



December 2015

Area Delimited by County Of Logan -
Residential Property Type

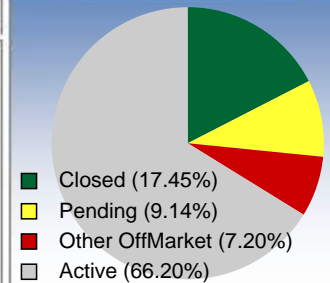


Absorption: Last 12 months, an Average of **63** Sales/Month

Active Inventory as of December 31, 2015 = **239**

	DECEMBER		
	2014	2015	+/- %
Closed Listings	52	63	21.15%
Pending Listings	41	33	-19.51%
New Listings	64	50	-21.88%
Median List Price	196,400	210,000	6.92%
Median Sale Price	191,245	204,000	6.67%
Median Percent of List Price to Selling Price	99.10%	98.65%	-0.45%
Median Days on Market to Sale	39.00	62.00	58.97%
End of Month Inventory	242	239	-1.24%
Months Supply of Inventory	4.11	3.78	-7.88%

Market Activity



Monthly Inventory Analysis

Report Produced on: Jan 07, 2016

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

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2015 decreased **1.24%** to 239 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **3.78** 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 **6.67%** in December 2015 to \$204,000 versus the previous year at \$191,245.

Median Days on Market Lengthens

The median number of **62.00** days that homes spent on the market before selling increased by 23.00 days or **58.97%** in December 2015 compared to last year's same month at **39.00** DOM.

Sales Success for December 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 50 New Listings in December 2015, down **21.88%** from last year at 64. Furthermore, there were 63 Closed Listings this month versus last year at 52, a **21.15%** increase.

Closed versus Listed trends yielded a **126.0%** ratio, up from last year's December 2015 at **81.3%**, a **55.08%** upswing. This will certainly create pressure on a decreasing 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



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December 2015

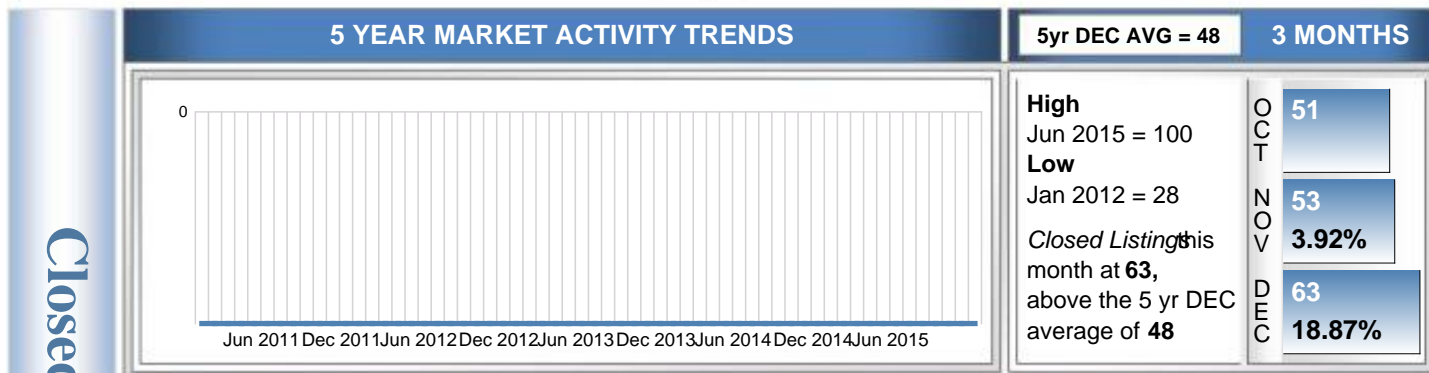
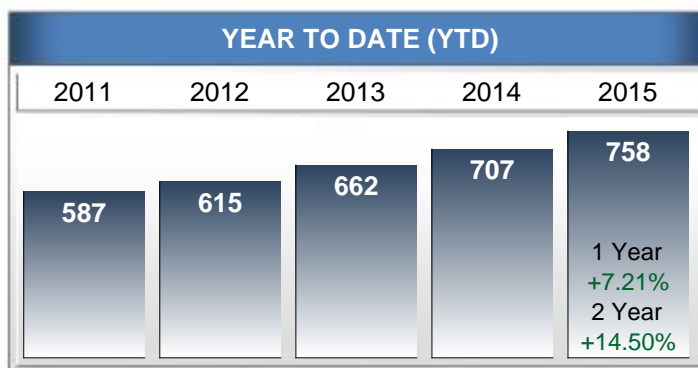
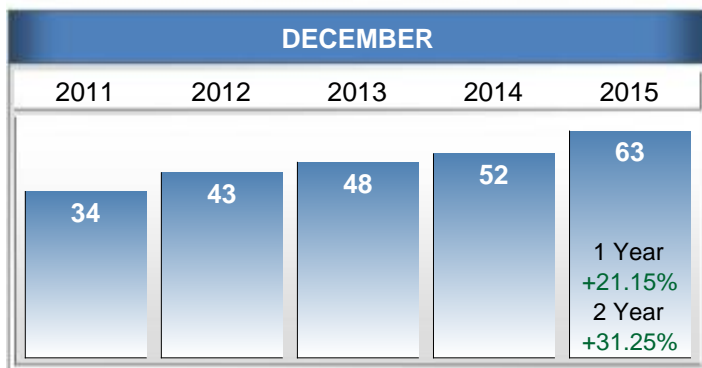
Closed Sales as of Jan 06, 2016



Closed Listings

Report Produced on: Jan 07, 2016

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	6.35%	51.0	2	1	1	0	
\$50,001 - \$100,000	9	14.29%	39.0	1	8	0	0	
\$100,001 - \$175,000	10	15.87%	44.5	0	9	0	1	
\$175,001 - \$225,000	13	20.63%	47.0	0	10	2	1	
\$225,001 - \$275,000	10	15.87%	98.5	0	2	6	2	
\$275,001 - \$350,000	9	14.29%	75.0	0	2	6	1	
\$350,001 and up	8	12.70%	91.0	0	0	6	2	
Total Closed Units: 63				62.0	3	32	21	7
Total Closed Volume: 13,509,967					90.50K	4.90M	6.53M	1.99M
Median Closed Price: \$204,000					\$18,500	\$151,000	\$295,000	\$274,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

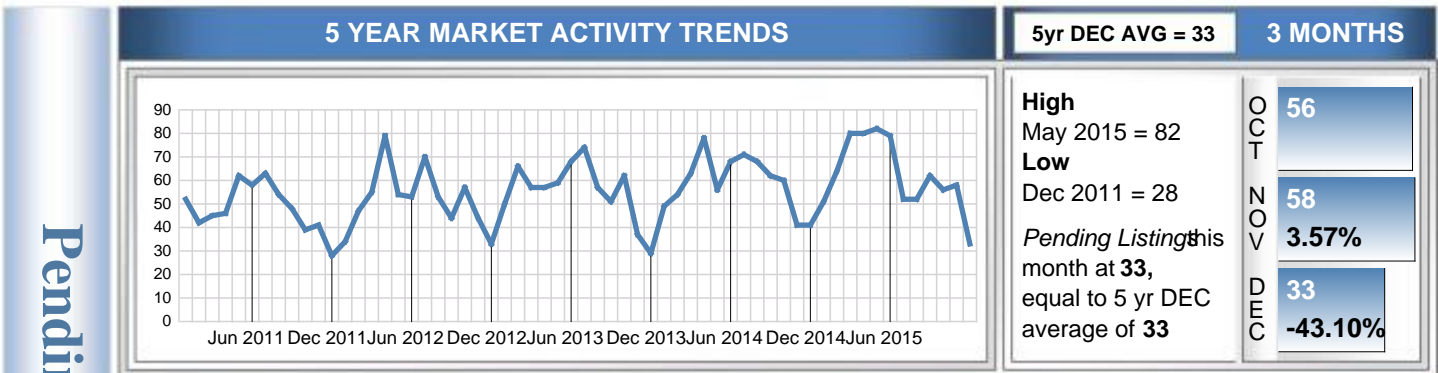
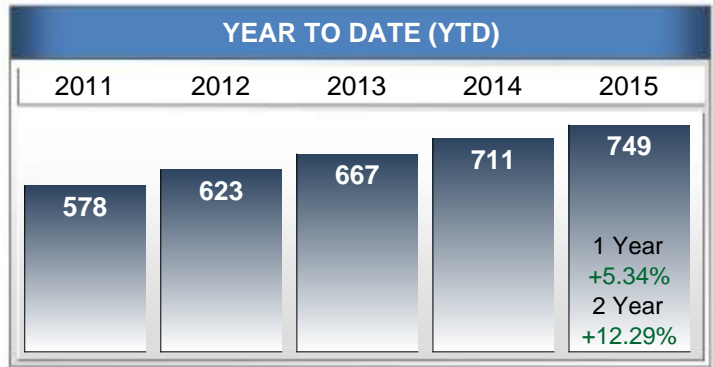
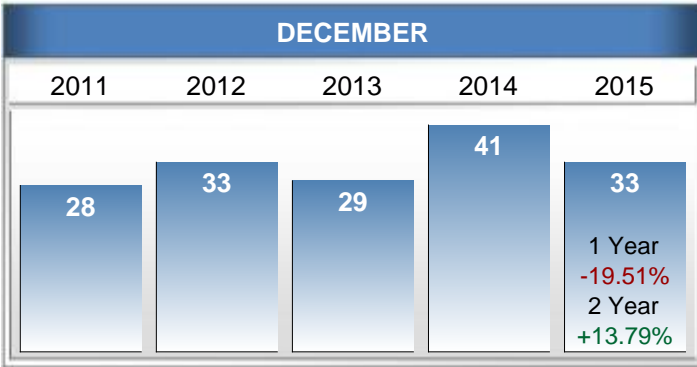
Pending Listings as of Jan 06, 2016



