



November 2015

Area Delimited by County Of Logan -
Residential Property Type

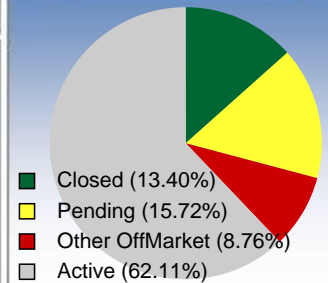


Absorption: Last 12 months, an Average of **62** Sales/Month

Active Inventory as of November 30, 2015 = **241**

	NOVEMBER		
	2014	2015	+/- %
Closed Listings	47	52	10.64%
Pending Listings	41	61	48.78%
New Listings	66	71	7.58%
Median List Price	214,900	226,750	5.51%
Median Sale Price	205,000	226,750	10.61%
Median Percent of List Price to Selling Price	98.25%	99.25%	1.02%
Median Days on Market to Sale	26.00	76.00	192.31%
End of Month Inventory	239	241	0.84%
Months Supply of Inventory	4.08	3.88	-4.85%

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 **0.84%** to 241 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.88** 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 **10.61%** in November 2015 to \$226,750 versus the previous year at \$205,000.

Median Days on Market Lengthens

The median number of **76.00** days that homes spent on the market before selling increased by 50.00 days or **192.31%** in November 2015 compared to last year's same month at **26.00** 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 71 New Listings in November 2015, up **7.58%** from last year at 66. Furthermore, there were 52 Closed Listings this month versus last year at 47, a **10.64%** increase.

Closed versus Listed trends yielded a **73.2%** ratio, up from last year's November 2015 at **71.2%**, a **2.85%** upswing. 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

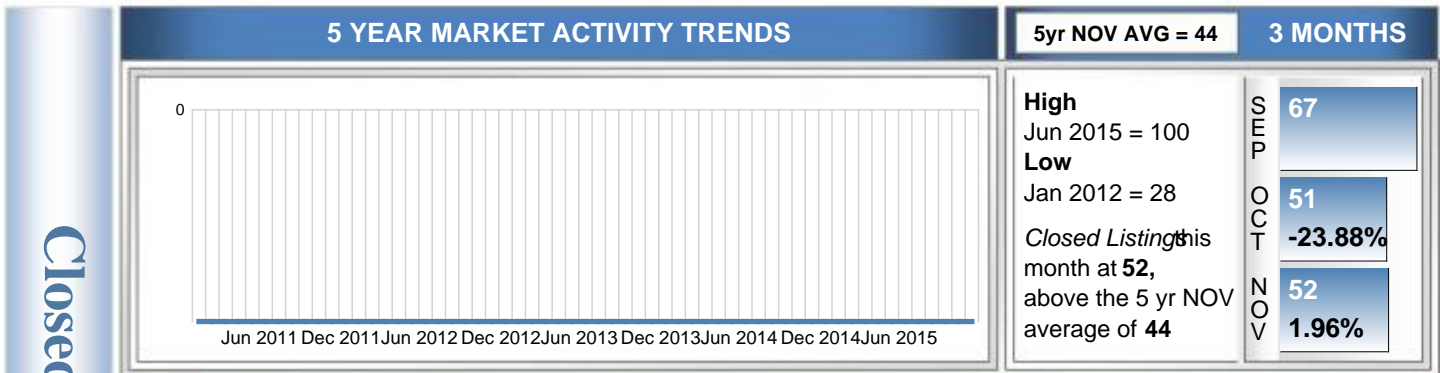
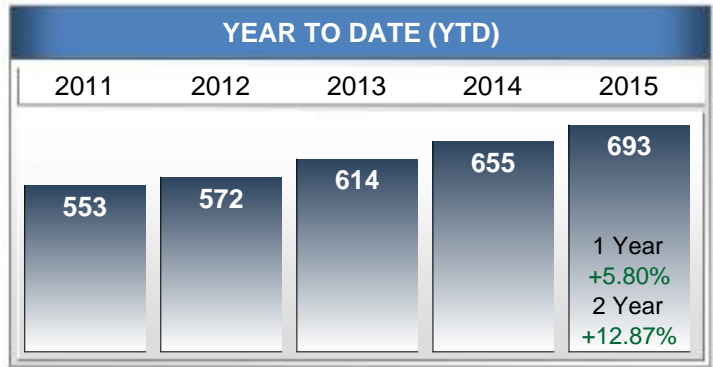
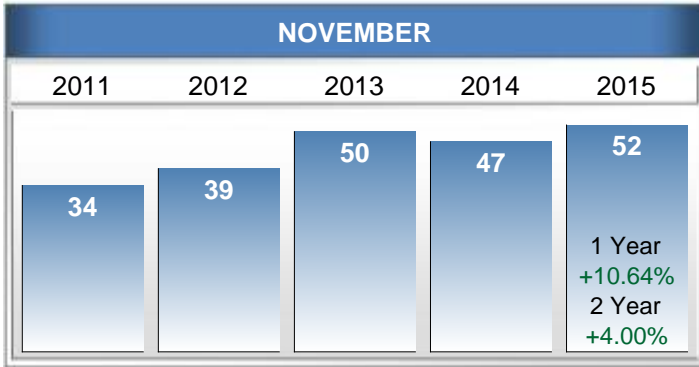
Closed Sales as of Dec 08, 2015



Closed Listings

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - 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+
\$50,000 and less	4	7.69%	67.5	2	2	0	0
\$50,001 - \$100,000	6	11.54%	71.0	1	4	1	0
\$100,001 - \$150,000	8	15.38%	76.5	0	8	0	0
\$150,001 - \$225,000	8	15.38%	48.0	0	5	3	0
\$225,001 - \$300,000	14	26.92%	102.5	0	6	8	0
\$300,001 - \$350,000	6	11.54%	92.0	0	3	3	0
\$350,001 and up	6	11.54%	68.5	0	1	5	0
Total Closed Units: 52				76.0			
Total Closed Volume: 11,293,976				134.05K	5.33M	5.83M	0.00B
Median Closed Price: \$226,750				\$36,552	\$159,900	\$259,000	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

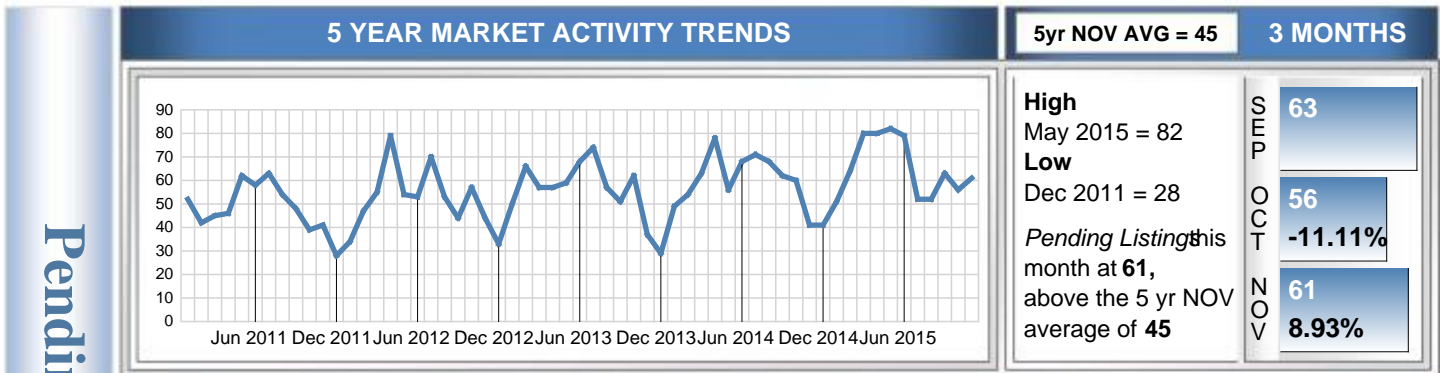
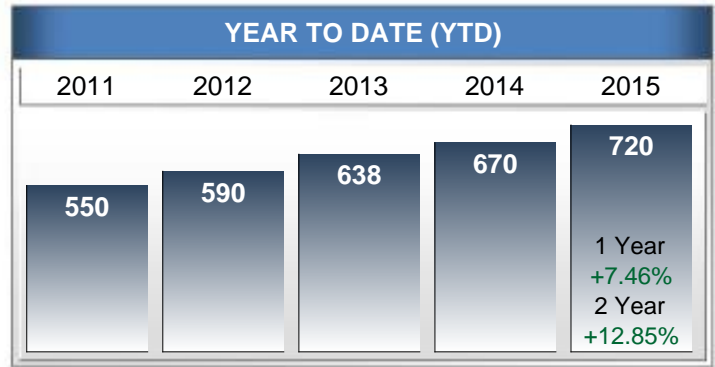
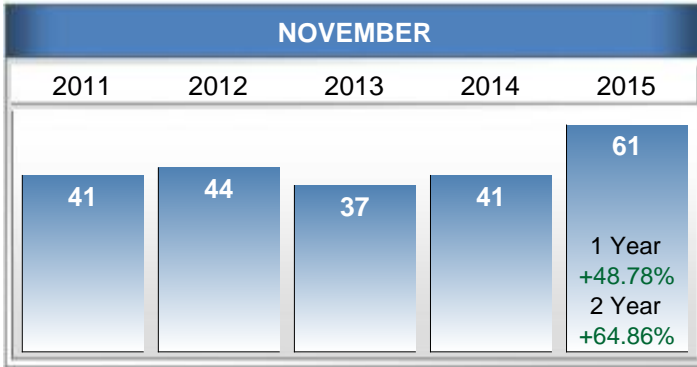
Pending Listings as of Dec 08, 2015



