				15	116	95	6
Total Closed Volume: 64,835,839				2.49M	24.93M	31.01M	6.41M
Median Closed Price: \$238,400				\$142,000	\$196,200	\$287,000	\$783,750



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

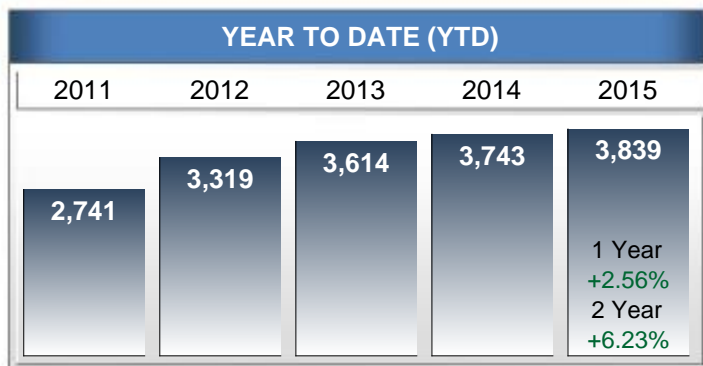
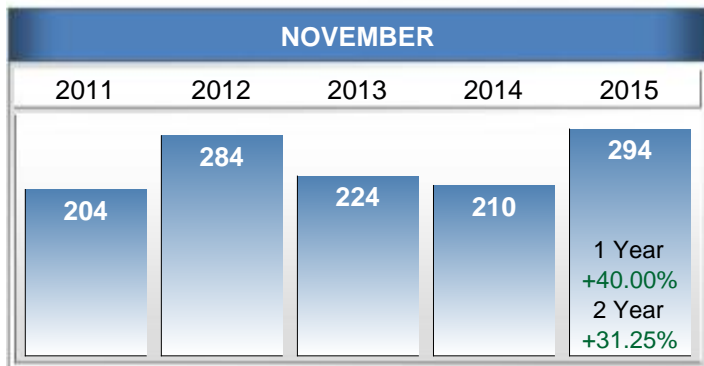
Pending Listings as of Dec 08, 2015



Pending Listings

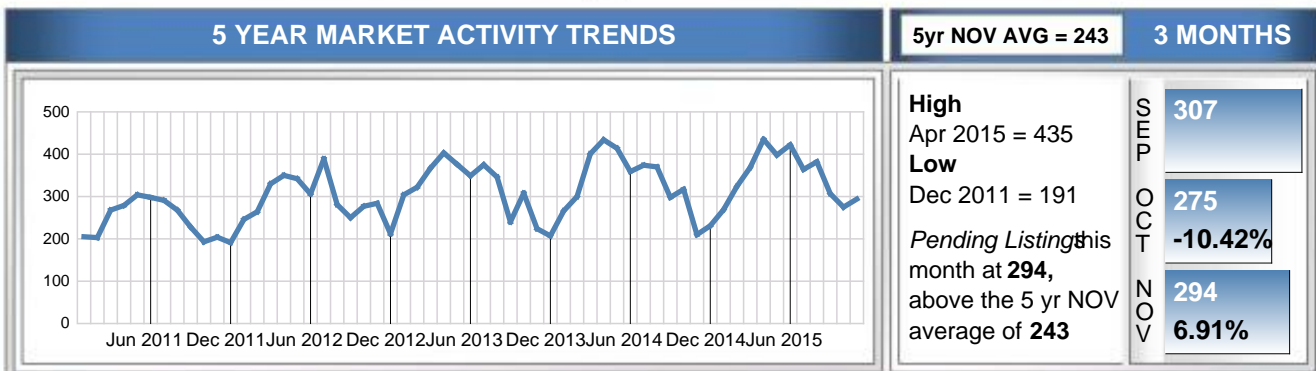
Report Produced on: Dec 09, 2015

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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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	24	8.16%	13.5	6	17	1	0		
\$125,001 - \$150,000	30	10.20%	41.5	0	28	1	1		
\$150,001 - \$175,000	35	11.90%	20.0	1	30	4	0		
\$175,001 - \$275,000	91	30.95%	34.0	2	52	34	3		
\$275,001 - \$350,000	48	16.33%	40.5	0	14	34	0		
\$350,001 - \$450,000	37	12.59%	49.0	0	8	26	3		
\$450,001 and up	29	9.86%	65.0	0	0	19	10		
Total Pending Units:				294	35.5	9	149	119	17
Total Pending Volume:				82,953,776		1.22M	29.11M	40.36M	12.27M
Median Listing Price:				\$234,400		\$109,900	\$175,000	\$319,900	\$599,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

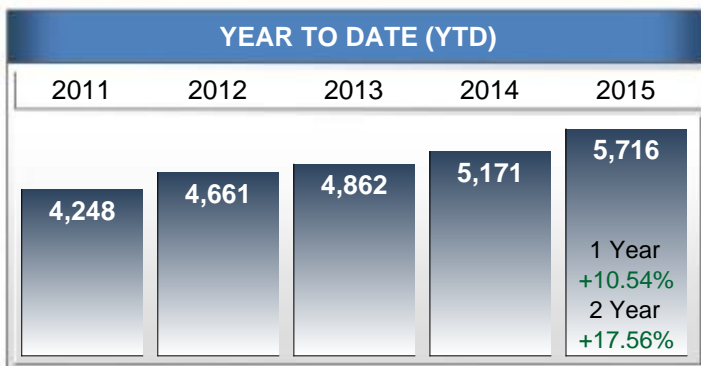
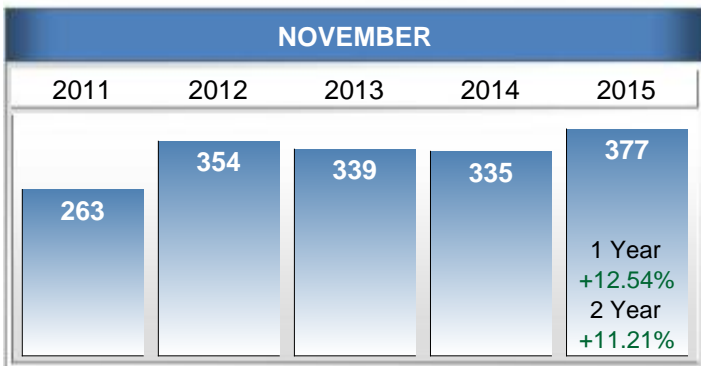
New Listings as of Dec 08, 2015



New Listings

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Area Delimited by City Of Edmond - Residential Property Type



New Listings
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5yr NOV AVG = 334 **3 MONTHS**

