



# December 2015

Area Delimited by Zipcode 73044 - Residential Property Type

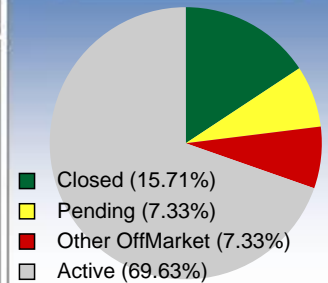


**Absorption:** Last 12 months, an Average of **29** Sales/Month

**Active Inventory** as of December 31, 2015 = **133**

	DECEMBER		
	2014	2015	+/- %
Closed Listings	29	30	3.45%
Pending Listings	15	14	-6.67%
New Listings	30	30	0.00%
Median List Price	179,900	173,950	-3.31%
Median Sale Price	172,000	166,450	-3.23%
Median Percent of List Price to Selling Price	98.00%	97.85%	-0.15%
Median Days on Market to Sale	45.00	60.50	34.44%
End of Month Inventory	120	133	10.83%
Months Supply of Inventory	4.82	4.61	-4.22%

## 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 **10.83%** to 133 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 **4.61** MSI for this period.

### Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.23%** in December 2015 to \$166,450 versus the previous year at \$172,000.

### Median Days on Market Lengthens

The median number of **60.50** days that homes spent on the market before selling increased by 15.50 days or **34.44%** in December 2015 compared to last year's same month at **45.00** DOM.

### Sales Success for December 2015 is Positive

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

There were 30 New Listings in December 2015, down **0.00%** from last year at 30. Furthermore, there were 30 Closed Listings this month versus last year at 29, a **3.45%** increase.

Closed versus Listed trends yielded a **100.0%** ratio, up from last year's December 2015 at **96.7%**, a **3.45%** 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®

## December 2015

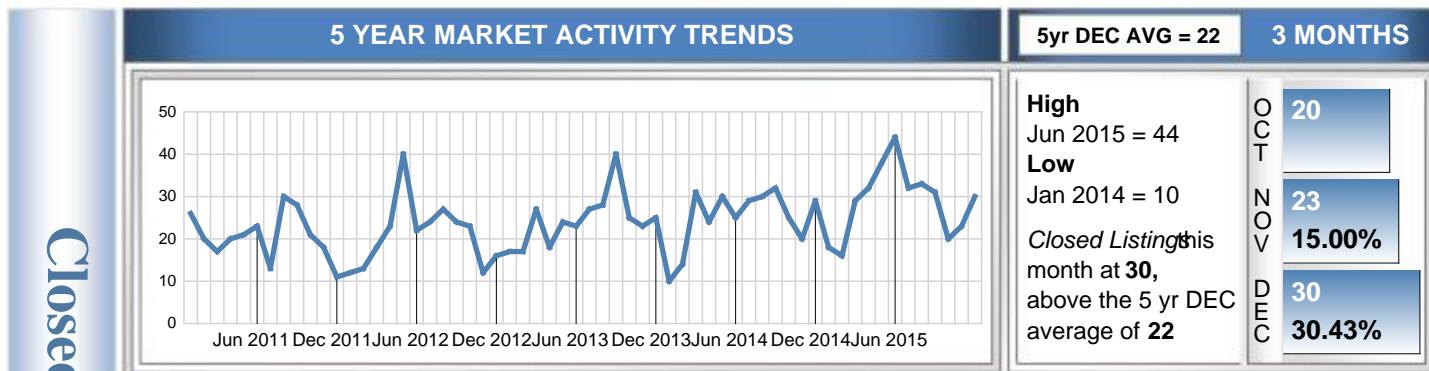
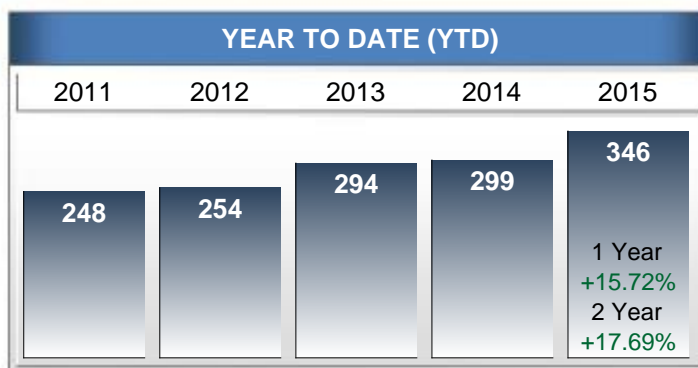
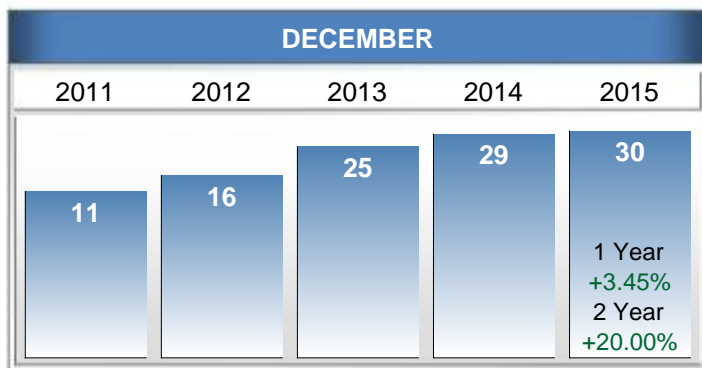
Closed Sales as of Jan 06, 2016



Report Produced on: Jan 07, 2016

### Closed Listings

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+
\$50,000 and less	2	6.67%	29.0	1	0	1	0
\$50,001 - \$75,000	3	10.00%	63.0	1	2	0	0
\$75,001 - \$125,000	4	13.33%	117.5	0	4	0	0
\$125,001 - \$175,000	6	20.00%	31.5	0	6	0	0
\$175,001 - \$225,000	8	26.67%	69.0	0	6	1	1
\$225,001 - \$250,000	4	13.33%	70.0	0	1	3	0
\$250,001 and up	3	10.00%	146.0	0	0	1	2
<b>Total Closed Units:</b>	<b>30</b>		<b>60.5</b>	<b>2</b>	<b>19</b>	<b>6</b>	<b>3</b>
<b>Total Closed Volume:</b>	<b>4,971,150</b>			<b>72.00K</b>	<b>2.84M</b>	<b>1.21M</b>	<b>847.80K</b>
<b>Median Closed Price:</b>	<b>\$166,450</b>			<b>\$36,000</b>	<b>\$150,000</b>	<b>\$229,950</b>	<b>\$272,300</b>

Closed Listings

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



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

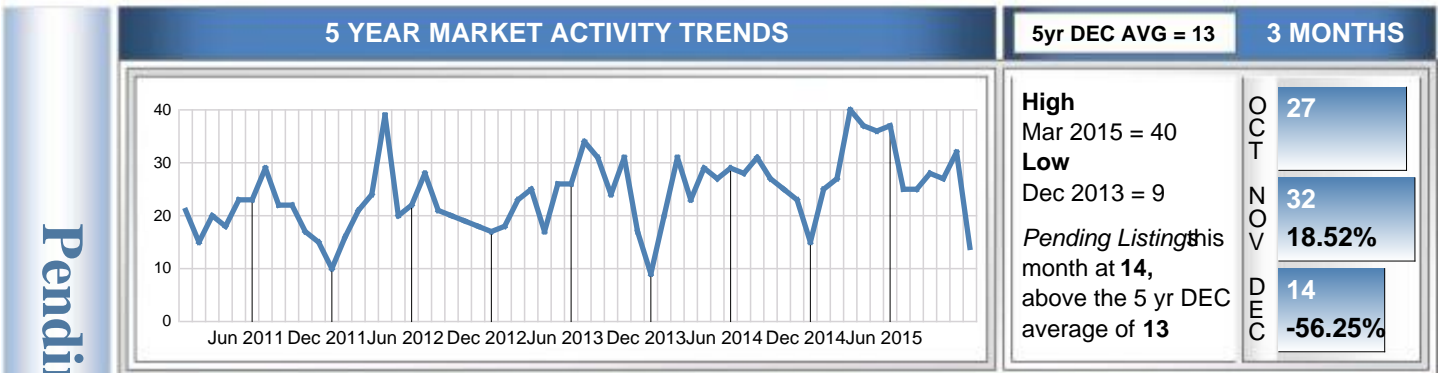
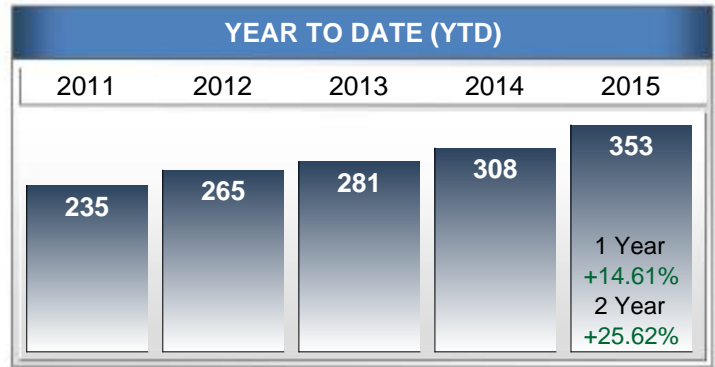
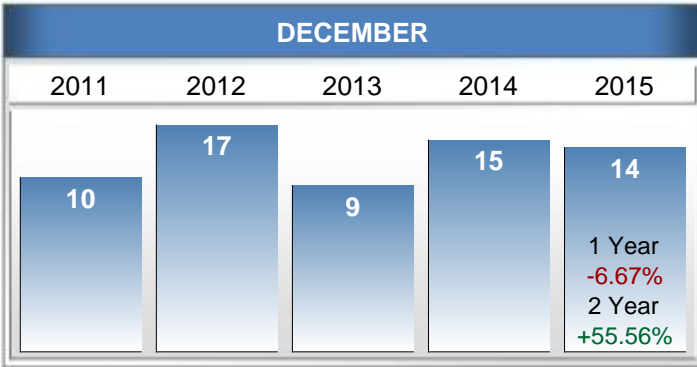
Pending Listings as of Jan 06, 2016