Pending Listings

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - Residential Property Type



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	2	3.28%	34.0	2	0	0	0
\$25,001 - \$75,000	9	14.75%	55.0	2	6	1	0
\$75,001 - \$150,000	14	22.95%	22.0	0	11	2	1
\$150,001 - \$200,000	12	19.67%	13.0	0	10	2	0
\$200,001 - \$250,000	10	16.39%	69.0	1	3	5	1
\$250,001 - \$300,000	8	13.11%	39.5	0	2	4	2
\$300,001 and up	6	9.84%	23.5	0	1	3	2
Total Pending Units: 61				5	33	17	6
Total Pending Volume: 11,513,272				385.70K	5.12M	4.25M	1.75M
Median Listing Price: \$179,900				\$44,600	\$150,000	\$239,900	\$267,400

Pending Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

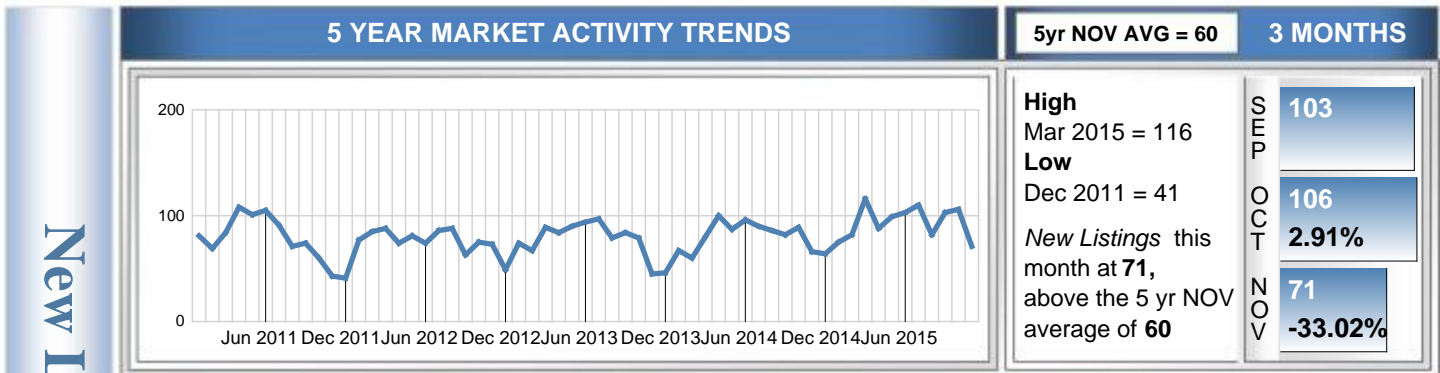
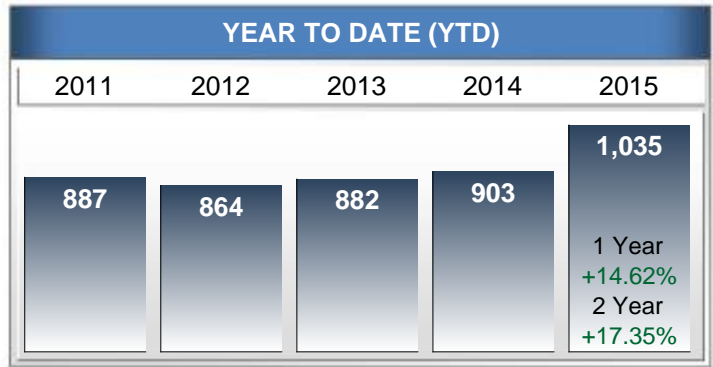
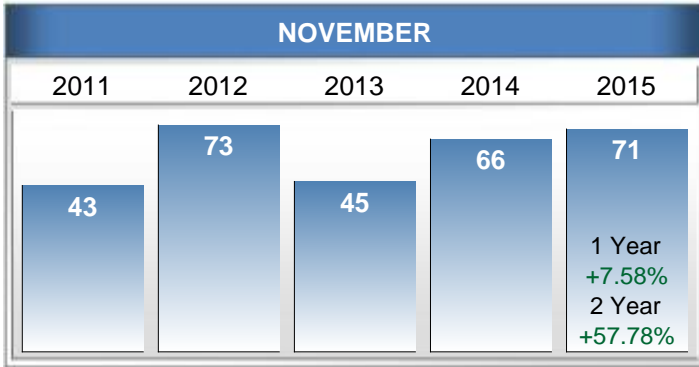
New Listings as of Dec 08, 2015



New Listings

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$100,000 and less	7	9.86%	2	5	0	0
\$100,001 - \$175,000	7	9.86%	0	5	2	0
\$175,001 - \$200,000	9	12.68%	0	8	1	0
\$200,001 - \$300,000	23	32.39%	1	6	13	3
\$300,001 - \$325,000	8	11.27%	0	4	4	0
\$325,001 - \$400,000	8	11.27%	1	1	6	0
\$400,001 and up	9	12.68%	0	2	5	2
Total New Listed Units:			4	31	31	5
Total New Listed Volume:			715.90K	6.72M	9.48M	1.75M
Median New Listed Listing Price:			\$159,950	\$195,000	\$300,000	\$274,900



Monthly Inventory Analysis

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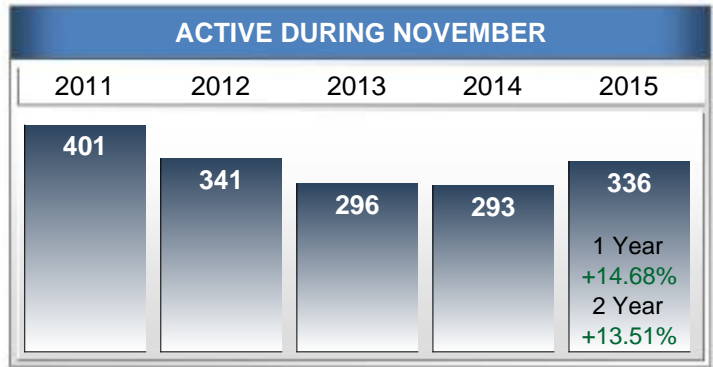
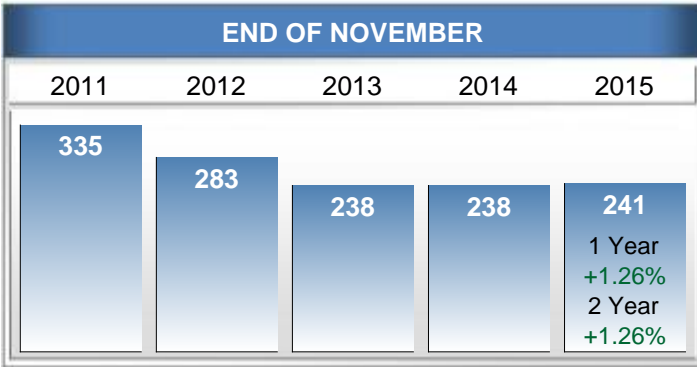
Active Inventory as of Dec 08, 2015