High
Jul 2015 = 619

Low
Dec 2013 = 245

New Listings this month at **377**, above the 5 yr NOV average of **334**

SEP	545
OCT	523
NOV	377
-4.04%	
-27.92%	

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	37	9.81%	6	29	2	0
\$150,001 - \$175,000	26	6.90%	1	20	5	0
\$175,001 - \$225,000	57	15.12%	1	37	19	0
\$225,001 - \$300,000	90	23.87%	2	40	46	2
\$300,001 - \$375,000	72	19.10%	0	23	48	1
\$375,001 - \$500,000	55	14.59%	0	8	37	10
\$500,001 and up	40	10.61%	0	2	23	15
Total New Listed Units:			10	159	180	28
Total New Listed Volume:			1.54M	36.77M	65.48M	18.40M
Median New Listed Listing Price:			\$130,500	\$205,200	\$329,900	\$527,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

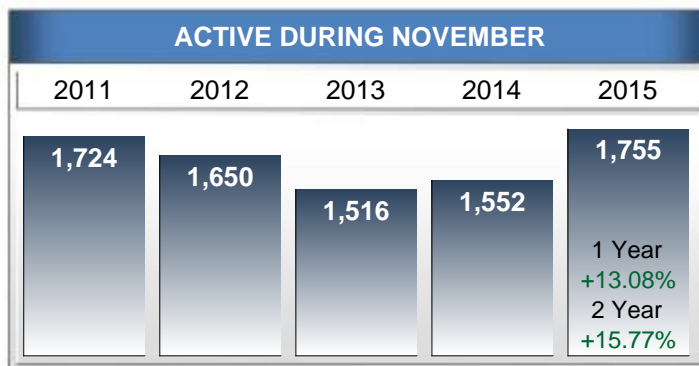
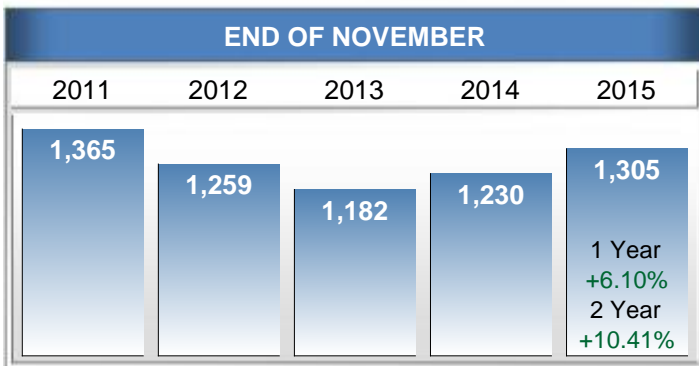
Active Inventory as of Dec 08, 2015



Active Inventory

Report Produced on: Dec 09, 2015

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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5yr NOV AVG = 1,268	3 MONTHS
High Jun 2011 = 1,615	SEP 1,317
Low Apr 2014 = 1,095	OCT 1,378
<i>Inventory</i> this month at 1,305 , above the 5 yr NOV average of 1,268	NOV 1,305
	4.63%
	-5.30%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$175,000 and less	100	7.66%	45.0	11	74	15	0
\$175,001 - \$225,000	190	14.56%	64.5	4	138	48	0
\$225,001 - \$275,000	190	14.56%	66.5	3	103	82	2
\$275,001 - \$375,000	337	25.82%	60.0	4	132	192	9
\$375,001 - \$475,000	195	14.94%	59.0	1	44	135	15
\$475,001 - \$675,000	162	12.41%	75.5	2	21	106	33
\$675,001 and up	131	10.04%	109.0	0	7	70	54

Total Active Inventory by Units:	1,305	67.0	25	519	648	113
Total Active Inventory by Volume:	531,571,302		5.73M	153.81M	277.35M	94.69M
Median Active Inventory Listing Price:	\$319,990		\$219,900	\$249,900	\$364,950	\$635,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

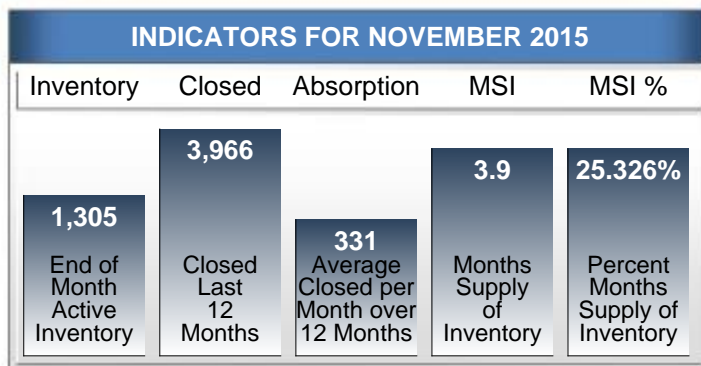
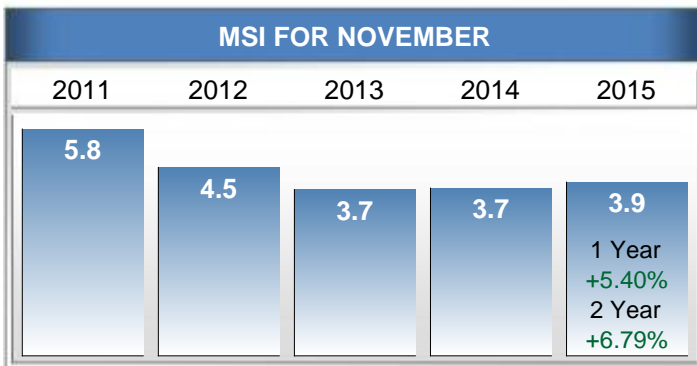
Active Inventory as of Dec 08, 2015



Months Supply of Inventory

Report Produced on: Dec 09, 2015

Area Delimited by City Of Edmond - Residential Property Type



Months Supply
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5yr NOV AVG = 4.3 **3 MONTHS**

High
Jun 2011 = 7.3

Low
Mar 2014 = 3.4

Months Supply this month at **3.9**, below the 5 yr NOV average of **4.3**

SEP	3.9
OCT	4.2
NOV	3.9
6.46%	
-5.54%	

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	100		7.66%	1.2	1.2	1.1	1.9	0.0
\$175,001 - \$225,000	190		14.56%	2.8	1.2	3.3	2.2	0.0
\$225,001 - \$275,000	190		14.56%	4.1	3.6	5.1	3.4	2.0
\$275,001 - \$375,000	337		25.82%	4.8	6.0	5.4	4.6	2.5
\$375,001 - \$475,000	195		14.94%	6.2	12.0	7.1	5.9	6.4
\$475,001 - \$675,000	162		12.41%	8.2	24.0	8.7	7.9	9.0
\$675,001 and up	131		10.04%	14.4	0.0	9.3	16.5	13.2
MSI:				3.9	1.8	3.1	4.8	7.5
Total Active Inventory:				1,305	25	519	648	113