Pending Listings

Report Produced on: Jan 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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Contact an experienced REALTOR

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	3	9.09%	131.0	0	2	0	1		
\$50,001 - \$100,000	3	9.09%	37.0	1	2	0	0		
\$100,001 - \$175,000	5	15.15%	65.0	0	5	0	0		
\$175,001 - \$250,000	9	27.27%	49.0	0	5	4	0		
\$250,001 - \$300,000	6	18.18%	67.5	0	1	5	0		
\$300,001 - \$325,000	1	3.03%	11.0	0	0	1	0		
\$325,001 and up	6	18.18%	72.5	0	1	4	1		
Total Pending Units:				33	58.0	1	16	14	2
Total Pending Volume:				7,440,717		69.90K	2.53M	4.17M	665.78K
Median Listing Price:				\$225,000		\$69,900	\$154,450	\$294,350	\$332,889



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

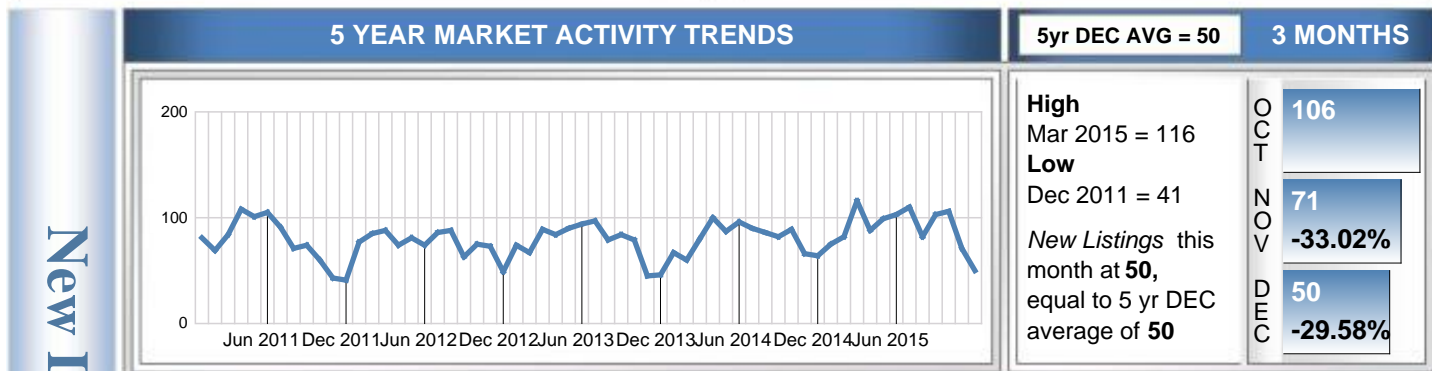
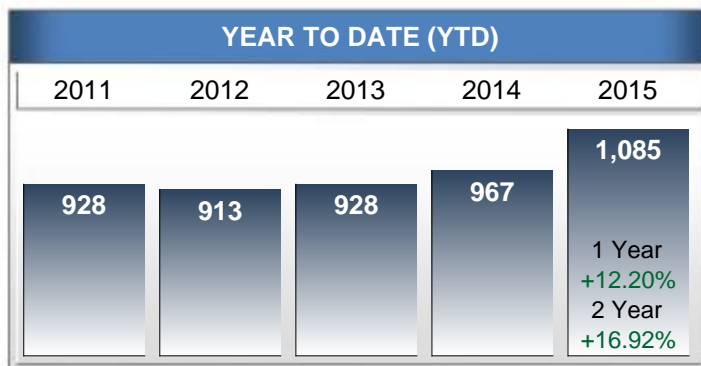
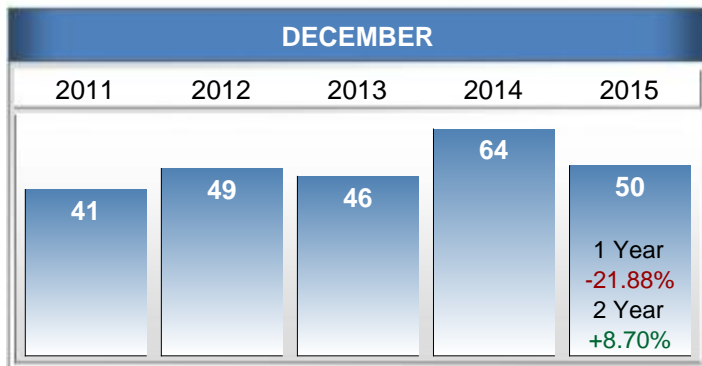
New Listings as of Jan 06, 2016



New Listings

Report Produced on: Jan 07, 2016

Area Delimited by County Of Logan - Residential Property Type



New Listings

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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	4	8.00%	1	2	1	0
\$50,001 - \$100,000	5	10.00%	3	1	0	1
\$100,001 - \$175,000	9	18.00%	1	5	3	0
\$175,001 - \$250,000	14	28.00%	0	5	9	0
\$250,001 - \$325,000	6	12.00%	0	2	3	1
\$325,001 - \$425,000	6	12.00%	0	3	2	1
\$425,001 and up	6	12.00%	0	2	2	2
Total New Listed Units:			5	20	20	5
Total New Listed Volume:			386.90K	4.77M	4.81M	2.00M
Median New Listed Listing Price:			\$75,000	\$188,950	\$242,300	\$395,000



Monthly Inventory Analysis

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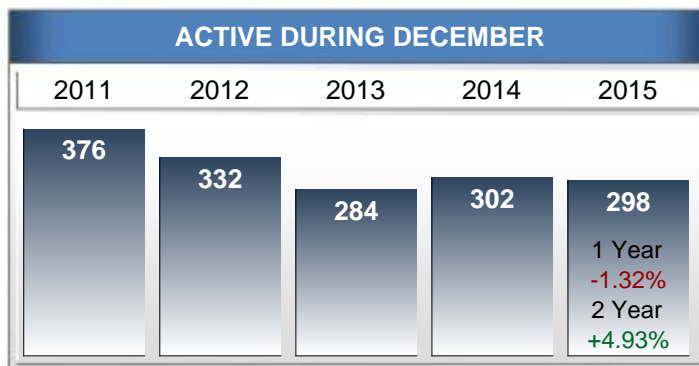
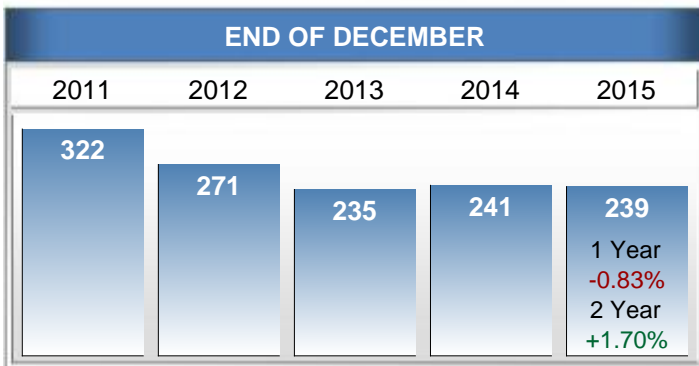
Active Inventory as of Jan 06, 2016



