



January 2016

Area Delimited by City Of Edmond -
Residential Property Type

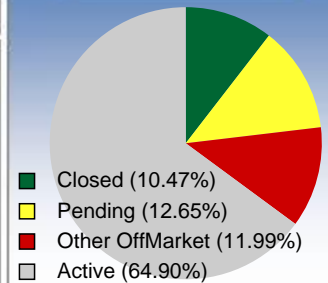


Absorption: Last 12 months, an Average of **333** Sales/Month

Active Inventory as of January 31, 2016 = **1,283**

	JANUARY		
	2015	2016	+/- %
Closed Listings	186	207	11.29%
Pending Listings	268	250	-6.72%
New Listings	465	507	9.03%
Median List Price	246,500	215,000	-12.78%
Median Sale Price	240,750	205,000	-14.85%
Median Percent of List Price to Selling Price	98.21%	98.84%	0.64%
Median Days on Market to Sale	39.00	27.00	-30.77%
End of Month Inventory	1,218	1,283	5.34%
Months Supply of Inventory	3.69	3.85	4.39%

Market Activity



Report Produced on: Feb 04, 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 January 2016 rose **5.34%** to 1,283 existing homes available for sale. Over the last 12 months this area has had an average of 333 closed sales per month. This represents an unsold inventory index of **3.85** 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 **14.85%** in January 2016 to \$205,000 versus the previous year at \$240,750.

Median Days on Market Shortens

The median number of **27.00** days that homes spent on the market before selling decreased by 12.00 days or **30.77%** in January 2016 compared to last year's same month at **39.00** DOM.

Sales Success for January 2016 is Positive

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

There were 507 New Listings in January 2016, up **9.03%** from last year at 465. Furthermore, there were 207 Closed Listings this month versus last year at 186, a **11.29%** increase.

Closed versus Listed trends yielded a **40.8%** ratio, up from last year's January 2016 at **40.0%**, a **2.07%** 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

Closed Listings	1
Pending Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Median Days on Market to Sale	6
Median List Price at Closing	7
Median Sale Price at Closing	8
Median Percent of List Price to Selling Price	9
Market Summary	10

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: 405-841-5353
Email: statistics@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

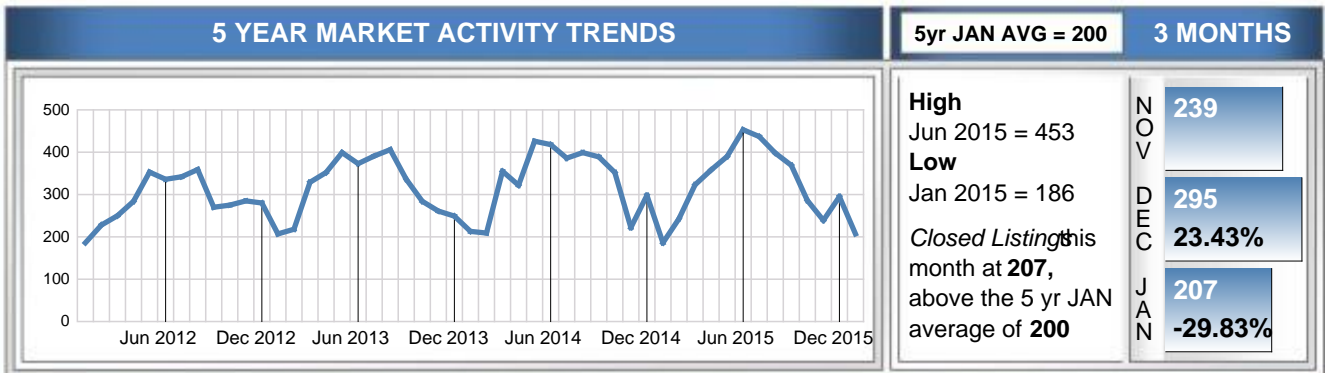
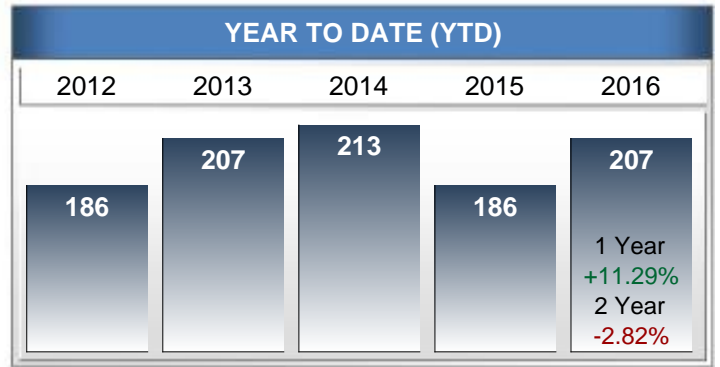
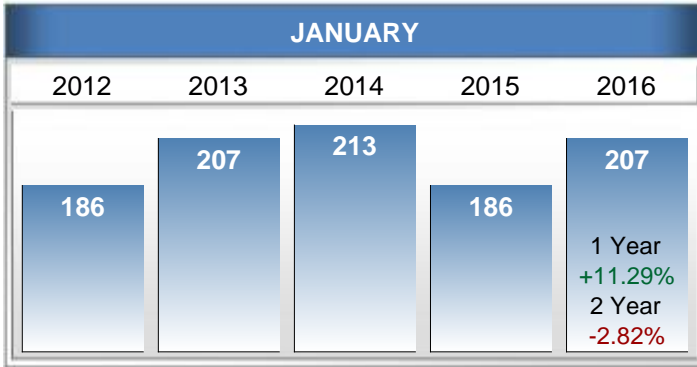
Closed Sales as of Feb 03, 2016



Closed Listings

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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

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	19	9.18%	11.0	4	12	3	0
\$125,001 - \$150,000	22	10.63%	17.5	2	20	0	0
\$150,001 - \$175,000	32	15.46%	36.0	0	27	5	0
\$175,001 - \$250,000	55	26.57%	38.0	1	34	20	0
\$250,001 - \$300,000	28	13.53%	43.5	0	8	19	1
\$300,001 - \$450,000	29	14.01%	25.0	2	6	19	2
\$450,001 and up	22	10.63%	29.0	0	3	12	7
Total Closed Units: 207				27.0			
Total Closed Volume: 54,961,976				9 110 78 10			
Median Closed Price: \$205,000				1.59M 21.28M 24.05M 8.03M			
				\$140,551 \$173,500 \$279,450 \$561,000			



Monthly Inventory Analysis

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

January 2016

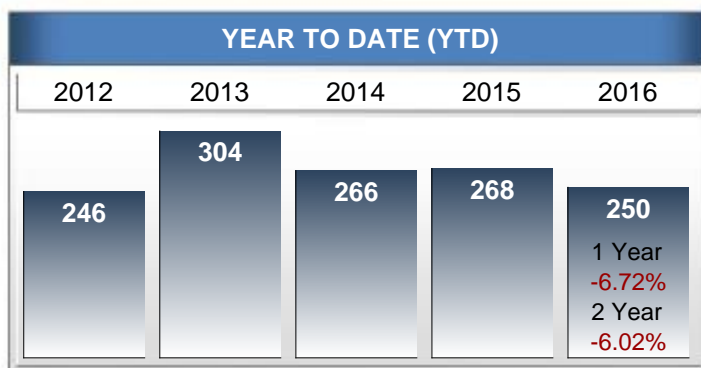
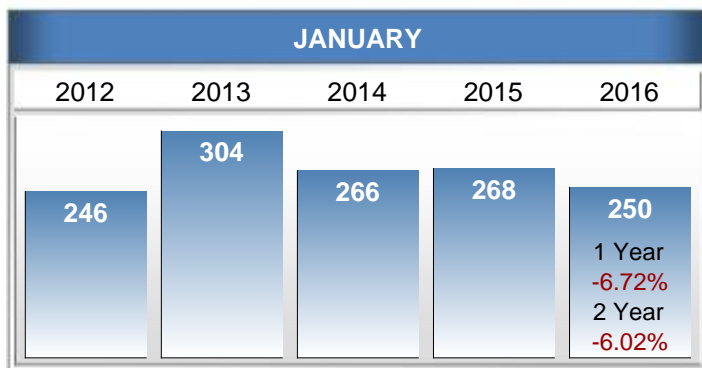
Pending Listings as of Feb 03, 2016