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

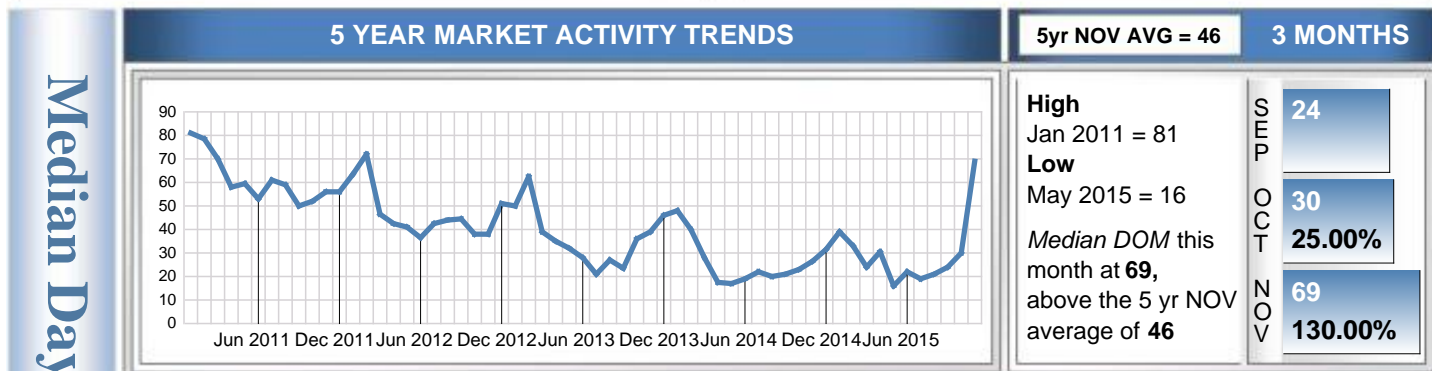
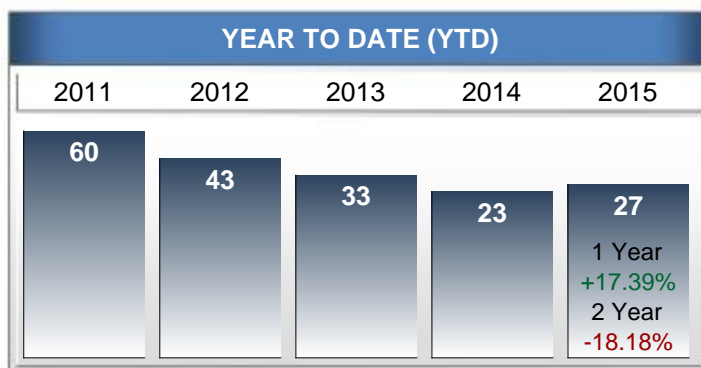
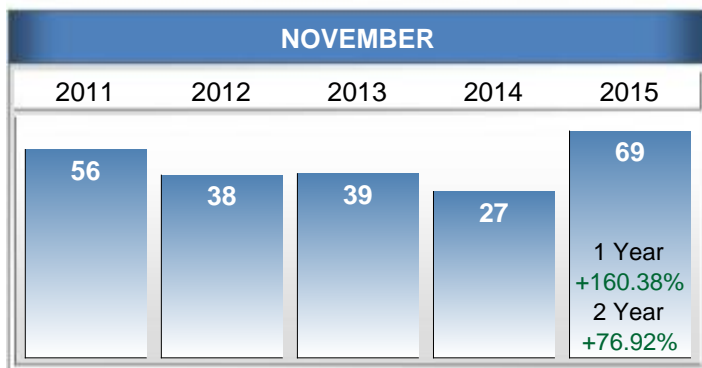
Closed Sales as of Dec 08, 2015



Median Days on Market to Sale

Report Produced on: Dec 09, 2015

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?
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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	15	6.47%	51.0	56.0	47.5	28.0	0.0
\$125,001 - \$150,000	22	9.48%	59.0	60.0	56.0	89.0	0.0
\$150,001 - \$200,000	44	18.97%	56.0	0.0	58.0	54.0	0.0
\$200,001 - \$275,000	61	26.29%	70.0	132.0	68.5	71.5	0.0
\$275,001 - \$325,000	37	15.95%	76.0	0.0	99.0	64.0	0.0
\$325,001 - \$450,000	30	12.93%	90.0	203.0	111.0	85.0	138.0
\$450,001 and up	23	9.91%	118.0	0.0	166.0	103.5	64.0
Median Closed DOM:	69.0			64.0	66.0	74.0	95.0
Total Closed Units:	232			15	116	95	6
Total Closed Volume:	64,835,839			2.49M	24.93M	31.01M	6.41M



Monthly Inventory Analysis

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

November 2015

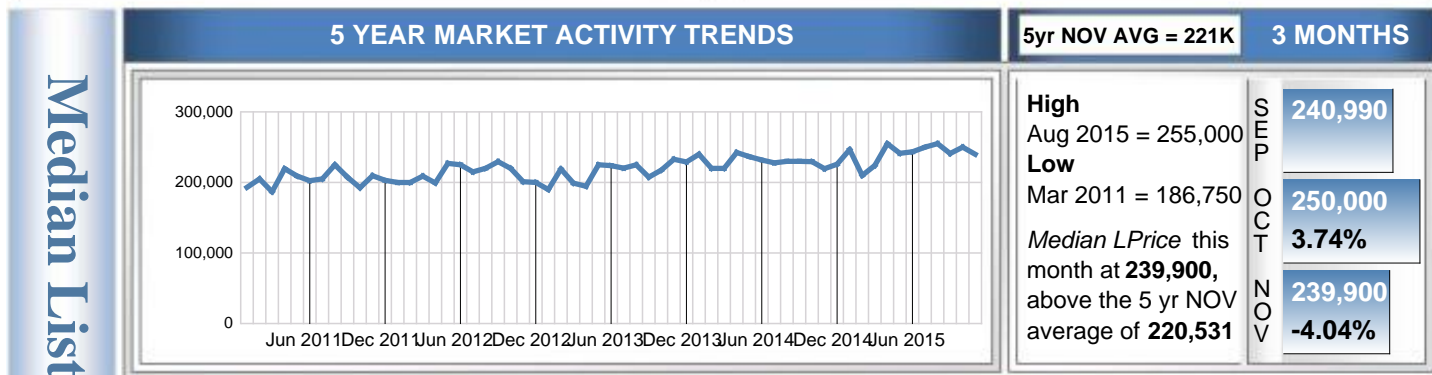
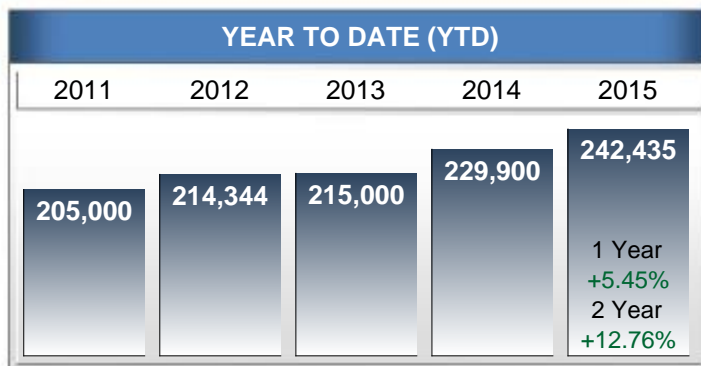
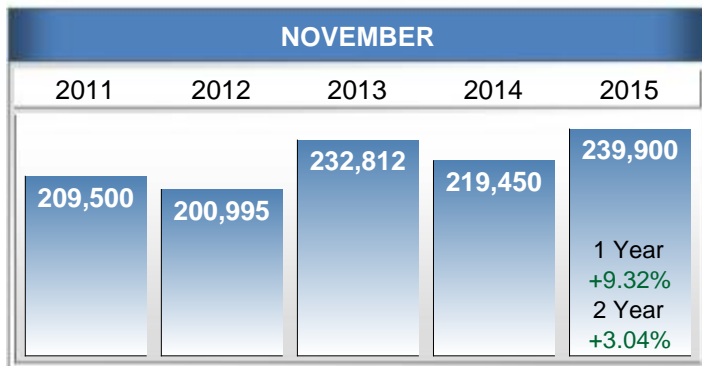
Closed Sales as of Dec 08, 2015