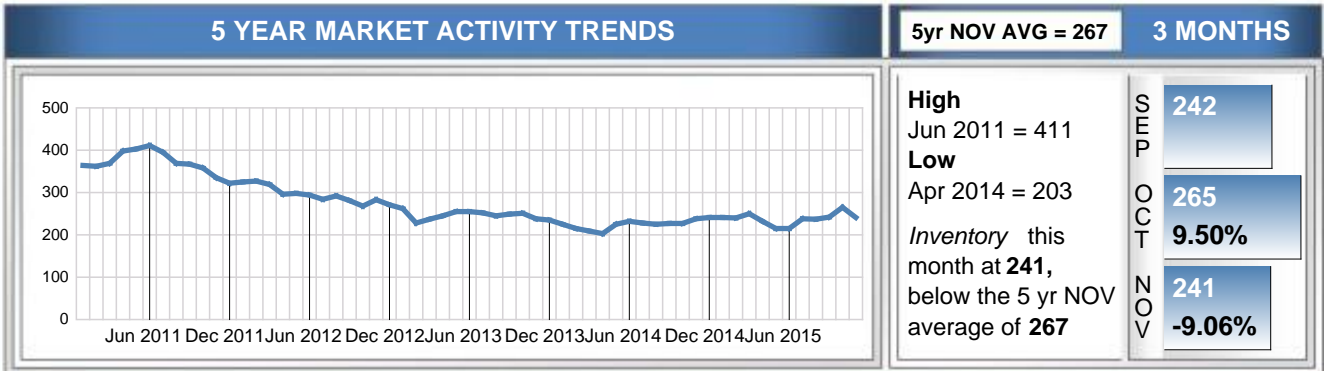
Active Inventory

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - Residential Property Type



Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$100,000 and less	25	10.37%	85.0	5	16	2	2		
\$100,001 - \$175,000	29	12.03%	83.0	2	21	5	1		
\$175,001 - \$200,000	22	9.13%	54.0	1	12	7	2		
\$200,001 - \$275,000	60	24.90%	54.5	1	30	22	7		
\$275,001 - \$325,000	43	17.84%	55.0	0	12	29	2		
\$325,001 - \$425,000	35	14.52%	48.0	1	14	17	3		
\$425,001 and up	27	11.20%	56.0	0	4	20	3		
Total Active Inventory by Units:				241	62.0	10	109	102	20
Total Active Inventory by Volume:				66,541,776		1.43M	24.99M	34.51M	5.61M
Median Active Inventory Listing Price:				\$250,000		\$115,000	\$214,900	\$299,450	\$259,700

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2015

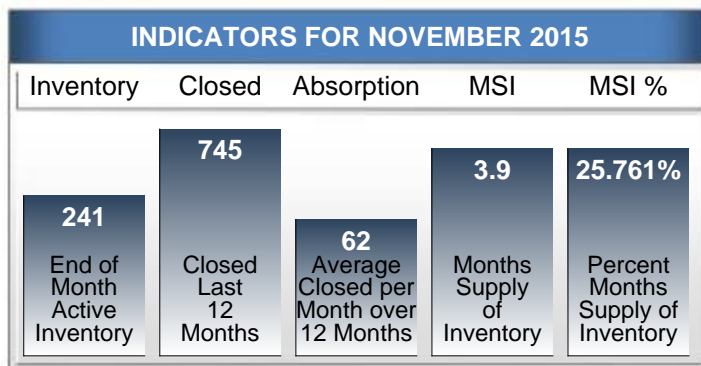
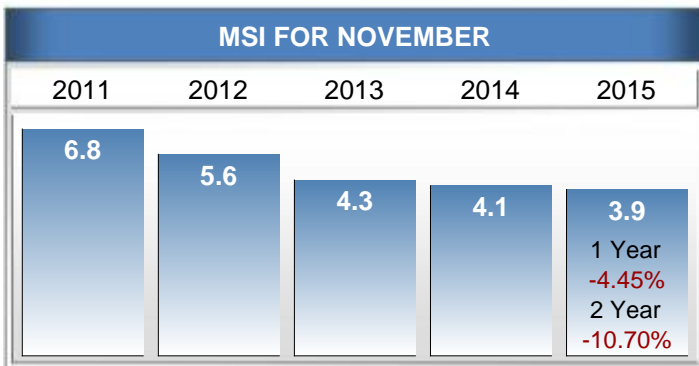
Active Inventory as of Dec 08, 2015



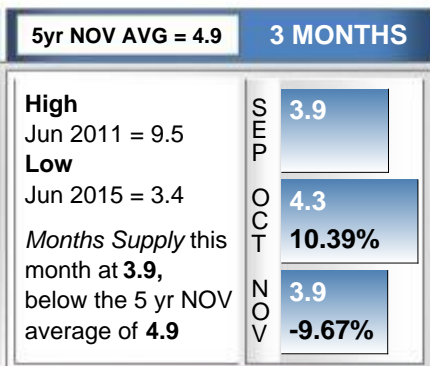
Months Supply of Inventory

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - 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+
\$100,000 and less	25	10.37%	2.2	1.2	2.5	2.2	0.0
\$100,001 \$175,000	29	12.03%	2.3	4.8	2.1	2.5	4.0
\$175,001 \$200,000	22	9.13%	4.1	4.0	3.6	4.0	24.0
\$200,001 \$275,000	60	24.90%	4.1	12.0	4.6	3.0	12.0
\$275,001 \$325,000	43	17.84%	6.1	0.0	7.6	6.0	3.0
\$325,001 \$425,000	35	14.52%	4.9	0.0	8.0	3.9	2.8
\$425,001 and up	27	11.20%	7.0	0.0	16.0	5.7	0.0
MSI:			3.9	2.0	3.6	4.1	7.5
Total Active Inventory:			241	10	109	102	20



Monthly Inventory Analysis

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November 2015

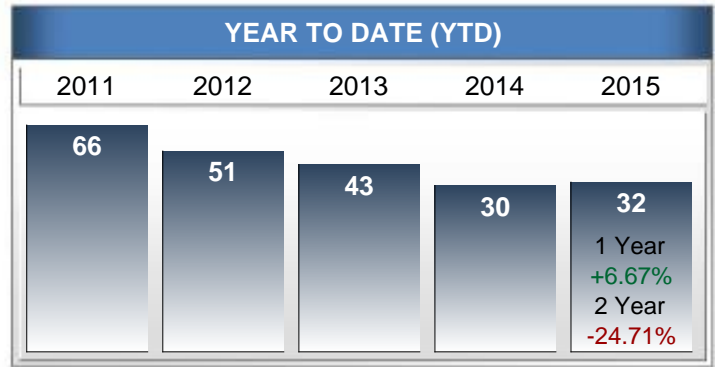
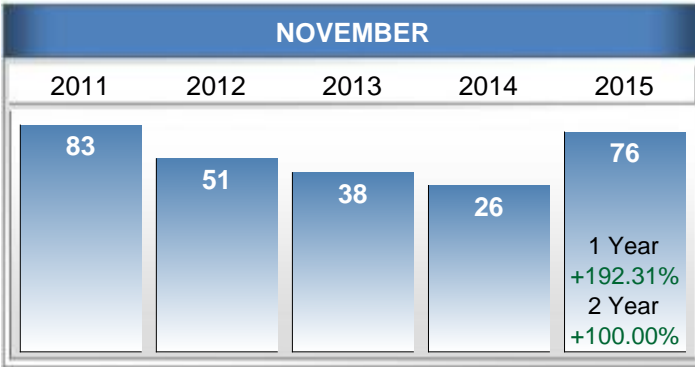
Closed Sales as of Dec 08, 2015