Pending Listings

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - Residential Property Type



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



5yr JAN AVG = 267 **3 MONTHS**

High
Apr 2015 = 435

Low
Dec 2015 = 186

Pending Listing this month at **250**, below the 5 yr JAN average of **267**

NOV	278
DEC	186
-33.09%	
JAN	250
34.41%	

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	18	7.20%	4.0	2	15	1	0	
\$125,001 - \$150,000	27	10.80%	6.0	2	23	1	1	
\$150,001 - \$175,000	27	10.80%	20.0	1	23	3	0	
\$175,001 - \$250,000	71	28.40%	43.0	2	37	32	0	
\$250,001 - \$350,000	50	20.00%	58.0	0	23	26	1	
\$350,001 - \$425,000	28	11.20%	58.5	0	4	22	2	
\$425,001 and up	29	11.60%	97.0	1	2	19	7	
Total Pending Units:				38.5	8	127	104	11
Total Pending Volume:					1.65M	25.04M	34.97M	9.36M
Median Listing Price:					\$157,450	\$177,900	\$299,900	\$524,626



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

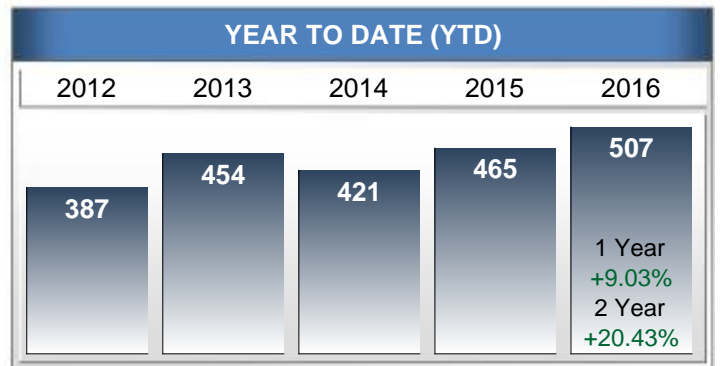
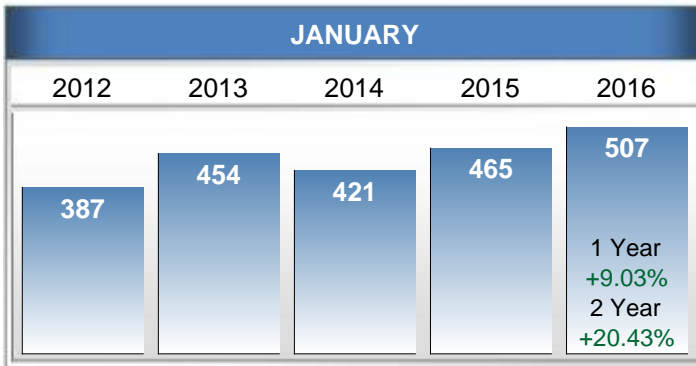
New Listings as of Feb 03, 2016



New Listings

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - Residential Property Type



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



5yr JAN AVG = 447 **3 MONTHS**

High
Jul 2015 = 619

Low
Dec 2013 = 245

New Listings this month at **507**, above the 5 yr JAN average of **447**

NOV	377
DEC	305
-19.10%	
JAN	507
66.23%	

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	23	4.54%	7	14	2	0
\$125,001 - \$175,000	68	13.41%	5	57	5	1
\$175,001 - \$225,000	77	15.19%	3	54	20	0
\$225,001 - \$325,000	149	29.39%	5	64	78	2
\$325,001 - \$375,000	57	11.24%	3	18	32	4
\$375,001 - \$575,000	83	16.37%	2	20	57	4
\$575,001 and up	50	9.86%	2	4	29	15
Total New Listed Units:			27	231	223	26
Total New Listed Volume:			6.60M	55.86M	85.72M	15.85M
Median New Listed Listing Price:			\$215,000	\$215,000	\$339,900	\$614,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

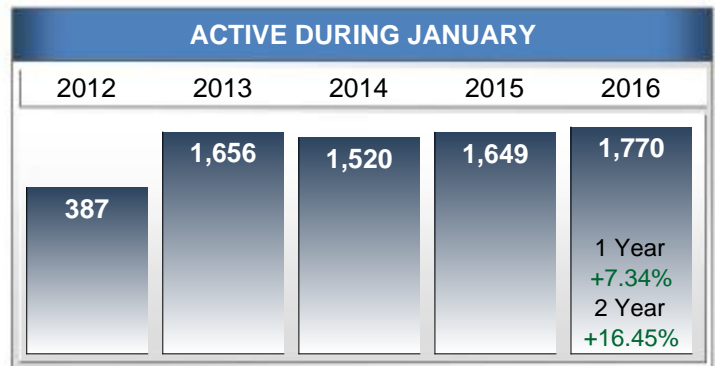
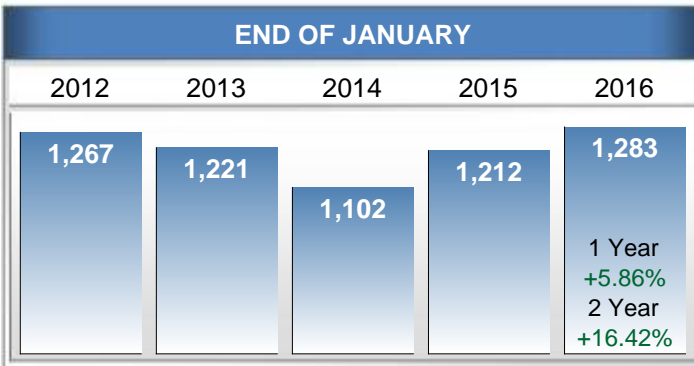
Active Inventory as of Feb 03, 2016



Active Inventory

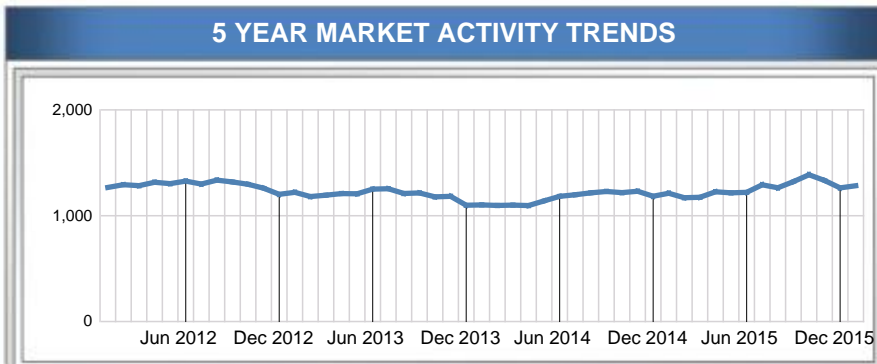
Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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