### Pending Listings

Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

Ready to Buy or Sell Real Estate?  
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+
\$25,000 and less	1	7.14%	208.0	0	0	0	1
\$25,001 - \$50,000	2	14.29%	73.0	0	2	0	0
\$50,001 - \$125,000	2	14.29%	89.5	1	1	0	0
\$125,001 - \$175,000	1	7.14%	216.0	0	1	0	0
\$175,001 - \$200,000	3	21.43%	79.0	0	3	0	0
\$200,001 - \$275,000	3	21.43%	49.0	0	2	1	0
\$275,001 and up	2	14.29%	123.5	0	0	1	1
Total Pending Units: 14				77.0			
Total Pending Volume: 2,577,577				69.90K	1.31M	528.90K	665.78K
Median Listing Price: \$188,000				\$69,900	\$187,000	\$264,450	\$332,889



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

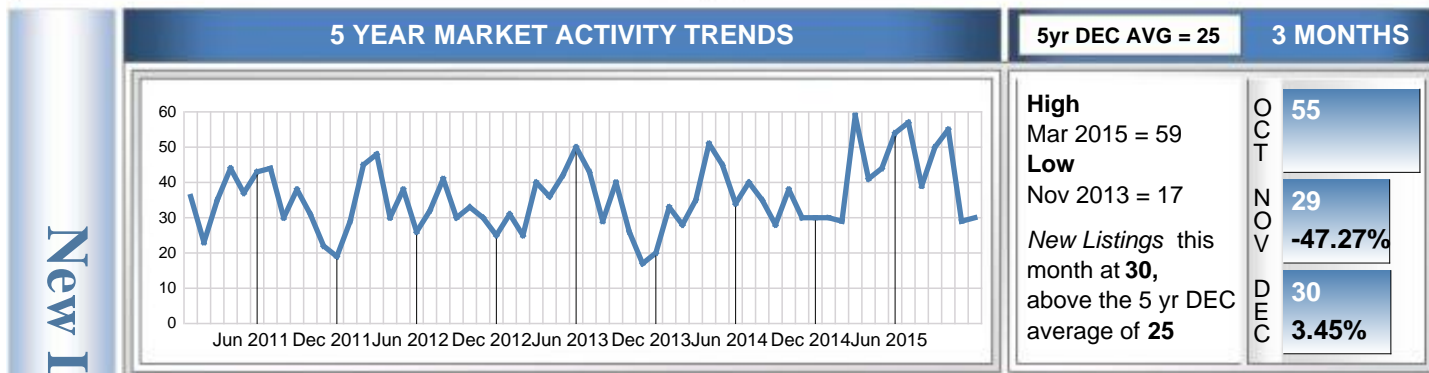
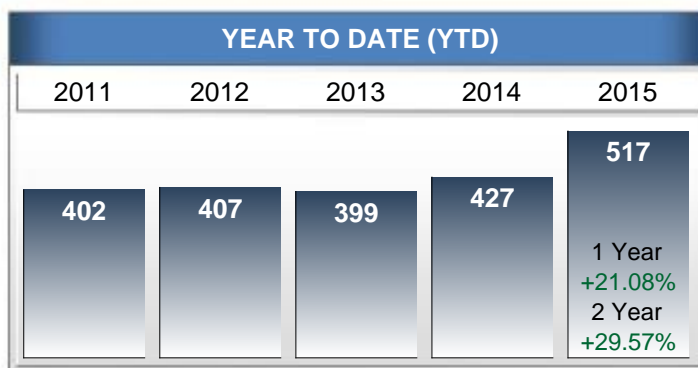
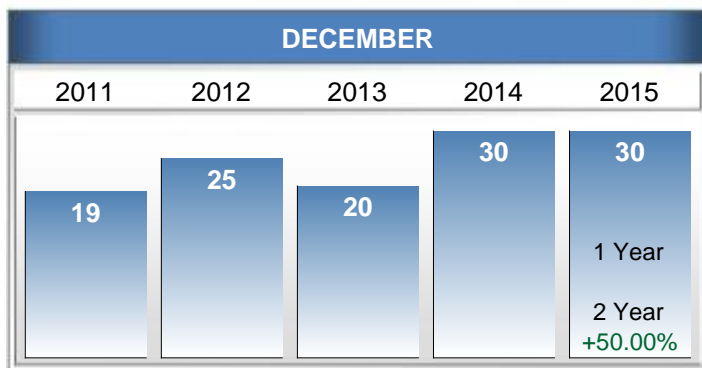
New Listings as of Jan 06, 2016



### New Listings

Report Produced on: Jan 07, 2016

Area Delimited by 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+
\$25,000 and less	1	3.33%	0	0	1	0
\$25,001 - \$75,000	6	20.00%	3	3	0	0
\$75,001 - \$100,000	2	6.67%	1	0	0	1
\$100,001 - \$175,000	7	23.33%	1	3	3	0
\$175,001 - \$225,000	6	20.00%	0	2	4	0
\$225,001 - \$250,000	5	16.67%	0	1	4	0
\$250,001 and up	3	10.00%	0	2	0	1
Total New Listed Units:			5	11	12	2
Total New Listed Volume:			386.90K	1.74M	2.18M	347.10K
Median New Listed Listing Price:			\$75,000	\$158,900	\$195,450	\$173,550



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

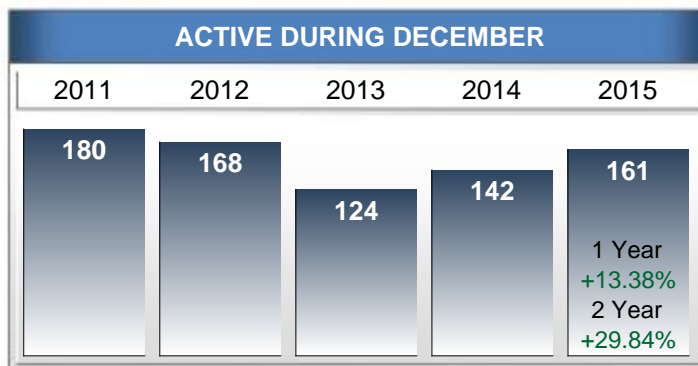
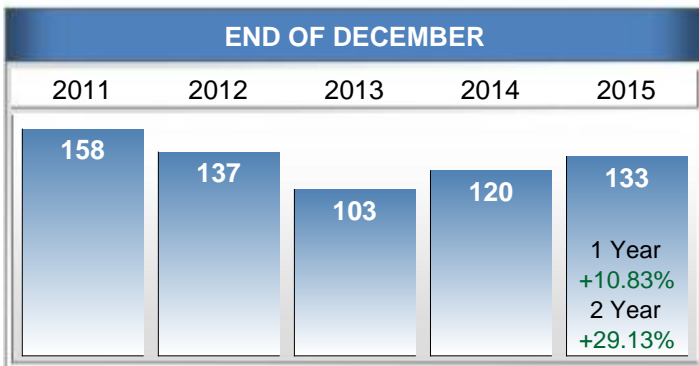
Active Inventory as of Jan 06, 2016