Active Inventory

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Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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5yr DEC AVG = 262 **3 MONTHS**

High
Jun 2011 = 411

Low
Apr 2014 = 203

Inventory this month at **239**, below the 5 yr DEC average of **262**

OCT	266
NOV	248
DEC	239
	-6.77%
	-3.63%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	17	7.11%	93.0	5	10	1	1		
\$75,001 - \$150,000	34	14.23%	101.0	5	19	8	2		
\$150,001 - \$200,000	36	15.06%	66.0	2	17	15	2		
\$200,001 - \$275,000	56	23.43%	77.0	1	27	20	8		
\$275,001 - \$325,000	35	14.64%	86.0	0	12	21	2		
\$325,001 - \$425,000	38	15.90%	67.0	1	14	19	4		
\$425,001 and up	23	9.62%	66.0	0	4	16	3		
Total Active Inventory by Units:				239	78.0	14	103	100	22
Total Active Inventory by Volume:				63,412,038		1.74M	23.32M	31.92M	6.43M
Median Active Inventory Listing Price:				\$244,700		\$87,500	\$219,900	\$291,870	\$269,700



Monthly Inventory Analysis

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December 2015

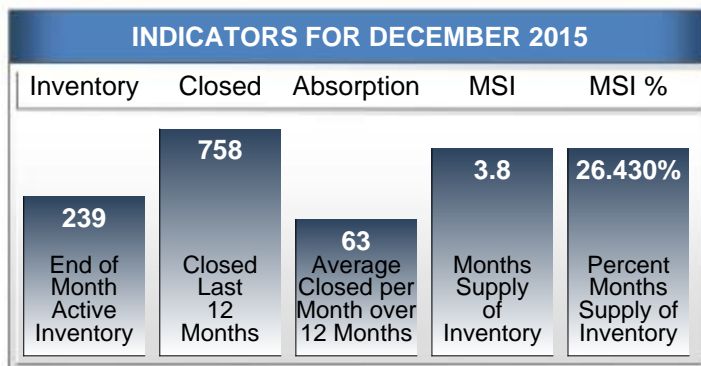
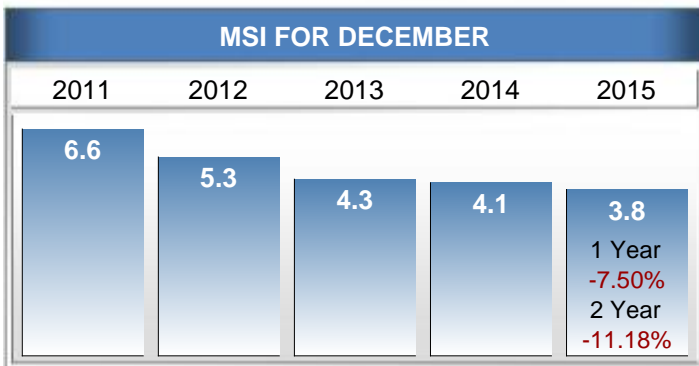
Active Inventory as of Jan 06, 2016



Months Supply of Inventory

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Area Delimited by County Of Logan - Residential Property Type



Months Supply

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5yr DEC AVG = 4.8	3 MONTHS
High Jun 2011 = 9.5	OCT 4.3
Low Jun 2015 = 3.4	NOV 4.0
Months Supply this month at 3.8 , below the 5 yr DEC average of 4.8	DEC 3.8
	-7.52%
	-5.03%

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	17	7.11%	2.3	1.6	2.9	1.5	0.0
\$75,001 - \$150,000	34	14.23%	2.8	3.5	2.1	5.6	8.0
\$150,001 - \$200,000	36	15.06%	3.5	8.0	2.2	6.4	24.0
\$200,001 - \$275,000	56	23.43%	3.7	12.0	4.1	2.7	9.6
\$275,001 - \$325,000	35	14.64%	4.8	0.0	6.9	4.4	2.7
\$325,001 - \$425,000	38	15.90%	5.4	0.0	9.3	4.3	3.7
\$425,001 and up	23	9.62%	5.6	0.0	16.0	4.4	36.0
MSI:			3.8	2.8	3.4	4.0	7.1
Total Active Inventory:			239	14	103	100	22



Monthly Inventory Analysis

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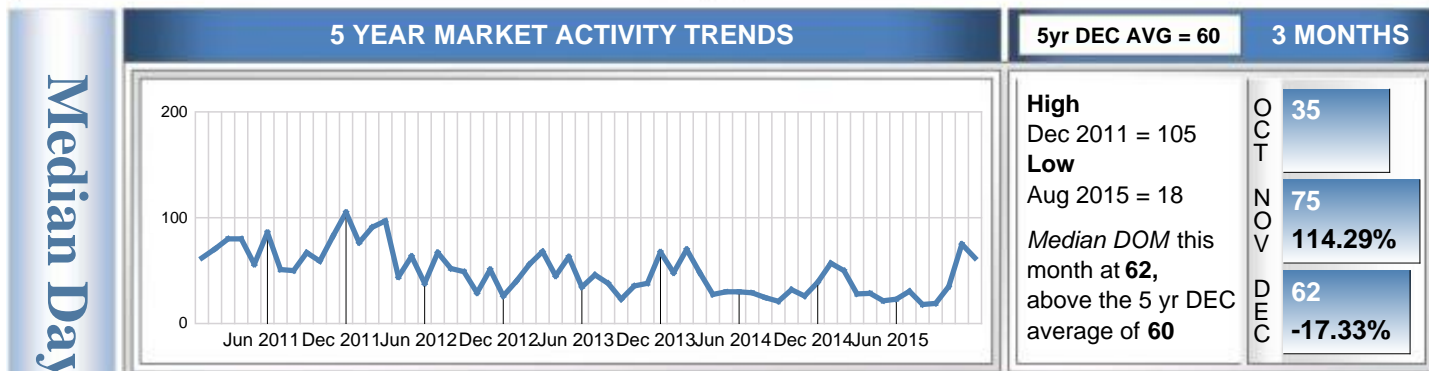
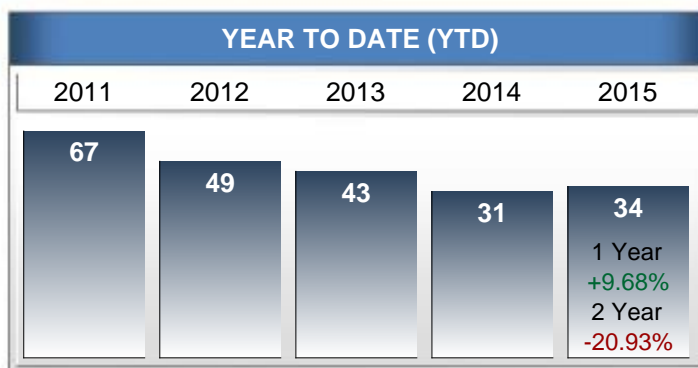
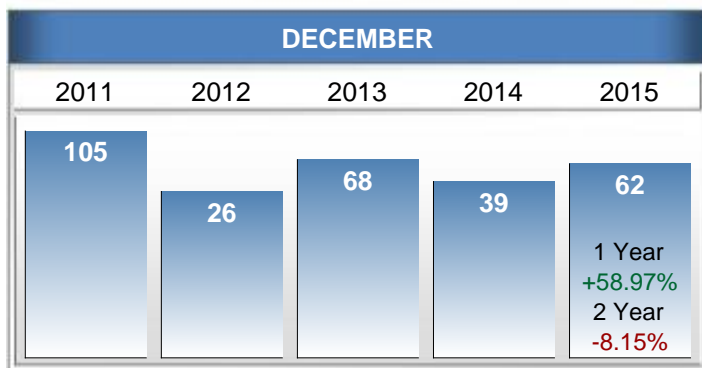
Closed Sales as of Jan 06, 2016



