



December 2015

Area Delimited by City Of Edmond -
Residential Property Type

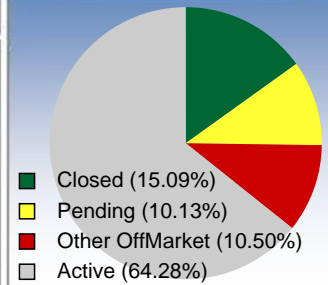


Absorption: Last 12 months, an Average of **330** Sales/Month

Active Inventory as of December 31, 2015 = **1,231**

	DECEMBER		
	2014	2015	+/- %
Closed Listings	298	289	-3.02%
Pending Listings	231	194	-16.02%
New Listings	321	303	-5.61%
Median List Price	225,850	234,900	4.01%
Median Sale Price	220,500	228,900	3.81%
Median Percent of List Price to Selling Price	99.29%	99.00%	-0.29%
Median Days on Market to Sale	31.50	58.00	84.13%
End of Month Inventory	1,189	1,231	3.53%
Months Supply of Inventory	3.58	3.73	4.19%

Market Activity



Report Produced on: Jan 07, 2016

Monthly Inventory Analysis

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 December 2015 rose **3.53%** to 1,231 existing homes available for sale. Over the last 12 months this area has had an average of 330 closed sales per month. This represents an unsold inventory index of **3.73** 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 **3.81%** in December 2015 to \$228,900 versus the previous year at \$220,500.

Median Days on Market Lengthens

The median number of **58.00** days that homes spent on the market before selling increased by 26.50 days or **84.13%** in December 2015 compared to last year's same month at **31.50** 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 303 New Listings in December 2015, down **5.61%** from last year at 321. Furthermore, there were 289 Closed Listings this month versus last year at 298, a **-3.02%** decrease.

Closed versus Listed trends yielded a **95.4%** ratio, up from last year's December 2015 at **92.8%**, a **2.74%** 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

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

December 2015

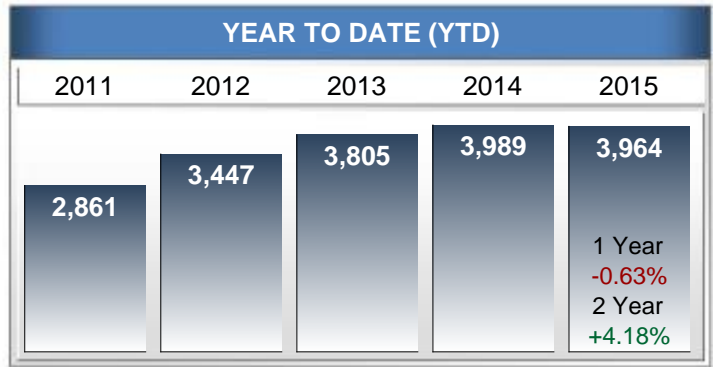
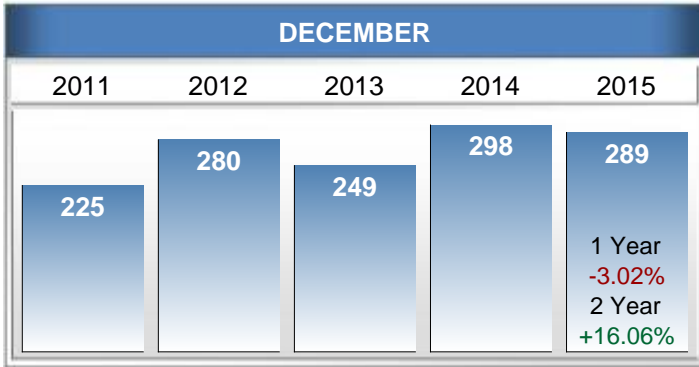
Closed Sales as of Jan 06, 2016



Closed Listings

Report Produced on: Jan 07, 2016

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	20	6.92%	32.0	5	15	0	0
\$125,001 - \$150,000	26	9.00%	56.0	1	23	1	1
\$150,001 - \$175,000	35	12.11%	42.0	1	30	4	0
\$175,001 - \$275,000	100	34.60%	60.5	1	59	38	2
\$275,001 - \$325,000	38	13.15%	73.5	0	13	24	1
\$325,001 - \$450,000	43	14.88%	66.0	0	8	31	4
\$450,001 and up	27	9.34%	69.0	0	1	19	7
Total Closed Units: 289				8	149	117	15
Total Closed Volume: 79,909,791				1.02M	29.93M	38.97M	9.99M
Median Closed Price: \$228,900				\$115,000	\$184,000	\$304,000	\$450,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

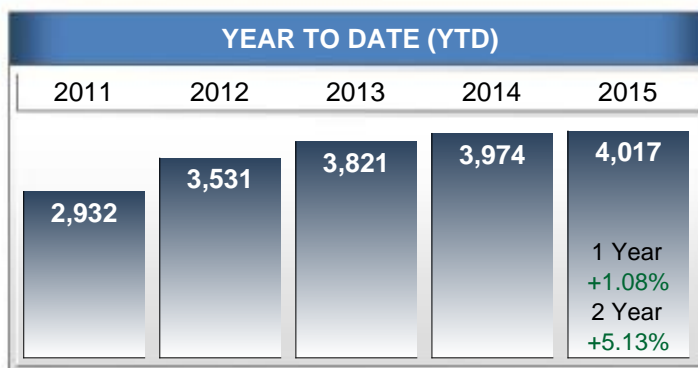
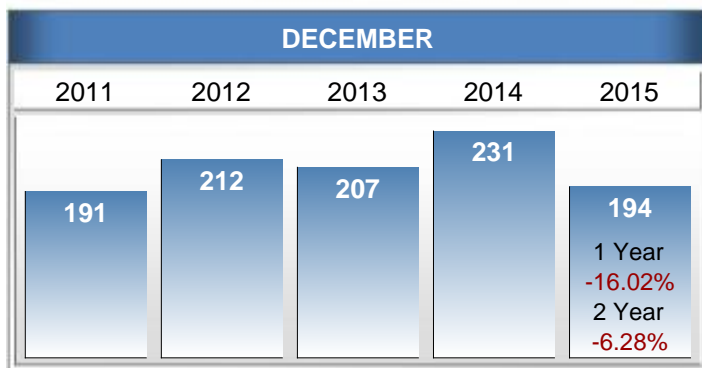
Pending Listings as of Jan 06, 2016



Pending Listings

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Pending Listings

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5yr DEC AVG = 207 **3 MONTHS**

High
Apr 2015 = 435

Low
Dec 2011 = 191

Pending Listing this month at **194**, below the 5 yr DEC average of **207**

OCT	273
NOV	282
DEC	194
3.30%	
-31.21%	

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	14	7.22%	26.0	4	10	0	0
\$125,001 - \$150,000	18	9.28%	10.5	1	17	0	0
\$150,001 - \$175,000	25	12.89%	42.0	1	19	5	0
\$175,001 - \$250,000	65	33.51%	64.0	3	40	22	0
\$250,001 - \$300,000	27	13.92%	43.0	0	10	17	0
\$300,001 - \$425,000	25	12.89%	32.0	2	6	15	2
\$425,001 and up	20	10.31%	60.5	0	2	11	7
Total Pending Units: 194				11	104	70	9
Total Pending Volume: 51,493,307				2.10M	20.68M	22.00M	6.72M
Median Listing Price: \$215,950				\$161,000	\$179,900	\$279,900	\$629,900