5yr JAN AVG = 1,217 **3 MONTHS**

High
Oct 2015 = 1,387

Low
Apr 2014 = 1,096

Inventory this month at **1,283**, above the 5 yr JAN average of **1,217**

NOV	1,333
DEC	1,263
JAN	1,283
-5.25%	
1.58%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$175,000 and less	97	7.56%	41.0	13	71	13	0		
\$175,001 - \$225,000	188	14.65%	80.0	4	146	38	0		
\$225,001 - \$275,000	199	15.51%	68.0	5	101	91	2		
\$275,001 - \$350,000	284	22.14%	72.5	7	115	156	6		
\$350,001 - \$450,000	222	17.30%	73.5	5	69	132	16		
\$450,001 - \$625,000	154	12.00%	88.0	2	21	105	26		
\$625,001 and up	139	10.83%	104.0	0	12	74	53		
Total Active Inventory by Units:				1,283	74.0	36	535	609	103
Total Active Inventory by Volume:				505,612,984		8.78M	158.86M	258.44M	79.53M
Median Active Inventory Listing Price:				\$315,000		\$235,750	\$249,900	\$357,000	\$629,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

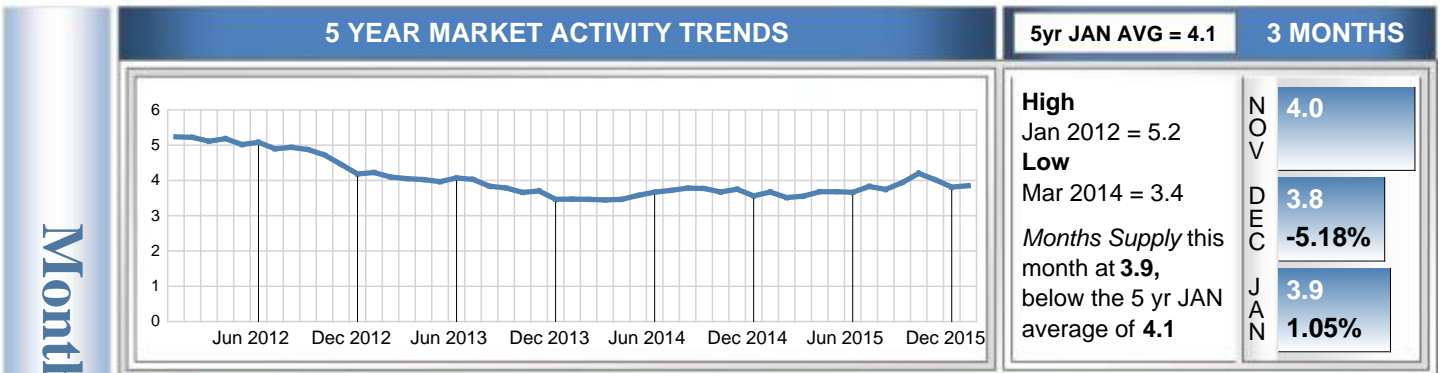
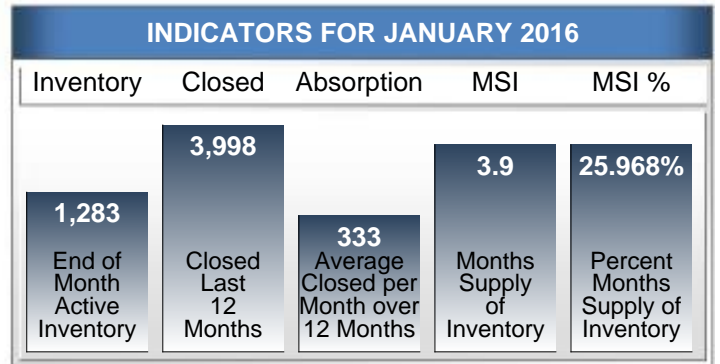
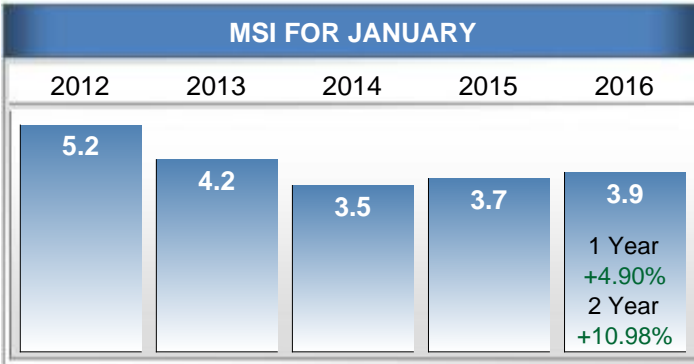
Active Inventory as of Feb 03, 2016



Months Supply of Inventory

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - 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+
\$175,000 and less	97		7.56%	1.1	1.5	1.0	1.6	0.0
\$175,001 - \$225,000	188		14.65%	2.8	1.6	3.4	1.7	0.0
\$225,001 - \$275,000	199		15.51%	4.3	6.7	5.0	3.9	1.7
\$275,001 - \$350,000	284		22.14%	4.8	9.3	5.5	4.5	2.5
\$350,001 - \$450,000	222		17.30%	5.8	30.0	7.7	5.0	5.5
\$450,001 - \$625,000	154		12.00%	7.0	24.0	8.7	6.5	7.8
\$625,001 and up	139		10.83%	11.7	0.0	16.0	11.5	11.2
MSI:		3.9			2.8	3.2	4.4	6.8
Total Active Inventory:		1,283			36	535	609	103



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

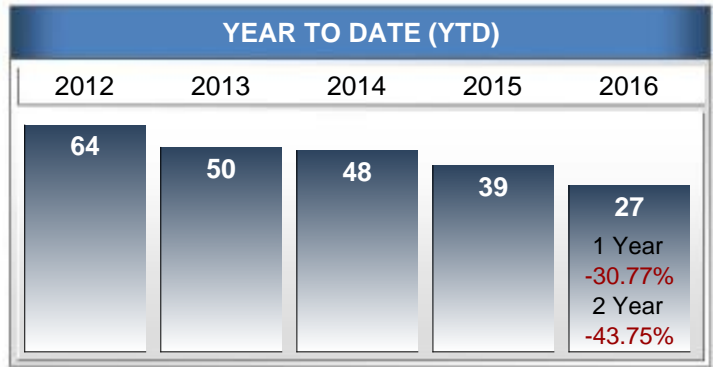
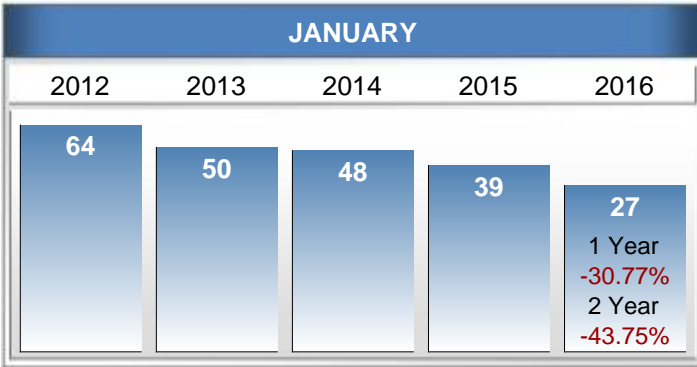
Closed Sales as of Feb 03, 2016



Median Days on Market to Sale

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	19	9.18%	11.0	24.0	5.0	11.0	0.0
\$125,001 - \$150,000	22	10.63%	17.5	4.5	18.5	0.0	0.0
\$150,001 - \$175,000	32	15.46%	36.0	0.0	25.0	36.0	0.0
\$175,001 - \$250,000	55	26.57%	38.0	8.0	32.5	38.5	0.0
\$250,001 - \$300,000	28	13.53%	43.5	0.0	52.5	40.0	87.0
\$300,001 - \$450,000	29	14.01%	25.0	3.0	29.0	41.0	13.0
\$450,001 and up	22	10.63%	29.0	0.0	35.0	40.0	26.0
Median Closed DOM:	27.0			8.0	25.0	39.0	25.5
Total Closed Units:	207			9	110	78	10
Total Closed Volume:	54,961,976			1.59M	21.28M	24.05M	8.03M