Median Days on Market to Sale

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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+
\$50,000 and less	4		6.35%	51.0	24.0	218.0	56.0	0.0
\$50,001 - \$100,000	9		14.29%	39.0	129.0	38.0	0.0	0.0
\$100,001 - \$175,000	10		15.87%	44.5	0.0	37.0	0.0	203.0
\$175,001 - \$225,000	13		20.63%	47.0	0.0	51.0	10.5	177.0
\$225,001 - \$275,000	10		15.87%	98.5	0.0	50.5	118.0	75.0
\$275,001 - \$350,000	9		14.29%	75.0	0.0	167.5	69.0	121.0
\$350,001 and up	8		12.70%	91.0	0.0	0.0	64.5	91.5
Median Closed DOM:				62.0	46.0	49.5	75.0	121.0
Total Closed Units:				63	3	32	21	7
Total Closed Volume:				13,509,967	90.50K	4.90M	6.53M	1.99M



Monthly Inventory Analysis

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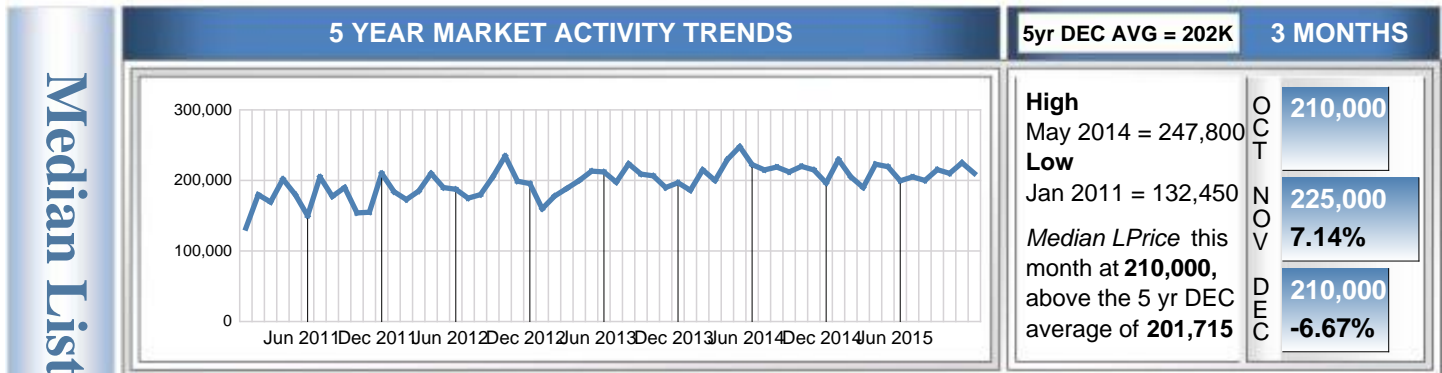
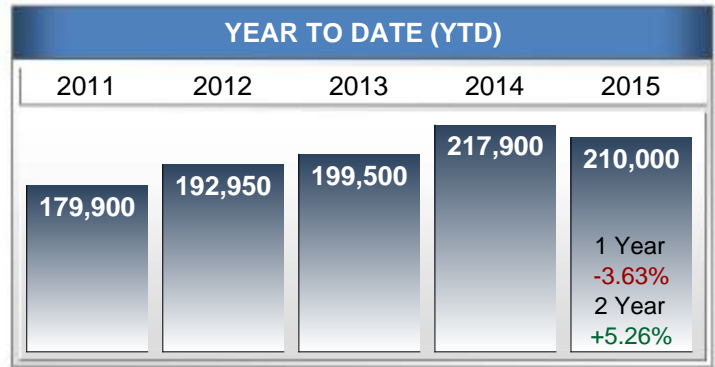
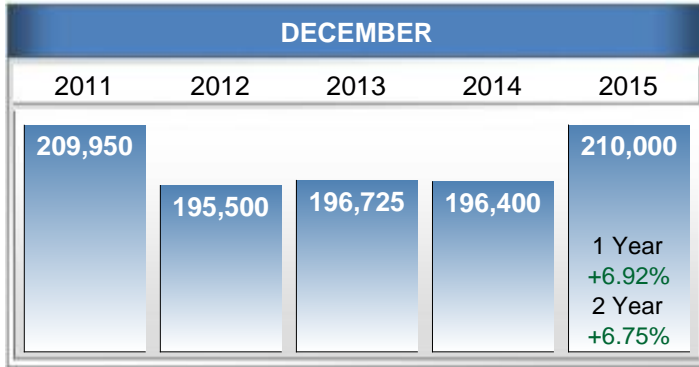
Closed Sales as of Jan 06, 2016



Median List Price at Closing

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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	4		6.35%	29,500	20,500	29,000	34,500	0
\$50,001 - \$100,000	8		12.70%	76,500	67,500	79,000	0	0
\$100,001 - \$175,000	11		17.46%	145,900	0	144,450	0	150,000
\$175,001 - \$225,000	13		20.63%	199,900	0	199,900	222,500	219,500
\$225,001 - \$275,000	9		14.29%	249,900	0	242,450	244,000	267,450
\$275,001 - \$350,000	10		15.87%	292,500	0	288,500	295,000	290,000
\$350,001 and up	8		12.70%	433,297	0	0	435,797	425,000
Median List Price:		\$210,000			\$30,000	\$152,450	\$289,900	\$274,900
Total Closed Units:		63			3	32	21	7
Total List Volume:		13,773,707			108.50K	5.04M	6.58M	2.04M



Monthly Inventory Analysis

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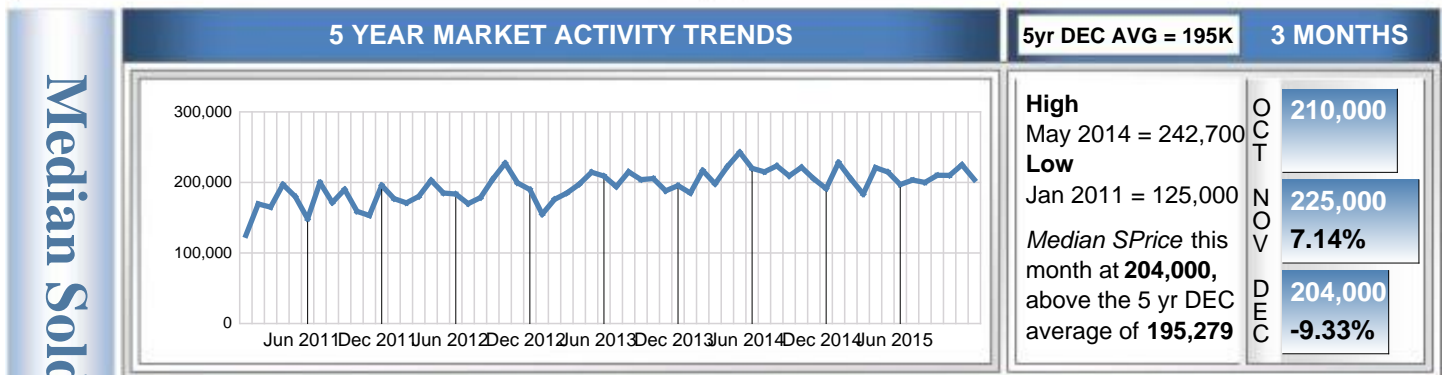
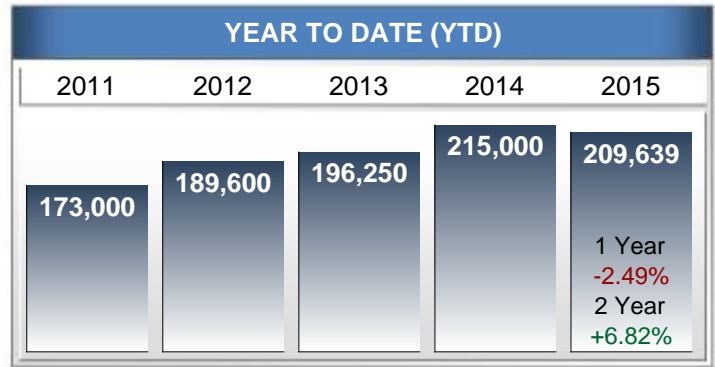
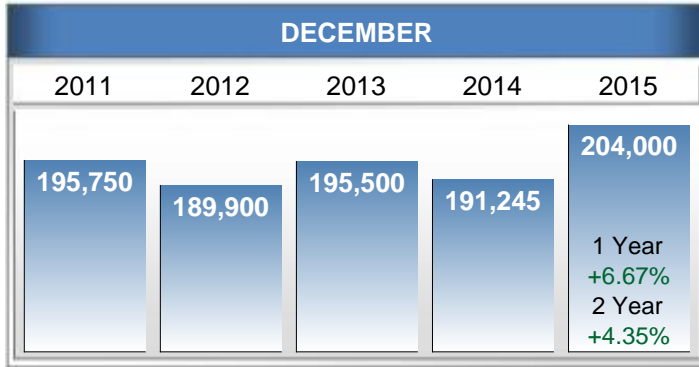
Closed Sales as of Jan 06, 2016