Monthly Inventory Analysis

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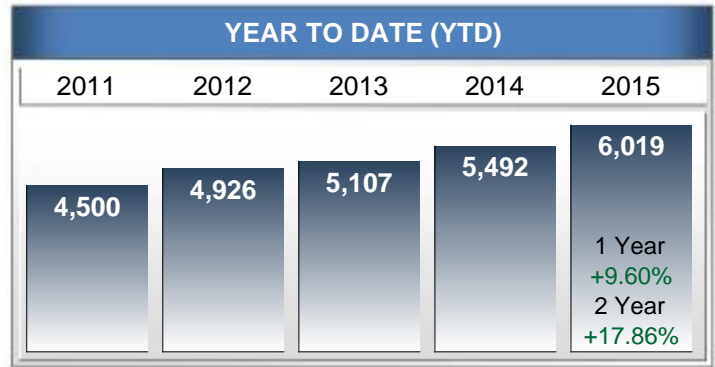
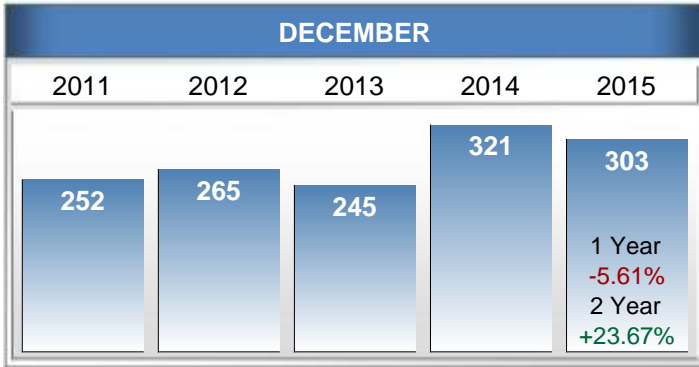
New Listings as of Jan 06, 2016



New Listings

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Area Delimited by City Of Edmond - Residential Property Type



New Listings

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5yr DEC AVG = 277	3 MONTHS
High Jul 2015 = 619	OCT 523
Low Dec 2013 = 245	NOV 377
<i>New Listings</i> this month at 303 , above the 5 yr DEC average of 277	DEC -19.63%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	14	4.62%	2	12	0	0
\$125,001 - \$175,000	42	13.86%	2	35	5	0
\$175,001 - \$225,000	53	17.49%	4	35	14	0
\$225,001 - \$300,000	82	27.06%	4	31	47	0
\$300,001 - \$375,000	41	13.53%	2	18	20	1
\$375,001 - \$475,000	39	12.87%	1	9	26	3
\$475,001 and up	32	10.56%	0	4	17	11
Total New Listed Units:	303		15	144	129	15
Total New Listed Volume:	93,837,913		3.45M	34.12M	43.62M	12.66M
Median New Listed Listing Price:	\$264,900		\$223,500	\$205,045	\$300,000	\$695,000



Monthly Inventory Analysis

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December 2015

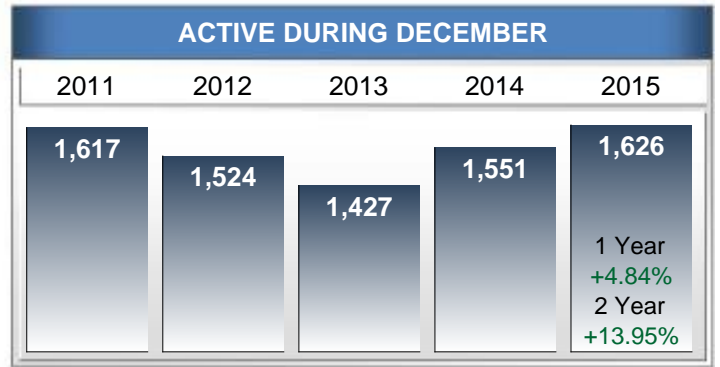
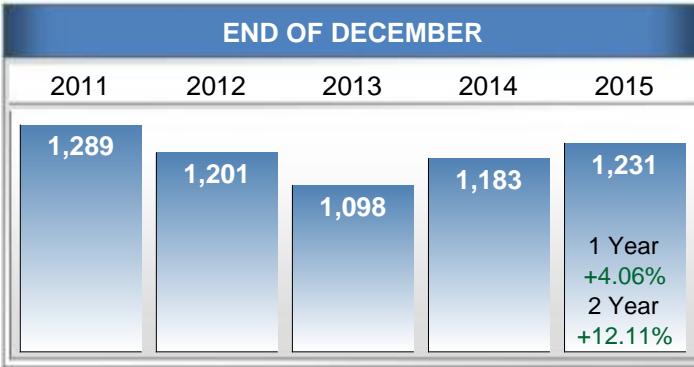
Active Inventory as of Jan 06, 2016



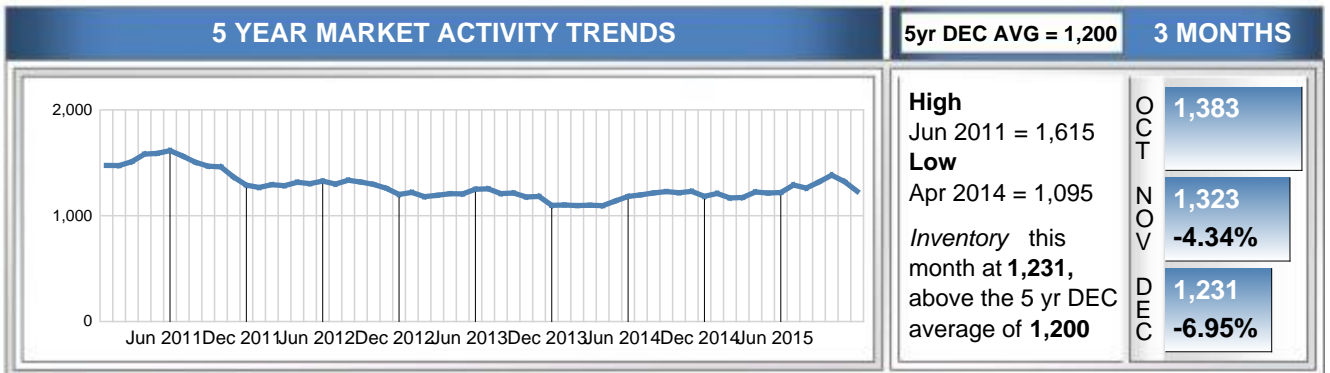
Active Inventory

Report Produced on: Jan 07, 2016

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	92	7.47%	56.0	10	68	14	0
\$175,001 - \$225,000	178	14.46%	74.0	4	129	45	0
\$225,001 - \$275,000	189	15.35%	68.0	6	97	85	1
\$275,001 - \$350,000	265	21.53%	78.0	3	110	146	6
\$350,001 - \$450,000	217	17.63%	79.0	3	62	134	18
\$450,001 - \$625,000	156	12.67%	80.5	2	20	109	25
\$625,001 and up	134	10.89%	99.5	0	10	68	56
Total Active Inventory by Units:				28	496	601	106
Total Active Inventory by Volume:				6.64M	147.69M	254.67M	86.35M
Median Active Inventory Listing Price:				\$228,000	\$249,945	\$359,900	\$632,000