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

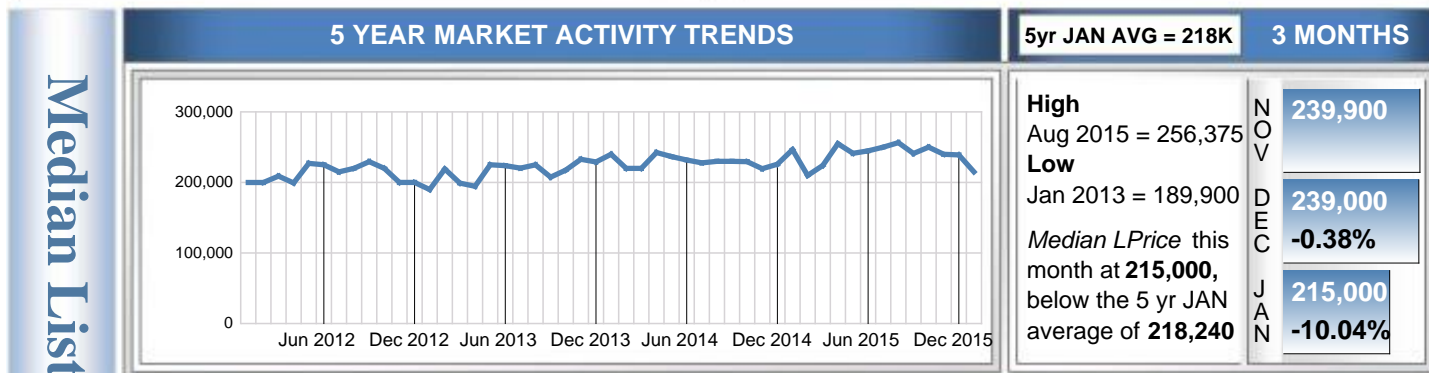
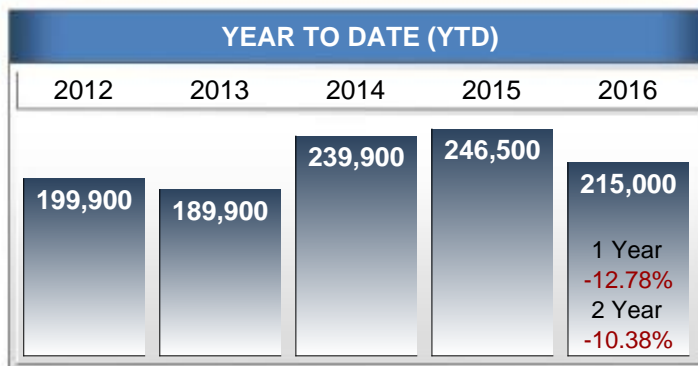
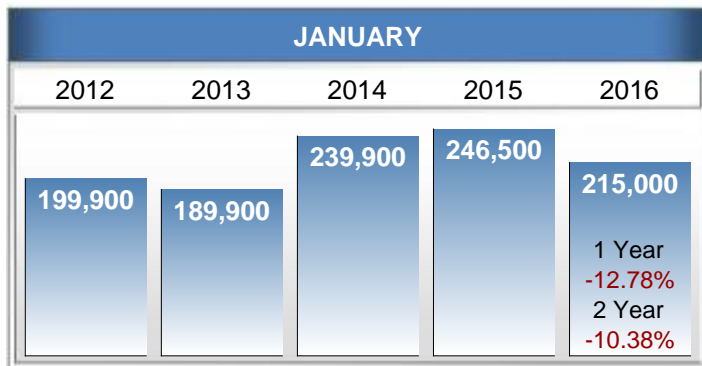
Closed Sales as of Feb 03, 2016



Median List Price at Closing

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	16	7.73%	94,500	97,950	94,500	69,000	0
\$125,001 - \$150,000	22	10.63%	140,776	143,776	140,450	0	0
\$150,001 - \$175,000	27	13.04%	162,900	0	162,900	163,500	0
\$175,001 - \$250,000	60	28.99%	200,379	199,900	195,000	218,000	0
\$250,001 - \$300,000	29	14.01%	272,000	0	266,850	279,900	252,163
\$300,001 - \$450,000	33	15.94%	364,900	370,000	349,450	364,689	418,660
\$450,001 and up	20	9.66%	622,500	0	620,000	577,800	924,950
Median List Price:	\$215,000			\$140,551	\$177,400	\$287,000	\$564,700
Total Closed Units:	207			9	110	78	10
Total List Volume:	56,450,057			1.62M	21.73M	24.96M	8.14M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

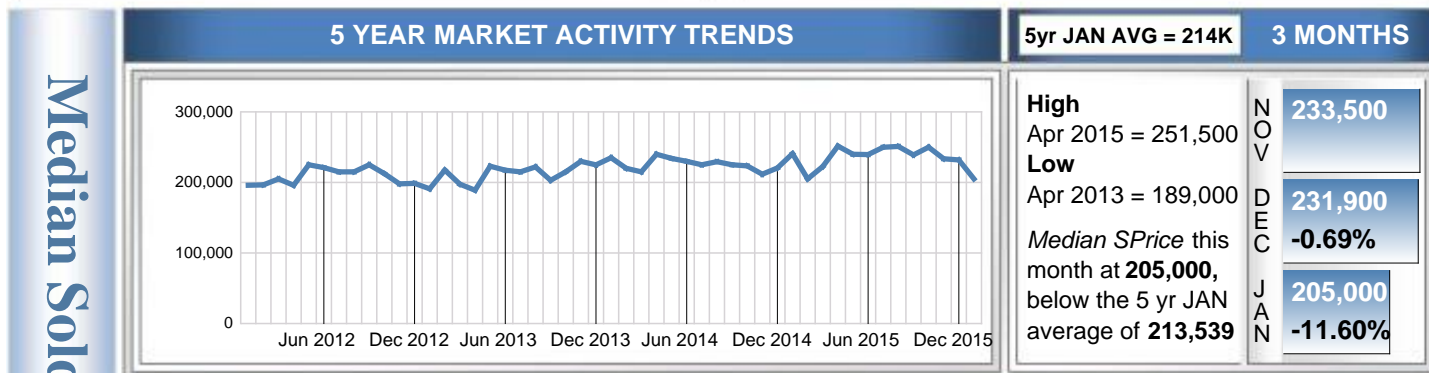
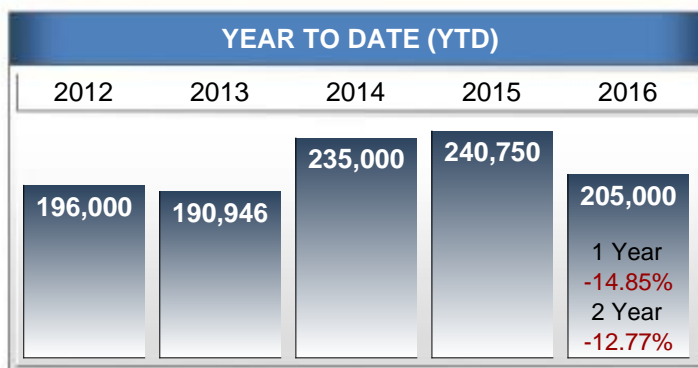
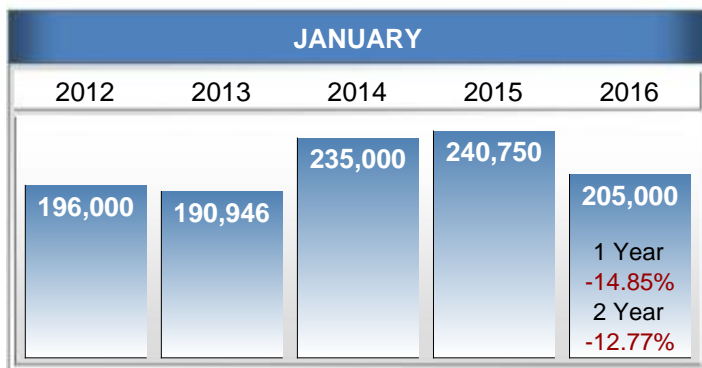
Closed Sales as of Feb 03, 2016