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		6.35%	20,625	14,750	27,600	22,750	0
\$50,001 - \$100,000	9		14.29%	68,000	61,000	77,850	0	0
\$100,001 - \$175,000	10		15.87%	142,900	0	143,000	0	140,000
\$175,001 - \$225,000	13		20.63%	195,814	0	192,750	217,500	204,000
\$225,001 - \$275,000	10		15.87%	250,000	0	243,500	247,575	273,600
\$275,001 - \$350,000	9		14.29%	295,000	0	285,250	302,976	277,000
\$350,001 and up	8		12.70%	435,571	0	0	439,571	413,250
Median Closed Price:	\$204,000				\$18,500	\$151,000	\$295,000	\$274,900
Total Closed Units:	63				3	32	21	7
Total Closed Volume:	13,509,967				90.50K	4.90M	6.53M	1.99M



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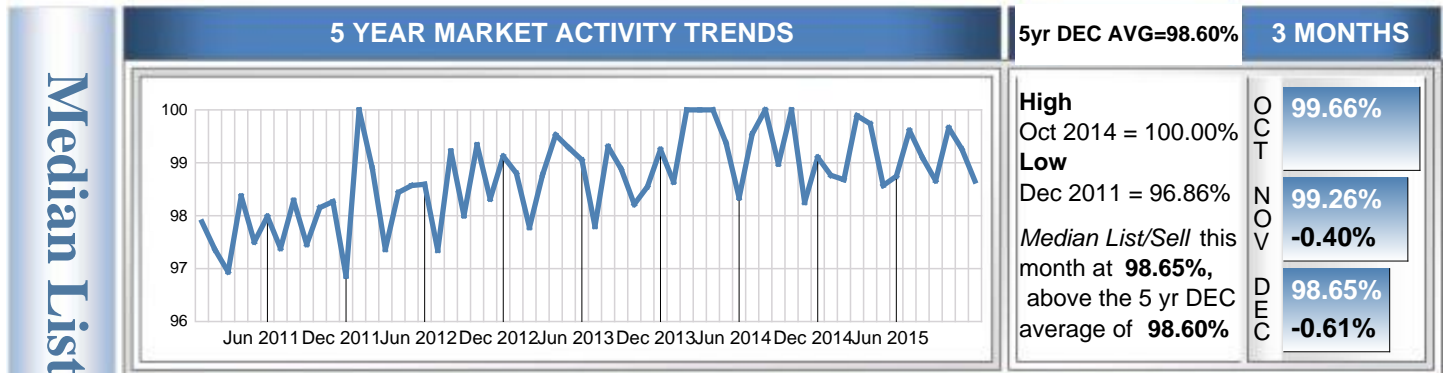
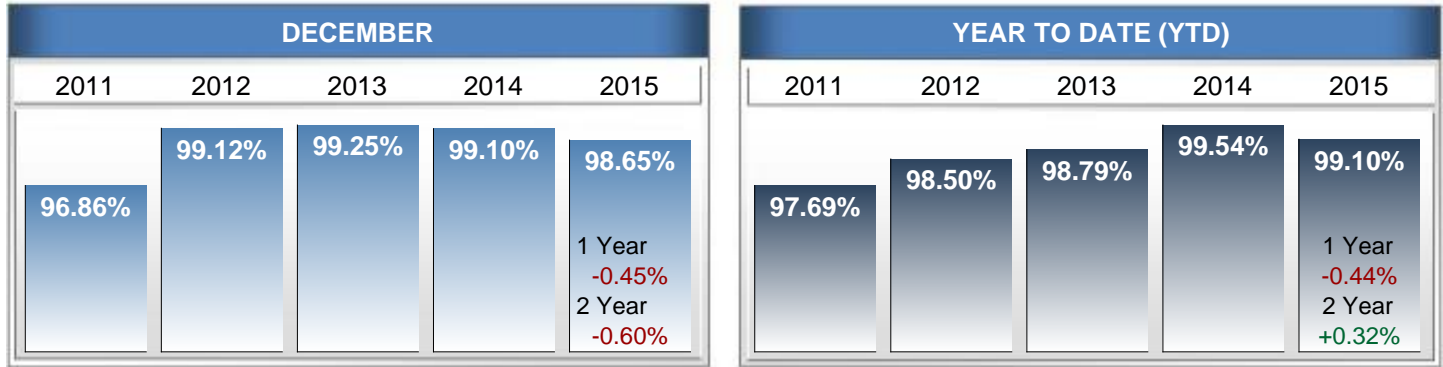
Closed Sales as of Jan 06, 2016



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - 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+
\$50,000 and less	4	6.35%	80.56%	80.83%	95.17%	65.94%	0.00%
\$50,001 - \$100,000	9	14.29%	93.28%	90.37%	95.99%	0.00%	0.00%
\$100,001 - \$175,000	10	15.87%	95.73%	0.00%	97.88%	0.00%	93.33%
\$175,001 - \$225,000	13	20.63%	97.83%	0.00%	98.36%	97.78%	92.94%
\$225,001 - \$275,000	10	15.87%	100.00%	0.00%	100.42%	98.75%	102.37%
\$275,001 - \$350,000	9	14.29%	99.16%	0.00%	98.87%	100.00%	95.52%
\$350,001 and up	8	12.70%	99.26%	0.00%	0.00%	101.81%	97.17%
Median List/Sell Ratio:	98.65%			90.37%	98.64%	100.00%	96.49%
Total Closed Units:	63			3	32	21	7
Total Closed Volume:	13,509,967			90.50K	4.90M	6.53M	1.99M

Median List/Sell Price

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



Monthly Inventory Analysis

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Inventory as of Jan 06, 2016