Monthly Inventory Analysis

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December 2015

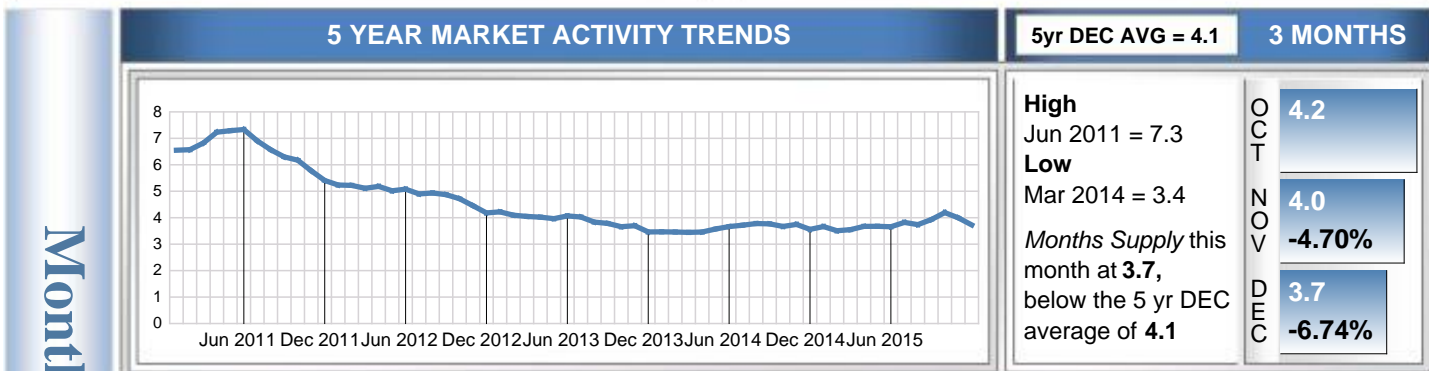
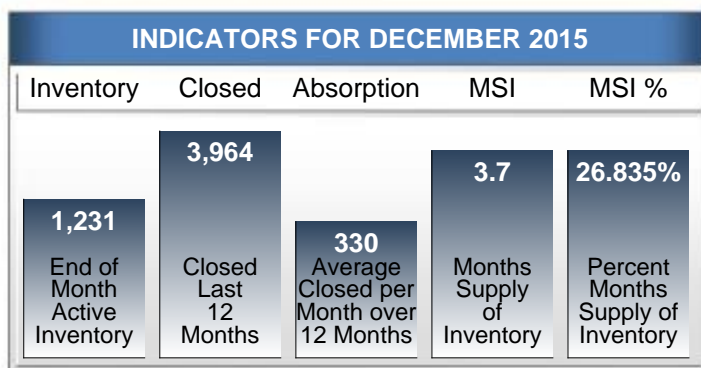
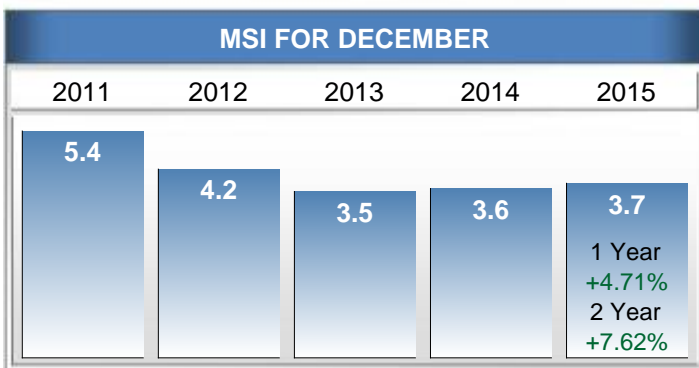
Active Inventory as of Jan 06, 2016



Months Supply of Inventory

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Area Delimited by 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	92	7.47%	1.1	1.1	1.0	1.7	0.0
\$175,001 - \$225,000	178	14.46%	2.7	1.5	3.1	2.0	0.0
\$225,001 - \$275,000	189	15.35%	4.2	8.0	4.8	3.6	0.9
\$275,001 - \$350,000	265	21.53%	4.5	4.5	5.2	4.3	2.5
\$350,001 - \$450,000	217	17.63%	5.5	36.0	6.6	5.0	6.0
\$450,001 - \$625,000	156	12.67%	7.2	24.0	8.3	6.8	7.9
\$625,001 and up	134	10.89%	10.9	0.0	13.3	10.5	11.2
MSI:	3.7			2.1	3.0	4.4	7.0
Total Active Inventory:	1,231			28	496	601	106



Monthly Inventory Analysis

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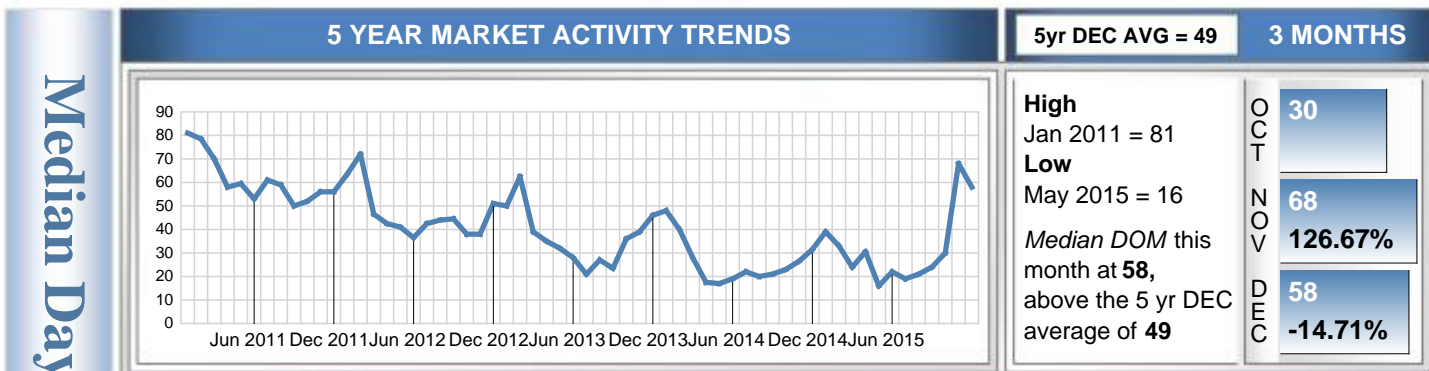
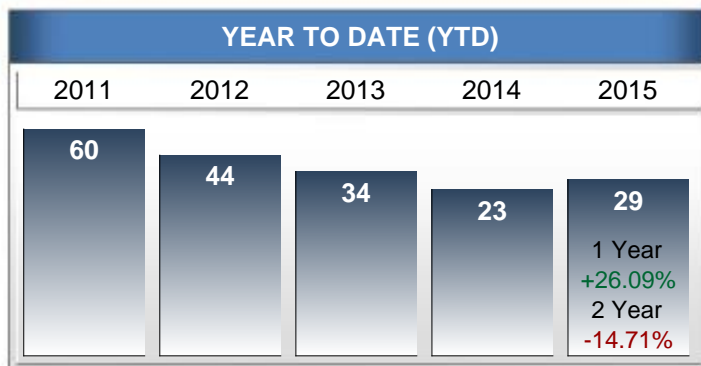
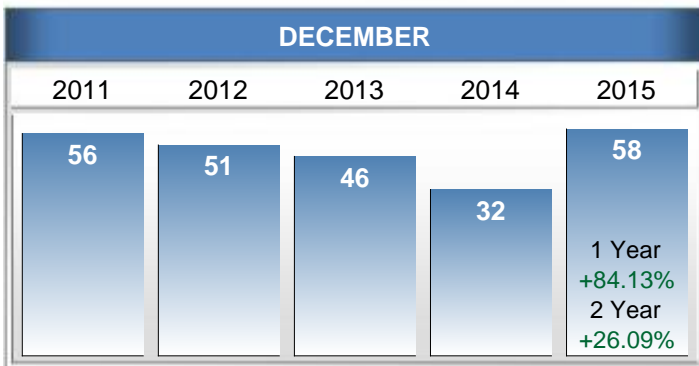
Closed Sales as of Jan 06, 2016



Median Days on Market to Sale

Report Produced on: Jan 07, 2016

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	20		6.92%	32.0	35.0	31.0	0.0	0.0
\$125,001 - \$150,000	26		9.00%	56.0	98.0	40.0	271.0	203.0
\$150,001 - \$175,000	35		12.11%	42.0	1.0	48.0	14.0	0.0
\$175,001 - \$275,000	100		34.60%	60.5	16.0	67.0	59.0	23.5
\$275,001 - \$325,000	38		13.15%	73.5	0.0	75.0	69.0	121.0
\$325,001 - \$450,000	43		14.88%	66.0	0.0	19.0	76.0	65.5
\$450,001 and up	27		9.34%	69.0	0.0	28.0	68.0	79.0
Median Closed DOM:	58.0				33.0	48.0	66.0	79.0
Total Closed Units:	289				8	149	117	15
Total Closed Volume:	79,909,791				1.02M	29.93M	38.97M	9.99M