Median List Price at Closing

Report Produced on: Dec 09, 2015

Area Delimited by City Of Edmond - 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+
\$125,000 and less	16		6.90%	111,000	111,000	115,000	62,000	0
\$125,001 - \$150,000	21		9.05%	144,900	147,400	144,900	137,450	0
\$150,001 - \$200,000	43		18.53%	179,000	0	170,000	187,450	0
\$200,001 - \$275,000	60		25.86%	232,490	219,900	227,823	244,900	0
\$275,001 - \$325,000	37		15.95%	296,700	0	309,950	294,900	0
\$325,001 - \$450,000	31		13.36%	389,990	345,000	360,000	394,950	439,940
\$450,001 and up	24		10.34%	537,500	0	512,450	499,900	875,000
Median List Price:		\$239,900			\$144,900	\$201,263	\$294,900	\$787,450
Total Closed Units:		232			15	116	95	6
Total List Volume:		65,968,995			2.51M	25.33M	31.51M	6.63M



Monthly Inventory Analysis

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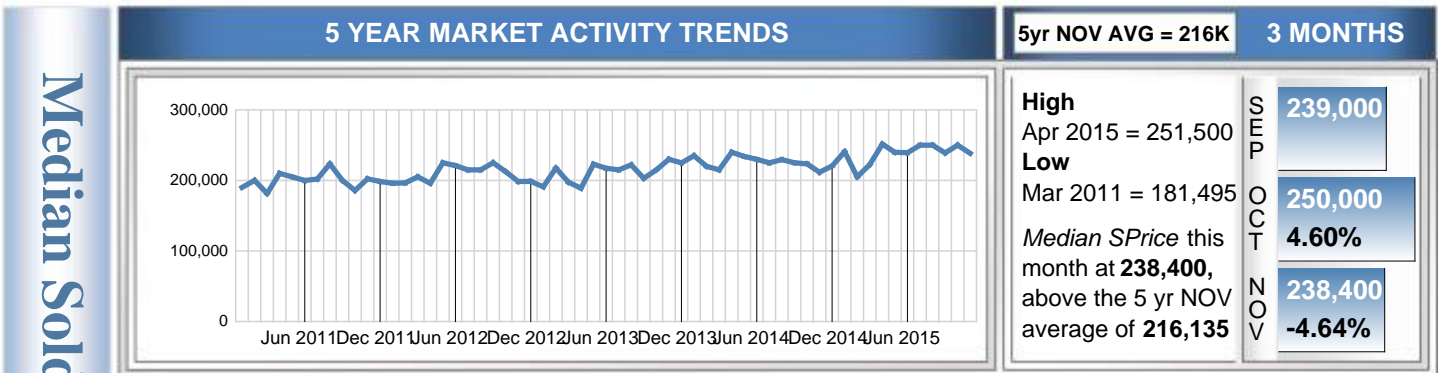
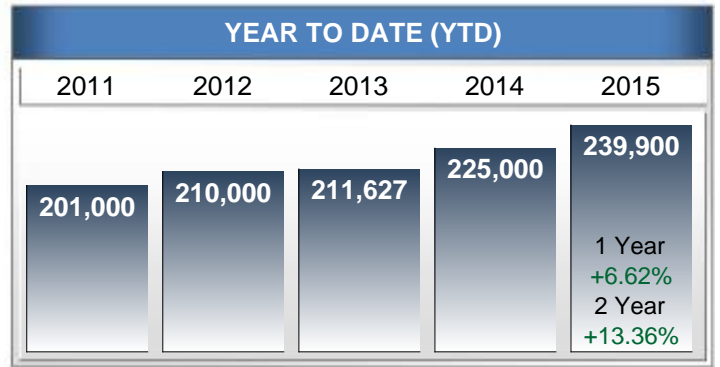
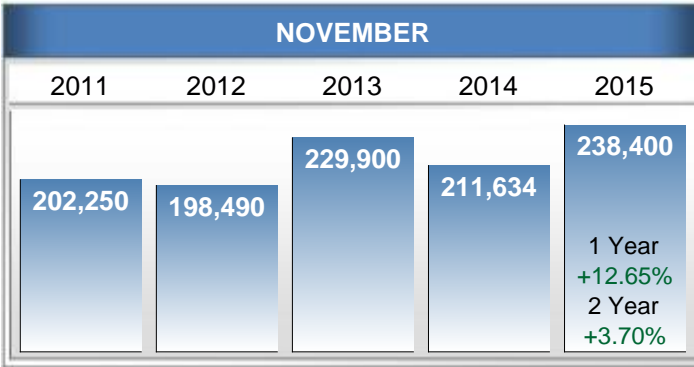
Closed Sales as of Dec 08, 2015



Median Sold Price at Closing

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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			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15		6.47%	103,000	96,500	109,500	52,000	0
\$125,001 - \$150,000	22		9.48%	139,000	142,000	139,000	130,750	0
\$150,001 - \$200,000	44		18.97%	176,500	0	170,000	180,000	0
\$200,001 - \$275,000	61		26.29%	231,990	219,900	229,250	236,995	0
\$275,001 - \$325,000	37		15.95%	296,601	0	305,000	286,750	0
\$325,001 - \$450,000	30		12.93%	389,450	345,000	370,726	389,900	440,940
\$450,001 and up	23		9.91%	525,000	0	509,950	504,767	857,500
Median Closed Price:		\$238,400			\$142,000	\$196,200	\$287,000	\$783,750
Total Closed Units:		232			15	116	95	6
Total Closed Volume:		64,835,839			2.49M	24.93M	31.01M	6.41M