Market Summary

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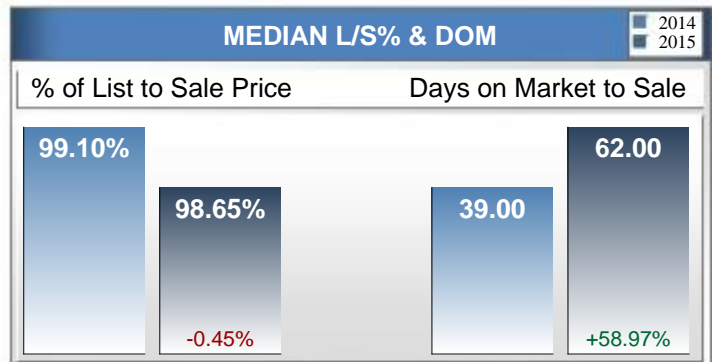
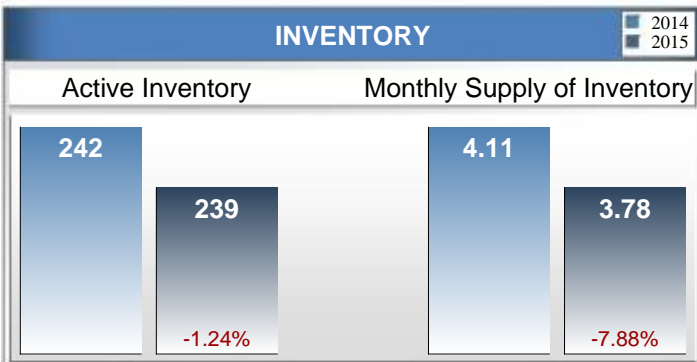
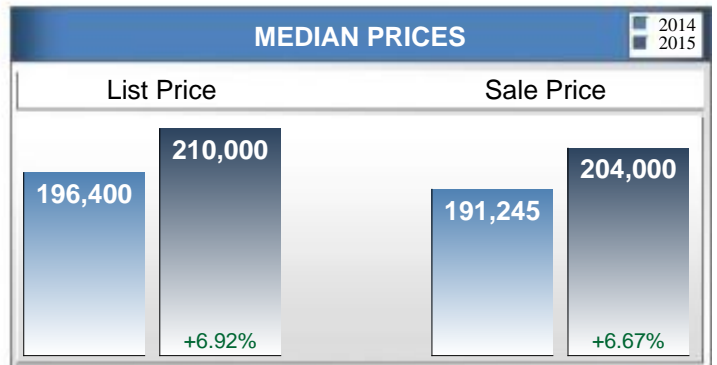
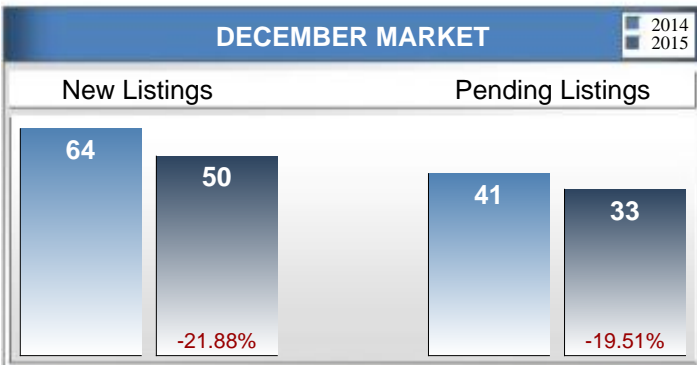
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Absorption: Last 12 months, an Average of 63 Sales/Month

Active Inventory as of December 31, 2015 = 239

	DECEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	52	63	21.15%	707	758	7.21%
Pending Sales	41	33	-19.51%	711	749	5.34%
New Listings	64	50	-21.88%	967	1,085	12.20%
Median List Price	196,400	210,000	6.92%	217,900	210,000	-3.63%
Median Sale Price	191,245	204,000	6.67%	215,000	209,639	-2.49%
Median Percent of List Price to Selling Price	99.10%	98.65%	-0.45%	99.54%	99.10%	-0.44%
Median Days on Market to Sale	39.00	62.00	58.97%	31.00	34.00	9.68%
Monthly Inventory	242	239	-1.24%	242	239	-1.24%
Months Supply of Inventory	4.11	3.78	-7.88%	4.11	3.78	-7.88%





December 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

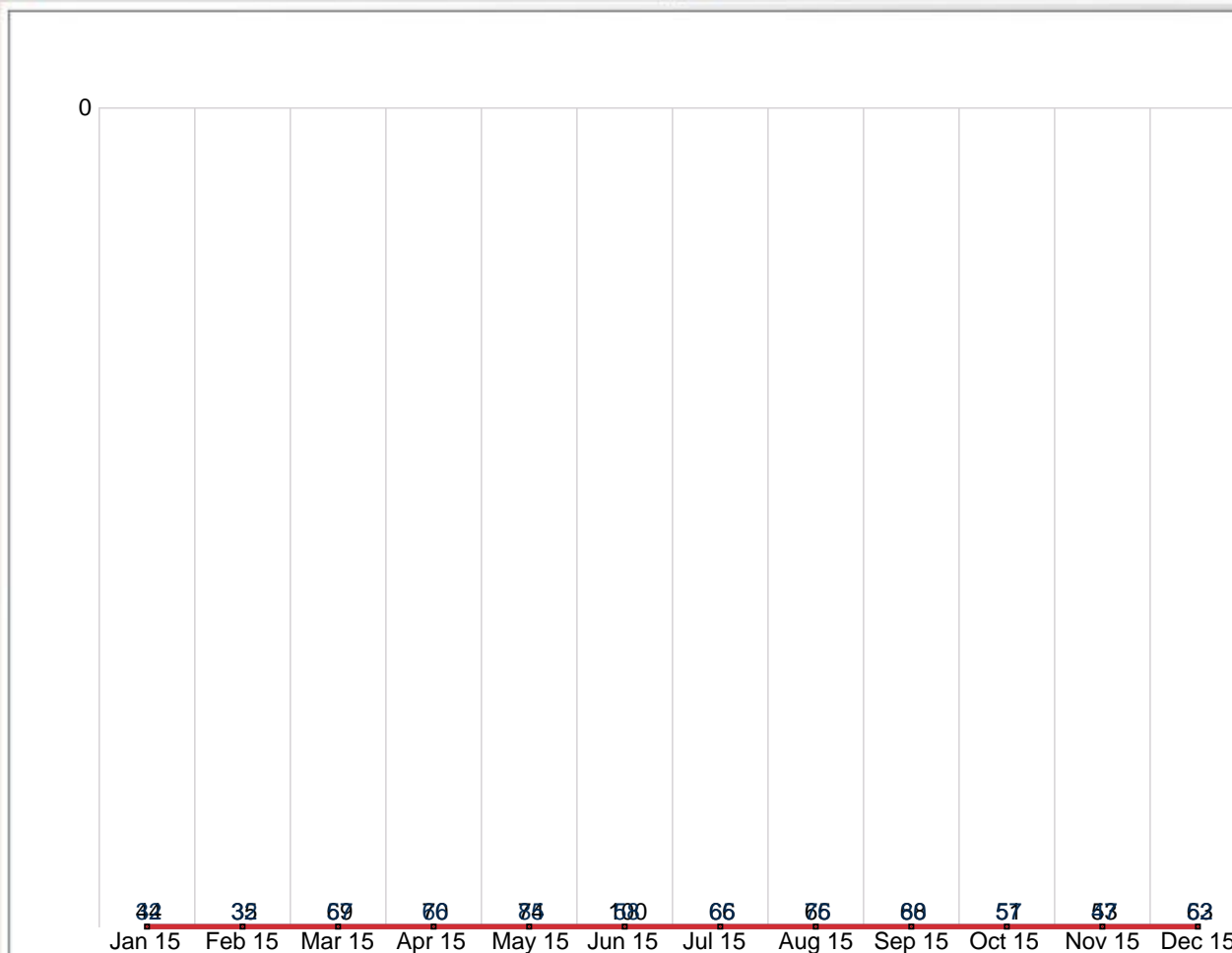
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

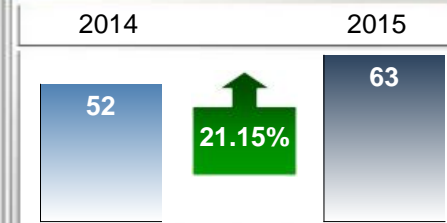
Ready to Buy or Sell Real Estate?
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■ January 2015 - December 2015 (Current Year with Values) ■ January 2014 - December 2014 (Previous Year)

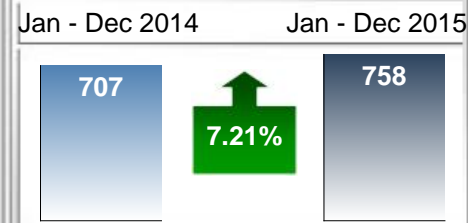


Comparative Analysis

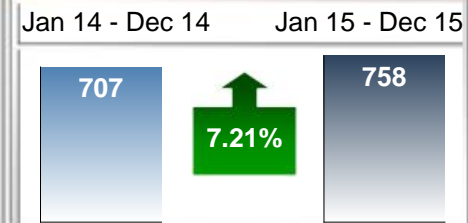
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