Monthly Inventory Analysis

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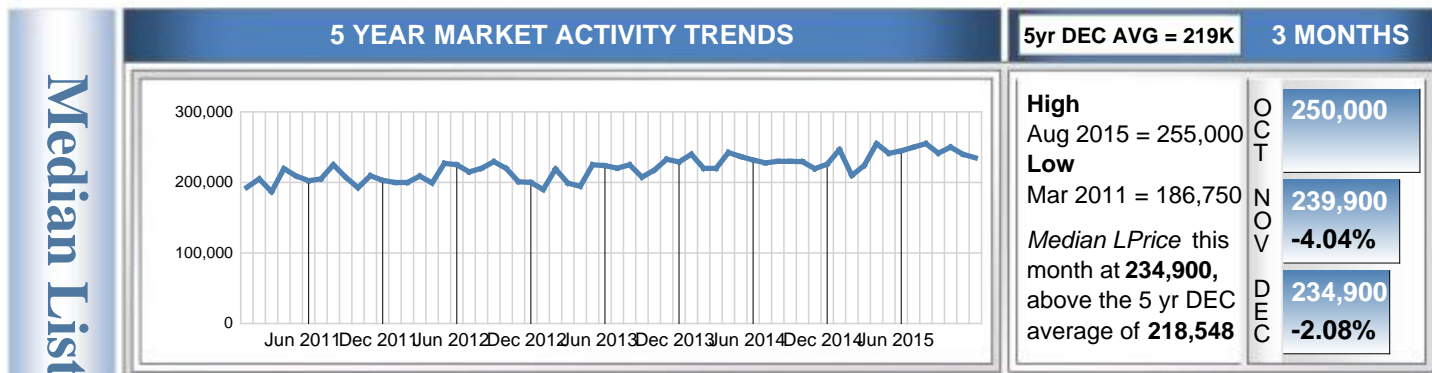
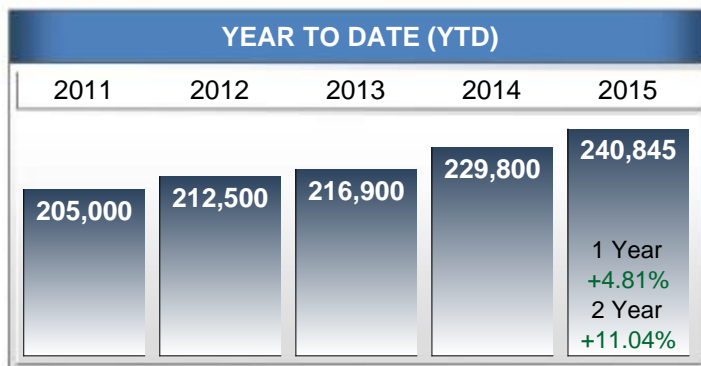
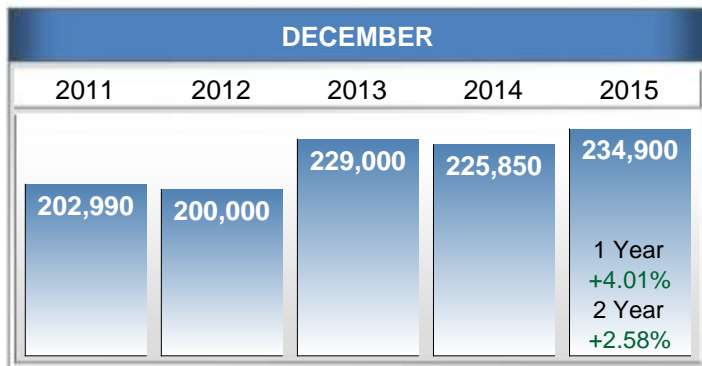
Closed Sales as of Jan 06, 2016



Median List Price at Closing

Report Produced on: Jan 07, 2016

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	19		6.57%	109,900	109,900	107,450	0	0
\$125,001 - \$150,000	26		9.00%	144,200	0	142,250	147,000	150,000
\$150,001 - \$175,000	33		11.42%	164,900	158,000	164,950	174,100	0
\$175,001 - \$275,000	101		34.95%	215,000	214,900	202,714	223,750	227,400
\$275,001 - \$325,000	41		14.19%	297,000	0	290,000	299,900	290,000
\$325,001 - \$450,000	40		13.84%	389,500	0	394,500	389,999	374,900
\$450,001 and up	29		10.03%	554,800	0	503,500	534,900	1,007,500
Median List Price:		\$234,900			\$117,500	\$184,900	\$314,900	\$465,000
Total Closed Units:		289			8	149	117	15
Total List Volume:		81,460,901			1.05M	30.24M	39.54M	10.63M



Monthly Inventory Analysis

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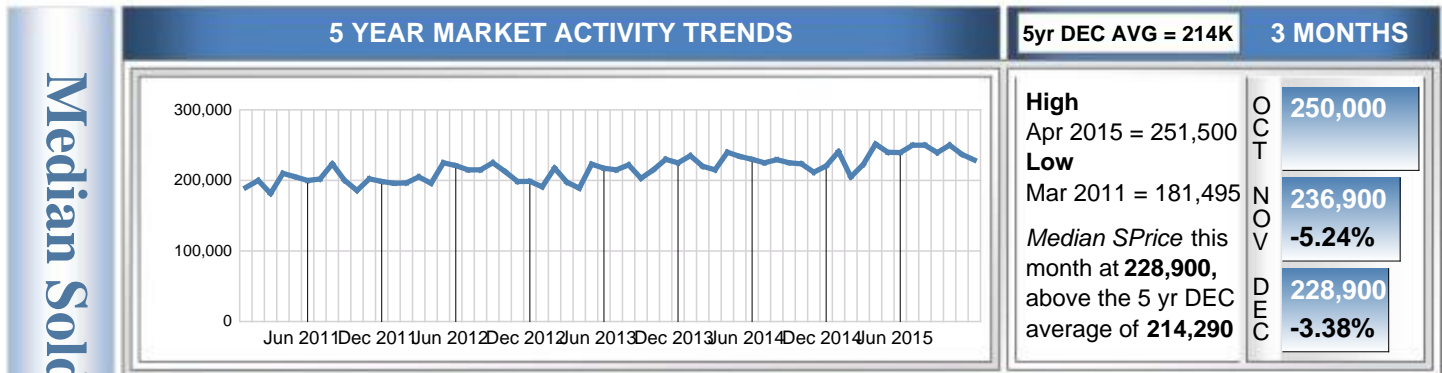
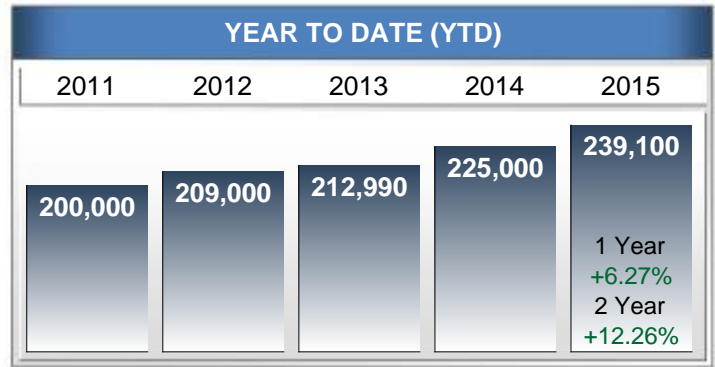
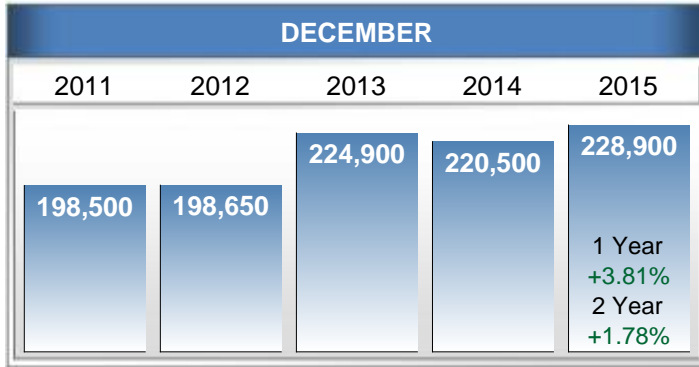
Closed Sales as of Jan 06, 2016