### Active Inventory

Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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



**5yr DEC AVG = 130**    **3 MONTHS**

**High**  
Jun 2011 = 178

**Low**  
Mar 2014 = 97

*Inventory* this month at **133**, above the 5 yr DEC average of **130**

OCT	147
NOV	131
DEC	133
-10.88%	
1.53%	

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	14	10.53%	79.0	5	8	1	0
\$75,001 - \$100,000	9	6.77%	114.0	3	4	1	1
\$100,001 - \$175,000	24	18.05%	81.0	1	15	7	1
\$175,001 - \$225,000	38	28.57%	82.5	1	16	15	6
\$225,001 - \$225,000	0	0.00%	82.5	0	0	0	0
\$225,001 - \$275,000	31	23.31%	68.0	1	15	11	4
\$275,001 and up	17	12.78%	97.0	1	5	7	4
Total Active Inventory by Units:				12	63	42	16
Total Active Inventory by Volume:				1.43M	11.33M	9.17M	4.05M
Median Active Inventory Listing Price:				\$79,450	\$195,264	\$219,950	\$234,700



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

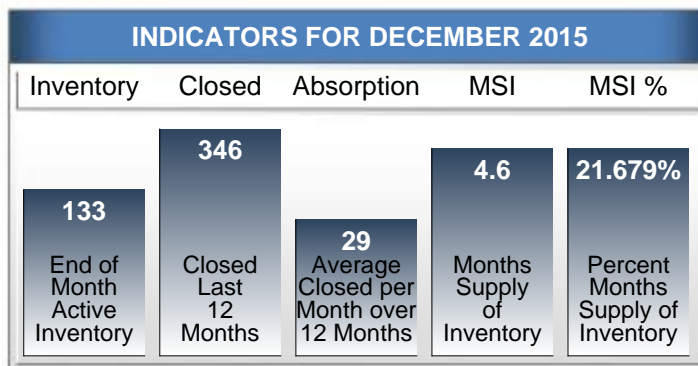
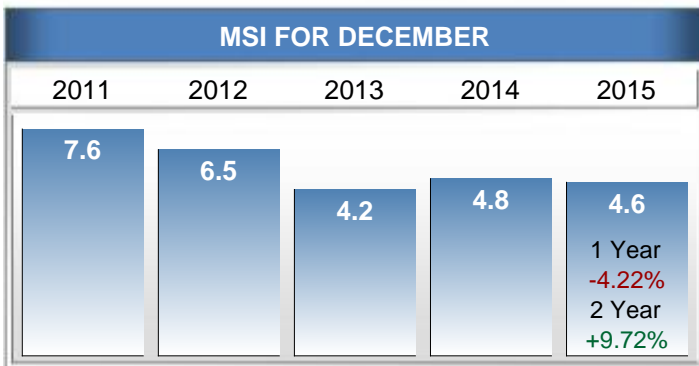
Active Inventory as of Jan 06, 2016



### Months Supply of Inventory

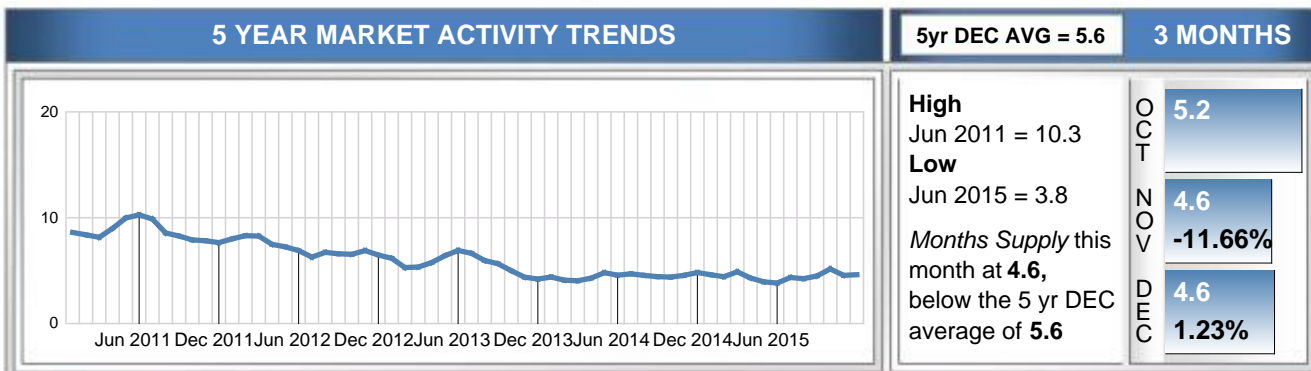
Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Months Supply

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



#### 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	14	10.53%	3.1	2.1	4.8	2.0	0.0
\$75,001 - \$100,000	9	6.77%	3.3	4.0	2.1	12.0	0.0
\$100,001 - \$175,000	24	18.05%	2.6	4.0	2.1	4.4	12.0
\$175,001 - \$225,000	38	28.57%	5.7	0.0	4.1	6.0	24.0
\$225,001 - \$225,000	0	0.00%	0.0	0.0	0.0	0.0	0.0
\$225,001 - \$275,000	31	23.31%	7.8	0.0	6.7	8.3	9.6
\$275,001 and up	17	12.78%	10.2	12.0	6.7	16.8	9.6
MSI:	4.6			3.4	3.5	6.5	13.7
Total Active Inventory:	133			12	63	42	16



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

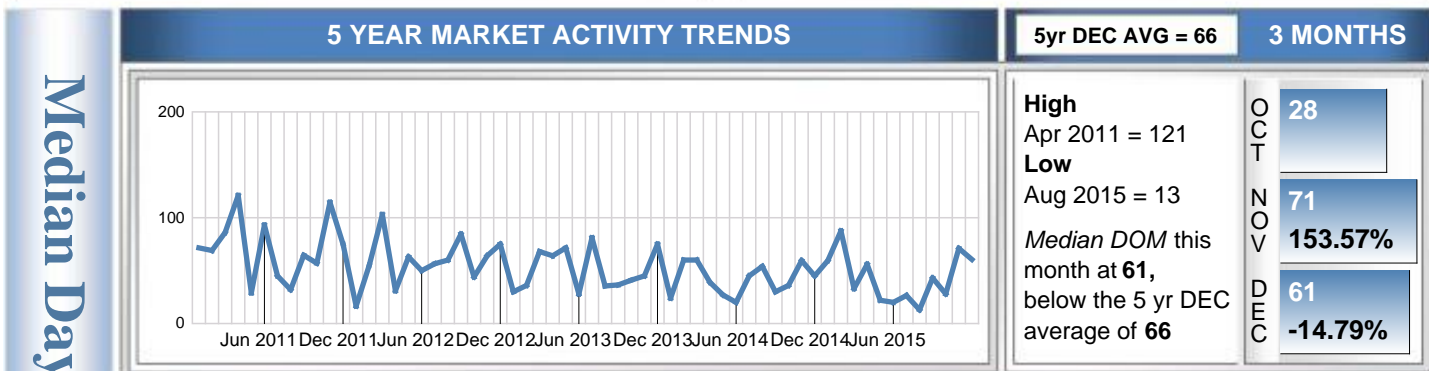
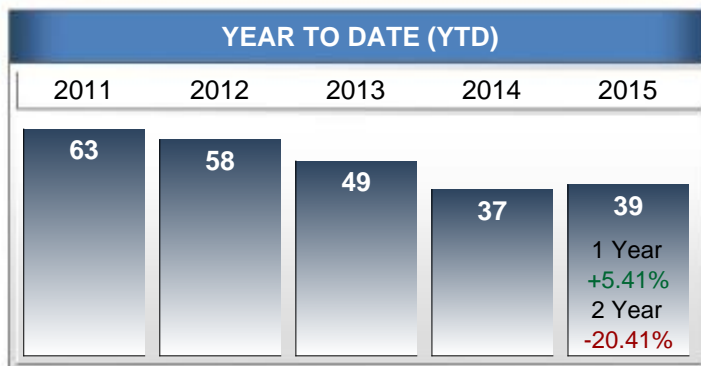
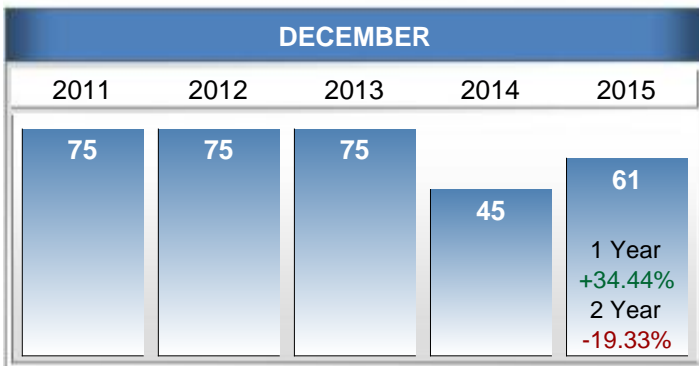
Closed Sales as of Jan 06, 2016