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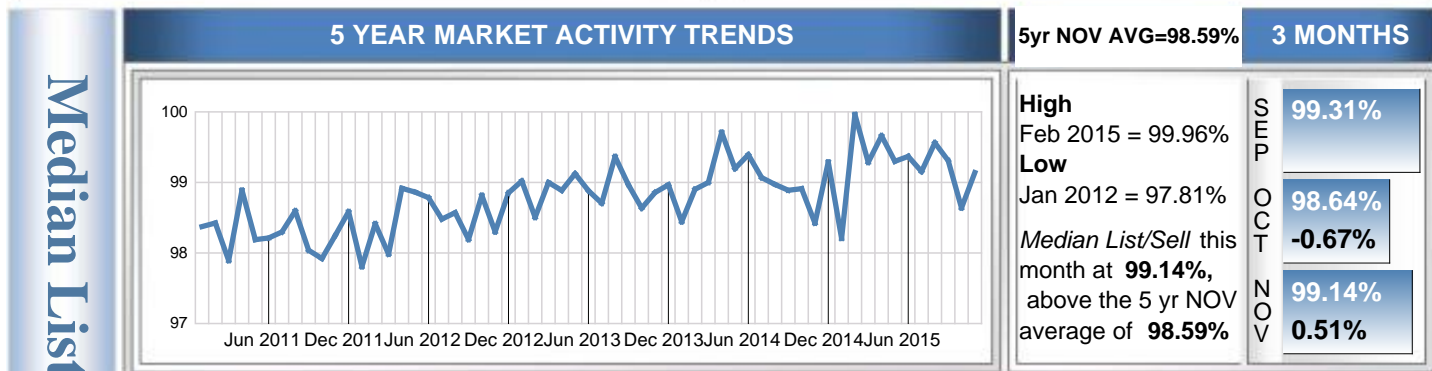
Closed Sales as of Dec 08, 2015



Median Percent of List Price to Selling Price

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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+	
\$125,000 and less	15	6.47%	94.14%	96.81%	93.37%	83.87%	0.00%	
\$125,001 - \$150,000	22	9.48%	99.50%	98.40%	100.00%	95.18%	0.00%	
\$150,001 - \$200,000	44	18.97%	100.00%	0.00%	100.00%	100.00%	0.00%	
\$200,001 - \$275,000	61	26.29%	99.21%	100.00%	99.01%	99.39%	0.00%	
\$275,001 - \$325,000	37	15.95%	98.86%	0.00%	97.70%	99.50%	0.00%	
\$325,001 - \$450,000	30	12.93%	99.02%	100.00%	100.00%	98.71%	100.23%	
\$450,001 and up	23	9.91%	99.05%	0.00%	99.52%	98.97%	98.57%	
Median List/Sell Ratio:				99.14%	98.89%	99.40%	98.96%	99.28%
Total Closed Units:				232	15	116	95	6
Total Closed Volume:				64,835,839	2.49M	24.93M	31.01M	6.41M



Monthly Inventory Analysis

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November 2015

Inventory as of Dec 08, 2015



Market Summary

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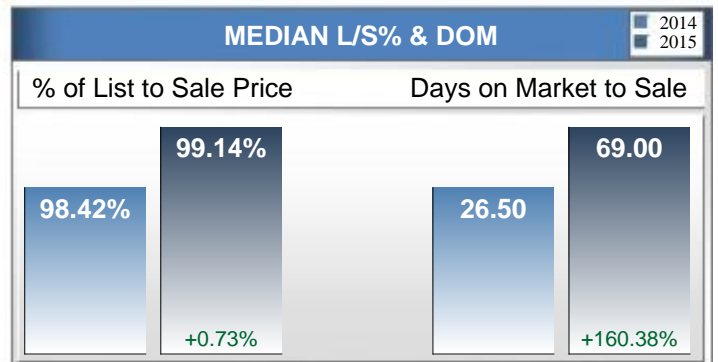
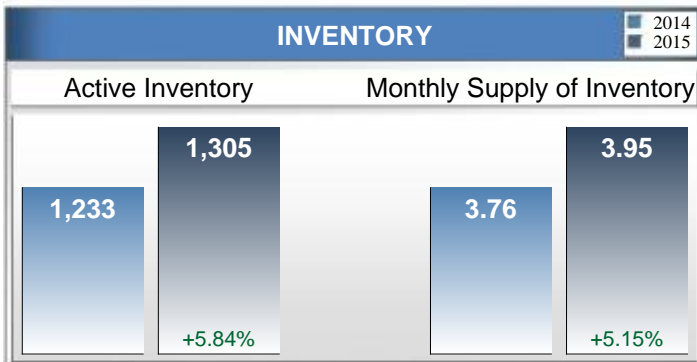
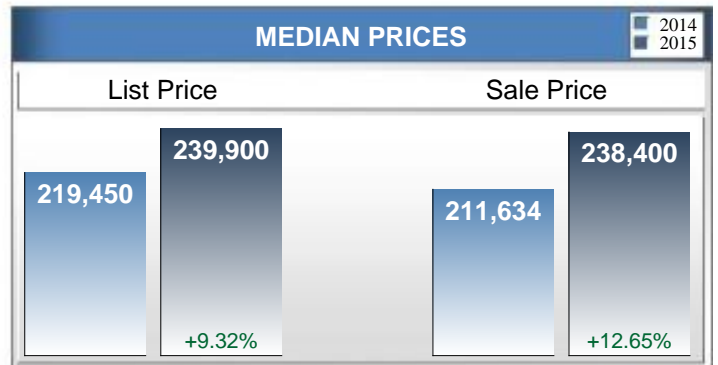
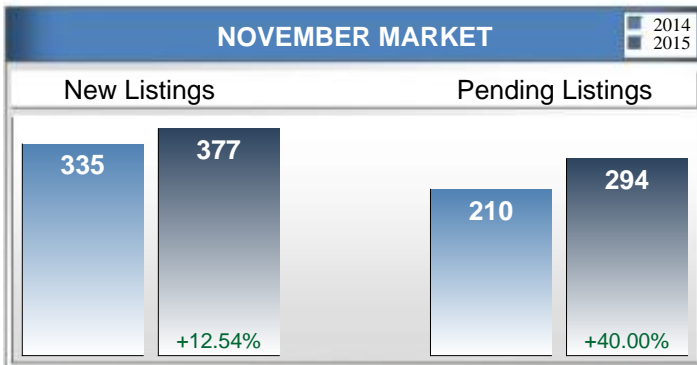
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 331 Sales/Month

Active Inventory as of November 30, 2015 = 1,305

	NOVEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	222	232	4.50%	3,691	3,668	-0.62%
Pending Sales	210	294	40.00%	3,743	3,839	2.56%
New Listings	335	377	12.54%	5,171	5,716	10.54%
Median List Price	219,450	239,900	9.32%	229,900	242,435	5.45%
Median Sale Price	211,634	238,400	12.65%	225,000	239,900	6.62%
Median Percent of List Price to Selling Price	98.42%	99.14%	0.73%	99.03%	99.27%	0.24%
Median Days on Market to Sale	26.50	69.00	160.38%	23.00	27.00	17.39%
Monthly Inventory	1,233	1,305	5.84%	1,233	1,305	5.84%
Months Supply of Inventory	3.76	3.95	5.15%	3.76	3.95	5.15%