Median Sold Price at Closing

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Area Delimited by 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	20		6.92%	108,000	109,000	107,000	0	0
\$125,001 - \$150,000	26		9.00%	140,000	150,000	140,000	147,900	140,000
\$150,001 - \$175,000	35		12.11%	164,900	161,000	165,450	160,750	0
\$175,001 - \$275,000	100		34.60%	214,113	214,000	206,000	220,000	226,450
\$275,001 - \$325,000	38		13.15%	295,476	0	288,288	298,700	277,000
\$325,001 - \$450,000	43		14.88%	389,999	0	394,000	389,999	389,587
\$450,001 and up	27		9.34%	545,000	0	535,000	530,000	1,150,000
Median Closed Price:		\$228,900			\$115,000	\$184,000	\$304,000	\$450,000
Total Closed Units:		289			8	149	117	15
Total Closed Volume:		79,909,791			1.02M	29.93M	38.97M	9.99M



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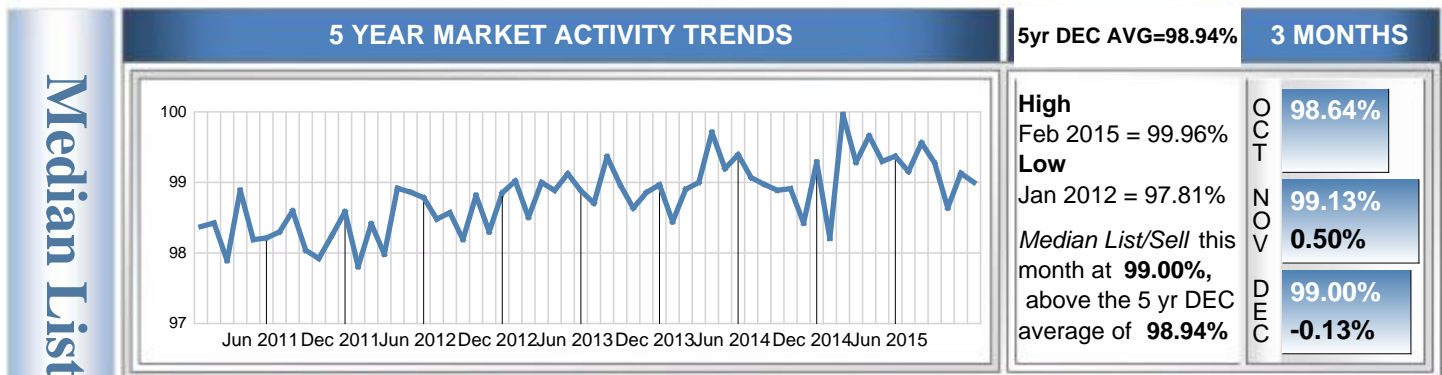
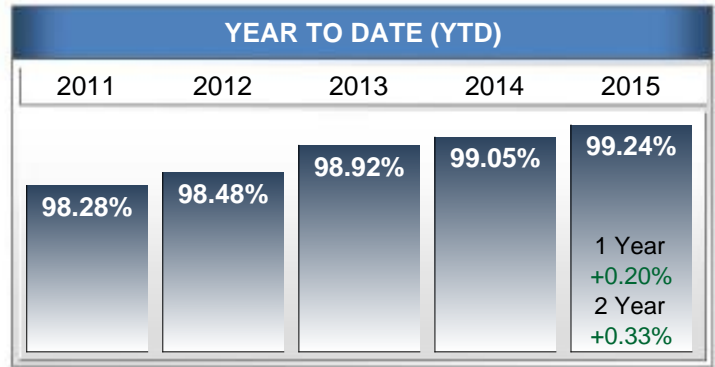
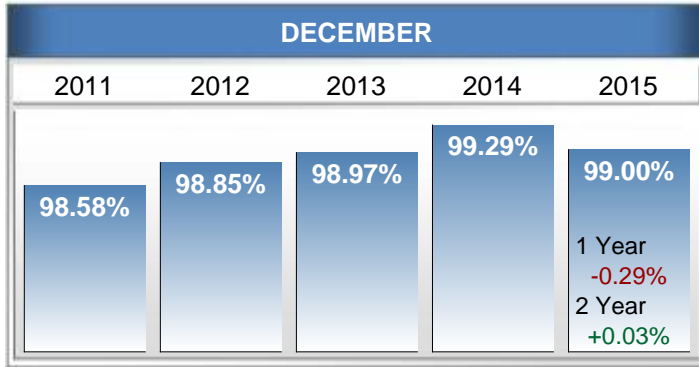
Closed Sales as of Jan 06, 2016



Median Percent of List Price to Selling Price

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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+
\$125,000 and less	20	6.92%	98.74%	95.83%	99.05%	0.00%	0.00%
\$125,001 - \$150,000	26	9.00%	97.80%	96.77%	98.04%	100.61%	93.33%
\$150,001 - \$175,000	35	12.11%	99.37%	100.00%	99.44%	94.73%	0.00%
\$175,001 - \$275,000	100	34.60%	99.17%	99.58%	99.60%	98.45%	99.47%
\$275,001 - \$325,000	38	13.15%	99.04%	0.00%	99.41%	98.72%	95.52%
\$325,001 - \$450,000	43	14.88%	100.00%	0.00%	99.87%	100.00%	98.12%
\$450,001 and up	27	9.34%	98.00%	0.00%	97.27%	98.51%	93.39%
Median List/Sell Ratio:	99.00%			97.98%	99.19%	98.89%	97.57%
Total Closed Units:	289			8	149	117	15
Total Closed Volume:	79,909,791			1.02M	29.93M	38.97M	9.99M