### Median Days on Market to Sale

Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

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

#### 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	2	6.67%	29.0	2.0	0.0	56.0	0.0
\$50,001 - \$75,000	3	10.00%	63.0	129.0	51.0	0.0	0.0
\$75,001 - \$125,000	4	13.33%	117.5	0.0	117.5	0.0	0.0
\$125,001 - \$175,000	6	20.00%	31.5	0.0	31.5	0.0	0.0
\$175,001 - \$225,000	8	26.67%	69.0	0.0	69.0	20.0	177.0
\$225,001 - \$250,000	4	13.33%	70.0	0.0	24.0	116.0	0.0
\$250,001 and up	3	10.00%	146.0	0.0	0.0	172.0	115.0
Median Closed DOM:	60.5			65.5	55.0	86.0	146.0
Total Closed Units:	30			2	19	6	3
Total Closed Volume:	4,971,150			72.00K	2.84M	1.21M	847.80K



# Monthly Inventory Analysis

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

## December 2015

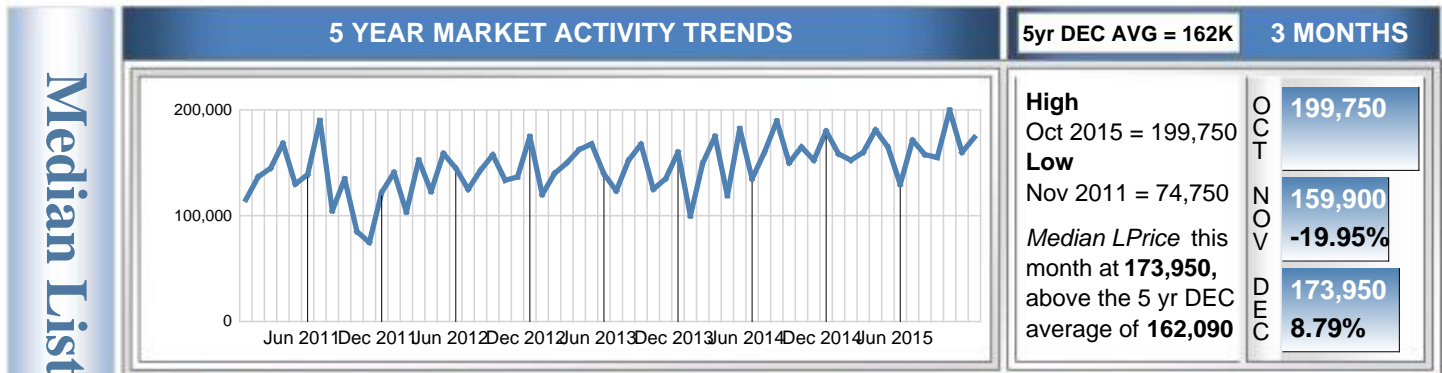
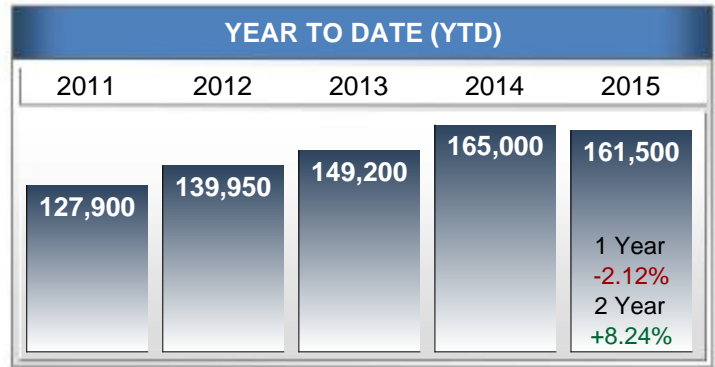
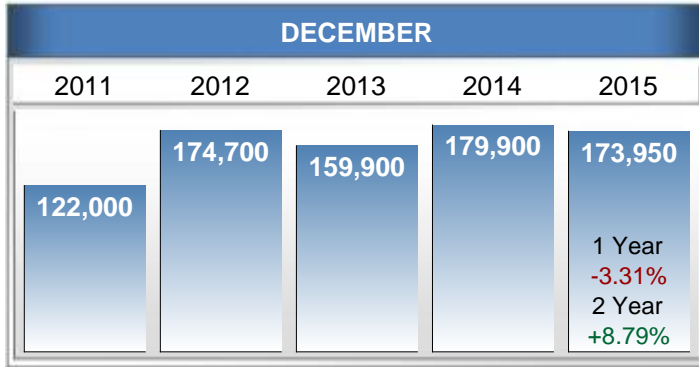
Closed Sales as of Jan 06, 2016



### Median List Price at Closing

Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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

#### 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	10.00%	34,500	11,000	45,900	34,500	0
\$50,001 - \$75,000	2	6.67%	70,200	67,500	72,900	0	0
\$75,001 - \$125,000	2	6.67%	93,950	0	93,950	0	0
\$125,001 - \$175,000	8	26.67%	147,200	0	147,200	0	0
\$175,001 - \$225,000	8	26.67%	204,950	0	199,900	225,000	219,500
\$225,001 - \$250,000	3	10.00%	235,000	0	235,000	232,950	0
\$250,001 and up	4	13.33%	282,400	0	0	282,400	322,500
Median List Price:	\$173,950			\$39,250	\$150,000	\$232,950	\$260,000
Total Closed Units:	30			2	19	6	3
Total List Volume:	5,164,500			78.50K	2.93M	1.29M	864.50K