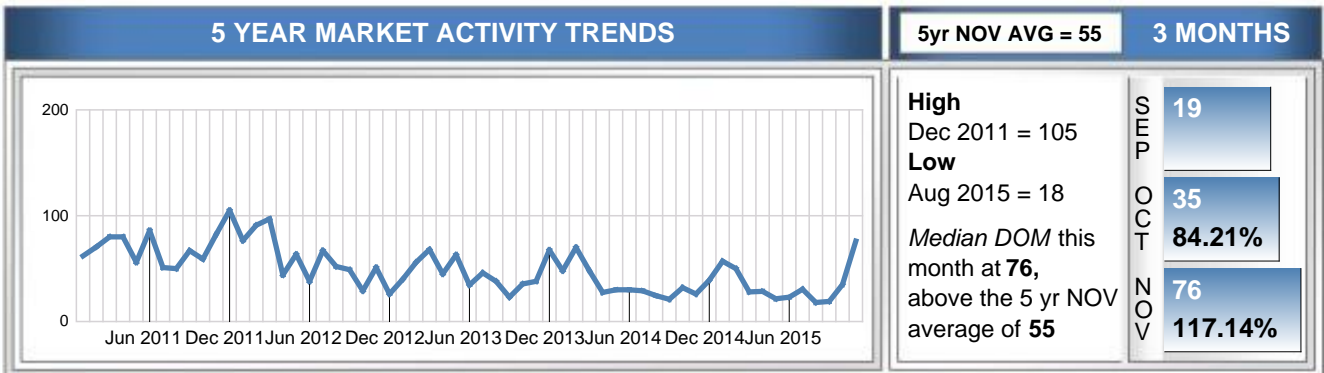
Median Days on Market to Sale

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market



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+	
\$50,000 and less	4		7.69%	67.5	33.5	80.0	0.0	0.0	
\$50,001 - \$100,000	6		11.54%	71.0	71.0	74.0	28.0	0.0	
\$100,001 - \$150,000	8		15.38%	76.5	0.0	76.5	0.0	0.0	
\$150,001 - \$225,000	8		15.38%	48.0	0.0	41.0	55.0	0.0	
\$225,001 - \$300,000	14		26.92%	102.5	0.0	114.5	89.5	0.0	
\$300,001 - \$350,000	6		11.54%	92.0	0.0	99.0	85.0	0.0	
\$350,001 and up	6		11.54%	68.5	0.0	136.0	48.0	0.0	
Median Closed DOM:					76.0	56.0	81.0	64.5	0.0
Total Closed Units:					52	3	29	20	0.0
Total Closed Volume:					11,293,976	134.05K	5.33M	5.83M	0.00B

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Monthly Inventory Analysis

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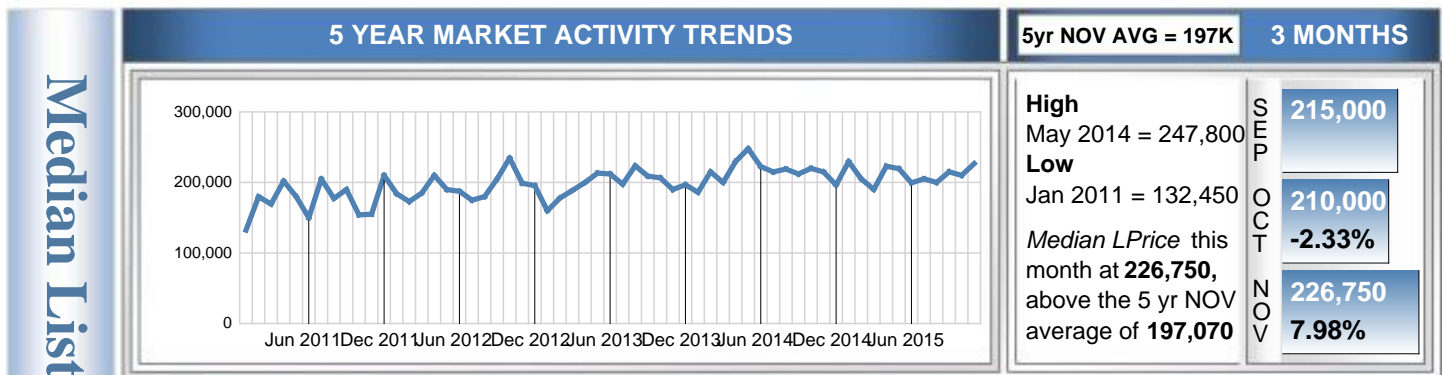
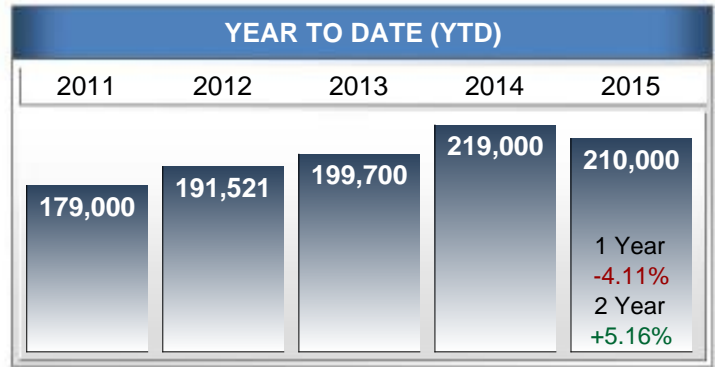
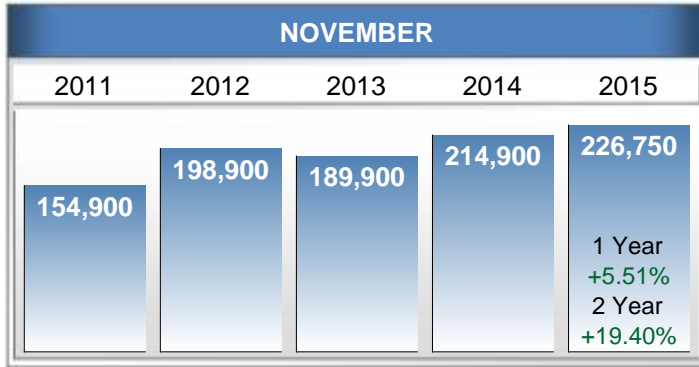
Closed Sales as of Dec 08, 2015



Median List Price at Closing

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - 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	3		5.77%	26,000	30,500	20,900	0	0
\$50,001 - \$100,000	6		11.54%	68,750	65,000	74,200	62,000	0
\$100,001 - \$150,000	7		13.46%	128,500	0	128,500	0	0
\$150,001 - \$225,000	10		19.23%	181,250	0	177,500	185,000	0
\$225,001 - \$300,000	15		28.85%	255,000	0	264,970	239,900	0
\$300,001 - \$350,000	5		9.62%	324,518	0	325,000	321,709	0
\$350,001 and up	6		11.54%	461,475	0	399,900	478,800	0
Median List Price:		\$226,750			\$35,000	\$160,000	\$264,450	\$0
Total Closed Units:		52			3	29	20	
Total List Volume:		11,418,194			126.00K	5.47M	5.82M	0.00B