Monthly Inventory Analysis

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December 2015

Inventory as of Jan 06, 2016



Market Summary

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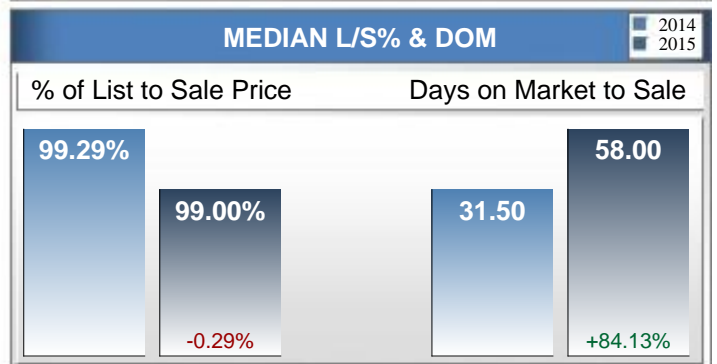
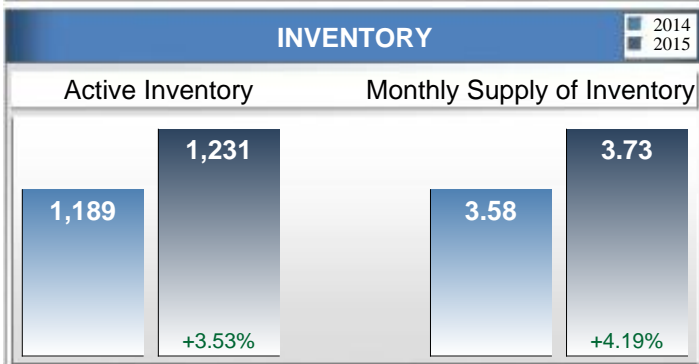
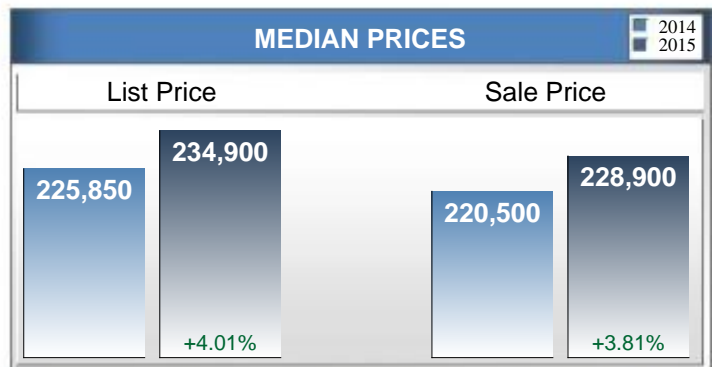
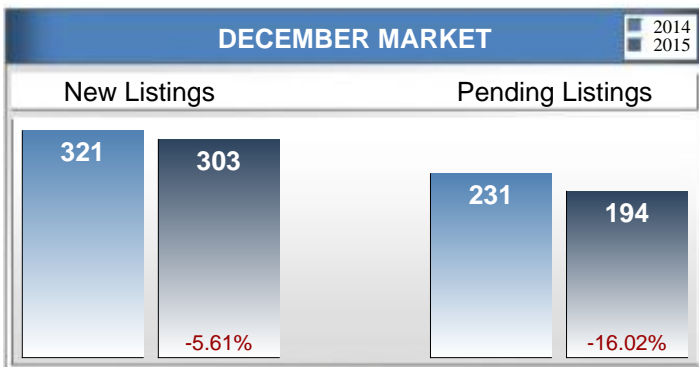
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Absorption: Last 12 months, an Average of 330 Sales/Month

Active Inventory as of December 31, 2015 = 1,231

	DECEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	298	289	-3.02%	3,989	3,964	-0.63%
Pending Sales	231	194	-16.02%	3,974	4,017	1.08%
New Listings	321	303	-5.61%	5,492	6,019	9.60%
Median List Price	225,850	234,900	4.01%	229,800	240,845	4.81%
Median Sale Price	220,500	228,900	3.81%	225,000	239,100	6.27%
Median Percent of List Price to Selling Price	99.29%	99.00%	-0.29%	99.05%	99.24%	0.20%
Median Days on Market to Sale	31.50	58.00	84.13%	23.00	29.00	26.09%
Monthly Inventory	1,189	1,231	3.53%	1,189	1,231	3.53%
Months Supply of Inventory	3.58	3.73	4.19%	3.58	3.73	4.19%





December 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

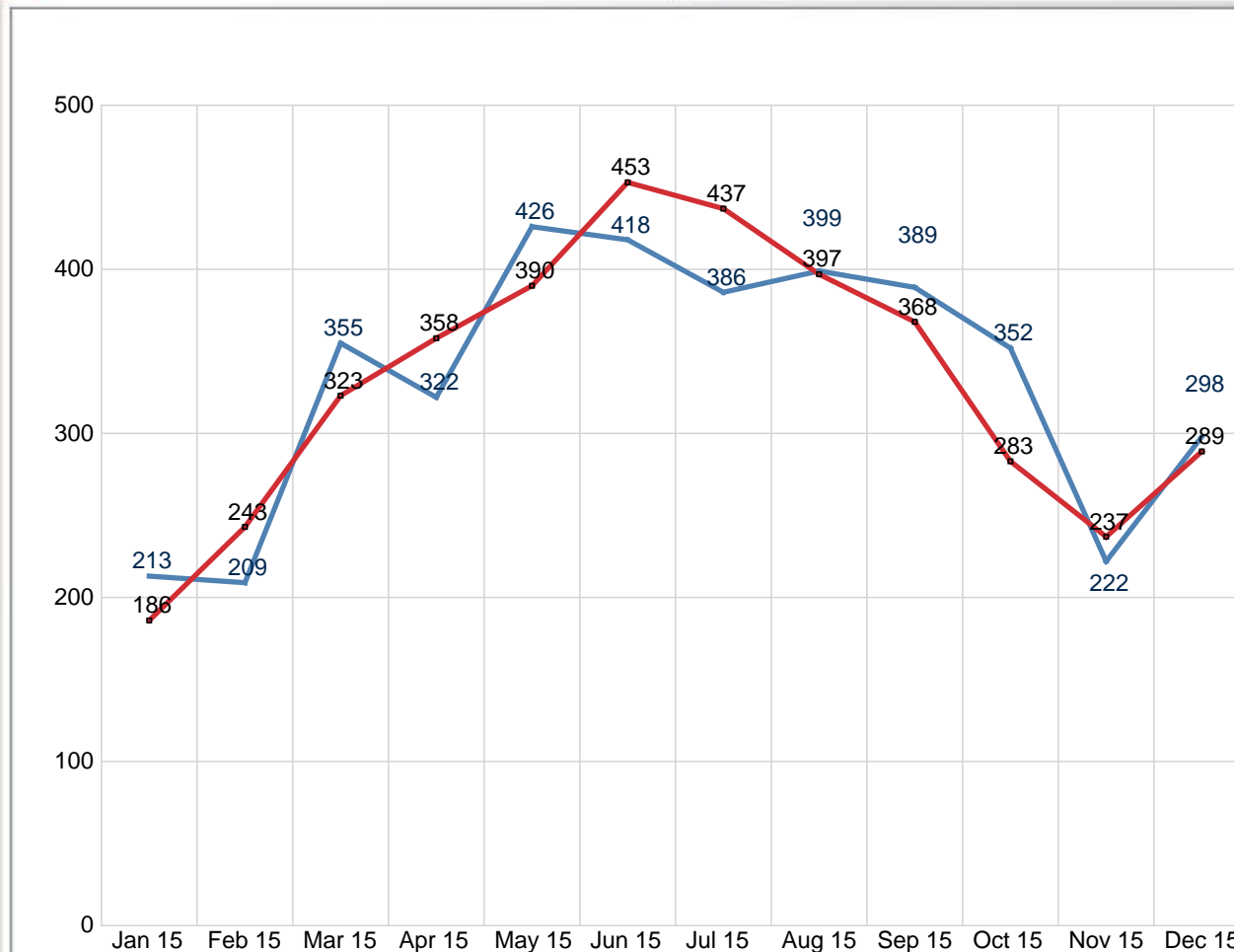
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

DECEMBER

2014	2015
298	289
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.02%</div> 	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
3,989	3,964
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.63%</div> 	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
3,989	3,964
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.63%</div> 	