November 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

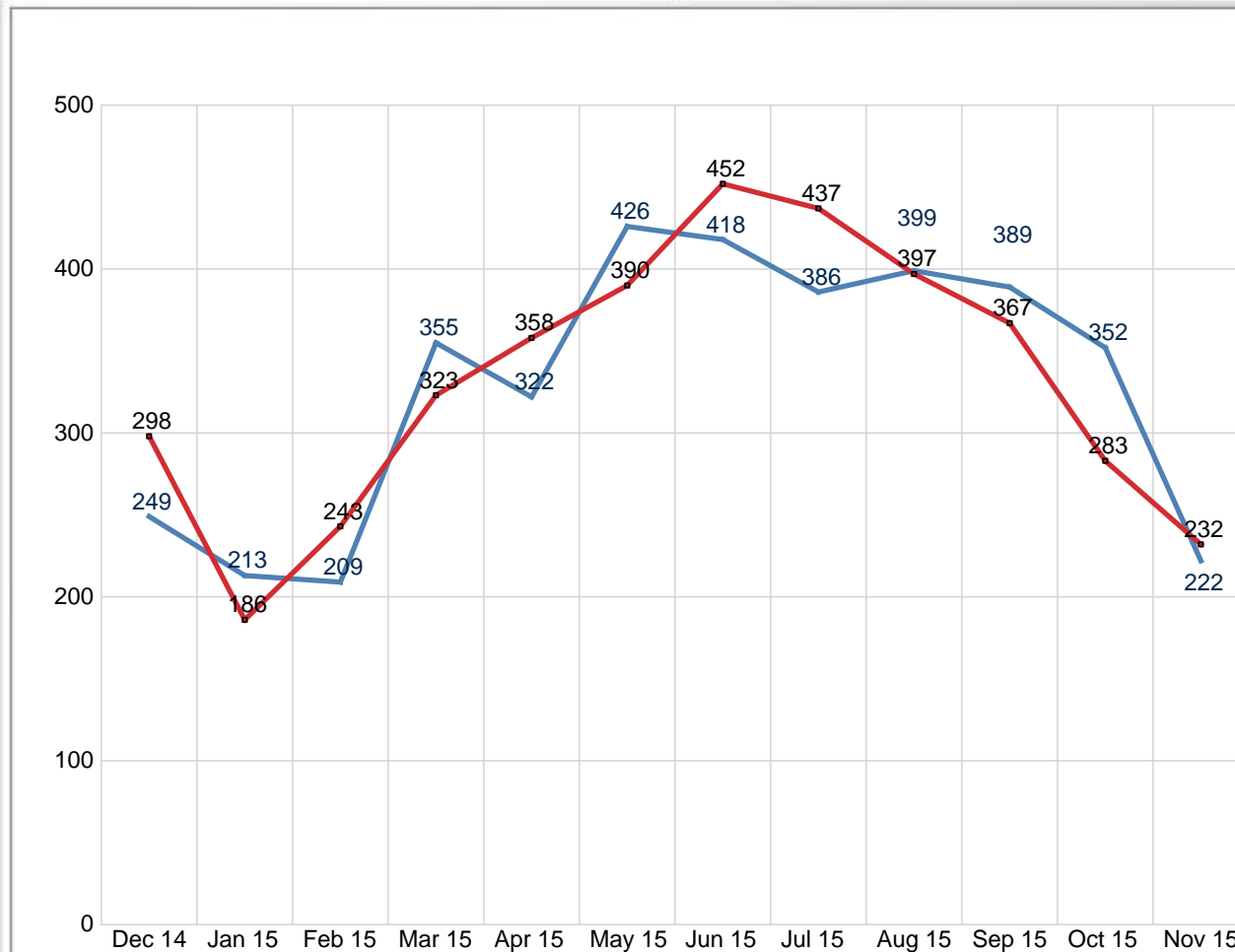
Report Produced on: Dec 09, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

NOVEMBER

2014	2015
222	232
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 4.50% </div>	

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
3,691	3,668
<div style="background-color: red; color: white; padding: 5px; display: inline-block;"> ↓ -0.62% </div>	

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
3,940	3,966
<div style="background-color: green; color: white; padding: 5px; display: inline-block;"> ↑ 0.66% </div>	



November 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

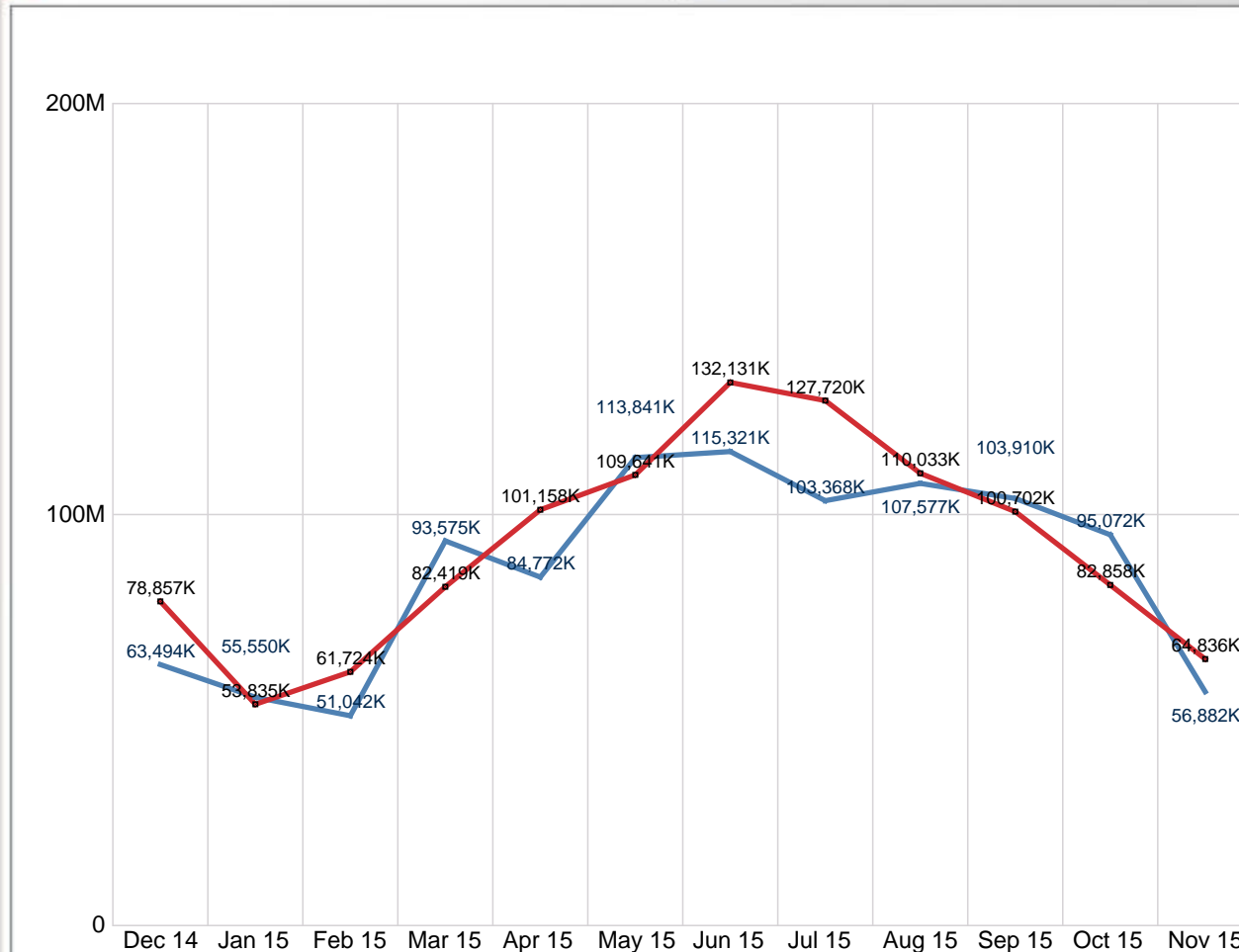
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Comparative Analysis