Monthly Inventory Analysis

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

November 2015

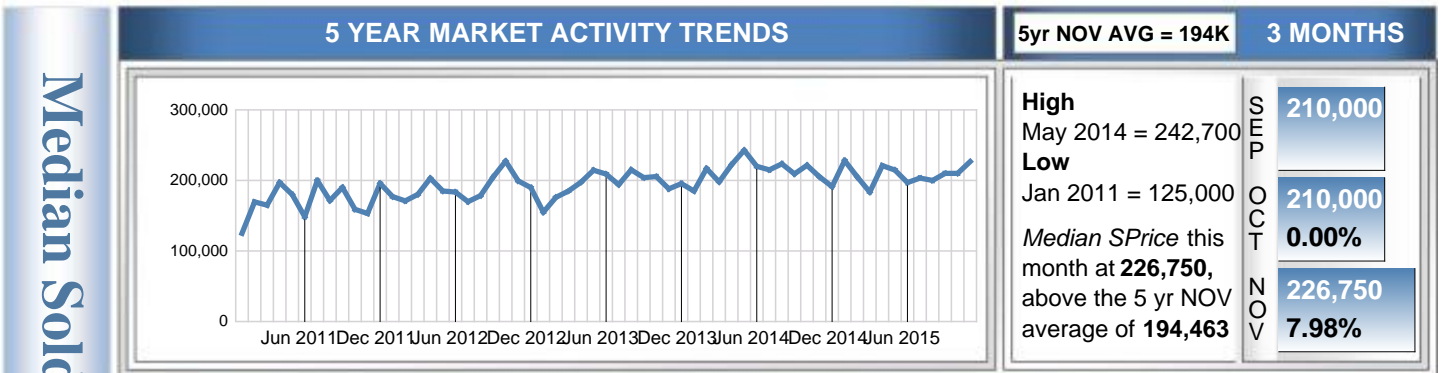
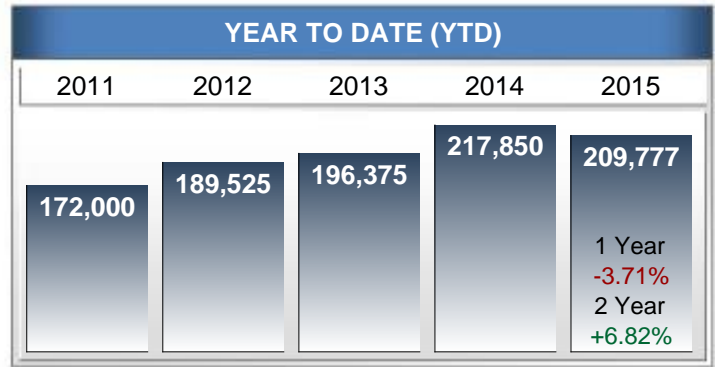
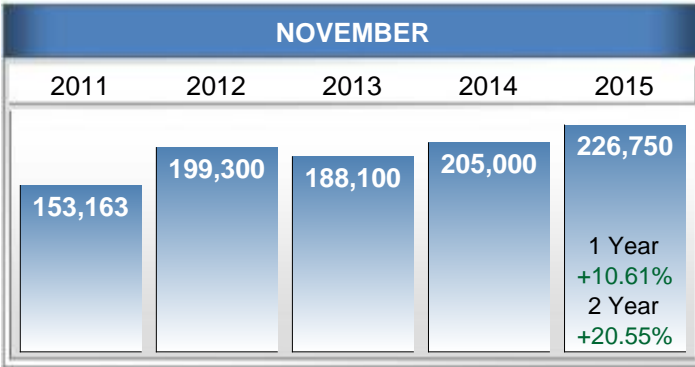
Closed Sales as of Dec 08, 2015



Median Sold Price at Closing

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Area Delimited by County Of Logan - 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+
\$50,000 and less	4		7.69%	35,776	35,776	33,375	0	0
\$50,001 - \$100,000	6		11.54%	69,500	62,500	77,000	52,000	0
\$100,001 - \$150,000	8		15.38%	133,500	0	133,500	0	0
\$150,001 - \$225,000	8		15.38%	187,250	0	189,500	185,000	0
\$225,001 - \$300,000	14		26.92%	249,000	0	260,720	231,000	0
\$300,001 - \$350,000	6		11.54%	318,356	0	317,000	318,900	0
\$350,001 and up	6		11.54%	464,195	0	400,000	475,000	0
Median Closed Price:	\$226,750				\$36,552	\$159,900	\$259,000	\$0
Total Closed Units:	52				3	29	20	
Total Closed Volume:	11,293,976				134.05K	5.33M	5.83M	0.00B



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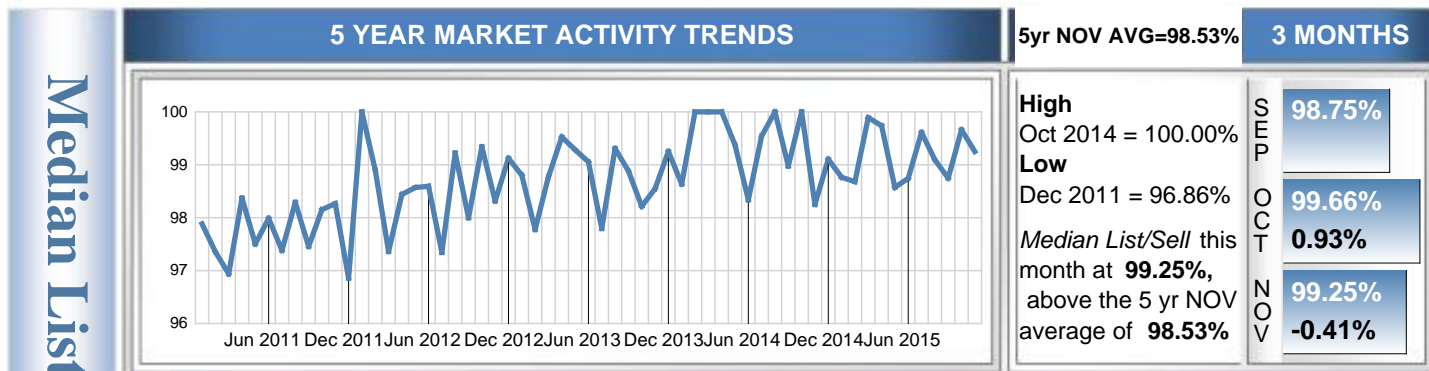
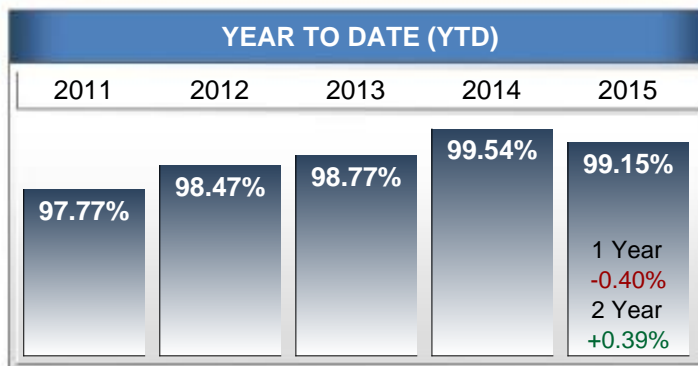
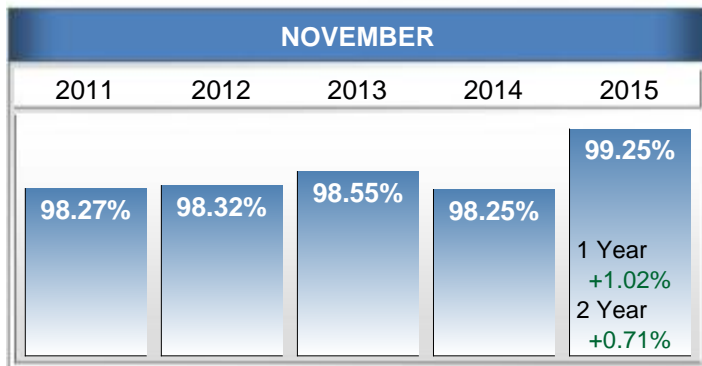
Closed Sales as of Dec 08, 2015



Median Percent of List Price to Selling Price

Report Produced on: Dec 09, 2015

Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

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

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+
\$50,000 and less	4	7.69%	96.65%	120.29%	91.65%	0.00%	0.00%
\$50,001 - \$100,000	6	11.54%	91.81%	96.15%	91.81%	83.87%	0.00%
\$100,001 - \$150,000	8	15.38%	97.23%	0.00%	97.23%	0.00%	0.00%
\$150,001 - \$225,000	8	15.38%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$300,000	14	26.92%	99.25%	0.00%	98.64%	99.64%	0.00%
\$300,001 - \$350,000	6	11.54%	99.37%	0.00%	97.85%	102.60%	0.00%
\$350,001 and up	6	11.54%	99.86%	0.00%	100.03%	99.70%	0.00%
Median List/Sell Ratio:	99.25%			100.00%	97.94%	100.00%	0.00%
Total Closed Units:	52			3	29	20	
Total Closed Volume:	11,293,976			134.05K	5.33M	5.83M	0.00B



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Inventory as of Dec 08, 2015