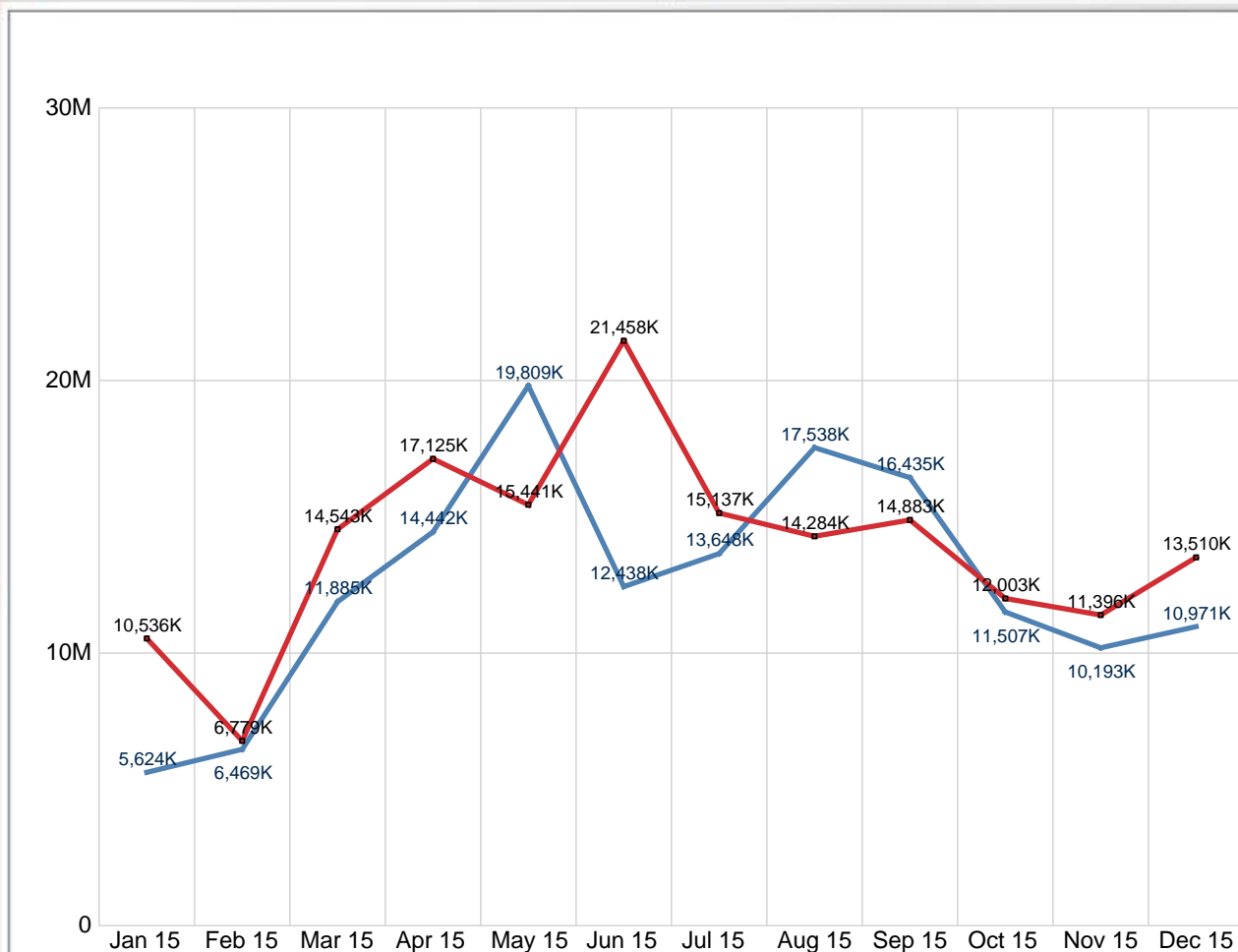
Report Produced on: Jan 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

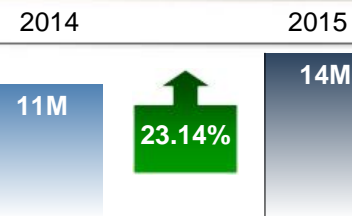
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 ■ January 2014 - December 2014 (Previous Year)



Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

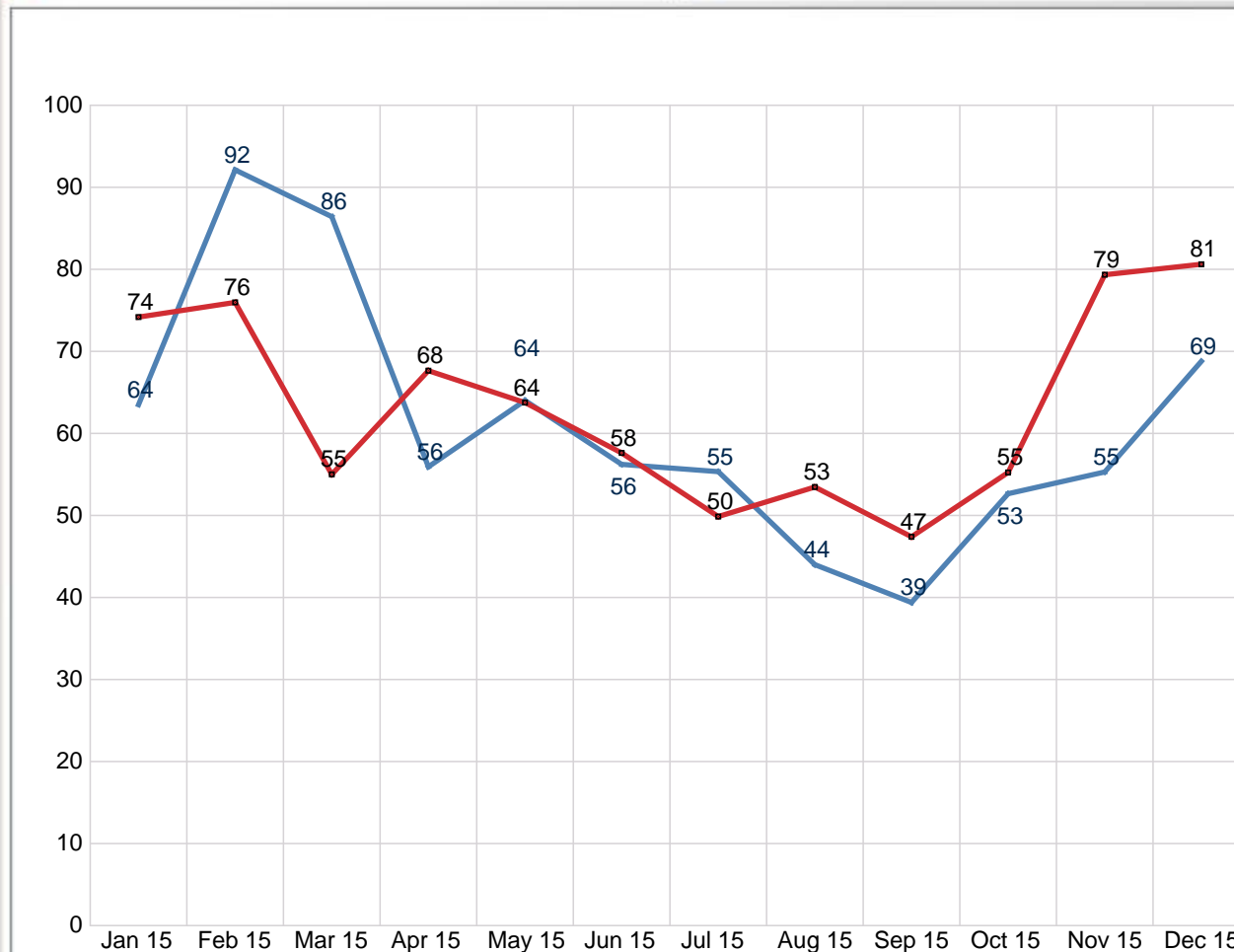
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 07, 2016

Market Trends

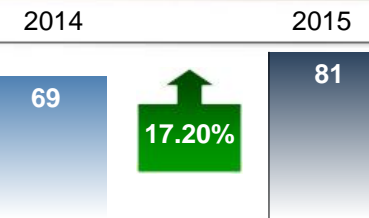
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Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