NOVEMBER

2014	2015
57M	65M

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
981M	1.03B

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
1.04B	1.11B



November 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

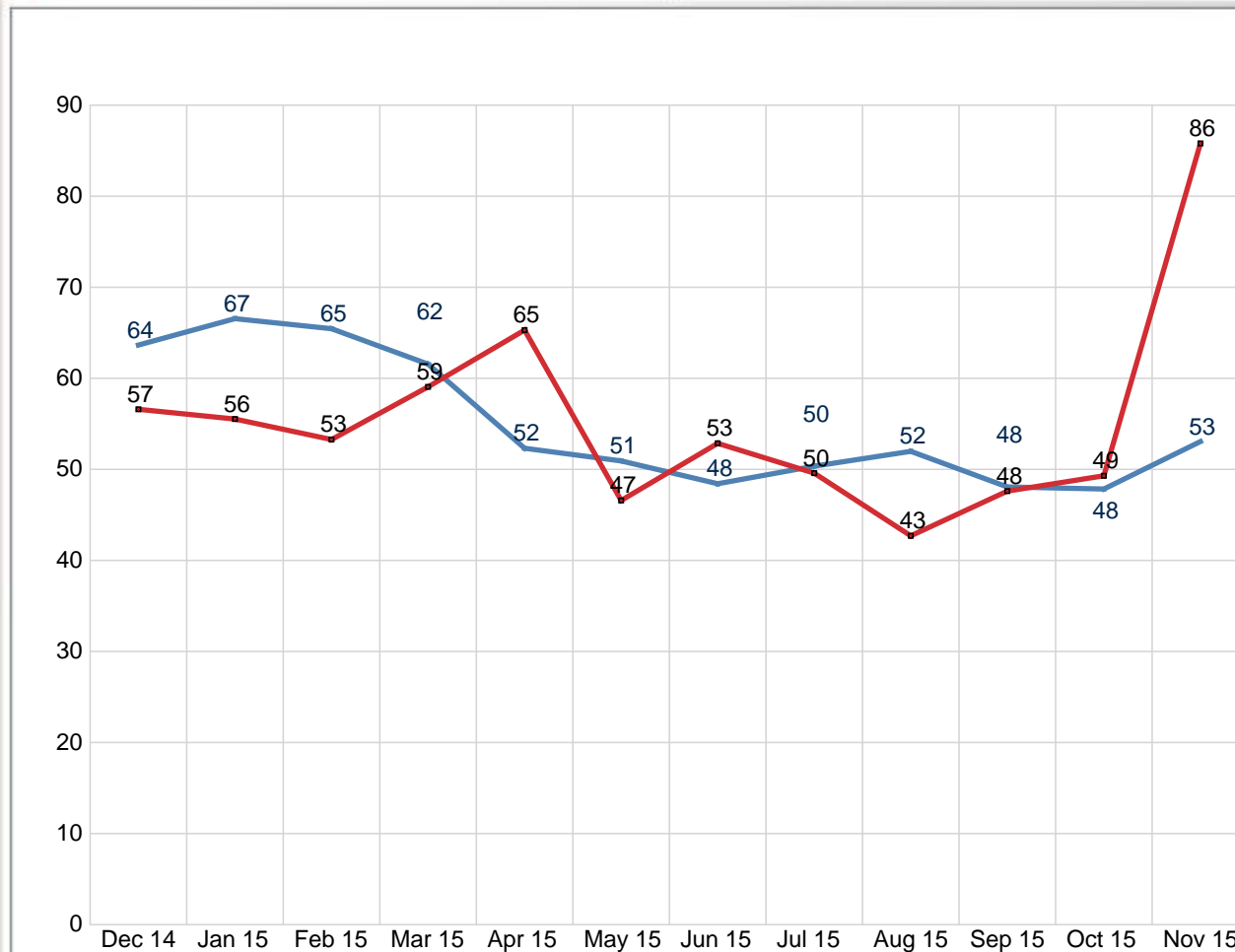
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Dec 09, 2015

Market Trends

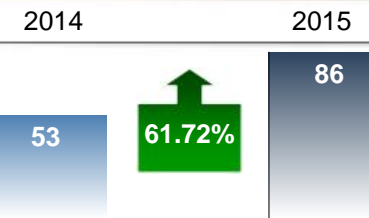
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Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