Market Summary

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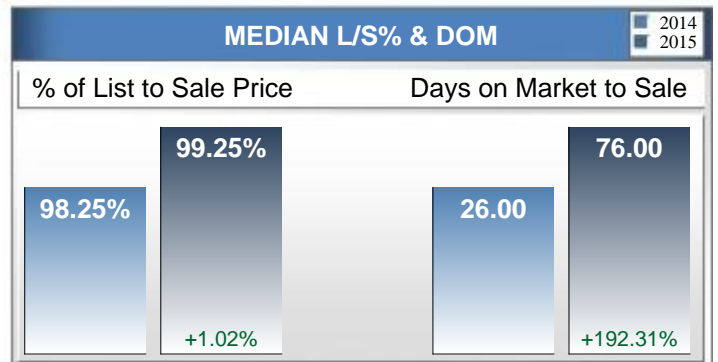
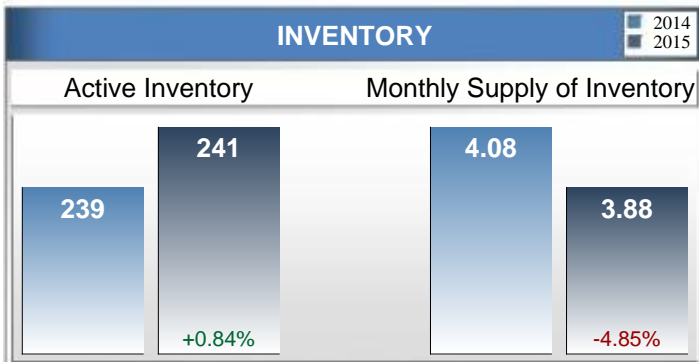
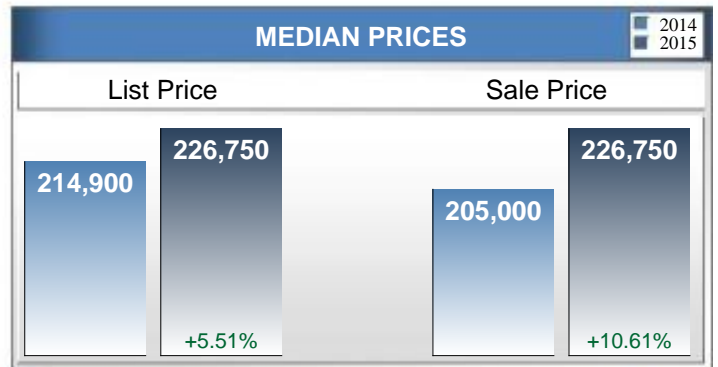
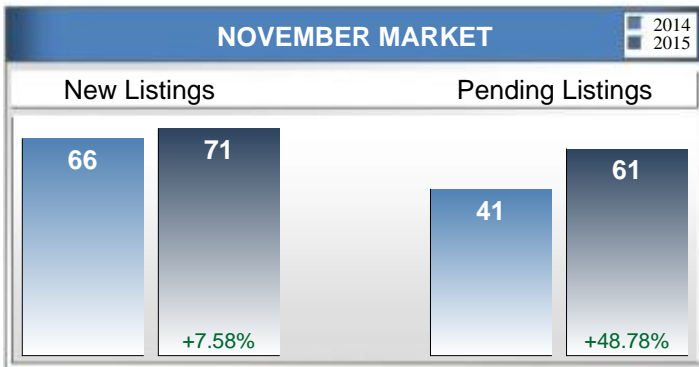
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Absorption: Last 12 months, an Average of 62 Sales/Month

Active Inventory as of November 30, 2015 = 241

	NOVEMBER			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	47	52	10.64%	655	693	5.80%
Pending Sales	41	61	48.78%	670	720	7.46%
New Listings	66	71	7.58%	903	1,035	14.62%
Median List Price	214,900	226,750	5.51%	219,000	210,000	-4.11%
Median Sale Price	205,000	226,750	10.61%	217,850	209,777	-3.71%
Median Percent of List Price to Selling Price	98.25%	99.25%	1.02%	99.54%	99.15%	-0.40%
Median Days on Market to Sale	26.00	76.00	192.31%	30.00	32.00	6.67%
Monthly Inventory	239	241	0.84%	239	241	0.84%
Months Supply of Inventory	4.08	3.88	-4.85%	4.08	3.88	-4.85%