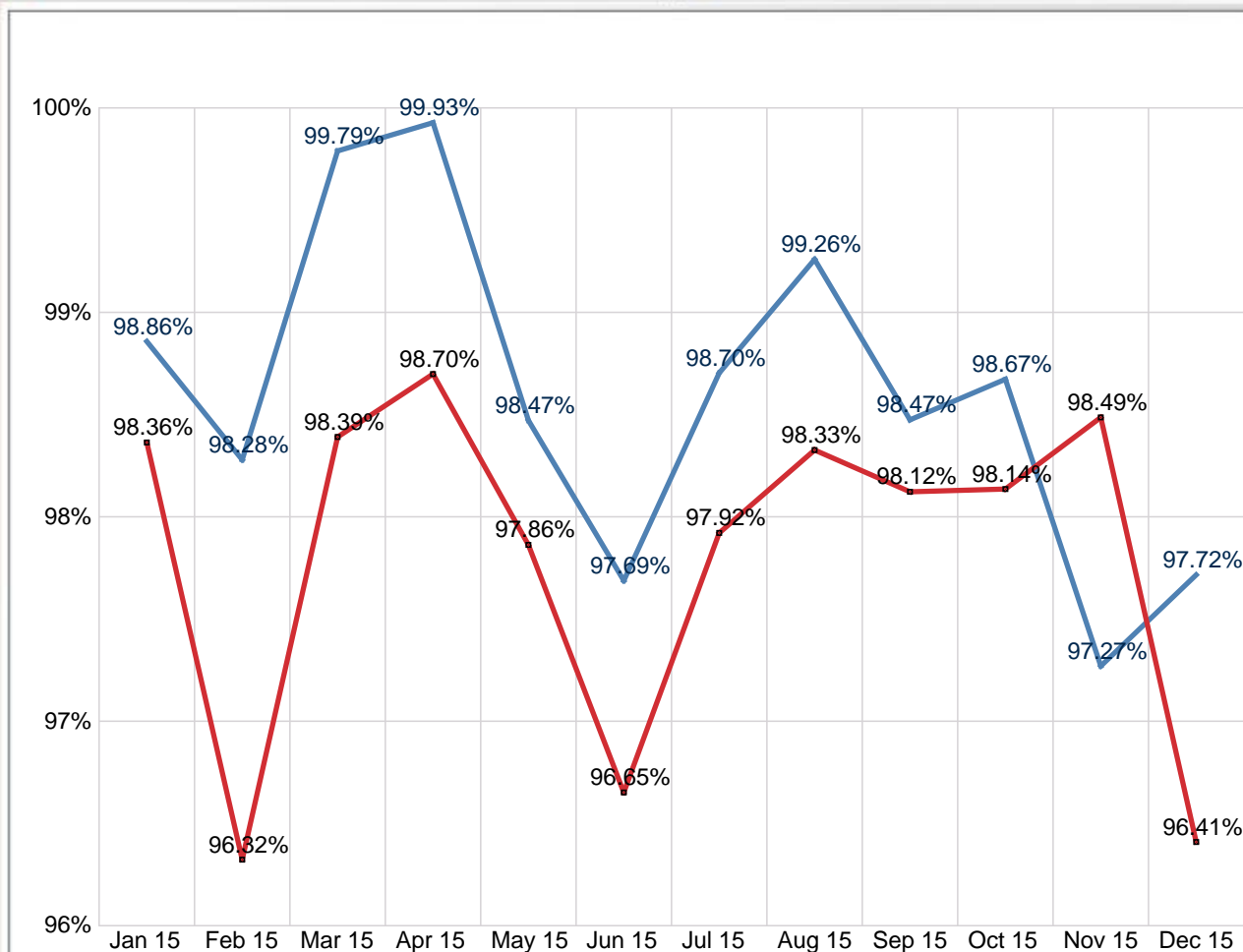
Report Produced on: Jan 07, 2016

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Market Trends

Ready to Buy or Sell Real Estate?
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■ January 2015 - December 2015 (Current Year with Values)
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Comparative Analysis

DECEMBER

2014	2015
97.72%	96.41%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.34%</div>	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
98.65%	97.80%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.86%</div>	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
98.65%	97.80%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.86%</div>	



December 2015

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

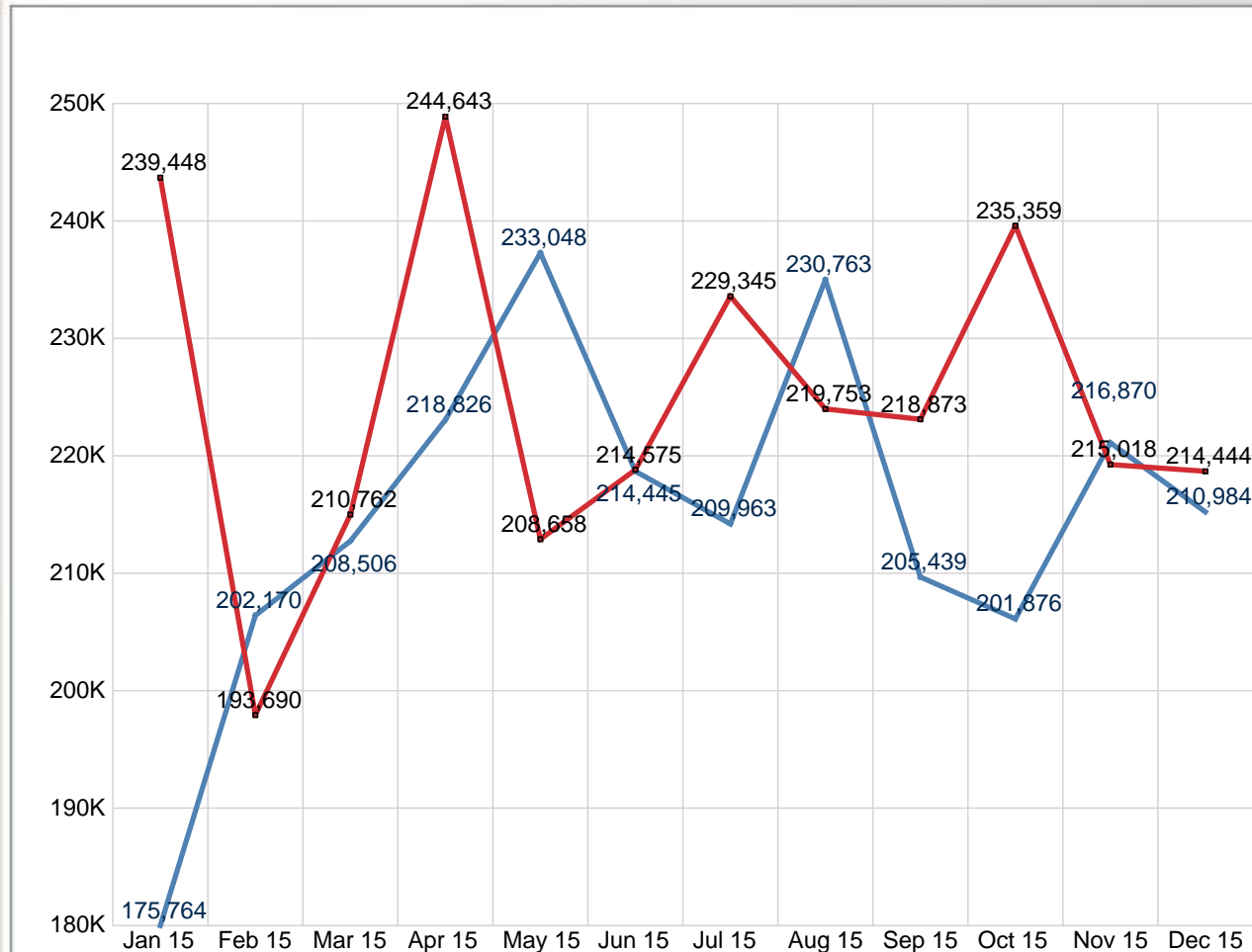
Report Produced on: Jan 07, 2016

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Market Trends

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



Comparative Analysis

DECEMBER

2014	2015
210,984	214,444
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.64%	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
213,522	220,441
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.24%	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
213,522	220,441
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.24%	