# Monthly Inventory Analysis

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

## December 2015

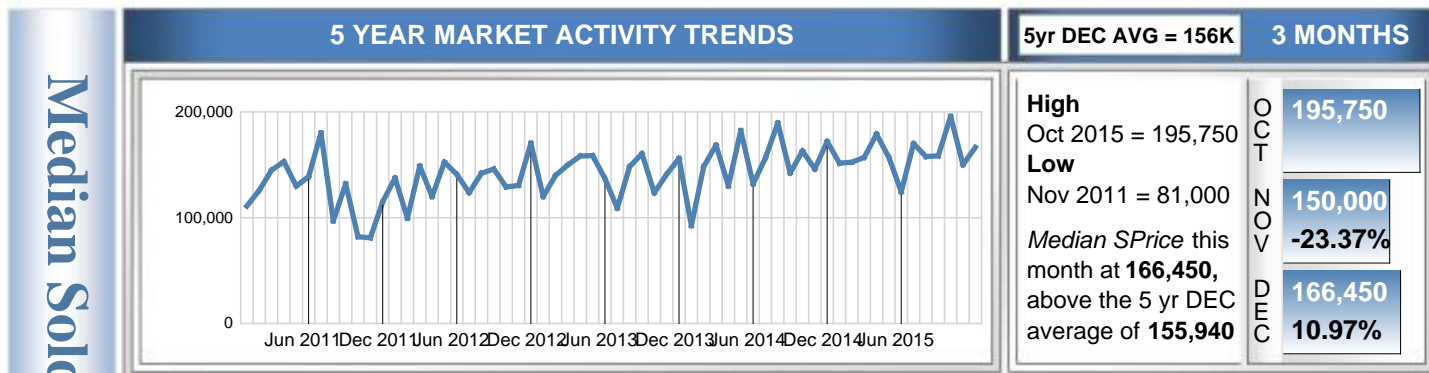
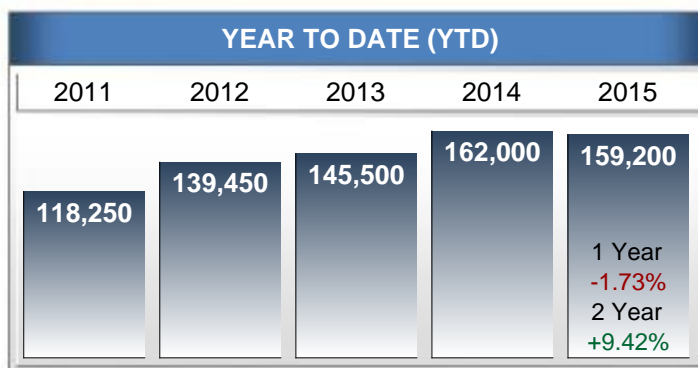
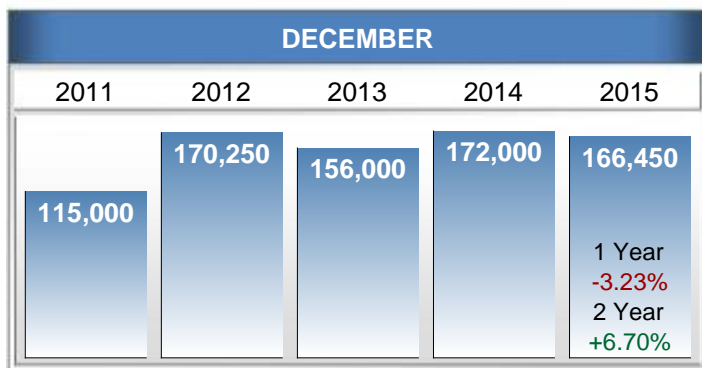
Closed Sales as of Jan 06, 2016



### Median Sold Price at Closing

Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median Sold Price

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

#### 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	2		6.67%	16,875	11,000	0	22,750	0
\$50,001 - \$75,000	3		10.00%	61,000	61,000	61,500	0	0
\$75,001 - \$125,000	4		13.33%	102,800	0	102,800	0	0
\$125,001 - \$175,000	6		20.00%	149,250	0	149,250	0	0
\$175,001 - \$225,000	8		26.67%	201,950	0	194,950	215,000	204,000
\$225,001 - \$250,000	4		13.33%	234,500	0	235,000	234,000	0
\$250,001 and up	3		10.00%	272,300	0	0	260,000	321,900
Median Closed Price:	\$166,450				\$36,000	\$150,000	\$229,950	\$272,300
Total Closed Units:	30				2	19	6	3
Total Closed Volume:	4,971,150				72.00K	2.84M	1.21M	847.80K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

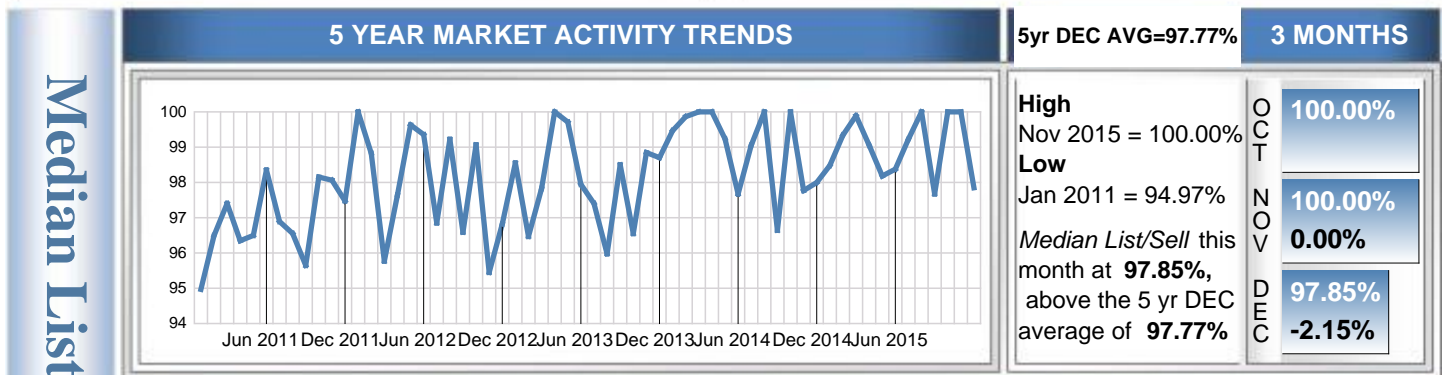
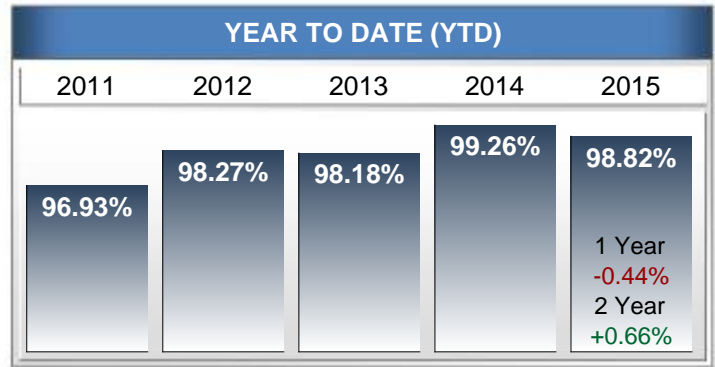
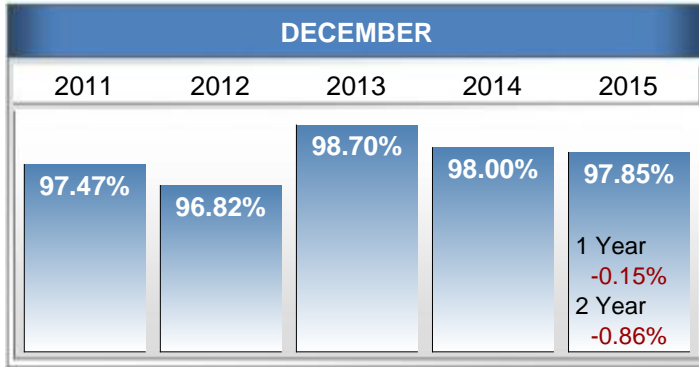
Closed Sales as of Jan 06, 2016



### Median Percent of List Price to Selling Price

Report Produced on: Jan 07, 2016

Area Delimited by Zipcode 73044 - 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	2	6.67%	82.97%	100.00%	0.00%	65.94%	0.00%
\$50,001 - \$75,000	3	10.00%	93.28%	90.37%	106.55%	0.00%	0.00%
\$75,001 - \$125,000	4	13.33%	93.61%	0.00%	93.61%	0.00%	0.00%
\$125,001 - \$175,000	6	20.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	8	26.67%	96.69%	0.00%	98.36%	95.56%	92.94%
\$225,001 - \$250,000	4	13.33%	98.75%	0.00%	100.00%	97.50%	0.00%
\$250,001 and up	3	10.00%	96.49%	0.00%	0.00%	89.69%	100.61%
Median List/Sell Ratio:	97.85%			95.19%	98.89%	93.25%	96.49%
Total Closed Units:	30			2	19	6	3
Total Closed Volume:	4,971,150			72.00K	2.84M	1.21M	847.80K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## December 2015