Median Sold Price at Closing

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	19		9.18%	95,000	97,350	97,500	42,900	0
\$125,001 - \$150,000	22		10.63%	140,776	141,826	139,875	0	0
\$150,001 - \$175,000	32		15.46%	164,950	0	165,000	164,900	0
\$175,001 - \$250,000	55		26.57%	202,000	195,500	197,636	216,500	0
\$250,001 - \$300,000	28		13.53%	271,500	0	265,000	275,000	252,163
\$300,001 - \$450,000	29		14.01%	350,000	365,125	344,950	350,000	394,656
\$450,001 and up	22		10.63%	586,000	0	620,000	552,500	615,000
Median Closed Price:	\$205,000				\$140,551	\$173,500	\$279,450	\$561,000
Total Closed Units:	207				9	110	78	10
Total Closed Volume:	54,961,976				1.59M	21.28M	24.05M	8.03M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

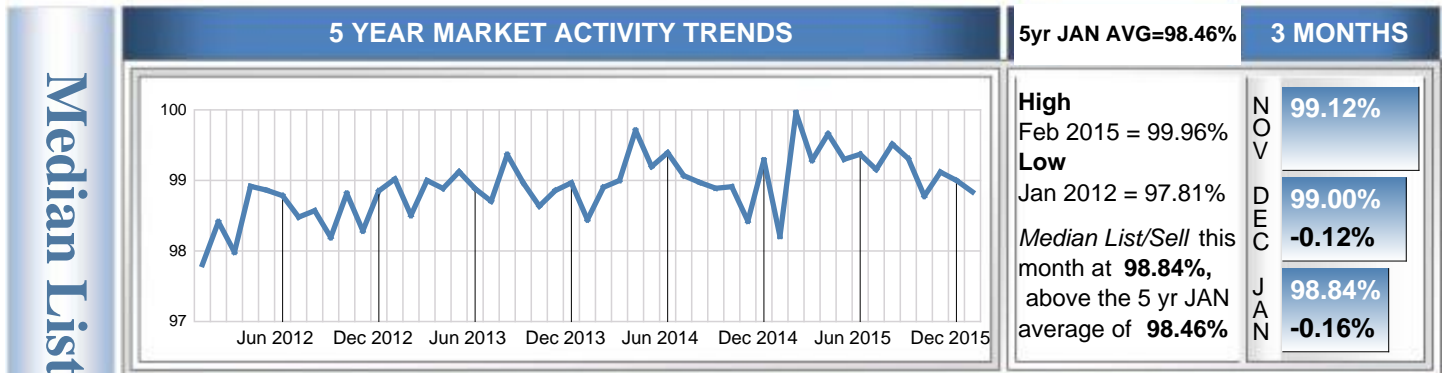
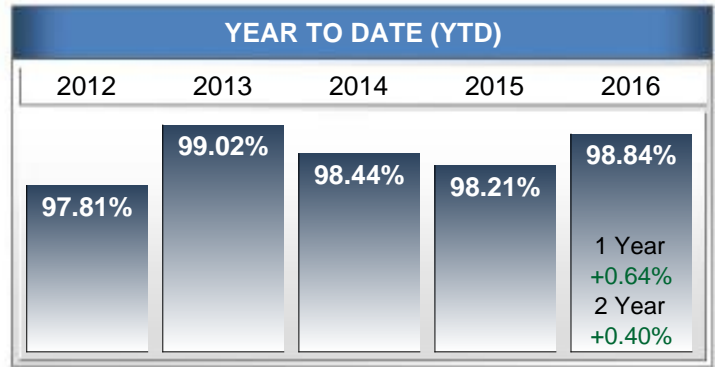
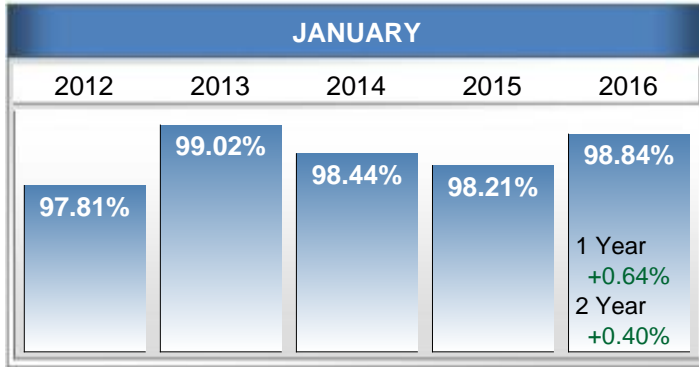
Closed Sales as of Feb 03, 2016



Median Percent of List Price to Selling Price

Report Produced on: Feb 04, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	19	9.18%	92.08%	98.29%	91.59%	79.17%	0.00%
\$125,001 - \$150,000	22	10.63%	98.59%	98.67%	98.59%	0.00%	0.00%
\$150,001 - \$175,000	32	15.46%	98.88%	0.00%	98.84%	98.92%	0.00%
\$175,001 - \$250,000	55	26.57%	98.92%	97.80%	98.90%	99.49%	0.00%
\$250,001 - \$300,000	28	13.53%	98.84%	0.00%	97.98%	99.37%	100.00%
\$300,001 - \$450,000	29	14.01%	99.37%	98.50%	98.88%	99.37%	98.17%
\$450,001 and up	22	10.63%	99.37%	0.00%	99.83%	99.37%	97.63%
Median List/Sell Ratio: 98.84%				97.83%	98.65%	99.33%	98.65%
Total Closed Units: 207				9	110	78	10
Total Closed Volume: 54,961,976				1.59M	21.28M	24.05M	8.03M