December 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

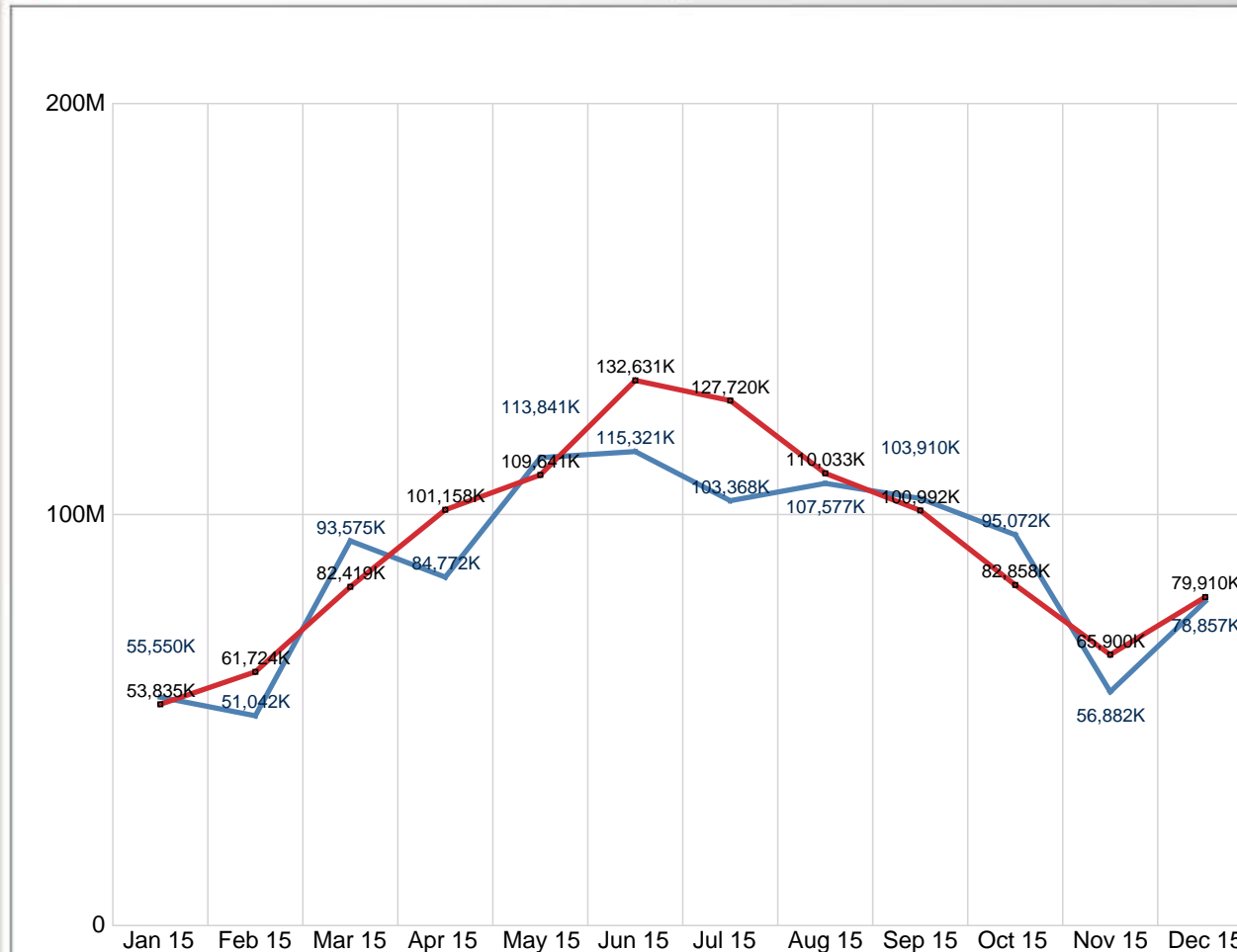
Report Produced on: Jan 07, 2016

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Comparative Analysis

DECEMBER

2014	2015
79M	80M

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
1.06B	1.11B

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
1.06B	1.11B



December 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

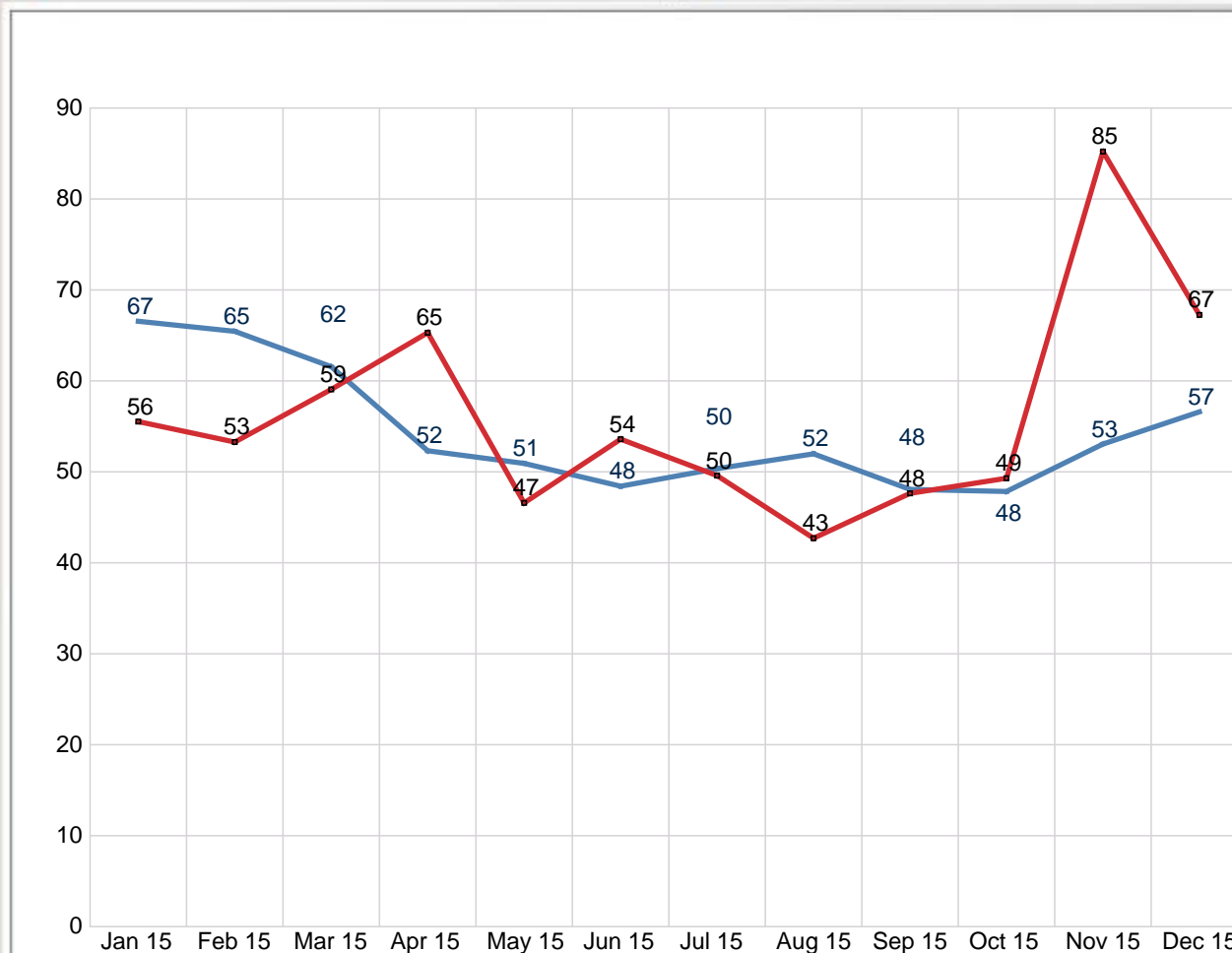
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 07, 2016

Market Trends

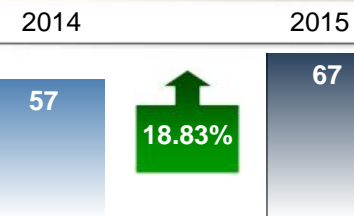
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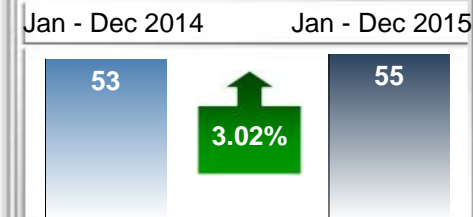


Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

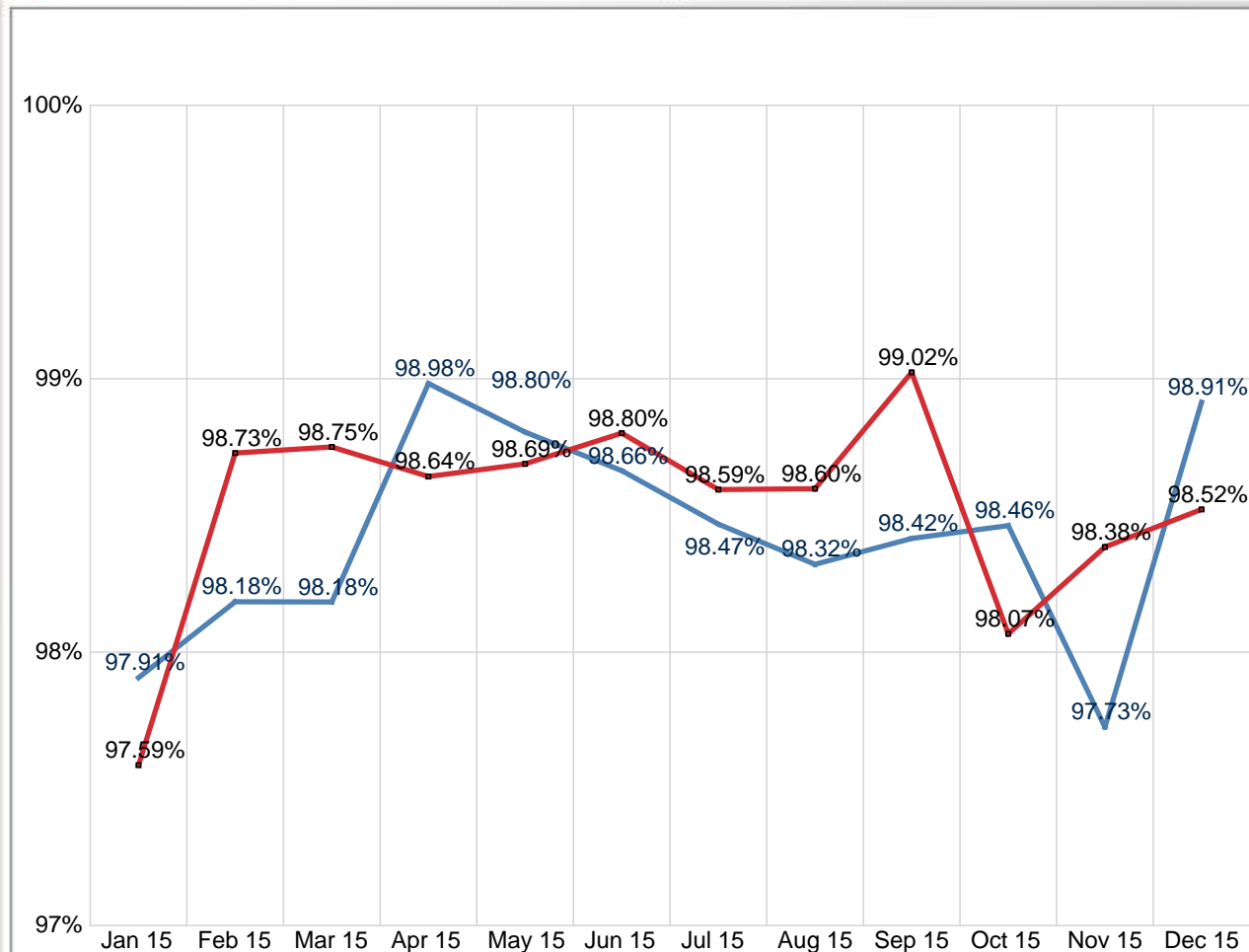
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Comparative Analysis

DECEMBER

2014	2015
98.91%	98.52%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.40%</div> 	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
98.47%	98.59%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.12%</div> 	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
98.47%	98.59%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.12%</div> 	



December 2015

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

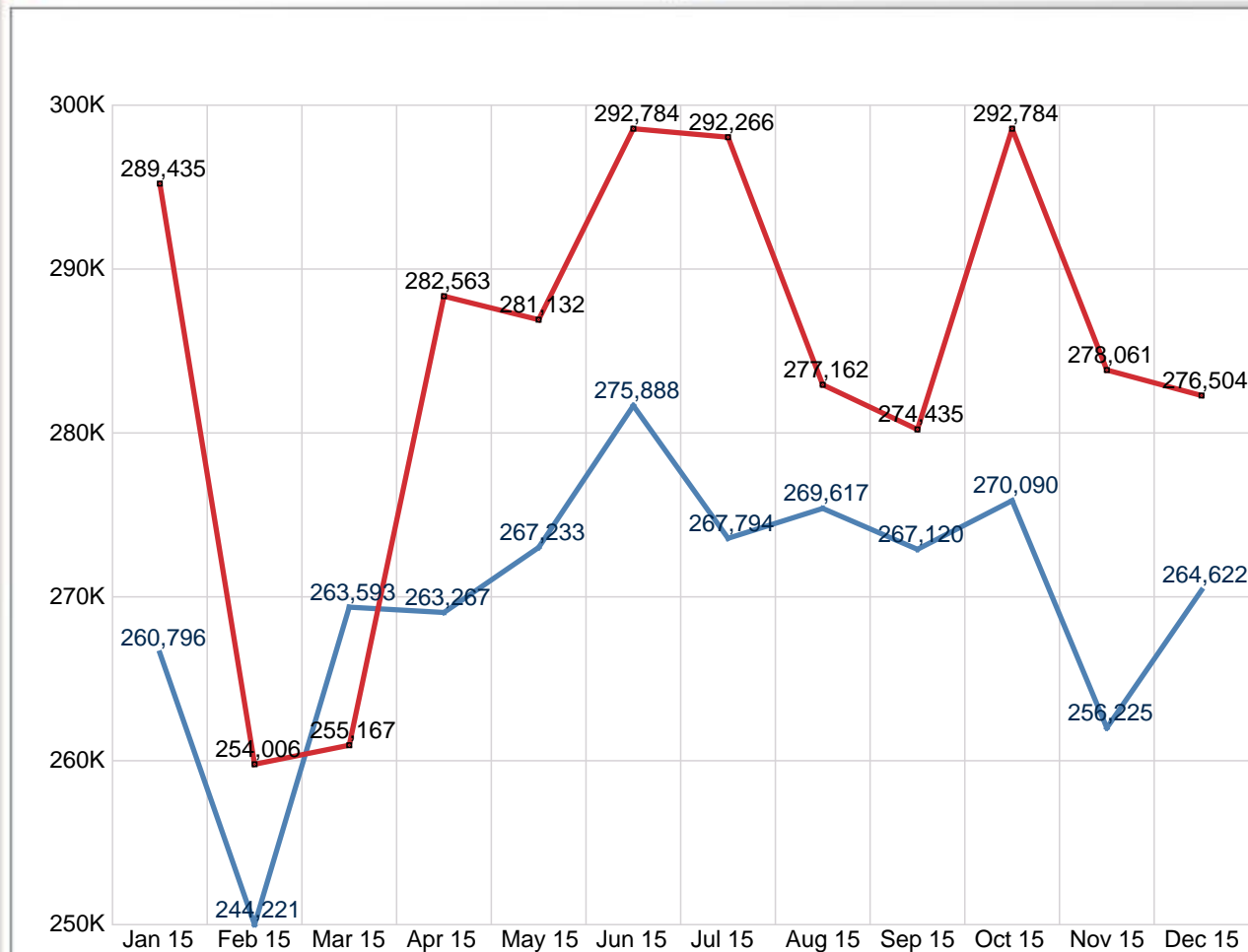
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Comparative Analysis

DECEMBER

2014	2015
264,622	276,504
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.49%	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
265,673	279,723
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.29%	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
265,673	279,723
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.29%	