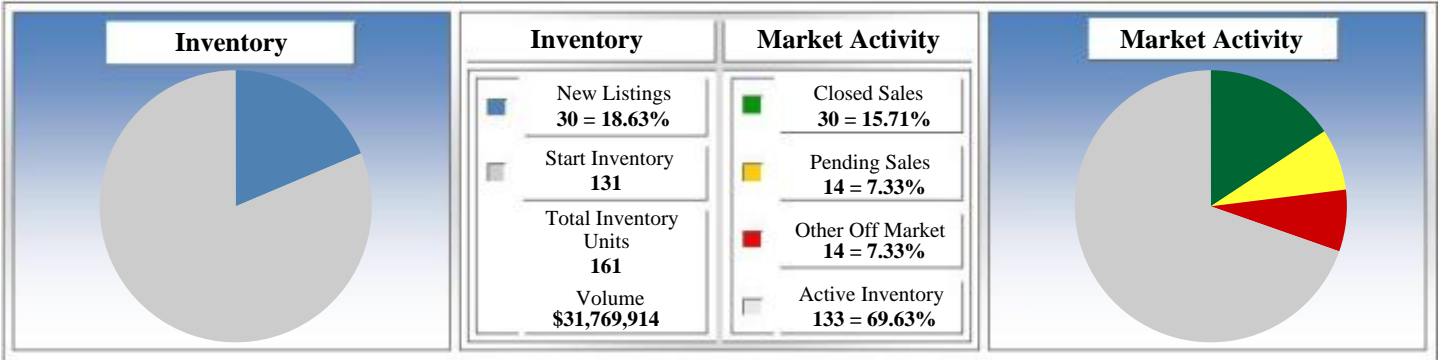
Inventory as of Jan 06, 2016



### Market Summary

Report Produced on: Jan 07, 2016

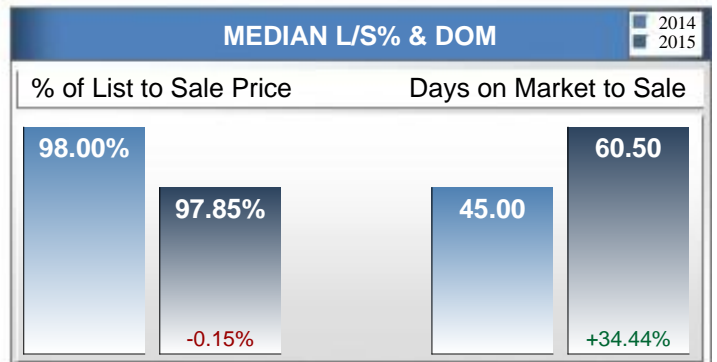
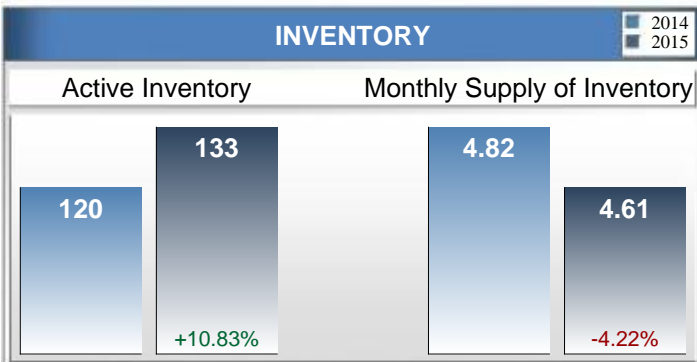
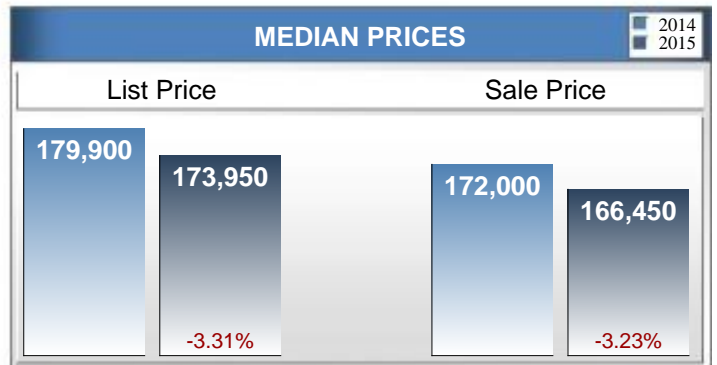
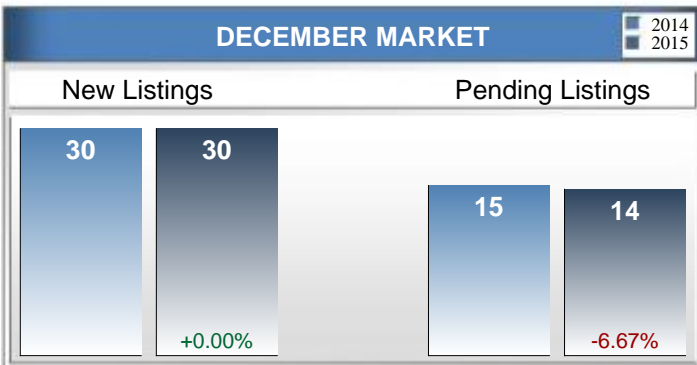
Area Delimited by Zipcode 73044 - Residential Property Type



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

**Active Inventory** as of December 31, 2015 = 133

	DECEMBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	29	30	3.45%	299	346	15.72%
Pending Sales	15	14	-6.67%	308	353	14.61%
New Listings	30	30	0.00%	427	517	21.08%
Median List Price	179,900	173,950	-3.31%	165,000	161,500	-2.12%
Median Sale Price	172,000	166,450	-3.23%	162,000	159,200	-1.73%
Median Percent of List Price to Selling Price	98.00%	97.85%	-0.15%	99.26%	98.82%	-0.44%
Median Days on Market to Sale	45.00	60.50	34.44%	37.00	39.00	5.41%
Monthly Inventory	120	133	10.83%	120	133	10.83%
Months Supply of Inventory	4.82	4.61	-4.22%	4.82	4.61	-4.22%





# December 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

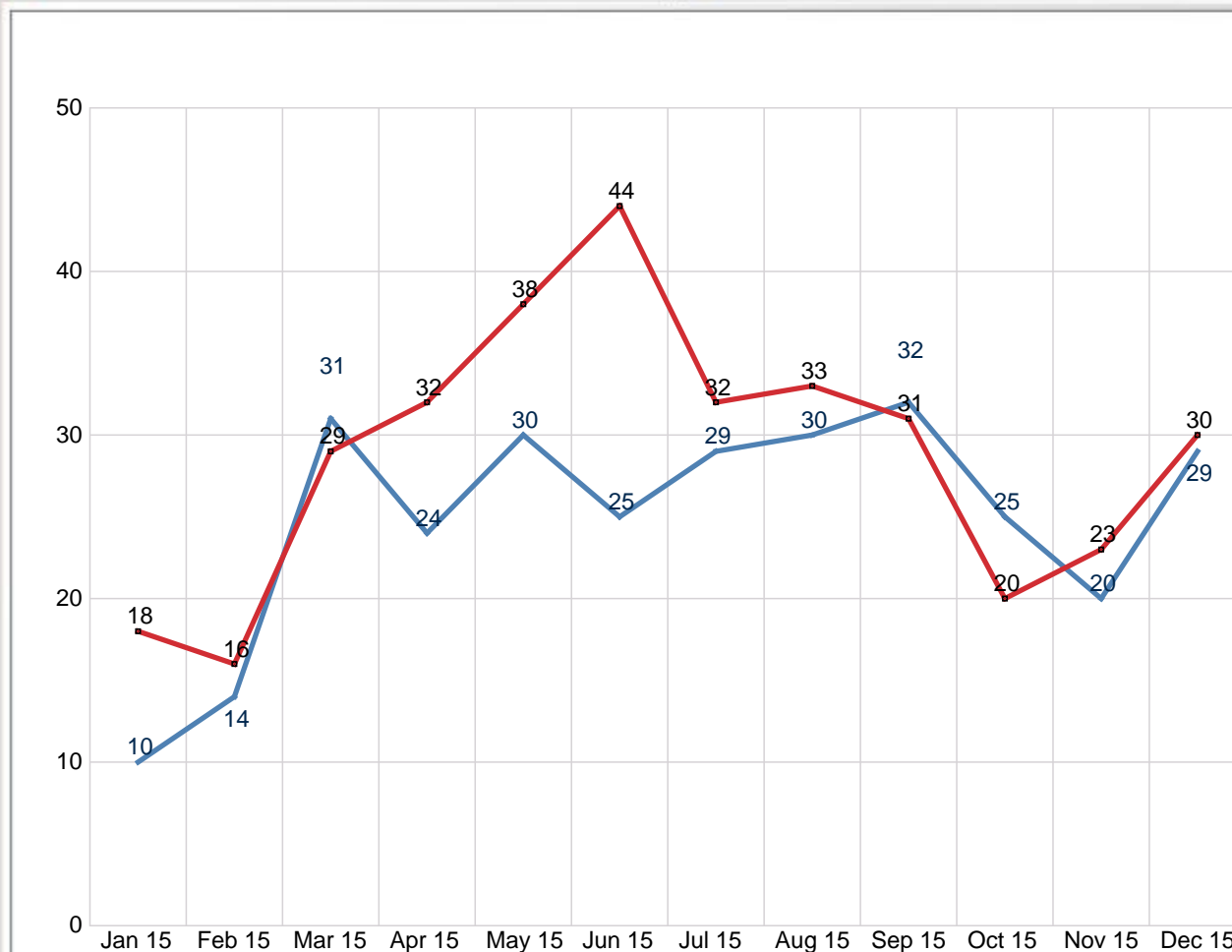
Report Produced on: Jan 07, 2016

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
29	30
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 3.45%	

#### YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
299	346
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 15.72%	

#### 12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
299	346
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 15.72%	



# December 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

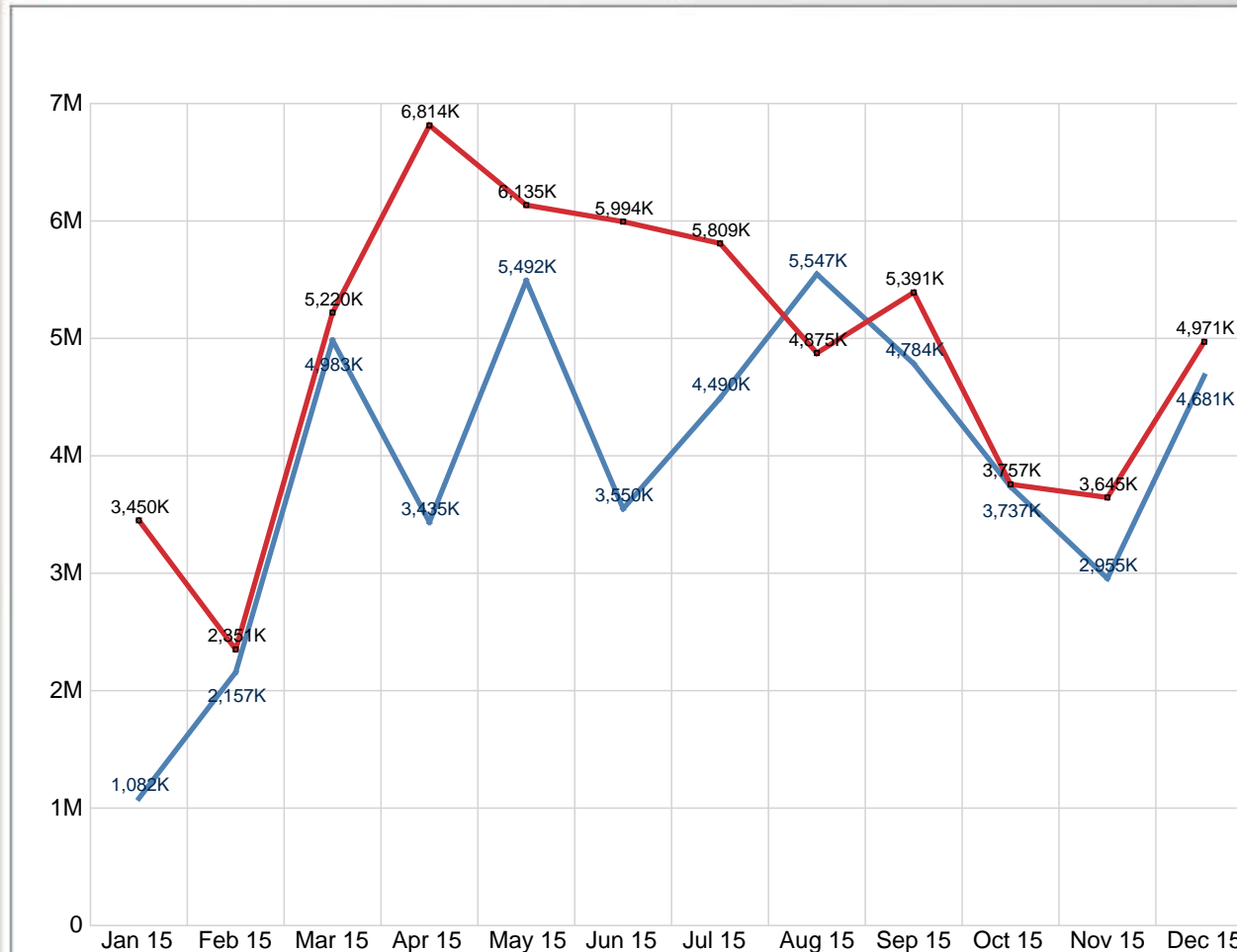
Report Produced on: Jan 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

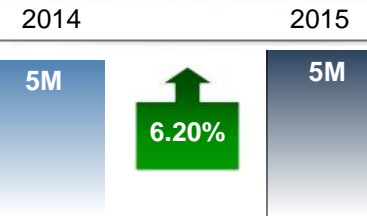
Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR®

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



### Comparative Analysis

#### DECEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# December 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