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2016

Inventory as of Feb 03, 2016



Market Summary

Report Produced on: Feb 04, 2016

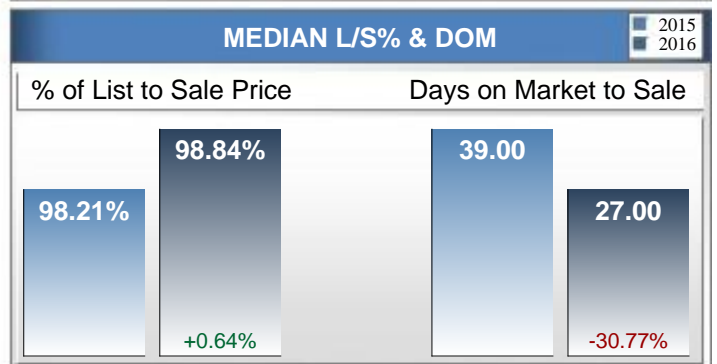
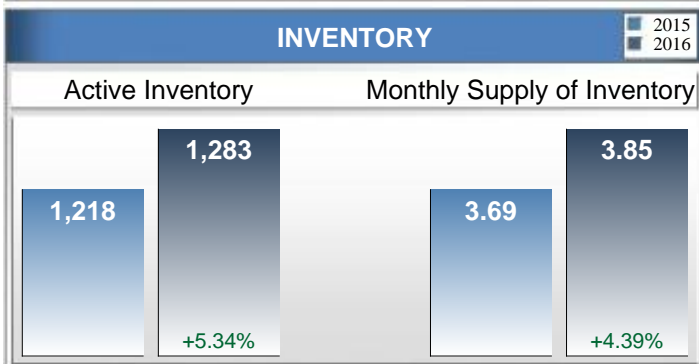
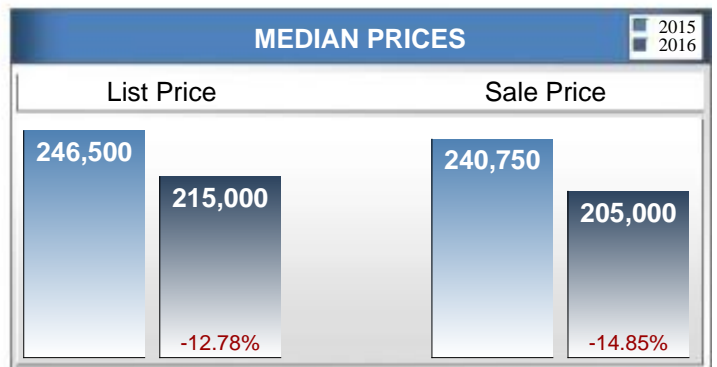
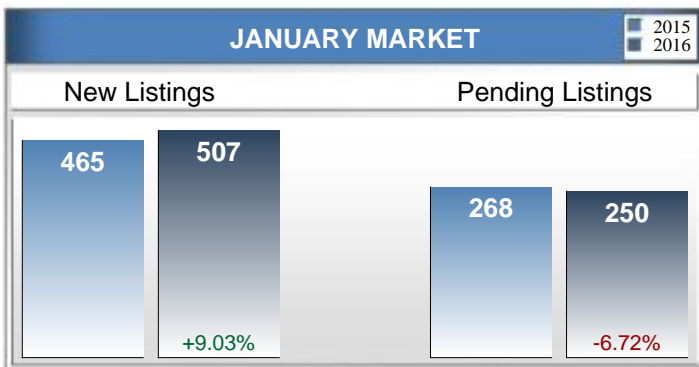
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 333 Sales/Month

Active Inventory as of January 31, 2016 = 1,283

	JANUARY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	186	207	11.29%	186	207	11.29%
Pending Sales	268	250	-6.72%	268	250	-6.72%
New Listings	465	507	9.03%	465	507	9.03%
Median List Price	246,500	215,000	-12.78%	246,500	215,000	-12.78%
Median Sale Price	240,750	205,000	-14.85%	240,750	205,000	-14.85%
Median Percent of List Price to Selling Price	98.21%	98.84%	0.64%	98.21%	98.84%	0.64%
Median Days on Market to Sale	39.00	27.00	-30.77%	39.00	27.00	-30.77%
Monthly Inventory	1,218	1,283	5.34%	1,218	1,283	5.34%
Months Supply of Inventory	3.69	3.85	4.39%	3.69	3.85	4.39%





January 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

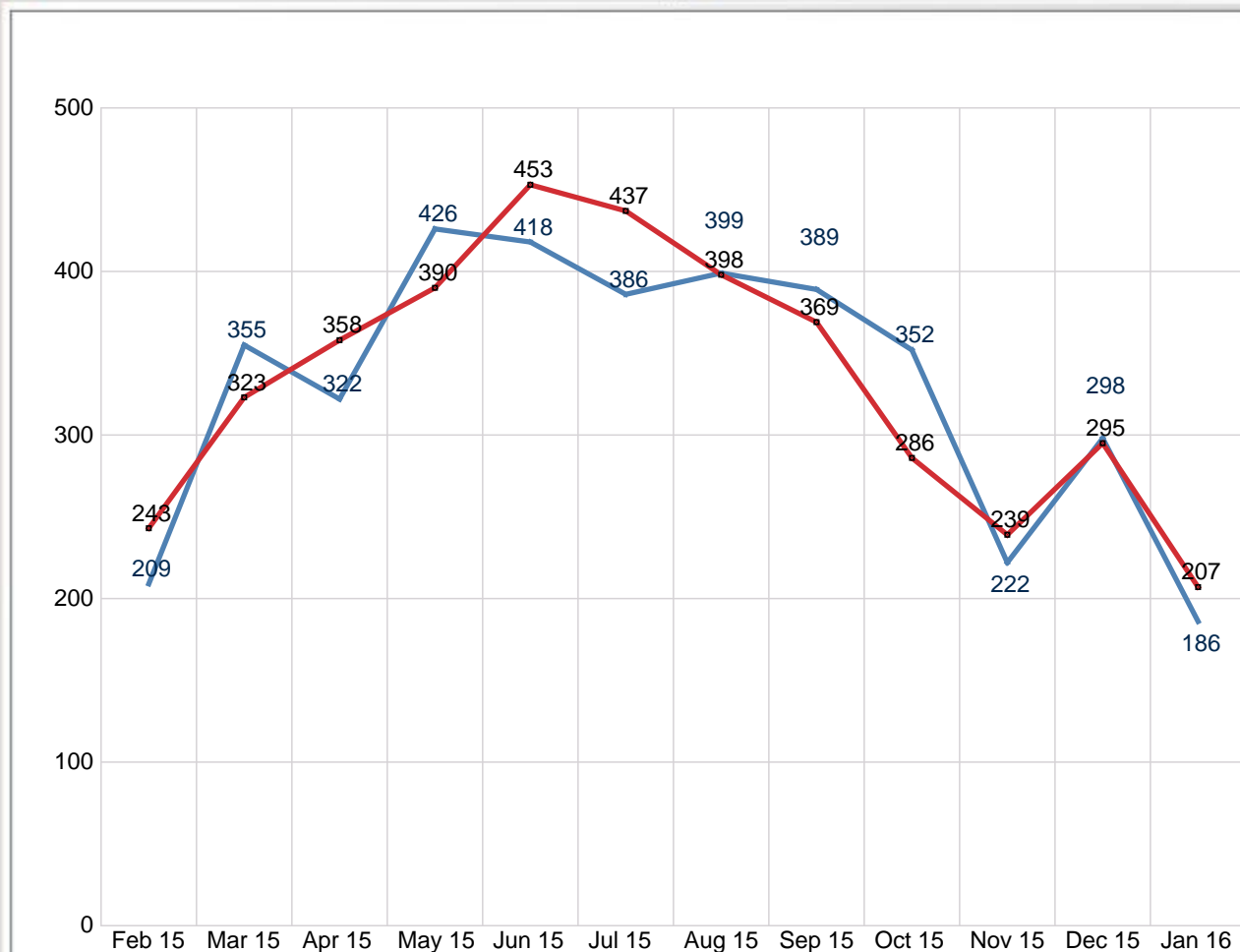
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)



Comparative Analysis

JANUARY

2015	2016
186	207
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">11.29%</div>	

YEAR TO DATE (YTD)

Jan 2015	Jan 2016
186	207
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">11.29%</div>	

12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
3,962	3,998
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.91%</div>	