November 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

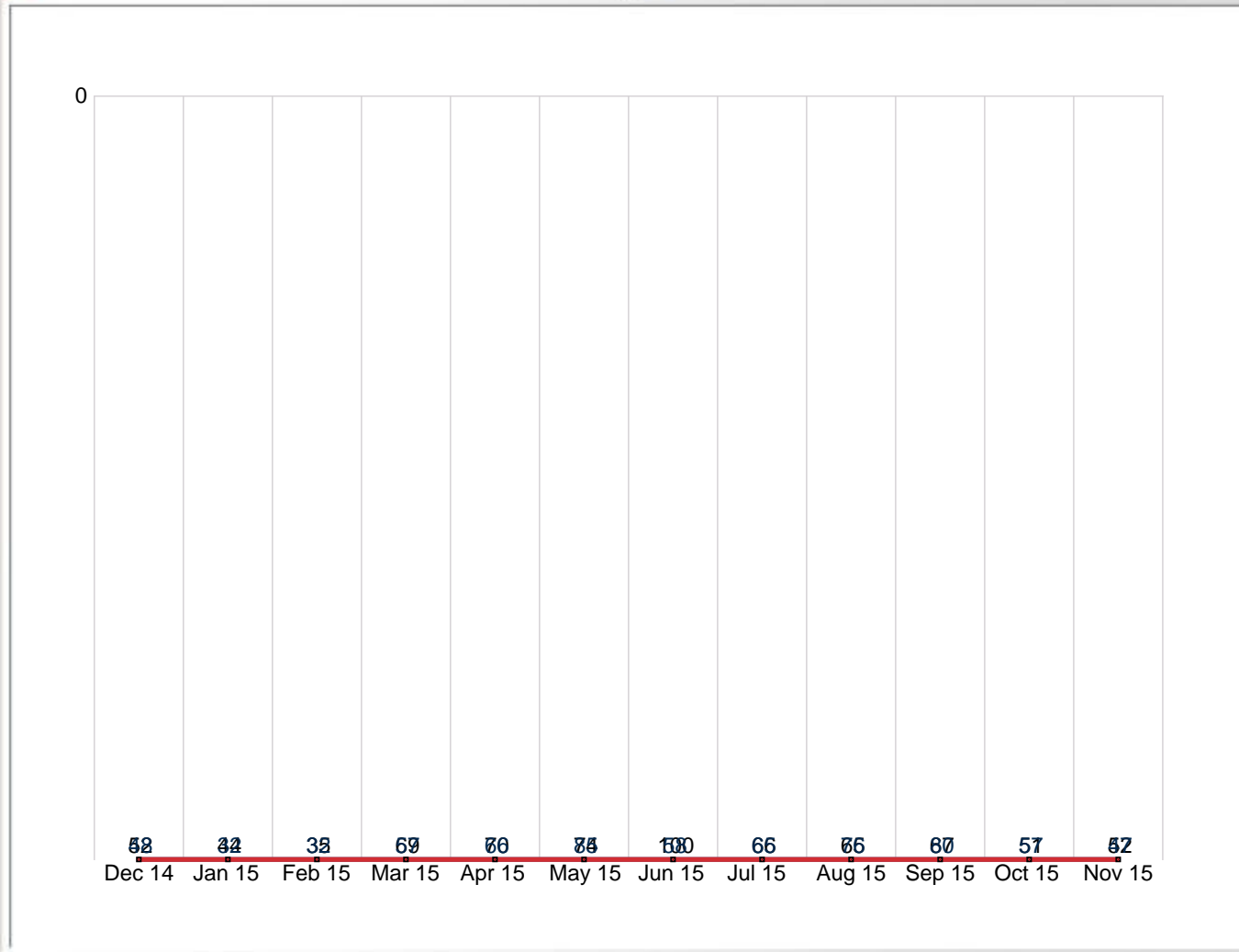
Report Produced on: Dec 09, 2015

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
47	52
↑ 10.64%	

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
655	693
↑ 5.80%	

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
703	745
↑ 5.97%	



November 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

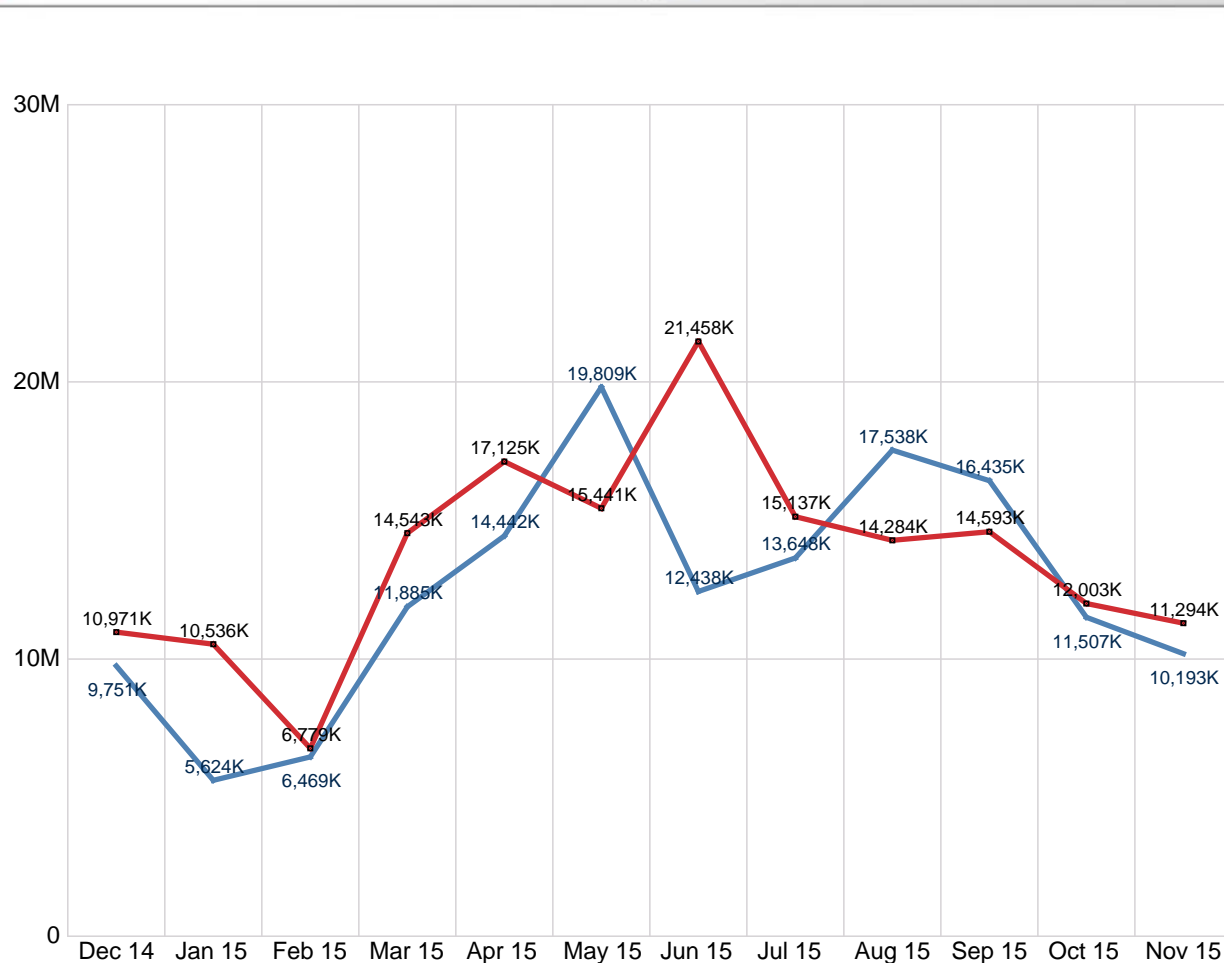
Report Produced on: Dec 09, 2015

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Market Trends

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 ■ December 2013 - November 2014 (Previous Year)



Comparative Analysis

NOVEMBER

2014	2015
10M	11M

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
140M	153M

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
150M	164M



November 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

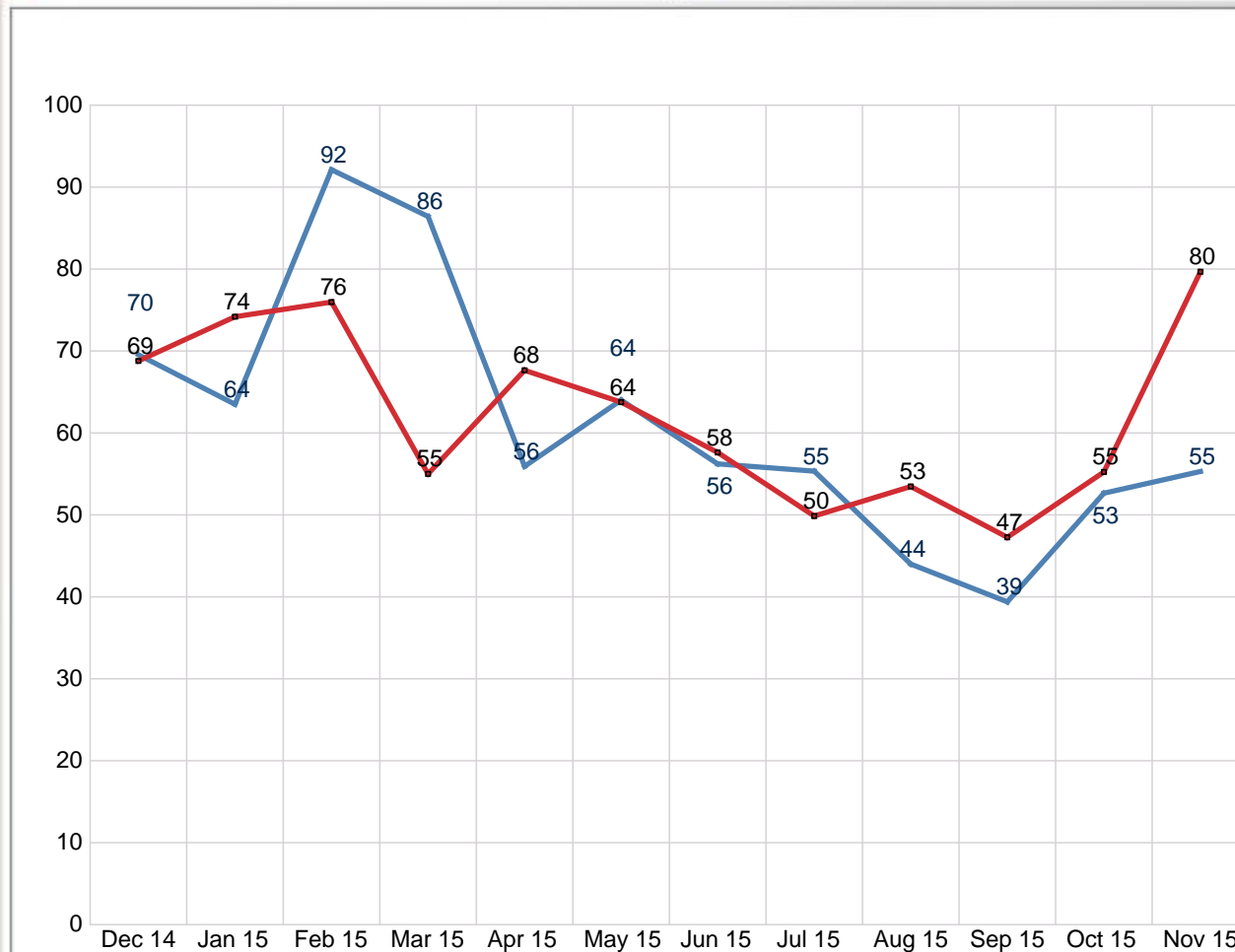
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Dec 09, 2015

Market Trends

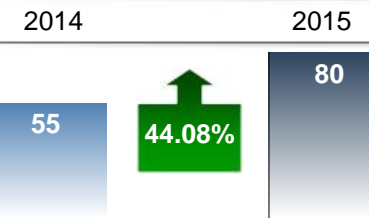
Ready to Buy or Sell Real Estate?
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■ December 2014 - November 2015 (Current Year with Values)
 ■ December 2013 - November 2014 (Previous Year)