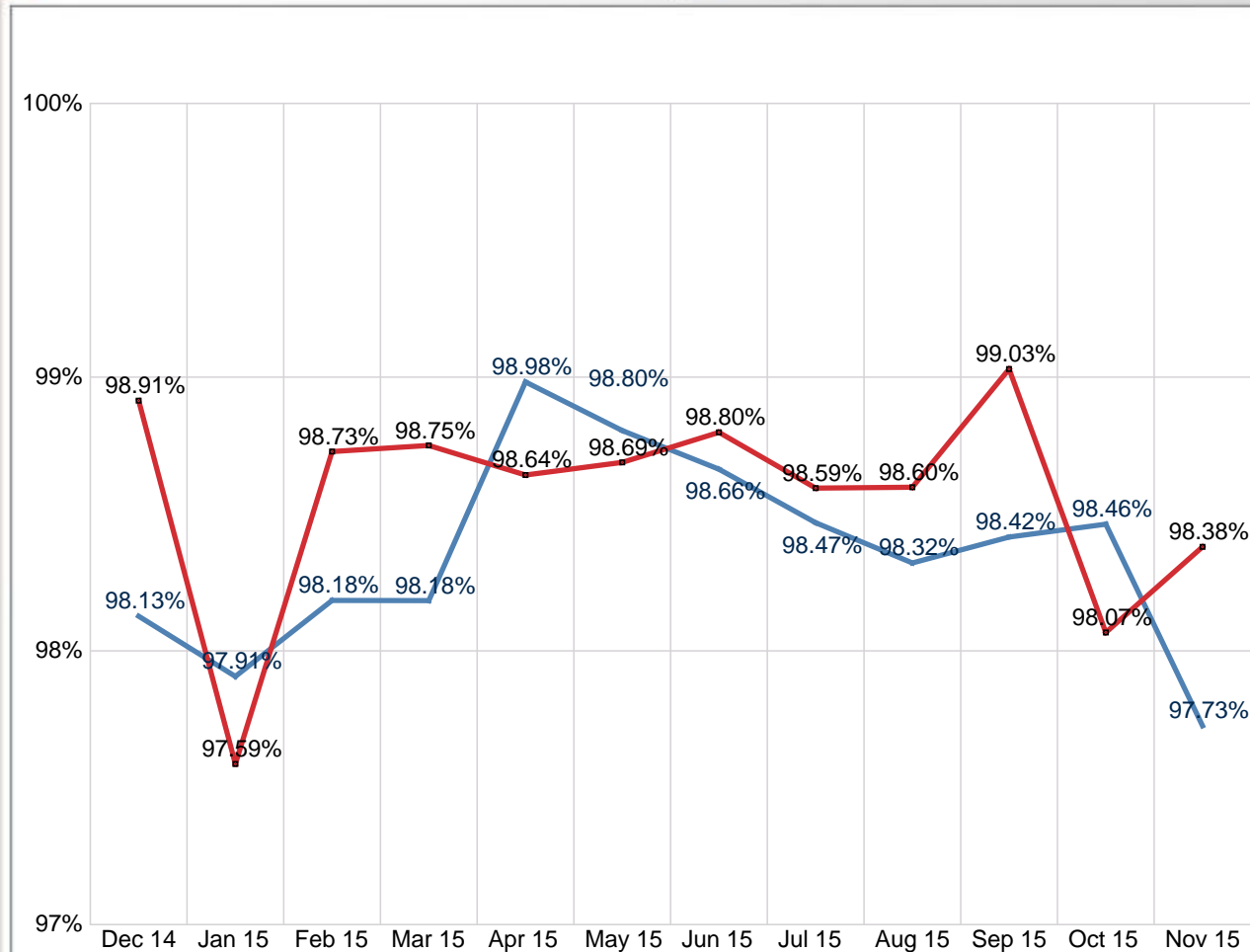
Report Produced on: Dec 09, 2015

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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
97.73%	98.38%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.67%	

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
98.43%	98.60%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.17%	

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
98.41%	98.62%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.21%	



November 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

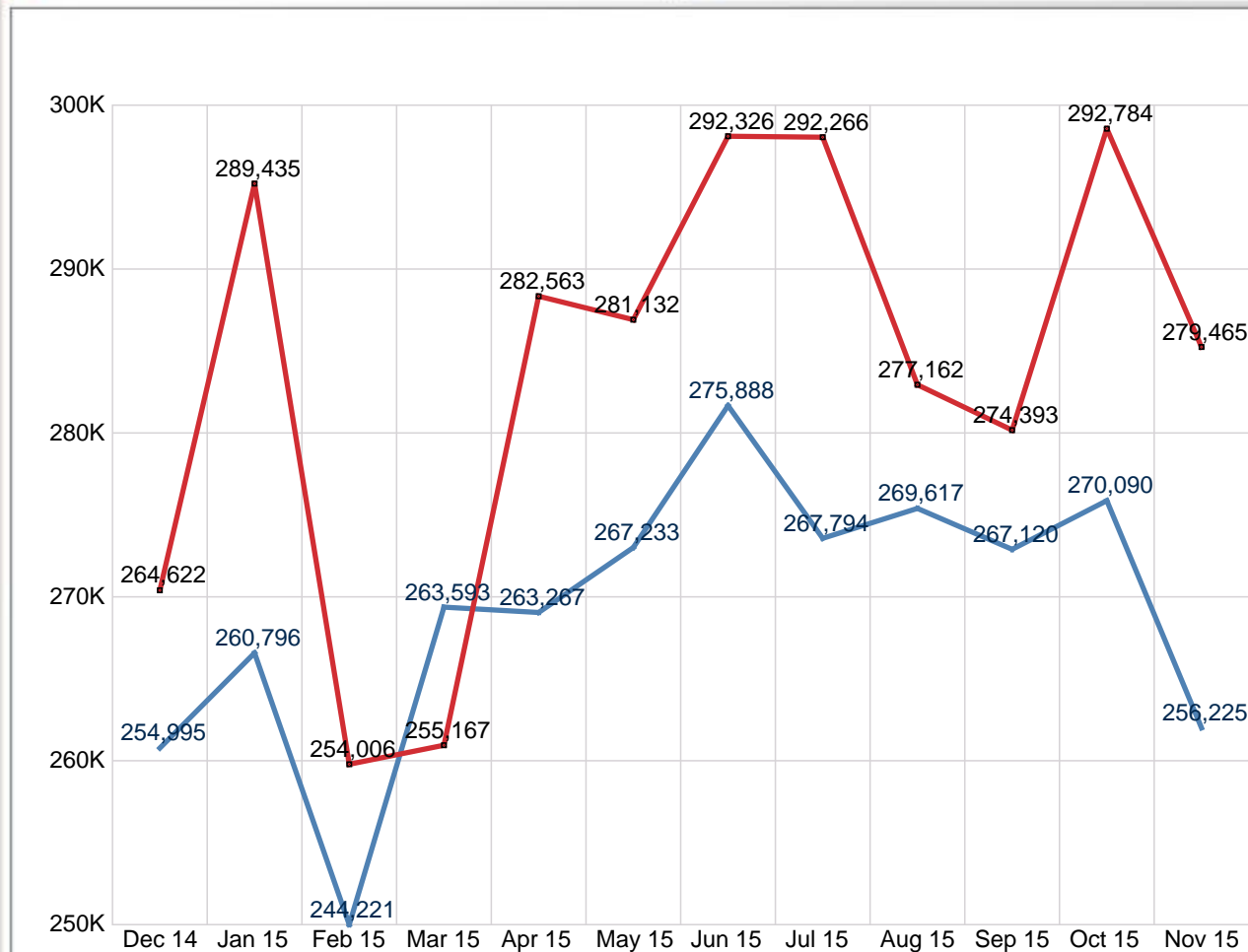
Report Produced on: Dec 09, 2015

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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
256,225	279,465

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
265,757	280,005

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
265,077	278,849