January 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

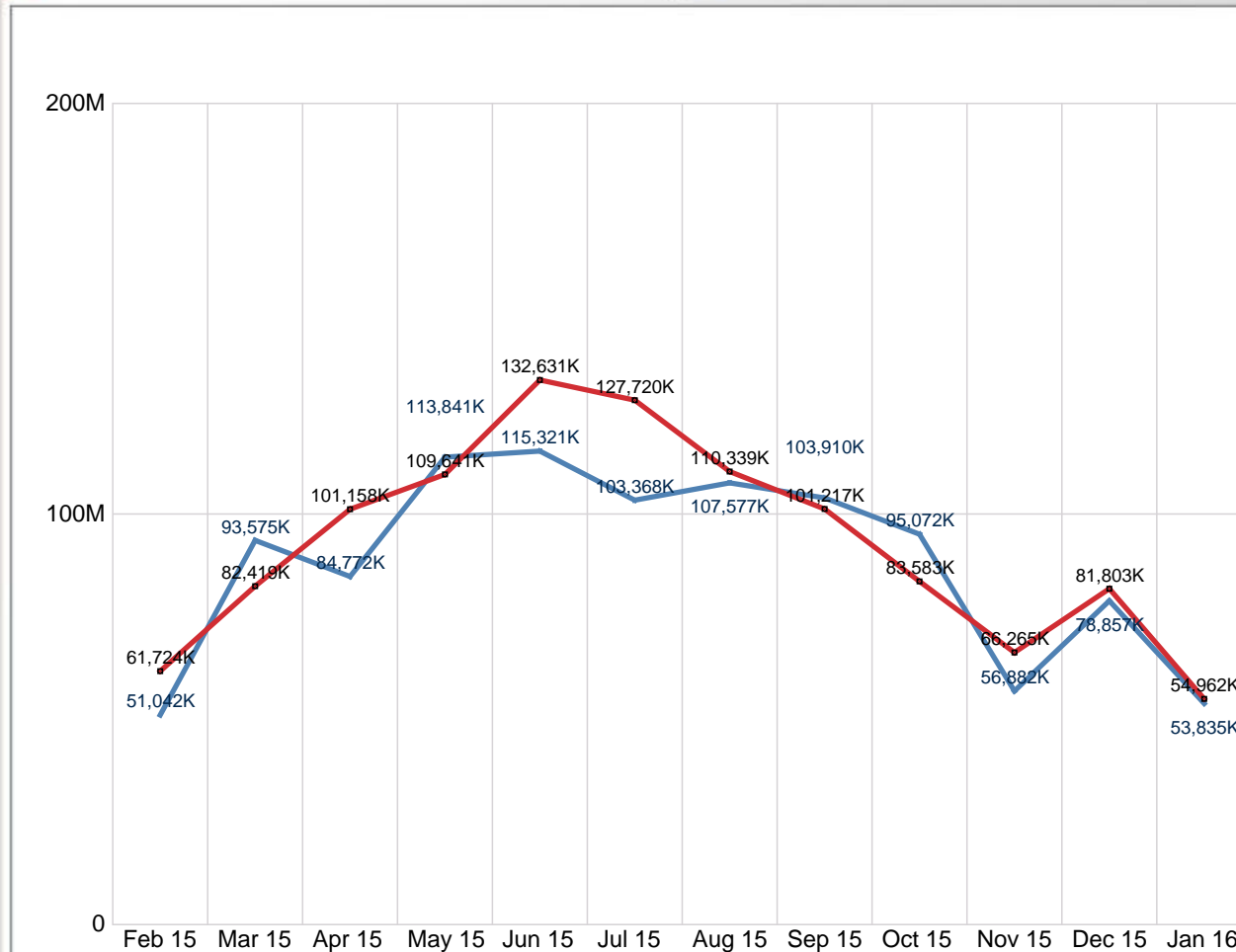
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)



Comparative Analysis

JANUARY

2015	2016
54M	55M

YEAR TO DATE (YTD)

Jan 2015	Jan 2016
54M	55M

12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
1.06B	1.11B



January 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

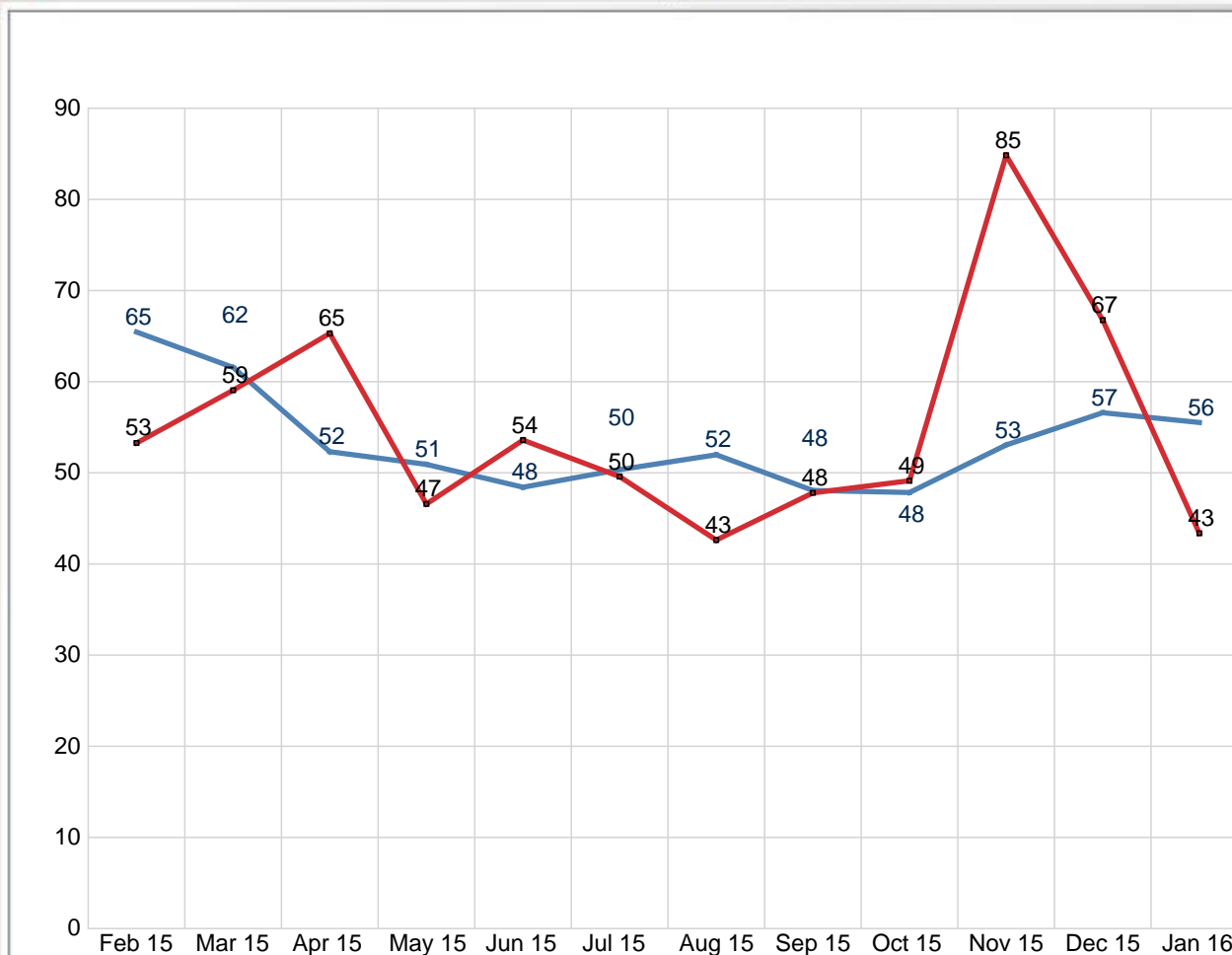
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Feb 04, 2016

Market Trends

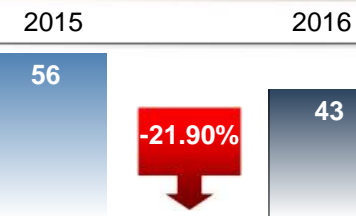
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)