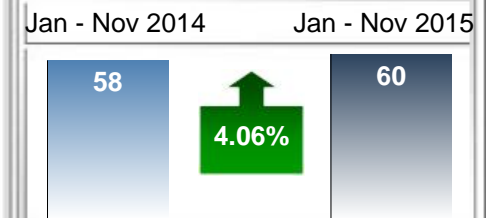


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

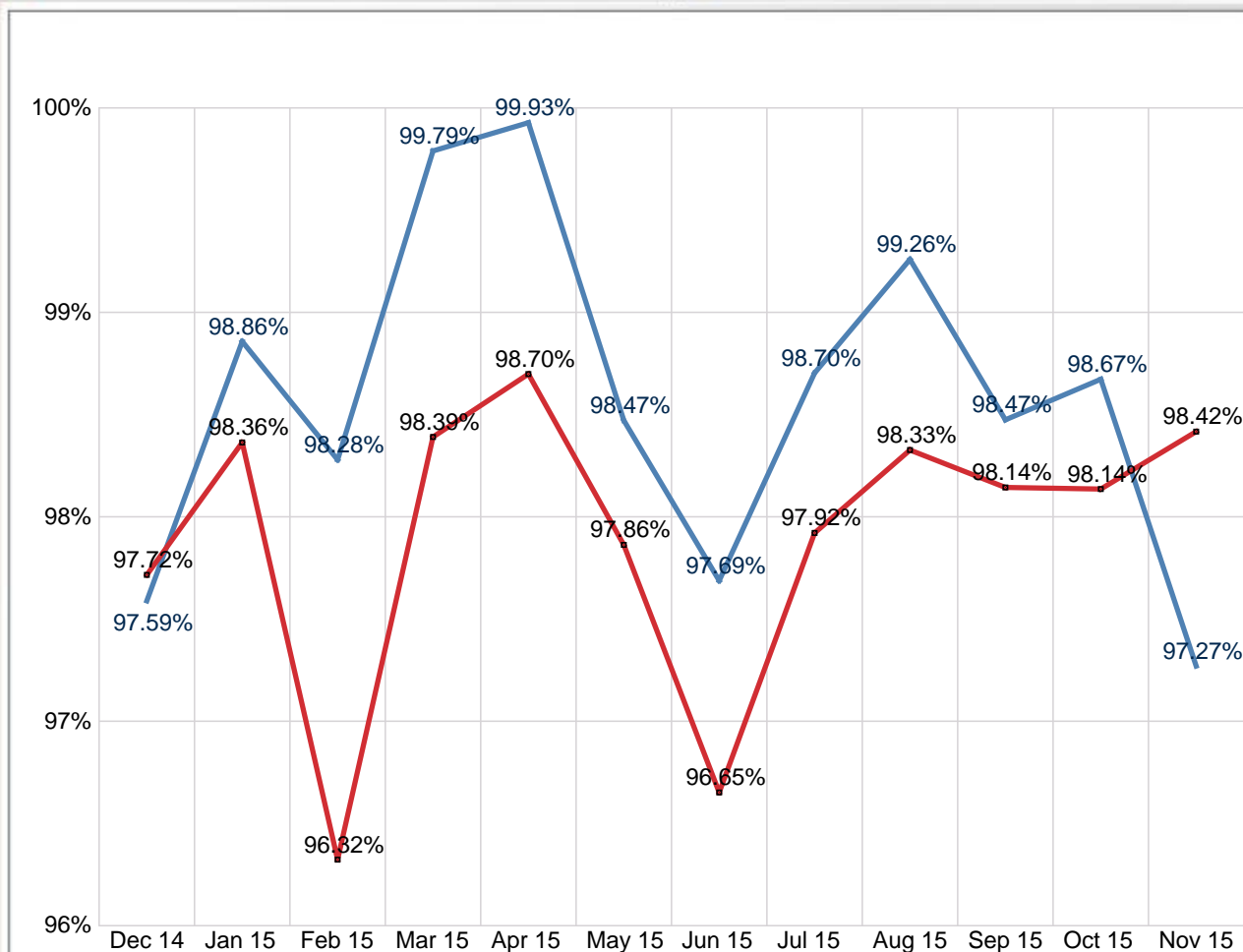
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Market Trends

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Comparative Analysis

NOVEMBER

2014	2015
97.27%	98.42%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 1.18%	

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
98.72%	97.92%
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -0.81%	

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
98.64%	97.90%
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -0.75%	



November 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

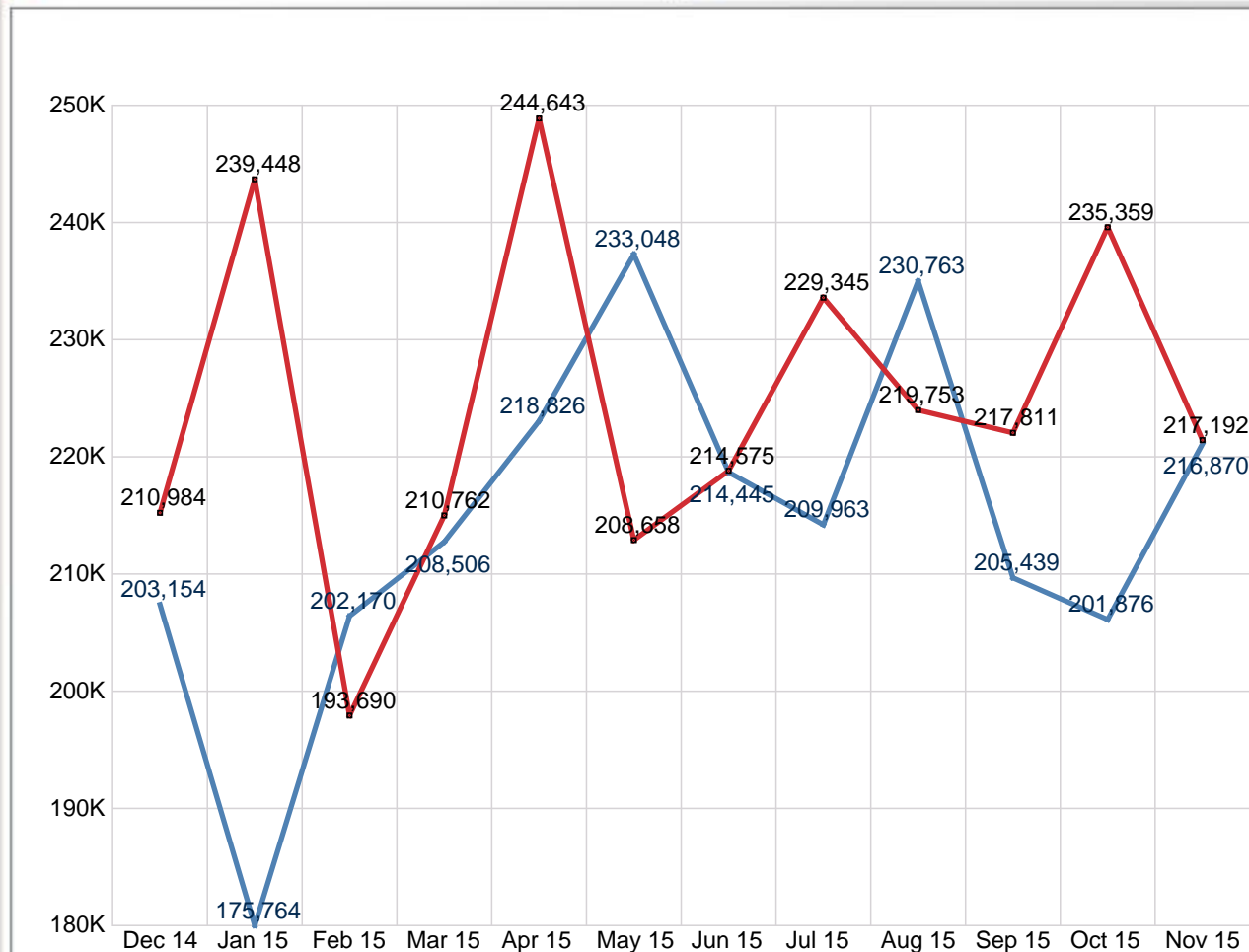
Report Produced on: Dec 09, 2015

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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
216,870	217,192
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.15%	

YEAR TO DATE (YTD)

Jan - Nov 2014	Jan - Nov 2015
213,723	221,056
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.43%	

12 MONTH COMPARATIVE

Dec 13 - Nov 14	Dec 14 - Nov 15
213,001	220,353
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.45%	