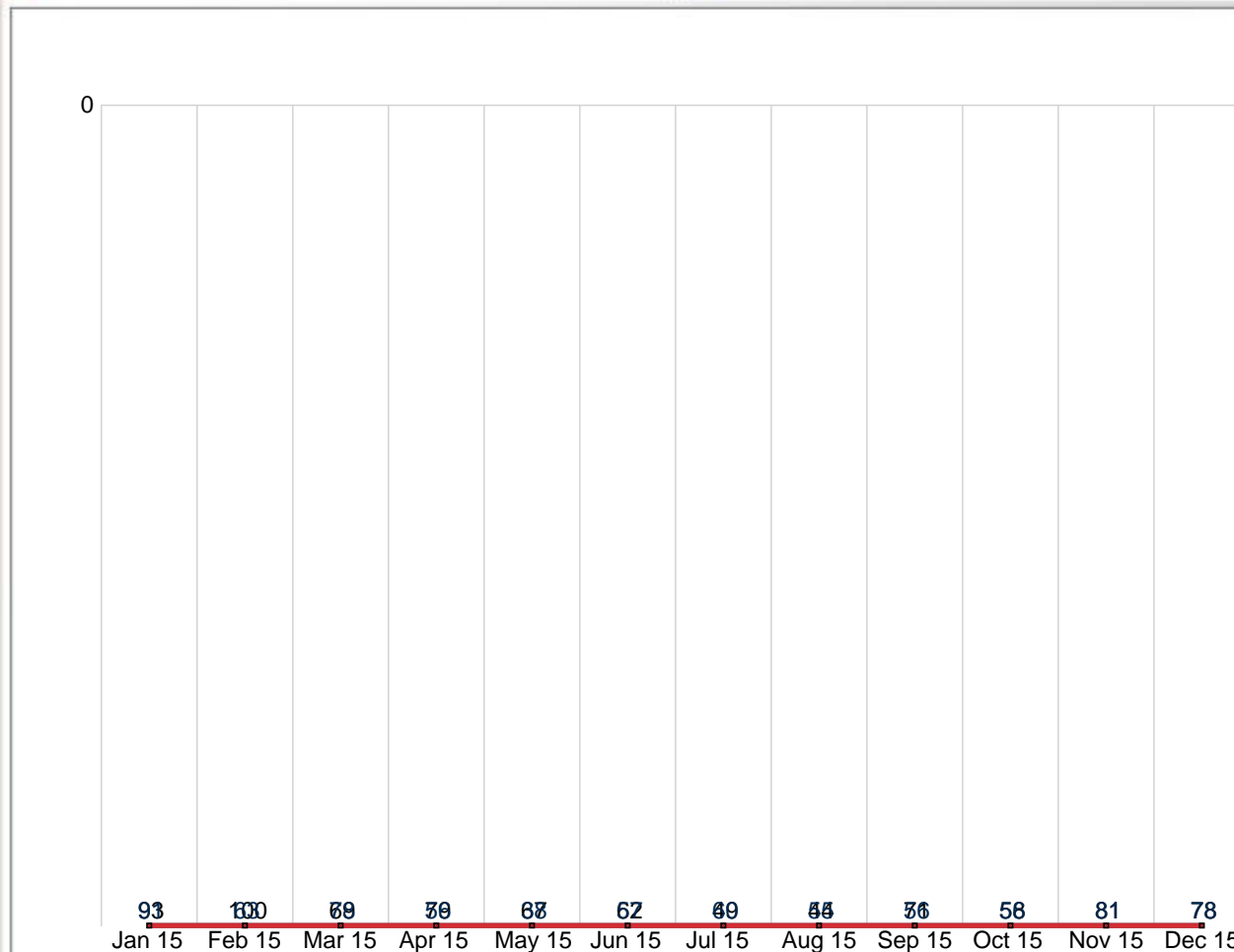
Report Produced on: Jan 07, 2016

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
78	78
-0.26%	

#### YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
62	68
9.97%	

#### 12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
62	68
9.97%	



# December 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

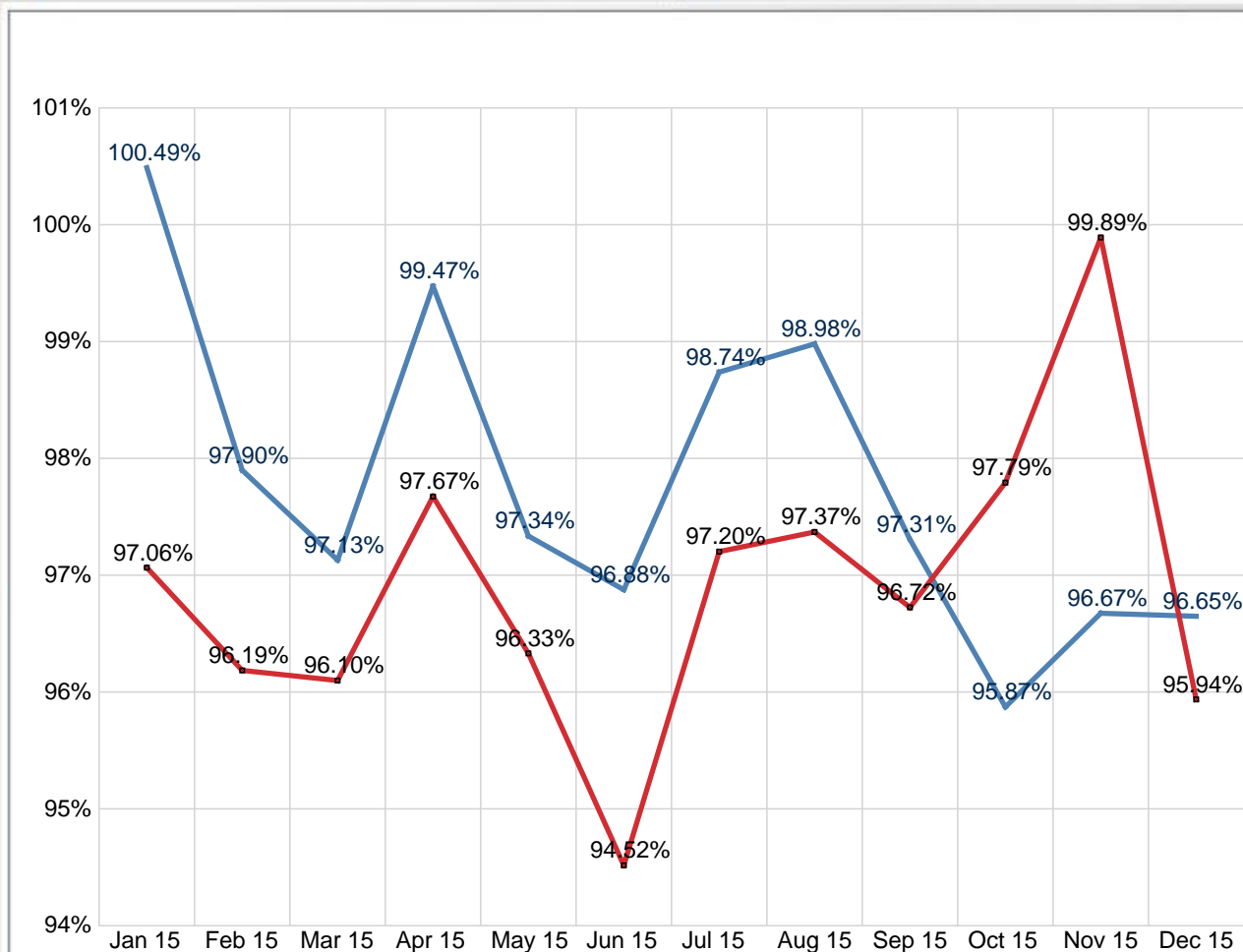
Report Produced on: Jan 07, 2016

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
96.65%	95.94%
-0.74%	

#### YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
97.64%	96.74%
-0.93%	

#### 12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
97.64%	96.74%
-0.93%	



# December 2015

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

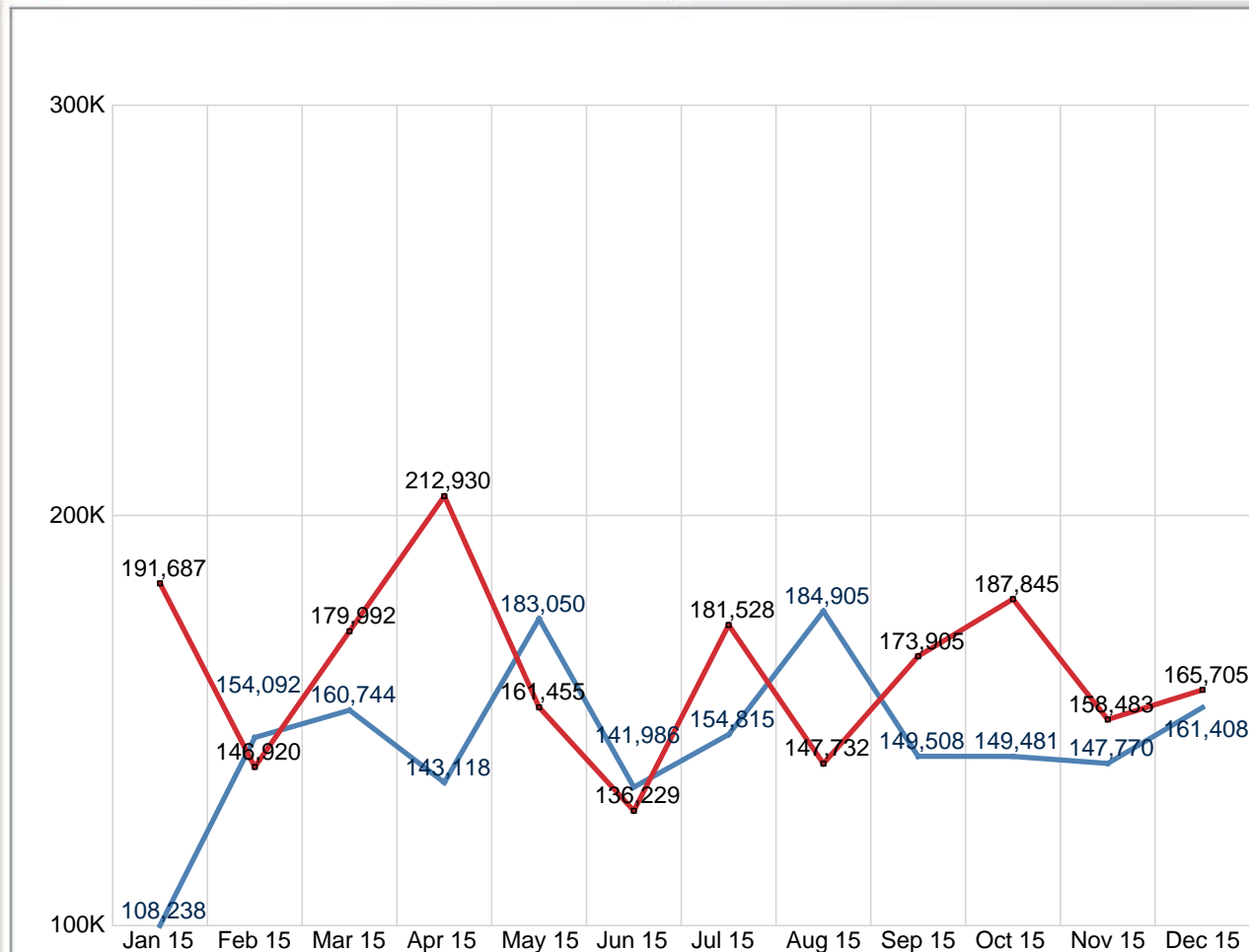
Report Produced on: Jan 07, 2016

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
161,408	165,705
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.66%	

#### YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
156,833	168,822
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.64%	

#### 12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
156,833	168,822
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.64%	