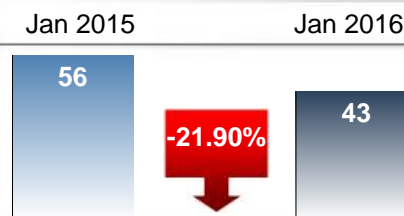


Comparative Analysis

JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

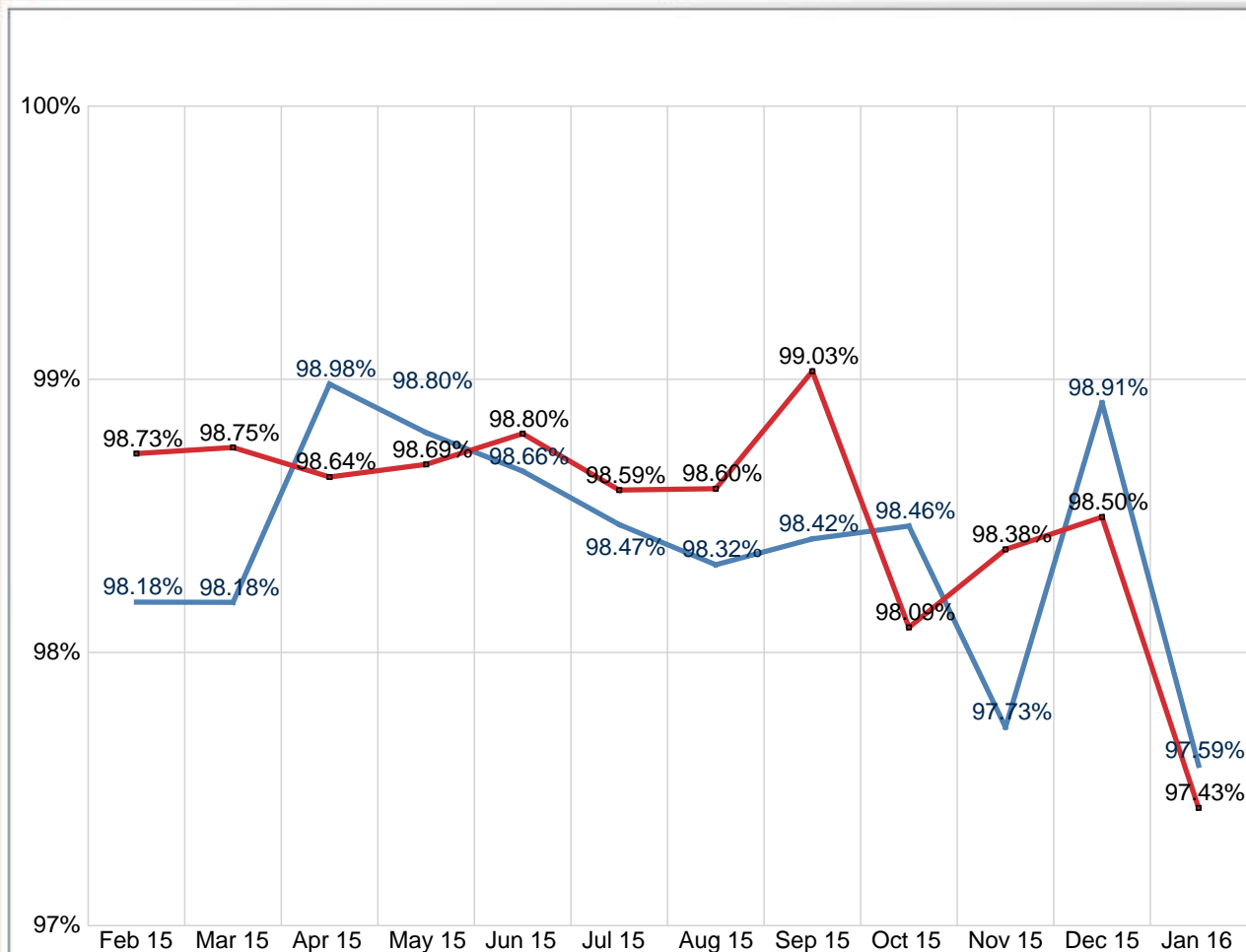
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)



Comparative Analysis

JANUARY

2015	2016
97.59%	97.43%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.16%</div> 	

YEAR TO DATE (YTD)

Jan 2015	Jan 2016
97.59%	97.43%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.16%</div> 	

12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
98.46%	98.58%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.12%</div> 	



January 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

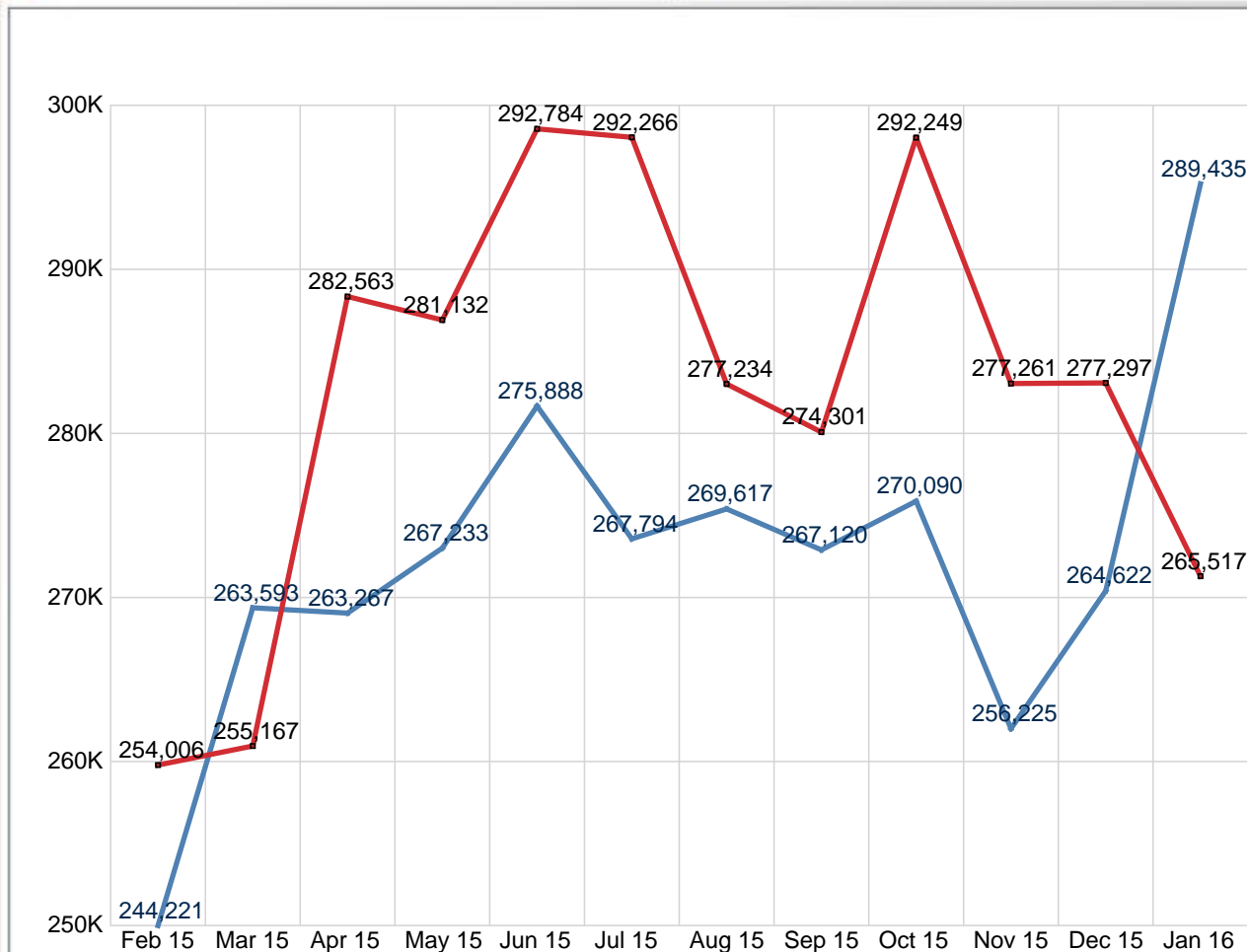
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)



Comparative Analysis

JANUARY

2015	2016
289,435	265,517
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.26%</div> 	

YEAR TO DATE (YTD)

Jan 2015	Jan 2016
289,435	265,517
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.26%</div> 	

12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
267,050	278,505
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">4.29%</div> 	